

## DEVELOPMENT APPLICATION

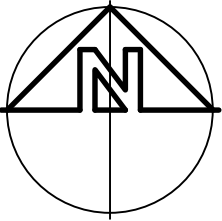
<b>APPLICATION NUMBER:</b>	PLN-25-217
<b>PROPOSED DEVELOPMENT:</b>	Residential (Dwelling)
<b>LOCATION:</b>	25A Tregear Street Moonah
<b>APPLICANT:</b>	R Asraf
<b>ADVERTISING START DATE:</b>	23/09/2025
<b>ADVERTISING EXPIRY DATE:</b>	07/10/2025

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](http://www.gcc.tas.gov.au)) until **07/10/2025**.

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](mailto:gccmail@gcc.tas.gov.au).

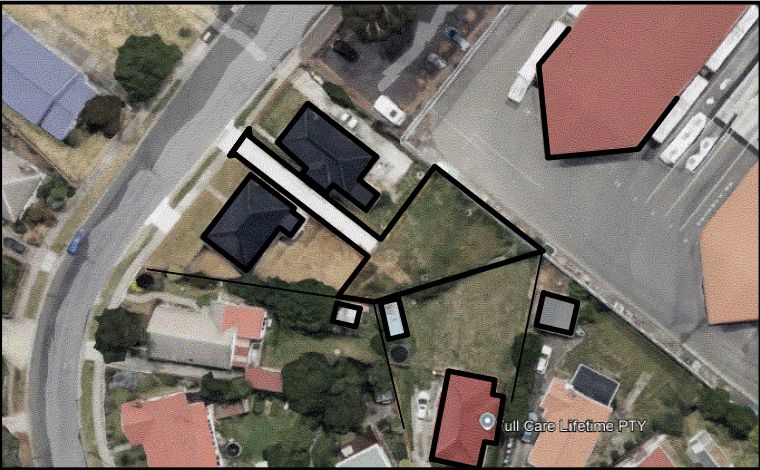
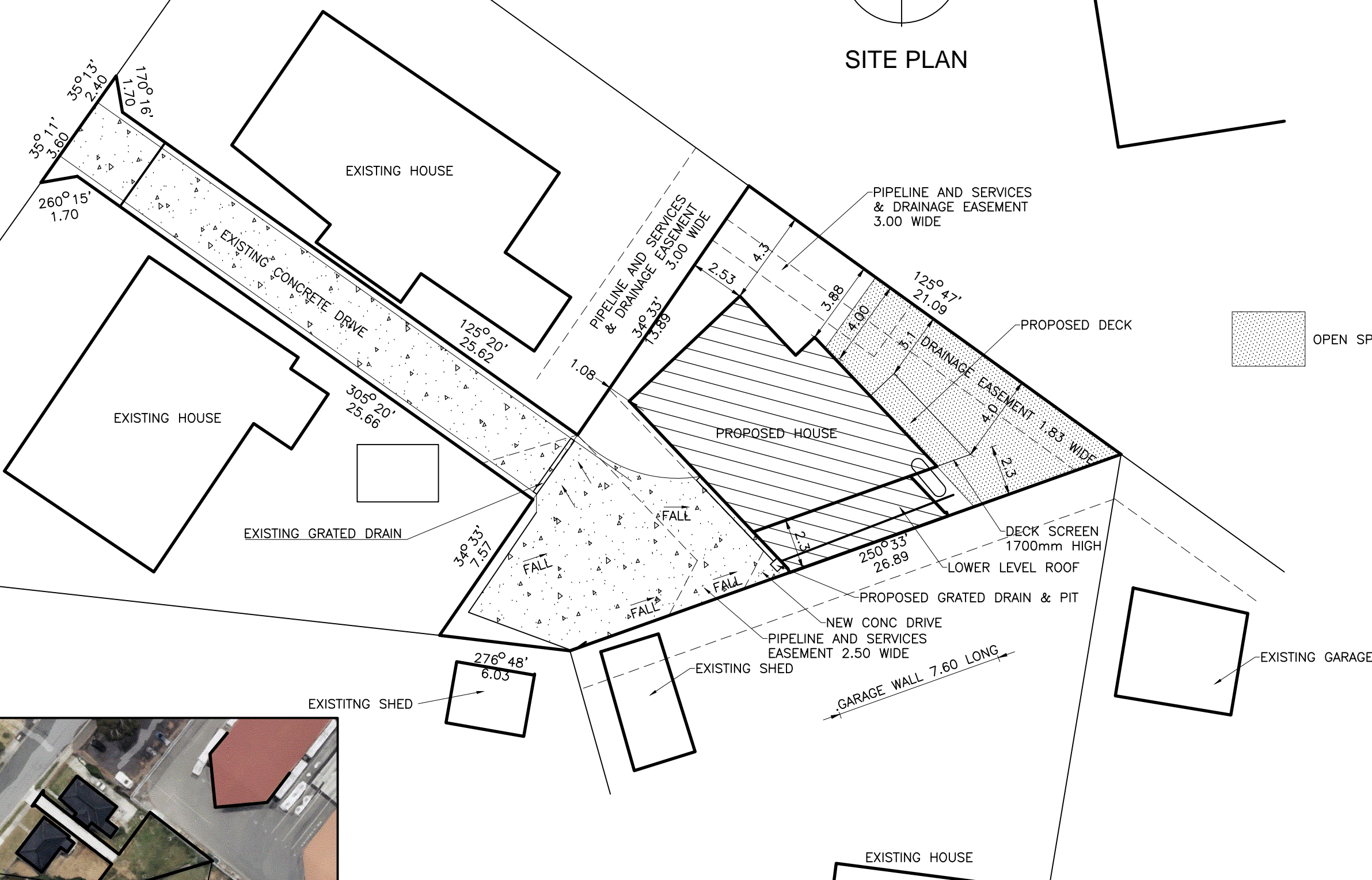
Representations must be received by no later than 11.59 pm on **07/10/2025**, or for postal and hand delivered representations, by 5.00 pm on **07/10/2025**.

