DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-072
PROPOSED DEVELOPMENT:	Change of use and development of two Multiple Dwellings (one existing and one new)
LOCATION:	43 Bowden Street Glenorchy
APPLICANT:	Another Perspective Drafting Design
ADVERTISING START DATE:	20/11/2026
ADVERTISING EXPIRY DATE:	4/12/2026

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 4/12/2026.

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 4/12/2026 or for postal and hand delivered representations, by 5.00 pm on 4/12/2026.

Document Set ID: 3689136
Version: 1, Version Date: 16/11/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-072
DATE RECEIVED: 10 November 2026

another perspective
drafting&design

AP2024-2416 - PROPOSED NEWLAND DEVELOPMENT
43 Bowden Street,
GLENORCHY

SHEET		DRAWING TITLE
01	C	EXISTING / DEMOLITION SITE PLAN
01a	C	PROPOSED SITE PLAN
01b	C	DRAINAGE PLAN
01c	A	U1 (EXISTING) FLOOR PLAN
01d	A	U1 ELEVATION
02	C	U2 FLOOR PLAN
03	C	U2 ELEVATIONS
03a	C	PERSPECTIVE VIEWS

No.	Amendment	Date	Drawn	Checked	Sheet
C	Council RFI (29 October 2026): Updated site plan to include carpark dimensions and gradients. Updated drainage plan to include management of surface run-off from existing concrete areas. Inclusion of 1800L stormwater detention tank. Show existing parking conditions on Demolition Site Plan.	05 Nov. 2026	SW	ST	01, 01a, 01b, 02, 03, 03a
B	Council RFI (20 May 2025): Updated roof design, Removed additional vehicle access, Inclusion of private open space section, Updated all relevant plans.	21 Sep. 2026	SW	ST	01a, 01b, 02, 03, 03a
A	Council RFI (20 May 2025): Inclusion of existing dwelling layout & window locations	30 May 2025	SW	ST	01, 01a, 01c, 01d
	DA PLAN SET	18 Mar. 2025	SW	CK	01 - 03

Notes
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PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
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info@anotherperspective.com.au

Client / Project info
PROPOSED NEWLAND DEVELOPMENT
43 Bowden Street,
GLENORCHY

Soil Classification:	TBC
Title Reference:	CT55734/6
Floor Areas:	Refer to plans.
Porch / Deck Areas:	Refer to plans.
Wind Speed:	TBC
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	LOW
Certified BAL:	Not Bushfire Prone
Designed BAL:	Not Bushfire Prone
(Refer to Standard Notes for Explanation)	

COVER SHEET

AP2024-2416

Date 20 January 2025

Scale

Sheet 00/03

Document Set ID: 3689072
Version: 1, Version Date: 16/11/2026

NOTE:
Water main, Gas main, Telstra & stormwater main are sketched per BYDA Information Only.

STORMWATER MAIN IS SKETCHED PER BYDA INFORMATION ONLY.
JUNCTION PITS WERE UNABLE TO BE LOCATED ON SITE.

POSSIBLE SEWER AND STORMWATER CONNECTION POINTS

CT55734/6
598m²

Shed
16.76
124°37'
DRAINAGE EASEMENT
1.83 WIDE
22.477
24.985
23.986
24.151
Ex. Fake Grass
Ex. Colorbond Shed to be demolished
Ex. Conc.
Shed
Shed
Shed
Ex. Conc.
Ex. Conc.
25.726
Ex. Wooden deck
Ex. Conc.
35.66
34°37'20"
34°37'20"
35.66
Shed
Ex. Conc.
House
41 Bowden Street
Existing
Weatherboard House
FFL 25.739
Ex. Gravel
28.007
28.742
Ex. Conc.
Ex Parking Area
25.275
Ex. Conc.
30.886
BM NAIL
RL 25.399
RS.BIT.FP
25.358
304°37'
16.76
O.RS.BIT.FP
RS.BIT.FP
Gas Main

BOWDEN STREET

0 2 4 6 8m
1:200



EXISTING PARKING CONDITIONS - NOT TO SCALE

NOTES:
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At the time of this survey, CT.55734/6 was owned by Mark & Miriam Newland.
Date of Survey : 09/01/2025

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-072
DATE RECEIVED: 10 November 2026

No.	Date	Int.
C	05 Nov. 2026	SW
A	30 May 2025	SW

Amendment changes as per cover sheet

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PROPOSED NEWLAND DEVELOPMENT
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EXISTING / DEMOLITION SITE PLAN

Drawn	SW	AP2024-2416	
Date	20 January 2025	Sheet	01/03
Scale	1 : 200		

Document Set ID: 3689072
Version: 1, Version Date: 16/11/2026

U2 Floor FFL 25.30

Ex. FFL 25.74

NOTE:
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STORMWATER MAIN IS SKETCHED PER BYDA INFORMATION ONLY.
JUNCTION PITS WERE UNABLE TO BE LOCATED ON SITE.

