

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-161
PROPOSED DEVELOPMENT:	Alterations and additions to Single Dwelling for retaining wall
LOCATION:	12 Simpson Place Rosetta
APPLICANT:	T D Holubnytschyj
ADVERTISING START DATE:	14/07/2026
ADVERTISING EXPIRY DATE:	28/07/2026

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) until **28.07.2026**.

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.

Representations must be received by no later than 11.59 pm on **28.07.2026**, or for postal and hand delivered representations, by 5.00 pm on **28.07.2026**.

T HOLUBNYTSCHYJ

K GREEN

LOT44 No12

SIMPSON PLACE

ROSETTA 7010

V 9829 F 44

GENERAL NOTES

THESE DRAWINGS ARE TO BE READ

IN CONJUNCTION WITH THE BUILDING SPECIFICATIONS,

GEOTECHNICAL & STRUCTURAL ENGINEERING

SPECIFICATIONS & PLANS WHERE REQUIRED.

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE

DRAWING

ALL WORK SHALL BE IN ACCORDANCE WITH THE

BUILDING CODE OF AUSTRALIA (BCA) & RELEVANT

STANDARDS.

THE BUILDER IS TO CHECK ALL SITE BOUNDARIES,

SITE DIMENSIONS, DIMENSIONS OF ANY EXISTING

BUILDING IN RELATIONSHIP TO THE PROPOSED WORKS

LEVELS, BEARINGS, EXISTING SEWER & STORMWATER

DRAINS & OUTLETS & THE LOCATION OF ANY

EASEMENT BOUNDARIES PRIOR TO THE COMMENCEMENT

OF ANY WORKS.

