

DEVELOPMENT APPLICATION

APPLICATION NUMBER: PLN-24-205

PROPOSED DEVELOPMENT: Single Dwelling

LOCATION: 50 Stony Point Drive Austins Ferry 52 Stony

Point Drive Austins Ferry 54 Stony Point Drive

Austins Ferry

APPLICANT: David Wakefield & Associates

ADVERTISING START DATE: 02/10/2024

ADVERTISING EXPIRY DATE: 15/10/2024

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 15/10/2024.

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

Representations must be received by no later than 11.59 pm on **15/10/2024**, or for postal and hand delivered representations, by 5.00 pm on **15/10/2024**.

AMENDMENT 24-09-2024

COUNCIL RFI RESPONSE 24-09-2024

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No ..PLN-24-205

DATE RECEIVED .24/09/2024

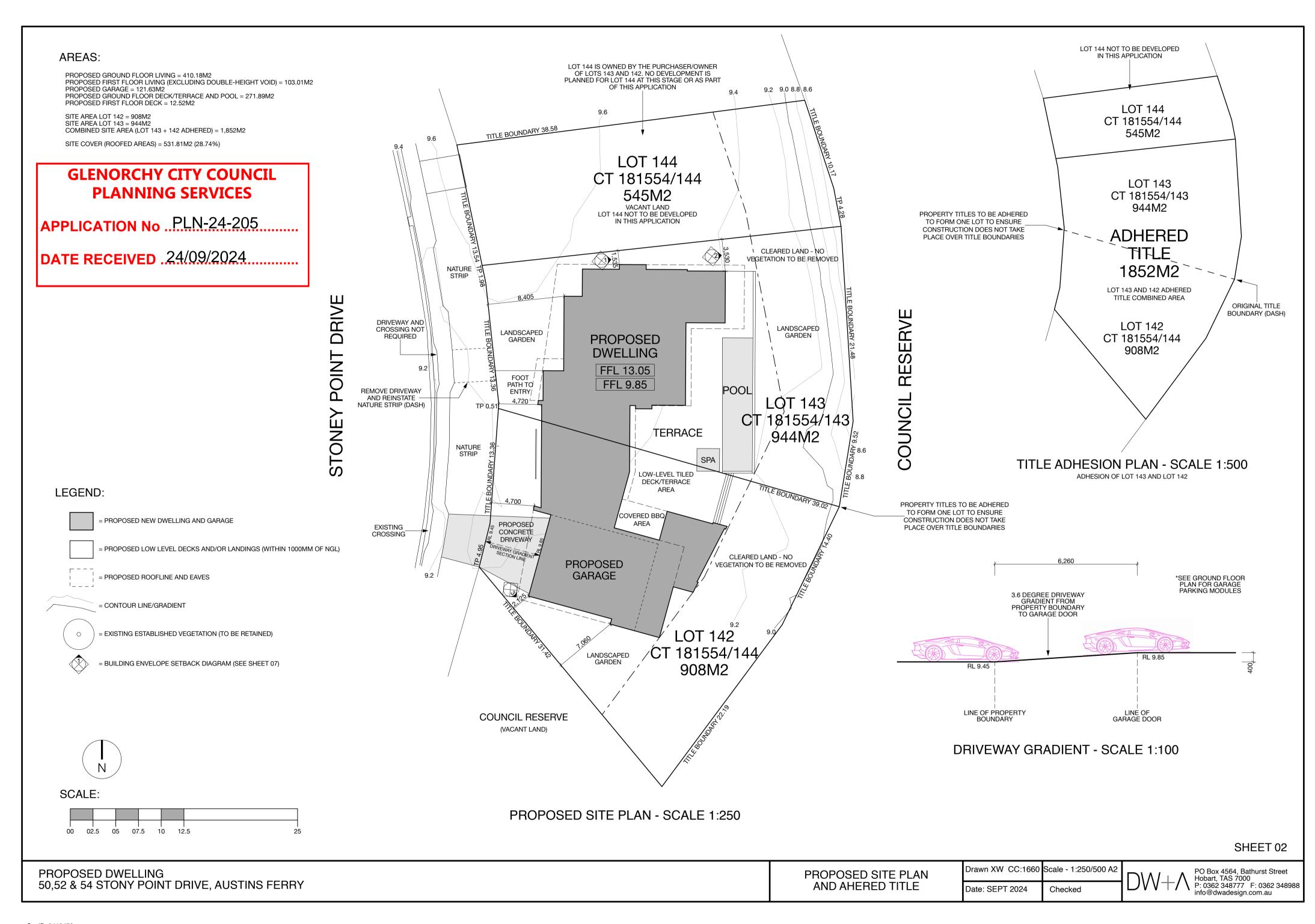
PLANNING AND DEVELOPMENT APPLICATION DOCUMENTATION FOR PROPOSED NEW DWELLING - 50, 52 AND 54 STONY POINT DRIVE, AUSTINS FERRY

