

# Memorandum

**File No.** 9252492

**Responsible Officer:** Chantelle Griffin

**Subject:** Erection of Site Notices

**Planning Permit Application No:** PLN-25-149

**Address:** 174A Main Road Austins Ferry

**Site Notice to be erected on:** 11/07/2025

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I erected site notice(s) for this application in the location(s) shown on the attached plan.

Regards

.....  
Signature

**Date notice erected** ...../...../.....

# APPLICATION FOR PERMIT

## UNDER LAND USE PLANNING AND APPROVALS ACT 1993

NOTICE IS GIVEN THAT AN APPLICATION HAS BEEN MADE TO THE GLENORCHY CITY COUNCIL FOR A PERMIT FOR THE USE OR DEVELOPMENT OF LAND AS FOLLOWS:

APPLICATION NO:

**PLN-25-149**

SITE:

**174A Main Road, Austins Ferry**

PROPOSED DEVELOPMENT:

**Single Dwelling**

THE APPLICATION, PLANS AND DOCUMENTS WILL BE AVAILABLE FOR INSPECTION AT THE COUNCIL OFFICES, 374 MAIN ROAD, GLENORCHY DURING NORMAL BUSINESS HOURS AND THE PLANS ARE AVAILABLE TO VIEW ON THE GLENORCHY CITY COUNCIL WEBSITE FOR A PERIOD OF FOURTEEN (14) DAYS COMMENCING ON THE DATE WHICH THE NOTICE OF THE APPLICATION IS GIVEN UNDER SECTION 57(3) OF THE LAND USE PLANNING AND APPROVALS ACT 1993. DURING THIS TIME ANY PERSON MAY MAKE REPRESENTATIONS RELATING TO THE APPLICATION 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).**

**PLEASE NOTE: IF THE COUNCIL OFFICES ARE CLOSED DURING NORMAL BUSINESS HOURS WITHIN THE ABOVE PERIOD, THE PERIOD FOR MAKING REPRESENTATIONS IS EXTENDED BY THE NUMBER OF THOSE DAYS.**

SIGNED:

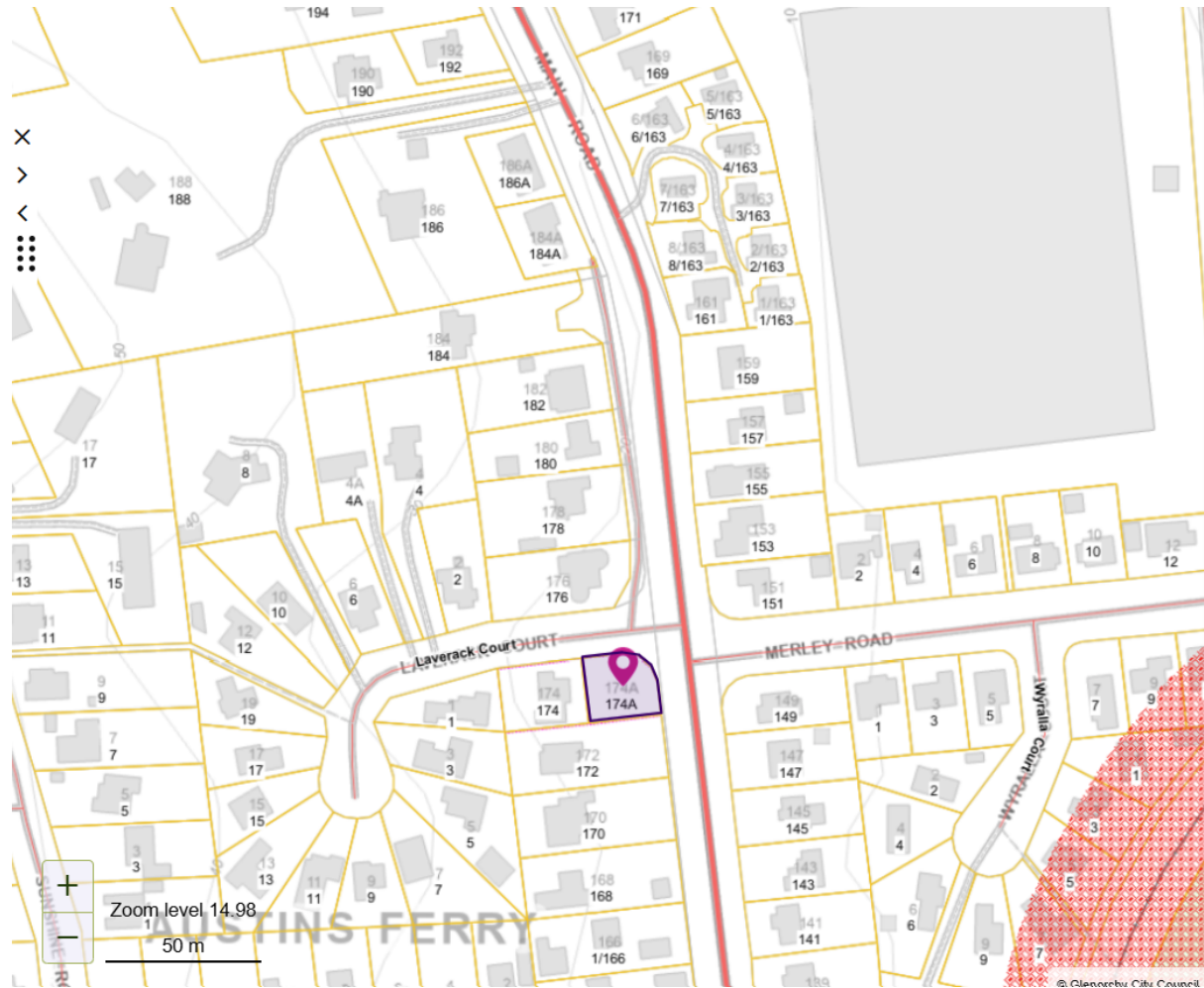
DATE **11/07/2025**



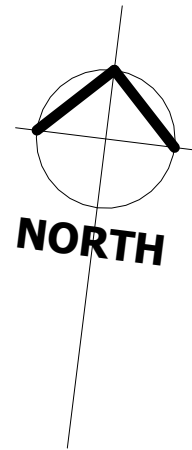
Helen Ayers  
**Senior Statutory Planner**

# 174A Main Road Austins Ferry

CG



V



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

C.T. 186878-1

APPLICATION No

PLN-25-149

DATE RECEIVED

3 July 2025

SITE AREA

DWELLING ROOF AREA (excl. eaves)

