

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-011
PROPOSED DEVELOPMENT:	Change of hours of operation for Childcare centre
LOCATION:	Lutana Bretheren Hall 80 Ashbolt Crescent Lutana
APPLICANT:	Pinnacle Drafting & Design
ADVERTISING START DATE:	21/03/2025
ADVERTISING EXPIRY DATE:	04/04/2025

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **04/04/25**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **04/04/25**, or for postal and hand delivered representations, by 5.00 pm on **04/04/25**.

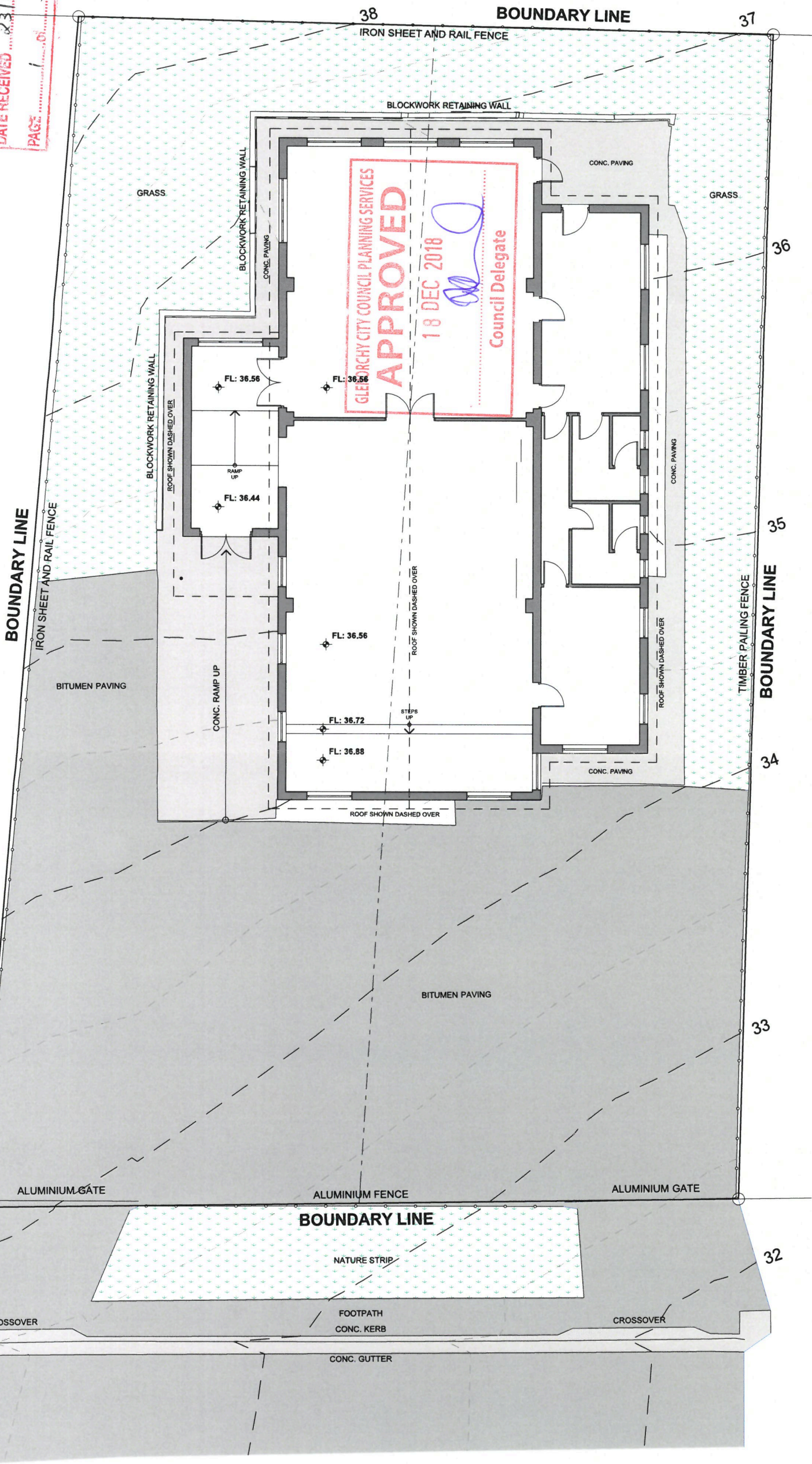
Extended Hours Noise Management Plan

We are committed to ensure that our service do not create unnecessary noise and manage the environment to minimise the noise levels at the property at all times. We understand the neighbourhood locality and will strive to eliminate/minimize any potential impact on the neighbouring properties during the extended hours. We will not have any kids outside during the requested extended hours (from 7am-8am and 6-6.30pm) so there wouldn't be any noise issues coming from the kids in those times. With increased hours, pick-up and drop-offs will be more scattered throughout the morning and evening times, thereby actually decreasing the chances of any potential concentrated noise effects. We will be taking the following steps towards this goal:

1. Kids are not permitted outside during the requested extended hours.
2. Parents to be advised of the importance of 'Extended hours noise management plan' at the time of induction/enrolment and ongoing reminders if required.
3. A clearly visible sign will be permanently on display in the car park area advising visitors/parents to be mindful of the need to keep the noise levels down during extended hours.
4. In-house training to inform/educate the staff to monitor/minimise any potential noise creating situations.
5. 5 km/h speed limit to be displayed in the parking area.
6. Neighbours on the adjoining properties to be given Director's phone number in case of any related complaints.
7. Director shall review and rectify any complaints coming from the neighbours.
8. All the gates and closing mechanisms to be maintained regularly to keep any mechanical noises to the minimum.
9. No music systems to be used during this time.
10. Laminated copy of the plan to be displayed in the reception area.
11. Vehicle entering and exiting the car park to move in the forward direction at all times.
12. Management plan to be reviewed for improvements if required at regular intervals.

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. **PLN-18-096**
 PLAN No. **P3**
 DATE RECEIVED **23/11/2018**
 PAGE **1** OF **5**

The use and development must be undertaken and completed in accordance with the approved plans, except for changes required to comply with planning permit conditions. The use and development must not be otherwise changed without the approval of Council.



ASHBOLT CRESCENT

EXISTING PLAN
 Scale: 1:100 @ A2

THIS DRAWINGS MUST ONLY BE DISTRIBUTED IN FULL COLOUR. SHANE MANN & ASSOCIATES ACCEPT NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.



DEVELOPMENT APPLICATION

SHANE MANN & ASSOCIATES
 Architecture & Interior Design
 ABN: 98 375 524 257
 85 Elizabeth Street, Hobart, Tasmania 7000
 Phone: (03) 6231 6999
 Mobile: 0419 993 163
 E-mail: smann@smarchitects.net.au

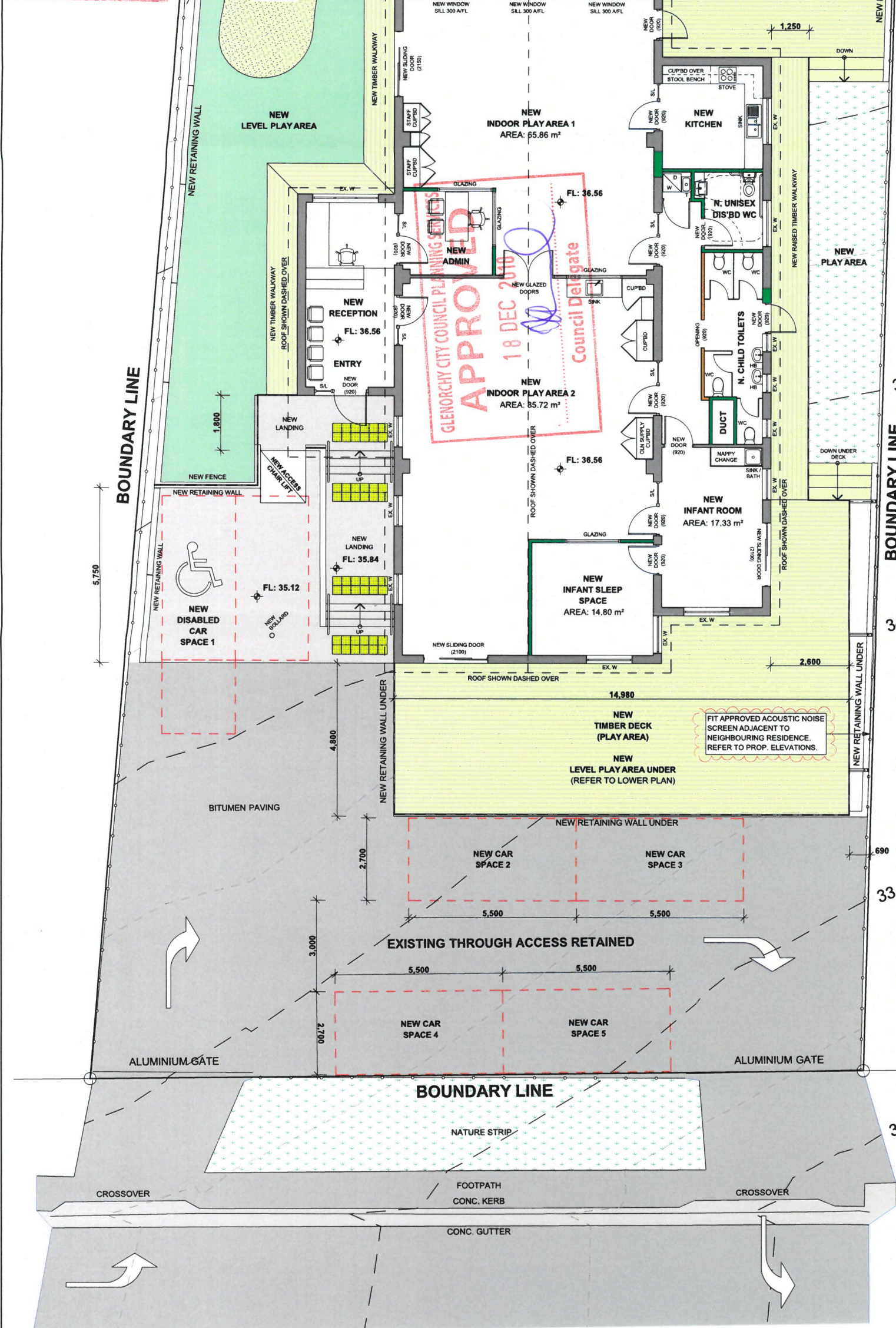
PROJECT:
 FOR AMANDEEP SINGH
 80 ASHBOLT CR,
 LUTANA, 7009

