

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-196
PROPOSED DEVELOPMENT:	Multiple Dwellings (Residential)
LOCATION:	3 Radcliff Crescent Rosetta
APPLICANT:	Pod Matrix
ADVERTISING START DATE:	16/10/2024
ADVERTISING EXPIRY DATE:	30/10/2024

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 **30/10/2024**.

During this time, any person may make representations relating to the applications by letter addressed to the General Manager, 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 **30/10/2024**, or for postal and hand delivered representations, by 5.00 pm on **30/10/2024**.

Multiple Dwellings

PROJECT SPECIFIC:

Homes Tasmaina
3 Radcliffe Crescent
Rosetta

Tasmanian Planning Scheme
Title Reference : Vol 59690 / Folio 02
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

Layout	Drawing		Last Updated	Scale
	ID	Name		
1003-01 Cover Page	1	Sub Floor (4)	30/09/2024 4:31 ...	1:100
	2	Drawing List (6)	30/09/2024 4:32 ...	1:1.22
1003-02 Site Levels	1	Sub Floor (47)	30/09/2024 4:31 ...	1:200
1003-03 Site Location	1	Sub Floor (48)	30/09/2024 4:31 ...	1:500
1003-04 Site Plan	1	Sub Floor (50)	30/09/2024 4:31 ...	1:200
1003-05 Site Plan	1	Sub Floor (63)	30/09/2024 4:31 ...	1:200
1003-06 Unit 1	1	Sub Floor (45)	30/09/2024 4:31 ...	1:100
1003-07 Elevations	1		30/09/2024 4:32 ...	1:100
	2		30/09/2024 4:32 ...	1:100
1003-08 Elevations	1		30/09/2024 4:32 ...	1:100
	2		30/09/2024 4:32 ...	1:100
1003-09 Unit 2	1	Sub Floor (46)	30/09/2024 4:31 ...	1:100
1003-10 Elevations	1		30/09/2024 4:32 ...	1:100
	2		30/09/2024 4:32 ...	1:100
1003-11 Elevations	1		30/09/2024 4:32 ...	1:100
	2		30/09/2024 4:32 ...	1:100
1003-12 Turning Templates	1	Storeys (4)	30/09/2024 4:32 ...	1:100
	2	Storeys (4)	30/09/2024 4:32 ...	1:100
1003-13 Turning Templates	1	Storeys (4)	30/09/2024 4:32 ...	1:100
1003-14 Long Section	1	Sub Floor (61)	30/09/2024 4:32 ...	1:100
1003-15 Long Section	1	Sub Floor (61)	30/09/2024 4:32 ...	1:100
1003-16 Services Plan	1	Sub Floor (55)	30/09/2024 4:32 ...	1:200
1003-17 driveway and services	1	Sub Floor (56)	30/09/2024 4:32 ...	1:200
1003-18 Landscape Plan	1	Sub Floor (58)	30/09/2024 4:32 ...	1:200
1003-20 Stormwater Plan	1	Sub Floor (64)	30/09/2024 4:32 ...	1:200

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-24-196

DATE RECEIVED 01/10/2024

SITE INFORMATION

Lot: 02
Title: 59690 folio 02
Land Size: 668.90 sqm
Council: Glenorchy Council
Zoning: 8.0General Residential
Overlays:
D.A APPROVAL:REQUIRED
BAL:
WIND CLASSISIFCATION :
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: tba

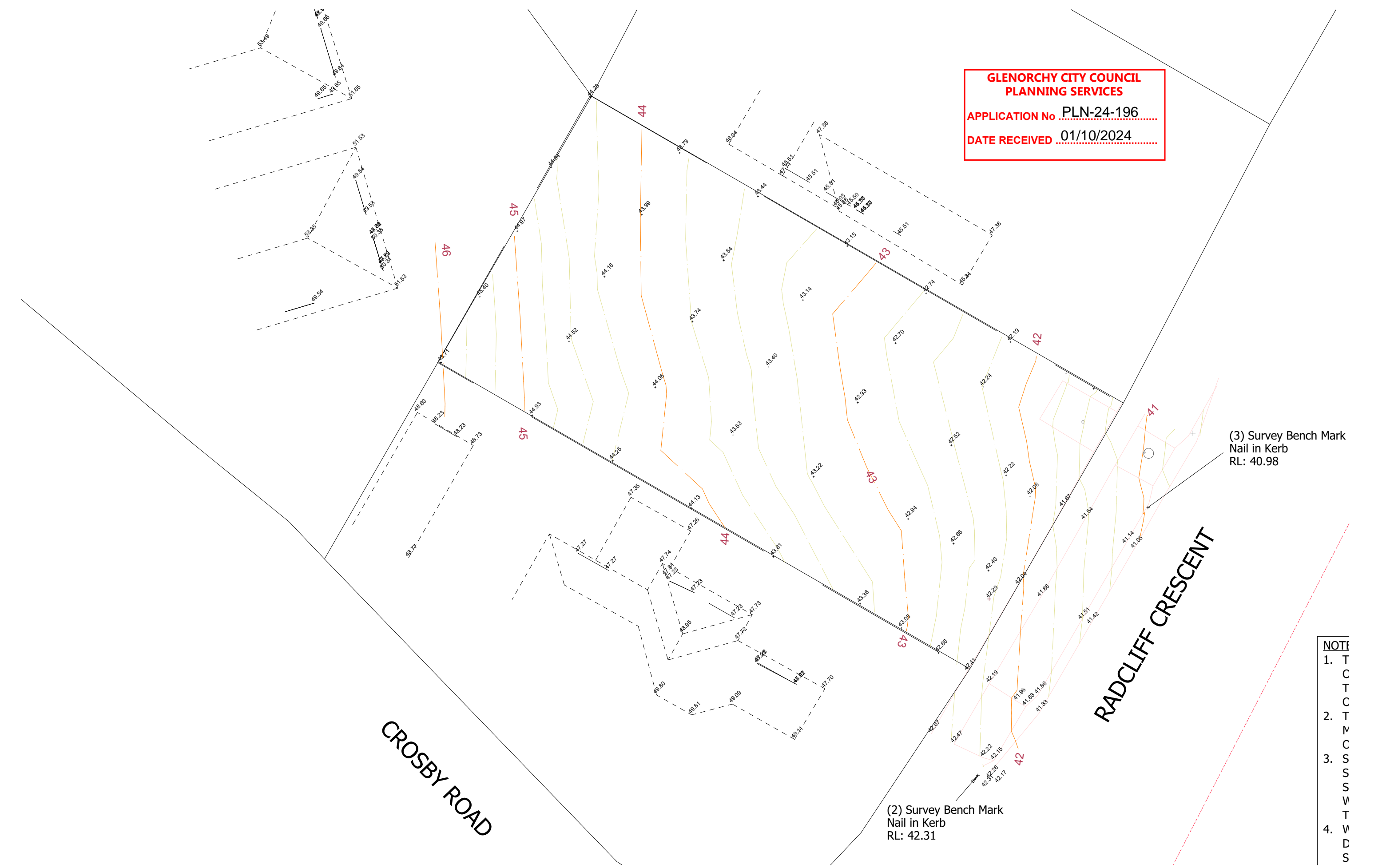
Calculations

Unit 1 floor area	60.40 sqm
Site Coverage unit 1	70.00sqm
Unit 2 floor area	60.40 sqm
Site Coverage Unit 2	70.00 sqm
Carport Unit 1	24.00 sqm
Carport Unit 2	24.00 sqm
Concrete Driveway	238.00 sqm
Site Area	668.90 sqm
site coverage	188.00 sqm
Site Coverage	28.10%

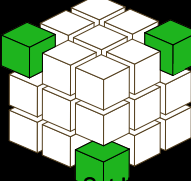


LOCATION PLAN





NOTE	
1.	T
	C
	O
2.	T
	M
	C
3.	S
	S
	V
4.	T
	D
	S



PODMATRIX

A: 1102 CAMBRIDGE ROAD, CAMBRIDGE TAS 7170
P: + (03) 6248 4560 | E: INFO@PODMATRIX.COM.AU

DO NOT SCALE DRAWINGS.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY. COPYRIGHT © THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PODMATRIX P/L. THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED. THE AUTHOR IS NOT RESPONSIBLE FOR ANY MISUSE OF THE DOCUMENT.
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

