

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-081
<b>PROPOSED DEVELOPMENT:</b>	Single Dwelling
<b>LOCATION:</b>	29 Falcon Road Claremont
<b>APPLICANT:</b>	Prime Design (Hobart)
<b>ADVERTISING START DATE:</b>	07/07/2026
<b>ADVERTISING EXPIRY DATE:</b>	21/07/2026

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](http://www.gcc.tas.gov.au)) until **21.07.2026**.

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

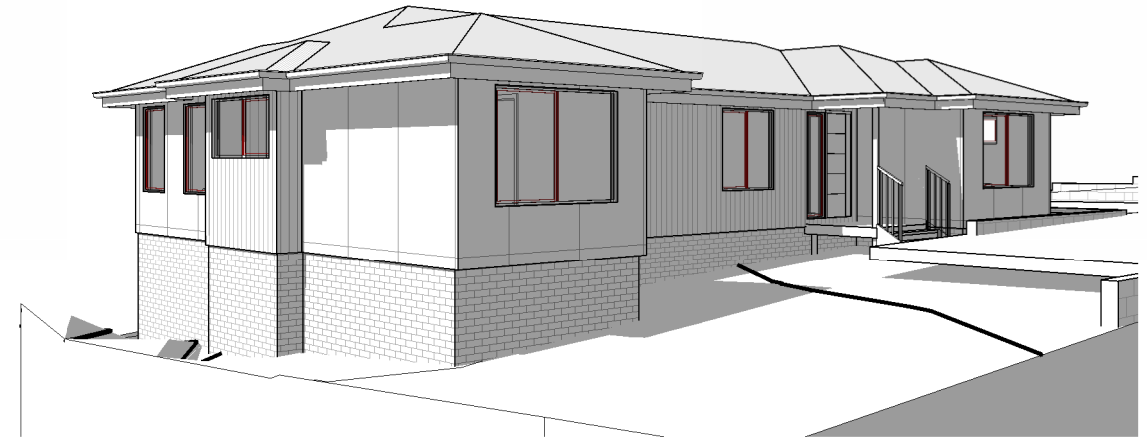
Representations must be received by no later than 11.59 pm on **21.07.2026**, or for postal and hand delivered representations, by 5.00 pm on **21.07.2026**.

# PROPOSED NEW RESIDENCE

## LOT 2, 29 FALCON ROAD, CLAREMONT

### G. F. & M. M. MORGAN

PD26098



#### BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN
03	SITE DRAINAGE PLAN
04	SOIL & WATER MANAGEMENT PLAN
05	LOCALITY PLAN
06	SITE TURNING
07	FLOOR PLAN
08	DOOR AND WINDOW SCHEDULES
09	ELEVATIONS
10	ELEVATIONS
11	ROOF PLAN
12	PERSPECTIVES

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-26-081**

**DATE RECEIVED: 22 June 2026**



FLOOR AREA	117.73	m2	12.67 (SQUARES)
TOTAL AREA	117.73	m2	12.67 SQUARES

#### GENERAL PROJECT INFORMATION

TITLE REFERENCE: 2/187125

SITE AREA: 631m<sup>2</sup>

DESIGN WIND SPEED: N3

SOIL CLASSIFICATION: P

CLIMATE ZONE: 7

ALPINE AREA: NO

CORROSIVE ENVIRONMENT: VERY HIGH

BAL RATING: N/A

OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA,  
LOW COASTAL EROSION HAZARD BAND

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H: Shop 9, 105-111 Main Road, Moonah, 7009

p(h)+ 03 6228 4575

info@primedesigntas.com.au

Accredited Building Practitioner:



primedesigntas.com.au

Frank Geskus -No CC246A

REV. DATE DESCRIPTION

JUNE 2026

PLANNING

**COASTAL ENVIRONMENTS (C.E.)**

ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1km OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS.  
ALL CONCRETE TO BE MIN 32MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUME 2 & THE ABCB HOUSING PROVISIONS REQUIREMENTS FOR COASTAL BUILDING.

**SETBACKS**

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

**SITE COVERAGE**

BUILDING FOOTPRINT 114.257m<sup>2</sup> /SITE AREA 631m<sup>2</sup> = 0.181  
TOTAL SITE COVERAGE 18.11%

**PRIVATE OPEN SPACE**

24m<sup>2</sup> MINIMUM,  
WITH A MINIMUM DIMENSION OF 4m  
GRADIENT NO STEEPER THAN 1:10

**GENERAL NOTES**

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

**SURVEYORS NOTES**

- THIS PLAN HAS BEEN PREPARED FOR KNEST FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- UNDERGROUND SERVICES HAVE BEEN LOCATED BY THEIR ABOVE GROUND INDICATORS ONLY.
- THE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING THE LOCATION OF UNDERGROUND UTILITIES (TELSTRA, WATER MAINS, SEWER, DRAINAGE, GAS) WHICH REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.
- THIS DATA IS ON A PLANE COORDINATE SYSTEM -
- DISTANCES ARE WHAT WOULD BE MEASURED ON THE GROUND USING A TAPE MEASURE. THE COORDINATES HAVE AN MGA2020 ORIGIN AT SPM4679 (E:521335.824 N:5261569.507 RL:13.26)
- THE COMBINED SCALE FACTOR (CSF) TO BE APPLIED TO CONVERT TO MGA COORDINATE SYSTEM IS 0.99960352 USING SPM4679 AS THE SCALE ORIGIN POINT.
- CONTOUR INTERVAL: 0.200mm

**NOTES**

- UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.