EXISTING PLAN

DATE	10.05.2018	REVISION NO.	
T.L.			
SCALE	AS SHOWN	PROJECT NO.	3.18
ACCREDITED DESIGNER:	SHANE MANN - CC1045V		

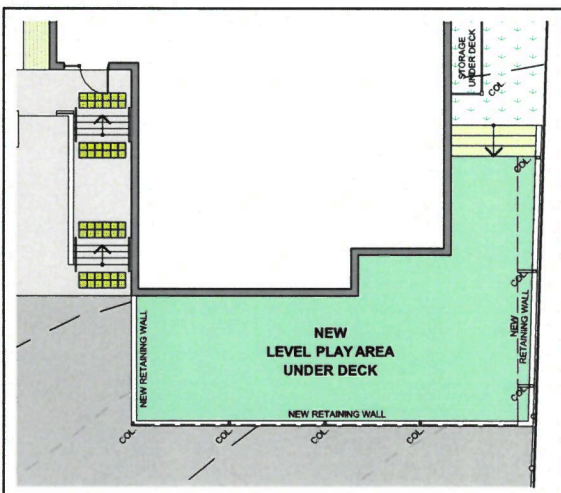
GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. P11-15-096
 PLAN No. P8
 DATE RECEIVED 23/11/18
 PAGE 2 OF 5

The use and development must be undertaken and completed in accordance with the approved plans, except for changes required to comply with planning permit conditions. The use and development must not be otherwise changed without the approval of Council.



- LEGEND:**
- EXISTING WALLS RETAINED
 - NEW FULL HEIGHT STUD FRAMED WALL
 - NEW 1,200 HIGH STUD FRAMED WALL
 - TIMBER DECKING
 - SOFT FALL PLAY AREA
 - CONCRETE PAVING
 - BITUMEN PAVING
 - GRASS
 - (920) DOOR SIZE
 - S/L NEW SIDELIGHT GLAZING
 - EX.W EXISTING WINDOW RETAINED

PROPOSED LOWER PLAN
 Scale: 1:200 @ A2



THIS DRAWINGS MUST ONLY BE DISTRIBUTED IN FULL COLOUR. SHANE MANN & ASSOCIATES ACCEPT NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.



