DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-244
PROPOSED DEVELOPMENT:	Single Dwelling
LOCATION:	41 Kiewa Rise Lenah Valley
APPLICANT:	Perri Pitt Building Designer
ADVERTISING START DATE:	06/11/2026
ADVERTISING EXPIRY DATE:	20/11/2026

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 **20/11/2026**.

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 **20/11/2026**, or for postal and hand delivered representations, by 5.00 pm on **20/11/2026**.

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: 3684827
Version: 1, Version Date: 03/11/2026

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE AND COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE, BUILDING ACT 2016, WORK HEALTH AND SAFETY ACT 2012, COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS, STATE BASED REGULATIONS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

SITE PLAN NOTES

HORIZONTAL DATUM (NORTH) IS APPROXIMATE TO GDA94,
VERTICAL DATUM (HEIGHT) IS TO AHD.

CONTOUR HEIGHTS ARE IN METRES.

SITE DATA AS PER DETAIL PLAN BY LEARY, COX & CRIPPS,
FILE REF. 15091, DATED 30/04/2026

SITE INFORMATION

LAND TITLE REFERENCE	187764/135
LOCAL GOVERNMENT AREA	GLENORCHY
PLANNING SCHEME ZONING	LOW DENSITY RESIDENTIAL TASMANIAN PLANNING SCHEME
PLANNING SCHEME OVERLAY(S)	PRIORITY VEGETATION AREA WATERWAY AND COASTAL PROTECTION AREA FLOOD-PRONE AREAS
WIND CLASSIFICATION	N2
SOIL CLASSIFICATION	H1
CLIMATE ZONE	7
BAL RATING	BAL-LOW
ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW

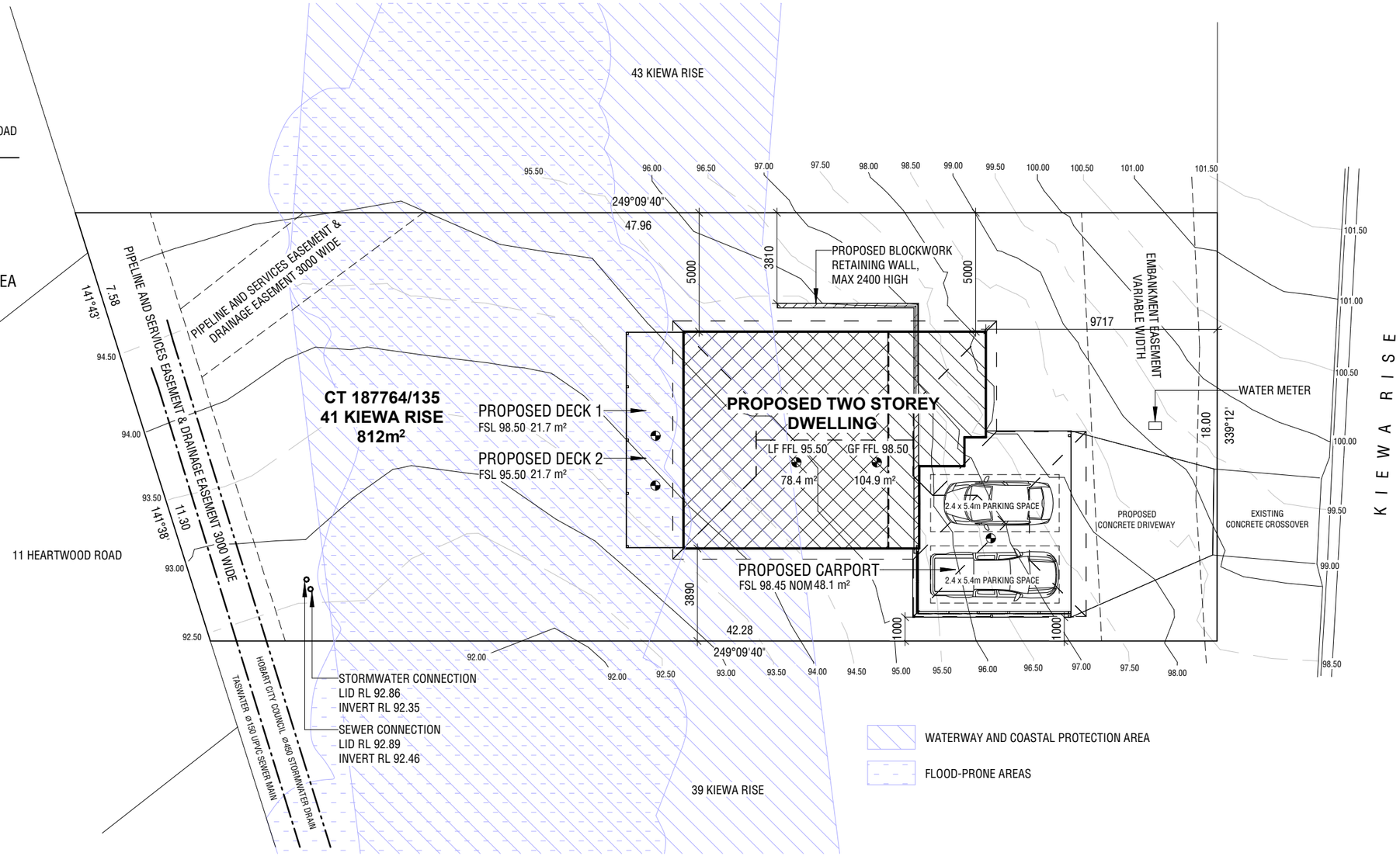
BUILDING AREAS

DWELLING FOOTPRINT (INCLUDING DECKS AND CARPORT)	176 m²
LAND AREA	812 m²
SITE COVERAGE	21.6 %

LEGEND

FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No ..... PLN-26-244 ...
DATE RECEIVED ..... 28/10/2026 ...



PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
26-004	DA01	DEVELOPMENT APPROVAL

CLIENT:
JESSE COOPER-CAMPBELL & MARYIANA MOUTWARI

PROJECT:
PROPOSED DWELLING
41 KIEWA RISE, LENAH VALLEY, TAS 7008

SHEET TITLE:
SITE PLAN

SCALE:
1 : 200 AT A3
0 2 4 6 8 10m

DRAWING INDEX

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GROUND FLOOR PLAN	DA02		
LOWER FLOOR PLAN	DA03		
ELEVATIONS 1 OF 2	DA04		
ELEVATIONS 2 OF 2	DA05		
SCHEDULES	DA06		
3D VIEWS	DA07		
SITE DRAINAGE PLAN	DA08		

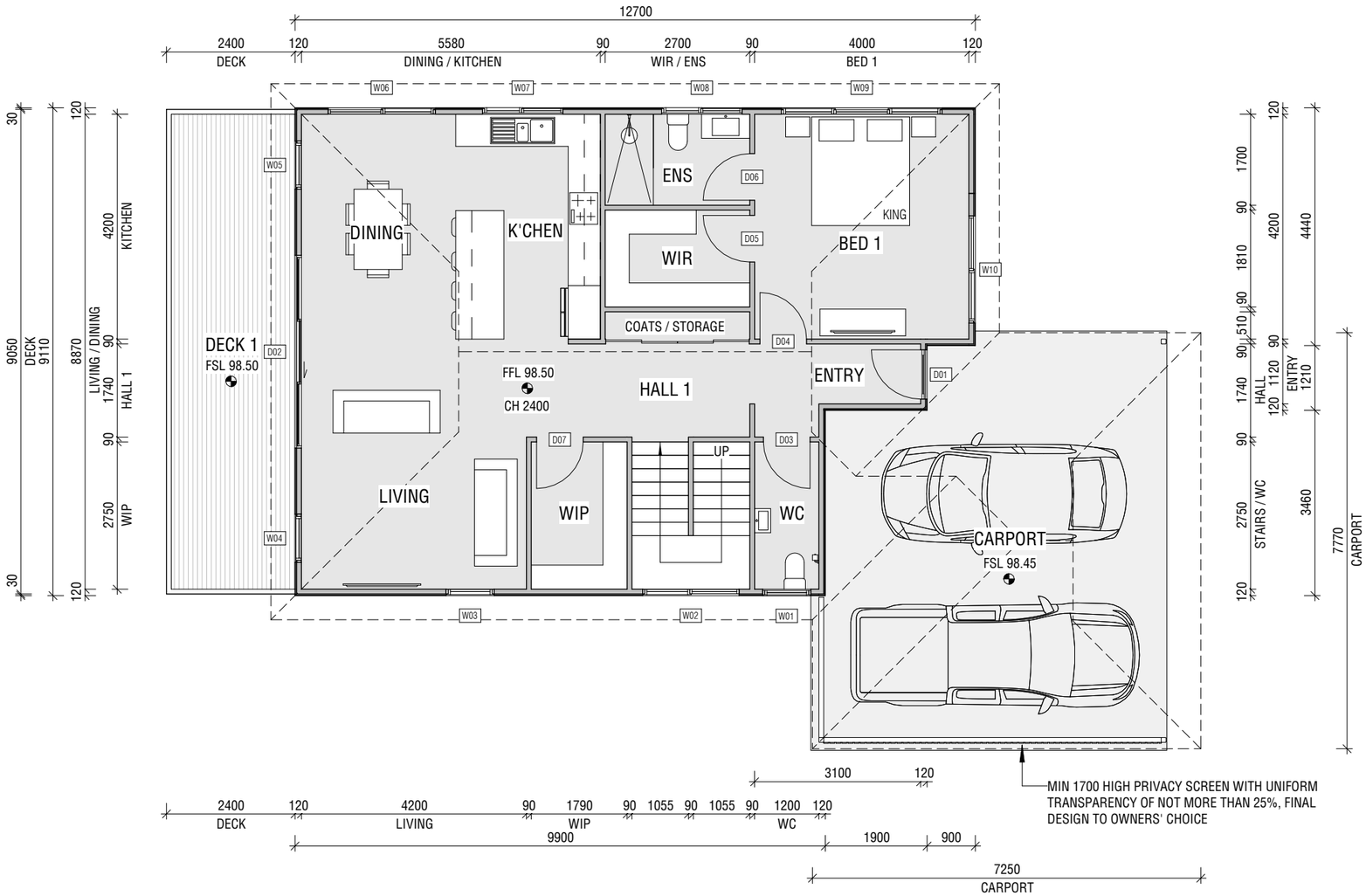
REV.	DESCRIPTION	DATE
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B	ISSUED TO COUNCIL FOR PLANNING APPLICATION	28/10/2026

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LEGEND

CH	CEILING HEIGHT
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No ..... PLN-26-244 ...
DATE RECEIVED ..... 28/10/2026 ...



PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
26-004	DA02	DEVELOPMENT APPROVAL

CLIENT: JESSE COOPER-CAMPBELL & MARYIANA MOUTWARI

PROJECT:
PROPOSED DWELLING
41 KIEWA RISE, LENAH VALLEY, TAS 7008

SHEET TITLE: GROUND FLOOR PLAN

SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

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LOWER FLOOR PLAN	DA03		
ELEVATIONS 1 OF 2	DA04		
ELEVATIONS 2 OF 2	DA05		
SCHEDULES	DA06		
3D VIEWS	DA07		
SITE DRAINAGE PLAN	DA08		

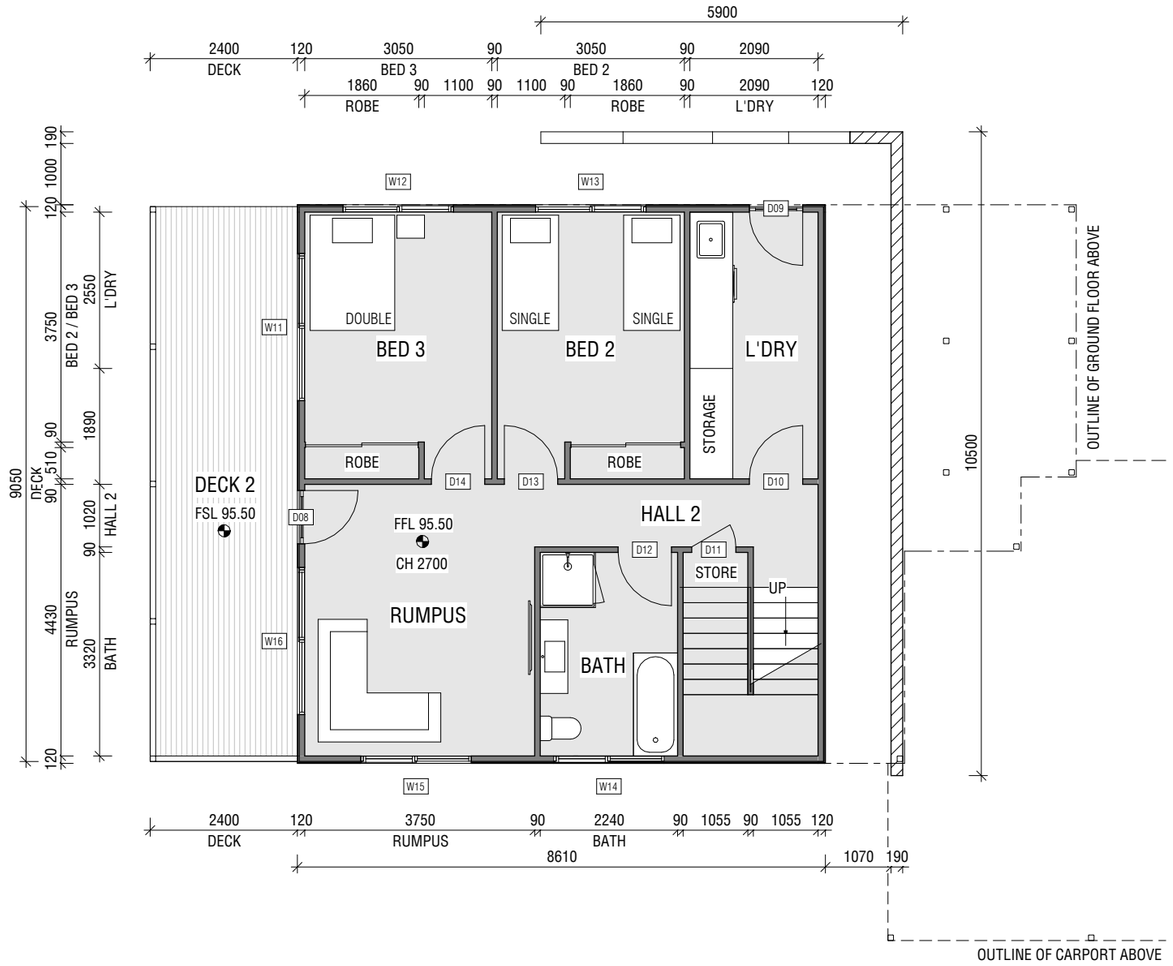
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Version: 1, Version Date: 28/10/2026

LEGEND

CH	CEILING HEIGHT
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No ..... PLN-26-244 ...
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PERRI PITT BUILDING DESIGNER

LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
26-004	DA03	DEVELOPMENT APPROVAL

CLIENT:
JESSE COOPER-CAMPBELL & MARYIANA MOUTWARI

PROJECT:
PROPOSED DWELLING
41 KIEWA RISE, LENAH VALLEY, TAS 7008

SHEET TITLE:
LOWER FLOOR PLAN

SCALE:
1 : 100 AT A3
0 1 2 3 4 5m

DRAWING INDEX

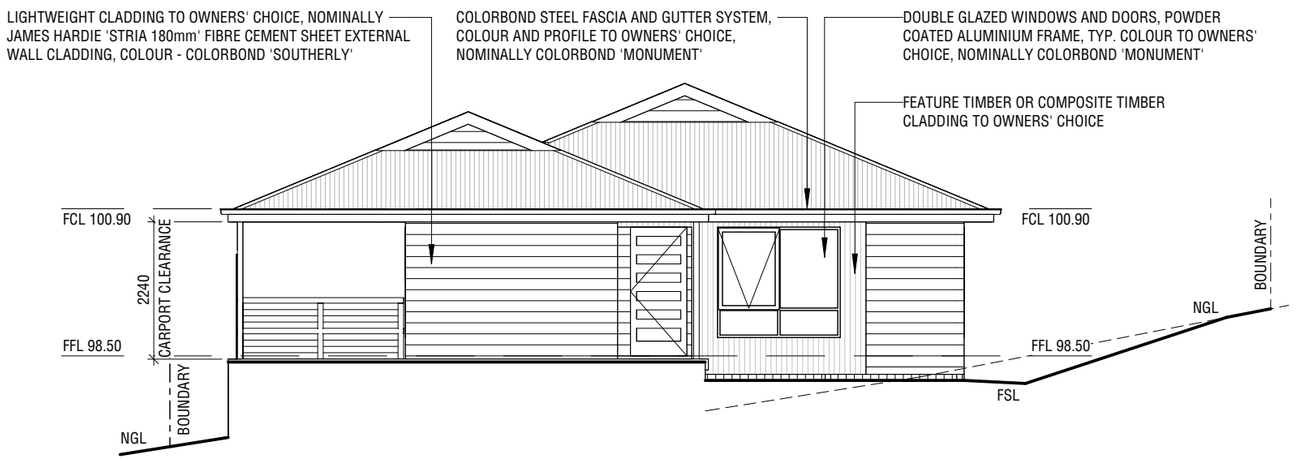
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LOWER FLOOR PLAN	DA03		
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ELEVATIONS 2 OF 2	DA05		
SCHEDULES	DA06		
3D VIEWS	DA07		
SITE DRAINAGE PLAN	DA08		

