

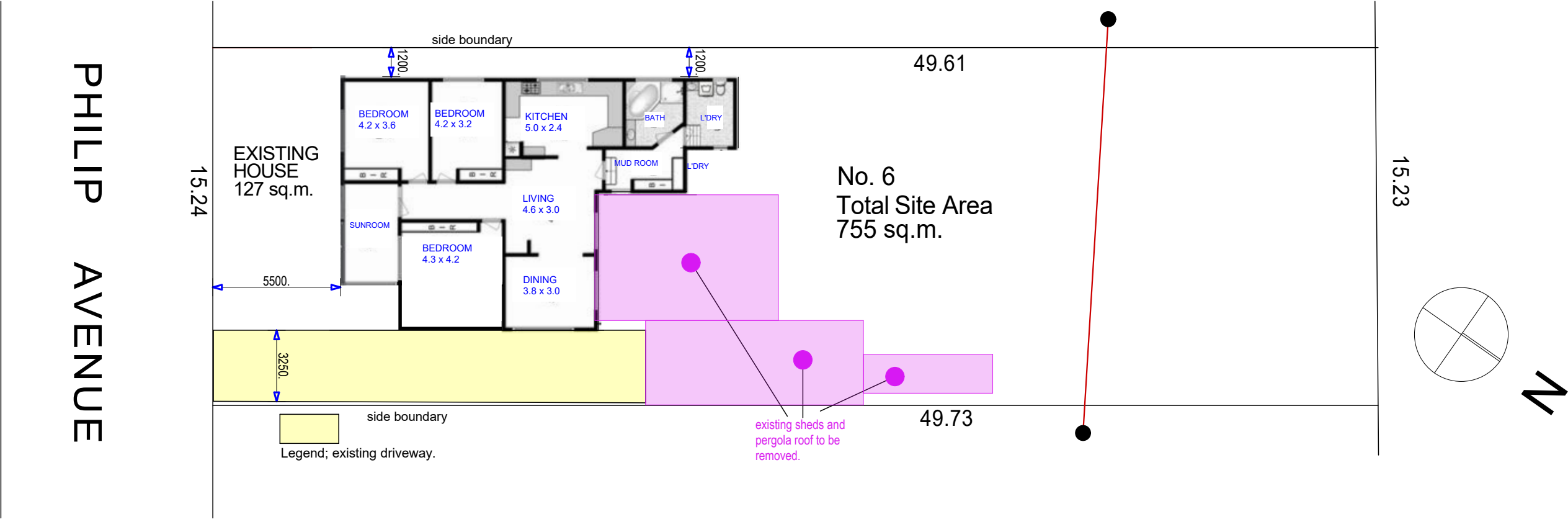
DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-083
PROPOSED DEVELOPMENT:	Multiple Dwellings (one proposed, one existing)
LOCATION:	6 Philip Avenue Montrose
APPLICANT:	Phillip Stary Architect/Associates
ADVERTISING START DATE:	08/04/2025
ADVERTISING EXPIRY DATE:	28/04/2025

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 **28/04/2025**.

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 **28/04/2025**, or for postal and hand delivered representations, by 5.00 pm on **28/04/2025**.



EXISTING HOUSE and DRIVEWAY

GENERAL NOTES
1. DO NOT SCALE DRAWINGS
2. CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION
3. ALL WORK TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA
4. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS

Revision	Date	Project Title	Drawing Title	Drawn	Checked
A.		Proposed New Dwelling 6 Philip Ave. MONTROSE	Existing Site Plan	Scale 1:200 @ A3	
				Date refer 'printed date' below	
				File Number 2402	
				Drawing No DA - 1	
B.	28/02/2025	Client ROBIN CHHETRI		Printed: Monday, 10 March 2025	

Phillip Stary
Acc.No. CC1035T

Architect

11 Glover Dve
Sandy Bay 7005

Ph. 0410-363489
e architect@netspace.net.au

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-24-083

DATE RECEIVED 27/03/2025

No. 6
Total Site Area
755 sq.m.

PHILIP
AVENUE



exist. kerb 100 dia. SW discharge,
after water test to confirm that it
serves
No. 6 Philip Ave.



Downpipe connection of existing house
to stormwater drain in driveway.

Legend

existing driveway is no more than
1: 50 or 20% .

