

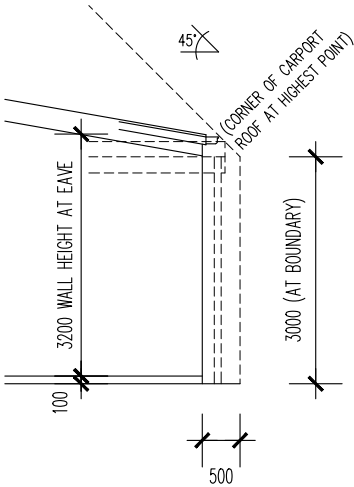
DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-108
PROPOSED DEVELOPMENT:	Demolition and construction of outbuildings (Residential)
LOCATION:	8 Montrose Road Montrose
APPLICANT:	E L Breen
ADVERTISING START DATE:	13/06/2025
ADVERTISING EXPIRY DATE:	27/06/2025

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) until **27/06/25**.

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 **27/06/25**, or for postal and hand delivered representations, by 5.00 pm on **27/06/25**.



**BUILDING ENVELOPE
COMPLIANCE DETAIL**
SCALE 1 : 100



HED Consulting
Hobart Engineering & Design
Ground Floor, The Sandstone Building
1 Liverpool St, Hobart TASMANIA 7000
Lic. No. 647043421
phone (03) 6146 0334
e info@hed-consulting.com.au
www.hed-consulting.com.au

**PROPOSED NEW SHED &
CARPORT (& DEMOLITION OF
EXISTING SHED & GARAGE)
at 8 MONTROSE RD, MONTROSE
for E. BREEN & N. FENTON**

Date :	4/6/2025	Job No. :	H2860
Scale :	Shown at A3	Sheet :	2 of 3
Drawn :	DA	Issue :	PLANNING

Check all dimensions on site before commencing work.
Do not scale from drawing. © Copyright HED Consulting.



(1)

Photos (1) & (2)

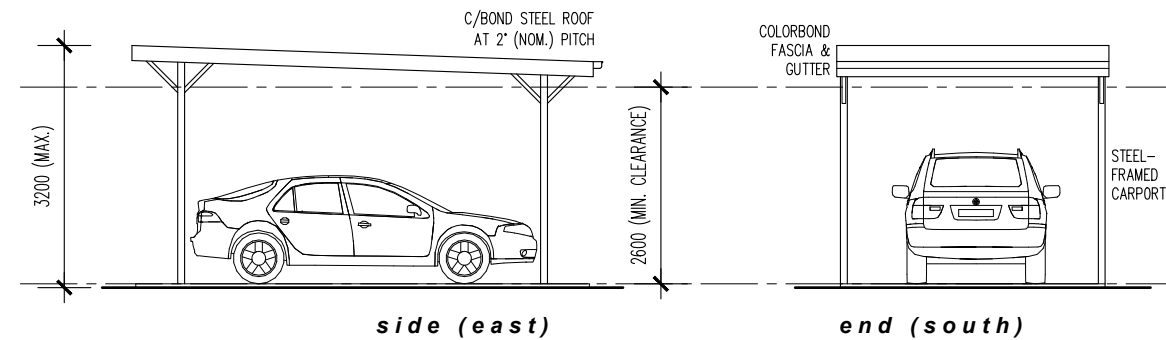
View north from yard at 8 Montrose Rd showing existing shed at rear of property 7 Philip Avenue, & part existing shed (to be removed) at 8 Montrose Rd



(2)

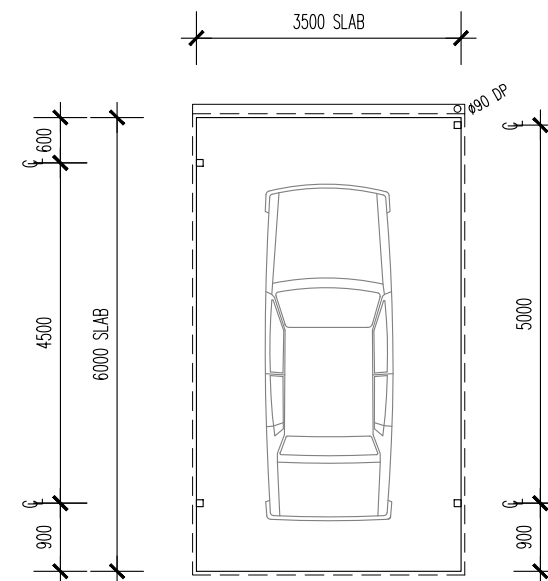
Addressing TPS (Glenorchy) Part 8.4.2 P3:

- (a) The proposal will not cause an unreasonable loss of amenity to a per items (i), (ii), (iii) and (iv); refer shadow diagrams and noting the overshadowing of the rear yard at 10 Montrose Rd (which is in full sunlight by 12 noon);
- (b) The location of the proposed new shed and garage (replacing existing structures of equivalent use) is consistent with the separation of structures on neighbouring properties, noting in particular the larger (11m x 9m approx.) shed at 7 Philip Avenue which is within 1.5m of south and west boundaries, and the existing strata dwellings at U2 and U3 Philip Ave, which are both higher than the new shed's proposed 4.6m (approx.) ridge height;
- (c) It is not anticipated that the proposal will cause any unreasonable reduction in sunlight to an existing solar energy installation per items (i) and (ii), noting that the neighbouring dwelling at 6 Montrose Rd has 8 rooftop solar panels which should not be unreasonably impacted by the proposal.



ELEVATIONS (CARPORT)

SCALE 1 : 100



FLOOR PLAN (CARPORT)

SCALE 1 : 100

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-25-108
DATE RECEIVED 4 June 2025

HED Consulting

Hobart Engineering & Design
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Lic. No. 647043421
phone (03) 6146 0334
e info@hed-consulting.com.au
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PROPOSED NEW SHED & CARPORT (& DEMOLITION OF EXISTING SHED & GARAGE) at 8 MONTROSE RD, MONTROSE for E. BREEN & N. FENTON

Date : 4/6/2025	Job No. : H2860
Scale : Shown at A3	Sheet : 3 of 3
Drawn : DA	Issue : PLANNING

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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-108