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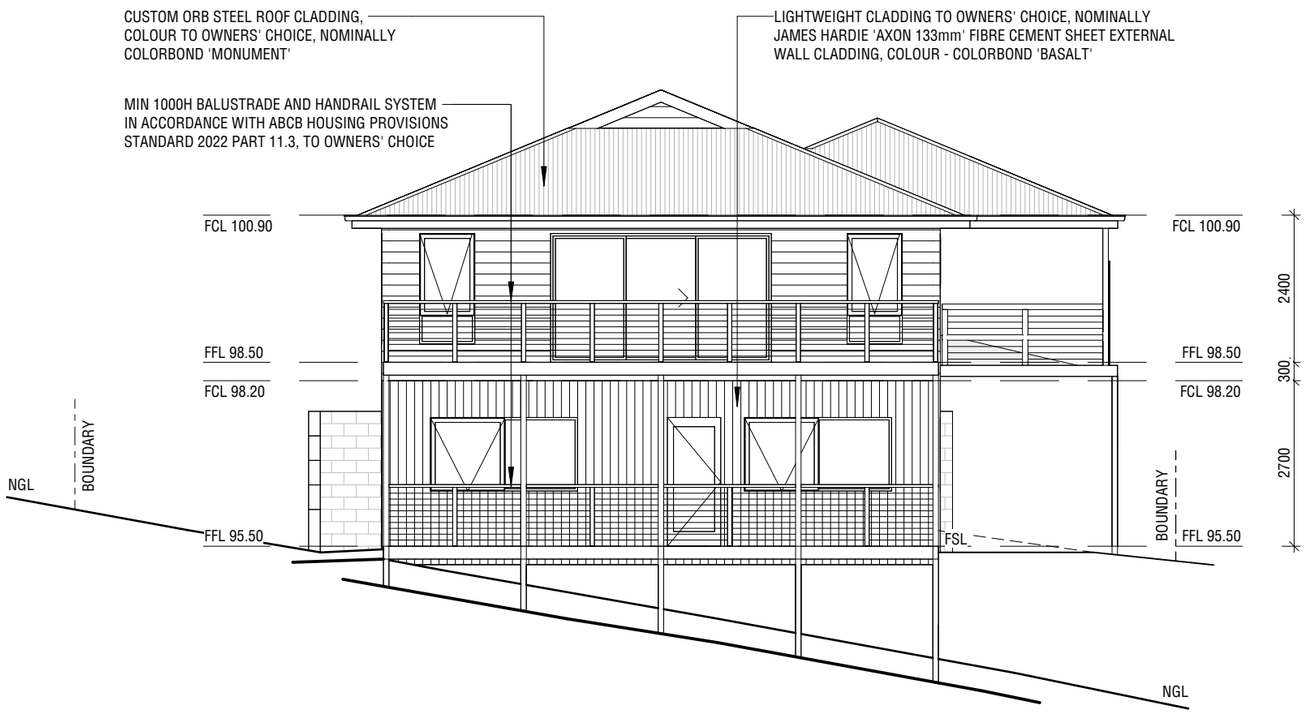
LEGEND

FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FSL	FINISHED SURFACE LEVEL
NGL	NATURAL GROUND LEVEL



EAST ELEVATION

SCALE 1 : 100 AT A3



WEST ELEVATION

SCALE 1 : 100 AT A3

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No ..... PLN-26-244 ...

DATE RECEIVED ..... 28/10/2026 ...

PERRI PITT BUILDING DESIGNER

LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.: 26-004
SHEET NO.: DA04
STATUS: DEVELOPMENT APPROVAL

