

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-24-053
<b>PROPOSED DEVELOPMENT:</b>	Single dwelling with Secondary residence (Residential)
<b>LOCATION:</b>	30 Kiewa Rise Lenah Valley
<b>APPLICANT:</b>	Archink Pty Ltd
<b>ADVERTISING START DATE:</b>	18/09/2024
<b>ADVERTISING EXPIRY DATE:</b>	1/10/2024

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](http://www.gcc.tas.gov.au)) until **1/10/2024**.

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 [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **1/10/2024**, or for postal and hand delivered representations, by 5.00 pm on **1/10/2024**.

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
**APPLICATION No. : PLN-24-053**  
**DATE RECEIVED: 10 Sept 2024**



Sheet Number	Sheet Name	Project Status	Current Revision	Current Revision Date
1 G-01	COVER	DA	R16	10/09/2024
2 A-01	SITE PLAN	DA	R15	23/08/2024
2 A-01a	SITE SURVEY	DA	R6	01/04/24
2 A-01b1	SHADOW DIAGRAMS - MID SUMMER	DA	R15	23/08/2024
2 A-01b2	SHADOW DIAGRAMS - MID WINTER	DA	R15	23/08/2024
2 A-01e	SITE DETAILS	DA	R15	23/08/2024
2 A-01f	FENCING	DA	R15	23/08/2024
2 A-01g	RETAINING WALLS	DA	R16	10/09/2024
2 A-01h	SITE DRAINAGE PLAN	DA	R15	23/08/2024
2 A-02	UPPER FLOOR PLAN	DA	R15	23/08/2024
2 A-02b	GROUND FLOOR PLAN	DA	R15	23/08/2024
2 A-02c	ANCILLARY RESIDENCE PLANS	DA	R16	10/09/2024
2 A-02d	ANCILLARY RESIDENCE ELEVATIONS	DA	R16	10/09/2024
2 A-03	ELEVATIONS	DA	R15	23/08/2024
2 A-03a	ELEVATIONS	DA	R15	23/08/2024

**General Information**  
 Architect: Shane Geard  
 Reg: 1301 (Tas)  
 BSP Licence No: 740796453  
 Classification: Architect  
 Address: 30 Kiewa Rise Lenah Valley  
 Lot: 114  
 Title Reference: 180116/114  
 Property ID No: 9144474  
 Site Area: 1162m<sup>2</sup>  
 Municipality: Glenorchy  
 Planning Zone: Low Density Residential  
 Planning Scheme: Tasmanian Planning Scheme  
 Planning Overlays: Priority Vegetation Area

Permitted Site Coverage: 30% (348.6m<sup>2</sup>)  
 Proposed Site Coverage: 24% (284m<sup>2</sup>)  
 Permitted Frontage Setback: 8m  
 Permitted Side/ Rear Setbacks: 5m

BAL: N/A  
 Corrosion Environment: C3 Coastal

MAIN BUILDING (GFA)		ANCILLARY BUILDING (GFA)	
Name	Area	Name	Area
MAIN 1st FL	124 m <sup>2</sup>	ANCILLARY 1st FL	29 m <sup>2</sup>
MAIN GF	58 m <sup>2</sup>	ANCILLARY GF	31 m <sup>2</sup>
MAIN STAIR WELL	8 m <sup>2</sup>		60 m <sup>2</sup>
	189 m <sup>2</sup>		
MAIN BUILDING DECKS (GFA)		ANCILLARY DECK (GFA)	
Name	Area	Name	Area
MAIN LWR DECK	65 m <sup>2</sup>	ANCILLARY DECK	41 m <sup>2</sup>
MAIN UPPER DECK	30 m <sup>2</sup>		41 m <sup>2</sup>
	95 m <sup>2</sup>		

**General Notes**  
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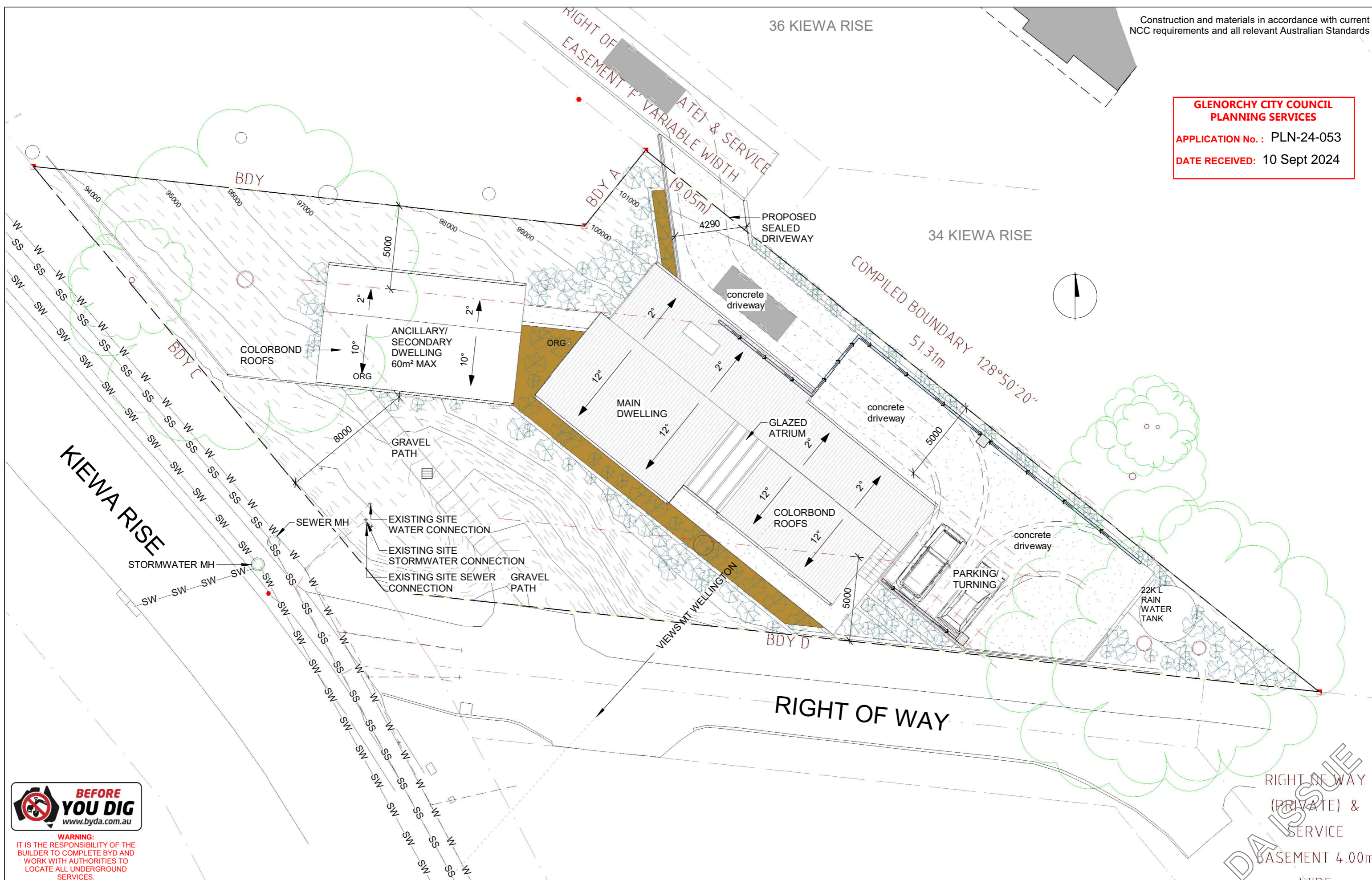
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 Shop 14, 31 Cambridge Road  
 Bellerive, Tasmania 7018  
 shane@architectink.net.au

**New Dwelling & Ancillary/  
Secondary Dwelling**  
 30 Kiewa Rise Lenah Valley

COVER		<b>1 G-01</b>
Project number	230406_Trewin	
Drawing Status	DA	
Current Revision	10/09/2024 R16	Scale on A3

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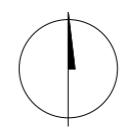


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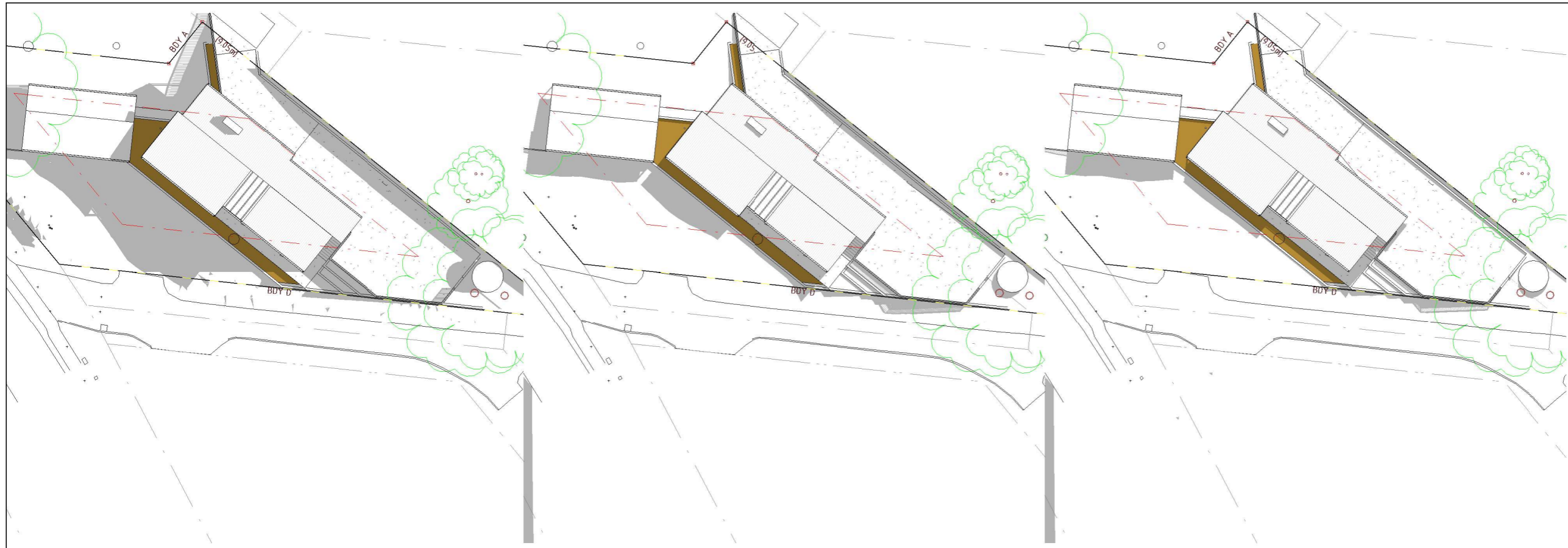


SITE PLAN	
Project number	230406_Trewin
Drawing Status	DA
Current Revision	23/08/2024 R15

