

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-124
PROPOSED DEVELOPMENT:	Alterations and Additions to Single Dwelling
LOCATION:	7 Sinclair Avenue Moonah
APPLICANT:	C J Dickens
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**.

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT: ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

- SITE IS LOCATED WITHIN THE FOLLOWING ZONES & AREAS OF THE TASMANIAN PLANNING SCHEME (GLENORCHY): -
- 8.0 GENERAL RESIDENTIAL ZONE.

- A** EXISTING BRICK + TILE RESIDENCE (two-storey).
- B** DEMOLISH EXISTING CANTILEVERED DECK.
- C** PROPOSED 8.00m x 3.00m TIMBER + STEEL DECK CONSTRUCTION. PRIVACY SCREEN FACING SOUTH NEIGHBOUR (No.9 SINCLAIR AVENUE).



MATT GILLEY
BUILDING DESIGNER

PROJECT:

DECK

**No. 7 SINCLAIR AVENUE
MOONAH**

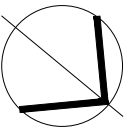
C. DICKENS

DATE: **JUN 2025**

PROJECT No. 1934

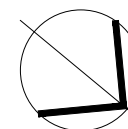
ISSUE/REV:

A. PRELIM. ISSUE.	10.5.25
B. PLANNING ISSUE.	5.6.25

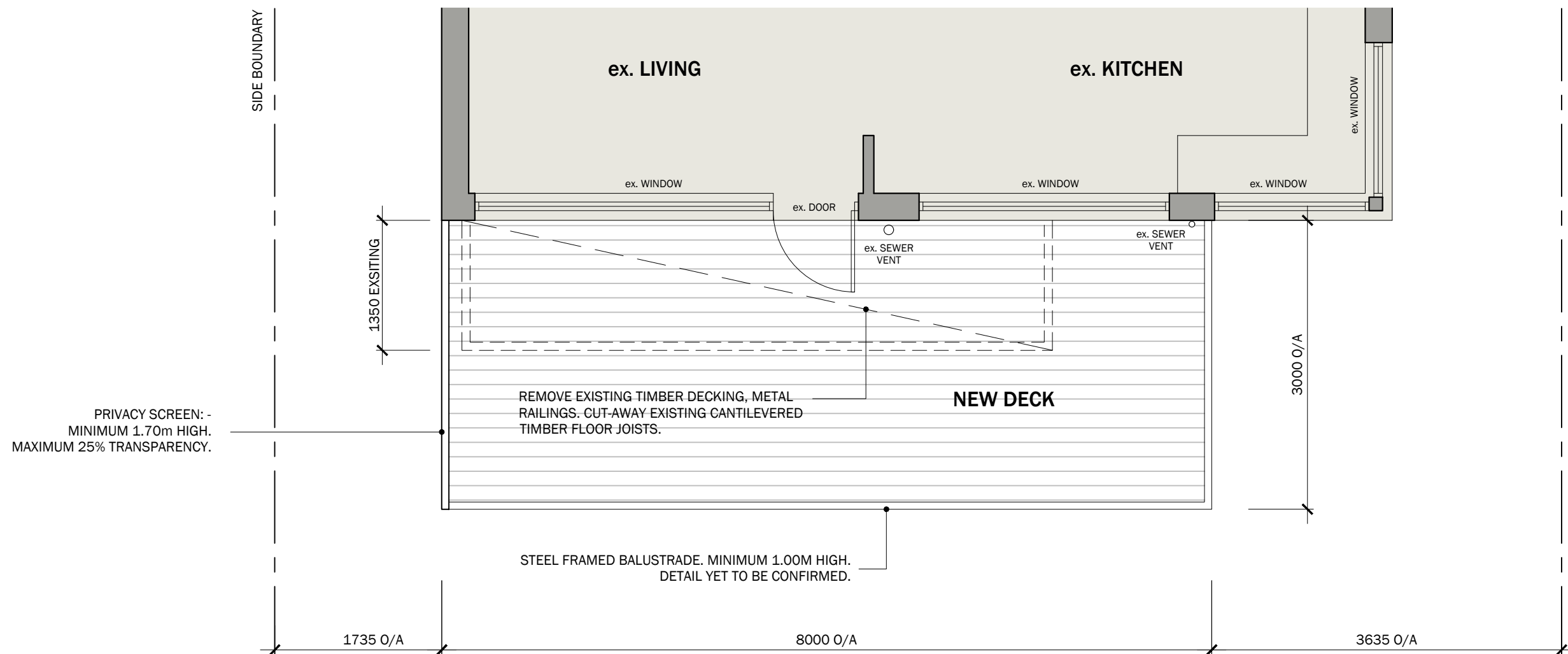


A01

SHEET: 1 OF 10



DATE RECEIVED: 19/06/2025



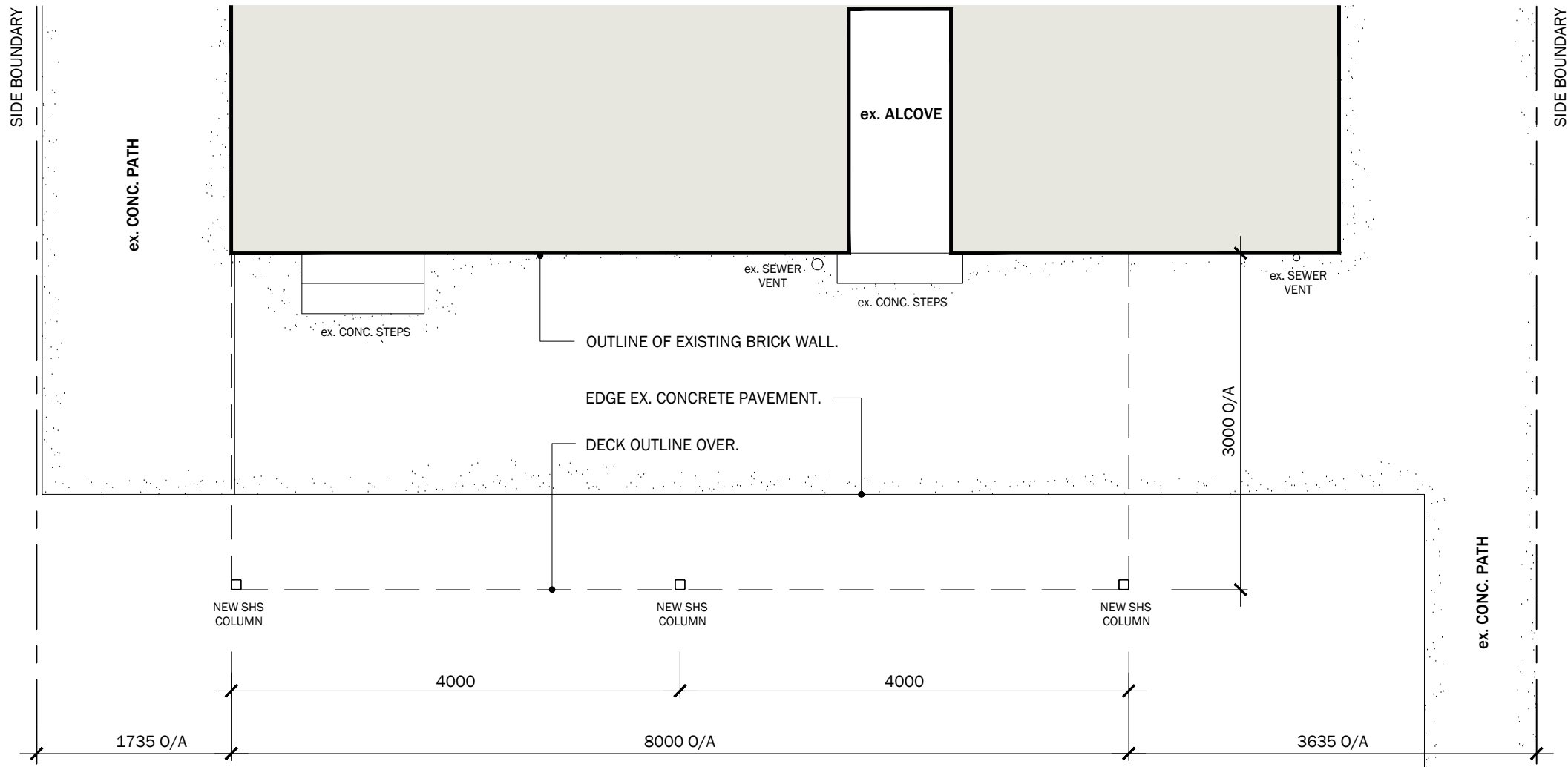
DECK PLAN 1:50

24.00m²

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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SUB-FLOOR PLAN 1:50