DESIGN APPROVAL
PM-15.0G-01 = chassis
Copyright property of PODMATRIX CAMBRIDGE TASMANIA

revision-date
ISSUE DRAWING A01
Radcliffe

PROJECT NAME :
Multiple Dwellings
CLIENT :
Homes Tasmania
SITE :
3 Radcliffe Crescent

REVISION A
30/09/24 A
A SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm
Obscure glass added to Unit 1 North elevation
Obscure glass added to Unit 2 East elevation
Driveway of No 1 Radcliffe added to all site plans
Turning plans updated by Noe Escobar/ saltmarsh Escobar civil Engineer
Pinion Advisory prepared stormwater report/ calculations
New stormwater plan added

ROSETTA
Date: 30/09/2024
DRAWN BY : Marcus
Ralph

Site Levels

PROJECT NO. 2024-1003
DRAWING NO. 1003-02
SCALE : 1:200

Version: 2, Version Date: 08/10/2024



Calculations	
Unit 1 floor area	60.40 sqm
Site Coverage unit 1	70.00sqm
Unit 2 floor area	60.40 sqm
Site Coverage Unit 2	70.00 sqm
Carport Unit 1	24.00 sqm
Carport Unit 2	24.00 sqm
Concrete Driveway	238.00 sqm
Site Area	668.90 sqm
site coverage	188.00 sqm
Site Coverage	28.10%

Unit 1

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-24-196

DATE RECEIVED 01/10/2024

- LEGEND
- smoke detector hard wired to electrical system

extractor fan with heating elements optional

downpipe

articulation joint

METER BOX

meter box

- LEGEND:
- dw

- dishwasher
- hp

- hot plates
- ubo

- under bench oven
- wo

- wall oven bank
- sink

- stainless kitchen sink
- sh

- shower
- bth

- bath
- wc

- toilet
- spa

- spa bath
- vb

- vanity basin
- tr

- laundry trough
- wm

- washing machine
- mh

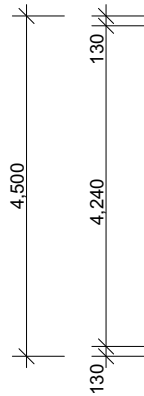
- manhole
- ds or shs

- structural support
- 820

door

door width

4. elevation



Kiama 13.45

PM-13.45FL-01

2 Bed

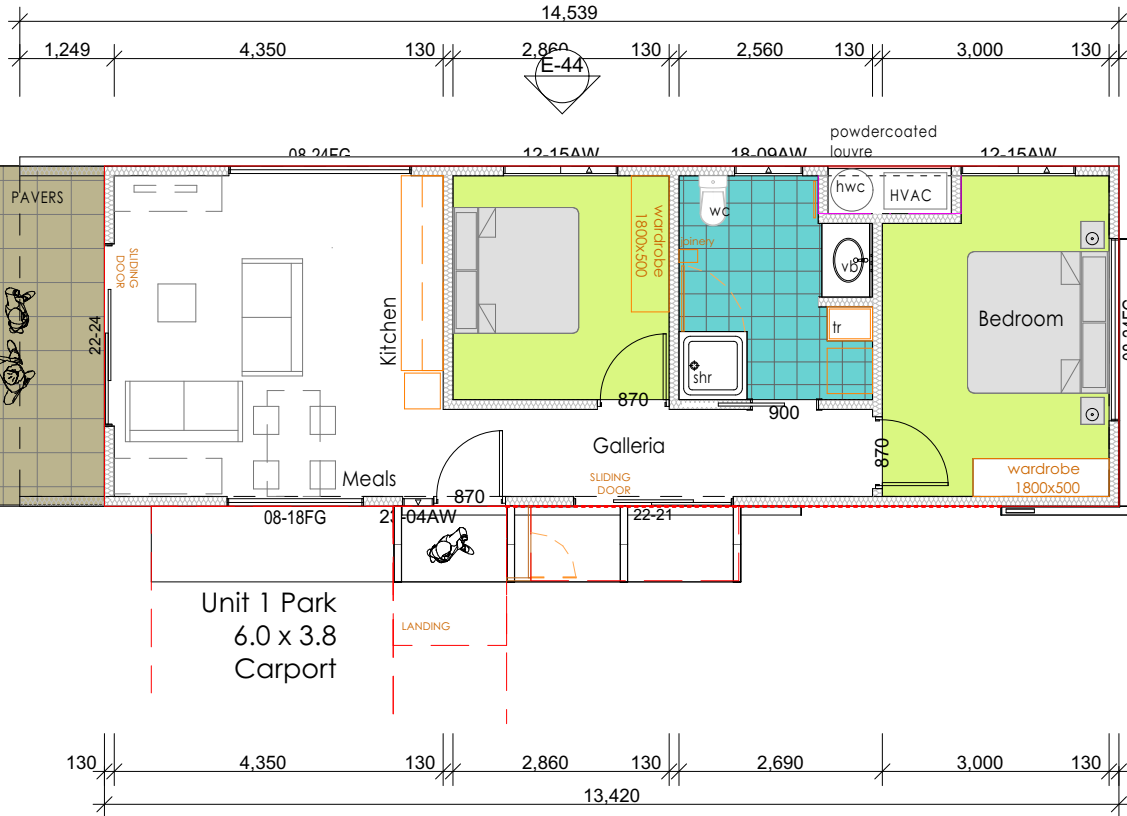
Floor area	60.40 Sqm
Deck Area	4.00 Sqm

Unit 1 floor area	60.40 sqm
Site Coverage unit 1	70.00sqm
Unit 2 floor area	60.40 sqm
Site Coverage Unit 2	70.00 sqm
Carport Unit 1	24.00 sqm
Carport Unit 2	24.00 sqm

Concrete Driveway	238.00 sqm
Site Area	668.90 sqm

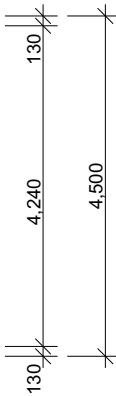
site coverage	188.00 sqm
Site Coverage	28.10%

3. elevation



1. elevation

2. elevation



PODMATRIX

A: 1102 CAMBRIDGE ROAD, CAMBRIDGE TAS 7170

P: + (03) 6248 4560 | E: INFO@PODMATRIX.COM.AU

DO NOT SCALE DRAWINGS.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY. COPYRIGHT © THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PODMATRIX P/L. THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED. THE AUTHOR IS NOT RESPONSIBLE FOR ANY MISUSE OF THE DOCUMENT.
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

DESIGN APPROVAL

PM-15.0G-01 = chassis

Copyright property of PODMATRIX CAMBRIDGE TASMANIA

revision-date

ISSUE DRAWING A01

Radcliffe

PROJECT NAME :
Multiple Dwellings

CLIENT :
Homes Tasmaina

SITE :
3 Radcliffe Crescent

REVISION A
30/09/24 A

SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm
Obscure glass added to Unit 1 North elevation
Obscure glass added to Unit 2 East elevation
Driveway of No 1 Radcliffe added to all site plans
Turning plans updated by Noe Escobar/ saltmarsh Escobar civil Engineer
Pinion Advisory prepared stormwater report/ calculations
New stormwater plan added