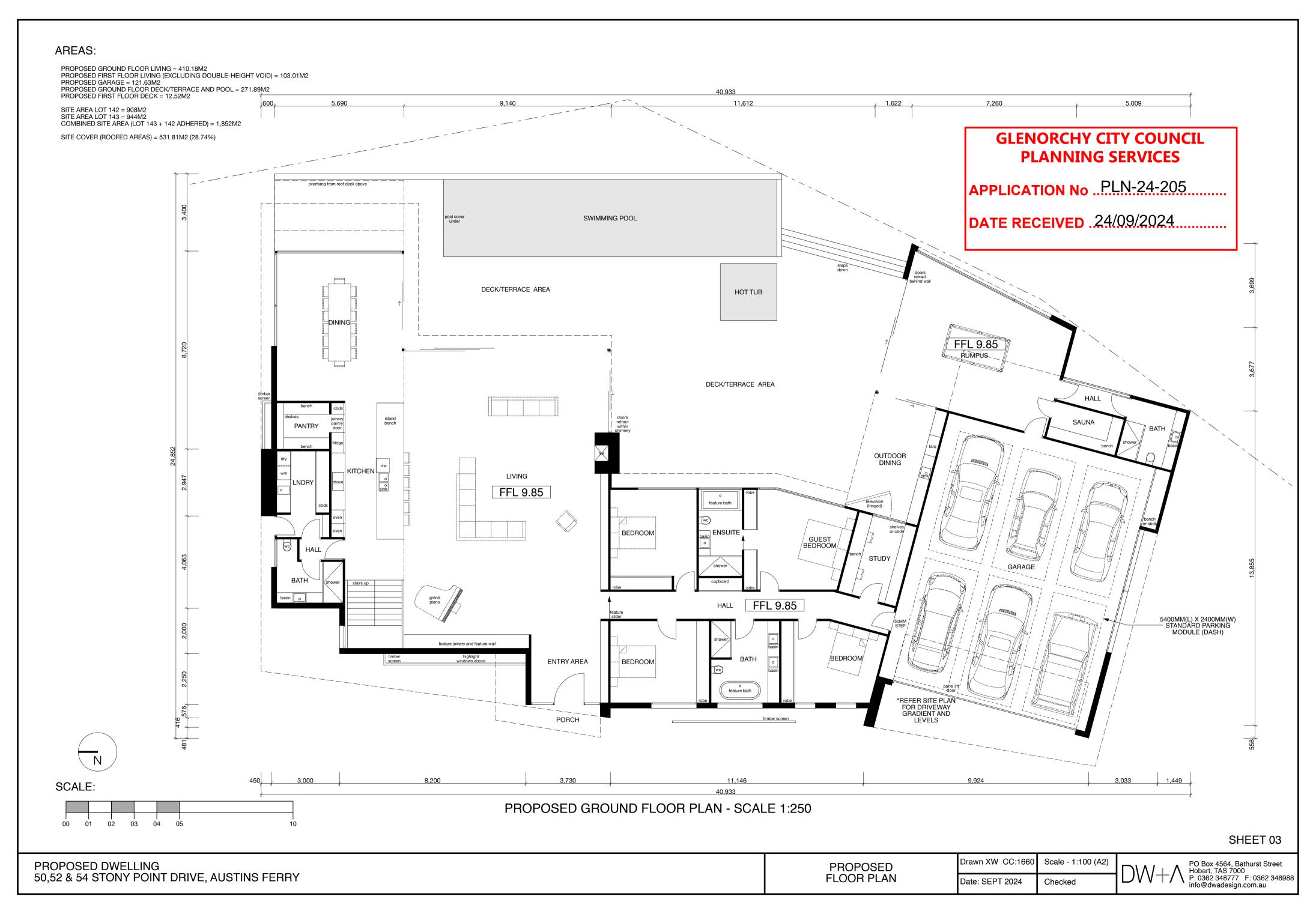
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03	PROPOSED GROUND FLOOR PLAN
04	PROPOSED FIRST FLOOR PLAN
05	PROPOSED NORTH AND WEST ELEVATIONS
06	PROPOSED SOUTH AND EAST ELEVATIONS
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08	CONCEPT STORMWATER PLAN
09	SHADOW PROJECTION DIAGRAMS
10	SHADOW PROJECTION DIAGRAMS
11	SITE PLAN WITH PRIVATE OPEN SPACE
12	LAND CONTOUR SURVEY (LEARY, COX & CRIPPS SURVEYORS)

