DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-277
PROPOSED DEVELOPMENT:	Single Dwelling (Residential)
LOCATION:	29 Nathan Street Berriedale
APPLICANT:	Ronald Young & Co Builders Pty Ltd
ADVERTISING START DATE:	27/11/2026
ADVERTISING EXPIRY DATE:	11/12/2026

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 **11/12/2026**.

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 **11/12/2026**, or for postal and hand delivered representations, by 5.00 pm on **11/12/2026**.

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: 3691692
Version: 1, Version Date: 23/11/2026

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PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
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DATE:

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Lower FL	68.450
Lower FL CL	71.150
Ground Floor	71.450
Garage Lvl	71.750

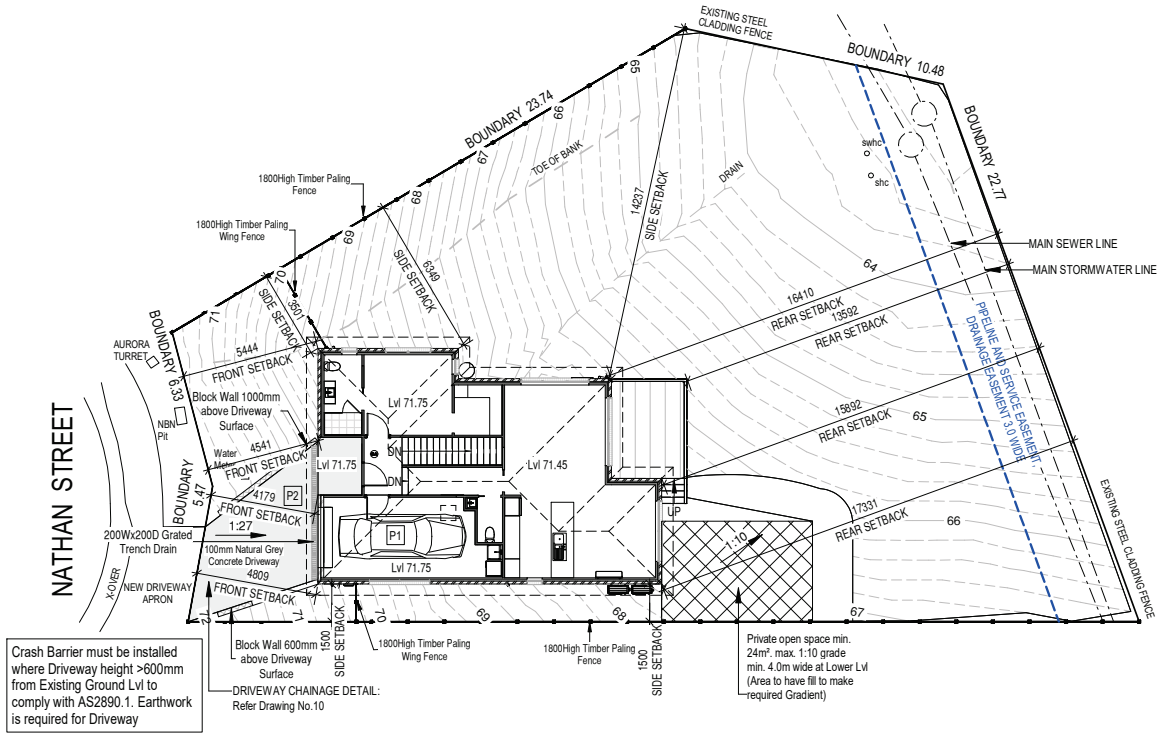
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-277

DATE RECEIVED: 20 November 2026

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



Crash Barrier must be installed where Driveway height >600mm from Existing Ground Lvl to comply with AS2890.1. Earthwork is required for Driveway

AREA SCHEDULE

Site Area	:	661 m²
Ground Floor (Dwelling)	:	82.9 m²
Garage area	:	24.5 m²
	:	107.4 m²
Lower Floor	:	60.6 m²
Total Floor Area:	:	**168 m²**
Porch	:	3.1 m²
Deck	:	11.9 m²

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
- All Windows are Double glazed.

BAL : LOW

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G	20.11.2026	Driveway Parking removed	RK
E	02.11.2026	Modifed as feedback, shadow/swept path added	RK
C	08.10.2026	Updated as markups	RK
B	02.10.2026	Modified as RY feedback	RK
A	12.08.2026	Update plans as RY feedback	RK
	15.07.2026	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

DRAWING: SITE PLAN
DATE: 20.11.2026
FILE NAME: 2388
DRAWN BY: RK
DWG No: 01

Scale: 1 : 200

PROPOSED DWELLING FOR DOOLEY
AT 29 NATHAN STREET, BERRIEDALE

Document Set ID: 3691447
Version: 1, Version Date: 20/11/2026

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
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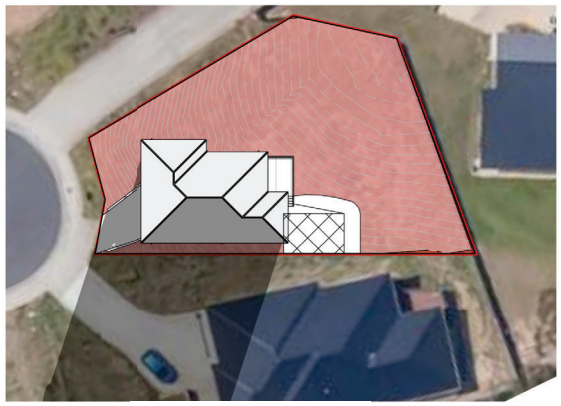
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-277

