

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-176
PROPOSED DEVELOPMENT:	2 of 5 Multiple Dwellings to Assisted Living (Residential)
LOCATION:	12 Philip Avenue Montrose
APPLICANT:	Motor Accidents Insurance Board
ADVERTISING START DATE:	11/09/2026
ADVERTISING EXPIRY DATE:	25/09/2026

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 **25/09/2026**.

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 **25/09/2026**, or for postal and hand delivered representations, by 5.00 pm on **25/09/2026**.

MAIB - REFURBISHMENT

12 PHILIP AVENUE MONTROSE TAS 7010

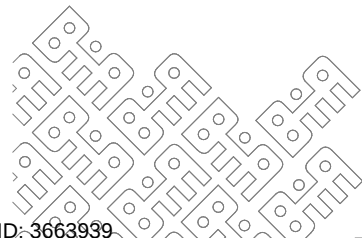


DRAWING	NAME	REVISION	SCALE
DA000	COVER PAGE	01	1:1000
DA001	SITE PLAN		1:200
DA002	PARKING PLAN	01	1:200
DA100	UNIT 1 - GROUND FLOOR PLAN		1:100
DA101	UNIT 1 - ROOF PLAN		1:100
DA102	UNIT 2 - GROUND FLOOR PLAN		1:100
DA103	UNIT 2 - ROOF PLAN		1:100
DA104	UNIT 3 - GROUND FLOOR PLAN		1:100
DA105	UNIT 3 - ROOF PLAN		1:100
DA106	UNIT 4 - GROUND FLOOR PLAN		1:100
DA107	UNIT 4 - ROOF PLAN		1:100
DA108	UNIT 5 - GROUND FLOOR PLAN		1:100
DA109	UNIT 5 - ROOF PLAN		1:100
DA200	UNIT 1 - ELEVATIONS		1:100
DA201	UNIT 2 - ELEVATIONS		1:100
DA202	UNIT 3 - ELEVATIONS		1:100
DA203	UNIT 4 - ELEVATIONS		1:100
DA204	UNIT 5 - ELEVATIONS		1:100

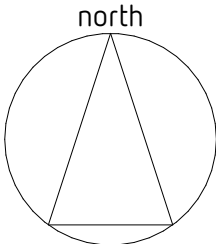
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

DATE RECEIVED: 24 August 2026



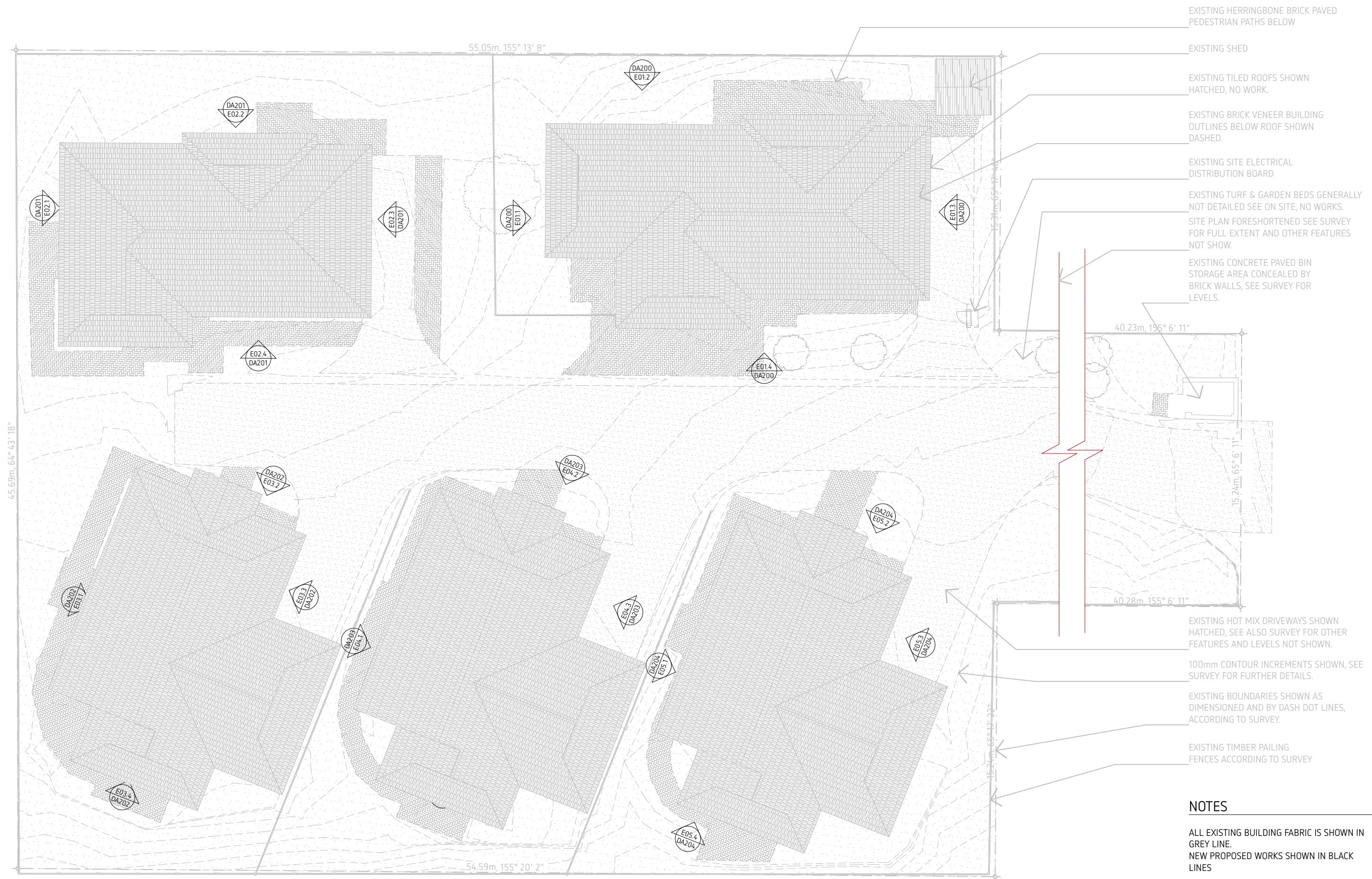
01	21/8/2026	added new plan
REV	DATE	NOTES



BYA Architects
03 6286 7319
architects@bya-architects.com.au

**core
COLLECTIVE
architects**

PROJECT SAR ALTERNATE ACCOMMODATION EXISTING CONDITIONS DRAWING FOR CHANGE OF USE	DATE 21/8/2026	PROJECT NUMBER 260611	DRAWING NUMBER DA000
CLIENT MAIB	ADDRESS 12 Philip Avenue Montrose Montrose TAS 7010	SCALE (A3) 1:1000	DRAWN DE CHECKED RS
DRAWING COVER PAGE	PURPOSE DEVELOPMENT APPLICATION	REVISION 01	



EXISTING HERRINGBONE BRICK PAVED
PEDESTRIAN PATHS BELOW

EXISTING SHED

EXISTING TILED ROOFS SHOWN
HATCHED, NO WORK.

EXISTING BRICK VENEER BUILDING
OUTLINES BELOW ROOF SHOWN
DASHED.

EXISTING SITE ELECTRICAL DISTRIBUTION BOARD

EXISTING TURF & GARDEN BEDS GENERALLY
NOT DETAILED SEE ON SITE, NO WORKS.
SITE PLAN FORESHORTENED SEE SURVEY
FOR FULL EXTENT AND OTHER FEATURES
NOT SHOW.

EXISTING CONCRETE PAVED BIN
STORAGE AREA CONCEALED BY
BRICK WALLS, SEE SURVEY FOR
LEVELS.

40.23m, 155° 6' 11"

EXISTING HOT MIX DRIVEWAYS SHOWN
HATCHED, SEE ALSO SURVEY FOR OTHER
FEATURES AND LEVELS NOT SHOWN.

100mm CONTOUR INCREMENTS SHOWN, SEE SURVEY FOR FURTHER DETAILS.

EXISTING BOUNDARIES SHOWN AS
DIMENSIONED AND BY DASH DOT LINES,
ACCORDING TO SURVEY.

EXISTING TIMBER PAILING
FENCES ACCORDING TO SURVEY

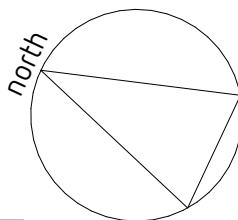
NOTES

ALL EXISTING BUILDING FABRIC IS SHOWN IN
GREY LINE.
NEW PROPOSED WORKS SHOWN IN BLACK
LINES

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

DATE RECEIVED: 24 August 2026



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PROJECT
SAR ALTERNATE ACCOMMODATION EXISTING
CONDITIONS DRAWING FOR CHANGE OF USE

