

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-271
PROPOSED DEVELOPMENT:	Single dwelling (future Lot 35)
LOCATION:	Lot 102 Toffolis Road Claremont 29 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 35 Matteo Circle
Claremount TAS 7011

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

GENERAL INFORMATION

Land Title Referene	-	188303/35
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)	-	T.B.C
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	-	773m2
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

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-24-271
DATE RECEIVED 07/10/2026



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

PROJECT NAME :
Proposed Dwelling

CLIENT :
HBS DEVELOPMENTS PTY LTD

SITE :
**Lot 35 Matteo Circle
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 185903/35
LOT 35 Matteo Circle
Site Area: 773m2
Proposed dwelling: 153.12m2 + Deck 15.40m2 = 168.52m2
Total Site Cover: 153.12m2 = 19.80% (excluding Deck)
Total Site Cover: 168.52m2 = 21.80% (including Deck)

LEGEND & NOTES

CONCRETE

PRIVATE OPEN SPACE-P.O.S

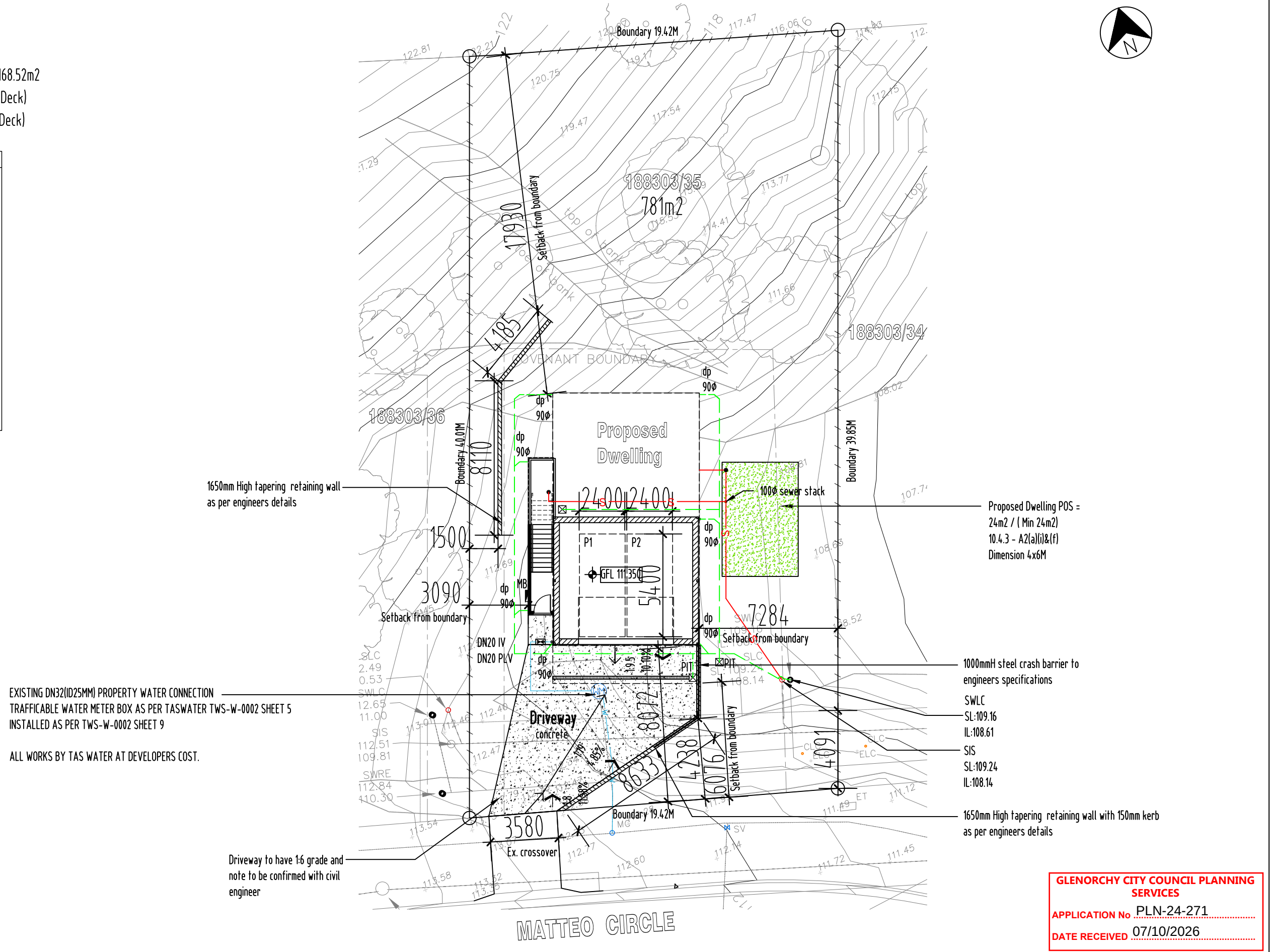
RETAINING WALL

FENCE AND GATES(MIN. 1700mm HT)

FINISHED FLOOR LEVELS

CUT

FILL



notes		revision		stage		PROJECT NAME :		SITE :		REVISION NO. E		DRAWN BY : NY	
DA issue		A		☐		sketch design		Lot 35 Matteo Circle		DRAWING NO. 02		CHECKED BY : Nicholas Young	
Council RFI		B		☐		design development		Claremont TAS 7011					
Redesign		C		☐		contract documentation							
Council RFI		D		☐				DRAWING TITLE :				PROJECT NO. 24-009	
Driveway and Setbacks		E		☒		DA		Site plan - Ground Floor		SCALE		Plot Date: 07.10.2026	
				☐		BA				As noted on A3 paper size			
				☐		construction drawings							