Shed

Rear Boundary Setback 4000

Rear Boundary Setback 4000

16.76

124°37'

U2 Total POS
9.4.3 - A1(b)
62.45m²

Bins

1:59

Gate

DRAINAGE EASEMENT
1.83 WIDE

22.477

24.985

Ex. Conc

23.986

24.151

U2 POS 9.4.3 - A2(a)(i)
24m² (min 4.0 m)
Max Gradient = 1:10

2044

Clothes Line

Side Boundary Setback 1000

5400

POSSIBLE SEWER AND STORMWATER CONNECTION POINTS

Side Boundary Setback 3094

1:99

P4
(U2)

24.8

U2

Shed

Waste Storage
9.4.8 - A1
Min 1.5m² per unit (2 units)
3.00m² provided

150 Kerb

P3
(U2)

1:55

1:49

Shed

Side Boundary Setback 1000

Side Boundary Setback 3094

2700

CT55734/6
598m²

150 Kerb

3070

25

Shed

Shed

390

Clothes Line

Ex. Conc. Driveway

25.726
Ex. Wooden deck

U1 POS
9.4.3 - A2(a)(i)
24m²
(min 4.0 m)
Max Gradient = 1:10

35.66

34°37'20"

34°37'20"

35.66

Shed

U1 Total POS
9.4.3 - A1(b)
79.70m²

Ex. Conc.

25

Existing
Weatherboard House
FFL 25.739

House
41 Bowden Street

House
45 Bowden Street

U1 (EXISTING)

Ex. Gravel

3086

28.007

Bins

28.742

Gate

25.2

2700

1:53

P1
(U1)

1:71

P2
(U1)

1:33

25.4

Continued use as parking area - as per C2.6.8 - A1

5400

5400

25.275

Ex. Conc.

30.886

O.RS.BIT.FP

BM NAIL
RL 25.399

RS.BIT.FP

25.358

Existing
Letterbox (U1)

304°37'
16.76

RS.BIT.FP

Proposed Letterbox

Gas Main

BOWDEN STREET

0 2 4 6 8m

1:200

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-072

DATE RECEIVED: 10 November 2026

EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - GLENORCHY		
9.4.1 - Residential density for multiple dwellings		
A1		Site Density: Min. 200.00m² per unit 598.00m² / 2 (units) = 299.00m² provided
9.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 65% of site = 388.70m² Proposed site coverage (excl. eaves up to 0.6m): 200.62m² (33.55%)

No.	Date	Int.
C	05 Nov. 2026	SW
B	21 Sep. 2026	SW
A	30 May 2025	SW

Amendment changes as per cover sheet

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PROPOSED NEWLAND DEVELOPMENT

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PROPOSED SITE PLAN

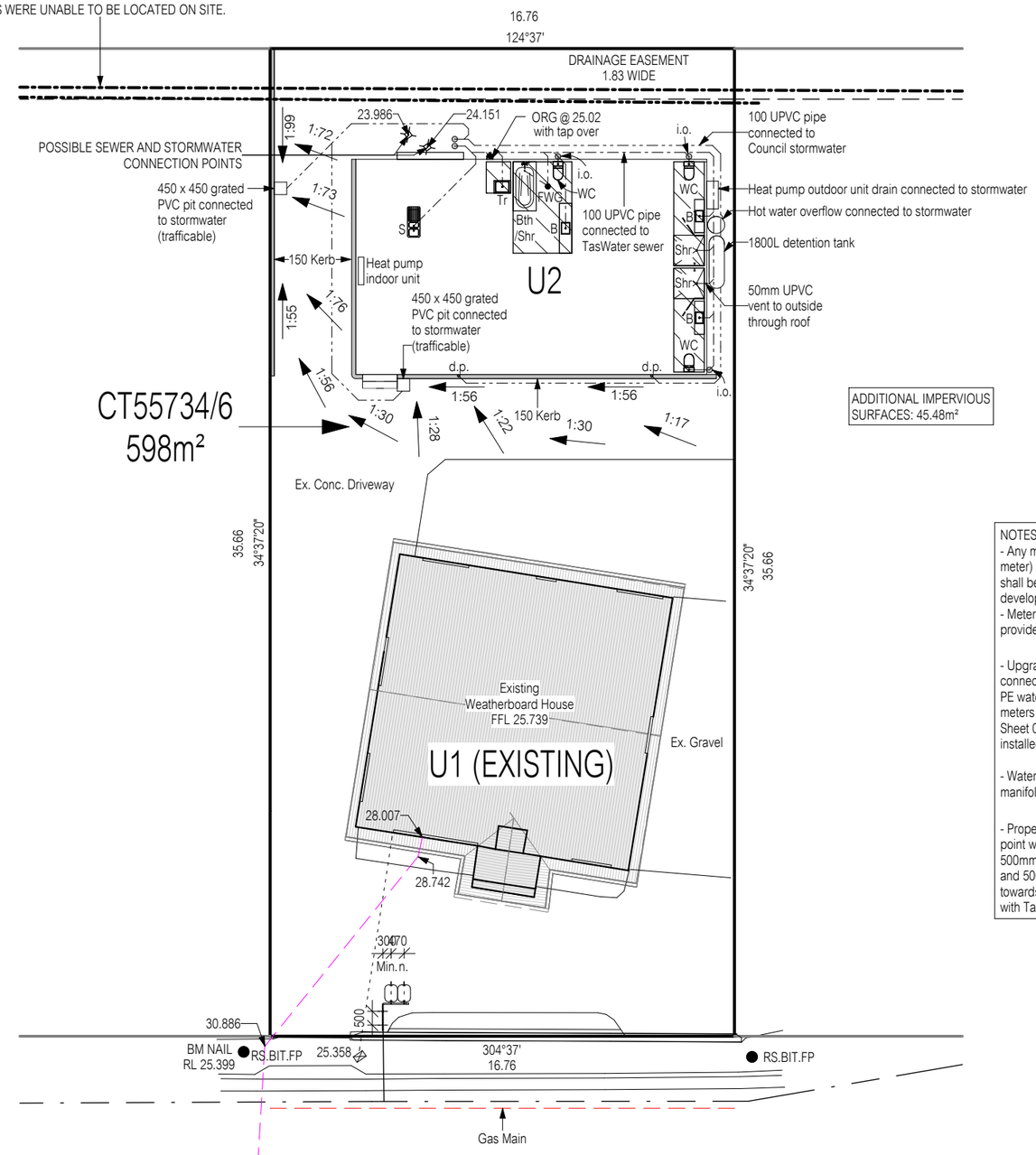
Drawn	SW	AP2024-2416
Date	20 January 2025	Sheet 01a/03
Scale	1 : 200	