CLIENT	ADDRESS
MAIB	12 Philip Avenue Montrose Montrose TAS 7010

DRAWING

SITE PLAN

DATE
21/8/2026

SCALE @A3
1:200

PURPOSE
DEVELOPMENT APPLICATION

PROJECT NUMBER
260611

DRAWN
DE

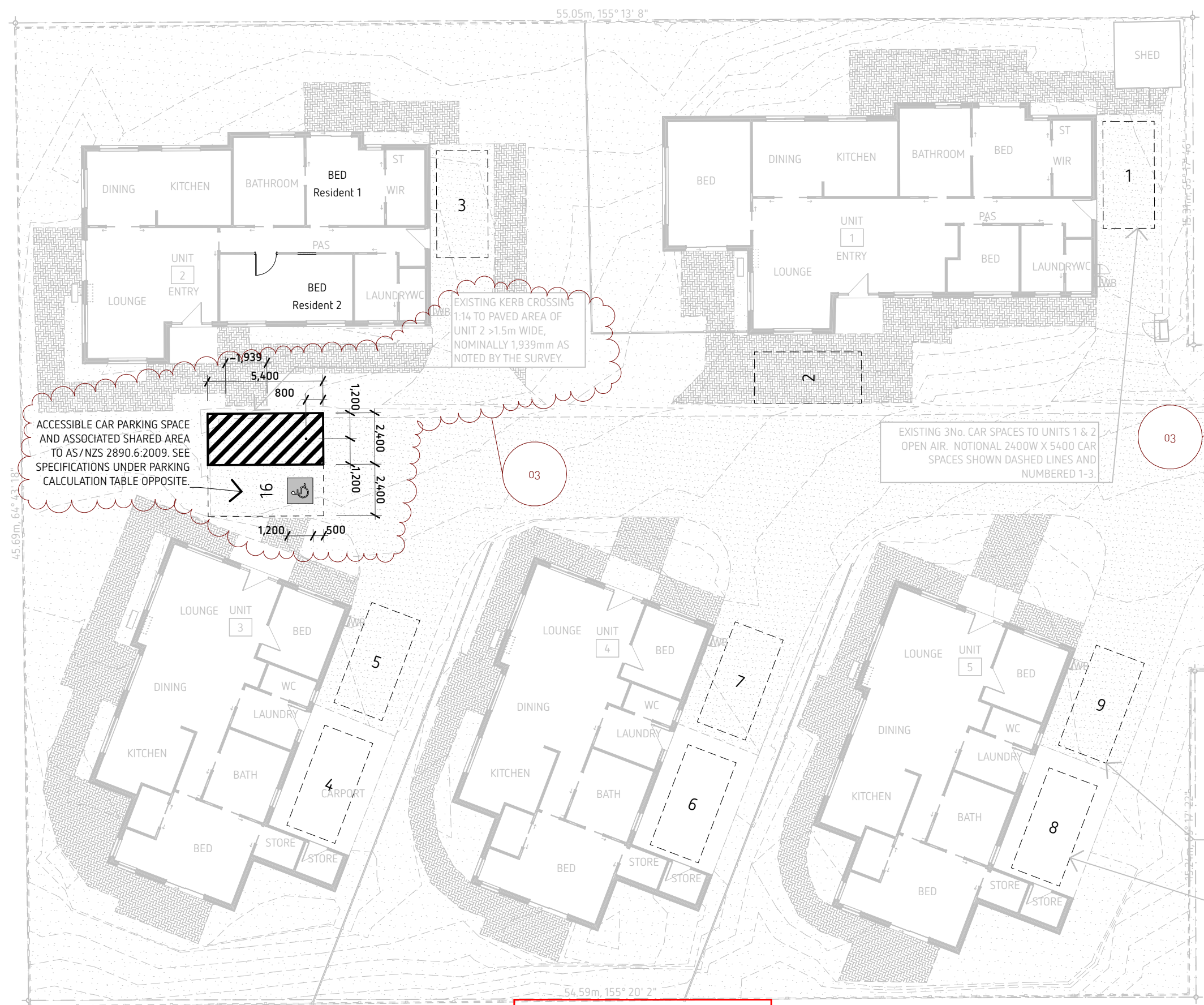
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DA001

REVISION

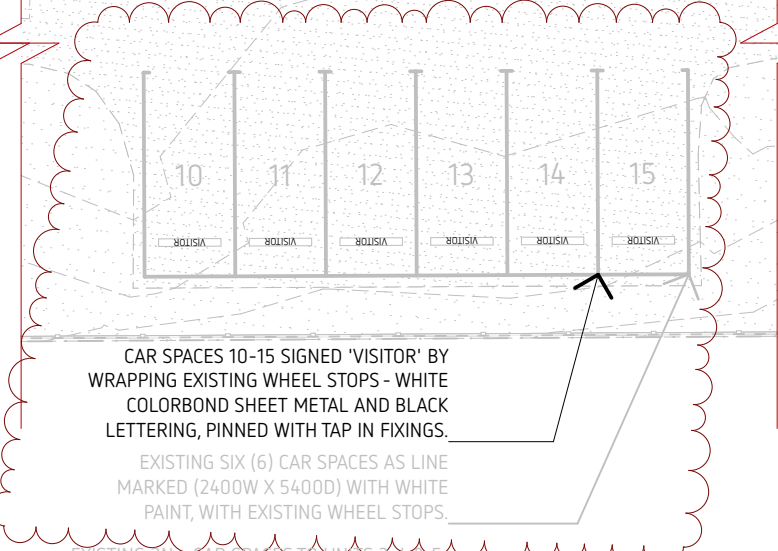
Document Set ID: 3663939
Version: 2, Version Date: 09/09/2026

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Version: 2, Version Date: 09/09/2026



Use	Scheme calculation	
Existing 5 multiple dwellings	10 resident + 2 visitor =	12
Proposed assisted housing Units 1–2 + dwellings Units 3–5	Not greater than	12
Existing spaces retained		15
Additional spaces required under C2.5.1 A1(d)(i)		0

- ACCESSIBLE CAR PARKING SPACE SPECIFICATIONS**
- 2400W x 5400L ACCESSIBLE PARKING SPACE WITH ADJOINING 2400W x 5400L SHARED AREA TO AS/NZS 2890.6:2009.
- ACCESSIBLE SPACE DELINEATED BY EXISTING KERBS.
- SHARED AREA TO BE DELINEATED WITH SLIP-RESISTANT YELLOW LINE MARKING 80–100mm WIDE.
- SHARED AREA TO HAVE YELLOW DIAGONAL HATCHING 150–200mm WIDE, SPACED 200–300mm APART AT 45° ±10°.
- PROVIDE WHITE INTERNATIONAL SYMBOL OF ACCESS, 800–1000mm HIGH ON BLUE BACKGROUND RECTANGLE WITH NO SIDE EXCEEDING 1200mm, TO AS/NZS 2890.6:2009.
- FIXED STEEL BOLLARD, 1300 mm MIN. HIGH ABOVE FSL, WHITE HIGH-CONTRAST FINISH, CENTRED ON 2400W SHARED AREA AND LOCATED 800 ±50 mm FROM AISLE END OF SHARED AREA. PROVIDE SECURE FIXING TO PAVEMENT. LOCATION TO AS/NZS 2890.6:2009 FIG. 2.2.



- CAR SPACES 10-15 SIGNED 'VISITOR' BY WRAPPING EXISTING WHEEL STOPS - WHITE COLORBOND SHEET METAL AND BLACK LETTERING, PINNED WITH TAP IN FIXINGS.
- EXISTING SIX (6) CAR SPACES AS LINE MARKED (2400W X 5400D) WITH WHITE PAINT, WITH EXISTING WHEEL STOPS.
- EXISTING 3No. CAR SPACES TO UNITS 3, 4 & 5 OPEN AIR. NOTIONAL 2400W X 5400D CAR SPACES SHOWN DASHED LINES AND NUMBERED 5,7&9.
- EXISTING 3No. CAR SPACES TO CAR PORTS UNITS 3, 4 & 5 OPEN ON 2 SIDES. NOTIONAL 2400W X 5400D CAR SPACES SHOWN DASHED LINES AND NUMBERED 4,6&8.

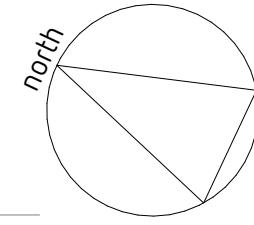
NOTES

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NEW PROPOSED WORKS SHOWN IN BLACK LINES

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

DATE RECEIVED: 4 September 2026



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PROJECT SAR ALTERNATE ACCOMMODATION EXISTING CONDITIONS DRAWING FOR CHANGE OF USE	DATE 4/9/2026	PROJECT NUMBER 260611	DRAWING NUMBER
CLIENT MAIB	ADDRESS 12 Philip Avenue Montrose Montrose TAS 7010	SCALE (A3) 1:200, 1:1	DRAWN DE
DRAWING PARKING PLAN	PURPOSE DEVELOPMENT APPLICATION	CHECKED RS	REVISION

DA002

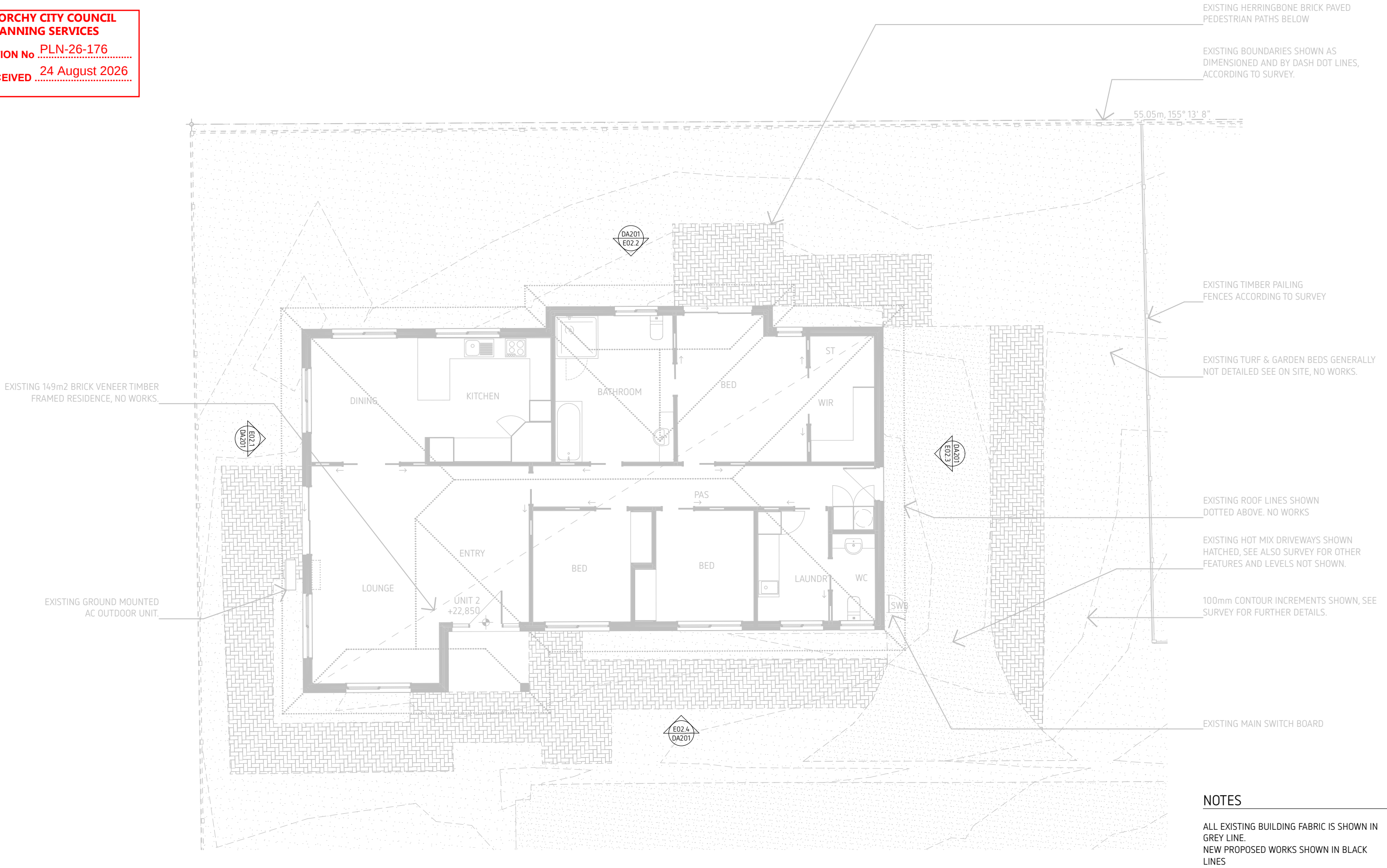
03

REV	DATE	NOTES
03	4/9/2026	added new plan
01	21/8/2026	added new plan

DATE RECEIVED: 24 August 2026

Document Set ID: 3663939
Version: 2, Version Date: 09/09/2026

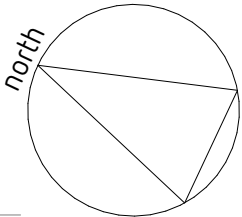




NOTES

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NEW PROPOSED WORKS SHOWN IN BLACK LINES

