

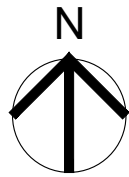
## DEVELOPMENT APPLICATION

|                                 |                                      |
|---------------------------------|--------------------------------------|
| <b>APPLICATION NUMBER:</b>      | PLN-25-158                           |
| <b>PROPOSED DEVELOPMENT:</b>    | Subdivision (one lot and balance)    |
| <b>LOCATION:</b>                | 28 Easton Avenue West Moonah         |
| <b>APPLICANT:</b>               | PDA Surveyors Engineers and Planners |
| <b>ADVERTISING START DATE:</b>  | 24/10/2025                           |
| <b>ADVERTISING EXPIRY DATE:</b> | 07/11/2025                           |

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 **07/11/2025**.

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 **07/11/2025**, or for postal and hand delivered representations, by 5.00 pm on **07/11/2025**.



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. :** PLN-25-158

**DATE RECEIVED:** 16 October 2025

150mm  
150mm  
N25 STANDARD GREY CONCRETE WITH  
BROOMED NON SLIP FINISH, CONNOLLY KEY  
JOINTS @ 18m CENTERS, SL82 CENTRAL  
20 FCR BASE  
APPROVED SUBGRADE AS PER  
TSD-R09

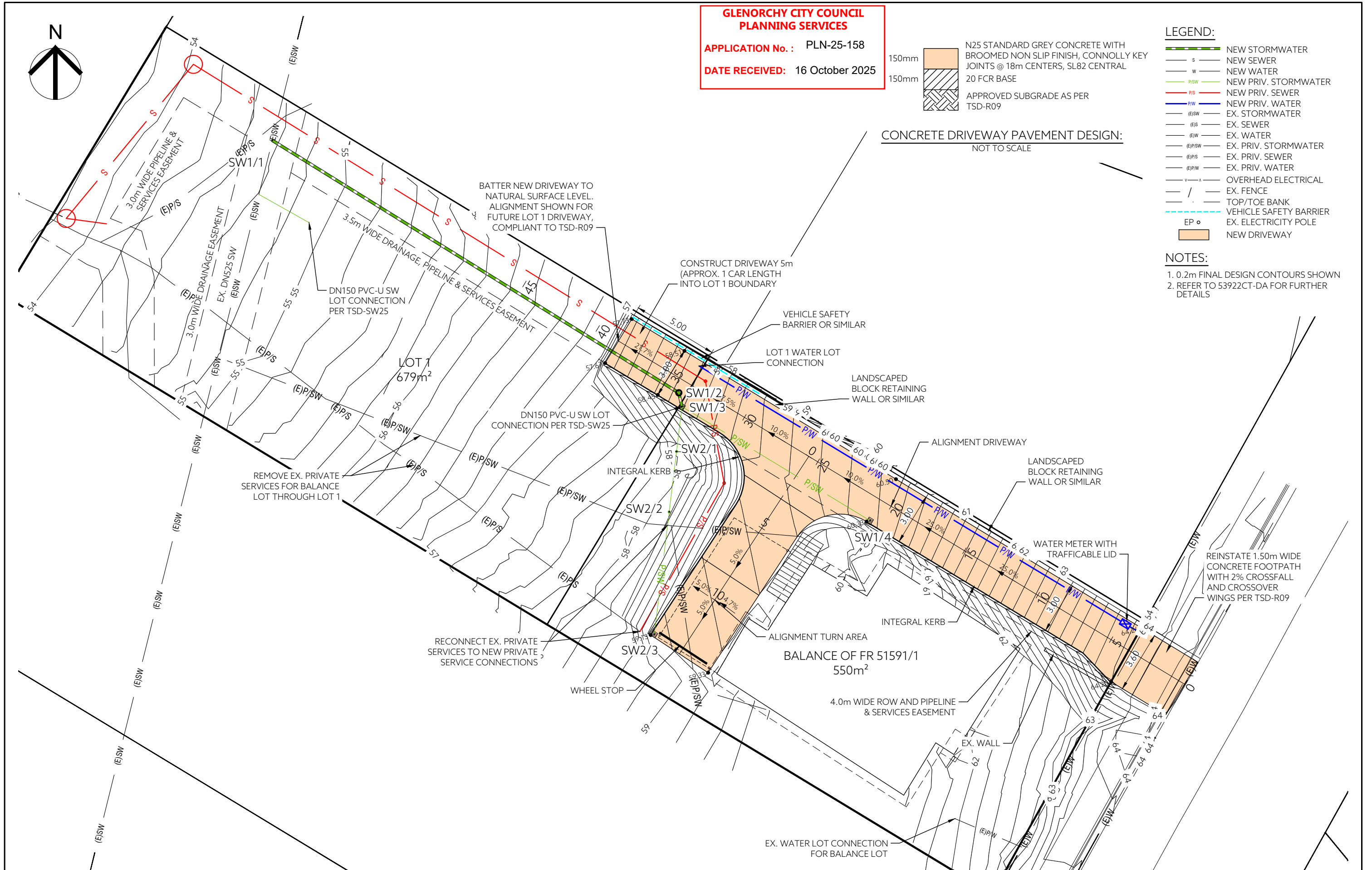
**CONCRETE DRIVEWAY PAVEMENT DESIGN:**  
NOT TO SCALE

**LEGEND:**

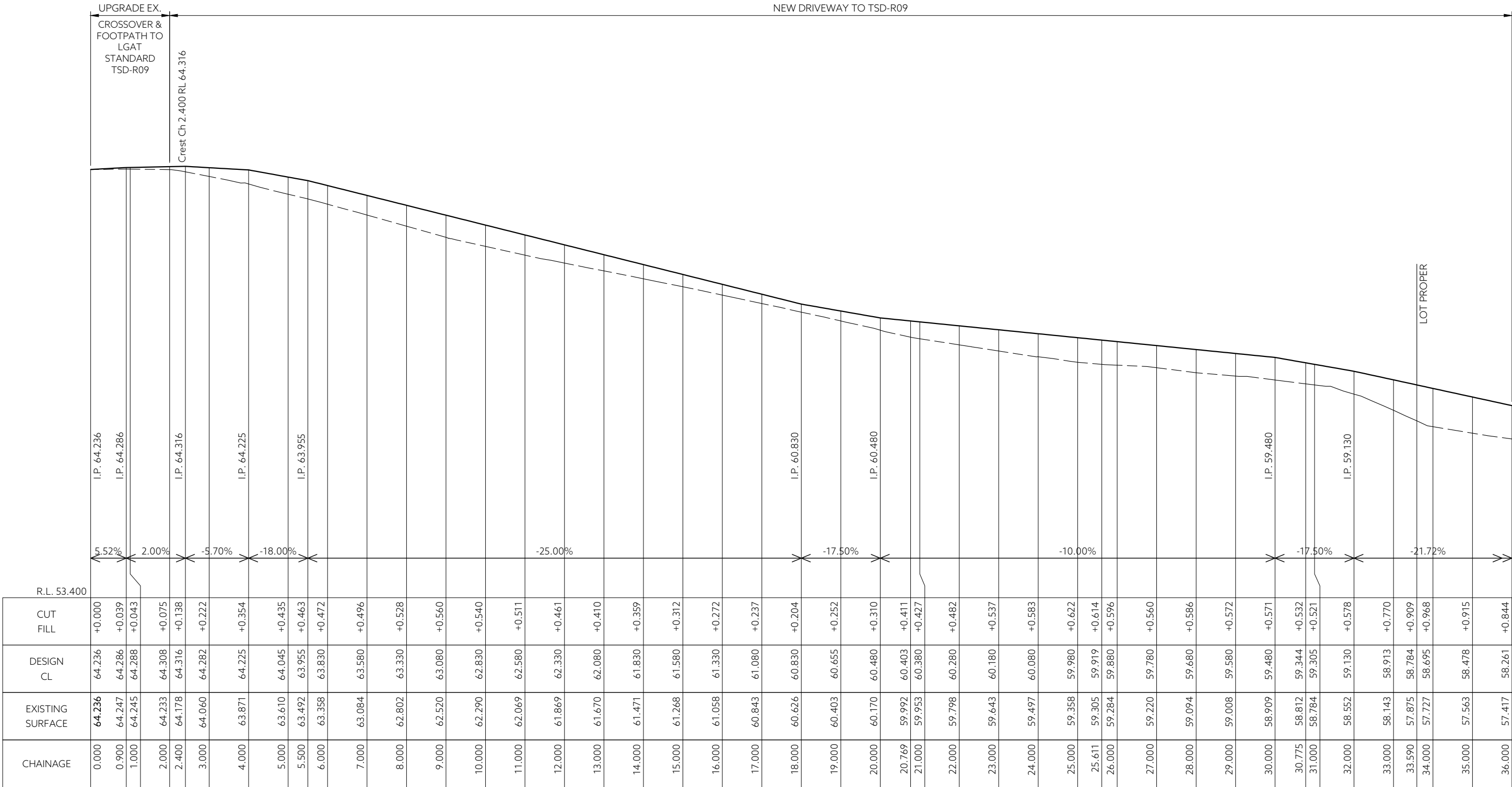
- NEW STORMWATER
- NEW SEWER
- NEW WATER
- NEW PRIV. STORMWATER
- NEW PRIV. SEWER
- NEW PRIV. WATER
- EX. STORMWATER
- EX. SEWER
- EX. WATER
- EX. PRIV. STORMWATER
- EX. PRIV. SEWER
- EX. PRIV. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- VEHICLE SAFETY BARRIER
- EX. ELECTRICITY POLE
- NEW DRIVEWAY

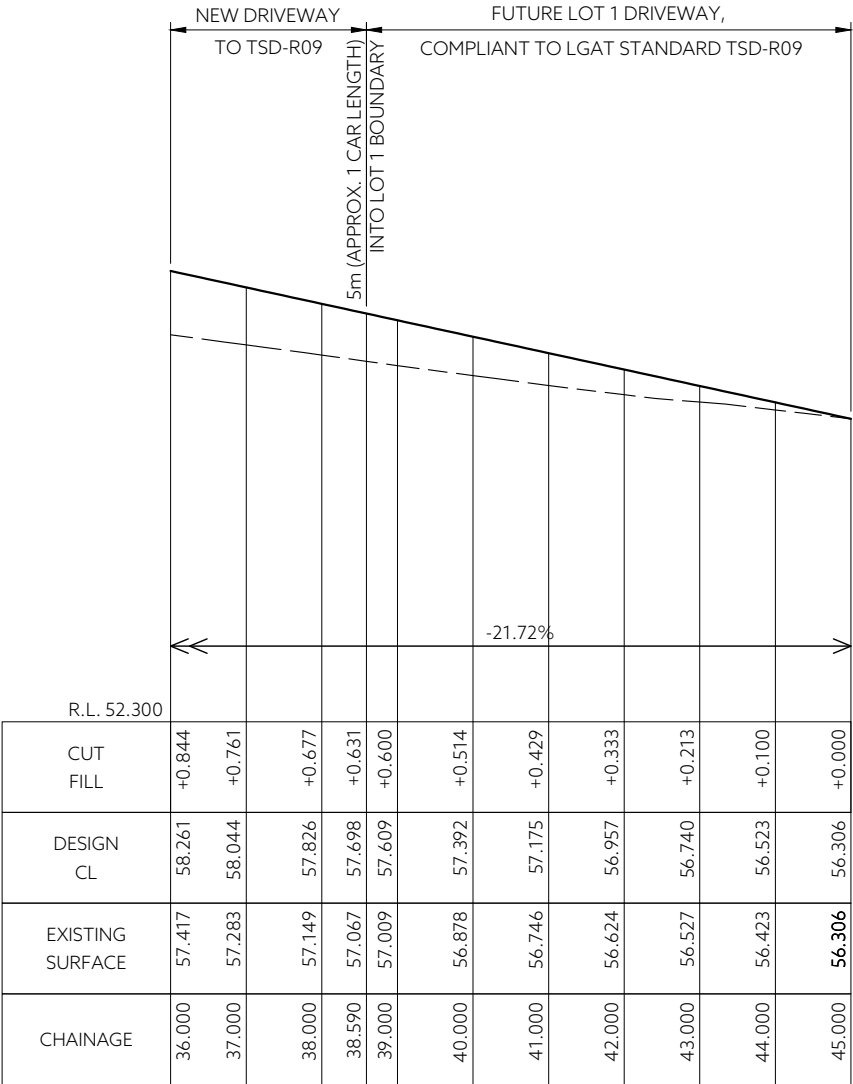
**NOTES:**

- 0.2m FINAL DESIGN CONTOURS SHOWN
- REFER TO 53922CT-DA FOR FURTHER DETAILS

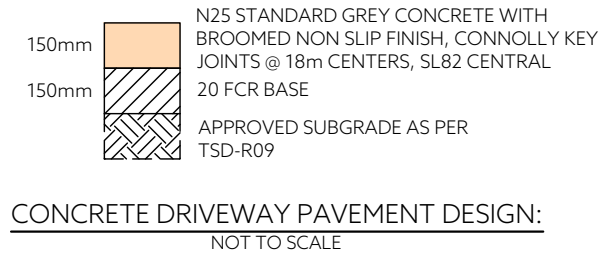
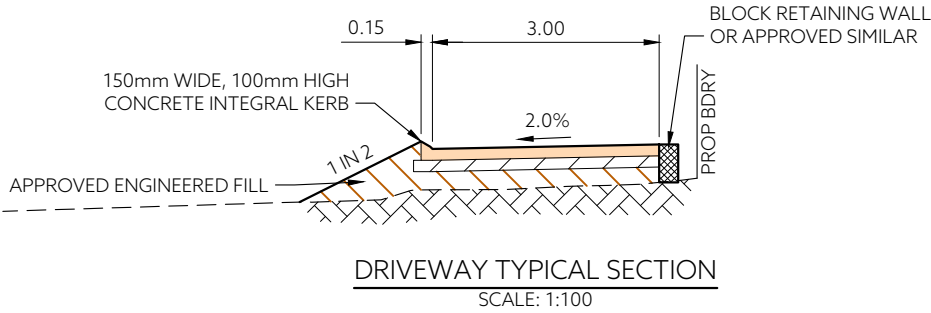


|                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |                                          |       |            |                                           |                              |                 |                                                                                                                                                                         |                       |                 |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------|-------|------------|-------------------------------------------|------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------|---------------|
| ---                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  | ---                                      | ---   | ---        | DRAWING STATUS:<br><div>PRELIMINARY</div> | DESIGNED:<br>DM              | REVIEWED:<br>MW | CLIENT:<br>THAREENA SETHI<br>PROJECT DESCRIPTION:<br>1 LOT SUBDIVISION & BALANCE<br>28 EASTON AVE, WEST MOONAH TAS 7009<br>DRIVEWAY & STORMWATER PLAN<br>DRAWING TITLE: |                       |                 |               |
| ---                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  | ---                                      | ---   | ---        |                                           | DRAWN:<br>DM                 | REVIEWED:<br>MW |                                                                                                                                                                         |                       |                 |               |
| ---                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  | ---                                      | ---   | ---        |                                           | COORDINATE/ DATUM:<br>LIDAR  |                 |                                                                                                                                                                         |                       |                 |               |
| P2                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  | UPDATED PER COUNCIL RAI DATED 07/10/2025 | DM    | 14/10/2025 |                                           | MW                           |                 |                                                                                                                                                                         |                       |                 |               |
| P1                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  | PRELIMINARY SUBMISSION                   | DM    | 25/09/2025 | MW                                        | JOB MANAGER: CRAIG TERRY     |                 |                                                                                                                                                                         |                       |                 |               |
| REV                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  | AMENDMENTS                               | DRAWN | DATE       | APPR.                                     | ISSUED DATE: 14 OCTOBER 2025 |                 |                                                                                                                                                                         |                       |                 |               |
| THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED                                                                                                                                                                                                                                                                                                                                                |  |  |                                          |       |            |                                           |                              |                 |                                                                                                                                                                         |                       |                 |               |
| <div><div><div><div><div>PDA</div><div>SURVEYORS, ENGINEERS &amp; PLANNERS</div></div></div><div><div>127 Bathurst Street<br/>Hobart, Tasmania, 7000<br/>PHONE: +61 03 6234 3317<br/>EMAIL: pda.hbt@pda.com.au<br/>www.pda.com.au<br/>Also at: Huonville, Launceston<br/>Swansea, Devonport &amp; Burnie</div></div></div></div> |  |  |                                          |       |            |                                           |                              |                 |                                                                                                                                                                         | CONTRACT NO.<br>----- | SCALE<br>1: 200 | PAPER<br>(A3) |
|                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |                                          |       |            |                                           | JOB NUMBER<br>53922CT        | DISCIPLINE<br>C | SHEET<br>100                                                                                                                                                            | REVISION<br>P2        |                 |               |

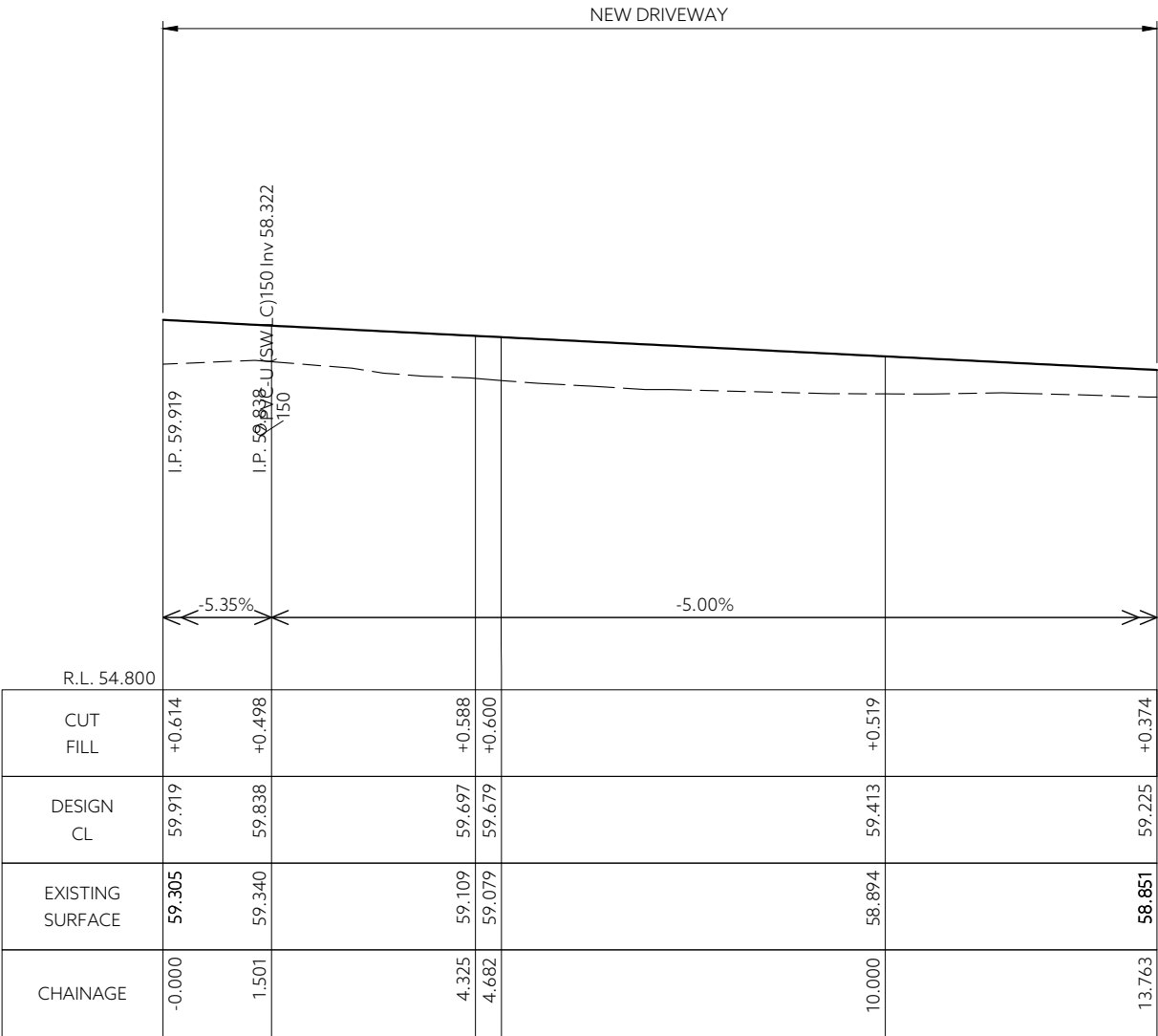




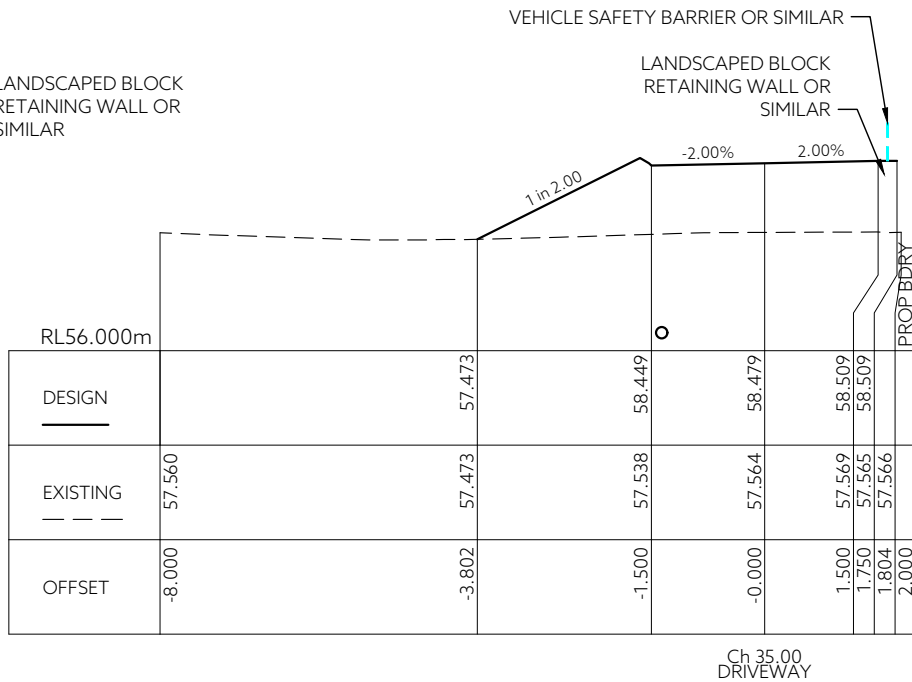
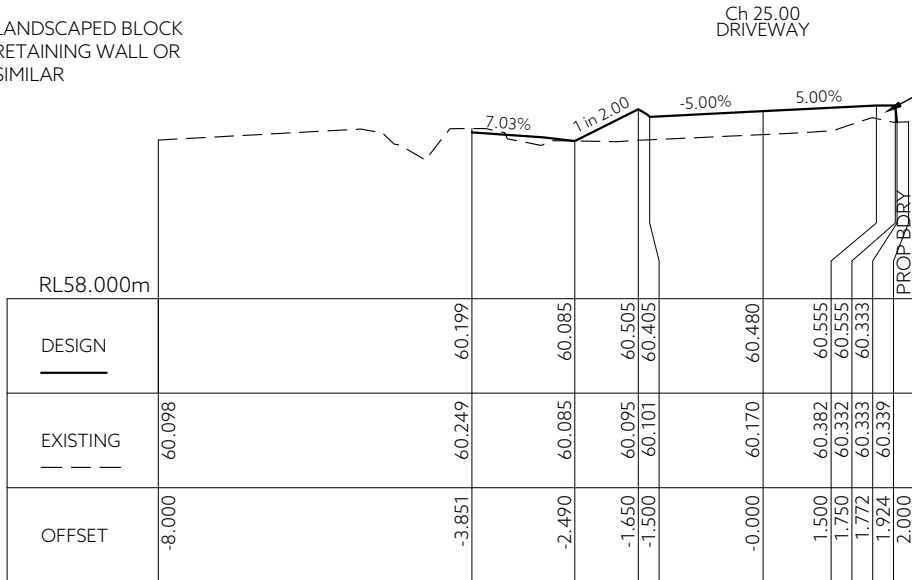