Certificate of Title: Part of Lot 185903/35
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LEGEND & NOTES

 CONCRETE

 PRIVATE OPEN SPACE-P.O.S

 RETAINING WALL

 FENCE AND GATES(MIN. 1700mm HT)

 FINISHED FLOOR LEVELS

 CUT

 FILL

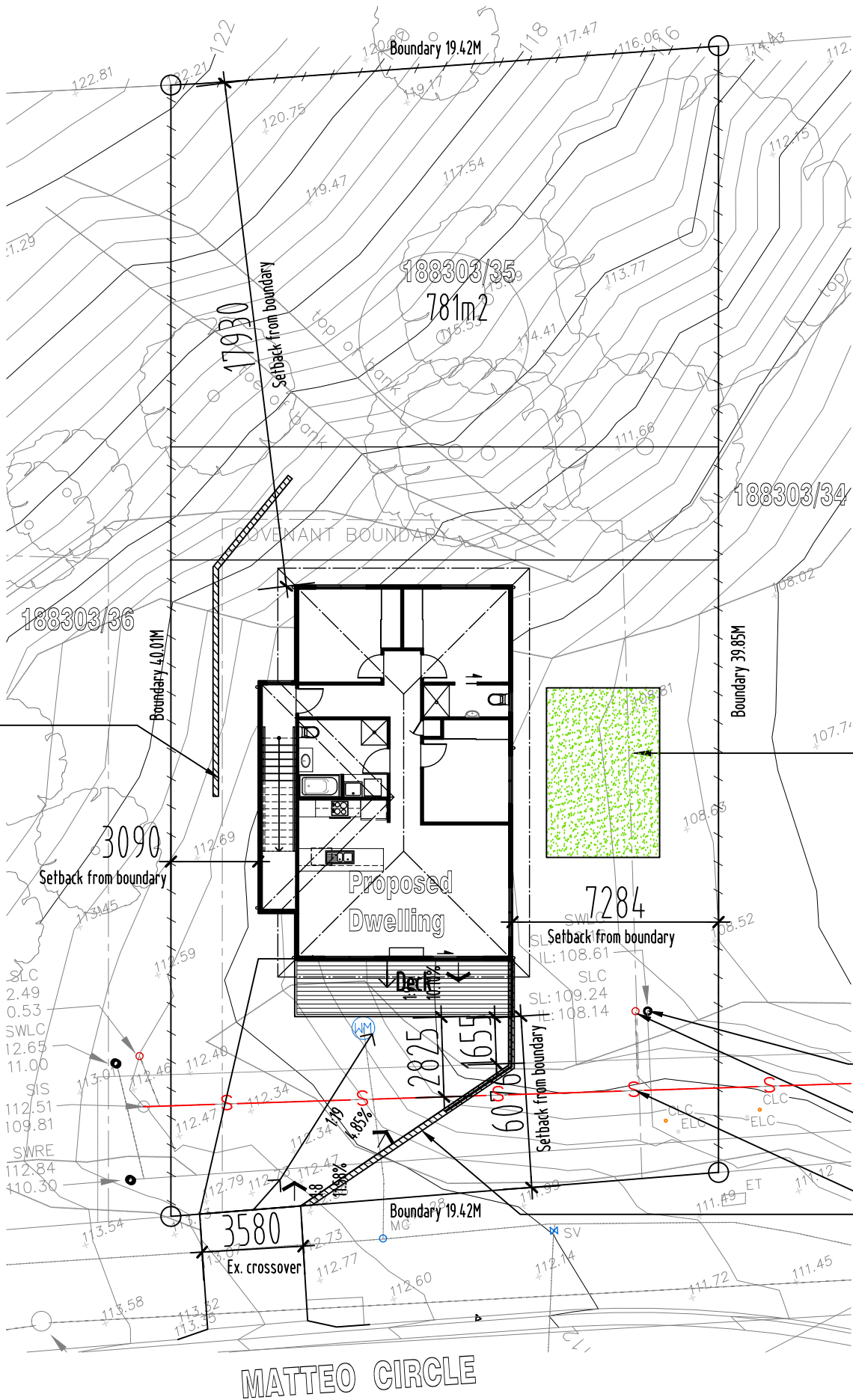
1650mm High tapering retaining wall
as per engineers details

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

SWLC
SL:109.16
IL:108.61
SIS
SL:109.24
IL:108.14

SEWER LINE
1650mm High tapering retaining wall with 150mm kerb
as per engineers details

Site Plan - First Floor
Scale 1:200 @A3



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sketch design	
design development	
contract documentation	
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construction drawings	

PROJECT NAME:
Proposed Dwelling

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 35 Matteo Circle
Claremont TAS 7011

DRAWING TITLE:
Site plan - First Floor

REVISION NO. E

DRAWING NO. 03

SCALE: As noted on
A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-009

Plot Date: 07.10.2026

GLENORCHY CITY COUNCIL PLANNING
SERVICES
APPLICATION No PLN-24-271
DATE RECEIVED 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

PIT - (DETAILS BY CIVIL)