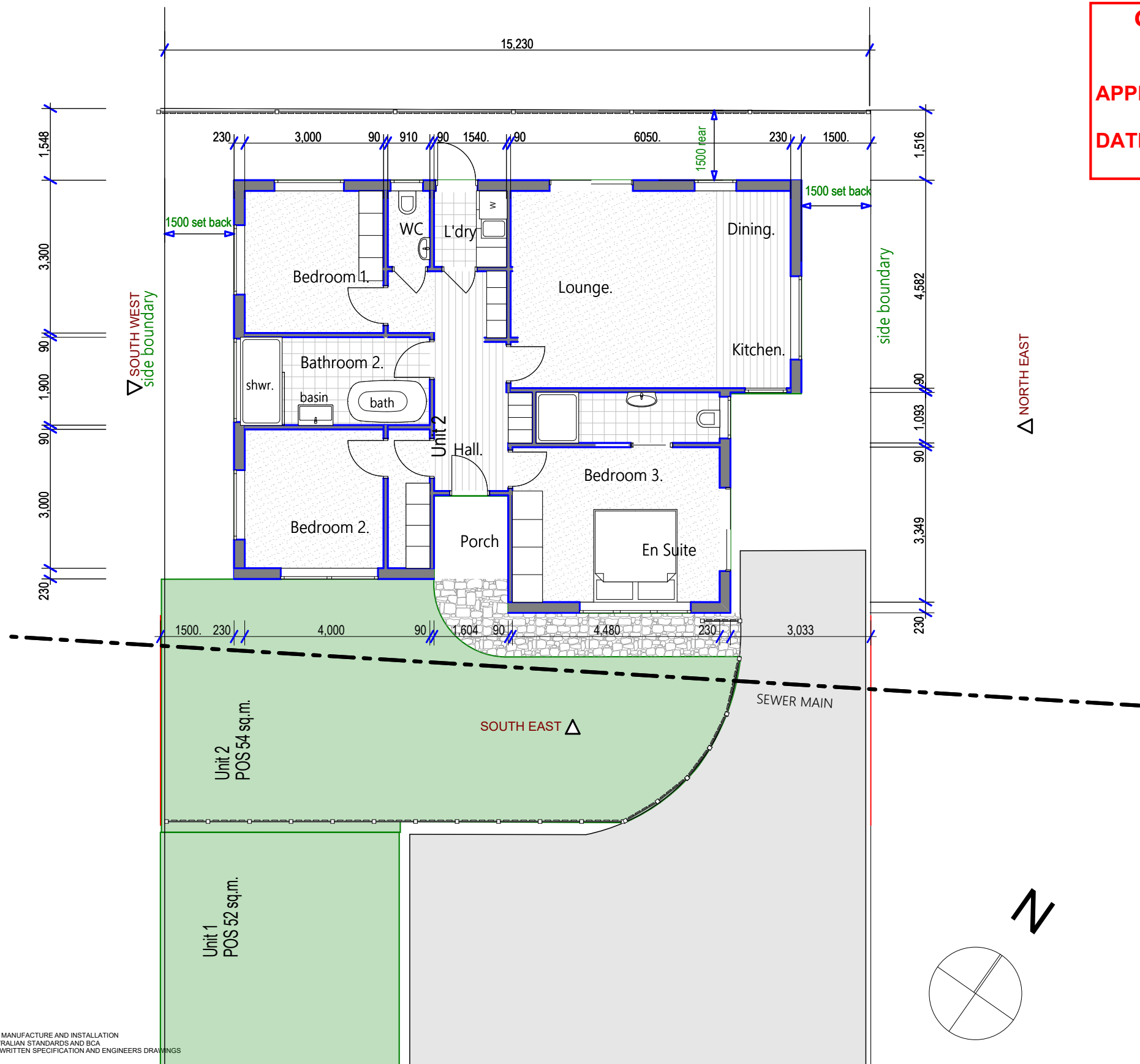
new concrete driveway, steel
float finish, min. 1:100 falls to
SW pit. Kerb edges required to all
driveway and parking areas.

Driveway and parking slab to be
formed at required level so that fall
to SW outlet is achieved.
Invert level of pit must have min.
fall of 1:100 to kerbside
discharge.

New concrete parking &
manoeuvring area, 1:100 fall to
Everhard Series 450 grated SW
pit 300mm deep.

STORM WATER CONCEPT PLAN

Revision	Date	Project Title	Client	Project Title	Drawing Title	Drawn	Checked
A. Amended drawing DA-1 to include Unit 1. floor plan, outbuildings, and existing and proposed driveway and car park layouts. . Additional drawing DA-6 Elevations with building heights added. Amended DA-2 showing side boundary setbacks and deleted car park space next to Unit2, Waste storage bins indicated to each unit. All side and rear boundaries to be minimum 1.5m indicated	5/10/2024	Proposed New Dwelling 6 Philip Ave. MONTROSE	ROBIN CHHETRI	Phillip Stary Acc.No. CC1035T <i>Architect</i>	STORM WATER CONCEPT PLAN	Scale 1:200 @ A3	
B. New complete set issued, drawings DA1-DA8 including additional drawing, in response to RFI 16 October 2024	28/02/2025			11 Glover Dve Sandy Bay 7005	Ph. 0410-363489 e architect@netspace.net.au	Date refer 'printed date' below	
C. Response to RFI 18 March 2025: SW elevation shown (drawing DA 7), runoff slope 1% min. Falls to outlet shown, and site spot levels. Parking and manoeuver dimensions added to DA8. B85 template provided to show entry/exit paths in forward direction, position of vehicles along the lane, not perpendicular, and 300mm clearances to side fence.	27/03/2025					File Number 2402	
						Drawing No DA - 2 of 8	Printed: Thursday, 27 March 2025