FLOOR AREA DWELLING 140m2

FLOOR AREA DECK 16.5m2

WILLBUILT

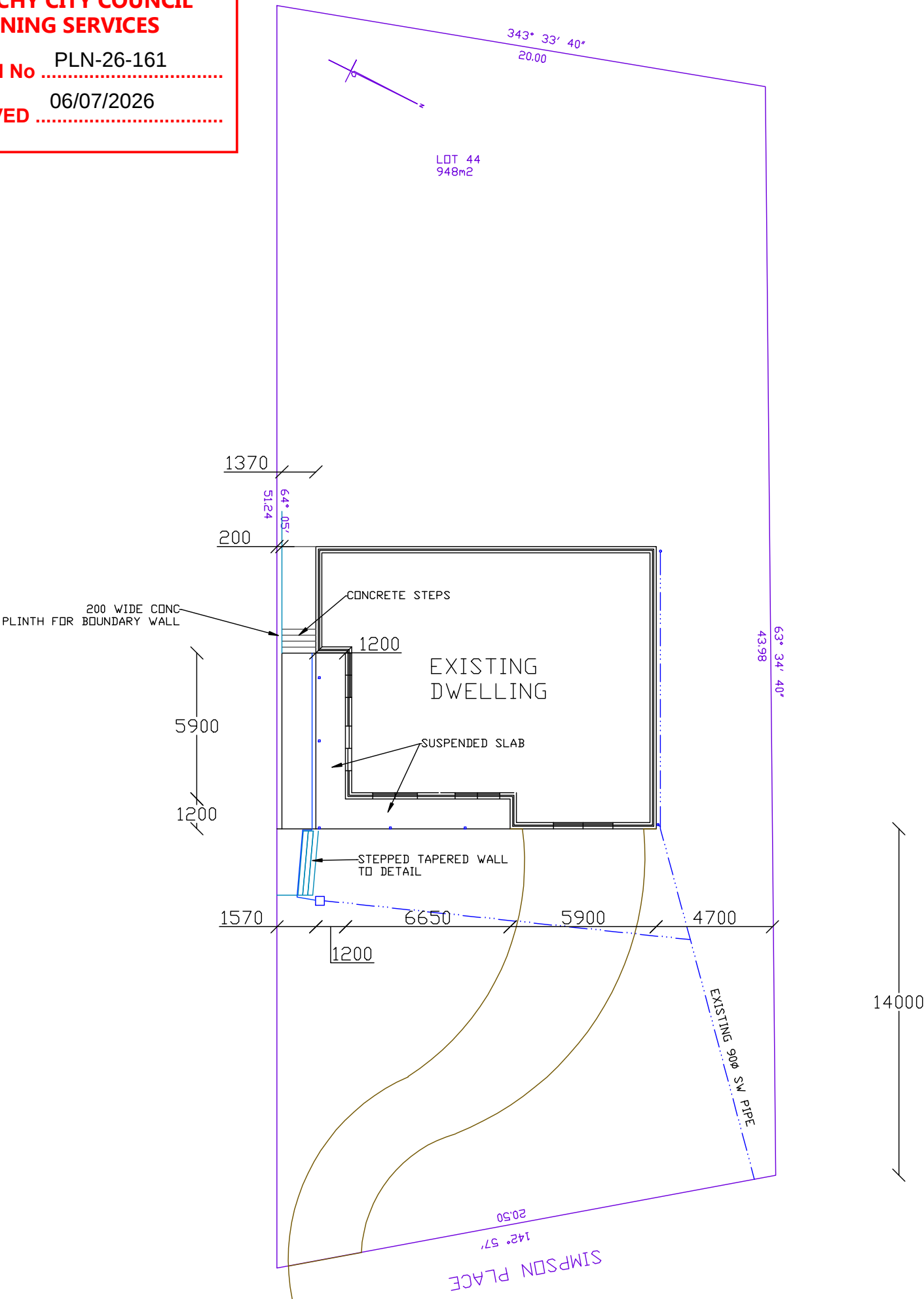
CC1911P

T WILLIAMS

9 EUMATALLA ST

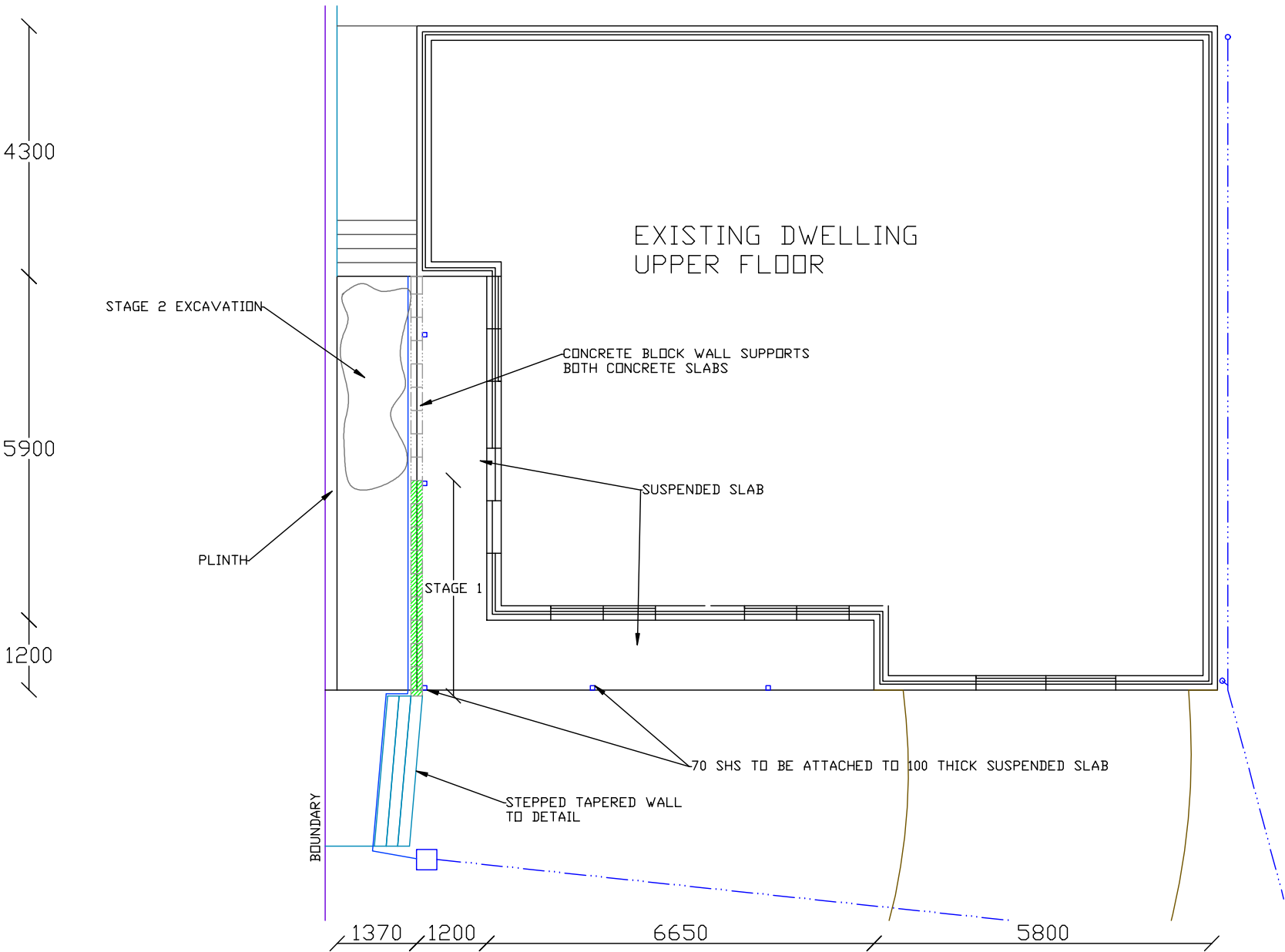