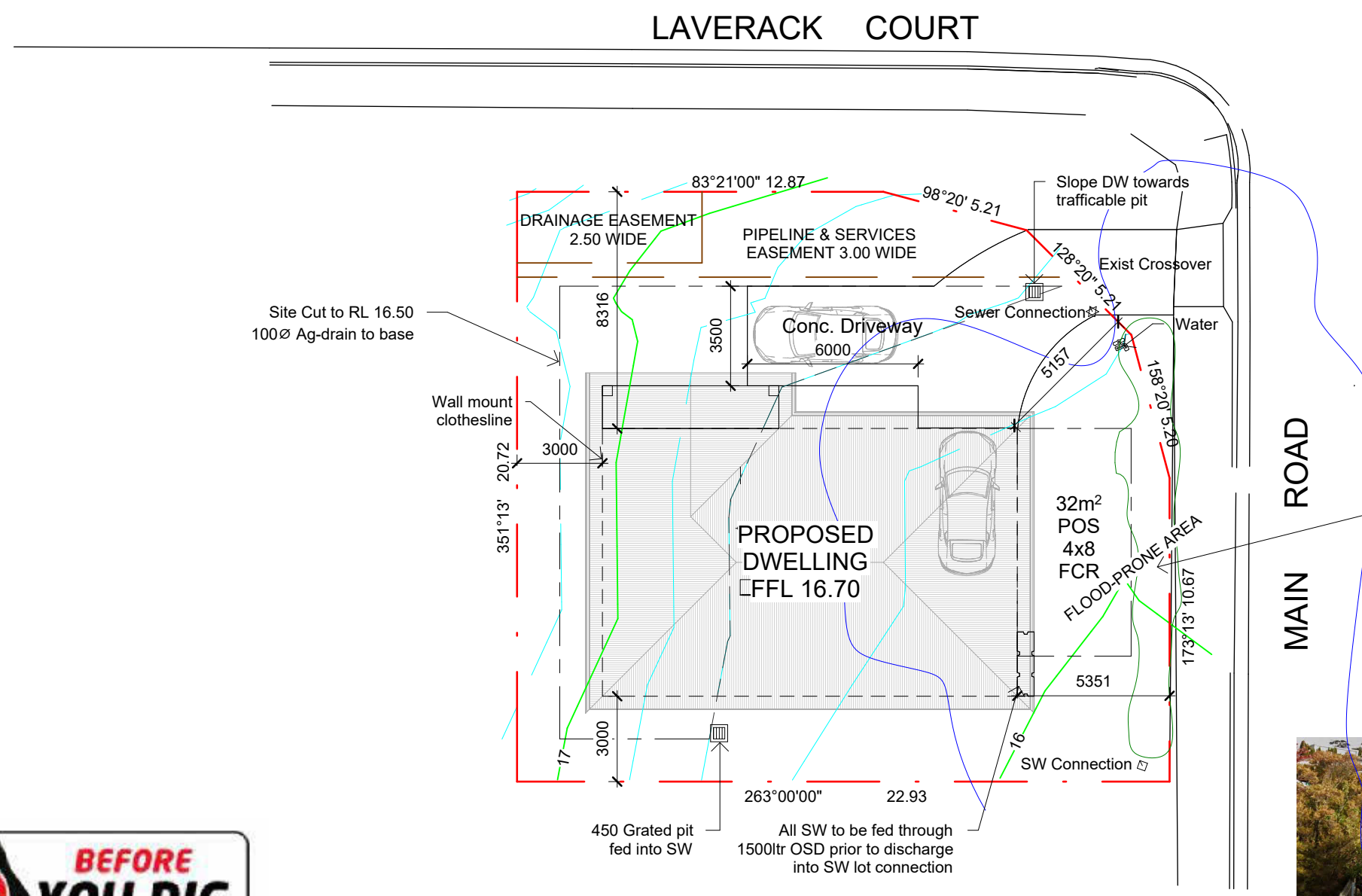
TOTAL SITE COVERAGE

DRIVEWAY

136.71m<sup>2</sup>

30.24%

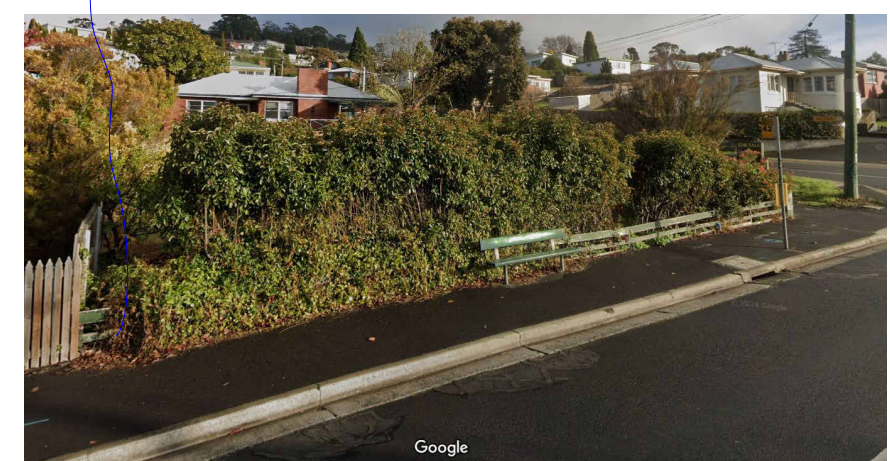
61.4m<sup>2</sup>




**BEWARE OF UNDERGROUND SERVICES**

THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

MAIN ROAD



Existing hedge - Image: Google Maps



14 Mertonvale Circuit, Kingston  
e: sales@mavericbuilders.com.au  
ph: 03 6229 1430  
  