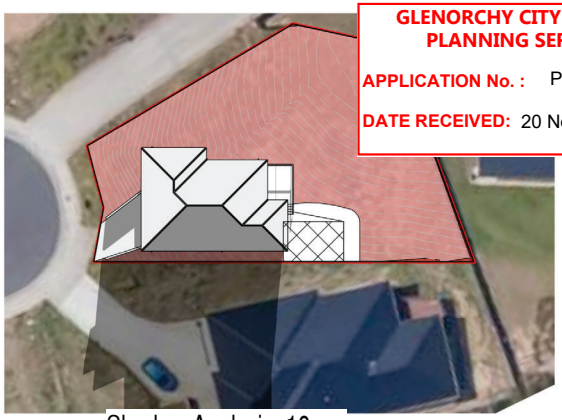
DATE RECEIVED: 20 November 2026

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



Shadow Analysis_09 am



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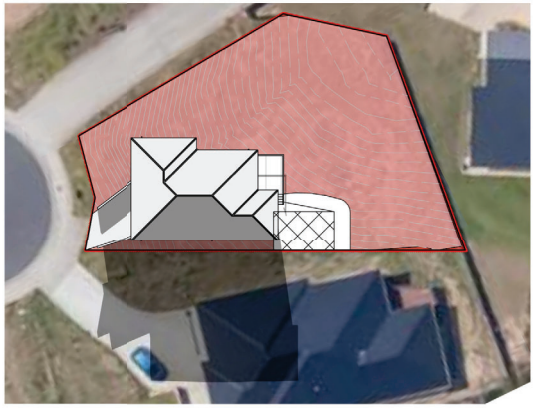
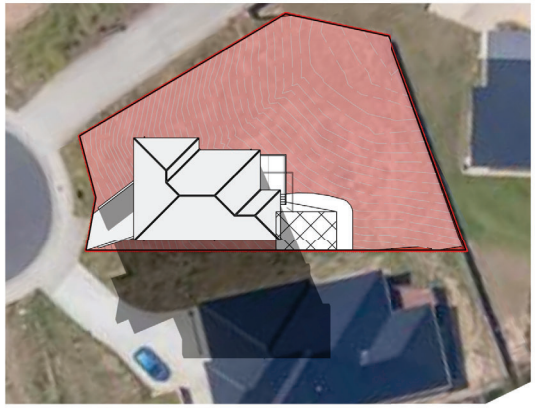
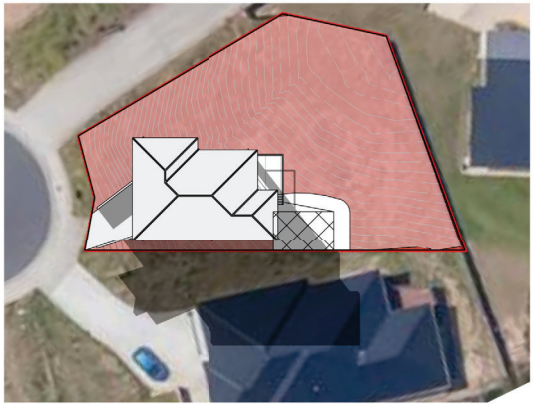


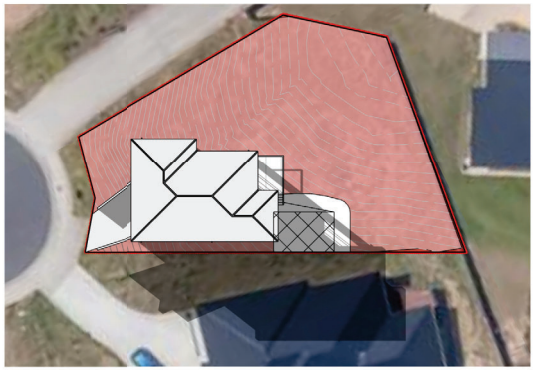
Shadow Analysis_11 pm



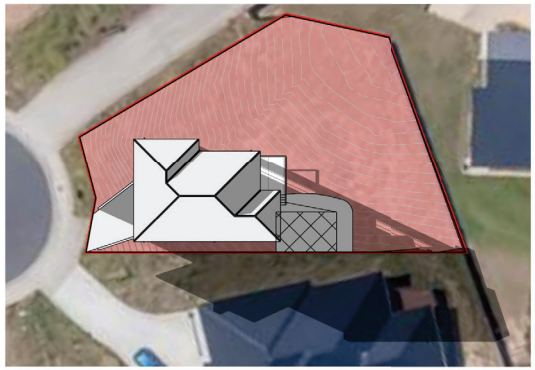
Shadow Analysis_12 pm



Shadow Analysis_01 pm



Shadow Analysis_02 pm



Shadow Analysis_03 pm

BAL : LOW

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DRAWING: SHADOW ANALYSIS
DATE: 20.11.2026
FILE NAME: 2388
DRAWN BY: RK
DWG No: 01A