**2 A-01**  
Scale on A3 1 : 200

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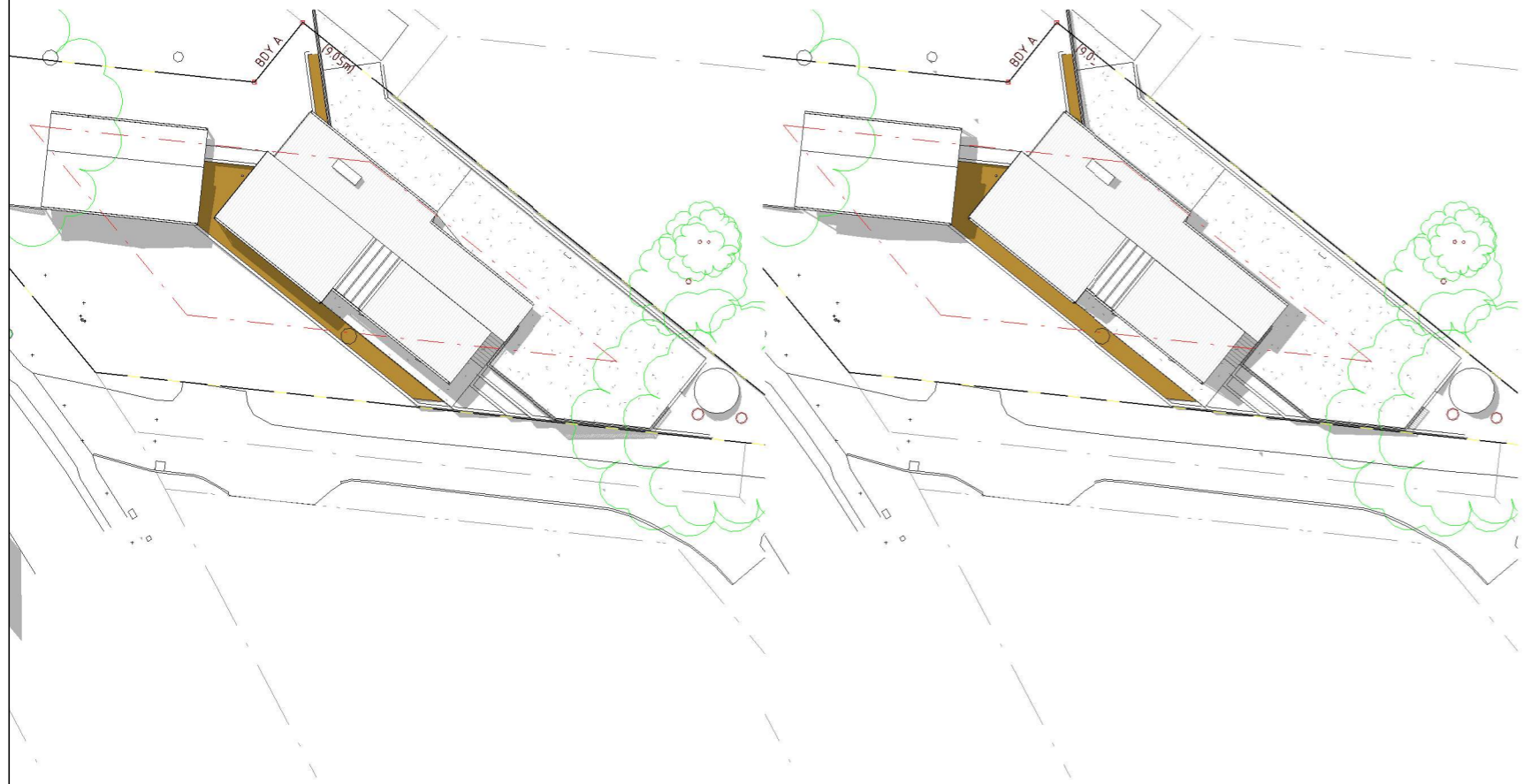




09 Shadow Diagram 22 Dec 0900  
1:500

12 Shadow Diagram 22 Dec 1200  
1:500

13 Shadow Diagram 22 Dec 1300  
1:500



14 Shadow Diagram 22 Dec 1400  
1:500

15 Shadow Diagram 22 Dec 1500  
1:500

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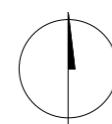
NOTE TO SHADOW DIAGRAMS  
ALL GROUND CONTOURS OUTSIDE  
30 KIEWA RISE EXTRAPOLATED

DAISSUE

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SHADOW DIAGRAMS - MID SUMMER	
Project number	230406_Trewin
Drawing Status	DA
Current Revision	23/08/2024 R15

**2 A-01b1**  
Scale on A3 1:500



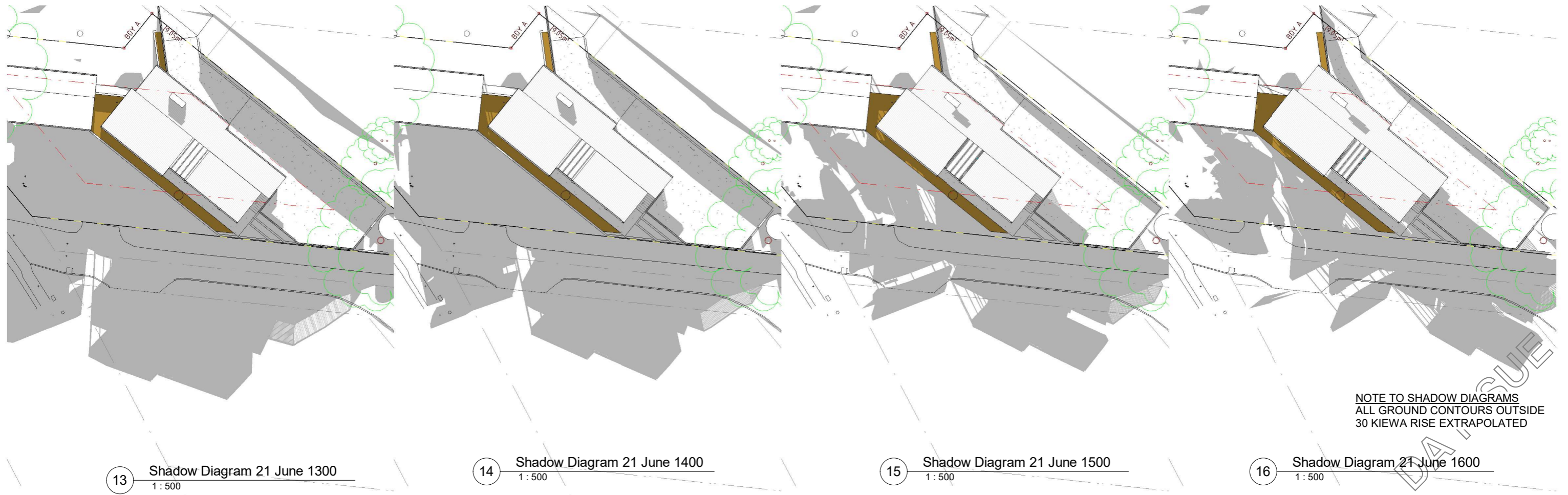
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09 Shadow Diagram 21 June 0900  
1 : 500

10 Shadow Diagram 21 June 1000  
1 : 500

11 Shadow Diagram 21 June 1100  
1 : 500

12 Shadow Diagram 21 June 1200  
1 : 500



**NOTE TO SHADOW DIAGRAMS**  
ALL GROUND CONTOURS OUTSIDE  
30 KIEWA RISE EXTRAPOLATED

13 Shadow Diagram 21 June 1300  
1 : 500

14 Shadow Diagram 21 June 1400  
1 : 500

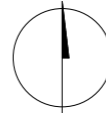
15 Shadow Diagram 21 June 1500  
1 : 500

16 Shadow Diagram 21 June 1600  
1 : 500

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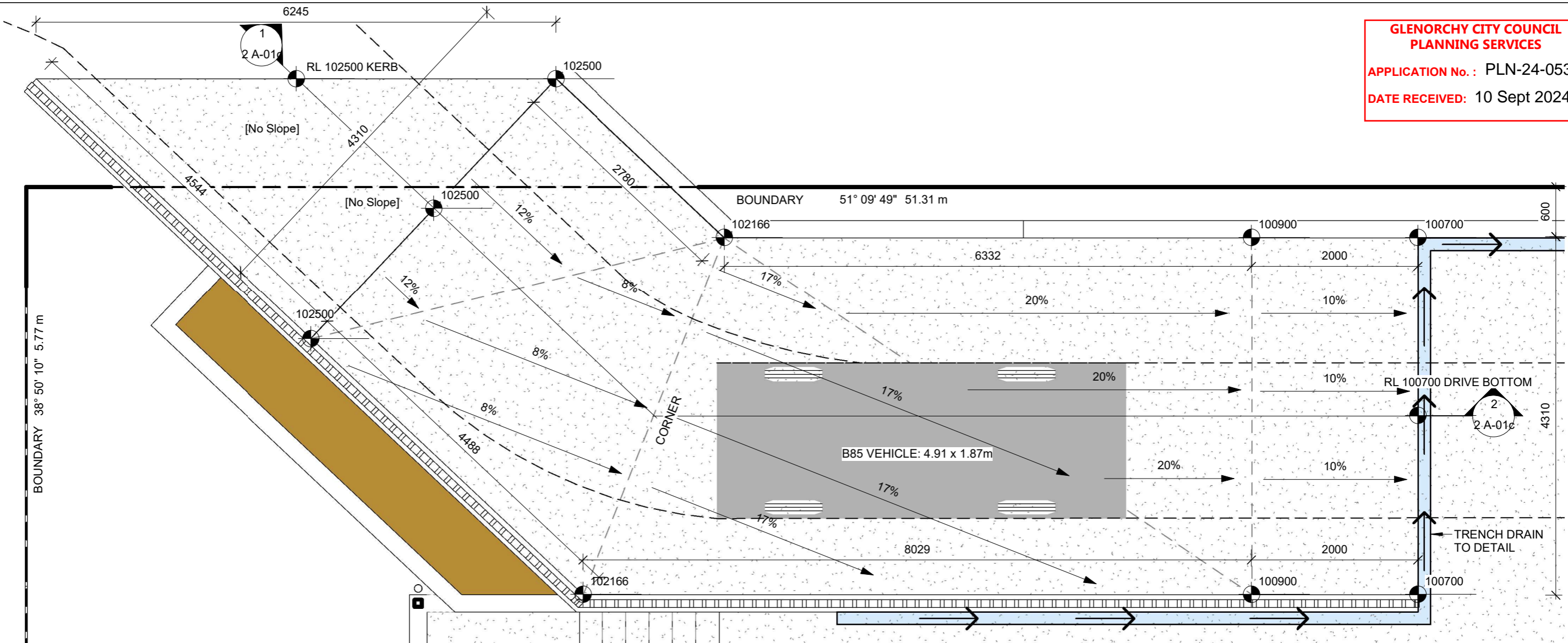
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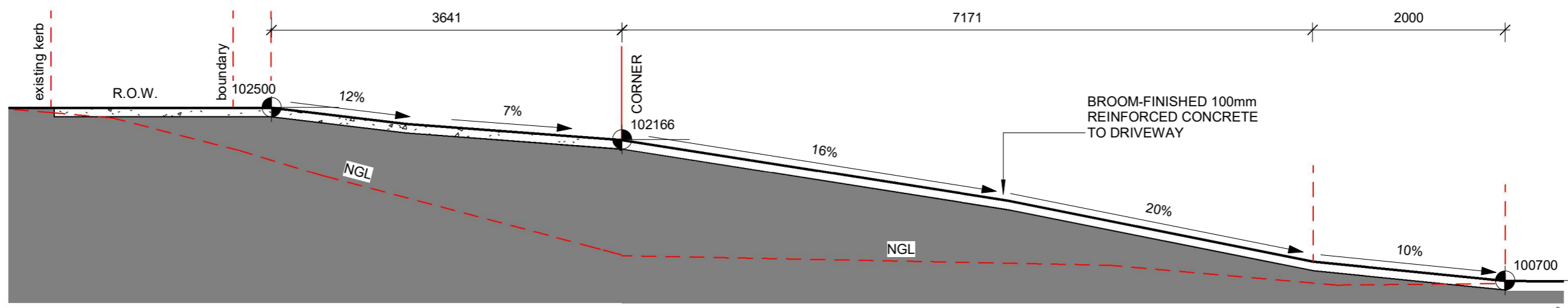