DATE RECEIVED 30 April 2025



Quotation

Nick Fenton
8 Montrose Raod
Montrose
TAS
7010

TASSIE SHEDS

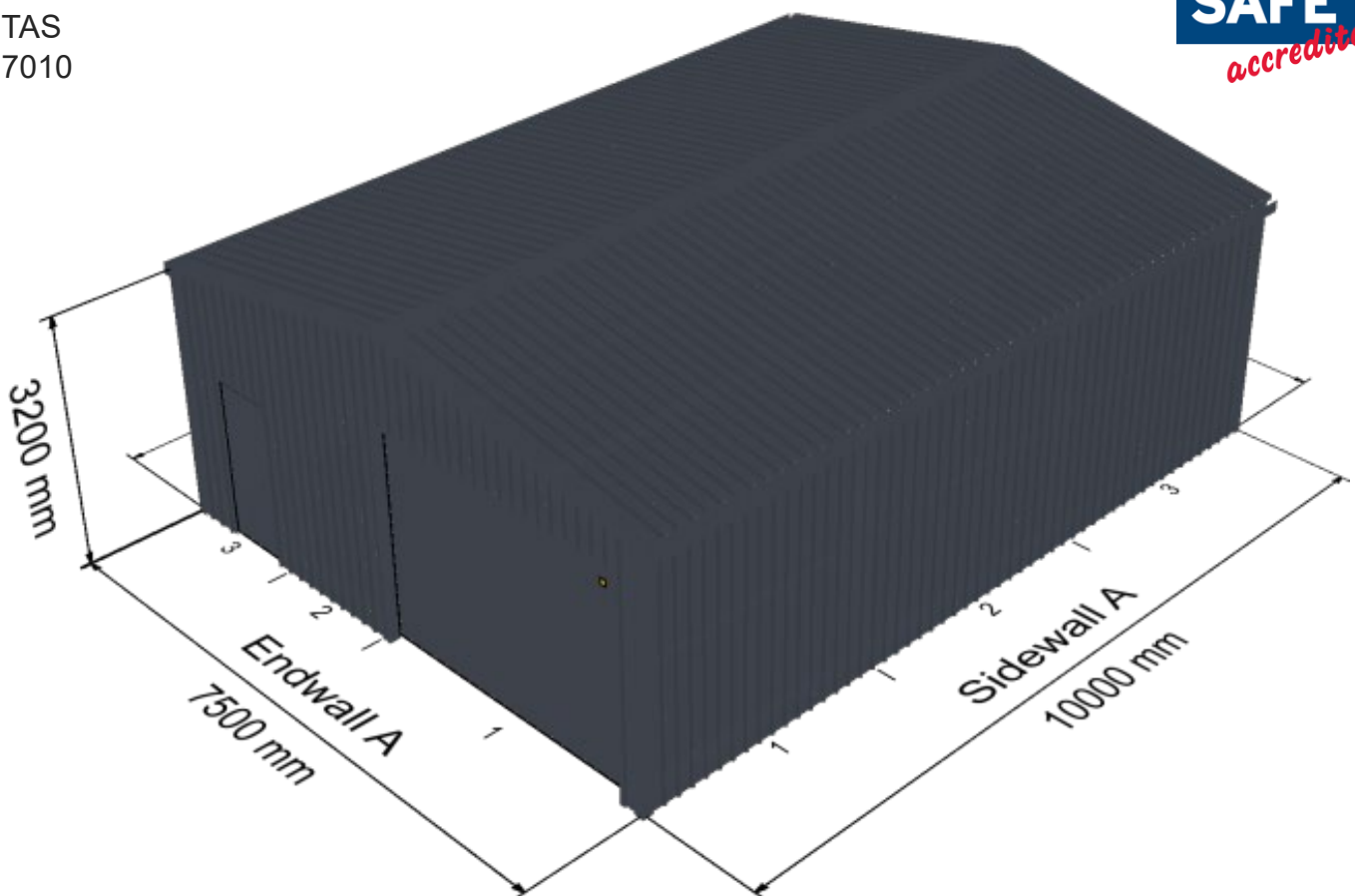
(03) 6165 0204

info@tassiesheds.com.au

CAN: 644 258 560

05-02-2025

Quote #96077825



Colorbond® Zincalume®



Quote #96077825, 05-02-2025

Building Specifications

Building Site Address:

8 Montrose Raod, Montrose, TAS, 7010

Design Criteria:

Snow Load: N/A
Wind Load/Exposure: 31.7 m/s
Building Class: 10a
Wind Region: A4
Importance Level: 2
Terrain Category: 3
Shielding: 0.85
Topography: 1

Sheeting and Trim Details:

Roof Type: Trimdek 0.42 BMT 0.47 TCT
Roof Colour: Ironstone
Wall Type: Trimdek 0.42 BMT 0.47 TCT
Wall Colour: Ironstone
Gutter Type: Quad Gutter 150 Hi-Front
Trim Colour: Ironstone (IS)
Base Trim: None
Solar Load: N/A

Building Dimensions:

Width: 7.500 m
Length: 10.000 m
Eave Height: 3.200 m
Apex Height: 3.861 m
Roof Pitch: 10 deg
Sidewall Bays: 3 3.333 m
Endwall Bays: 3 Varies

Building Specs:

Columns: C20019
Rafters: C20019
Floor Area: 75.000 sqm
Endwall Column: C20019
Roof Purlins: Z10012
Side Wall Girts: Z10012
End Wall Girts: Z10012

Leanto A Details:

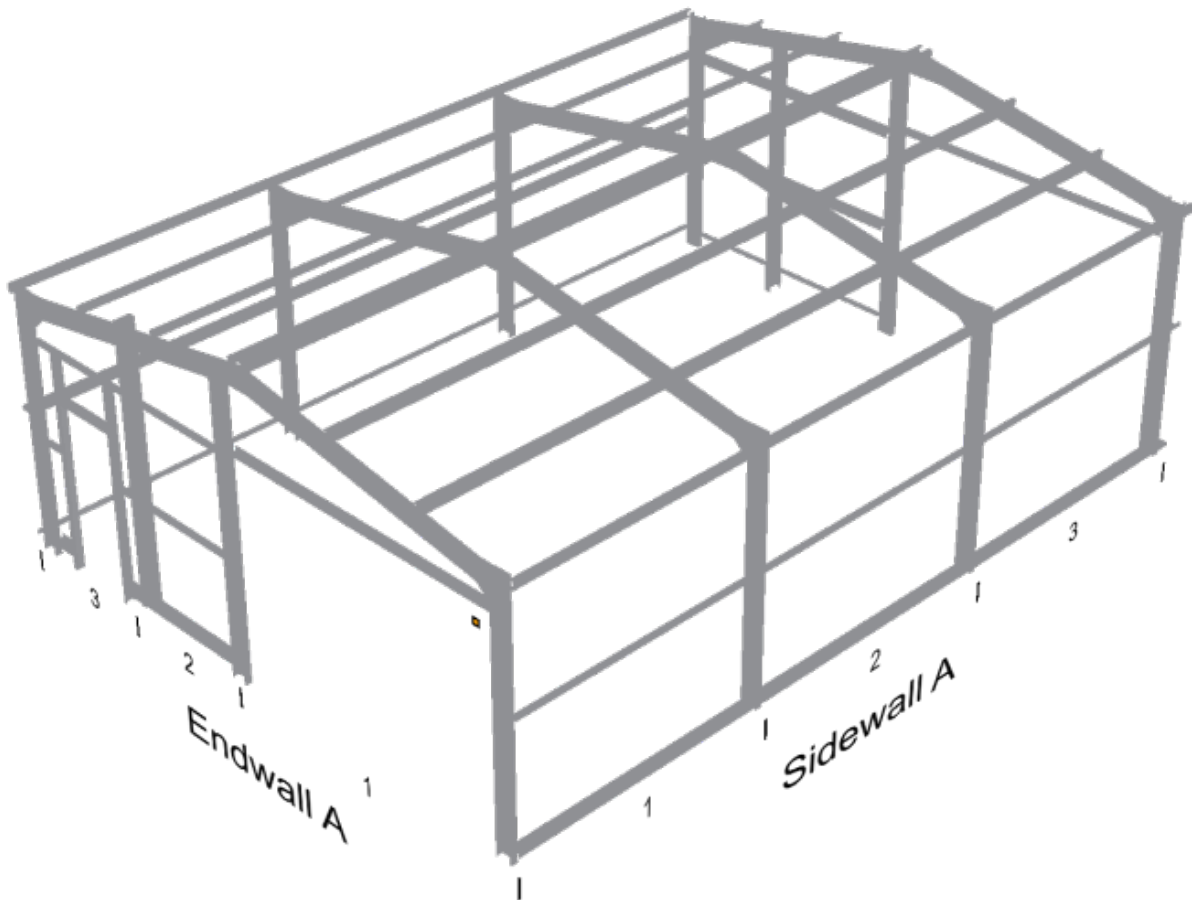
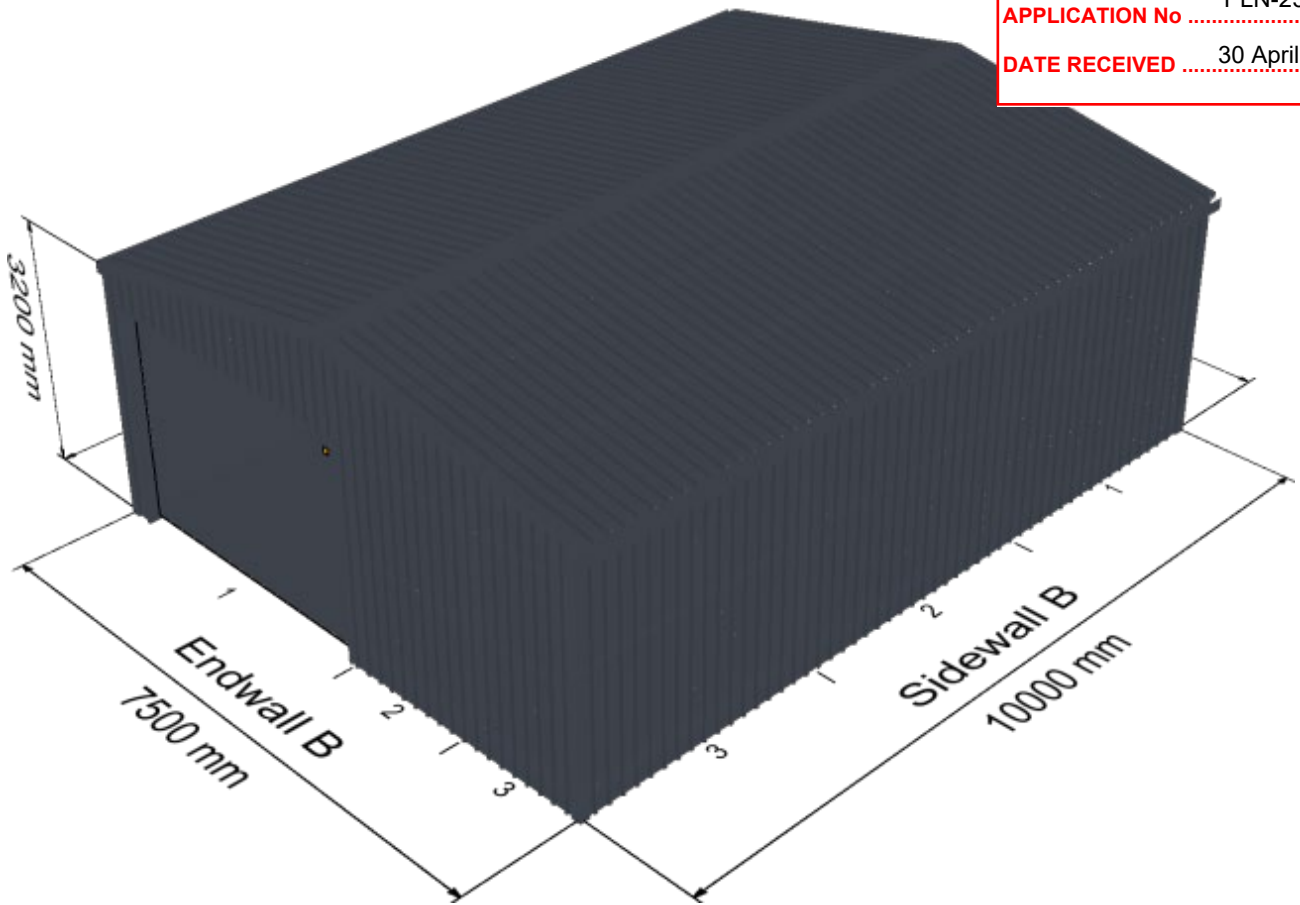
Span: N/A
Bays: N/A
Drop: N/A
Roof Pitch: N/A
Eave Height: N/A

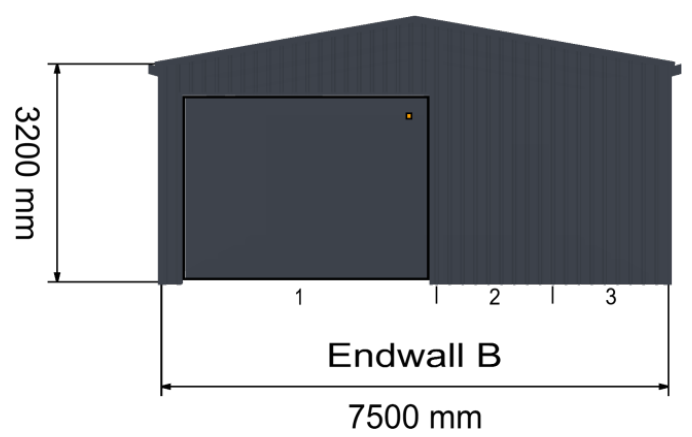
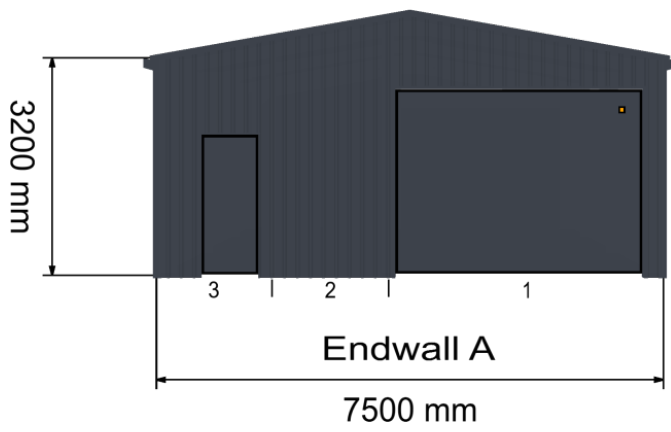
Leanto B Details:

Span: N/A
Bays: N/A
Drop: N/A
Roof Pitch: N/A
Eave Height: N/A

Slab and Footing Details: (Slab Details For Quoting – Not Included)

Bored Engineering plans included
Bolt Down Anchor Brackets
100mm Slab (100mm,125mm & 150mm Available)
Main Column Footings: 500 mm - 450 mm (Depth x Diameter)
End Mullion Footings: 500 mm - 450 mm (Depth x Diameter)

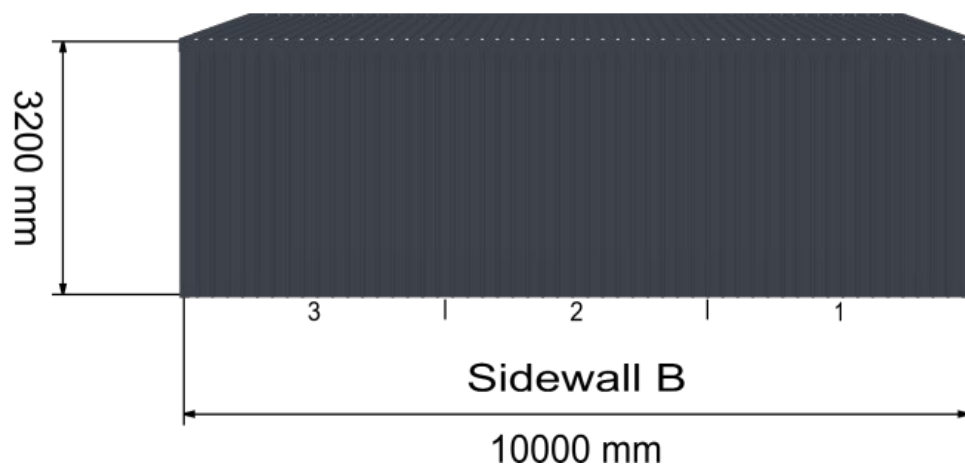
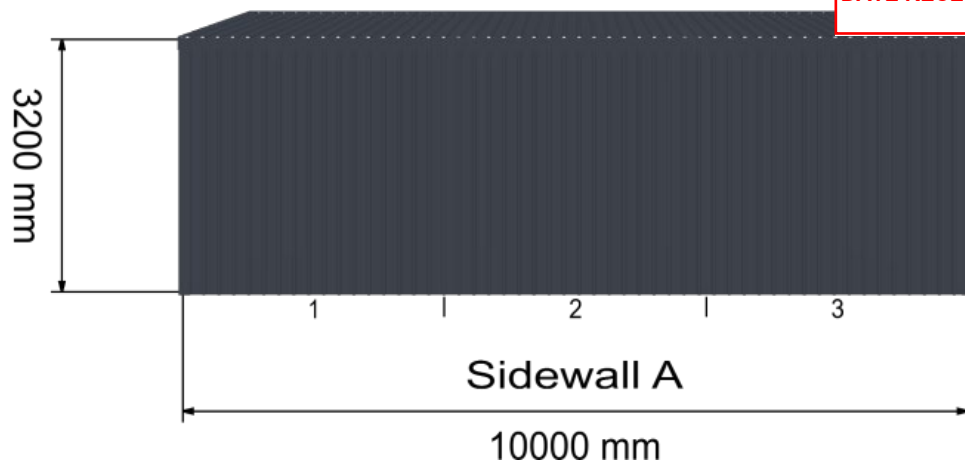




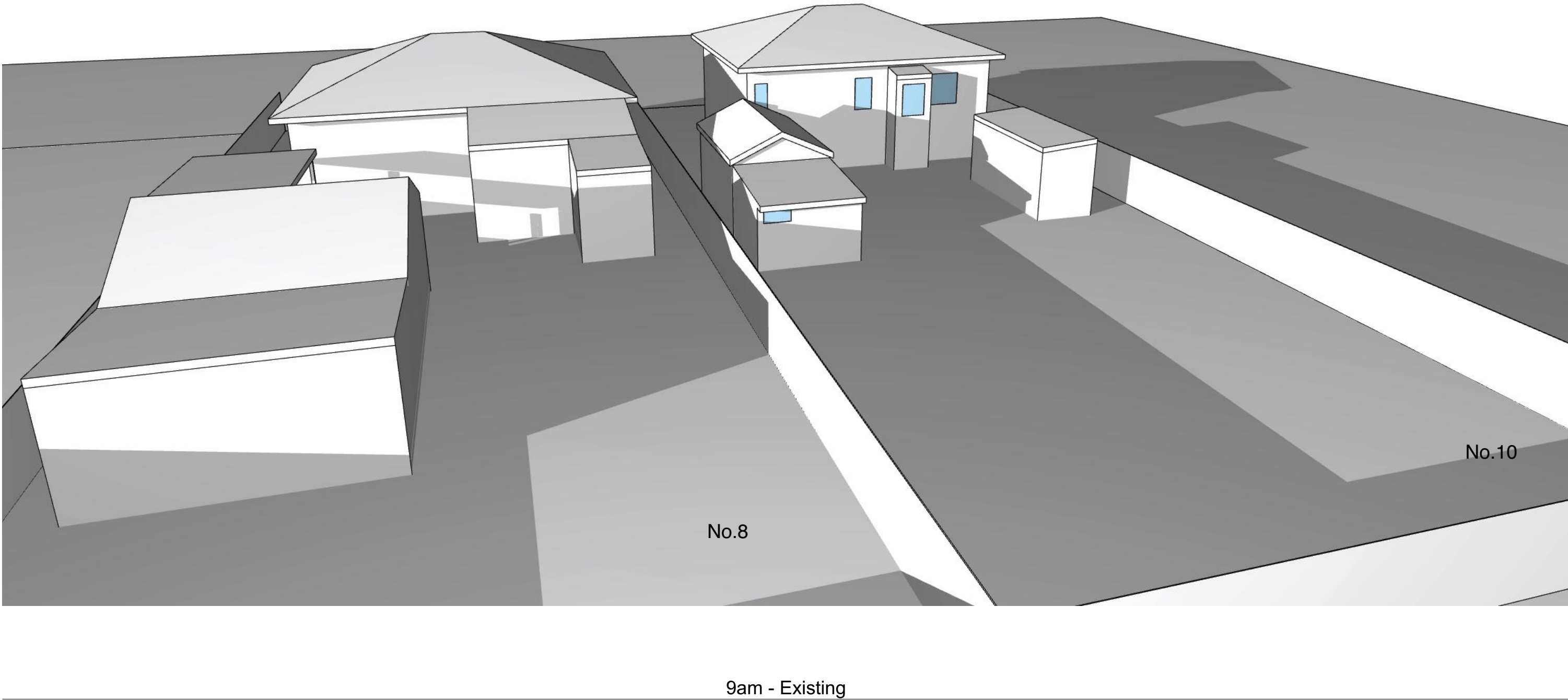
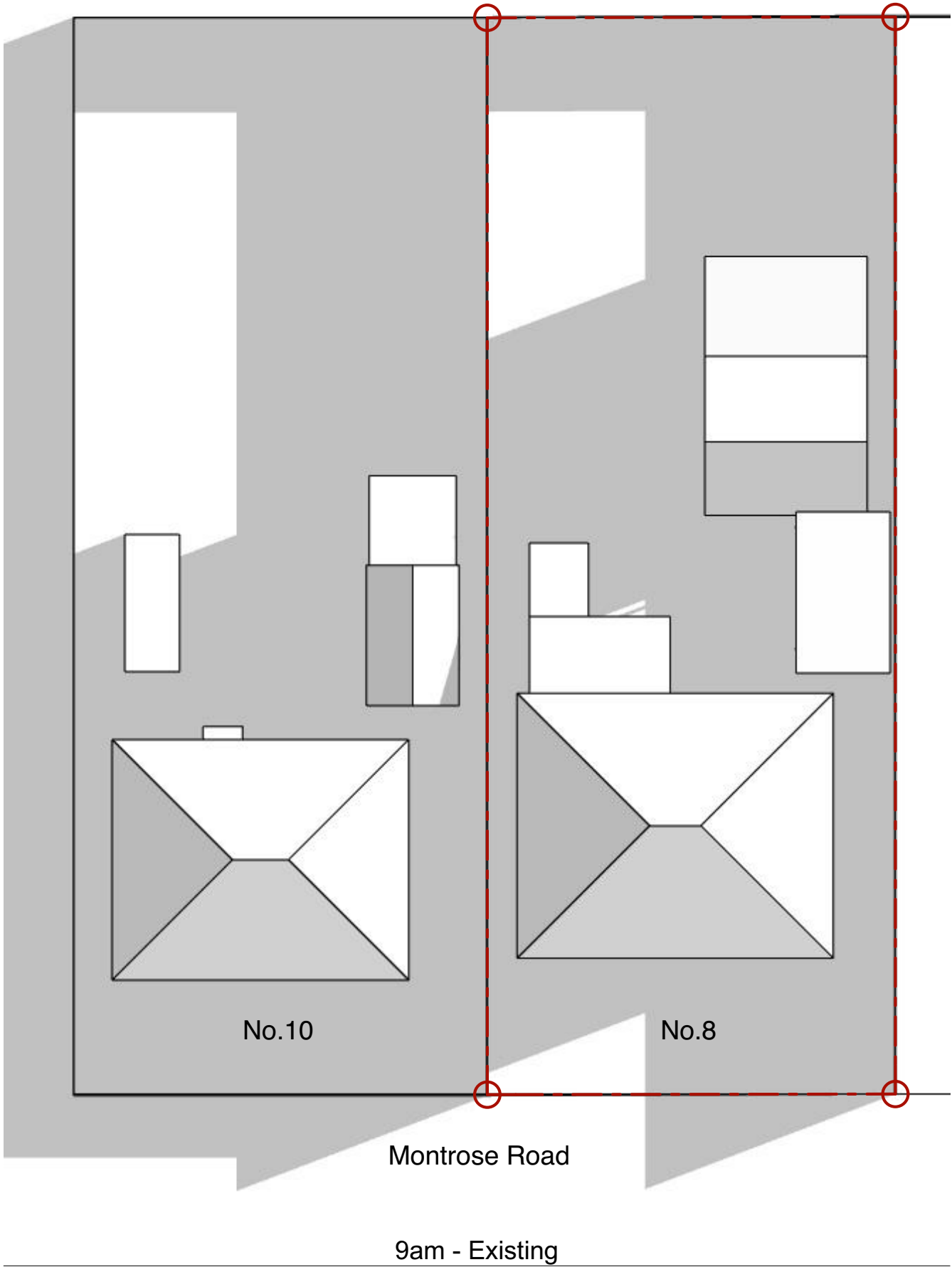
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-108