ROSETTA
Date: 30/09/2024

DRAWN BY : Marcus
Ralph

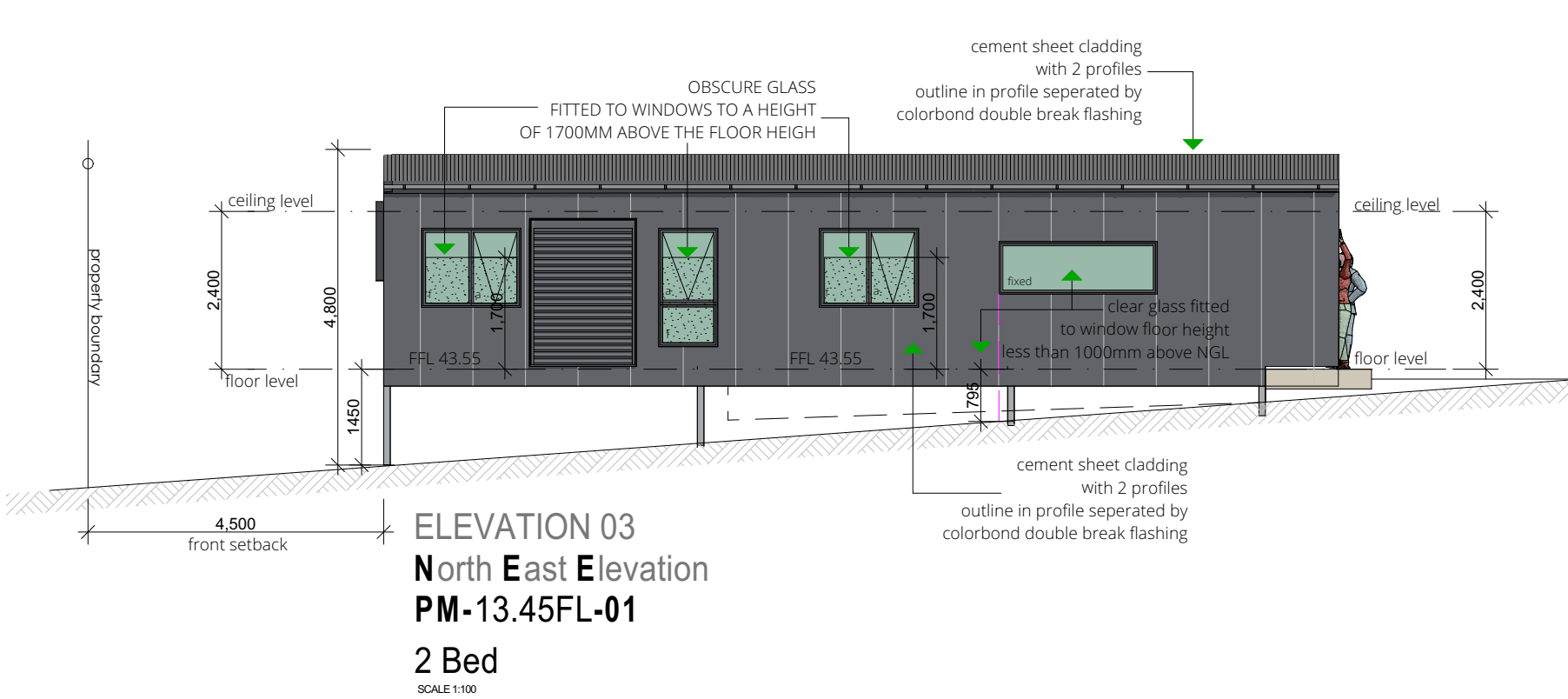
Unit 1

PROJECT NO.
2024-1003

DRAWING NO.
1003-06

SCALE : 1:100

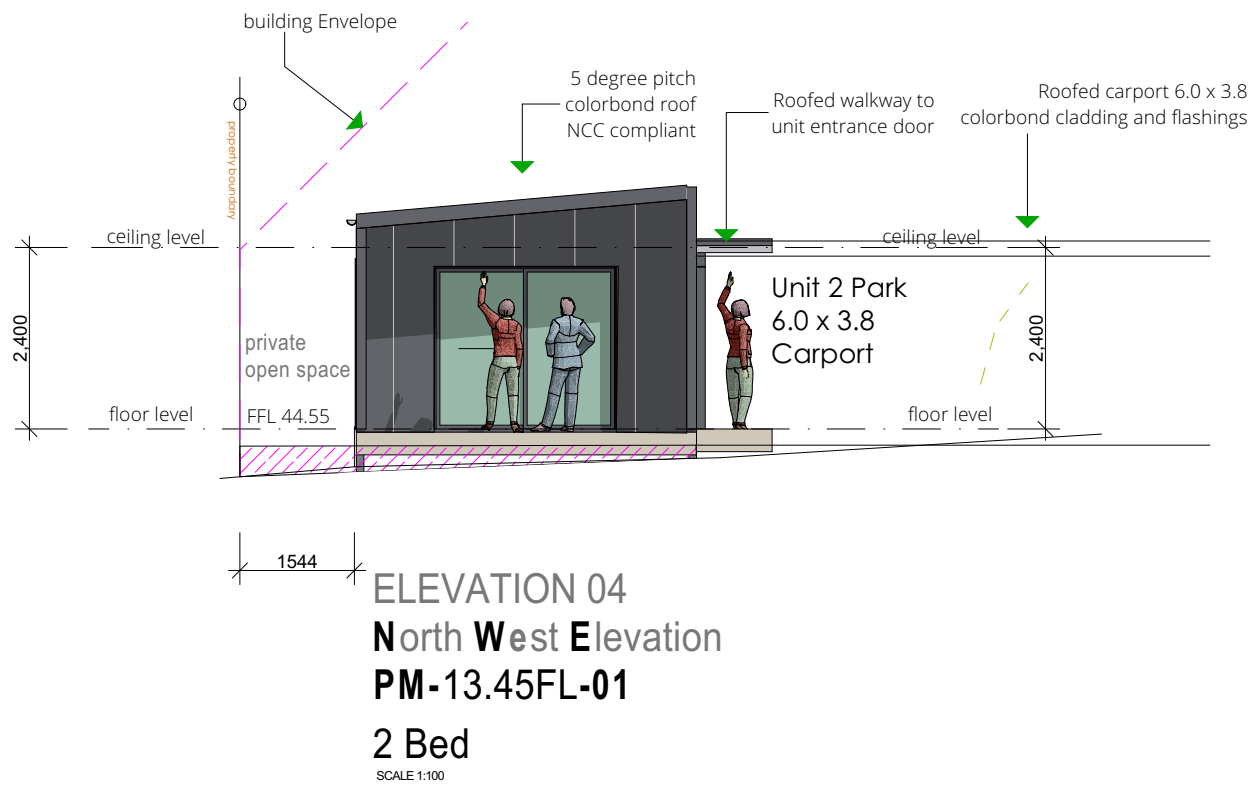




**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-24-196**

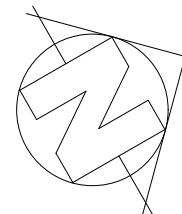
DATE RECEIVED **01/10/2024**



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

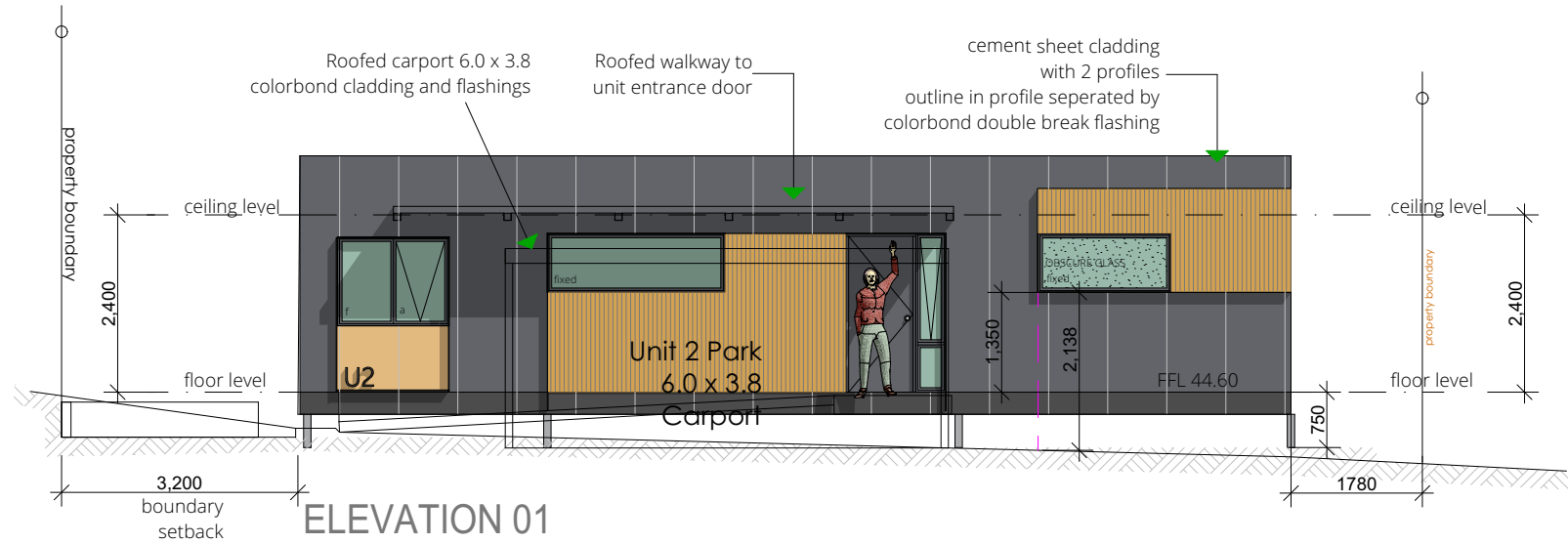
APPLICATION No PLN-24-196

DATE RECEIVED 01/10/2024

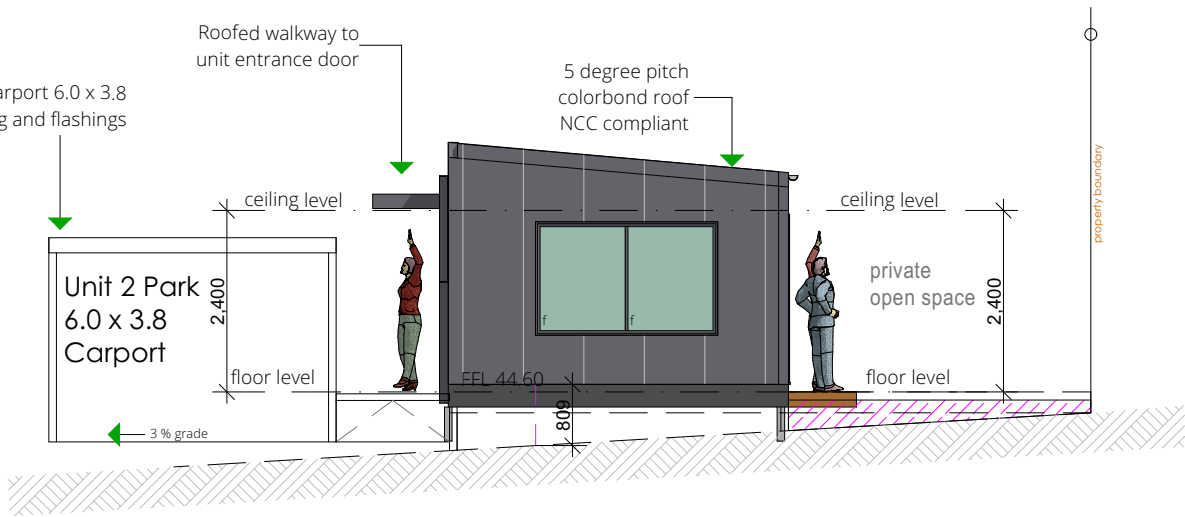


Unit 1 floor area	60.40 sqm
Site Coverage unit 1	70.00sqm