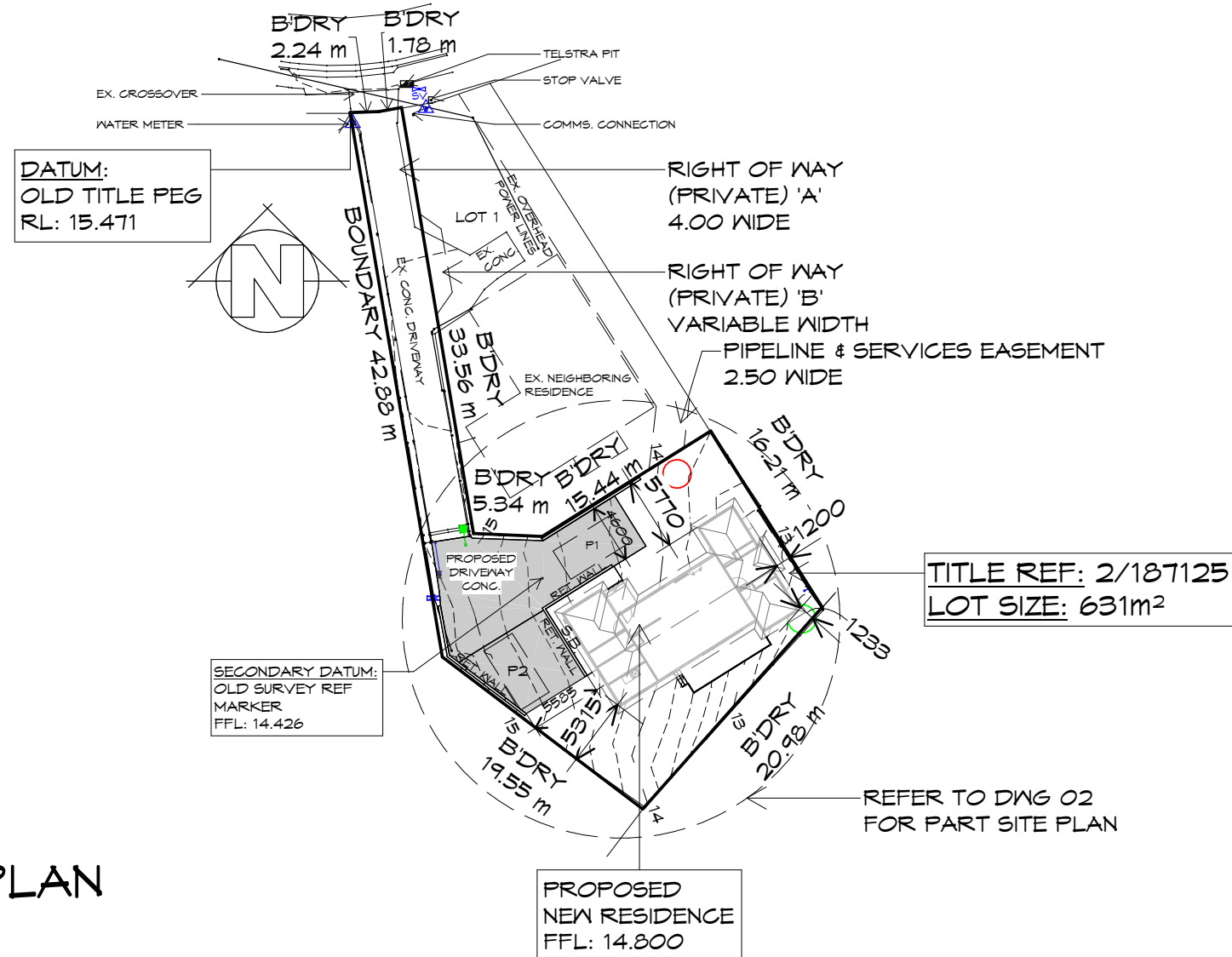
**DRIVEWAY GRADIENT**

MAXIMUM GRADIENT 1:4 (25%)  
TO AS 2890

**CAR PARKING GRADIENT**

PARALLEL TO PARKING ANGLE 1:20 (5%)  
CROSSFALL 1:16 (6.25%)

**FALCON ROAD**



**SITE PLAN**

1 : 500

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

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Client name:  
G. F. & M. M. MORGAN

Project:  
PROPOSED NEW RESIDENCE  
LOT 2, 29 FALCON ROAD,  
CLAREMONT

Date: 22.06.2026  
Drafted by: A.D.  
Approved by: A.J.C.

Project/Drawing no: PD26098 - 01  
Scale: 1 : 500  
Revision: 05

**PLANNING**






Drawing:  
SITE PLAN

Accredited building practitioner: Frank Geskus -No CC246A  
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REV.	DATE	DESCRIPTION
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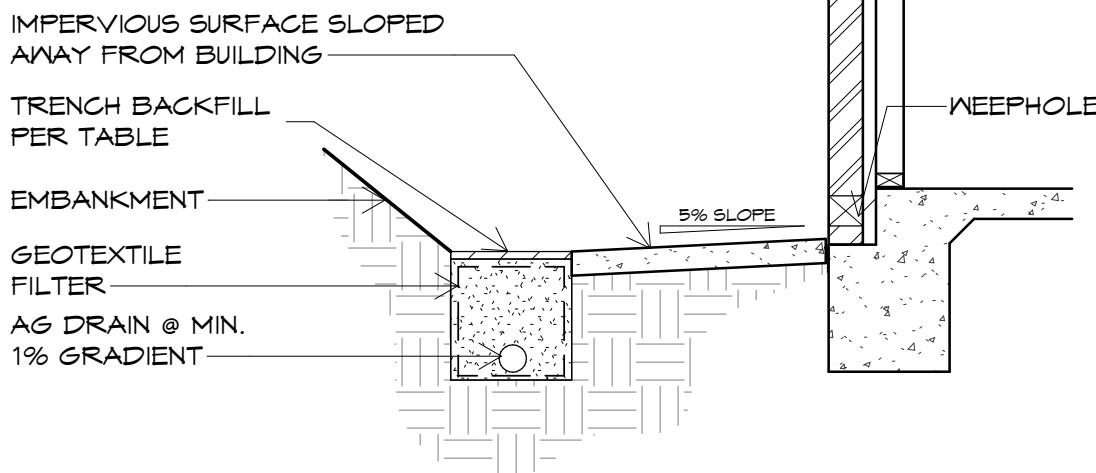
# LEGEND

- GP  450X 450 SURFACE DRAINAGE PIT
-  NET AREAS
-  SEWER LINE
-  STORMWATER LINE
-  100φ AG DRAIN
- G.T. 150 WIDE GRATED TRENCH
- KB 150 WIDE KERB C/M BARRIER  
KERB AS REQUIRED

**PLUMBING NOTES:**  
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.  
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

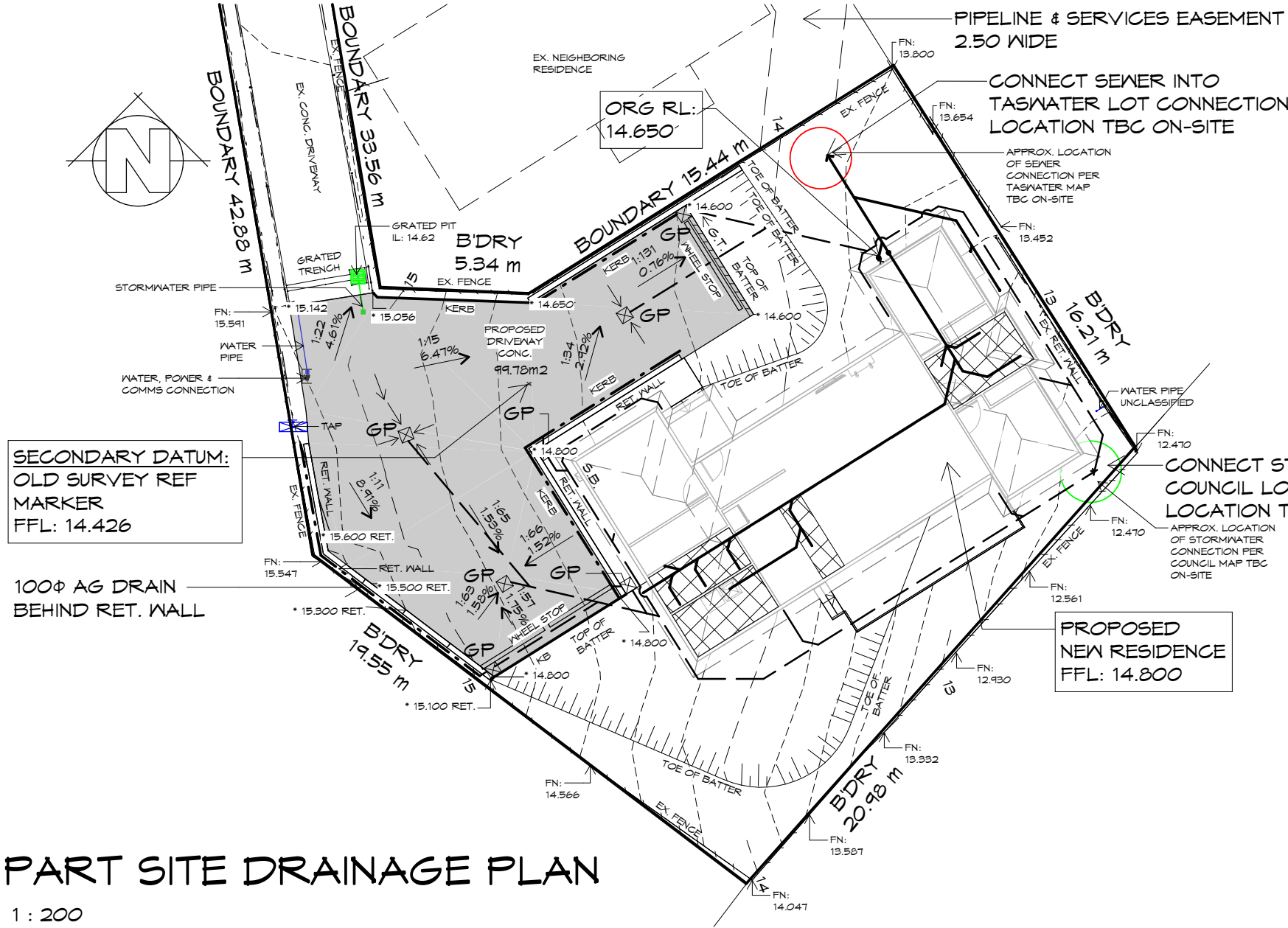
TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY



## TYPICAL AG DRAIN DETAIL

N.T.S.