PO BOX 224 LINDISFARNE
TASMANIA 7015

matt.gilley@bigpond.com
0437 499 238
LICENCE No. CC5666C

PROJECT:
DECK

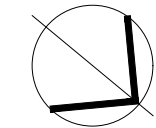
**No. 7 SINCLAIR AVENUE
MOONAH**

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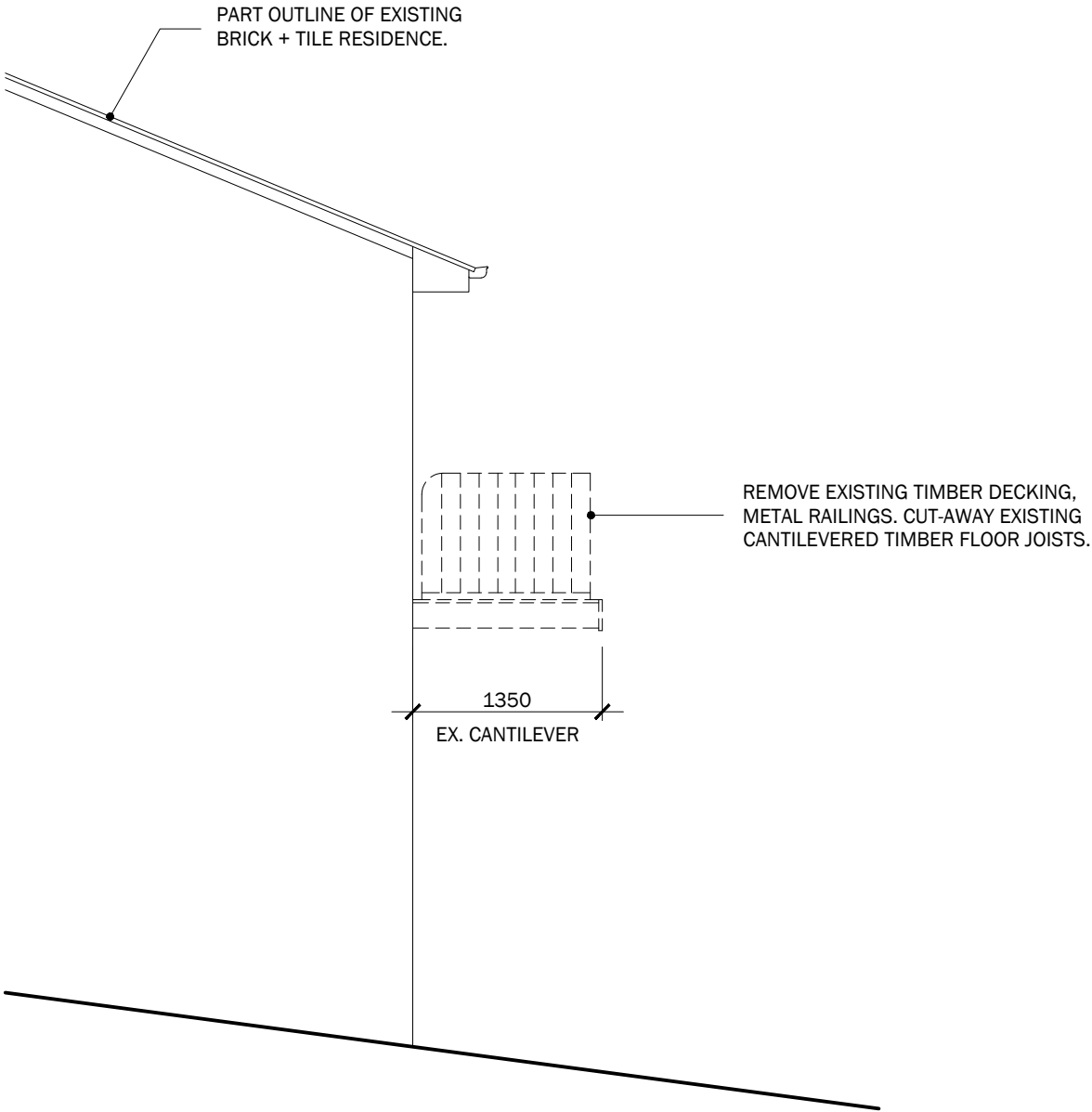
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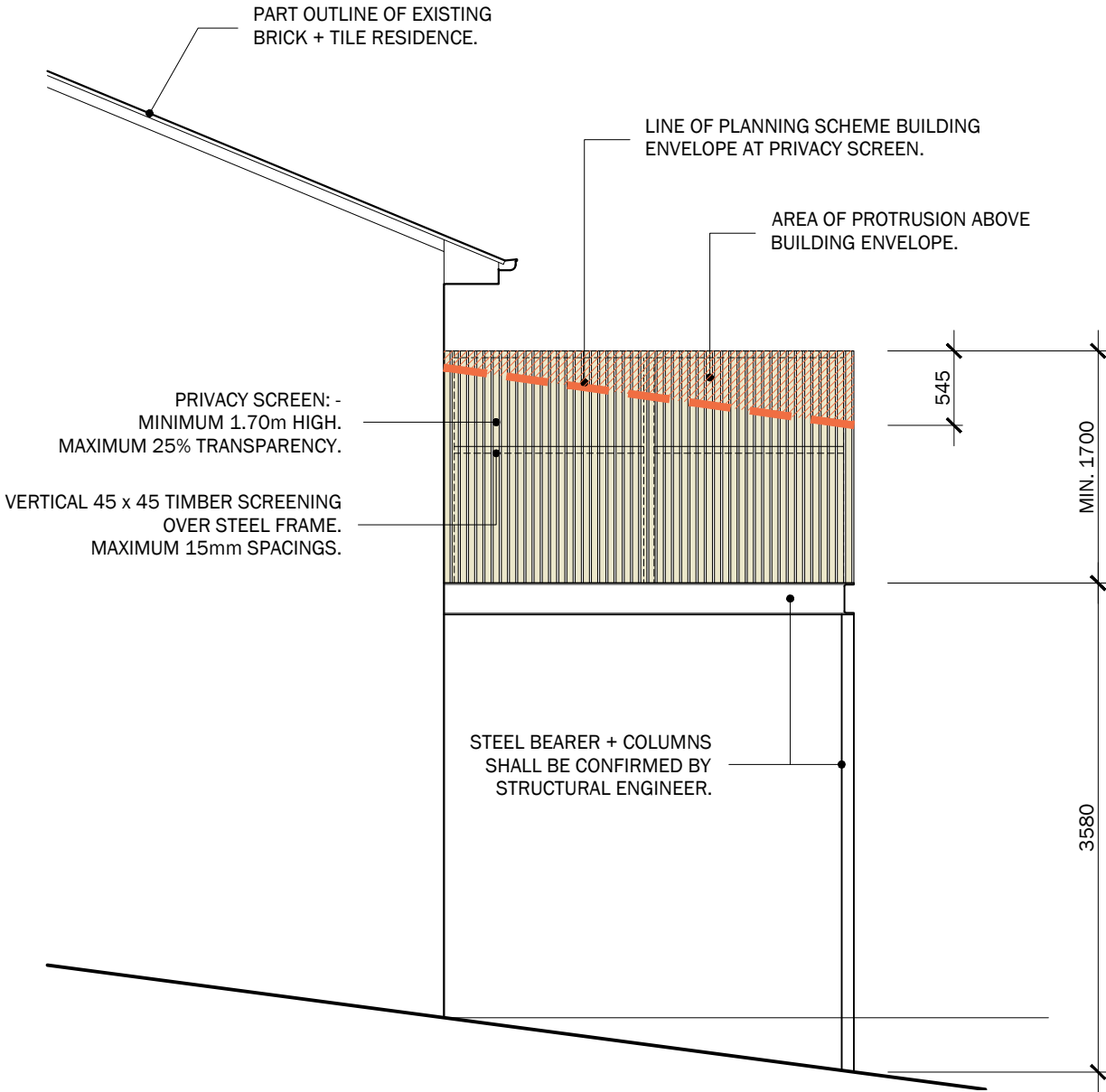


TITLE:
FLOOR PLAN 'A'

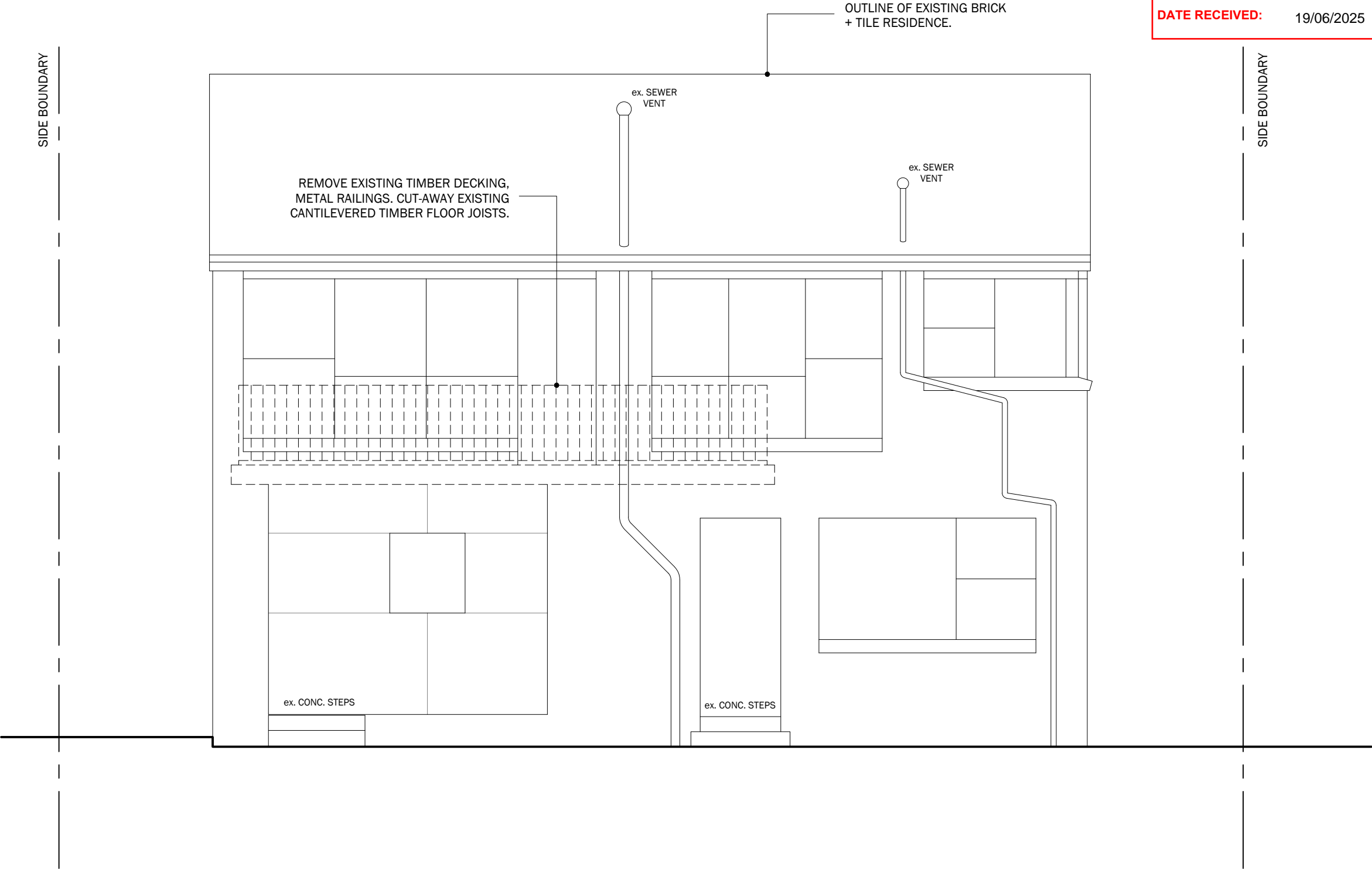
SCALE: **1:100 (A3)**
DRAWING No:



SOUTH EAST ELEVATION 1:50
EXISTING



SOUTH EAST ELEVATION 1:50
PROPOSED



NORTH EAST ELEVATION 1:50
EXISTING

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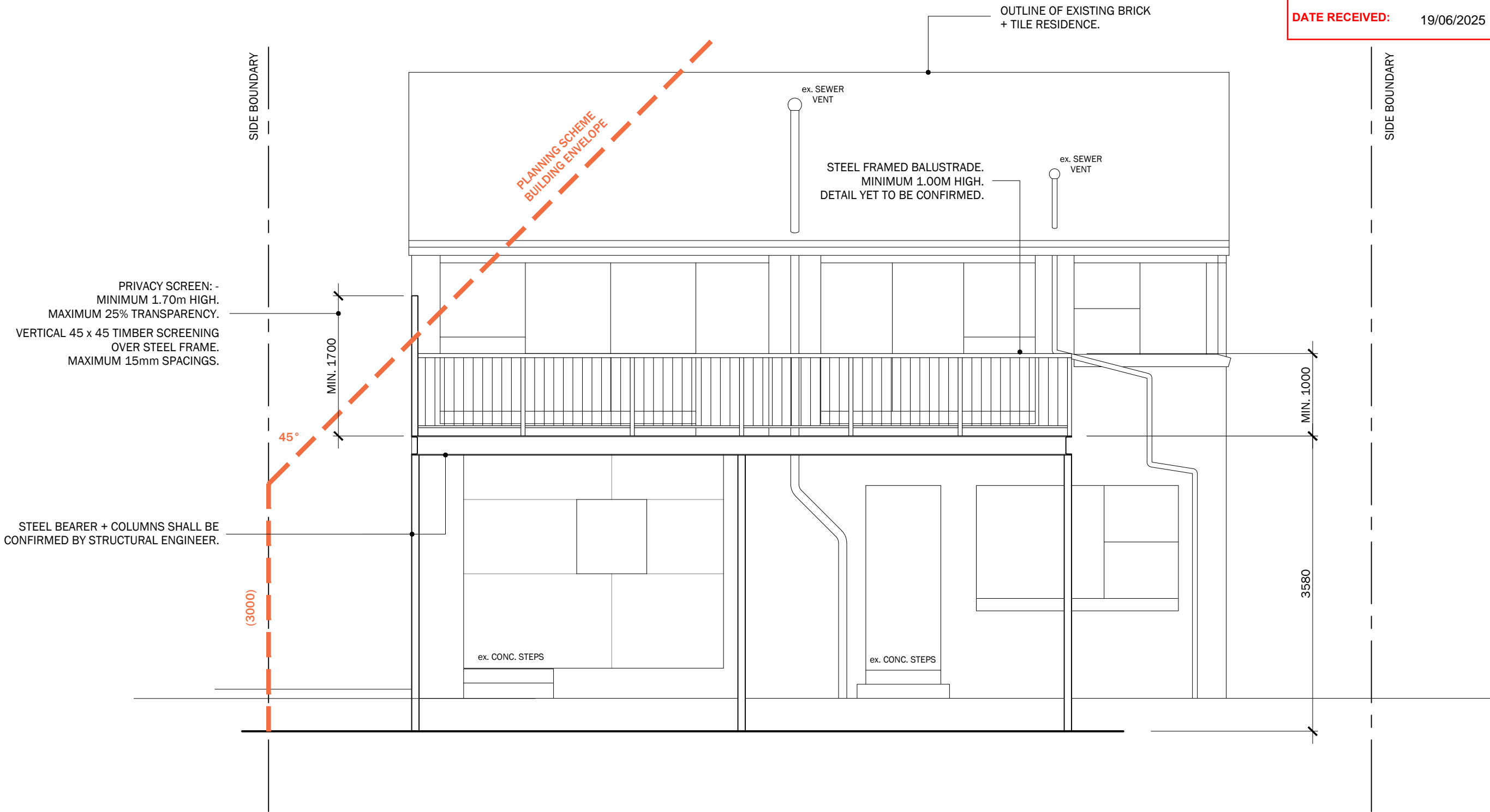
**ELEVATION
- NORTH EAST**

SCALE: **1:50 (A3)**

DRAWING No:

A05

SHEET: **5** OF 10



NORTH EAST ELEVATION 1:50
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TITLE:

**ELEVATIONS
- NORTH EAST**

SCALE: **1:50 (A3)**

DRAWING No:

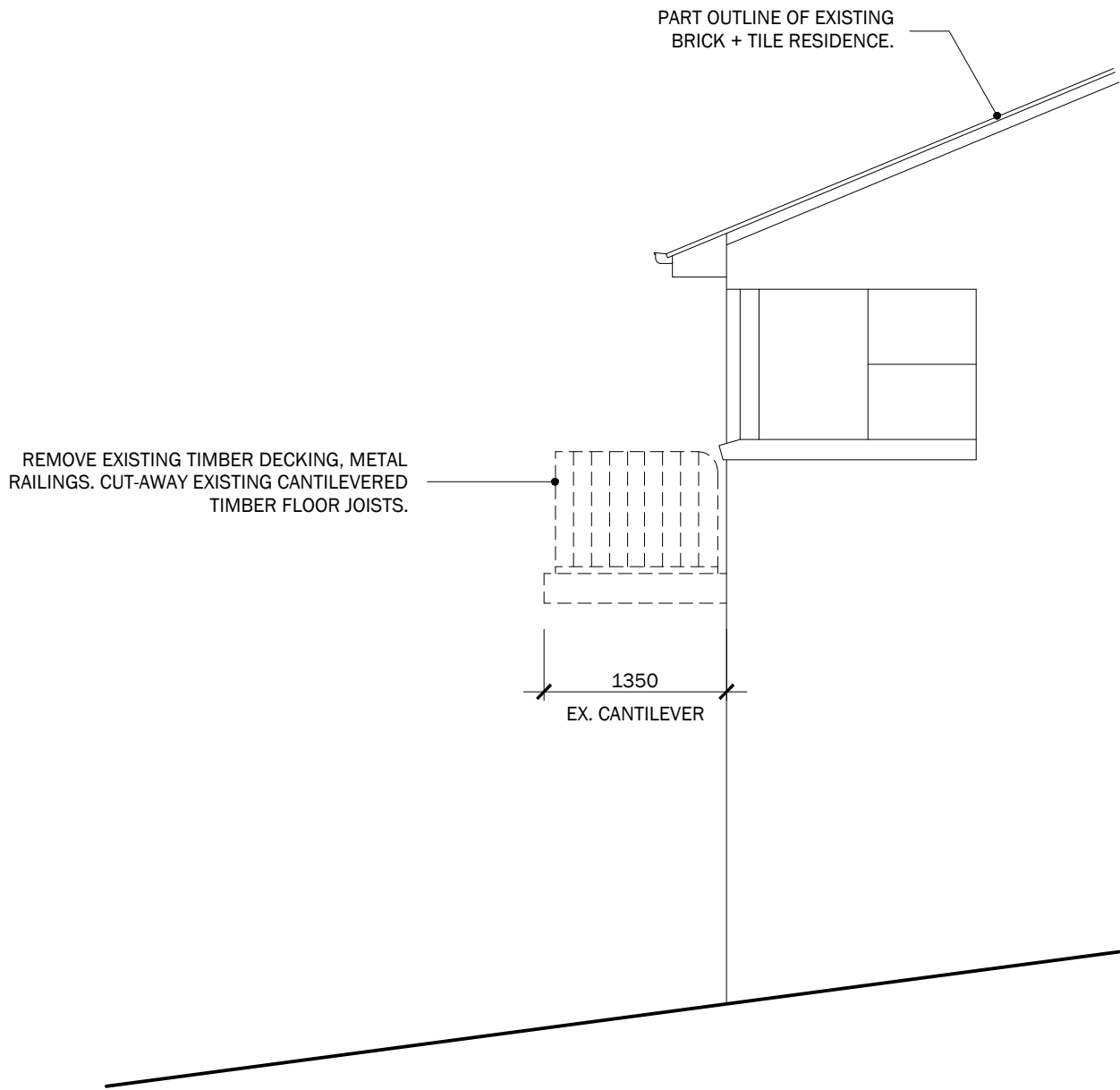
A06

SHEET: **6** OF 10

GLENORCHY CITY COUNCIL
PLANNING SERVICES

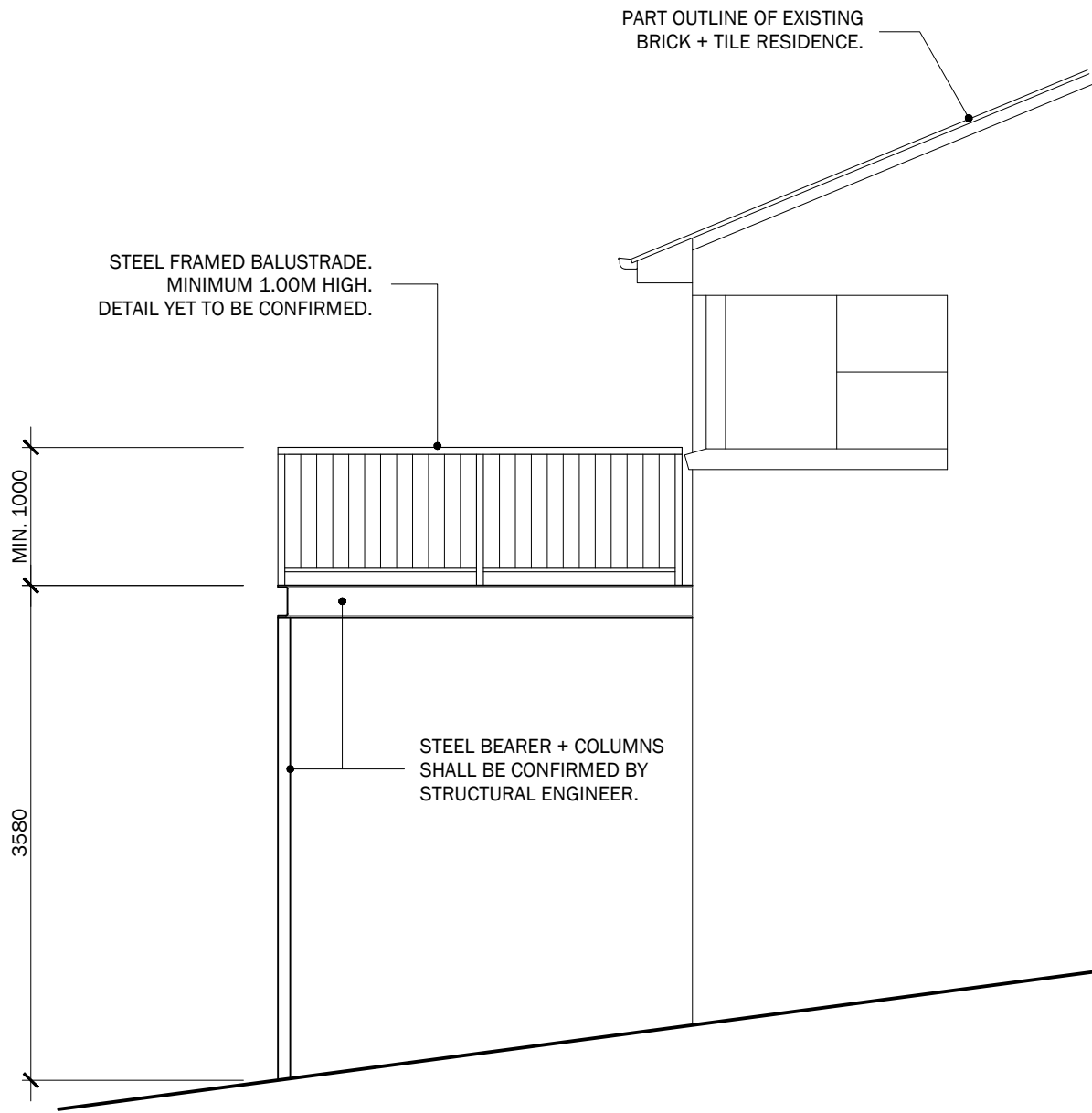
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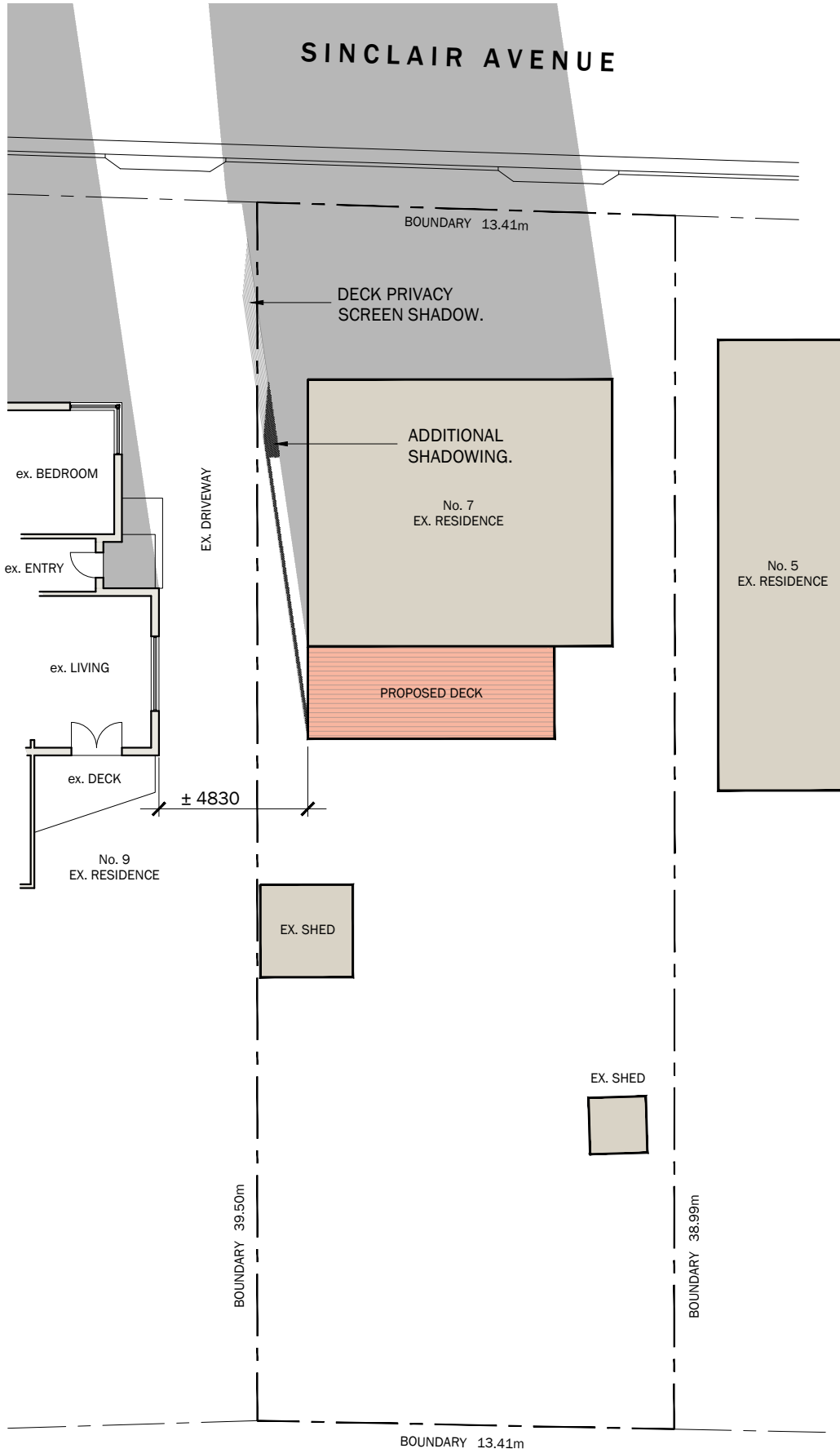
NORTH WEST ELEVATION 1:50

EXISTING



NORTH WEST ELEVATION 1:50

PROPOSED



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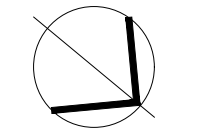
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ISSUE/REV:

A. PLANNING ISSUE. 5.6.25



TITLE:

**SUN SHADOW
PLAN
- 21 JUNE**

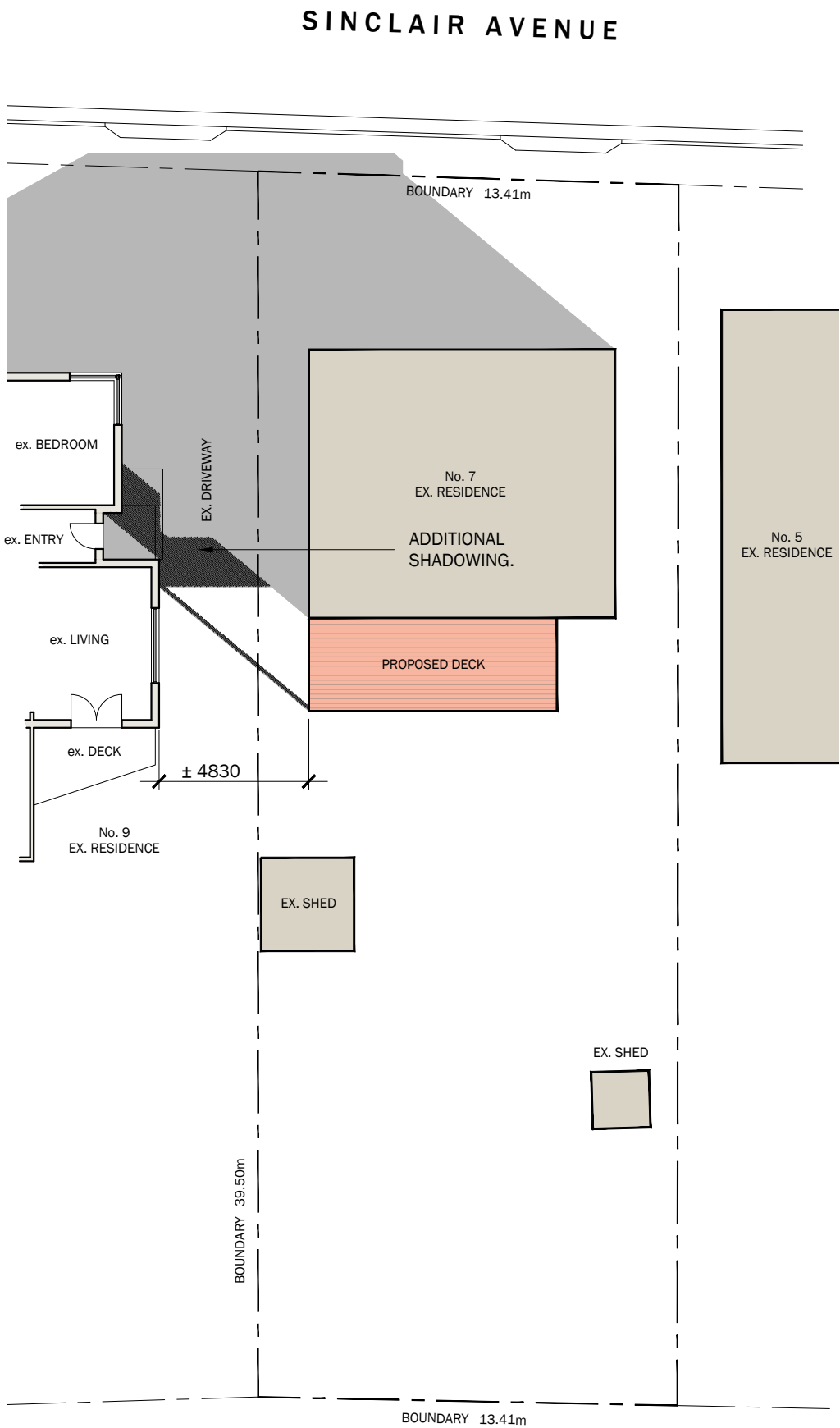
SCALE: 1:200 (A3)

DRAWING No:

A08

SHEET: 8 OF 10

SUN SHADOW PLAN 1:200
9am JUNE 21st



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C. DICKENS

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TITLE:

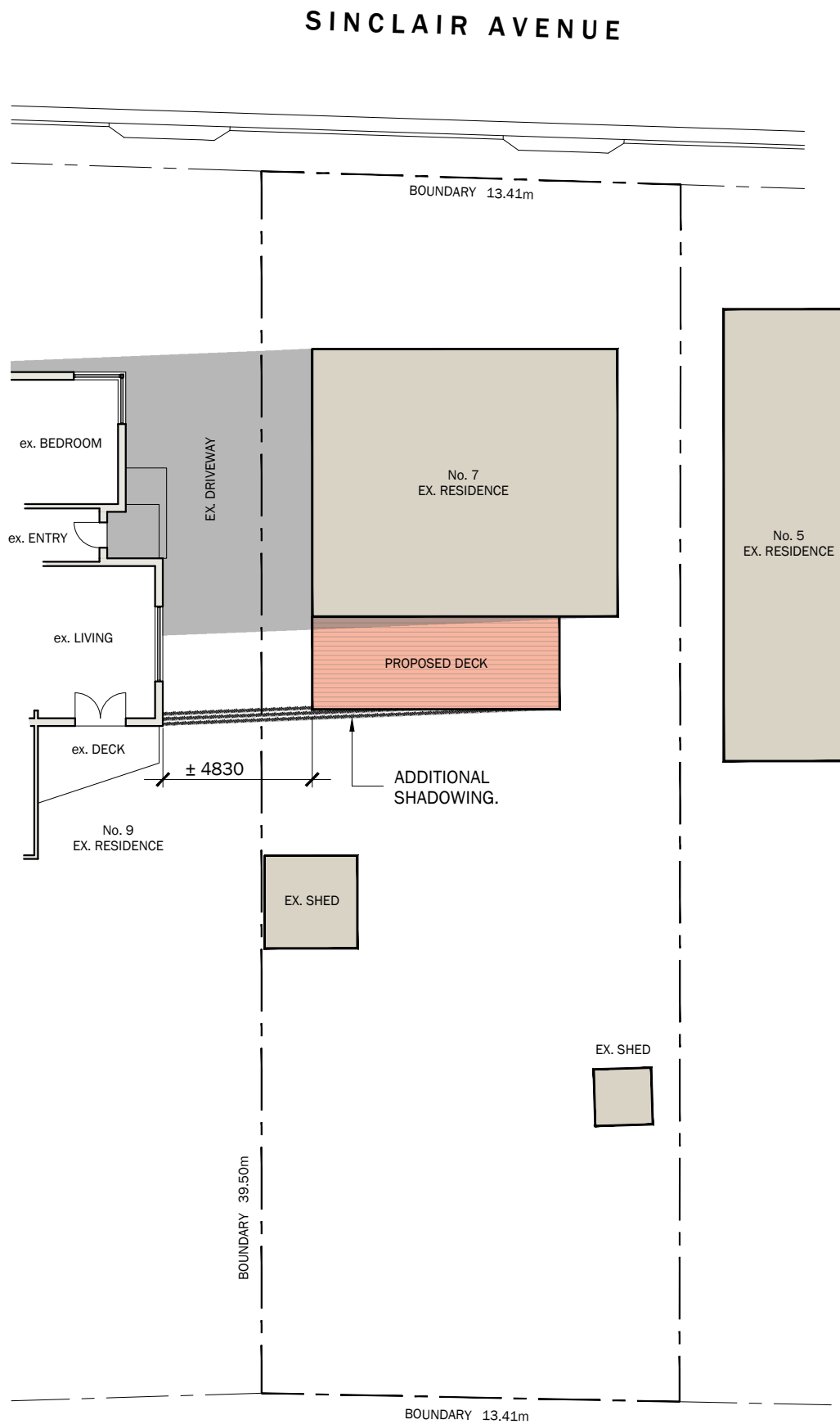
**SUN SHADOW
PLAN
- 21 JUNE**

SCALE: 1:200 (A3)

