

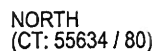
## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-049
<b>PROPOSED DEVELOPMENT:</b>	Additions and alterations to single dwelling, driveway extension, outbuilding
<b>LOCATION:</b>	5 Bournville Crescent Claremont
<b>APPLICANT:</b>	J M Grueber
<b>ADVERTISING START DATE:</b>	30/05/2025
<b>ADVERTISING EXPIRY DATE:</b>	16/06/2025

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](http://www.gcc.tas.gov.au)) until **16/06/2025**.

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](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **16/06/2025**, or for postal and hand delivered representations, by 5.00 pm on **16/06/2025**.



BOURNVILLE CRESCENT

EXISTING SITE PLAN  
scale 1:200

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No. PLN-25-049

DATE RECEIVED 12/03/25

SITE MEASURE NOTE:

Existing plans have been prepared from data collated from a concise site measure. Plans ONLY show existing site conditions.

[www.iwadesign.com.au](http://www.iwadesign.com.au)

CC 4971 U

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**John Weston**  
**Architectural Design**  
Unit 1 / 18 Childs Drive, Old Beach

T: 0427 040 343  
E: johnwestonarchitecturaldesign@gmail.com

### Existing Site Plan

Zoltan Latky &amp; Jess Gruober

PROJECT ADDRESS:  
5 Bournville Crescent, Claremont Tasmania

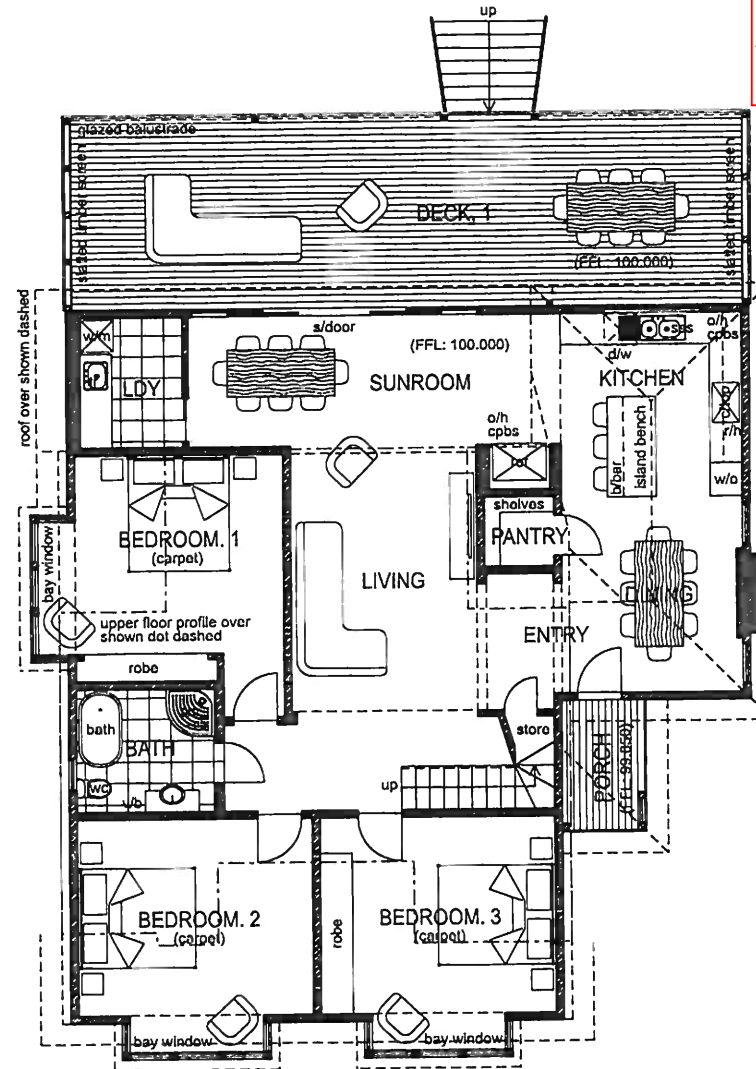
DATE	JW
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DATE: July 2023