LAUDERDALE

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SITE PLAN

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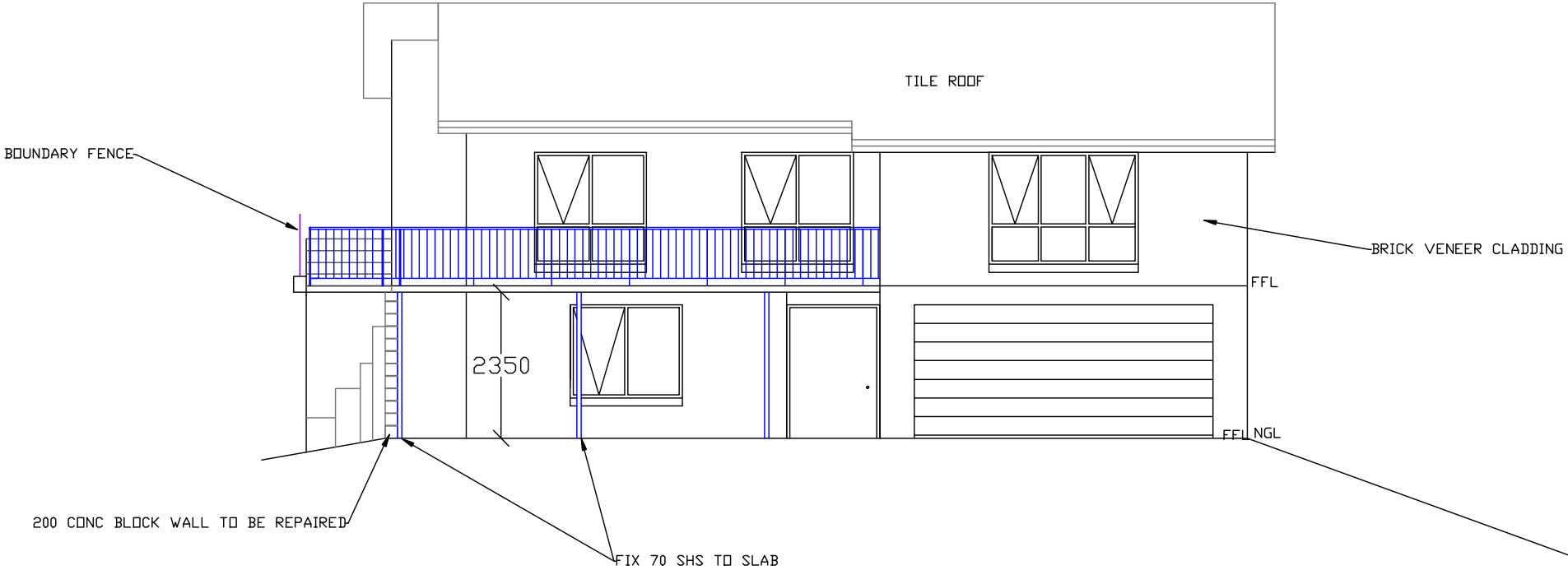