CLIENT: JESSE COOPER-CAMPBELL & MARYIANA MOUTWARI

PROJECT: PROPOSED DWELLING
41 KIEWA RISE, LENAH VALLEY, TAS 7008

SHEET TITLE: ELEVATIONS 1 OF 2

SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

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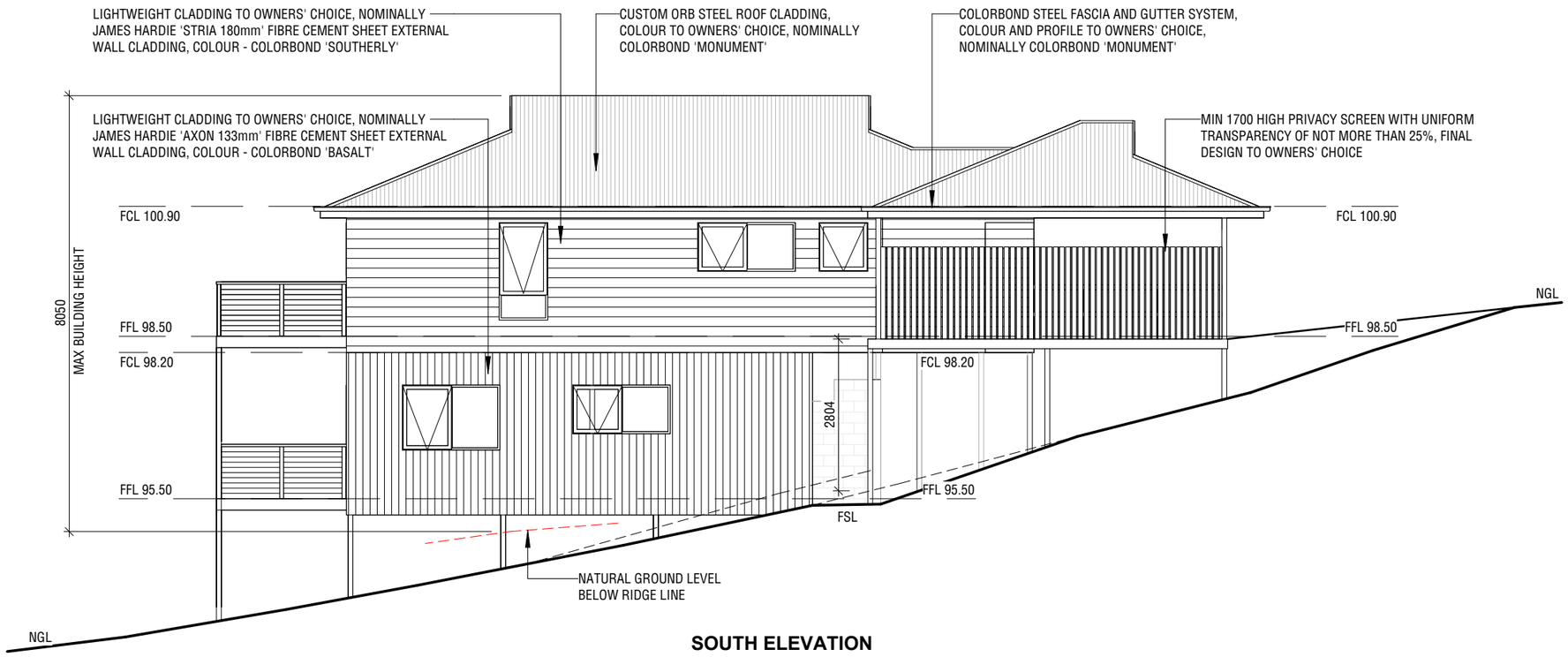
LEGEND

FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FSL	FINISHED SURFACE LEVEL
NGL	NATURAL GROUND LEVEL



NORTH ELEVATION

SCALE 1 : 100 AT A3



SOUTH ELEVATION

SCALE 1 : 100 AT A3

GLENORCHY CITY COUNCIL PLANNING SERVICES
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DATE RECEIVED ..... 28/10/2026 ...

PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
26-004	DA05	DEVELOPMENT APPROVAL

CLIENT: JESSE COOPER-CAMPBELL & MARYIANA MOUTWARI

PROJECT: PROPOSED DWELLING
41 KIEWA RISE, LENAH VALLEY, TAS 7008

SHEET TITLE: ELEVATIONS 2 OF 2

SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

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GLENORCHY CITY COUNCIL PLANNING SERVICES
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WINDOW SCHEDULE

NO.	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT	LOCATION	DESCRIPTION	COMMENTS
W01	900	900	1200	2100	WC	ALUMINIUM FRAME, AWNING, OPAQUE DOUBLE GLAZING	
W02	900	1800	1200	2100	STAIRS	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W03	1800	900	300	2100	LIVING	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W04	1800	900	300	2100	LIVING	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W05	1800	900	300	2100	DINING	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W06	1800	2000	300	2100	DINING	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W07	900	1500	1200	2100	KITCHEN	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W08	900	1500	1200	2100	ENSUITE	ALUMINIUM FRAME, AWNING/FIXED, OPAQUE DOUBLE GLAZING	
W09	1200	3000	900	2100	BED 1	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W10	1800	2000	300	2100	BED 1	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W11	1200	2400	900	2100	BED 3	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W12	1200	1800	900	2100	BED 3	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W13	1200	1800	900	2100	BED 2	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W14	900	1800	1200	2100	BATH	ALUMINIUM FRAME, AWNING/FIXED, OPAQUE DOUBLE GLAZING	
W15	1200	1800	900	2100	RUMPUS	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W16	1200	2400	900	2100	RUMPUS	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	

EXTERIOR DOOR SCHEDULE

NO.	HEIGHT	WIDTH	LOCATION	DESCRIPTION	COMMENTS
D01	2100	920	ENTRY	ALUMINIUM FRAME, HINGED DOOR, FEATURE GLAZING	
D02	2100	3600	LIVING/DINING	ALUMINIUM FRAME, SLIDING DOOR, CLEAR DOUBLE GLAZING	
D08	2100	870	RUMPUS	ALUMINIUM FRAME, HINGED DOOR, FULL HEIGHT GLAZING	
D09	2100	870	LAUNDRY	ALUMINIUM FRAME, HINGED DOOR, FULL HEIGHT GLAZING	

INTERIOR DOOR SCHEDULE

NO.	HEIGHT	WIDTH	LOCATION	DESCRIPTION	COMMENTS
D03	2040	870	WC	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D04	2040	870	BED 1	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D05	2040	870	WIR	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D06	2040	870	ENSUITE	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D07	2040	870	WIP	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D10	2040	870	LAUNDRY	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D11	2040	720	STORE	TIMBER, HOLLOW CORE, INTRRIOR GRADE, HINGED	
D12	2040	870	BATH	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D13	2040	870	BED 2	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D14	2040	870	BED 3	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	

PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.: 26-004
SHEET NO.: DA06
STATUS: DEVELOPMENT APPROVAL
SHEET TITLE: SCHEDULES
SCALE: NOT TO SCALE