A01

# EXISTING FLOOR AREAS:

Ground Floor Area (measured from external face of external walls) -	156.10 m2
Upper Floor Area (measured from external face of external walls) -	70.53 m2
Deck 1 -	46.61 m2
Deck 2 -	16.03 m2
Porch -	3.87 m2



GLENORCHY CITY COUNCIL  
PLANNING SERVICES

APPLICATION No PLN-25-049

DATE RECEIVED 12/03/25

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## EXISTING GROUND FLOOR PLAN

scale 1:100

**John Weston**  
Architectural Design  
Unit 1 / 18 Childs Drive, Old Beach

Ph: 0427 040 343  
E: johnwestonarchitectural@gmail.com

Existing Ground Floor Plan		
CLIENT:	DESIGNER:	DRAWING NUMBER:
Zoltan Latky & Jess Grueber	JW	A02A
PROJECT ADDRESS:	DATE:	
5 Bourville Crescent, Claremont Tasmania	July 2023	

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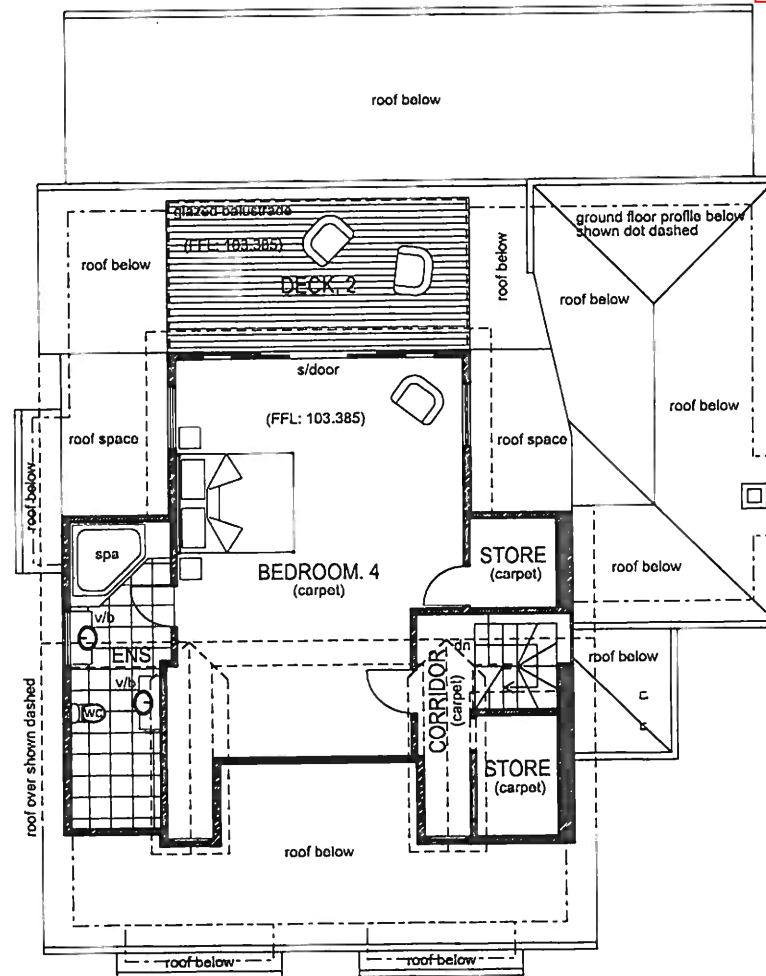
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# EXISTING FLOOR AREAS:

Ground Floor Area (measured from external face of external walls) -	156.10 m2
Upper Floor Area (measured from external face of external walls) -	70.53 m2
Deck. 1 -	46.61 m2
Deck. 2 -	16.03 m2
Porch -	3.87 m2



NORTH  
(CT: 55634 / 80)



