Memorandum

File No.	ile No. 9252492		
Responsible Officer:	•		
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		
I erected site notice(s) fo	r this application in the location(s) shown on the attached plan.		
Regards			
Signature			

Document Set ID: 3507278 Version: 1, Version Date: 07/07/2025

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.

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

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174A Main Road Austins Ferry

CG



Document Set ID: 3507278 Version: 1, Version Date: 07/07/2025 NORTH

C.T. 186878-1

PLN-25-149

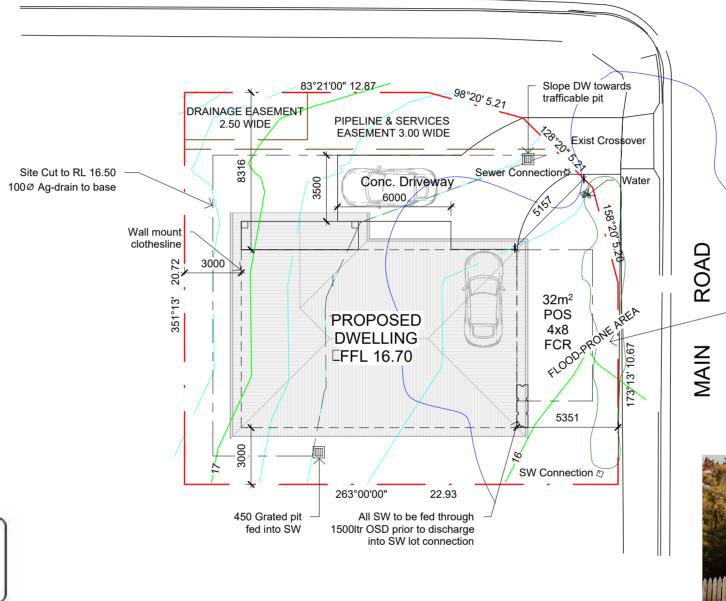
DATE RECEIVED 3 July 2025

GLENORCHY CITY COUNCIL PLANNING SERVICES

SITE AREA

DWELLING ROOF AREA (excl. eaves) 136.71m²
TOTAL SITE COVERAGE 30.24%
DRIVEWAY 61.4m²

LAVERACK COURT



Existing hedge to be retained for privacy. Maintain height min. 1.7m Refer Location Plan on Page A00 for hedge location



Existing hedge - Image: Google Maps



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.

MAVERIC

Builders

commercial, residential
alterations & extensions

Document Set ID: 3507233

14 Mertonvale Circuit, Kingston e: sales@mavericbuilders.com.au ph: 03 6229 1430

DO NOT SCALE

	REV	DESCRIPTION	DATE
L			

B BROWN & C STERPIN

174A MAIN ROAD, AUSTINS FERRY

SITE PLAN		
Project number	J2165	SHEET No.
Date	03/07/2025	OTTEET NO.
Drawn by	AW	A01
Scale	1:200	AUI

DRAINAGE LEGEND

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

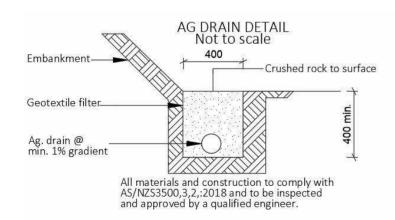
NOTE -

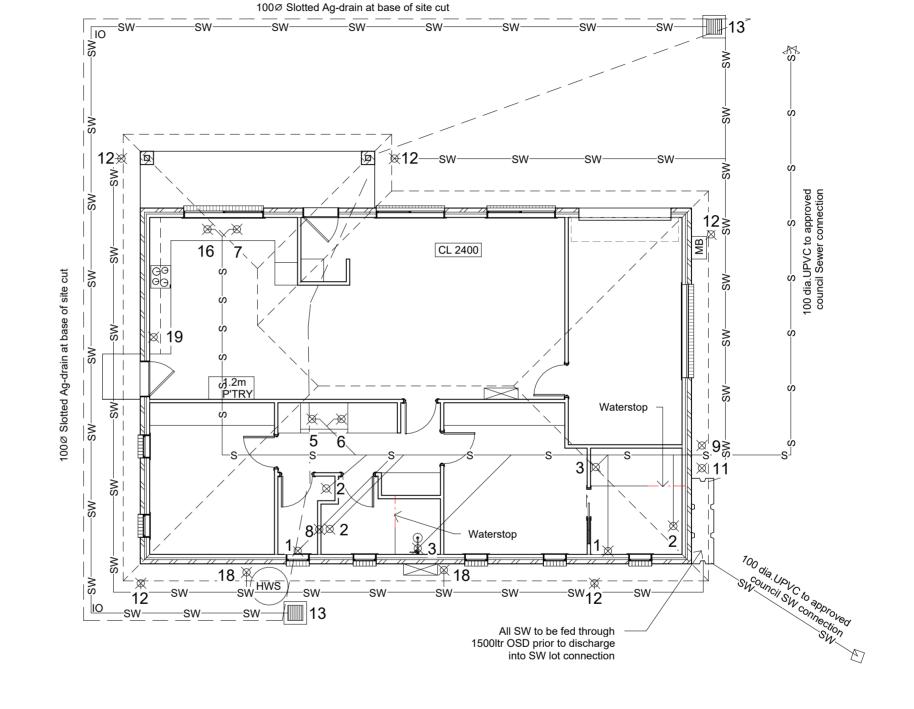
Location of drainage pipes indication only of type and direction.

Contractor to verify the location of drainage pipes within existing boundary of

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.







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DO NOT SCALE

REV	DESCRIPTION	DATE
01	SW Amendments	04/03/2025

B BROWN & C STERPIN

174A MAIN ROAD, AUSTINS **FERRY**

DRAINAGE	DRAINAGE PLAN			
Project number	J2165	SHEET No.		
Date 03/07/2025				
Drawn by AW A02				
Scale 1 : 100				

GLENORCHY CITY COUNCIL PLANNING SERVICES

DATE RECEIVED

PLN-25-149

3 July 2025

Notes:

Both showers

Version: 1, Version Date: 07/07/2025

GROUND FLOOR AREA GARAGE TOTAL AREA

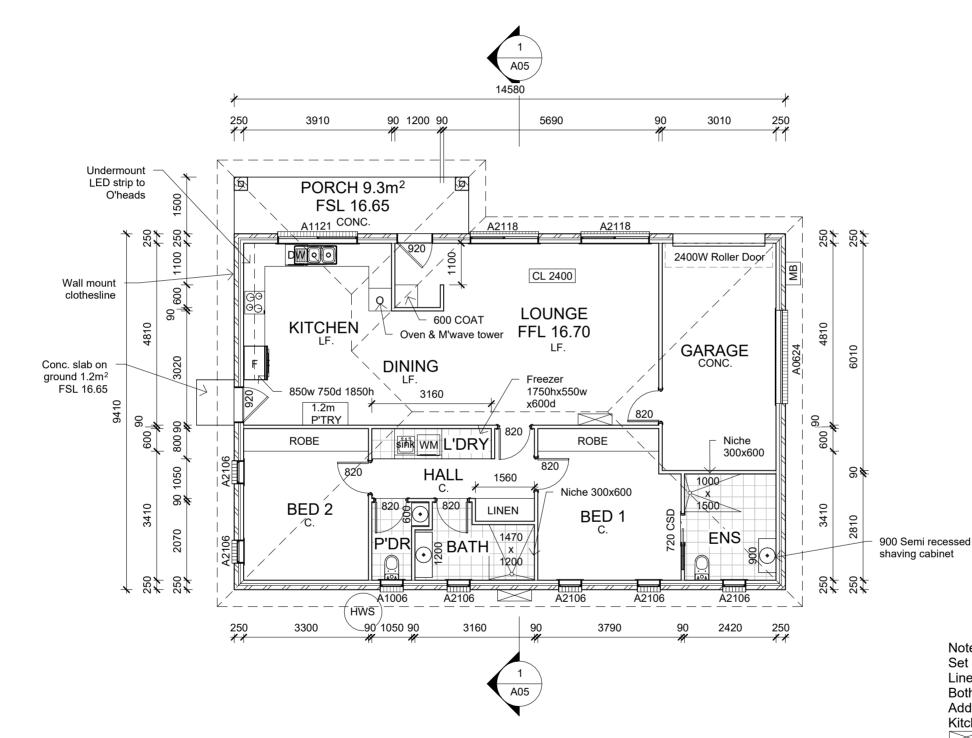
PLANNING SERVICES PLN-25-149

GLENORCHY CITY COUNCIL

3 July 2025 DATE RECEIVED

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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REV	DESCRIPTION	DATE

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174A MAIN ROAD, AUSTINS **FERRY**

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Project number J2165 SHEET No. Date 03/07/2025 Drawn by AW A03 Scale 1:100

GLENORCHY CITY COUNCIL Vertical Articulation joints only provided in unreinfor built where the site soil classification is S or A. (Refe AJ - Articulation Joints in accordance with NCC 202 DATE RECEIVED Trusses to accommodate future solar 15% Tint to all North facing windows only Selected aluminium framed double glazed windows Brick Veneer Colour: Colorbond Night Sky Brick Veneer Selected cement sheet Bricks: Pearl Eco Smooth 15% Tint to all North facing Bricks: Pearl Eco Smooth Island Block & Paving cladding Colorbond roof & 2400w Roller Door Island Block & Paving Painted finish. gutters @ 22.5° pitch Colour: Colorbond Night Sky Colour: TBC Colour: Night Sky Trim: Colorbond Night Sky Colorbond Dover White fascia 4621

Max. depth of site cut

100Ø ag-drain to base

Site cut to RL 16.50

NGL

1950 max. eves o'hang max. height of dwelling 5019 CL. FFL 16.70 DW Conc. slab on ground, over fill FSL 16.65

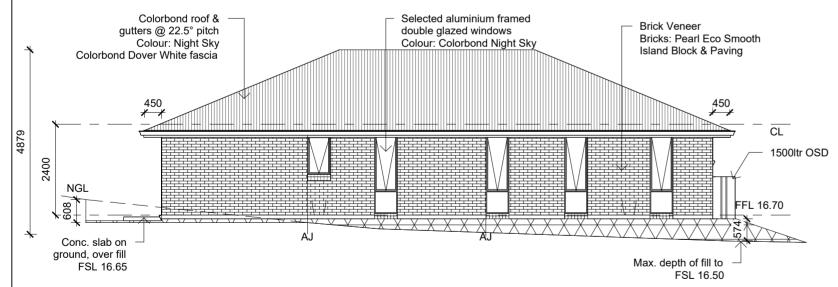
NORTH ELEVATION

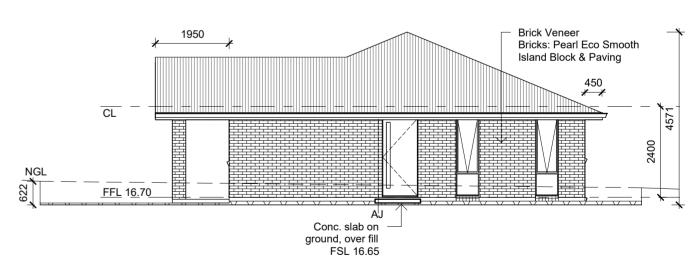
DW Conc. slab on

ground, over fill

FSL 16.65

EAST ELEVATION





SOUTH ELEVATION

WEST ELEVATION



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DO NOT SCALE

REV	DESCRIPTION	DATE
	_	

B BROWN & C STERPIN

174A MAIN ROAD, AUSTINS **FERRY**

ELEVATIONS					
Project number	J2165	SHEET No.			
Date	03/07/2025				
Drawn by AW A06					
Scale	1 : 100				

PLANNING SERVICES

PLN-25-149

3 July 2025

Version: 1, Version Date: 07/07/2025