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-24-083

DATE RECEIVED 11/03/2025

GENERAL NOTES
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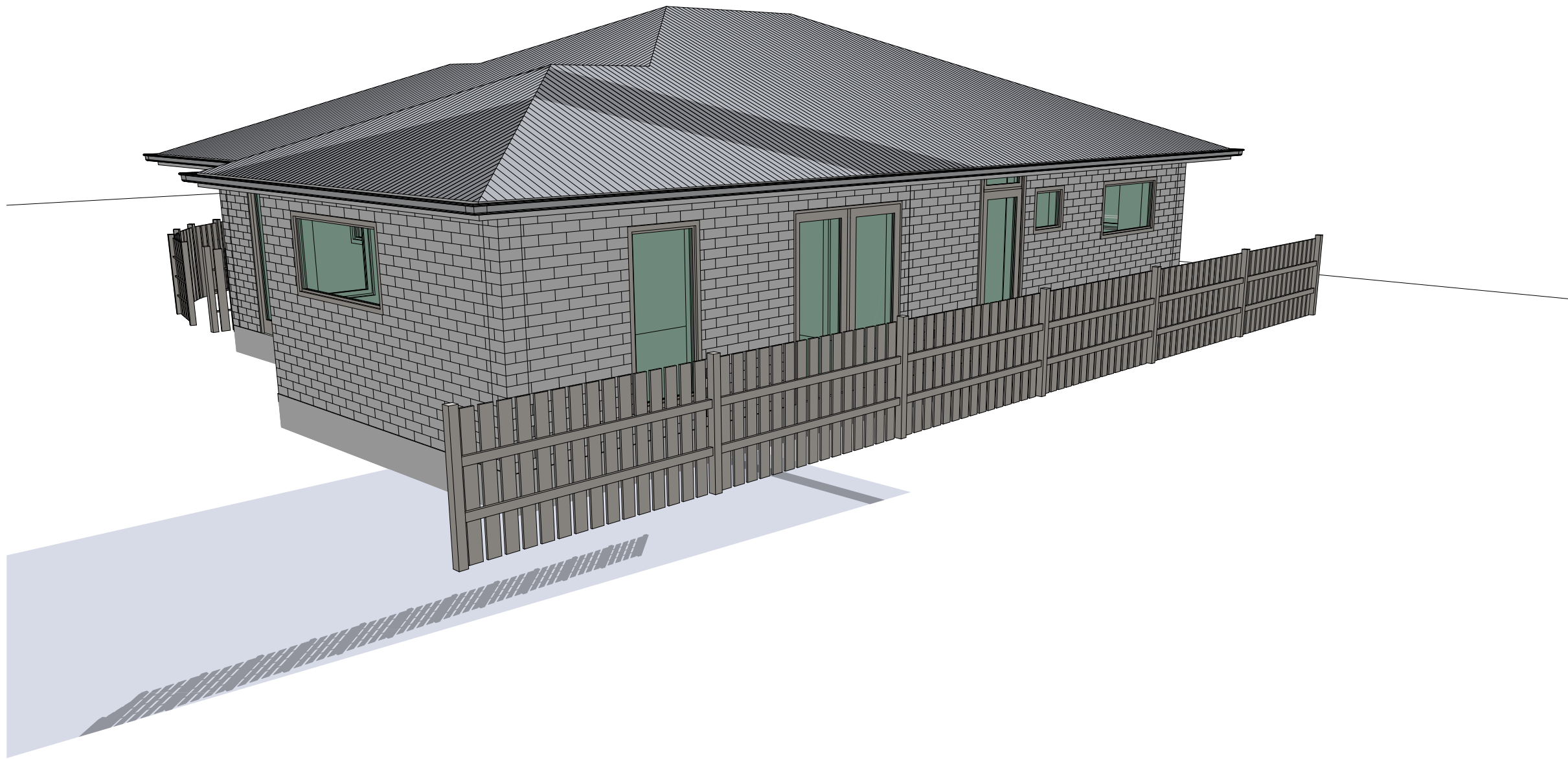
Revision	Date	Project Title	Drawing Title	Drawn	Checked
A.		Proposed New Dwelling 6 Philip Ave. MONTROSE	Ground Floor Plan	Scale 1:200 @ A3	
				Date refer 'printed date' below	
				File Number 2402	
				Drawing No DA - 3 of 8	
B.	28/02/2025	Client ROBIN CHHETRI		Printed: Monday, 10 March 2025	

