

## DEVELOPMENT APPLICATION

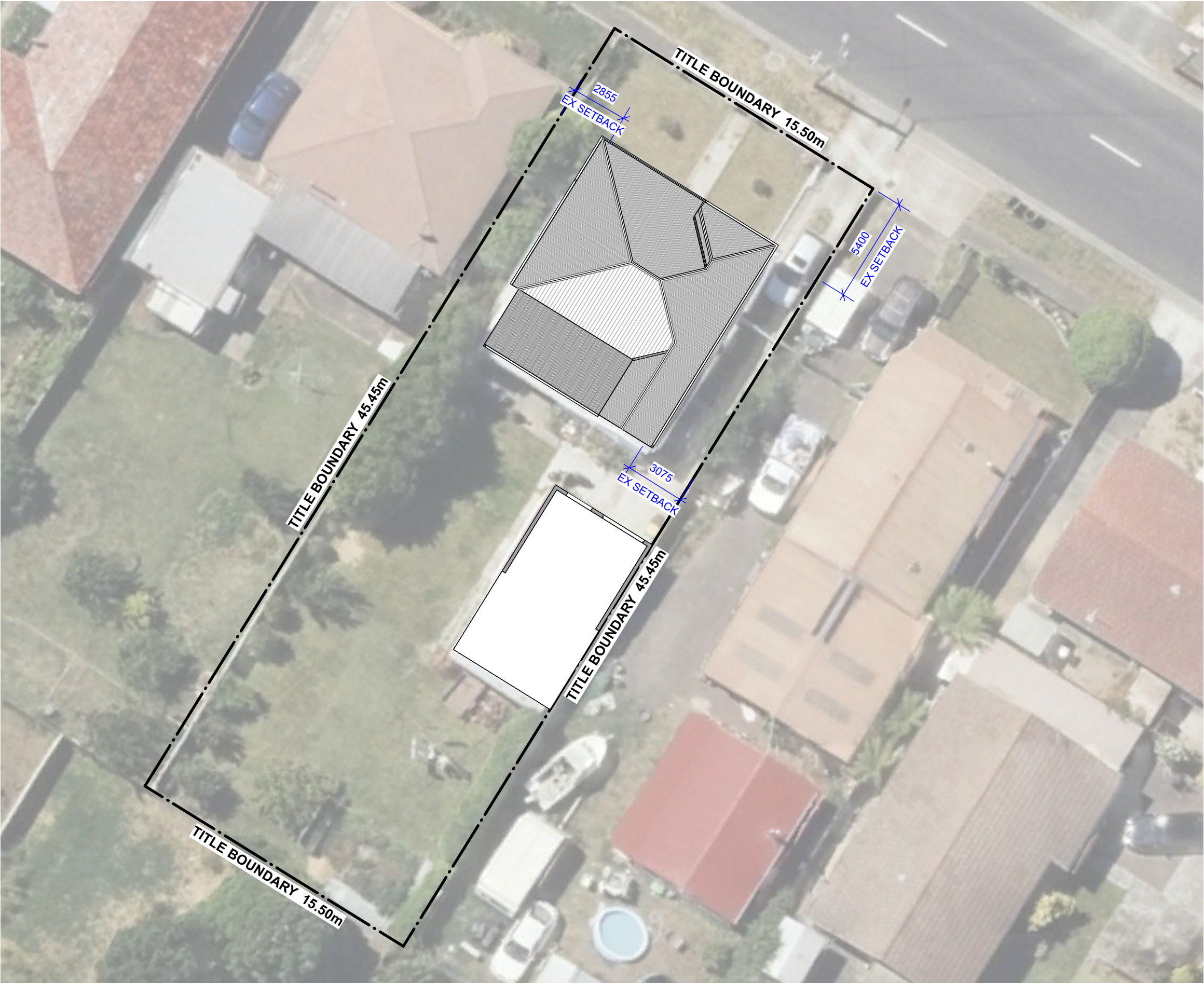
<b>APPLICATION NUMBER:</b>	PLN-25-131
<b>PROPOSED DEVELOPMENT:</b>	Additions and alterations to dwelling (Residential)
<b>LOCATION:</b>	34 Grove Road, Glenorchy
<b>APPLICANT:</b>	S Group
<b>ADVERTISING START DATE:</b>	06/06/2025
<b>ADVERTISING EXPIRY DATE:</b>	23/06/2025

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 **23/06/2025**.

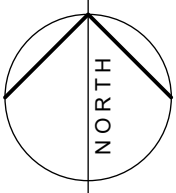
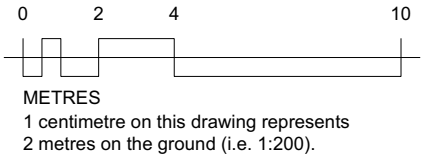
During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **23/06/2025**, or for postal and hand delivered representations, by 5.00 pm on **23/06/2025**.





