

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-031
PROPOSED DEVELOPMENT:	Additions and alterations
LOCATION:	41 Leonard Avenue Moonah
APPLICANT:	Another Perspective Drafting Design
ADVERTISING START DATE:	18/03/2025
ADVERTISING EXPIRY DATE:	01/04/2025

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 **01/04/25**.

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 **01/04/25**, or for postal and hand delivered representations, by 5.00 pm on **01/04/25**.

APPLICATION REQUIREMENTS

An application does not become valid until all items below are met:

- Completed Planning Permit Application Form;
- Full copy of current Certificate Title including the folio text, folio plans and schedule of easements (if any);
- One (1) copy of plans drawn to scale (refer to separate Information Checklist for information to be shown on the plans);
- Full description of the proposed use/development; and
- Application Fees Paid



**GLENORCHY
CITY COUNCIL**

Planning Application Form

374 Main Road Glenorchy
P.O. Box 103 GLENORCHY

Phone (03) 6216 6800

gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au

You may also need to provide:

- Stormwater Concept Servicing plan showing how the stormwater will be managed and be connected to public infrastructure in accordance with Council's Stormwater Management policy
- Landscape plan
- Detailed documentation if the place is listed on the Tasmanian Heritage Register, noting that Council will refer any Applications for work to these places to the Tasmanian Heritage Council.
- Detailed documentation if the place is heritage listed at the local level (GLE-C6.0 Local Historic Heritage Code)

TYPE OF APPLICATION BEING APPLIED FOR

PRELIMINARY ASSESSMENT	Select if: your application is eligible for a <i>No Permit Required</i> assessment.	<input type="radio"/>
REGULAR ASSESSMENT	Select if: you are lodging an application for a planning permit	<input checked="" type="radio"/>

APPLICANT

Company	[REDACTED]
Contact Name	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]

PROPERTY OWNER(S)

Name (s)	[REDACTED]
<i>If property is owned by Council/The Crown, ensure the Owner's declaration on the final page is fully completed.</i>	
Phone	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]

APPLICATION SITE

PID 5434510

Street Address 41 Leonard Avenue,

Suburb Moonah

Site Area (m²) 526

PROPOSED USE / DEVELOPMENT	Estimated Cost of Works	\$ 250,000
Provide a summary of the purpose of the development, and activities proposed to be carried out on the site. A full description of the proposal in a covering letter or as a planning report should be attached with this Application.		
Proposed Ground Floor Bedroom / Ens & Deck Additions Proposed Lower Ground Floor Rumpus Room Addition		

PRE-APPLICATION MEETING		
Has a meeting been held with Council Planning staff in relation to this application?		Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>If YES, please provide details:</i>	Name of Council's Planning Officer, Development Engineer and/or Heritage Officer	
	Date of Meeting	

STAGING		
Is the proposal to be carried out in more than one stage?		Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Note to applicant: if answering YES to the question above, ensure stages are marked on plans and provide details of the number and order of staging below.</i>		

SUBDIVISION		
Is a subdivision or boundary adjustment proposed?		Yes <input type="radio"/> No <input checked="" type="radio"/>
How many lots are to be created?		
Is public open space proposed in accordance with Local Government (Building and Miscellaneous Provisions) Act 1993 and Council's Public Open Space policy?		Yes <input type="radio"/> No <input checked="" type="radio"/>

PRESENT USE OF THE LAND/BUILDINGS		
If vacant, give last known use.		
Residence		

SIGNS		
Does the proposal involve the display of advertising signs?		Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Note to applicant: if answering YES to the question above, ensure plans include dimensions of sign (height, width, total height above ground), content of the sign, where the sign will be located on the site, how it will be attached or supported, and details of any proposed illumination.</i>		

FLOOR AREA OF NEW BUILDINGS / EXTENSIONS / CHANGES OF USE

State the gross floor area of proposed building/extension, or the area of land affected by the change of use (if any)

Hectares
 m²

64.21

MATERIALS

COLOUR

Walls	Axon Cladding	Monument
Roof	Colorbond Trimdek	Monument
Boundary fences, walls etc	N/A	

SURFACING MATERIALS

Driveway area/ Access Road	N/A
Total Parking Area(s)	N/A

ACCESSIBILITY

Does the proposal involve new or altered access to a road?
If YES, ensure the location & width of existing and/or proposed accesses are marked on plans

Yes No

VEHICLES VISITING OR DELIVERING TO OR FROM SITE

TYPE	NUMBER	TRIPS PER DAY	TYPE	NUMBER	TRIPS PER DAY
Car			Commercial Vehicle		

PARKING ON SITE

TYPE	EXISTING	PROPOSED	TYPE	EXISTING	PROPOSED
Standard			Special (long/wide)		

SERVICES

How will sewage be disposed of?	TasWater
How will surface water be disposed of?	Council
What arrangements will be made for refuse storage and collection?	Council
Are there any special water supply requirements?	No

EMPLOYMENT *(please indicate if these numbers are estimates only)*

How many people are employed on the site now?	
How many people are proposed to be employed?	

HOURS OF OPERATION

What are the proposed maximum hours of operation?	AM	PM
Weekdays		
Saturdays		
Sundays		
Public Holidays		

STORAGE

Will goods be stored outside?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Is provision made for loading/unloading on site?	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Note to applicant: if answering YES to either question above, ensure storage and unloading areas are marked on plans.</i>	

TREES

Does the proposal involve the removal of trees or shrubs?	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Note to applicant: if answering YES to the question above, state the number and identify the precise position and species on the plans.</i>	

PRIVACY NOTICE

Council collects personal information to carry out its operations as a Tasmanian Local Government. This personal information may be used for other purposes permitted by law. The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations.

You do not have to provide your personal information but if full information is not provided the Council may be unable to action your application or request.

You can find out more about how the Council manages personal information and how you can request access or corrections to it in the Council's Privacy Policy available on the Council website or on request.

APPLICANT'S DECLARATION

This section MUST be completed before an Application will be accepted.

I/we hereby apply for a planning permit to carry out the use and/or development described in this application and the accompanying plans.

- a) Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.
- b) I/we declare that the information contained in the form and any attached plans and documents is correct.
- c) I/we own the land, or have notified the owner/s of the land of the intention to make this application in accordance with Section 52 of the *Land Use Planning and Approvals Act 1993*.
- d) By providing Council with the plans and documents attached to this application ("Documents"), I/we:
 - i. warrant to Council I/we own all copyright in the Documents or am a licensee of the copyright owner with the right to grant the following authority;
 - ii. authorise Council to copy the Documents, attach copies to Agendas for any relevant Council meetings and release copies to the public; and
 - iii. acknowledge Council is relying on my/our warranty and authorisation and may seek recovery of any damages suffered by it if my/our warranty and/or authority is incorrect.

Signed by the Applicant:		Date:	17/02/2025
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LAND OWNED BY COUNCIL OR THE CROWN

Is the land owned by Council or the Crown (i.e. government land)?

Yes No

If the answer above is YES:

- a) The form must be signed by the Minister of the Crown responsible for the administration of the land or by the General Manager of the Council; and
- b) be accompanied by the written permission of that Minister or General Manager to the making of the application. A copy of the delegation must be provided.

I/we hereby give my/our permission for the lodgement of this application.

Signed by the Owner(s):		Date:	
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If completing the following section by hand, please ensure legibility. The use of ALL CAPITALS is preferred.

Name/s – please print	
Title/s (if the owner is a company)	
Written permission to the making of the Application is provided with this form:	Yes <input type="radio"/> No <input type="radio"/>
A copy of the delegation is provided:	Yes <input type="radio"/> No <input type="radio"/>

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TORRENS TITLE

COPY
(please keep)



TASMANIA

VOLUME		FOLIO
161862		2
EDITION	DATE OF ISSUE	
1	20-Jun-2011	
Page 1		of 2

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

City of GLENORCHY
Lot 2 on Plan 161862
Derivation : Part of 25Acs-2Rds-Ops. Gtd. to M Leonard
Prior CT 54613/85

SCHEDULE 1

A150298 & M330064
noon [REDACTED] Registered 20-Jun-2011 at

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right over the strip of land 4 feet wide marked Drainage Easement passing through Lots 82 & 84 on Plan 54613 of making and laying storm water drains and of using all drains now made or hereafter to be made in under or over the said strip of land with power at any time upon giving previous reasonable notice to enter upon the said strip of land to make lay repair cleanse or maintain any pipes or drains the person or persons entering to make good any damage occasioned to the surface thereby
BURDENING EASEMENT: Rights of drainage over the Drainage Easement passing through the said Lot 85 for the owner or owners for the time being of Lot 86 to 93 on P.161862
RESERVING NEVERTHELESS: To Menotti Leonard full and free right for himself and his assigns the owner or occupiers for the time being of the other lands comprised in Certificate of Title Volume 514 Folio 40 and Purchase Grant Volume 159 Folio 125 of using all sewers and drains now or hereafter to be made in or over any Lot or Lots or any part thereof for the benefit of any existing or future building on the other lands in the said Certificate of Title and the said Purchase Grant with power at any time upon giving reasonable notice to enter upon any Lot to make lay repair cleanse and maintain any pipes or drains the person or persons entering to make good all damage to the surface thereby occasioned

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

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LAND TITLES ACT 1980

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Alice Kawa

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- M330364 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 1 on P.161862) over the Right of Way 'B' 1.50 wide on P.161862 Registered 20-Jun-2011 at noon
- M331349 BENEFITING EASEMENT: a right of carriageway over the Right of Way 'A' 1.50 wide on P.161862
- 117021 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

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LAND TITLES ACT 1980

TORRENS TITLE

COPY

(Please keep)



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WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

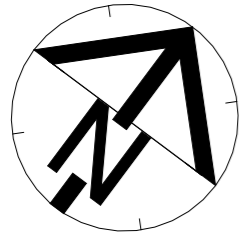


AP2024-2380 - PROPOSED ALTERATIONS & ADDITIONS (GROSS)
 41 Leonard Avenue,
 MOONAH

SHEET	DRAWING TITLE
01	SITE PLAN
01a	DRAINAGE PLAN
02	EXISTING GROUND FLOOR PLAN
02a	EXISTING LOWER GROUND FLOOR PLAN
03	EXISTING ELEVATIONS SHEET 1
03a	EXISTING ELEVATIONS SHEET 2
04	PROPOSED GROUND FLOOR PLAN
04a	PROPOSED LOWER GROUND FLOOR PLAN
05	PROPOSED ELEVATIONS
05a	PERSPECTIVE VIEWS

No.	Amendment	Date	Drawn	Checked	Sheet
		5 Feb 2025	ST	RJ	01 - 05

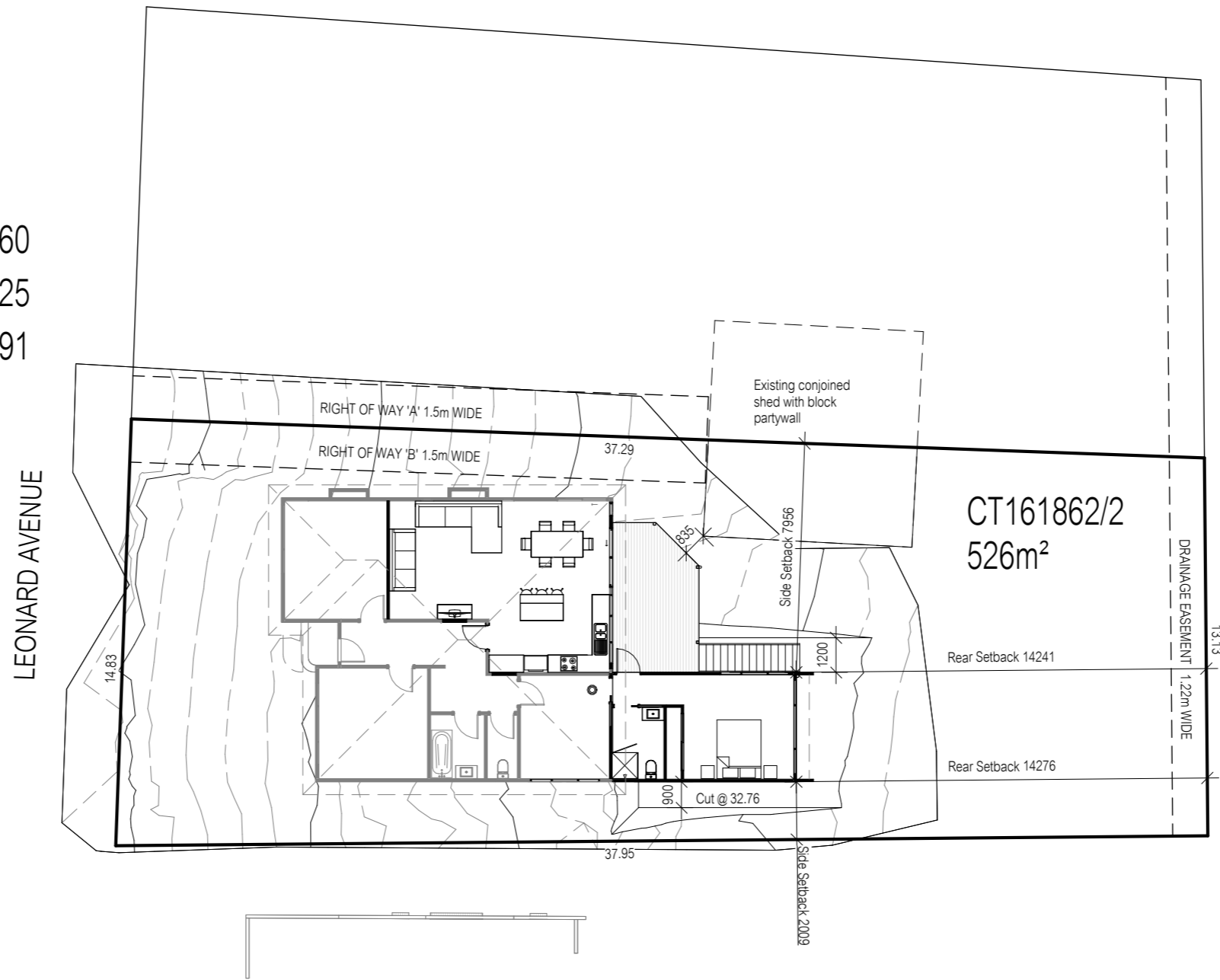
Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED ALTERATIONS & ADDITIONS (GROSS) 41 Leonard Avenue, MOONAH	Soil Classification: Title Reference: Floor Areas: Porch / Deck Areas: Wind Speed: Climate Zone: Alpine Zone: Corrosion Environment: Certified BAL: Designed BAL: (Refer to Standard Notes for Explanation)	TBC CT161862/2 Refer to plans Refer to plans TBC 7 N/A LOW TBC TBC	COVER SHEET AP2024-2380 Date 5 February 2025 Sheet 00/05
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. **PLN-25-031**
DATE RECEIVED **17/02/25**