DO NOT SCALE

REV	DESCRIPTION	DATE

**B BROWN & C STERPIN**  
  
**174A MAIN ROAD, AUSTINS FERRY**

SITE PLAN	
Project number	J2165
Date	03/07/2025
Drawn by	AW
Scale	1 : 200

**SHEET No.**  
**A01**

# DRAINAGE LEGEND

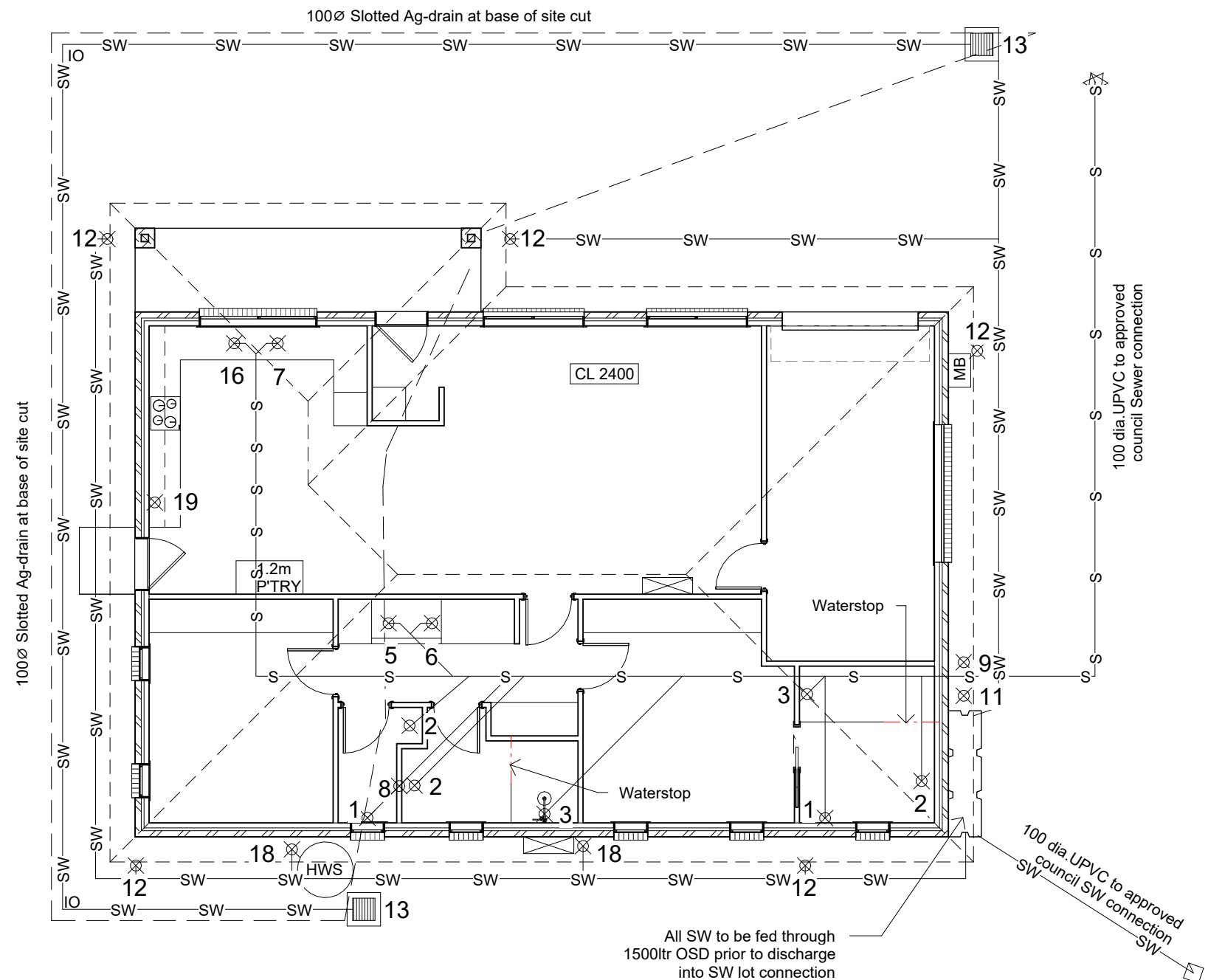
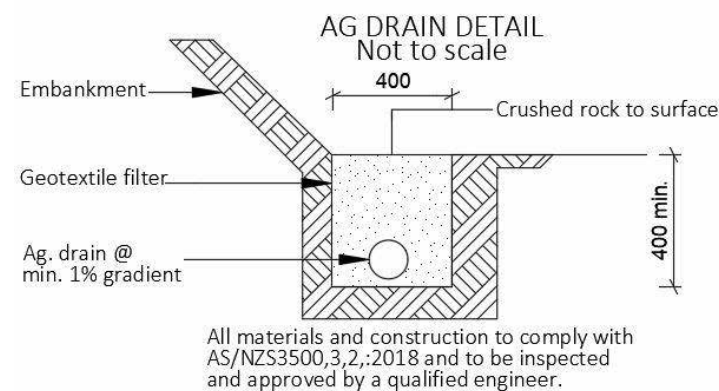
- 1 WC - 100mm
- 2 HANDBASIN - 40mm
- 3 SHOWER - 50mm
- 4 BATH - 40mm
- 5 LAUNDRY TROUGH - 50mm
- 6 WASHING MACHINE
- 7 KITCHEN SINK - 50mm
- 8 VENT - 50mm
- 9 TAP CHARGED ORG min 150mm below FFL
- 10 RAINWATER PIPE
- 11 INSPECTION OPENING TO GROUND LEVEL - 100mm
- 12 DOWNPIPE - 90mm
- 13 450mm GRATED PIT
- 14 SPREADER PIPE - 90mm
- 15 150mm GRATED DRAIN
- 16 DISHWASHER
- 17 STACK
- 18 DRAIN FOR HWS & AIR-CONDITIONER
- 19 TAP FOR FRIDGE
- 20 FLOOR WASTE
- 21 EXTERNAL TAP