SHADOW DIAGRAMS - MID WINTER		<b>2 A-01b2</b>
Project number	230406_Trewin	
Drawing Status	DA	
Current Revision	23/08/2024 R15	Scale on A3 1 : 500

10/09/2024 1:55:48 PM



**3** DRIVEWAY GRADIENTS PLAN  
1:50



**1** Driveway Longitudinal Section - Upper  
1:50

**2** Driveway Longitudinal Section - Lower  
1:50

DA ISSUE

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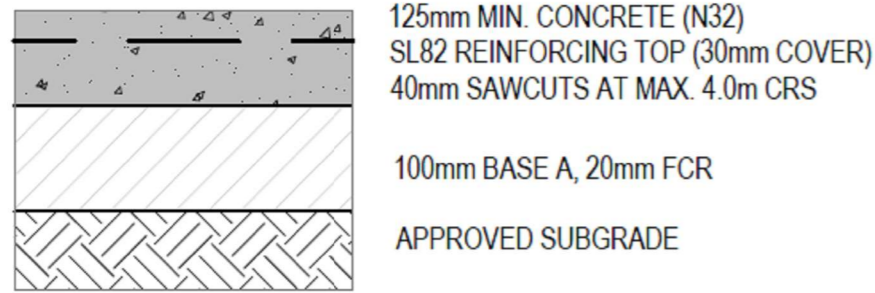
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DRIVEWAY GRADIENTS	
Project number	230406_Trewin
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Current Revision	23/08/2024 R15

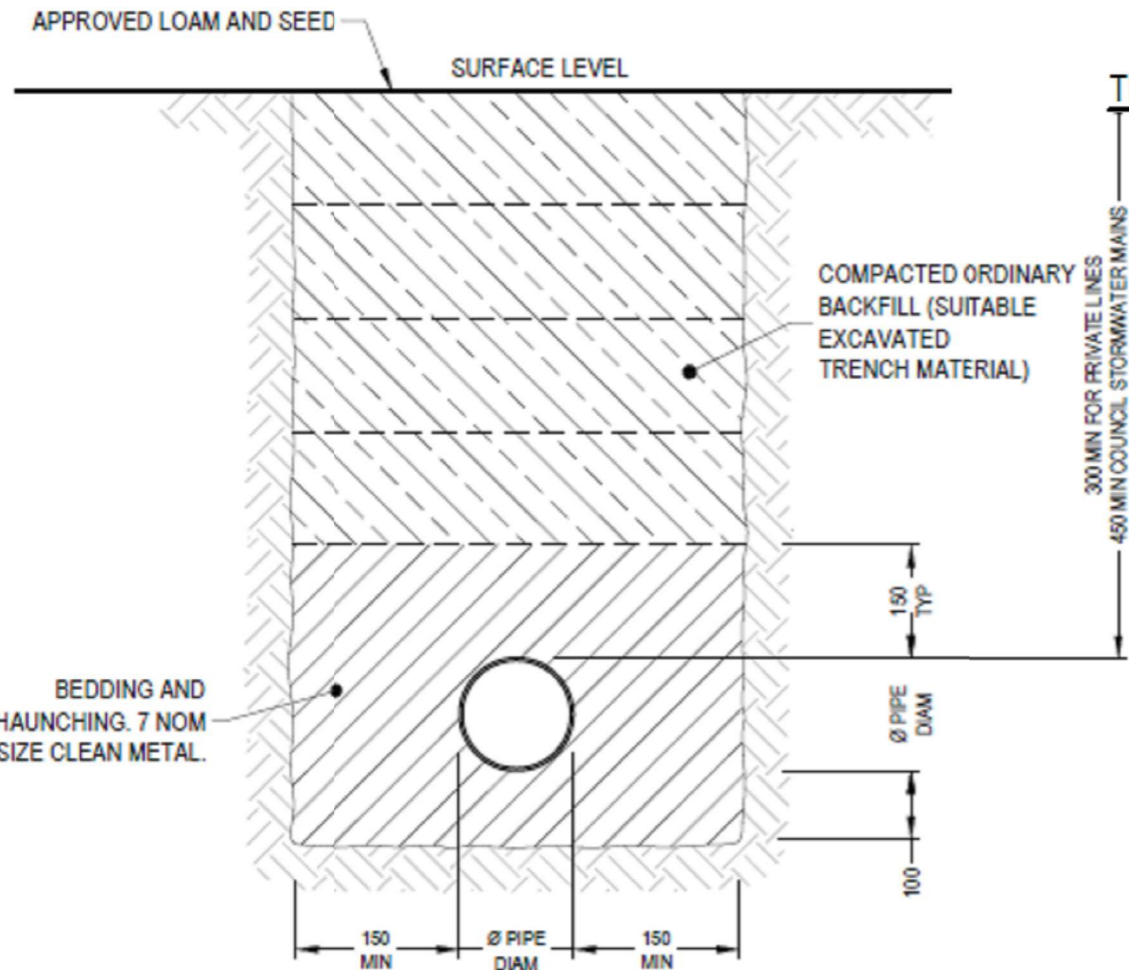
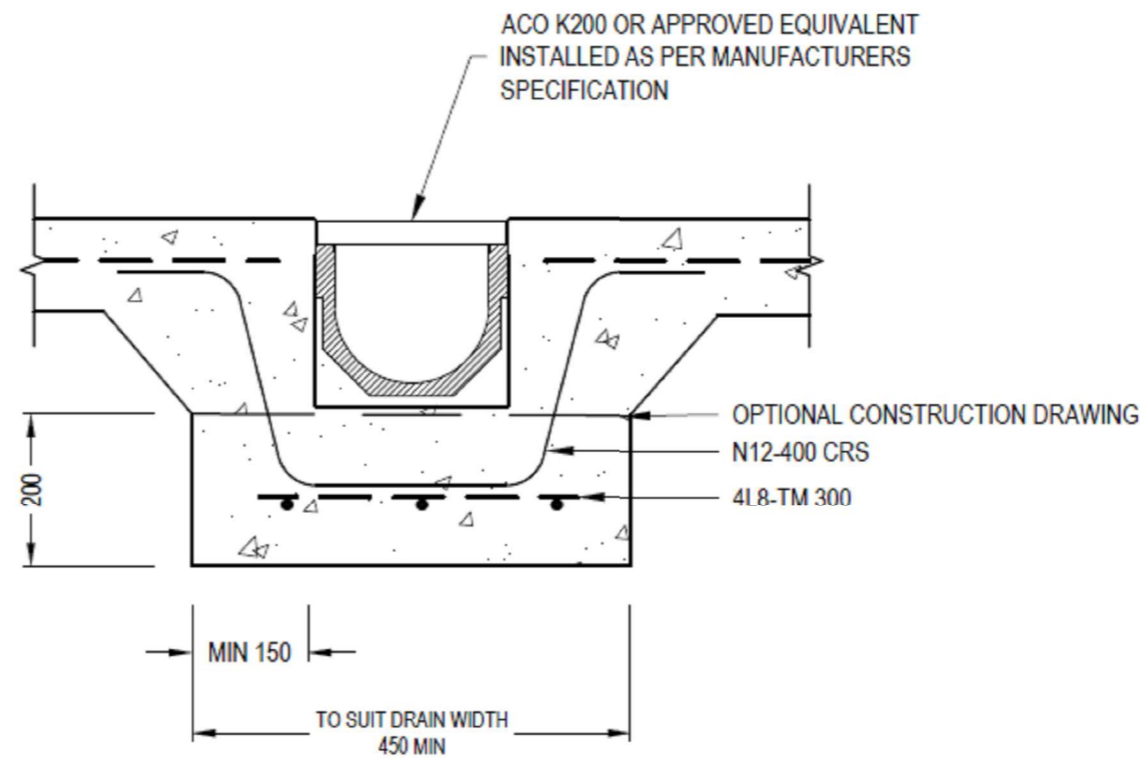
<b>2 A-01c</b>
Scale on A3 1:50