**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No PLN-25-131  
DATE RECEIVED 15/05/25



**1** **Site Plan**  
Scale: 1:200

FOR DEVELOPEMENT APPLICATION ONLY

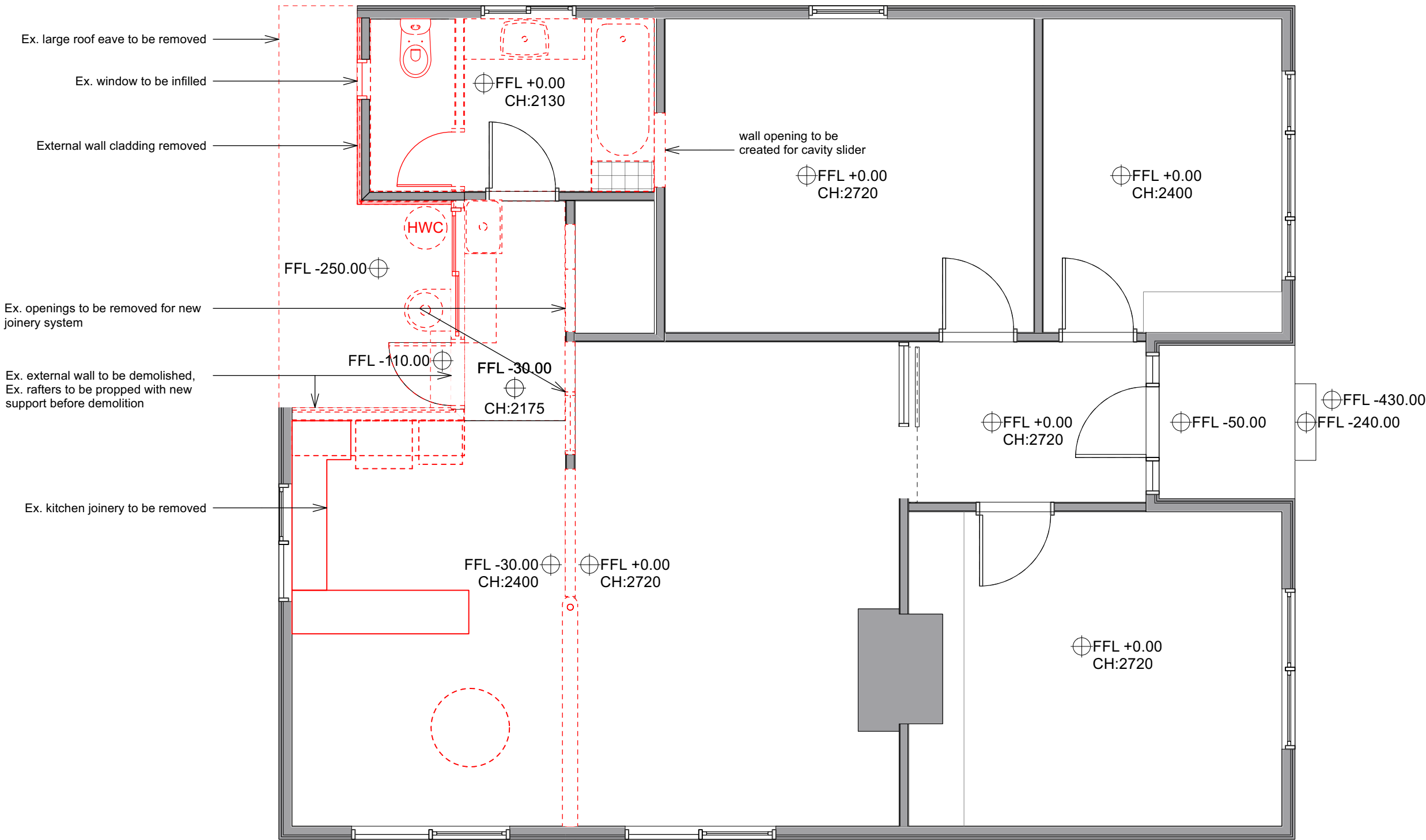
**create.  
wonder.**

**S. Group**  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 **sgroup.com.au**



REVISIONA	DATE 15/5/2025	DESCRIPTION DA		
ADDRESS	34 Grove Road		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE Development Application
CLIENT	M. Ellett			DWG #
DWG	Site Plan		SCALE @SO A3 1:100 DRAWN JC CHKD	A101-A  PROJECT# J009280
S. Group 73 - 75 St John st, <b>Launceston</b>   6/100 Elizabeth st, <b>Hobart</b>   552 Victoria st, North Melbourne, <b>Melbourne</b>				
© Copyright 2023 T: 03 63 111 403 E: info@sgroup.com.au <b>sgroup.com.au</b>				





WALL LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING WALLS TO BE DEMOLISHED.

EX01

Existing/Demolition  
Scale: 1:50

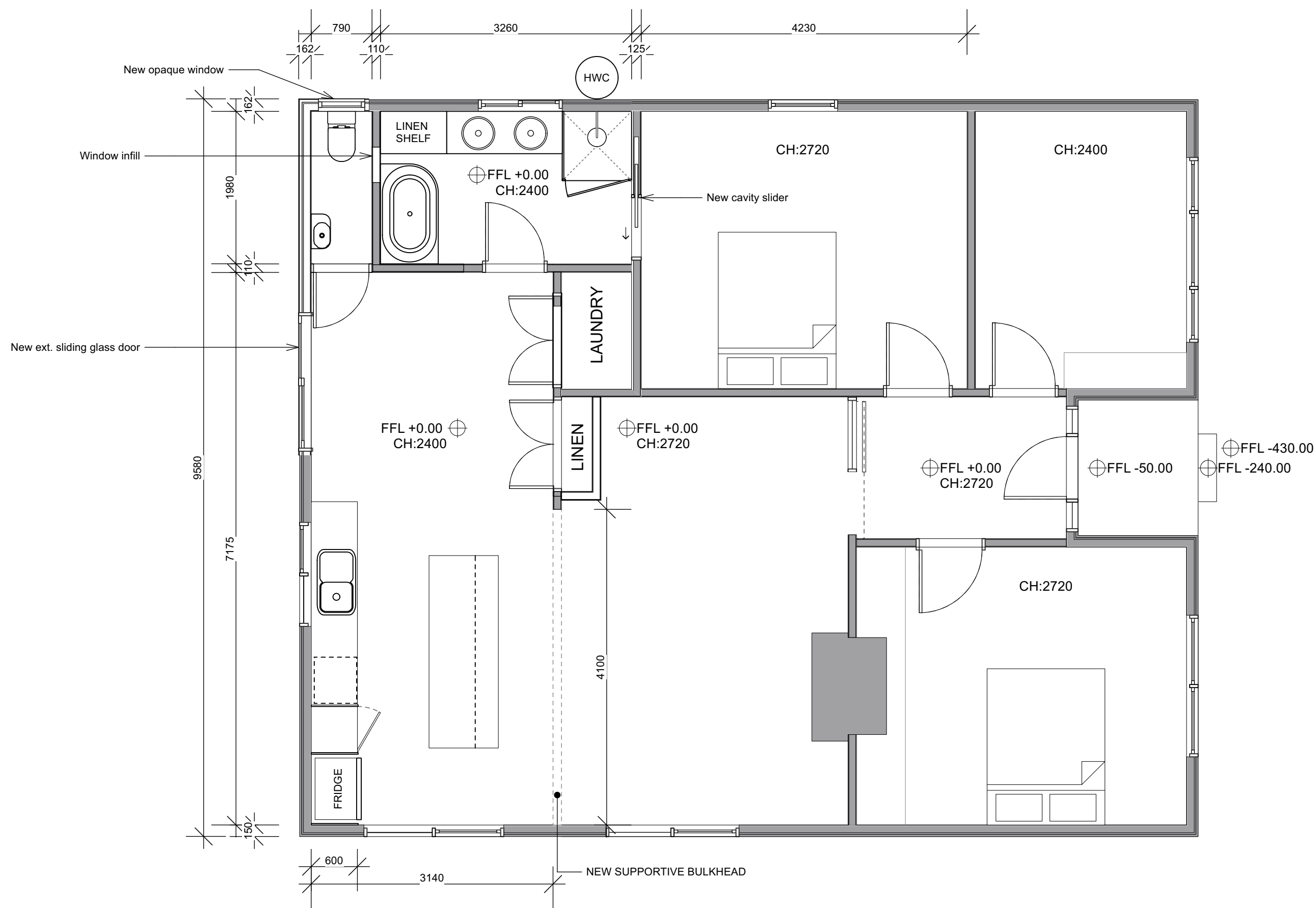
FOR DEVELOPEMENT APPLICATION ONLY

create.  
wonder.

S. Group  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au



REVISION	DATE	15/5/2025	DESCRIPTION	DA
ADDRESS	34 Grove Road		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	
CLIENT	M. Ellett		SCALE @SO A3	1:100
DWG	Ex/Demo Floor Plan		DRAWN	JC
			CHKD	PROJECT# J009280
S. Group		73 - 75 St John st, Launceston   6/100 Elizabeth st, Hobart   552 Victoria st, North Melbourne, Melbourne		
© Copyright 2023		T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au		