REV	DATE	NOTES

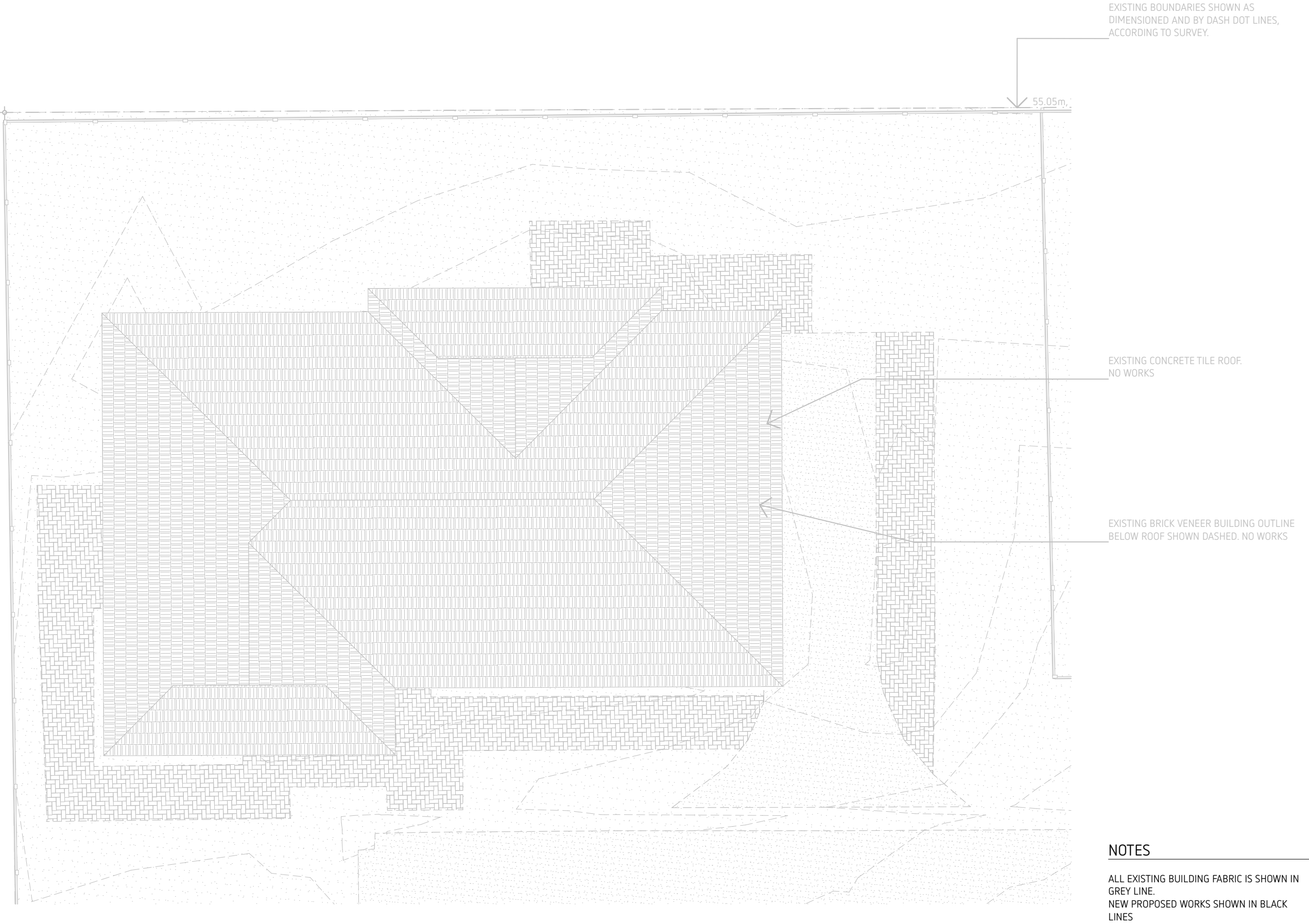


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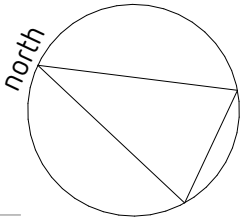
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PROJECT	SAR ALTERNATE ACCOMMODATION EXISTING CONDITIONS DRAWING FOR CHANGE OF USE	DATE	5/7/2026	PROJECT NUMBER	260611	DRAWING NUMBER	DA102	
CLIENT	MAIB	ADDRESS	12 Philip Avenue Montrose Montrose TAS 7010	SCALE (A3)	1:100	DRAWN		DE
DRAWING	UNIT 2 - GROUND FLOOR PLAN	PURPOSE	DEVELOPMENT APPLICATION	CHECKED	RS	REVISION		



\\glenorchy\BYAShare\Office\BYA_projects\260611\MAIB 4 & 5\2 Philip Avenue\10.03 Development Application\PLN 20260611\2 Philip Avenue.dwg.plt

REV	DATE	NOTES



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PROJECT SAR ALTERNATE ACCOMMODATION EXISTING CONDITIONS DRAWING FOR CHANGE OF USE	DATE 5/7/2026	PROJECT NUMBER 260611	DRAWING NUMBER DA103
CLIENT MAIB	ADDRESS 12 Philip Avenue Montrose Montrose TAS 7010	SCALE (A3) 1:100	DRAWN DE
DRAWING UNIT 2 - ROOF PLAN	PURPOSE DEVELOPMENT APPLICATION	CHECKED RS	REVISION

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-176

DATE RECEIVED:24 August 2026

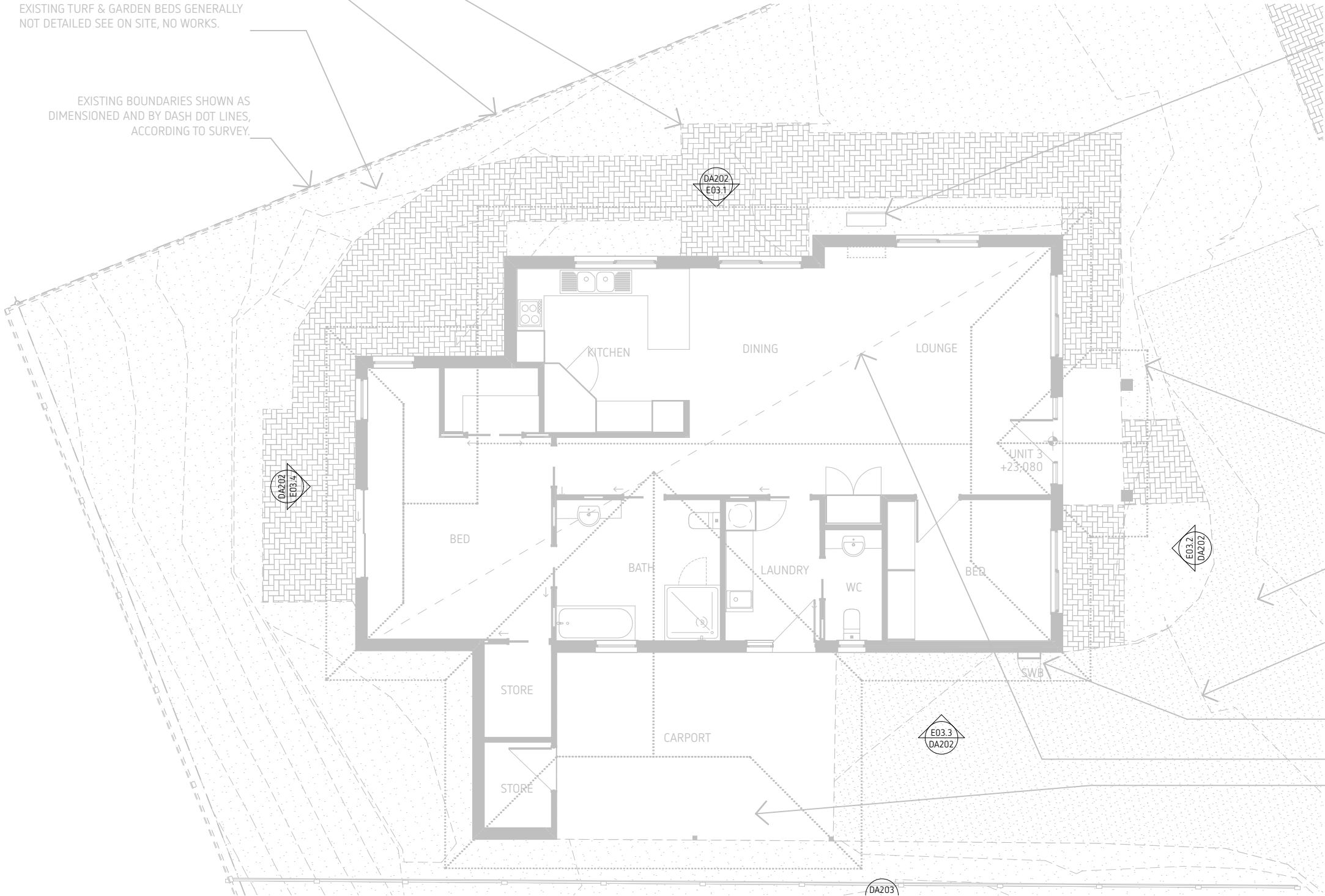
EXISTING HERRINGBONE BRICK PAVED
PEDESTRIAN PATHS BELOW

EXISTING TIMBER PAILING
FENCES ACCORDING TO SURVEY

EXISTING TURF & GARDEN BEDS GENERALLY
NOT DETAILED SEE ON SITE, NO WORKS.