## PART SITE DRAINAGE PLAN

1 : 200

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

- SEWER AND WATER SERVICES**
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
  - WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

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PLANNING

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LOT 2, 29 FALCON ROAD,  
CLAREMONT

Drawing:  
SITE DRAINAGE PLAN

Date: 22.06.2026  
 Drafted by: A.D.  
 Approved by: A.J.C.

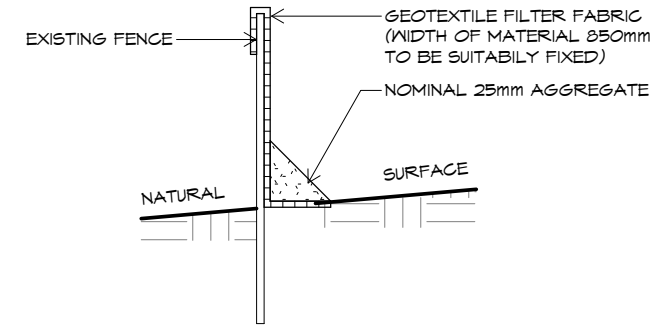
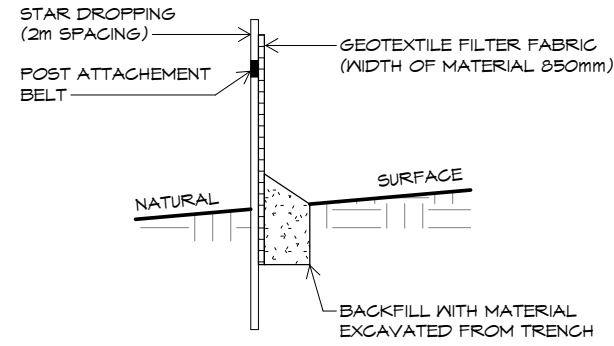
Project/Drawing no: PD26098 - 03  
 Scale: As indicated  
 Revision: 05

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MATERIAL STOCKPILE LOCATION. FORM SPOON DRAIN ON HIGH SIDE TO DIVERT WATER AWAY FROM STOCKPILE. SECURELY COVER STOCKPILE DURING INCLEMENT WEATHER



**SILT STOP TYPE 1**  
TEMPORARY FENCE

**SILT STOP TYPE 2**  
EXISTING FENCE

**NOTES:**

SEDIMENT & EROSION CONTROL MEASURES SUFFICIENT TO PREVENT SEDIMENT FROM LEAVING THE SITE MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO SITE

**NOTES:**

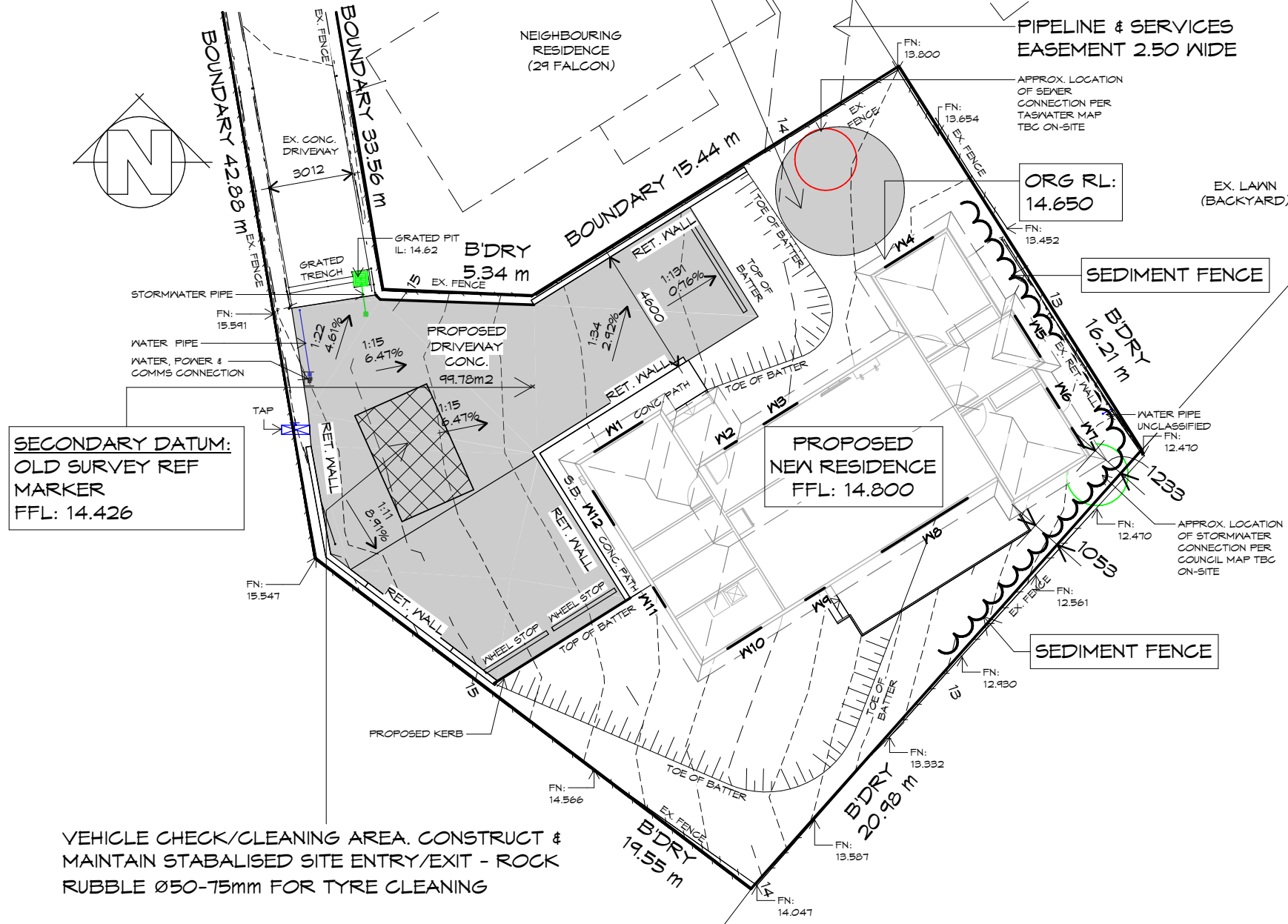
1. ALL EROSION & SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY & MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURE TO BE INSTALL PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE WATER CONNECTION AS SOON AS PRACTICABLE AFTER THE ROOF IS LAID

**NOTES:**

1. DIVERSION DRAINS ARE TO BE CONNECTED TO LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM)
2. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS

**NOTE:**

SOIL AND WATER MANAGEMENT CONTROLS TO BE IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL DOCUMENT BY DERWENT ESTUARY PROGRAM & THE TAMAR ESTUARY AND ESK RIVERS PROGRAM



**SECONDARY DATUM:**  
OLD SURVEY REF  
MARKER  
FFL: 14.426

VEHICLE CHECK/CLEANING AREA. CONSTRUCT & MAINTAIN STABILISED SITE ENTRY/EXIT - ROCK RUBBLE Ø50-75mm FOR TYRE CLEANING

**PART SOIL & WATER MANAGEMENT PLAN**

1 : 200



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Drawing:  
SOIL & WATER MANAGEMENT PLAN

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Date: 22.06.2026  
Drafted by: M.C  
Approved by: Approver

Project/Drawing no: PD26098 - 04  
Scale: As indicated  
Revision: 05

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PROPOSED NEW RESIDENCE  
LOT 2, 29 FALCON ROAD,  
CLAREMONT

## LOCALITY PLAN

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES NOT** FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE **DOES NOT** REQUIRE A BUSHFIRE ASSESSMENT.

