

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-017
PROPOSED DEVELOPMENT:	Outbuilding (Residential)
LOCATION:	26 Gormanston Road Moonah
APPLICANT:	P & J Sheds Pty Ltd
ADVERTISING START DATE:	12/02/2025
ADVERTISING EXPIRY DATE:	25/02/2025

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 **25/02/2025**.

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 **25/02/2025**, or for postal and hand delivered representations, by 5.00 pm on **25/02/2025**.



INDEX OF DRAWINGS - BY DARRYN WHITE CC1623W

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CONSTRUCTION GENERALLY

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 100714

SITE INFORMATION

CERTIFICATE OF TITLE: VOLUME - 63580 FOLIO - 7
PID: 5428487
LAND AREA: 556M2 (calculated)

EXISTING DWELLING FLOOR AREA: 170M2
EXISTING OUTBUILDING (DEMOLISHED) (48M2)

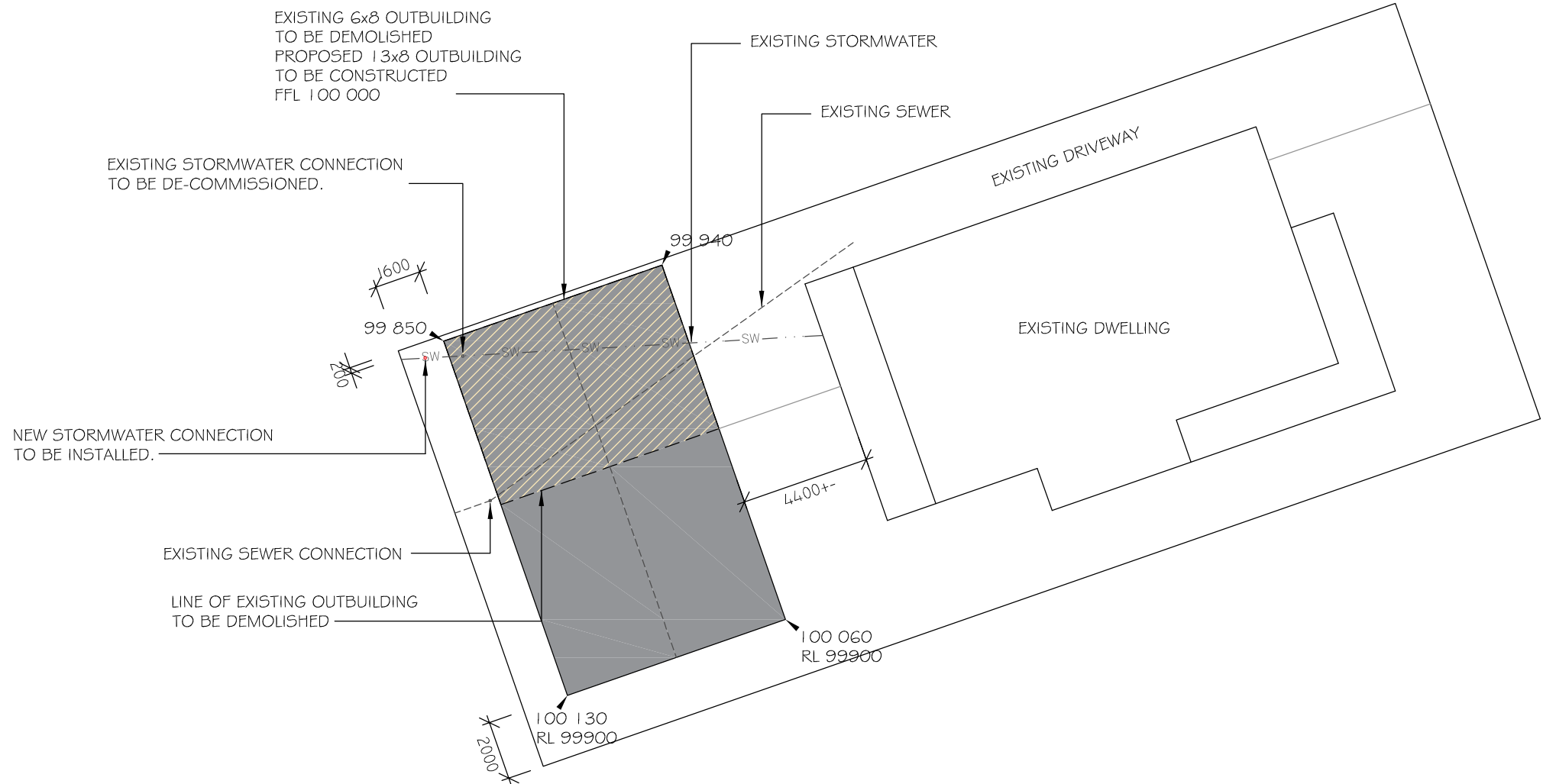
PROPOSED OUTBUILDING FLOOR AREA: 104M2

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
ZONE: I.O.O INNER RESIDENTIAL
OVERLAYS: N/A

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED

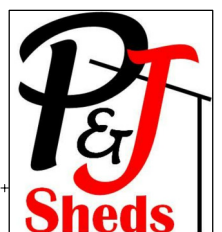
INTENDED USE

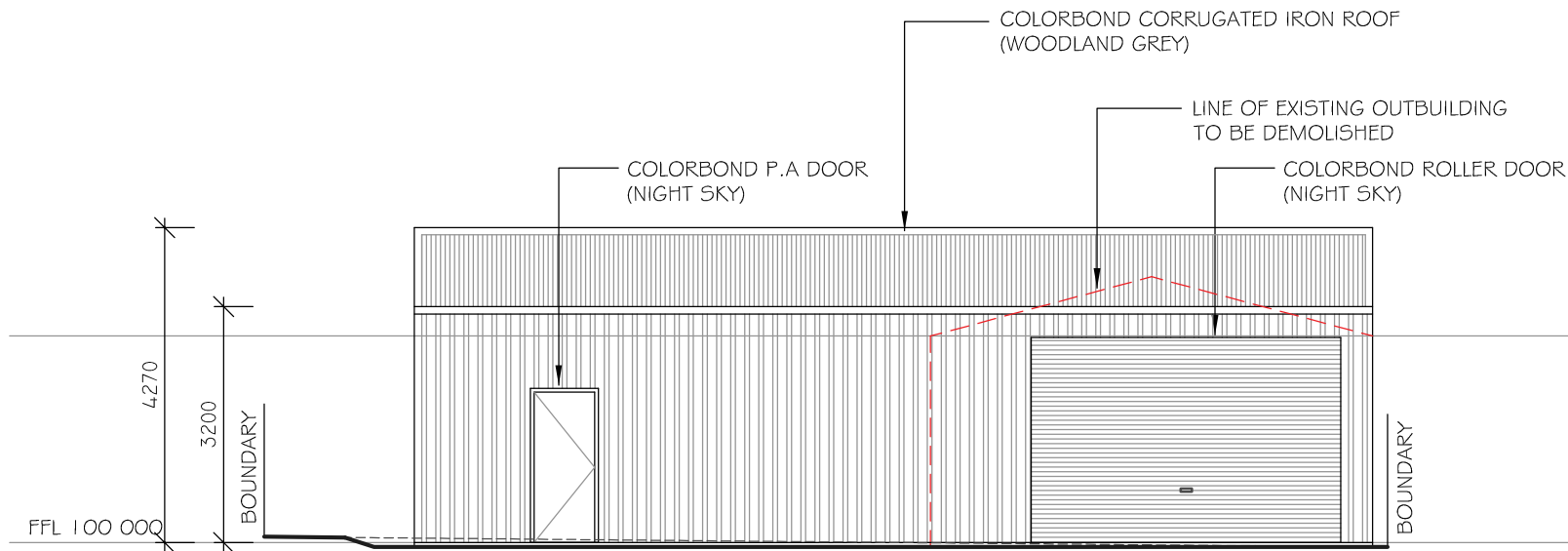
THE PROPOSED OUTBUILDING IS FOR DOMESTIC USE ONLY.
STORAGE OF PRIVATE VEHICLES AND DOMESTIC WORKSHOP.



