DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-138
PROPOSED DEVELOPMENT:	Alterations to outbuildings (Residential)
LOCATION:	4 Homer Avenue, Moonah
APPLICANT:	Another Perspective Drafting Design
ADVERTISING START DATE:	04/09/2026
ADVERTISING EXPIRY DATE:	18/09/2026

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 **18/09/2026**.

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 **18/09/2026**, or for postal and hand delivered representations, by 5.00 pm on **18/09/2026**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-138

DATE RECEIVED: 18/08/2026

No.	Date	Int.

Amendment changes as per cover sheet

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Designer:

ANOTHER PERSPECTIVE PTY LTD
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NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED SHED (LELONG)

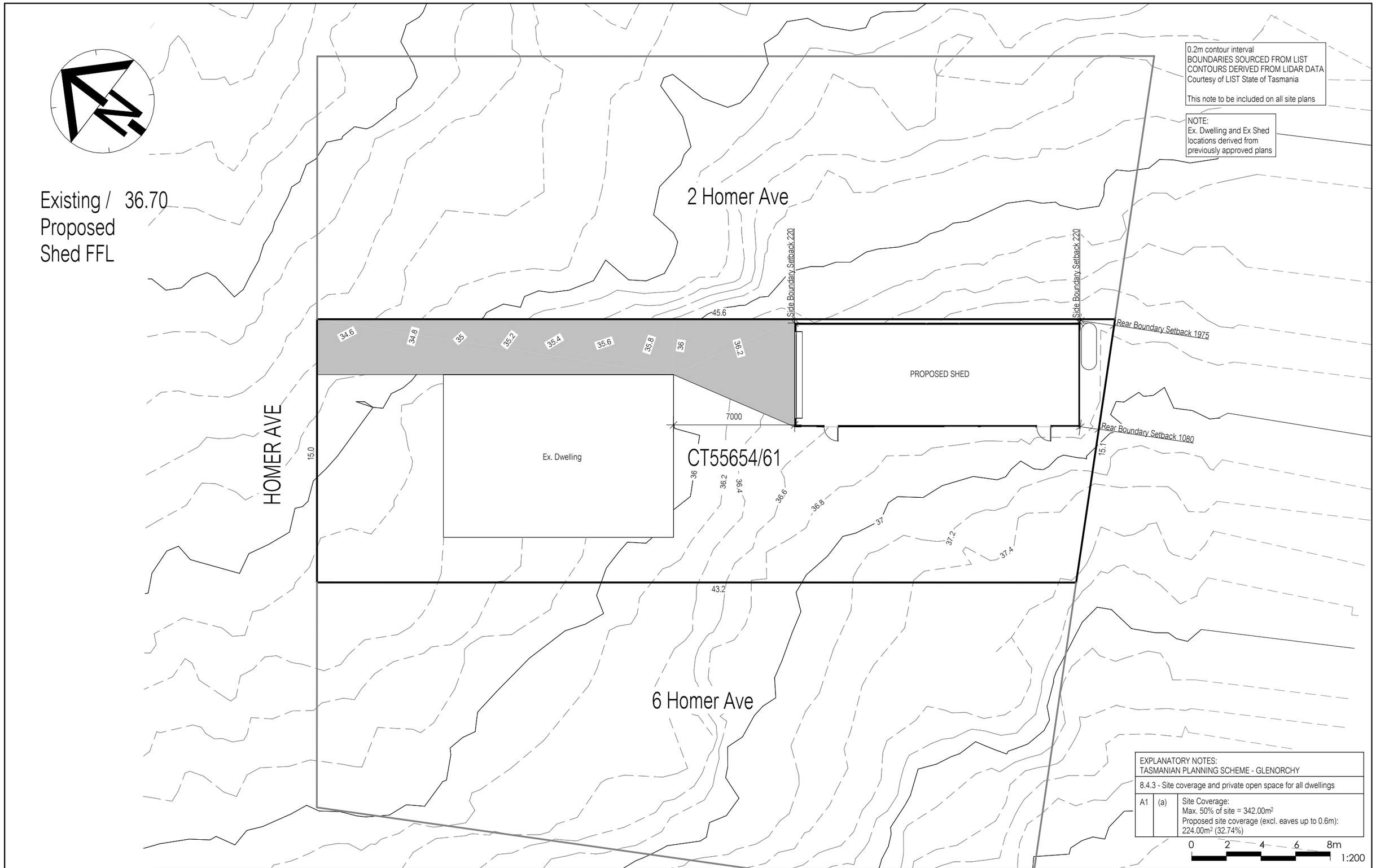
4 Homer Ave,
MOONAH

another perspective drafting&design

EXISTING SITE & DEMOLITION PLAN

Drawn	SW	AP2026-2555
Date	7 March 2026	Sheet
Scale	1 : 200	01/03

Document Set ID: 3659348
Version: 1, Version Date: 18/08/2026



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 = 342.00m² Proposed site coverage (excl. eaves up to 0.6m): 224.00m² (32.74%)