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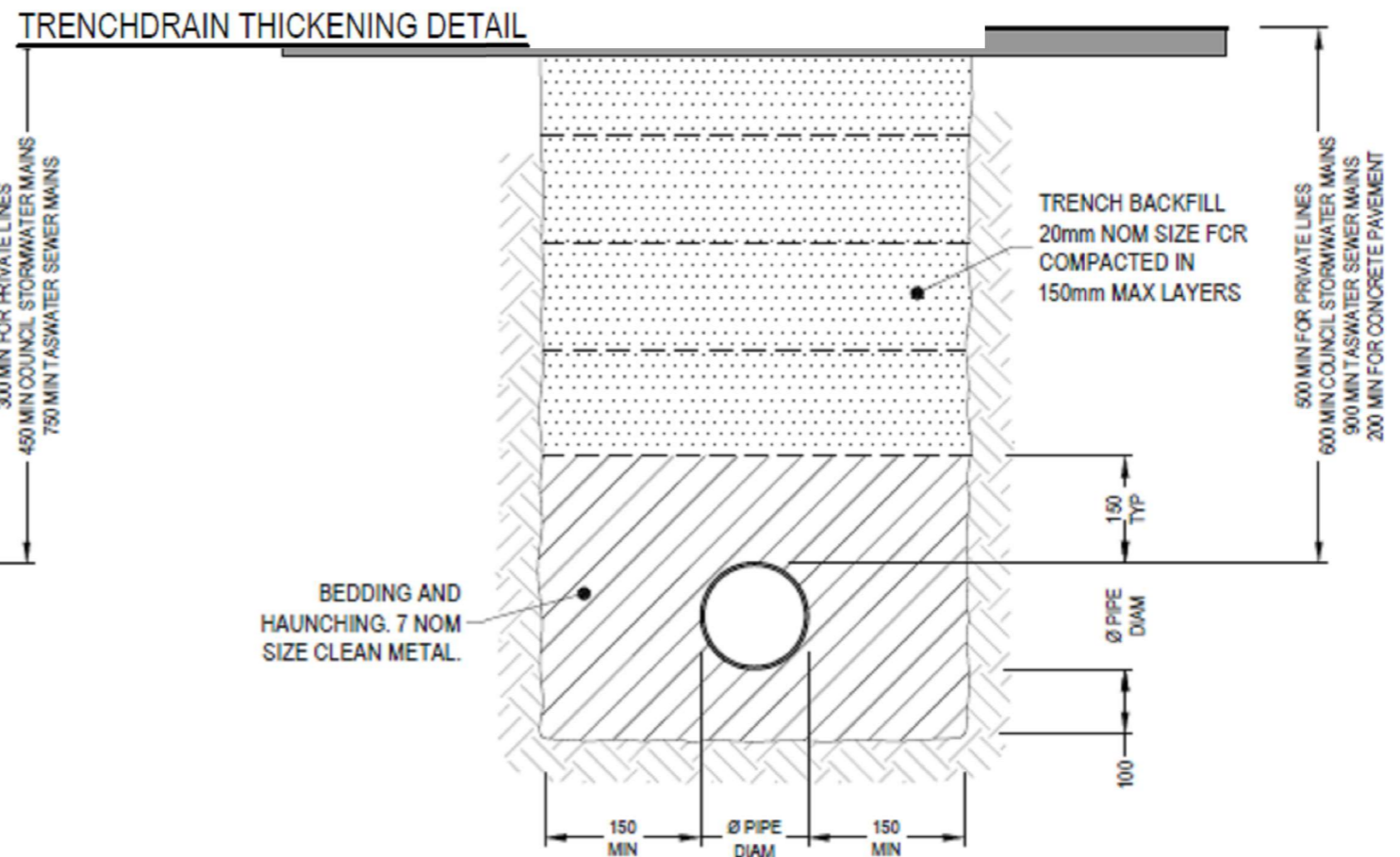


NOTE: CONCRETE PAVEMENT NOT DESIGNED FOR SPECIAL SURFACE FINISHES SUCH AS EXPOSED AGGREGATE.

**CONCRETE PAVEMENT DETAIL**



**TYPICAL CROSS SECTION - NON TRAFFICABLE**  
SCALE 1:10



**TYPICAL CROSS SECTION - TRAFFICABLE**  
SCALE 1:10

DA ISSUE

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SITE DETAILS	
Project number	230406_Trewin
Drawing Status	DA
Current Revision	23/08/2024 R15

**2 A-01e**  
Scale on A3 1 : 10





**FENCING LEGEND**

- F1—F1— 1.8m MAX. HIGH COLORBOND BOUNDARY FENCE. REDUCE GRADUALLY IN HEIGHT TO 1.2m WITHIN 6m OF FRONT BOUNDARY
- F2—F2— OPEN FRONT BOUNDARY FENCING TO 1.2m HIGH MAX.
- F3—F3— OPEN BARRIER/ SLAT FENCE ON WALL TO COMPLY WITH NCC SAFETY FROM FALLING

NOTE: ALL BOUNDARY FENCING TO BE 'PAPERBARK' COLOUR

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1 ISOMETRIC



2 FENCING PLAN  
1 : 300

DA ISSUE

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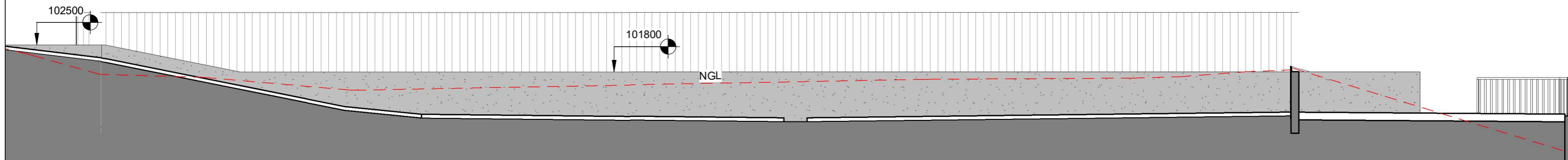
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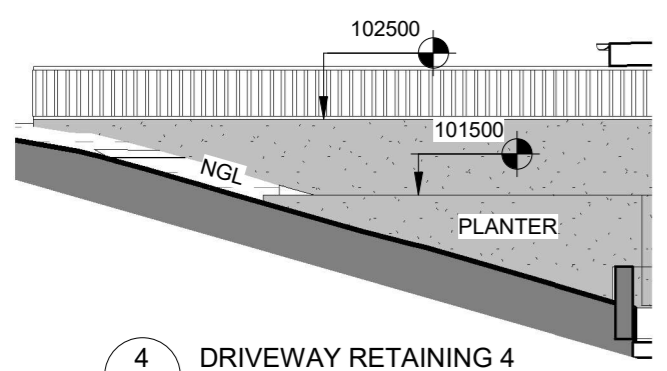
FENCING		2 A-01f
Project number	230406_Trewin	
Drawing Status	DA	
Current Revision	23/08/2024 R15	
		Scale on A3 1 : 300



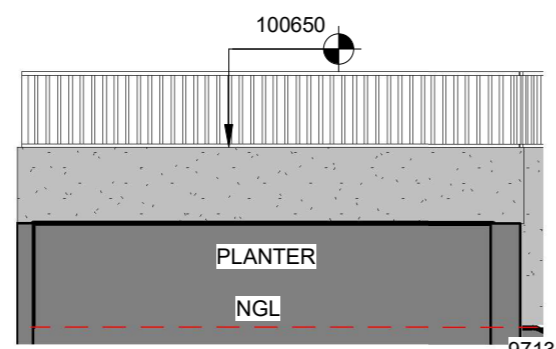
**1 DRIVEWAY RETAINING 1**  
2 A-02 1:100

**2 DRIVEWAY RETAINING 2**  
2 A-02 1:100

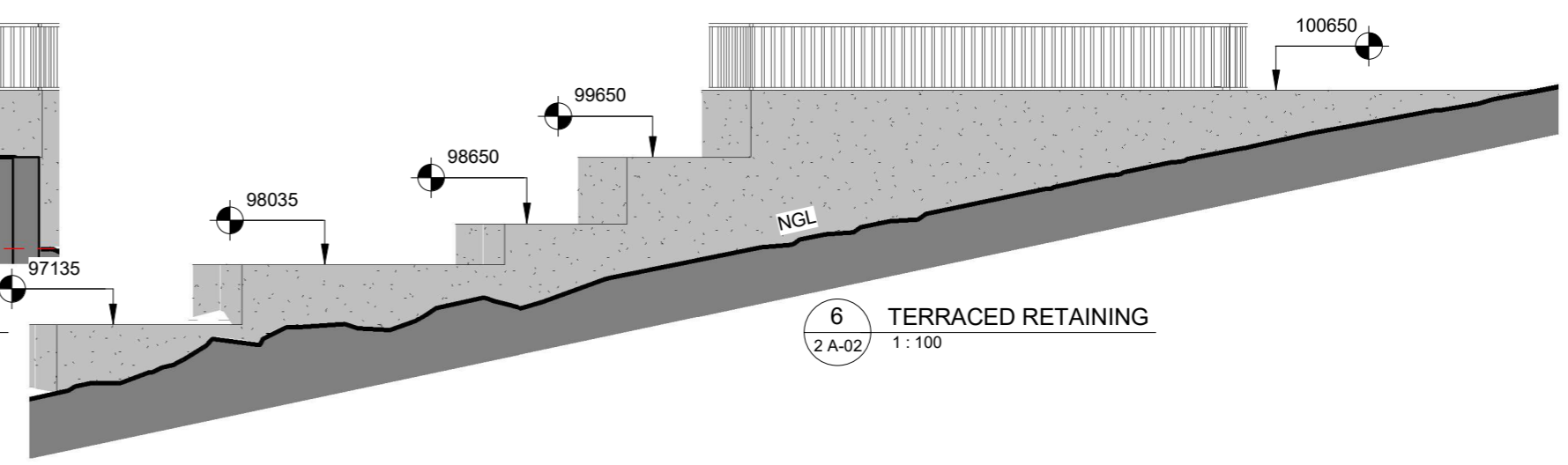
**3 DRIVEWAY RETAINING 3**  
2 A-02 1:100



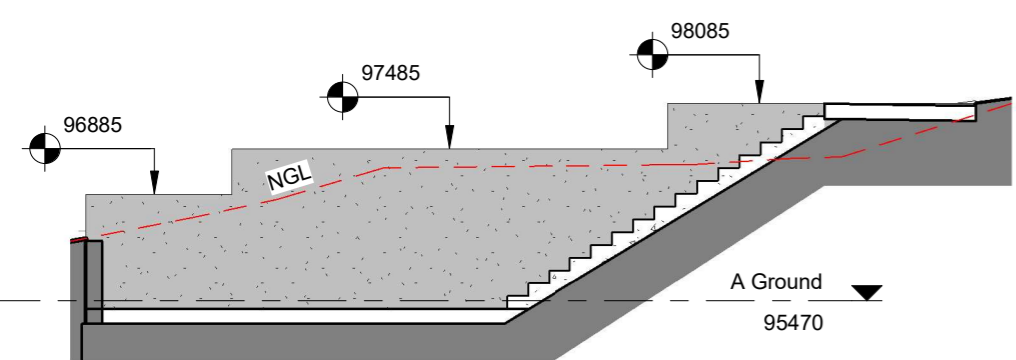
**4 DRIVEWAY RETAINING 4**  
2 A-02 1:100