01

Proposed Floor Plan

Scale: 1:50

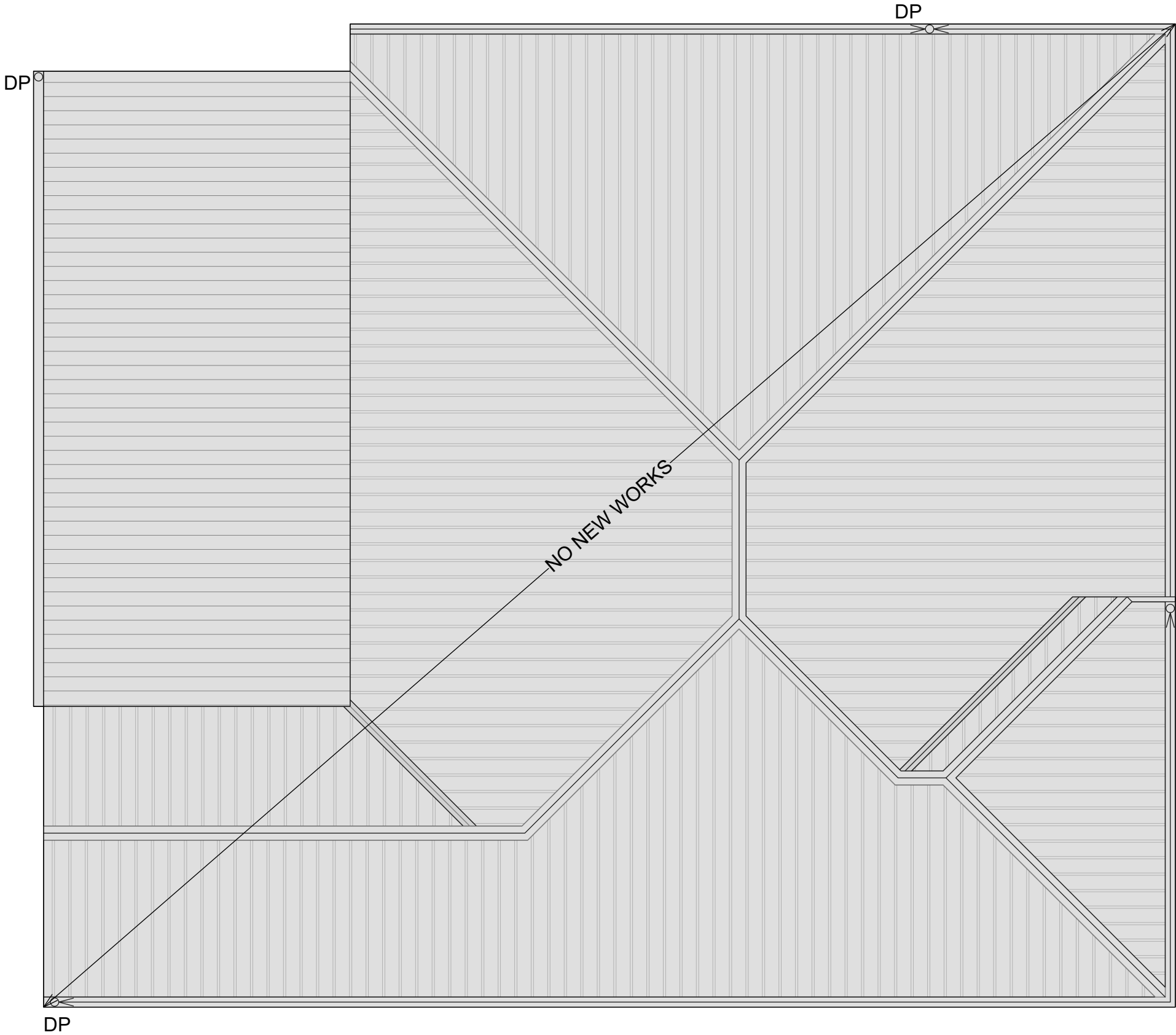
FOR DEVELOPEMENT APPLICATION ONLY

create.  
wonder.

S. Group  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au



REVISIONA	DATE 15/5/2025	DESCRIPTION DA	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	
ADDRESS	34 Grove Road		SCALE @SO A3 1:100	ISSUE Development Application
CLIENT	M. Ellett		DRAWN JC	DWG # A202 - A
DWG	Floor Plan		CHKD	PROJECT# J009280
S. Group		73 - 75 St John st, Launceston   6/100 Elizabeth st, Hobart   552 Victoria st, North Melbourne, Melbourne		
© Copyright 2023		T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au		



01

Roof Plan

Scale: 1:50

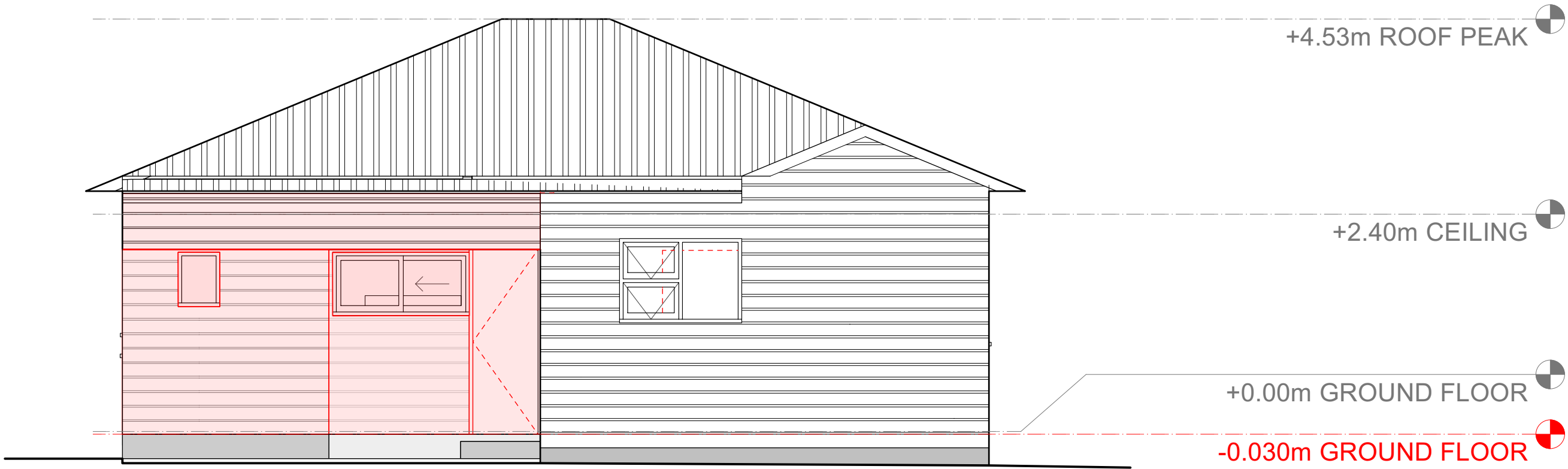
FOR DEVELOPEMENT APPLICATION ONLY



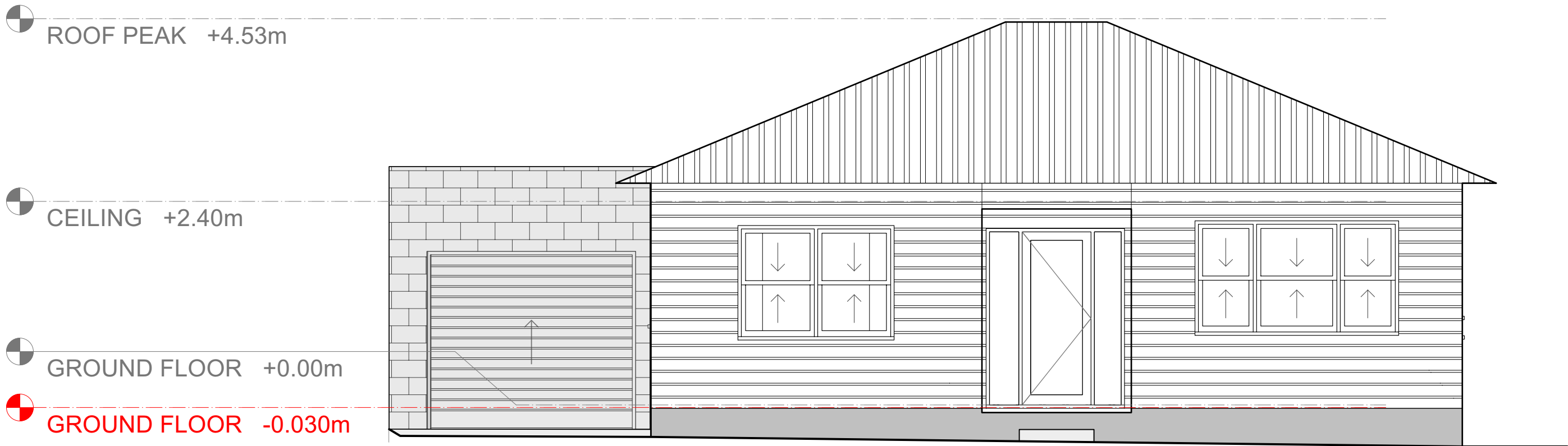
**S. Group**  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au



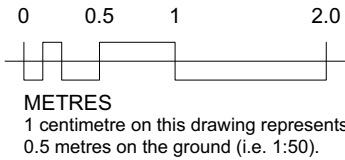
REVISIONA	DATE 15/5/2025	DESCRIPTION DA			
ADDRESS	34 Grove Road		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE Development Application	
CLIENT	M. Ellett			DWG #	
DWG	Roof Plan			SCALE @SO A3 1:100	A204 - A
				DRAWN JC	
				CHKD	
S. Group		73 - 75 St John st, <b>Launceston</b>   6/100 Elizabeth st, <b>Hobart</b>   552 Victoria st, North Melbourne, <b>Melbourne</b>			
© Copyright 2023		T: 03 63 111 403 E: info@sgroup.com.au <b>sgroup.com.au</b>			