## NOTE -

Location of drainage pipes indication only of type and direction.  
Contractor to verify the location of drainage pipes within existing boundary of site.

Gutters & Downpipes to comply with NCC Housing Provisions Part 7.4

PLUMBER TO CONFIRM ALL DETAILS ON SITE PRIOR TO COMMENCING ANY WORK AND BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEER.



Notes:

Both showers

GLENORCHY CITY COUNCIL  
PLANNING SERVICES

APPLICATION No PLN-25-149

DATE RECEIVED 3 July 2025



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e: sales@mavericbuilders.com.au  
ph: 03 6229 1430

DO NOT SCALE

REV	DESCRIPTION	DATE
01	SW Amendments	04/03/2025

B BROWN & C STERPIN

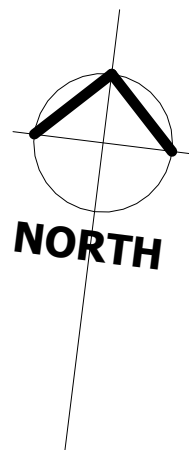
174A MAIN ROAD, AUSTINS  
FERRY

DRAINAGE PLAN

Project number	J2165
Date	03/07/2025
Drawn by	AW
Scale	1 : 100

SHEET No.  
A02





GROUND FLOOR AREA  
GARAGE  
TOTAL AREA

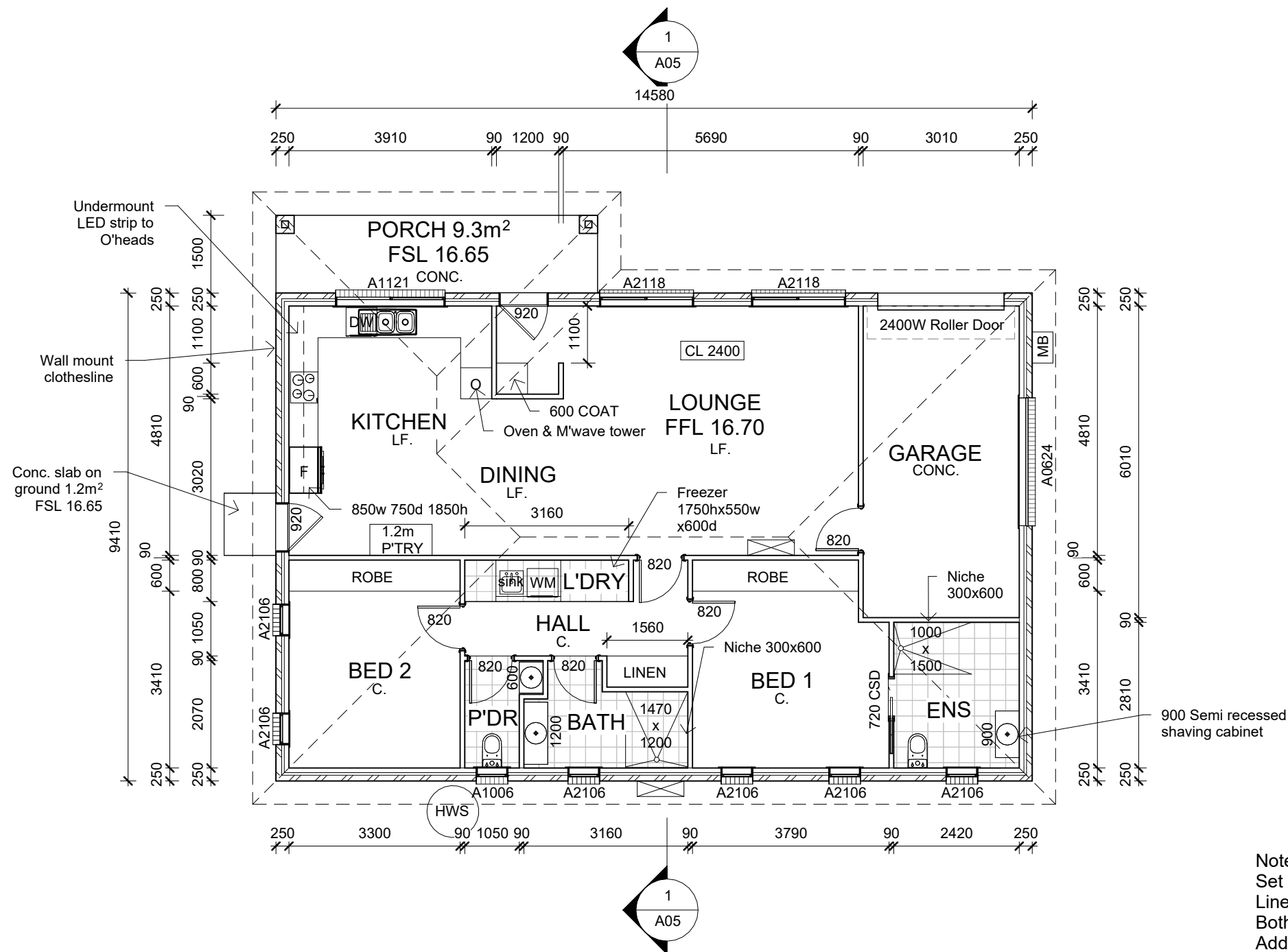
GLENORCHY CITY COUNCIL  
PLANNING SERVICES