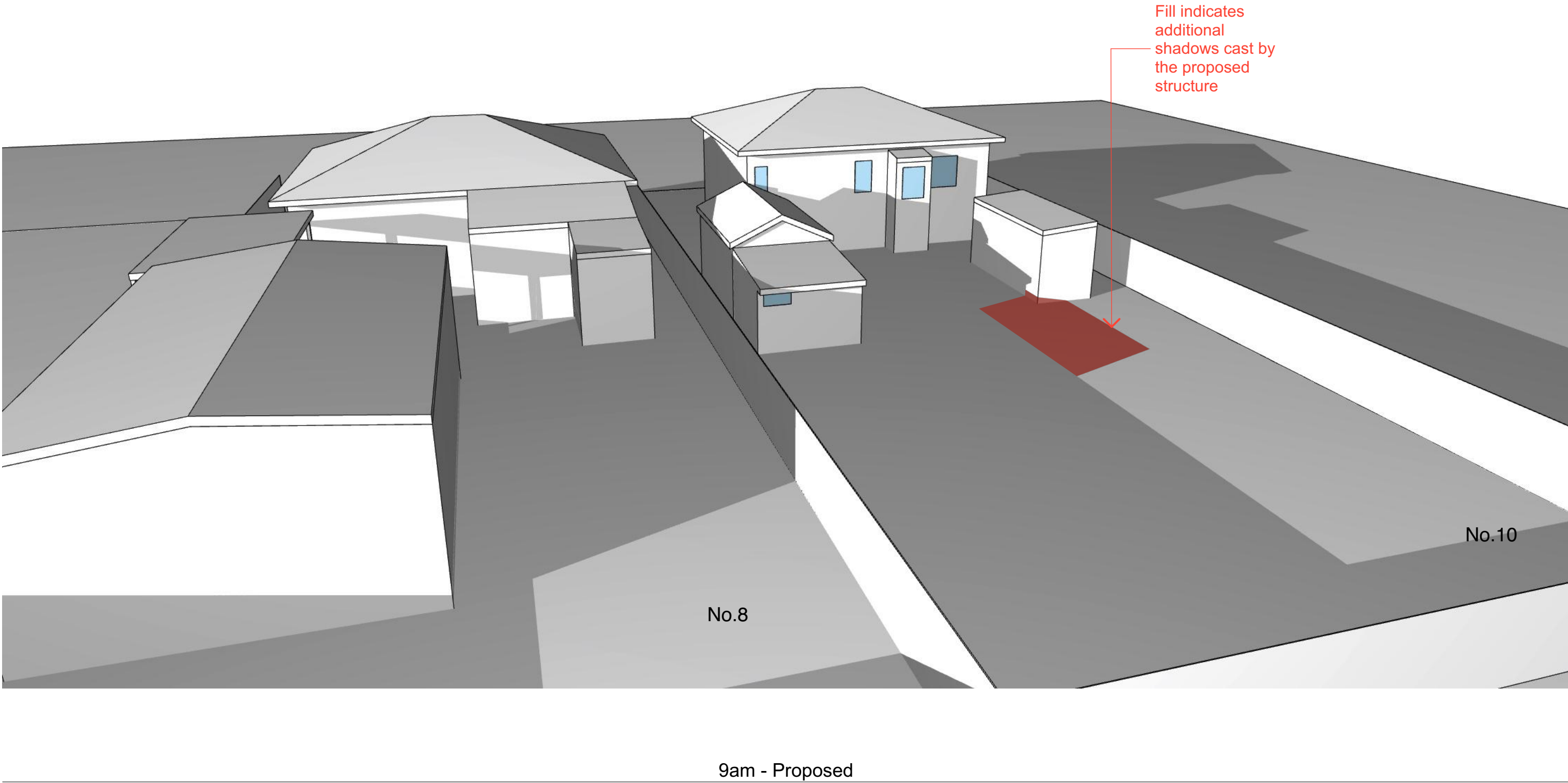
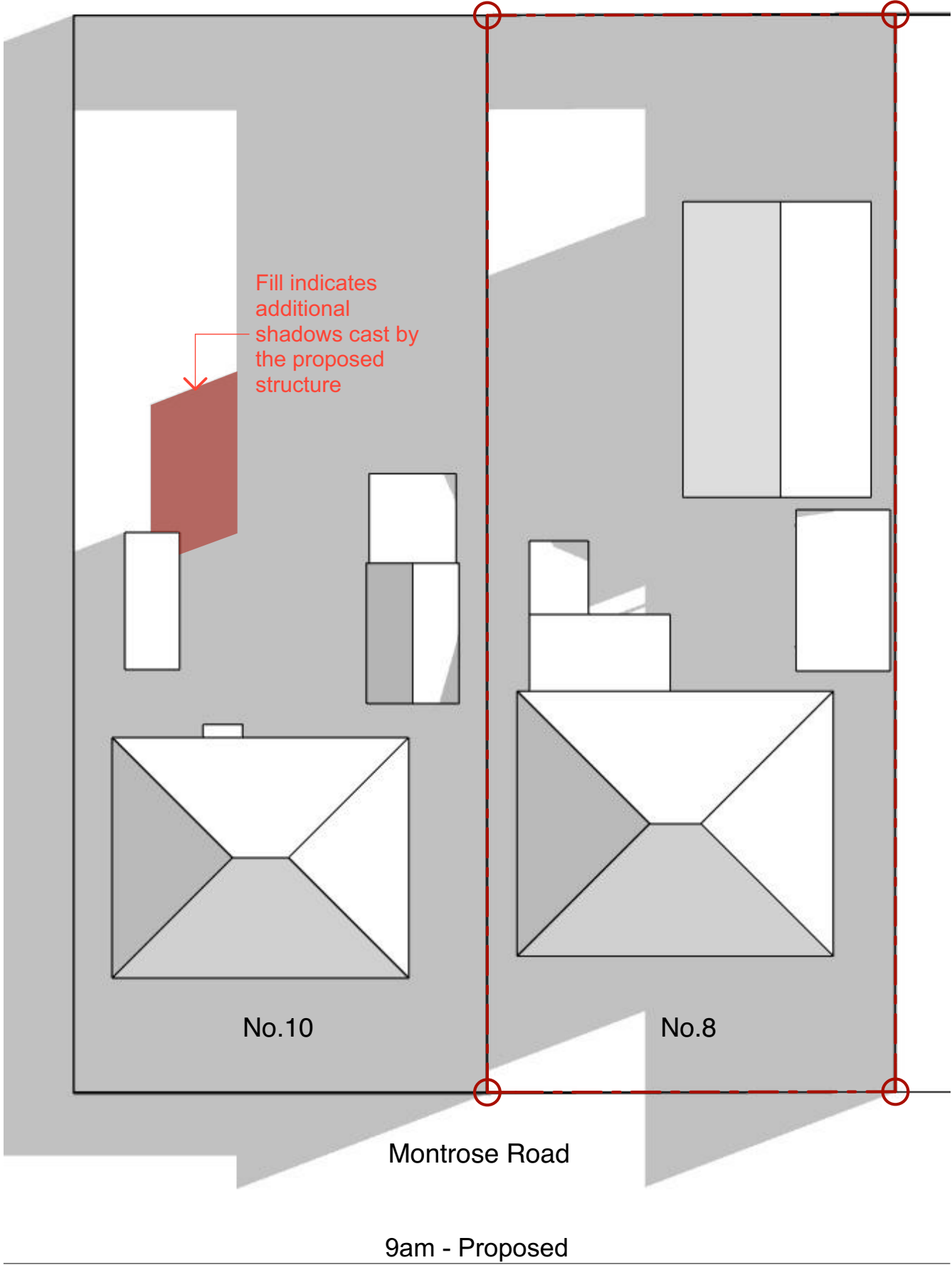
DATE RECEIVED 30 April 2025



