

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-121
PROPOSED DEVELOPMENT:	Outbuilding (Carport)
LOCATION:	42 Elliott Road Glenorchy
APPLICANT:	P & J Sheds Pty Ltd
ADVERTISING START DATE:	24/06/2025
ADVERTISING EXPIRY DATE:	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) 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.

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**.

NEW CARPORT
42 ELLIOTT ROAD, GLENORCHY, 7010
FOR R. & S. COCK

CERTIFICATE OF TITLE: VOLUME - 57340 FOLIO - 1
PID: 8254767
LAND AREA: 1581m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
GLENORCHY LOCAL PROVISIONS SCHEDULE
ZONE: 8.0 GENERAL RESIDENTIAL
OVERLAYS: BUSHFIRE PRONE AREAS

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: TO BE ASSESSED

INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

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ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 10010





LOT AREA: 1581m²

EXISTING DWELLING AREA (footprint): 195.6m²

EXISTING DECK AREAS: 43.7m²

EXISTING GARDEN SHEDS: 18m²

EXISTING BBQ SHELTER: 21m²

PROPOSED CARPORT AREA: 36m²

ELLIOTT ROAD

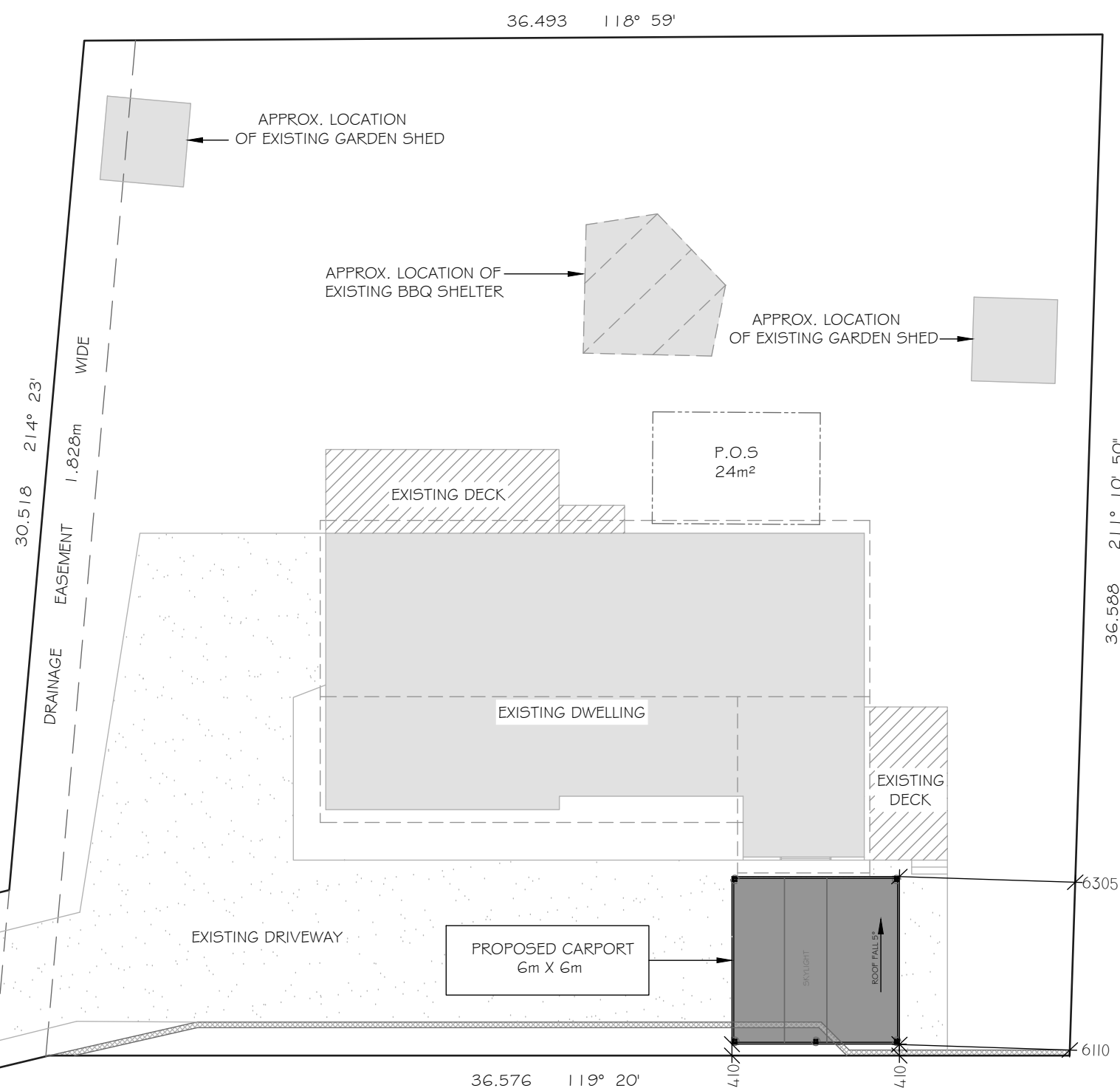
SITE PLAN 1:200

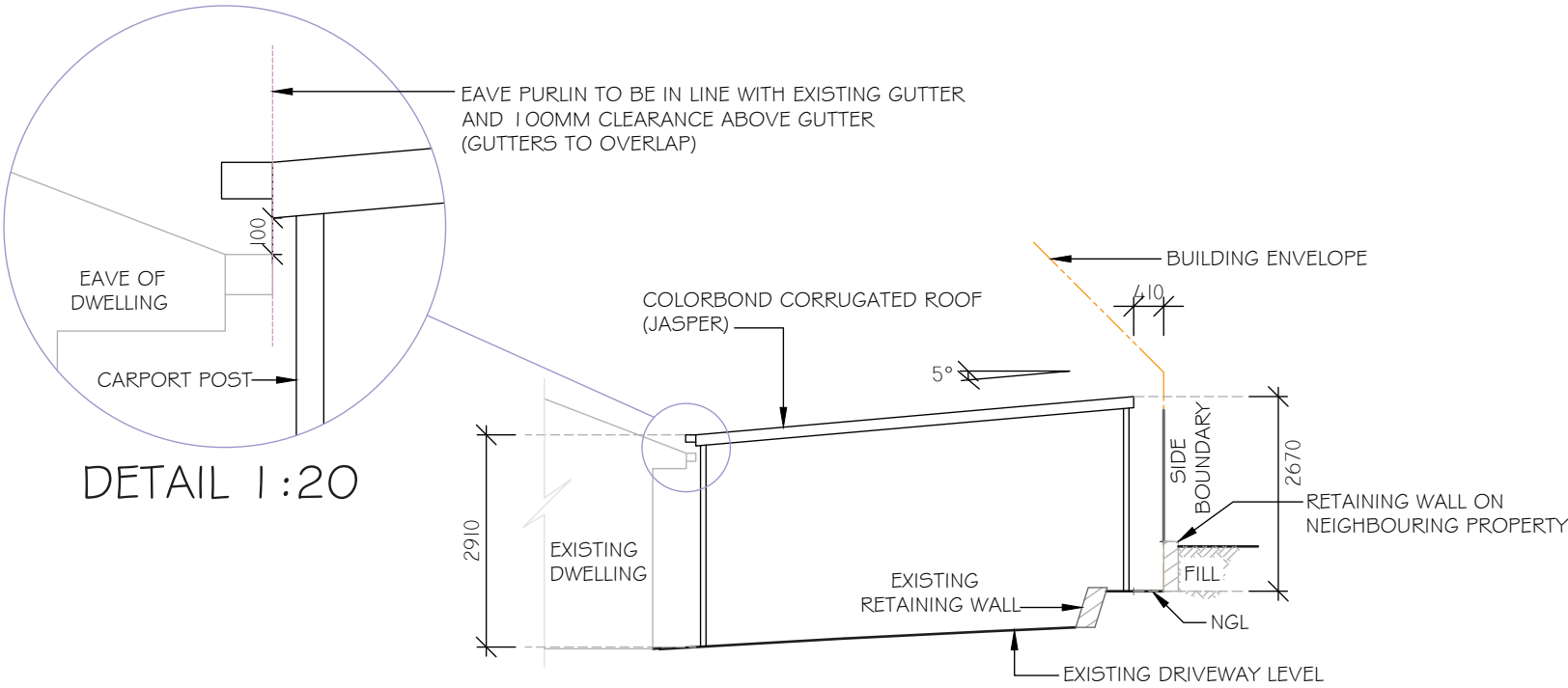
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