EXISTING UPPER FLOOR PLAN  
scale 1:100

GLENORCHY CITY COUNCIL  
PLANNING SERVICES

APPLICATION No PLN-25-049  
DATE RECEIVED 12/03/25

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Architectural Design  
Unit 1 / 18 Childs Drive, Old Beach

Ph: 0427 040 343  
E: johnwestonarchitecturaldesign@gmail.com

Existing Upper Floor Plan		
CLIENT:	DESIGNER:	DRAWING NUMBER:
Zoltan Latky & Jess Grueber	JW	A03 <sub>A</sub>
PROJECT ADDRESS:	DATE:	
5 Bournville Crescent, Claremont Tasmania	July 2023	

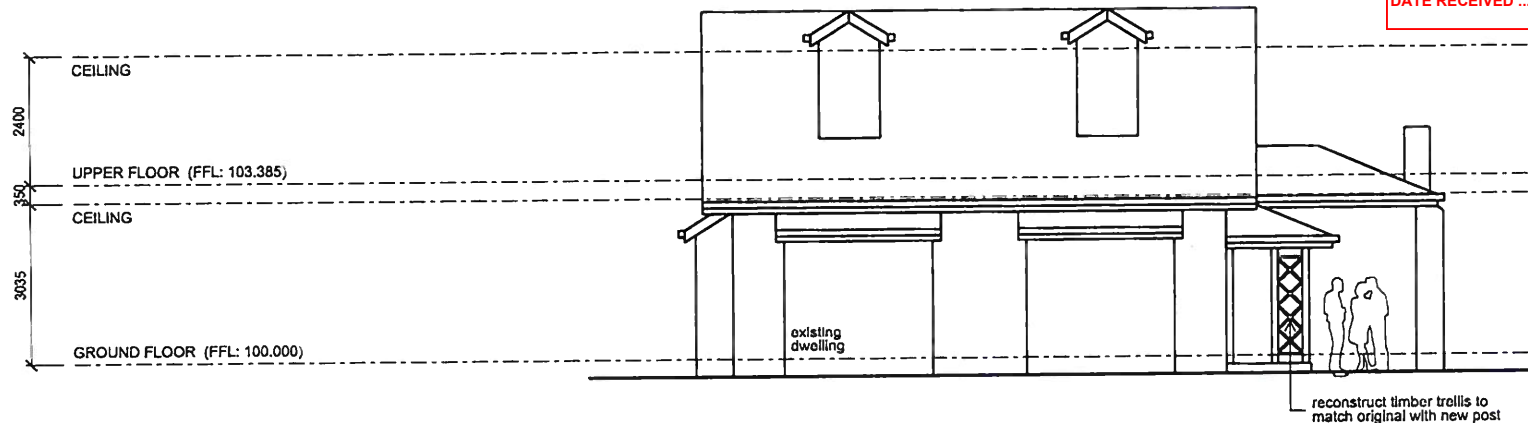
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No. **PLN-25-049**