450x450 surface drainage pit

WATER TAP

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

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

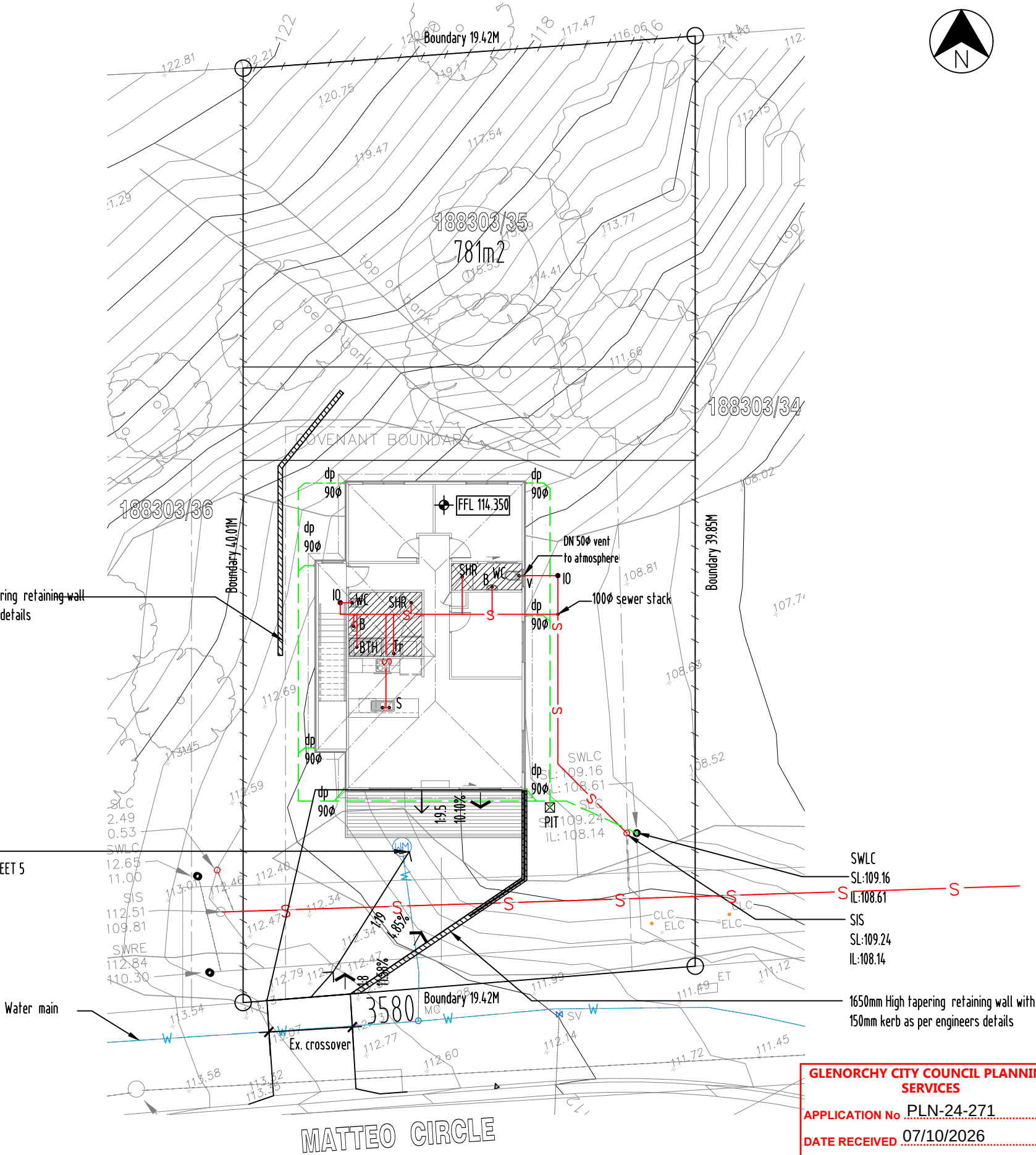
GP GRATED PIT

RP ROD POINT

IS INSPECTION SHAFT

EXISTING DN32(ID25MM) 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.



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

Stormwater catchments - refer to civil consultants designs.

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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	
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construction drawings	

PROJECT NAME:
Proposed Dwelling

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 35 Matteo Circle
Claremont TAS 7011