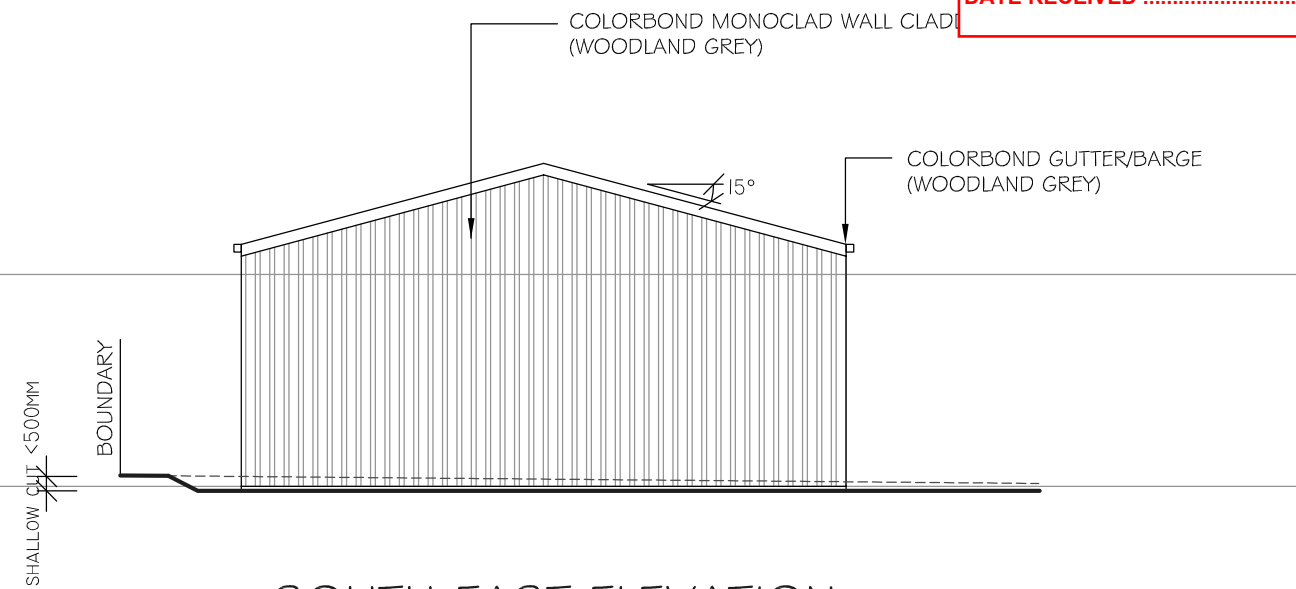
SITE PLAN 1:200

PROPOSAL : NEW OUTBUILDING
OWNER : B HUGHES & C TRUTZL
ADDRESS: 26 GORMANSTON ROAD MOONAH 7009
SCALE: 1:200 (A3)
DATE: 14th JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 01/03
JOB NO : 100714