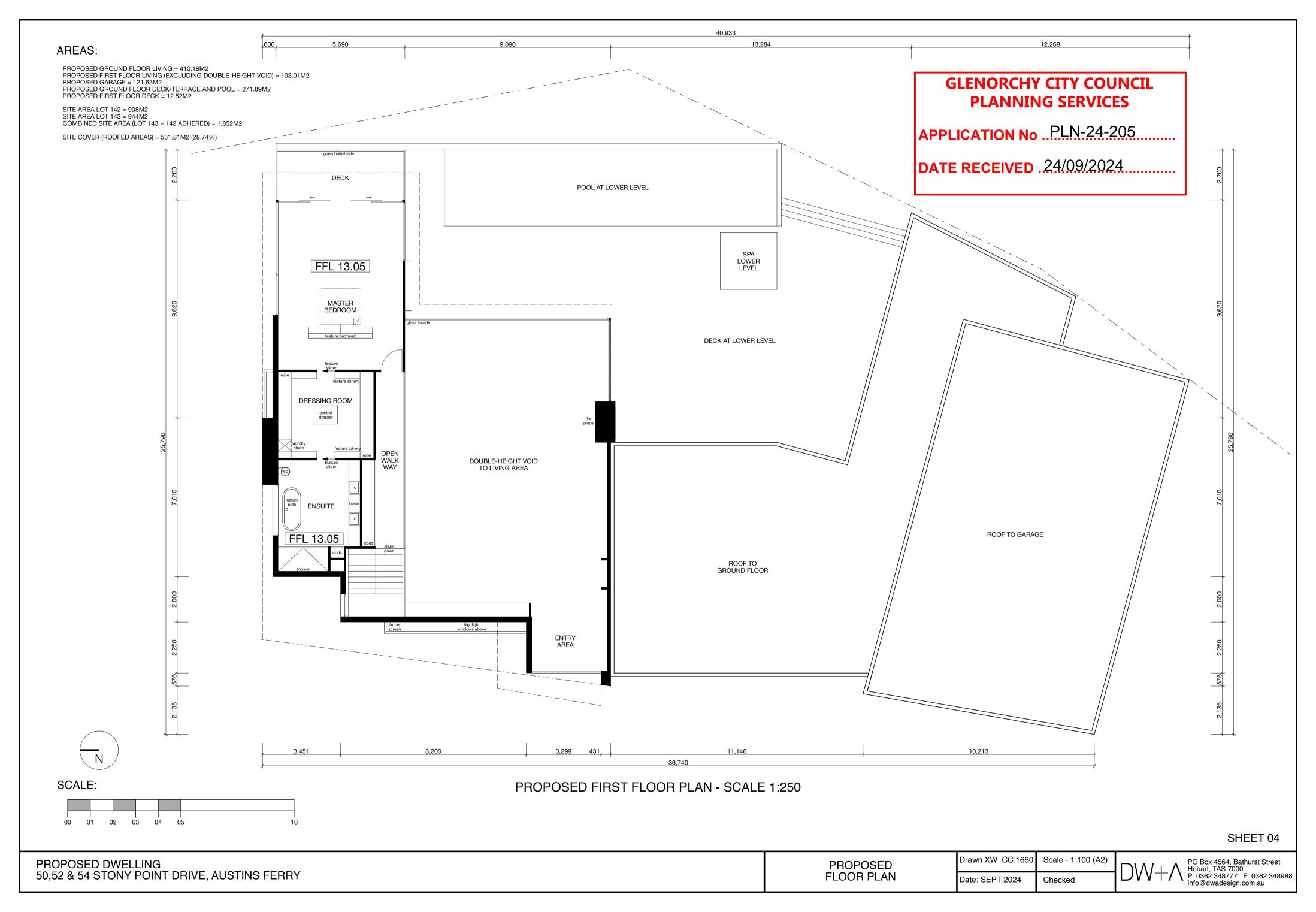
SHEET 01

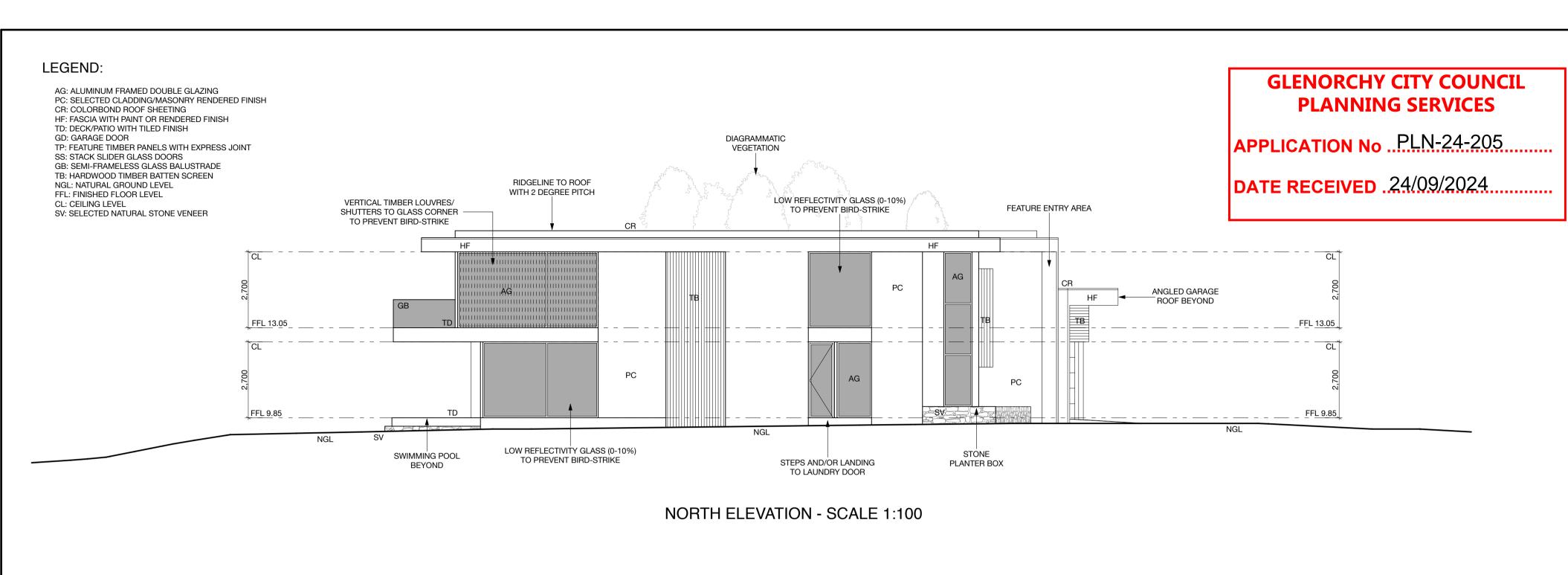
PROPOSED DWELLING
50,52 & 54 STONY POINT DRIVE, AUSTINS FERRY

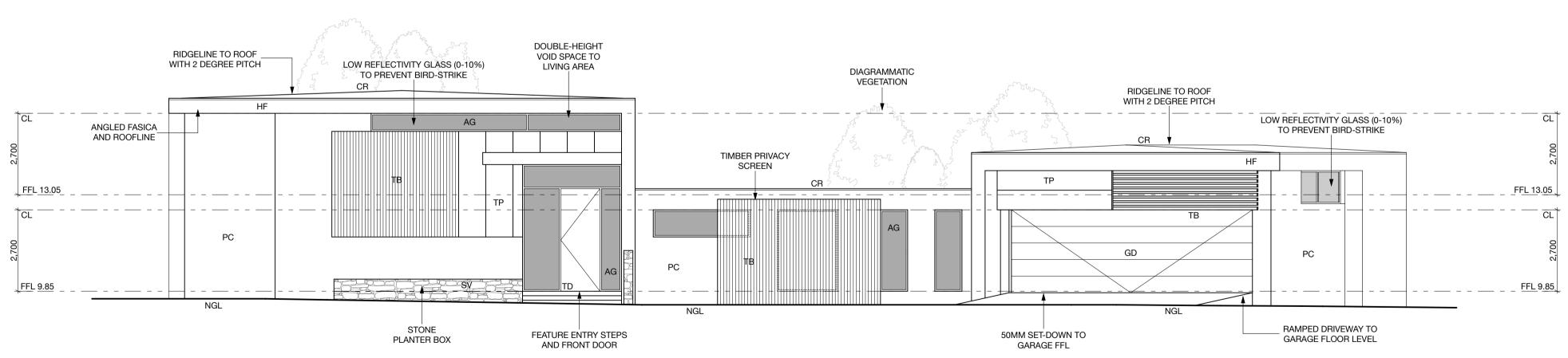
| Drawn XW CC:1660 | Scale - NTS (A2) | DW + Austral Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | INDEX | For Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | INDEX | For Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | INDEX | For Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | INDEX | For Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | INDEX | For Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | INDEX | For Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | INDEX | For Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | INDEX | For Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | INDEX | For Street Hobart, TAS 7000 | P: 0362 348777 | F: 0362 348988 | F: 0362 348777 | F: 0362 348777 | F: 0362 348988 | F: 0362 348777 | F: 0362 348777