DRAWING TITLE:
Site drainage plan - First Floor

REVISION NO. E

DRAWING NO. 05

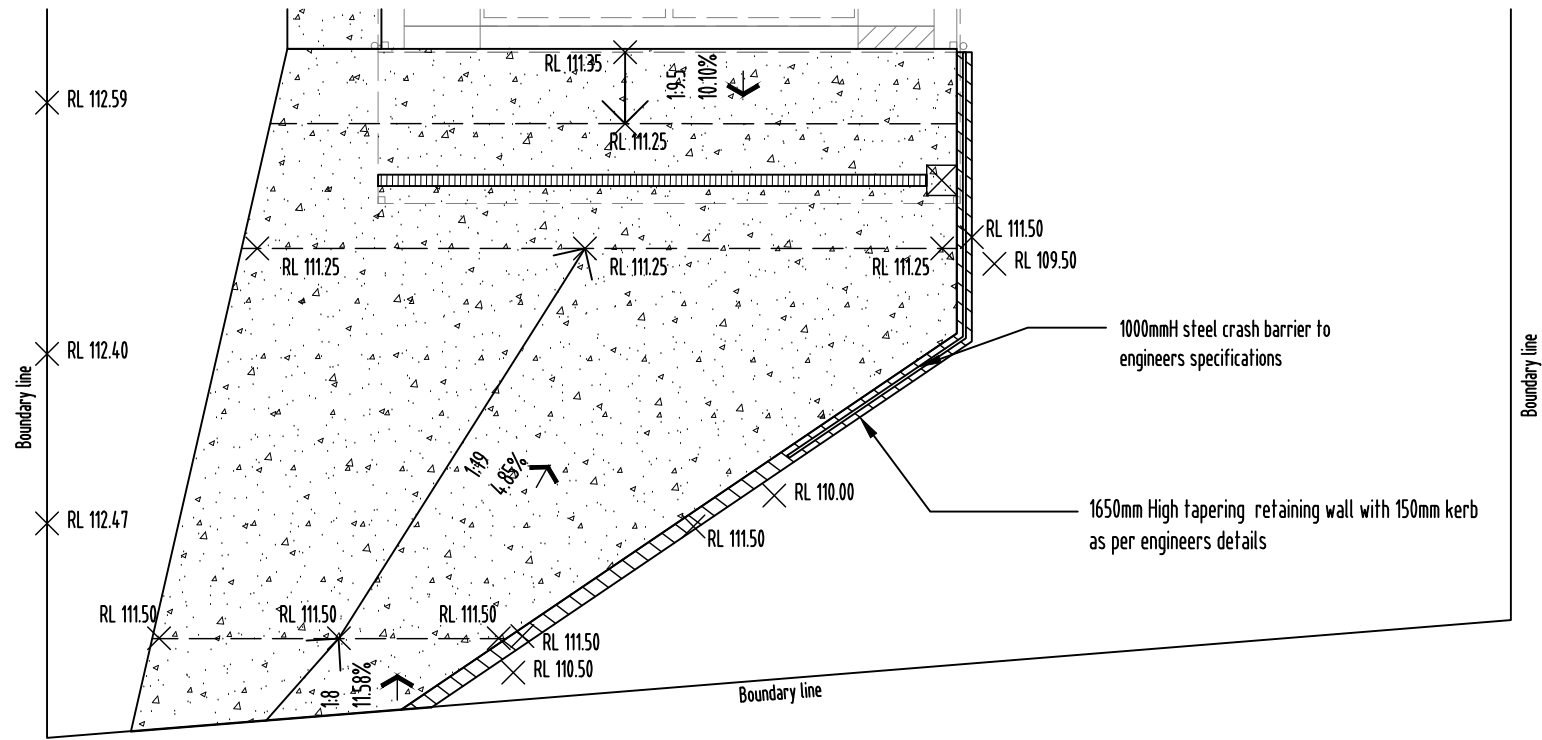
SCALE: As noted on A3 paper size

DRAWN BY: NY

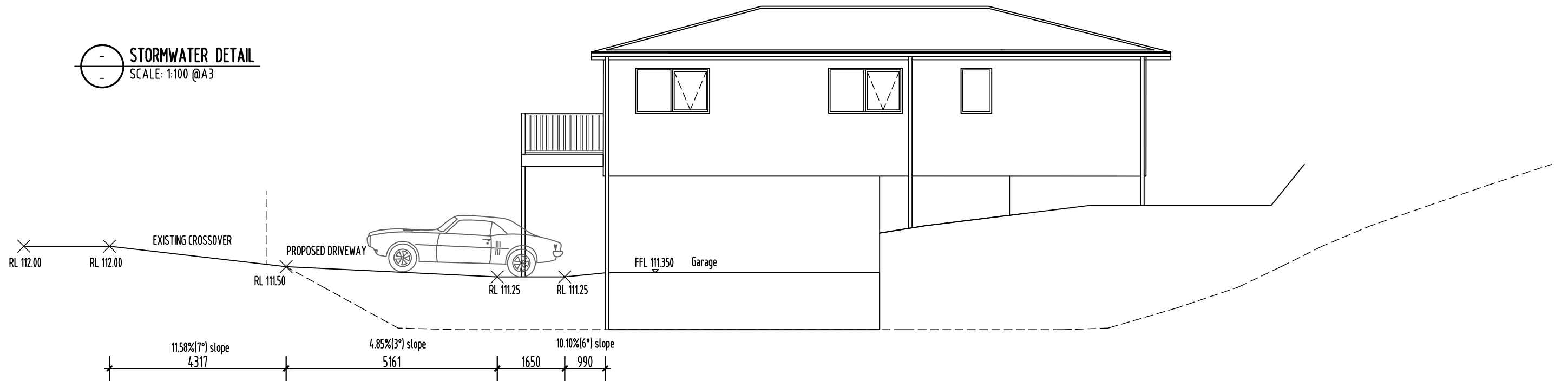
CHECKED BY: Nicholas Young

PROJECT NO. 24-009

Plot Date: 07.10.2026



STORMWATER DETAIL
SCALE: 1:100 @A3



DRIVEWAY DETAIL
SCALE: 1:100 @A3

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Redesign
Council RFI
Driveway and Setbacks

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PROJECT NAME:
Proposed Dwelling

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 35 Matteo Circle
Claremont TAS 7011

DRAWING TITLE:
Stormwater and Driveway Detail

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

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

 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:	63.19m ²
First floor area:	102.10m ²
TOTAL FLOOR AREA:	153.12m ²

Excludes Deck = 15.40 m²

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



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DA Issue
Council RFI
Redesign
Council RFI
Driveway and Setbacks

revision

A	
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D	
E	

stage

sketch design
design development
contract documentation
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construction drawings

PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 35 Matteo Circle
Claremont TAS 7011