EXISTING BOUNDARIES SHOWN AS
DIMENSIONED AND BY DASH DOT LINES,
ACCORDING TO SURVEY.

EXISTING GROUND MOUNTED
AC OUTDOOR UNIT.



EXISTING ROOF LINES SHOWN
DOTTED ABOVE. NO WORKS

EXISTING HOT MIX DRIVEWAYS SHOWN
HATCHED, SEE ALSO SURVEY FOR OTHER
FEATURES AND LEVELS NOT SHOWN.

100mm CONTOUR INCREMENTS SHOWN, SEE
SURVEY FOR FURTHER DETAILS.

EXISTING MAIN SWITCH BOARD

EXISTING 134m2 BRICK VENEER TIMBER
FRAMED RESIDENCE, NO WORKS.

EXISTING CONCRETE PAVED CAR PORT.

NOTES

ALL EXISTING BUILDING FABRIC IS SHOWN IN
GREY LINE.
NEW PROPOSED WORKS SHOWN IN BLACK
LINES

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PROJECT
SAR ALTERNATE ACCOMMODATION EXISTING
CONDITIONS DRAWING FOR CHANGE OF USE

CLIENT
MAIB
ADDRESS
12 Philip Avenue Montrose
Montrose TAS 7010

DATE
21/8/2026

SCALE (A3)
1:100

PROJECT NUMBER
260611

DRAWN
DE
CHECKED
RS

DRAWING NUMBER

DA104

DRAWING
UNIT 3 - GROUND FLOOR PLAN

PURPOSE
DEVELOPMENT APPLICATION

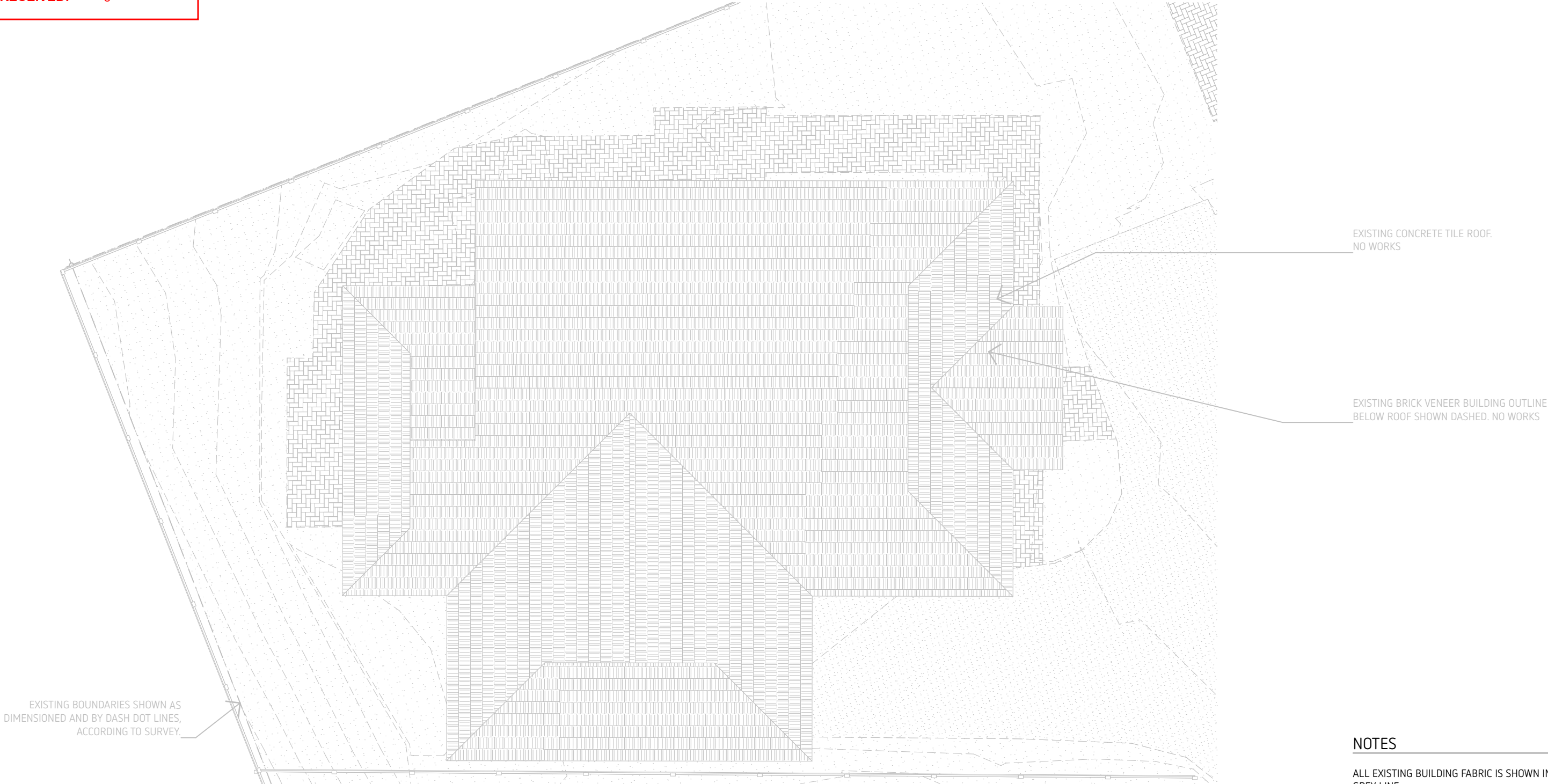
REVISION

REV DATE NOTES

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-176

DATE RECEIVED: 24 August 2026

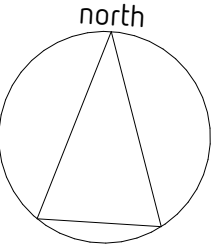


NOTES

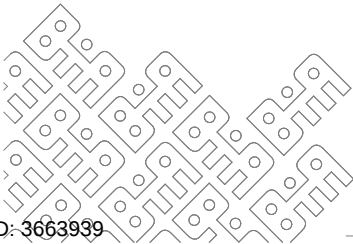
ALL EXISTING BUILDING FABRIC IS SHOWN IN
GREY LINE.
NEW PROPOSED WORKS SHOWN IN BLACK
LINES

BYA Architects 03 6286 7319 architects@bya-architects.com.au		PROJECT SAR ALTERNATE ACCOMMODATION EXISTING CONDITIONS DRAWING FOR CHANGE OF USE	DATE 21/8/2026	PROJECT NUMBER 260611	DRAWING NUMBER
CLIENT MAIB	ADDRESS 12 Philip Avenue Montrose Montrose TAS 7010	SCALE (A3) 1:100	DRAWN DE	CHECKED RS	DA105
DRAWING UNIT 3 - ROOF PLAN		PURPOSE DEVELOPMENT APPLICATION	REVISION		

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REV	DATE	NOTES



EXISTING HERRINGBONE BRICK PAVED
PEDESTRIAN PATHS BELOW

EXISTING TIMBER PAILING
FENCES ACCORDING TO SURVEY

EXISTING GROUND MOUNTED
AC OUTDOOR UNIT.

EXISTING 133m2 BRICK VENEER TIMBER
FRAMED RESIDENCE, NO WORKS.

EXISTING TURF & GARDEN BEDS GENERALLY
NOT DETAILED SEE ON SITE, NO WORKS.

EXISTING ROOF LINES SHOWN
DOTTED ABOVE. NO WORKS

100mm CONTOUR INCREMENTS SHOWN, SEE
SURVEY FOR FURTHER DETAILS.

EXISTING MAIN SWITCH BOARD

EXISTING CONCRETE PAVED CAR PORT.

EXISTING HOT MIX DRIVEWAYS SHOWN
HATCHED, SEE ALSO SURVEY FOR OTHER
FEATURES AND LEVELS NOT SHOWN.

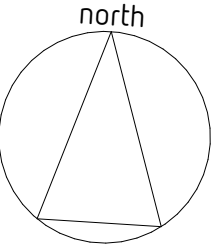
NOTES

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GREY LINE.
NEW PROPOSED WORKS SHOWN IN BLACK
LINES

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

DATE RECEIVED: 24 August 2026



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PROJECT SAR ALTERNATE ACCOMMODATION EXISTING CONDITIONS DRAWING FOR CHANGE OF USE	DATE 21/8/2026	PROJECT NUMBER 260611	DRAWING NUMBER DA106
CLIENT MAIB	ADDRESS 12 Philip Avenue Montrose Montrose TAS 7010	SCALE (A3) 1:100	DRAWN DE CHECKED RS
DRAWING UNIT 4 - GROUND FLOOR PLAN	PURPOSE DEVELOPMENT APPLICATION	REVISION	

DATE RECEIVED: 24 August 2026



Document Set ID: 3663939
Version: 2, Version Date: 09/09/2026

EXISTING GROUND MOUNTED
AC OUTDOOR UNIT.

EXISTING TURF & GARDEN BEDS GENERALLY
NOT DETAILED SEE ON SITE, NO WORKS.

EXISTING MAIN SWITCH BOARD

EXISTING ROOF LINES SHOWN
DOTTED ABOVE. NO WORKS

EXISTING CONCRETE PAVED CAR PORT.

100mm CONTOUR INCREMENTS SHOWN, SEE SURVEY FOR FURTHER DETAILS.

ALL EXISTING BUILDING FABRIC IS SHOWN IN
GREY LINE.
NEW PROPOSED WORKS SHOWN IN BLACK
LINES

DATE RECEIVED: 24 August 2026

EXISTING TIMBER PAILING
FENCES ACCORDING TO SURVEY

EXISTING BOUNDARIES SHOWN AS
DIMENSIONED AND BY DASH DOT LINES,
ACCORDING TO SURVEY.

DA204
E05.1

E05.4
DA204

DA204
E05.2

E05.3
DA204

UNIT 5
+23,690

KITCHEN

DINING

LOUNGE

KITCHEN

BATH

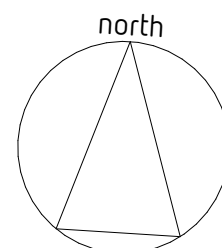
LAUNDRY

BED.