DEVELOPMENT APPLICATION

SHANE MANN & ASSOCIATES
 Architecture & Interior Design
 ABN: 98 375 524 257
 85 Elizabeth Street, Hobart, Tasmania 7000
 Phone: (03) 6231 6999
 Mobile: 0419 993 163
 E-mail: smann@smarchitects.net.au

FOR AMANDEEP SINGH
 80 ASHBOLT CR,
 LUTANA, 7009

PROPOSED PLAN

TITLE	DATE	REVISED BY
AS SHOWN	22.11.2018	3.18 / DA.02-B

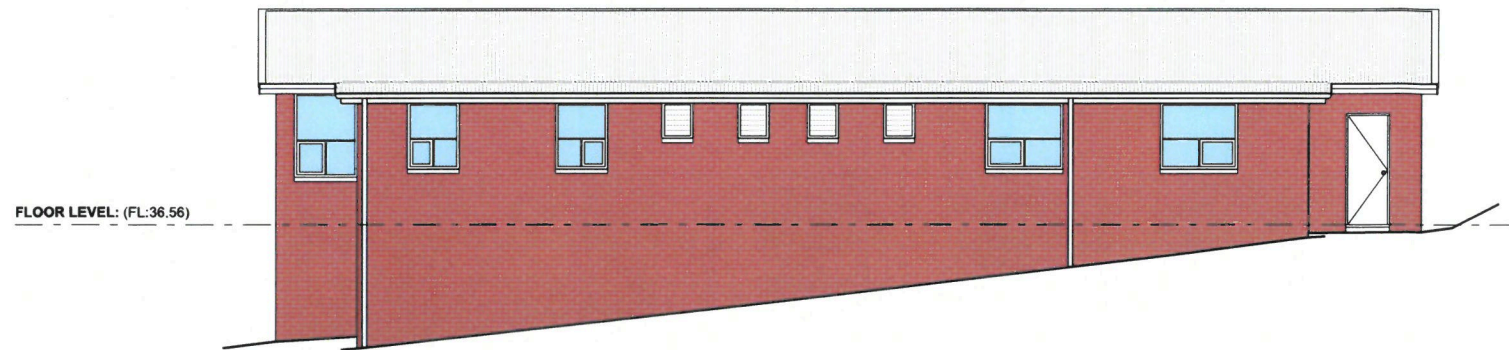
ACCREDITED DESIGNER:
 SHANE MANN - CC1045V

PROPOSED PLAN
 Scale: 1:100 @ A2

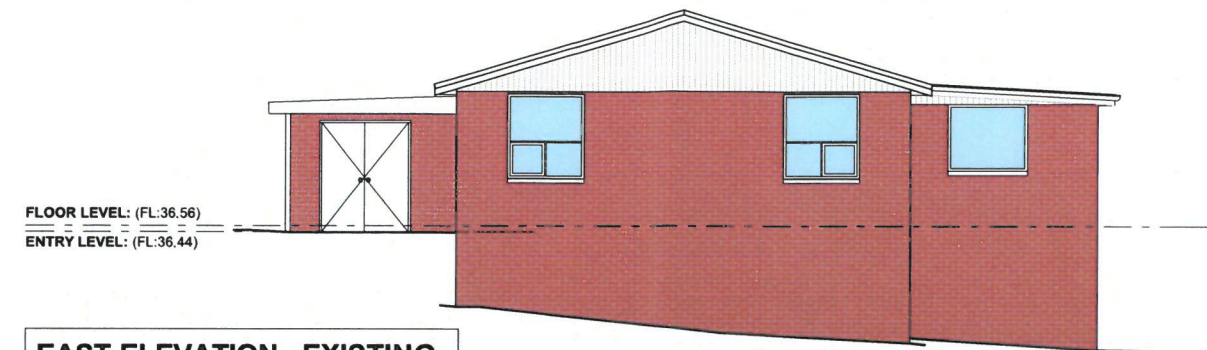
A	- CARPARKING LAYOUT AMENDED.	23.08.2018
B	- ACOUSTIC SCREEN ADDED TO DECK ADJACENT TO SIDE BOUNDARY	22.11.2018
NO.	DESCRIPTION:	DATE:
REVISIONS:		

ASHBOLT CRESCENT

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. PUN-18-096
 PLAN No. P3
 DATE RECEIVED 23/11/18
 PAGE 3 of 5