1 : 2000

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Drawing:  
LOCALITY PLAN



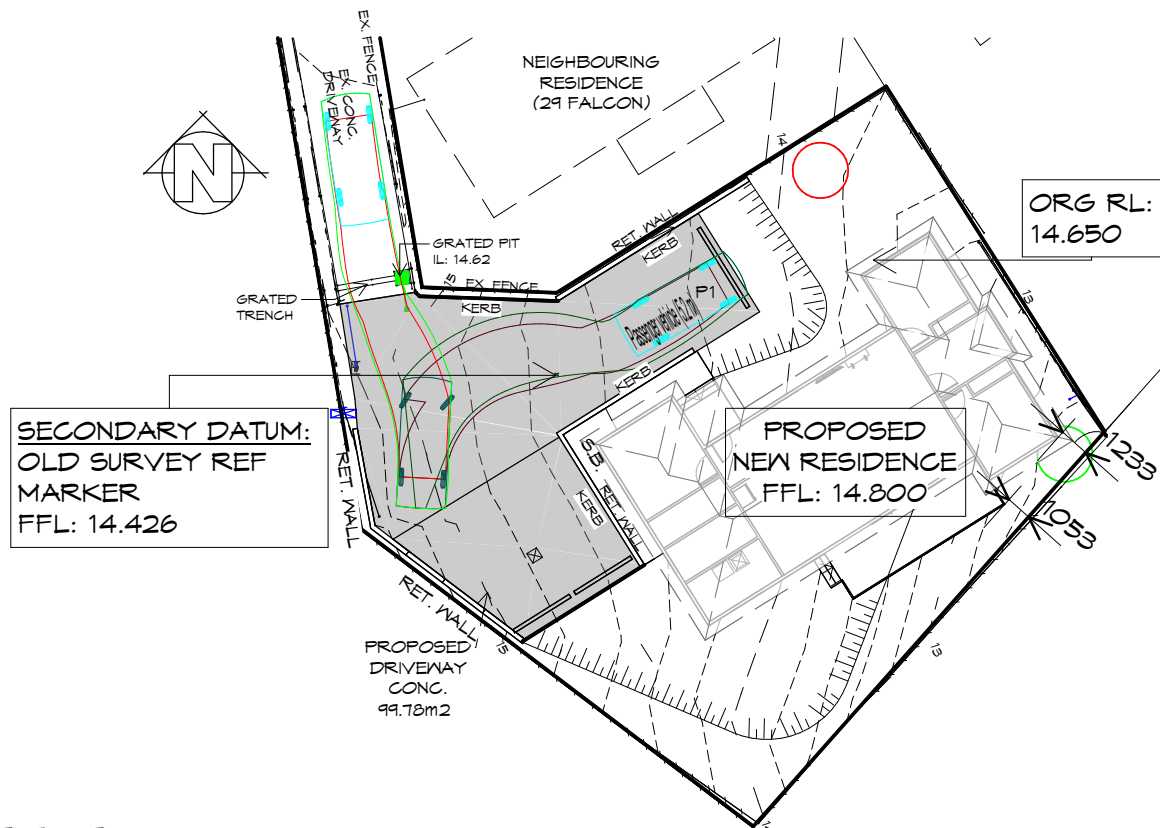
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Date:	Drafted by:	Approved by:
22.06.2026	A.D.	A.J.C.

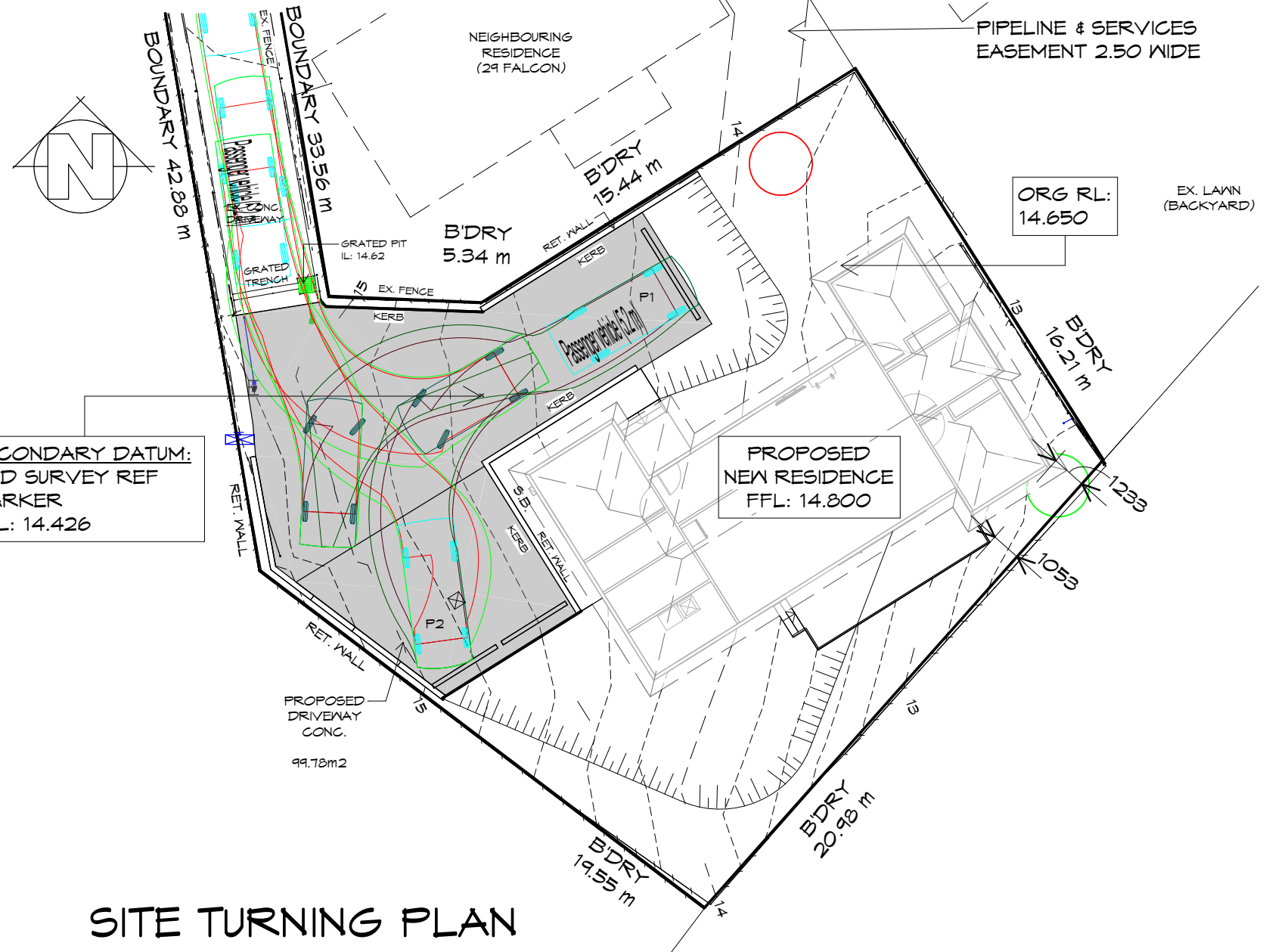
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PD26098 - 05	1 : 2000	05