Unit 2 floor area	60.40 sqm
Site Coverage Unit 2	70.00 sqm
Carport Unit 1	24.00 sqm
Carport Unit 2	24.00 sqm
Concrete Driveway	238.00 sqm
Site Area	668.90 sqm
site coverage	188.00 sqm
Site Coverage	28.10%

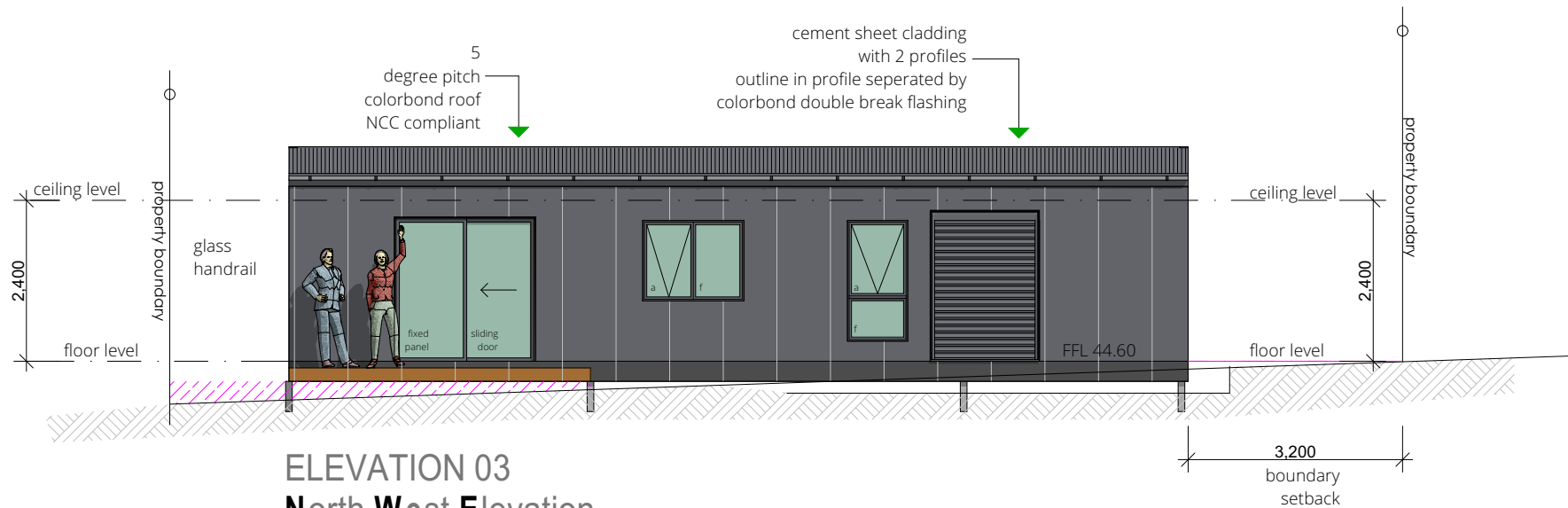
Unit 1 floor area	60.40 sqm
Site Coverage unit 1	70.00sqm
Unit 2 floor area	60.40 sqm
Site Coverage Unit 2	70.00 sqm
Carport Unit 1	24.00 sqm
Carport Unit 2	24.00 sqm
Concrete Driveway	238.00 sqm
Site Area	668.90 sqm
site coverage	188.00 sqm
Site Coverage	28.10%



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No **PLN-24-196**
DATE RECEIVED **01/10/2024**