- WORK SCHEDULE:
- 1/ SAW CUT SLAB & PLINTH & REMOVE FROM SITE, LEAVING VERANDAH SLAB INTACT.
 - 2/ DEMOLISH FAILED STONE WALL TO GAIN ACCESS.
 - 3/ EXCAVATE FILL MATERIALS BEHIND WALL BY MACHINE &/OR BY HAND.
 - 4/ STAGE 1-PROP VERANDAH SLAB AND DEMOLISH EXISTING FAILED WALL & FOOTING. SAW CUT AND REMOVE EXISTING FOOTING.
 - 5/ STAGE 2 - EXCAVATE BEHIND EXISTING WALL BY MACHINE/ HAND TO REMOVE THE LOAD AGAINST THE WALL.
 - 6/ PRESSURE WASH THE BACK OF THE WALL IF IN GOOD ORDER OR DEMOLISH THE WALL.
 - 7/ EXCAVATE FOR NEW WALL FOOTING TO DETAIL.
 - 8/ CONSTRUCT NEW WALL & TANK ETC.. & REINSTATE DECK SUPPORT COLUMNS.
 - 9/ INSTALL NEW 100 DIAMETER SLOTTED PVC SUB-SOIL DRAIN 1:100 MIN FALL TO GP.
 - 10/ LINE BATTER WITH GEOTEXTILE FILTER FABRIC & BACKFILL WITH NO FINES CONCRETE
 - 11/ PLACE SACRIFICIAL SHEETING & FORTECON OVER NO FINES CONCRETE & POUR NEW PATH & PLINTH - 100mm THICK SL82(T) WITH 30 COVER.
 - 12/ REINSTATE FENCE & MAKE GOOD ANY DAMAGE TO NEIGHBOURING PROPERTY.

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UPPER FLOOR PLAN

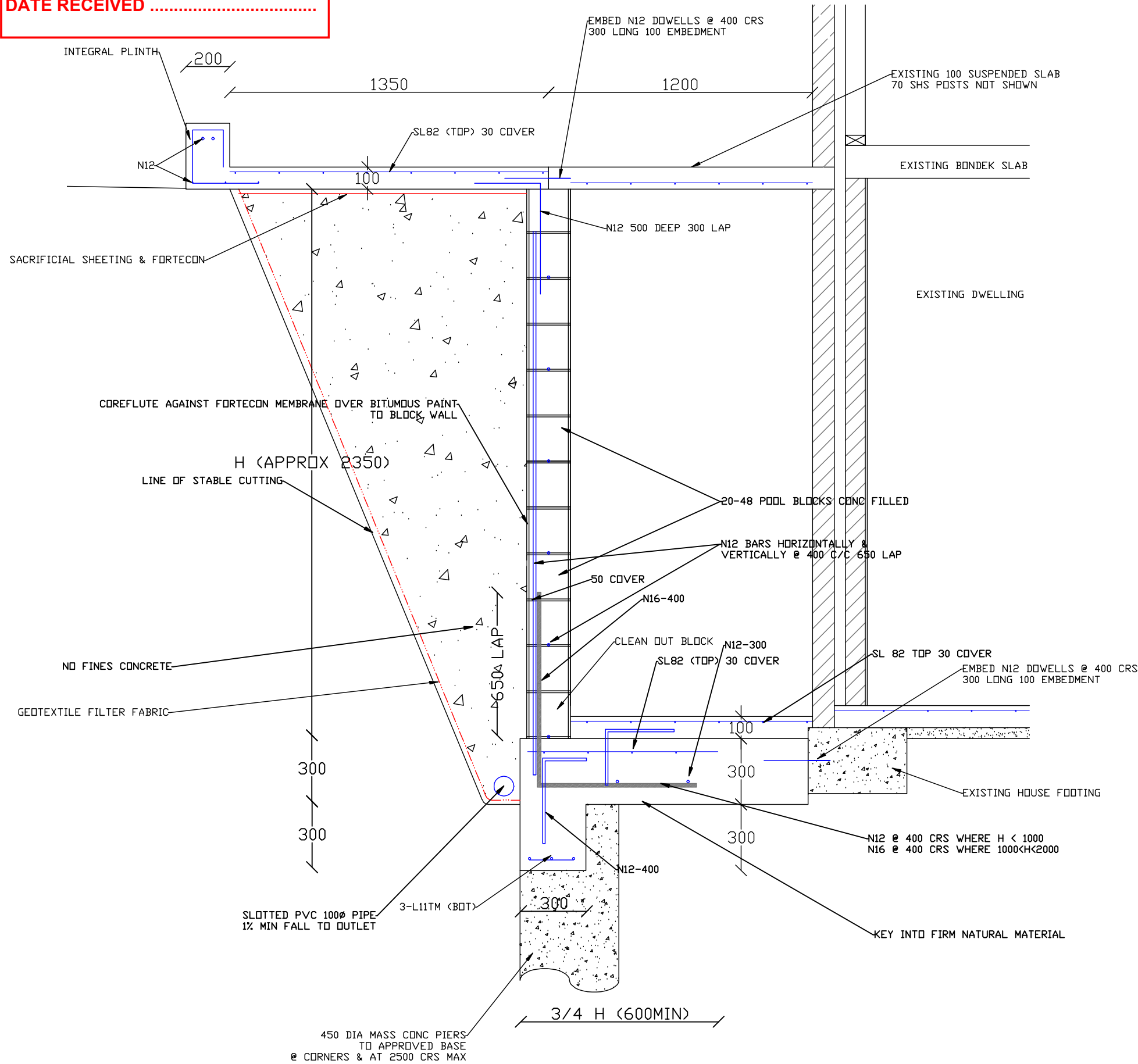
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EAST ELEVATION