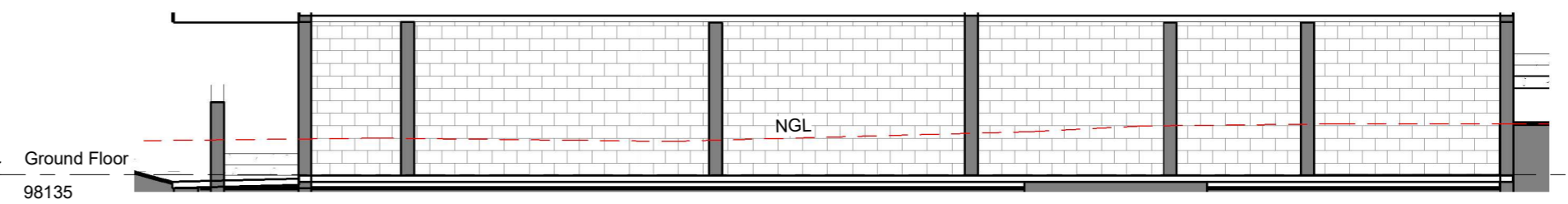
**5 PARKING RETAINING**  
2 A-02 1:100



**6 TERRACED RETAINING**  
2 A-02 1:100



**8 ANCILLARY EXTERIOR STAIR RETAINING WALL**  
2 A-02b 1:100



**7 MAIN HOUSE RETAINING (BACK WALL)**  
2 A-02b 1:100



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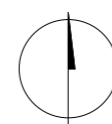
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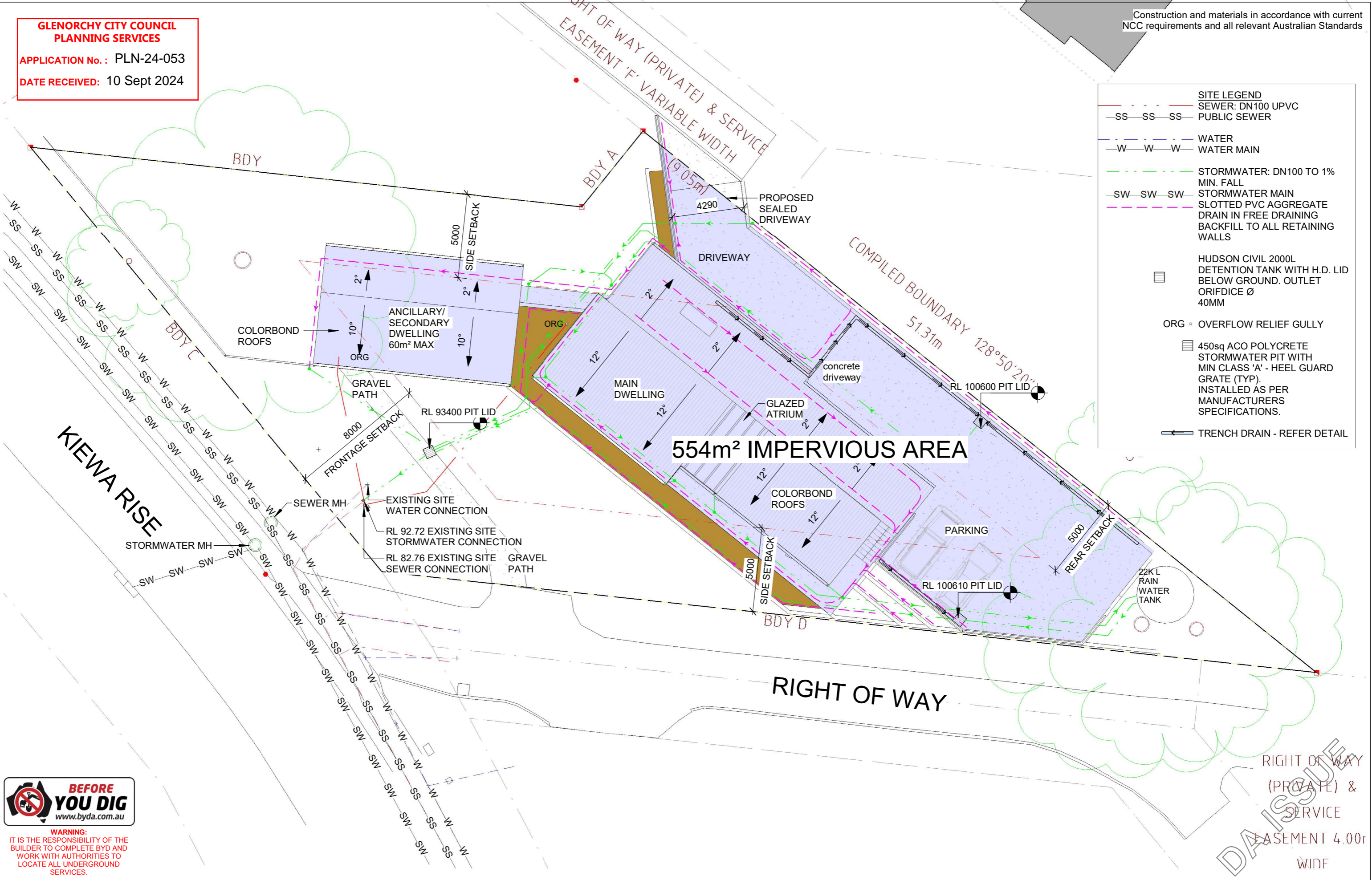
RETAINING WALLS	
Project number	230406_Trewin
Drawing Status	DA
Current Revision	10/09/2024 R16

<b>2 A-01g</b>	
Scale on A3	1:100

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SITE LEGEND	
— SS — SS — SS —	SEWER: DN100 UPVC
— W — W — W —	PUBLIC SEWER
— W — W — W —	WATER
— W — W — W —	WATER MAIN
— SW — SW — SW —	STORMWATER: DN100 TO 1% MIN. FALL
— SW — SW — SW —	STORMWATER MAIN
— SW — SW — SW —	SLOTTED PVC AGGREGATE DRAIN IN FREE DRAINING BACKFILL TO ALL RETAINING WALLS
☐	HUDSON CIVIL 2000L DETENTION TANK WITH H.D. LID BELOW GROUND. OUTLET ORIFICE Ø 40MM
○	ORG ○ OVERFLOW RELIEF GULLY
☐	450sq ACO POLYCRETE STORMWATER PIT WITH MIN CLASS 'A' - HEEL GUARD GRATE (TYP). INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
—	TRENCH DRAIN - REFER DETAIL

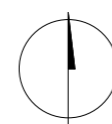


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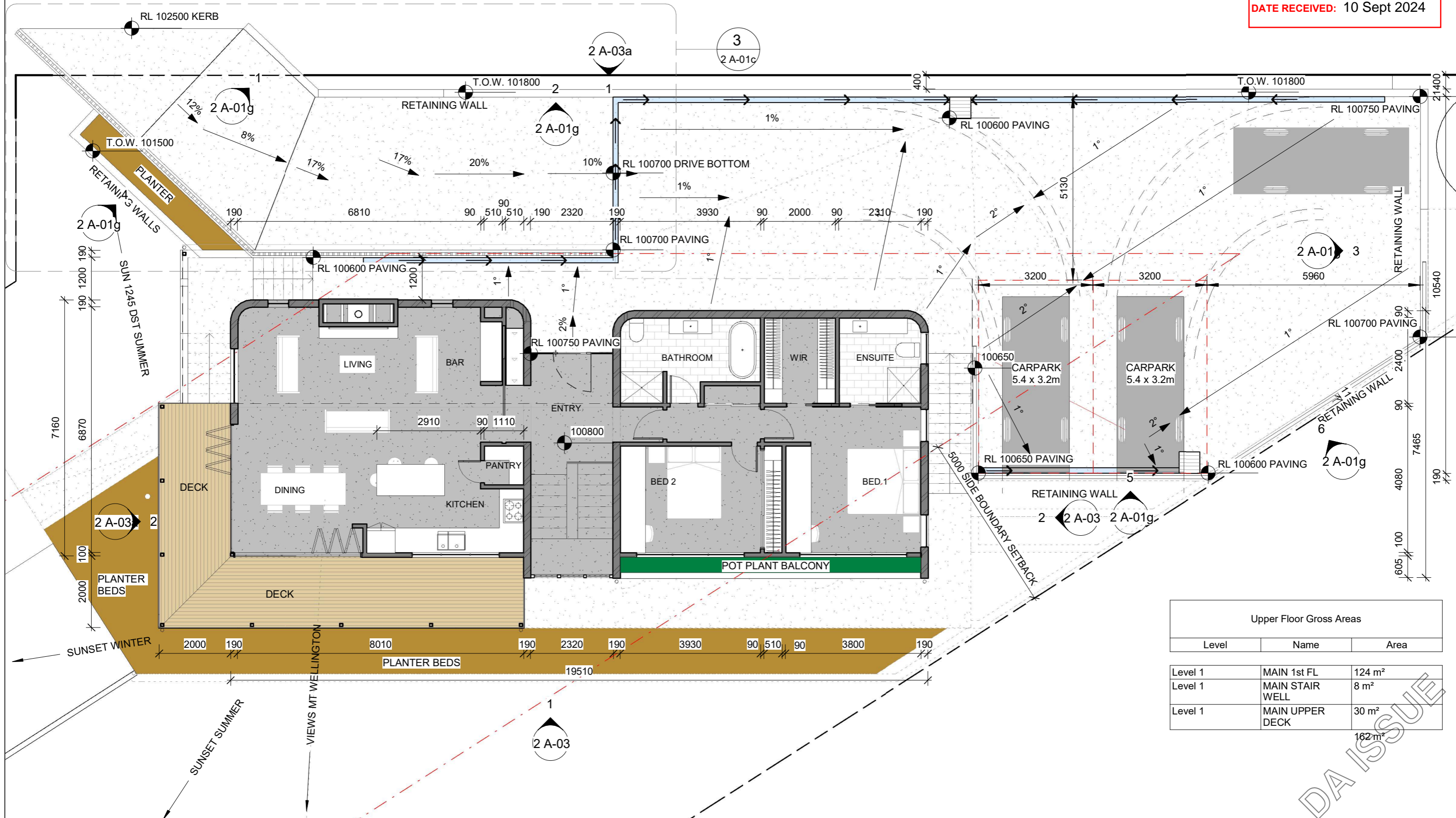
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SITE DRAINAGE PLAN		2 A-01h
Project number	230406_Trewin	
Drawing Status	DA	
Current Revision	23/08/2024 R15	Scale on A3 1:200

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**GLENORCHY CITY COUNCIL  
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Upper Floor Gross Areas		
Level	Name	Area
Level 1	MAIN 1st FL	124 m <sup>2</sup>
Level 1	MAIN STAIR WELL	8 m <sup>2</sup>
Level 1	MAIN UPPER DECK	30 m <sup>2</sup>
		162 m <sup>2</sup>

