

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-269
PROPOSED DEVELOPMENT:	Single dwelling (future Lot 36)
LOCATION:	Lot 102 Toffolis Road Claremont 27 Matteo Circle Claremont
APPLICANT:	Island Life Designers
ADVERTISING START DATE:	13/10/2026
ADVERTISING EXPIRY DATE:	28/10/2026

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 **28/10/2026**.

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 **28/10/2026**, or for postal and hand delivered representations, by 5.00 pm on **28/10/2026**.

Proposed Dwelling

Lot 36 Matteo Circuit
Claremount TAS 7011

GENERAL INFORMATION

Land Title Referene	-	188303/36
Building Class	-	1a
Property Zone	-	General Residential
Wind Classification	-	T.B.C.
Soil Classification (AS 2870)	-	T.B.C
Climate Zone (NCC 3.12)	-	Zone 7
Alpine Area (900m above AHD) -	-	NA
BAL Rating (AS3959)	-	BAL 12.5
Heritage Building	-	NO
Flood Prone Area	-	NO
Coastal Ingress Area	-	NO
Coastal Erosion Area	-	NO
Corrosion Environment	-	Moderate

OTHER CONSULTANTS

Structural Engineer	-	T.B.C
Geological Report (Soil)	-	T.B.C
Energy Assessment	-	T.B.C
Waste Water Report	-	NA
Bushfire Assessment	-	NA
Civil Engineer	-	NA
Mechanical Engineer	-	NA
Electrical Engineer	-	NA
Site Survey	-	PDA
Hydrologist Report	-	T.B.C
Contaminated Site Survey	-	NA

AREA SCHEDULE (All measurements in m2)

Site Plan	-	781m2
Existing Residence	-	NA
Residence (Ground Floor)	-	Refer to floor plans
Residence (First Floor)	-	Refer to floor plans
Alfresco Area	-	NA
Verandah Area	-	NA
Porch (Laundry)	-	NA
Detached Office / Study	-	NA
Porch	-	NA
Decking Area	-	Refer to floor plans
Balcony (existing)	-	NA
Garage	-	Refer to floor plans
Residential Shed / Outbuilding	-	NA

Drawing Schedule:

Sheet number	Sheet name
01	COVER PAGE
02	SITE PLAN - GROUND FLOOR
03	SITE PLAN - FIRST FLOOR
04	SITE DRAINAGE PLAN - GROUND FLOOR
05	SITE DRAINAGE PLAN - FIRST FLOOR
05A	STORMWATER AND DRIVEWAY DETAILS
06	GROUND FLOOR PLAN
07	FIRST FLOOR PLAN
08	GROUND FLOOR PLUMBING PLAN
09	FIRST FLOOR PLUMBING PLAN
10	ELEVATIONS 1 & 2
11	ELEVATIONS 3 & 4
12	SUN SHADOW DIAGRAMS

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-24-269

DATE RECEIVED 08/10/2026



ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No. 456943679
CONTACT: nick@islandlifedesigners.com

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the building designer.
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Do not scale drawings.
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notes	revision
DA Issue	A
Council RFI	B
Redesign	C
Council RFI	D
Driveway and Setbacks	E

stage	
☐ sketch design	
☐ design development	
☐ contract documentation	
☒ DA	
☐ BA	
☐ construction drawings	

PROJECT NAME :
Proposed Dwelling

CLIENT :
HBS DEVELOPMENTS PTY LTD

SITE :
Lot 36 Matteo Circuit
Claremont TAS 7011

DRAWING TITLE :
Cover Page

REVISION NO. E

DRAWING NO. 01

SCALE: As noted on
A3 paper size

DRAWN BY : NY

CHECKED BY : Nicholas Young

PROJECT NO. 24-009

Plot Date: 07.10.2026

Certificate of Title: Part of Lot 188303/36
LOT 36 Matteo Circle
Site Area: 781m2
Proposed dwelling: 125.84m2 + Deck 16.80m2 = 142.64m2
Total Site Cover: 125.84m2 = 16.11% (excluding Deck)
Total Site Cover: 142.64m2 = 18.26% (including Deck)

LEGEND & NOTES

CONCRETE

SEL. STONES

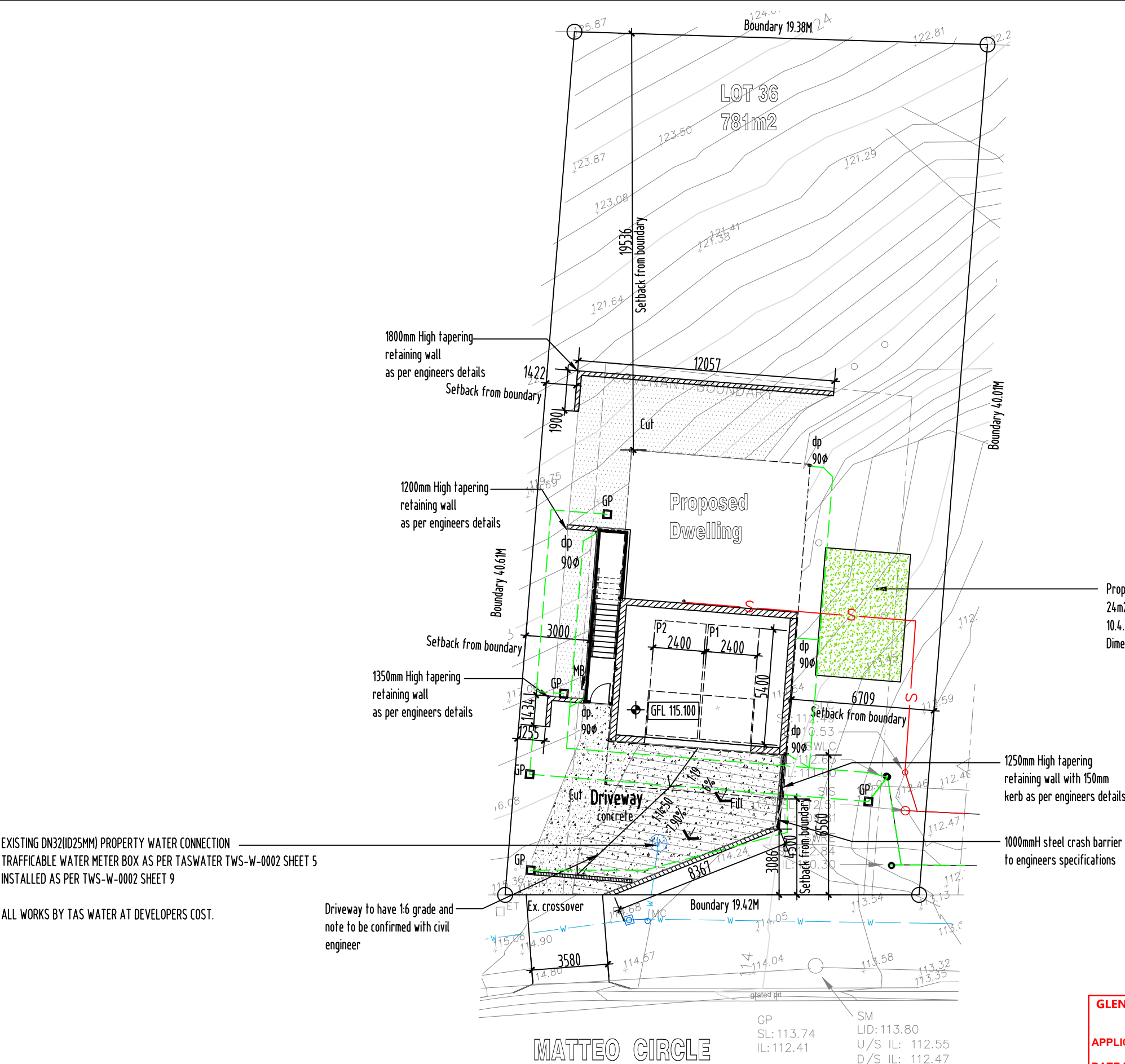
PRIVATE OPEN SPACE - P.O.S.