CLIENT:
JESSE COOPER-CAMPBELL & MARYIANA MOUTWARI

PROJECT:
PROPOSED DWELLING
41 KIEWA RISE, LENAH VALLEY, TAS 7008

DRAWING INDEX

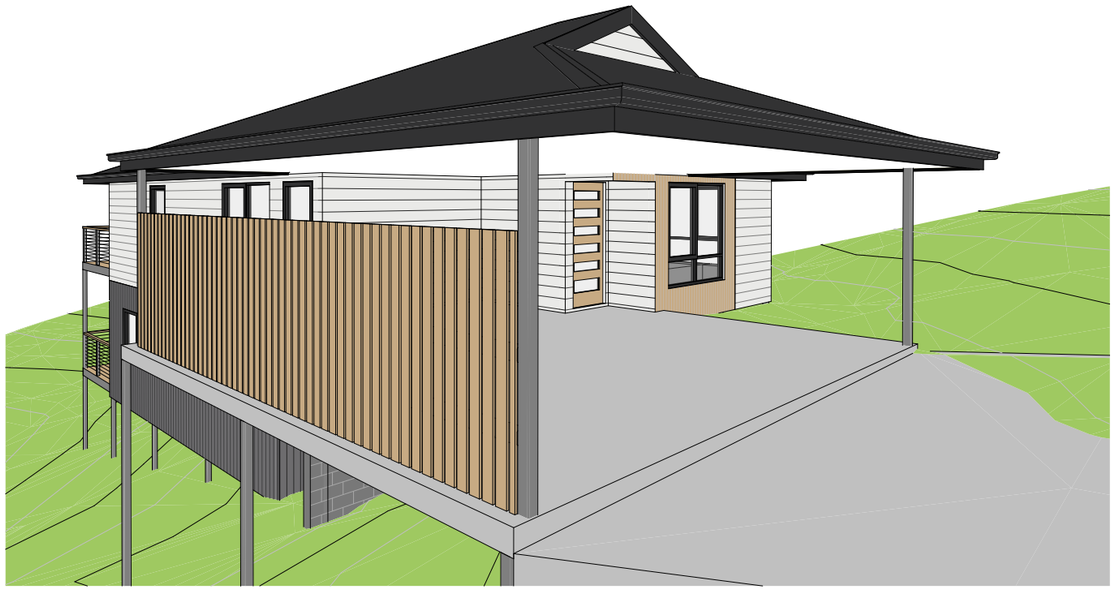
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NORTHEAST 3D VIEW
NOT TO SCALE

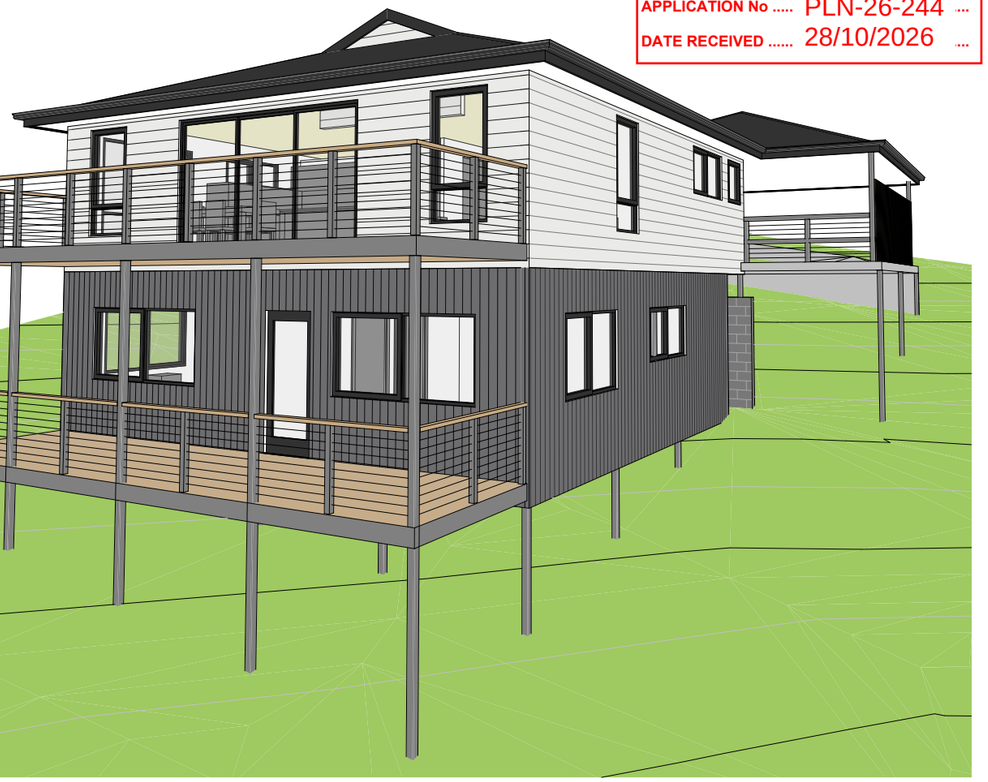


SOUTHEAST 3D VIEW
NOT TO SCALE

GLENORCHY CITY COUNCIL PLANNING SERVICES
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NORTHWEST 3D VIEW
NOT TO SCALE



SOUTHWEST 3D VIEW
NOT TO SCALE

PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:	SHEET TITLE:	SCALE:
26-004	DA07	DEVELOPMENT APPROVAL	3D VIEWS	NOT TO SCALE

CLIENT:
JESSE COOPER-CAMPBELL & MARYIANA MOUTWARI

PROJECT:
PROPOSED DWELLING
41 KIEWA RISE, LENAH VALLEY, TAS 7008

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SITE PREPARATION NOTES

ALL PREPARATION BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE INCLUDING HOWEVER NOT LIMITED TO:

- NCC 2022 BUILDING CODE OF AUSTRALIA - VOLUME TWO PART 4.2.3 EXCAVATION FOR FOOTINGS, NOTING THE FOLLOWING:

TOPSOIL CONTAINING GRASS ROOTS MUST BE REMOVED FROM THE SITE OF THE FOUNDATIONS. FOOTING EXCAVATIONS MUST BE FREE OF LOOSE EARTH, TREE ROOTS, MUD AND DEBRIS.

EXCAVATION DEPTHS AND SOIL CUTS MUST COMPLY WITH PART 3.2 EARTHWORKS.