Scale: 1 : 500

PROPOSED DWELLING FOR DOOLEY
AT 29 NATHAN STREET, BERRIEDALE

Rev.	Date	Revision Description	Drawn
E	02.11.2026	Modifed as feedback, shadow/swept path added	RK

Document Set ID: 3691447
Version: 1, Version Date: 20/11/2026

THIS PLAN IS ACCEPTED BY:

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Lower FL	68.450
Lower FL CL	71.150
Ground Floor	71.450
Garage Lvl	71.750

CL	74.150

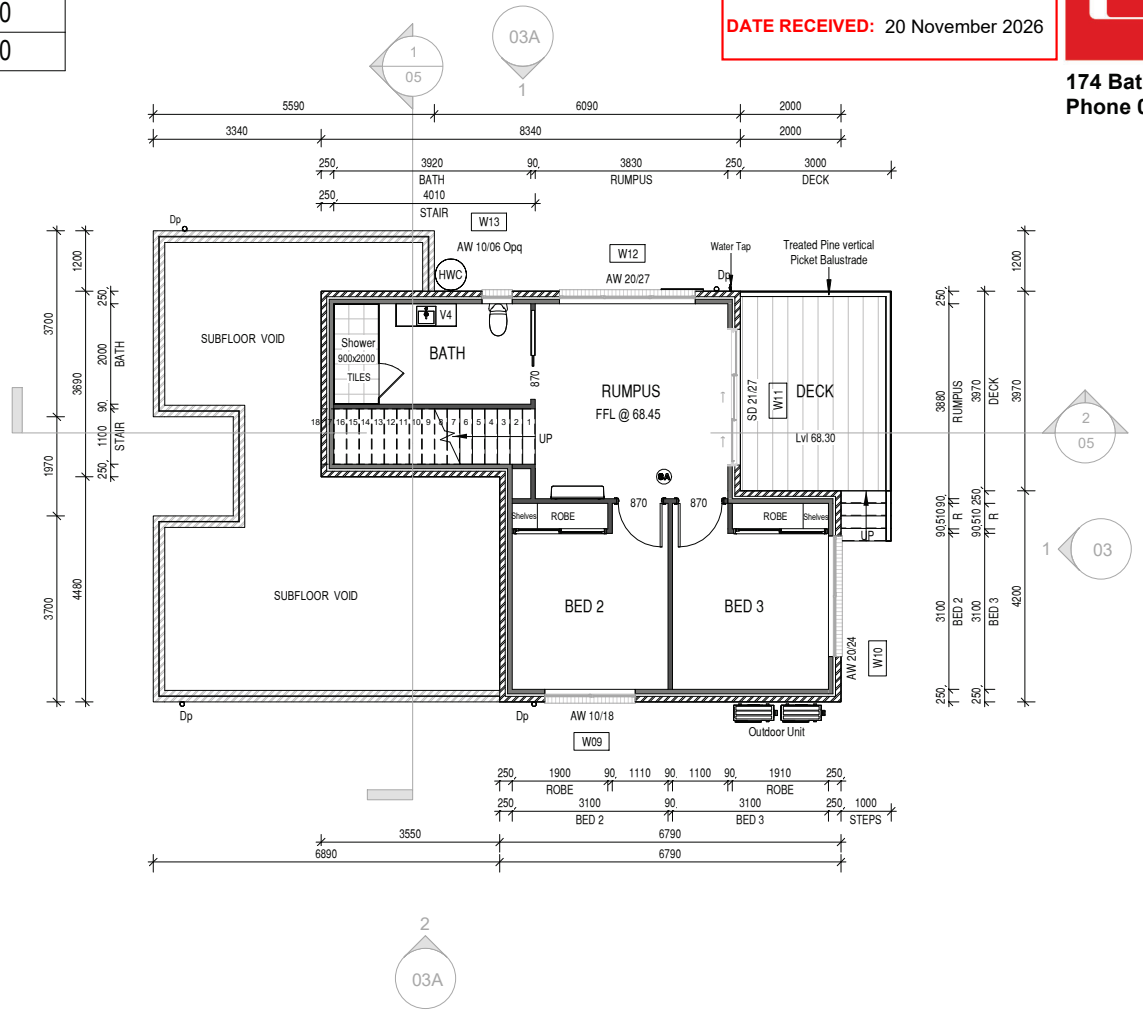
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-277

DATE RECEIVED: 20 November 2026

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



AREA SCHEDULE

Site Area	:	661 m²
Ground Floor (Dwelling)	:	82.9 m²
Garage area	:	24.5 m²
	:	107.4 m²
Lower Floor	:	60.6 m²
Total Floor Area:	:	**168 m²**
Porch	:	3.1 m²
Deck	:	11.9 m²

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm
V6	1800 mm

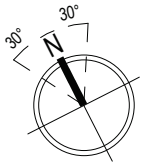
NOTES:

DP DOWN PIPE

For Kitchen Details,
Refer to Kitchen Joinery Design

GLAZING NOTE:
- All Windows are Double glazed.