RETAINING WALL

FINISHED FLOOR LEVELS

CUT

FILL



EXISTING DN32(1D25MM) PROPERTY WATER CONNECTION
TRAFFICABLE WATER METER BOX AS PER TASWATER TWS-W-0002 SHEET 5
INSTALLED AS PER TWS-W-0002 SHEET 9

ALL WORKS BY TAS WATER AT DEVELOPERS COST.

Driveway to have 1:6 grade and
note to be confirmed with civil
engineer

Proposed Dwelling POS =
24m2 / (Min 24m2)
10.4.3 - A2(a)(i)&(f)
Dimension 4x6M

1250mm High tapering
retaining wall with 150mm
kerb as per engineers details

1000mmH steel crash barrier
to engineers specifications

Site Plan - Ground Floor
Scale 1:200 @A3

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-24-269

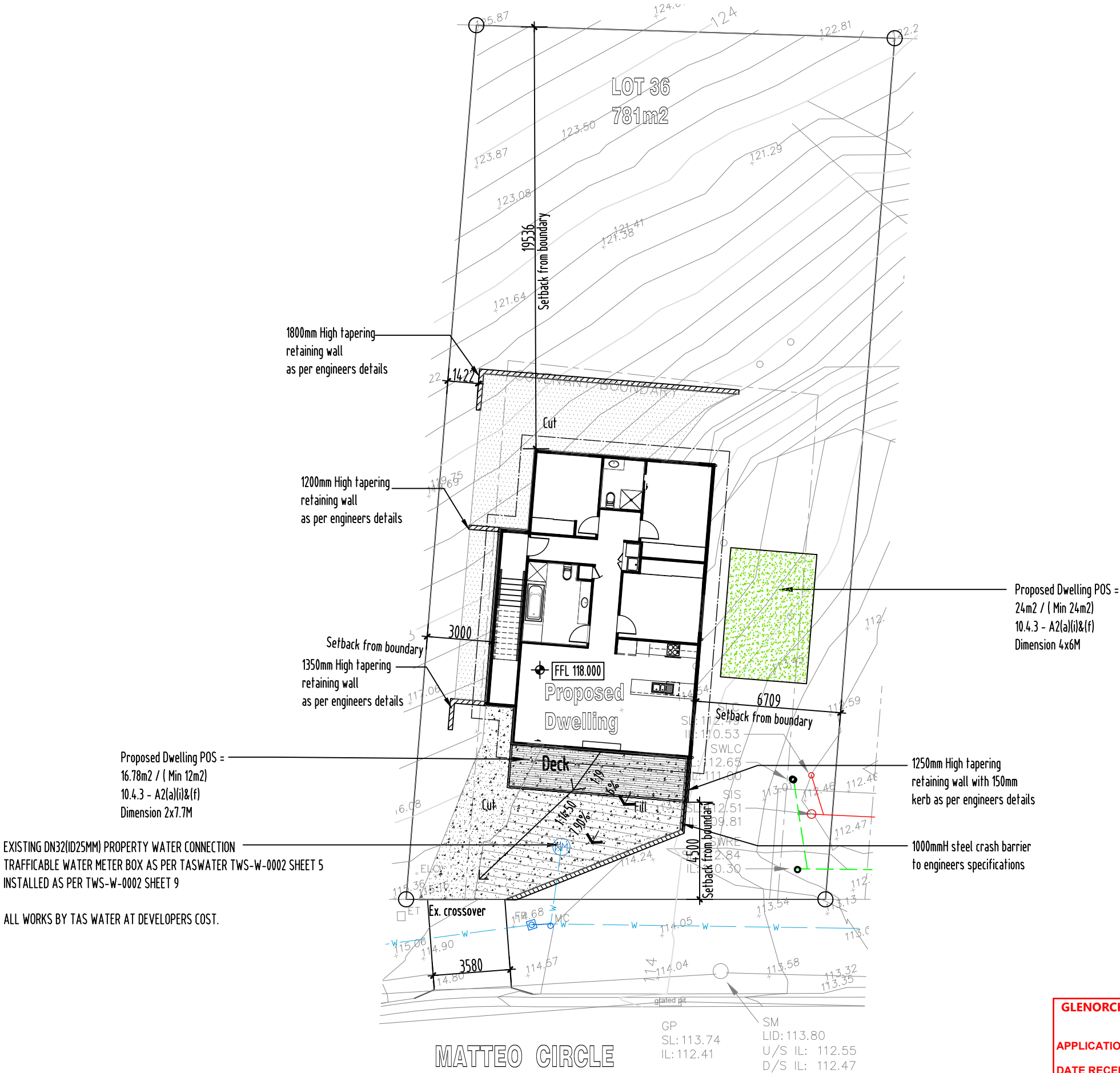
DATE RECEIVED 08/10/2026

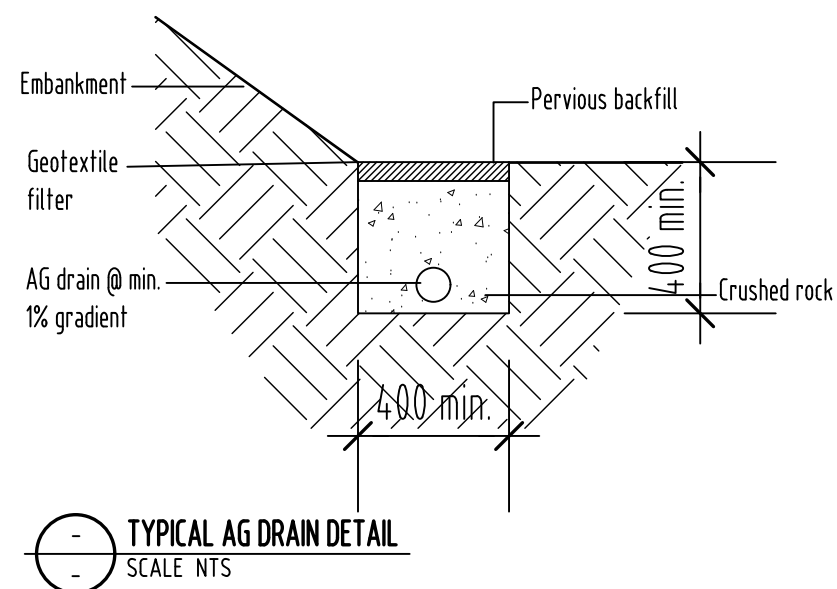
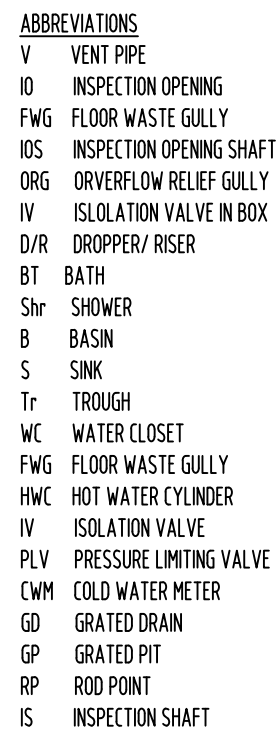
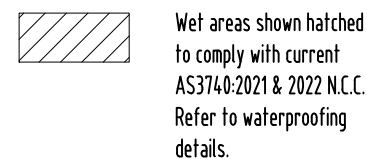
notes DA issue Council RFI Redesign Council RFI Driveway and Setbacks	revision A B C D E	stage sketch design design development contract documentation DA BA construction drawings	PROJECT NAME : Proposed Dwelling	SITE : Lot 36 Matteo Circuit Claremont TAS 7011	REVISION NO. E	DRAWN BY : NY		
			CLIENT : HBS DEVELOPMENTS PTY LTD	DRAWING TITLE : Site plan - Ground Floor	DRAWING NO. 02	CHECKED BY : Nicholas Young		
							SCALEAs noted on A3 paper size	PROJECT NO. 24-009
							Plot Date: 07.10.2026	

