

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-24-236
<b>PROPOSED DEVELOPMENT:</b>	Residential (Deck addition)
<b>LOCATION:</b>	1/28 Lime Road Lutana
<b>APPLICANT:</b>	J N Leighton
<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**.

# PROPOSED DECK UNIT 1 / 28 LIME ROAD, LUTANA, 7009, TASMANIA

## INDEX

N00 INDEX & COVER SHEET

## ARCHITECTURAL

A01 PROPOSED SITE PLAN  
A02 DEMOLITION PLAN  
A03 PROPOSED FLOOR PLAN  
A04 PROPOSED ELEVATIONS

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. PLN-24-236  
DATE RECEIVED 29 August 2024

**NOT FOR  
CONSTRUCTION**

**IMPORTANT  
DRAWINGS MUST BE PRINTED  
& READ IN COLOUR**

## GENERAL INFORMATION

LAND CERTIFICATE OF TITLE REFERENCE No. - VOL. 56787 / FOL. 1

CLIMATE ZONE FOR THERMAL DESIGN (building code of australia) - ZONE 7

MUNICIPALITY - GLENORCHY

ZONING - GENERAL RESIDENTIAL

PLANNING SCHEME OVERLAYS - NIL

BUSHFIRE-PRONE AREA BAL RATING (bushfire attack level) -LOW, PROPOSAL >100m FROM AN AREA OF BUSH FIRE-PRONE VEGETATION EQUAL TO OR GREATER THAN 1 HECTARE.

SUB-ALPINE / ALPINE AREA (fire safety) - N/A (<300m ABOVE AHD).

CORROSION ENVIRONMENT - MODERATE (i.e. more than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas).

SITE HAZARDS - UNKNOWN, BUILDER TO INSPECT SITE TO IDENTIFY & DOCUMENT SITE HAZARDS PRIOR TO COMMENCING WORKS.

## EXTERNAL BUILDING AREAS (proposed)

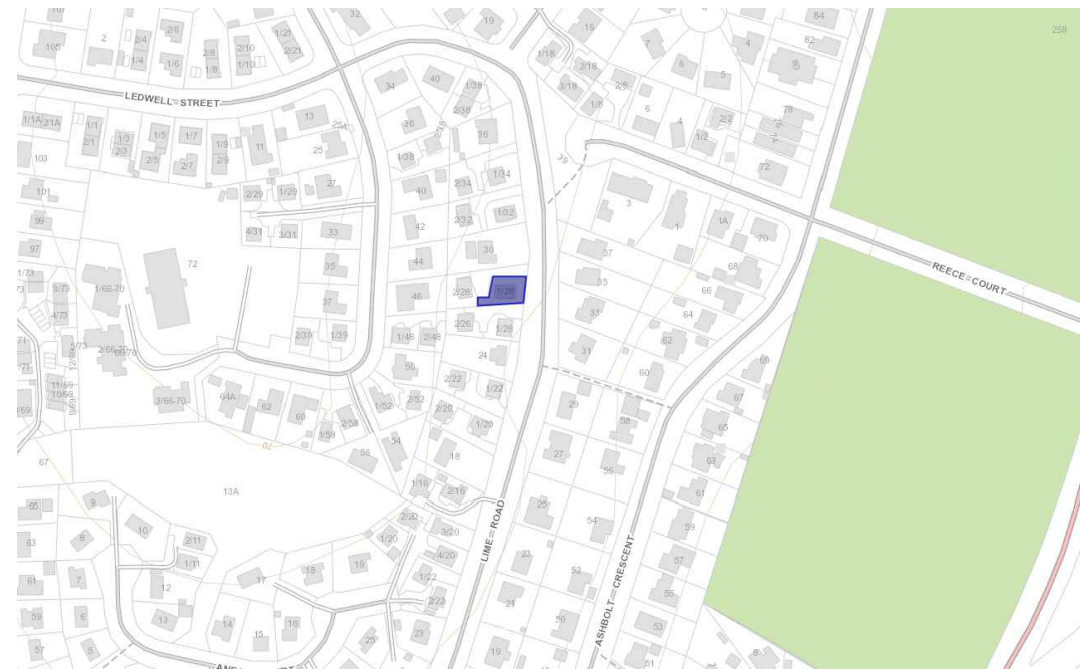
EXISTING LOWER FLOOR - 25.94m<sup>2</sup>  
EXISTING UPPER FLOOR - 104.10m<sup>2</sup>

PROPOSED UPPER FLOOR DECK - 9.60m<sup>2</sup>

TOTAL PROPOSED BUILDING AREA - 139.64m<sup>2</sup>

## IMPORTANT

- USE WRITTEN DIMENSIONS ONLY.
- DO NOT SCALE DRAWINGS.
- THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK.
- ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
- THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL, AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS
- MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
- ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE BUILDING DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.



LOCALITY PLAN  
SCALE: N.T.S.



**Robert Beadle**  
building design & drafting

12 WILLOW AVENUE KINGSTON T 0408 171 304  
TASMANIA 7050 E beadedrafting@gmail.com

ACCRED. NO 380567297 DRAWING TITLE INDEX & COVER SHEET  
DRAWN R. BEADLE  
SCALE AS SHOWN DWG NO N00  
PROJECT NO 2413 REV A

PROPOSED DECK  
UNIT 1, 28 LIME ROAD,  
LUTANA, 7009

A FOR PLANNING APPROVAL RB 28/08/24  
REV DESCRIPTION BY DATE

**KEY**

--- BOUNDARY SETBACK  
AS PER TASMANIAN PLANNING SCHEME - GLENORCHY

**SITE COVERAGE**

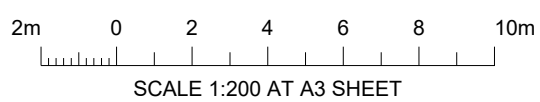
(as per Tasmanian Planning Scheme - Glenorchy)

- SITE AREA - 802m<sup>2</sup>
- EXISTING DWELLING (Unit 1) - 104.10m<sup>2</sup>
- EXISTING DWELLING (Unit 2) - 79.22m<sup>2</sup>
- PROPOSED DECK (Unit 1) - 9.60m<sup>2</sup>
- PROPOSED SITE COVERAGE - 24.05%

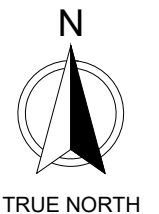
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**PROPOSED SITE PLAN**  
SCALE: 1:200





12 WILLOW AVENUE KINGSTON TASMANIA 7050  
T 0408 171 304  
E beadledrafting@gmail.com

ACCRED. NO 380567297  
DRAWING TITLE PROPOSED SITE PLAN  
DRAWN R. BEADLE  
SCALE AS SHOWN  
PROJECT NO 2413  
DWG NO A01  
REV A

**PROPOSED DECK**  
UNIT 1, 28 LIME ROAD,  
LUTANA, 7009

REV	DESCRIPTION	BY	DATE
A	FOR PLANNING APPROVAL	RB	28/08/24

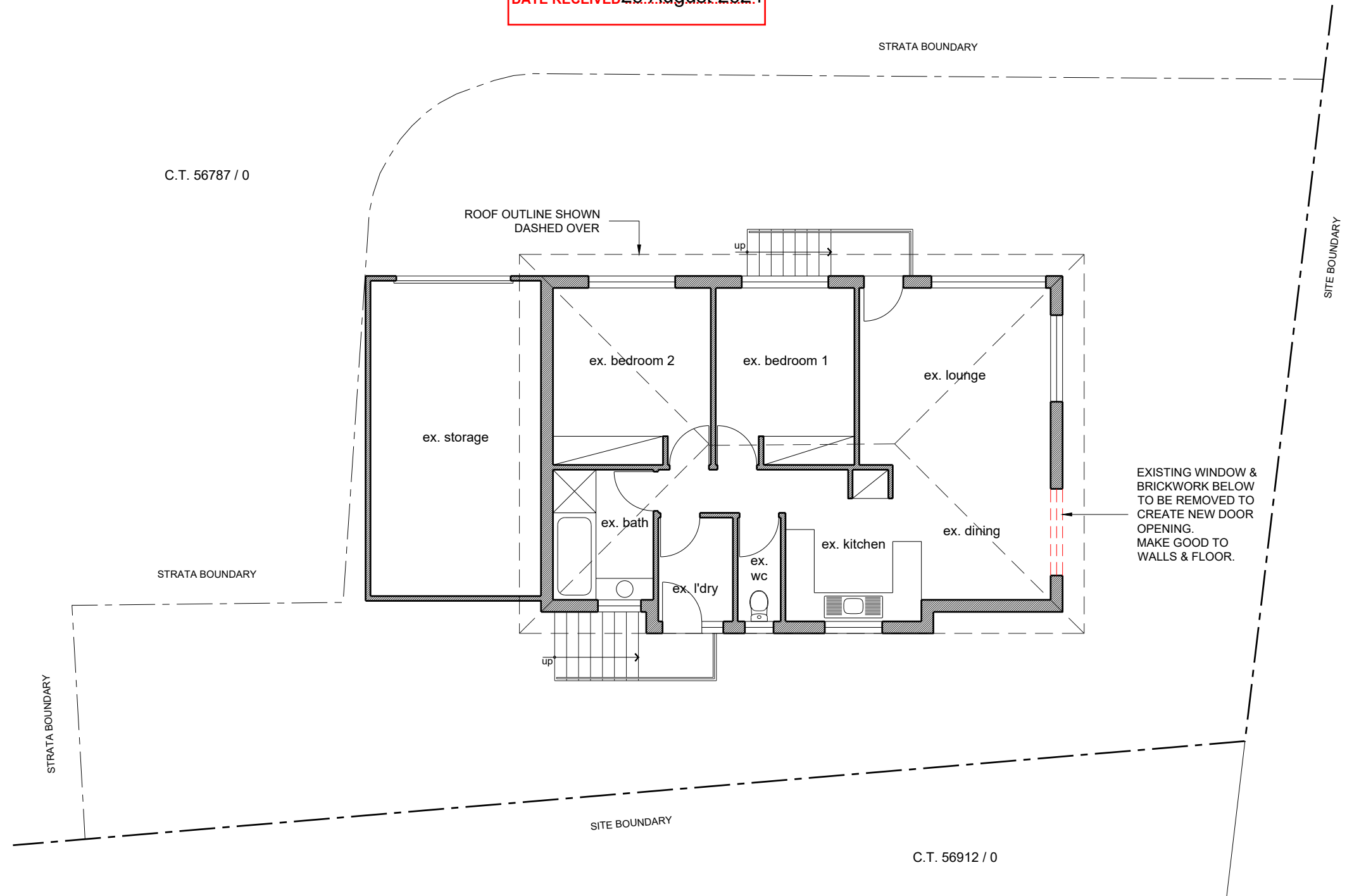
WALL LEGEND

-  EXISTING WALLS
-  DEMOLITION

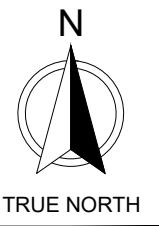
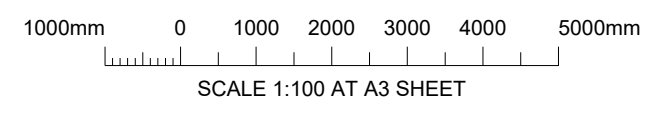
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**DEMOLITION PLAN**  
 SCALE: 1:100



12 WILLOW AVENUE KINGSTON T 0408 171 304  
 TASMANIA 7050 E beadledrafting@gmail.com

ACCRED. NO 380567297 DRAWING TITLE DEMOLITION PLAN  
 DRAWN R. BEADLE  
 SCALE AS SHOWN DWG NO A02  
 PROJECT NO 2413 REV A

PROPOSED DECK  
 UNIT 1, 28 LIME ROAD,  
 LUTANA, 7009

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**WALL LEGEND**

EXISTING WALLS

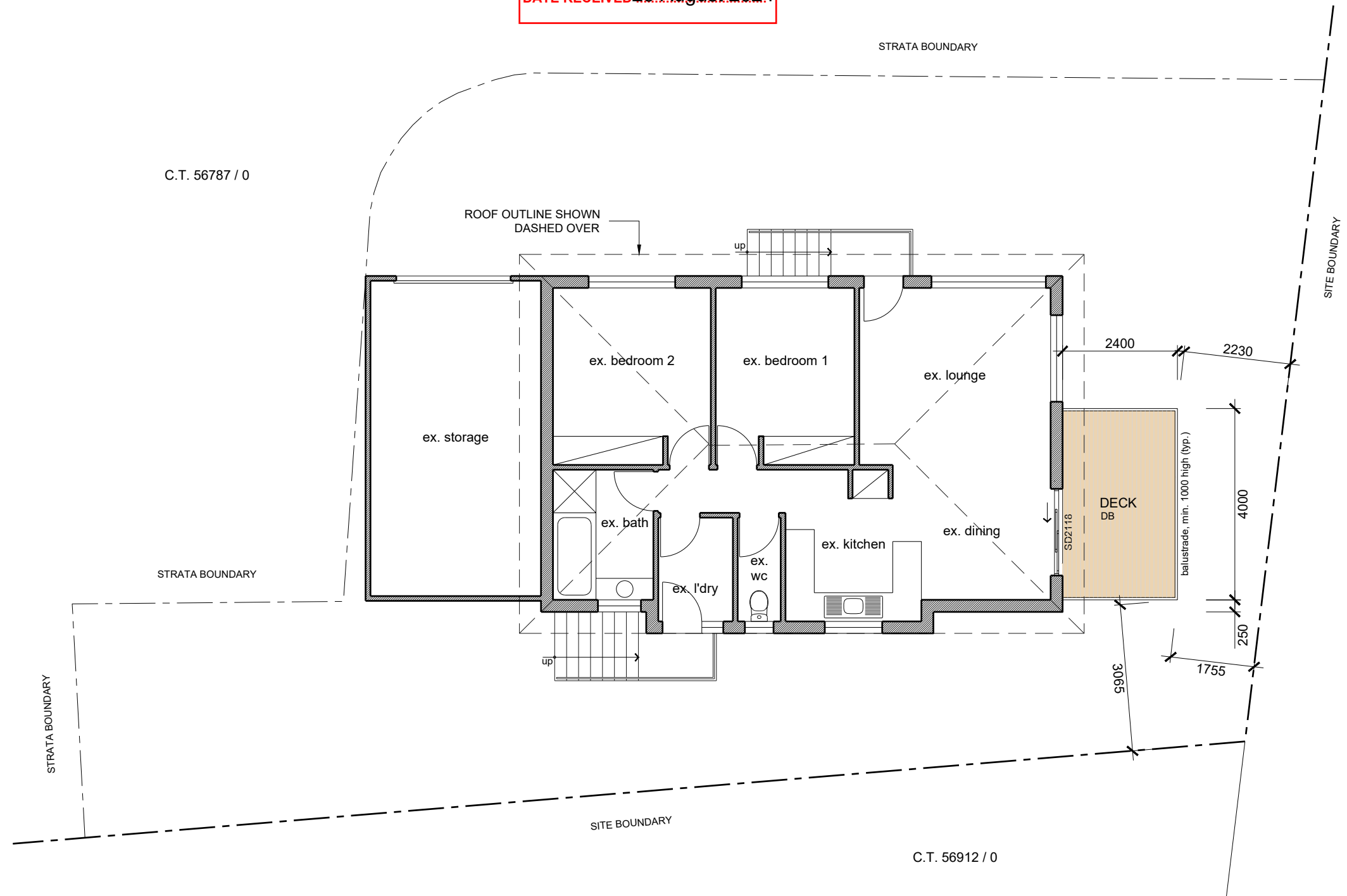
**FLOOR FINISHES**

DB. MODWOOD DECKING

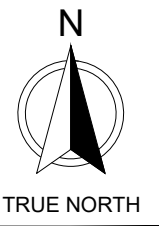
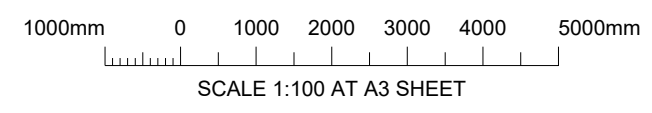
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**PROPOSED FLOOR PLAN**  
SCALE: 1:100



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ACCRED. NO 380567297  
DRAWING TITLE **PROPOSED FLOOR PLAN**  
DRAWN R. BEADLE  
SCALE AS SHOWN  
PROJECT NO **2413**

DWG NO **A03**  
REV **A**

**PROPOSED DECK**  
UNIT 1, 28 LIME ROAD,  
LUTANA, 7009

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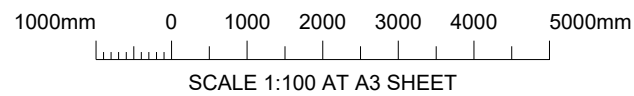
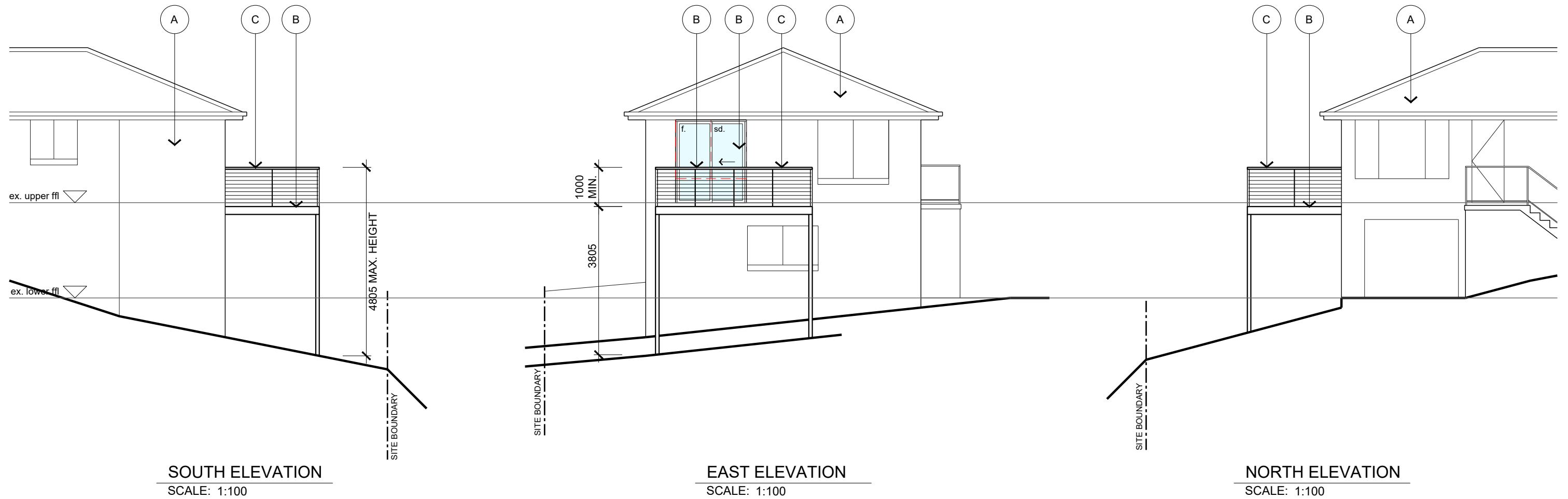
EXTERNAL FINISHES

- A EXISTING BRICKWORK RESIDENCE.
- B STEEL FRAMED DECK STRUCTURE.  
PAINTED FINISH.  
COLOUR - AS SELECTED.
- C 1000mm HIGH S/S WIRE BALUSTRADE SYSTEM  
STEEL HANDRAIL, PAINTED FINISH.  
COLOUR - AS SELECTED.
- D NEW ALUMINIUM FRAMED DOUBLE GLAZED DOOR.  
POWDERCOAT FINISH.  
COLOUR TO MATCH EXISTING.

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ACCRED. NO 380567297 DRAWING TITLE PROPOSED ELEVATIONS  
DRAWN R. BEADLE  
SCALE AS SHOWN DWG NO A04  
PROJECT NO 2413 REV A

PROPOSED DECK  
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LUTANA, 7009

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