

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-111
PROPOSED DEVELOPMENT:	Partial demolition, Single Dwelling and Secondary Residence
LOCATION:	69A Gepp Parade Derwent Park
APPLICANT:	Duo Design
ADVERTISING START DATE:	02/09/2025
ADVERTISING EXPIRY DATE:	16/09/2025

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 **16/09/2025**.

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 **16/09/2025**, or for postal and hand delivered representations, by 5.00 pm on **16/09/2025**.

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

PROPOSED FLOOR AREA : 16.60 m2
PROPOSED DECK : 20.61 m2
EXISTING STORAGE SHED/OUTBUILDING : 53.98 m2
TOTAL SITE COVERAGE : 91.19 m2
SITE COVERAGE PERCENTAGE : 16.08%

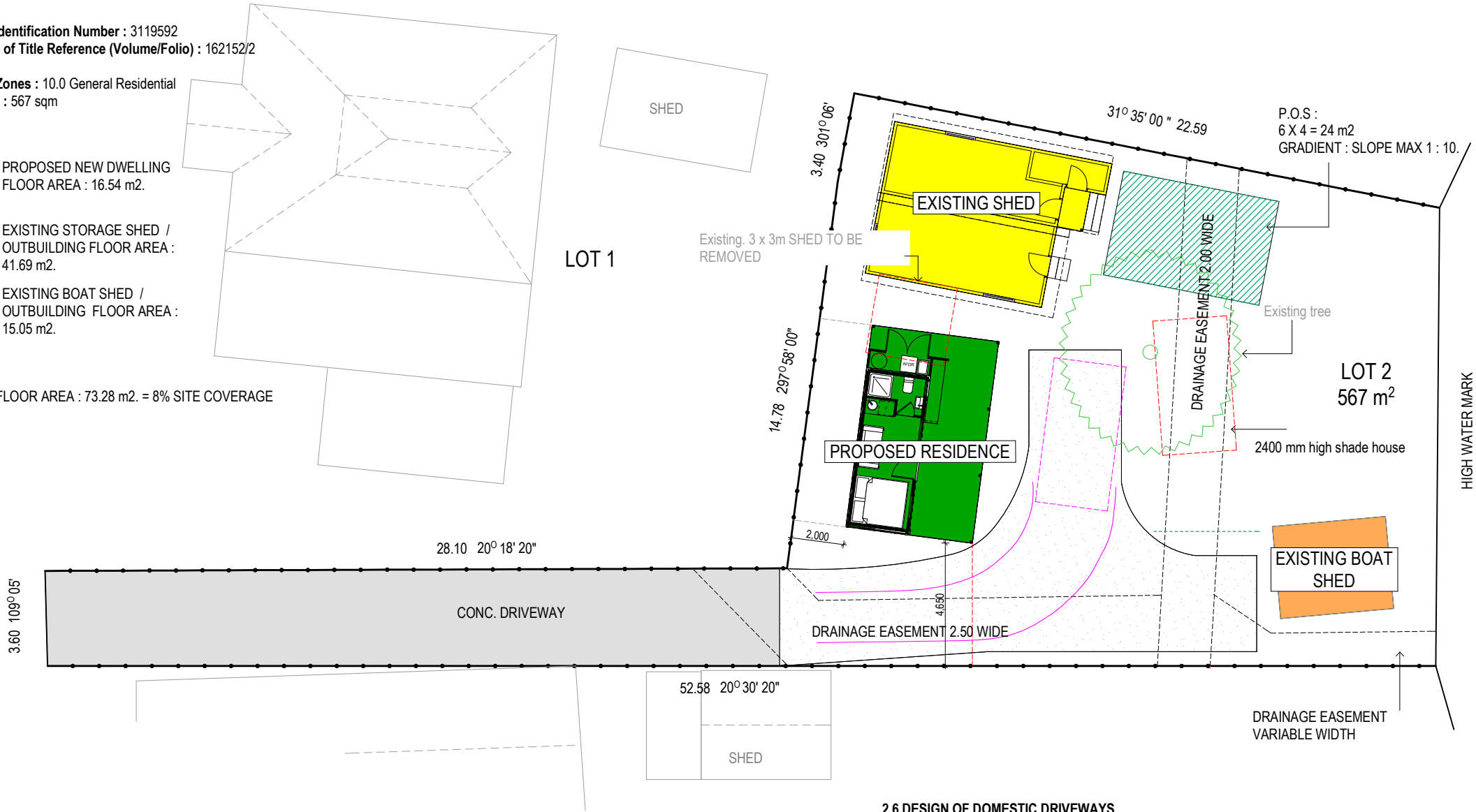
Property Identification Number : 3119592
Certificate of Title Reference (Volume/Folio) : 162152/2