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### SITE TURNING PLAN - P1

1 : 300



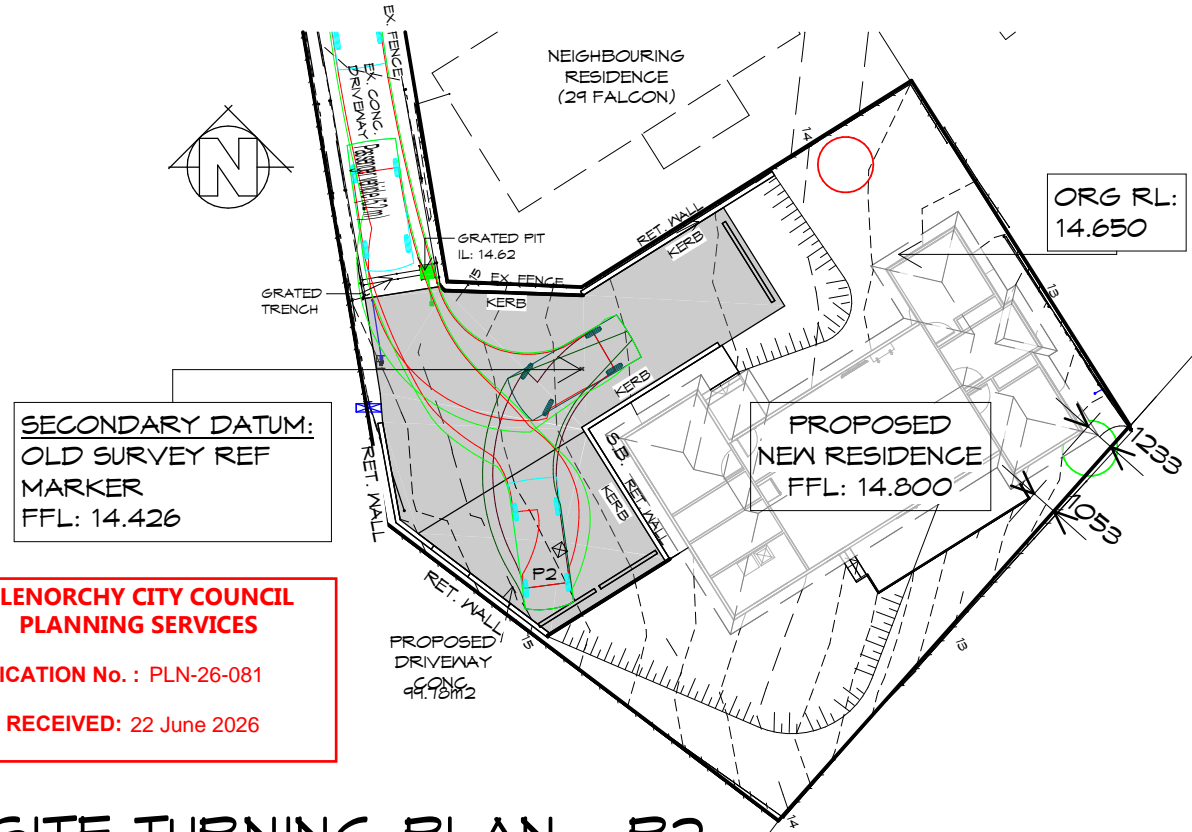
### SITE TURNING PLAN

1 : 200

**VEHICLE TURNING CIRCLES**  
 AUSTRROADS  
 DESIGN PASSENGER VEHICLE (5.2m)  
 RADIUS: 6.3m  
 TURNING SPEED: 0.5km/h  
 OVERALL LENGTH: 5.200m  
 OVERALL WIDTH: 1.940m  
 TRACK WIDTH: 1.840m

**DRIVEWAY GRADIENT**  
 MAXIMUM GRADIENT 1:4 (25%)  
 TO AS 2890

**CAR PARKING GRADIENT**  
 PARALLEL TO PARKING ANGLE 1:20 (5%)  
 CROSSFALL 1:16 (6.25%)



### SITE TURNING PLAN - P2

1 : 300

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 Approved by: A.J.C.

Project/Drawing no: PD26098 - 06  
 Scale: As indicated  
 Revision: 05

**PLANNING**

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Drawing:  
 SITE TURNING

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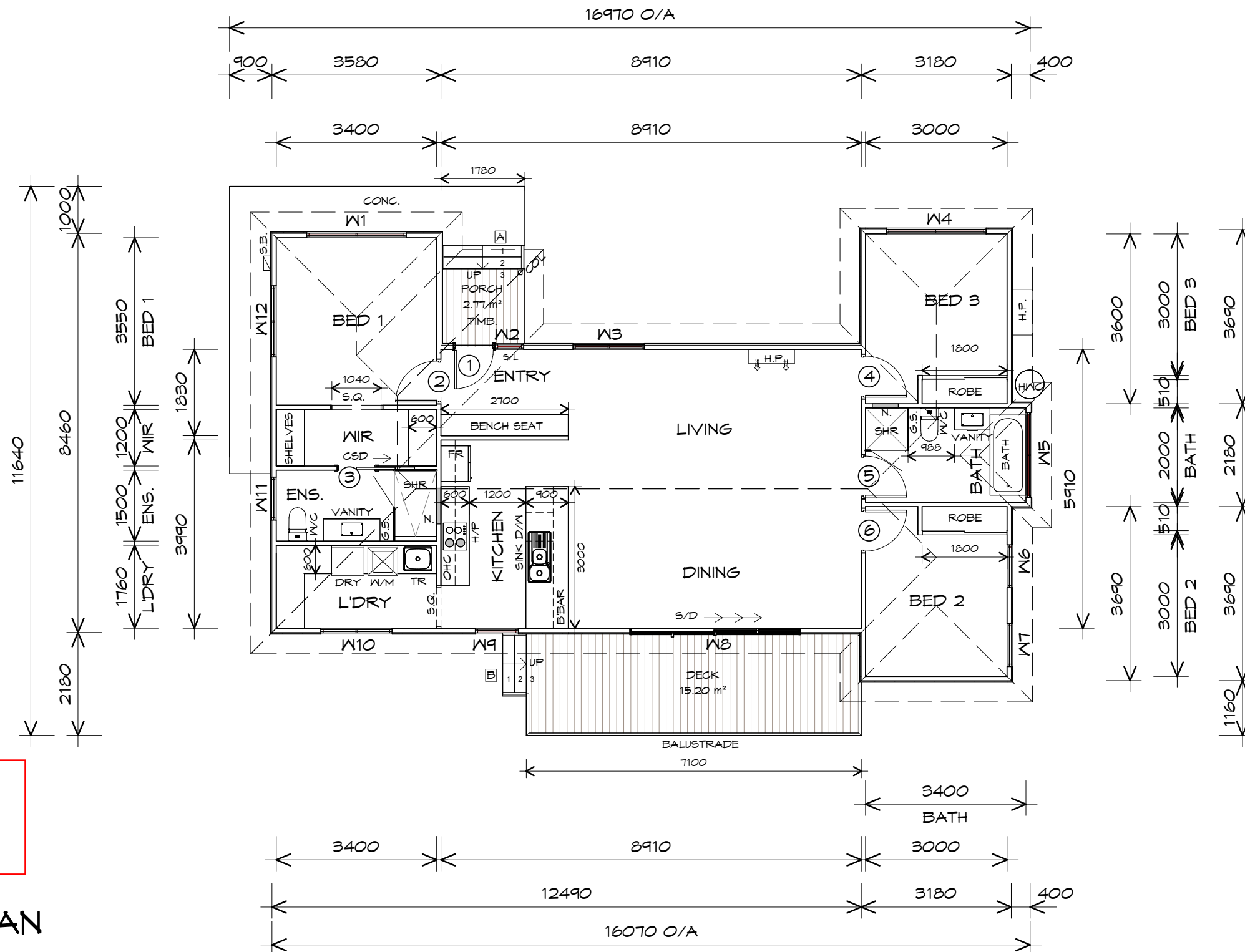
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ASSOCIATION OF AUSTRALIA

# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S/L SIDELIGHT
- G.S. GLASS SCREEN
- H.W.C. HOT WATER CYLINDER
- COL COLUMN
- S.Q. SQUARE STOP
- N 600x300 SHR NICHE