VOL : 57340
FOLIO: 1
1581m²

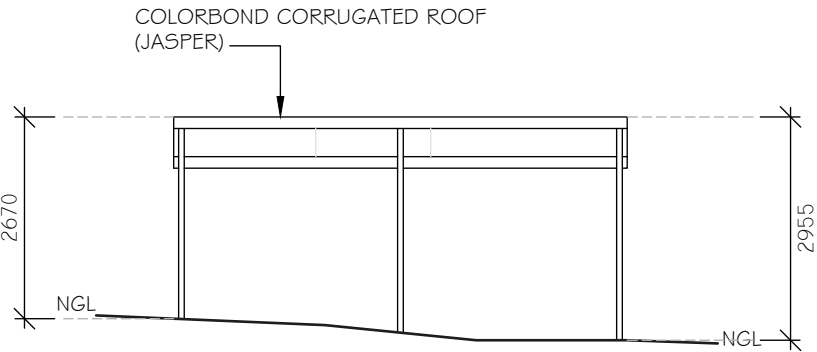
PROPOSAL : NEW CARPORT
OWNER : R. & S. COCK
ADDRESS: 42 ELLIOTT ROAD, GLENORCHY, 7010
SCALE: 1:200
DATE: 7th APRIL 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/04
JOB NO : 10010