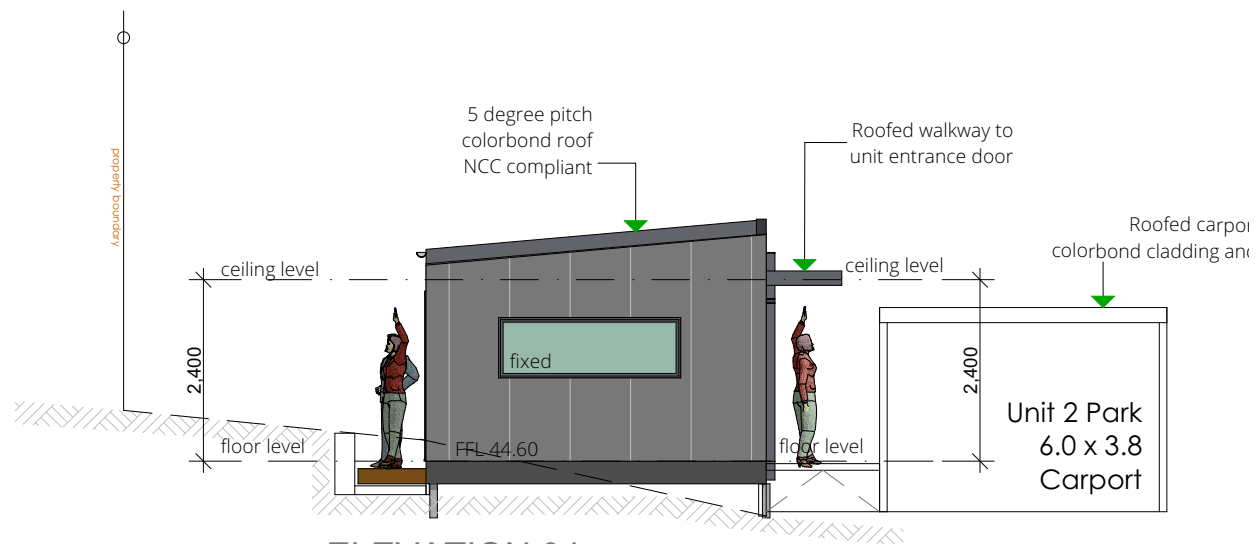


ELEVATION 02
North East Elevation
PM-13.45FL-02
2 Bed
SCALE 1:100

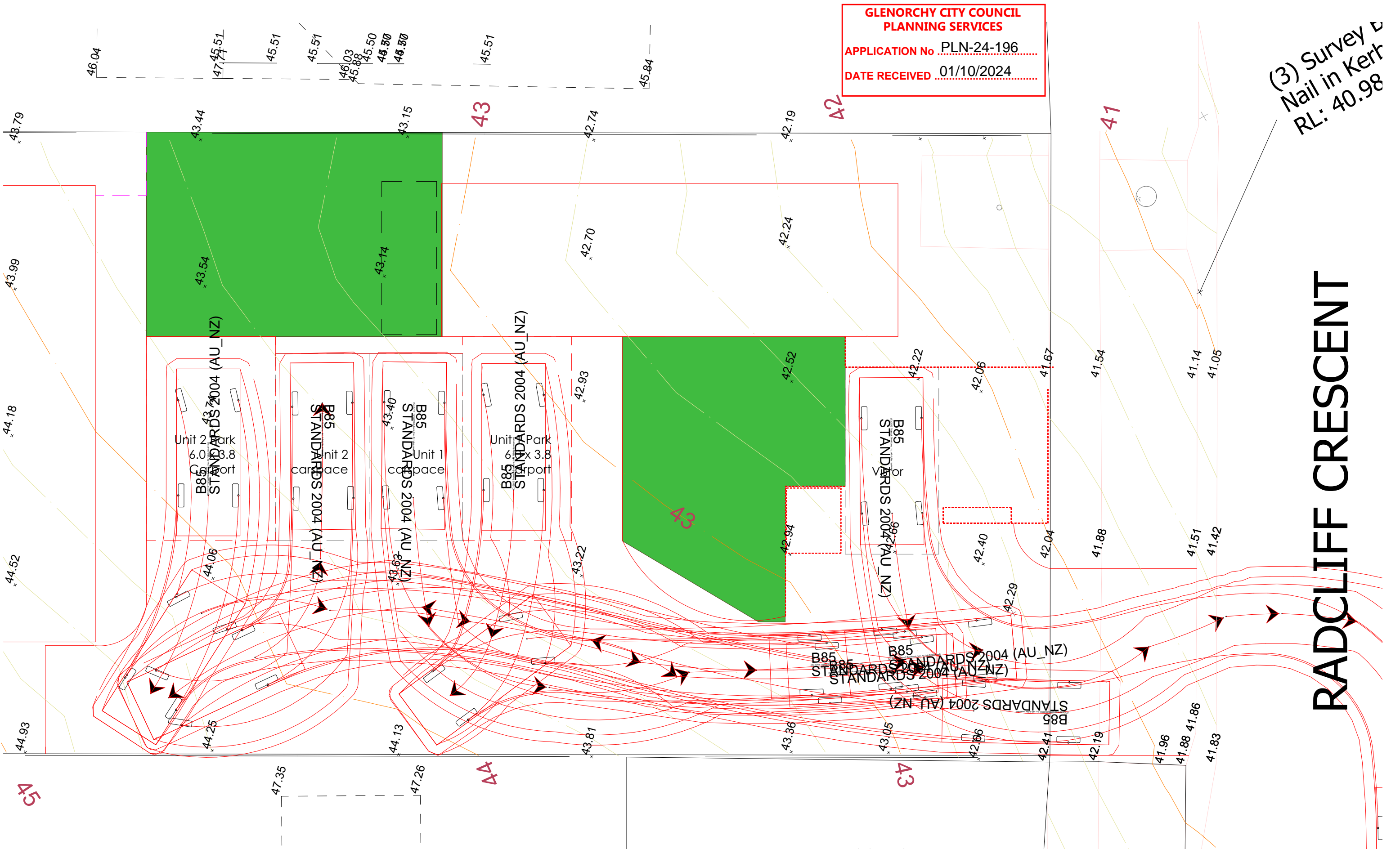


ELEVATION 03
North West Elevation
PM-13.45FL-02
2 Bed
SCALE 1:100

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-24-196
DATE RECEIVED 01/10/2024



ELEVATION 04
South West Elevation
PM-13.45FL-02
2 Bed
SCALE 1:100



DO NOT SCALE DRAWINGS.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY. COPYRIGHT © THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PODMATRIX P/L. THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED. THE AUTHOR IS NOT RESPONSIBLE FOR ANY MISUSE OF THE DOCUMENT.
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

DESIGN APPROVAL
PM-15.0G-01 = chassis
© Copyright property of PODMATRIX CAMBRIDGE TASMANIA

revision-date
ISSUE DRAWING A01
Radcliffe

PROJECT NAME : Multiple Dwellings	REVISION A 30/09/24 A	A SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm Obscure glass added to Unit 1 North elevation Obscure glass added to Unit 2 East elevation Driveway of No 1 Radcliffe added to all site plans Turning plans updated by Noe Escobar/ saltmarsh Escobar civil Engineer Pinion Advisory prepared stormwater report/ calculations New stormwater plan added
CLIENT : Homes Tasmania	Rosetta	
SITE : 3 Radcliffe Crescent	Date: 30/09/2024	DRAWN BY : Marcus Ralph

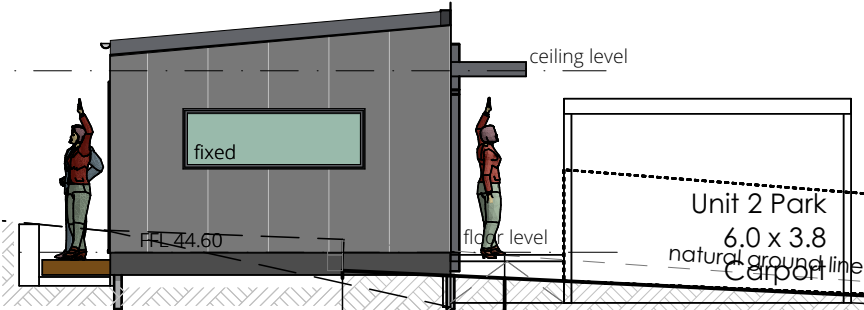
Turning Templates	
PROJECT NO. 2024-1003	DRAWING NO. 1003-13
SCALE : 1:100	