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## FLOOR PLAN

1 : 100

FLOOR AREA 117.73 m<sup>2</sup> 12.67 (SQUARES)  
TOTAL AREA 117.73 12.67

**NOTE:**  
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

STAIRS			
STAIR	NO RISERS	RISER H/T	TREAD DEPTH
A	3	150	250
B	3	150	250



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Drawing:  
FLOOR PLAN

# PLANNING

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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL ENTRY DOOR	
2	870	INTERNAL TIMBER DOOR	
3	820	CAVITY SLIDING DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	2110	AWNING WINDOW	
W2	2100	600	FIXED WINDOW	
W3	1500	1510	AWNING WINDOW	
W4	1500	2110	AWNING WINDOW	
W5	900	1810	AWNING WINDOW	OPAQUE
W6	1500	910	AWNING WINDOW	OPAQUE TO 1.7m FROM F.F.L
W7	1500	910	AWNING WINDOW	OPAQUE TO 1.7m FROM F.F.L
W8	2100	3610	STACKING SLIDING DOOR	
W9	2100	910	AWNING WINDOW	
W10	1500	1510	AWNING WINDOW	
W11	900	910	AWNING WINDOW	OPAQUE
W12	600	1510	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS.  
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

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Drawing:  
DOOR AND WINDOW SCHEDULES



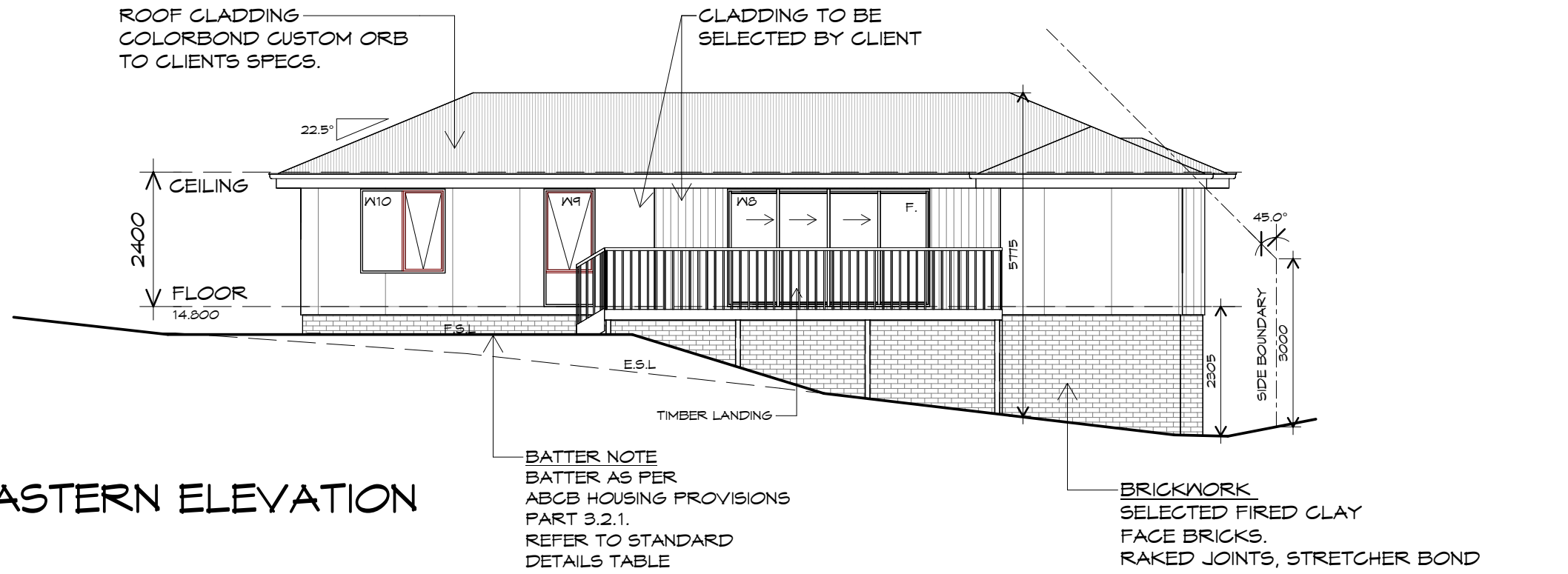
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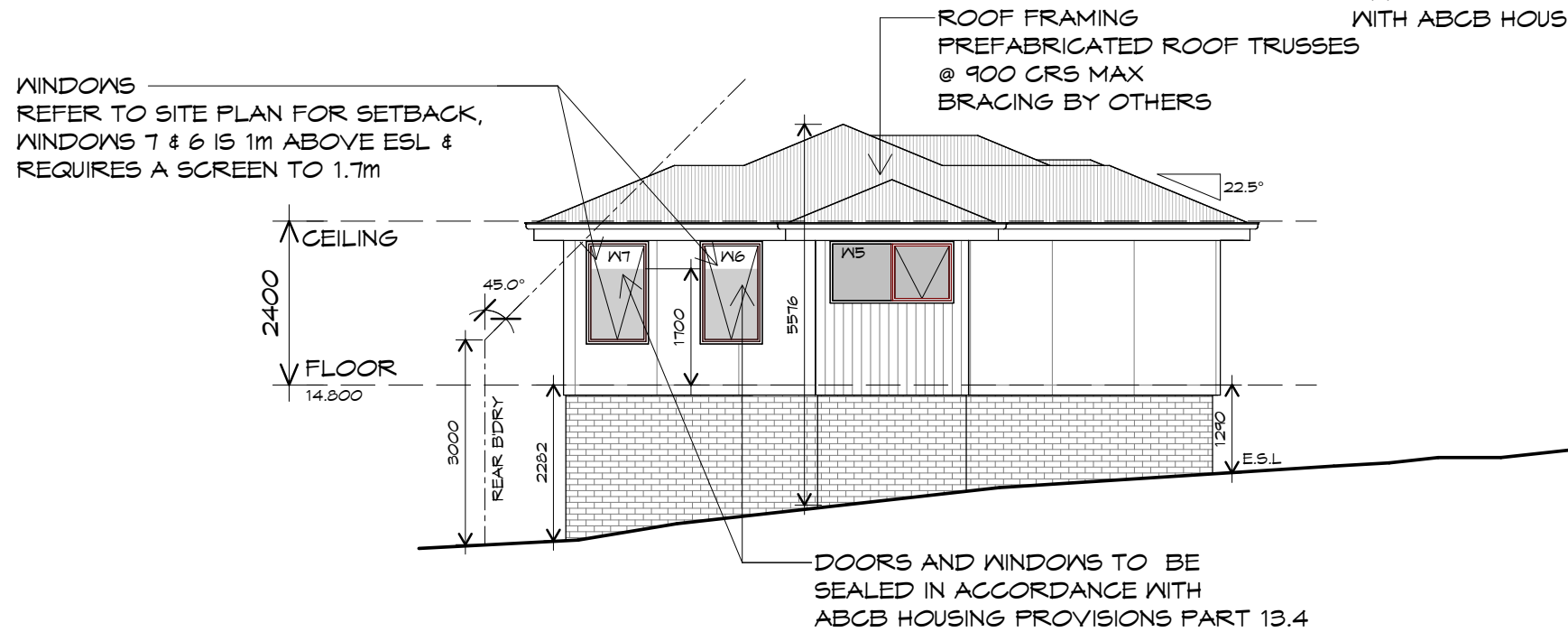
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# SOUTH-EASTERN ELEVATION