BAL : LOW



Scale: 1 : 100

PROPOSED DWELLING FOR DOOLEY
AT 29 NATHAN STREET, BERRIEDALE

Rev.	Date	Revision Description	Drawn
E	02.11.2026	Modifed as feedback, shadow/swept path added	RK
C	08.10.2026	Updated as markups	RK
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	15.07.2026	BA PLANS	RK

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DRAWING: LOWER FLOOR PLAN
DATE: 20.11.2026
FILE NAME: 2388
DRAWN BY: RK
DWG No: 02

Document Set ID: 3691447
Version: 1, Version Date: 20/11/2026

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Lower FL	68.450
Lower FL CL	71.150
Ground Floor	71.450
Garage Lvl	71.750

CL	74.150

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-277

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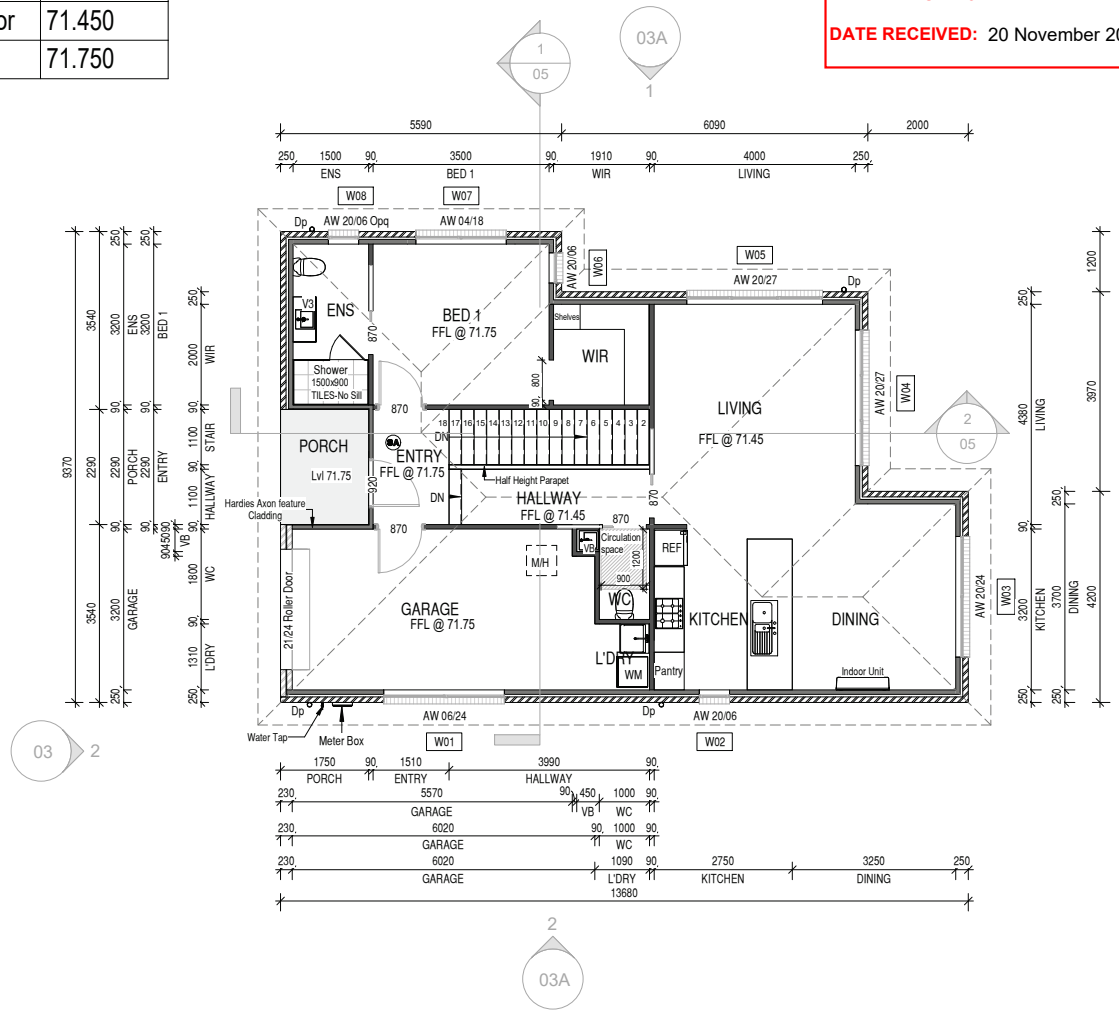

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V3	900 mm
V4	1200 mm
V5	1500 mm
V6	1800 mm

NOTES:

DP DOWN PIPE

For Kitchen Details,
Refer to Kitchen Joinery Design

GLAZING NOTE:
- All Windows are Double glazed.