BED

STORE

15.24m, $65^{\circ} 11' 21''$



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DRAWING

UNIT 5 - GROUND FLOOR PLAN

PURPOSE

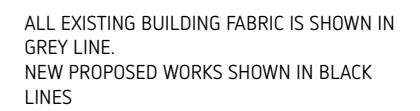
DEVELOPMENT APPLICATION

REVISION

REVISION

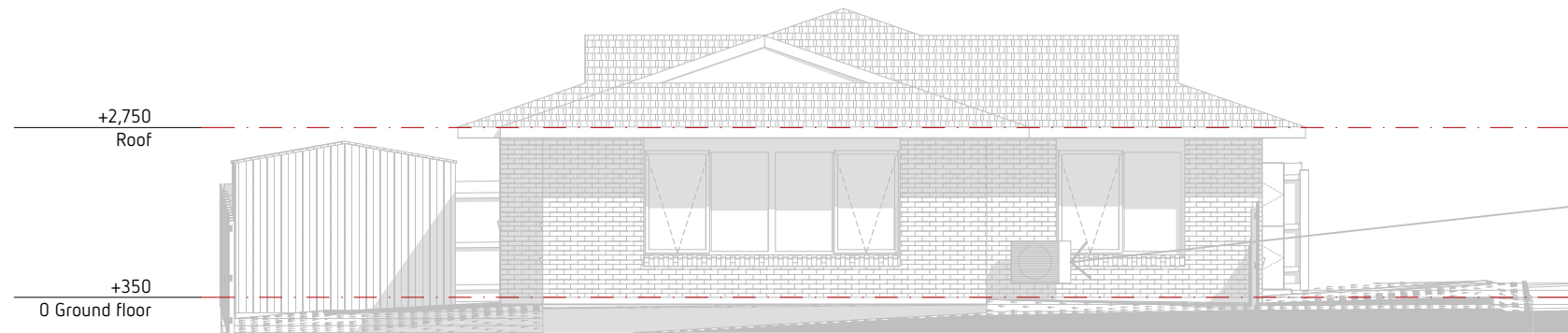
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REV	DATE	NOTES
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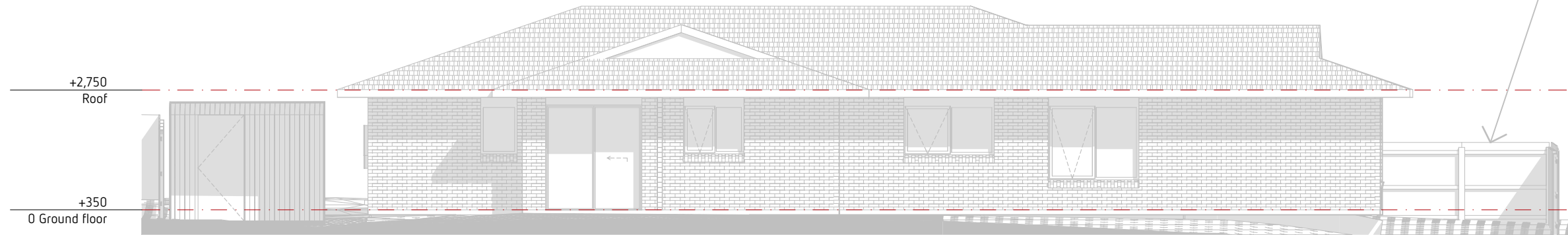
DA109

REVISION



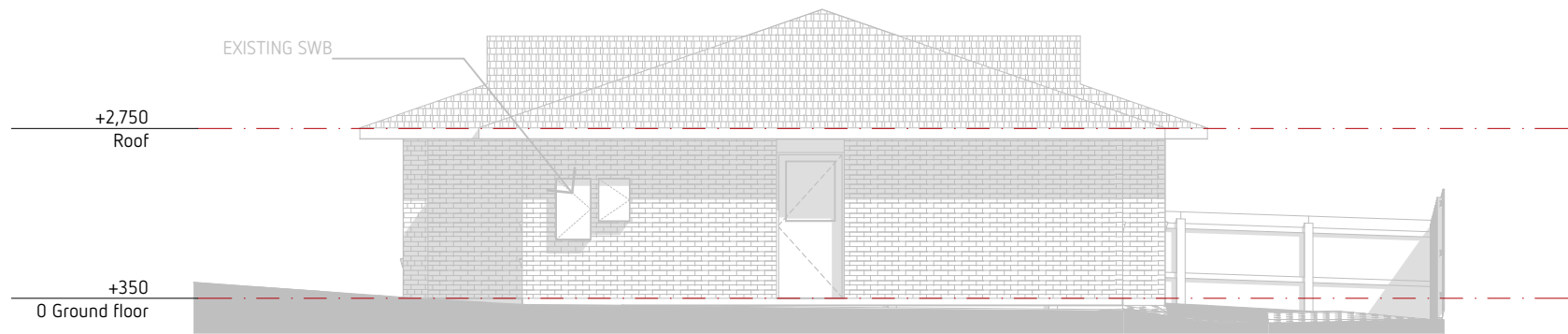
EXISTING GROUND MOUNTED AC
OUTDOOR UNIT.

E01.1 North Elevation
1:100



EXISTING TIMBER PAILING
FENCE. NO WORKS

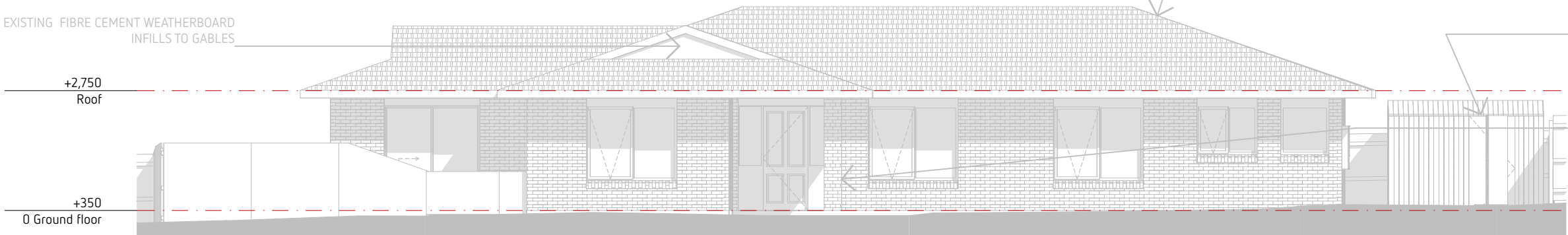
E01.2 East Elevation
1:100



EXISTING SWB

EXISTING CONCRETE TILE ROOF. COLORBOND
FASCIA AND GUTTERS. NO WORKS

E01.3 South Elevation
1:100



EXISTING FIBRE CEMENT WEATHERBOARD
INFILLS TO GABLES

EXISTING SHED

EXISTING BRICK PIER TO ENTRY WAY

E01.4 West Elevation
1:100

NOTES

ALL EXISTING BUILDING FABRIC IS SHOWN IN
GREY LINE.
NEW PROPOSED WORKS SHOWN IN BLACK
LINES

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PLANNING SERVICES**

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PROJECT
SAR ALTERNATE ACCOMMODATION EXISTING
CONDITIONS DRAWING FOR CHANGE OF USE