1 : 100



# NORTH-EASTERN ELEVATION

1 : 100

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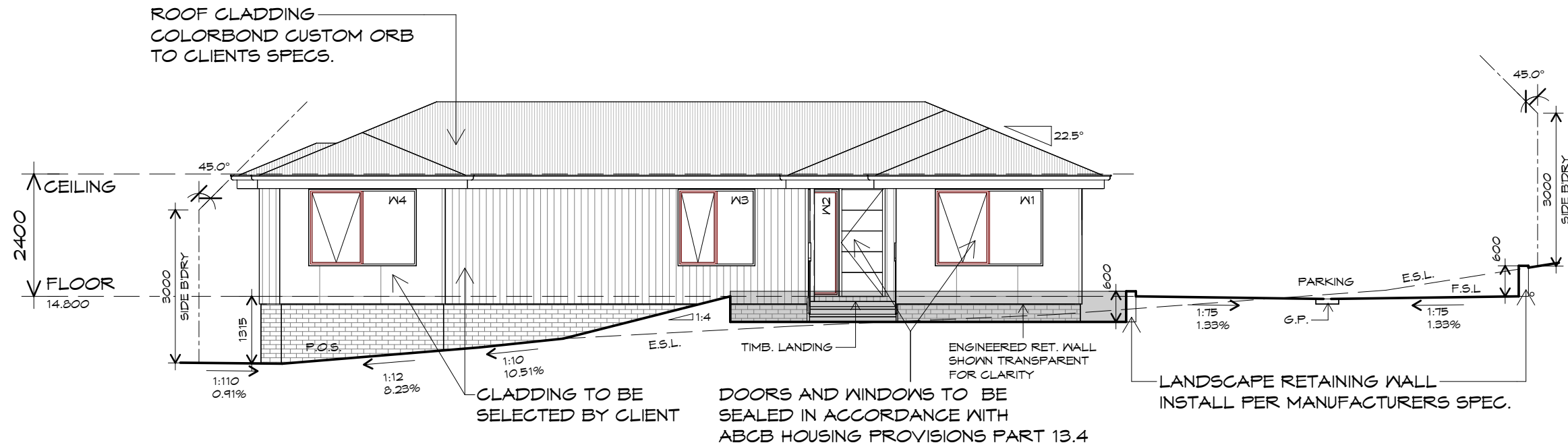
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Scale: 1 : 100  
Revision: 05

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

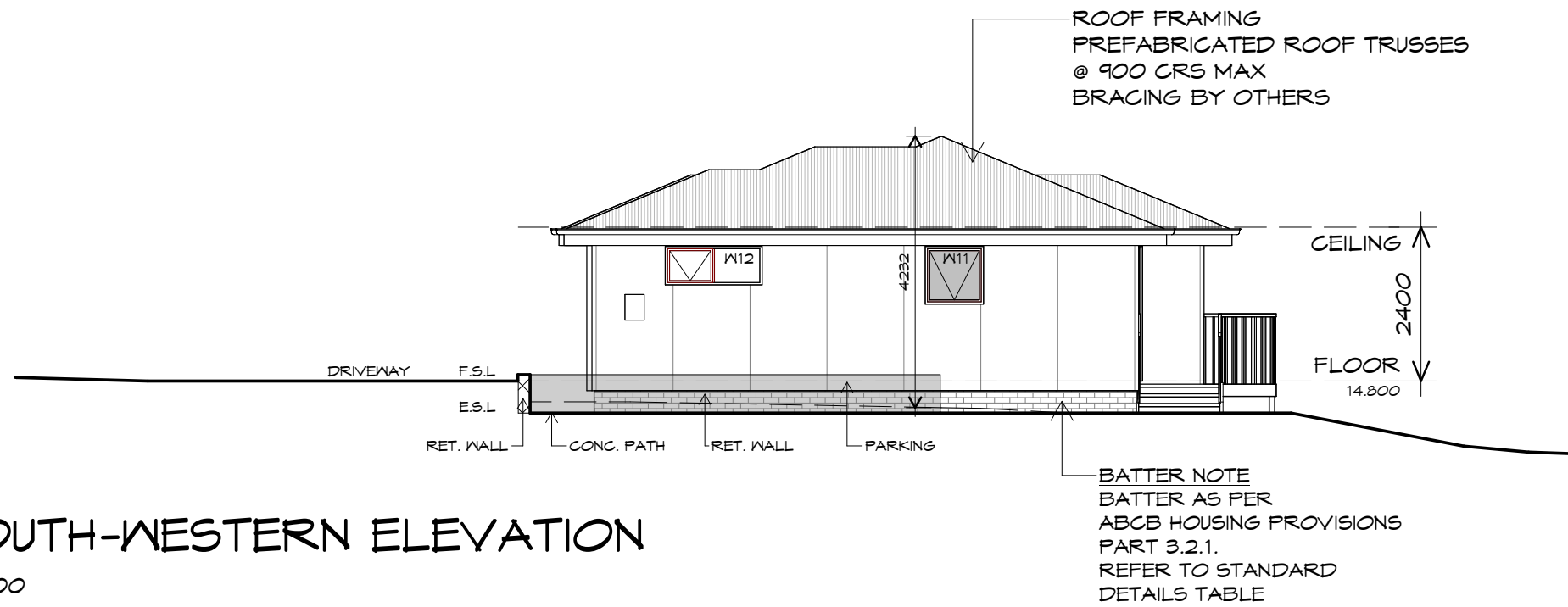
Drawing:  
ELEVATIONS

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### NORTH-WESTERN ELEVATION

1 : 100



### SOUTH-WESTERN ELEVATION

1 : 100

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-26-081  
DATE RECEIVED: 22 June 2026



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info@primedesigntas.com.au primedesigntas.com.au



Client name:  
G. F. & M. M. MORGAN

Project:  
PROPOSED NEW RESIDENCE  
LOT 2, 29 FALCON ROAD,  
CLAREMONT

Date: 22.06.2026  
Drafted by: A.D.  
Approved by: A.J.C.

REV. DATE DESCRIPTION

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
ELEVATIONS

Project/Drawing no: PD26098 - 10  
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ADDITIONAL ROOF LOAD  
 NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
 NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION  
 TO BE IN ACCORDANCE WITH  
 ABCB HOUSING PROVISIONS PART 7.4.4  
 WITH FALL NO LESS THAN  
 1:500 FOR EAVES GUTTER  
 BOX GUTTERS IN ACCORDANCE WITH  
 AS33500.3:2021