DRAWING TITLE:
Ground & First Floor Plans

REVISION NO. E

DRAWING NO. 06

SCALE: As noted on
A3 paper size

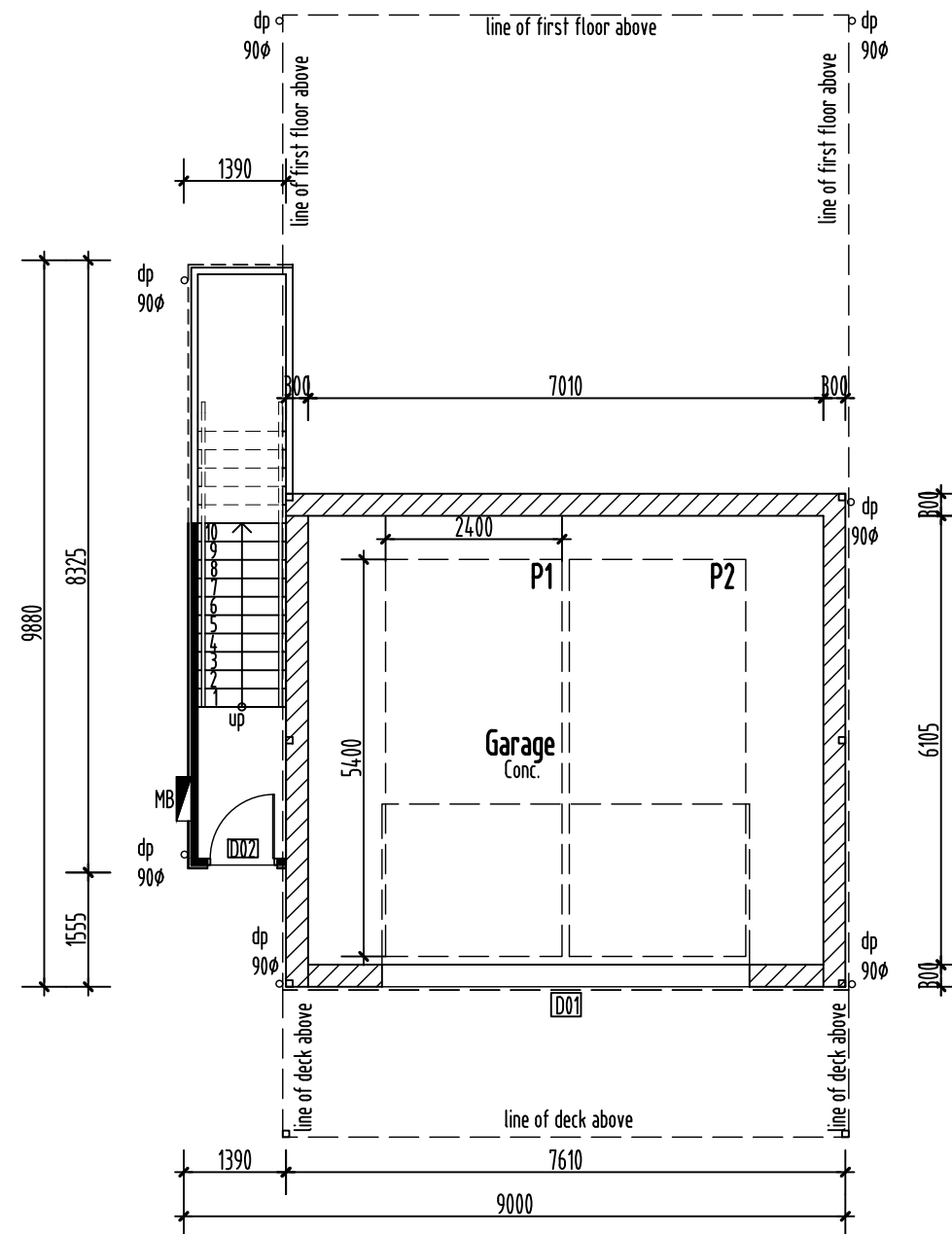
DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 11.06.2026

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. PLN-24-271
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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.
(Wet area plasterboard to bathroom, ensuite and Laundry walls).