CLIENT
MAIB
ADDRESS
12 Philip Avenue Montrose
Montrose TAS 7010

DRAWING
UNIT 1 - ELEVATIONS

DATE
21/8/2026

SCALE (A3)
1:100

PROJECT NUMBER
260611

DRAWN
DE
CHECKED
RS

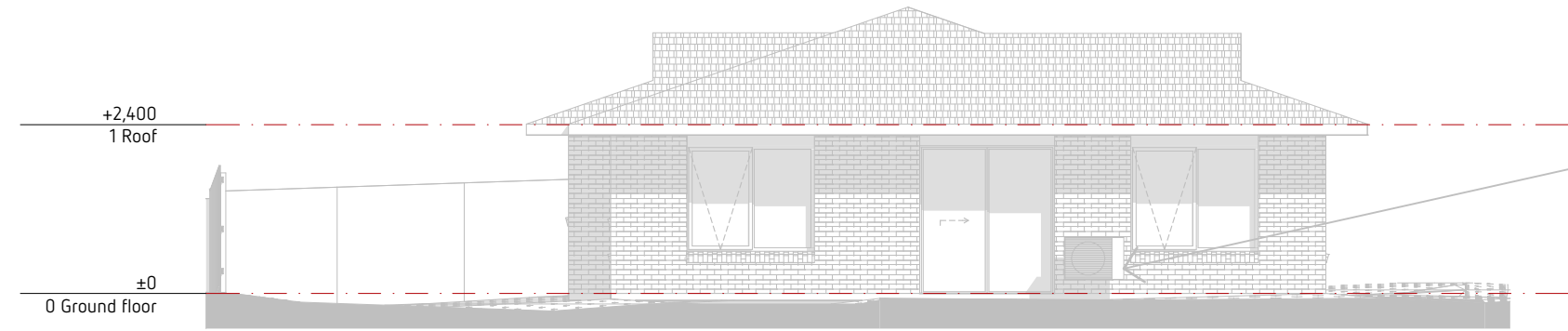
PURPOSE
DEVELOPMENT APPLICATION

DRAWING NUMBER

DA200

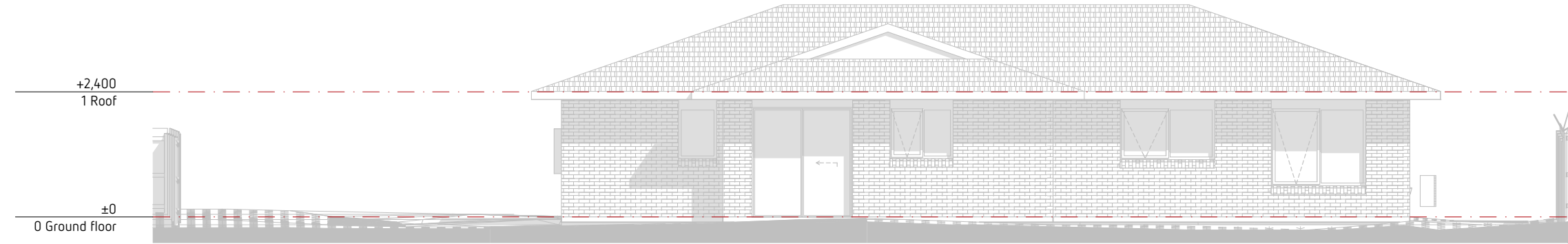
REVISION

REV DATE NOTES



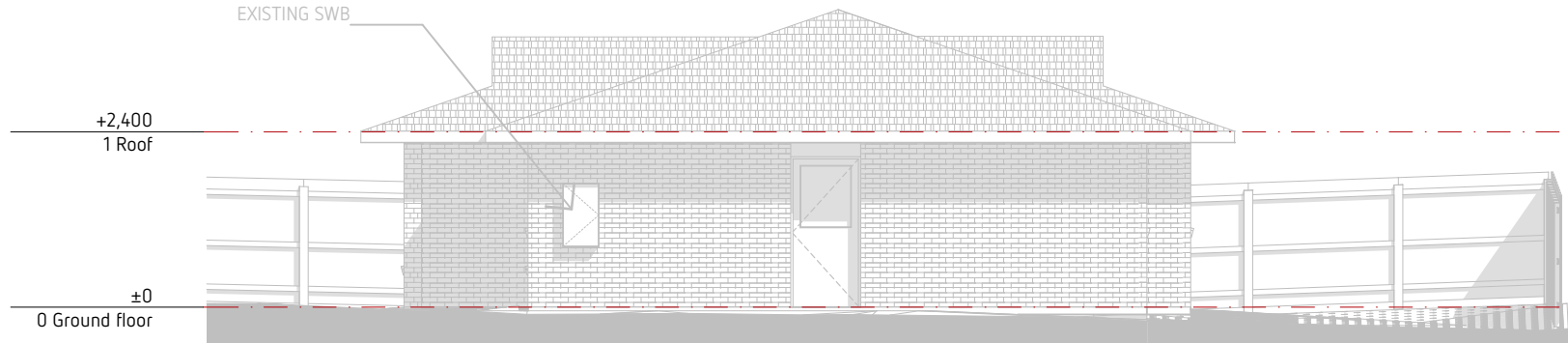
North Elevation
1:100

EXISTING GROUND MOUNTED AC
OUTDOOR UNIT.



East Elevation
1:100

EXISTING TIMBER PAILING
FENCE. NO WORKS



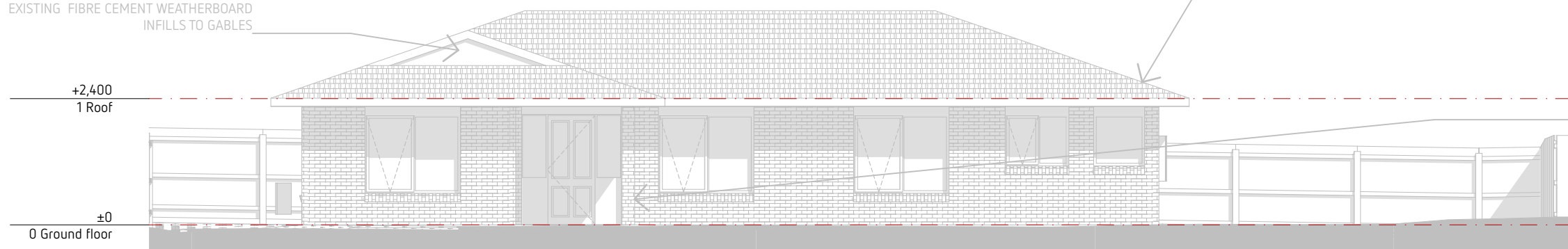
South Elevation
1:100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

DATE RECEIVED: 24 August 2026

EXISTING CONCRETE TILE ROOF. COLORBOND
FASCIA AND GUTTERS. NO WORKS



West Elevation
1:100

EXISTING BRICK PIER TO ENTRY WAY

NOTES

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PROJECT
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CLIENT
MAIB
ADDRESS
12 Philip Avenue Montrose
Montrose TAS 7010

DATE
21/8/2026

PROJECT NUMBER
260611

SCALE (A3)
1:100

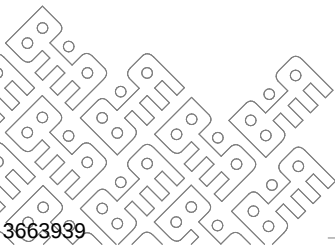
DRAWN
DE
CHECKED
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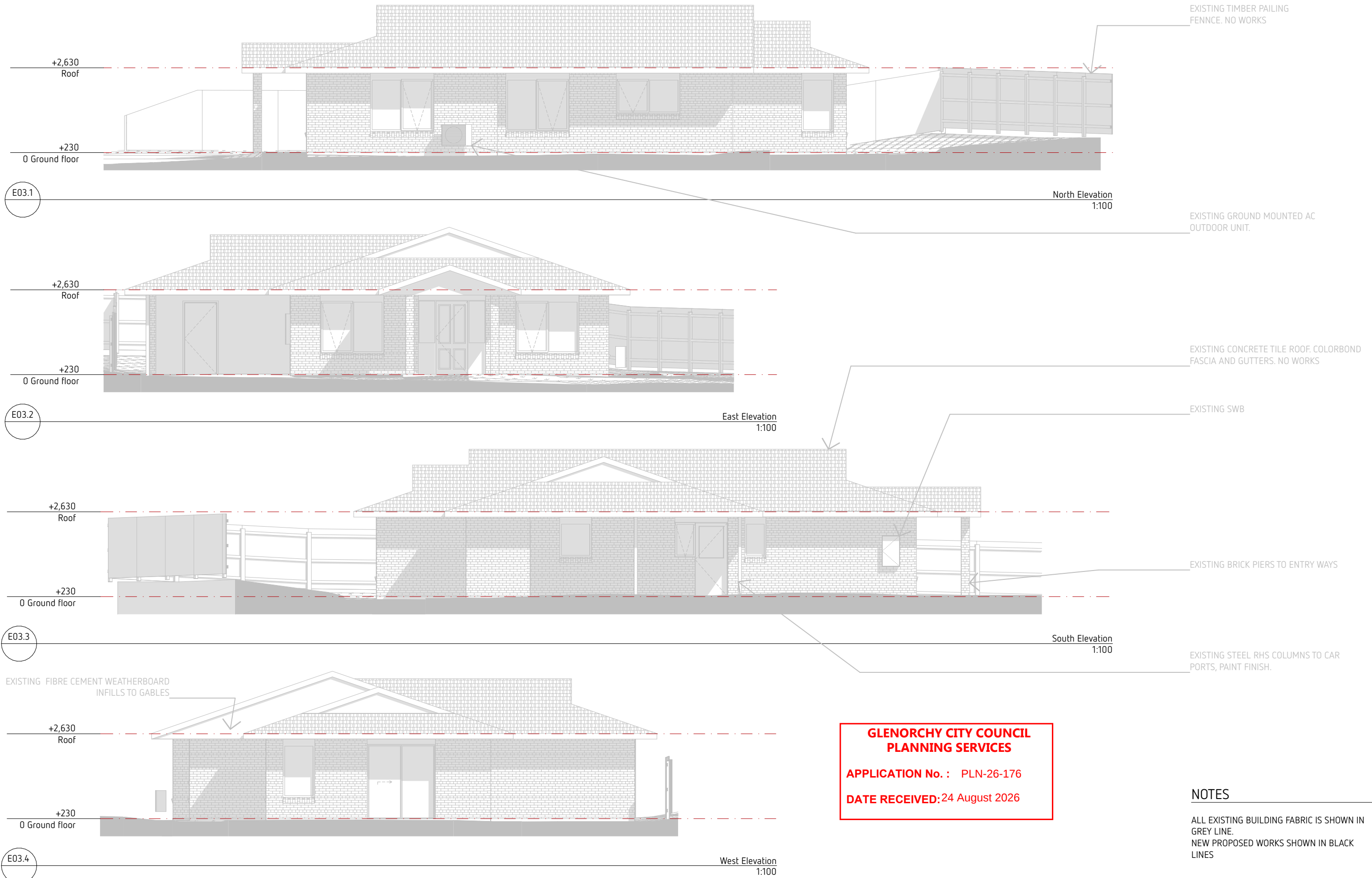
PURPOSE
DEVELOPMENT APPLICATION

