

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-132
PROPOSED DEVELOPMENT:	Partial demolition and outbuilding (Residential)
LOCATION:	13 Cheviot Road West Moonah
APPLICANT:	Draftone Tasmania
ADVERTISING START DATE:	11/07/2025
ADVERTISING EXPIRY DATE:	25/07/2025

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 (<u>www.gcc.tas.gov.au</u>) until **25/07/25**.

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 **25/07/25**, or for postal and hand delivered representations, by 5.00 pm on **25/07/25**.

Soil Test

GEO Environmental Solutions 5 September 2023 By: Date:

BAL Assessment

Rate: BAL Low By: Date:

Land Survey

D.G.J. Potter 10 June 2021 By: Date:

Thermal Assessment

By: Date:

Corrosion Environment

Class: NCC 2022: Table 6.3.9a - Specifications 3

Alpine Area Class:

Climate Zone - 7

Soil Classification Class: H-1

Wind Speed

N2 Vh,u = 40m/s

Land Title

Folio No: 20 Volume: 169793

Site Coverage

One overag	C	
Land	-	697.00m ²
Existing House Proposed Shed Existing Carport (to be demolished)	- -	140.23m ² 81.00m ² 47.47m ²
Existing Site Covera	ge -	268.70m ²
Site Coverage	-	38.55%
Demolished Carport	-	47.47m ²
TOTAL (for site cove	rage)-	221.23m²
Site Coverage	-	31.74%







ABN: 18 220 805 074 Compliance No: CC 1159 Q m: 0409 432 670 e: clint.draftone@bigpond.com

Client

Jason & Denisa Woolley Job Carport Demolition & Relocate Approved Shed Job address 13 Cheviot Road, West Moonah Drawing Scale: A3 DWG: 1 of 11 Date: 27 June 2025

Job No: 2024-34

Cover

Layout Index				
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4	Site Plumbing Plan			
5	House Roof Plan			
6	Shed Floor Plan			
7	Shed Elevations			
8	Door Schedule			
9	Driveway Section			
10	LGAT - Driveways			
11	Manouvering Plan			

Amendme	nts
Date	Ву
and Prefabricate dimensions and commencing an	levels prior to y building works. ensions only. Do not









Client Jason & Denisa Woolley Job Carport Demolition & Relocate Approved Shed Job address 13 Cheviot Road, West Moonah Drawing Scale: A3 - 1:200 DWG: 2 of 11 Date: 27 June 2025 Job No: 2024-34

Demolition Plan

Cheviot Road

Amendments	
Date	Ву
Builders, Tradesmen,	
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Drawing Scale: A3 - 1:200 DWG: 3 of 11 Date: 27 June 2025 Job No: 2024-34

Site Plan







Cheviot

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- Existing Asphalt footpath

New driveway access to - LGAT Standard Drawing TSD-R09-V3 see plan marked LGAT - Driveways for details

Crossfall 2%

- Paved or Asphalt footpath

Driveway spot levels

Impervious Surfaces

. House Roof Shed Roof Driveway

164.69m² 81.00m² 185.11m²

Amendment	S		
Date	Ву		
16-6-2025	CW		
27-6-2025	CW		
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not			
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Amendments	6
Date	Ву
16-6-2025	CW
27-6-2025	CW
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Client Jason & Denisa Woolley Job Carport Demolition & Relocate Approved Shed Job address 13 Cheviot Road, West Moonah Drawing Scale: A3 - 1:100 DWG: 5 of 11 Date: 27 June 2025 Job No: 2024-34

House Roof Plan

Amendmer	nts
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and Prefabricato	,
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Shed Floor Plan

Walls

Existing Walls

New Walls

Walls to be removed

Windows

Width ¹² 6 Height

(W05) Window number

Amendments

Date Bу Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



North/East









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Shed Elevations

Amendmen	nts
Date	Ву
16-6-2025	CW
and Prefabricato dimensions and commencing any	levels prior to / building works. ensions only. Do not

	Door List						
ID	3D Front View	Height	Width	Head Height	Frame	Glazing	Notes
DW1		3,200	3,600	3,200	Steel		
DW2		3,200	3,600	3,200	Steel		
DW3		2,100	820	2,100	Steel		
DW4		2,100	820	2,100	Timber		





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Door Schedule

Amendme	nts
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 Drawing

 Scale: A3 - 1:100

 DWG: 9 of 11

 Date: 27 June 2025

 Job No: 2024-34

Driveway Section

Amendmen	ts
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27-6-2025	CW
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Manouvering Plan

Cheviot Road

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