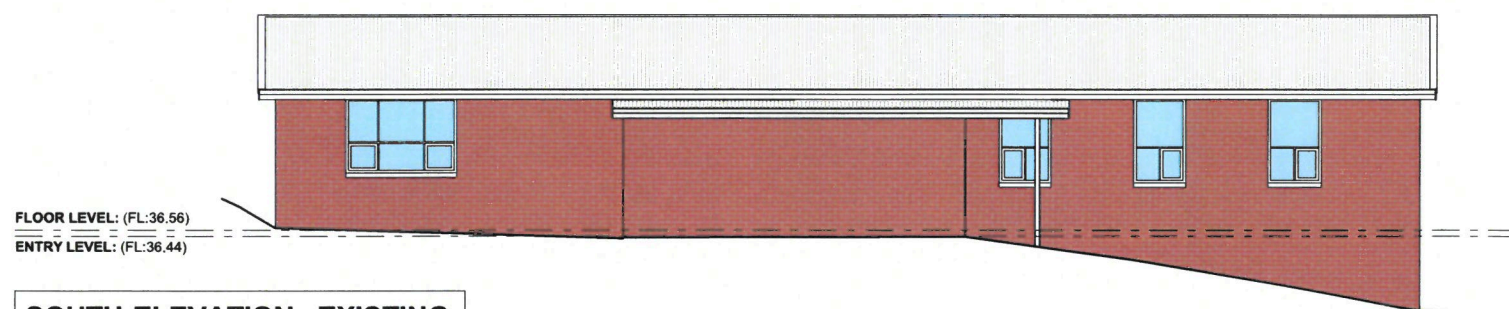
NORTH ELEVATION - EXISTING
 FACING SIDE BOUNDARY
 Scale: 1:100 @ A2



EAST ELEVATION - EXISTING
 FACING ASHBOLT CRESCENT
 Scale: 1:100 @ A2

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPROVED
 18 DEC 2018

 Council Delegate



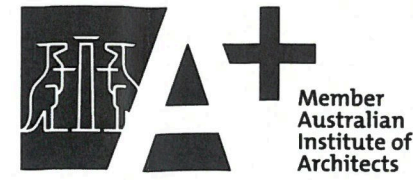
SOUTH ELEVATION - EXISTING
 FACING SIDE BOUNDARY
 Scale: 1:100 @ A2



WEST ELEVATION - EXISTING
 FACING REAR BOUNDARY
 Scale: 1:100 @ A2

The use and development must be undertaken and completed in accordance with the approved plans, except for changes required to comply with planning permit conditions. The use and development must not be otherwise changed without the approval of Council.

THIS DRAWINGS MUST ONLY BE DISTRIBUTED IN FULL COLOUR. SHANE MANN & ASSOCIATES ACCEPT NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.



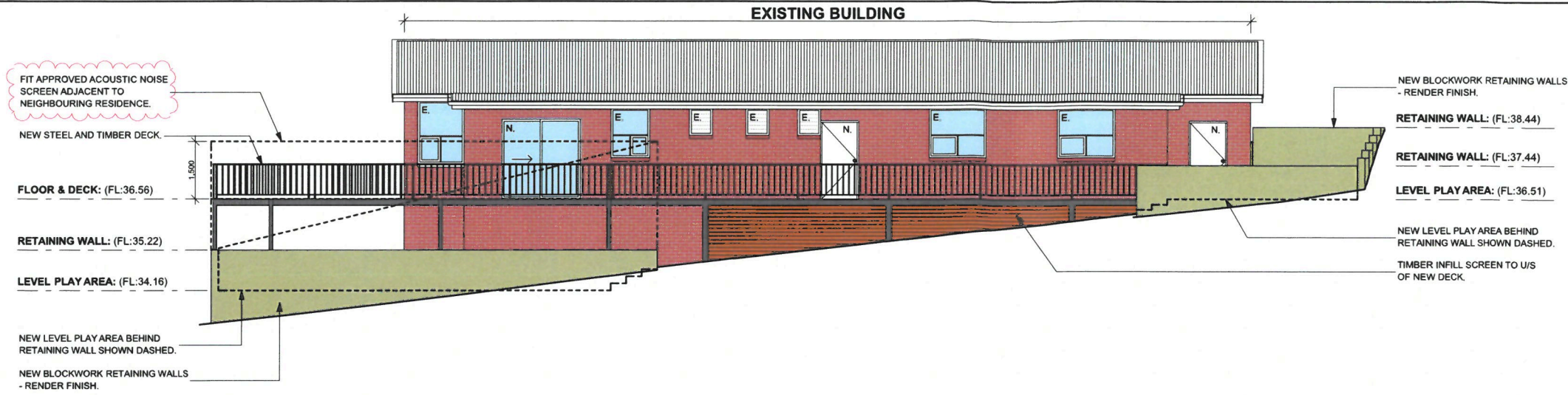
DEVELOPMENT APPLICATION

SHANE MANN & ASSOCIATES
 Architecture & Interior Design
 ABN: 98 375 524 257
 85 Elizabeth Street, Hobart, Tasmania 7000
 Phone: (03) 6231 6999
 Mobile: 0419 993 163
 E-mail: smann@smarchitects.net.au