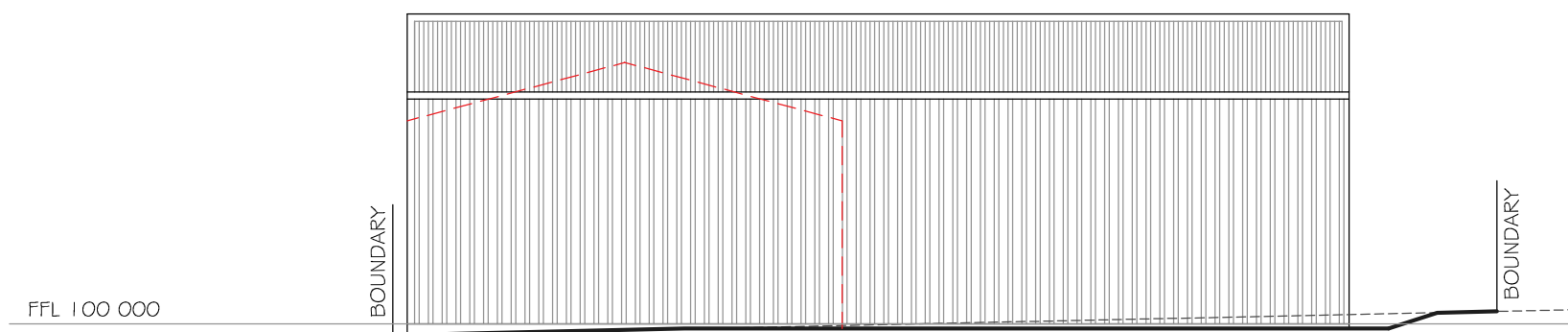




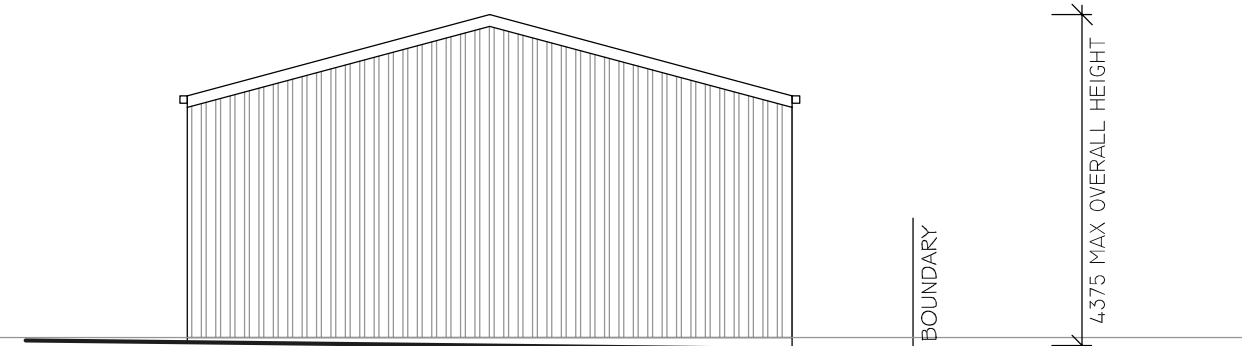
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

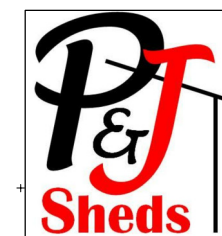
REFER TO DRAWINGS BY NORTHERN CONSULTING FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

