DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-208
PROPOSED DEVELOPMENT:	Two lot Subdivision (one lot plus balance)
LOCATION:	3 Norman Circle Glenorchy
APPLICANT:	PDA Surveyors Engineers and Planners
ADVERTISING START DATE:	03/11/2026
ADVERTISING EXPIRY DATE:	17/11/2026

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 **17/11/2026.**

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 **17/11/2026**, or for postal and hand delivered representations, by 5.00 pm on **17/11/2026.**

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

Document Set ID: 3683404
Version: 1, Version Date: 30/10/2026

LEGEND

- Title / Proposed boundary
- Adjoining boundary
- Easement
- 0.2 contour interval

Existing Property Services

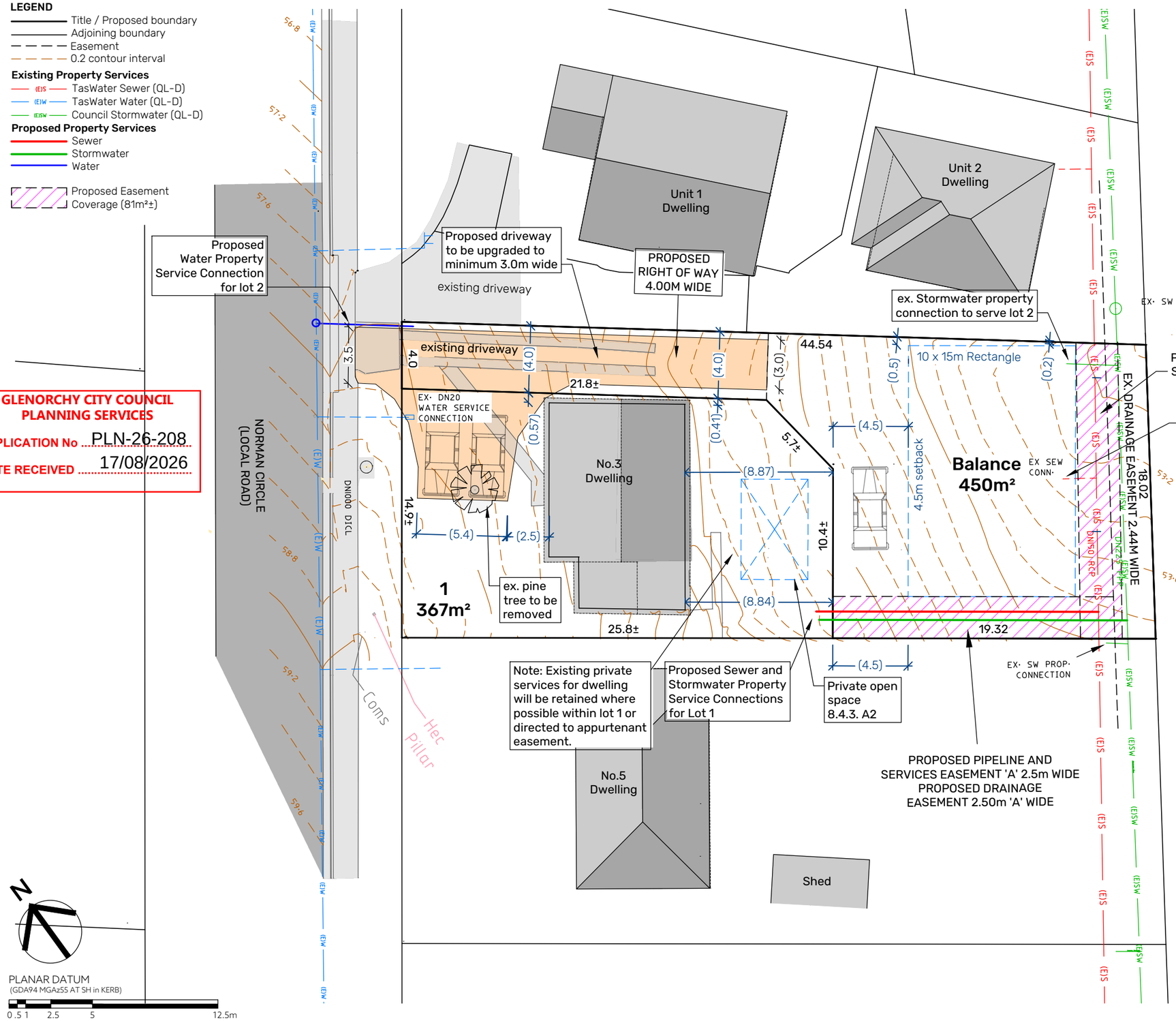
- (E)S — TasWater Sewer (QL-D)
- (E)W — TasWater Water (QL-D)
- (E)SW — Council Stormwater (QL-D)