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RETAINING WALL DETAIL

RETAINING WALL CONSTRUCTION NOTES

1. MORTAR SHALL BE CEMENT : LIME: SAND RATIO 1 : 0-0.25 : 3
2. BLOCKS TO BE GRADE 12 TO AS 2733
3. GROUT - MAXIMUM AGGREGATE SIZE 10mm- SLUMP 230+/- 30-MIN. CHARACTERISTIC STRENGTH 20 MPa
4. CLEAN OUT HOLES ARE TO BE PROVIDED TO THE BASE OF ALL CORES. AT THE END OF EACH DAYS BLOCK LAYING & BEFORE THE WALL IS FILLED , MORTAR DROPPINGS ARE TO BE WASHED OUT. REINFORCEMENT TIED & HOLES BLOCKED OFF
5. RETAINING WALL FOOTINGS ARE TO BE FOUNDED ON APPROVED TRIMMED SUBGRADE WITH A MINIMUM BEARING CAPACITY OF 150 kPa
6. CONCRETE STRENGTH (MPa)/ SLUMP(mm) FOOTINGS 25 / 90
7. 50mm COVER TO FOOTING BASE REINFORCEMENT
8. ALL CORES SHALL BE GROUT FILLED TO ONE COURSE ABOVE FINISHED SURFACE LEVEL
9. ALLOW MINIMUM 14 DAYS AFTER FILLING BLOCKS PRIOR TO BACKFILLING BEHIND WALL
10. CORE FILL SHALL BE PLACED WITH A PENCIL VIBRATOR
11. MOIST CURE WALL CONCRETE FOR 14 DAYS PRIOR TO WATERPROOFING
12. BACK OF WALL TO BE COATED WITH MINIMUM 2 COATS OF AN APPROVED BITUMINOUS PAINT LINED ITH FORTECON PROTECTED BY CORFLUTE OR SIMILAR SACRIFICIAL SHEETING
13. PROVIDE EXPANSION JOINTS AT MAX 10M CENTRES PROVIDE R16 DOWEL BARS ACROSS JOINTS AT 400 CENTRES , GREASED AND CAPPED ONE END
14. WHERE WALL IS NOT RETAINING BLOCK WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 'BESSERS' SINGLE SKIN BLOCKWORK SYSTEM WITH BOND BEAM AND LINTELS AS REQUIRED