Ground Floor FFL 35.60
Existing Lower Ground Floor FFL 33.25
Proposed Lower FFL 32.91

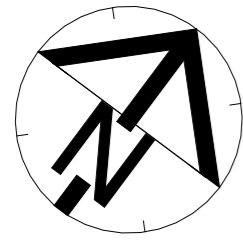
1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND LASER SCAN CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.
 2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
 3. ANOTHER PERSPECTIVE PTY LTD CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS NO SERVICE INFORMATION HAS BEEN COLLECTED.
 4. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.
 5. HORIZONTAL DATUM IS BASED ON SP134252 (MGA94) - SHIFTED TO GDA2020 AND SCALED ABOUT SPM9577 (CSF 0.99959776).
- DISTANCES ARE PLANE.
6. VERTICAL DATUM IS AHD (RTK GPS).
 7. CONTOUR INTERVAL IS 0.1 METRE, INDEX IS 1.0 METRE.
- NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPILED FROM SURVEY PLAN SP134252, P161862, AND P1087. ANOTHER PERSPECTIVE ARE NOT REGISTERED LAND SURVEYORS AND IF REQUIRED A REGISTERED LAND SURVEYOR SHOULD BE ENGAGED TO IDENTIFY AND MARK TITLE BOUNDARIES & EASEMENTS.



EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - GLENORCHY	
8.4.3 - Site coverage and private open space for all dwellings	
A1 (a)	Site Coverage: Max. 50% of site = 263.00m ² Proposed site coverage (excl. eaves up to 0.6m): 173.07m ² (32.90%)

No.	Date	Int.	Amendment changes as per cover sheet
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Notes <ul style="list-style-type: none"> • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer. 	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED ALTERATIONS & ADDITIONS (GROSS) 41 Leonard Avenue, MOONAH		SITE PLAN	
				Drawn ST AP2024-2380 Date 4 November 2024 Sheet Scale 1:200	01/05



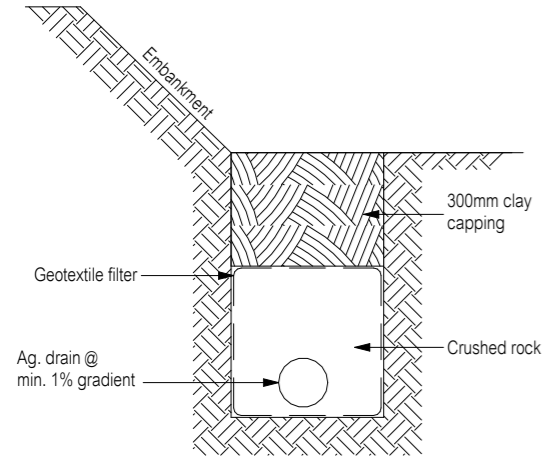
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No **PLN-25-031**
DATE RECEIVED **17/02/25**

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)

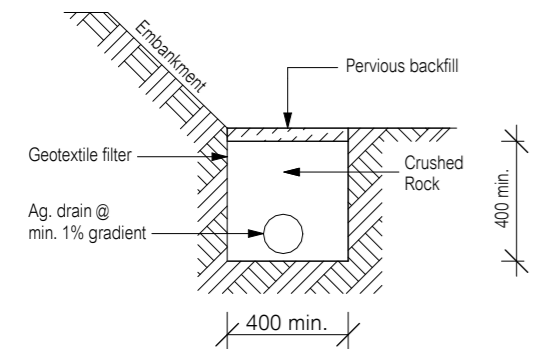
--- Sewer Line (1000 UPVC) (unless noted otherwise)
 --- Stormwater Line (1000 UPVC) (unless noted otherwise)
 --- Stormwater Line (1500 UPVC) (unless noted otherwise)

NOTES:
 1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
 2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
 3. 500 required for multiple shower heads.
 4. Showers to comply with N.C.C. 10.2.14.
 5. Falls to floor waste to be minimum 1:80 & maximum 1:50

- Where ag drain is < 1.5m from footing, the following engineering principles are required:
1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
 2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
 3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
 4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



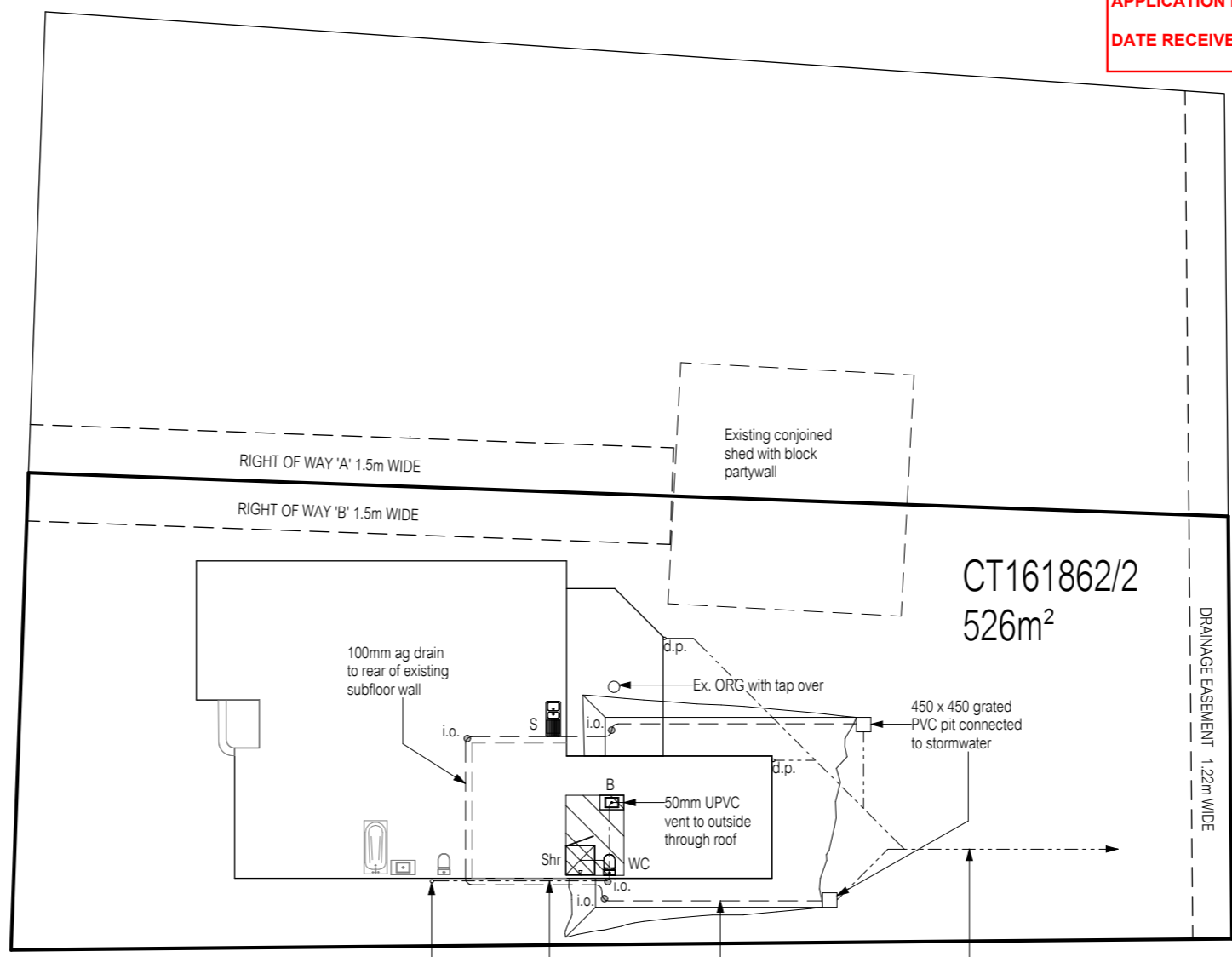
TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND LASER SCAN CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.
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Ex. sewer stack 100 UPVC pipe connected to existing sewer stack 100mm ag drain to base of cut 100 UPVC pipe connected to ex. Council stormwater

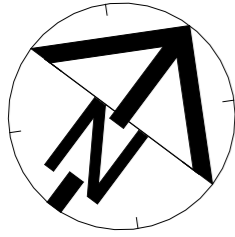
Refer to Roof Plan for downpipe calculations

All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

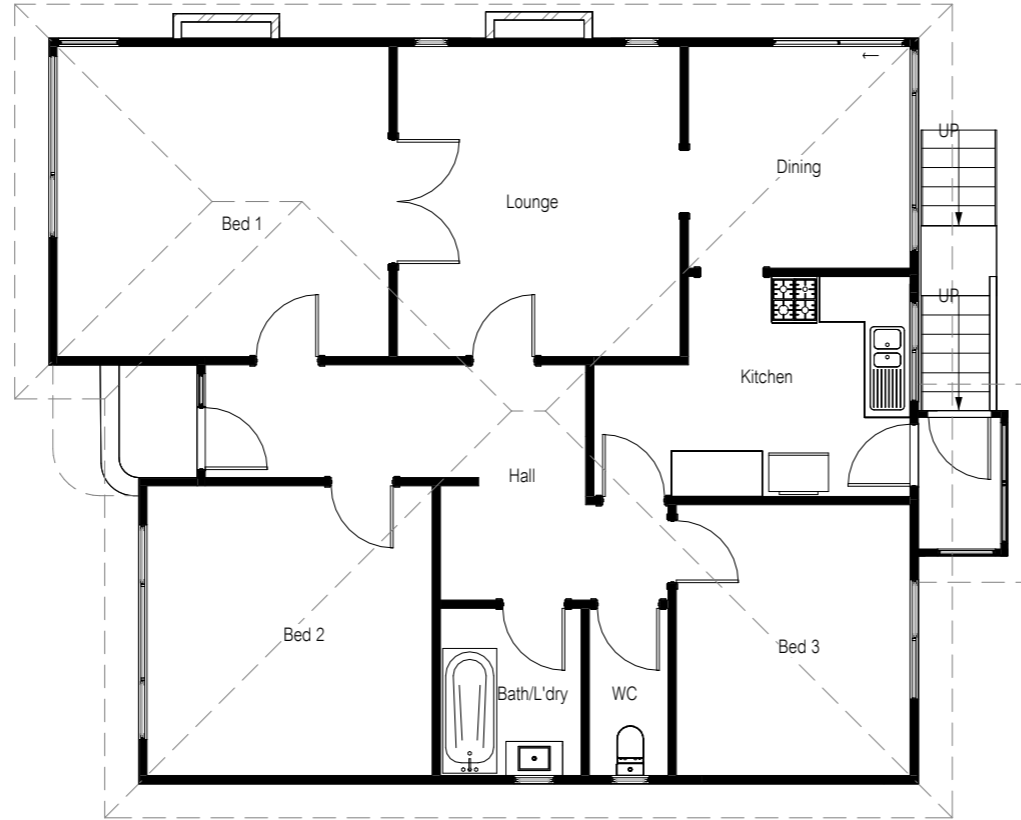
ROOF DRAINAGE NOTE:
 Min. medium rectangular gutter & min. 900 downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²



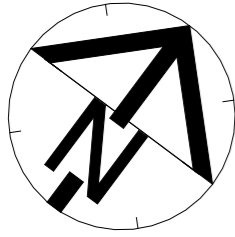
Soil classification: TBC Refer to Soil Report for nominated founding depth and description of founding material. All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3	- Wet areas to comply with NCC 10.2 and AS3740	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED ALTERATIONS & ADDITIONS (GROSS) 41 Leonard Avenue, MOONAH		DRAINAGE PLAN	
			No. Date Int. Amendment changes as per cover sheet	Drawn ST AP2024-2380 Date 5 February 2025 Sheet Scale 1:200		01a/05	



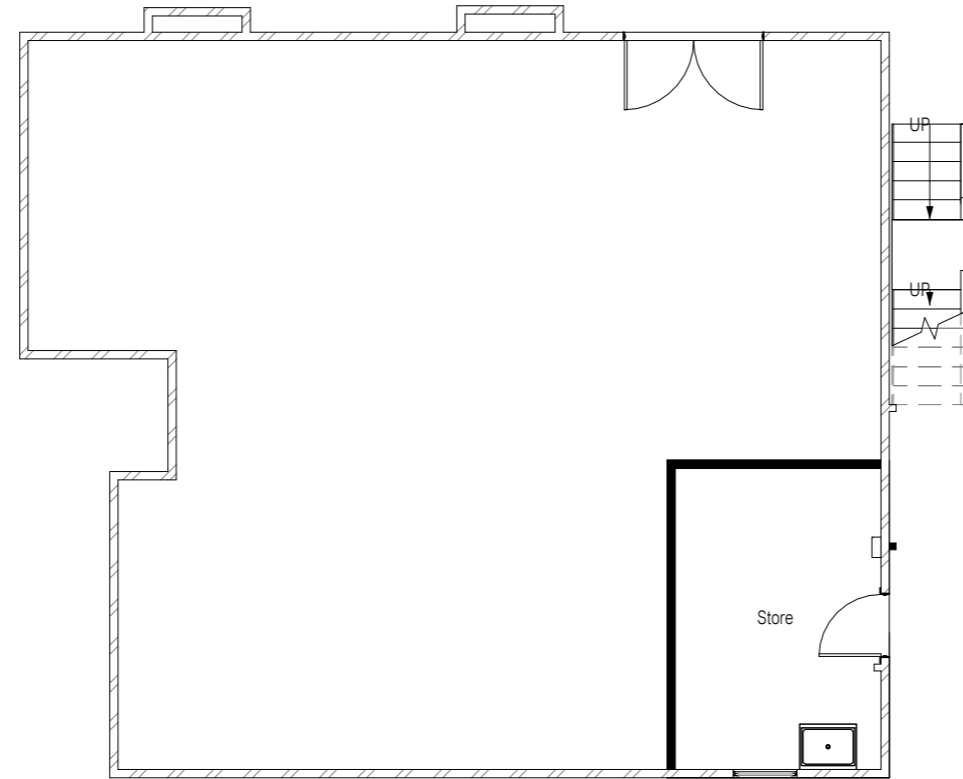
Internal layout based off
information provided by client.