Proposed Property Services

- Sewer
- Stormwater
- Water

- Proposed Easement Coverage (81m²±)

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No ... PLN-26-208
DATE RECEIVED ... 17/08/2026



PROPERTY INFORMATION

Property Address
3 Norman Circle, Glenorchy

Property Owner
STEPALONG PTY LTD

Certificate of Title Reference
FR 68300/29

Municipality
Glenorchy

Tasmanian Planning scheme - Zone
8 General Residential

Planning Code Overlay
Nil

Schedule of Easements

- Existing Drainage Easement to be carried forward.
- Proposed PIpeline and Services 'B' Easement 2.5m WIDE
- Proposed Pipeline and Services 'A' Easement 2.5m Wide & Proposed Drainage 'A' Easement 2.5m Wide.
- Proposed Right of Way 4.0m Wide in favour of Lot 1.

Important Note
This plan has been prepared for the purpose of obtaining planning approval from the Council.

The information shown hereon should not be used for any other purpose or be relied upon in any financial agreement.

All measurements and areas are subject to final survey.

Sewer Utilities
TasWater Asset Information Portal
by TasWaterSpatial
https://taswater.maps.arcgis.com
BY 3.0

Water Utilities
TasWater Asset Information Portal
by TasWaterSpatial
https://taswater.maps.arcgis.com
BY 3.0

Subsurface Utility Information Quality Levels
QL-D
Indicative position of utilities using existing records, cursory site inspection, anecdotal evidence. (refer AS 5488-2019)

Site Features and Boundaries
per "Other Surveyors" supplied to PDA.

REV	AMENDMENTS	DRAWN	DATE	APPR.
0	DRAFT PLAN OF SUBDIVISION	MK	11.08.26	MS

DRAWING STATUS: **FOR APPROVAL**
COORDINATE SYSTEM: **PLANAR DATA: Scaled About a reference point**
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

PLANNER:	REVIEWED:
JM	MS
DRAWN:	REVIEWED:
MK	MS

JOB MANAGER: MATT STRATTON
ISSUED DATE: 11 AUGUST 2026

CLIENT:
PROJECT DESCRIPTION: STEPALONG P/L / LAWRENCE PYM SUBDIVISION
ADDRESS: 3 NORMAN CIRCLE, GLENORCHY
DRAWING TITLE: **PLAN OF SUBDIVISION**

PDA
SURVEYORS, ENGINEERS & PLANNERS
250-270 Murray Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Huonville, Launceston, Swansea, Devonport & Burnie

SCALE	PAPER
1:250	(A3)

JOB NUMBER	DRG	SHEET	REVISION
56176MS-DA-01 - 0			

DATE/TIME: Tuesday, 11 August 2026 12:28:36 PM PLOTTED: MATTHEW KEATING FILE LOCATION: S:\56176MS-AV-LAWRENCE PYM-3 NORMAN CIR, GLENORCHY\2-PLAN\1-CAD\56176MS-DA-01-0.DWG

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Version: 1, Version Date: 19/08/2026