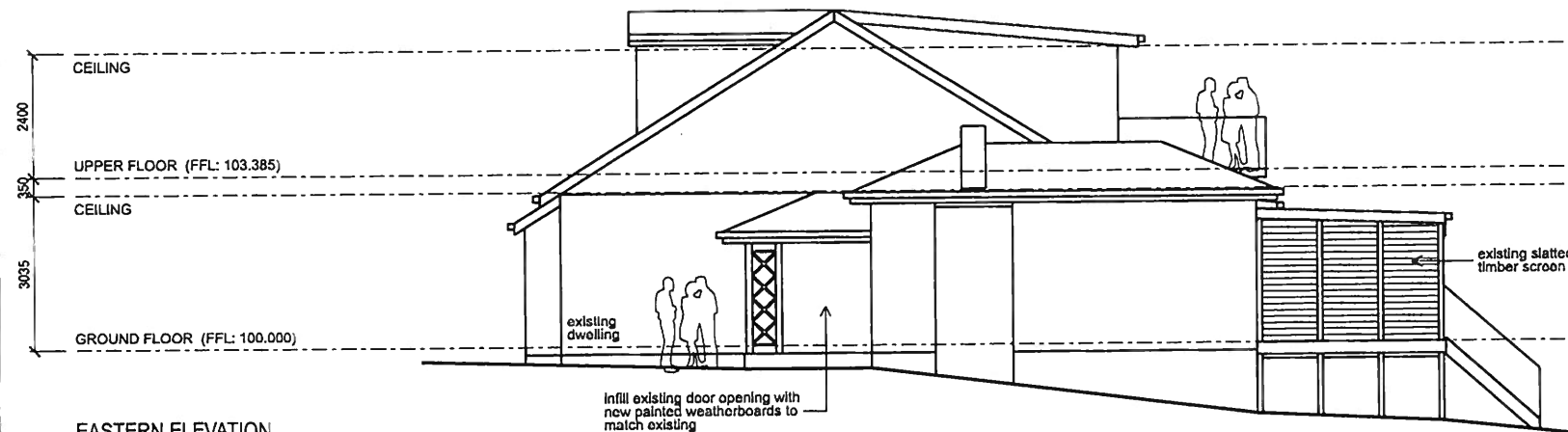
DATE RECEIVED **12/03/25**

**SITE MEASURE NOTE:**

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**SOUTHERN ELEVATION**



**EASTERN ELEVATION**

**EXISTING & REMEDIAL WORKS EXTERNAL ELEVATIONS. 1**

scale 1:100

**John Weston  
Architectural Design**

Unit 1 / 18 Childs Drive, Old Beach

P: 0427 040 343  
E: johnwestonarchitecturaldesign@gmail.com

PROJECT		
Existing & Remedial Works External Elevations. 1		
CLIENT	DESIGNER	DRAWING NUMBER <b>A04</b> <sub>A</sub>
Zoltan Latky & Jess Grueber	JW	
PROJECT ADDRESS	DATE	
5 Bournville Crescent, Claremont Tasmania		July 2023