**EX01** EX/DEMO ELEVATION 01  
Scale: 1:50



**EX02** EX/DEMO ELEVATION 02  
Scale: 1:50



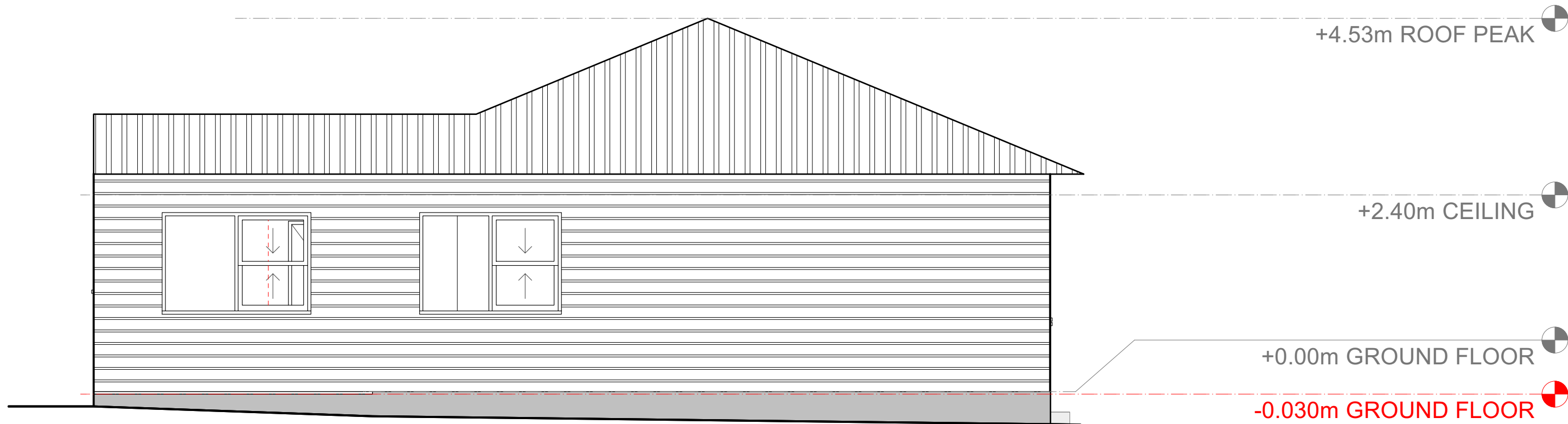
FOR DEVELOPEMENT APPLICATION ONLY

create.  
wonder.

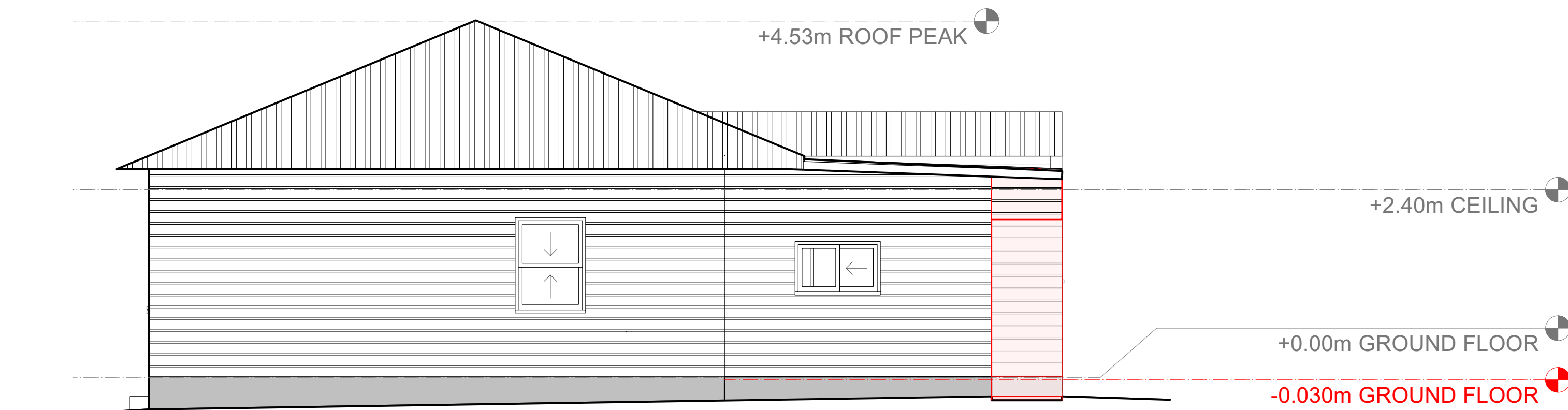
**S. Group**  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au



REVISION A	DATE 15/5/2025	DESCRIPTION DA	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE Development Application
ADDRESS	34 Grove Road		SCALE @SO A3 1:100	DWG #
CLIENT	M. Ellett		DRAWN JC	A301 - A
DWG	Ex/Demo Elevation Sheet 1		CHKD	PROJECT# J009280
S. Group		73 - 75 St John st, Launceston   6/100 Elizabeth st, Hobart   552 Victoria st, North Melbourne, Melbourne		
© Copyright 2023		T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au		



**EX03** Ex/Demo Elevation 03  
Scale: 1:50



**EX04** Ex/Demo Elevation 04  
Scale: 1:50

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No **PLN-25-131**  
DATE RECEIVED **15/05/25**

0 0.5 1 2.0  
METRES  
1 centimetre on this drawing represents  
0.5 metres on the ground (i.e. 1:50).

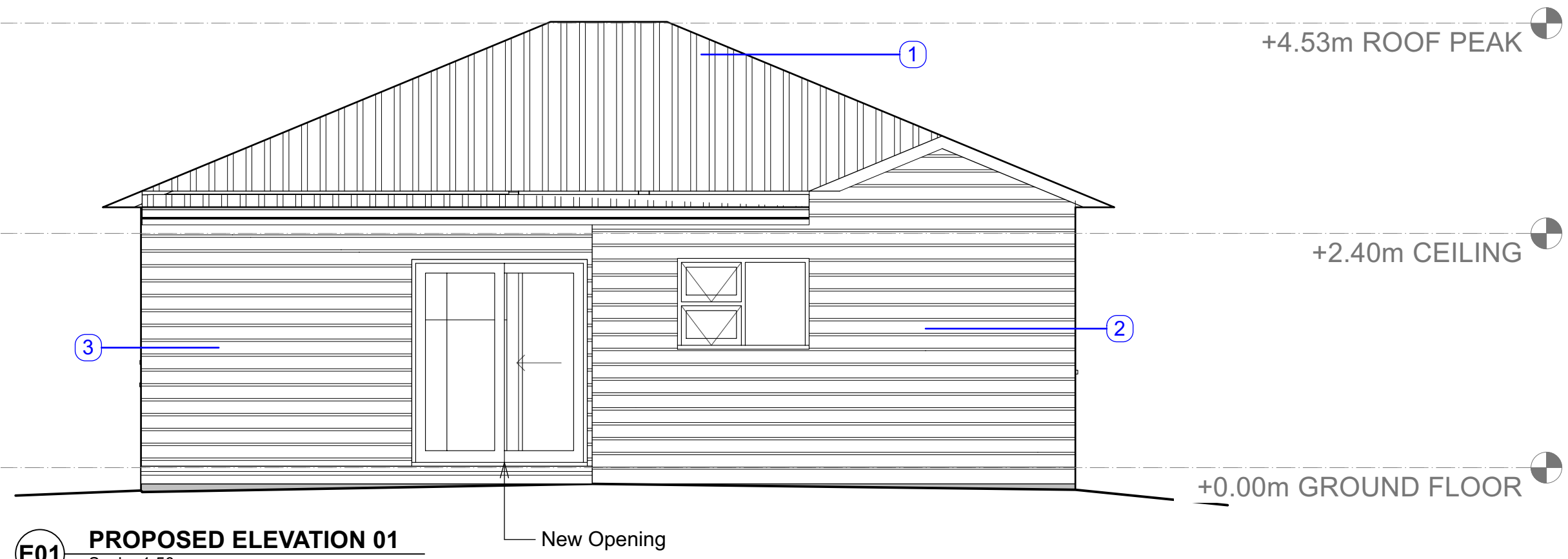
FOR DEVELOPEMENT APPLICATION ONLY

create.  
wonder.