BAL : LOW

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B	02.10.2026	Modified as RY feedback	RK
A	12.08.2026	Update plans as RY feedback	RK
	15.07.2026	BA PLANS	RK

DRAWING: GROUND FLOOR PLAN
DATE: 20.11.2026
FILE NAME: 2388
DRAWN BY: RK
DWG No: 02A

Scale: 1 : 100

PROPOSED DWELLING FOR DOOLEY
AT 29 NATHAN STREET, BERRIEDALE

Document Set ID: 3691447
Version: 1, Version Date: 20/11/2026

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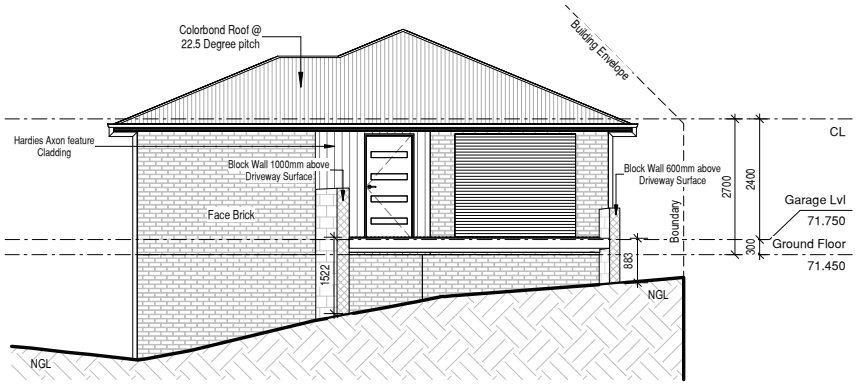
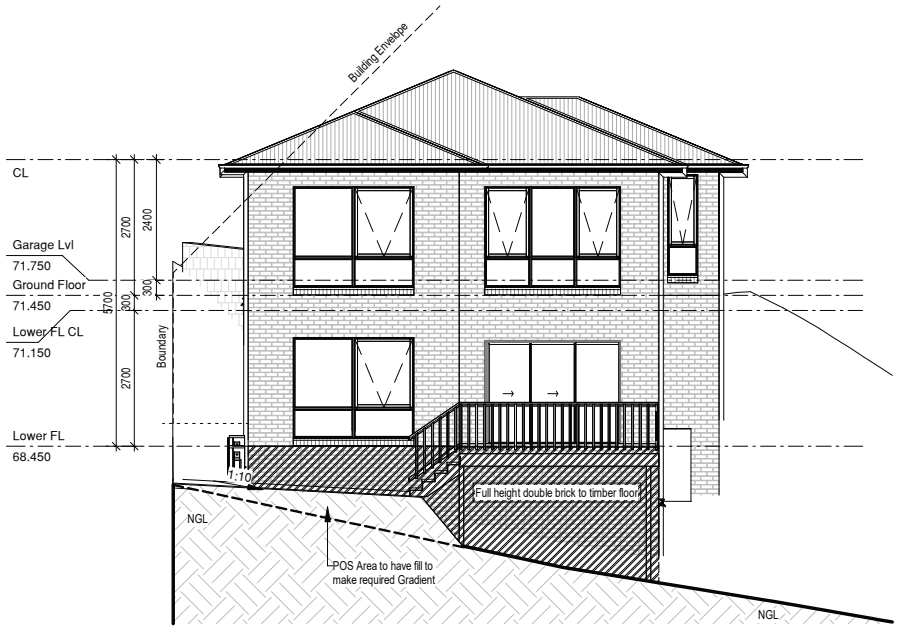


West Elevation



East Elevation

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-277

DATE RECEIVED: 20 November 2026

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

GLAZING NOTE:
- All Windows are Double glazed.

BAL : LOW

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Rev.	Date	Revision Description	Drawn
E	02.11.2026	Modifed as feedback, shadow/swept path added	RK
D	22.10.2026	Modified as Engineer's markups	RK
C	08.10.2026	Updated as markups	RK
B	02.10.2026	Modified as RY feedback	RK
A	12.08.2026	Update plans as RY feedback	RK
	15.07.2026	BA PLANS	RK

