

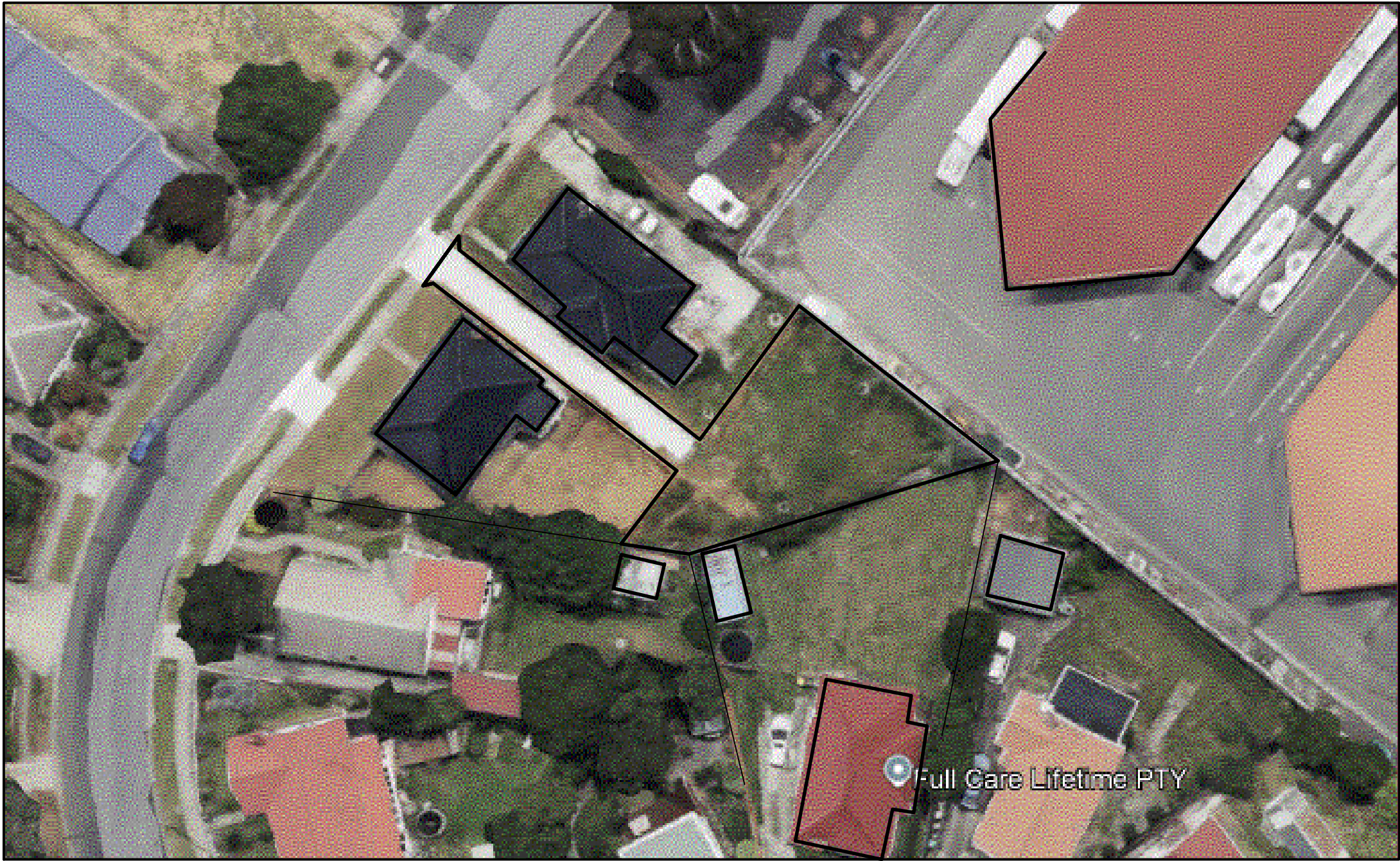
## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-100
<b>PROPOSED DEVELOPMENT:</b>	Single Dwelling
<b>LOCATION:</b>	25A Tregear Street Moonah
<b>APPLICANT:</b>	J Vickers
<b>ADVERTISING START DATE:</b>	24/06/2025
<b>ADVERTISING EXPIRY DATE:</b>	08/07/2025

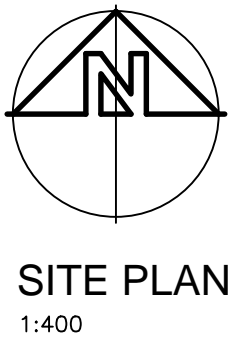
Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website ([www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)) until **08/07/25**.