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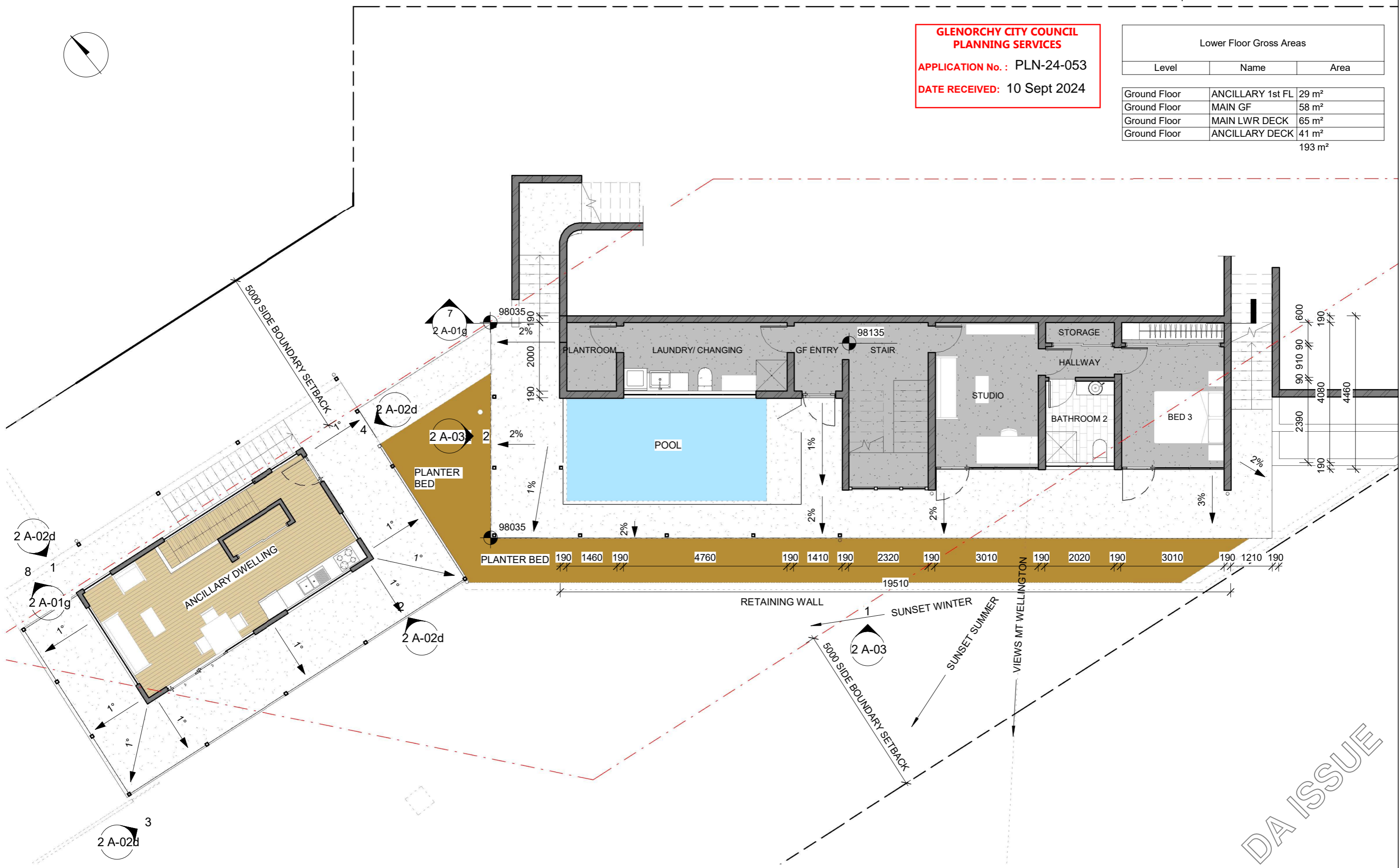
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UPPER FLOOR PLAN		<b>2 A-02</b>
Project number	230406_Trewin	
Drawing Status	DA	
Current Revision	23/08/2024 R15	
Scale on A3		1 : 100

DA ISSUE

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Lower Floor Gross Areas		
Level	Name	Area
Ground Floor	ANCILLARY 1st FL	29 m <sup>2</sup>
Ground Floor	MAIN GF	58 m <sup>2</sup>
Ground Floor	MAIN LWR DECK	65 m <sup>2</sup>
Ground Floor	ANCILLARY DECK	41 m <sup>2</sup>
		193 m <sup>2</sup>



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Secondary Dwelling**  
30 Kiewa Rise Lenah Valley

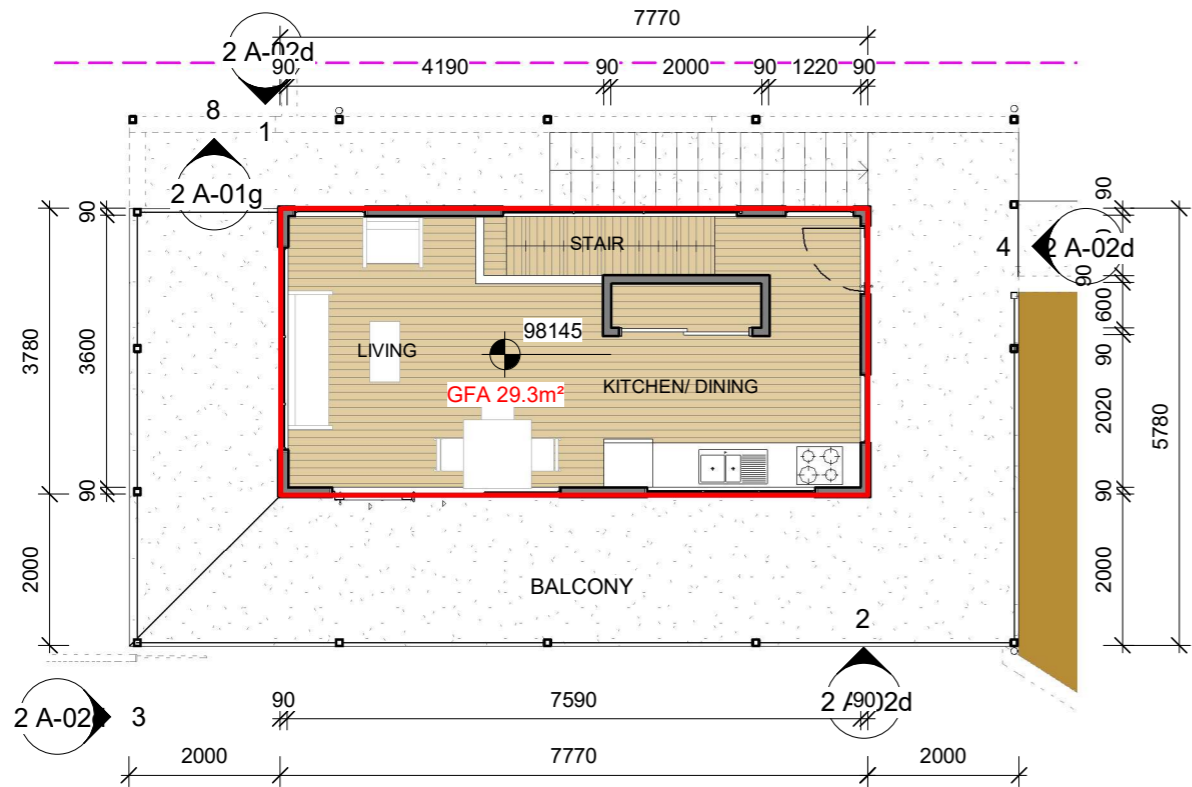
GROUND FLOOR PLAN	
Project number	230406_Trewin
Drawing Status	DA
Current Revision	23/08/2024 R15

**2 A-02b**  
Scale on A3 1 : 100

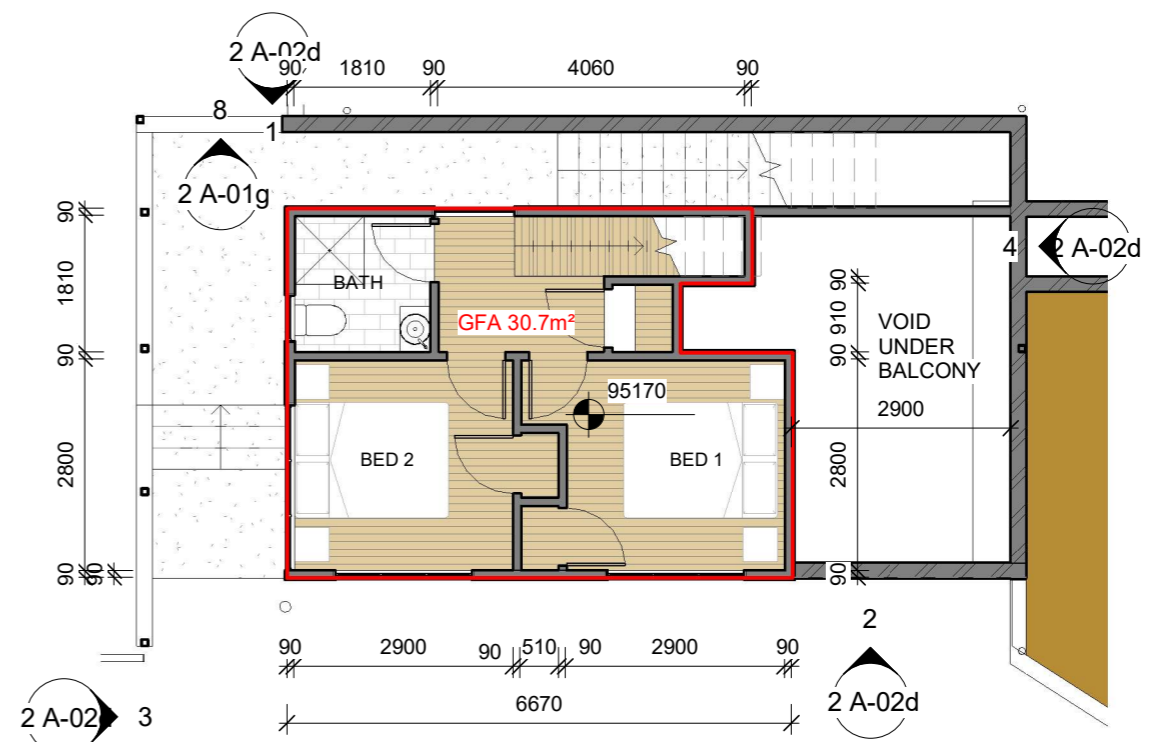
DA ISSUE

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-24-053  
DATE RECEIVED: 10 Sept 2024

ANCILLARY BUILDING (GFA)	
Name	Area
ANCILLARY 1st FL	29 m <sup>2</sup>
ANCILLARY GF	31 m <sup>2</sup>
	60 m <sup>2</sup>



1 1st FL ANCILLARY  
1:100



2 GND FL ANCILLARY  
1:100

DA ISSUE

**General Notes**  
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.  
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shane@architectink.net.au

**New Dwelling & Ancillary/  
Secondary Dwelling  
30 Kiewa Rise Lenah Valley**

ANCILLARY RESIDENCE PLANS	
Project number	230406_Trewin
Drawing Status	DA
Current Revision	10/09/2024 R16