ELEVATION 04

South West Elevation

PM-13.45FL-02

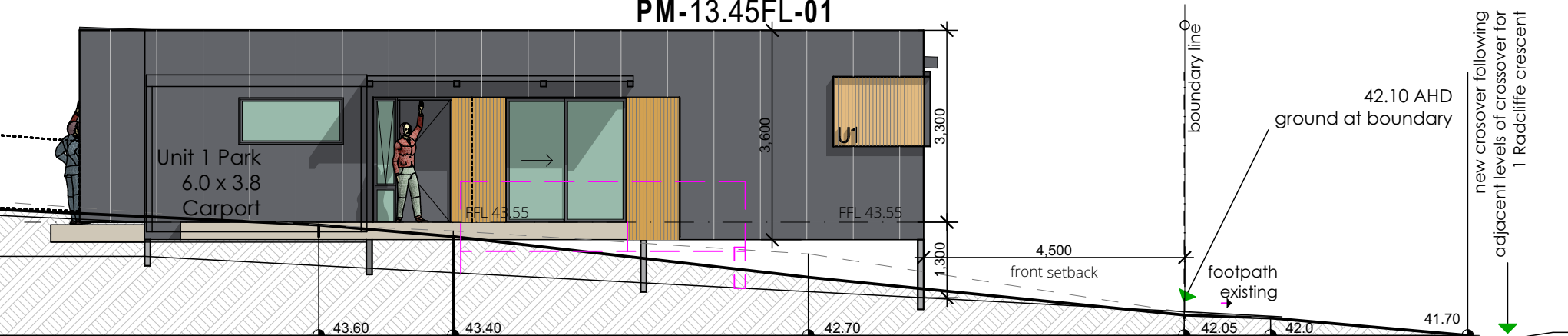
SCALE 1:100



ELEVATION 01

South West Elevation

PM-13.45FL-01

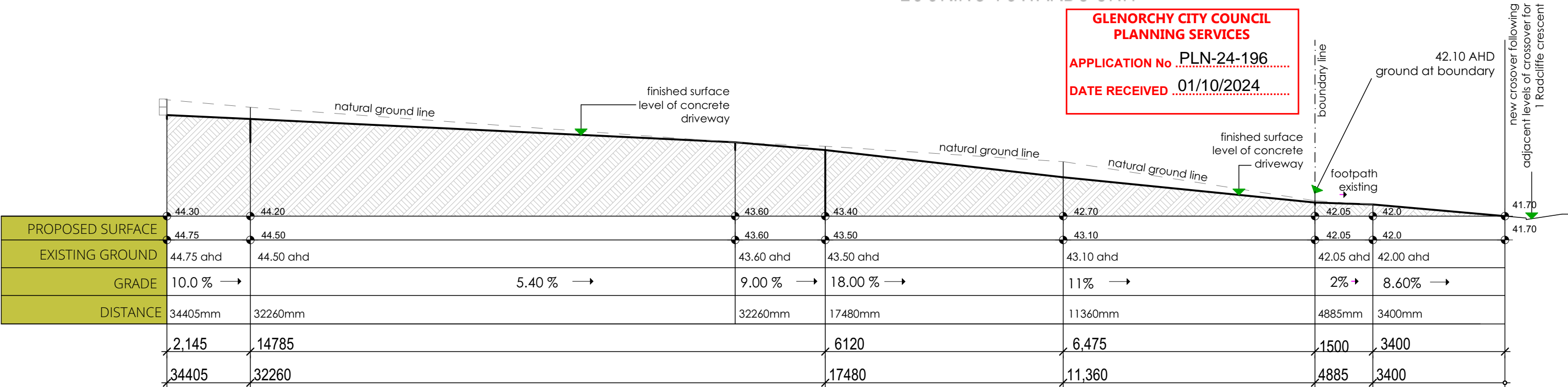


PROPOSED SURFACE	44.30	44.20	43.60	43.40	42.70	42.05	42.0	41.70
EXISTING GROUND	44.75 ahd	44.50 ahd	43.60 ahd	43.50 ahd	43.10 ahd	42.05 ahd	42.00 ahd	41.70
GRADE	10.0 % →	5.40 % →	9.00 % →	18.00 % →	11 % →	2% →	8.60% →	
DISTANCE	34405mm	32260mm	32260mm	17480mm	11360mm	4885mm	3400mm	
	2,145	14785		6120	6,475	1500	3400	
	34405	32260		17480	11,360	4885	3400	