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Version: 1, Version Date: 16/11/2026

NOTE:
Water main, Gas main, Telstra & stormwater main are sketched per BYDA Information Only.

Existing driveway to be altered as required to ensure surface water is directed towards grated pits & away from the proposed dwelling.

STORMWATER MAIN IS SKETCHED PER BYDA INFORMATION ONLY.
JUNCTION PITS WERE UNABLE TO BE LOCATED ON SITE.



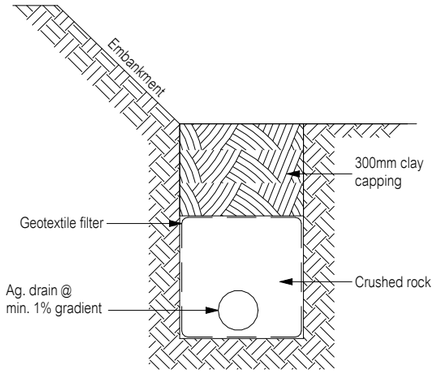
Where ag drain is < 1.8m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

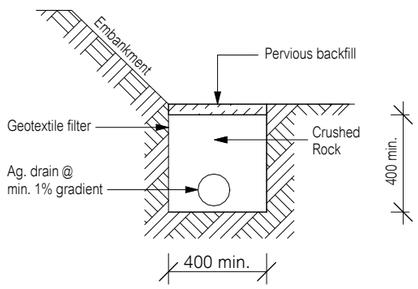
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

NOTES:
- Any modifications (including installation of a meter) to the existing property water service shall be undertaken by TasWater at the developers cost
- Meters and check valves detailed are to be provided by TasWater at the developer's cost.

- Upgrade existing DN25mm (ID20) water connection to new DN32mm (ID25) PN16 PE water connection with 2 x DN20 water meters on a manifold as per TWS-W-0002 - Sheet 03 & 09. Below ground low hazard installed by TasWater's contractor.

- Water connections separated by manifold provided by TasWater

- Property services shall be located at a point where the Gate Valve to be located 500mm inside the front property boundary and 500mm from the edge of the driveway towards the centre of the lot in accordance with TasWater Water Metering Guidelines.

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DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)
	Sewer Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (150Ø UPVC) (unless noted otherwise)	

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Refer to Roof Plan for downpipe calculations

