

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-105
<b>PROPOSED DEVELOPMENT:</b>	Multiple Dwellings (one existing and one new)
<b>LOCATION:</b>	31 Norman Circle Glenorchy
<b>APPLICANT:</b>	Ian Picone Designs
<b>ADVERTISING START DATE:</b>	26/06/2026
<b>ADVERTISING EXPIRY DATE:</b>	10/06/2026

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 **10.06.2026**.

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

Representations must be received by no later than 11.59 pm on **10.06.2026**, or for postal and hand delivered representations, by 5.00 pm on **10.06.2026**.

**ian PICONE DESIGNS**

building designer

Phone 62251333

Mobile 0409 611133

ipicone@bigpond.net.au

Accreditation number CC1120S



Building Designers  
Association of Australia



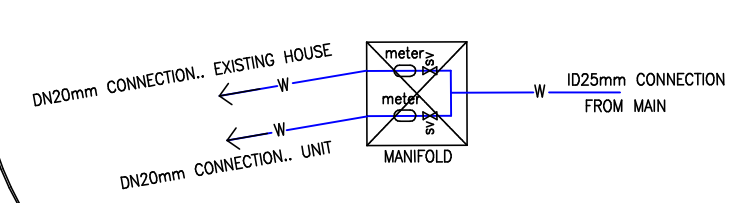
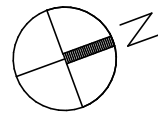
PROPOSED STRATA DEVELOPMENT  
31 NORMAN CIRCLE  
CITY OF GLENORCHY  
M026-04-028DA

SHEET SCHEDULE

- SHEET 1 DETAIL SITE SURVEY
- SHEET 2 SITE LAYOUT
- SHEET 3 SITE LANDSCAPING AND HARDSTANDING
- SHEET 4 FLOOR PLAN
- SHEET 5 ELEVATIONS

**GLENORCHY CITY COUNCIL  
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SKETCH ONLY

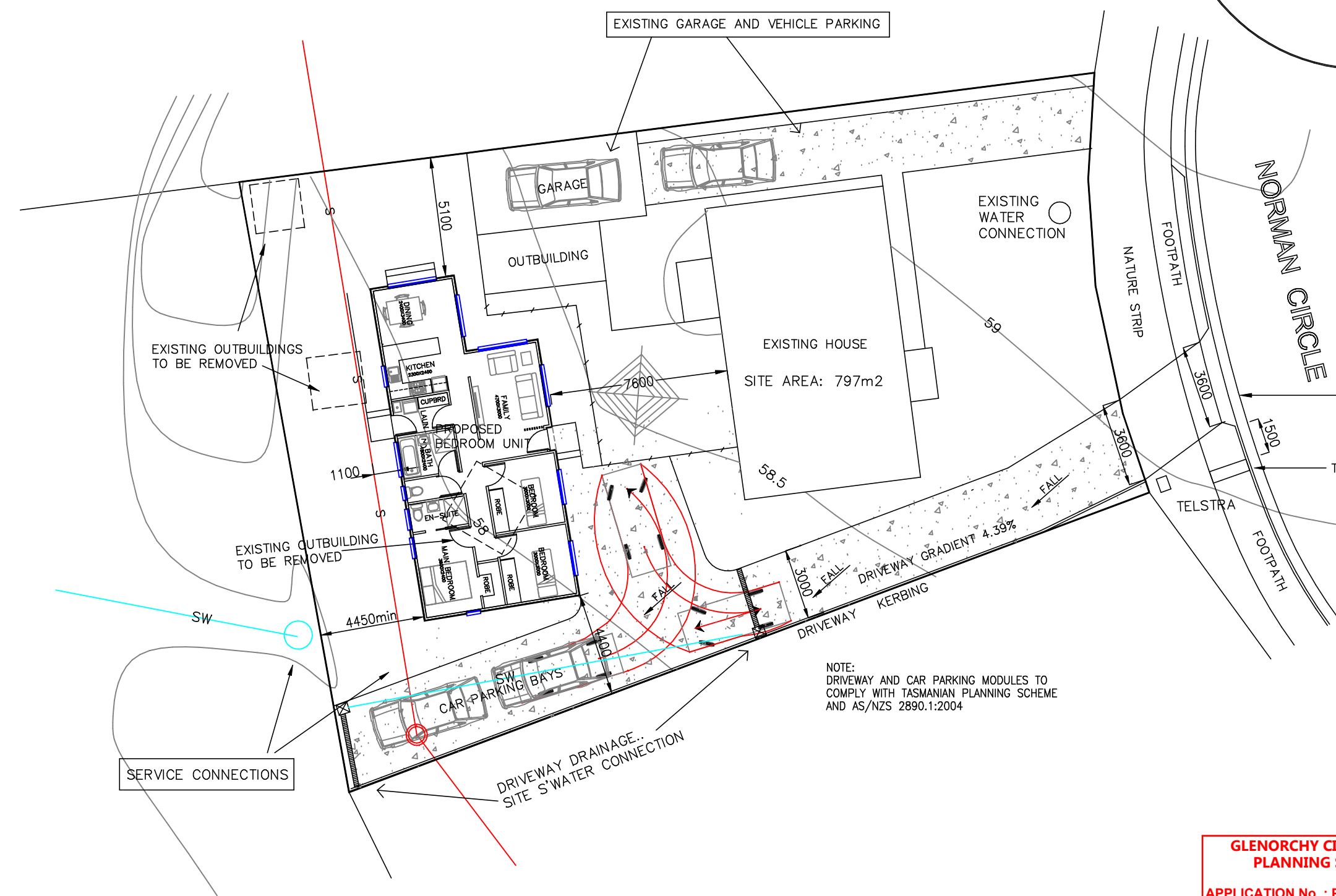
**WATER CONNECTION**  
 UPGRADE EXISTING WATER CONNECTION BY UTILISING THE EXISTING TPFNR  
 INSTALL DN20 WATER METER MANIFOLD BELOW GROUND  
 INSTALLED BY APPROVED TASFATER CONTRACTOR  
 IN ACCORDANCE WITH TASFATER STANDARD DRAWING TWS-W-0002 SH09  
 AT DEVELOPERS COST