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

Representations must be received by no later than 11.59 pm on **08/07/25**, or for postal and hand delivered representations, by 5.00 pm on **08/07/25**.

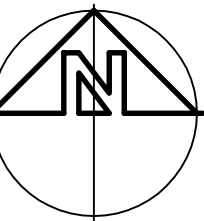


# PLANNING APPLICATION



	SCALE:	PAGE 1 OF 7 PAGES	Proposed Addition 25A Tregear St Moonah For J.Vickers
	DATE: 3/4/25	DWG No: Vick-J-01	

TREGEAR STREET



SITE PLAN  
1:200

TITLE REFERENCE : CT 181691/3  
TOTAL LAND AREA: 398m<sup>2</sup>  
PROPOSED HOUSE AREA: 165m<sup>2</sup>  
TOTAL SITE COVERAGE: 97m<sup>2</sup>  
PLOT RATIO: 24.4%

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EXISTING BUS GARAGE

EXISTING HOUSE

EXISTING HOUSE

EXISTING GRATED DRAIN

EXISTITNG SHED

EXISTING SHED

EXISTING HOUSE

EXISTING GARAGE

PIPELINE AND SERVICES  
& DRAINAGE EASEMENT  
3.00 WIDE

PIPELINE AND SERVICES  
& DRAINAGE EASEMENT  
3.00 WIDE

PROPOSED DECK

OPEN SPACE AREA 61m<sup>2</sup>

PROPOSED HOUSE