DRAWING NUMBER

DA201

REVISION

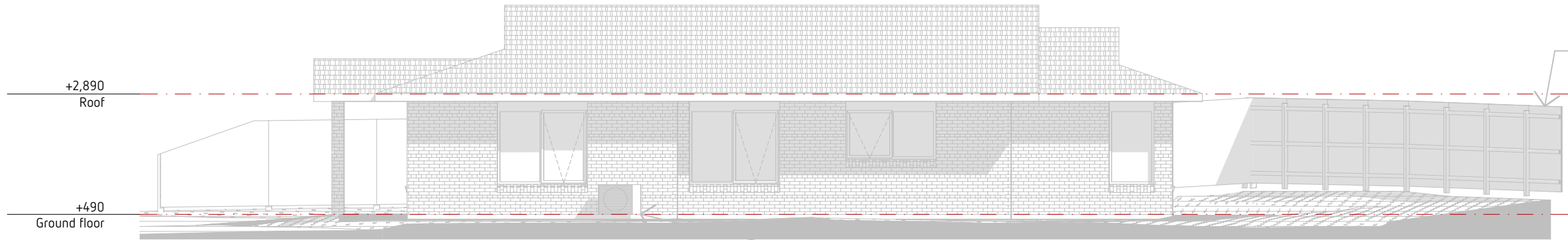




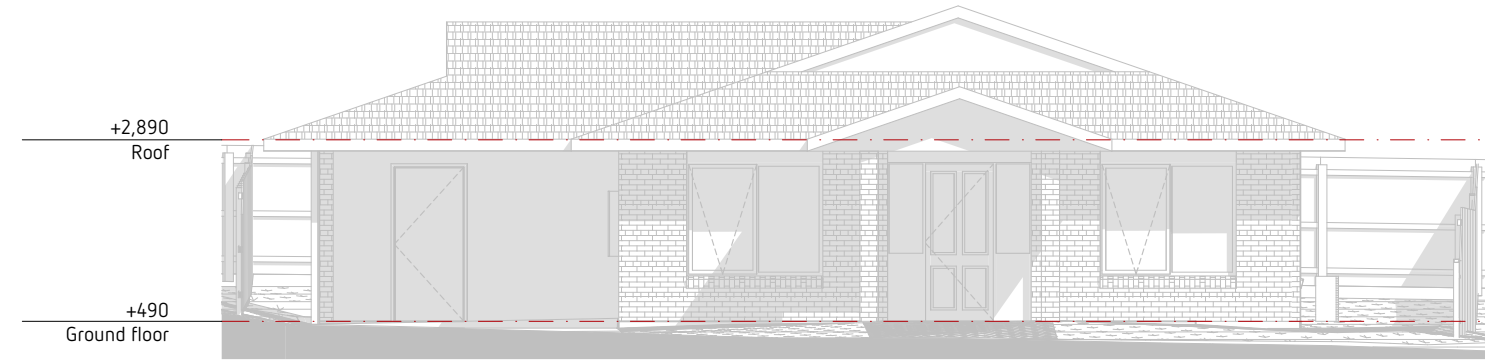
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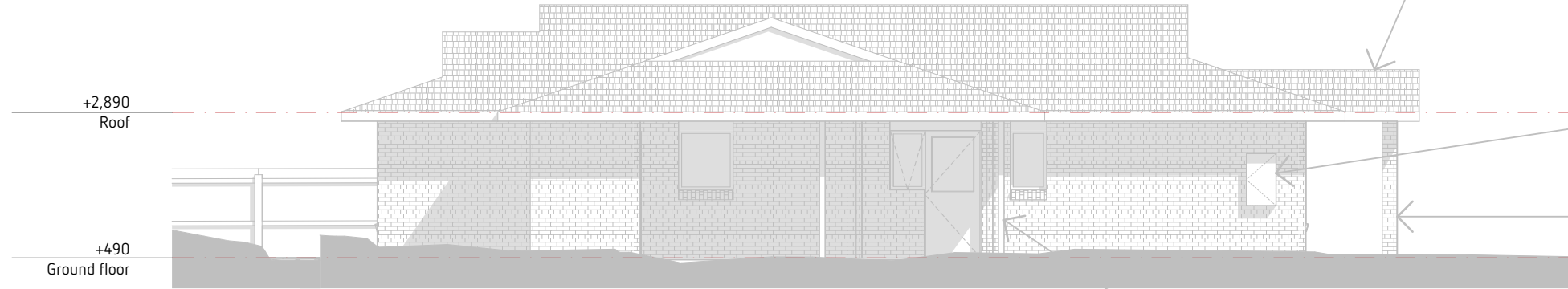
PROJECT	SAR ALTERNATE ACCOMMODATION EXISTING CONDITIONS DRAWING FOR CHANGE OF USE	DATE	21/8/2026	PROJECT NUMBER	260611	DRAWING NUMBER	DA202
CLIENT	MAIB	ADDRESS	12 Philip Avenue Montrose Montrose TAS 7010	SCALE (A3)	1:100	DRAWN	DE
DRAWING	UNIT 3 - ELEVATIONS	PURPOSE	DEVELOPMENT APPLICATION	CHECKED	RS	REVISION	



E04.1 North Elevation 1:100



E04.2 East Elevation 1:100



E04.3 South Elevation 1:100



E04.4 West Elevation 1:100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

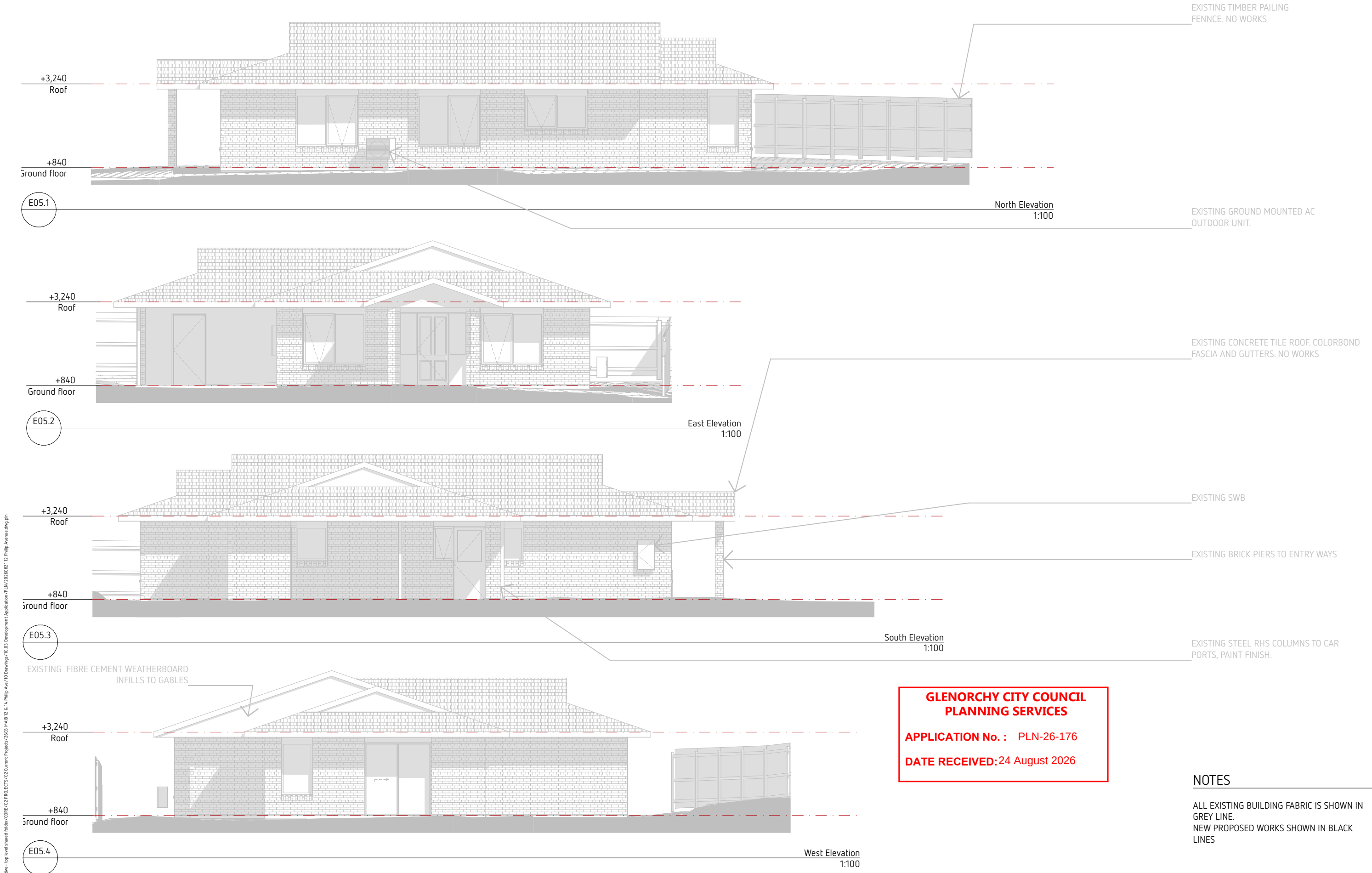
DATE RECEIVED: 24 August 2026

NOTES

ALL EXISTING BUILDING FABRIC IS SHOWN IN GREY LINE.
NEW PROPOSED WORKS SHOWN IN BLACK LINES

BYA Architects 03 6286 7319 architects@bya-architects.com.au	PROJECT SAR ALTERNATE ACCOMMODATION EXISTING CONDITIONS DRAWING FOR CHANGE OF USE		DATE 21/8/2026	PROJECT NUMBER 260611	DRAWING NUMBER
	CLIENT MAIB	ADDRESS 12 Philip Avenue Montrose Montrose TAS 7010	SCALE (A3) 1:100	DRAWN DE	CHECKED RS
	DRAWING UNIT 4 - ELEVATIONS		PURPOSE DEVELOPMENT APPLICATION		REVISION

DA203



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

DATE RECEIVED: 24 August 2026

NOTES

ALL EXISTING BUILDING FABRIC IS SHOWN IN GREY LINE.
NEW PROPOSED WORKS SHOWN IN BLACK LINES

BYA Architects 03 6286 7319 architects@bya-architects.com.au		PROJECT SAR ALTERNATE ACCOMMODATION EXISTING CONDITIONS DRAWING FOR CHANGE OF USE	DATE 21/8/2026	PROJECT NUMBER 260611	DRAWING NUMBER
CLIENT MAIB	ADDRESS 12 Philip Avenue Montrose Montrose TAS 7010	SCALE (A3) 1:100	DRAWN DE	CHECKED RS	DA204
DRAWING UNIT 5 - ELEVATIONS		PURPOSE DEVELOPMENT APPLICATION		REVISION	

DIRECT LINE: 0438 060 743
E-MAIL: ckerr@maib.tas.gov.au

22 July 2026

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

DATE RECEIVED: 22 July 2026

Glenorchy City Council
PO Box 103
GLENORCHY, TAS 7010

Re: Planning Application – Change of Use of two units, from Class 1a to Class 3

Address: 12 Philip Avenue, Montrose TAS 7010

Title reference: Volume 128205, Folio 1

This application seeks approval for the change of use of two only (Unit 1 and Unit 2) of the five existing units at 12 Philip Avenue Montrose to enable the provision of residential support services in those units. Support services at 12 Philip Avenue Unit 1 and 2 will be undertaken by Anglicare Tasmania for the property owner, MAIB Tasmania.

This change of use is for a limited time period to accommodate residents to be moved from 32-33 Philip Avenue while that property is being upgraded (PLN-25-314) and before the upgrade at 12 Philip Avenue (PLN-25-303) commences. On completion of the upgrade at 32-33 Philip Avenue, residents will return for long-term residency to that location, allowing the upgrade (including total demolition) of 12 Philip Avenue to commence.

There are no proposed changes or additions to the buildings or to the general site layout of 12 Philip Avenue. 12 Philip Avenue is in the General Residential Zone and the proposed use *Discretionary* under the Tasmanian Planning Scheme.

Under National Construction Code (NCC) guidelines, the building classification of the two units will change from Class 1a to Class 3. The MAIB is currently working with Lee Tyers Building Surveying and DDEG fire engineers to determine the building services upgrades necessary for all NCC compliances associated with this change of use and will subsequently seek the relevant statutory approvals for those works. Preliminary advice is that the change of use will require some minor enhancements to the property to meet NCC regulations; primarily fire services infrastructure and an updated evacuation plan specific to the use and occupancy.