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Acc.No. CC1035T

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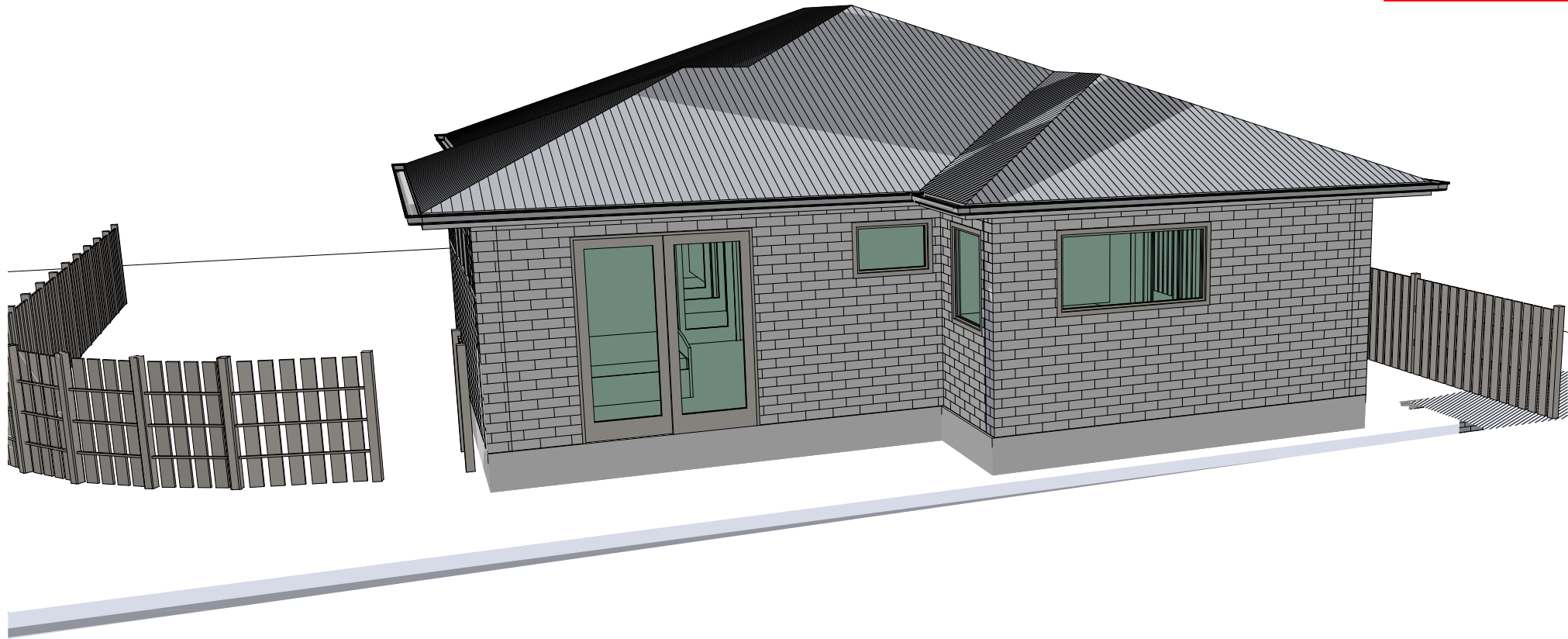


1

NORTH WEST VIEW

1:100

Revision	Date	Project Title	Drawing Title		Drawn	Checked
A.	5/10/2024	Proposed New Dwelling 6 Philip Ave. MONTROSE	North West View		Scale	1:100 @ A3
					Date	refer 'printed date' below
					File Number	2402
					Drawing No	DA -4 of 7
						Printed: Monday, 10 March 2025
GENERAL NOTES 1. DO NOT SCALE DRAWINGS 2. CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION 3. ALL WORK TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA 4. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client ROBIN CHHETRI	Phillip Stary Acc.No. CC1035T <i>Architect</i> 11 Glover Dve Sandy Bay 7005 Ph. 0410-363489 e architect@netspace.net.au			