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LEGEND & NOTES

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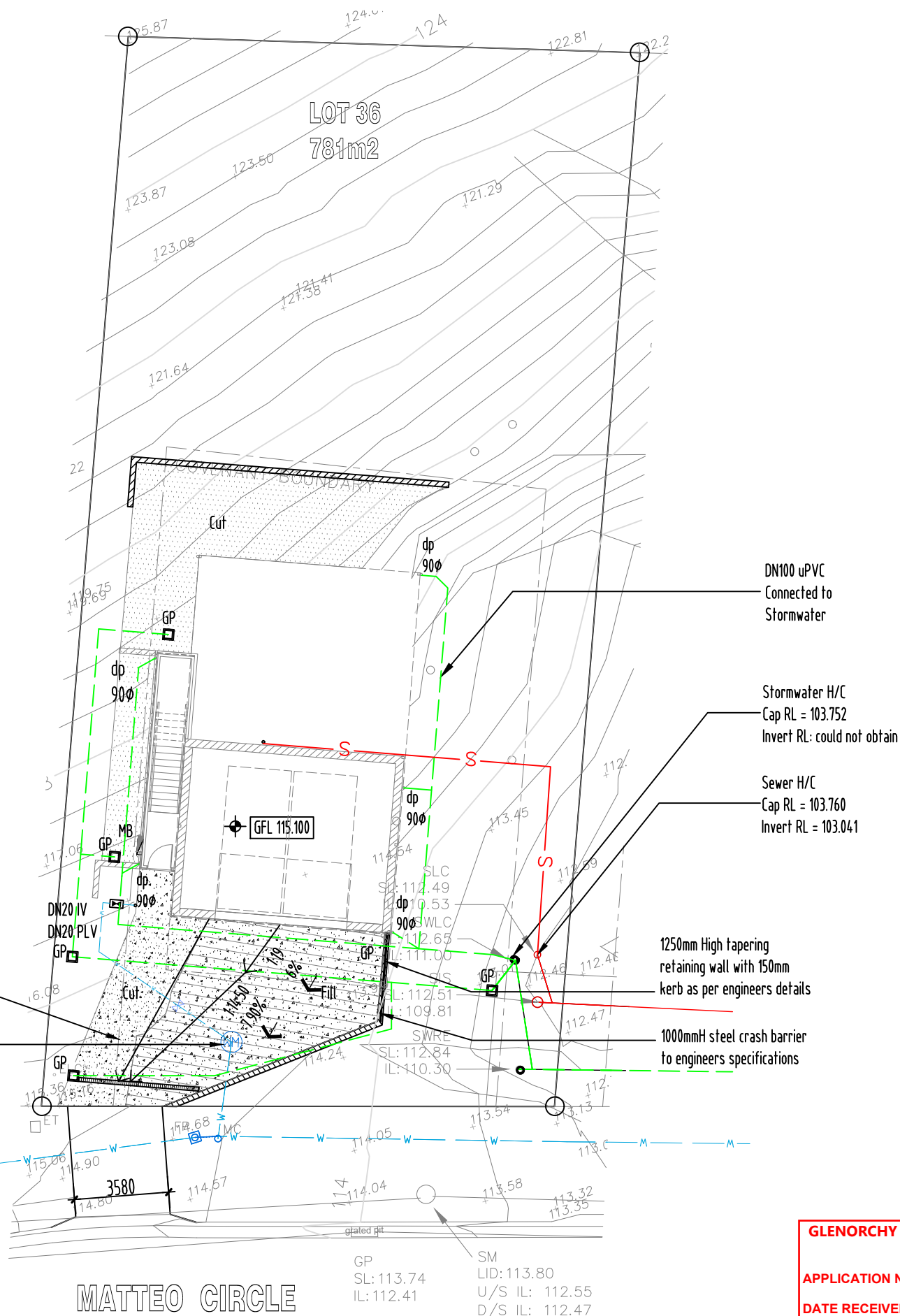
SEL. STONES



NOTE:
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CURRENT:
- N.C.C., AS3500.2 & AS3500.3
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODES
(WSAA)
- LOCAL COUNCIL REQUIREMENTS
- TASWATER TECHNICAL STANDARDS
- ANY RELEVANT STANDARDS / MANUFACTURERS
SPECIFICATIONS
REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS



Stormwater catchments - refer to civil consultants designs.



GLENORCHY CITY COUNCIL PLANNING SERVICES

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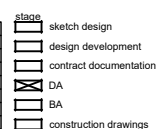
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Driveway and Setbacks	E



PROJECT NAME :
Proposed Dwelling

CLIENT :
HBS DEVELOPMENTS PTY LTD

SITE :
Lot 36 Matteo Circuit
Claremont TAS 7011

DRAWING TITLE :
Site drainage plan -
Ground Floor

REVISION NO. E

DRAWING NO. 04

SCALE As noted on
A3 paper size

DRAWN BY : NY

CHECKED BY : Nicholas Young

PROJECT NO. 24-009

Plot Date: 07.10.2026

NEW PIPEWORK
SEWER DN100 uPVC
SUB SOIL DRAINAGE Ø90
STORMWATER DN100 uPVC
COLD WATER DN20

Wet areas shown hatched to comply with current AS3740:2021 & 2022 N.C.C. Refer to waterproofing details.

SYMBOLS
INSPECTION OPENING
FLOOR WASTE GULLY
OVERFLOW RELIEF GULLY
ISOLATION VALVE IN BOX
DROPPER/ RISER
WATER TAP
450 x 450 SURFACE DRAINAGE PIT

ABBREVIATIONS
V VENT PIPE
IO INSPECTION OPENING
FWG FLOOR WASTE GULLY
IOS INSPECTION OPENING SHAFT
ORG ORVERFLOW RELIEF GULLY
IV ISOLATION VALVE IN BOX
D/R DROPPER/ RISER
BT BATH
Shr SHOWER
B BASIN
S SINK
Tr TROUGH
WC WATER CLOSET
FWG FLOOR WASTE GULLY
HWC HOT WATER CYLINDER
IV ISOLATION VALVE
PLV PRESSURE LIMITING VALVE
CWM COLD WATER METER
GD GRATED DRAIN
GP GRATED PIT
RP ROD POINT
IS INSPECTION SHAFT

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- LOCAL COUNCIL REQUIREMENTS
- TASWATER TECHNICAL STANDARDS
- ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS
REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS

EXISTING DN32(1025MM) PROPERTY WATER CONNECTION
TRAFFICABLE WATER METER BOX AS PER TASWATER TWS-W-0002 SHEET 5
INSTALLED AS PER TWS-W-0002 SHEET 9

ALL WORKS BY TAS WATER AT DEVELOPERS COST.