FOR AMANDEEP SINGH
 80 ASHBOLT CR,
 LUTANA, 7009

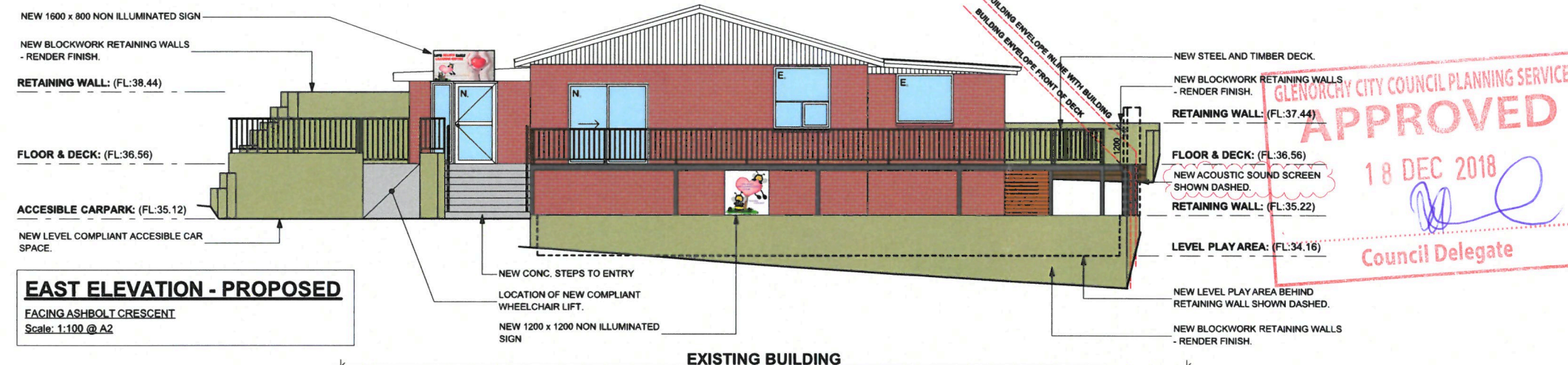
EXISTING ELEVATIONS

DATE	T.L.	DATE	10.05.2018	DATE	
SCALE	AS SHOWN	PROJECT NO.	3.18	DRAWING NO.	3.18 / DA.03
ACCREDITED DESIGNER: SHANE MANN - CC1045V					