Floor Area = 108.87m ² Articulation joints Smoke Alarm (interconnected where more than 1)		All window sizes to be checked and/or confirmed on site prior to ordering glazing units	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED ALTERATIONS & ADDITIONS (GROSS) 41 Leonard Avenue, MOONAH		EXISTING GROUND FLOOR PLAN		
<table border="1"> <tr> <td>No.</td> <td>Date</td> <td>Int.</td> <td>Amendment changes as per cover sheet</td> </tr> </table>		No.	Date	Int.	Amendment changes as per cover sheet				Drawn ST AP2024-2380 Date 4 November 2024 Sheet Scale 1:100 Copyright ©
No.	Date	Int.	Amendment changes as per cover sheet						



GLENORCHY CITY COUNCIL
 PLANNING SERVICES
 APPLICATION No. PLN-25-031
 DATE RECEIVED 17/02/25



Floor Area = 12.35m²

—● Articulation joints

⊙ Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
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Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED ALTERATIONS & ADDITIONS (GROSS)
 41 Leonard Avenue,
 MOONAH



EXISTING LOWER GROUND FLOOR PLAN

Drawn ST AP2024-2380

Date 4 November 2024 Sheet

Scale 1:100

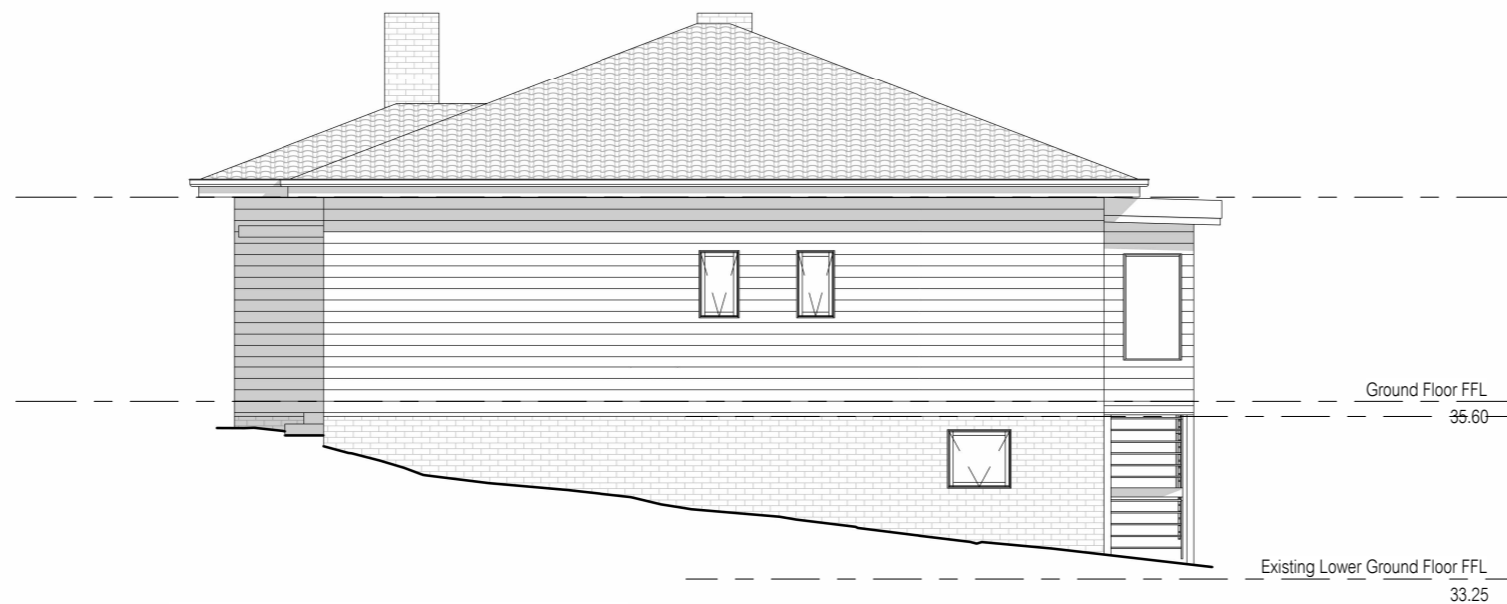
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02a/05

No.	Date	Int.	Amendment changes as per cover sheet



Ex. North East Elevation



Ex. South East Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
 AJ - Articulation Joint
 BV - Brick Vent

Shadows shown for stylisation purposes only

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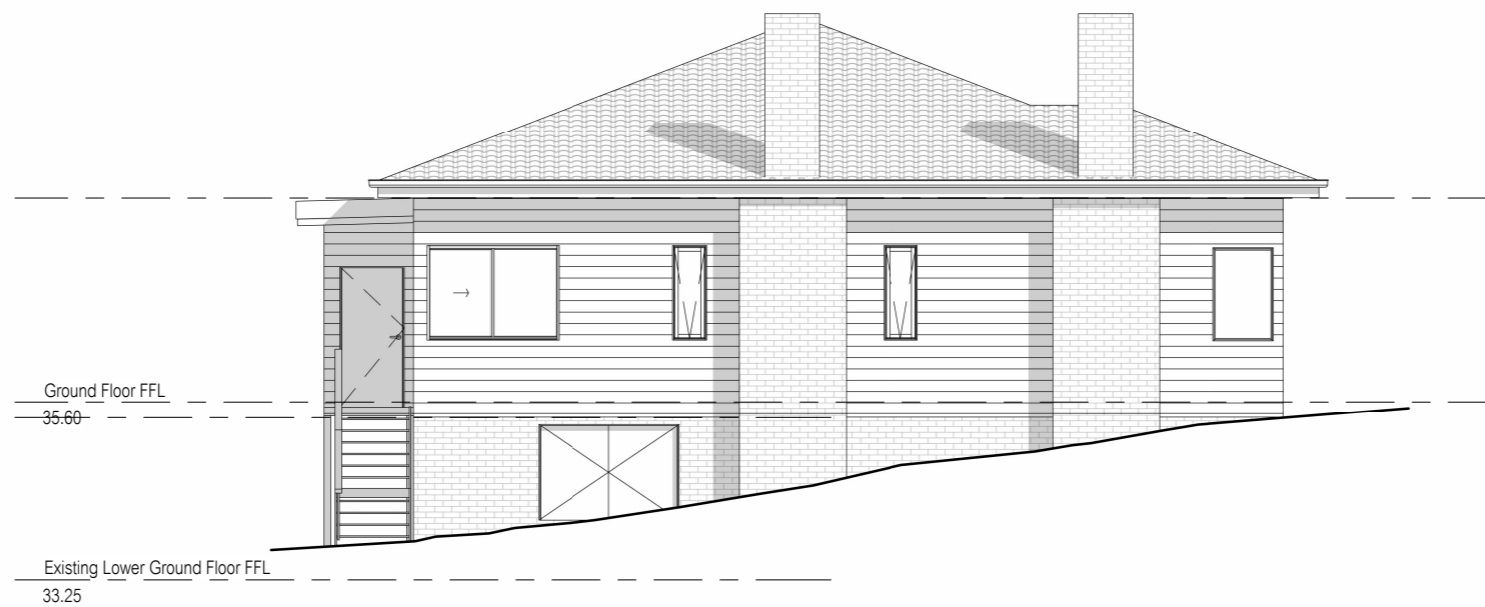


EXISTING ELEVATIONS SHEET 1	
Drawn	ST AP2024-2380
Date	5 February 2025 Sheet
Scale	1:100
Copyright ©	03/05

No.	Date	Int.	Amendment changes as per cover sheet



Ex. South West Elevation



Ex. North West Elevation

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EXISTING ELEVATIONS SHEET 2

Drawn ST AP2024-2380

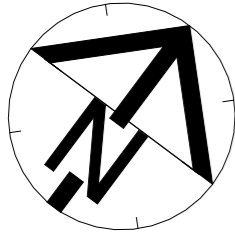
Date 5 February 2025 Sheet

Scale 1:100

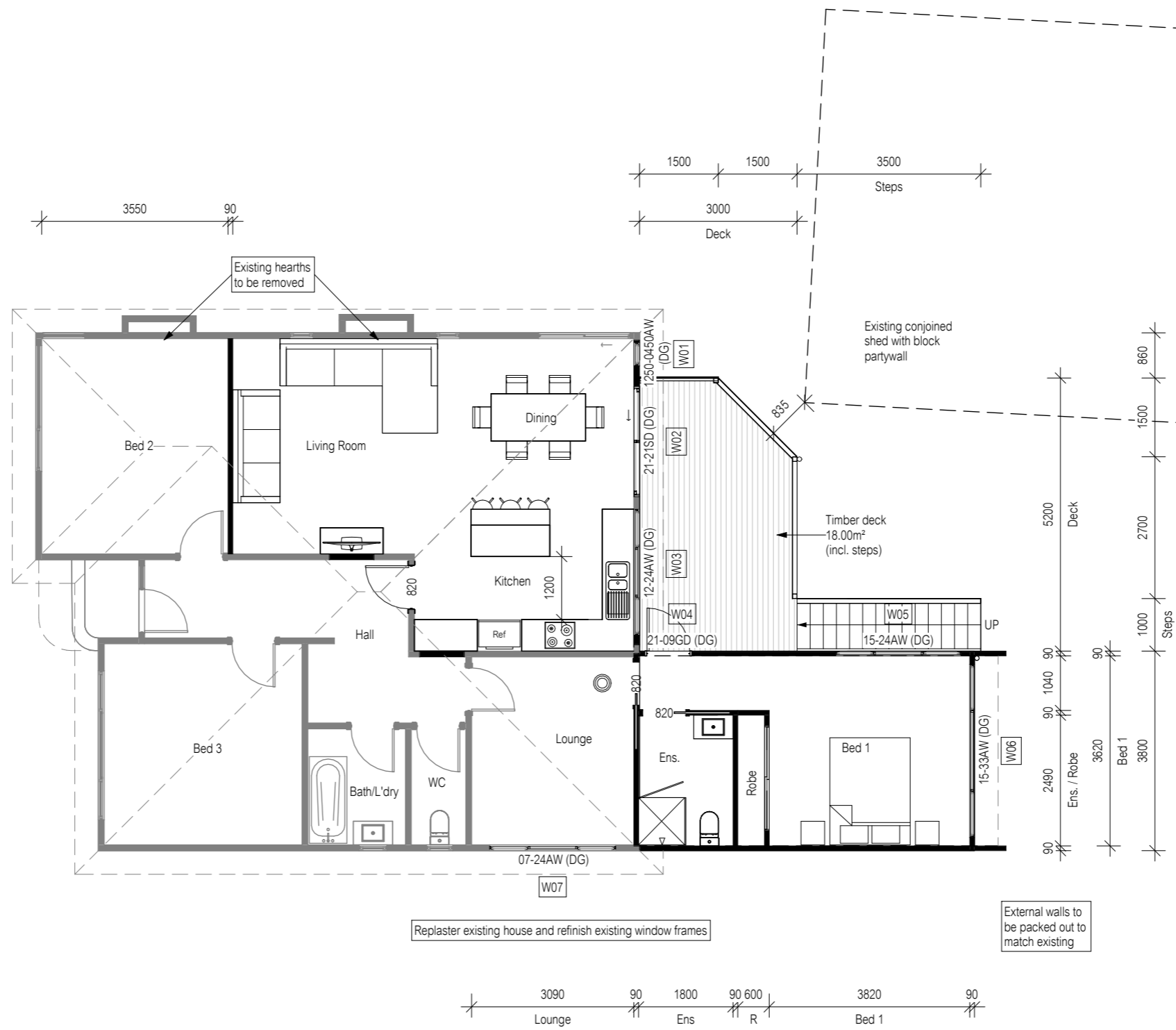
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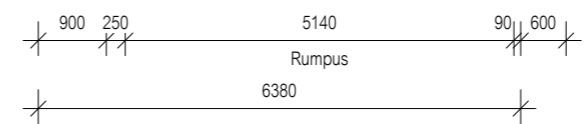
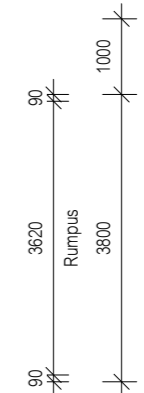
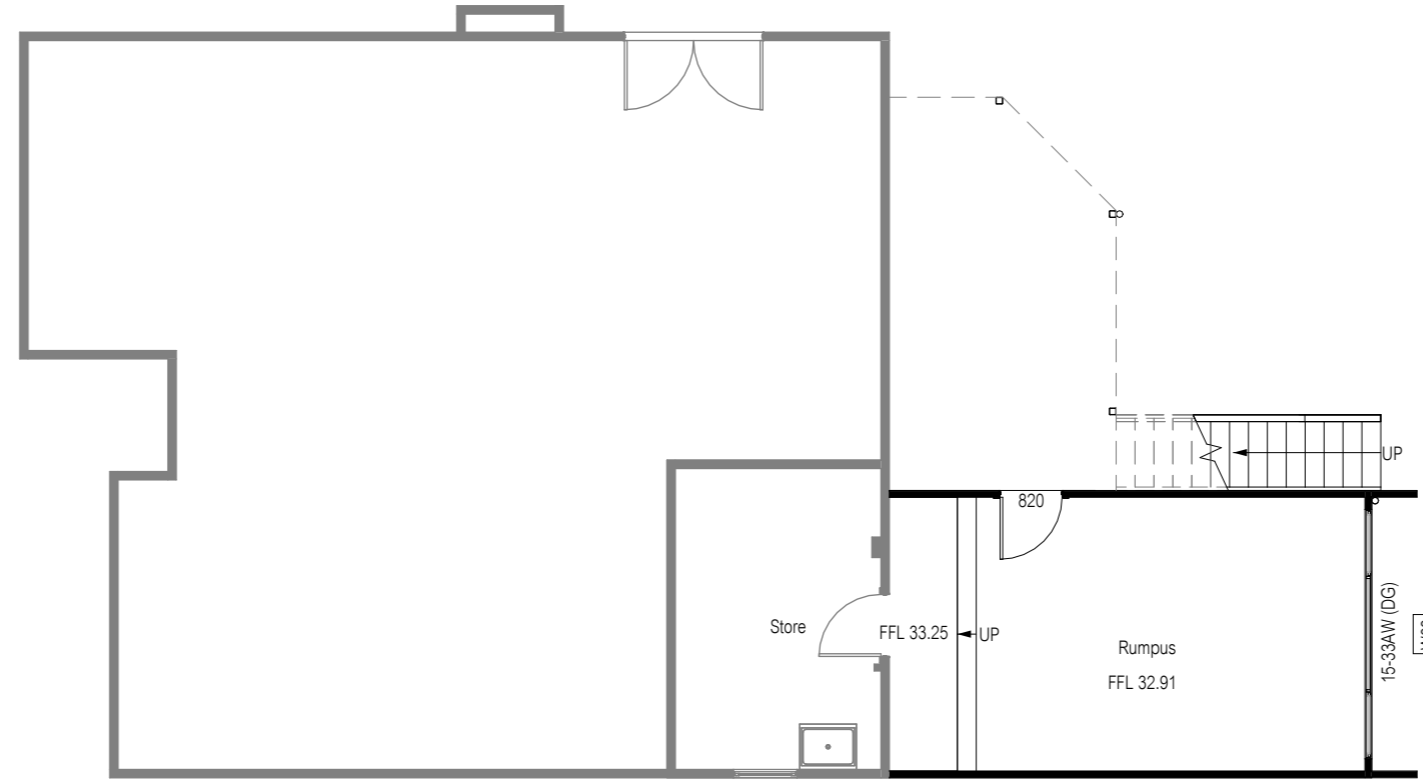
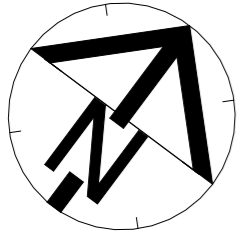