Longitudinal Section through driveway

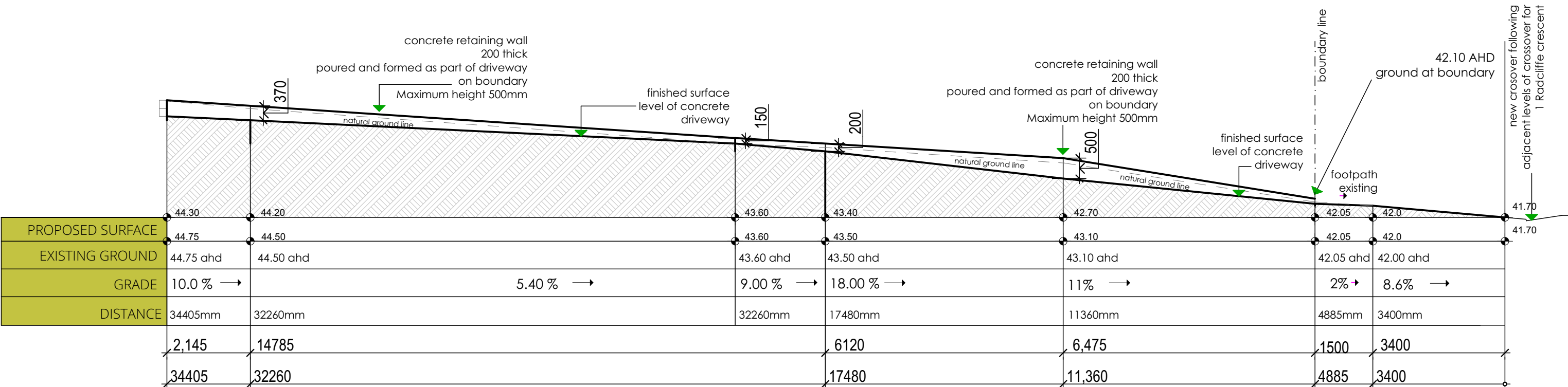
LOOKING TOWARDS UNIT

0 5 1



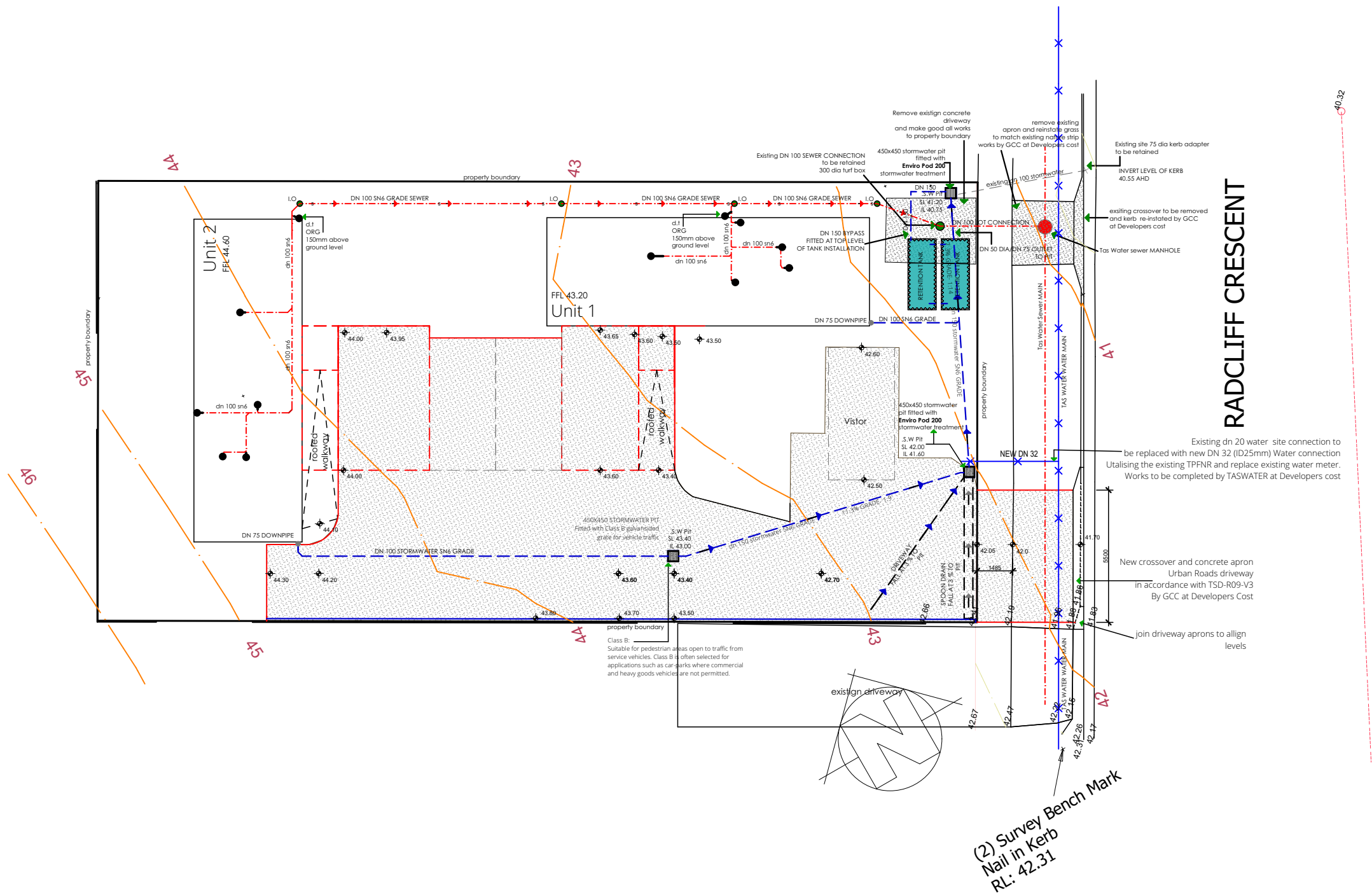
Longitudinal Section through driveway

DOWN CENTRELINE

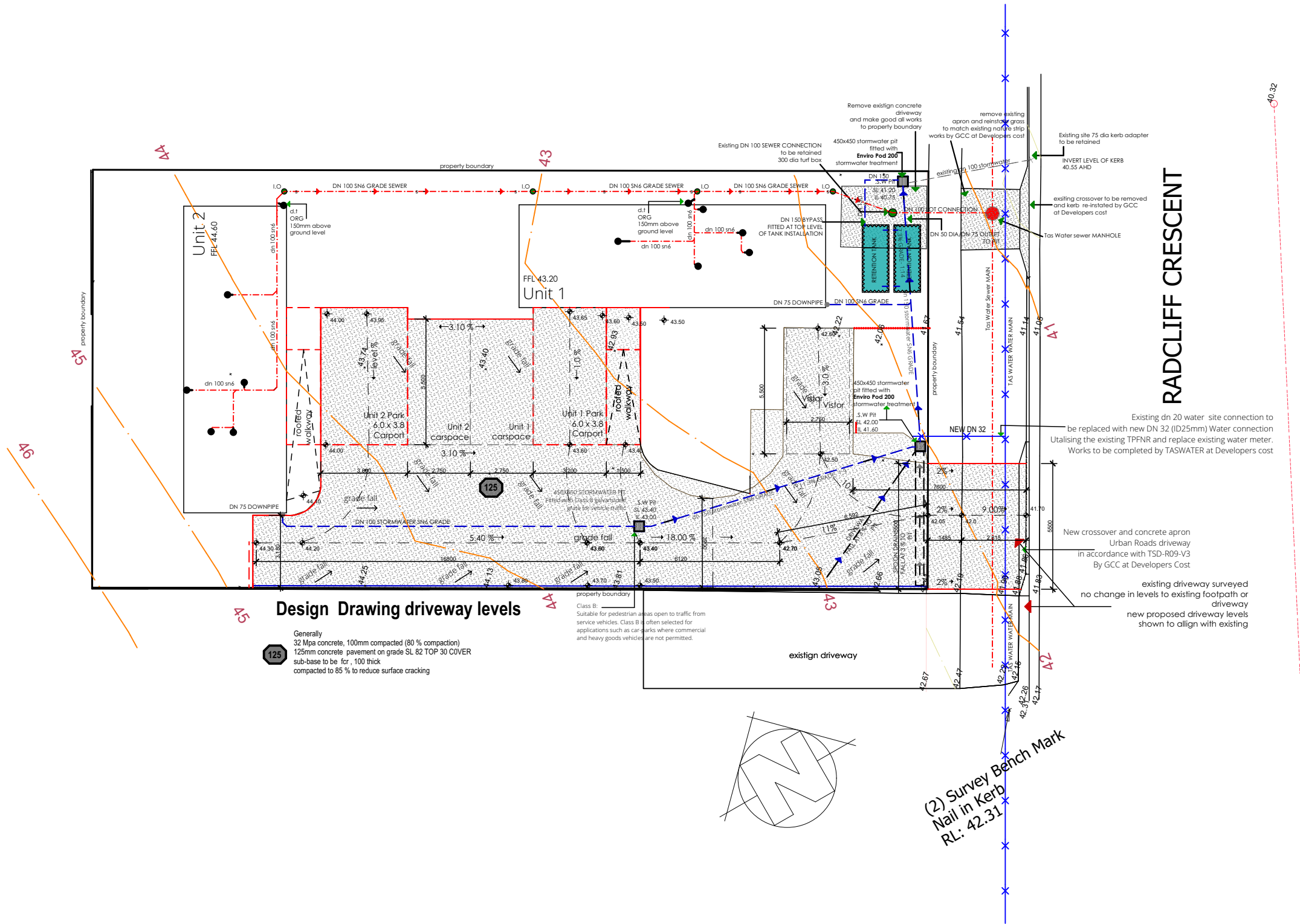


Longitudinal Section through driveway

SHOWING BOUNDARY CONCRETE KERB



Calculations	
Unit 1 floor area	60.40 sqm
Site Coverage unit 1	70.00sqm
Unit 2 floor area	60.40 sqm
Site Coverage Unit 2	70.00 sqm
Carport Unit 1	24.00 sqm
Carport Unit 2	24.00 sqm
Concrete Driveway	238.00 sqm
Site Area	668.90 sqm
site coverage	188.00 sqm
Site Coverage	28.10%



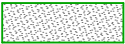
Calculations	
Unit 1 floor area	60.40 sqm
Site Coverage unit 1	70.00sqm
Unit 2 floor area	60.40 sqm
Site Coverage Unit 2	70.00 sqm
Carport Unit 1	24.00 sqm
Carport Unit 2	24.00 sqm
Concrete Driveway	238.00 sqm
Site Area	668.90 sqm
site coverage	188.00 sqm
Site Coverage	28.10%

LANDSCAPING LEGEND:

PROPOSED BUILDING

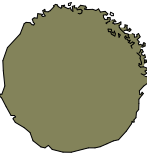
GARDEN SHED
2.20 METRES
1.5 METRES

GARDEN SHED
clothes line



100 thick reinforced concrete pathway

timber paling fence
1500mm high

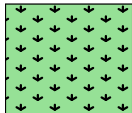


TREES

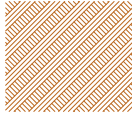
Tall tree or small tree



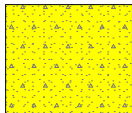
concrete driveway
Refer to Engineers Drawings



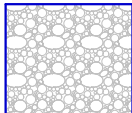
LAWN AREA 100mm loam raked level and rolled compressed seeded with general fescue /rye seed.



Garden bed cultivated with dynamic lifter pelets topped with GUM MULCH 100MM THICK