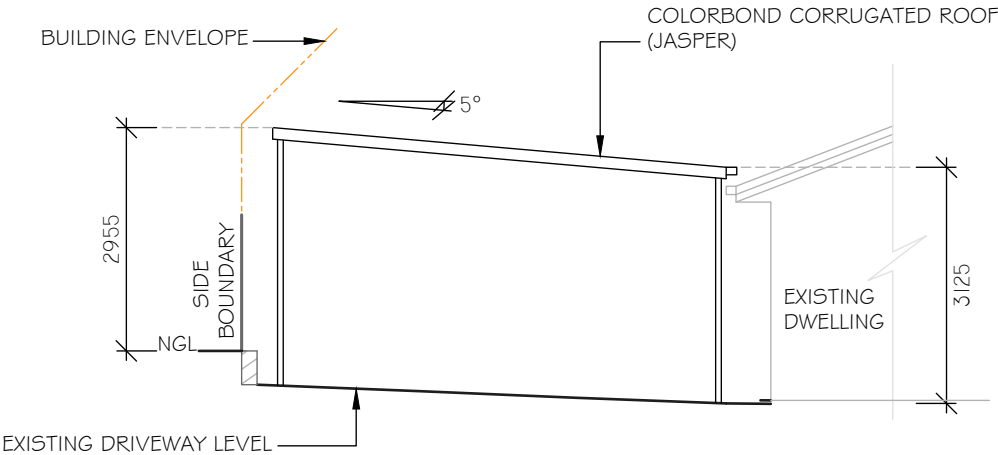


NORTH WEST ELEVATION

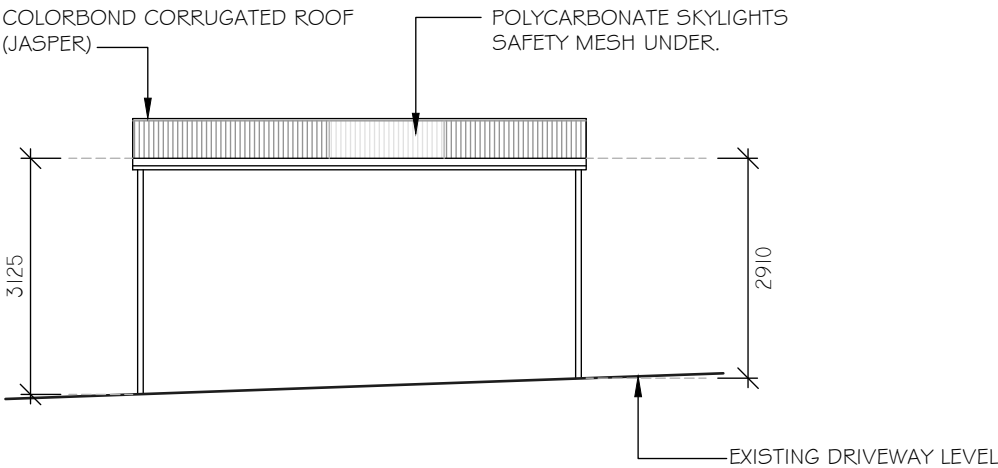
COLOUR'S (COLORBOND®):
ROOF - JASPER
GUTTER - JASPER
BARGE FLASHING - JASPER



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

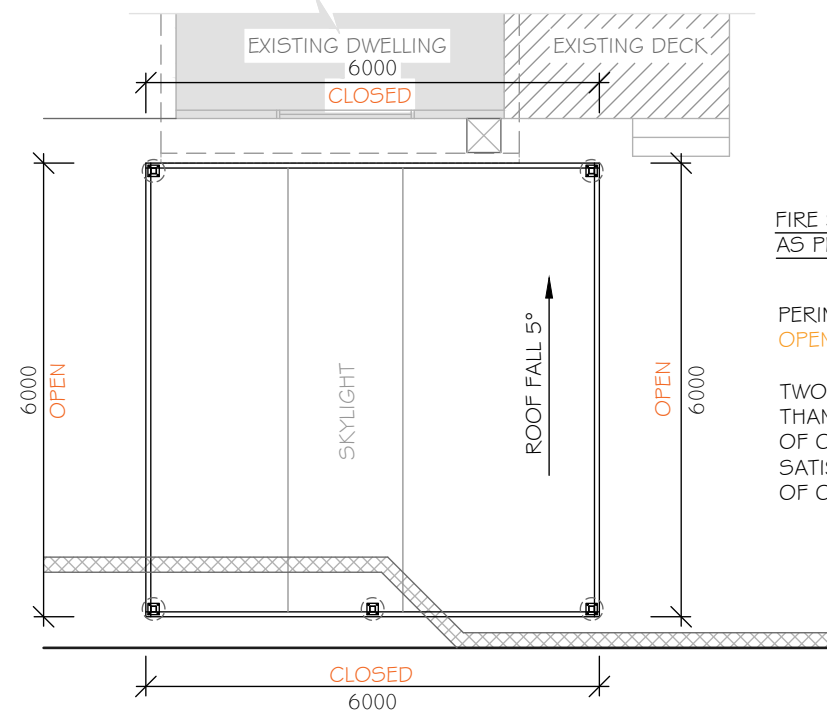
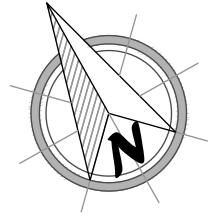


NORTH EAST ELEVATION

ELEVATIONS 1:100

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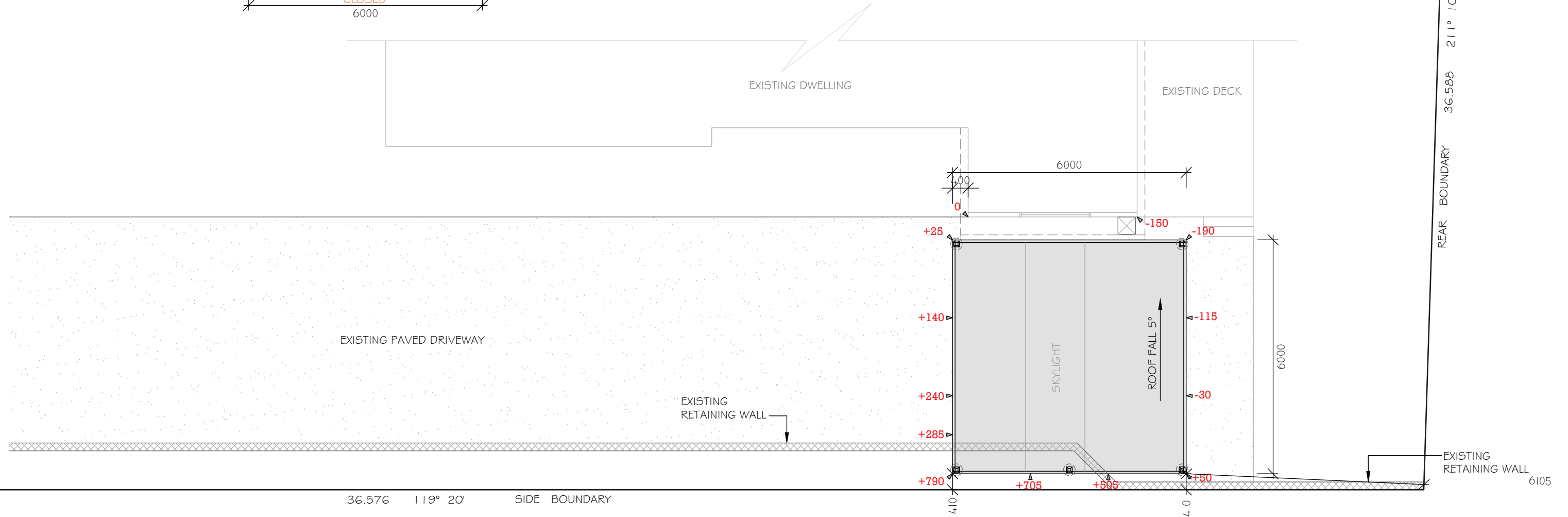