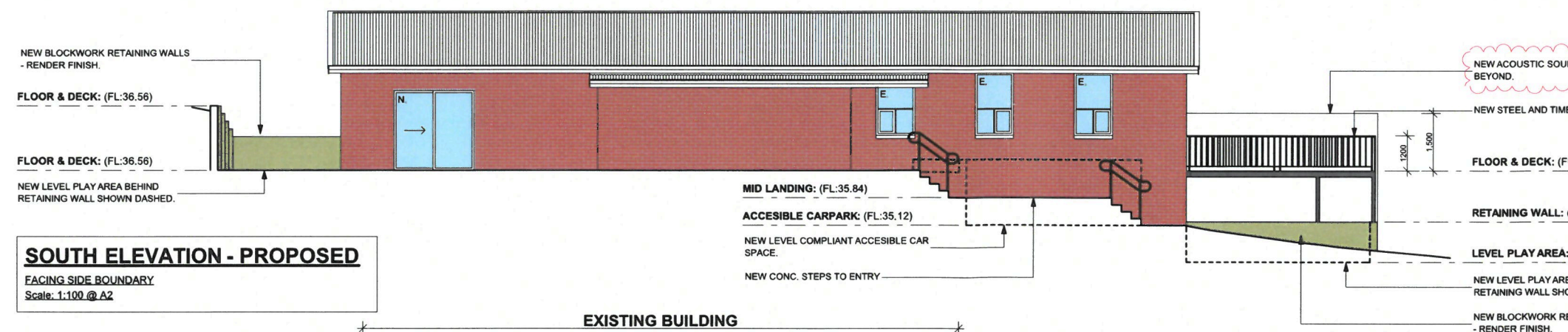
NORTH ELEVATION - PROPOSED

FACING SIDE BOUNDARY
Scale: 1:100 @ A2



EAST ELEVATION - PROPOSED

FACING ASHBOLT CRESCENT
Scale: 1:100 @ A2



SOUTH ELEVATION - PROPOSED

FACING SIDE BOUNDARY
Scale: 1:100 @ A2



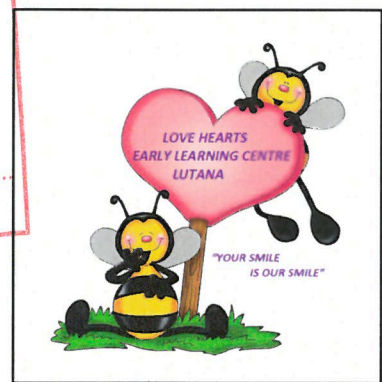
WEST ELEVATION - PROPOSED

FACING REAR BOUNDARY
Scale: 1:100 @ A2

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. PLN-18-096
PLAN No. P3
DATE RECEIVED 23/11/2018
PAGE 4 OF 5



1600 x 1200 NON-ILLUMINATED SIGNAGE



1200 x 1200 NON-ILLUMINATED SIGNAGE

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPROVED
18 DEC 2018
Council Delegate

NO.	DESCRIPTION:	DATE:
A	- SINGAGE GRAPHICS ADDED TO ELEVATIONS	8.11.2018
B	- ACOUSTIC SCREEN ADDED TO DECK ADJACENT TO SIDE BOUNDARY	22.11.2018

REVISIONS:

DEVELOPMENT APPLICATION

SHANE MANN & ASSOCIATES
Architecture & Interior Design
ABN: 98 375 524 257
85 Elizabeth Street, Hobart, Tasmania 7000
Phone: (03) 6231 6999
Mobile: 0419 993 163
E-mail: smann@smarchitects.net.au

FOR AMANDEEP SINGH
80 ASHBOLT CR,
LUTANA, 7009

PROPOSED ELEVATIONS

DATE	T.L	DATE	22.11.2018	DATE	3.18 / DA.04-B
NO.	AS SHOWN	NO.	3.18	NO.	3.18 / DA.04-B

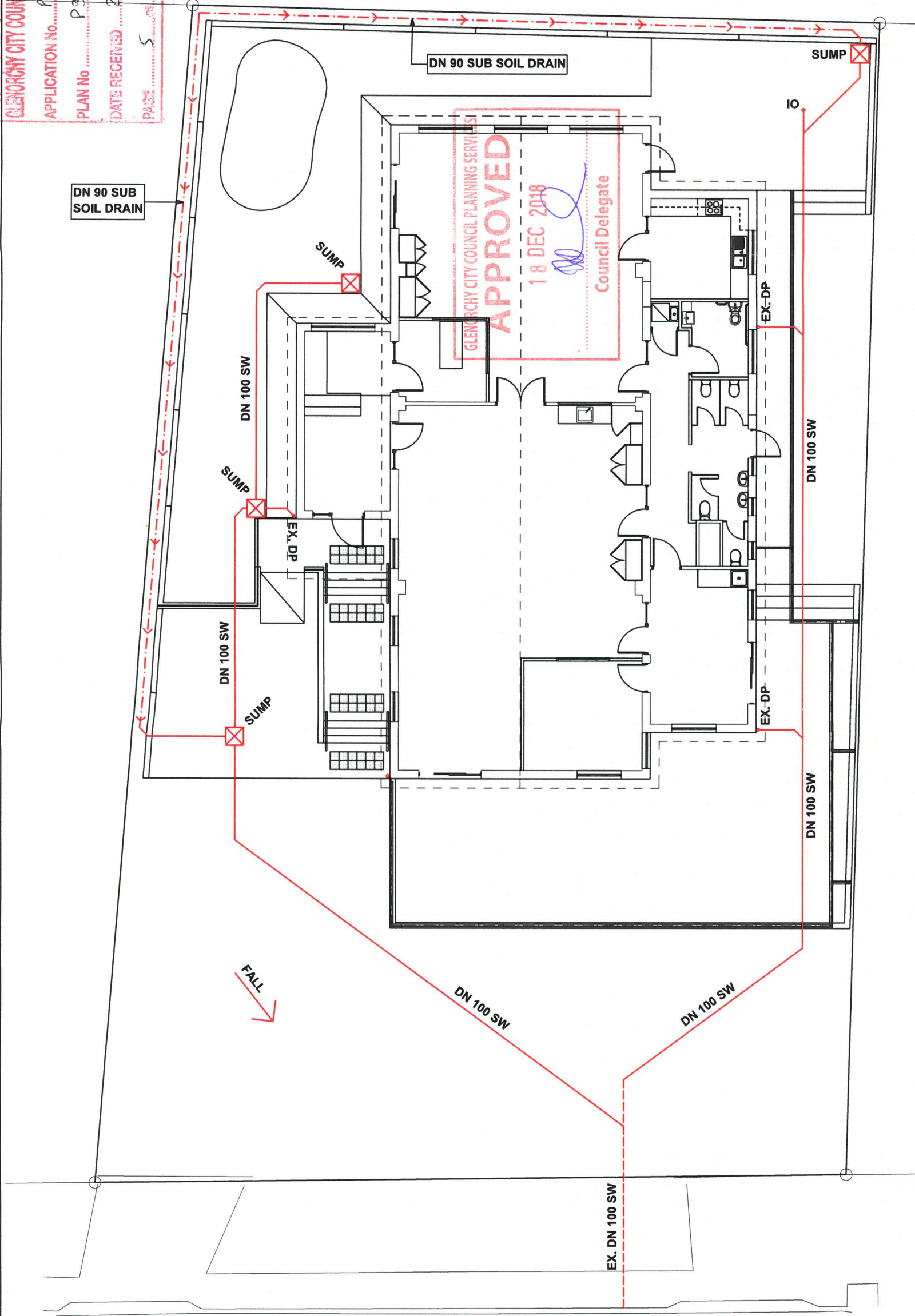
ACCREDITED DESIGNER:
SHANE MANN - CC1045V