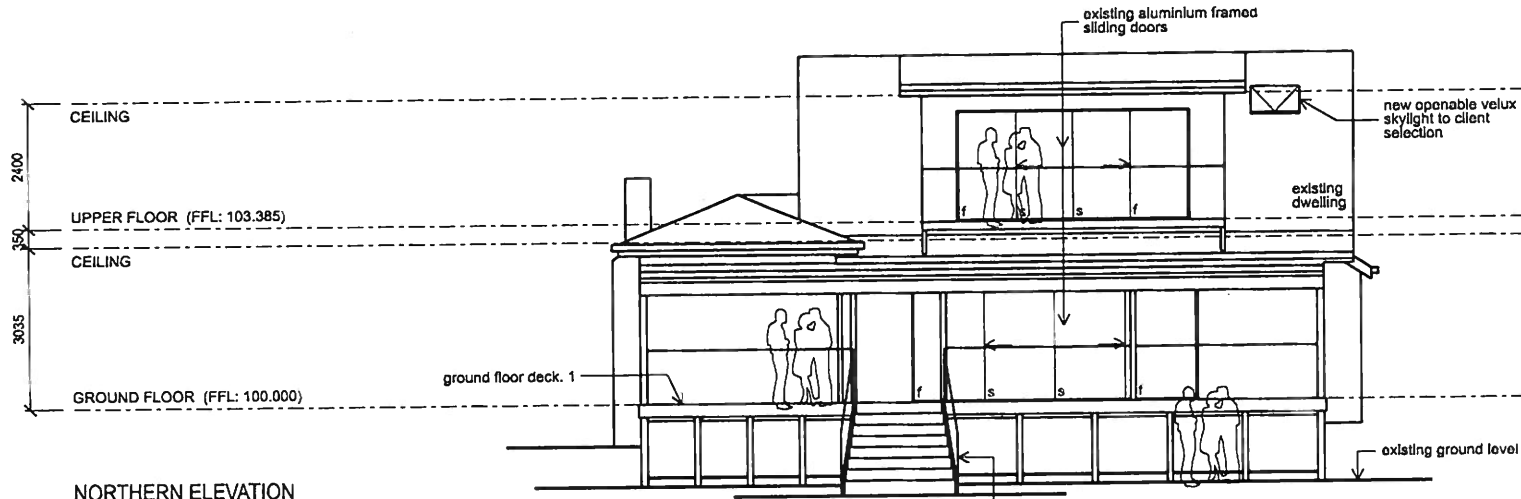
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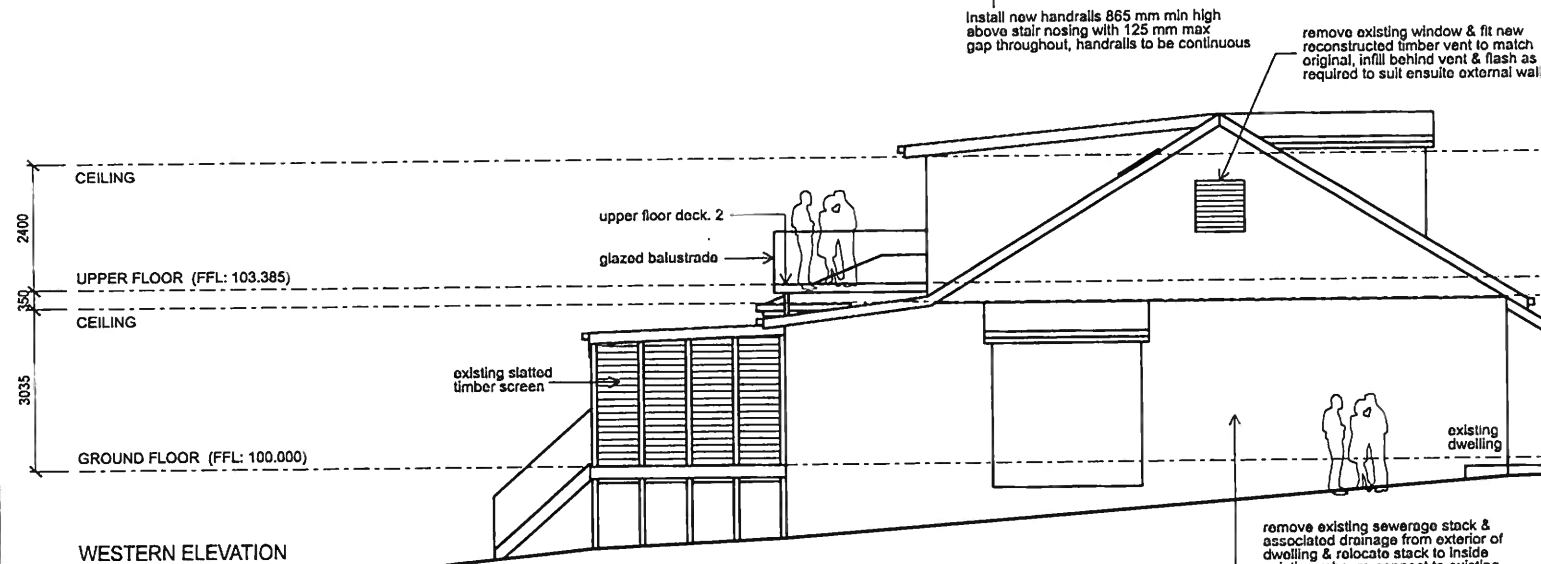
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# SITE MEASURE NOTE:

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NORTHERN ELEVATION



WESTERN ELEVATION

Install new handrails 865 mm min high above stair nosing with 125 mm max gap throughout, handrails to be continuous

remove existing window & fit new reconstructed timber vent to match original, infill behind vent & flash as required to suit ensuite external wall

remove existing sewerage stack & associated drainage from exterior of dwelling & relocate stack to inside existing robe, re-connect to existing sewerage drainage @ ground level (100 dia upvc stack), plumber to modify existing sanitary fixture drainage & relocate to inside dwelling