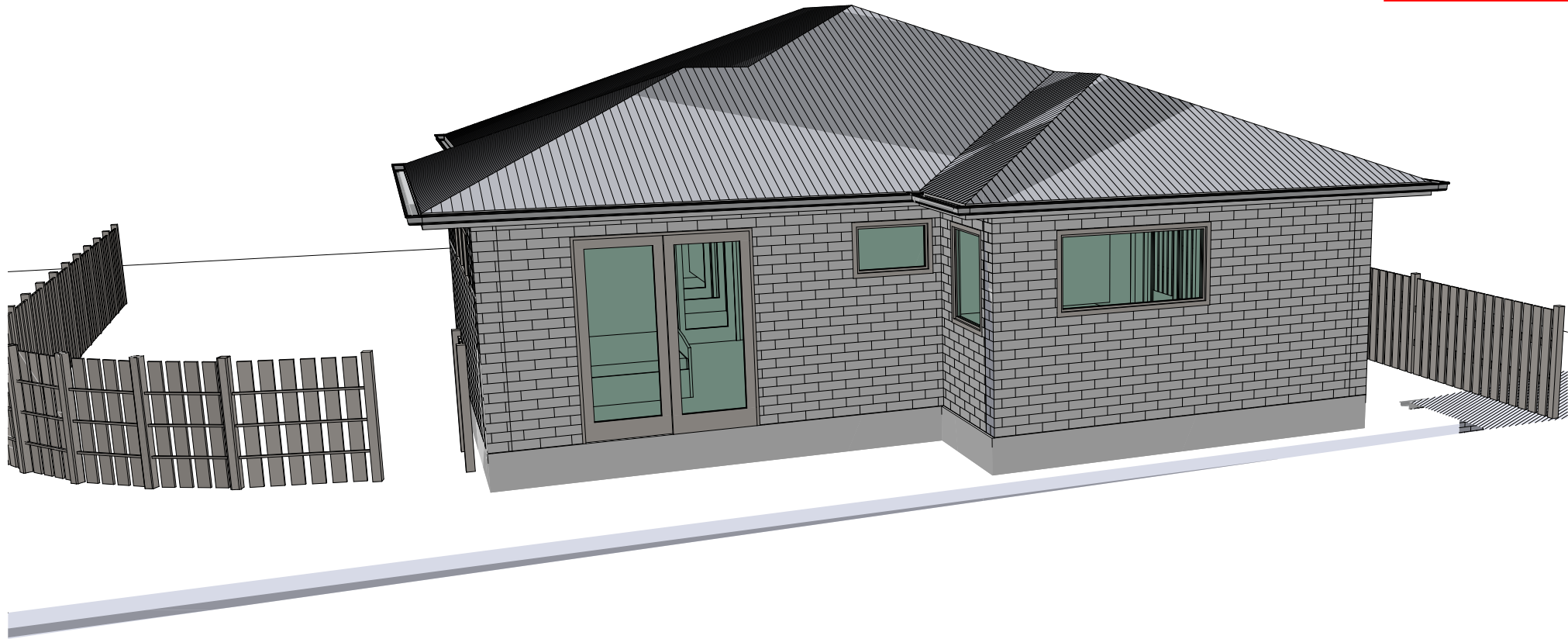


1

NORTH EAST VIEW

1:100

Revision	Date	Project Title	Drawing Title		Drawn	Checked
A.	5/10/2024	Proposed New Dwelling 6 Philip Ave. MONTROSE	North East View		Scale	1:100 @ A3
					Date	refer 'printed date' below
					File Number	2402
					Drawing No	DA -5 of 7
					Printed:	Monday, 10 March 2025
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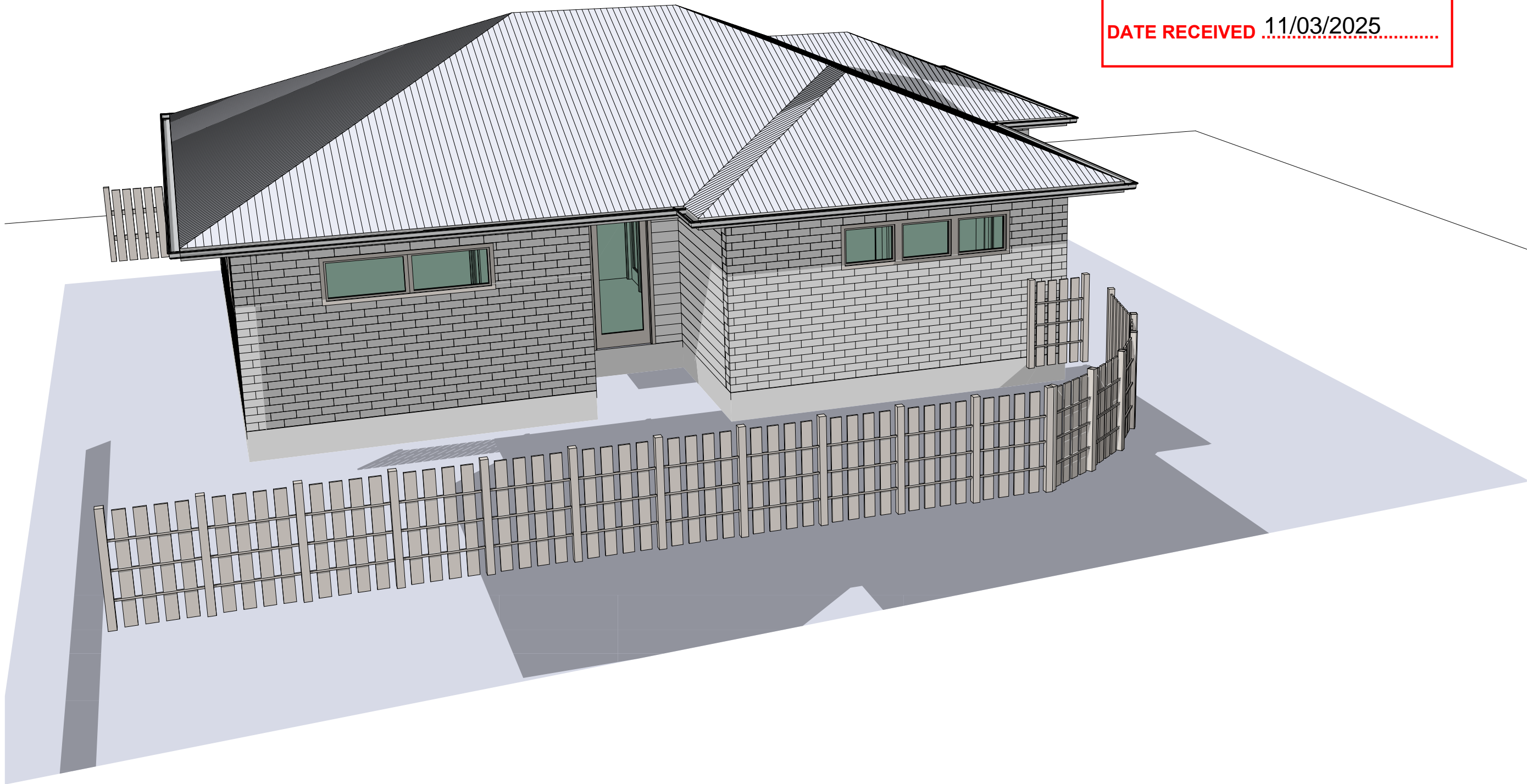