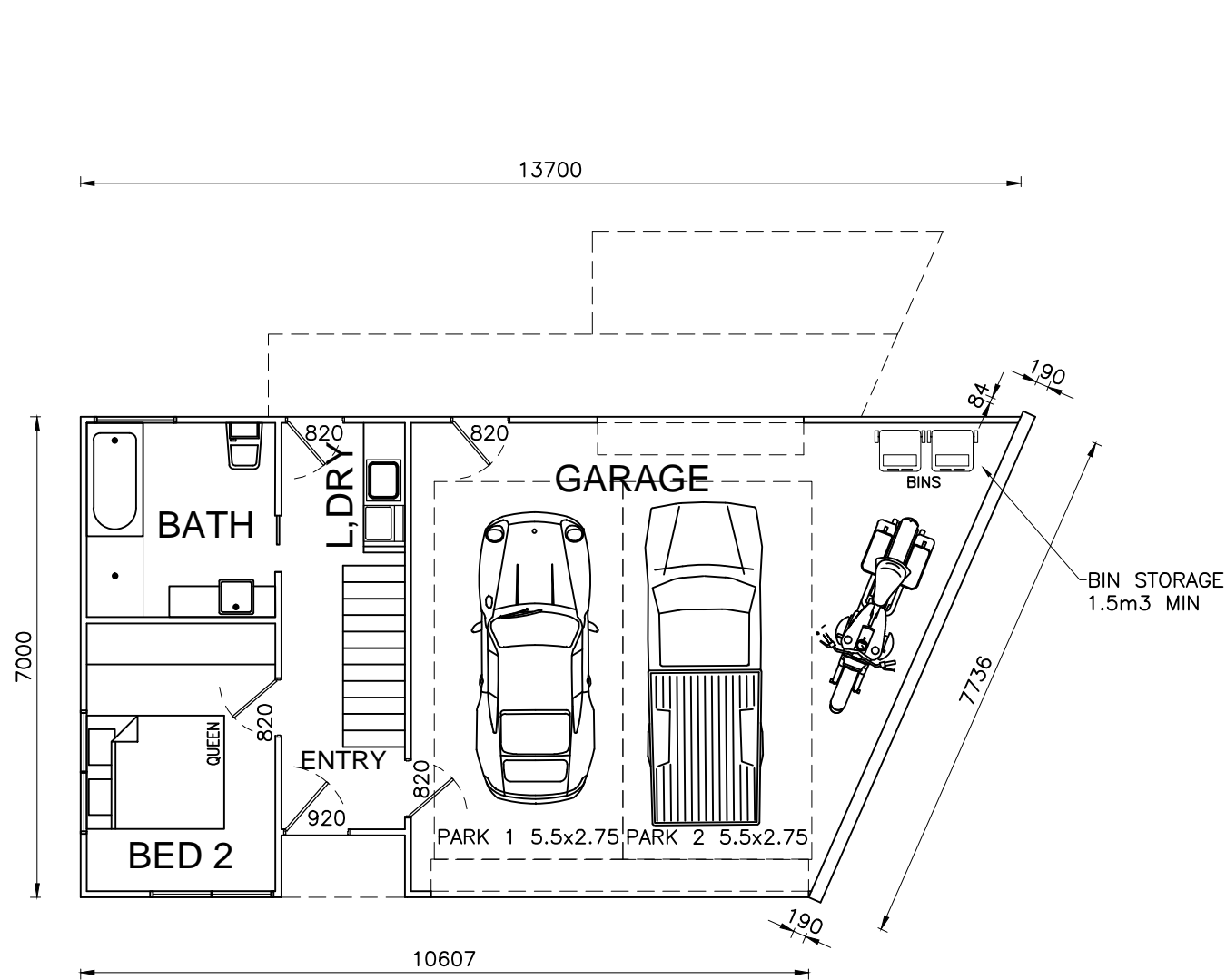
DECK SCREEN  
1700mm HIGH

LOWER LEVEL ROOF

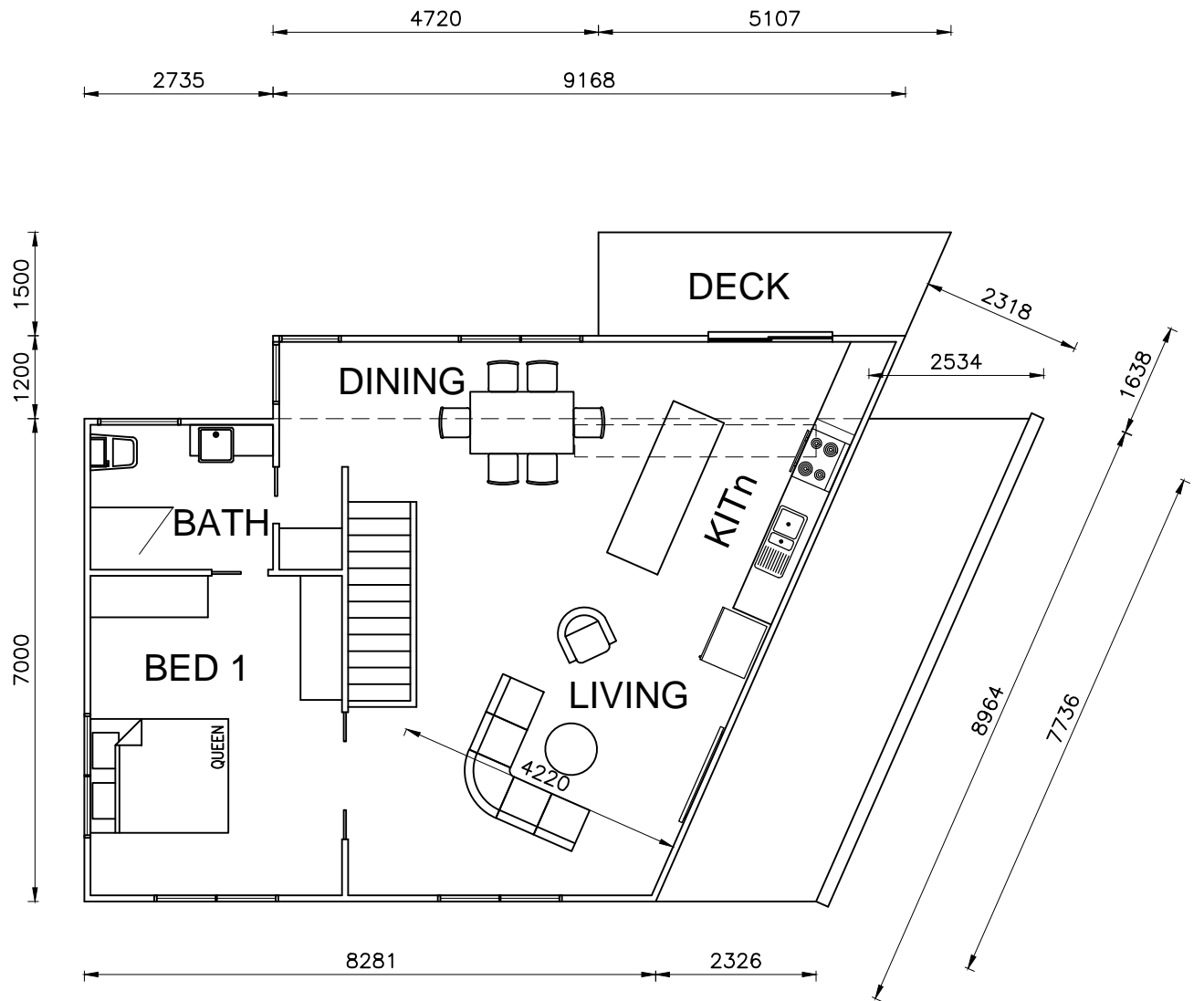
PROPOSED GRATED DRAIN & PIT

NEW CONC DRIVE  
PIPELINE AND SERVICES  
EASEMENT 2.50 WIDE

GARAGE WALL 7.60 LONG