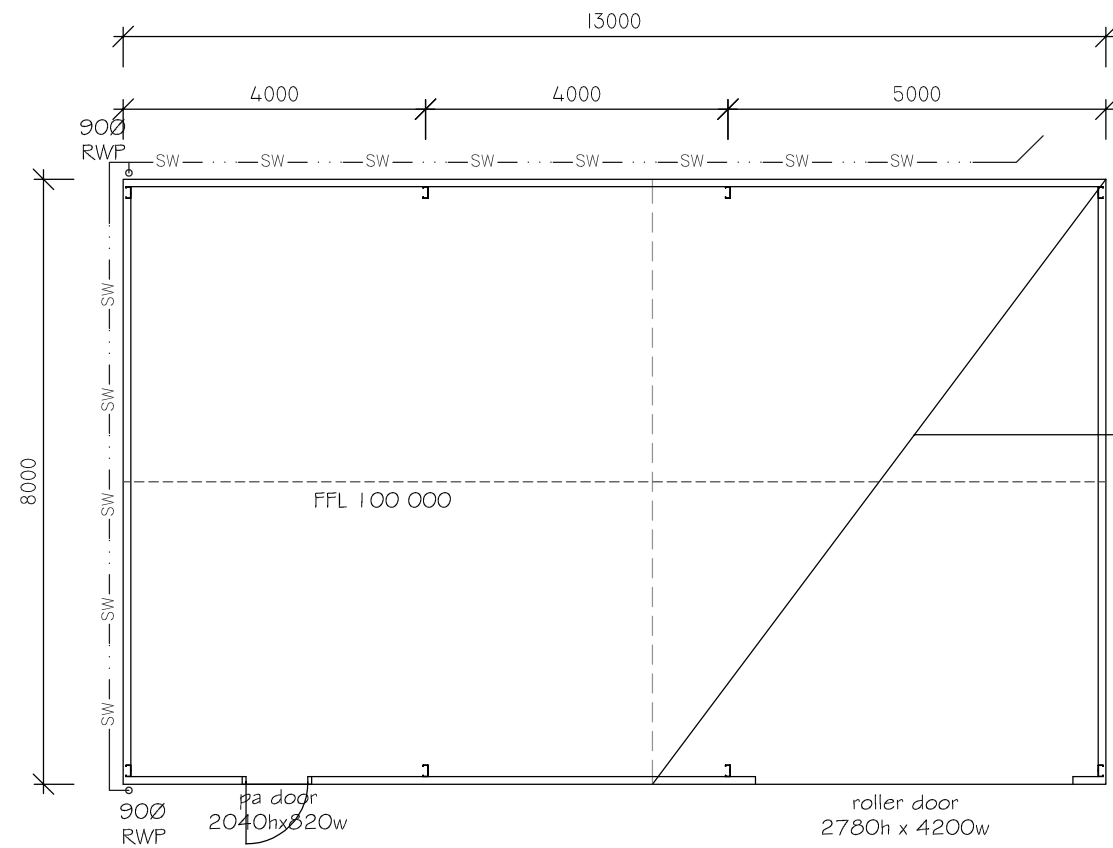
NOTE: MINIMUM FOUNDATION DEPTH SHOULD BE 100mm INTO NATURAL GROUND. IF FILL IS TO BE USED UNDER SLAB COMPACT IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm.

NOTE: SITE LEVELS TO BE CONFIRMED UPON REMOVAL OF EXISTING OUTBUILDING.

ALL EARTHWORKS & EXCAVATION TO BE IN ACCORDANCE WITH PART 3.1.1 OF CURRENT NCC.

PROPOSAL : NEW OUTBUILDING
 OWNER : B HUGHES & C TRUTZL
 ADDRESS: 26 GORMANSTON ROAD MOONAH 7009
 SCALE: 1:100 (A3)
 DATE: 14th JANUARY 2025
 AMENDED:
 DRAWN BY: DARRYN WHITE CC1623W
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FLOOR / DRAINAGE PLAN 1:100

CONSTRUCTION GENERALLY:
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING
 NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS
 AUTHORITY REQUIREMENTS.

SITE PREPARATION, EXCAVATION AND EARTHWORKS TO COUNCIL REQUIREMENTS AND IN
 ACCORDANCE WITH PART 3.1.1 OF NCC.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
 UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

OUTBUILDING STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM SHEDS'
 DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
 TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
 NOT PROVIDED ON THIS SET OF PLANS.

COLOURS (COLORBOND®):

EXT. WALLS	- WOODLAND GREY
ROOF	- WOODLAND GREY
ROLLER DOOR	- NIGHT SKY
P.A. DOOR	- NIGHT SKY
GUTTER	- WOODLAND GREY
CORNER FLASH	- WOODLAND GREY
BARGE FLASHING	- WOODLAND GREY
OPENING FLASH	- WOODLAND GREY

PLUMBING GENERALLY:
 ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
 TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia PVC STORM WATER TO CONNECTION.

PLUMBER TO RELOCATE EXISTING CONNECTION TO OUTSIDE OF EXISTING SHED FOOTPRINT.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

REFER TO DRAWINGS BY NORTHERN CONSULTING FOR ALL
 MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN
 AND SPECIFICATIONS.

NOTE: MINIMUM FOUNDATION DEPTH SHOULD BE 100mm INTO NATURAL GROUND.
 IF FILL IS TO BE USED UNDER SLAB COMPACT IN 150mm LAYERS TO A
 MAXIMUM DEPTH OF 900mm.

NOTE:
 SITE LEVELS TO BE CONFIRMED UPON REMOVAL
 OF EXISTING OUTBUILDING.

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 TO BE IN ACCORDANCE WITH
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