FIRE SAFETY REQUIREMENTS FOR OPEN STRUCTURES
AS PER NCC 2022 9.2.8

PERIMETER = 24m
OPEN LENGTH = 12m

TWO OR MORE SIDES AND NOT LESS
THAN ONE THIRD OF ITS PERIMETER (8m)
OF OPEN LENGTH IS REQUIRED TO
SATISFY FIRE SEPARATION REQUIREMENTS
OF OPEN STRUCTURES 9.2.8 OF NCC



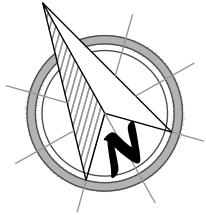
REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS
FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING
DESIGN AND SPECIFICATIONS.

FLOOR PLAN 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

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CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

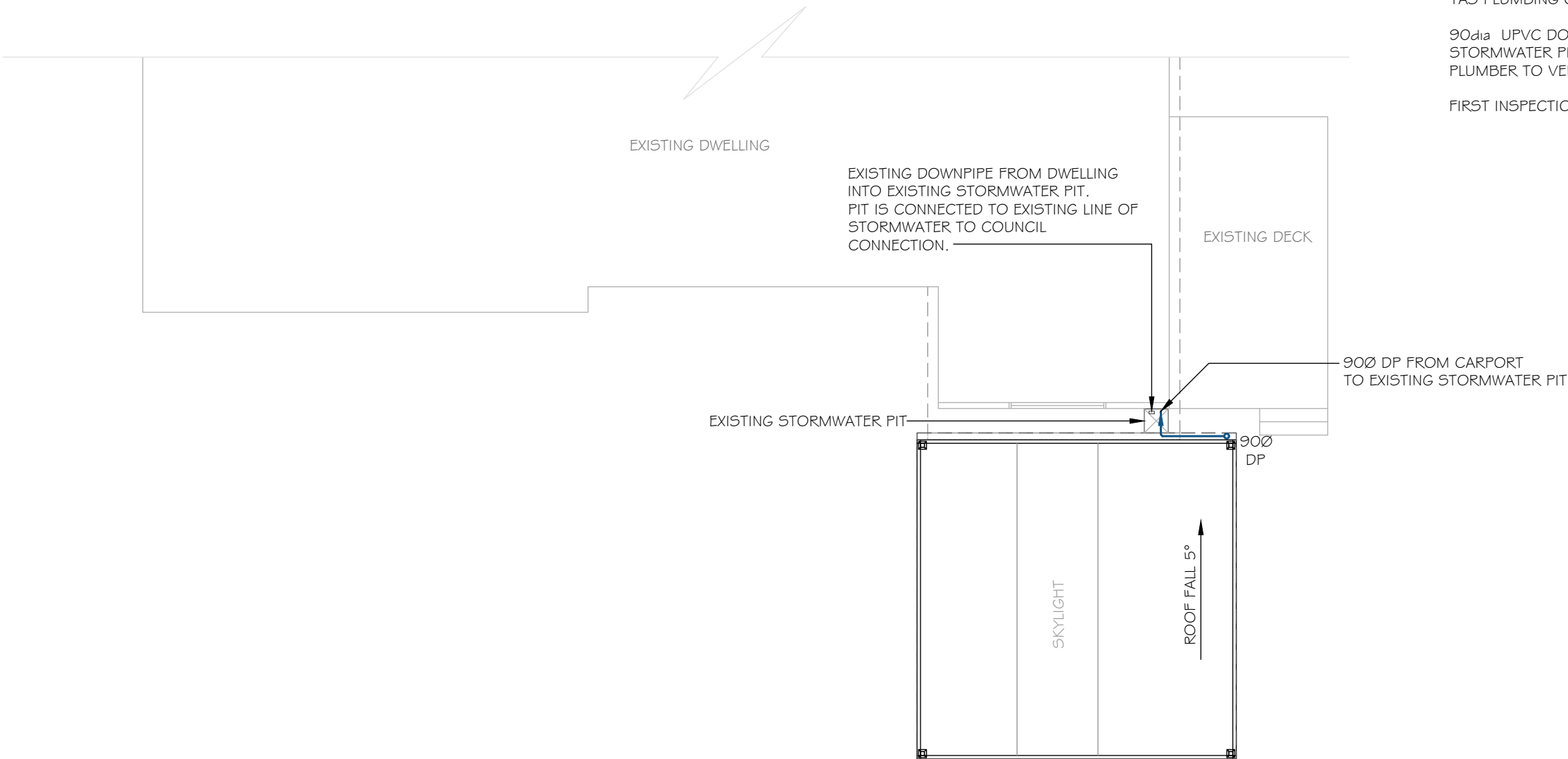
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia UPVC DOWNPIPE TO DROP DIRECTLY INTO EXISTING STORMWATER PIT.
STORMWATER PIT IS CONNECTED TO EXISTING COUNCIL STORMWATER CONNECTION.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