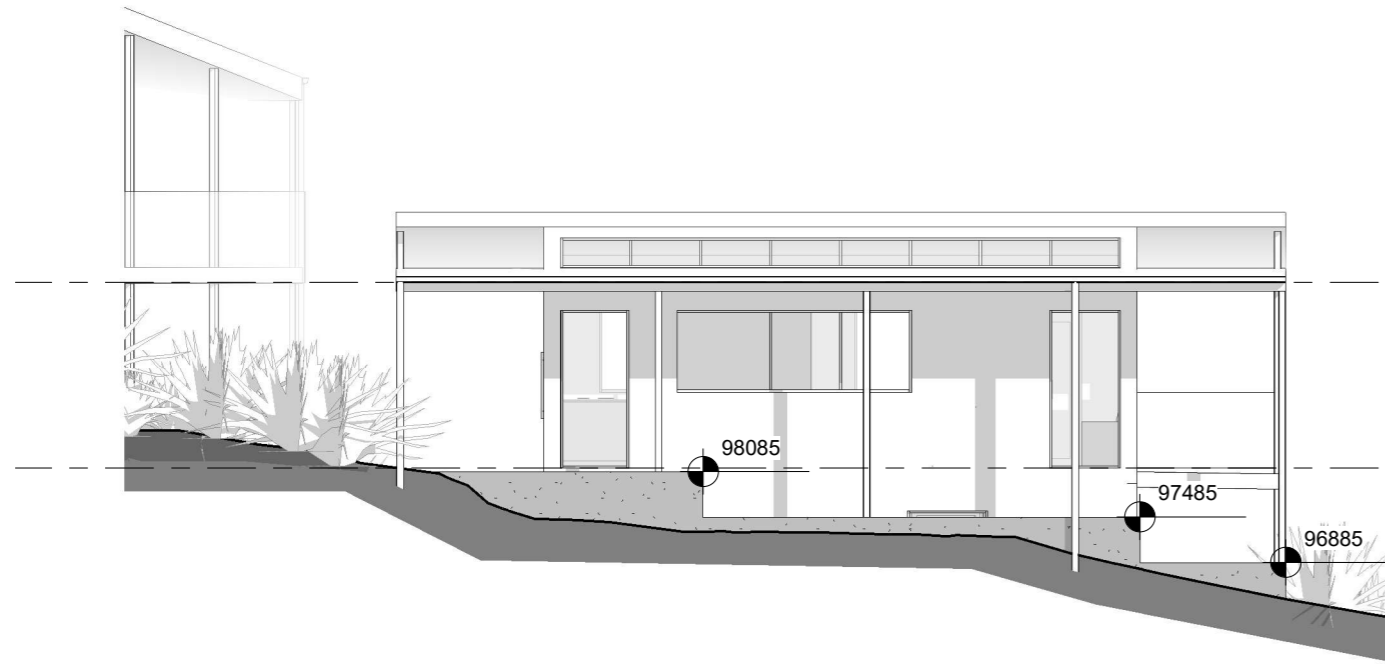
**2 A-02c**  
Scale on A3 1:100

10/09/2024 1:55:59 PM

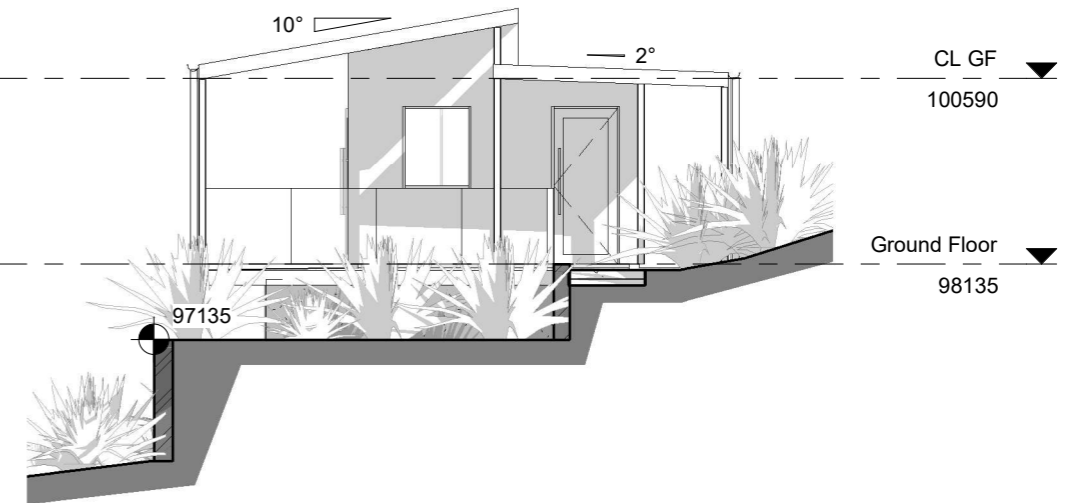
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-24-053**

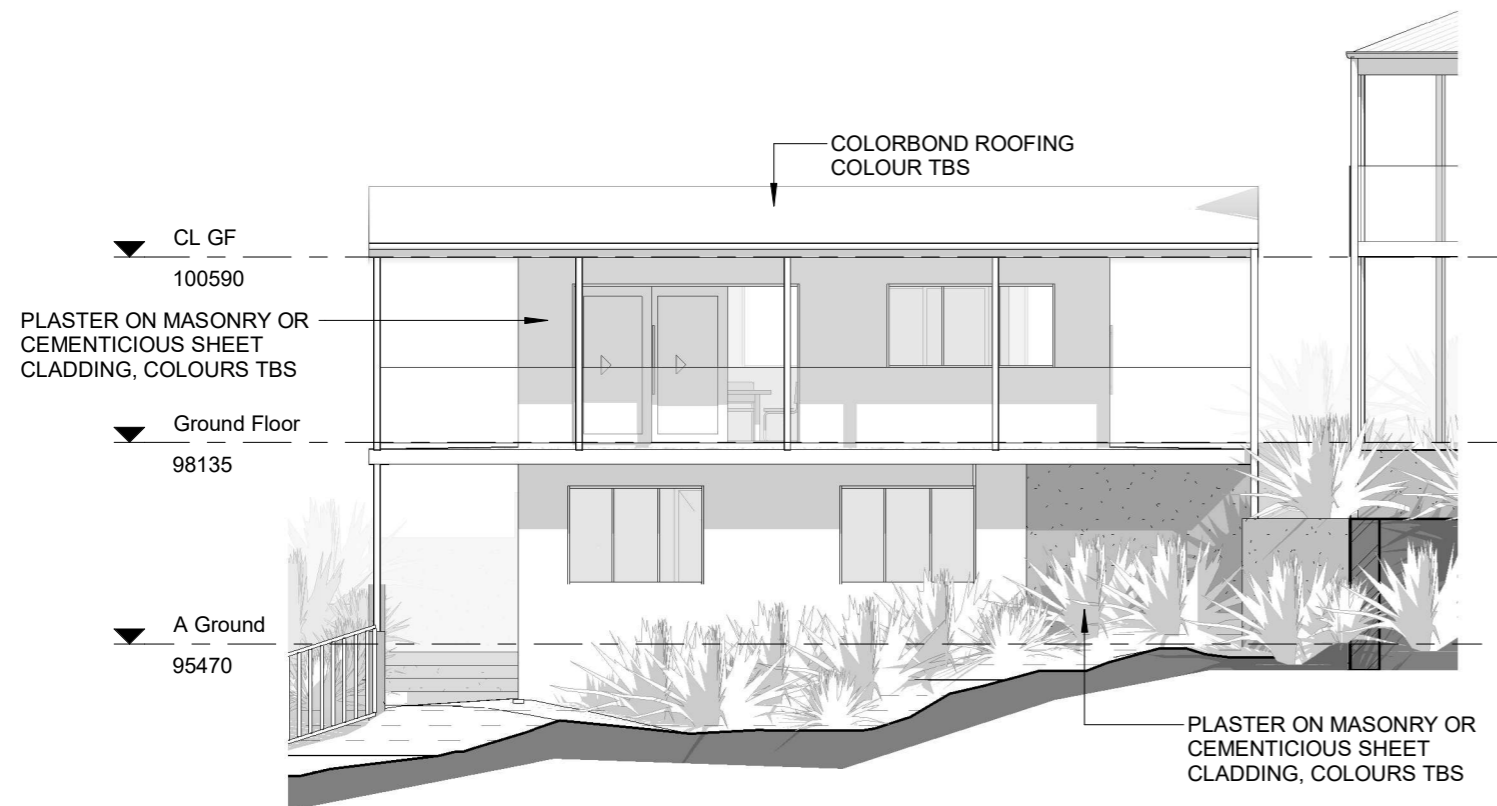
**DATE RECEIVED: 10 Sept 2024**



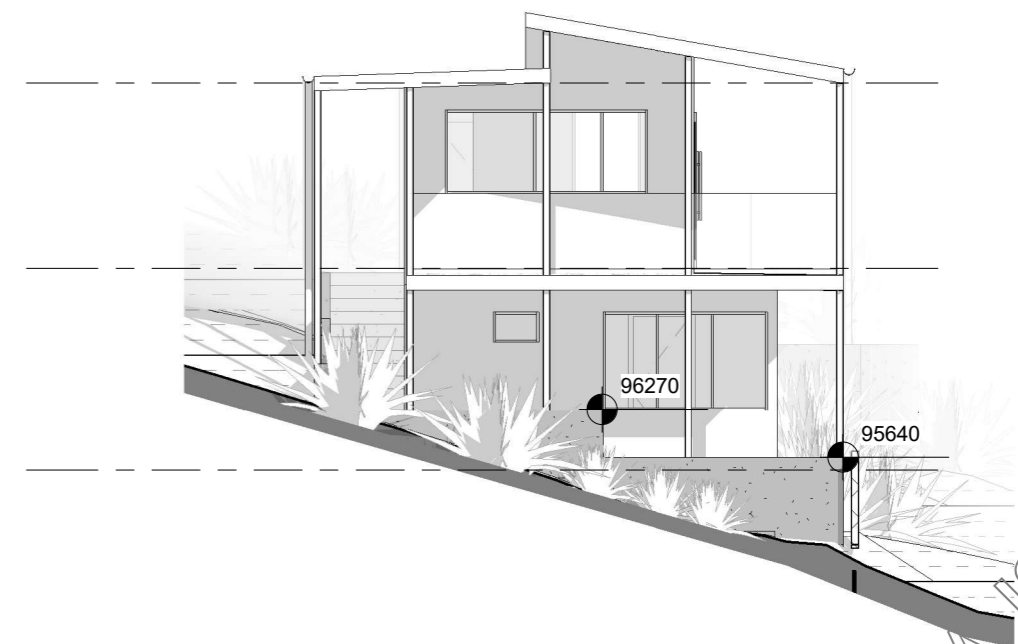
**1** ANCILLARY - NORTH ELEVATION  
1 : 100