0 2 4 6 8m
1:200

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PROPOSED SITE PLAN

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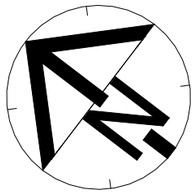
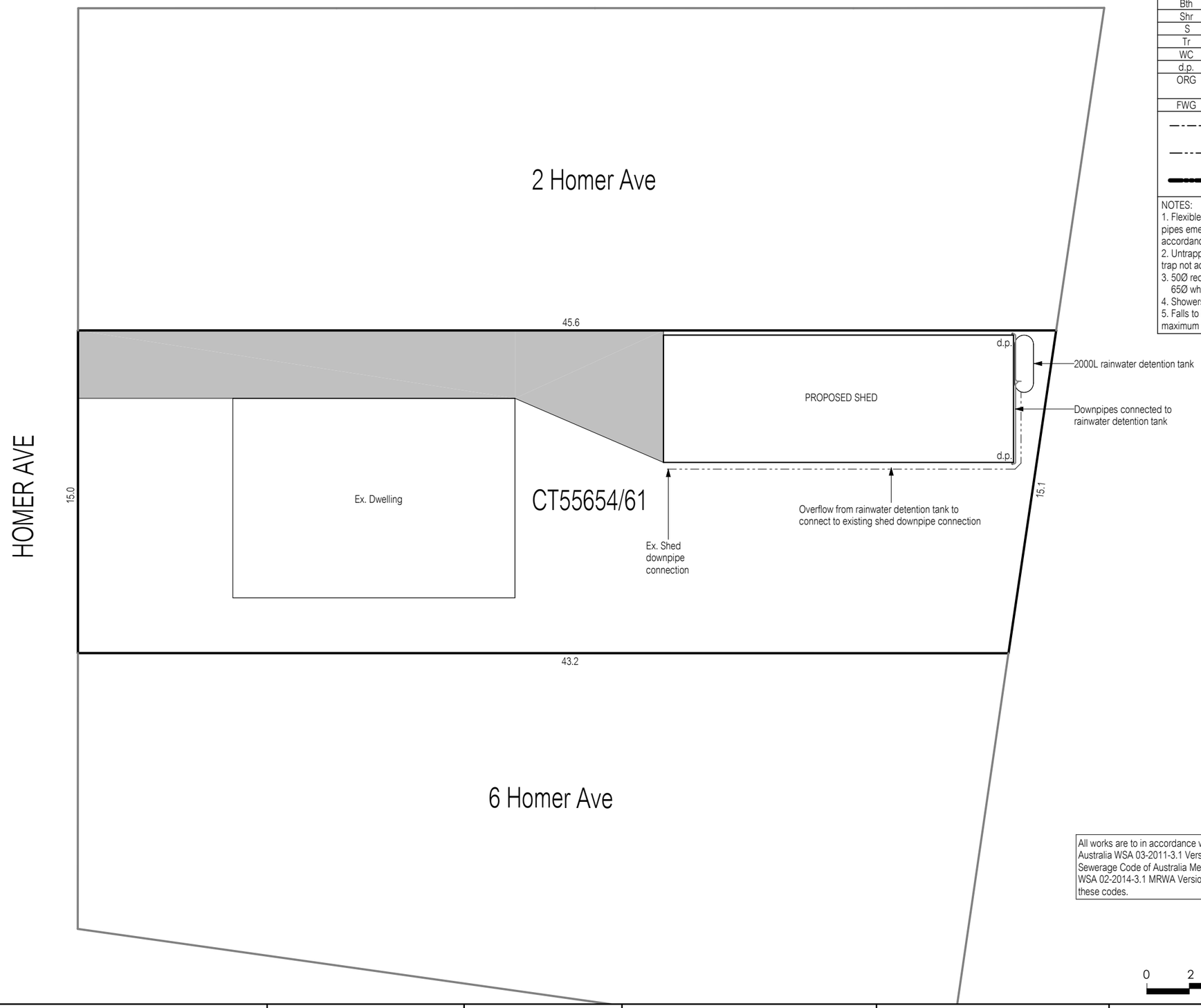
Date	7 March 2026	Sheet
Scale	1 : 200	01a/03

Document Set ID: 3659868
Version: 1, Version Date: 18/08/2026





DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)

Sewer Line (100Ø UPVC) (unless noted otherwise)

Stormwater Line (100Ø UPVC) (unless noted otherwise)

Stormwater Line (150Ø 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. 50Ø required for multiple shower heads. 65Ø where outlet is being used as a FWG
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Refer to Roof Plan for downpipe calculations

All works are to in accordance with AS3500 & 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.