Existing
June 21 - 9am



Proposed
June 21 - 9am



CERTIFICATION OF SHADOW DIAGRAMS

DECLARATION: I hereby certify that the shadow diagrams submitted with the proposal at:

8 Montrose Road, Montrose TAS

for the erection of:

New carport and shed

- In accordance with the survey (prepared by a registered surveyor) which is required with the proposal;
- Drawn to true north as indicated in the survey provided by the client;
- To indicate shadow cast by the proposal at 9am, noon, 3pm of June 21st;
- If applicable elevations of adjoining premises showing existing shadows.

CERTIFIER: ■ Mr ☐ Mrs ☐ Ms ☐ Other
Company Name: Shadow Diagrams
Full Family Name: Yoon
Full Given Names: Hyo
Qualification: B.Arch (UNSW), B.Design (UTS)
Computer Technician: JL

SIGNATURE:

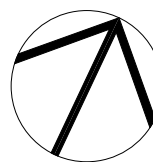
DISCLAIMER:

- Survey topography, building heights and fence heights used to produce these shadow diagrams have been provided by others
- ☐ Survey provided by others was received in JPEG format
- Survey provided by others was received in DWG format
- Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy
- Existing landscaping and vegetation has not been modelled

Revision

Rev	Description	Date
A	Final Issue	25/7/24

General Notes



Client

Ellie Breen

Project Name

New carport and shed

Drawing Title:

Shadow Diagram Sheet 1

Scale: 1:134.15, 1:200 Date: 25/7/24

Status: DA

Technician: JL

Project No.:

Drawing No.:

1154

1



W: shadowdiagrams.net.au
E: projects@shadowdiagrams.net.au
P: NSW (02) 9030 0370
VIC (03) 9989 9930

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General Notes —

Project Name

Drawing Title:

Scale: 1:134.15, 1:200 Date: 25/7/24

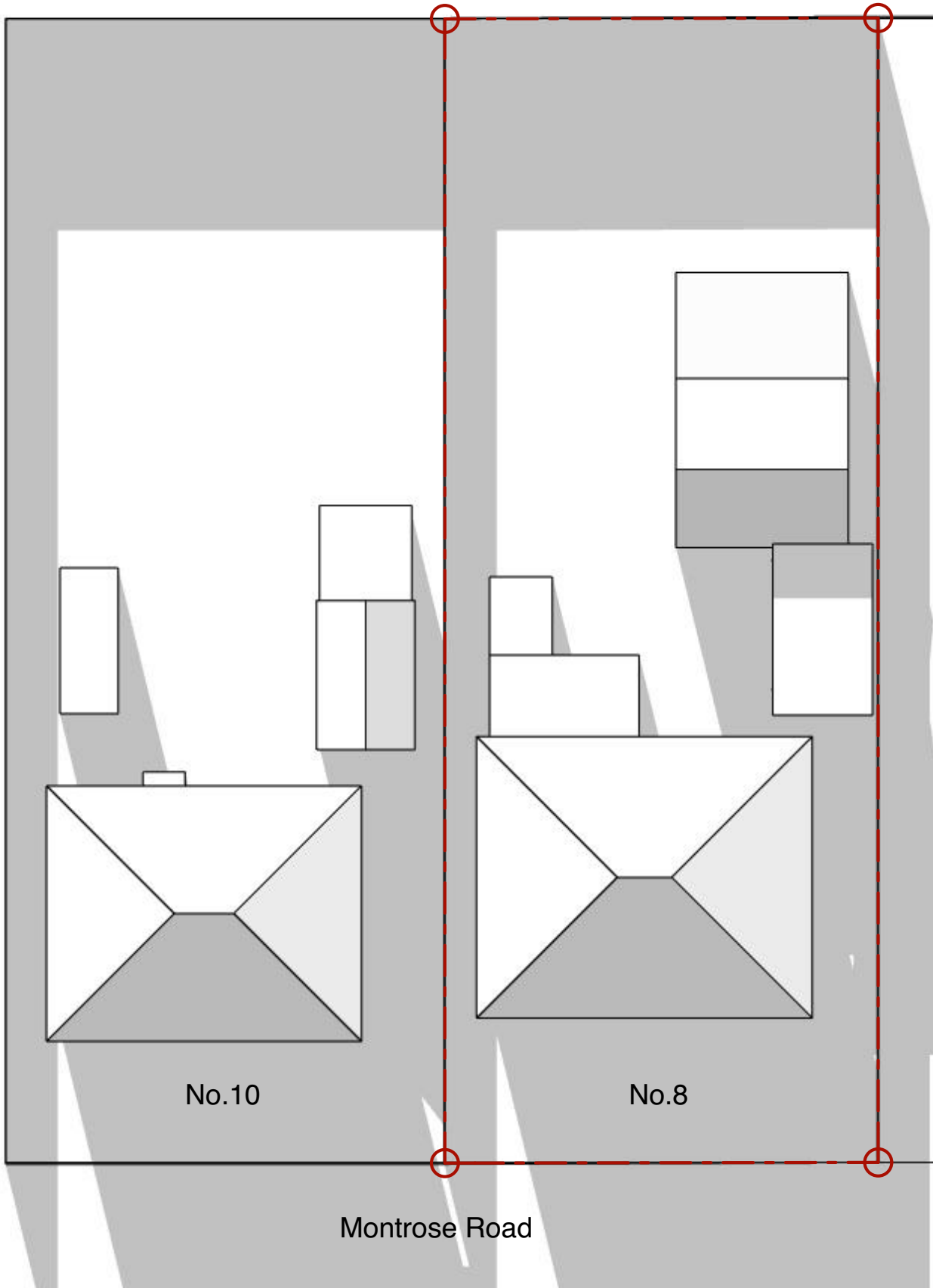
Project No.: Drawing No.:



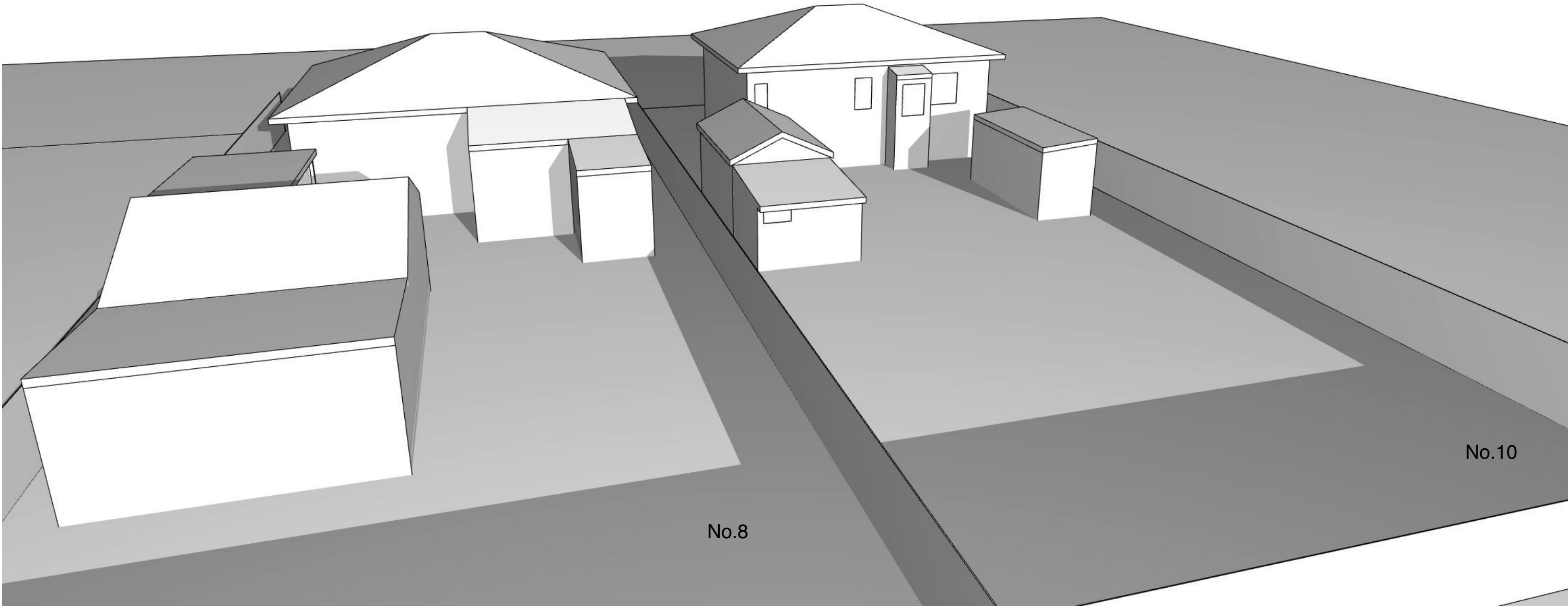
SHADOW
DIAGRAMS

A 3D perspective rendering of the proposed development at 12pm. The image shows two main buildings, No. 8 and No. 10, situated on a flat, light-colored ground. Building No. 8 is a long, low structure with a flat roof and a central entrance. Building No. 10 is a smaller, single-story building with a gabled roof and a central entrance. The buildings are surrounded by a low wall and a paved area. The rendering is in a simple, wireframe style with light gray shading.