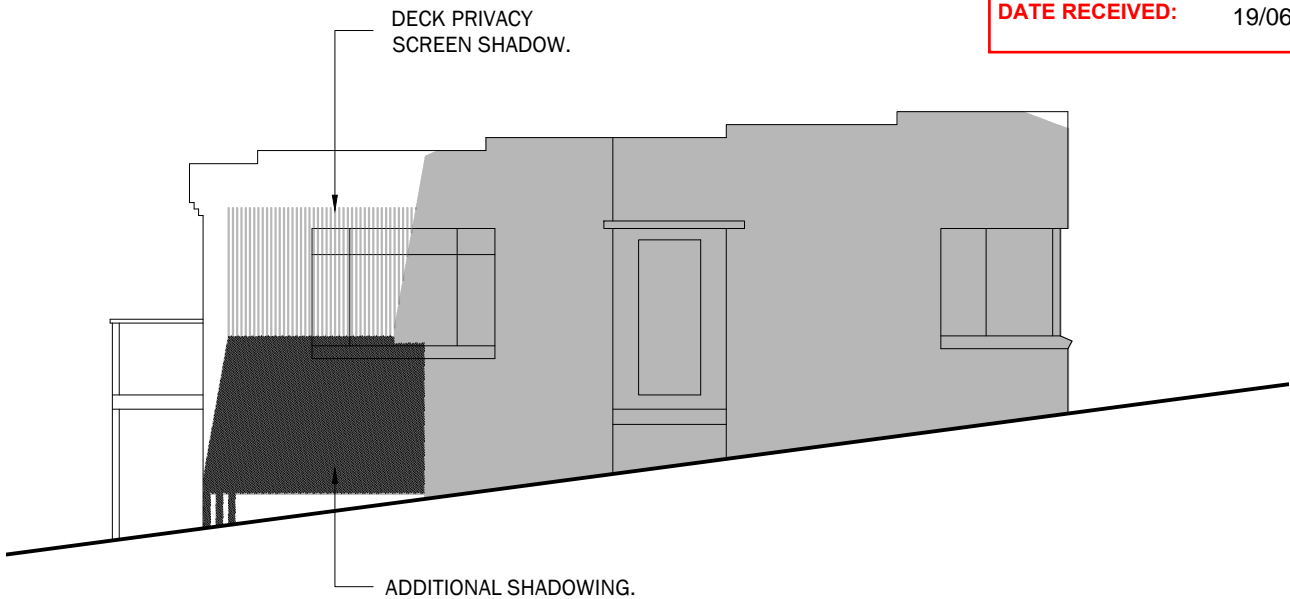
DRAWING No:

SUN SHADOW PLAN 1:200

12pm JUNE 21st



SUN SHADOW PLAN 1:200
3pm JUNE 21st



NORTH ELEVATION 1:100
No. 9 SINCLAIR AVENUE

TASMANIAN PLANNING SCHEME - GLENORCHY

8.4.2 - P3 - The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
SUN SHADOWING PLANS FOR JUNE 21st SHOW THAT THE LIVING ROOM WINDOW OF No. 7 SINCLAIR AVENUE STAYS UNAFFECTED UNTIL AFTER 12 pm. AFTER THAT, THE 1.70m HIGH PRIVACY SCREEN ON THE DECK, WITH 25% TRANSPARENCY, GRADUALLY CASTS A SHADOW OVER THE WINDOW. THE SCREEN ALLOWS SOME LIGHT THROUGH WHILE ENSURING PRIVACY, KEEPING THE IMPACT REASONABLE FOR THE NEIGHBOURING PROPERTY.
 - (ii) overshadowing the private open space of a dwelling on an adjoining property;
THERE IS NO OVERSHADOWING OF PRIVATE OPEN SPACE, ONLY THAT OF AN EXISTING CONCRETE DRIVEWAY.
 - (iii) overshadowing of an adjoining vacant property;
NOT APPLICABLE. THERE ARE NO ADJOINING VACANT PROPERTIES.
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
THE PROPOSED DECK'S STEEL FRAME CONSTRUCTION, WITH AN OPEN UNDERSIDE, ENSURES MINIMAL BULK WHEN VIEWED FROM ADJOINING PROPERTIES. THE FIXED PRIVACY SCREEN AT THE SOUTH-EAST END, 1.70m HIGH, WITH 25% TRANSPARENCY, PROVIDES NECESSARY PRIVACY SCREENING WHILE MAINTAINING VISUAL PERMEABILITY, REDUCING ANY UNDUE IMPACT ON NEIGHBOURS. THE OVERALL FORM REMAINS CONSISTENT WITH THE SCALE AND PROPORTIONS OF THE EXISTING DWELLING, ENSURING INTEGRATION WITH ITS SURROUNDINGS.
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area;
THE PROPOSED DECK MAINTAINS THE EXISTING SETBACK FROM THE SIDE BOUNDARY, ENSURING NO REDUCTION IN SEPARATION BETWEEN DWELLINGS. THIS IS IN KEEPING THE ESTABLISHED PROPERTIES WITHIN THE AREA, AND CONSISTENT WITH THE PREVAILING DWELLINGS, ENSURING NO ADVERSE IMPACT ON NEIGHBOURING PROPERTIES.
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
- (i) an adjoining property;
NOT APPLICABLE. THERE ARE NO SOLAR ENERGY INSTALLATIONS PRESENT.
 - (ii) another dwelling on the same site.
NOT APPLICABLE. THERE IS NO OTHER DWELLING ON THE SITE. THERE ARE NO SOLAR ENERGY INSTALLATIONS PRESENT.

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