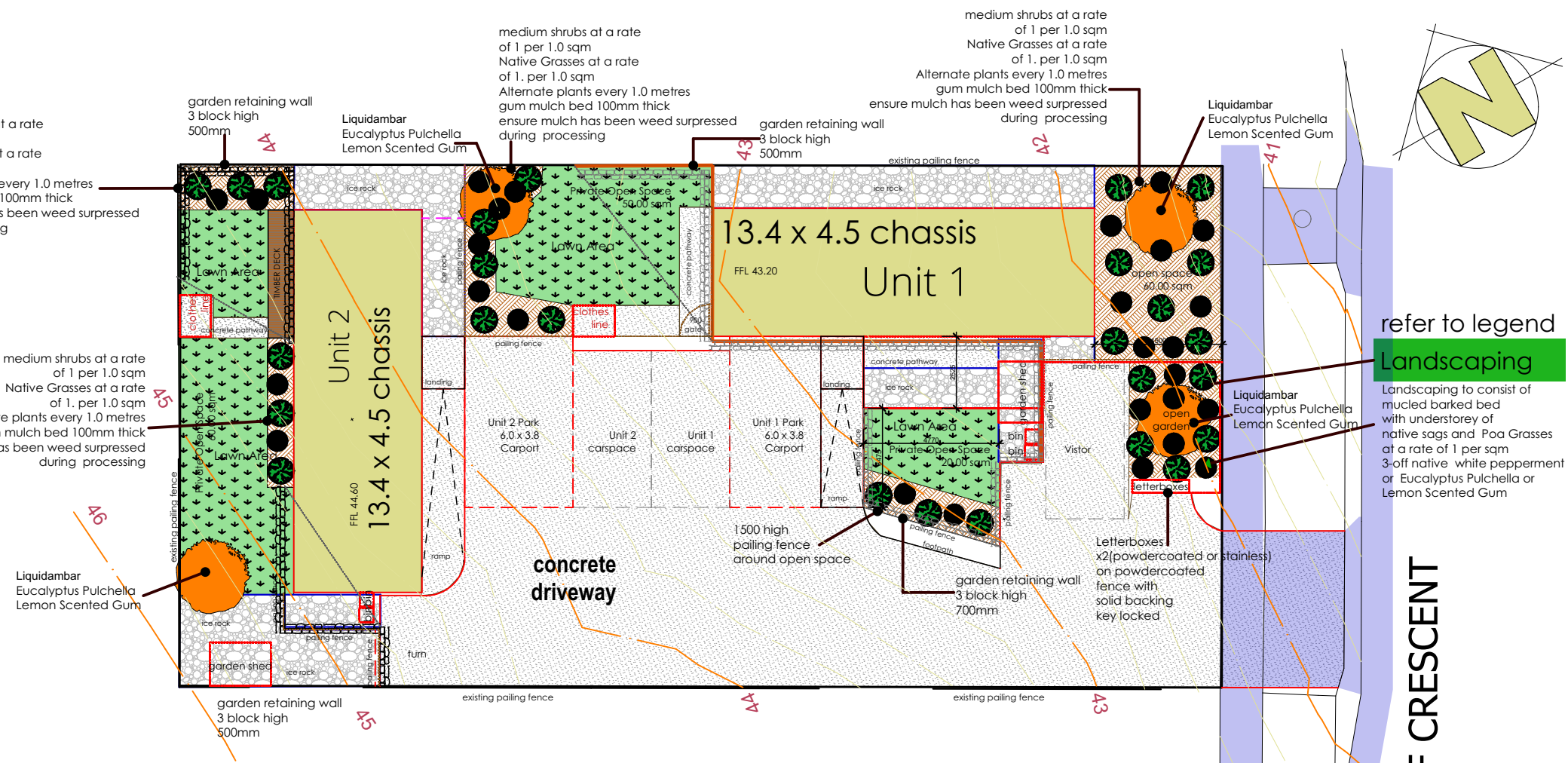
Crushed rock garden bed with weed matting to a depth of 75mm.
20mm clean TASSIE GOLD



Crushed rock garden bed with weed matting to a depth of 75mm.
20mm clean White ICE ROCK



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-24-196
DATE RECEIVED 01/10/2024




LANDSCAPING SCHEDULE					
LISTED SPECIES MAY NOT ALL BE APPLICABLE					
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	NOTES	
TALL FEATURE TREES					
LEMON-SCENTED GUM	EUCALYPTUS CITRIODORA	20m	8m	FEATURE TREES PREDOMINANTLY FRONTING HIGHWAY	
SPOTTED GUM	CORYMBIA MACULATA	10m	5m		
SMALL TREES					
SHE OAK	ALLOCASUARINA VERTICILLATA	5m	3m	COPSE PLANTINGS ACROSS SITE	
SOUTH ESK PINE	CALLITRIS OBLONGA	4m	2m		
MEDIUM SHRUBS / BUSHES					
WHITE CORREA	CORREA ALBA	1.5m	1.5m	BORDERING SITE ENTRY / DRIVEWAY	
SILVER BANKSIA	BANKSIA MARGINATA	3m	2m	SCREENING PLANTINGS AND AREAS OF VISUAL IMPROVEMENT	
YELLOW BOTTLEBRUSH	CALLISTEMON PALLIDUS	3m	2m		
NATIVE GRASSES					
TASMAN FLAX LILY	DIANELLA TASMANICA	0.5m	0.5m	BORDERING SITE ENTRY / DRIVEWAY	
GROUND COVERS					
BRONZE RAMBLER	GREVILLEA AUSTRALIS	1m	4m	ACROSS DESIGNATED LANDSCAPED AREAS AND EMBANKMENTS	
INTEGRIFLORA	BANKSIA INTEGRIFLORA	1m	4m		
LARGE FEATURE TREE					
LIQUIDAMBAR	LIQUIDAMBAR STYRACIFLUA	9.0M	4.0M	AT SPECIFIC LOCATION REQUIRING DYNAMIC SCREENING	


Calculations

Unit 1 floor area	60.40 sqm
Site Coverage unit 1	70.00sqm
Unit 2 floor area	60.40 sqm
Site Coverage Unit 2	70.00 sqm
Carport Unit 1	24.00 sqm
Carport Unit 2	24.00 sqm
Concrete Driveway	238.00 sqm
Site Area	668.90 sqm
site coverage	188.00 sqm
Site Coverage	28.10%


LANDSCAPING LEGEND:




PROPOSED BUILDING




GARDEN SHED




clothes line



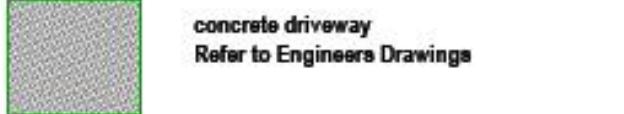
concrete driveway




LAWN AREA



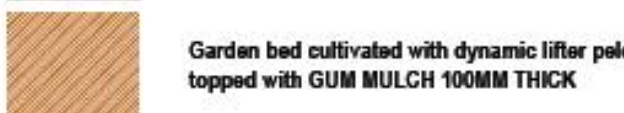
Garden bed



Crushed rock garden bed



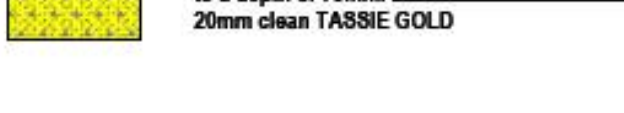
Crushed rock garden bed



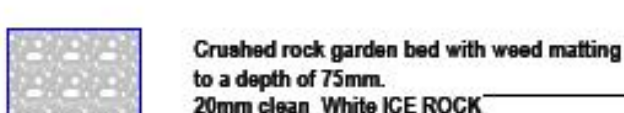
Crushed rock garden bed




Crushed rock garden bed




Crushed rock garden bed




Crushed rock garden bed




Crushed rock garden bed



Crushed rock garden bed









Crushed rock garden bed



Crushed rock garden bed

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-24-196
DATE RECEIVED 01/10/2024

LANDSCAPING SCHEDULE				
LISTED SPECIES MAY NOT ALL BE APPLICABLE				
COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	NOTES
TALL FEATURE TREES				
LEMON-SCENTED GUM	EUCALYPTUS CITRIODORA	20m	8m	FEATURE TREES PREDOMINANTLY FRONTING HIGHWAY
SPOTTED GUM	CORYMBIA MACULATA	10m	5m	
SMALL TREES				
SHE OAK	ALLOCASUARINA VERTICILLATA	5m	3m	COPSE PLANTINGS ACROSS SITE
SOUTH ESK PINE	CALLITRIS OBLONGA	4m	2m	
MEDIUM SHRUBS / BUSHES				
WHITE CORREA	CORREA ALBA	1.5m	1.5m	BORDERING SITE ENTRY / DRIVEWAY
SILVER BANKSIA	BANKSIA MARGINATA	3m	2m	SCREENING PLANTINGS AND AREAS OF VISUAL IMPROVEMENT
YELLOW BOTTLEBRUSH	CALLISTEMON PALLIDUS	3m	2m	
NATIVE GRASSES				
TASMAN FLAX LILY	DIANELLA TASMANICA	0.5m	0.5m	BORDERING SITE ENTRY / DRIVEWAY
GROUND COVERS				
BRONZE RAMBLER	GREVILLEA AUSTRALIS	1m	4m	ACROSS DESIGNATED LANDSCAPED AREAS AND EMBANKMENTS
INTEGRIFLORA	BANKSIA INTEGRIFLORA	1m	4m	
LARGE FEATURE TREE				
LIQUIDAMBAR	LIQUIDAMBAR STYRACIFLUA	9.0M	4.0M	AT SPECIFIC LOCATION REQUIRING DYNAMIC SCREENING