PLUMBING PLAN 1:100

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SCALE: 1:100

DATE: 7th APRIL 2025

AMENDED:

DRAWN BY: A. BROWN CC6003R

PAGE: 04/04

JOB NO : 10010



6th June 2025

Uvika Sahni
Glenorchy City Council
374 Main Road

Dear Uvika,

In reference to Development Application PLN-25-121. Outbuilding (Carport) at 42 Elliott Road, Glenorchy

Firstly, I would like to advise you that the two existing garden sheds are booth 3m x 3m, with a height less than 2.4m. and meet the requirements of exempt outbuildings under clause 4.3.7 of the Tasmanian Planning Scheme.

Please find attached an amended site plan showing the approximate location of an existing BBQ shelter as identified in your request for further information.

This structure has been in place for many years prior to my client purchasing the property in 2024. Google Earth imagery clearly shows the structure in 2016.

In response to your request for justification for the side setback to the performance criteria (P3) of 8.4.2 I believe that the siting and scale of the proposed development.

(a) Does not cause unreasonable loss of amenity to adjoining properties:

- (i) There will be no reduction of sunlight to a habitable room of a dwelling on the adjoining properties.
- (ii) There will be no overshadowing of the private open space of the dwellings on the adjoining properties.
- (iii) There are no vacant adjoining properties.
- (iv) Visual impacts when viewed from adjoining properties will be minimal due to the proposed carport being only approximately 300mm higher than the existing boundary fence.

(b) Separation between the proposed carport and dwellings on the adjoining properties is approximately 15m which is consistent if not greater than that existing on established properties in the area.

(c) The proposed carport will not cause a reduction of sunlight to existing or future solar energy installation on either adjoining properties or dwelling on the subject site.

The proposed carport will have minimal impact on the adjoining properties due to the steep topography of the site.

Neighbouring dwellings are approximately 15m away and at a much higher elevation than the subject site. The proposed carport is only approximately 300mm higher than the existing boundary and therefore will have minimal (if any) visual or shadowing effect.

The carport is also contained within the building envelope as required by clause 8.4.2 A3(a) and would have been a 'No Permit Required' if it was not for the existing 600mm high retaining wall being within 1.5m of the boundary.

The below photos show clearly the adjoining properties will not be affected by the carport due to their separation distances and higher elevation.



Location of proposed carport where caravan is positioned. Side boundary fence shown and neighbouring dwellings at 34 & 36 Elliott Road set back approximately 15m and at higher elevation.



Side Boundary fence



Neighbouring Dwelling at 36 Elliott Road viewed from proposed carport location. (set back approx. 15m from boundary).



Neighbouring dwelling at 34 Elliott Road viewed from proposed carport location (setback approx..15m from boundary)

The attached amended site plan also shows private open space associated with the dwelling complying with 8.4.3 A2 but it should be noted there are also existing deck areas shown which would satisfy performance criteria P2.

The proposed carport is over an existing driveway / parking area and does not affect private open space.

I hope this information together with the letter from the owners addressing P1 for clause 26.4.2 is sufficient to enable council to assess the submitted application.

If you have any further question in relation to this application please contact me directly on 62 444 300 or email at a.brown@fairdinkumhobart.com.au

Yours Sincerely

Adrian Brown