PLUMBING AND DRAINAGE NOTES

ALL PLUMBING AND DRAINAGE MUST BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE AND LOCAL COUNCIL REQUIREMENTS.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES

SOIL & WATER MANAGEMENT STRATEGIES

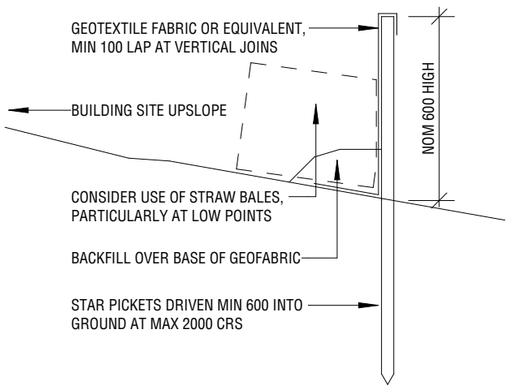
INSTALL SEDIMENT FENCE ON DOWNSLOPE OF ALL EXCAVATION AND MATERIAL STOCKPILES. SEDIMENT FENCE TO BE INSPECTED REGULARLY AND MAINTAINED DURING CONSTRUCTION. REMOVE UPON COMPLETION OF CONSTRUCTION, LANDSCAPING AND SITE .

CONSTRUCT STABILISED SITE ACCESS, NOMINAL 200mm THICK LAYER OF 40mm AGGREGATE OR RECYCLED CONCRETE. OR CONSTRUCTION VEHICLES TO PARK ON STREET WHENEVER POSSIBLE TO PREVENT TRANSFER OF MUD AND DEBRIS ONTO ROADWAY.

INSTALL AG DRAINS PRIOR TO FOOTING EXCAVATION. DIRECT DISCHARGE AWAY FROM BUILDINGS AND ENSURE THERE IS NO IMPACT ON NEIGHBOURING PROPERTIES.

DOWNPIPES TO BE CONNECTED TO STORMWATER COLLECTION/DISCHARGE POINT AS SOON AS ROOF IS INSTALLED.

PERFORM SITE REHABILITATION (LANDSCAPING AND REVEGETATION) AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION.

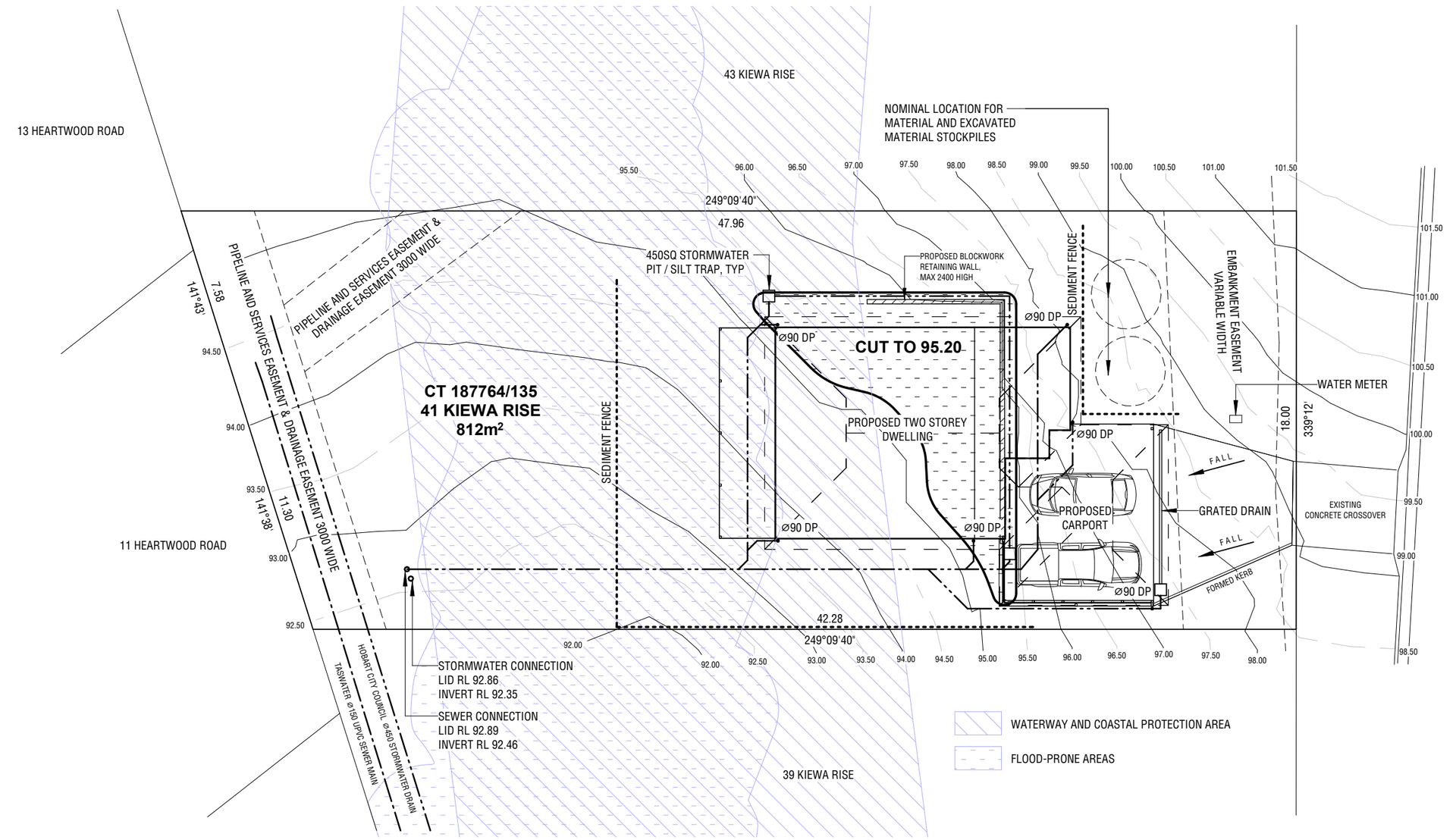


TYPICAL SEDIMENT FENCE DETAIL

NOT TO SCALE

LEGEND

DP	DOWNPIPE
——·——·——	AG DRAIN, ⌀100 IN GEOTEXTILE SOCK
——·——·——	STORMWATER LINE (DN100 UPVC)



PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
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PROJECT NO.:	SHEET NO.:	STATUS:
26-004	DA08	DEVELOPMENT APPROVAL

CLIENT: JESSE COOPER-CAMPBELL & MARYIANA MOUTWARI

PROJECT:
PROPOSED DWELLING
41 KIEWA RISE, LENAH VALLEY, TAS 7008

SHEET TITLE: SITE DRAINAGE PLAN

SCALE: 1 : 200 AT A3 (0 2 4 6 8 10m)

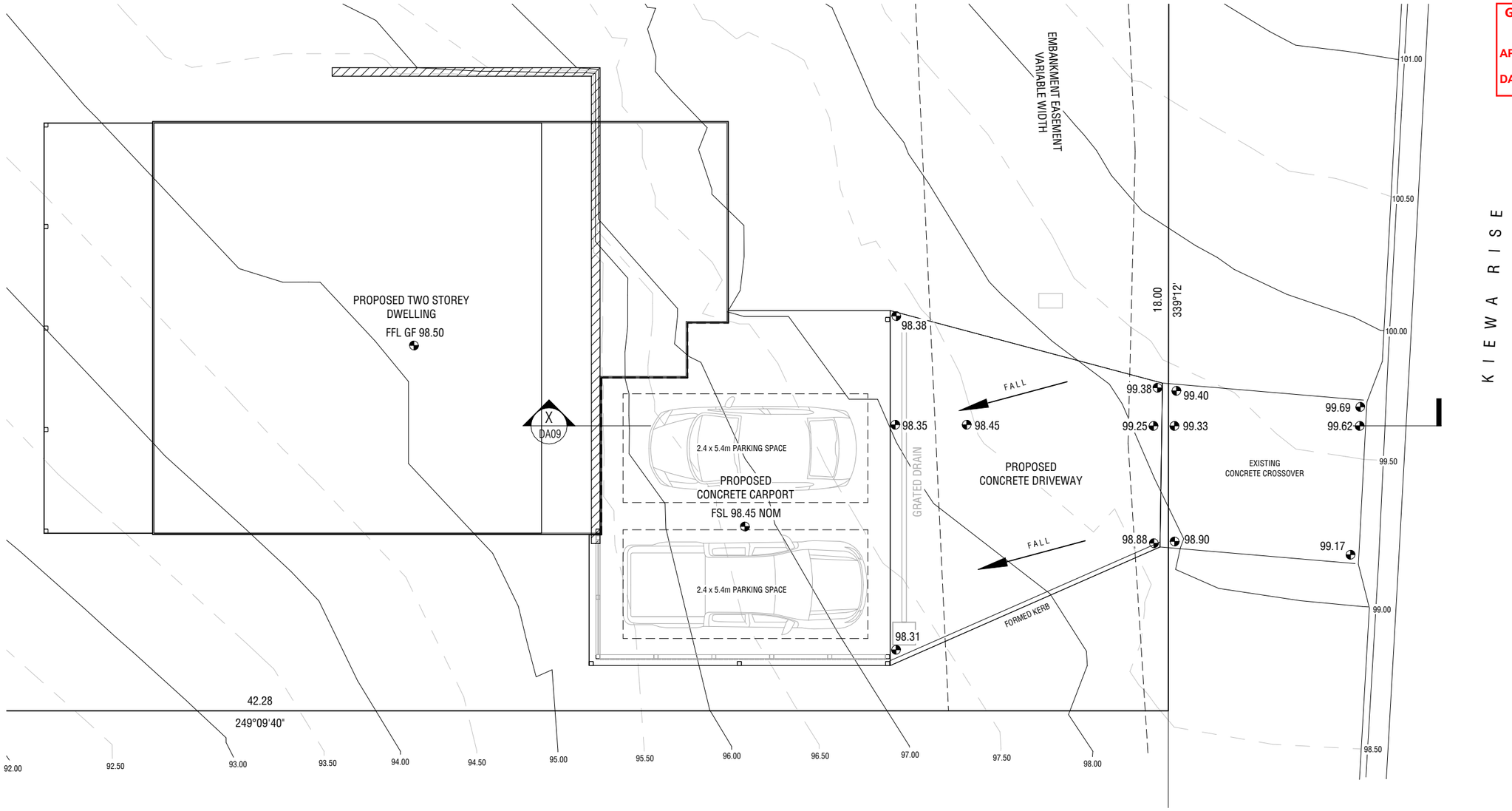
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FINISHED SURFACE LEVEL	98.45	98.35	98.45	99.25	99.62
NATURAL GROUND LEVEL	96.06	97.71	98.71	99.15	99.52
CHAINAGE	0.00m	6.38m	8.38m	12.51m	16.77m
GRADIENT	1.6%	5.0%	14.7%	8.7%	
	CARPORT	*TRANSITION*	PROPOSED DRIVEWAY	EXISTING CROSSOVER	

PERRI PITT BUILDING DESIGNER
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perri@perripitt.com

PROJECT NO.: 26-004
SHEET NO.: DA09
STATUS: DEVELOPMENT APPROVAL

CLIENT: JESSE COOPER-CAMPBELL & MARYIANA MOUTWARI

PROJECT: PROPOSED DWELLING
41 KIEWA RISE, LENAH VALLEY, TAS 7008

SHEET TITLE: DRIVEWAY PLAN

SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

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