 Floor Levels

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

DP Downpipe

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Ct Ceramic floor tiles

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TL Timber laminate flooring

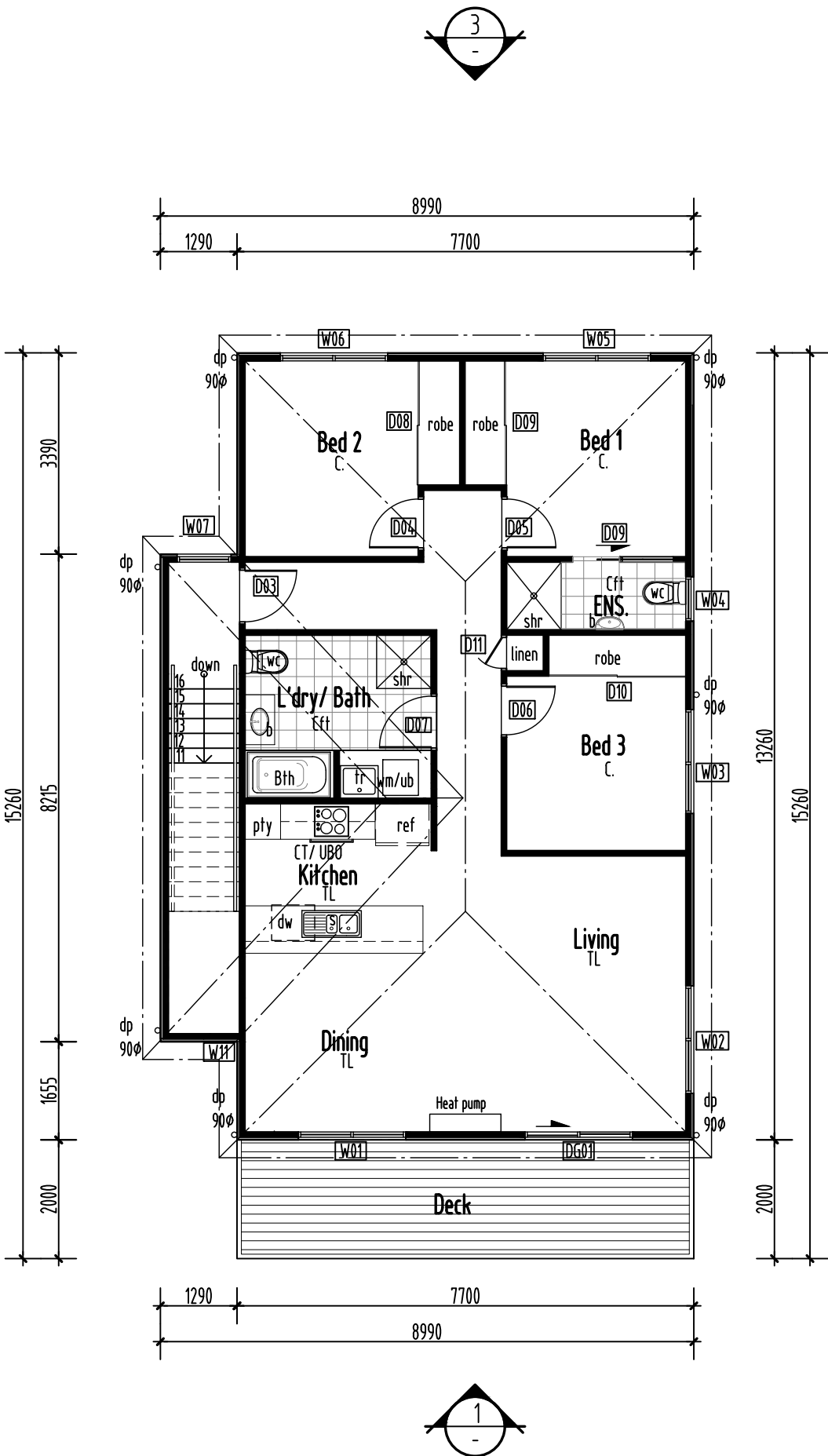
Cj Control Joints/ Articulated joints

AREAS

Ground floor Area:	63.19m ²
First floor area:	112.69m ²
TOTAL FLOOR AREA:	175.88m ²

Excludes Deck = 15.40 m²

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



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PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 35 Matteo Circle
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: 11.06.2026

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
PIT - (DETAILS BY CIVIL)
450x450 surface drainage pit

WATER TAP

ABBREVIATIONS

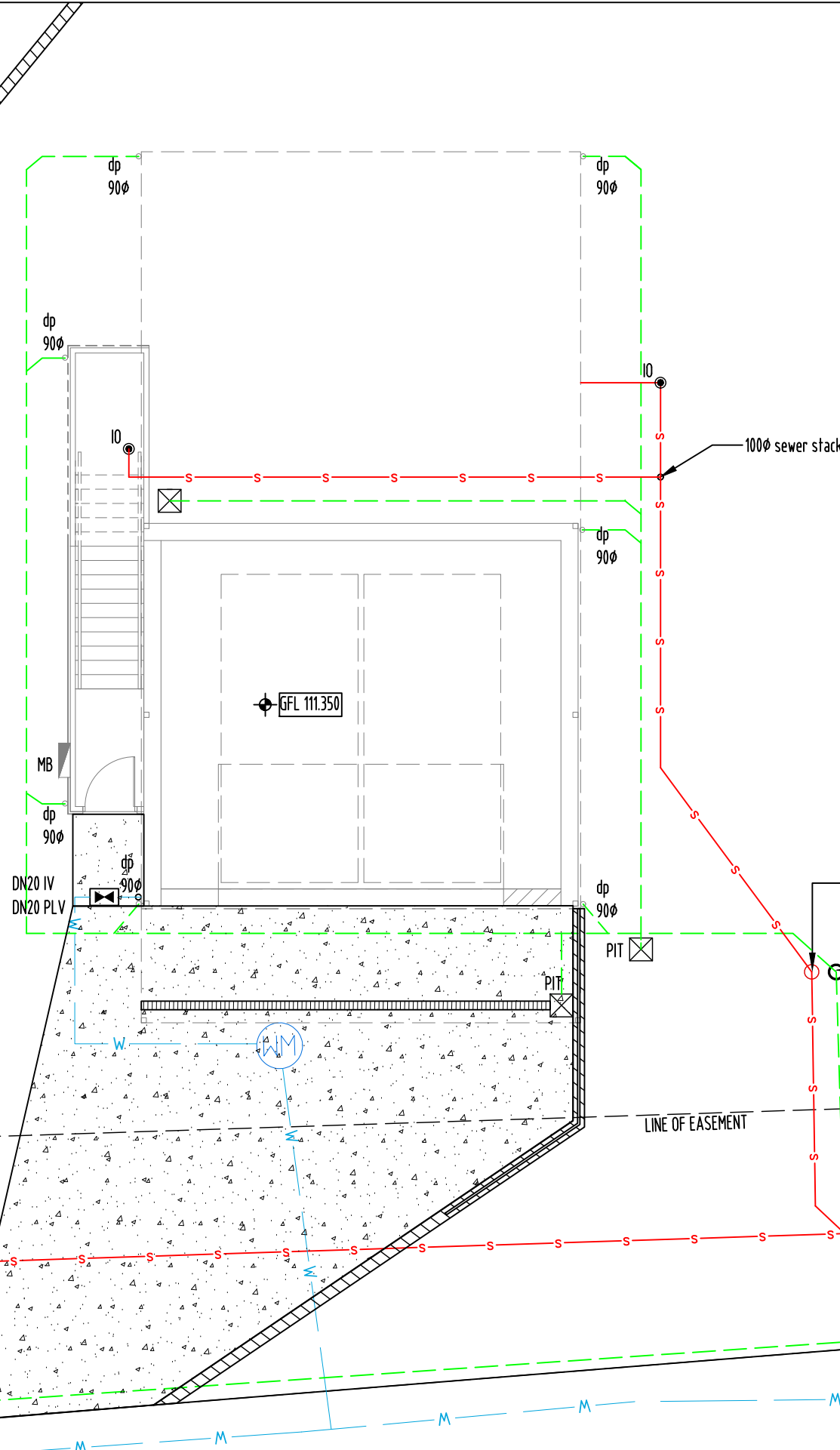
V VENT PIPE
IO INSPECTION OPENING
FWG FLOOR WASTE GULLY
IOS INSPECTION OPENING SHAFT
ORG ORVERFLOW RELIEF GULLY
IV ISOLATION VALVE IN BOX
D/R DROPPER/ RISER
Bth BATH
Shr SHOWER
B BASIN
S SINK
Tr TROUGH
WC WATER CLOSET
FWG FLOOR WASTE GULLY
HWC HOT WATER CYLINDER
IV ISOLATION VALVE
PLV PRESSURE LIMITING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