0 2 4 6 8m
1:200

GLENORCHY CITY COUNCIL PLANNING SERVICES

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No.	Date	Int.

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

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PROPOSED SHED (LELONG)

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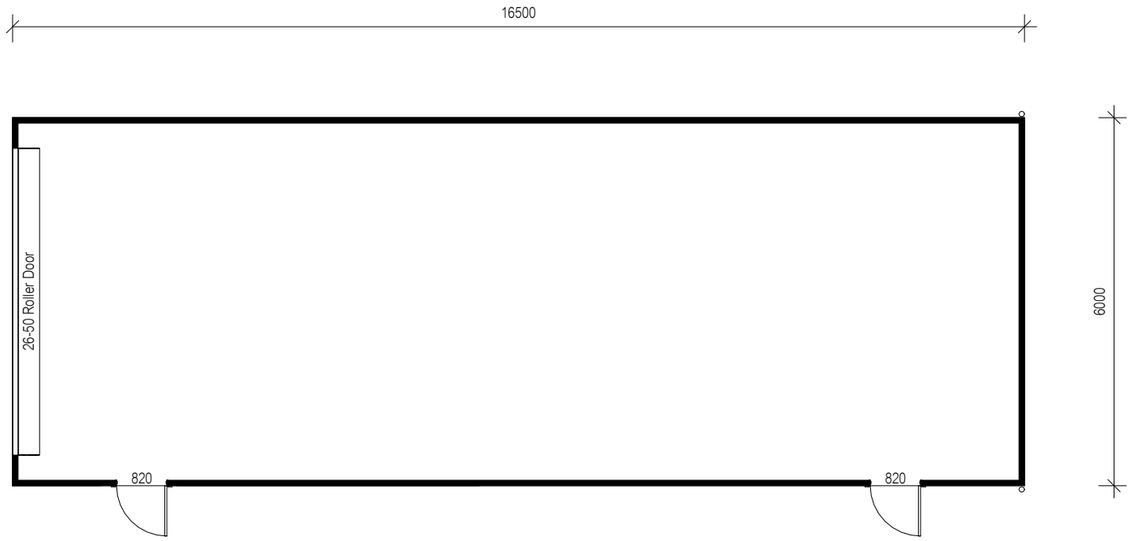
DRAINAGE PLAN

Drawn	SW	AP2026-2555
Date	10 June 2026	Sheet
Scale	1 : 200	01b/03

Document Set ID: 3659348
Version: 1, Version Date: 18/08/2026

NOTE:
Wall thickness nominal.
Refer to shed manufacturers plans for full details



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-138

DATE RECEIVED: 18/08/2026

0 1 2 3 4m
1:100

Proposed Shed Floor Area = 99.00m²

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

- Circulation space to comply with Part 4.2 of the *Livable Housing Design Standard.*

No.	Date	Int.