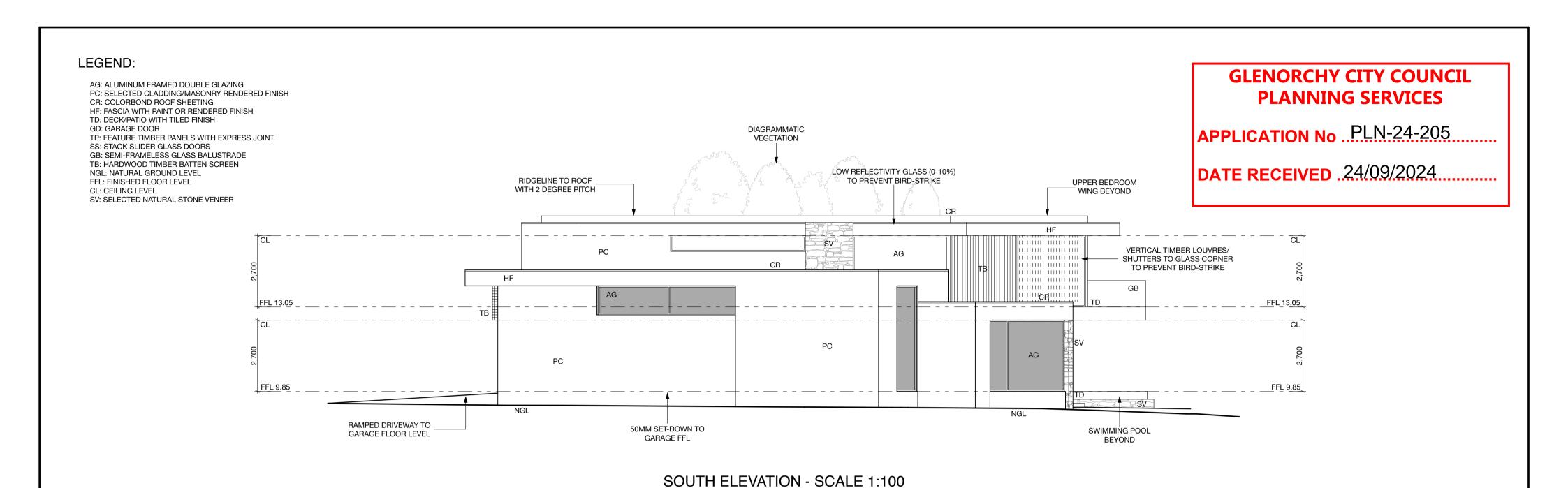


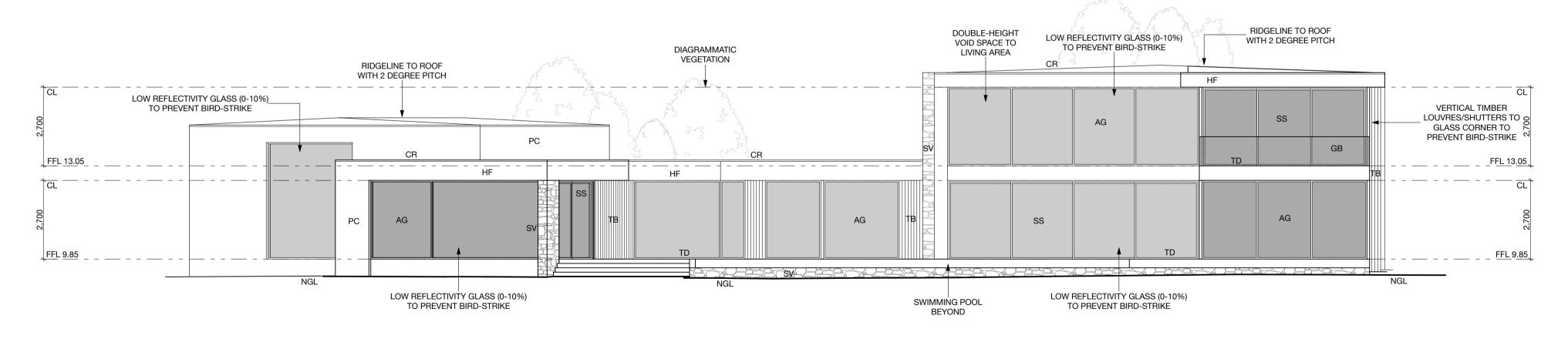




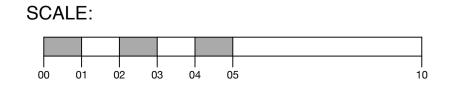
WEST ELEVATION - SCALE 1:100

SCALE:





EAST ELEVATION - SCALE 1:100



50,52 & 54 STONY POINT DRIVE, AUSTINS FERRY

SHEET 06

PROPOSED DWELLING

EXTERNAL PERSPECTIVES ARE DIAGRAMMATIC, FOR ILLUSTRATION PURPOSES ONLY AND INDICATIVE OF EVENTUAL PROJECT OUTCOME - REFER TO FUTURE STRUCTURAL DOCUMENTATION FOR SPECIFIC MEASUREMENTS, MATERIALS, FORMS AND DETAILS



EXTERNAL PERSPECTIVE #1 OVERALL VIEW FROM NORTH WEST TO STREET FACADE

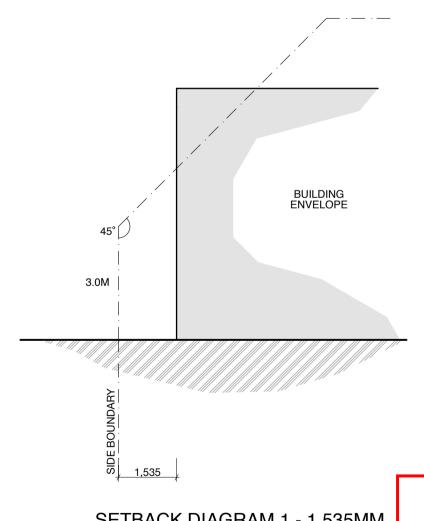


EXTERNAL PERSPECTIVE #2 OVERALL VIEW FROM SOUTH WEST TO STREET FACADE

3.0M



EXTERNAL PERSPECTIVE #3 OVERALL VIEW FROM EAST TO WATER-SIDE FACADE



SETBACK DIAGRAM 1 - 1,535MM

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SETEACK DIAGRAM 2 - 3,530MM

3,530

BUILDING ENVELOPE

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3.0M

SETBACK DIAGRAM 3 - 2,125MM

BUILDING ENVELOPE SETBACK DIAGRAMS AND PERSPECTIVE IMAGES

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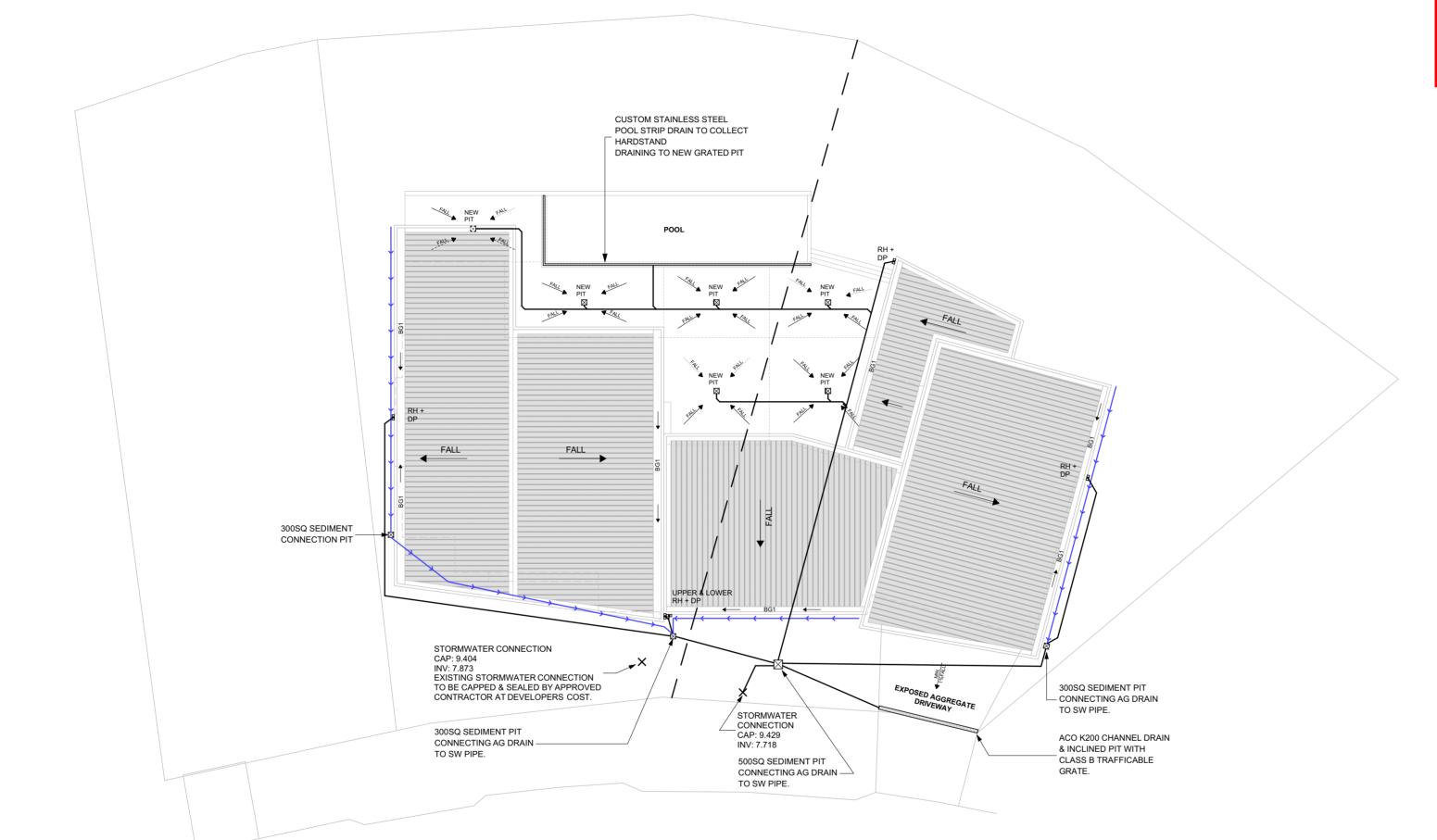
SHEET 07