Change of Use

The proposed *residential support services* use for Unit 1 and Unit 2 is as follows:

- Each unit will be home for a maximum of two residents who require 24-hour support.
- Support in each unit will be provided by one support worker, with another support worker operating as a 'float' between the two units – i.e. three support workers total for the two units.
- The residents to be housed in Unit 1 and Unit 2 do not drive or have vehicles of their own, rather, they will be transported as/when required by their support workers in a communal use

vehicle. The available unit parking spaces therefore will accommodate both the communal use vehicle and up to three support worker vehicles.

- The units provide a domestic living environment. Meals are not communally prepared or provided. Meals are individual and specific to each resident's needs and capacity.

It is noted that the three remaining units at 12 Philip Avenue, Units 3, 4, and 5, will remain as independent living units.

Should you require any additional information or clarification regarding this application, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Cathryn Kerr', with a stylized flourish at the end.

Cathryn Kerr

Development Manager – Supported Accommodation Renewal
Motor Accident Insurance Board

24 July 2026

Glenorchy City Council
PO Box 103
GLENORCHY, TAS 7010

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

DATE RECEIVED: 24 August 2026

Re: PLN-26-176 – Change of Use of two residential units to Assisted Living
Address: 12 Philip Avenue, Montrose TAS 7010

For clarity, MAIB is the property owner of three properties in Philip Avenue, Montrose. They are numbers, 4, 12 and 32-33 Philip Avenue. The MAIB has recently received Planning Permits for the complete demolition and reconstruction of two of those properties:

- PLN-25-314 – 32-33 Philip Avenue, and
- PLN-26-303 – 12 Philip Avenue.

The proposed works program for the above will commence toward the end of 2026 (once Building and Plumbing permits are received) with 32-33 Philip Avenue to full completion and occupancy status, followed by 12 Philip Avenue – they will not be under construction at the same time.

For the first stage of these works (PLN-25-314) it is the intention of the MAIB to use the existing 12 Philip Avenue property as well as 4 Philip Avenue, as temporary accommodation for the residents who need to relocate while construction work is occurring. On completion of work at 32-33 Philip Avenue, relocated residents will return to that property. The work at 12 Philip Avenue (PLN-26-303) will then commence.

Please refer below in response to your request for additional information for PLN-26-176 dated 12 August 2026.

Planning Scheme

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Table C2.1 Parking Space Requirements:

Residential:

- *If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom):*
 - *2 spaces per dwelling.*

Residential:

- *Other residential use in the General Residential Zone:*
 - *1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms.*

Visitor parking for multiple dwellings in the General Residential Zone:

- *1 dedicated space for 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number).*

Acceptable Solution

Based on the above Planning Scheme requirement, 12 Philip Avenue will need:

- Units 1 and 2 (3 bedroom Assisted Living) – 4 spaces
- Visitor (Other residential use, units 1 and 2) – 1 space
- Units 3, 4, and 5 (2 bedroom Residential) – 6 spaces
- Visitor (Multiple Dwellings, Units 3, 4, 5) – 1 space

Total spaces required = 12

Response

Available parking spaces at 12 Philip Avenue are indicated on the attached site plan DA002 Rev 01, 21/08/2026 and comply with *C2.5.1 Car parking numbers, Acceptable Solution* as follows:

- For units 1 and 2:
 - 1 space is provided immediately adjacent to each unit: Spaces 1 and 2 on Site Plan DA002 Rev 01, and
 - 2 spaces are provided in the 'Parking' area adjacent to the access road: spaces labelled 11 and 12 on Site Plan DA002 Rev 01.
- For units 3, 4 and 5: 6 parking spaces are provided, spaces labelled 3, 4, 5, 6, 7, 8 on Site Plan DA002 Rev 01, noting that tandem parking is acceptable per *Notes to Table C2.1 (2)*.
- Visitor spaces are spaces labelled 9 and 10 on Site Plan DA002 Rev 01.
- One accessible parking space is provided (per NCC 2025, Part D4) – labelled A on Site Plan DA002 Rev 01.

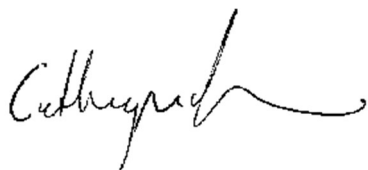
Regarding Parking spaces 1 and 2 for *Change of Use* Units 1 and 2:

The residents to occupy Units 1 and 2 do not drive nor do they own their own vehicles. Transport for residents of Units 1 and 2 will be provided by MAIB's service provider, Anglicare Tasmania, by means of a single communal-use vehicle. The four spaces available to Units 1 and 2 can be used by the communal use vehicle or a support worker or visitor. Of note also is that the communal vehicle will be shared between 4 and 12 Philip Avenue residents and therefore not always positioned at this location.

Although there is sufficient existing on-site parking as prescribed by Acceptable Solution parameters to support the proposed mixed use of 12 Philip Avenue, there is also space available adjacent to the existing spaces alongside the entry driveway, to add up to 3 new parking spaces if it was deemed to be necessary.

Should you require any additional information or clarification regarding this additional information, please do not hesitate to contact the undersigned.

Yours sincerely,



Cathryn Kerr

Development Manager – Supported Accommodation Renewal
Motor Accident Insurance Board

DIRECT LINE: 0438 060 743
E-MAIL: ckerr@maib.tas.gov.au

04 September 2026

Glenorchy City Council
PO Box 103
GLENORCHY, TAS 7010

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-176

DATE RECEIVED: 4 September 2026

Re: PLN-26-176 – Change of Use of two residential units to Assisted Living
Address: 12 Philip Avenue, Montrose TAS 7010

Dear Stephen,

I refer to Council's further request for information dated 31 August 2026 concerning the proposed change of use of Units 1 and 2 at 12 Philip Avenue, Montrose to Assisted Living.

Council has requested clarification of the number and location of car parking spaces under C2.5.1, clarification of accessible parking, and a response to C2.6.5 Pedestrian Access. Please see the below responses to those queries:

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

- a) Clarification of the number of car parking spaces and location on the site plan, and**
- b) Clarify if the numbers of car parking spaces is met with the acceptable solution according to the scheme:**

Response:

- The number of car parking spaces provided meets the acceptable solution according to the Scheme. Parking space provision is shown on amended drawing and notation, *DA002 Rev 03 – Parking Plan, 4 September 2026*.
- *DA002 Rev 03 – Parking Plan, 4 September 2026* provided with this correspondence identifies the existing parking spaces on the site, their relationship to each unit, the existing visitor parking arrangement, and provides the number and allocation of parking spaces required for the proposed change of use of Unit 1 and Unit 2. *DA002 Rev 03* identifies:
 - the 15 existing car parking spaces on the site;
 - the existing parking associated with Units 1 to 5;
 - existing visitor parking;
 - a new accessible car parking space, identified as Space 16; and
 - the associated accessible shared area for the new space.

- The revised plan therefore provides a total of 16 car parking spaces, comprising 15 existing spaces plus the new accessible space.
- Table C2.1 provides that a two-or-more-bedroom dwelling in the General Residential Zone requires 2 spaces per dwelling, with visitor parking separately prescribed for multiple dwellings. For Other Residential use in the General Residential Zone, including assisted housing, Table C2.1 specifies the applicable bedroom-based parking rate together with visitor parking.
- Importantly, the Notes to Table C2.1 state that the number of spaces required is to be calculated on the basis of the proposed use or development.
- The proposed assisted housing component comprises Units 1 and 2 and contains a total of five bedrooms. The parking requirement generated by that proposed use is therefore well below the parking provision available on the site.
- In addition, Units 3, 4 and 5 continue as existing dwellings and retain their existing parking provision.
- There is consequently no car parking shortfall. The 16 spaces shown on DA002 exceed the number necessary to accommodate the proposed assisted housing use together with the continuing residential use of Units 3, 4 and 5.

Accordingly, the proposal satisfies the Acceptable Solution C2.5.1 A1 and reliance upon C2.5.1 P1 is not required.

c) Provide the dimensions of the accessible parking space and associated shared space:

Response:

- An accessible car parking space is now proposed adjacent to Unit 2 to address the applicable accessibility requirements associated with the subsequent building approval process.

C2.6.2 A1.2 requires an accessible parking space to be:

- located as close as practicable to the main entry point to the building;
- incorporated into the overall car park design; and
- designed and constructed in accordance with *AS/NZS 2890.6:2009 – Parking facilities, Off-street parking for people with disabilities*.

DA002 Revision 03 demonstrates an accessible space immediately adjacent to Unit 2 and specifies:

- a 2400 mm × 5400 mm accessible parking space;
- an adjoining 2400 mm × 5400 mm shared area;
- delineation of the accessible space by the existing kerbs;
- slip-resistant yellow delineation and hatching to the shared area;
- the *International Symbol of Access*; and
- a fixed bollard within the shared area in accordance with AS/NZS 2890.6:2009.

The revised accessible parking arrangement therefore satisfies C2.6.2 A1.2.

C2.6.5 Pedestrian Access:

d) Address the acceptable solution or performance criteria for footpaths within the carpark:

Response:

We acknowledge that C2.6.5 A1.1 applies where a use requires 10 or more parking spaces and provides an Acceptable Solution involving a separated 1.0 m pedestrian footpath and treatment of pedestrian crossings.

The subject application concerns the reuse of existing residential buildings and an existing parking and circulation arrangement. No new car parking area, access driveway or circulation aisle is proposed as part of this application.

To the extent that the existing site does not provide the separated footpath configuration prescribed by A1.1, the application relies upon C2.6.5 P1.

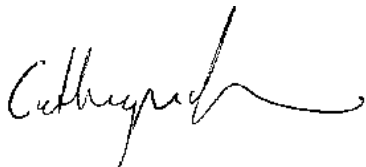
The existing arrangement provides safe and convenient pedestrian access having regard to:

- the established residential nature of the site;
- the relatively low intensity and frequency of vehicle movements associated with the five residential units;
- the existing relationship between parking areas and the entrances to the respective units;
- the retention of the existing access and circulation arrangement;
- the absence of any increase in the number of dwellings or physical expansion of the parking area; and
- the low-speed nature of vehicle movements within the internal residential parking and access area.

In summary, the proposed change of use does not materially alter the existing pedestrian/vehicle relationship or introduce additional parking or circulation infrastructure. The existing pedestrian access arrangement is therefore considered to provide safe and convenient pedestrian access consistent with the objective and Performance Criterion C2.6.5 P1.

I trust the above provides satisfactory responses to your request for further information. Please contact me if you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Cathryn Kerr', with a stylized, flowing script.

Cathryn Kerr

Development Manager – Supported Accommodation Renewal
Motor Accident Insurance Board