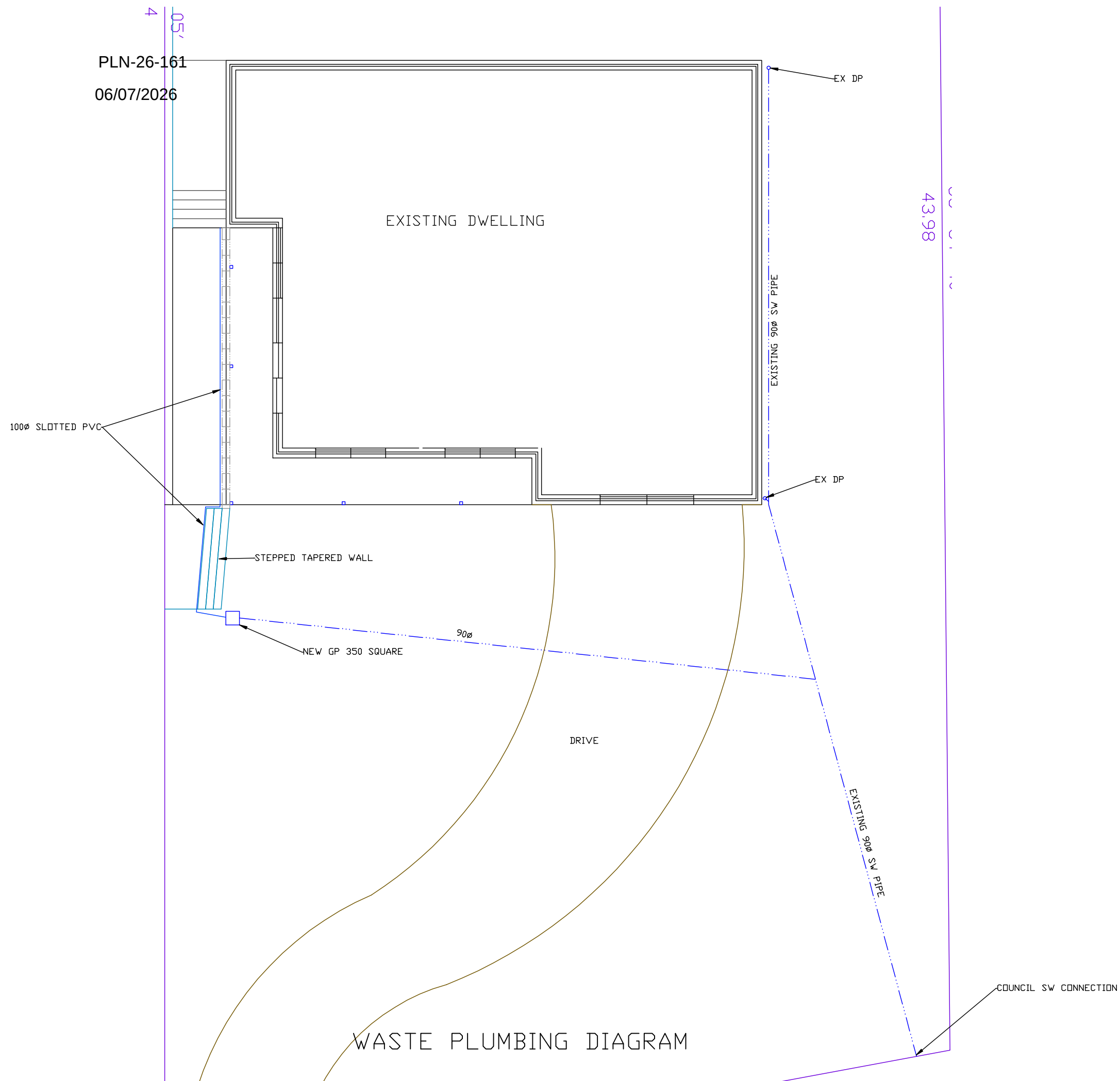
NOTE: EXISTING FOOTING IS LIKELY TO BE FOUNDED IN ROCK. NEW FOOTING TO BE FOUNDED ON ROCK OR WITH PIERS TO ROCK AS DETAILED.
DELETE KEY IF ON ROCK