PLN-25-149

APPLICATION No .....

DATE RECEIVED ..... 3 July 2025

- Key - Wet areas  
Tiles to be selected by owner  
All wet areas need to be covered  
with a waterproof membrane in  
accordance with AS 3740
- C. Carpet & underlay  
LF. Laminate flooring & underlay



- Notes:
- Set down shower floors to accommodate 1:80 fall to waste
  - Linear grates to both showers
  - Both showers unenclosed with tiled bases
  - Additional noggins to showers & WC's as per NCC Part H8P1(f)
  - Kitchen - refer to joinery quote
  - Internal & external air-conditioner units



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DO NOT SCALE

REV	DESCRIPTION	DATE

B BROWN & C STERPIN  
174A MAIN ROAD, AUSTINS  
FERRY

FLOOR PLAN

Project number	J2165
Date	03/07/2025
Drawn by	AW
Scale	1 : 100

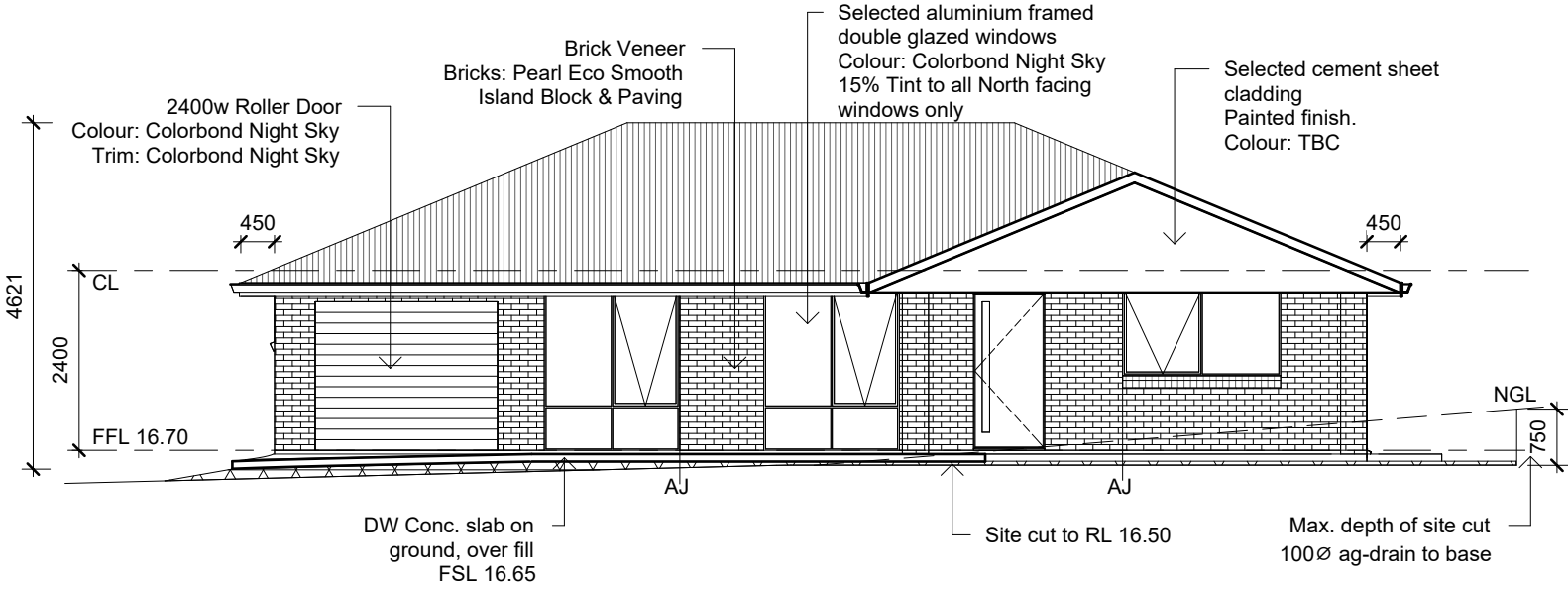
SHEET No.  
A03

Vertical Articulation joints only provided in unreinforced concrete  
built where the site soil classification is S or A. (Refer to NCC 2025)

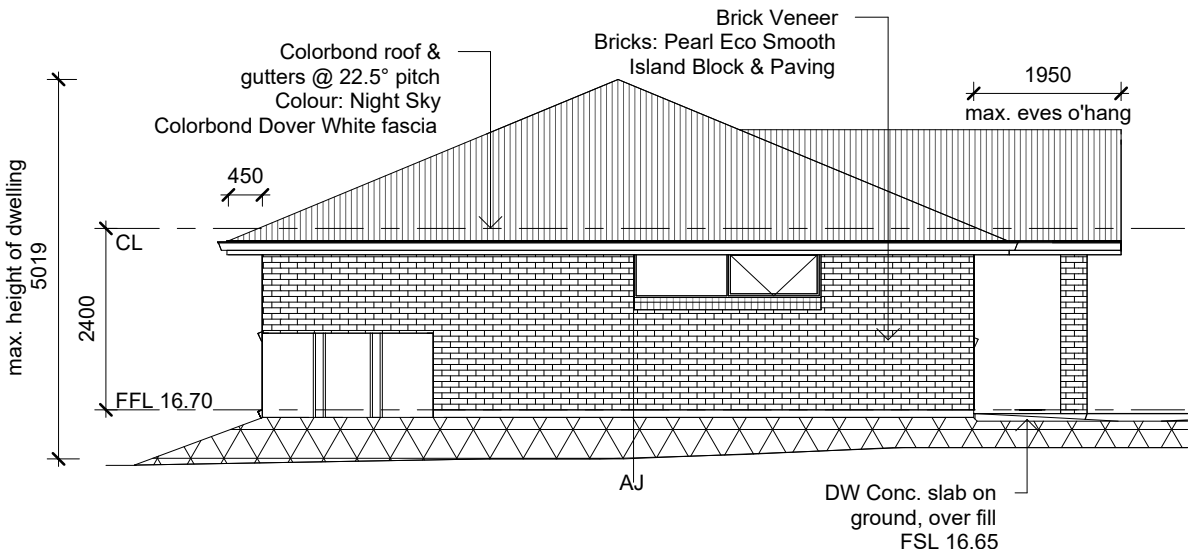
AJ - Articulation Joints in accordance with NCC 2025