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

0 2 4 6 8m
1:200

No.	Date	Int.
C	05 Nov. 2026	SW
B	21 Sep. 2026	SW

Amendment changes as per cover sheet

Soil classification: TBC

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

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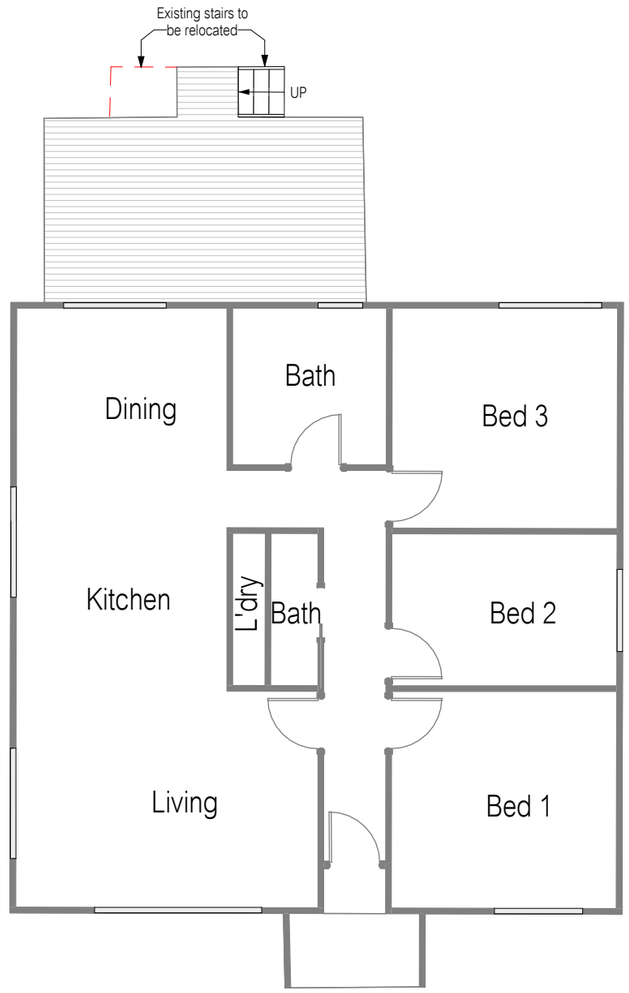
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DRAINAGE PLAN

Drawn	SW	AP2024-2416
Date	20 January 2025	Sheet
Scale	1 : 200	01b/03

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0 1 2 3 4m
1:100

EX. Floor Area = 99.36m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

No.	Date	Int.
A	30 May 2025	SW

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U1 (EXISTING) FLOOR PLAN

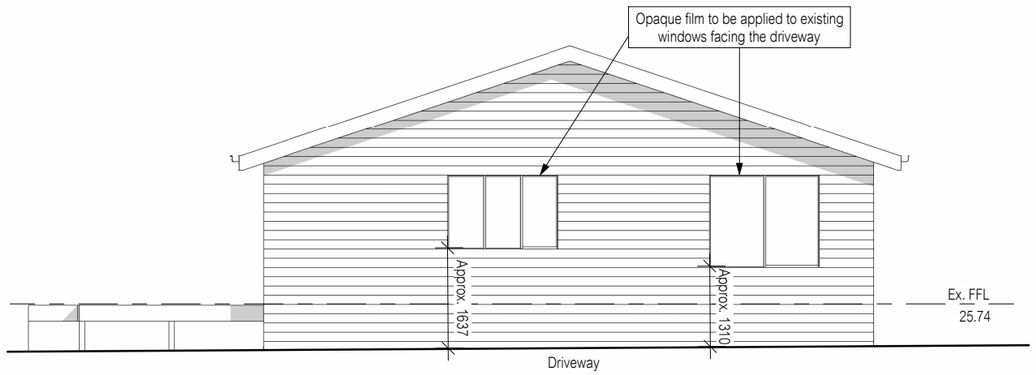
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guidelines. Refer to manufacturer's documentation.



U1 North West Elevation

No.	Date	Int.
A	30 May 2025	SW

Amendment changes as per cover sheet

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LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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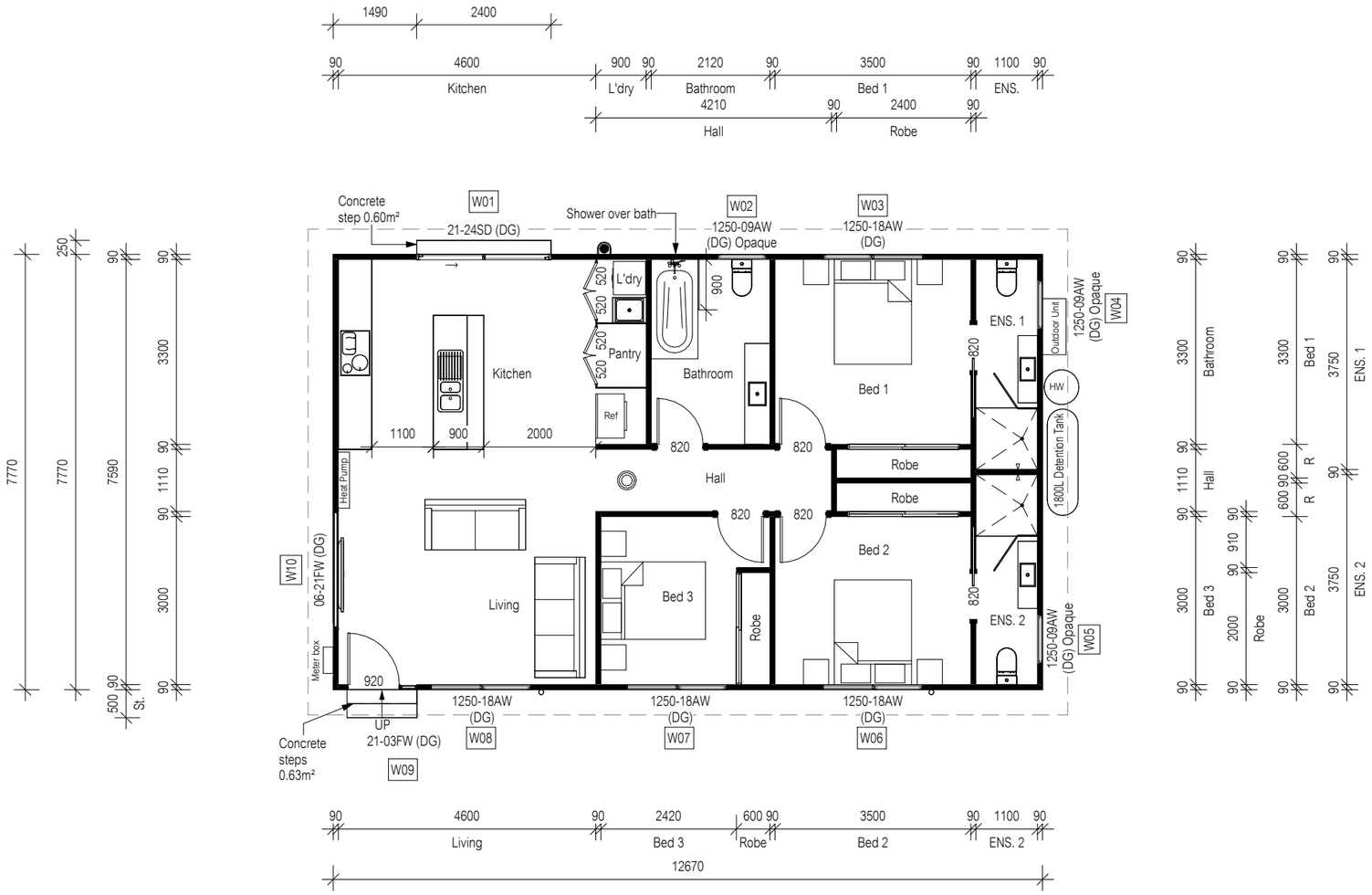
U1 ELEVATION