DRAWING: ELEVATIONS SHEET 1
DATE: 20.11.2026
FILE NAME: 2388
DRAWN BY: RK
DWG No: 03

Scale: 1 : 100

PROPOSED DWELLING FOR DOOLEY
AT 29 NATHAN STREET, BERRIEDALE

Document Set ID: 3691447
Version: 1, Version Date: 20/11/2026

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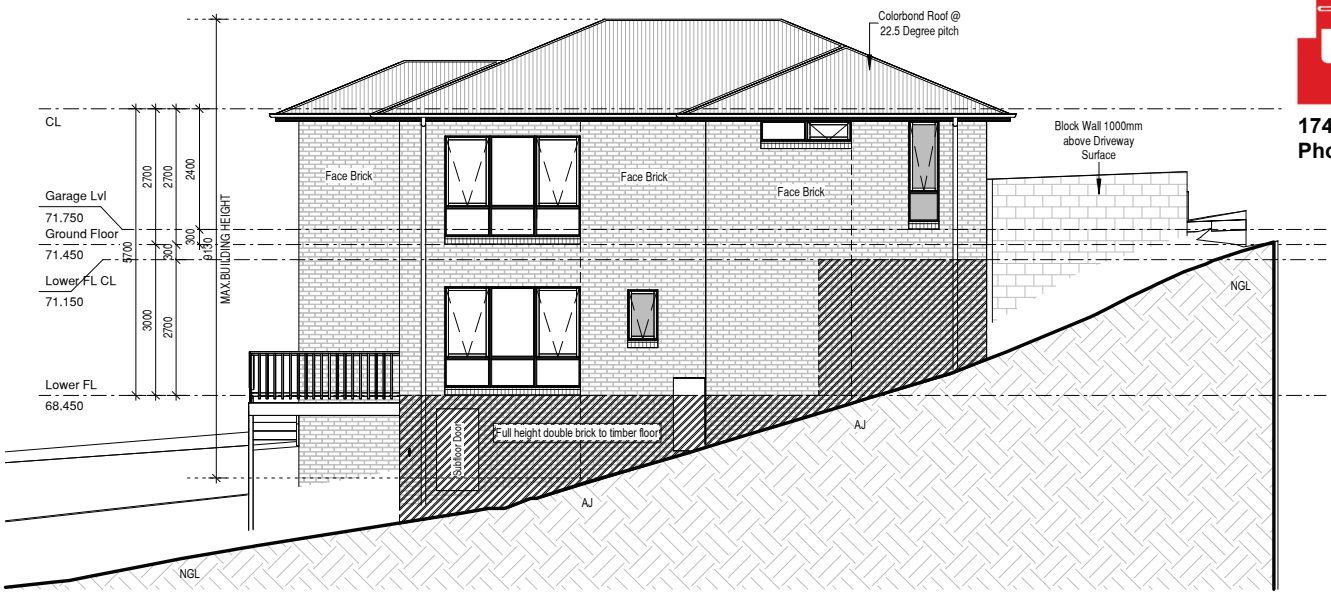
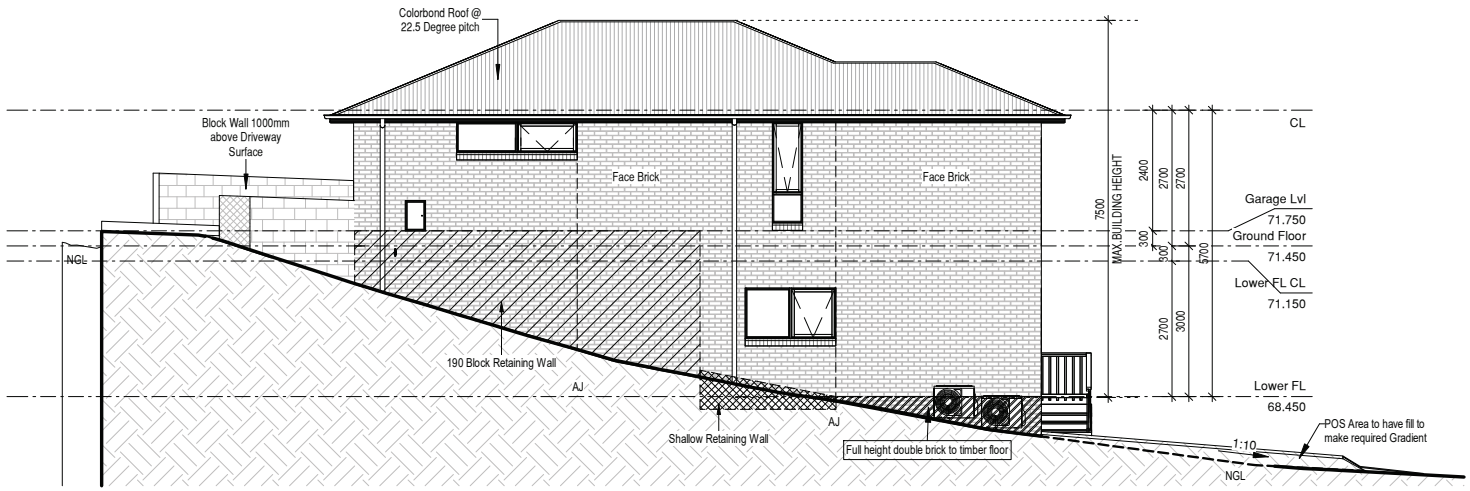


North Elevation



South Elevation

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-277

DATE RECEIVED: 20 November 2026

GLAZING NOTE:
- All Windows are Double glazed.