Planning Zones : 10.0 General Residential
Total Area : 567 sqm

- PROPOSED NEW DWELLING
FLOOR AREA : 16.54 m2.
- EXISTING STORAGE SHED /
OUTBUILDING FLOOR AREA :
41.69 m2.
- EXISTING BOAT SHED /
OUTBUILDING FLOOR AREA :
15.05 m2.

TOTAL FLOOR AREA : 73.28 m2. = 8% SITE COVERAGE

GEPP PARADE



2.6 DESIGN OF DOMESTIC DRIVEWAYS

2.6.1 Width

The minimum width of domestic driveways shall be 3.0 m. On curved driveways other than at turns into garages or parking spaces the width shall be increased as given for domestic property in Table 2.2.
For apron widths at turns into enclosed garages, see Clause 5.4.
Minimum aisle or apron widths for turns into open sided parking shall be as for user Class 1 or 1A requirements in Figure 2.2.

2.6.2 Gradients

The maximum gradient of domestic driveways shall be 1 in 4 (25%). The maximum gradient of the associated access driveway across a property line or building alignment shall be 1 in 20 (5%) and across a footpath as specified in Clause 3.3(d).

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-111

DATE RECEIVED: 05 May 2025

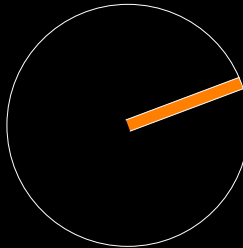
Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com



JOB : PROPOSED
NEW RESIDENCE

AT : 69a GEPP PARADE
DERWENT PARK

FOR : MARK RANSLEY

DRAWING TITLE :