1

NORTH EAST VIEW

1:100

Revision	Date	Project Title	Drawing Title		Drawn	Checked
A.	5/10/2024	Proposed New Dwelling 6 Philip Ave. MONTROSE	North East View		Scale	1:100 @ A3
					Date	refer 'printed date' below
					File Number	2402
					Drawing No	DA -5 of 7
					Printed:	Monday, 10 March 2025
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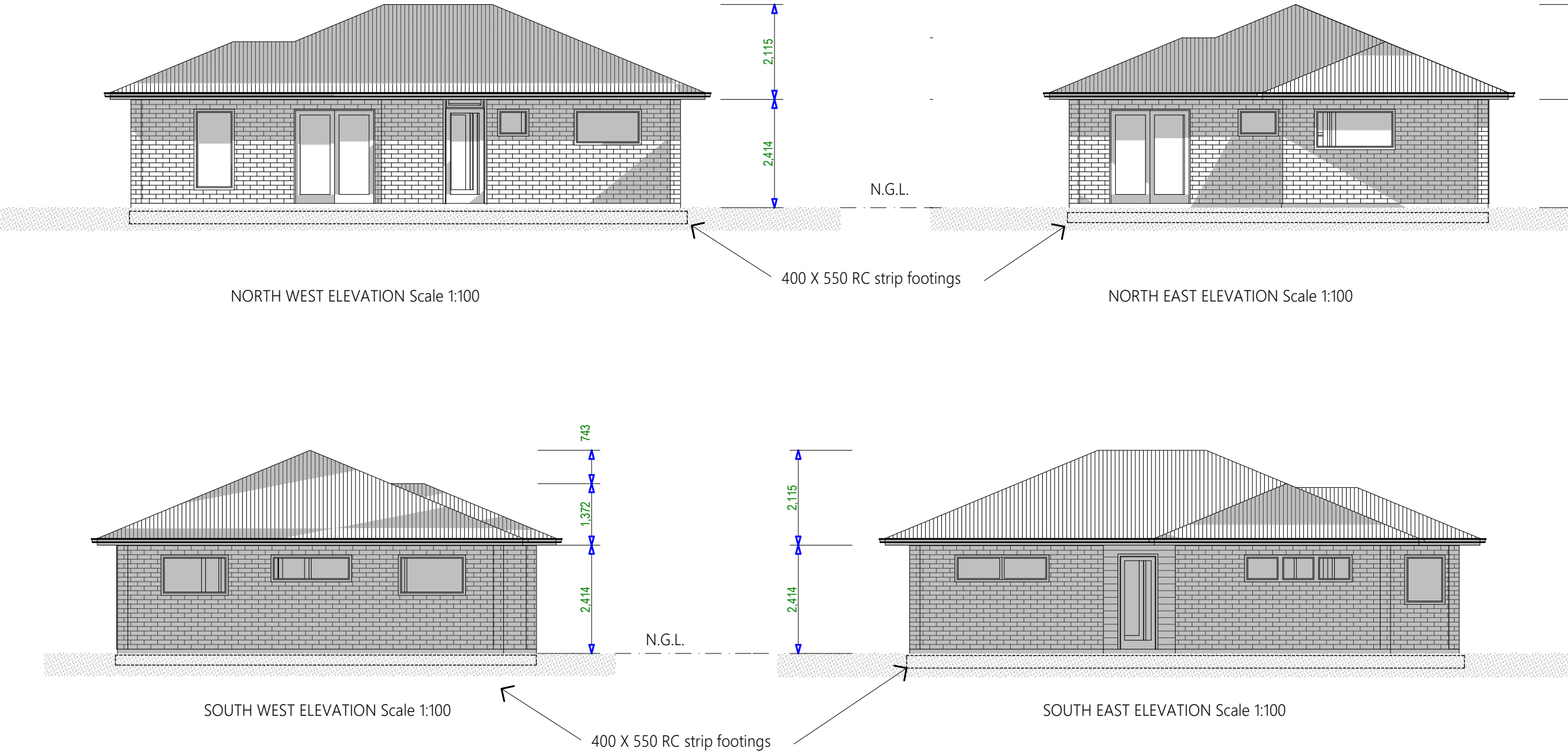