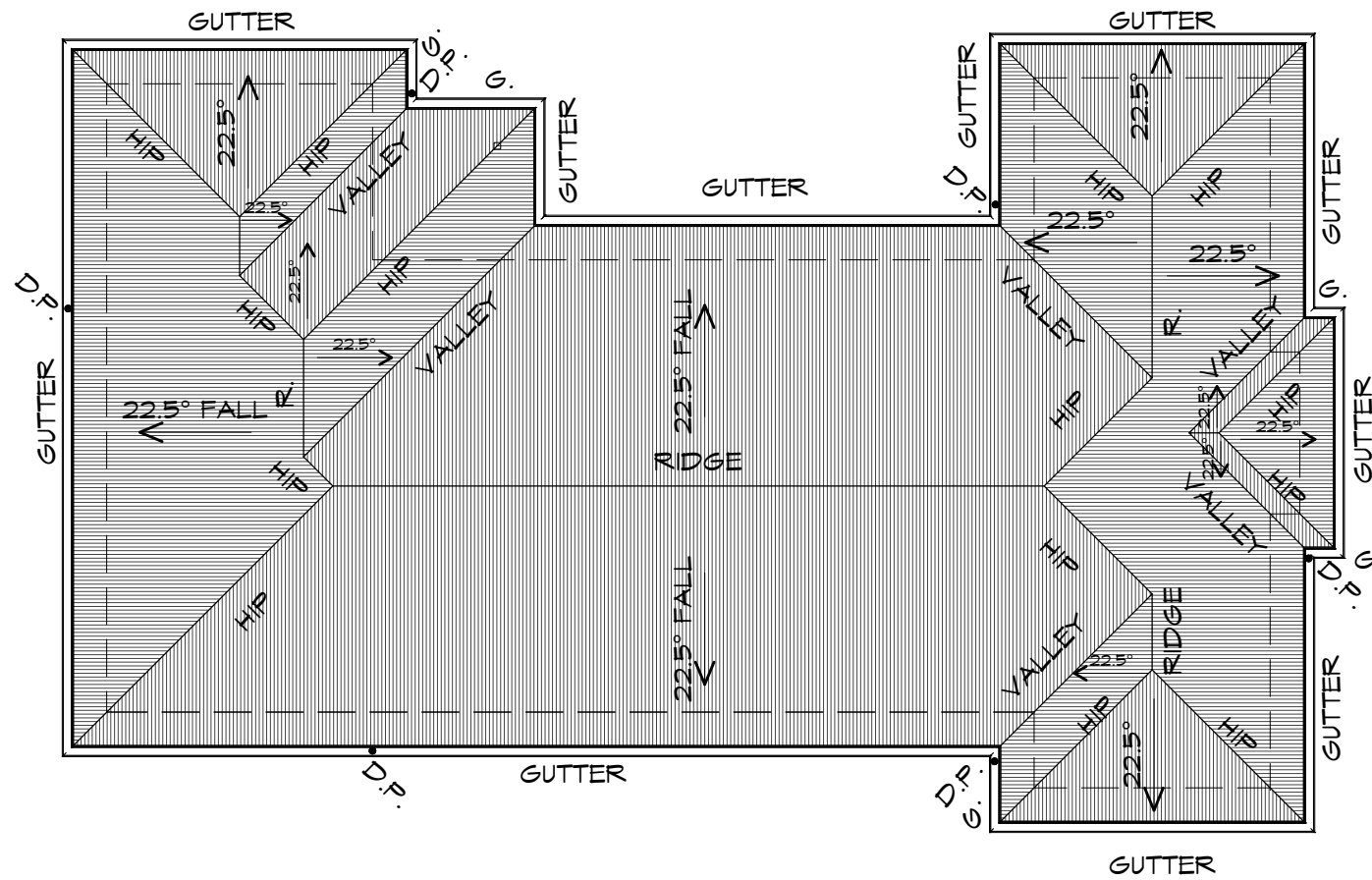
UNLESS FIXED TO METAL FASCIA  
 EAVES GUTTER TO BE FIXED  
 @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:  
 A) MORE THAN 12.5° DEGREES - MUST  
 HAVE A WIDTH OF NOT LESS THAN  
 400mm AND ROOF OVERHANG OF NOT  
 LESS THAN 150mm EACH SIDE OF VALLEY  
 GUTTER.  
 B) LESS THAN 12.5° DEGREES, MUST BE  
 DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION  
 OF FLOW, RIVET & SEAL WITH AN  
 APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS  
 PLAN ARE NOMINAL ONLY.  
 EXACT LOCATION & NUMBER OF D.P.'S  
 REQUIRED ARE TO BE IN ACCORDANCE  
 WITH ABCB HOUSING PROVISIONS PART 7.4.5  
 REQUIREMENTS.  
 SPACING BETWEEN DOWNPIPES MUST NOT  
 BE MORE THAN 12m & LOCATED AS CLOSE AS  
 POSSIBLE TO VALLEY GUTTERS

METAL ROOF  
 METAL SHEETING ROOF TO BE INSTALLED IN  
 ACCORDANCE WITH ABCB HOUSING PROVISIONS PART  
 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE  
 CORROSION PROTECTION FOR SHEET ROOFING,  
 REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY  
 OF CONTACT BETWEEN DIFFERENT ROOFING  
 MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,  
 FASTENER FREQUENCY FOR TRANVERSE FLASHINGS  
 AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING  
 DETAILS REFER TO ABCB HOUSING PROVISIONS PART  
 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.  
 REFER TO TO ABCB HOUSING PROVISIONS PART  
 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN  
 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



**ROOF PLAN**

1 : 100

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 G. F. & M. M. MORGAN

Project:  
 PROPOSED NEW RESIDENCE  
 LOT 2, 29 FALCON ROAD,  
 CLAREMONT

Date: 22.06.2026  
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REV. DATE DESCRIPTION

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 Revision: 05

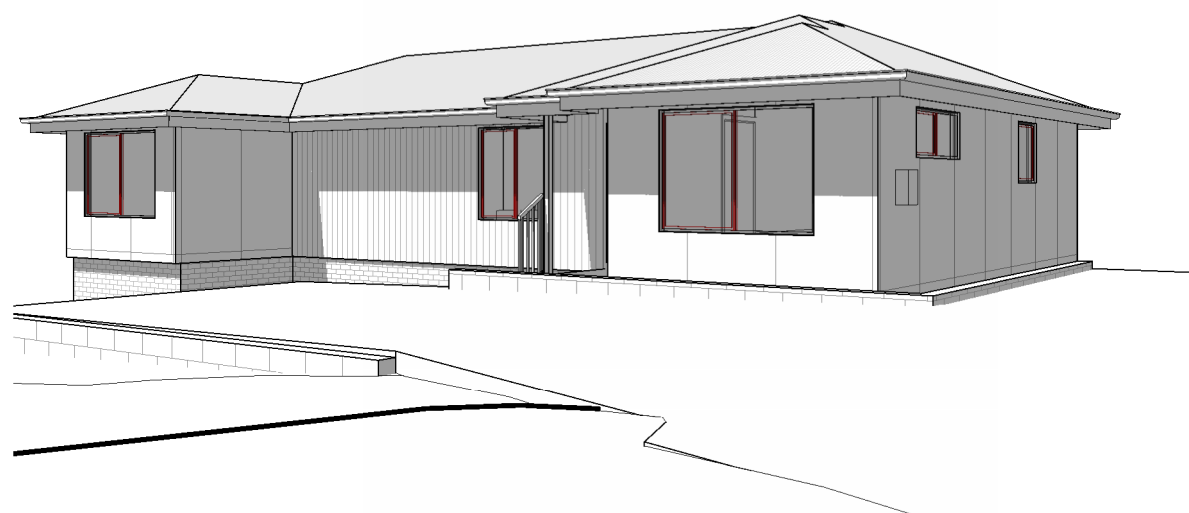
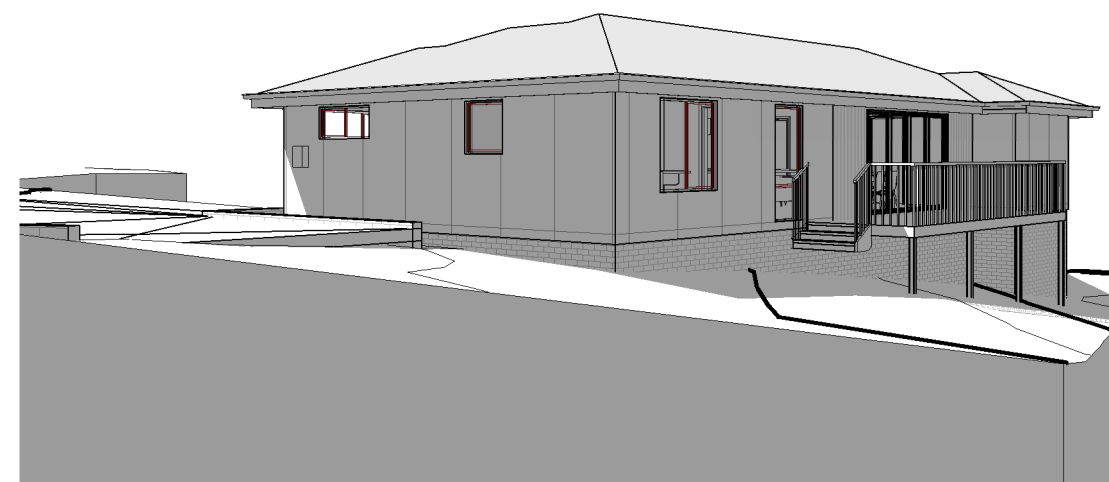
**PLANNING**

Drawing:  
 ROOF PLAN



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REV. DATE	DESCRIPTION

Project/Drawing no: PD26098 - 12  
Scale:  
Revision: 05

**PLANNING**

Drawing:  
PERSPECTIVES

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