Internal layout based off information provided by client. Dimensions to be confirmed on site.



External walls to be packed out to match existing

Floor Area = 130.84m ² Articulation joints Smoke Alarm (interconnected where more than 1)	All window sizes to be checked and/or confirmed on site prior to ordering glazing units	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED ALTERATIONS & ADDITIONS (GROSS) 41 Leonard Avenue, MOONAH		PROPOSED GROUND FLOOR PLAN	
			No. Date Int. Amendment changes as per cover sheet	Drawn ST AP2024-2380 Date 4 November 2024 Sheet Scale 1:100 Copyright © 04/05			



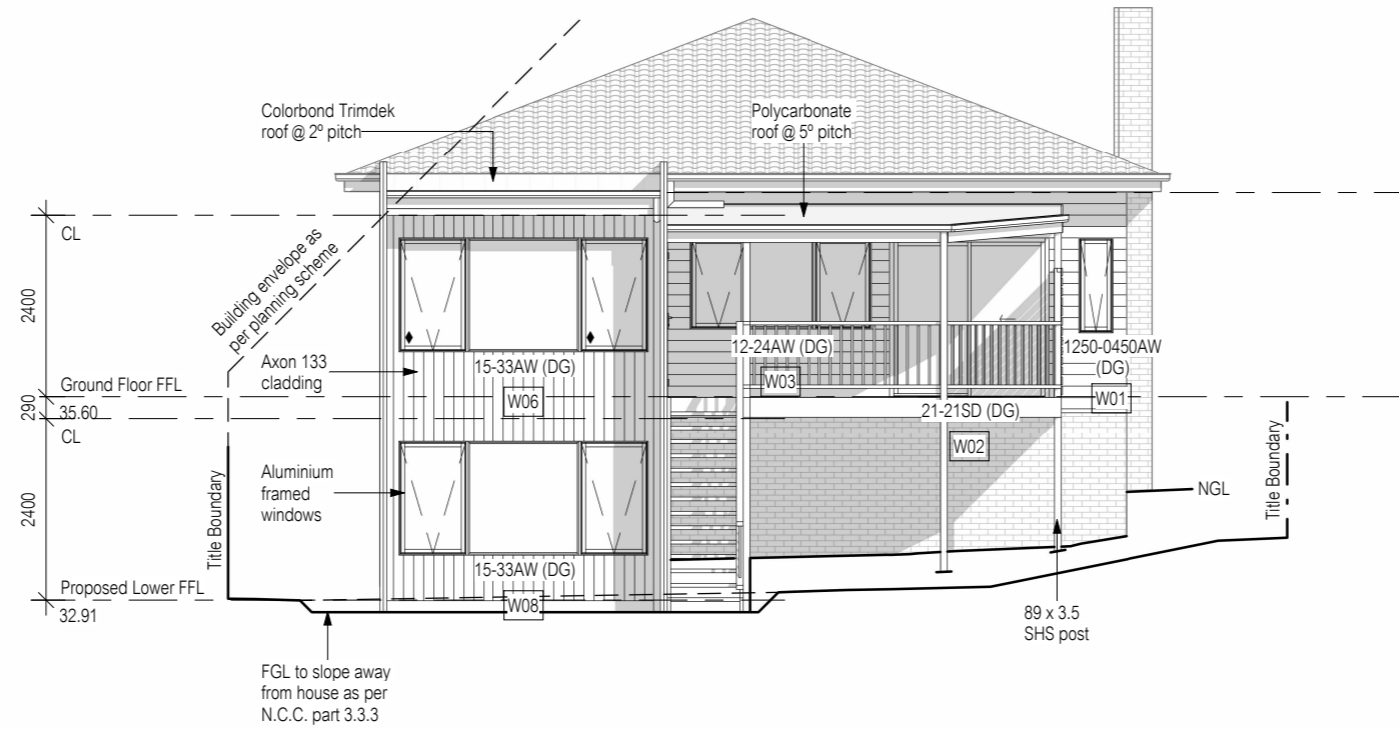
Additional Floor Area = 24.24m ² Articulation joints Smoke Alarm (interconnected where more than 1)	All window sizes to be checked and/or confirmed on site prior to ordering glazing units	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED ALTERATIONS & ADDITIONS (GROSS) 41 Leonard Avenue, MOONAH		PROPOSED LOWER GROUND FLOOR PLAN Drawn _____ ST AP2024-2380 Date 4 November 2024 Sheet Scale 1:100 Copyright © 04a/05
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. **PLN-25-031**
DATE RECEIVED **17/02/25**

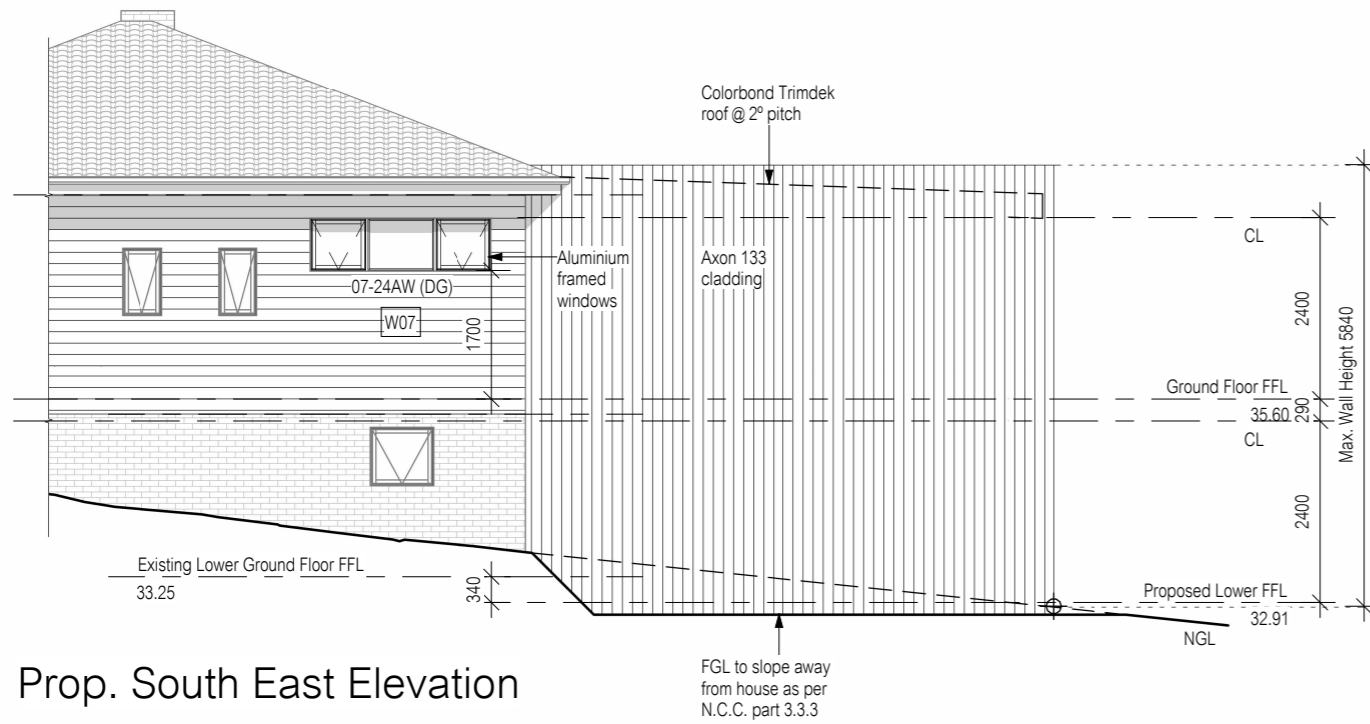
Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

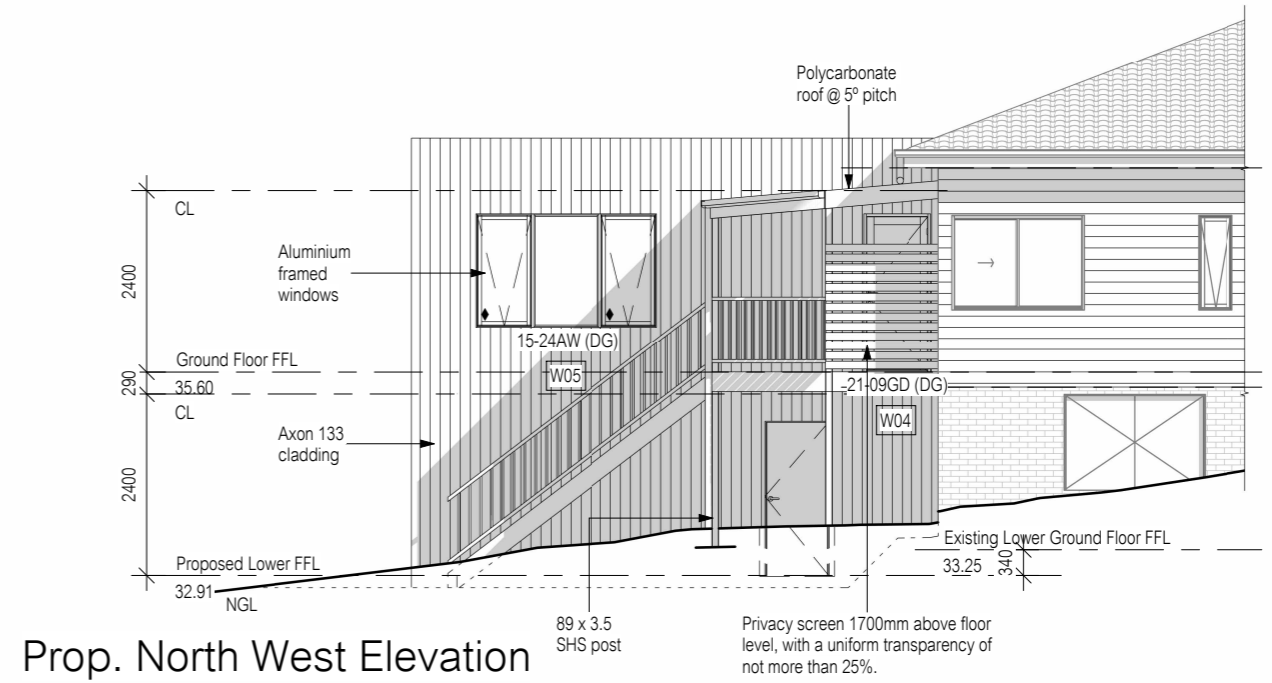
◆ - W05 & W06 Protection of openable windows to comply with N.C.C. 11.3.7 & 11.3.8