GLENORCHY CITY COUNCIL  
PLANNING SERVICES

APPLICATION NO PLN-25-049

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## EXISTING & REMEDIAL WORKS EXTERNAL ELEVATIONS. 2

scale 1:100

**John Weston**  
Architectural Design  
Unit 1 / 18 Childs Drive, Old Beach

Ph: 0427 040 343  
E: johnwestonarchitecturaldesign@gmail.com

PROJECT:	Existing & Remedial Works External Elevations. 2
CLIENT:	Zoltan Latky & Jess Grueber
PROJECT ADDRESS:	5 Bourville Crescent, Claremont, Tasmania
DATE:	July 2023
DRAWN:	JW
CHECKED:	
DATE:	

A05A

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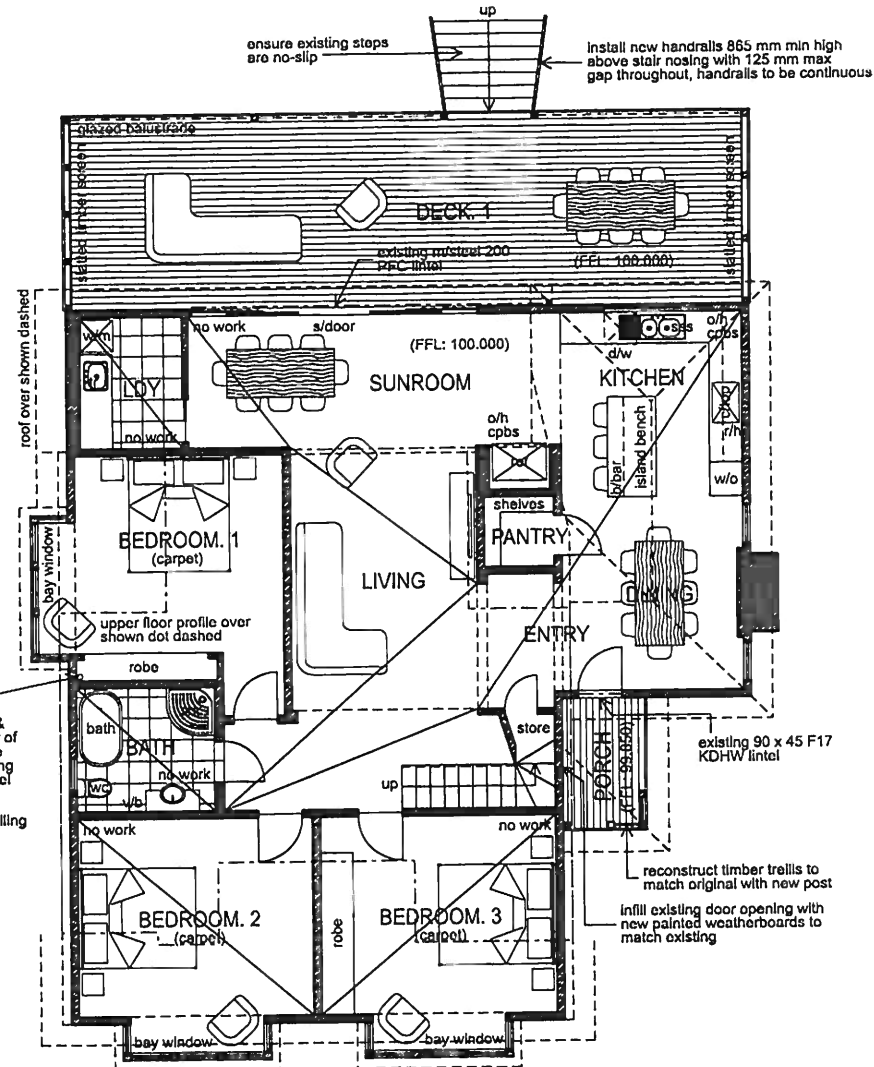
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remove existing sewerage stack & associated drainage from exterior of dwelling & relocate stack to inside existing robe, re-connect to existing sewerage drainage @ ground level (100 dia upvc stack), plumber to modify existing sanitary fixture drainage & relocate to inside dwelling