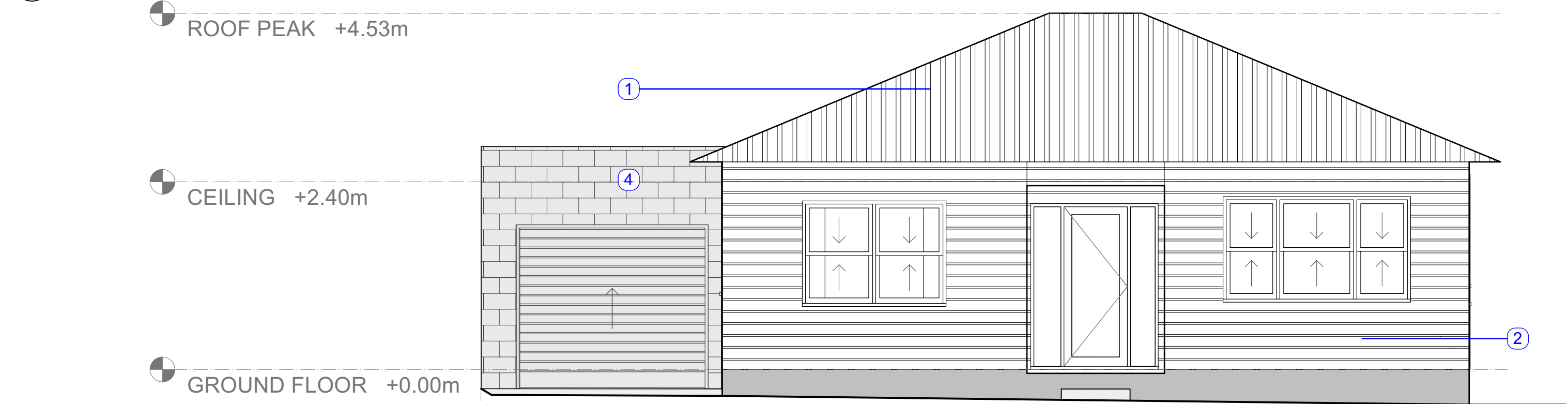
**S. Group**  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au



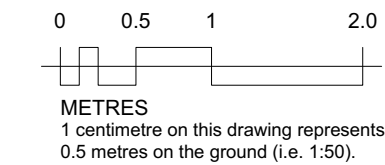
REVISION A	DATE	15/5/2025	DESCRIPTION	DA
ADDRESS	34 Grove Road		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	
CLIENT	M. Ellett		SCALE @SO A3	1:100
DWG	Ex/Demo Elevation Sheet 2		DRAWN	JC
			CHKD	
S. Group		73 - 75 St John st, Launceston   6/100 Elizabeth st, Hobart   552 Victoria st, North Melbourne, Melbourne		ISSUE Development Application
© Copyright 2023		T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au		DWG # <b>A302-A</b>
				PROJECT# J009280



**E01** PROPOSED ELEVATION 01  
Scale: 1:50



**E02** PROPOSED ELEVATION 02  
Scale: 1:50



EXTERNAL FINISHES & COLOURS SCHEDULE:					
1	Roof sheeting: Colour:	Colorbond Corrugated Iron Navy	3	Cladding Type: Colour:	Weatherboard White
2	Cladding Type: Colour:	Vinyl Weatherboard White	4	Wall Type:	210mm Blockwork

FOR DEVELOPEMENT APPLICATION ONLY

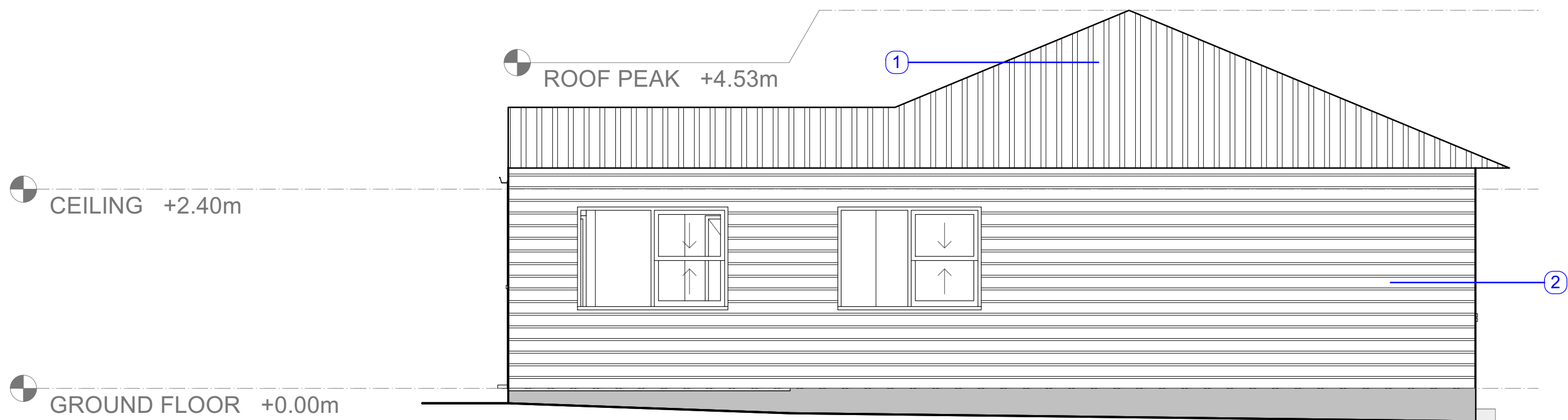
create.wonder.

S. Group  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au



REVISION	DATE	15/5/2025	DESCRIPTION	DA
ADDRESS	34 Grove Road			do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS
CLIENT	M. Ellett			ISSUE Development Application
DWG	Proposed Elevation Sheet 1			DWG #  A303-A
				SCALE @SO A3 1:100 DRAWN JC CHKD PROJECT# J009280
S. Group 73 - 75 St John st, <b>Launceston</b>   6/100 Elizabeth st, <b>Hobart</b>   552 Victoria st, North Melbourne, <b>Melbourne</b>				
© Copyright 2023 T: 03 63 111 403 E: info@sgroup.com.au <b>sgroup.com.au</b>				





**E03 PROPOSED ELEVATION 03**  
Scale: 1:50

+4.53m ROOF PEAK

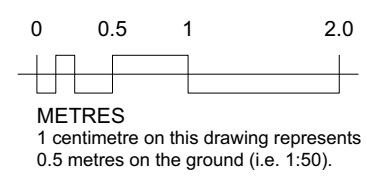
+2.40m CEILING

+0.00m GROUND FLOOR

EXTERNAL FINISHES & COLOURS SCHEDULE:					
1	Roof sheeting: Colour:	Colorbond Corrugated Iron Navy	3	Cladding Type: Colour:	Weatherboard White
2	Cladding Type: Colour:	Vinyl Weatherboard White	4	Wall Type:	210mm Blockwork

**E04 PROPOSED ELEVATION 04**  
Scale: 1:50

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No **PLN-25-131**  
DATE RECEIVED **15/05/25**