Water main



DN 50Ø vent to atmosphere

DN100 uPVC Connected to Stormwater

Stormwater H/C
Cap RL = 103.752
Invert RL: could not obtain

Sewer H/C
Cap RL = 103.760
Invert RL = 103.041

1250mm High tapering retaining wall with 150mm kerb as per engineers details

1000mmH steel crash barrier to engineers specifications

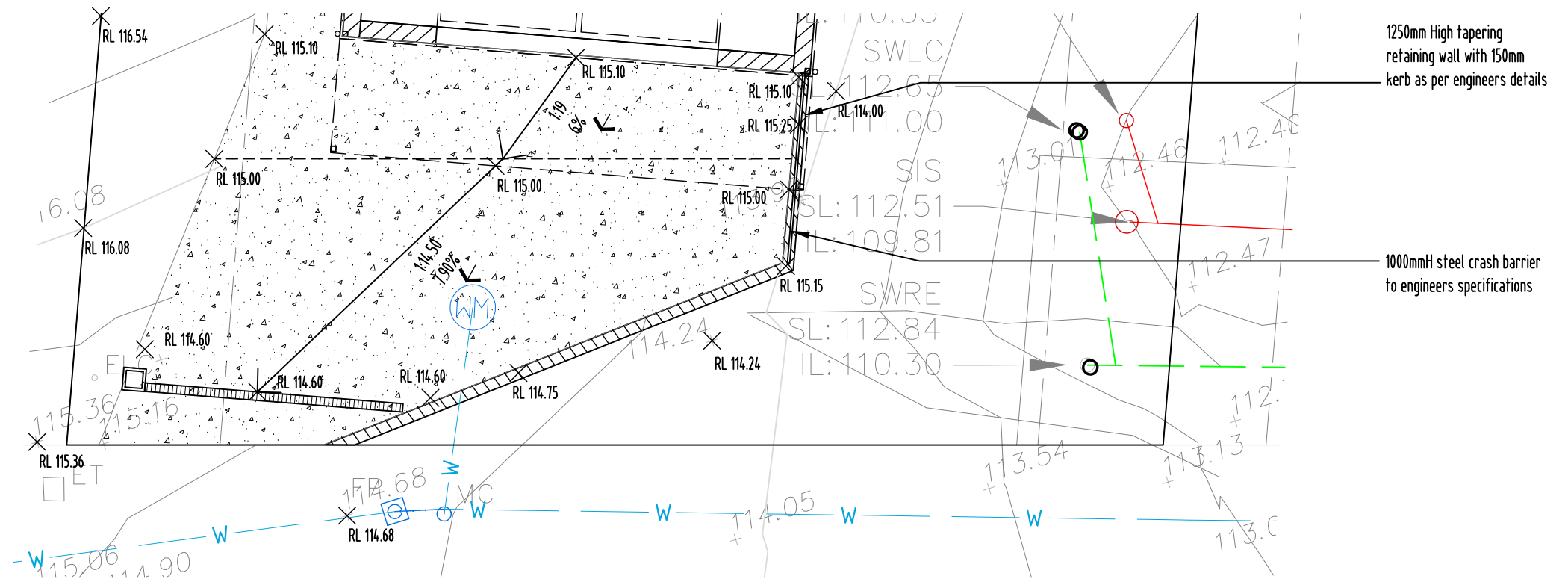
Site Services Plan - First Floor
scale 1:200@A3

Stormwater catchments - refer to civil consultants designs.

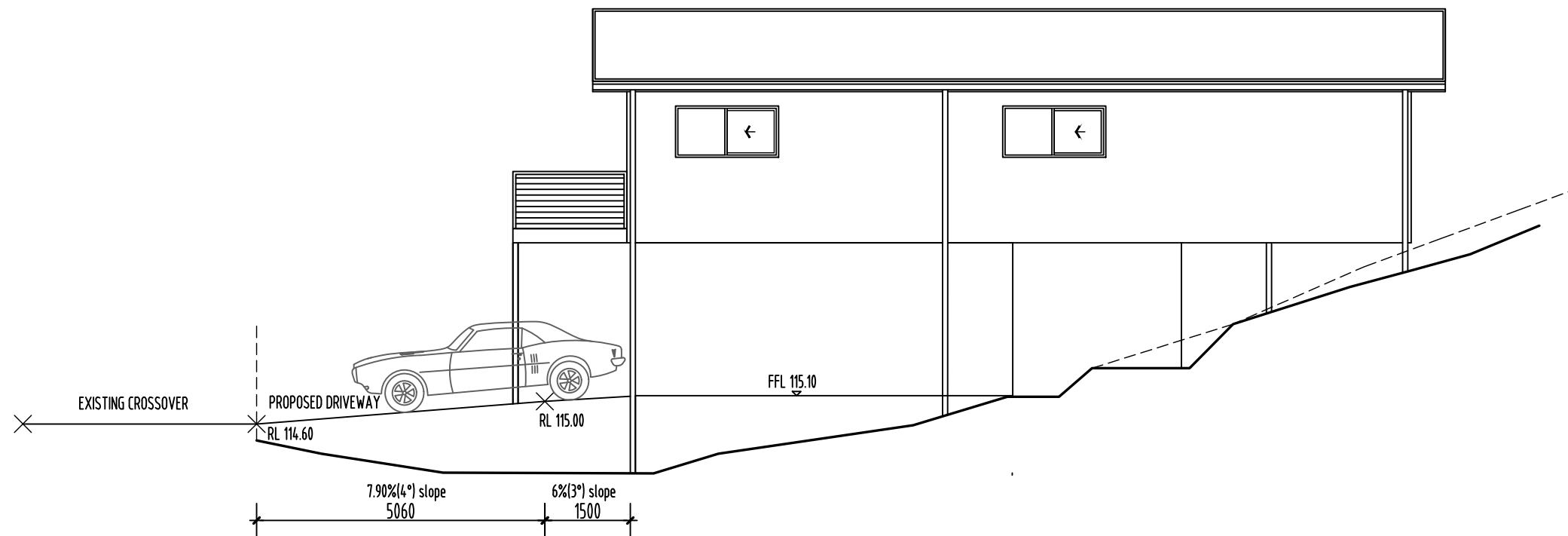
MATTEO CIRCLE

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-24-269
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 ISLAND LIFE DESIGNERS	ISLAND LIFE DESIGNERS BUILDING SERVICES PROVIDER LICENCE No. 456943679 CONTACT: nick@islandlifedesigners.com	<table><tr><th>notes</th><th>revision</th><th>stage</th></tr><tr><td>DA issue</td><td>A</td><td>☐ sketch design</td></tr><tr><td>Council RFI</td><td>B</td><td>☐ design development</td></tr><tr><td>Redesign</td><td>C</td><td>☐ contract documentation</td></tr><tr><td>Council RFI</td><td>D</td><td>☐ DA</td></tr><tr><td>Driveway and Setbacks</td><td>E</td><td>☒ BA</td></tr><tr><td></td><td></td><td>☐ construction drawings</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	notes	revision	stage	DA issue	A	☐ sketch design	Council RFI	B	☐ design development	Redesign	C	☐ contract documentation	Council RFI	D	☐ DA	Driveway and Setbacks	E	☒ BA			☐ construction drawings										PROJECT NAME : Proposed Dwelling	SITE : Lot 36 Matteo Circuit Claremont TAS 7011	REVISION NO. E	DRAWN BY : NY
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				As noted on A3 paper size	PROJECT NO. 24-009																															
				SCALE	Plot Date: 07.10.2026																															



STORMWATER DETAIL
SCALE: 1:100 @A3



DRIVEWAY DETAIL
SCALE: 1:100 @A3

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notes

DA issue
Council RFI
Redesign
Council RFI
Driveway and Setbacks

revision

A	
B	
C	
D	
E	

stage

sketch design
design development
contract documentation
DA
BA
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PROJECT NAME:
Proposed Dwelling

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 36 Matteo Circuit
Claremont TAS 7011

DRAWING TITLE:
Stormwater and Driveway Details

REVISION NO. E

DRAWING NO. 05A

SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-009

Plot Date: 07.10.2026

LEGEND & NOTES

 300mm Concrete block wall

 90mm stud walls with 10mm plasterboard lining throughout unless noted otherwise.
(Wet area plasterboard to bathroom, ensuite and Laundry walls).