Prop. North East Elevation



Prop. South East Elevation



Prop. North West Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
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BV - Brick Vent

Shadows shown for stylisation purposes only

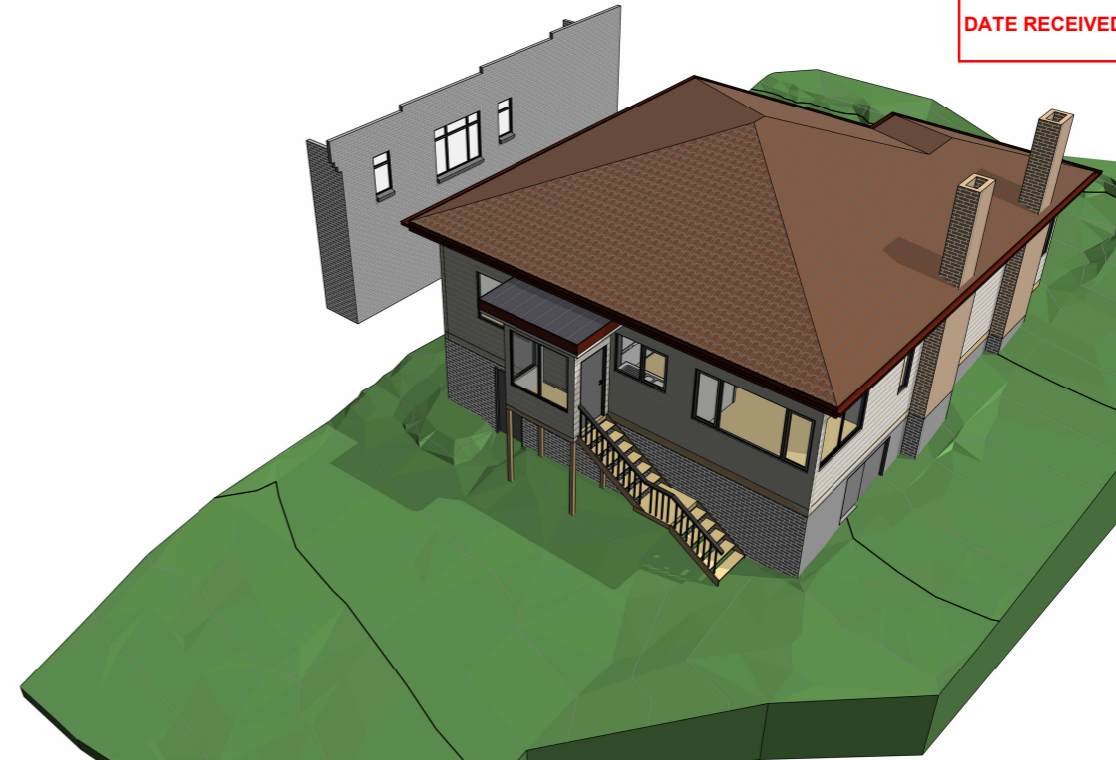
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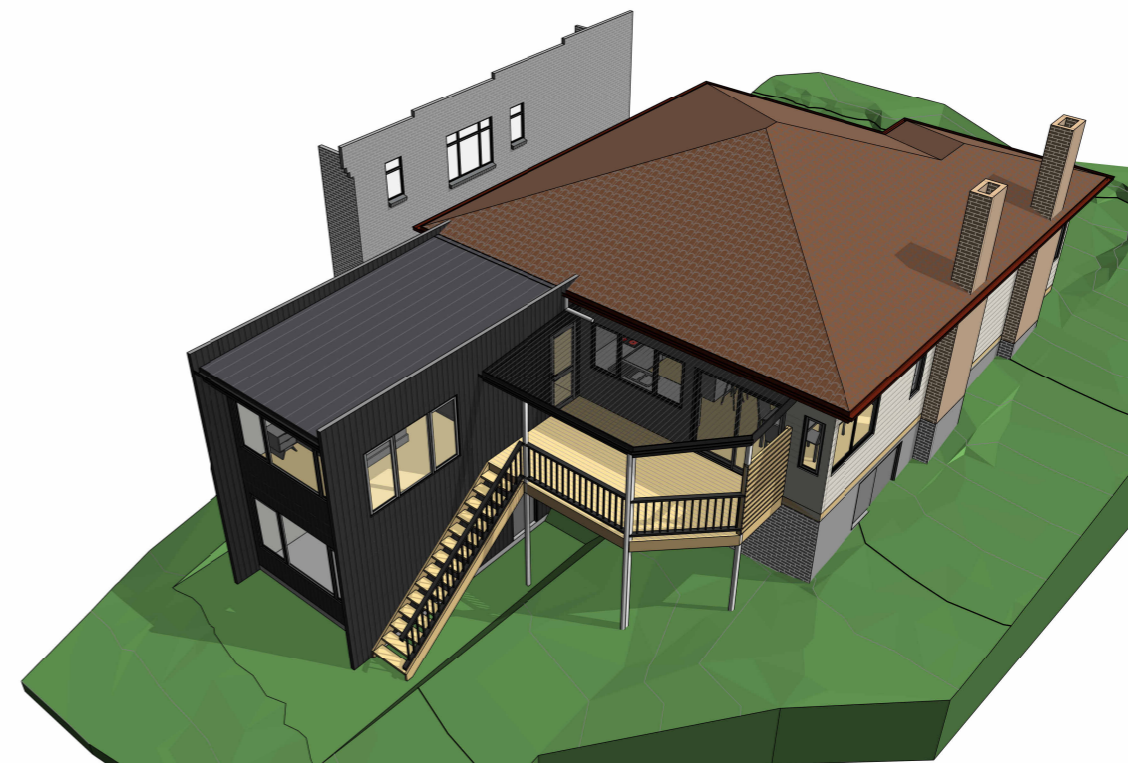
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PROPOSED ALTERATIONS & ADDITIONS (GROSS)
41 Leonard Avenue,
MOONAH



PROPOSED ELEVATIONS		
Drawn	ST	AP2024-2380
Date	5 February 2025	Sheet
Scale	1:100	05/05
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Client / Project info
 PROPOSED ALTERATIONS & ADDITIONS (GROSS)
 41 Leonard Avenue,
 MOONAH



PERSPECTIVE VIEWS

Drawn	ST	AP2024-2380
Date	4 November 2024	Sheet
Scale		05a/05
Copyright ©		

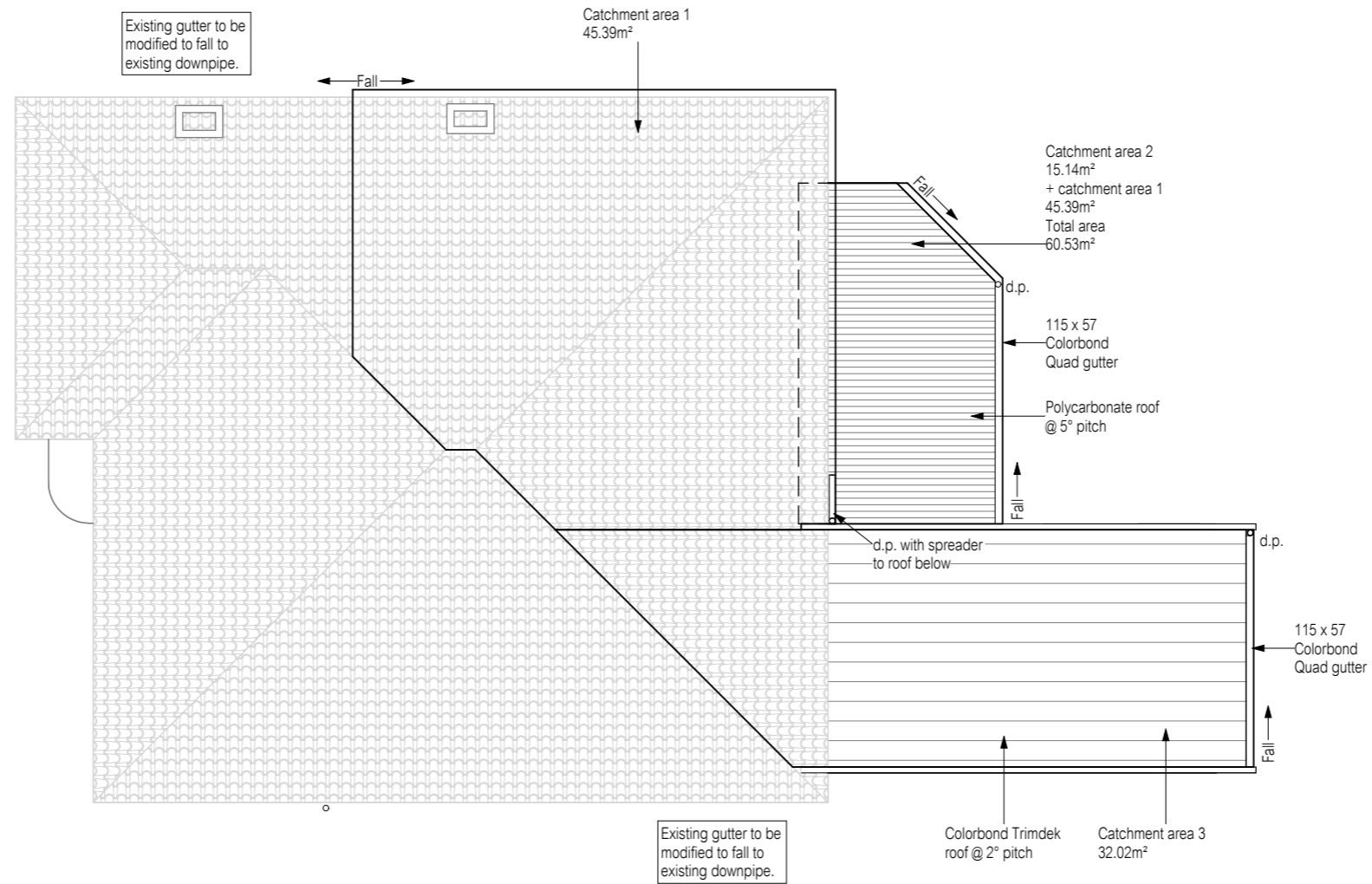
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No **PLN-25-031**
DATE RECEIVED **17/02/25**

**GUTTER OVERFLOW
REQUIREMENTS** as per
N.C.C. Figure 7.4.6a:
Minimum slot opening area of 1200
mm² per metre of gutter and the lower
edge of the slots installed a minimum
of 25 mm below the top of the fascia.
The acceptable overflow capacity
must be 0.5 L/s/m.

Batten fixings:
100mm type 17, 14g bugle
screws to comply with
AS1684, or refer to AS1684
for alternatives.

Batten spacing:
75 x 38 F8
@ 900 Centre

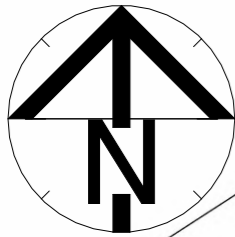
Colorbond fixings:
50mm M6 11 x 50 EPDM
seal to comply with AS3566
or refer to AS3566 for
alternatives.



Position and quantity of downpipes
are not to be altered without
consultation with designer

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90e downpipe specified as per
N.C.C. part 7.4. These sizes and downpipe quantities are based on a
max. roof catchment area of 70m²

<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Int.</th> <th>Amendment changes as per cover sheet</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Int.	Amendment changes as per cover sheet					<p>Notes</p> <ul style="list-style-type: none"> • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer. 	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED ALTERATIONS & ADDITIONS (GROSS) 41 Leonard Avenue, MOONAH</p>		<p>ROOF PLAN</p>	
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	<p>Drawn</p>	<p>ST</p>	<p>AP2024-2380</p>											
<p>Date</p>	<p>5 February 2025</p>	<p>Sheet</p>												
<p>Scale</p>	<p>1:100</p>	<p>11/05</p>												



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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. PLN-25-031
DATE RECEIVED 17/02/25

NOTES

- LATITUDE: -42°50'
- LONGITUDE: 147°16'
- No allowance for surrounding topography.
- Ground terrain for development site derived from detail survey.