FOR DEVELOPEMENT APPLICATION ONLY

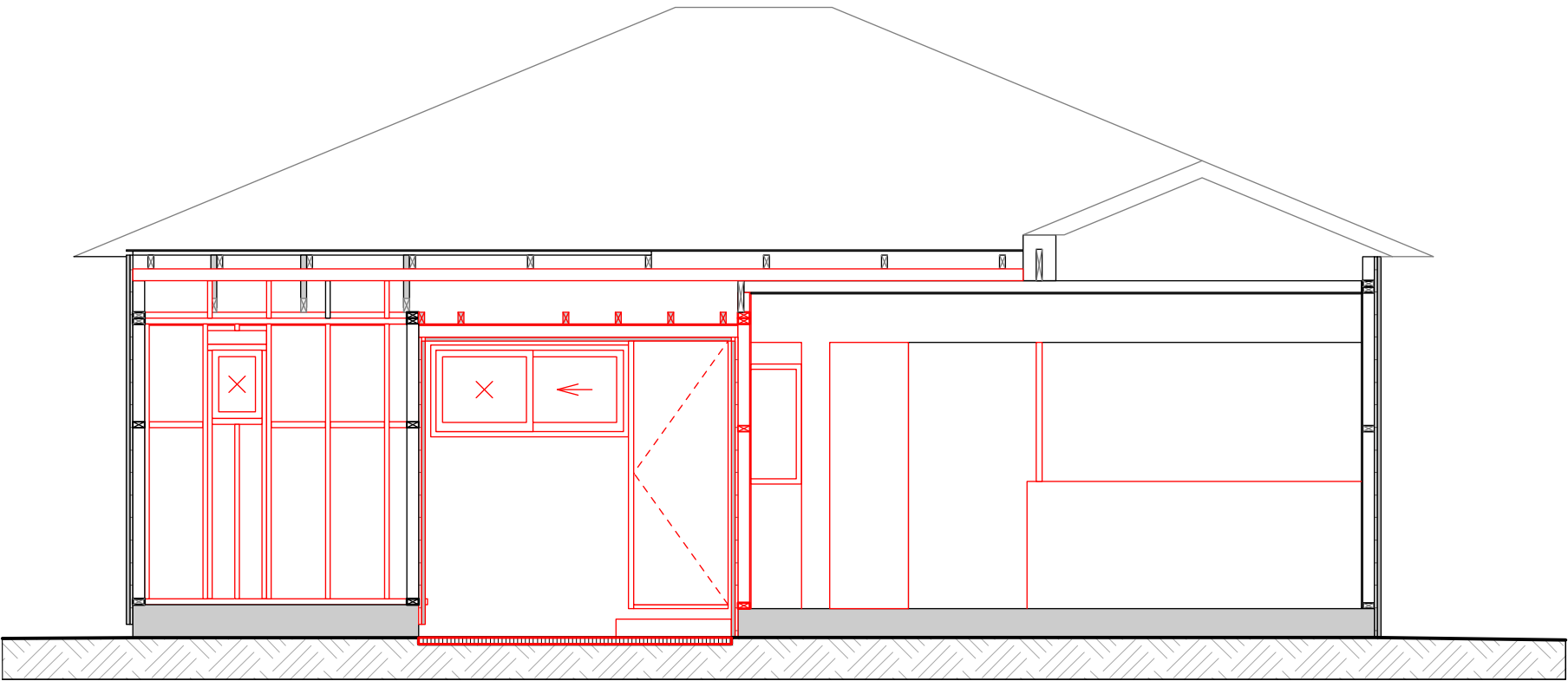
create.  
wonder.

**S. Group**  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au



REVISION	DATE	15/5/2025	DESCRIPTION	DA
ADDRESS	34 Grove Road			
CLIENT	M. Ellett			
DWG	Proposed Elevation Sheet 2			
S. Group				73 - 75 St John st, Launceston   6/100 Elizabeth st, Hobart   552 Victoria st, North Melbourne, Melbourne
© Copyright 2023				T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au

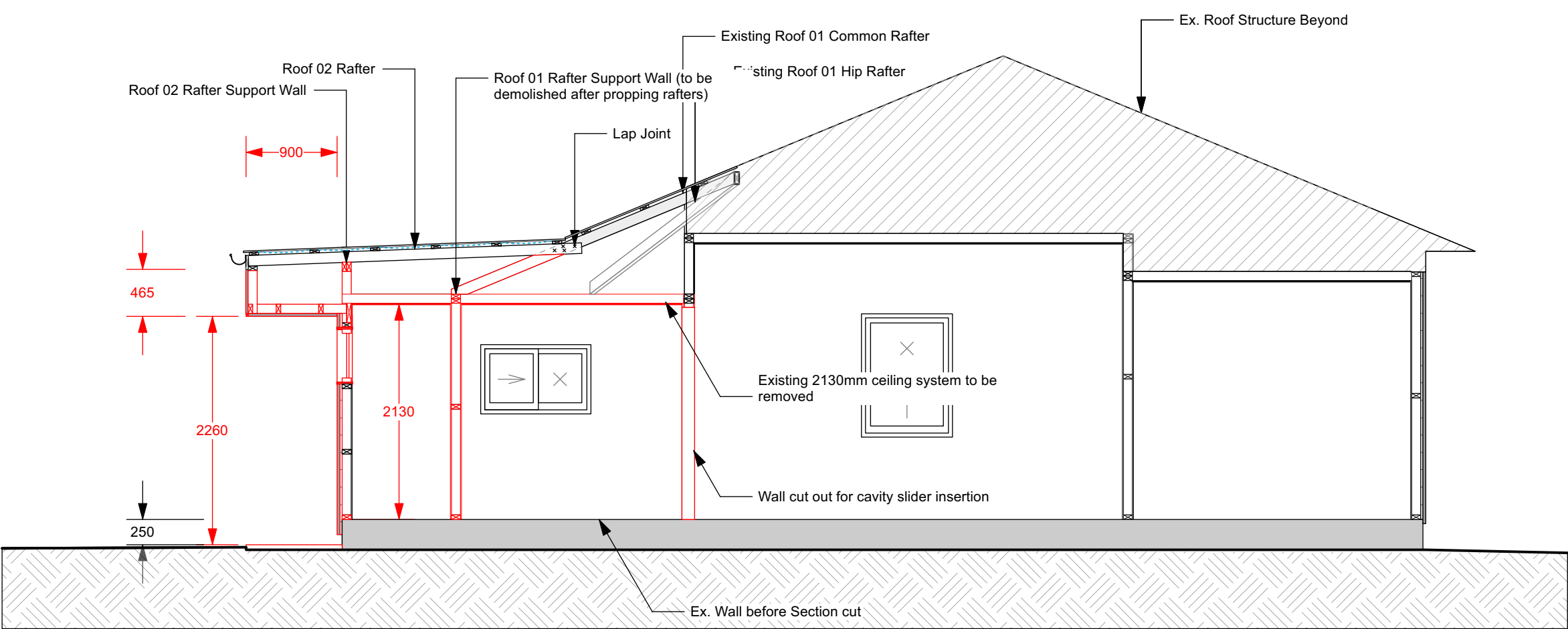
do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE Development Application
SCALE @SO A3 1:100 DRAWN JC CHKD	DWG # <b>A304 - A</b> PROJECT# J009280