Drawn	SW	AP2024-2416
Date	02 June 2025	Sheet
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0 1 2 3 4m
1:100

Floor Area = 98.45m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

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U2 FLOOR PLAN

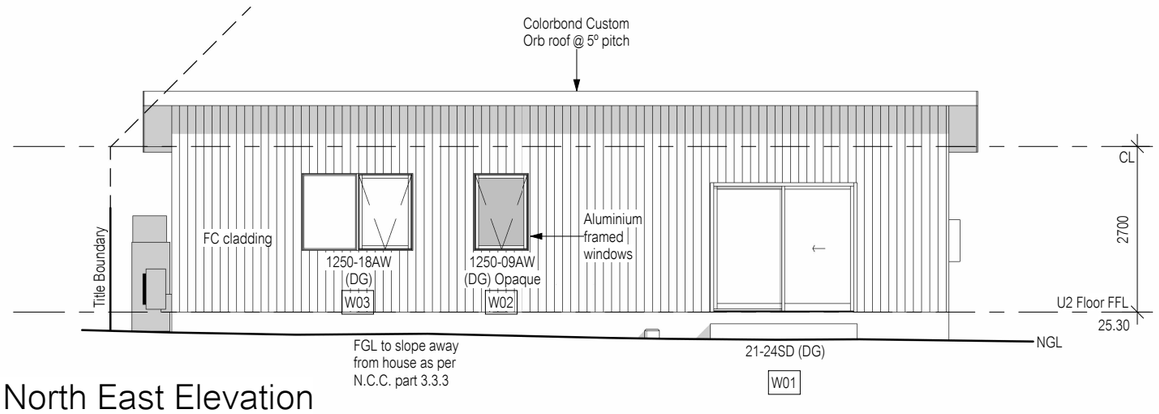
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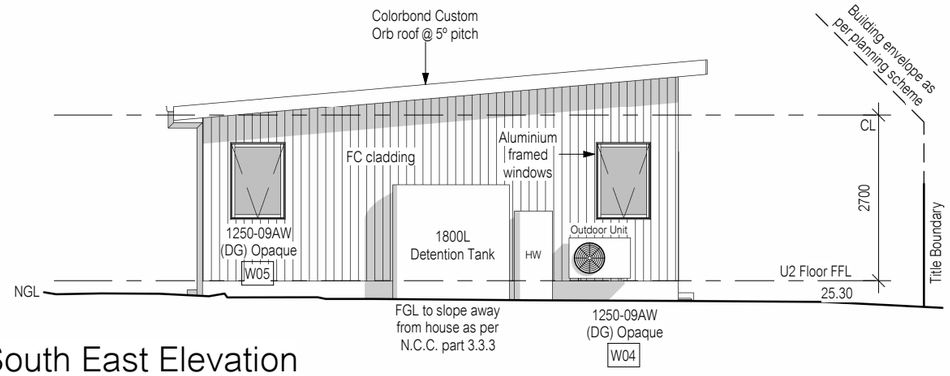
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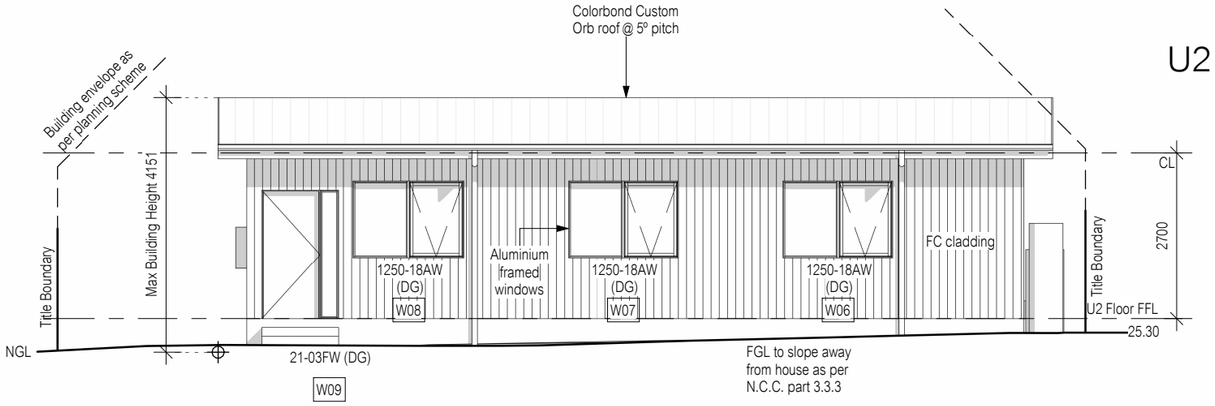
guidelines. Refer to manufacturer's documentation.