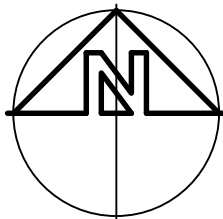


LOWER FLOOR PLAN 86m2 (32m2 LIVING)  
1:100

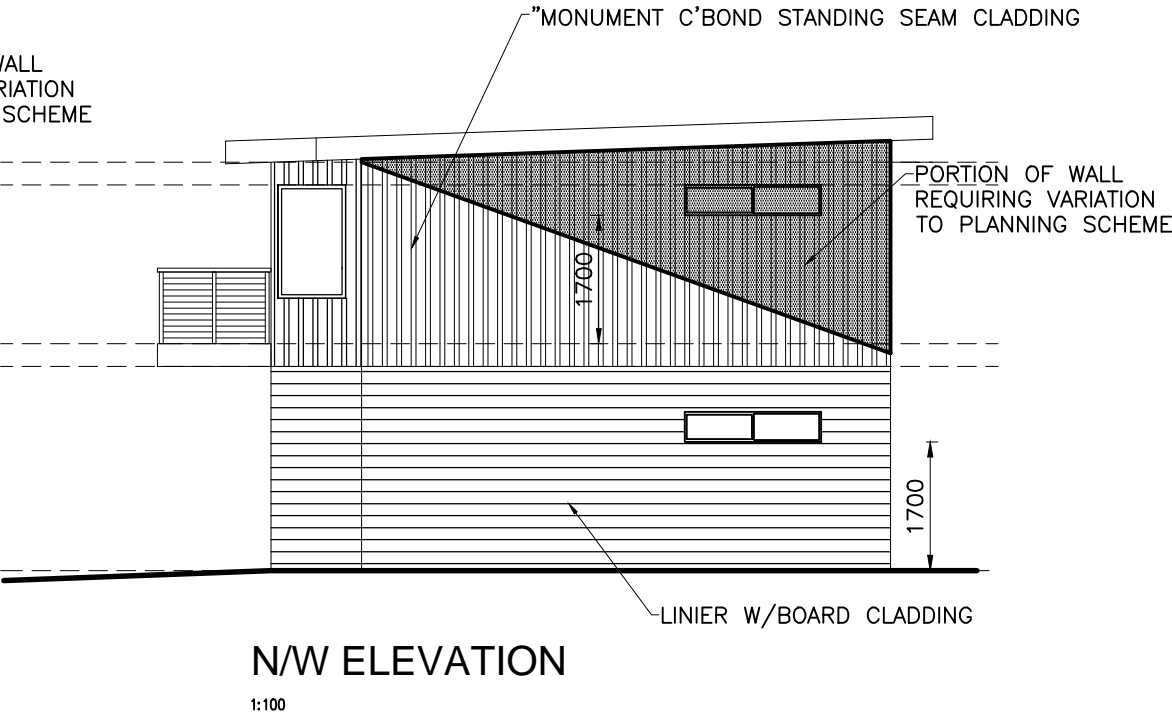
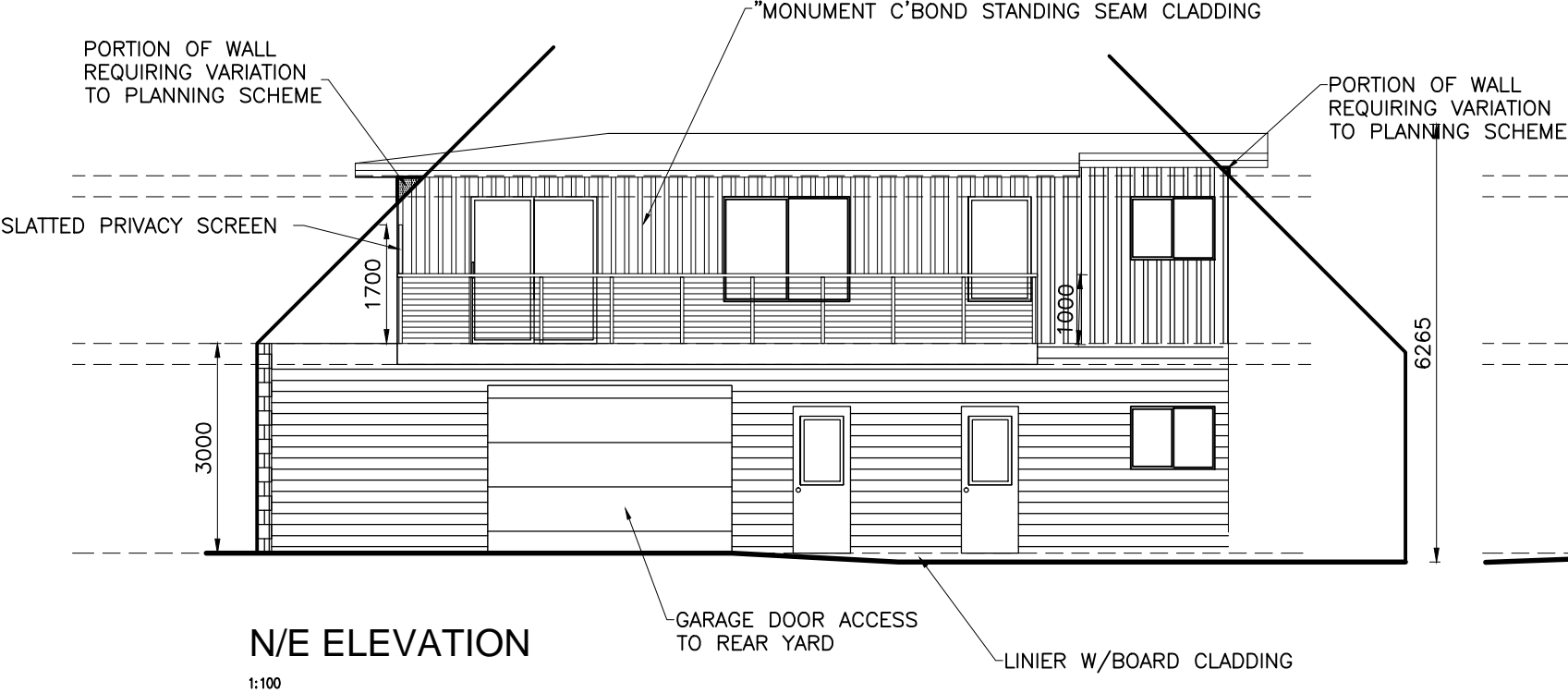
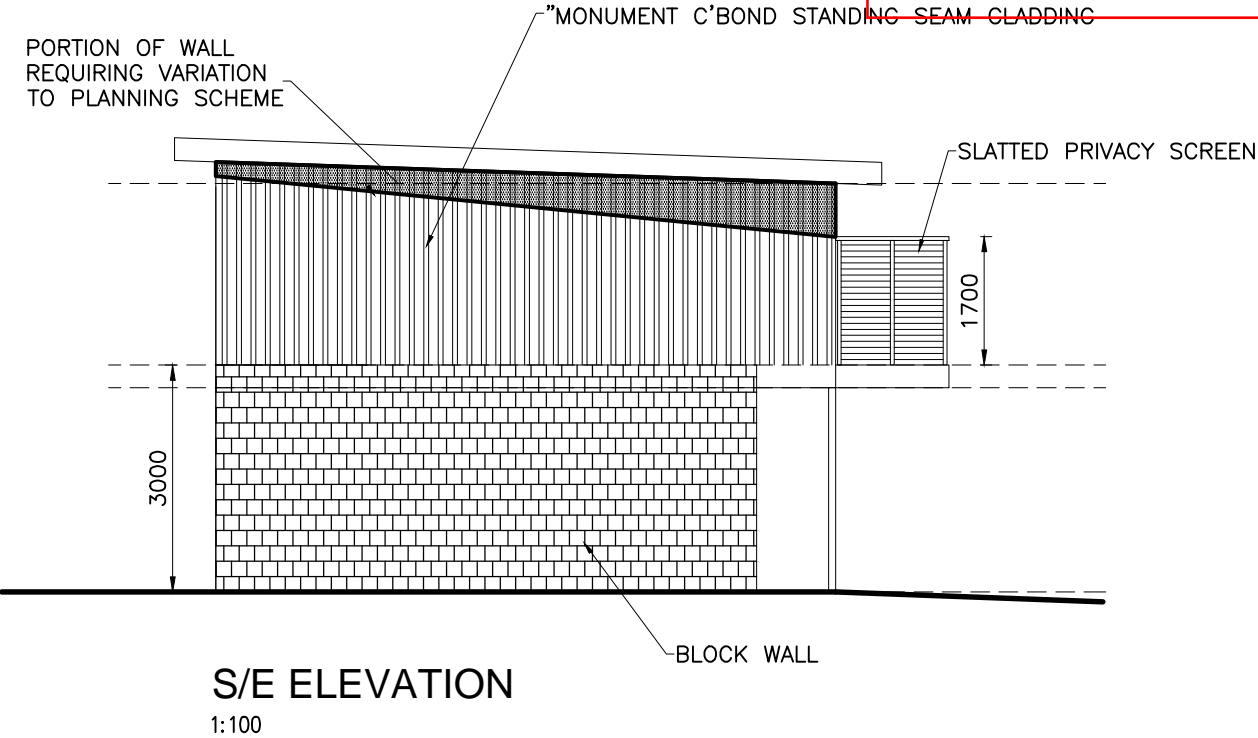
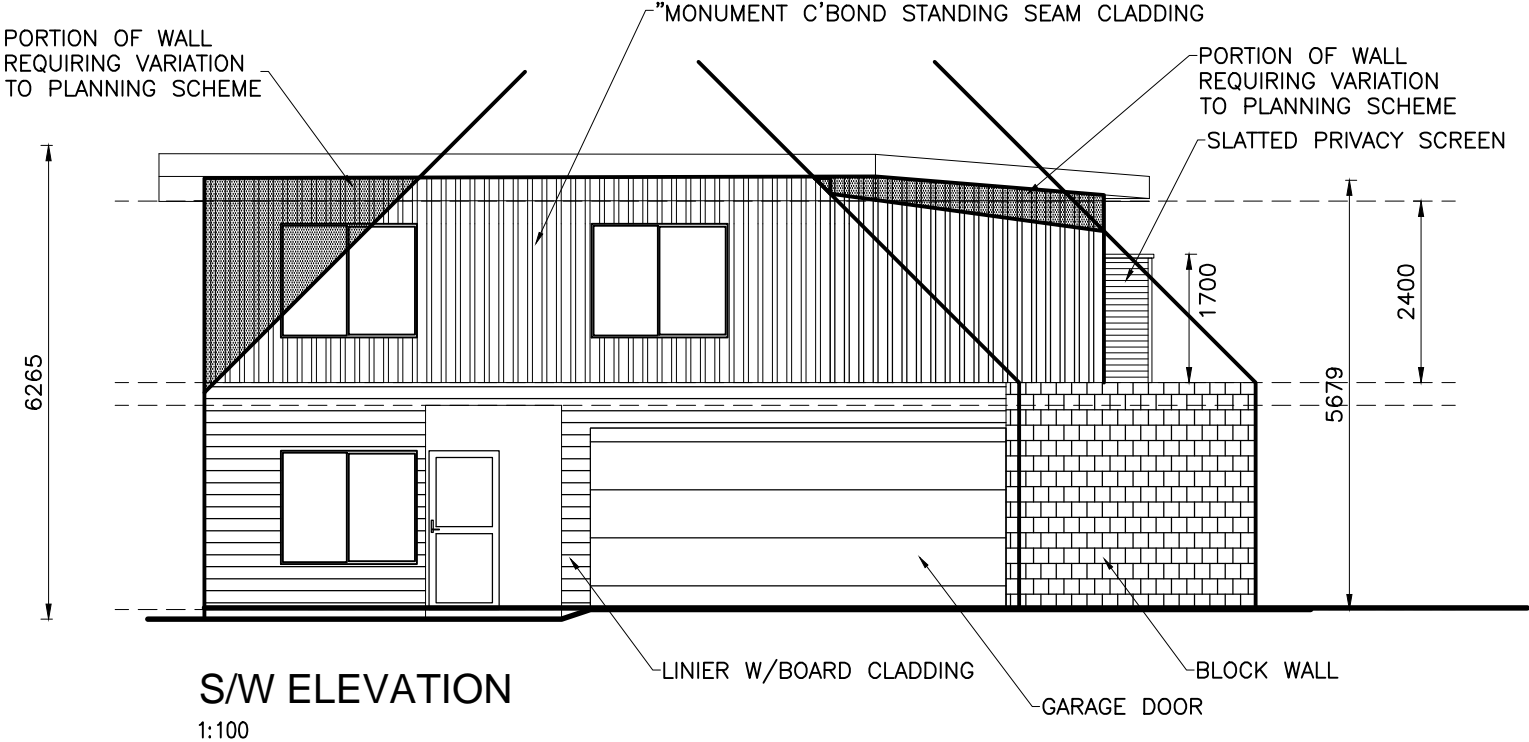