**4** ANCILLARY - EAST ELEVATION  
1 : 100



**2** ANCILLARY - SOUTH ELEVATION  
1 : 100



**3** ANCILLARY - WEST ELEVATION  
1 : 100

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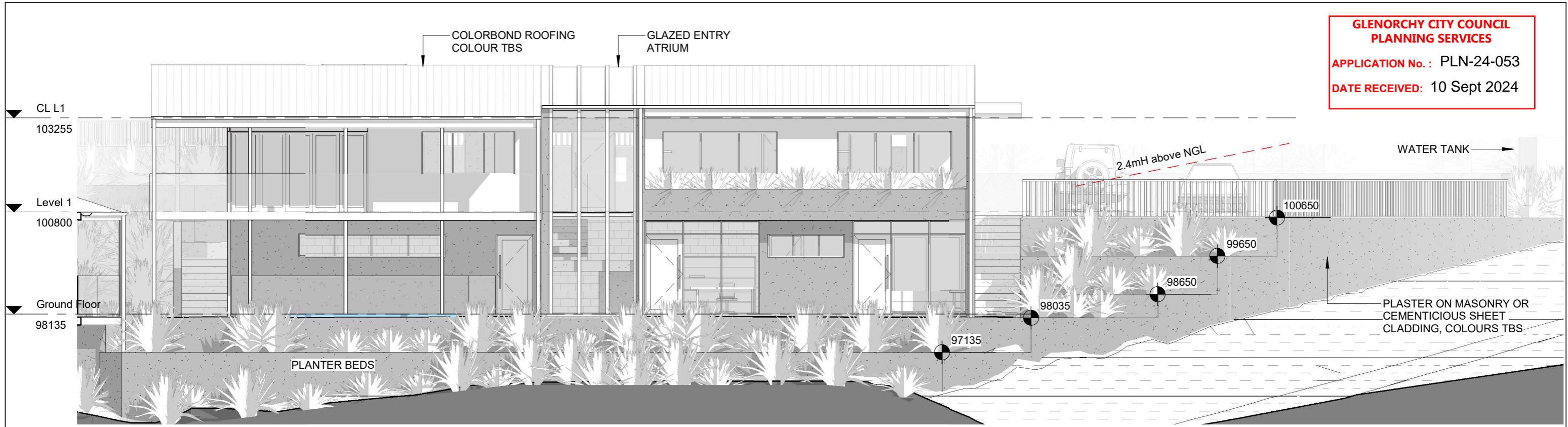
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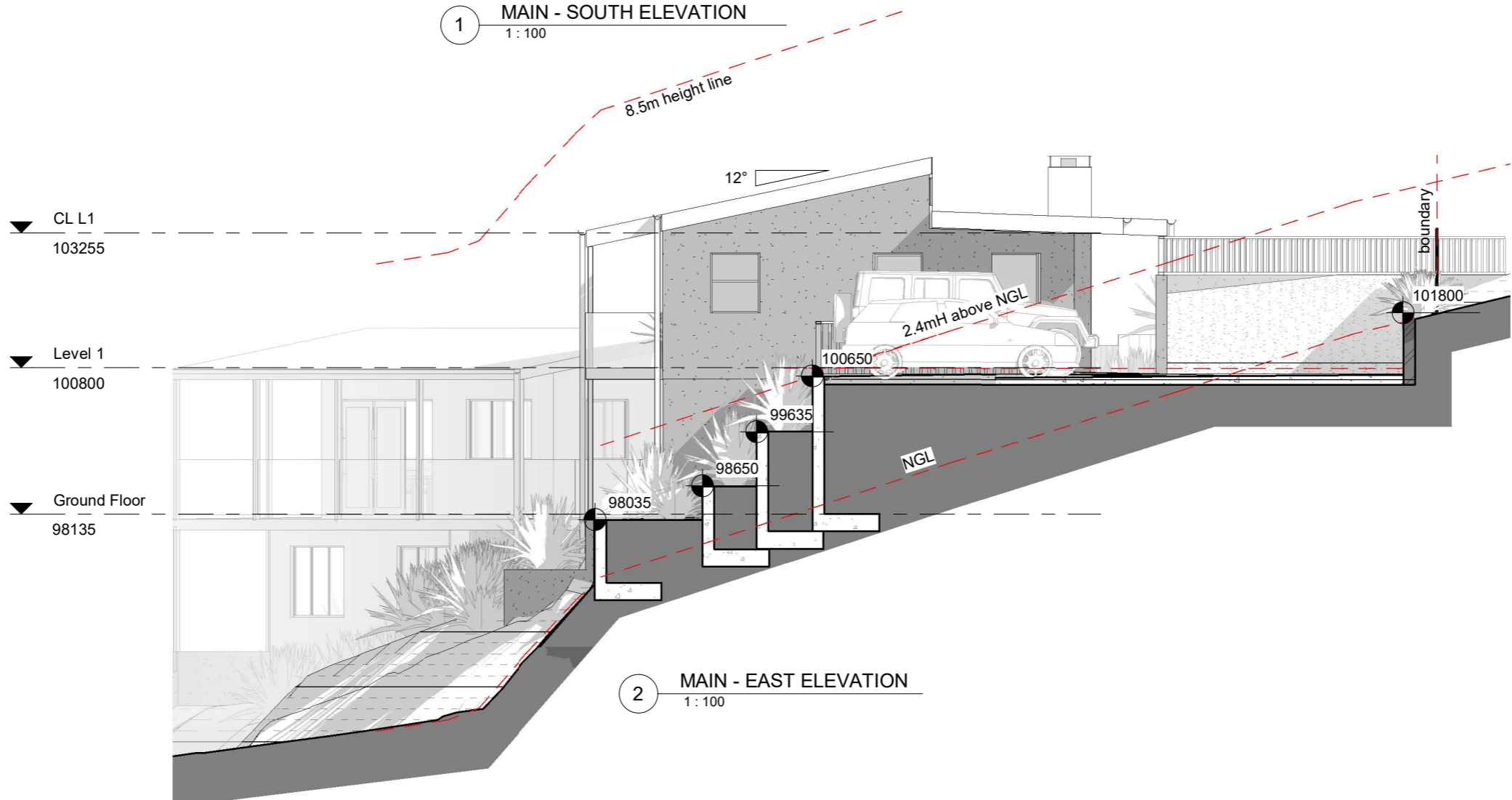
**New Dwelling & Ancillary/  
Secondary Dwelling  
30 Kiewa Rise Lenah Valley**

ANCILLARY RESIDENCE ELEVATIONS		<b>2 A-02d</b>
Project number	230406_Trewin	
Drawing Status	DA	
Current Revision	10/09/2024 R16	Scale on A3 1 : 100

DRAFT



1 MAIN - SOUTH ELEVATION  
1:100



2 MAIN - EAST ELEVATION  
1:100

DA ISSUE

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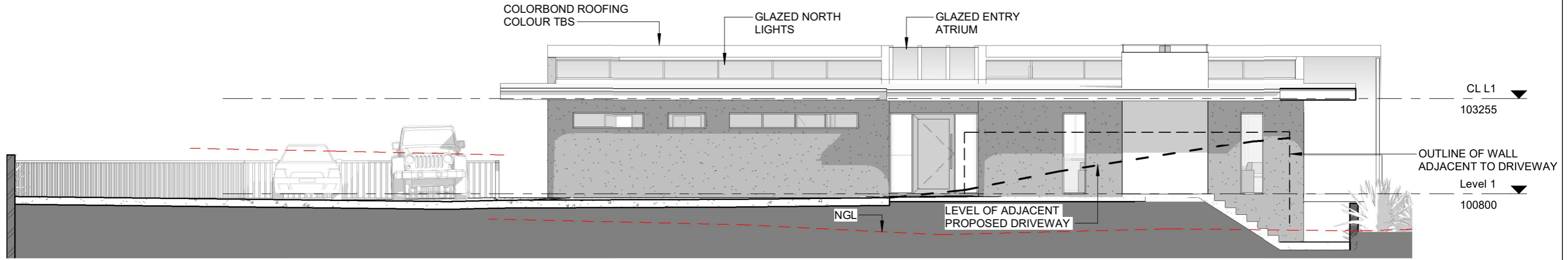
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**New Dwelling & Ancillary/  
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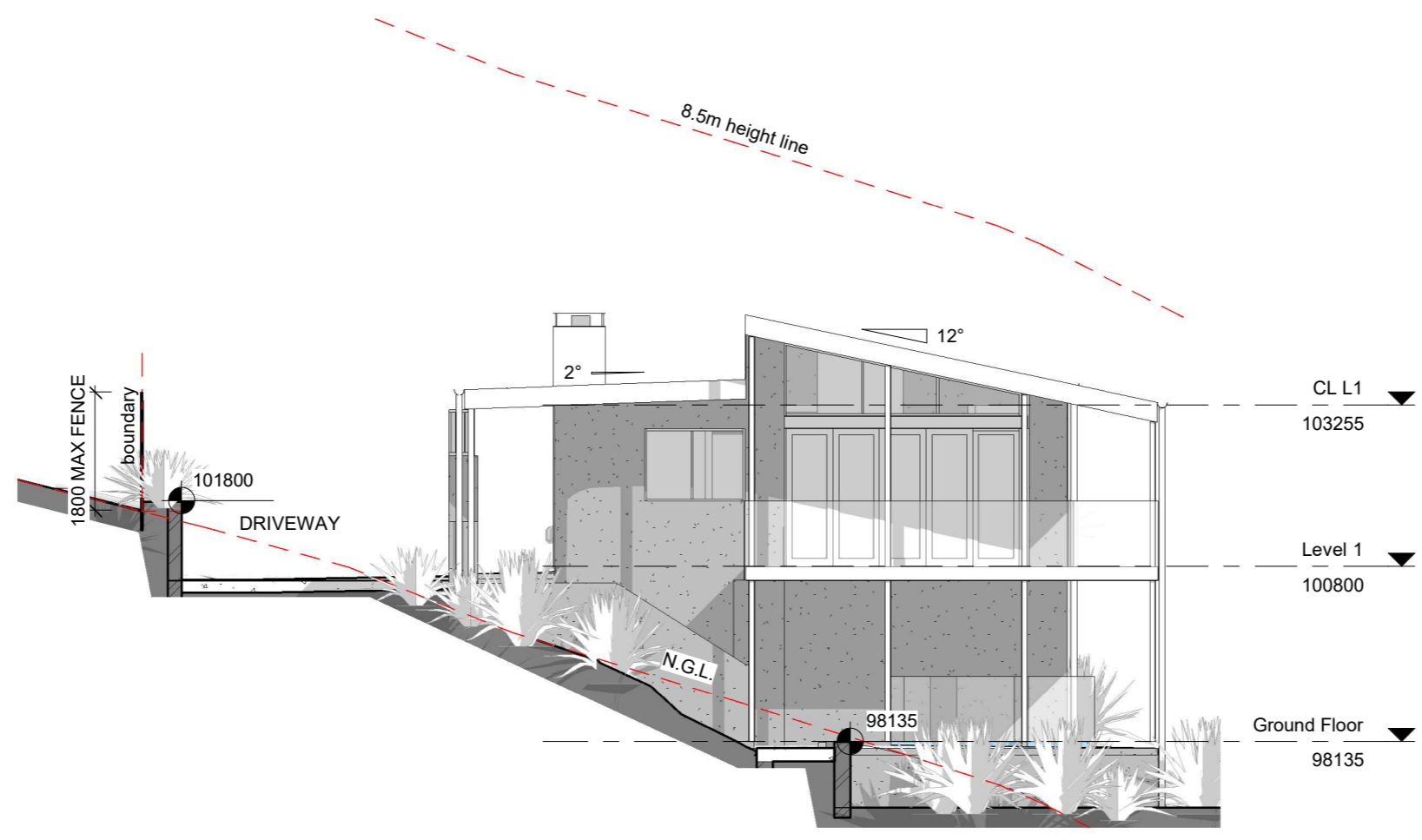
ELEVATIONS	
Project number	230406_Trewin
Drawing Status	DA
Current Revision	23/08/2024 R15

**2 A-03**  
Scale on A3 1:100





1 MAIN - NORTH ELEVATION  
1:100



2 MAIN - WEST ELEVATION  
1:100

DA ISSUE

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**New Dwelling & Ancillary/  
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ELEVATIONS	
Project number	230406_Trewin
Drawing Status	DA
Current Revision	23/08/2024 R15

<b>2 A-03a</b>	
Scale on A3	1:100