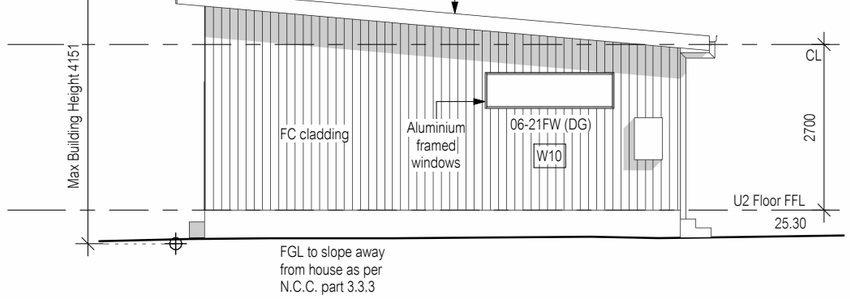
U2 North East Elevation



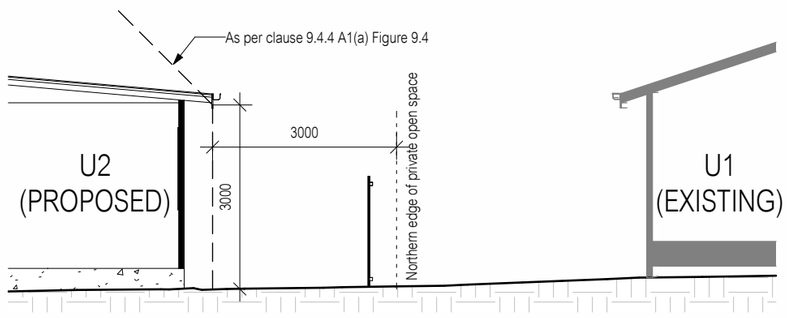
U2 South East Elevation



U2 South West Elevation



U2 North West Elevation



Private Open Space Section

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

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Client / Project info
PROPOSED NEWLAND DEVELOPMENT
43 Bowden Street,
GLENORCHY

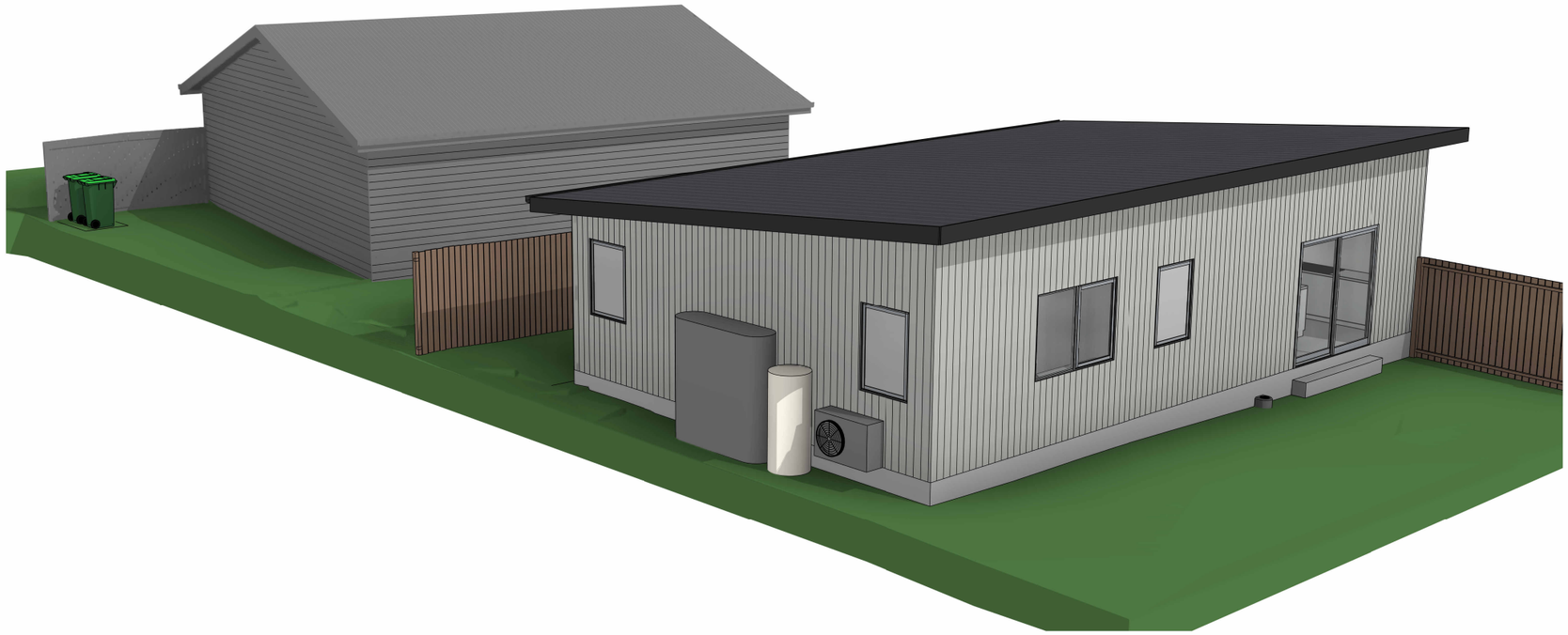
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U2 ELEVATIONS