Notes

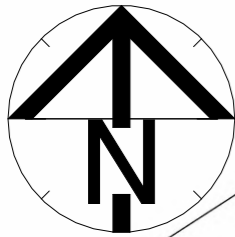
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41 Leonard Avenue,
MOONAH



SHADOW DIAGRAM - 21/06/25		
9am		
Drawn	ST	AP2024-2380
Date	14 February 2025	Sheet
Scale	1:200	N/A



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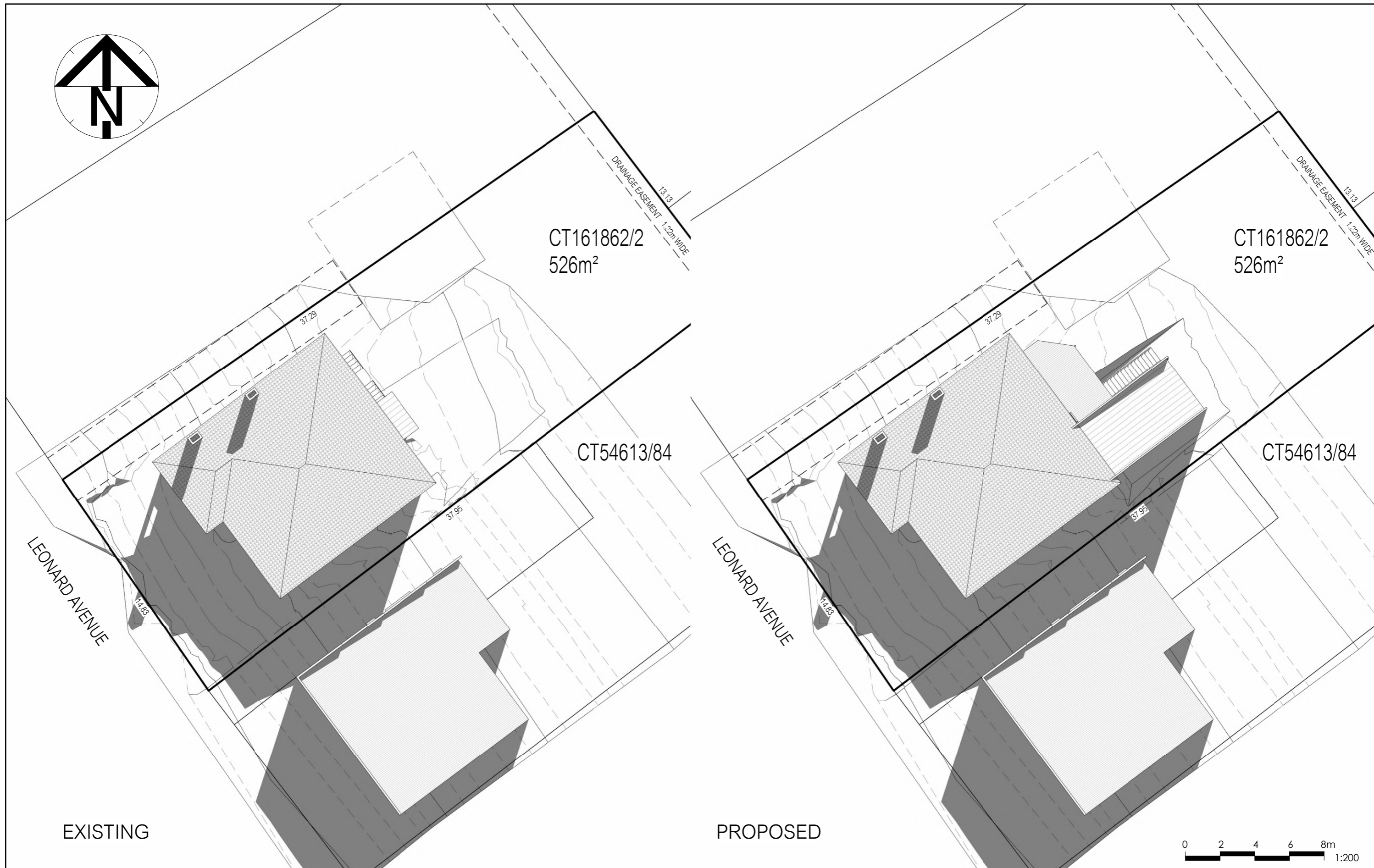
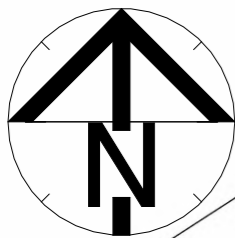
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SHADOW DIAGRAM - 21/06/25		
10am		
Drawn	ST	AP2024-2380
Date	14 February 2025	Sheet
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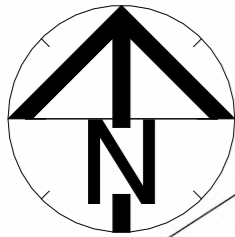
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SHADOW DIAGRAM - 21/06/25		
11am		
Drawn	ST	AP2024-2380
Date	14 February 2025	Sheet
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CT161862/2
526m²

CT161862/2
526m²

CT54613/84

CT54613/84

LEONARD AVENUE

LEONARD AVENUE

EXISTING

PROPOSED



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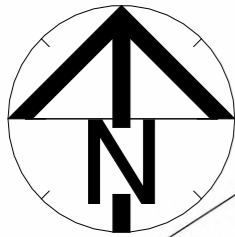
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SHADOW DIAGRAM - 21/06/25	
12pm	
Drawn	ST AP2024-2380
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Scale	1:200
N/A	



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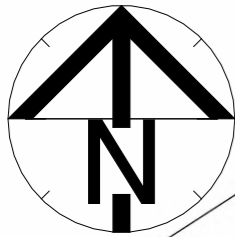
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1pm		
Drawn	ST	AP2024-2380
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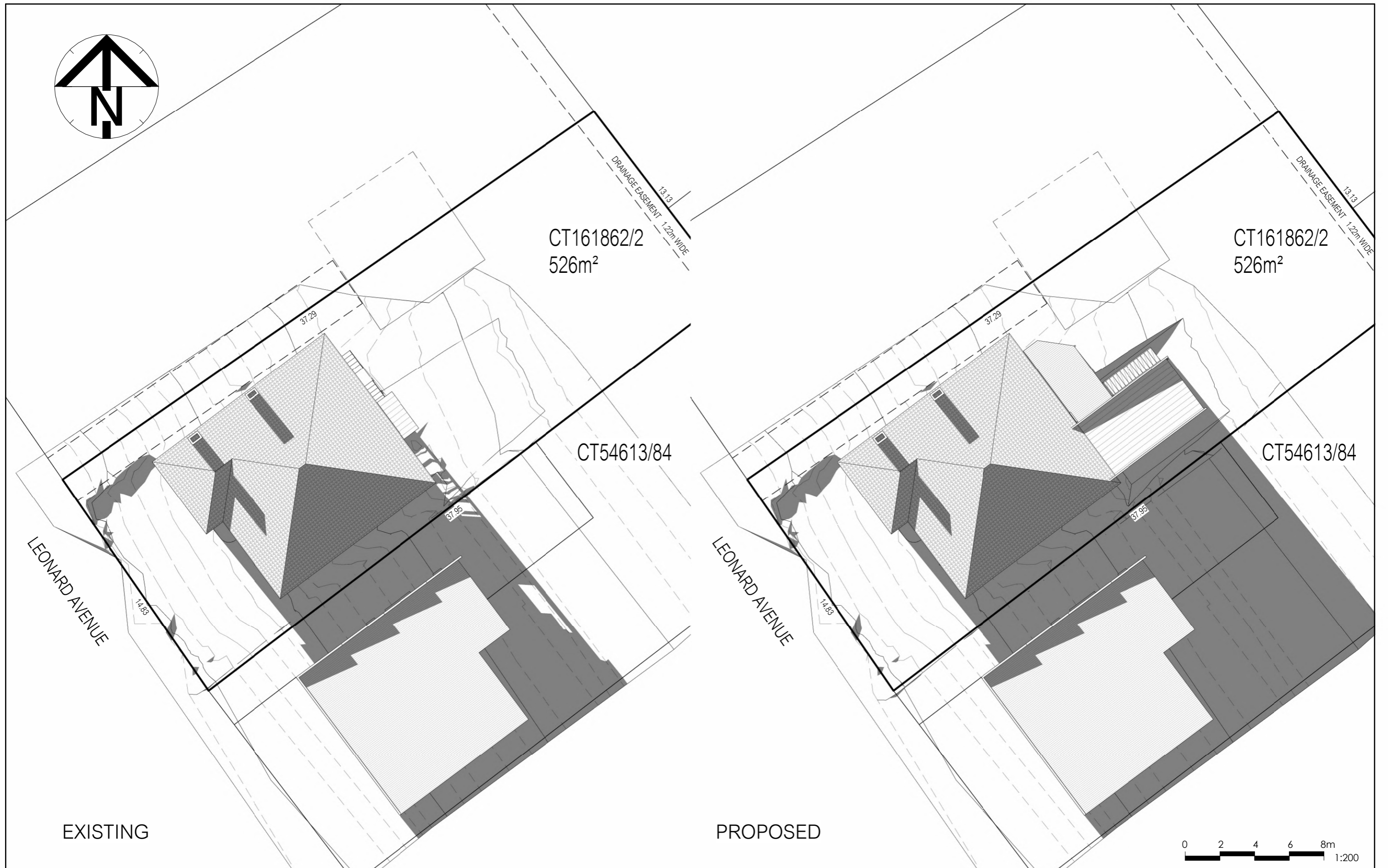
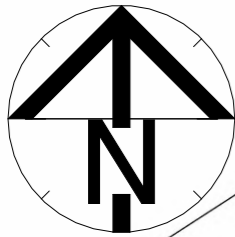
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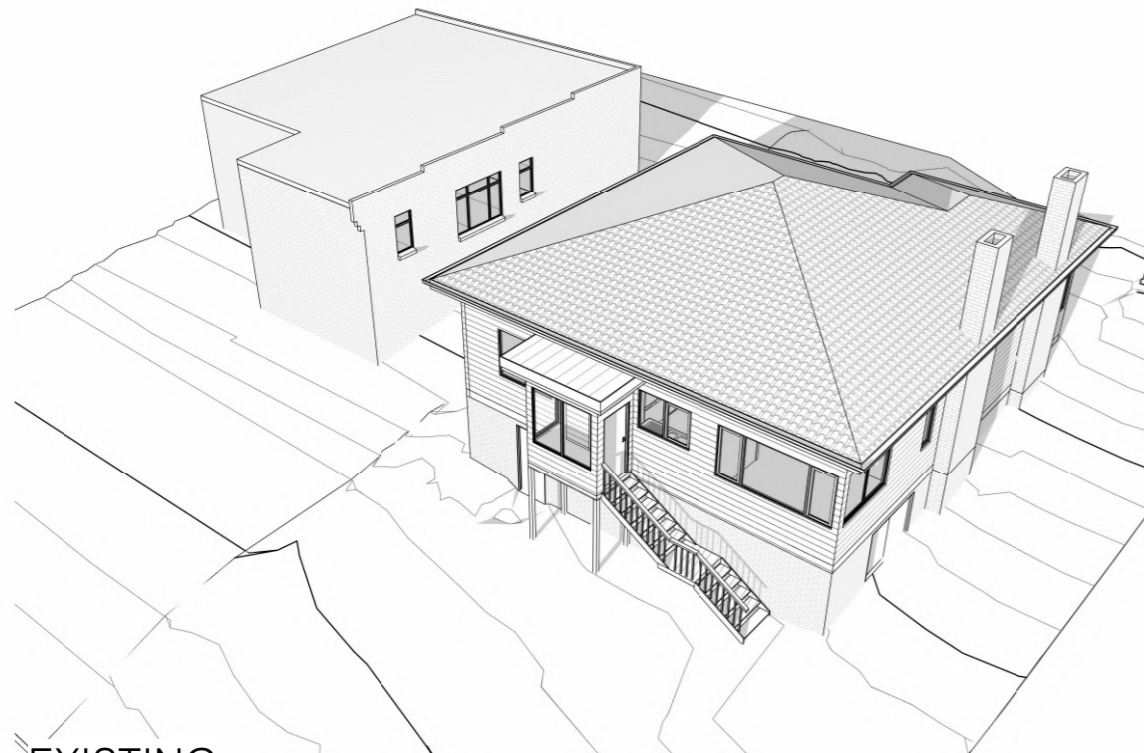
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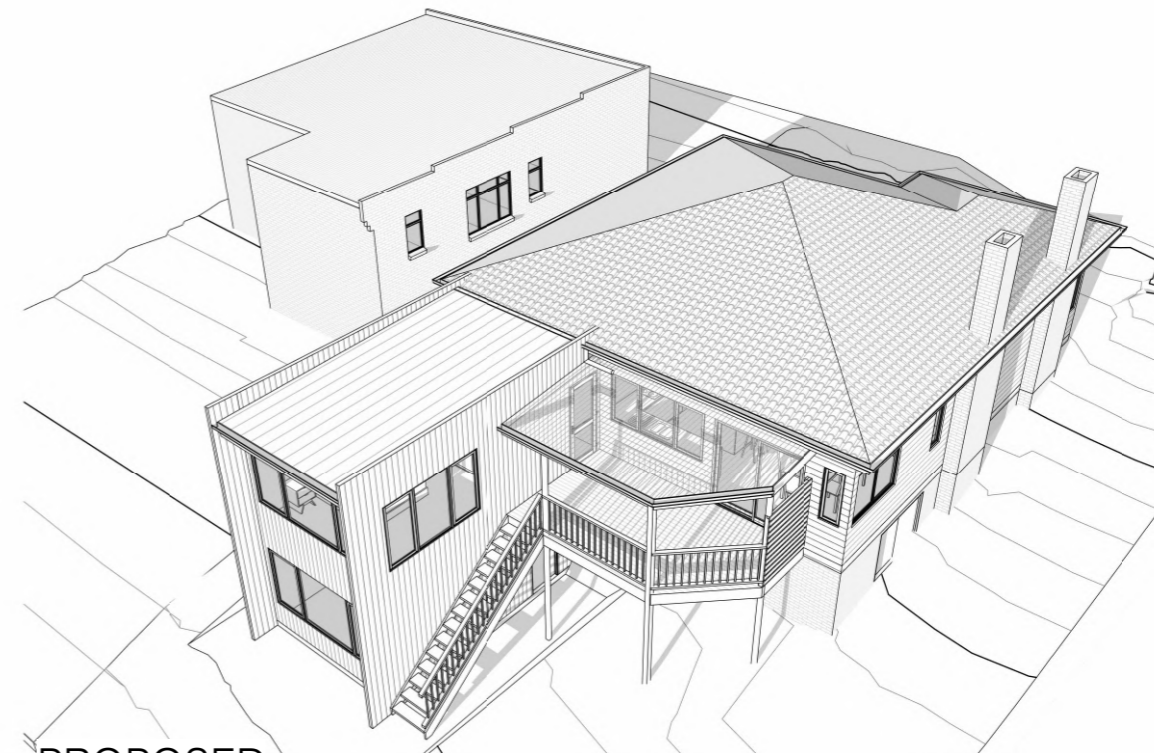