The use and development must be undertaken and completed in accordance with the approved plans, except as otherwise stated to comply with planning permit conditions. The development must not be otherwise undertaken without the approval of Council.

THIS DRAWINGS MUST ONLY BE DISTRIBUTED IN FULL COLOUR. SHANE MANN & ASSOCIATES ACCEPT NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

Member Australian Institute of Architects

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. **PLN-18-096**
 PLAN No. **P3**
 DATE RECEIVED **23/11/2018**
 PAGE **5**



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPROVED
18 DEC 2018
 Council Delegate

The use and development must be undertaken and completed in accordance with the approved plans, except for changes required to comply with planning permit conditions. The use and development must not be otherwise changed without the approval of Council.

LEGEND (STORMWATER DRAINAGE):

- NEW DN 90 SUB-SOIL DRAIN
- NEW DN 100 STORMWATER DRAIN
- EXISTING DN 100 STORMWATER STREET CONNECT
- NEW 600 x 600 POLY SUMP AND GRATE
- EXISTING DOWNPIPE

THIS DRAWINGS MUST ONLY BE DISTRIBUTED IN FULL COLOUR. SHANE MANN & ASSOCIATES ACCEPT NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.



DEVELOPMENT APPLICATION

SHANE MANN & ASSOCIATES
 Architecture & Interior Design
 ABN: 98 375 524 257
 85 Elizabeth Street, Hobart, Tasmania 7000
 Phone: (03) 6231 6999
 Mobile: 0419 993 163
 E-mail: smann@smarchitects.net.au

FOR AMANDEEP SINGH
 80 ASHBOLT CR,
 LUTANA, 7009

CONCEPT DRAINAGE PLAN - STORMWATER

DATE	T.L.	DATE	8.11.2018	REVISION NO.	
SCALE	AS SHOWN	PROJECT NO.	3.18		3.18 / DA.06

ACCREDITED DESIGNER:
 SHANE MANN - CC1045V

DRAINAGE PLAN - STORMWATER

Scale: 1:100 @ A2

- PLUMBING NOTES:**
- ALL PLUMBING SERVICES SHALL BE IN ACCORDANCE WITH THE BCA, TASMANIAN PLUMBING REGULATIONS, TASMANIAN PLUMBING CODE, AS 3500 & LOCAL AUTHORITY CONDITIONS.
 - CONCEPT DRAINAGE PLAN ONLY. FINAL LAYOUT AND DESIGN TO BE CONFIRMED BY ENGINEER PRIOR TO PLUMBING APPLICATION.

EXISTING STORMWATER KERB ENTRY