Existing
June 21 - 3pm

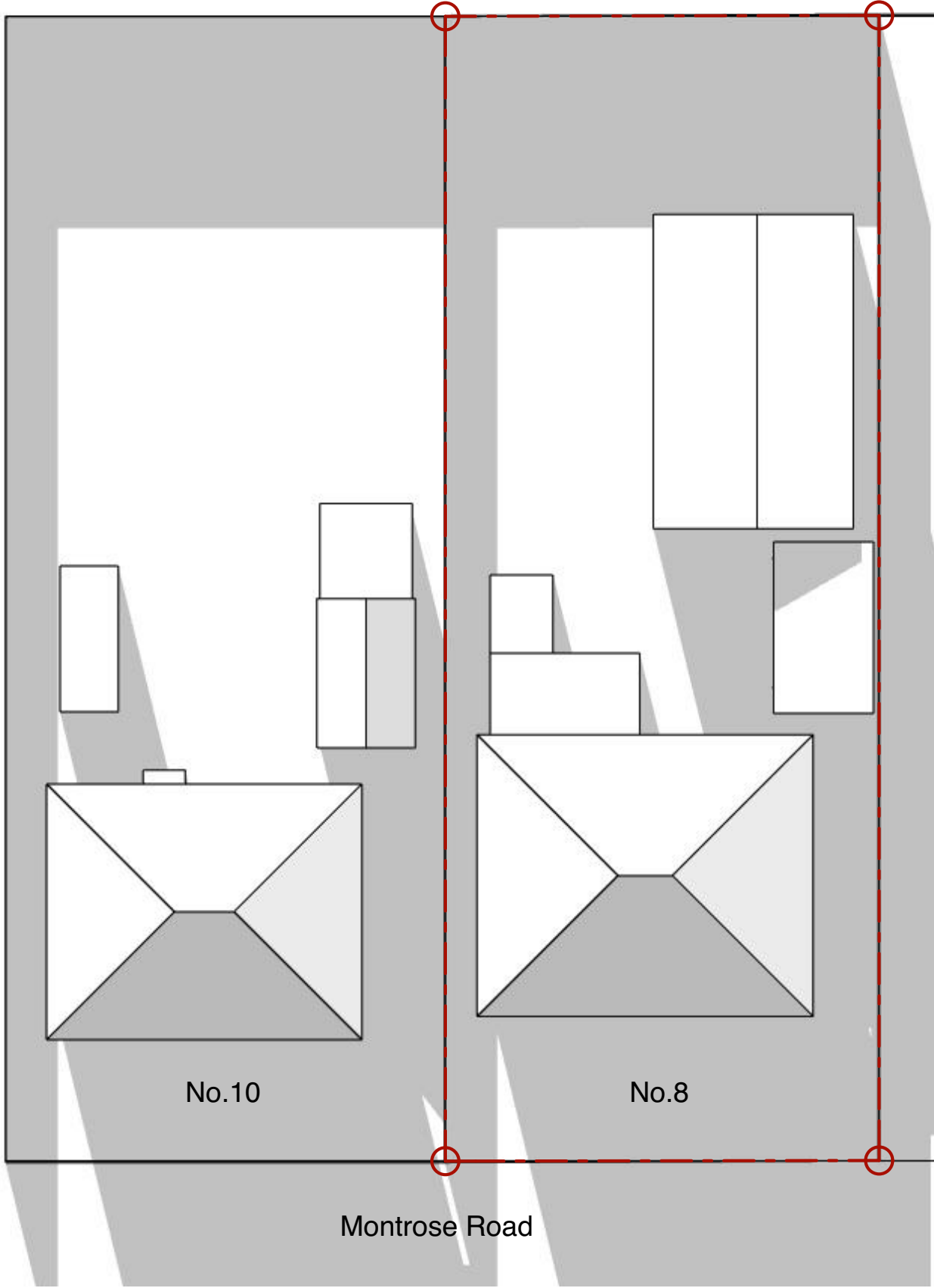


3pm - Existing

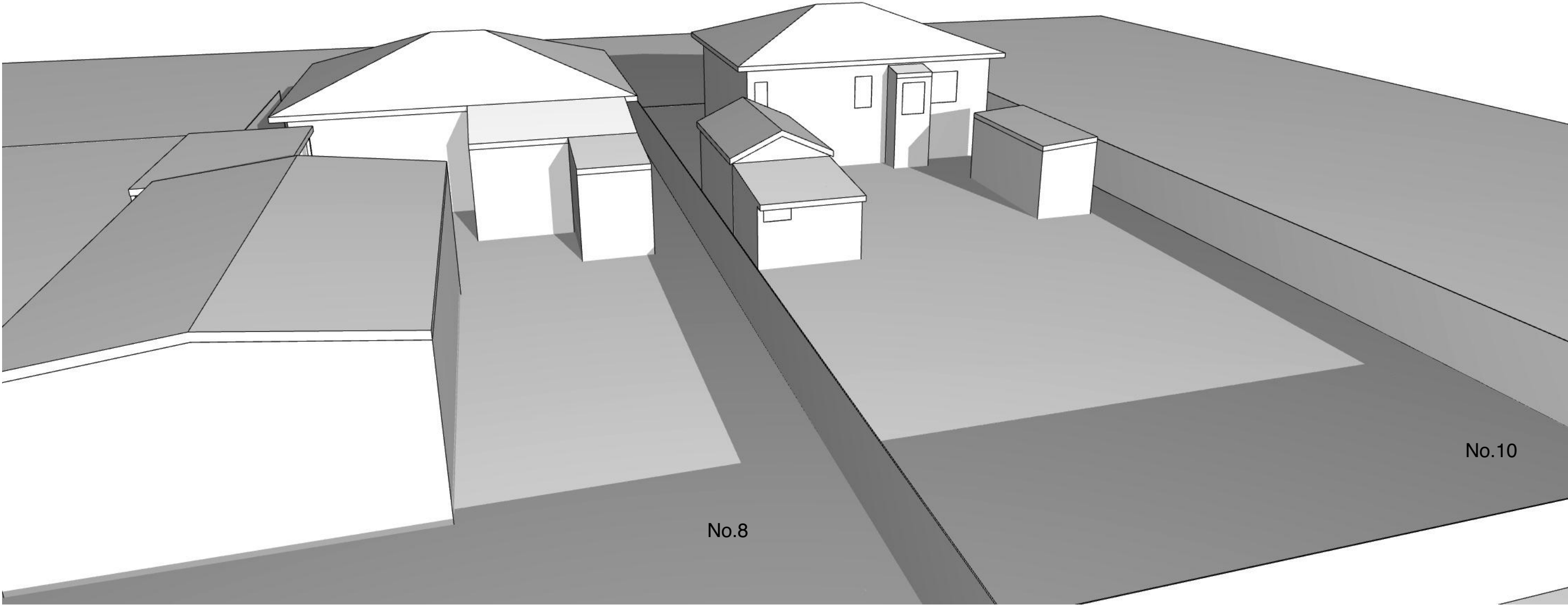


3pm - Existing

Proposed
June 21 - 3pm



3pm - Proposed



3pm - Proposed

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Revision

A	Final Issue	25/7/24
Rev	Description	Date

General Notes



Client

Ellie Breen

Project Name

New carport and shed

Drawing Title:

Shadow Diagram Sheet 3

Scale: 1:134.15, 1:200 Date: 25/7/24

Status: DA

Technician: JL

Project No.:

1154

Drawing No.:

3



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