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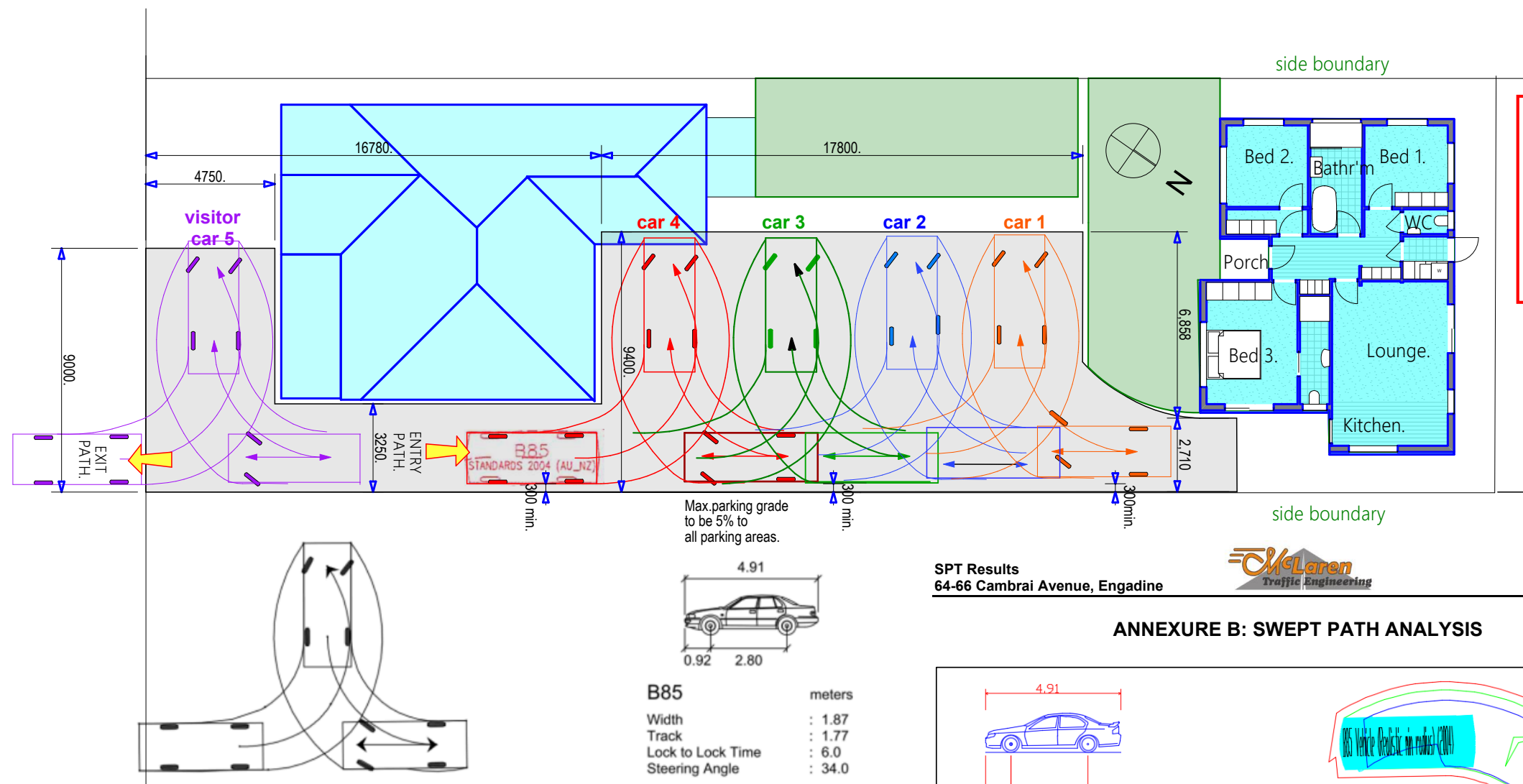
South East View