NOTE:
ALL WORKS MUST BE IN ACCORDANCE WITH THE
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

Ground Floor Plumbing Plan
scale: 1:100 @A3

Boundary line

SIS
SL:112.51
IL:109.81



Boundary line

SIS
SL:109.24
IL:108.14
SWLC
SL:109.16
IL:108.61

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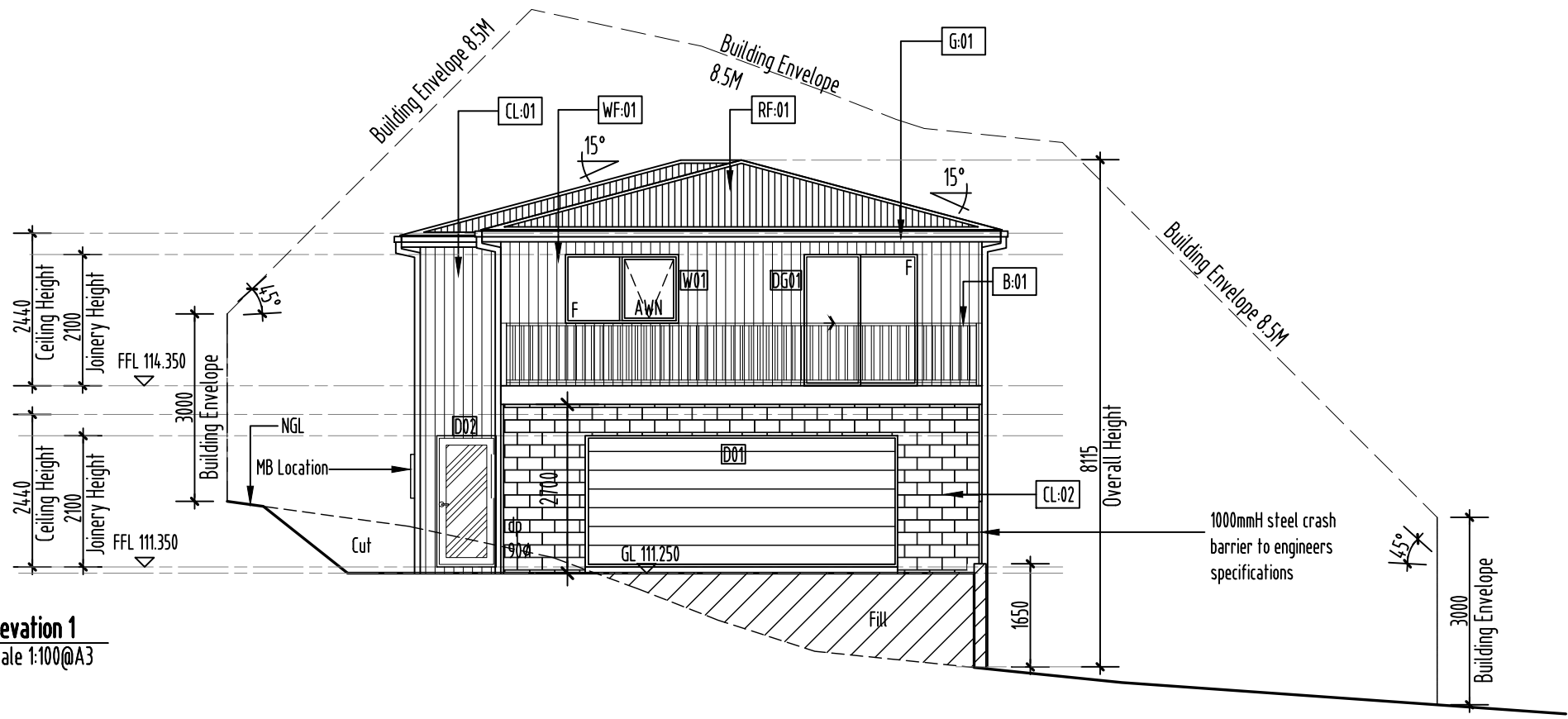
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PROJECT NAME:
Proposed 2x Units
CLIENT:
HBS DEVELOPMENTS PTY LTD