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SHED FLOOR PLAN

Drawn	SW	AP2026-2555
Date	7 March 2026	Sheet
Scale	1 : 100	02/03

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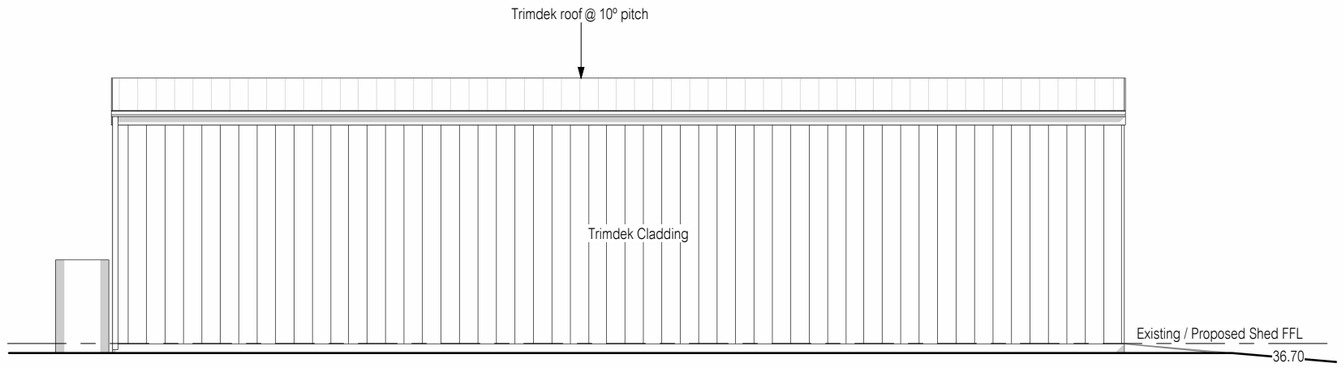
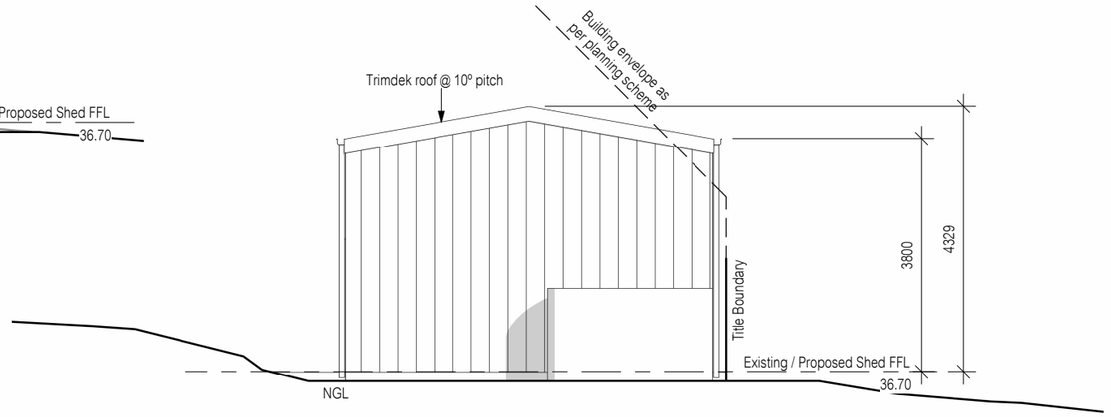
Material	Colour
Trimdek Roof	Shale Grey
Trimdek Cladding	Shale Grey

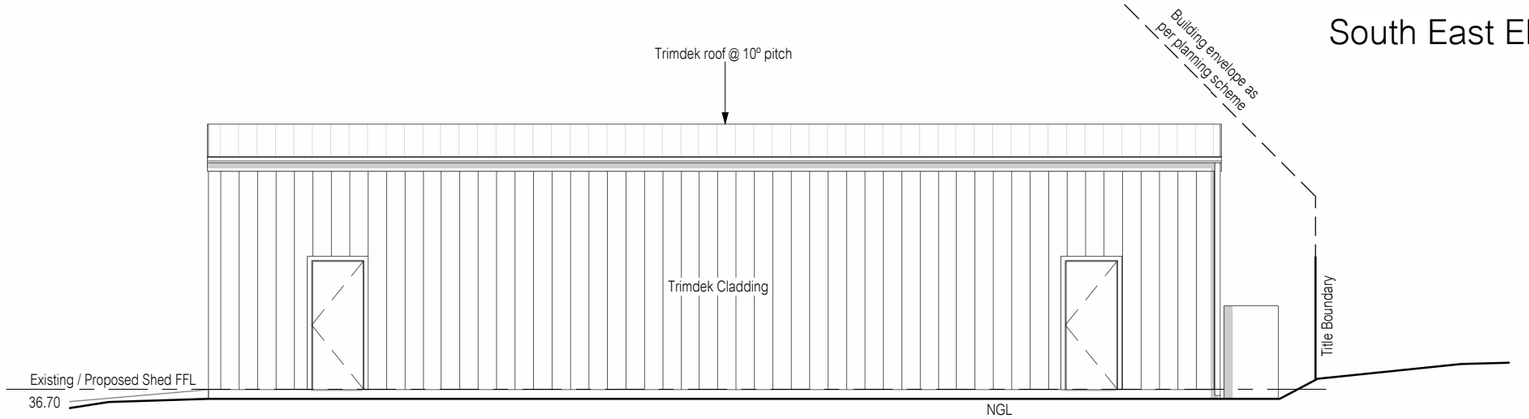
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



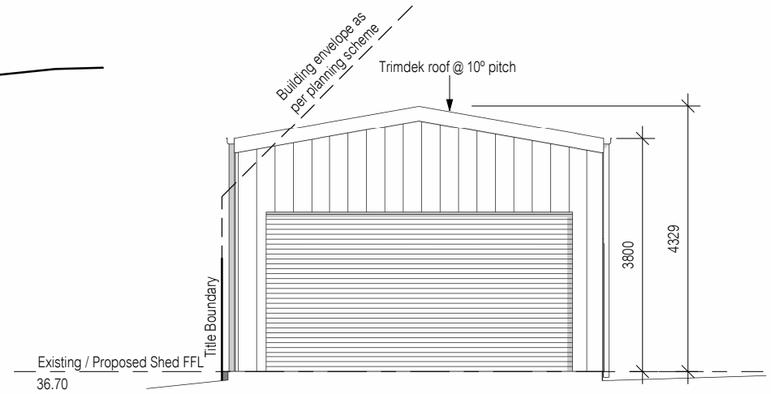
North East Elevation



South East Elevation



South West Elevation



North West Elevation

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-138

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No.	Date	Int.