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PLANNING SERVICES**

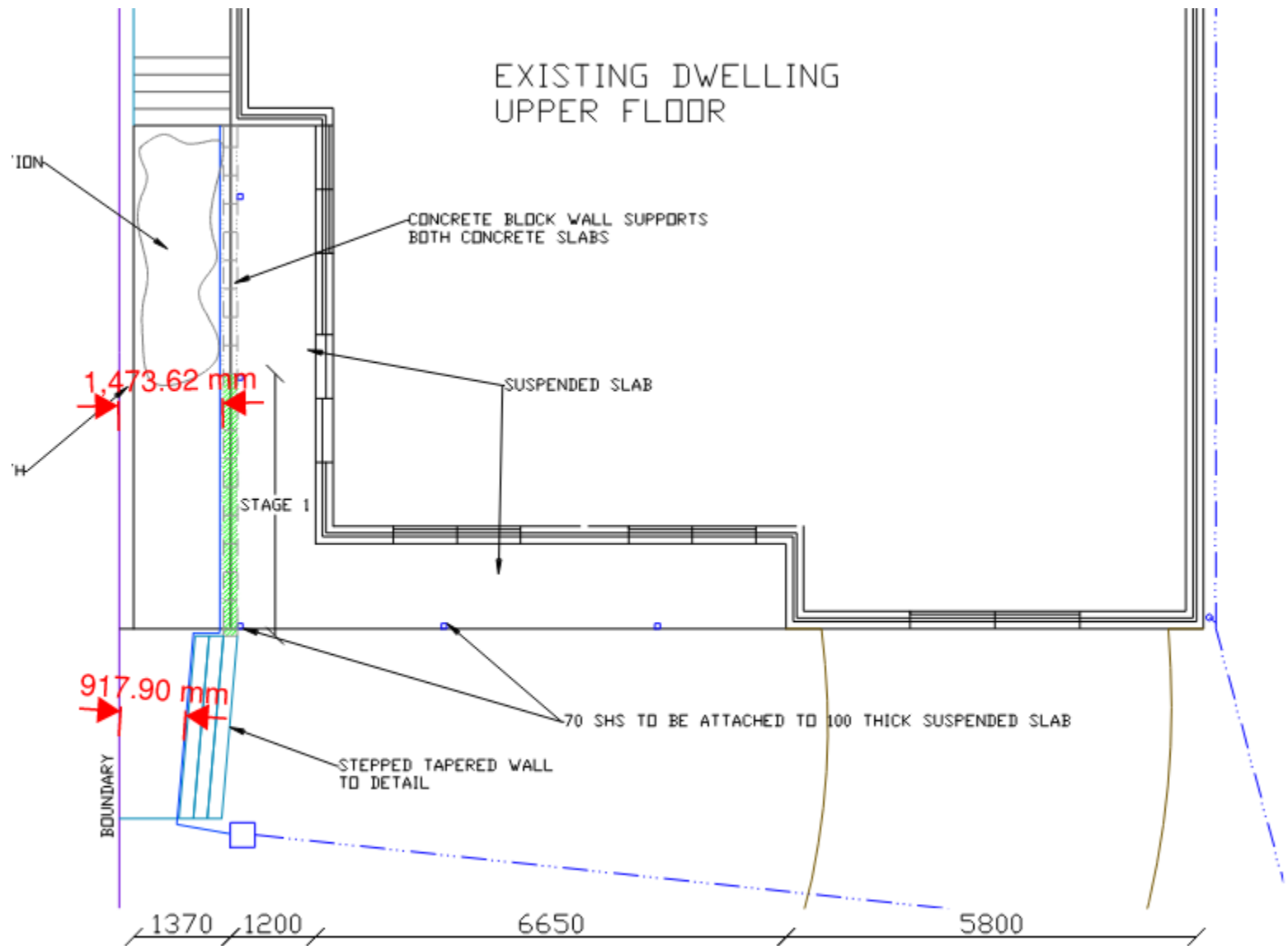
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EXISTING RETAINING WALL



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