SITE PLAN

DRAWN:	DATE:	DWG NO. :
BJW	05-05-25	01
SCALE:A3	ISSUE:	
1:200	DA	



THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

PRINCE OF
WALES BAY

HIGH WATER MARK

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
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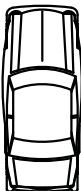
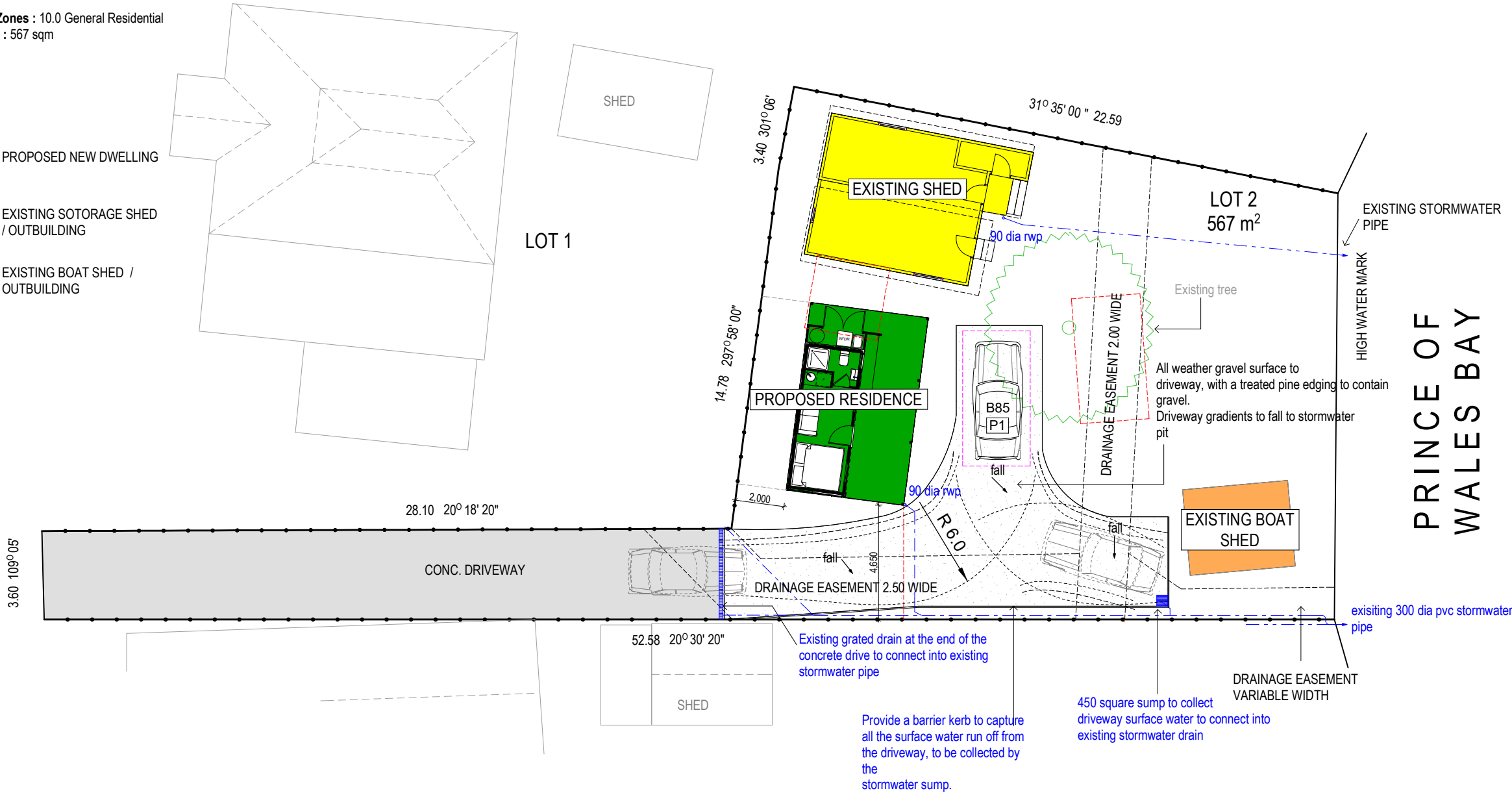
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PROPOSED DECK : 20.61 m²

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Planning Zones : 10.0 General Residential
Total Area : 567 sqm

- PROPOSED NEW DWELLING
- EXISTING SOTORAGE SHED / OUTBUILDING
- EXISTING BOAT SHED / OUTBUILDING

GEPP PARADE



B85 STANDARD LENGTH CAR - 4.91m

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JOB : PROPOSED
NEW RESIDENCE