Drawn	SW	AP2024-2416	
Date	20 January 2025	Sheet	03/03
Scale	1 : 100		

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No.	Date	Int.
C	05 Nov. 2026	SW
B	21 Sep. 2026	SW

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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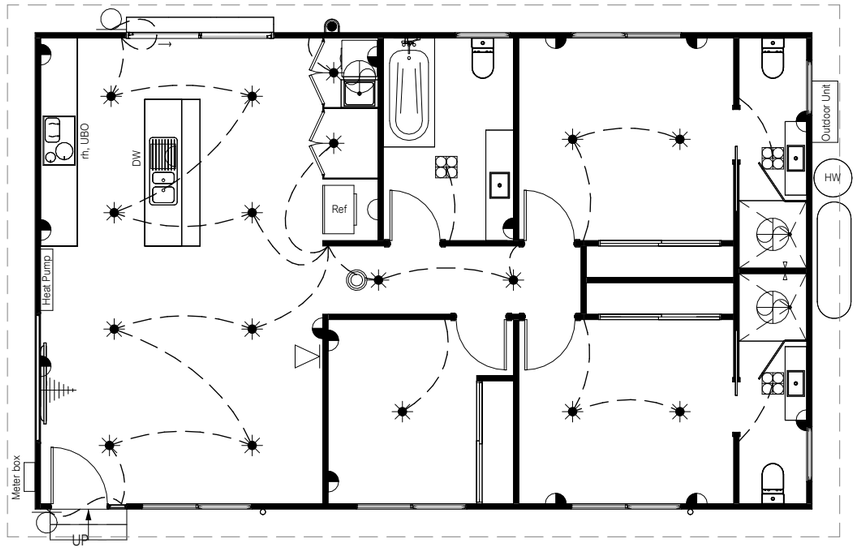
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PERSPECTIVE VIEWS

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Scale		03a/03

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LEGEND (W = Wattage e.g. 3[illegible]

- STANDARD CEILING
- DOWNLIGHT POINT (
- LED DOWNLIGHT PO… WITH INSULATION O…
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

Where no external ventilation / windows provided, exhaust fans to wet areas/ laundry to be fitted with a run on timer.
20mm gap base of door to comply with N.C.C. 10.8.2 (5)(a).

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-072
DATE RECEIVED: 10 November 2026

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ELECTRICAL PLAN

Drawn	SW	AP2024-2416	
Date	20 January 2025	Sheet	09/03
Scale	1 : 100		

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Lighting

Class 1 & 10a buildings

National Construction Code

ABCB

Calculator

Building name/description	Classification
AP2024-2416 - PROPOSED NEWLAND DEVELOPMENT, 43 Bowden Street, GLENORCHY	Class 1