Amendment changes as per cover sheet

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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PROPOSED SHED (LELONG)

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SHED ELEVATIONS

Drawn	SW	AP2026-2555
Date	7 March 2026	Sheet
Scale	1 : 100	03/03

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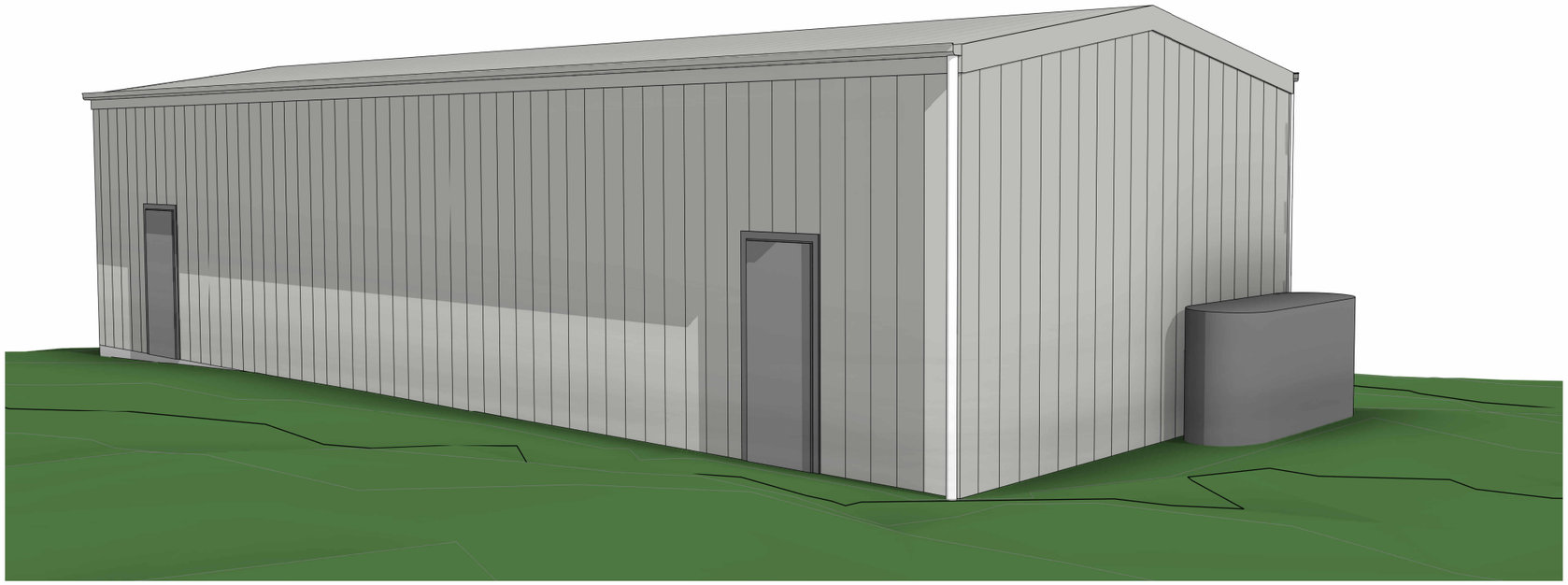

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PERSPECTIVE VIEWS

Drawn	SW	AP2026-2555
Date	7 March 2026	Sheet
Scale		03b/03

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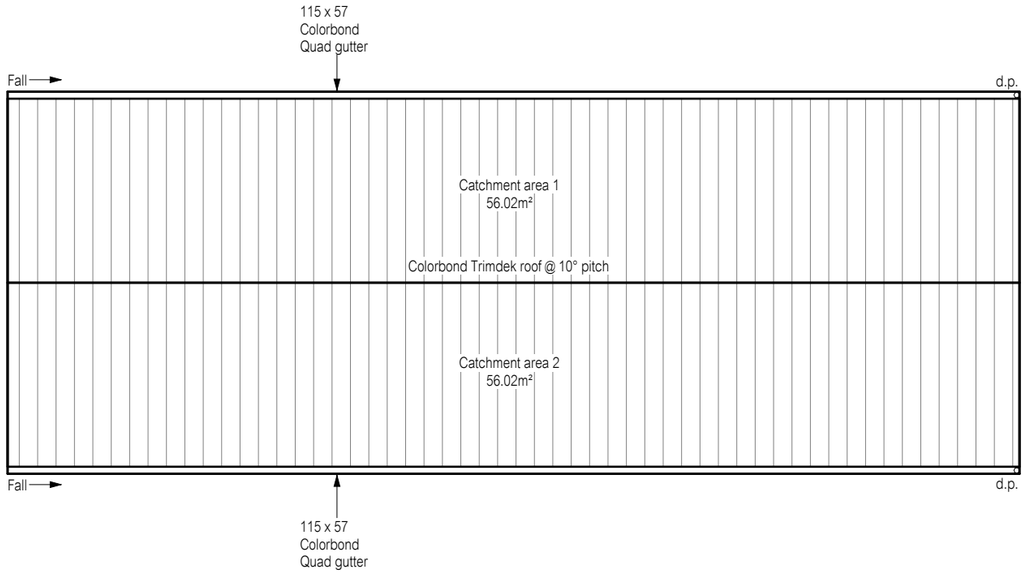
GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a: Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

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

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	99.00	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	102.80	Area of Roof (including 115mm Quad gutter) (m²)
Ac	112.05	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	76	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	2	Ac ÷ Acdp
Downpipes Provided	2	

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ROOF PLAN

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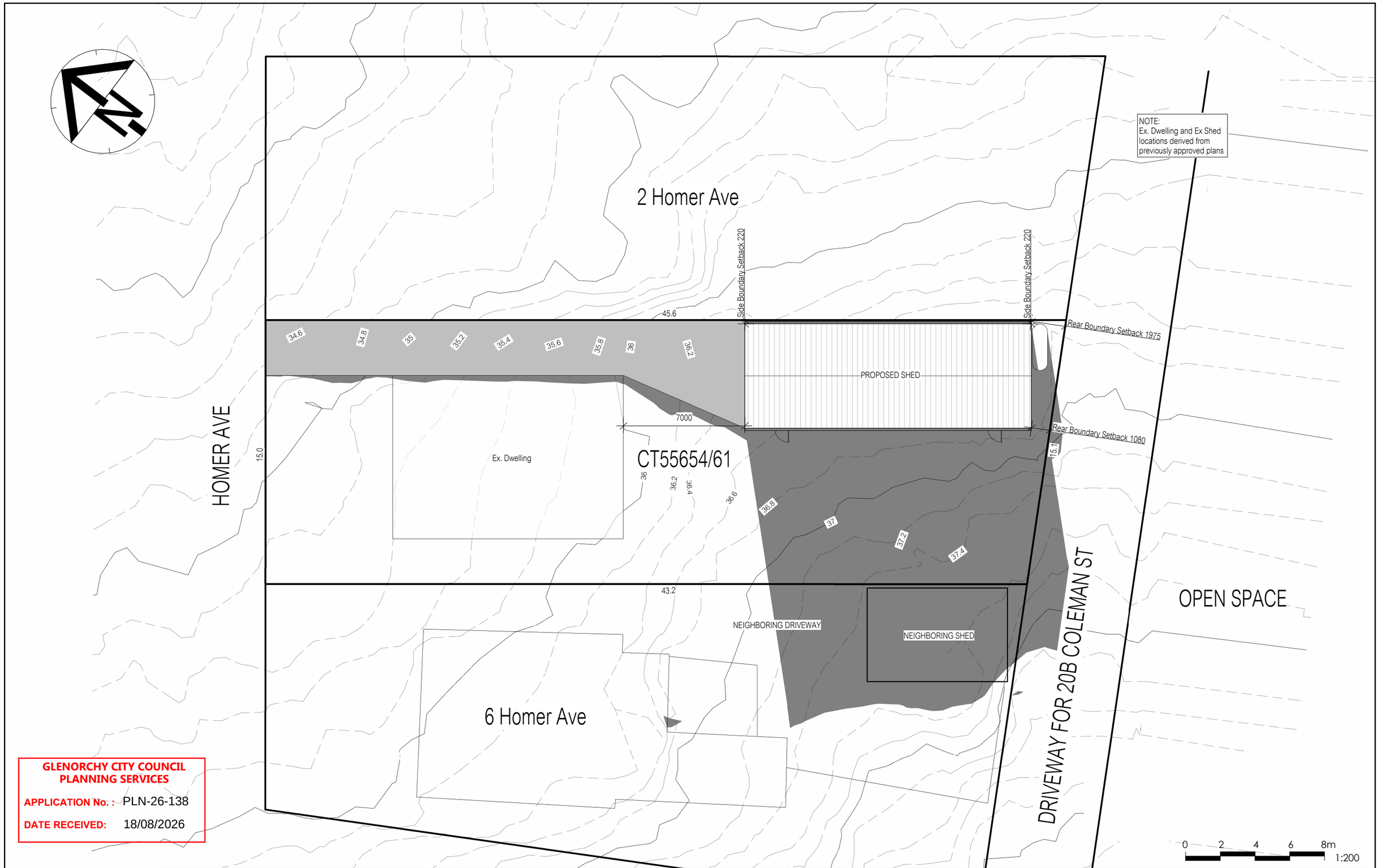
Scale	1 : 100	11/03



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-138

DATE RECEIVED: 18/08/2026

NOTES
- LATITUDE: -42° 50.66'
  LONGITUDE: 147° 17.27'
- Surrounding topography information from LIDAR data.
- Ground terrain for development site derived from detail survey.

No.	Date	Int.
A	11 Aug. 2026	SW

Amendment changes as per cover sheet

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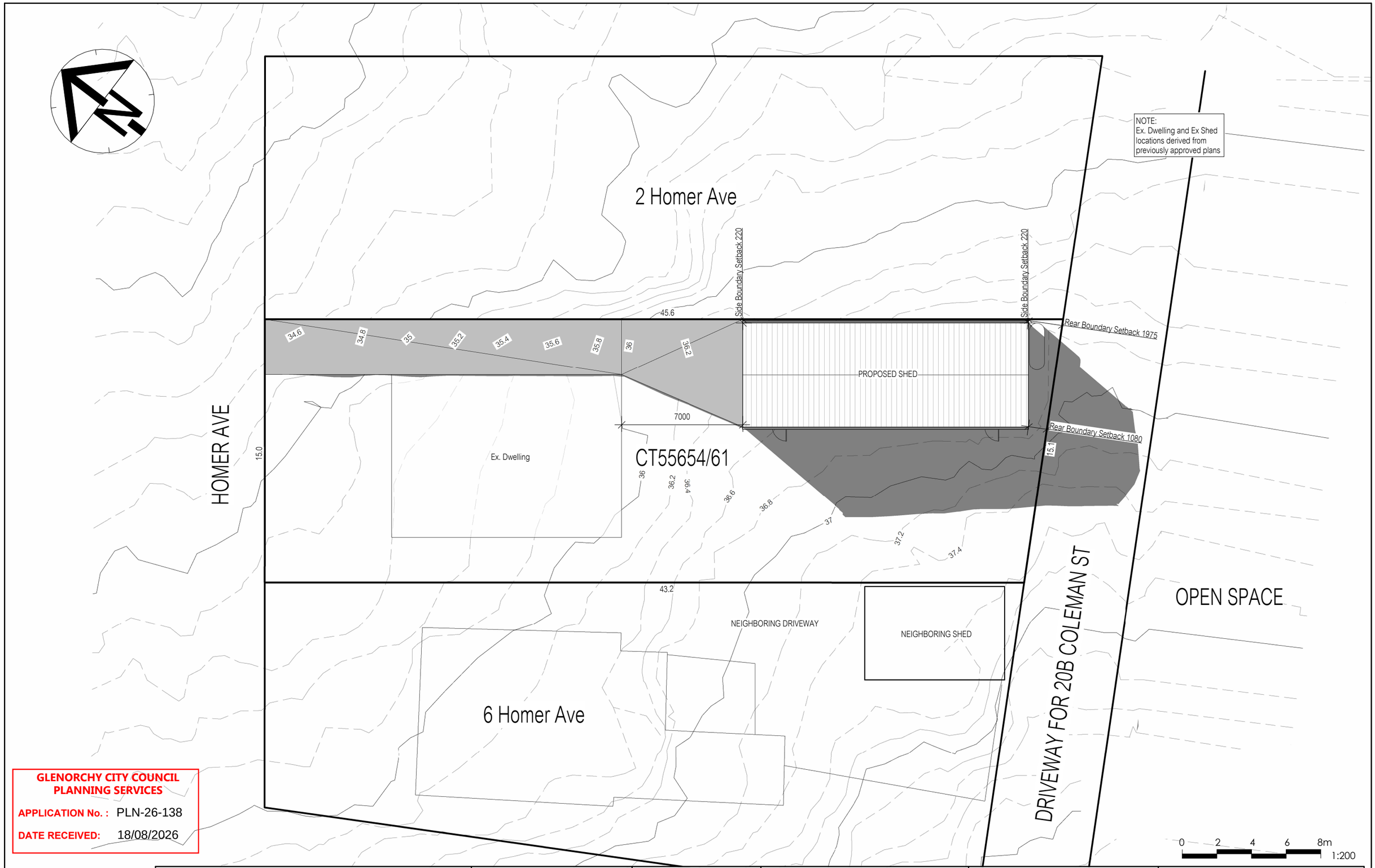
SHADOW DIAGRAM - 21/06/27 9am