1

Existing/Demo Structure

Scale: 1:50



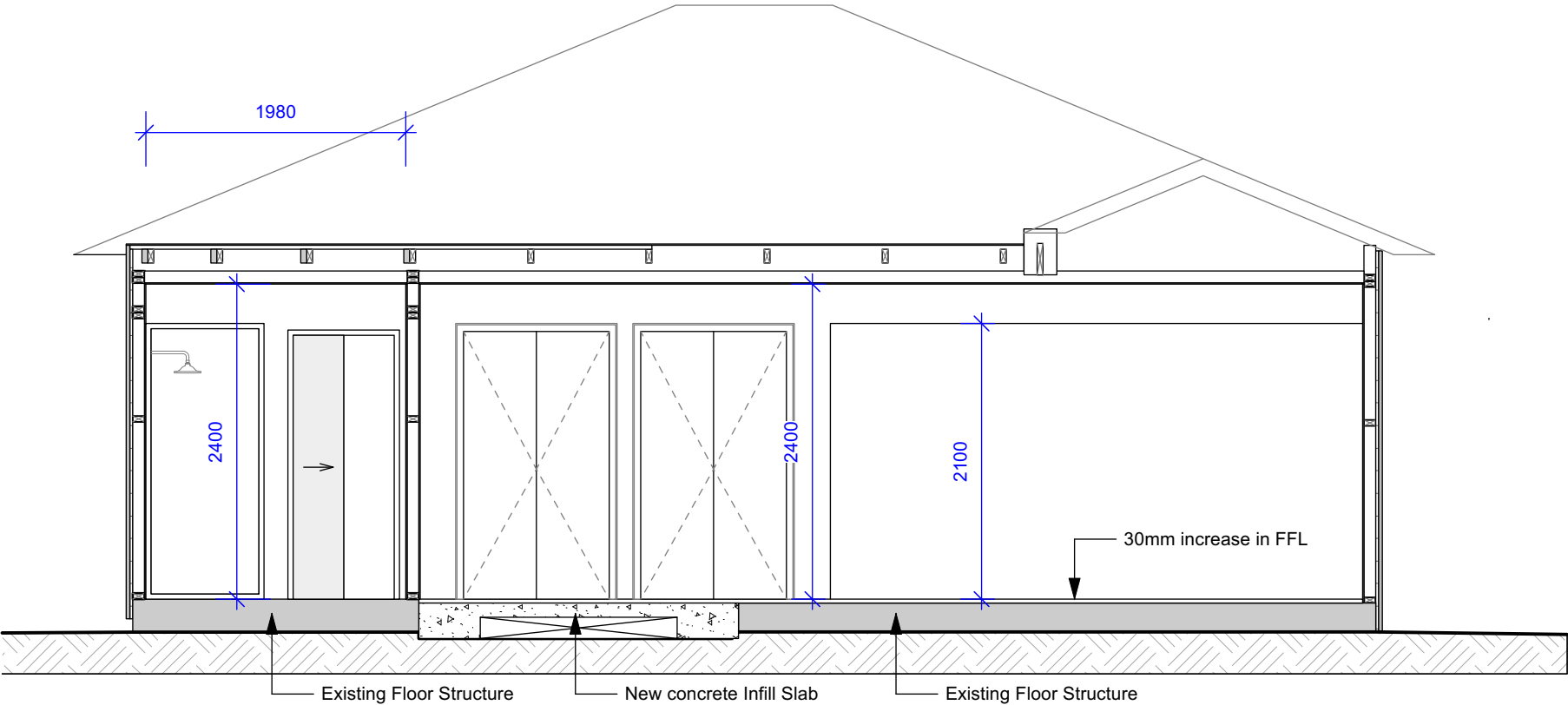
2

Existing/Demo Bathroom

Scale: 1:50

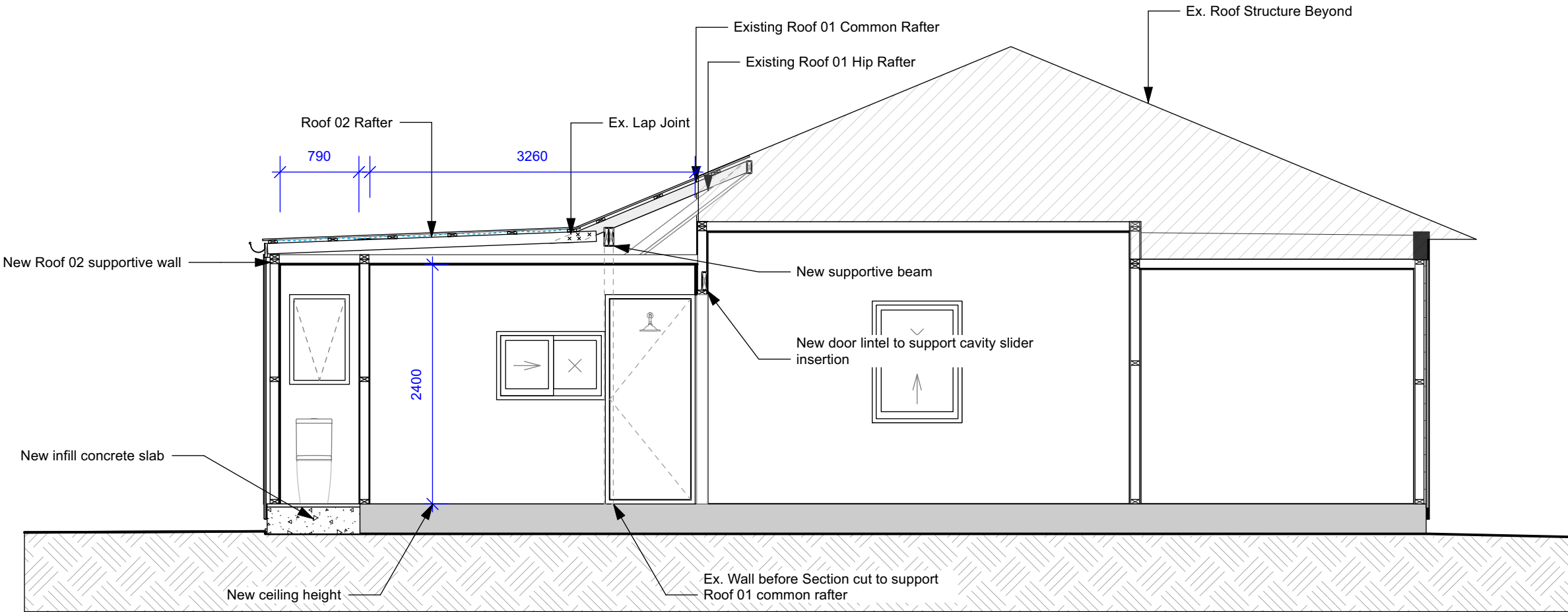


REVISION A	DATE 15/5/2025	DESCRIPTION DA			
ADDRESS	34 Grove Road		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE Development Application	
CLIENT	M. Ellett			DWG #	
DWG	Existing/Demo Section Sheet			SCALE @ISO A3 1:100	A501 - A
				DRAWN JC	
		CHKD	PROJECT# J009280		
S. Group		73 - 75 St John st, <b>Launceston</b>   6/100 Elizabeth st, <b>Hobart</b>   552 Victoria st, North Melbourne, <b>Melbourne</b>			
© Copyright 2023		T: 03 63 111 403 E: info@sgroup.com.au <b>sgroup.com.au</b>			



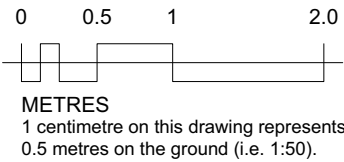
01

Section 01  
Scale: 1:50



02

Section 02  
Scale: 1:50



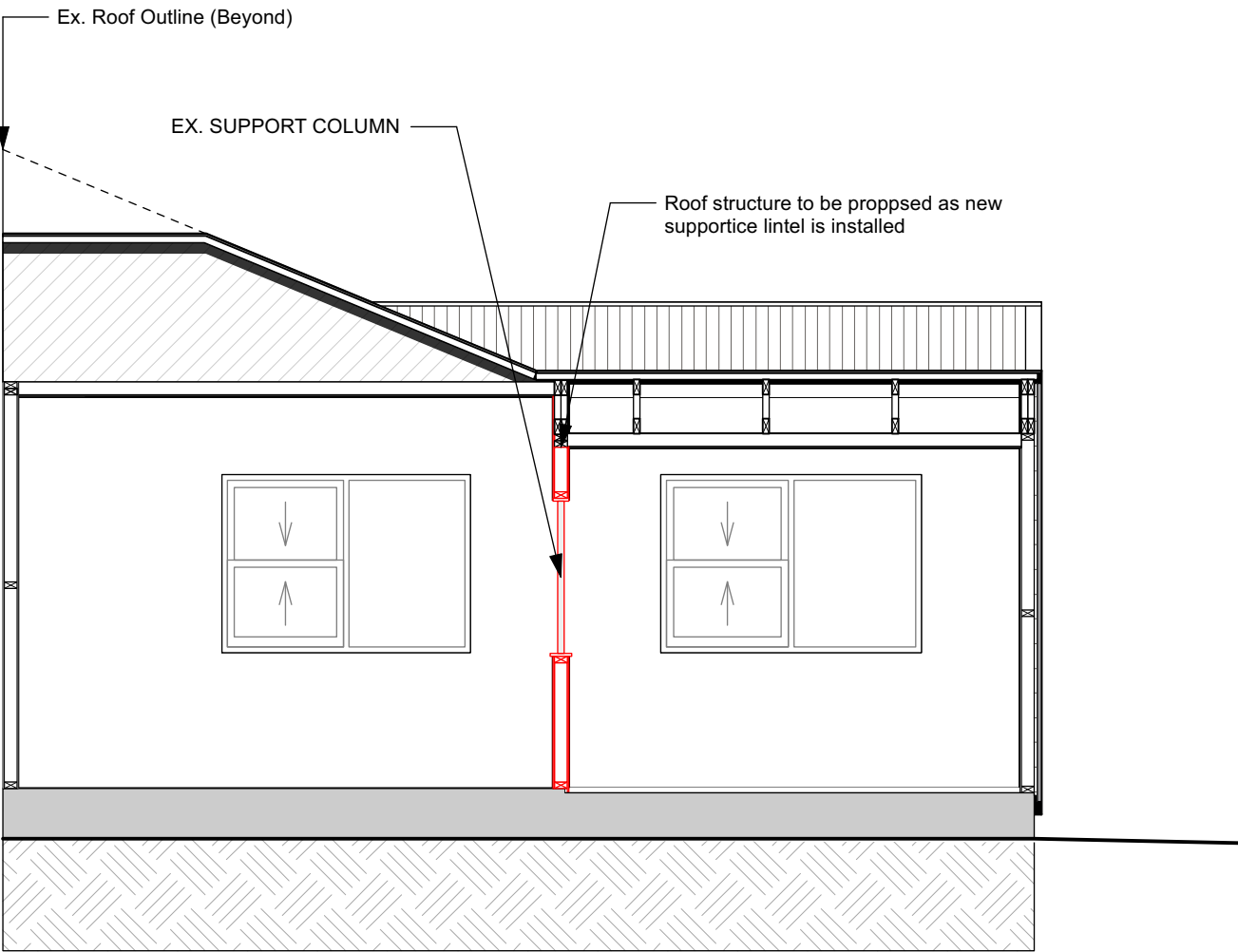
FOR DEVELOPEMENT APPLICATION ONLY

create.  
wonder.

S. Group  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au



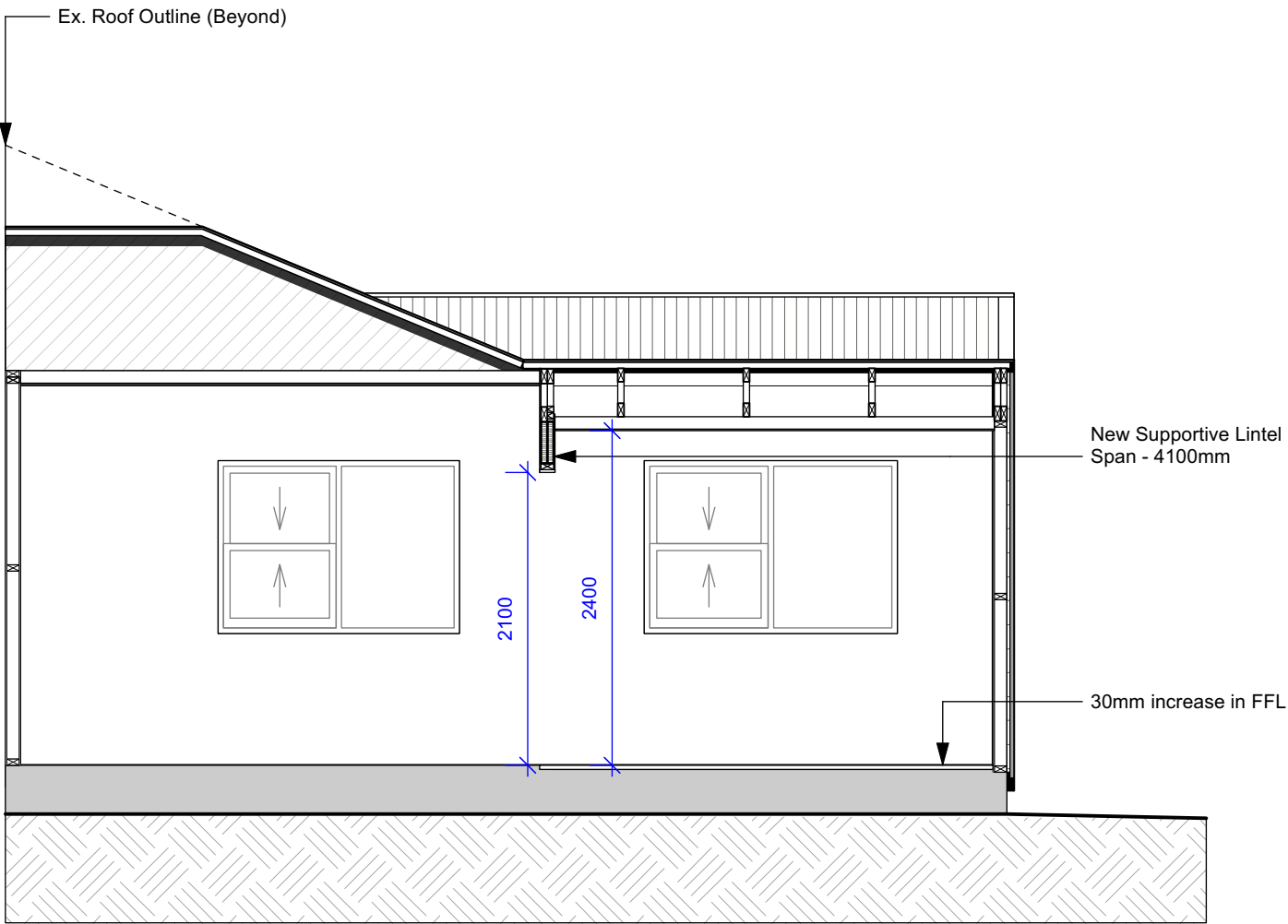
REVISION A	DATE 15/5/2025	DESCRIPTION DA	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE Development Application
ADDRESS	34 Grove Road		SCALE @SO A3 1:100	DWG # A502-A
CLIENT	M. Ellett		DRAWN JC	PROJECT# J009280
DWG	Proposed Section Sheet 01		CHKD	
S. Group		73 - 75 St John st, Launceston   6/100 Elizabeth st, Hobart   552 Victoria st, North Melbourne, Melbourne		
© Copyright 2023		T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au		



EX03

Ex/Demo Section 03

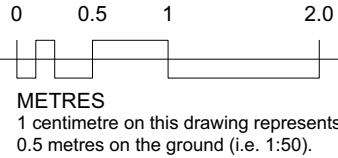
Scale: 1:50



03

Section 03

Scale: 1:50



FOR DEVELOPEMENT APPLICATION ONLY

create.  
wonder.

**S. Group**  
73-75 St John St, Launceston.  
6/100 Elizabeth St, Hobart  
PO Box 1271, Launceston TAS 7250  
p 03 6311 1403 e info@sgroup.com.au  
abn 33 625 566 618 sgroup.com.au



REVISION A	DATE 15/5/2025	DESCRIPTION DA	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	
ADDRESS	34 Grove Road		ISSUE Development Application	
CLIENT	M. Ellett		SCALE @SO A3 1:100	DWG # A503-A
DWG	Proposed Section Sheet 02		DRAWN JC	PROJECT# J009280
CHKD				
S. Group		73 - 75 St John st, Launceston   6/100 Elizabeth st, Hobart   552 Victoria st, North Melbourne, Melbourne		
© Copyright 2023		T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au		