1:55.56

Revision	Date	Project Title	Drawing Title		Drawn	Checked
A.	5/10/2024	Proposed New Dwelling 6 Philip Ave. MONTROSE	South East View		Scale	1:100 @ A3
					Date	refer 'printed date' below
					File Number	2402
					Drawing No	DA -6 of 7
GENERAL NOTES 1. DO NOT SCALE DRAWINGS 2. CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION 3. ALL WORK TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA 4. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client ROBIN CHHETRI	Phillip Stary Acc.No. CC1035T <i>Architect</i> 11 Glover Dve Sandy Bay 7005 Ph. 0410-363489 e architect@netspace.net.au		Printed: Monday, 10 March 2025	



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B. New complete set issued, drawings DA1-DA8 including additional drawing, in response to RFI 16 October 2024	28/02/2025	Client ROBIN CHHETRI		Date refer 'printed date' below	
C. Response to RFI 18 March 2025: SW elevation shown (drawing DA 7), runoff slope 1% min. Falls to outlet shown, and site spot levels. Parking and manoeuver dimensions added to DA8. B85 template provided to show entry/exit paths in forward direction, position of vehicles along the lane, not perpendicular, and 300mm clearances to side fence.	27/03/2025			File Number 2402	
				Drawing No DA - 7	Printed: Thursday, 27 March 2025



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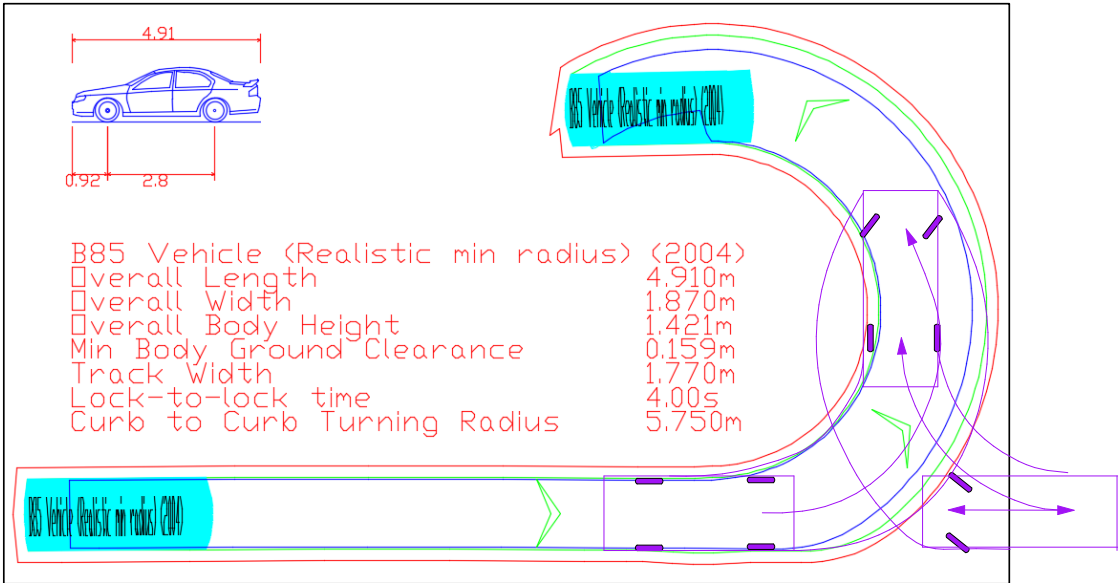
DATE RECEIVED 27/03/2025

SPT Results
64-66 Cambrai Avenue, Engadine



Job No: 2019/289
September 2019

ANNEXURE B: SWEEP PATH ANALYSIS



AUSTRALIAN STANDARD 85TH PERCENTILE SIZE VEHICLE (B85)

NOTE;
Layout and Parking areas must be
in accordance with AS 2890.1:2004

Ref. AU/NZ 2890.1 STANDARDS for B85 VEHICLE

B85 – 90 deg turning Standard Large Car Australia –

PROPOSED NEW CARPARKING and ON SITE TURNING ,

Blue – Tyre Path
Green – Vehicle Body
Red – 300mm Clearance

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B. New complete set issued, drawings DA1-DA8 including additional drawing, in response to RFI 16 October 2024	28/02/2025	Client			
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			Phillip Stary Acc.No. CC1035T <i>Architect</i> 11 Glover Dve Sandy Bay 7005 Ph. 0410-363489 e architect@netspace.net.au	Scale 1:200 @ A3 Date refer 'printed date' below File Number 2402 Drawing No DA - 8 of 8 Printed: Thursday, 27 March 2025	