PROPOSED DWELLING 50,52 & 54 STONY POINT DRIVE, AUSTINS FERRY

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DRAINAGE NOTES:

- ALL NEW HARDSTANDS TO FALL 1% TO ADJACENT GRATED PIT INTO STORMWATER SYSTEM
- HYDRAULIC LAYOUT INFORMATIVE ONLY. TO BE APPROVED AT PLUMBING PERMIT STAGE.
- VERIFY LOCATION OF EXISTING DRAINS BY HAND EXCAVATION
- TREATED WASTE WATER FROM POOL VIA **TUNDISH TO SEWER**
- EMPTY POOL VIA PORTABLE PUMP TO STORMWATER AT MAX. 10LT PER MIN.
- INTERNAL POOL DRAINAGE BY LICENSED POOL CONTRACTOR.

DRAINAGE LEGEND:

COLORBOND BOX GUTTER

NOM. 300 WIDE x 110 MIN. DEEP

RH + DP RAINHEAD 300W x 130H x 115D WITH DN90 SN2 DOWNPIPE

DN100 DWV SN6 STORMWATER PIPE

U.N.O

DN100 AG DRAIN

SCALE:

50,52 & 54 STONY POINT DRIVE, AUSTINS FERRY

PROPOSED STORMWATER DRAINAGE - SCALE 1:200

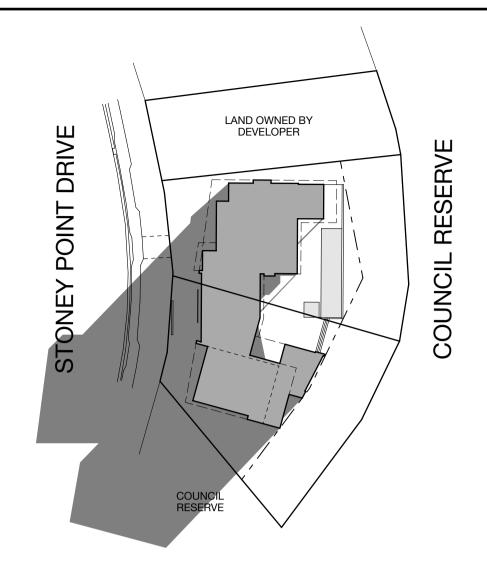
PROPOSED STORMWATER DRAINAGE

Drawn: TL Scale - 1:100 (A2) Date: SEP 2024 Checked: XW cc:

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SHEET 08

PROPOSED DWELLING

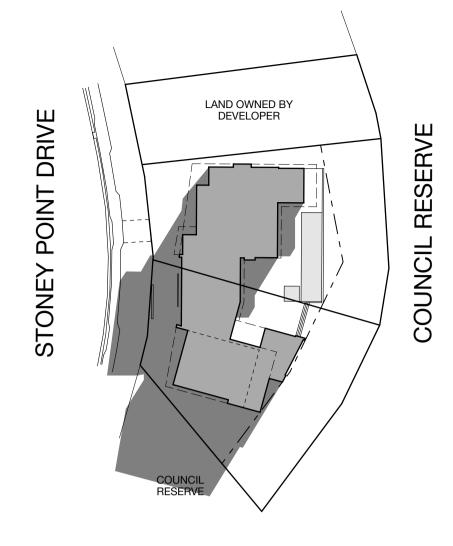


SHADOW PROJECTION - 9AM 21ST JUNE

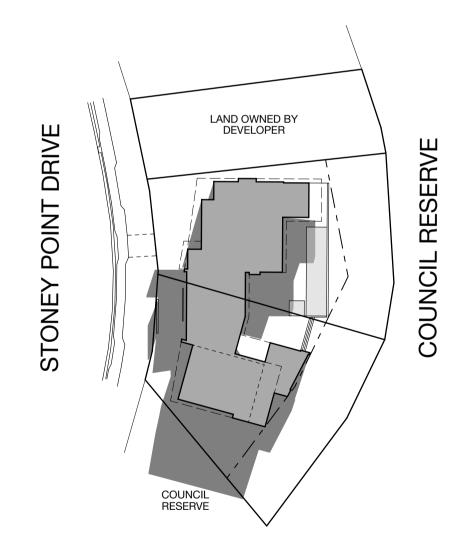
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SHADOW PROJECTION - 10AM 21ST JUNE



SHADOW PROJECTION - 11AM 21ST JUNE

SHEET 09

PROPOSED DWELLING 50,52 & 54 STONY POINT DRIVE, AUSTINS FERRY

AREA OF PROPOSED DWELLING

SHADOW PROJECTION FROM PROPOSED DEVELOPMENT

PROPOSED SHADOW **PROJECTIONS**

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LEGEND:

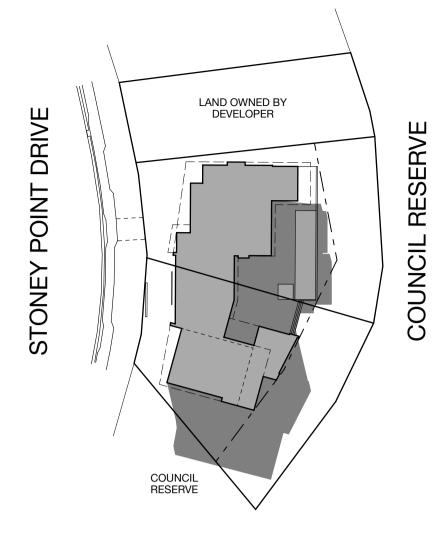
SCALE:

STONEY POINT DRIVE THESERVE COUNCIL RESERVE

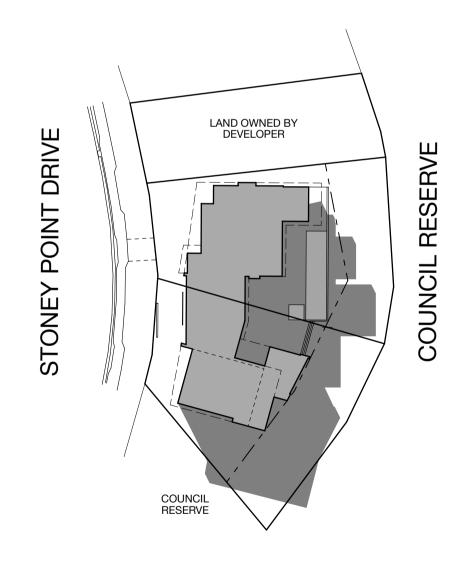
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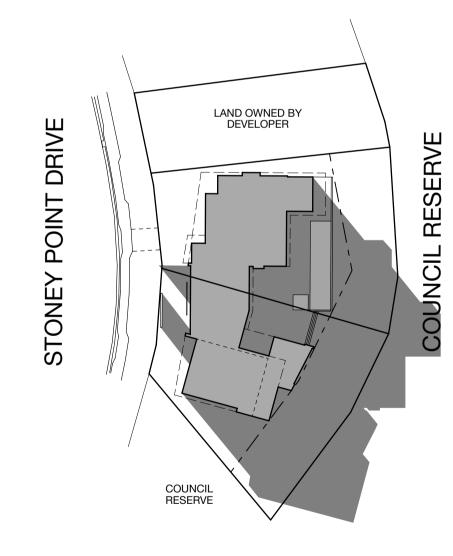
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SHADOW PROJECTION - 12NOON 21ST JUNE



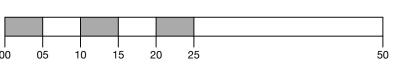
SHADOW PROJECTION - 1PM 21ST JUNE



SHADOW PROJECTION - 3PM 21ST JUNE

SHADOW PROJECTION - 2PM 21ST JUNE

SCALE:



PROPOSED DWELLING 50,52 & 54 STONY POINT DRIVE, AUSTINS FERRY PROPOSED SHADOW PROJECTIONS

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