Trusses to accommodate future solar

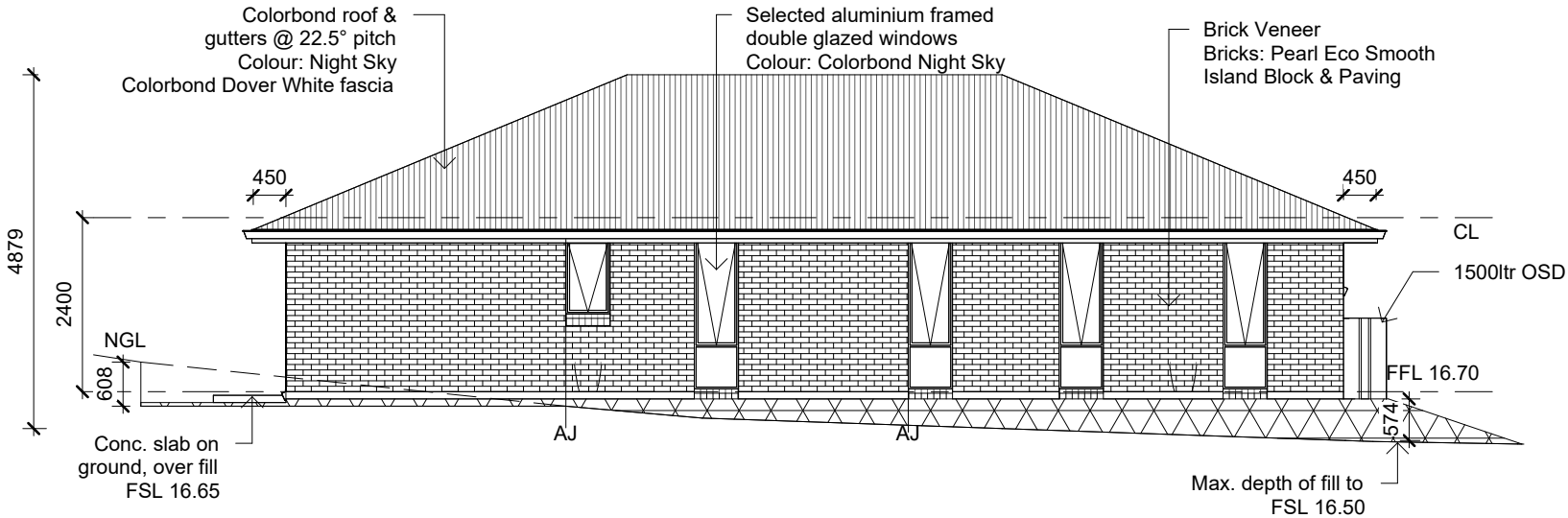
15% Tint to all North facing windows only



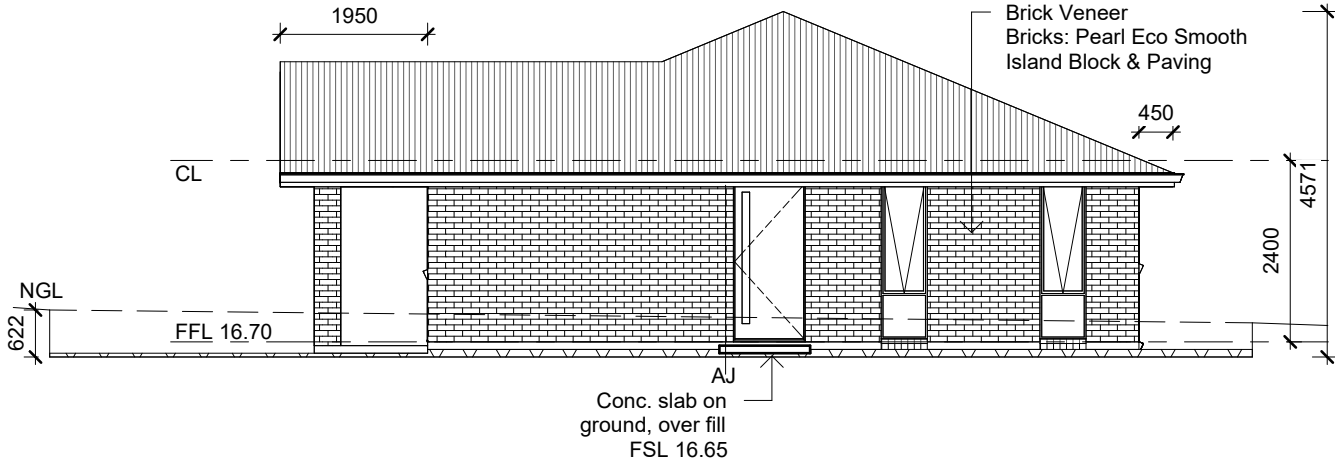
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION