

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-189
PROPOSED DEVELOPMENT:	Extension to the existing dwelling and installation of a shipping container
LOCATION:	31 Bayswater Road Moonah
APPLICANT:	Yukari.A.Design
ADVERTISING START DATE:	21/08/2026
ADVERTISING EXPIRY DATE:	04/09/2026

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 **04/09/2026**.

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 **04/09/2026**, or for postal and hand delivered representations, by 5.00 pm on **04/09/2026**.

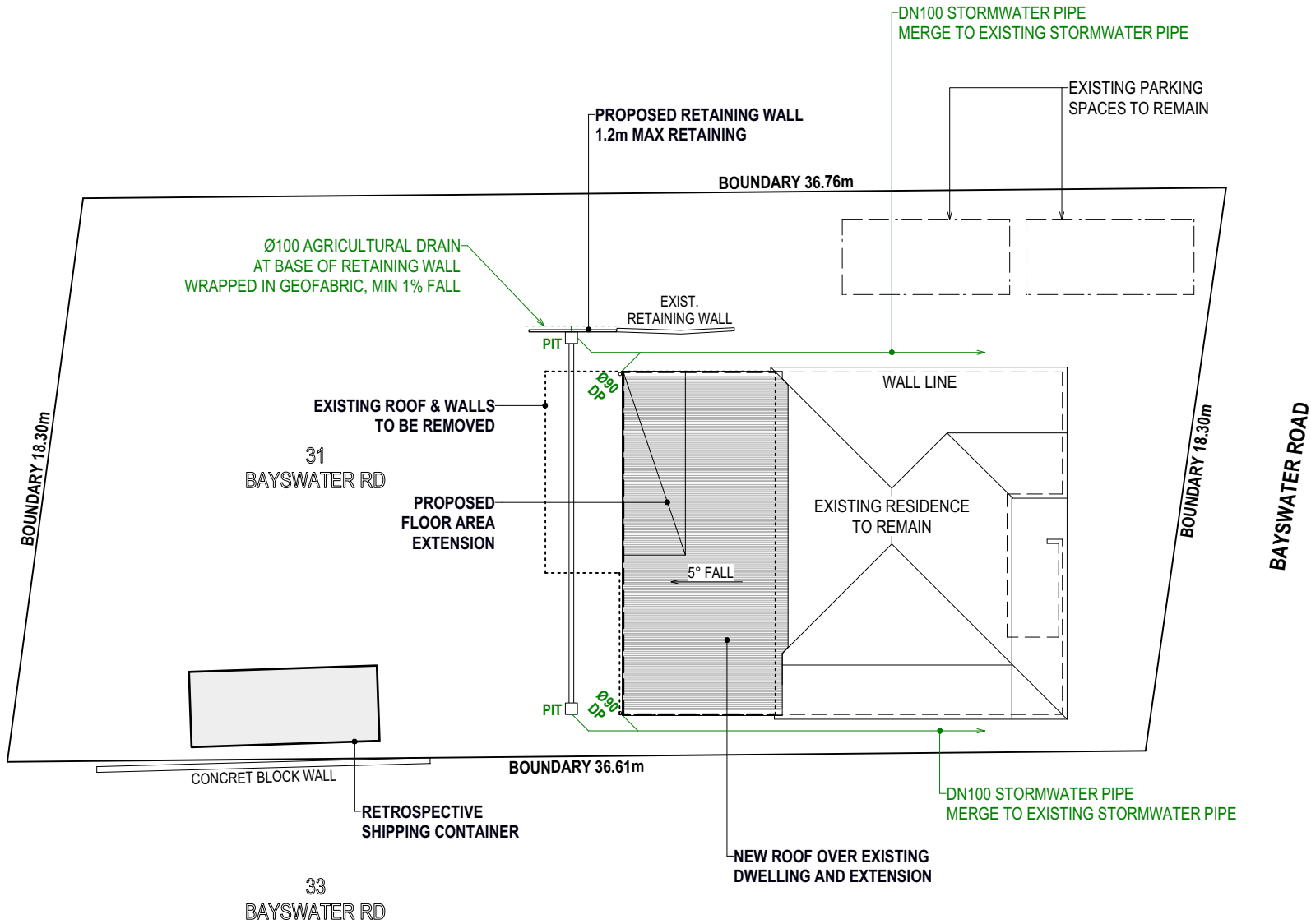
PROPOSED EXTENSION AND RENOVATION RETROSPECTIVE SHIPPING CONTAINER

PROJECT ADDRESS: 31 BAYSWATER ROAD MOONAH
LAND TITLE REFERENCE NUMBER: VOLUME 221371, FOLIO 1
OWNER: JONATHAN CLARK-MONKS
DESIGNER: YUKARI ASADA 028094696
SOIL CLASSIFICATION: CLASS M
WIND CLASSIFICATION: N1
CLIMATE ZONE: ZONE 7
BUSHFIRE ATTACK LEVEL: N/A
ALPINE AREA: N/A
CORROSION ENVIRONMENT: MEDIUM

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-189
DATE RECEIVED 03/08/2026

DRAWING SCHEDULE

- A-01 PROPOSED SITE PLAN
- A-02 DEMOLITION PLAN / EXISTING FLOOR PLAN
- A-03 PROPOSED FLOOR PLAN
- A-04 PROPOSED ELEVATIONS (S & W)
- A-05 PROPOSED ELEVATIONS (N & E)
- A-06 PROPOSED SECTIONS
- ~~A-07 ELECTRICAL PLAN~~



REFER TO PLUMBING PERMIT DOCUMENTATION
FOR THE FINAL STORMWATER LAYOUT

AREAS:

SITE: 663.96m²

FLOOR AREA

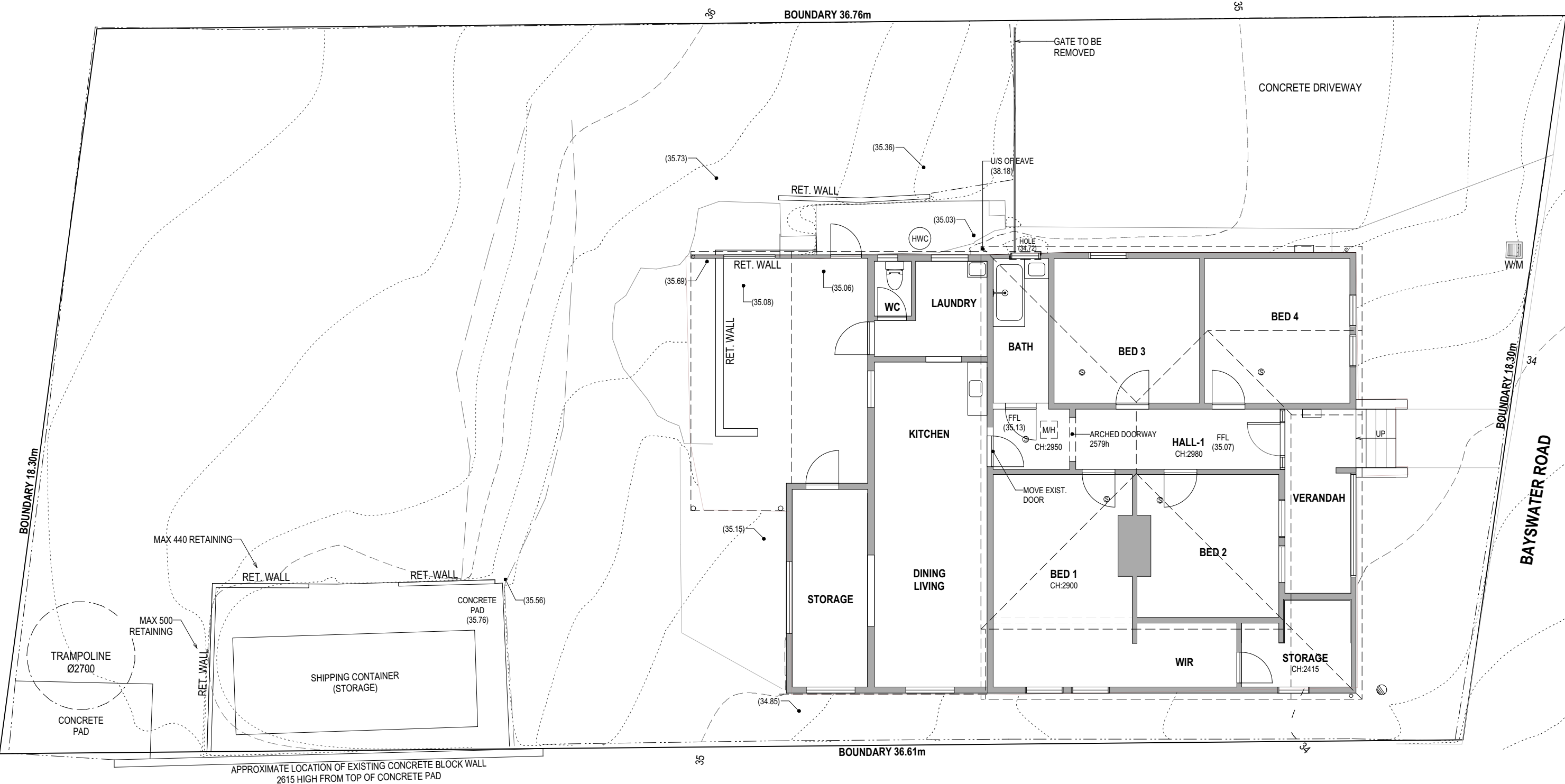
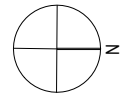
EXISTING DWELLING : 145.13m²
PROPOSED EXTENSION : 11.46m²
PROPOSED DWELLING TOTAL : 156.59m²

GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE (NCC) AND LOCAL AUTHORITY REQUIREMENTS AS WELL AS LATEST REVISION OF THE RELEVANT AUSTRALIAN STANDARDS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.
- DO NOT SCALE FROM THESE DRAWINGS.
- MEASUREMENTS OF EXISTING BUILDING ARE FOR DESIGN PURPOSE ONLY AND NOT TO BE USED FOR CONSTRUCTION.
- NOTIFY DESIGNER ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING CERTIFICATE.

Yukari Asada
028094696
21 Panoramic Dr
Kingston
0474 203 209

CLIENT		DRAWING		
JONATHAN CLARK-MONKS		PROPOSED SITE PLAN		
31 BAYSWATER ROAD MOONAH		SCALE: A3 1:200	REVISION S	DRAWING NO. A-01
		PROJECT NO. 26105	DATE 03.08.2026	

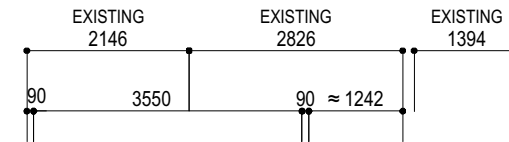


DEMOLITION LEGEND

EXISTING WALL
TO BE REMOVED

EXISTING OPENING
TO BE REMOVED

Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT JONATHAN CLARK-MONKS		DRAWING DEMOLITION PLAN EXISTING GROUND FLOOR PLAN	
	ADDRESS 31 BAYSWATER ROAD		SCALE: A3 1:100	REVISION S
	PROJECT NO. 26105		DATE 03.08.2026	DRAWING NO. A-02
	MOONAH			

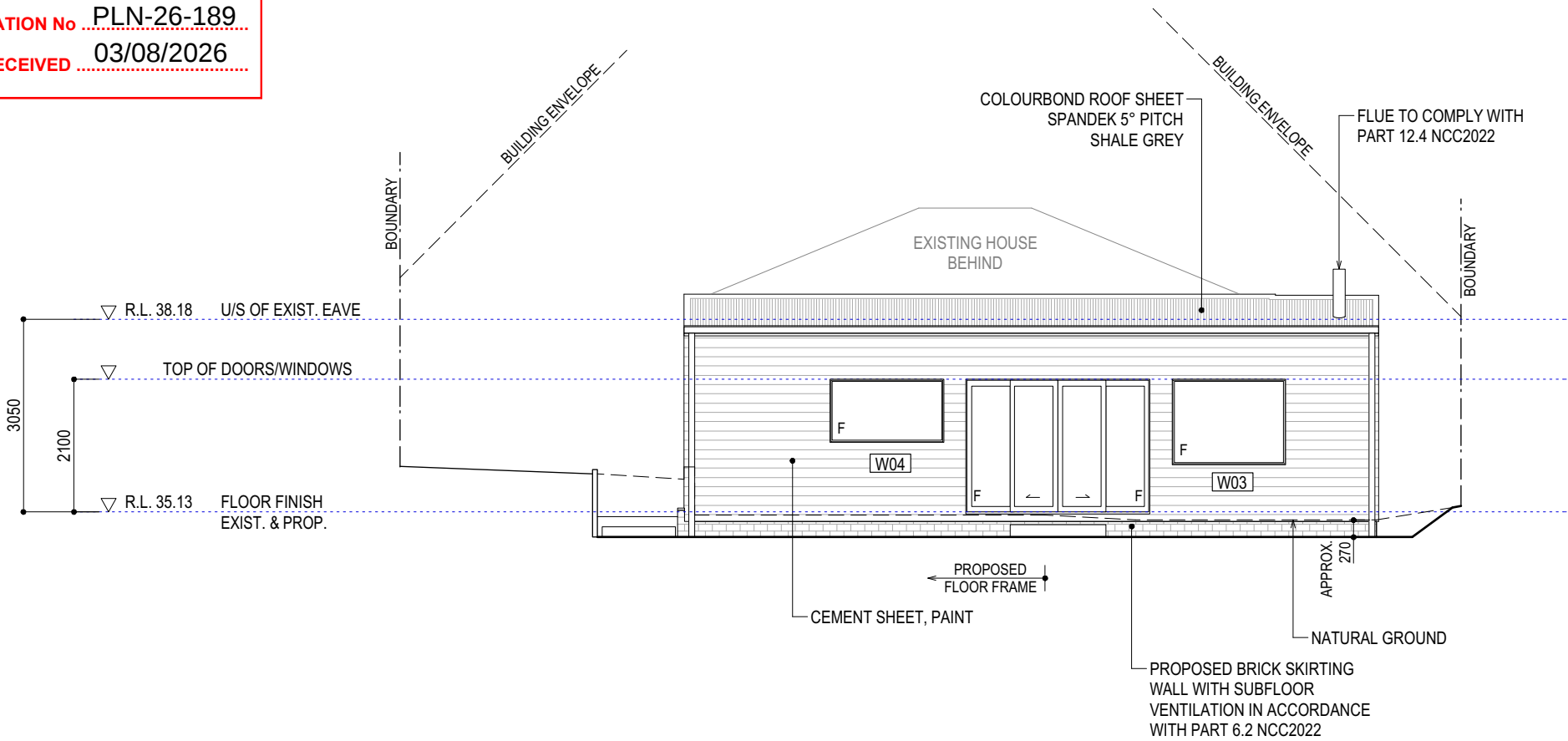


LEVEL LEGEND

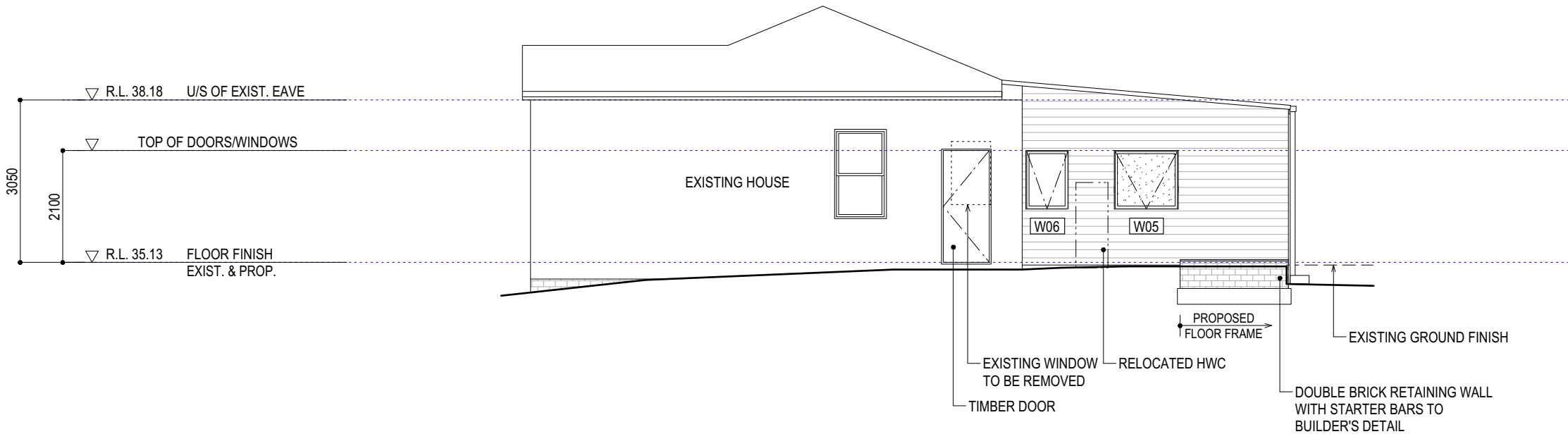
(+XXX) : EXISTING LEVEL

+XXX : PROPOSED LEVEL

Yukari Asada 028094696 21 Panoramic Dr Kingston 0474 203 209	CLIENT	DRAWING		DRAWING NO. A-03	
	JONATHAN CLARK-MONKS		PROPOSED FLOOR PLAN		
	ADDRESS	SCALE: A3 1:100	REVISION S		
	31 BAYSWATER ROAD MOONAH	PROJECT NO. 26105	DATE 03.08.2026		



SOUTH ELEVATION



WEST ELEVATION

WINDOW SCHEDULE

ID	TYPE	HEIGHT	WIDTH	GLAZING	NOTE
W01	Fix	1350	1200	Clear	
W02	Fix	1350	1200	Clear	
W03	Fix	1350	1800	Clear	
W04	Fix	1000	1800	Clear	
W05	Awning	1100	1200	Obscure	
W06	Awning	1100	800	Clear	
D01	Sliding	2100	2910	Clear	-Min clear opening width of 820 (LHDS 2) -Height to be adjusted depending on threshold detail

-Double glazing aluminum frame
-Fly Screen
-All window/door measurements to be verified on site prior to ordering

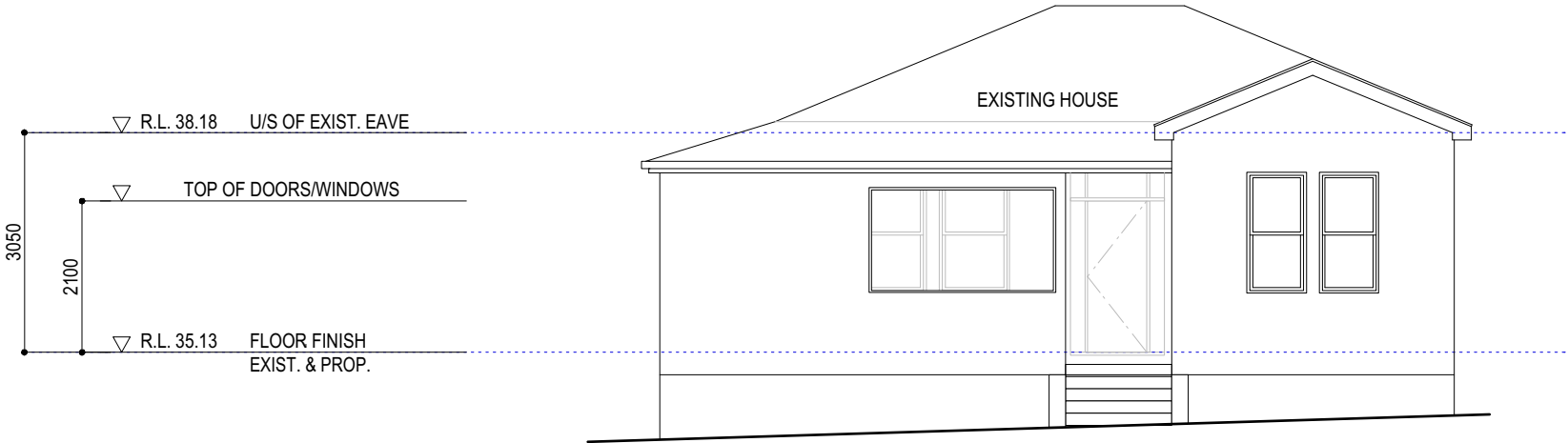
NOTES

1. Clearance between wall cladding and ground (7.5.7 of NCC 2022)
The minimum clearance from the bottom of the wall cladding to the adjoining finished ground level must be
-100mm in low rainfall intensity area or sandy, well-drained areas; or
-50 above impermeable (paved or concreted) areas that slopes away from the building; or
-150mm in ant other case
2. Roof ventilation
Refer to CBOS Condensation in Buildings - Tasmanian Designer's Guide - Version 2.

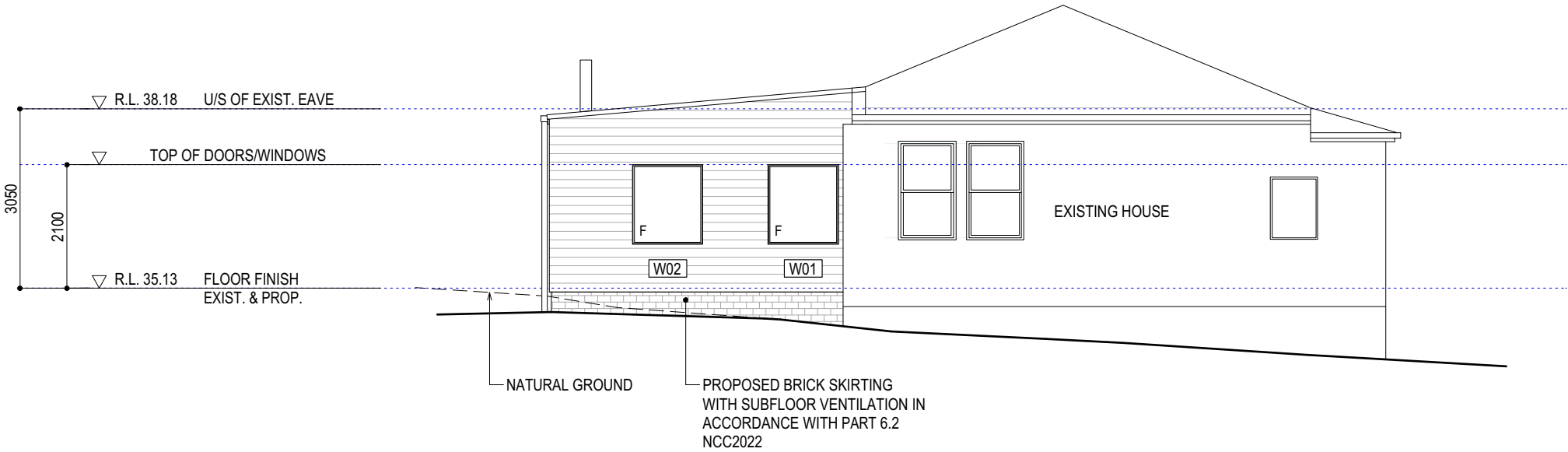
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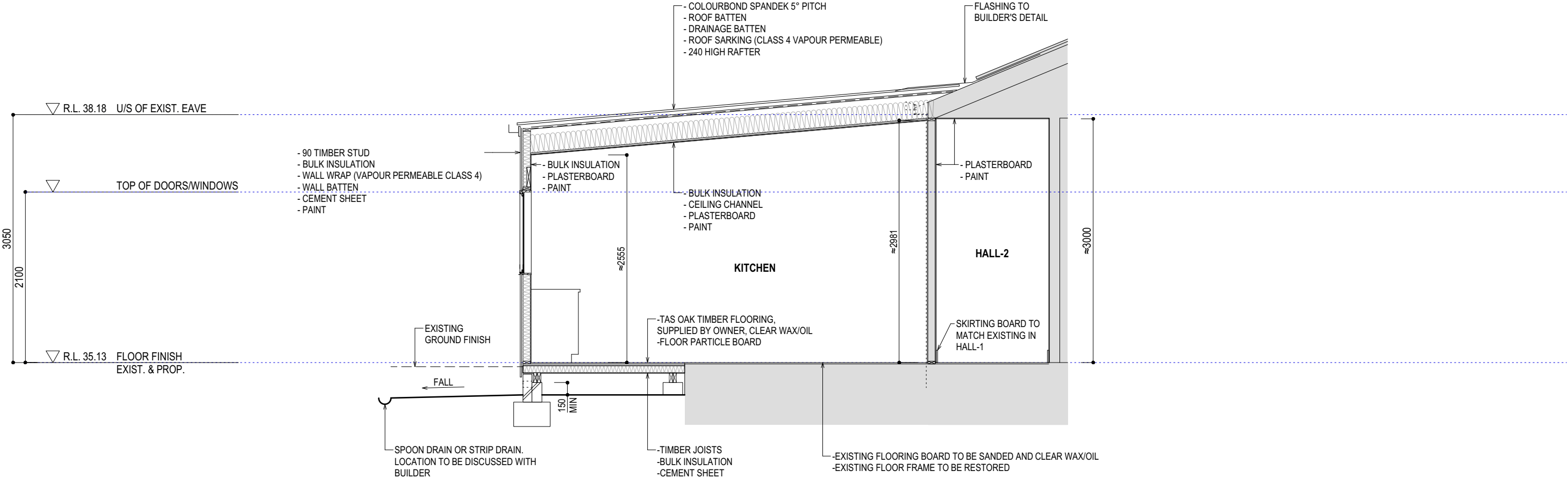
-Double glazing aluminum frame
-Fly Screen
-All window/door measurements to be verified on site prior to ordering



NORTH ELEVATION



EAST ELEVATION



PROPOSED SECTION-A

ENERGY EFFICIENCY

LOCATION	DETAILS
Ceiling / Roof	R4.0 ceiling batts
External wall	R2.0 wall batts
Floor	R2.0 underfloor insulation batts
Windows/doors	Standard aluminum framed double glazing

NOTES:
All daylighting to be created so that ceiling insulation batts can be thoroughly continuous.
Version: 1, Version Date: 03/08/2026

NOTE

- ROOF VENTILATION ACCORDING TO CBOS 'CONDENSATION IN BUILDINGS - TASMANIA DESIGNERS' GUIDE - VERSION 2'
- REFER STRUCTURAL PLANS FOR STRUCTURAL SPECIFICATION