Drawn	SW	AP2026-2555
Date	11 August 2026	Sheet
Scale	1 : 200	N/A

Document Set ID: 3659848
Version: 1, Version Date: 18/08/2026



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SHADOW DIAGRAM - 21/06/27 12pm

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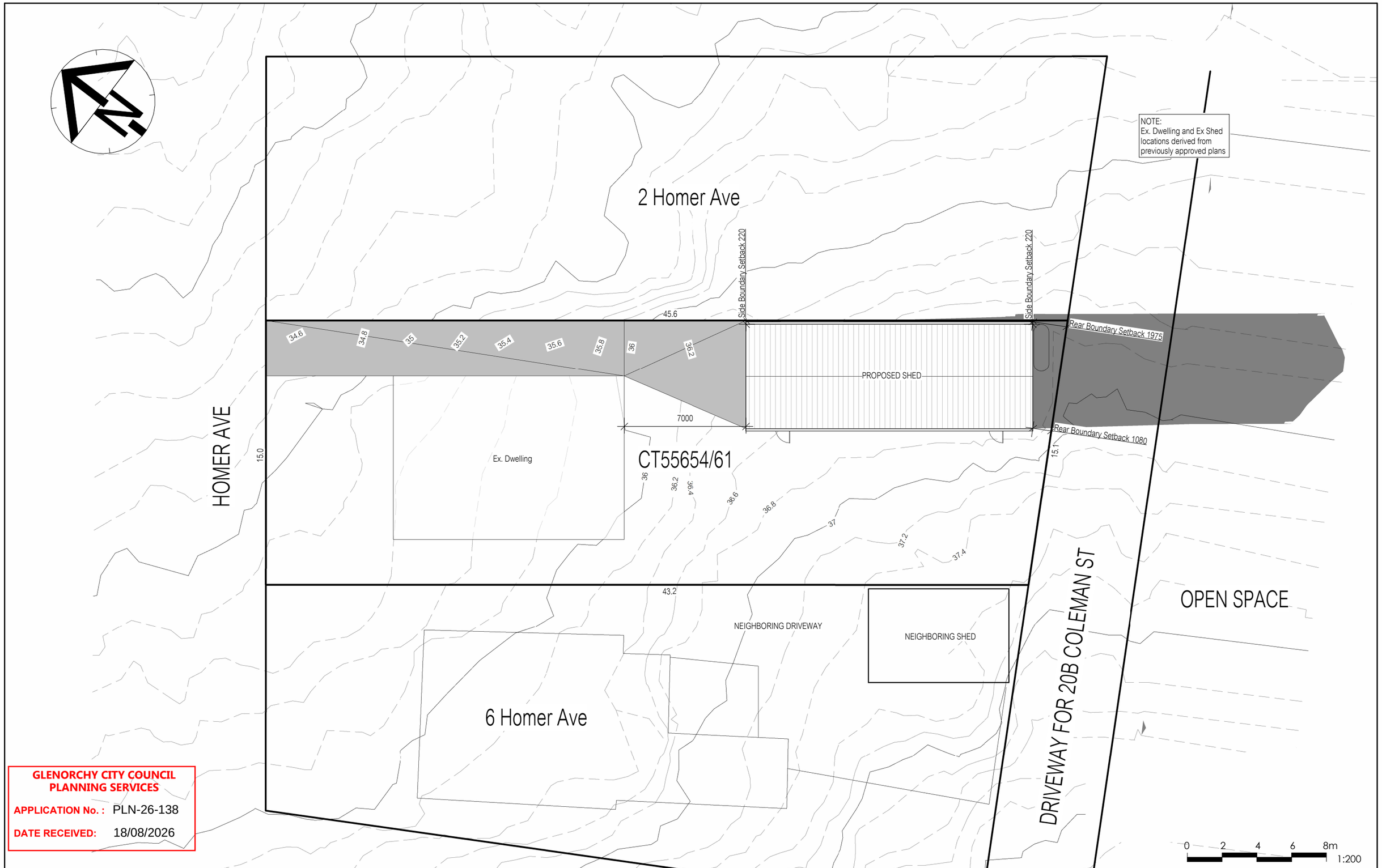

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SHADOW DIAGRAM - 21/06/27 3pm

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