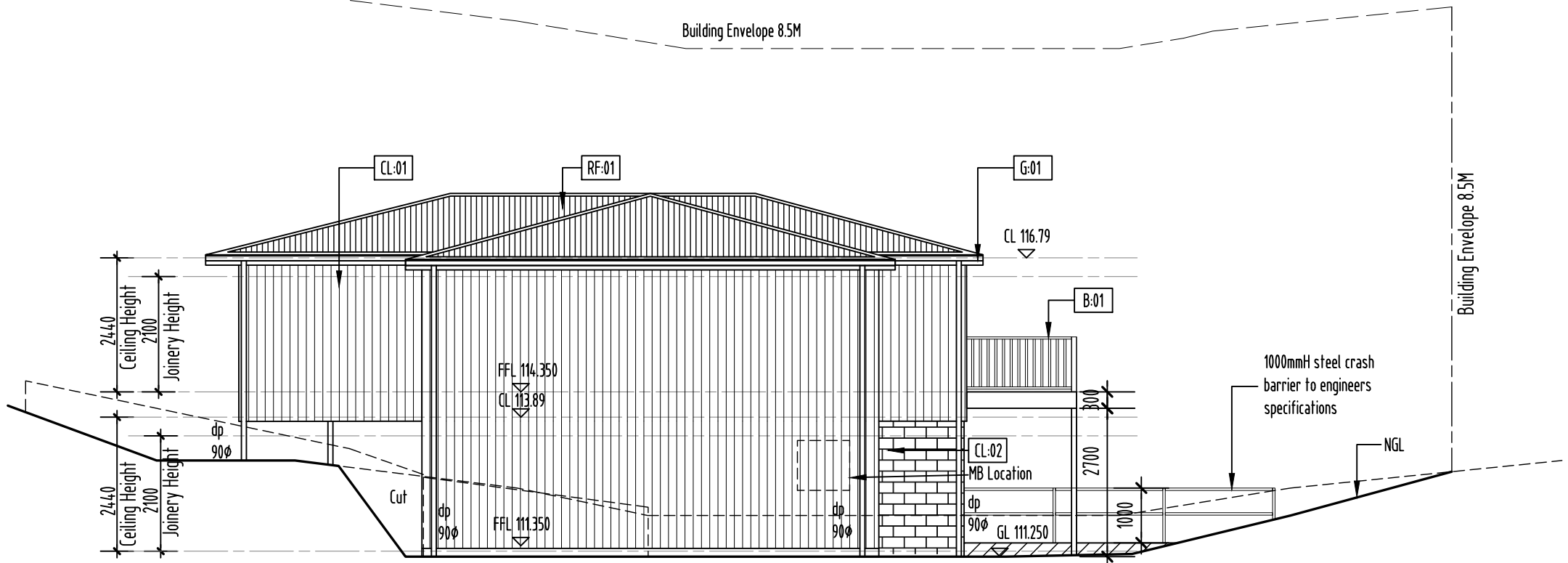
SITE:
Lot 35 Matteo Circle
Claremont TAS 7011
DRAWING TITLE:
Ground Floor Plumbing Plan

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



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 10° & 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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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

James Hardie Axon Cladding

Groove spacing 133 profile Dimensions= Length 2450mm x Width 1200mm x thickness = 9mm

(Refer to James Hardie for installation guide & fixing methods).

Colour: Colorbond - T.B.C
- CL:02

Concrete Block Wall

Profile Dimensions= Length 390mm x Width 190mm x Height= 190mm

Colour: T.B.C
- RF:01

Colorbond metal roofing 7.5° & 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 balustrade, min. 1,200mm high to comply with AS1288.

Selected handrail and verticals, supplied as a complete approved system.

Elevation 3
scale 1:100@A3

Elevation 4
scale 1:100@A3

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PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 35 Matteo Circle
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



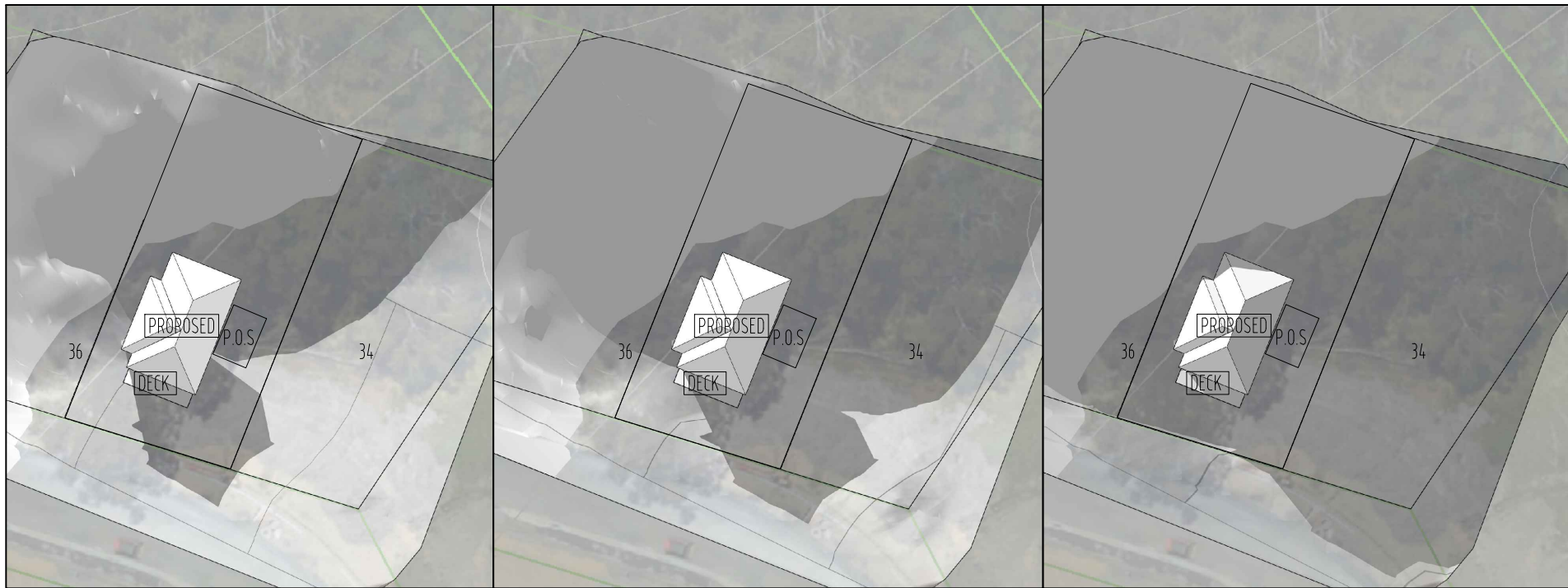
SUN SHADOW DIAGRAM 21st JUNE-10am
SCALE NTS



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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PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
Lot 35 Matteo Circle
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