DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-197
PROPOSED DEVELOPMENT:	Partial Demolition and Alterations (Business and Professional Services)
LOCATION:	33-37 Albert Road Moonah
APPLICANT:	Align Architecture & Interiors
ADVERTISING START DATE:	09/10/2026
ADVERTISING EXPIRY DATE:	26/10/2026

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 **26/10/2026**.

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 **26/10/2026**, or for postal and hand delivered representations, by 5.00 pm on **26/10/2026**.

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

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Version: 1, Version Date: 05/10/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-197
DATE RECEIVED: 29/09/2026

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in2construction

BIMX LINK:
https://bimx.graphisoft.com/model/d58c94e1-c842-4fc6-b834-049a0df15546

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MOONAH DENTAL CENTRE
37 ALBERT ROAD
MOONAH TAS 7009

DEVELOPMENT APPLICATION



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⚠ *ALL VISUALISATION OF COLOURS, FINISHES AND MATERIALS ARE INDICATIVE ONLY.*

⚠ *AS/NZS + NCC SUPERSEDES ALL NOTES, ANNOTATIONS AND DOCUMENTATION HEREIN.*

GENERAL

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DO NOT SCALE FROM THIS DRAWING.

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS.

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION.

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED.

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS.

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER.

WORKPLACE HEALTH AND SAFETY

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT.

ALL CONTRACTORS MUST CARRY OUT

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REV	ISSUE	DATE
01	PLANNING RFI 01	17/9/2026

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PROJECT
MOONAH DENTAL CENTRE
37 ALBERT ROAD MOONAH TAS 7009

NORTH

DRAWING TITLE
COVER

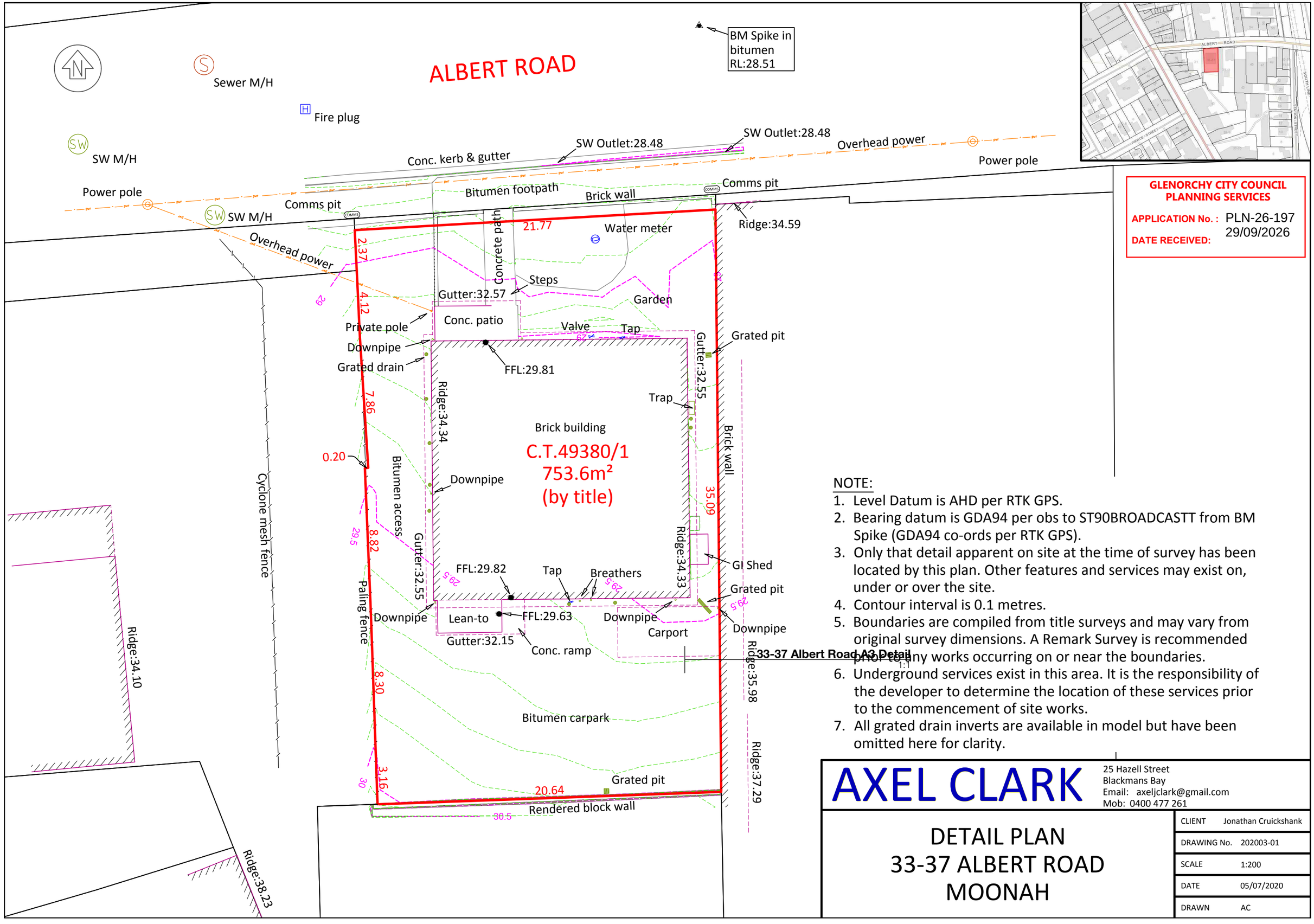
CLIENT
CHANTEL
WOOLLEY

CONTACT
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SCALE
@ A3

DRAWING - REV
- 01

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Version: 1, Version Date: 29/09/2026



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-197
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NOTE:

1. Level Datum is AHD per RTK GPS.
2. Bearing datum is GDA94 per obs to ST90BROADCASTT from BM Spike (GDA94 co-ords per RTK GPS).
3. Only that detail apparent on site at the time of survey has been located by this plan. Other features and services may exist on, under or over the site.
4. Contour interval is 0.1 metres.
5. Boundaries are compiled from title surveys and may vary from original survey dimensions. A Remark Survey is recommended prior to any works occurring on or near the boundaries.
6. Underground services exist in this area. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works.
7. All grated drain inverts are available in model but have been omitted here for clarity.

AXEL CLARK
25 Hazell Street
Blackmans Bay
Email: axeljclark@gmail.com
Mob: 0400 477 261

DETAIL PLAN
33-37 ALBERT ROAD
MOONAH

CLIENT	Jonathan Cruickshank
DRAWING No.	202003-01
SCALE	1:200
DATE	05/07/2020
DRAWN	AC

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PROJECT
MOONAH DENTAL CENTRE
37 ALBERT ROAD MOONAH TAS 7009

NORTH

DRAWING TITLE
SITE CONTEXT

CLIENT
CHANTEL
WOOLLEY

CONTACT
hello@align.build

SCALE
1:2000 @ A3

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A1.01 -

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SITE INFORMATION

ADDRESS	37 ALBERT ROAD MOONAH TAS 7009
TITLE REFERENCE	49380/1
SITE AREA	736 SQM
COUNCIL	GLENORCHY / TPS

PLANNING & TRAFFIC RESPONSE NOTE (COUNCIL RFI PLN-26-197 – C2.5.1 COMPLIANCE)

1. PRACTITIONERS & OCCUPANCY: PREVIOUSLY APPROVED / TIA BASELINE: 5 CONSULTING ROOMS / 5 PRACTITIONERS.
PROPOSED OPERATIONAL LEVEL: 5 PRACTITIONERS (NO INCREASE IN PRACTITIONER NUMBERS BEYOND EXISTING OPERATIONAL CAPACITY).

2. CAR PARKING & SHORTFALL COMPARISON: PREVIOUS SCHEME REQUIREMENT (MARCH 2021 TIA): 5 SPACES PER PRACTITIONER × 5 PRACTITIONERS = 25 SPACES REQUIRED.
PREVIOUSLY APPROVED ON-SITE SPACES = 7 SPACES (18-SPACE SHORTFALL).
TIA PROPOSED PROVISION: 4 ON-SITE STAFF SPACES (LOSS OF 3 SPACES FOR EXTENSION = **21-SPACE SHORTFALL EVALUATED IN TIA**
CURRENT SCHEME REQUIREMENT (TPS TABLE C2.1): 4 SPACES PER PRACTITIONER × 5 PRACTITIONERS = 20 SPACES REQUIRED
PROPOSED SHORTFALL UNDER TPS: 20 SPACES REQUIRED – 4 ON-SITE STAFF SPACES PROVIDED = **16-SPACE PARKING SHORTFALL** (UNDER THE APPROVED 21 SHORTFALL EVALUATED IN TIA)

3. PERFORMANCE CRITERIA P1 ASSESSMENT: REFER TO THE TRAFFIC IMPACT STATEMENT (HUBBLE TRAFFIC) FOR THE CLAUSE C2.5.1 PERFORMANCE CRITERIA P1 ASSESSMENT SUPPORTING THE ON-SITE PARKING SHORTFALL
A PATROLLED PARKING SURVEY DEMONSTRATES SUFFICIENT SURROUNDING PUBLIC PARKING CAPACITY (MINIMUM 328 SPACES AVAILABLE WITHIN 250M, INCLUDING THE COUNCIL CAR PARK DIRECTLY OPPOSITE)

4. PARKING LAYOUT & TRAFFIC: THE EXISTING FOUR (4) ON-SITE STAFF PARKING SPACES, DRIVEWAY, AND MANOEUVRING LAYOUT REMAIN UNMODIFIED AND AS EXISTING. NO INCREASE IN TRAFFIC GENERATION OR VEHICLE CROSSING MOVEMENTS WILL OCCUR

5. BICYCLE PARKING: A STAFF BICYCLE PARKING AREA IS PROVIDED WITHIN THE SECURE REAR STAFF YARD IN ACCORDANCE WITH SECTION E6.2 OF THE TRAFFIC IMPACT STATEMENT (HUBBLE TRAFFIC)

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FIRE HYDRANT

ALBERT ROAD

EXISTING BITUMEN FOOTPATH

TITLE BOUNDARY

CONC. PATH

WATER METER

GARDEN

STEPS

CONC. PATIO

NOTE:
NO CHANGES TO NORTH, EAST, SOUTH OR WEST FACADE

33-37 ALBERT RD
EXISTING BUILDING

EXISTING COURTYARD

28.80
28.90
29.00
29.10
29.20
29.30
29.40
29.50
29.60
29.70
29.80
29.90
30.00

EXISTING CARPARK
NO CHANGES

1 2 3 4

TITLE BOUNDARY

TITLE BOUNDARY

TITLE BOUNDARY

39-41

LEGEND

- BOUNDARY LINE
- BOUNDARY SETBACK
- RL: RELATIVE LEVEL FFL: FLOOR FINISH LEVEL SFL: STRUCTURAL FLOOR LEVEL
- S — EXISTING SEWER LINE
- SW — EXISTING STORMWATER LINE
- S — NEW SEWER CONNECTION
- SW — NEW STORMWATER CONNECTION
- WM — WATER MAIN
- AG — AG DRAIN
- E — OVERHEAD POWERLINE
- FENCE
- NOMINAL LOCATION OF SEDIMENT FENCE
- SMH — SEWER MANHOLE
- SWMH — STORMWATER MANHOLE
- WATER METER
- FIRE HYDRANT

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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AREAS	
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EXISTING	267.62

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37 ALBERT ROAD MOONAH TAS 7009

CLIENT
CHANTEL WOOLLEY

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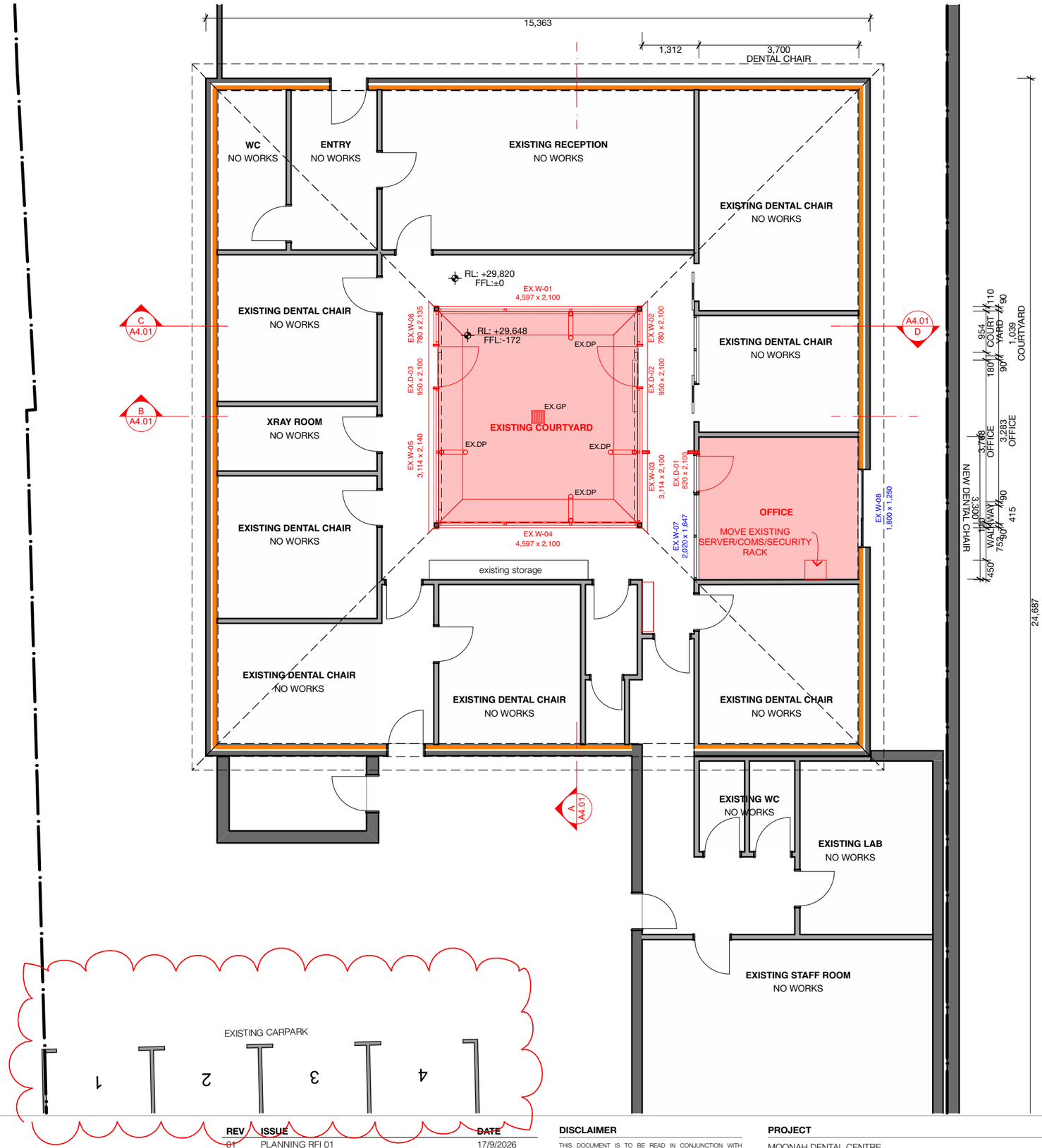
NORTH

SCALE
1:200 @ A3

DRAWING TITLE
SITE PLAN

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A2.01 - 02

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LEGEND

ELECTRICAL APPLIANCES

CT	COOKTOP
DU	DUCTING
DW	DISHWASHER
DR	DRYER
FR	REFRIGERATOR
HPU	HEAT PUMP UNIT
MW	MICROWAVE
OV	OVEN
RH	RANGEHOOD
WM	WASHING MACHINE

HYDRAULIC FIXTURES

BA	BASIN
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SH	SHOWER
SK	SINK
SS	SHOWER SCREEN
GTD	GRATED TRENCH DRAIN
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TRH	TOILET ROLL HOLDER
TW	TAPWARE
WC	TOILET

OTHER FITTINGS

HR	HANGING RAIL
MR	MIRROR
TWR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
WH	WOOD HEATER

JOINERY

ADJ	ADJUSTABLE
BH	BULKHEAD
DR	DRAWER
FX	FIXED
OP	OPEN
BIR	BUILT-IN ROBE
WIR	WALK-IN ROBE

All joinery shown indicatively. Refer to joiners drawings and specifications for scope, configuration and finish of joinery items.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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AREAS

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CHANTEL
WOOLLEY

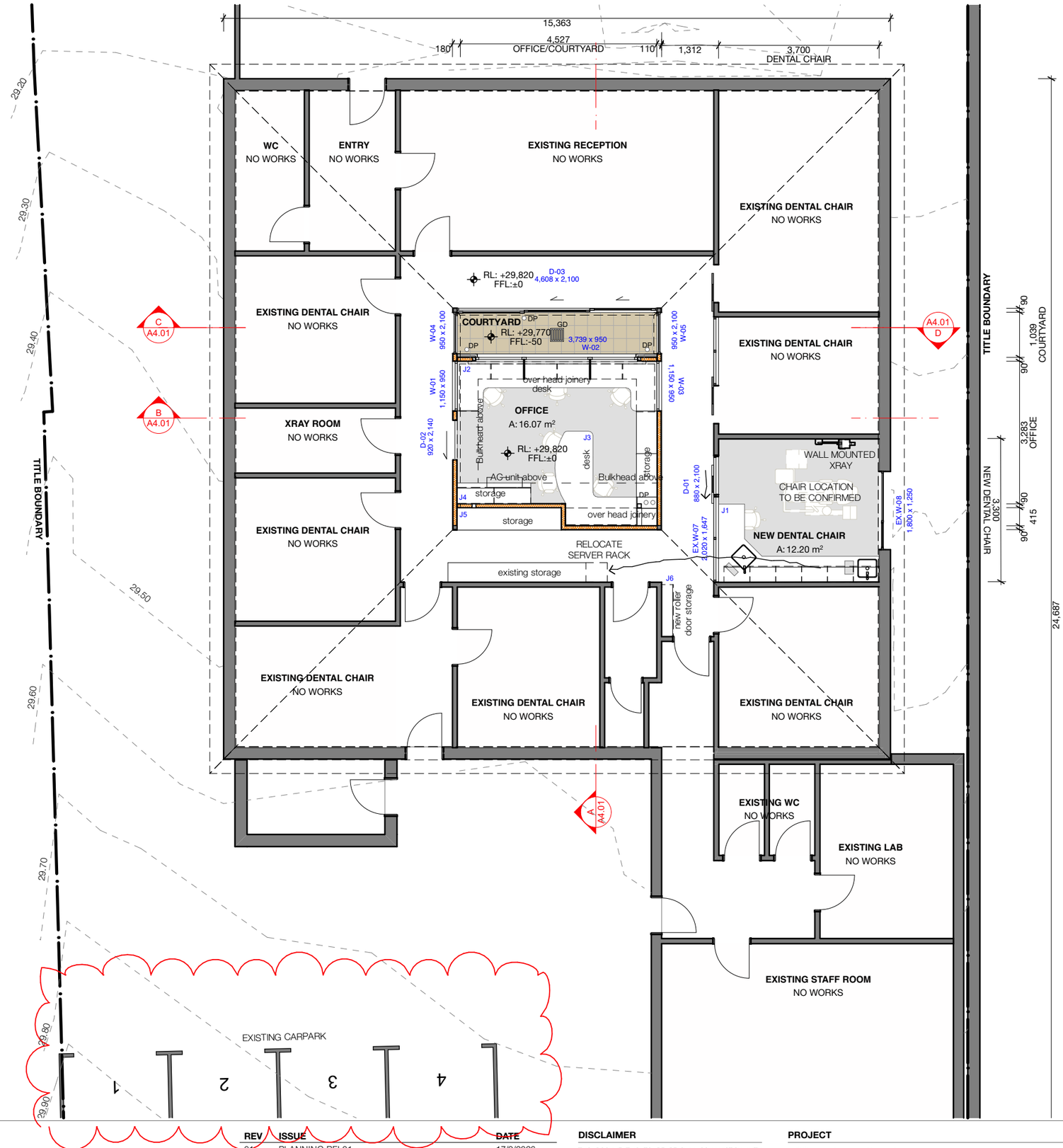
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NORTH

SCALE
1:100 @ A3

DRAWING TITLE
EXISTING FLOOR PLAN

DRAWING - REV
A2.02 - 01



LEGEND

ELECTRICAL APPLIANCES

CT	COOKTOP
DU	DUCTING
DW	DISHWASHER
DR	DRYER
FR	REFRIGERATOR
HPU	HEAT PUMP UNIT
MW	MICROWAVE
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All joinery shown indicatively. Refer to joiners drawings and specifications for scope, configuration and finish of joinery items.

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37 ALBERT ROAD MOONAH TAS 7009

CLIENT
CHANTEL
WOOLLEY

CONTACT
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NORTH

SCALE
1:100 @ A3

DRAWING TITLE
PROPOSED FLOOR PLAN 1:100

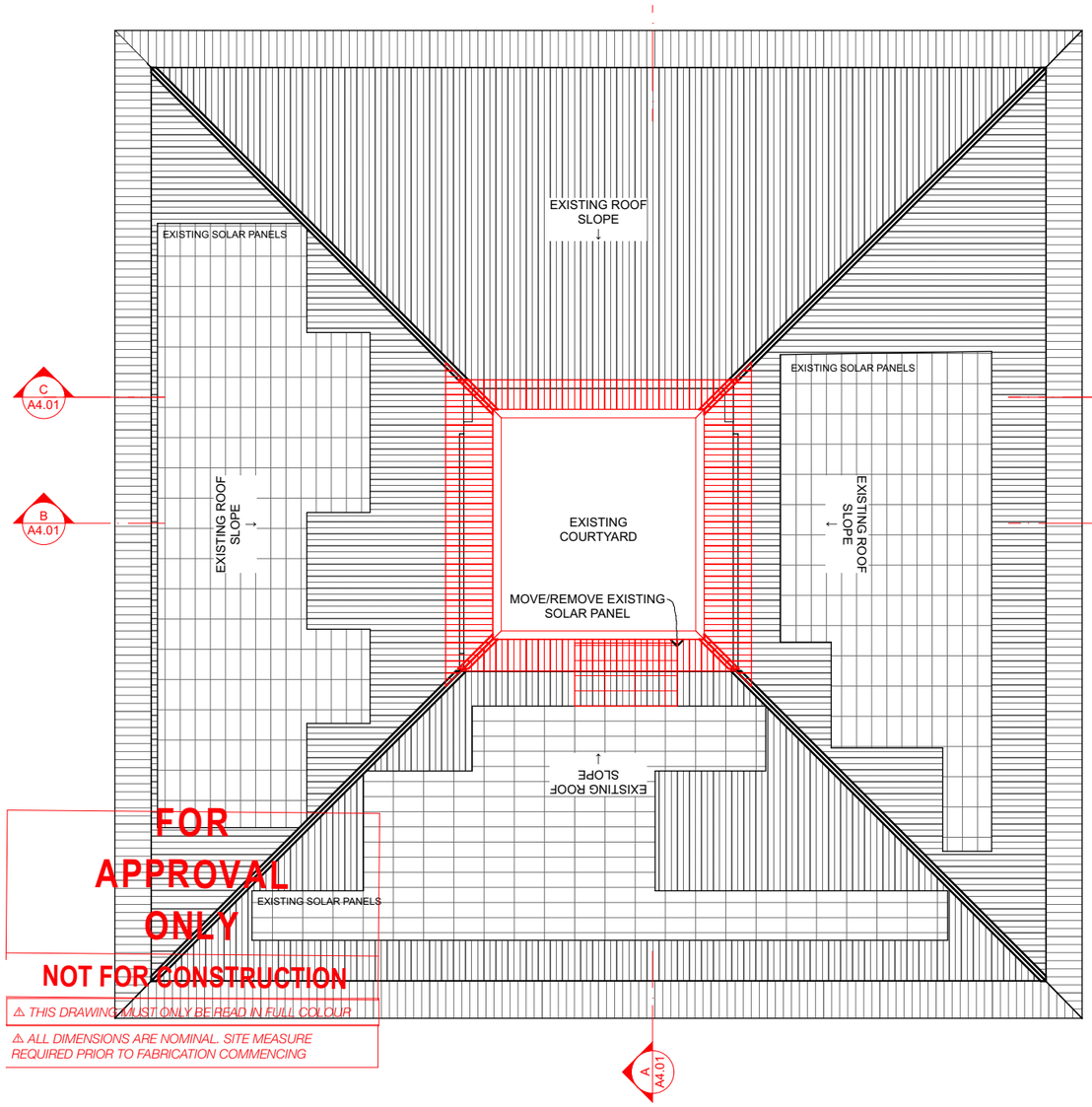
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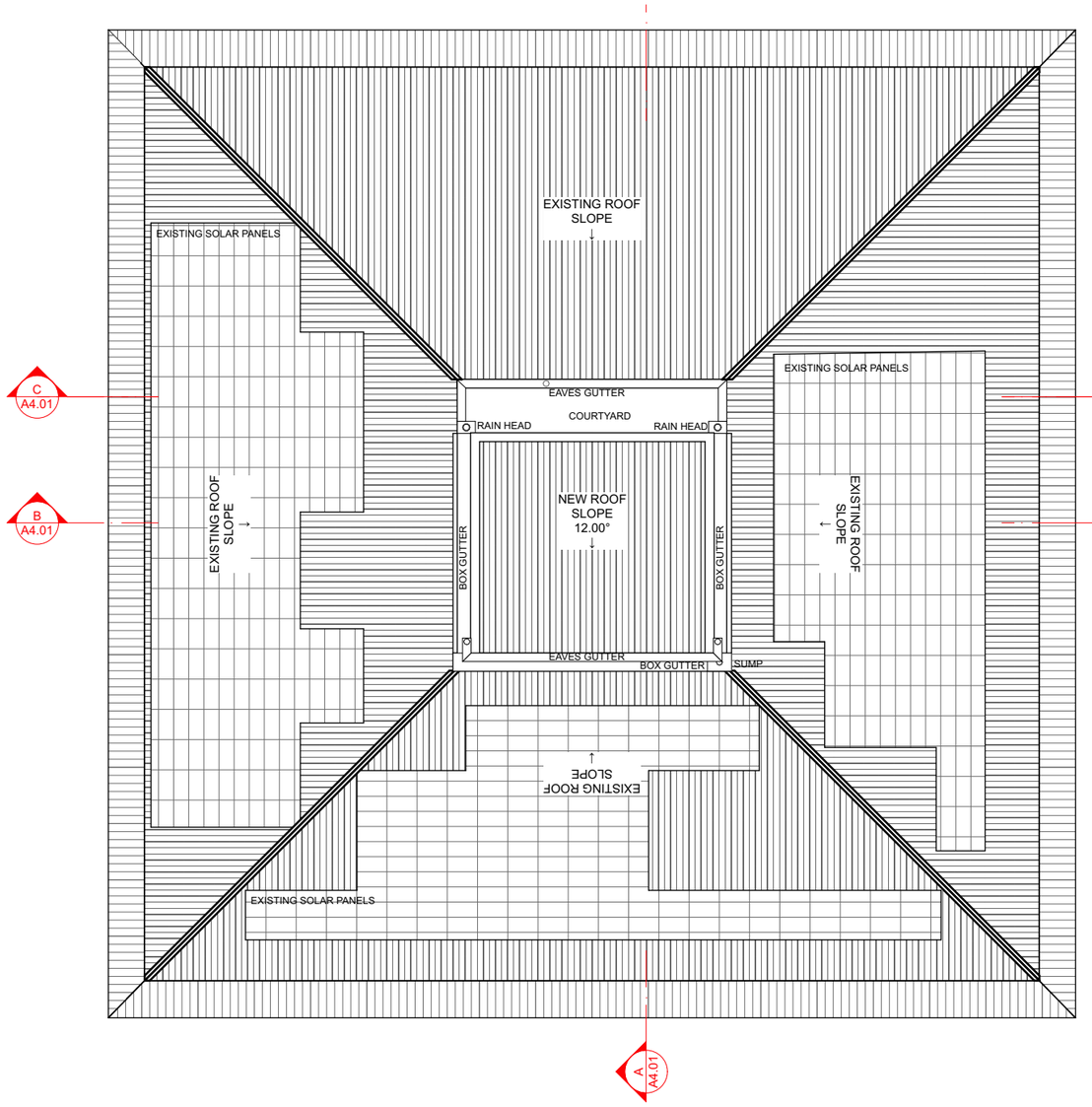
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PLANNING SERVICES

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1. **EXISTING ROOF**
1:100



2. **PROPOSED ROOF**
1:100

LEGEND

ELECTRICAL APPLIANCES

CT	COOKTOP
DU	DUCTING
DW	DISHWASHER
DR	DRYER
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CLIENT
CHANTEL WOOLLEY

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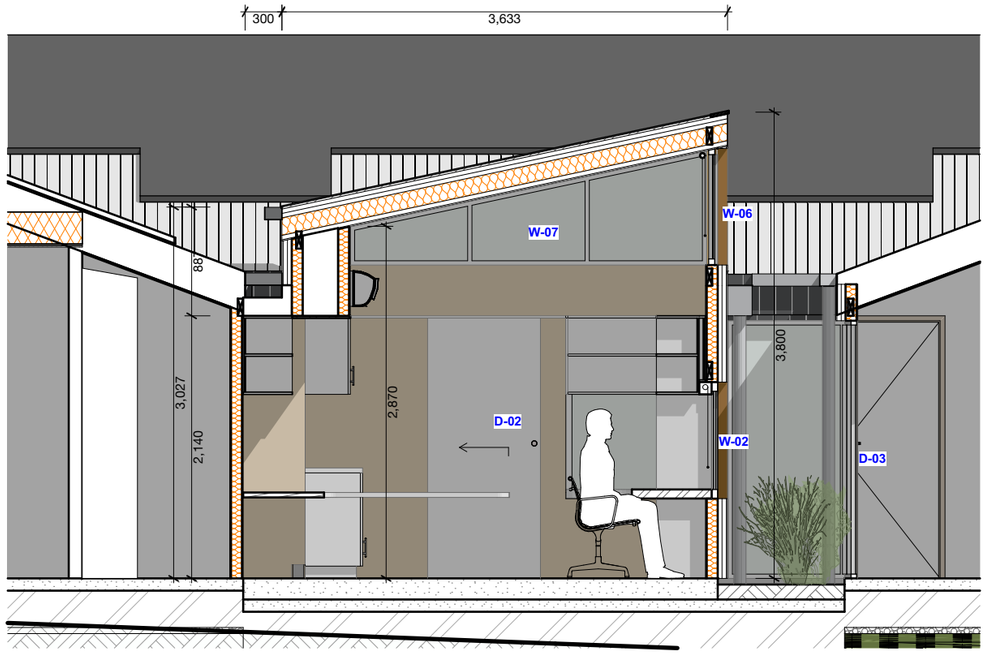
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SCALE
1:100 @ A3

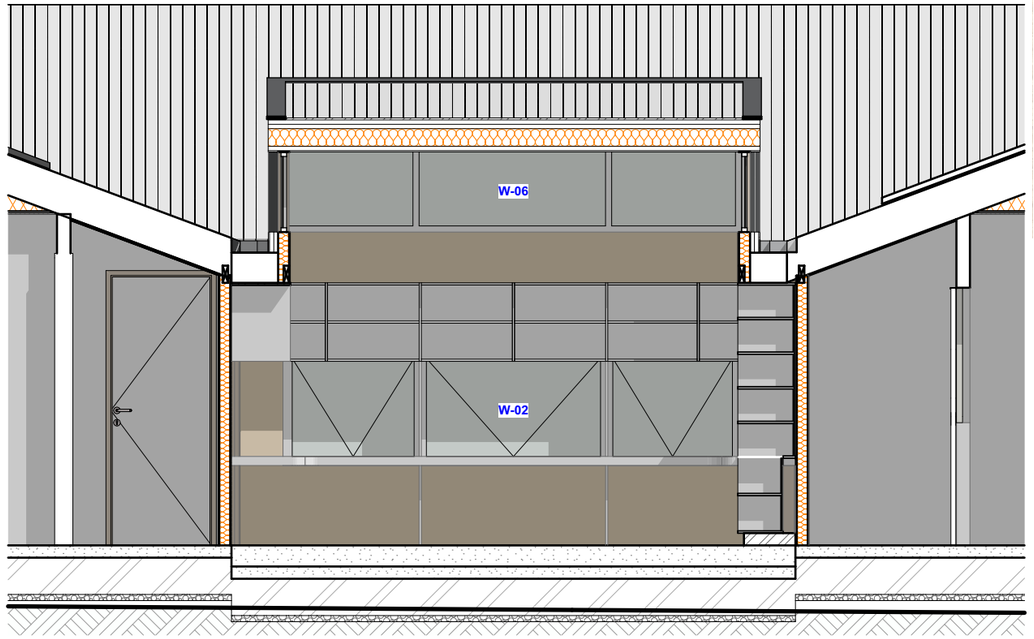
DRAWING TITLE
ROOF PLANS

DRAWING - REV
A2.04 -

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A — **SECTION A**
1:50



B — **SECTION B**
1:50

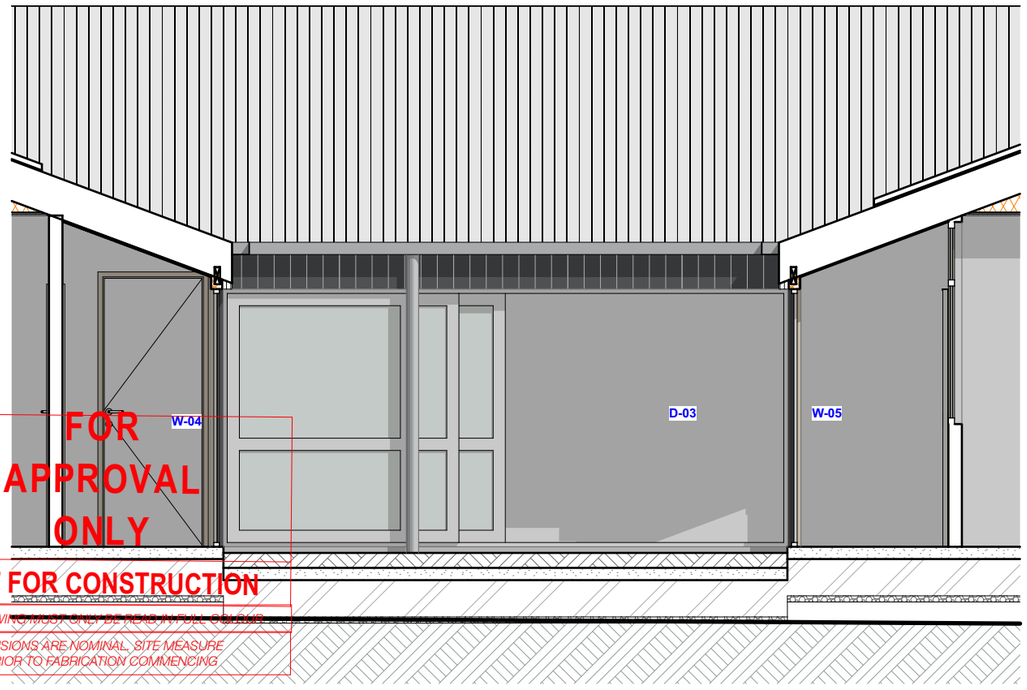
MATERIALS



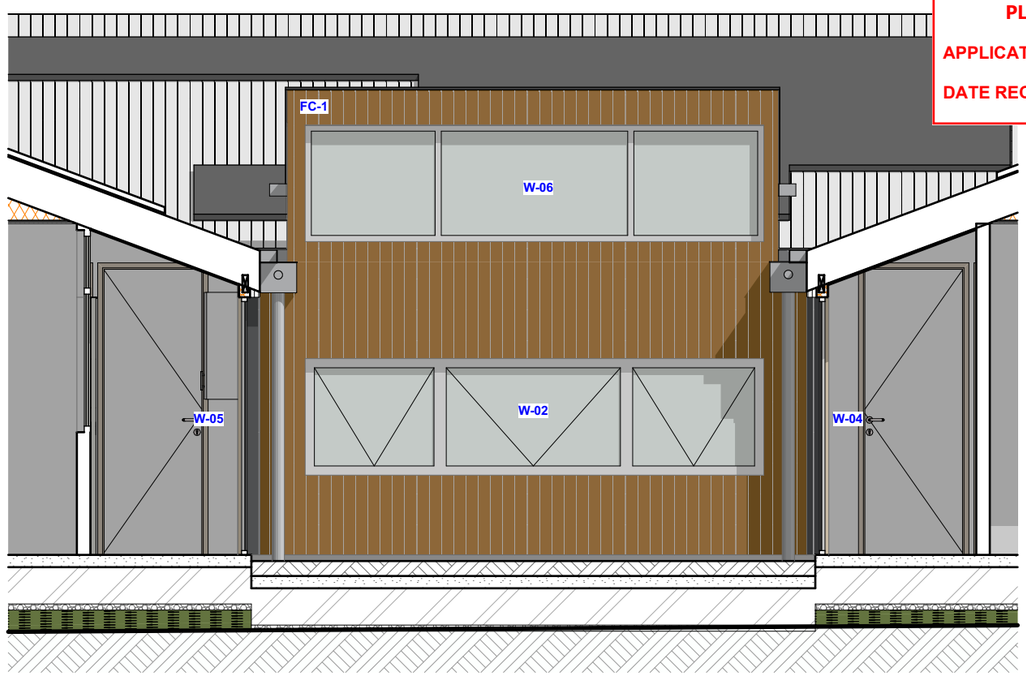
INTERNAL FINISHES
OSB + WHITE WASHED PLYWOOD



FC1
CEMENTEL WOODLANDS CLADDING



C — **SECTION C**
1:50



D — **SECTION D**
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-197
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37 ALBERT ROAD MOONAH TAS 7009

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SECTIONS

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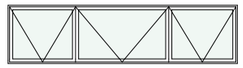
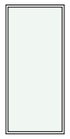
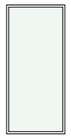
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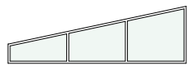
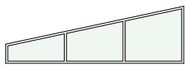
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GLAZING SCHEDULE

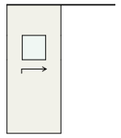
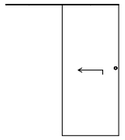
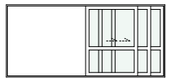
						
ID	W-01	W-02	W-03	W-04	W-05	W-06
SIZE	1,150×950	3,739×950	1,150×950	950×2,100	950×2,100	3,739×950
FRAME SYSTEM	Residential Aluminium Frame	Thermally Broken Aluminium	Residential Aluminium Frame	Thermally Broken Aluminium	Thermally Broken Aluminium	Thermally Broken Aluminium
FRAME FINISH	Powdercoat	Powdercoat	Powdercoat	Powdercoat	Powdercoat	Powdercoat
FRAME COLOUR	Colorbond Deep Ocean	Colorbond Monument	Colorbond Monument	Colorbond Monument	Colorbond Monument	Colorbond Monument
REVEAL	HW 19 x 160mm	HW 19 x 160mm	HW 19 x 160mm	HW 19 x 160mm	HW 19 x 160mm	HW 19 x 160mm
OPENING TYPE	Fixed	Awning	Fixed	Fixed	Fixed	Fixed
GLAZING	Clear Double Glazing	Clear Double Glazing	Clear Double Glazing	Clear Double Glazing	Clear Double Glazing	Clear Double Glazing
WINDOW SCREEN	☐	☐	☐	☐	☐	☐
NOTES						

GLAZING SCHEDULE

		
ID	W-07	W-08
SIZE	2,905×930	2,905×930
FRAME SYSTEM	Thermally Broken Aluminium	Thermally Broken Aluminium
FRAME FINISH	Powdercoat	Powdercoat
FRAME COLOUR	Colorbond Monument	Colorbond Monument
REVEAL	HW 19 x 160mm	HW 19 x 160mm
OPENING TYPE	Fixed	Fixed
GLAZING	Clear Double Glazing	Clear Double Glazing
WINDOW SCREEN	☐	☐
NOTES		

BA **GLAZING SCHEDULE**
1:1

DOOR SCHEDULE

			
ID	D-01	D-02	D-03
W x H SIZE	880×2,100	920×2,140	4,608×2,100
LEAF TYPE	Solid Core	Solid Core	Other
JAMB DETAIL	HW DAR 110 x 19	HW DAR 110 x 19	HW DAR 110 x 19
JAMB FINISH	Paint	Paint	Paint
NOTES			

BA **DOOR SCHEDULE**
1:1

GENERAL
REFER TO DOOR AND WINDOW SCHEDULE FOR SELECTION, GLAZING TYPES AND FINISHES

REFER ENERGY ASSESSMENT FOR GLAZING U-VALUE AND SHGC REQUIREMENTS.

FLASHINGS TO WALL OPENINGS
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904.
FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

PROTECTION OF OPENABLE WINDOWS
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.

PROTECT THE WINDOWS (IDENTIFIED IN THE TABLE BESIDE) BY ONE OF THE FOLLOWING METHODS:
1. A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING;
OR
2. A SCREEN WITH SECURE FITTINGS.

THE DEVICE OR SCREEN MUST:
1. NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
2. RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE:
- WINDOW RESTRAINED BY A DEVICE; OR
- SCREEN PROTECTING THE OPENING; AND
3. HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

OPAQUE BANDS
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:
1. MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT.
2. THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
3. THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

SHOWER SCREENS
2100H, UNO, SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH BCA TABLE 8.4.2. AND AS1288.

MIN. 6mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

HANDLES
ALL GLAZING ALUMINIUM HANDLES TO MATCH HANDLE HEIGHT OF INTERNAL DOORS.

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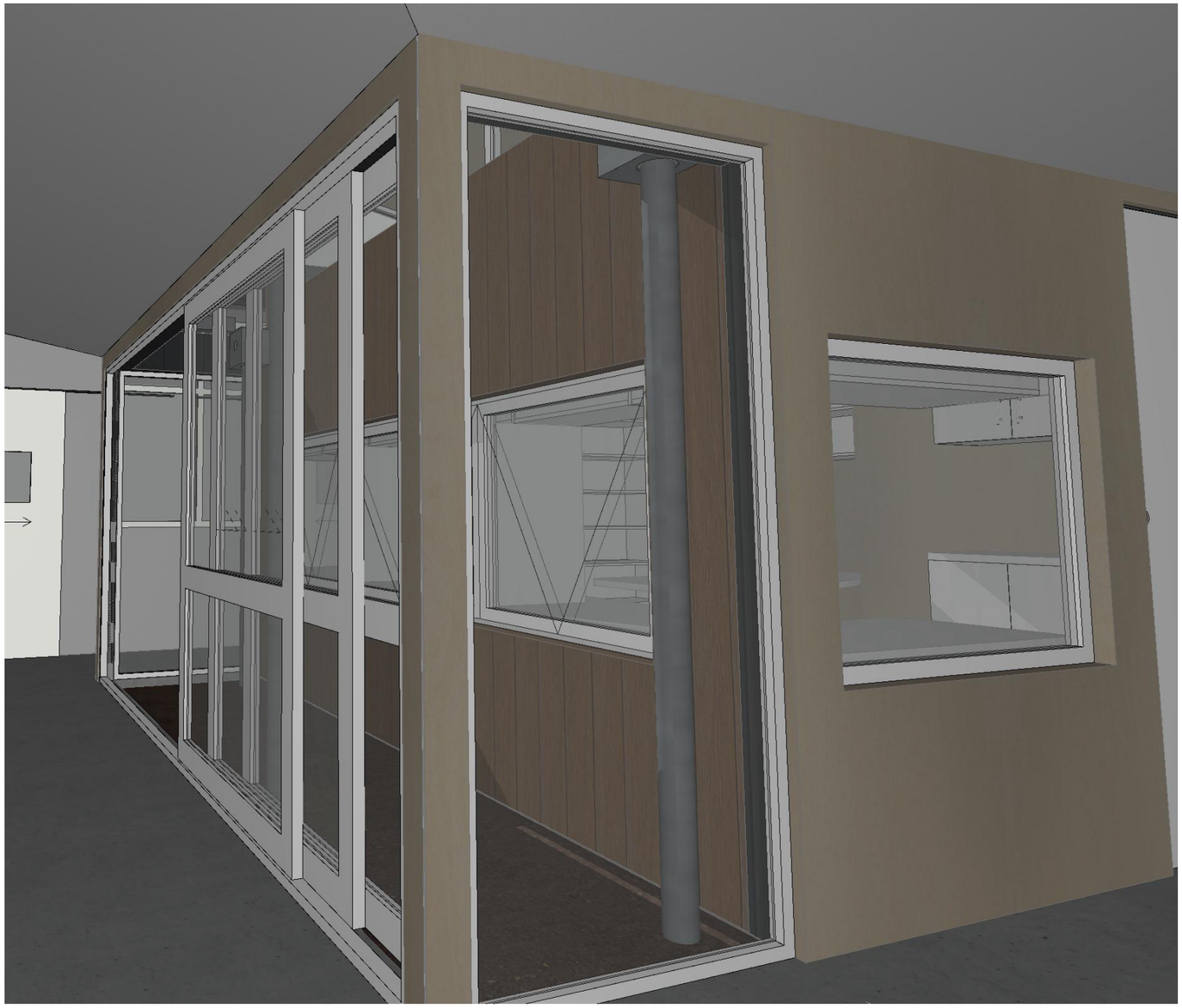
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GLAZING SCHEDULE

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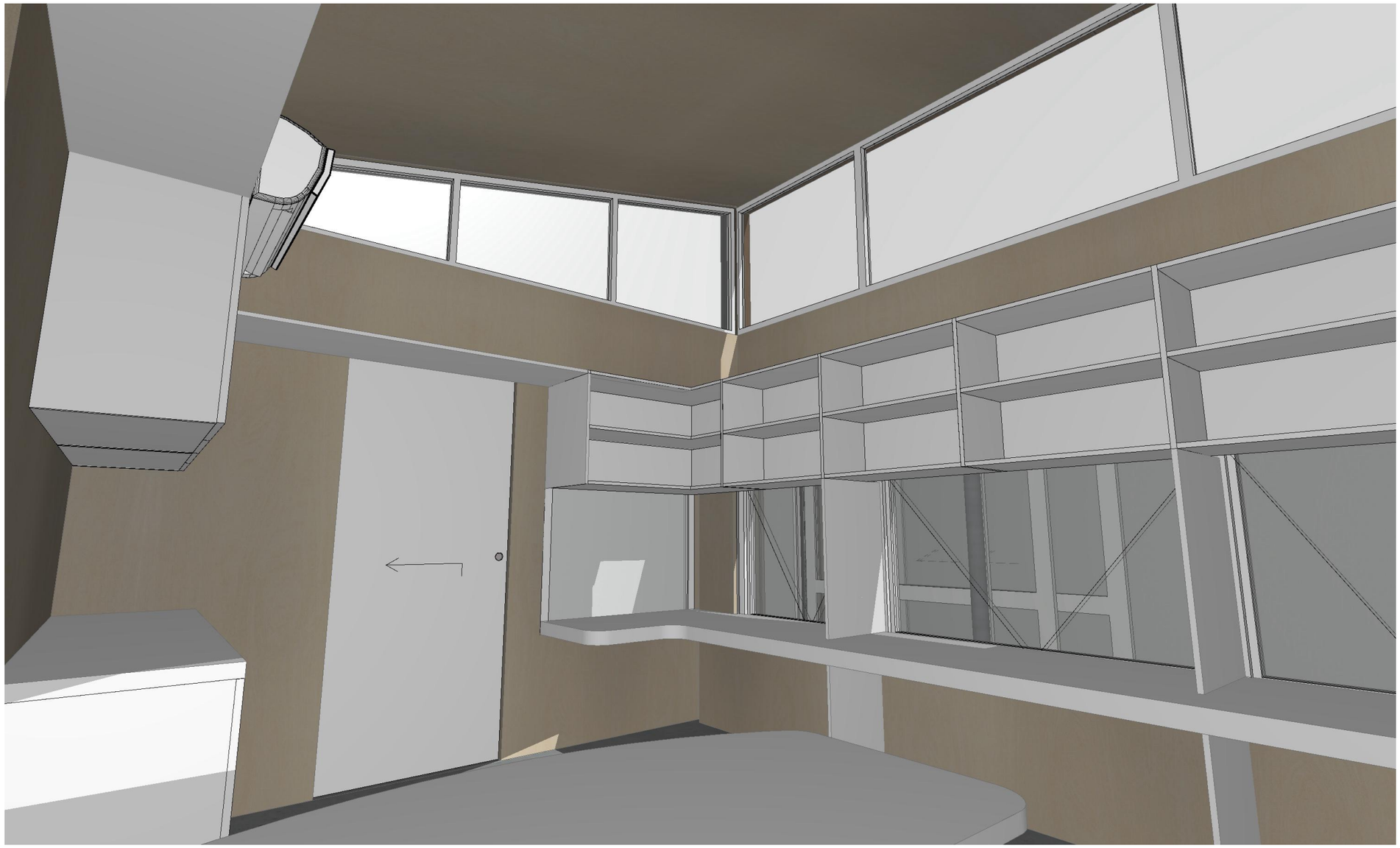
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