BAL : LOW

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Rev.	Date	Revision Description	Drawn
E	02.11.2026	Modifed as feedback, shadow/swept path added	RK
D	22.10.2026	Modified as Engineer's markups	RK
C	08.10.2026	Updated as markups	RK
B	02.10.2026	Modified as RY feedback	RK
A	12.08.2026	Update plans as RY feedback	RK
	15.07.2026	BA PLANS	RK

DRAWING: ELEVATIONS SHEET 2
DATE: 20.11.2026
FILE NAME: 2388
DRAWN BY: RK
DWG No: 03A

Scale: 1 : 100

PROPOSED DWELLING FOR DOOLEY
AT 29 NATHAN STREET, BERRIEDALE

Document Set ID: 3691447
Version: 1, Version Date: 20/11/2026

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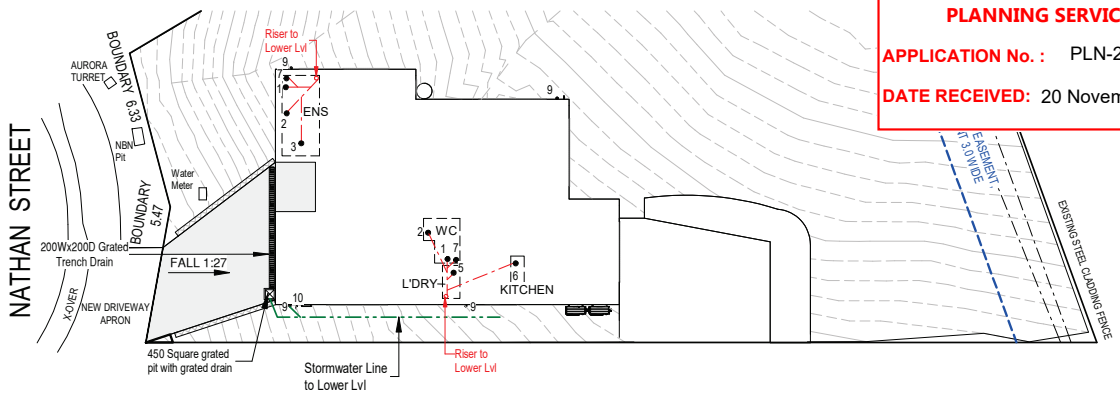
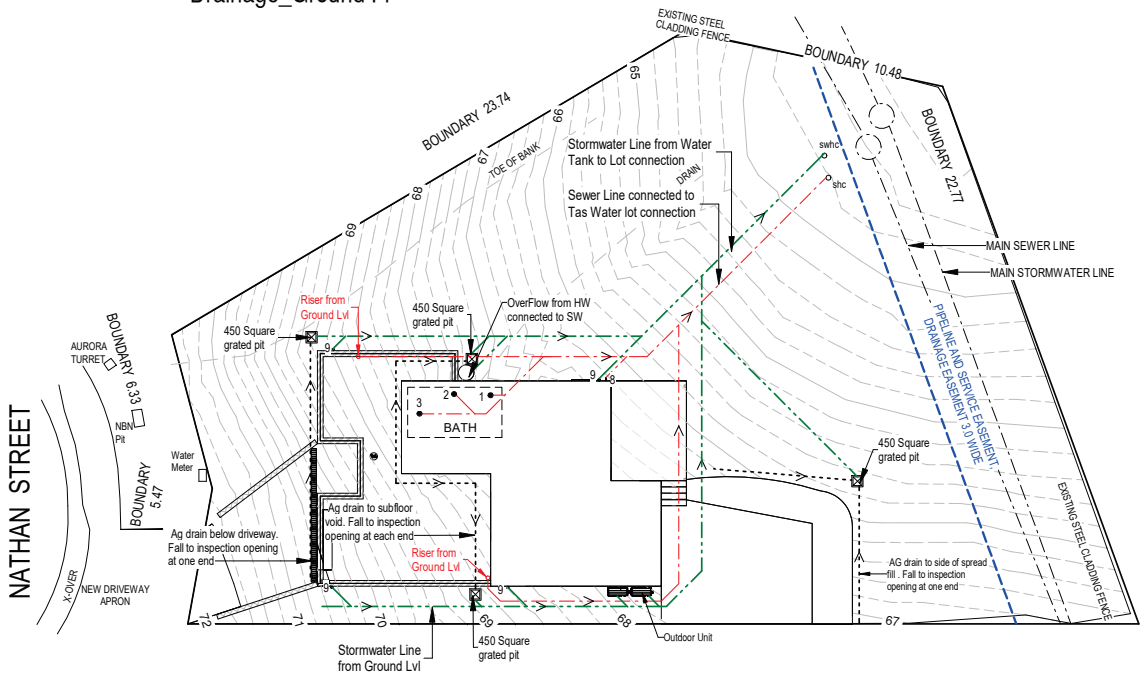
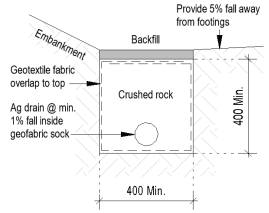


Drainage_Ground Fl



Drainage_Lower Fl/Site plan



AG Drain (Typical)

LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	
	Sewer line 100Ø UPVC U.N.O.	
	Stormwater line 100Ø UPVC U.N.O.	

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

BAL : LOW

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	15.07.2026	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

DRAWING: DRAINAGE PLAN
DATE: 20.11.2026
FILE NAME: 2388
DRAWN BY: RK
DWG No: 09

Scale: 1 : 200

PROPOSED DWELLING FOR DOOLEY
AT 29 NATHAN STREET, BERRIEDALE

Document Set ID: 3691447
Version: 1, Version Date: 20/11/2026

THIS PLAN IS ACCEPTED BY:

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-277

DATE RECEIVED: 20 November 2026

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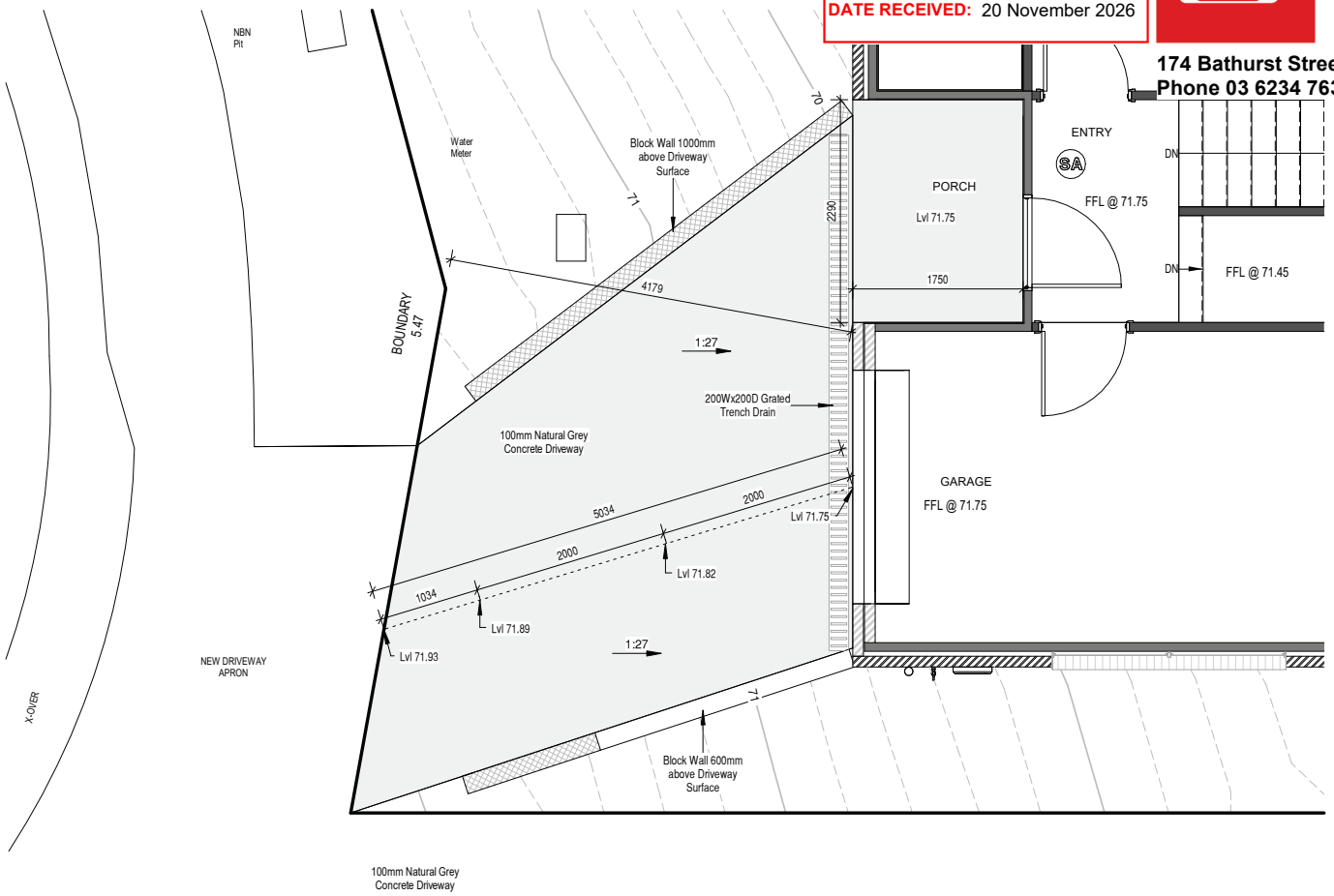

GLAZING NOTE:
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BAL : LOW

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B	02.10.2026	Modified as RY feedback	RK
A	12.08.2026	Update plans as RY feedback	RK
	15.07.2026	BA PLANS	RK

DRAWING: DRIVEWAY CHAINAGE
DATE: 20.11.2026
FILE NAME: 2388
DRAWN BY: RK
DWG No: 10

Scale: 1 : 50

PROPOSED DWELLING FOR DOOLEY
AT 29 NATHAN STREET, BERRIEDALE

Document Set ID: 3691447
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