AT : 69a GEPP PARADE
DERWENT PARK

FOR : MARK RANSLEY

DRAWING TITLE :
**PROPOSED SITE
ACCESS & DRAINAGE
PLAN**

DRAWN:	DATE:	DWG NO. :
BJW	02-04-25	02
SCALE:A3	ISSUE:	
1:200	DA	



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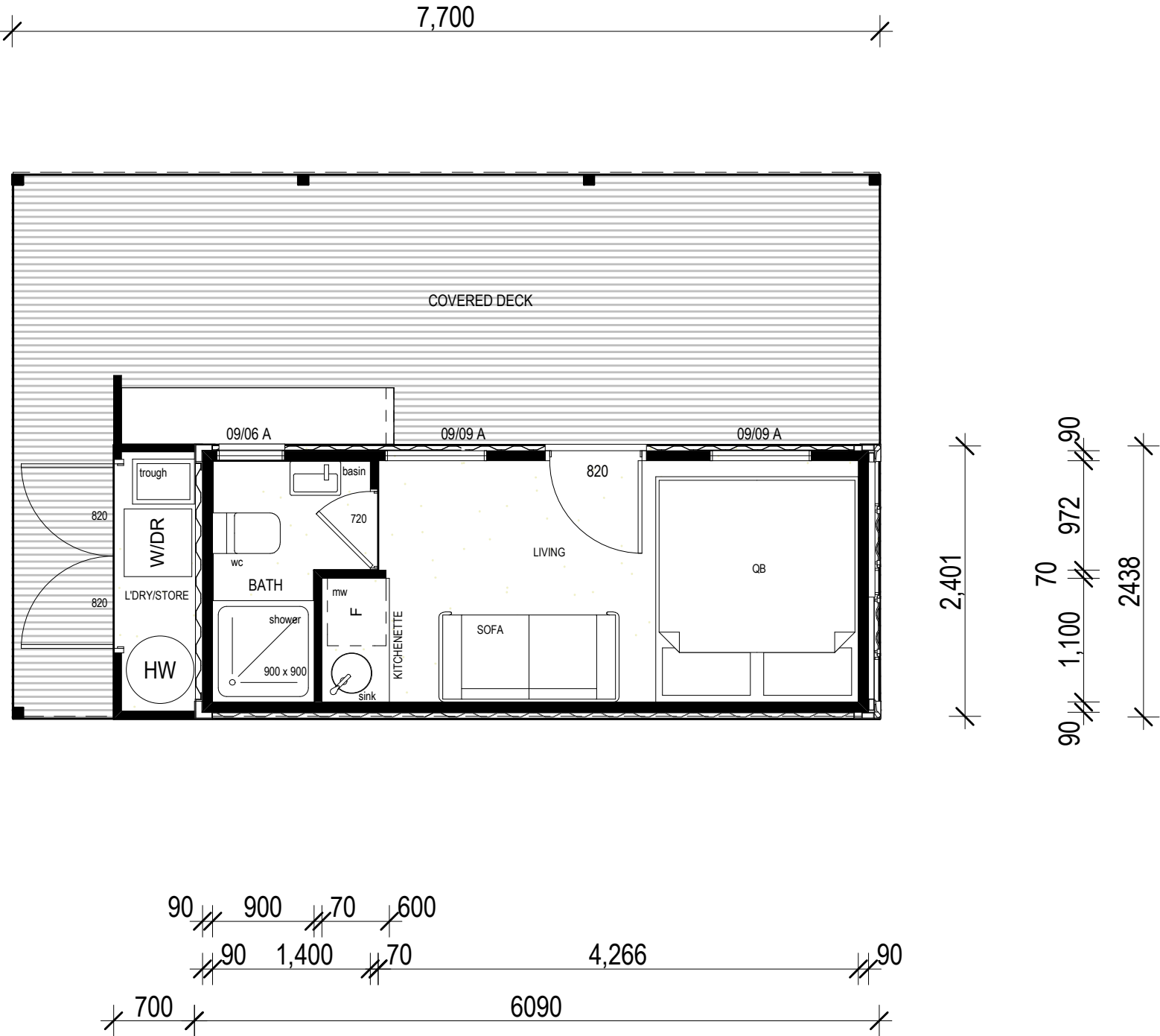
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FLOOR AREA : 16.54 m2. 1.78 Squares
DECK AREA : 20.60 M2, 2.21 Squares

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JOB : PROPOSED DWELLING

AT : 69a GEPP PARADE
DERWENT PARK

FOR : MARK RANSLEY

DRAWING TITLE :