TREGEAR STREET



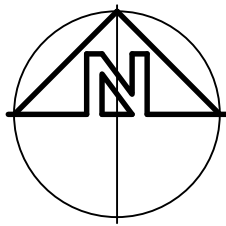
SITE PLAN

EXISTING BUS GARAGE



# PLANNING APPLICATION

	SCALE:	PAGE 1 OF 8 PAGES	Proposed Addition 25A Tregear St Moonah For N.Azraf
	DATE: 16/9/25	DWG No: Azraf-N-01	



SITE S/WATER PLAN

1:200

EXISTING PUBLIC  
150 SEWER MAIN

PIPELINE AND SERVICES  
& DRAINAGE EASEMENT  
3.00 WIDE

PIPELINE AND SERVICES  
& DRAINAGE EASEMENT  
3.00 WIDE

EXISTING CONC  
TILT UP WALL  
2.5 M HIGH

EXISTING CONC  
TILT UP WALL  
2.5 M HIGH

EXISTING CONC  
TILT UP WALL  
2.5 M HIGH

EXISTING CONC  
TILT UP WALL  
2.5 M HIGH

EXISTING CONC DRIVE

125° 20'  
25.62

EXISTING  
GRADED DRAIN

EXISTING PUBLIC  
150 SEWER MAIN

PROPOSED SEWER CONNECTION POINT

SEWER CONNECTION  
INV -1350

PROPOSED HOUSE

STORMWATER  
CONNECTION  
INV -1810

PROPOSED STORMWATER CONNECTION POINT

2500 LTR  
SLIMLINE  
RAINWATER  
TANK, 25mm  
OUTLET TO  
S/WATER

PROPOSED GRADED DRAIN & PIT

EXISTING STORMWATER

PIPELINE AND SERVICES  
EASEMENT 2.50 WIDE

SCALE:

PAGE 2 OF 8 PAGES

Proposed Addition  
25A Tregear St  
Moonah  
For N.Azraf

DATE: 26/9/25

DWG No: Azraf-N-01

Proposed Addition  
25A Tregear St  
Moonah  
For N.Azraf

GLENORCHY CITY COUNCIL  
PLANNING SERVICES

APPLICATION No PLN-25-217

DATE RECEIVED 16 September 2025

TITLE REFERENCE

TOTAL LAND AREA

PROPOSED HOUSE AREA

TOTAL SITE COVERAGE:

PLOT RATIO:

103111

97m<sup>2</sup>

24.4%

(9.19)

INV -1130

INV -1140

INV -945

125° 47'  
21.09

DRAINAGE EASEMENT 1.83 WIDE

2002

1328

INV -410

(2.83)

(7.98)