 Floor Levels

C. Carpet with Airstep Stepmax (or equivalent) foam underlay.

DP Downpipe

Conc. Concrete floor finish

Ct Ceramic floor tiles

TD Timber decking: Compliant with BAL 12.5

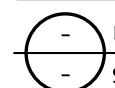
TL Timber laminate flooring

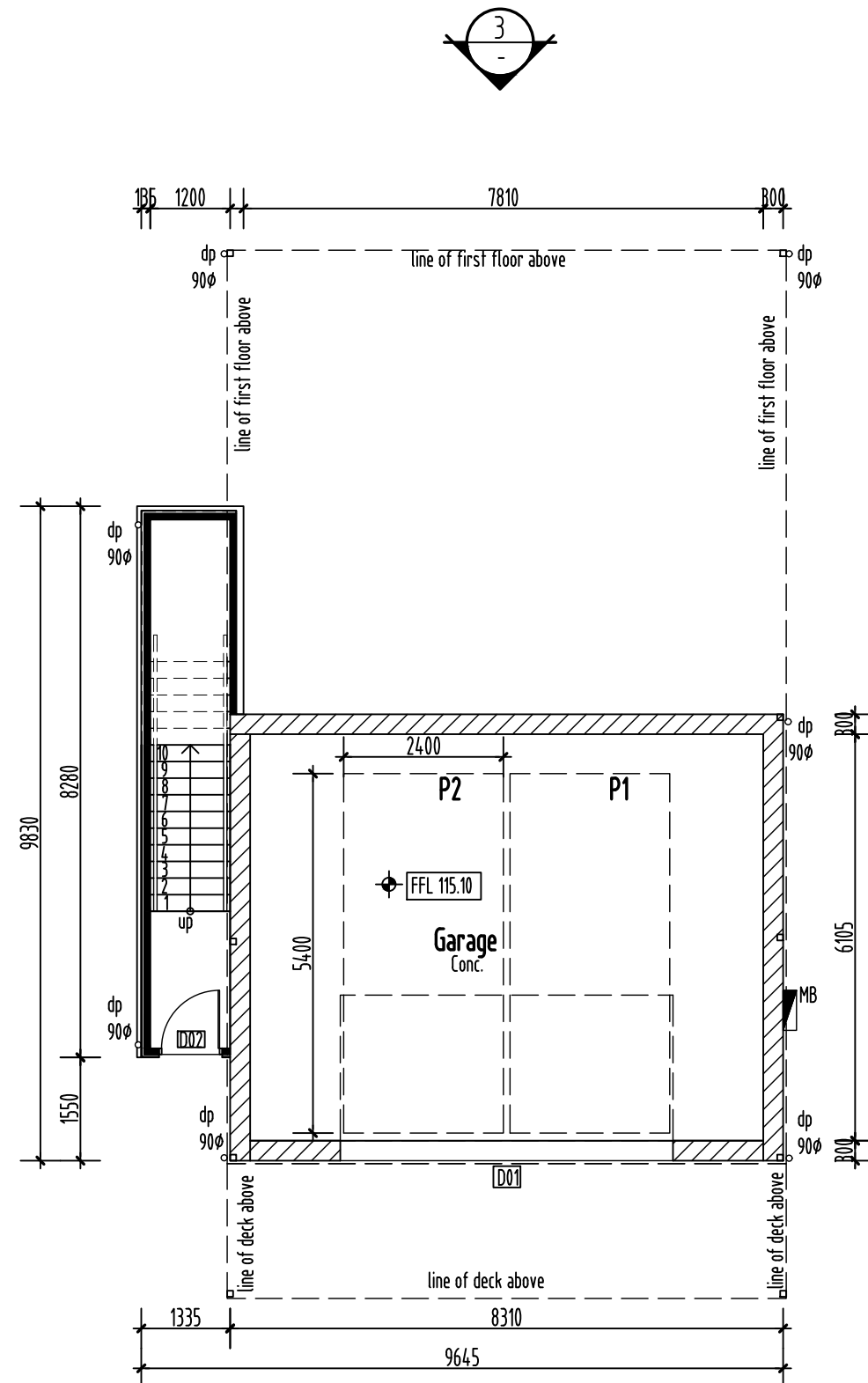
Cj Control Joints/ Articulated joints

AREAS

Ground floor Area:	67.71m ²
First floor area:	125.84m ²
TOTAL FLOOR AREA:	193.55m ²

Excludes Deck = 16.80 m²

 **Ground Floor Plan**
scale: 1:100 @A3



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A	
B	
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design development
contract documentation
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PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 36 Matteo Circuit
Claremont TAS 7011

DRAWING TITLE:
Ground & First Floor Plans

REVISION NO. E

DRAWING NO. 06

SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 07.10.2026

LEGEND & NOTES

External cladding:

 Weatherex - Weathergroove Natural 150mm
HxL = 3660mmx1196mm thickness = 9.5mm
(Refer to Weatherex installation manual for fixing methods).
Colour: Colorbond - T.B.C

 90mm stud walls with 10mm plasterboard lining throughout unless noted otherwise.
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DP Downpipe

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TD Timber decking: Compliant with BAL 12.5

TL Timber laminate flooring

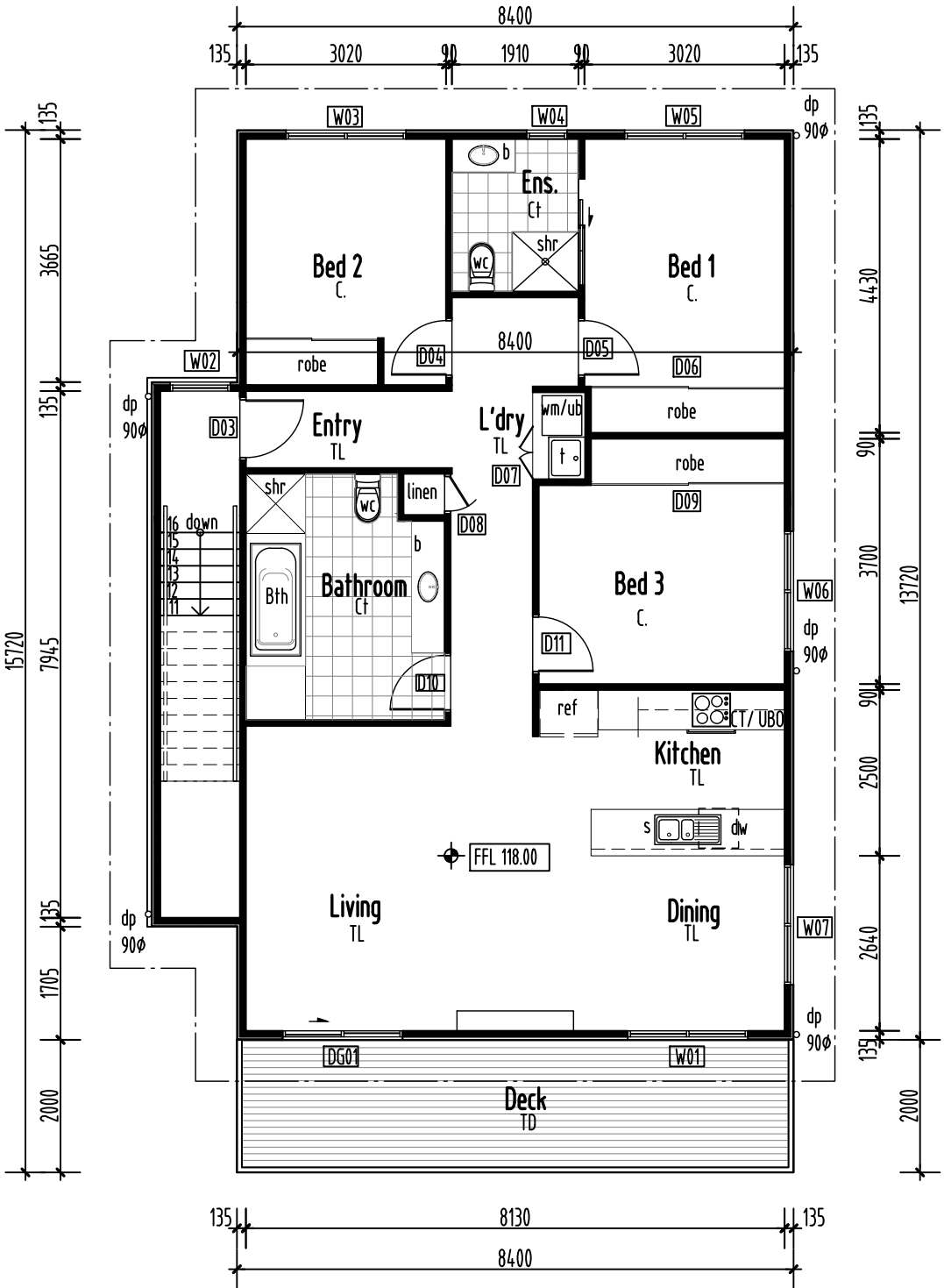
Cj Control Joints/ Articulated joints

AREAS

Ground floor Area:	67.71m ²
First floor area:	125.84m ²
TOTAL FLOOR AREA:	193.55m ²

Excludes Deck = 16.80 m²

 **First Floor Plan**
scale: 1:100 @A3



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PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 36 Matteo Circuit
Claremont TAS 7011

DRAWING TITLE:
Ground Floor Plumbing Plan

REVISION NO. E

DRAWING NO. 07

SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 07.10.2026

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NEW PIPEWORK
SEWER DN100 uPVC
SUB SOIL DRAINAGE Ø90
STORMWATER DN100 uPVC
COLD WATER DN20

Wet areas shown hatched to comply with current AS3740 & N.C.C. Refer to waterproofing details.