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SHADOW DIAGRAM - 21/06/25

9am

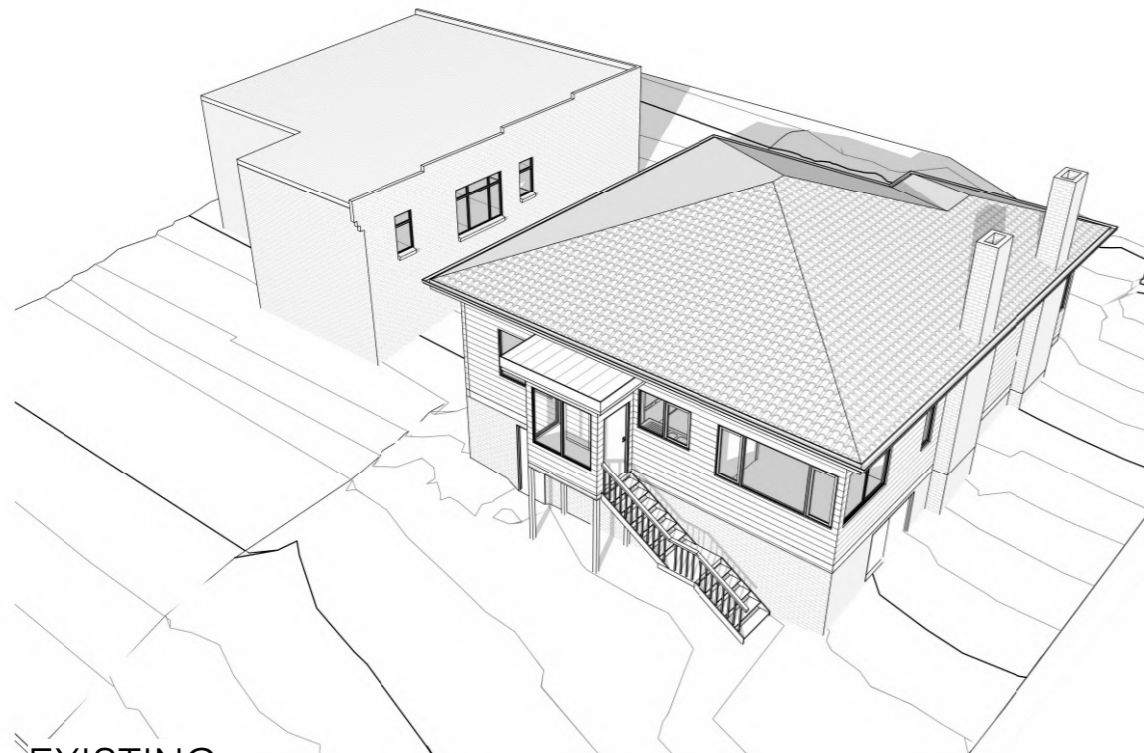
Drawn ST AP2024-2380

Date 14 February 2025 Sheet

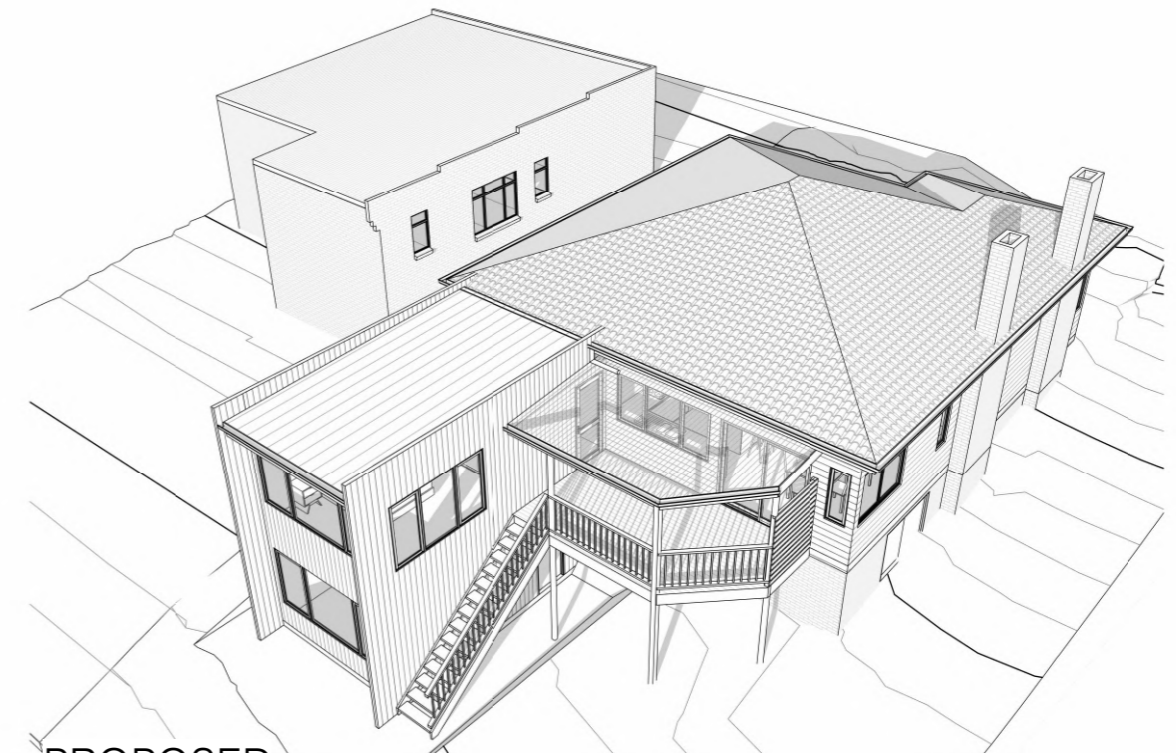
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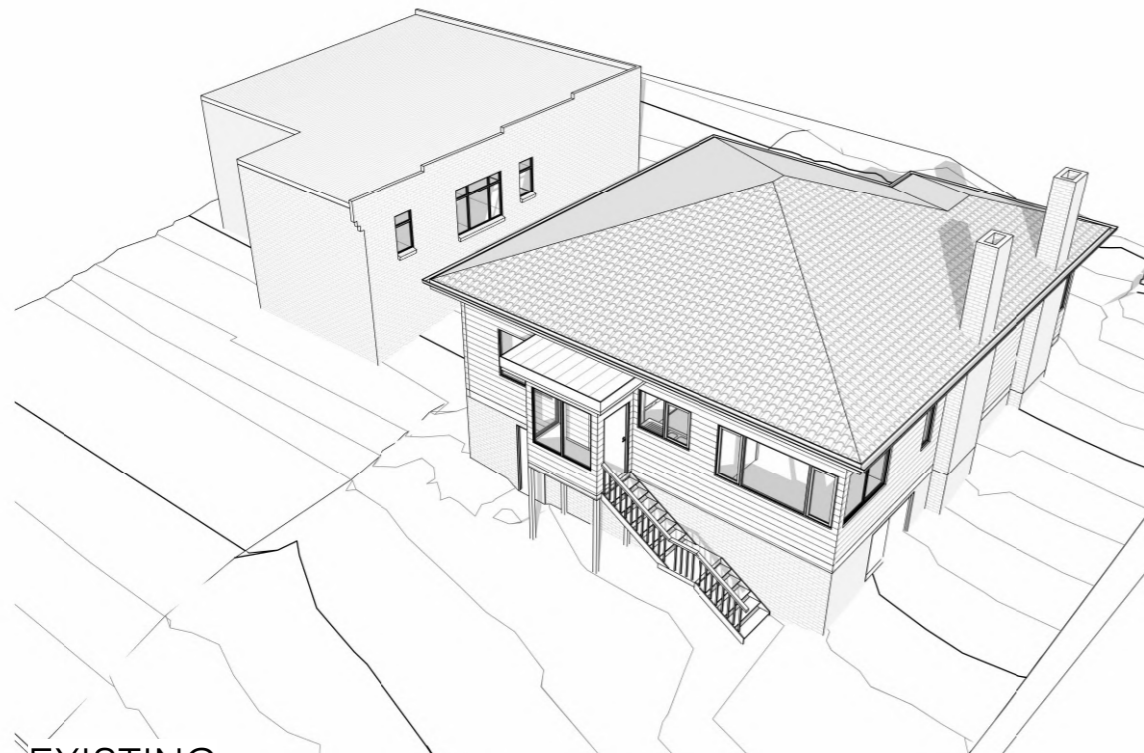
Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED ALTERATIONS & ADDITIONS (GROSS)
 41 Leonard Avenue,
 MOONAH

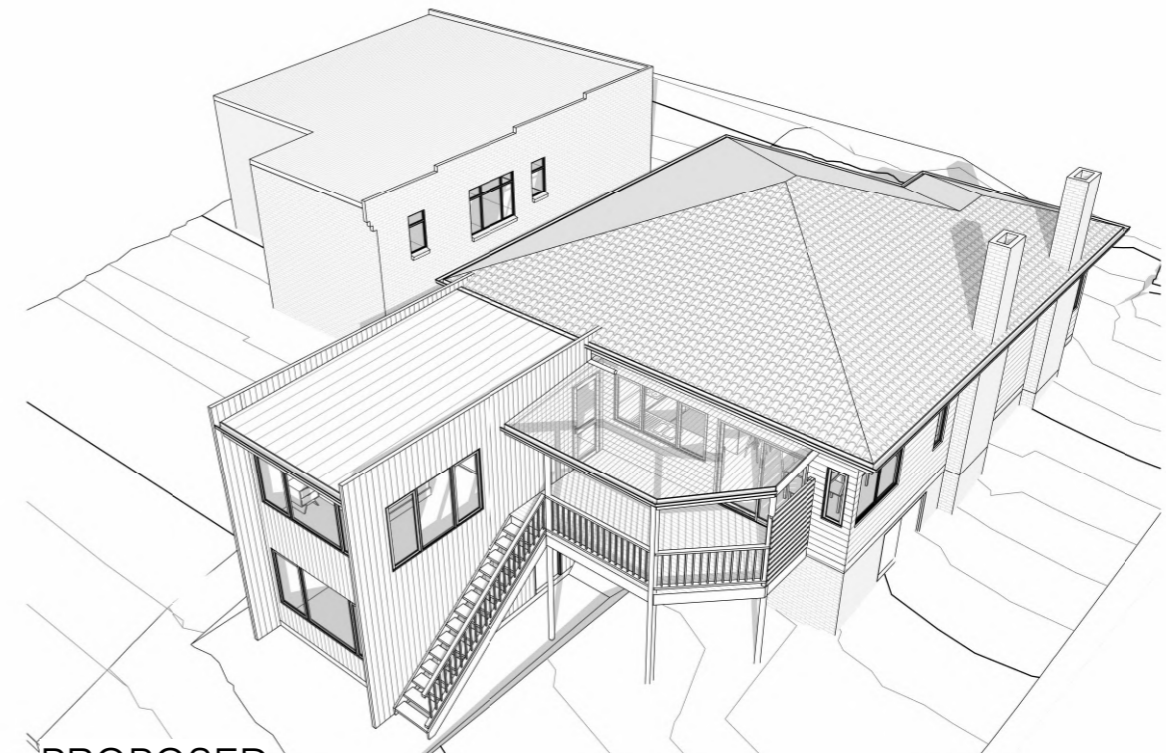


SHADOW DIAGRAM - 21/06/25	
10am	
Drawn	ST AP2024-2380
Date	14 February 2025 Sheet
Scale	N/A

No.	Date	Int.	Amendment changes as per cover sheet



EXISTING



PROPOSED



NOTES		
•	LATITUDE: -42°50'	
	LONGITUDE: 147°16'	
•	No allowance for surrounding topography.	
•	Ground terrain for development site derived from detail survey.	

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
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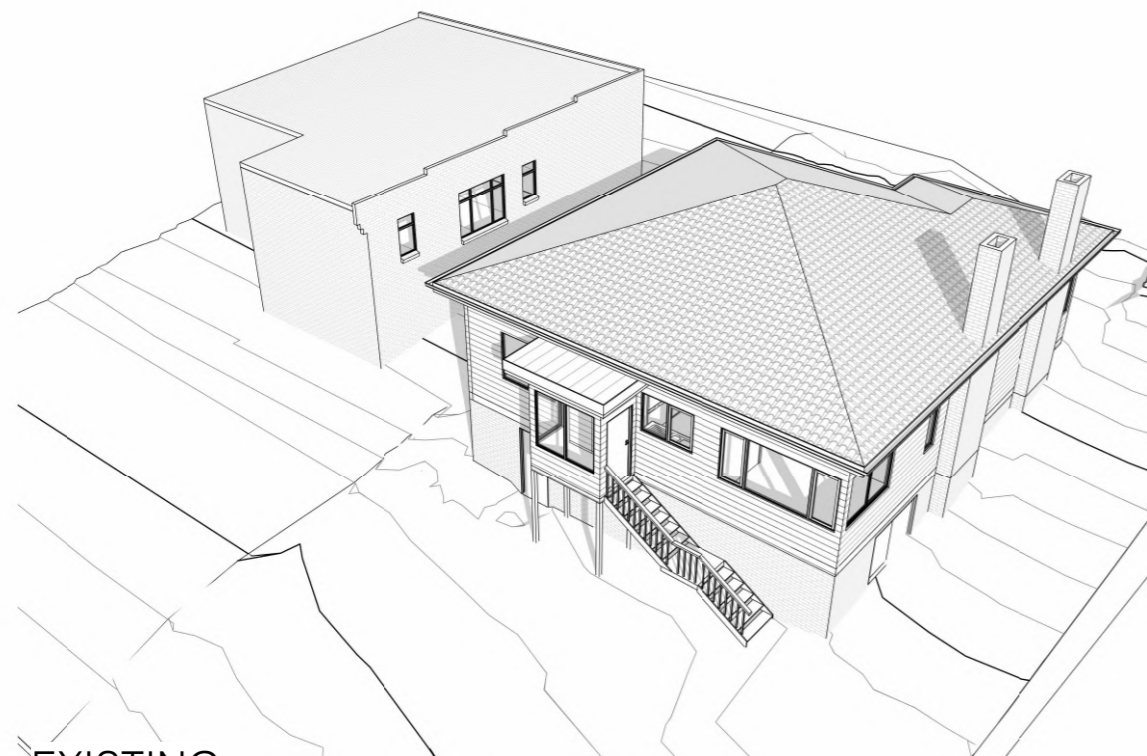
Designer:
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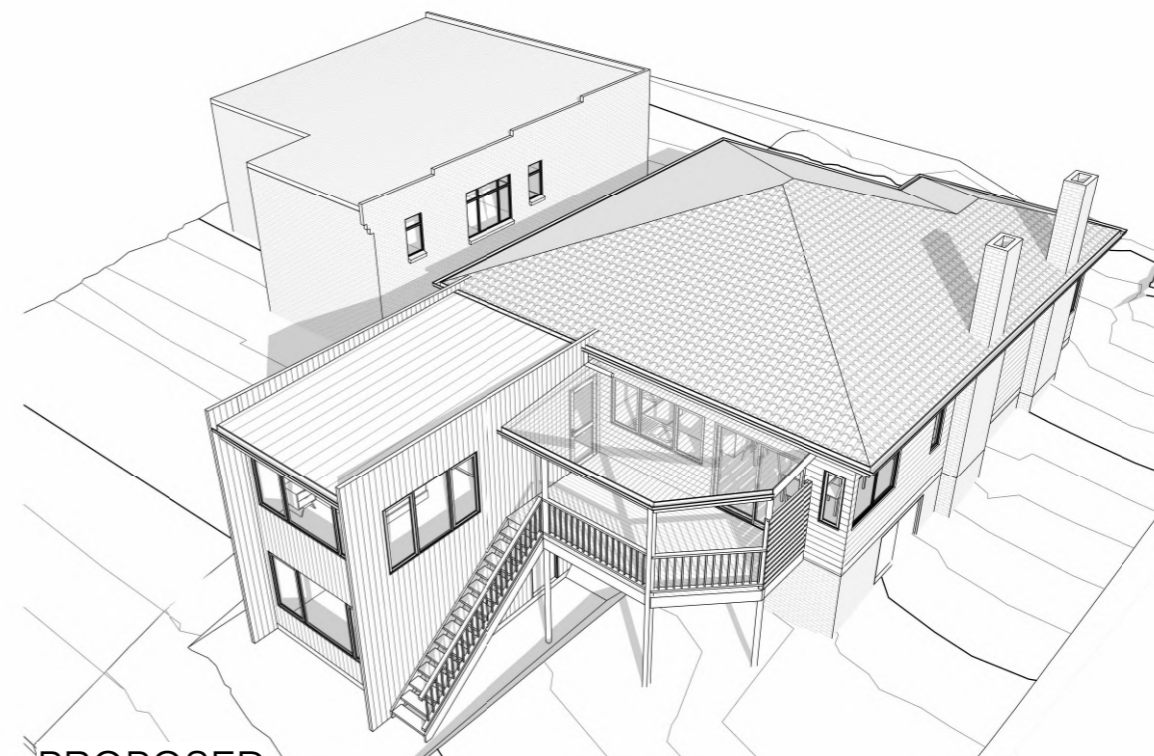


SHADOW DIAGRAM - 21/06/25		
11am		
Drawn	ST	AP2024-2380
Date	14 February 2025	Sheet
Scale		N/A

No.	Date	Int.	Amendment changes as per cover sheet



EXISTING



PROPOSED



NOTES

- LATITUDE: -42°50'
- LONGITUDE: 147°16'
- No allowance for surrounding topography.
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Notes

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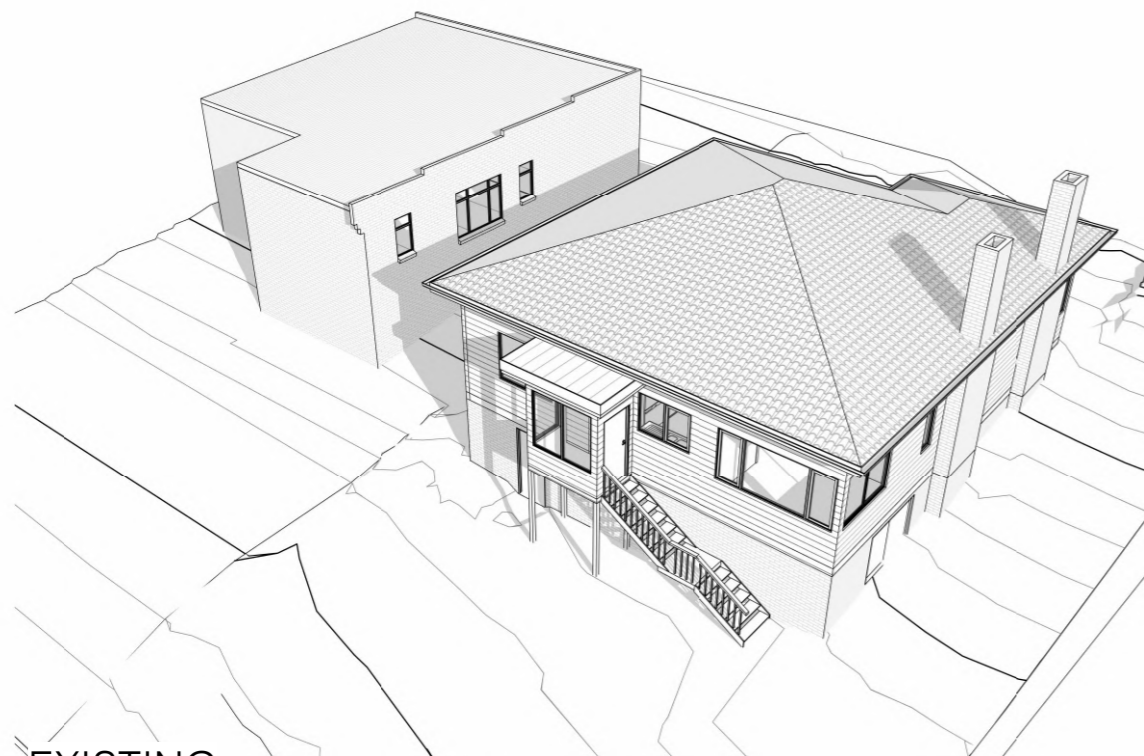
Designer:
 ANOTHER PERSPECTIVE PTY LTD
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 LIC. NO. 685230609 (S. Turvey)
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 PROPOSED ALTERATIONS & ADDITIONS (GROSS)
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SHADOW DIAGRAM - 21/06/25	
12pm	
Drawn	ST AP2024-2380
Date	14 February 2025 Sheet
Scale	N/A

No.	Date	Int.	Amendment changes as per cover sheet



EXISTING



PROPOSED



NOTES

- LATITUDE: -42°50'
- LONGITUDE: 147°16'
- No allowance for surrounding topography.
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Notes

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 PROPOSED ALTERATIONS & ADDITIONS (GROSS)
 41 Leonard Avenue,
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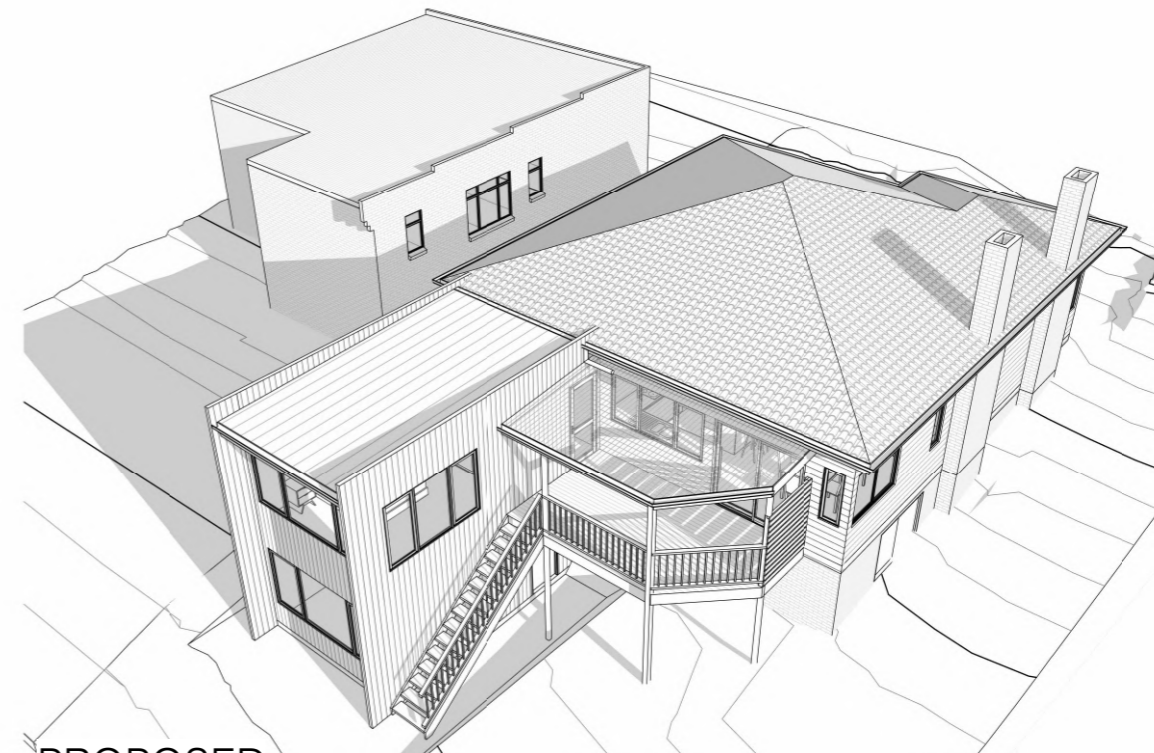


SHADOW DIAGRAM - 21/06/25		
1pm		
Drawn	ST	AP2024-2380
Date	14 February 2025	Sheet
Scale		N/A

No.	Date	Int.	Amendment changes as per cover sheet



EXISTING



PROPOSED



NOTES

- LATITUDE: -42°50'
- LONGITUDE: 147°16'
- No allowance for surrounding topography.
- Ground terrain for development site derived from detail survey.

Notes

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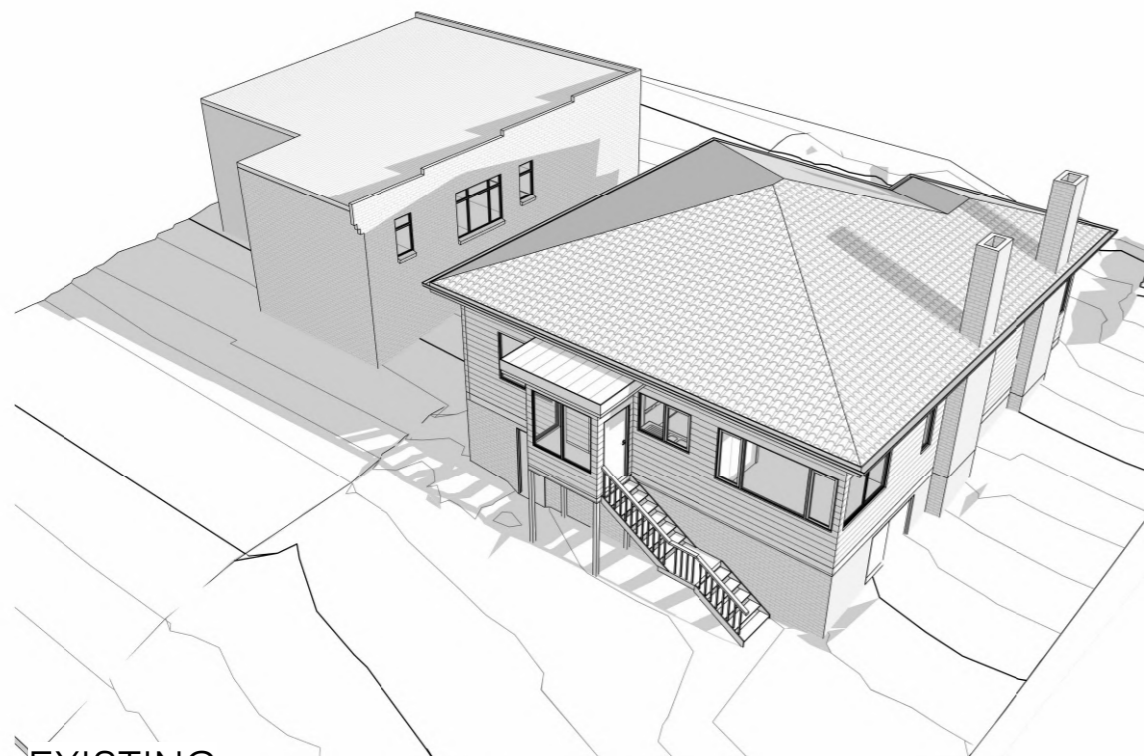
Designer:
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 MOONAH



SHADOW DIAGRAM - 21/06/25	
2pm	
Drawn	ST AP2024-2380
Date	14 February 2025 Sheet
Scale	N/A

No.	Date	Int.	Amendment changes as per cover sheet



EXISTING



PROPOSED



NOTES

- LATITUDE: -42°50'
- LONGITUDE: 147°16'
- No allowance for surrounding topography.
- Ground terrain for development site derived from detail survey.

Notes

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 PROPOSED ALTERATIONS & ADDITIONS (GROSS)
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SHADOW DIAGRAM - 21/06/25	
3pm	
Drawn	ST AP2024-2380
Date	14 February 2025 Sheet
Scale	N/A

No.	Date	Int.	Amendment changes as per cover sheet