UPPER FLOOR PLAN 79m2  
1:100

FLOOR PLAN  
1:100



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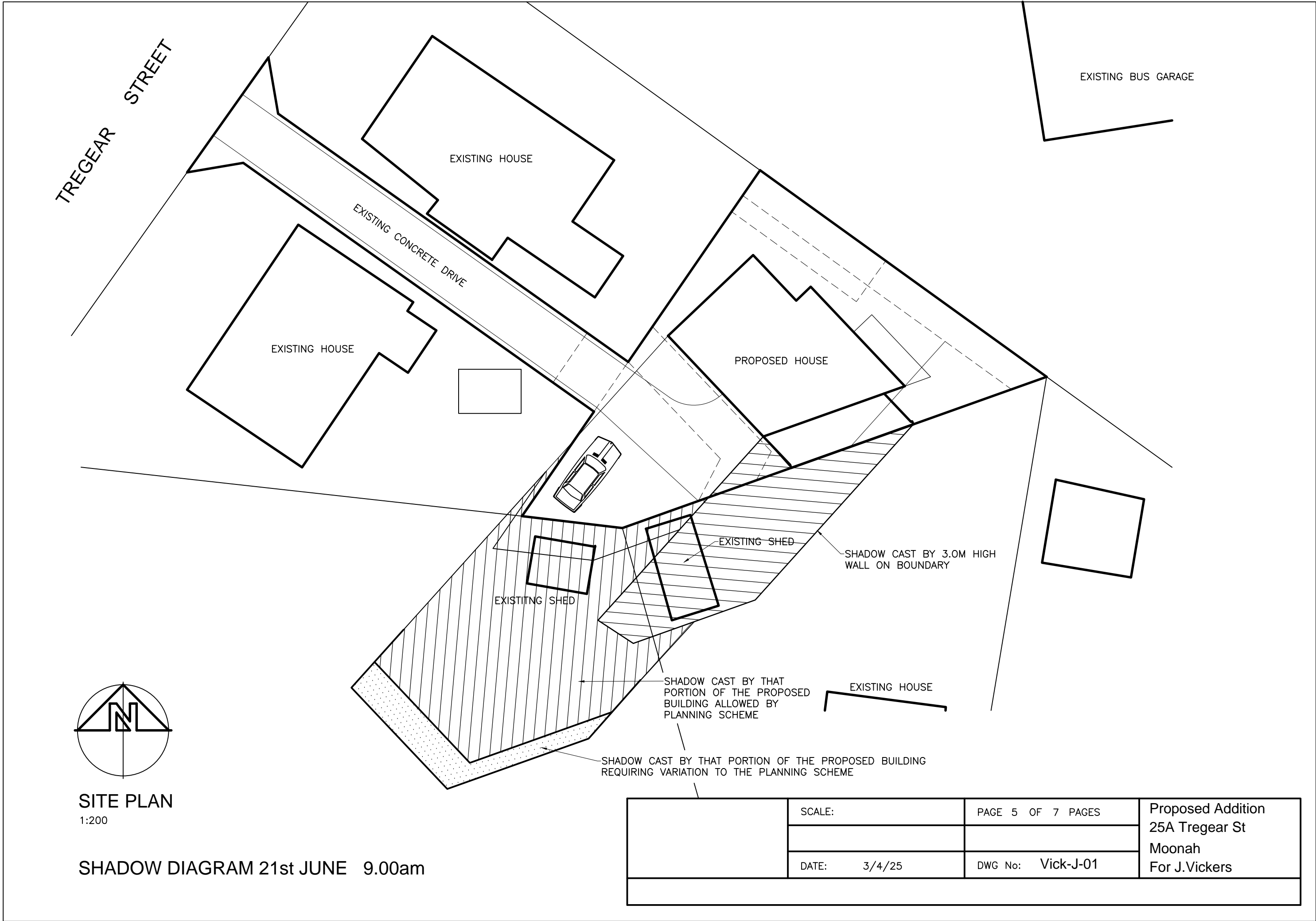
ELEVATIONS

1:100

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	DATE: 25/4/25	DWG No: Vick-J-01 A	





TREGEAR STREET

EXISTING BUS GARAGE

EXISTING HOUSE

EXISTING CONCRETE DRIVE

EXISTING HOUSE

PROPOSED HOUSE

EXISTITNG SHED

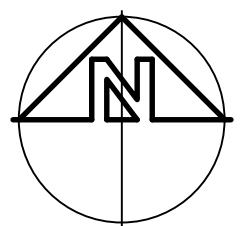
EXISTING SHED

SHADOW CAST BY 3.0M HIGH WALL ON BOUNDARY

SHADOW CAST BY THAT PORTION OF THE PROPOSED BUILDING ALLOWED BY PLANNING SCHEME

SHADOW CAST BY THAT PORTION OF THE PROPOSED BUILDING REQUIRING VARIATION TO THE PLANNING SCHEME

EXISTING HOUSE



SITE PLAN  
1:200

SHADOW DIAGRAM 21st JUNE 12.00noon

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TREGEAR STREET

EXISTING BUS GARAGE

EXISTING HOUSE

EXISTING CONCRETE DRIVE

EXISTING HOUSE

PROPOSED HOUSE

SHADOW CAST BY 3.0M HIGH WALL ON BOUNDARY

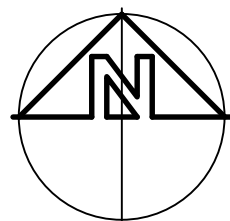
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SITE PLAN

1:200

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