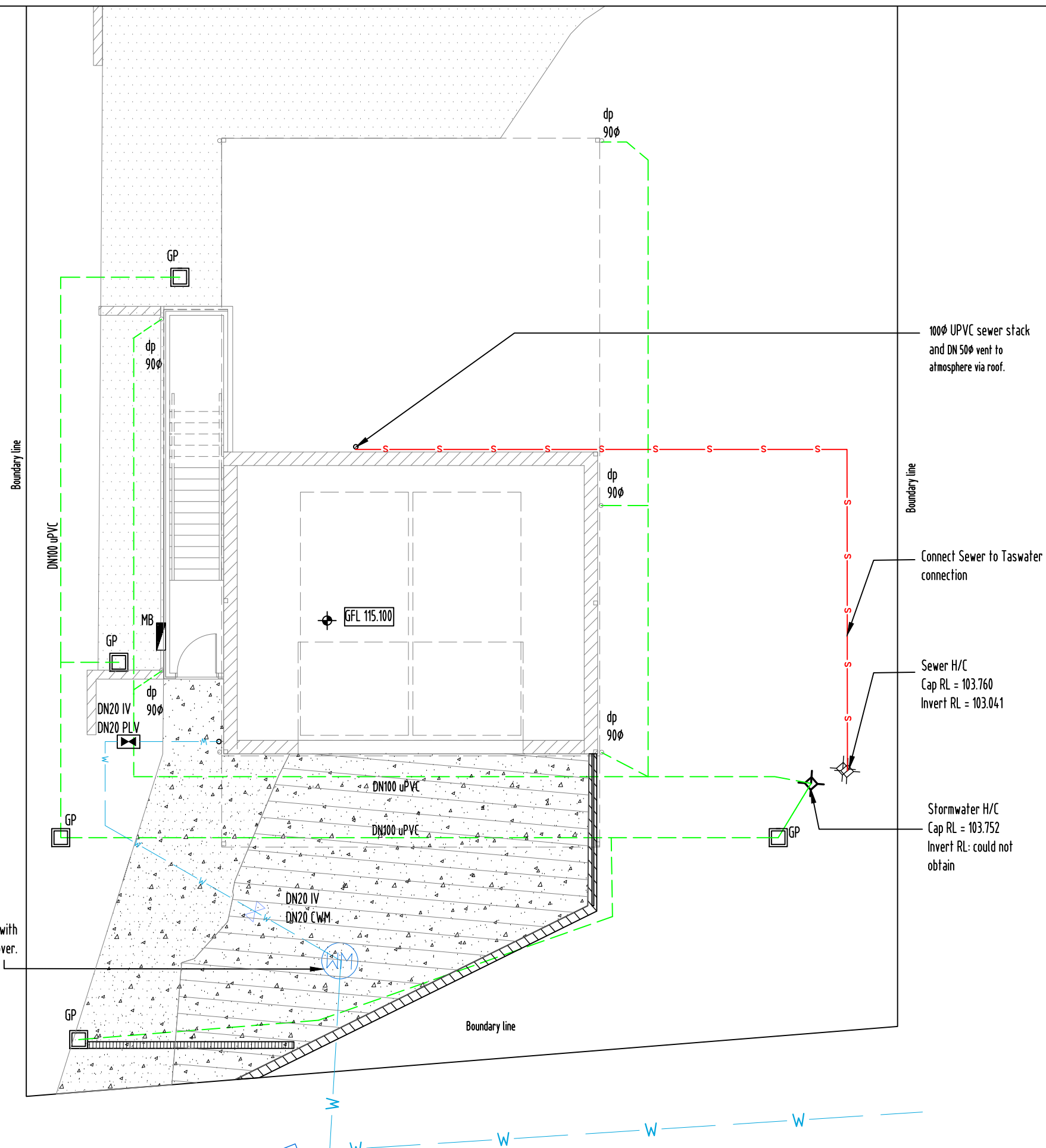
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INSPECTION OPENING
FLOOR WASTE GULLY
OVERFLOW RELIEF GULLY
ISOLATION VALVE IN BOX
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WATER TAP
450 x 450 SURFACE DRAINAGE PIT

ABBREVIATIONS
V VENT PIPE
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FWG FLOOR WASTE GULLY
IOS INSPECTION OPENING SHAFT
ORG ORVERFLOW RELIEF GULLY
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D/R DROPPER/ RISER
Bth BATH
Shr SHOWER
B BASIN
S SINK
Tr TROUGH
WC WATER CLOSET
FWG FLOOR WASTE GULLY
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PLV PRESSURE LIMITING VALVE
CWM COLD WATER METER
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RP ROD POINT
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REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS

Ground Floor Plumbing Plan
scale: 1:100 @A3

Water meter with trafficable cover.



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Proposed 2x Units
CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 36 Matteo Circuit
Claremont TAS 7011
DRAWING TITLE:
Ground Floor Plumbing Plan

REVISION NO. E
DRAWING NO. 08
SCALE: As noted on A3 paper size

DRAWN BY: NY
CHECKED BY: Nicholas Young
PROJECT NO. 24-008
Plot Date: 07.10.2026

NEW PIPEWORK

SEWER DN100 uPVC

SUB SOIL DRAINAGE Ø90

STORMWATER DN100 uPVC

COLD WATER DN20

Wet areas shown hatched to comply with current AS3740 & N.C.C. Refer to waterproofing details.

SYMBOLS

INSPECTION OPENING

FLOOR WASTE GULLY

OVERFLOW RELIEF GULLY

ISOLATION VALVE IN BOX

DROPPER/ RISER

WATER TAP

450 x 450 SURFACE DRAINAGE PIT

ABBREVIATIONS

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IV ISLOLATION VALVE IN BOX

D/R DROPPER/ RISER

Bth BATH

Shr SHOWER

B BASIN

S SINK

Tr TROUGH

WC WATER CLOSET

FWG FLOOR WASTE GULLY

HWC HOT WATER CYLINDER

IV ISOLATION VALVE

PLV PRESSURE LIMITING VALVE

CWM COLD WATER METER

GD GRATED DRAIN

GP GRATED PIT

RP ROD POINT

IS INSPECTION SHAFT

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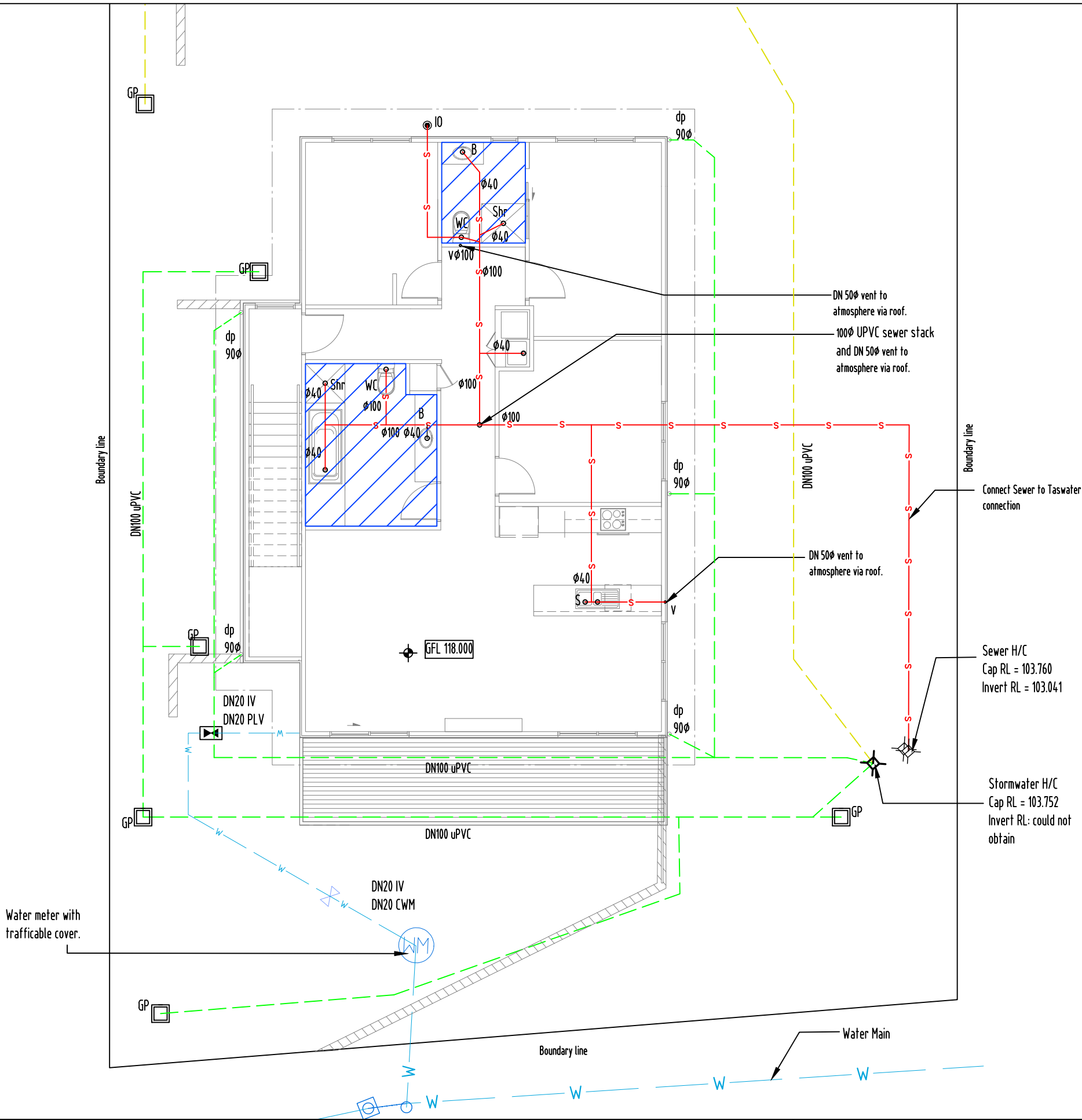
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- ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS

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First Floor Plumbing Plan

scale: 1:100 @A3



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Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 36 Matteo Circuit
Claremont TAS 7011

DRAWING TITLE:
First Floor Plumbing Plan

REVISION NO. E

DRAWING NO. 09

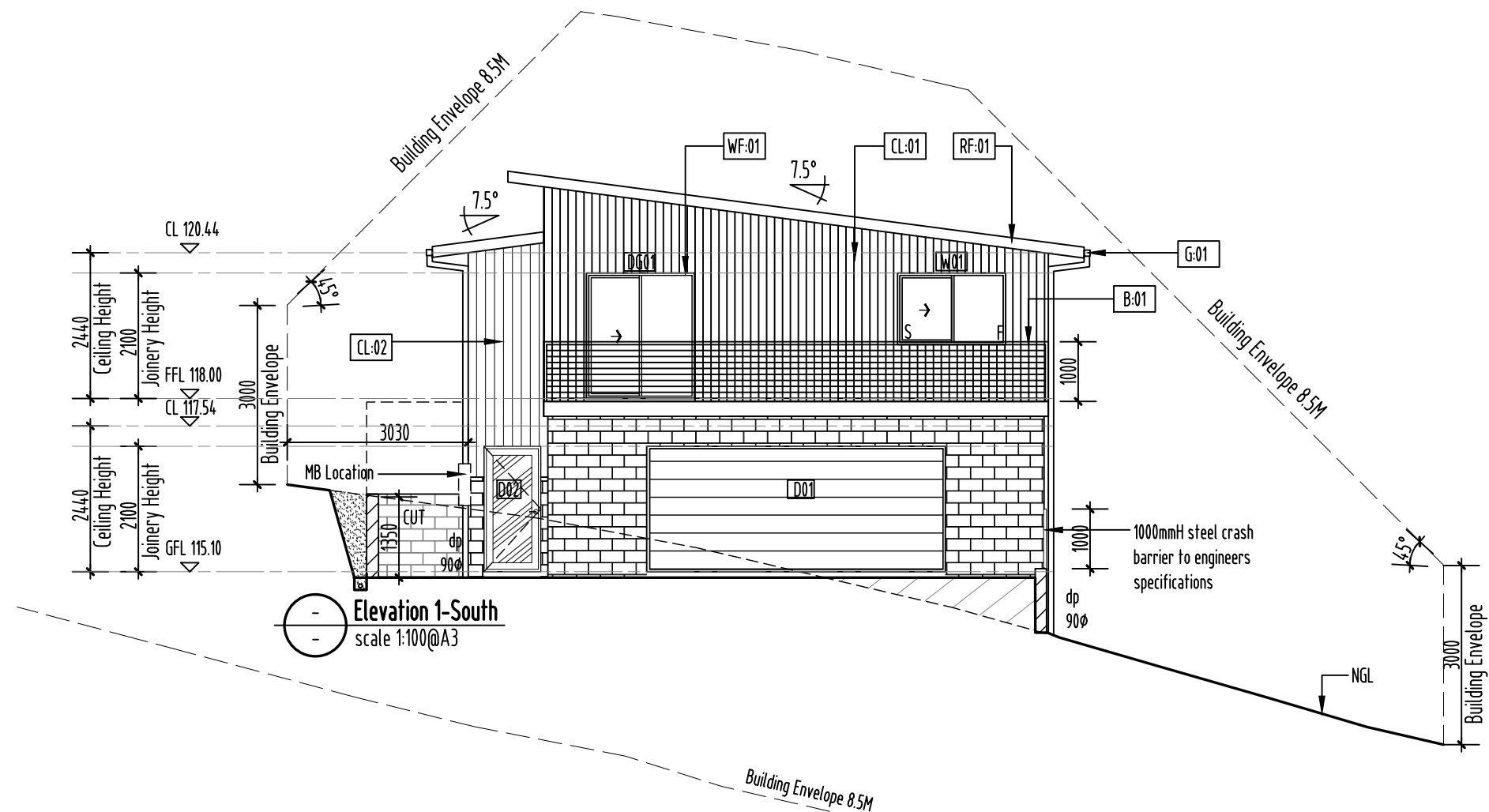
SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

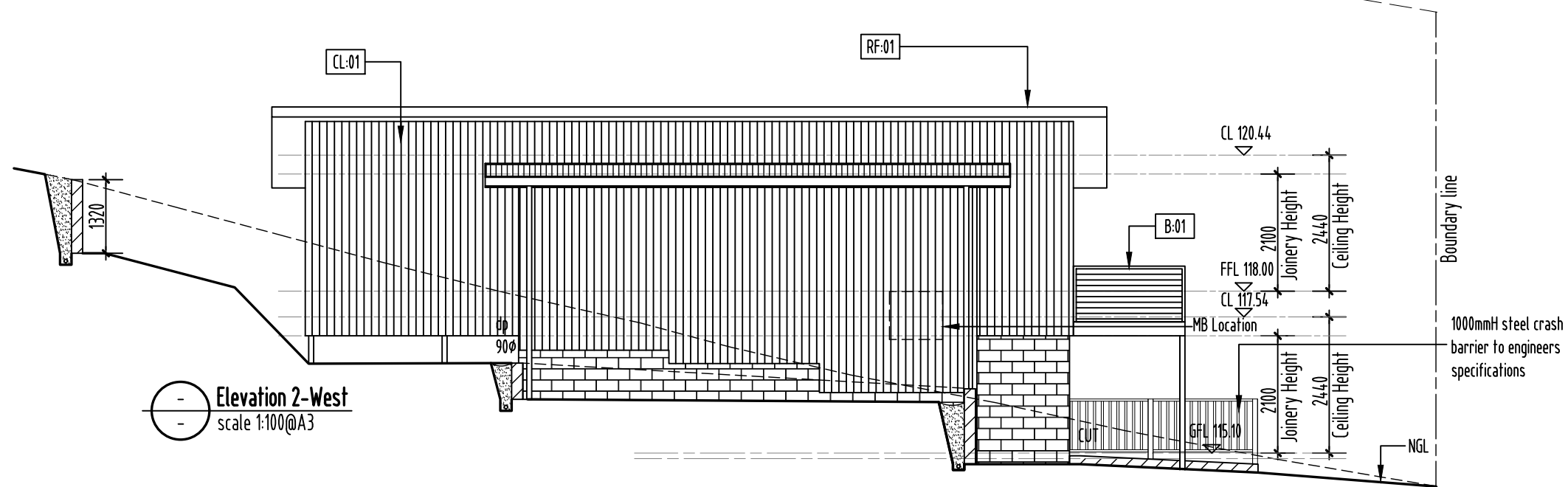
Plot Date: 07.10.2026



Elevation 1-South
scale 1:100@A3

LEGEND & NOTES

- | | | | |
|-----|---|------|----------------|
| FL. | Floor level | S. | Sliding window |
| CL. | Ceiling level | AWN. | Awning window |
| F. | Fixed window | SLD. | Sliding door |
| DP. | Downpipe 90Ø PVC
Colour: to be confirmed | | |
- CL-01 Weathertex - Weathergroove Natural 150mm
HxL = 3660mmx1196mm thickness = 9.5mm
(Refer to Weathertex installation manual for fixing methods).
Colour: Colorbond - T.B.C
- CL-02 Concrete Blockwork
Colour: Colorbond - T.B.C
- RF-01 Colorbond metal roofing 7.5° roof slope, installed as per manufacturers specifications.
Colour: Colorbond - T.B.C
- G-01 Colorbond metal gutters, installed as per manufacturers specifications.
Colour: Colorbond - T.B.C
- WF-01 Powder coated aluminium window / door frames
Colour: Colorbond - T.B.C
- B-01 Selected p.c. alumin. balustrade, min. 1,000mm high to comply with AS1288. Selected handrail and verticals, supplied as a complete approved system.



Elevation 2-West
scale 1:100@A3

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-24-269
DATE RECEIVED 08/10/2026



ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No. 456943670
CONTACT: nick@islandlifedesigners.com

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the building designer.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey

notes	revision
DA Issue	A
Council RFI	B
Redesign	C
Council RFI	D
Driveway and Setbacks	E

stage	description
sketch design	
design development	
contract documentation	
DA	
BA	
construction drawings	

PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 36 Matteo Circuit
Claremont TAS 7011

DRAWING TITLE:
Elevations 1 & 2

REVISION NO. E

DRAWING NO. 10

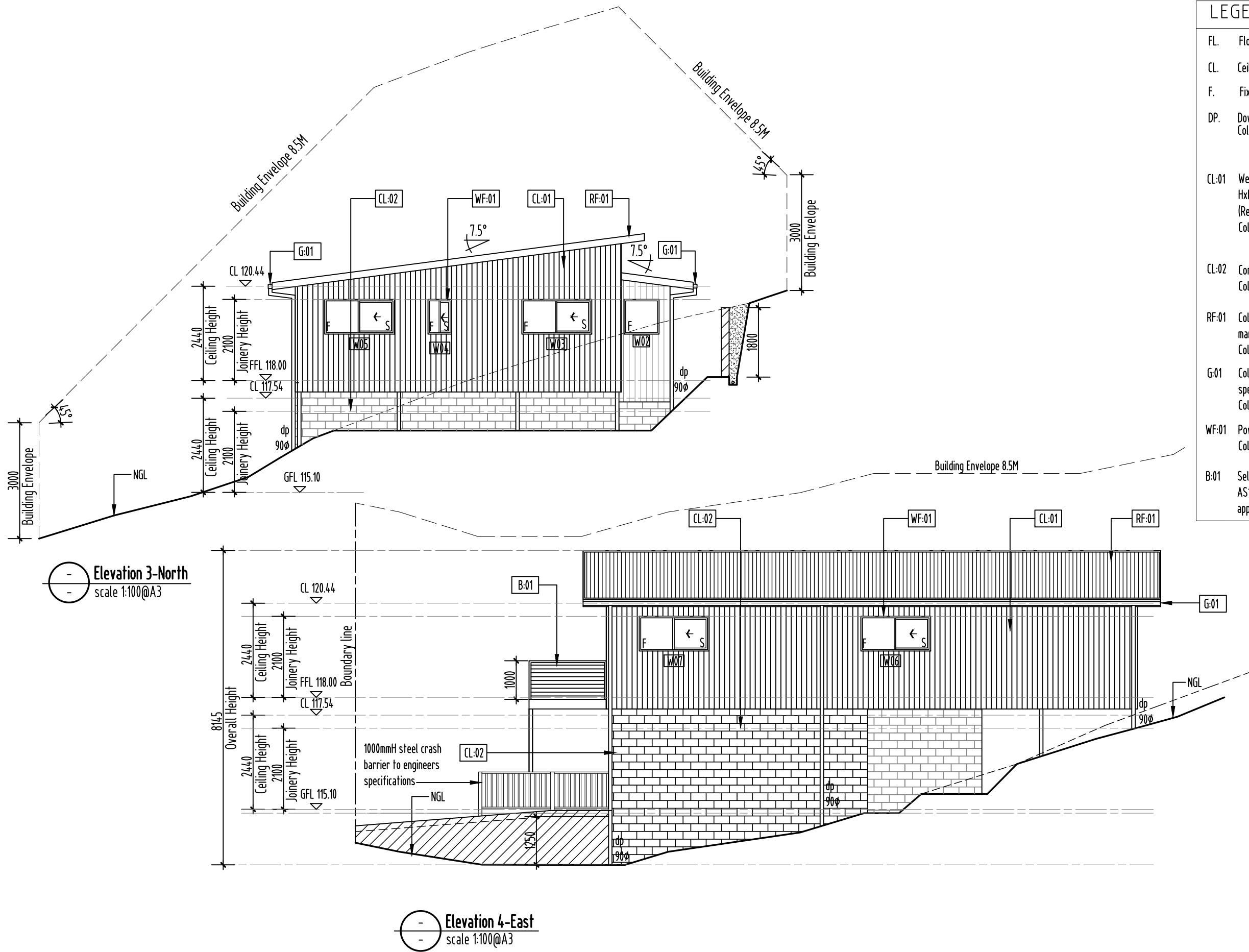
SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 07.10.2026



LEGEND & NOTES			
FL.	Floor level	S.	Sliding window
CL.	Ceiling level	AWN.	Awning window
F.	Fixed window	SLD.	Sliding door
DP.	Downpipe 90Ø PVC Colour: to be confirmed		
CL:01	Weathertex - Weathergroove Natural 150mm HxL = 3660mmx1196mm thickness = 9.5mm (Refer to Weathertex installation manual for fixing methods). Colour: Colorbond - T.B.C		
CL:02	Concrete Blockwork Colour: Colorbond - T.B.C		
RF:01	Colorbond metal roofing 7.5° roof slope, installed as per manufacturers specifications. Colour: Colorbond - T.B.C		
G:01	Colorbond metal gutters, installed as per manufacturers specifications. Colour: Colorbond - T.B.C		
WF:01	Powder coated aluminium window / door frames Colour: Colorbond - T.B.C		
B:01	Selected p.c. alumin. balustrade, min. 1,000mm high to comply with AS1288. Selected handrail and verticals, supplied as a complete approved system.		

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notes	revision	stage
DA Issue	A	sketch design
Council RFI	B	design development
Redesign	C	contract documentation
Council RFI	D	DA
Driveway and Setbacks	E	BA
		construction drawings

PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 36 Matteo Circuit
Claremont TAS 7011

DRAWING TITLE:
Elevations 3 & 4

REVISION NO. E

DRAWING NO. 11

SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 07.10.2026



SUN SHADOW DIAGRAM 21st JUNE-9am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-10am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-11am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-12am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-1pm
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-2pm
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-3pm
SCALE NTS

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Notes

DA Issue
Council RFI
Redesign
Council RFI
Driveway and Setbacks

Revision

Revision	By	Date
A		
B		
C		
D		
E		

Stage

Stage	By	Date
sketch design		
design development		
contract documentation		
DA		
BA		
construction drawings		

PROJECT NAME:

Proposed 2x Units

CLIENT:

HBS DEVELOPMENTS PTY LTD

SITE:

Lot 36 Matteo Circuit
Claremont TAS 7011

DRAWING TITLE:

Shadow Diagrams

REVISION NO. E

DRAWING NO. 12

SCALE: As noted on
A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 07.10.2026