**PROPOSED
FLOOR PLAN**

DRAWN: MJD	DATE: 05.05.2025	DWG NO. :
SCALE:A3 1:50	ISSUE: DA	03



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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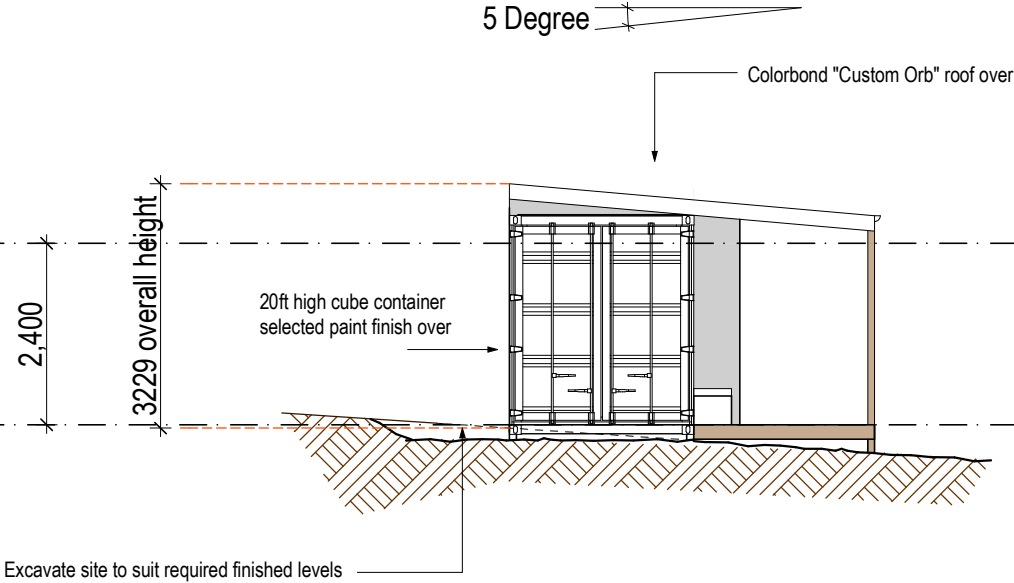
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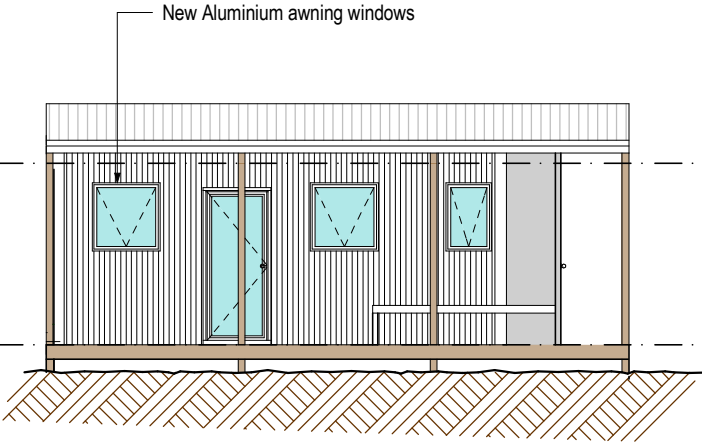
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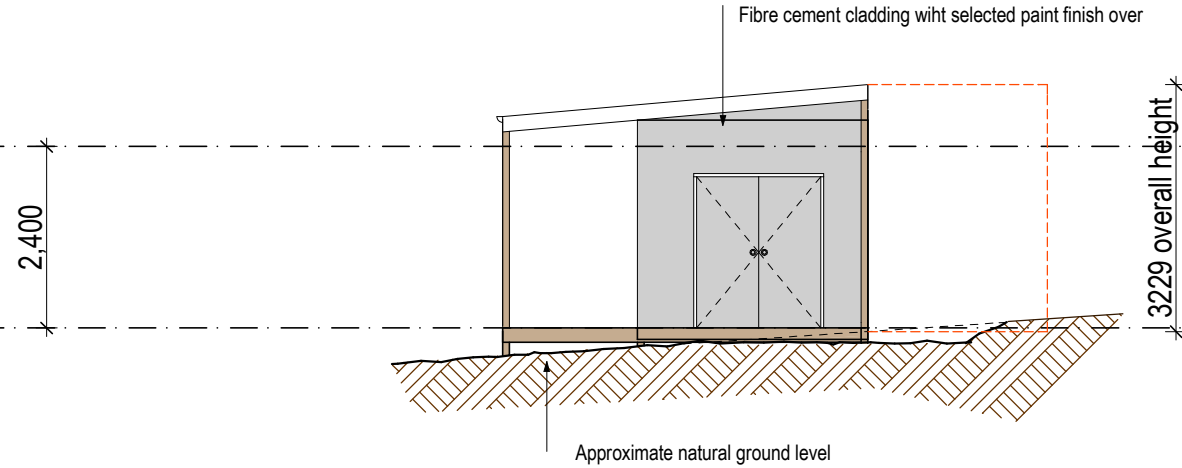
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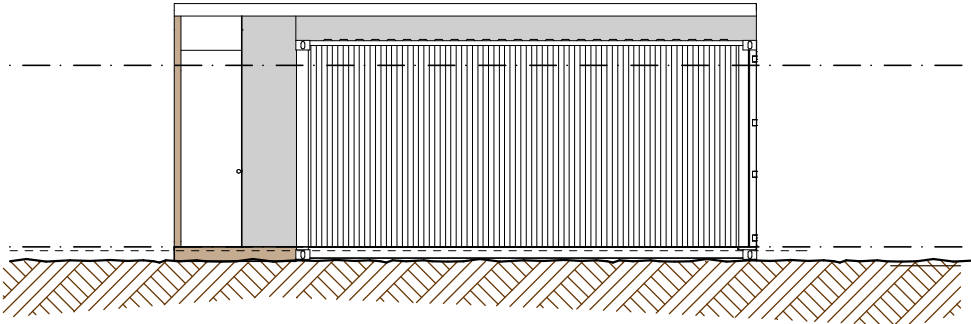
SOUTH - EAST ELEVATION



NORTH - EAST ELEVATION



NORTH - WEST ELEVATION



SOUTH - WEST ELEVATION

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JOB : NEW RESIDENCE

AT : 69 A GEPP PARAGE
DERWENT PARK

FOR : MARK RANSLEY

DRAWING TITLE :
**PROPOSED
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
MJD	05.05.2025	04
SCALE:A3	ISSUE:	
1:100	DA	



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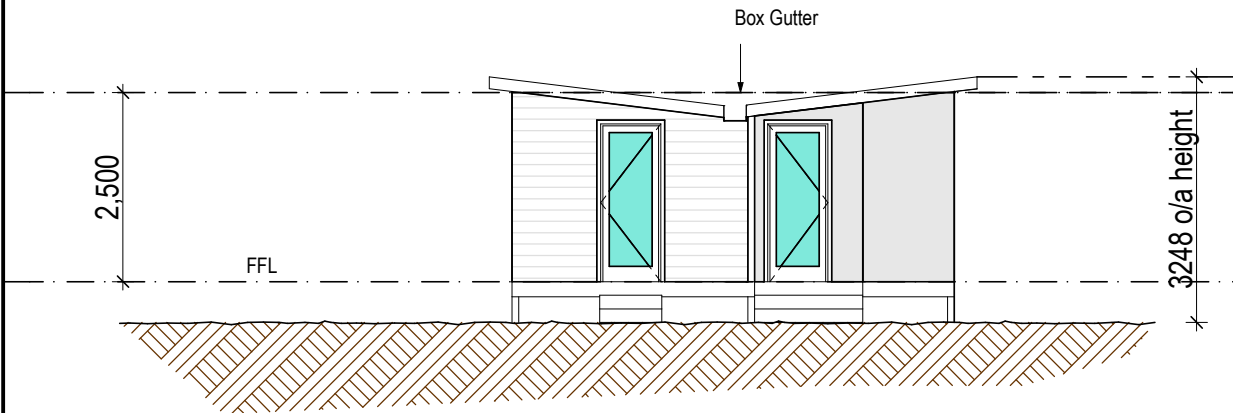
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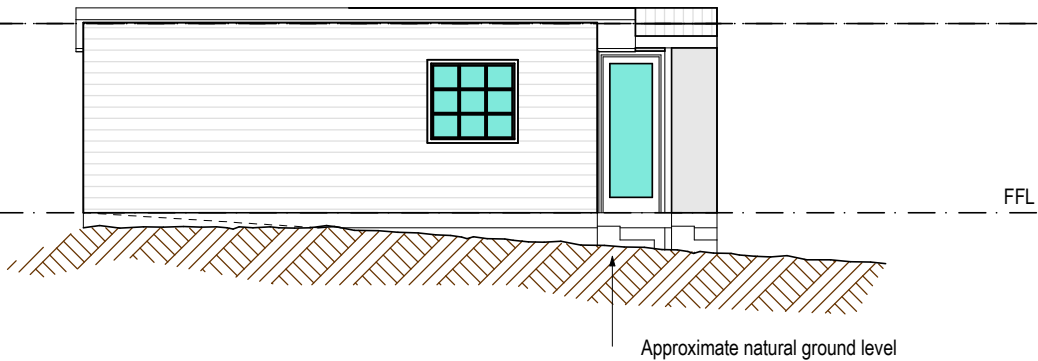
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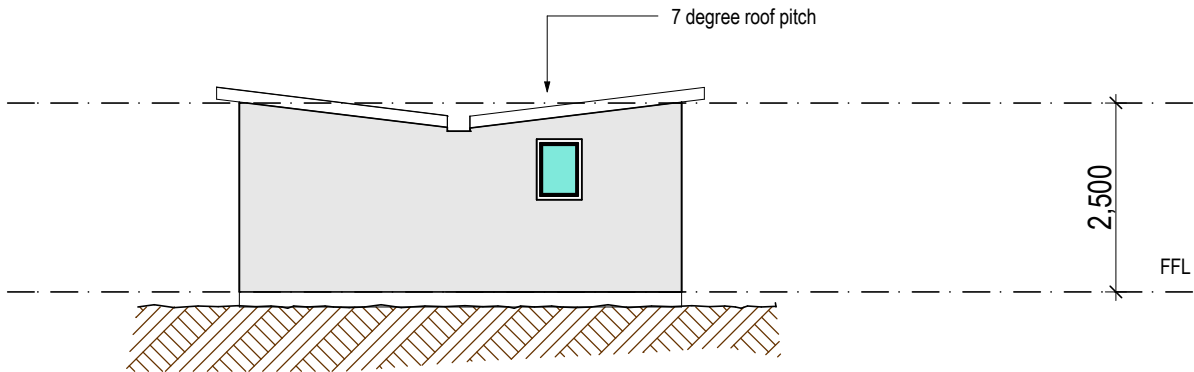
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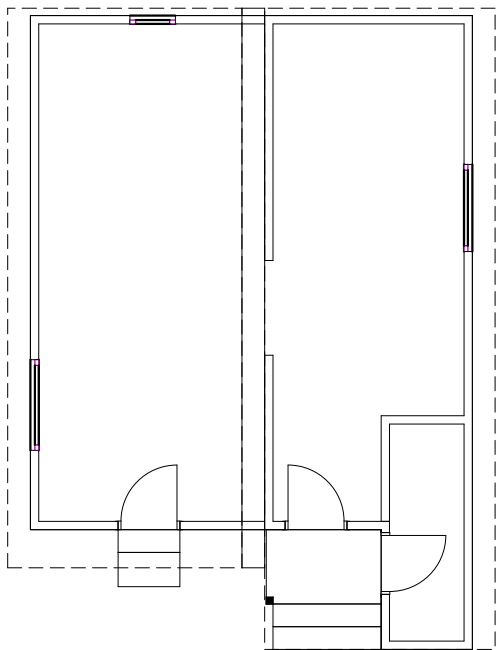
NORTH EAST ELEVATION