#### SITE MEASURE NOTE:

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## REMEDIAL WORKS GROUND FLOOR PLAN

scale 1:100

**John Weston**  
Architectural Design  
Unit 1 / 18 Childs Drive, Old Beach  
P: 0427 040 343  
E: johnwestonarchitecturaldesign@gmail.com

### Remedial Works Ground Floor Plan

CLIENT: Zoltan Latky & Jess Grueber  
PROJECT ADDRESS: 5 Bournville Crescent, Claremont Tasmania

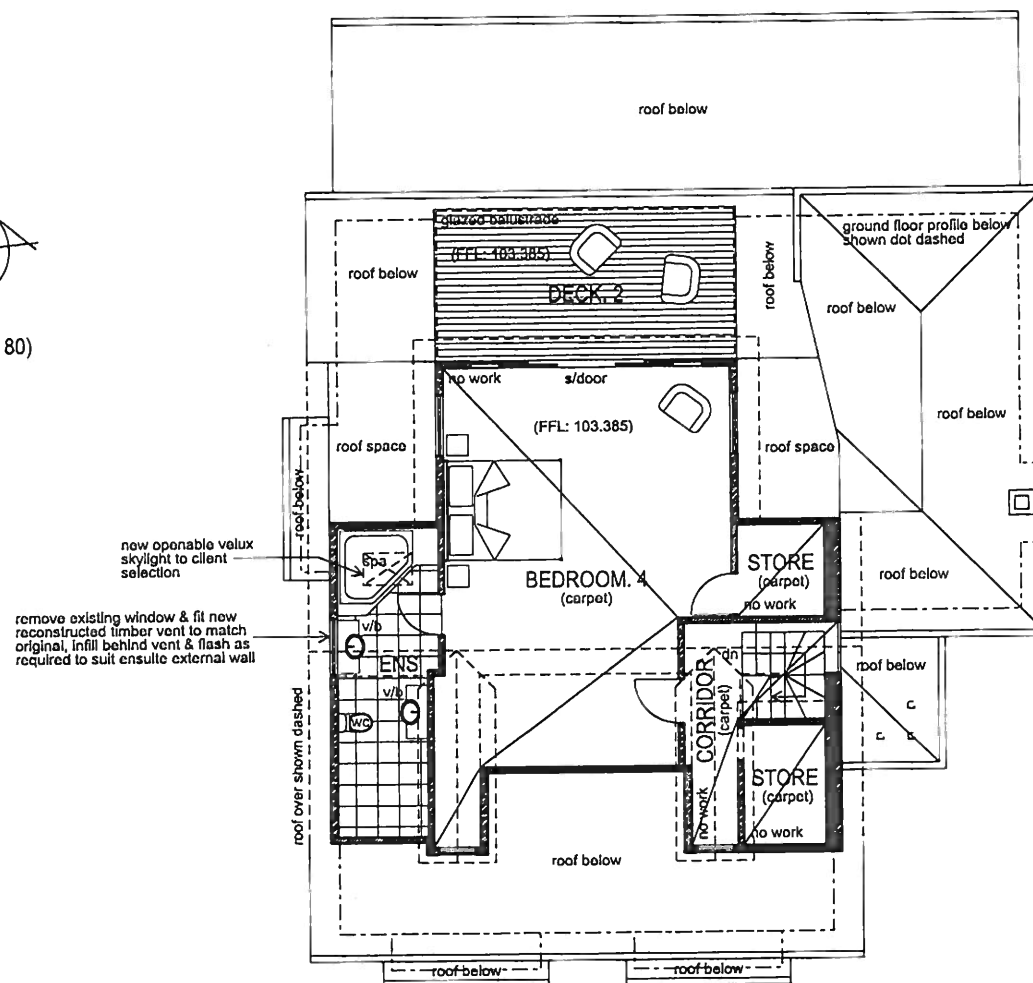
DATE: July 2023

DATE: July 2023  
A06A

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scale 1:100

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DIAGNOSIS:	JW
DATE:	July 2023

A07.