340° 33'  
7.57

INV -1350

1671

INV -700

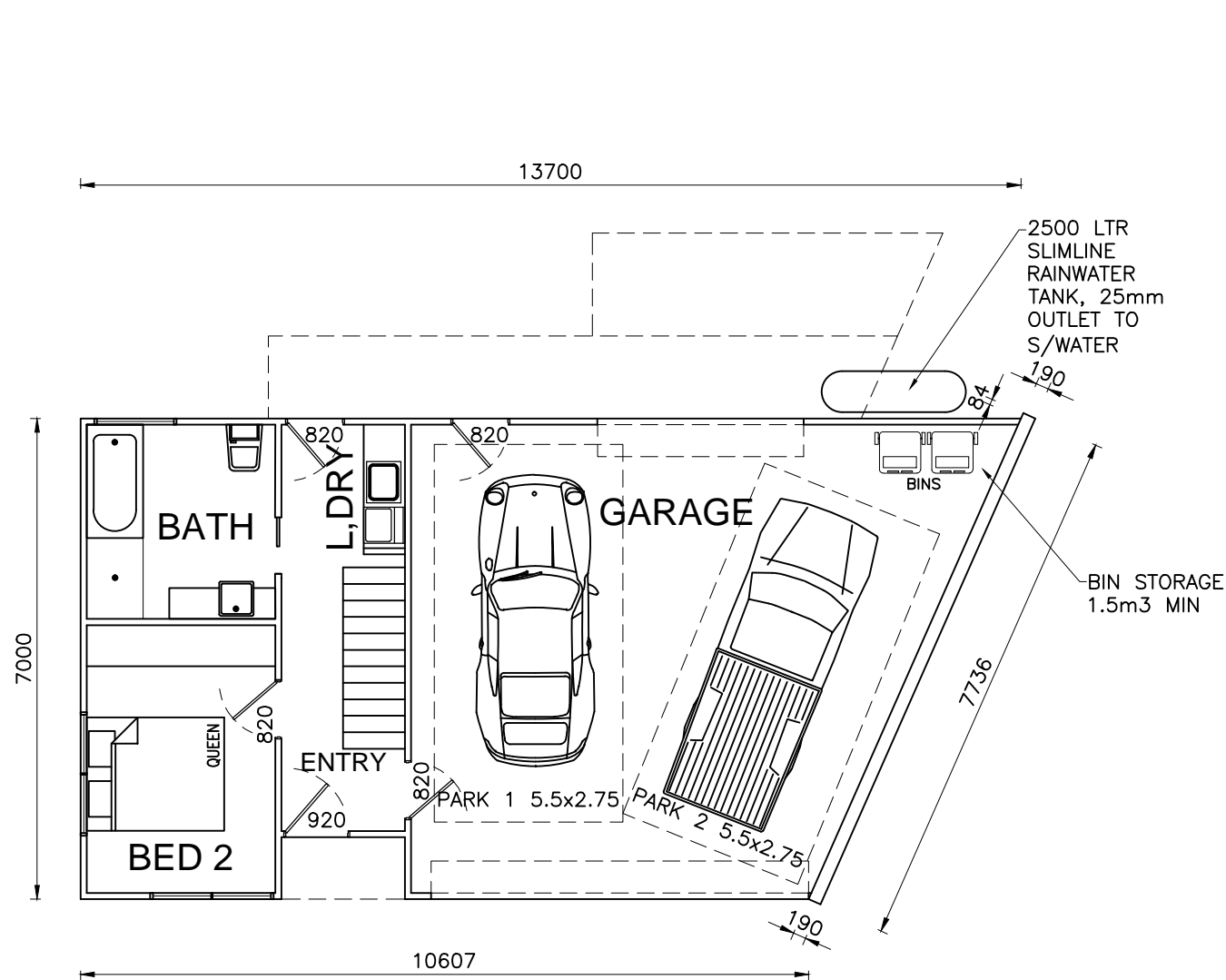
250° 33'  
26.89

Dn100

(2.84)

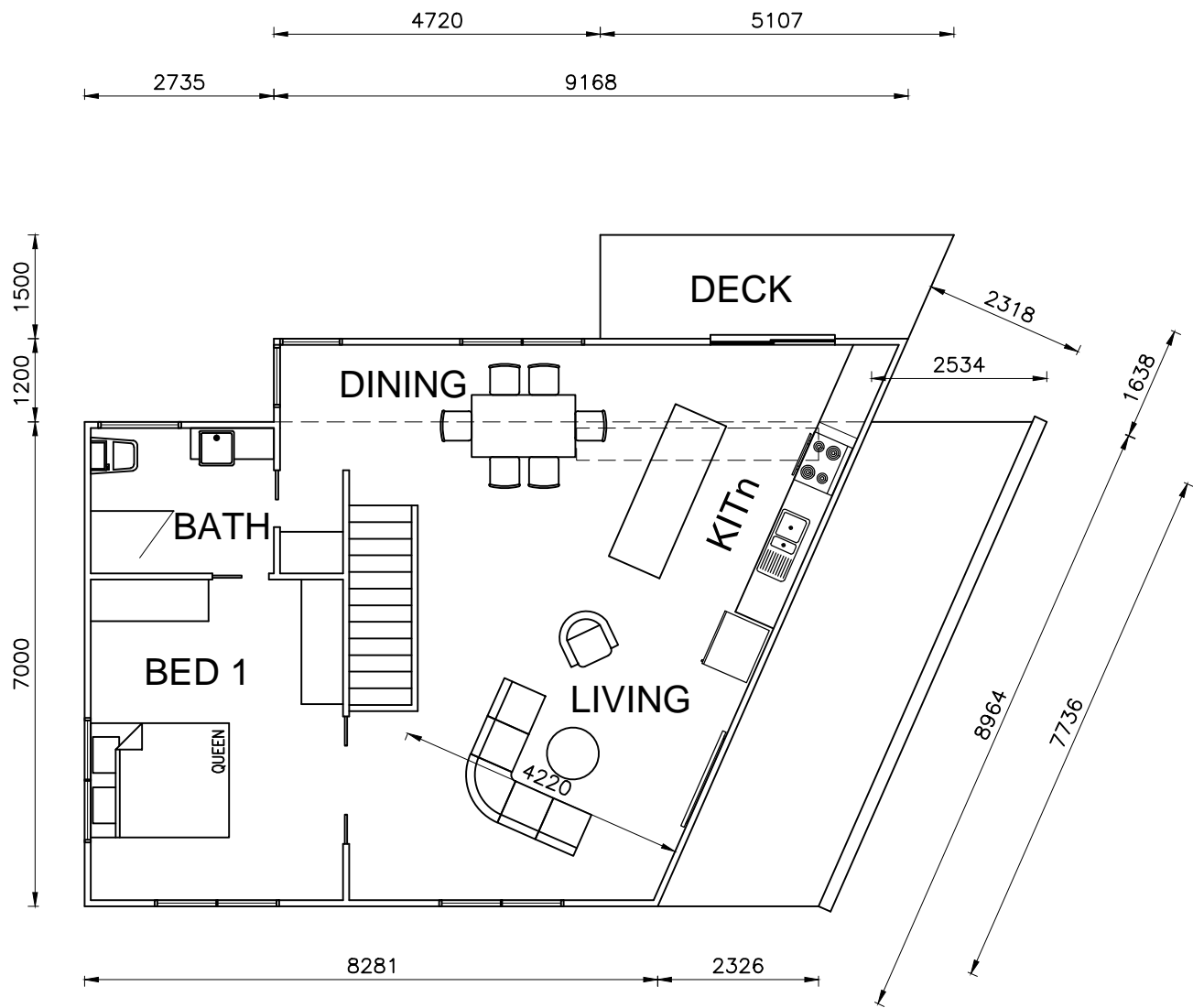
(4.82)

276° 48'  
6.03



LOWER FLOOR PLAN 86m2 (32m2 LIVING)

1:100

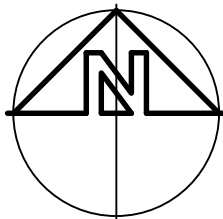


UPPER FLOOR PLAN 79m2

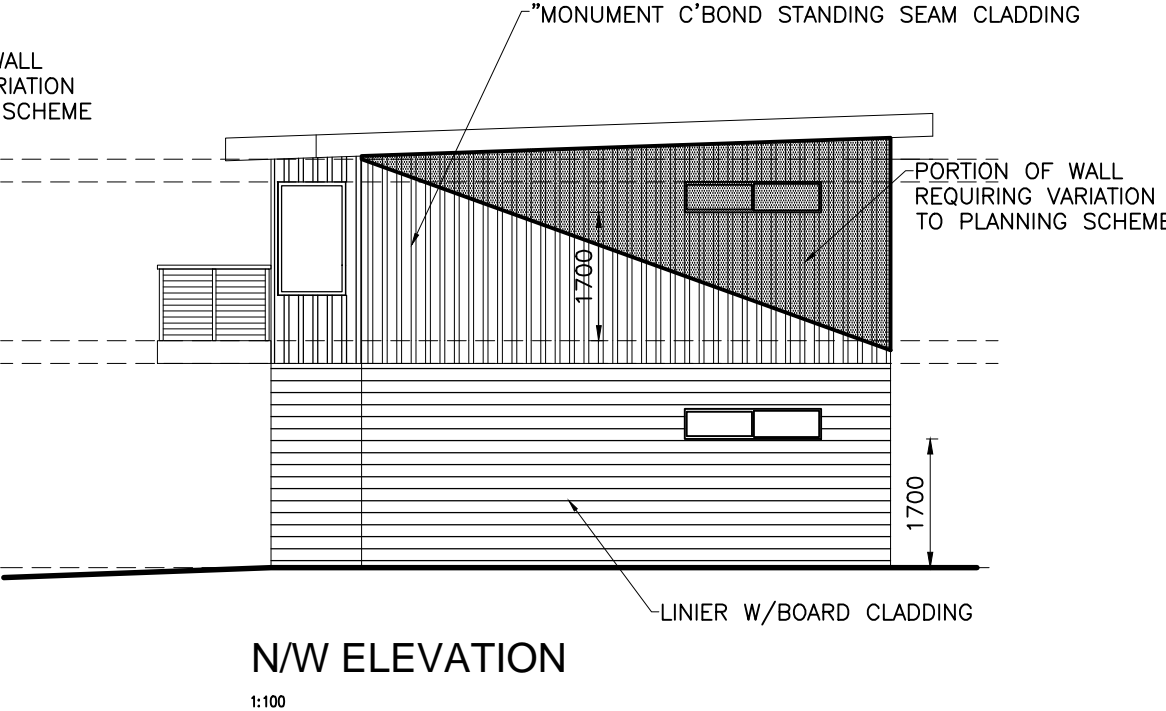
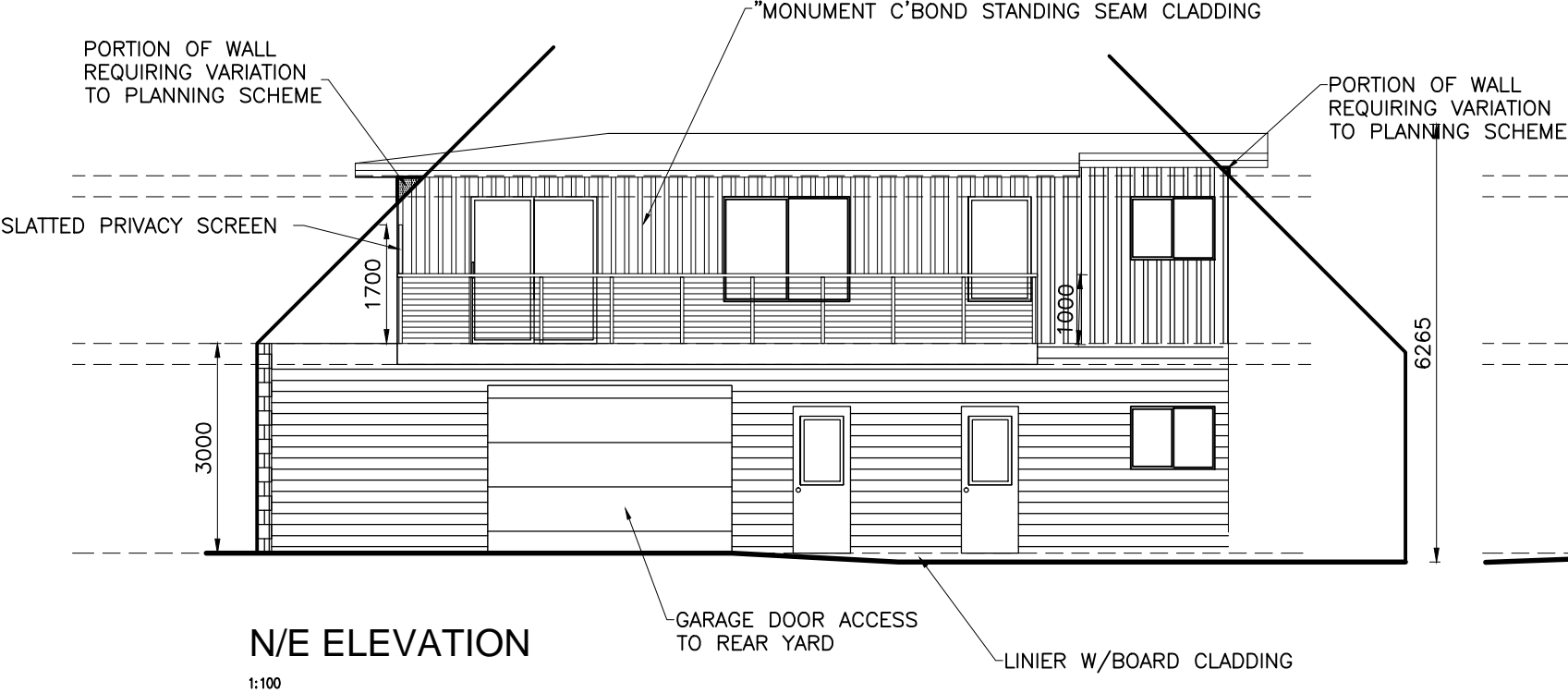
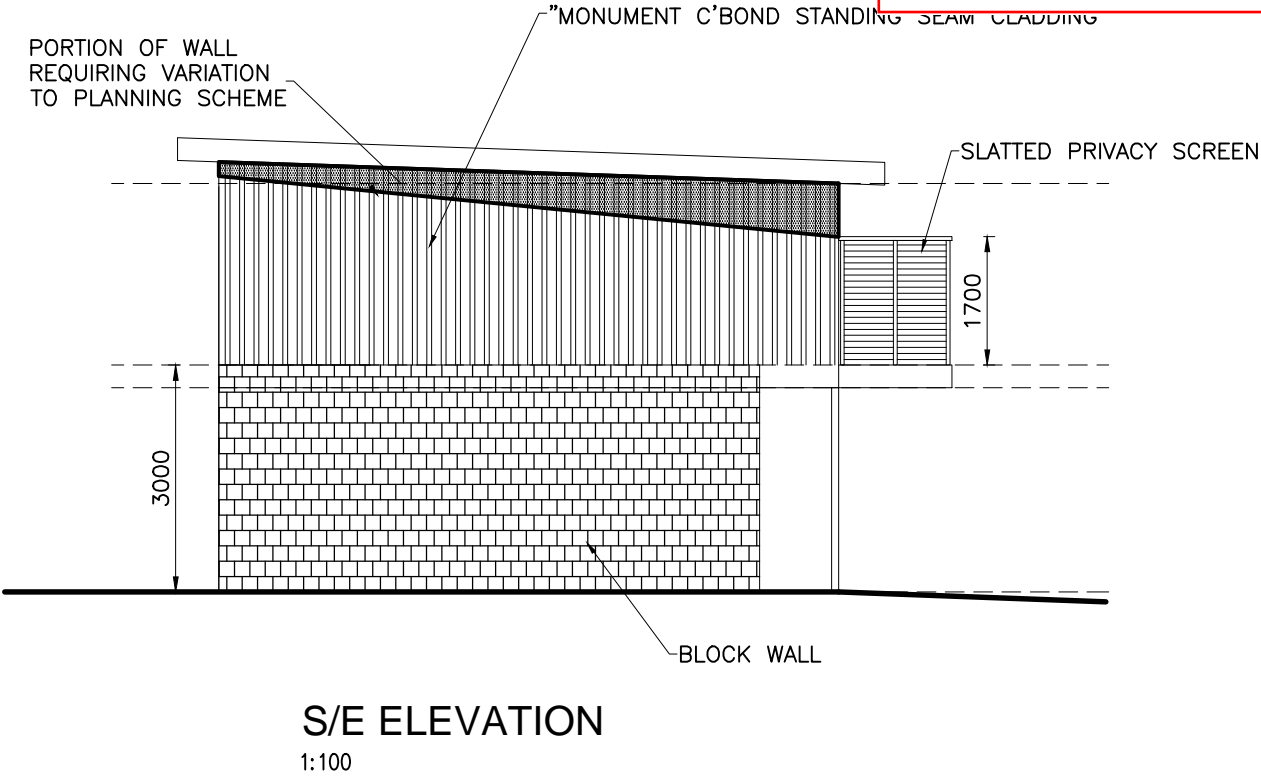
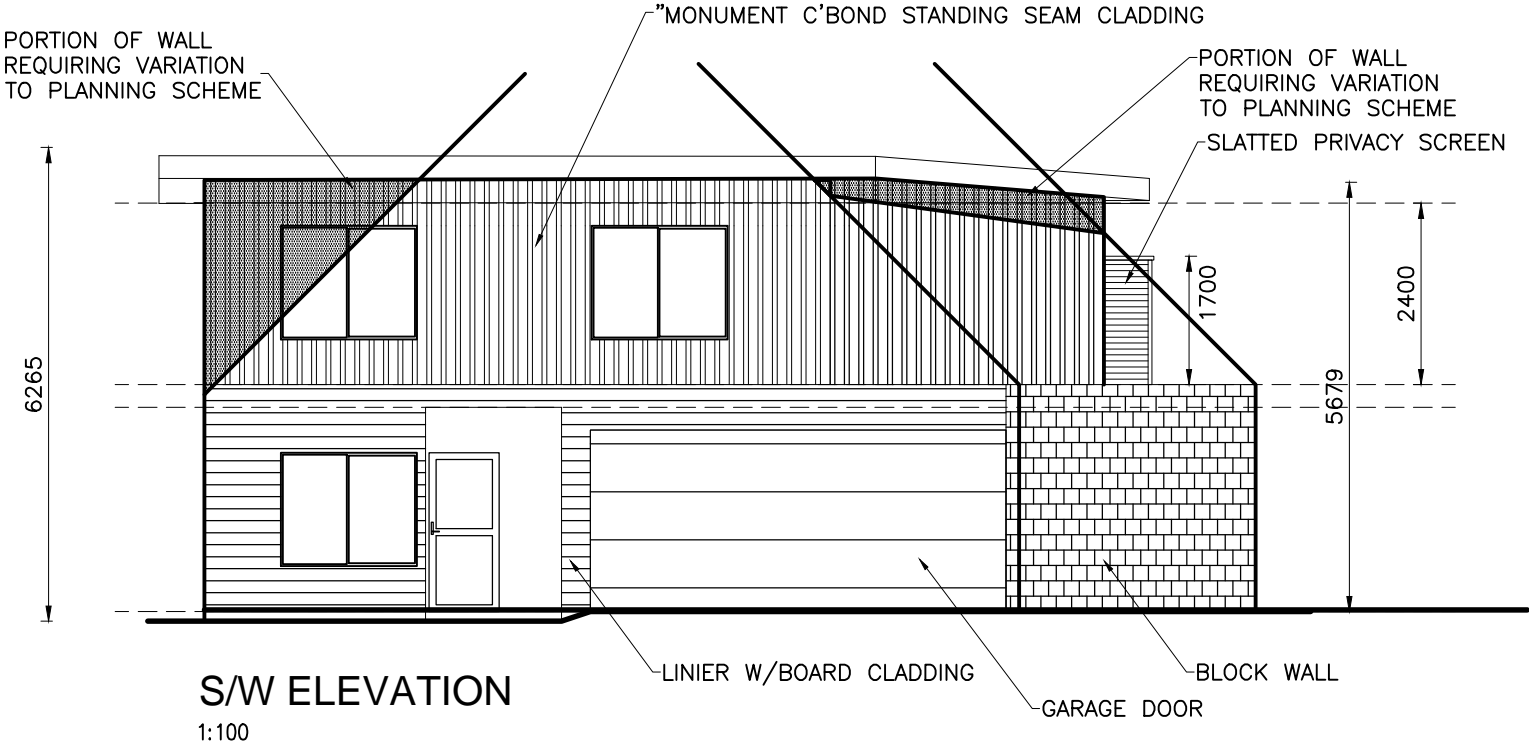
1:100

FLOOR PLAN

1:100



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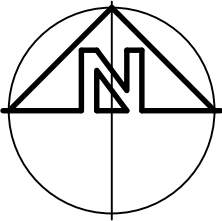
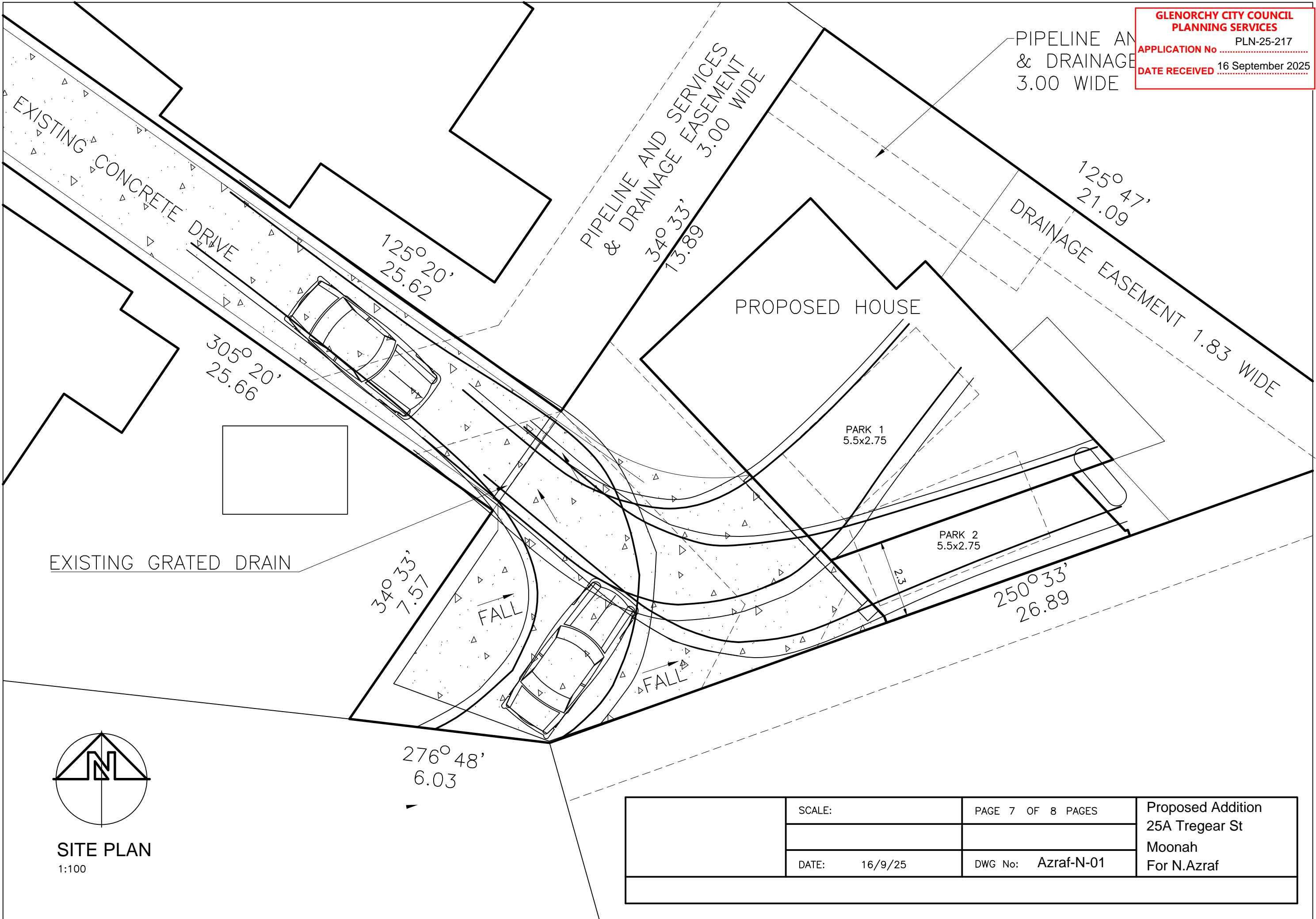


ELEVATIONS

1:100

	SCALE:	PAGE 4 OF 8 PAGES	Proposed Addition 25A Tregear St Moonah For N.Azraf
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SITE PLAN  
1:100

	SCALE:	PAGE 7 OF 8 PAGES	Proposed Addition 25A Tregear St Moonah For N.Azraf
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TREGEAR STREET

EXISTING BUS GARAGE

EXISTING HOUSE

EXISTING CONCRETE DRIVE

EXISTING HOUSE

PROPOSED HOUSE

EXISTING SHED

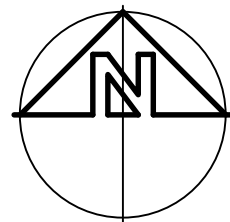
SHADOW CAST BY 3.0M HIGH WALL ON BOUNDARY

EXISTING SHED

SHADOW CAST BY THAT PORTION OF THE PROPOSED BUILDING ALLOWED BY PLANNING SCHEME

EXISTING HOUSE

SHADOW CAST BY THAT PORTION OF THE PROPOSED BUILDING REQUIRING VARIATION TO THE PLANNING SCHEME



SITE PLAN

1:200

SHADOW DIAGRAM 21st JUNE 9.00am

	SCALE:	PAGE 5 OF 8 PAGES	Proposed Addition 25A Tregear St Moonah For N.Azraf
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TREGEAR STREET

EXISTING BUS GARAGE

EXISTING HOUSE

EXISTING CONCRETE DRIVE

EXISTING HOUSE

PROPOSED HOUSE

EXISTITNG SHED

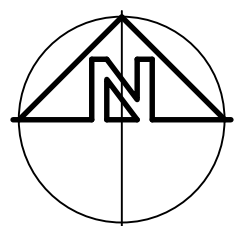
EXISTING SHED

SHADOW CAST BY 3.0M HIGH WALL ON BOUNDARY

SHADOW CAST BY THAT PORTION OF THE PROPOSED BUILDING ALLOWED BY PLANNING SCHEME

SHADOW CAST BY THAT PORTION OF THE PROPOSED BUILDING REQUIRING VARIATION TO THE PLANNING SCHEME

EXISTING HOUSE



SITE PLAN  
1:200

SHADOW DIAGRAM 21st JUNE 12.00noon

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