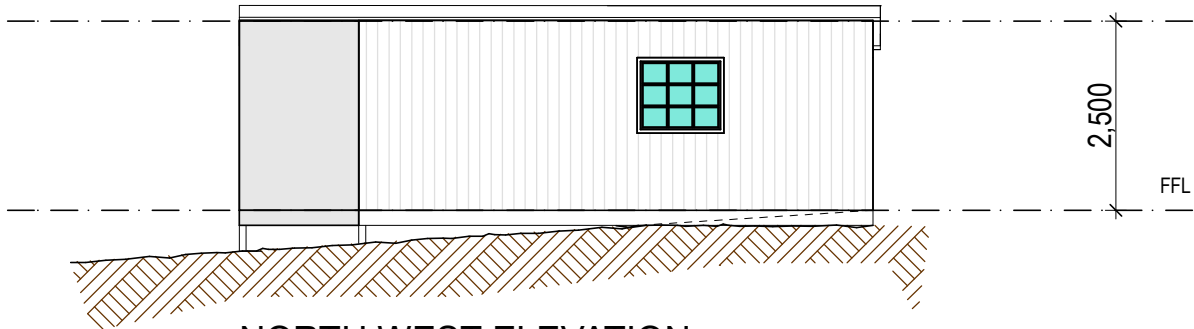
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



SHED PLAN : 41.69 m2.



NORTH WEST ELEVATION

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JOB : NEW RESIDENCE

AT : 69 A GEPP PARAGE
DERWENT PARK

FOR : MARK RANSLEY

DRAWING TITLE :
**EXISTING
SHED**

DRAWN:	DATE:	DWG NO. :
MJD	05.05.2025	05
SCALE:A3	ISSUE:	
1:100	DA	