**WARNING**  
 Beware of existing underground services. Locate all existing prior to site works. Although all necessary checks have been undertaken location of all services require site inspection prior to commencement of site works

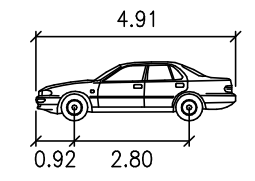
LOCATION-POSITIONING OF ALL PIPEWORK WITHIN THE SITE IS FOR DIAGRAMMATIC PURPOSES ONLY AND WILL BE VERIFIED ON SITE DURING BUILDING-PLUMBING PROCESS

NEW CROSS OVER TO STANDARDS LGAT STANDARD DRWG TSD-R09-V3  
 CROSSFALL MIN. 4%

TASNETWORKS UNDERGROUN TURRET




NOTE:  
 DRIVEWAY AND CAR PARKING MODULES TO COMPLY WITH TASMANIAN PLANNING SCHEME AND AS/NZS 2890.1:2004

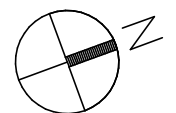


B85 meters  
 Width : 1.87  
 Track : 1.77  
 Lock to Lock Time : 6.0  
 Steering Angle : 34.0

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project..	client..	drawing number	SCALE 1:200@A3	VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION  © COPYRIGHT THIS DRAWING IS THE PROPERTY OF <i>ian PICONE DESIGN</i> AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION	<b>ian PICONE DESIGNS</b> building designer Phone/Fax 62251333 Mobile 0409 611133 ipicone@bigpond.net.au  Accreditation number CC1120S	 Building Designers Association of Australia
<b>PROPOSED STRATA DEVELOPMENT          31 NORMAN CIRCLE          CITY OF GLENORCHY</b>	<b>WANG S.</b>	<b>M026-04-028DA</b>	AMENDMENT: 2/06/26 AMENDMENT: 11/06/26			
	<b>SITE LAYOUT</b>		SHEET 2 OF 5			



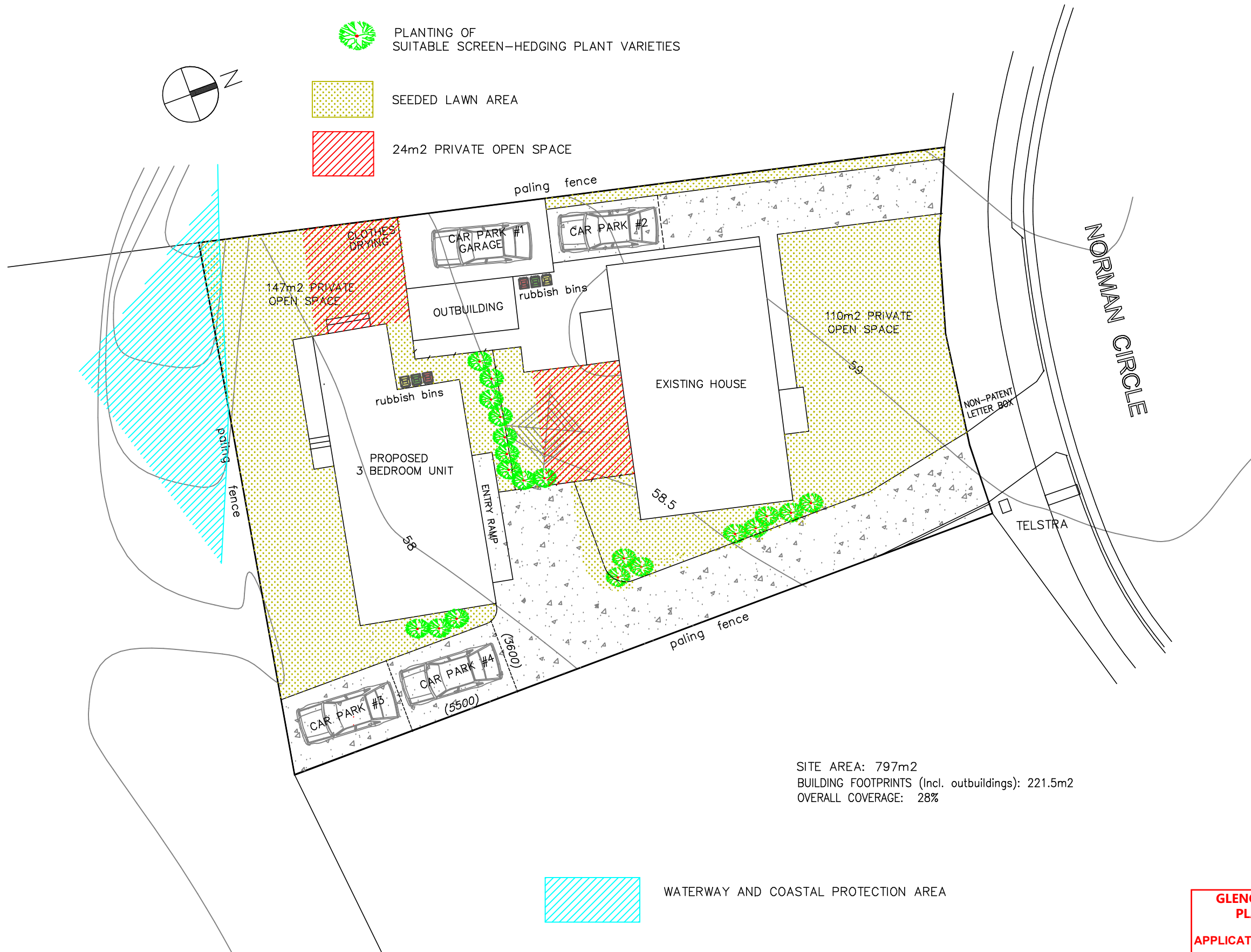
PLANTING OF SUITABLE SCREEN-HEDGING PLANT VARIETIES



SEEDED LAWN AREA



24m2 PRIVATE OPEN SPACE



SITE AREA: 797m2  
 BUILDING FOOTPRINTS (Incl. outbuildings): 221.5m2  
 OVERALL COVERAGE: 28%

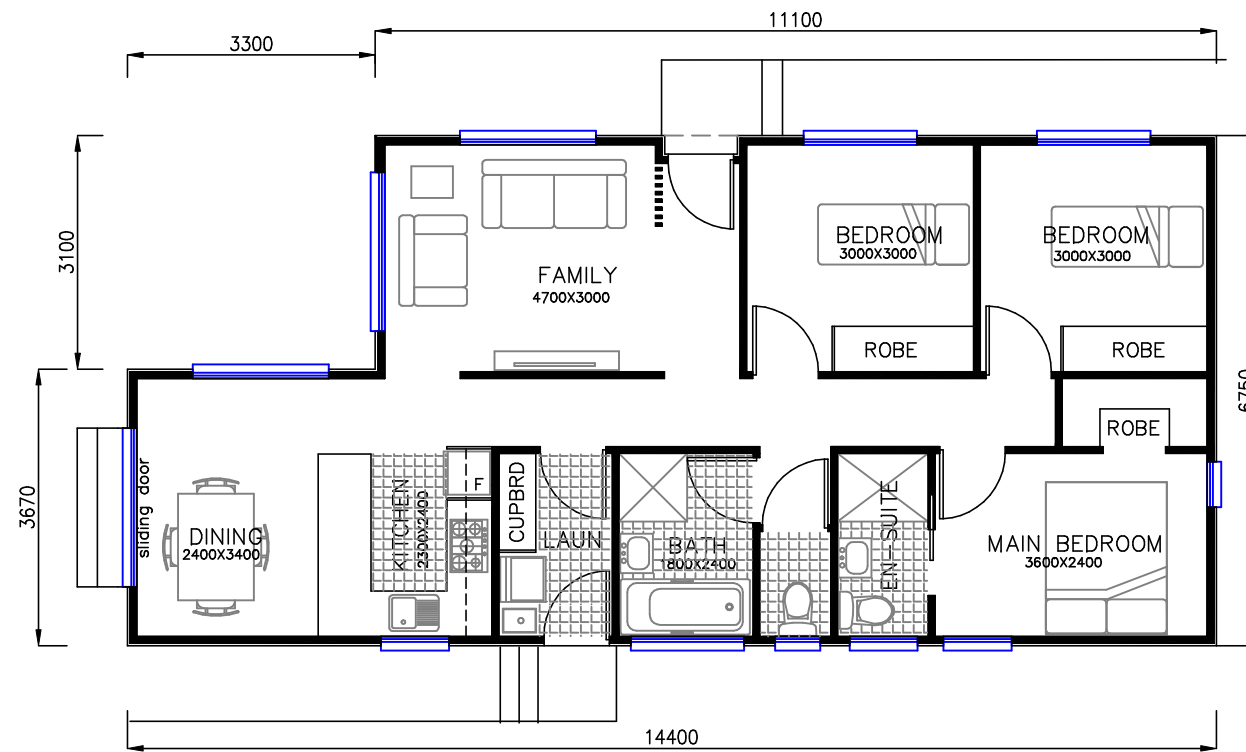


WATERWAY AND COASTAL PROTECTION AREA

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<b>PROPOSED STRATA DEVELOPMENT</b> <b>31 NORMAN CIRCLE</b> <b>CITY OF GLENORCHY</b>	<b>WANG S.</b>  <b>SITE LANDSCAPING and</b> <b>HARD STANDING</b>	<b>M026-04-028DA</b>	AMENDMENT: 2/06/26 AMENDMENT: 11/06/26			
		SHEET 3 OF 5	APRIL 2026			



NETT FLOOR AREA 82m<sup>2</sup>(8.8 squares approx.)

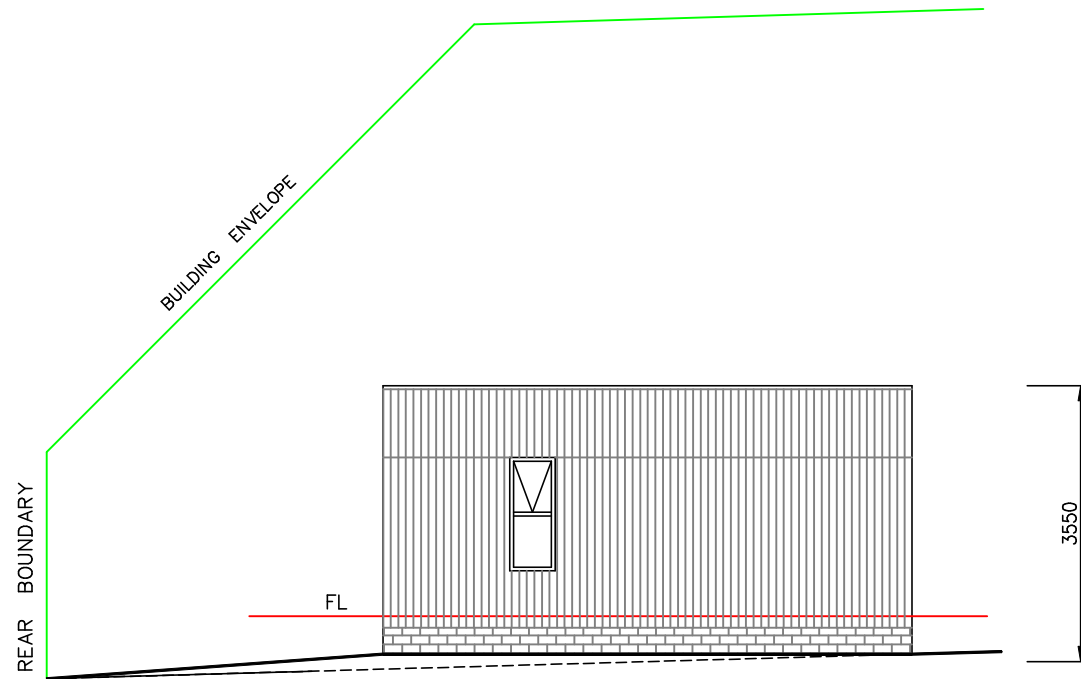
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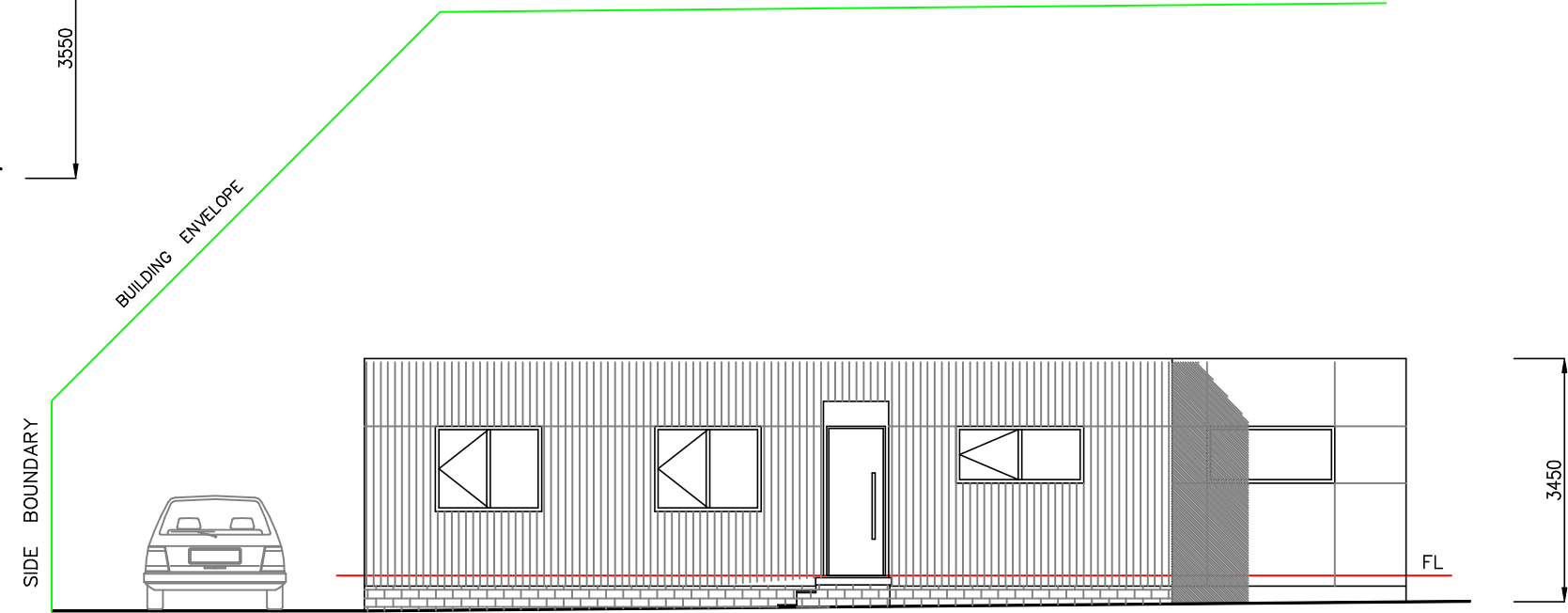
project..	client..	drawing number	SCALE 1:100@A3	<small>VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION</small>	<p><b>ian PICONE DESIGNS</b> building designer Phone/Fax 62251333 Mobile 0409 611133 ipicone@bigpond.net.au</p>	<p>Building Designers Association of Australia</p>
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	<b>FLOOR PLAN</b>		SHEET 4 OF 5	APRIL 2026		

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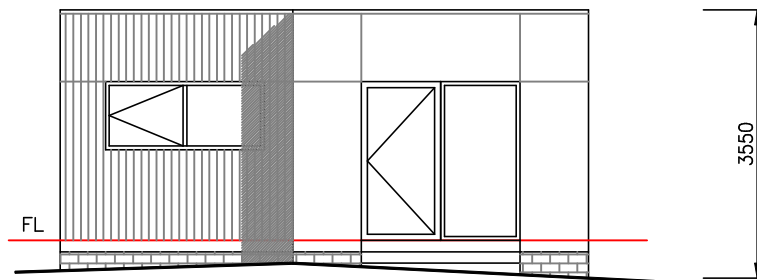
EXTERIOR MATERIALS:  
CLADDING.. HARDIES AXON SHEET PAINT FINISH EBONY  
HARDIES MATRIX SHEET PAINT FINISH WHITE  
ROOFING.. CUSTOM ORB ZINCALUME  
DOUBLE GLAZING WINDOW FRAME COLOUR TO MATCH CLDDING FINISH  
SELECTED FACE FOUNDATION MASONRY



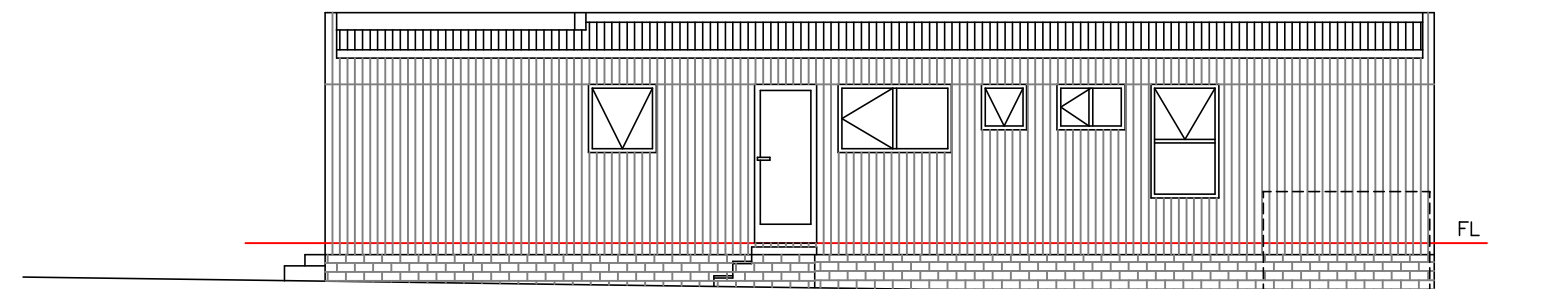
**EASTERLY ELEVATION**



**NORTHERLY ELEVATION**



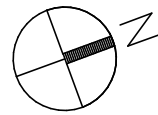
**WESTERLY ELEVATION**



**SOUTHERLY ELEVATION**

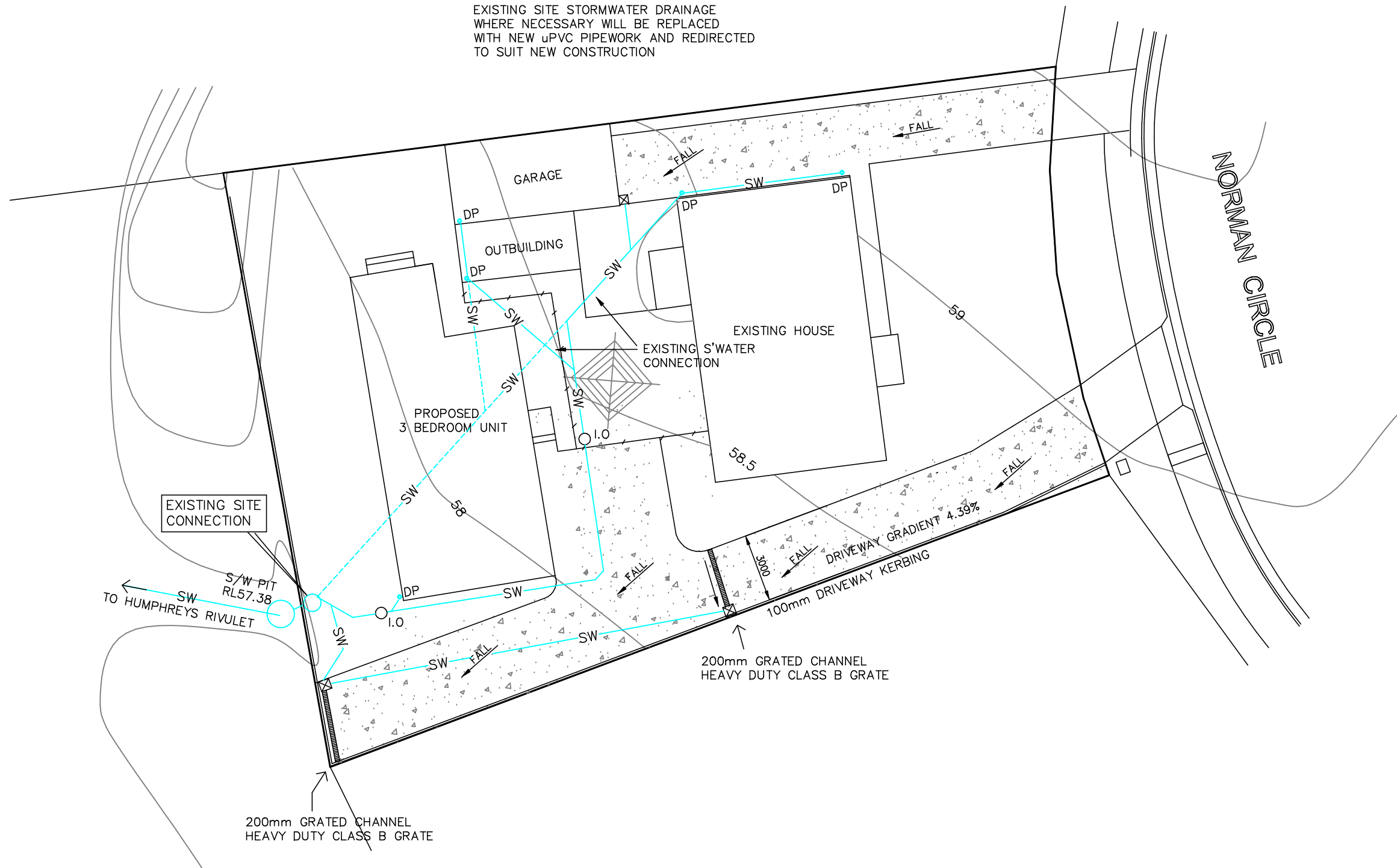
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	<b>ELEVATIONS</b>		SHEET 5 OF 5	APRIL 2026	<p>© COPYRIGHT THIS DRAWING IS THE PROPERTY OF <i>ian PICONE DESIGN</i> AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION</p>	




— SW — 100Ø uPVC STORMWATER  
 - - - SW - - - EXISTING STORMWATER TO BE DISCONNECTED

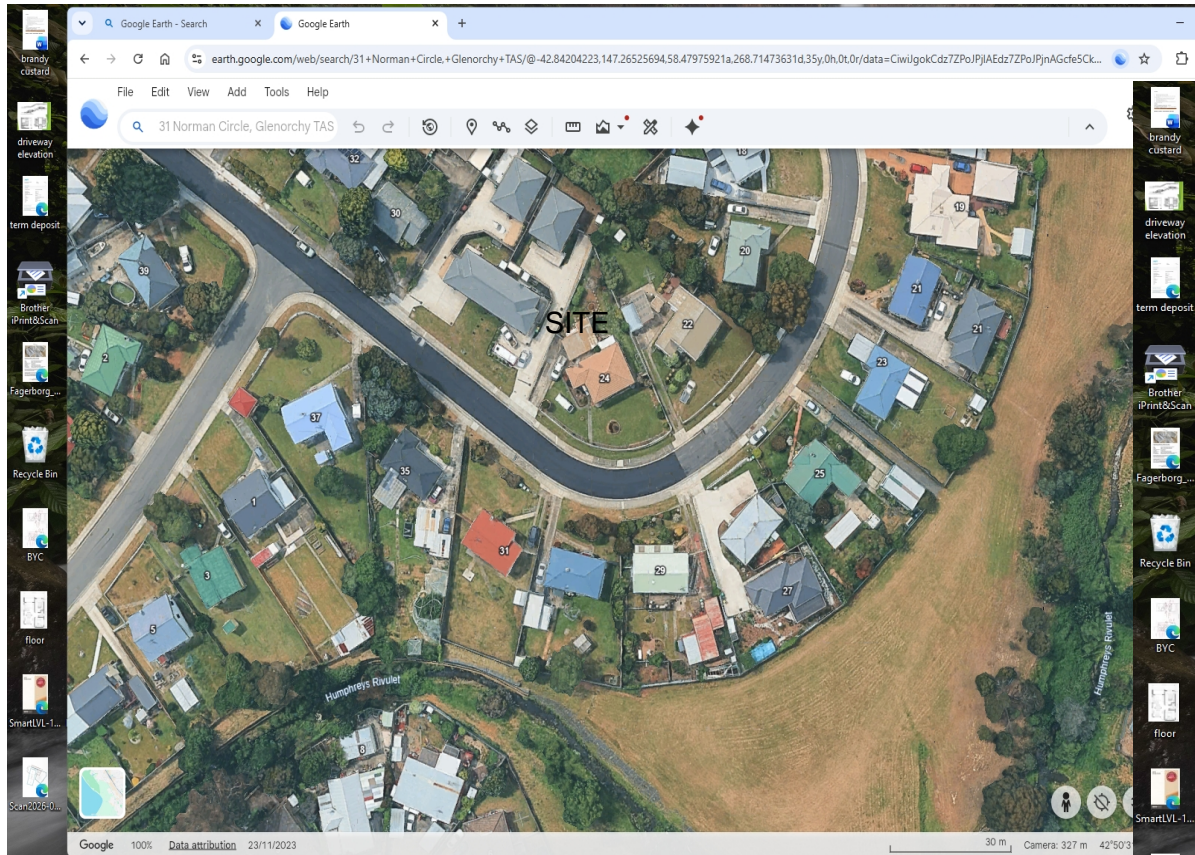
EXISTING SITE STORMWATER DRAINAGE  
 WHERE NECESSARY WILL BE REPLACED  
 WITH NEW uPVC PIPEWORK AND REDIRECTED  
 TO SUIT NEW CONSTRUCTION



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	<b>SITE STORMWATER COLLECTION</b>		ATTACHMENT #1			



NORTH WESTERLY VIEW ALONG NORMAN CIRCLE



NORTH EASTERLY VIEW ALONG NORMAN CIRCLE

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DEVELO  
project..

PROPOSED  
31 NORMAN  
CITY OF GL

OVER SCALED READINGS  
ENCING BUILDING SETOUT  
UNCTION

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