Number of rows preferred in table below: 11 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	SATISFIES PART 13.7.6 Lamp or illumination power density: System allowance	System design	System share of % of aggregate allowance used
1	Kitchen	Kitchen	16.5 m²	40 W	Class 1 building						5.0 W/m²	2.4 W/m²	6% of 42%
2	Living	Living room	19.3 m²	40 W	Class 1 building						5.0 W/m²	2.1 W/m²	5% of 42%
3	L'dry	Laundry	1.0 m²	10 W	Class 1 building						5.0 W/m²	*10.1 W/m²*	26% of 42%
4	Pantry	Other	1.0 m²	10 W	Class 1 building						5.0 W/m²	*10.1 W/m²*	26% of 42%
5	Hall	Corridor	4.7 m²	20 W	Class 1 building						5.0 W/m²	4.3 W/m²	11% of 42%
6	Bath	Bathroom	7.0 m²	8 W	Class 1 building						5.0 W/m²	1.1 W/m²	3% of 42%
7	Bed 1	Bedroom	13.0 m²	20 W	Class 1 building						5.0 W/m²	1.5 W/m²	4% of 42%
8	ENS. 1	Bathroom	4.1 m²	8 W	Class 1 building						5.0 W/m²	1.9 W/m²	5% of 42%
9	Bed 2	Bedroom	11.9 m²	20 W	Class 1 building						5.0 W/m²	1.7 W/m²	4% of 42%
10	ENS. 2	Bathroom	4.1 m²	8 W	Class 1 building						5.0 W/m²	1.9 W/m²	5% of 42%
11	Bed 3	Bedroom	9.1 m²	10 W	Class 1 building						5.0 W/m²	1.1 W/m²	3% of 42%

			Allowance	Design average
91.7 m²	194 W	Class 1 building	5.0 W/m²	2.1 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

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WINDOW MANUFACTURER:
(?????WINDOW TYPE CHANGE??

LEGEND:
SW = Sliding Window, AW = Awning Wind
BRPG = Bushfire Rated Privacy Glass
NOTE: Window tags including (DG) are to be single glazed.

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. : PLN-25-072
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NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures.
Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 11.3.7 & 11.3.8
* - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)

WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
W01	21-24SD (DG)				
W02	1250-09AW (DG) Opaque				
W03	1250-18AW (DG)				
W04	1250-09AW (DG) Opaque				
W05	1250-09AW (DG) Opaque				
W06	1250-18AW (DG)				
W07	1250-18AW (DG)				
W08	1250-18AW (DG)				
W09	21-03FW (DG)				
W10	06-21FW (DG)				
W11	15-18AW				
W12	12-18AW				

INSULATION SCHEDULE

Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (Internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly.
Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification.
Ventilation to comply with N.C.C. 10.8.3.
Recommended to comply with *CBOS - CONDENSATION IN BUILDINGS - TASMANIAN DESIGNERS GUIDE* (i.e. min. 25mm clearance required between roofing and sarking (i.e. batten over sarking OR sarking over batten + vented batten) & Min. 25mm air gap above bulk insulation into roof space).
Where solar tubes are located, diffusers are to be installed.
Where skylights are located, ceiling insulation is to be installed to length of shaft.

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CALCULATIONS & SCHEDULES

Drawn	SW	AP2024-2416
Date	19 March 2025	Sheet 10/03
Scale		

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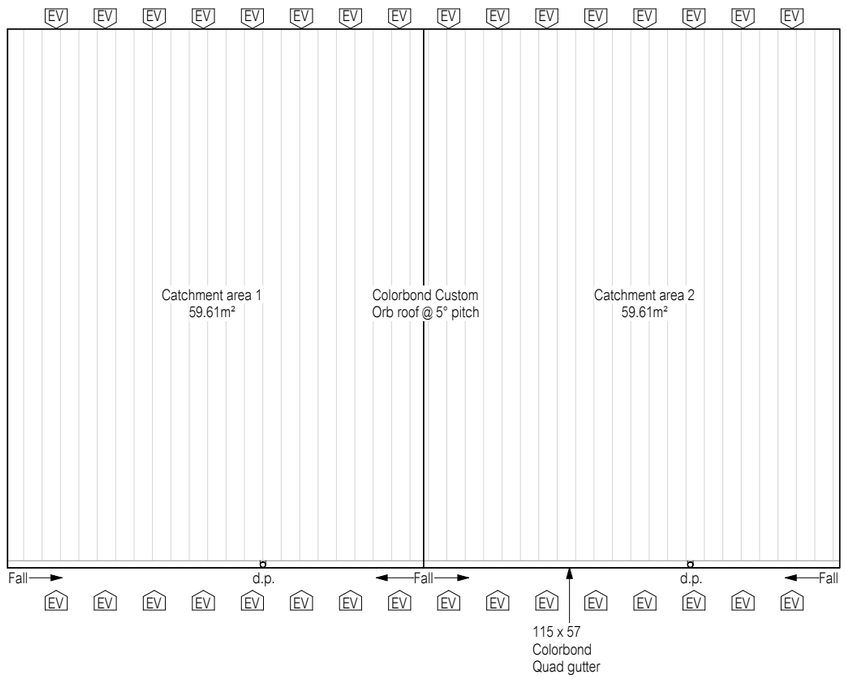
GLENORCHY CITY COUNCIL
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GUTTER OVERFLOW

Batten fixings:
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
75 x 38 F8
@ 900 Centre

Colorbond fixings:
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Sarking to be cut / discontinuous along ridge line.
Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

Position and quantity of downpipes are not to be altered without consultation with designer

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

EV EAVES VENT NOTE:
BRADFORD CSR POLY EAVE VENT (23,700mm²).
16 VENTS EVENLY SPACED AT OPPOSING ENDS

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ROOF PLAN

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Date	20 January 2025	Sheet	11/03
Scale	1 : 100		

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