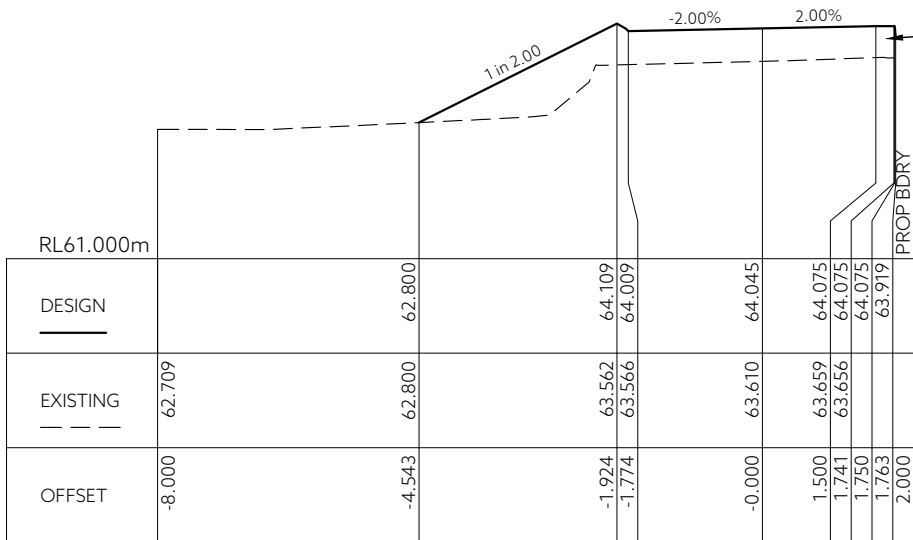
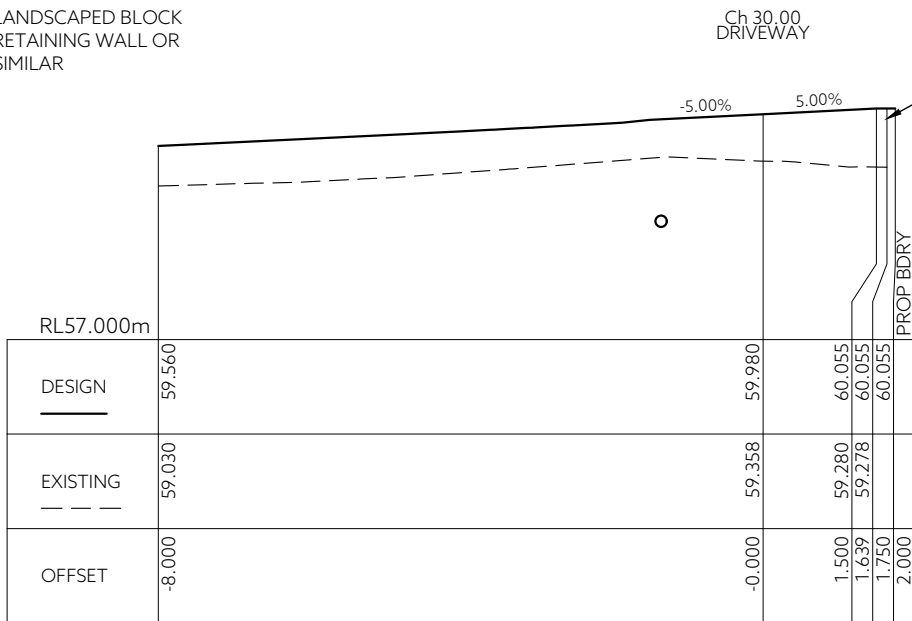
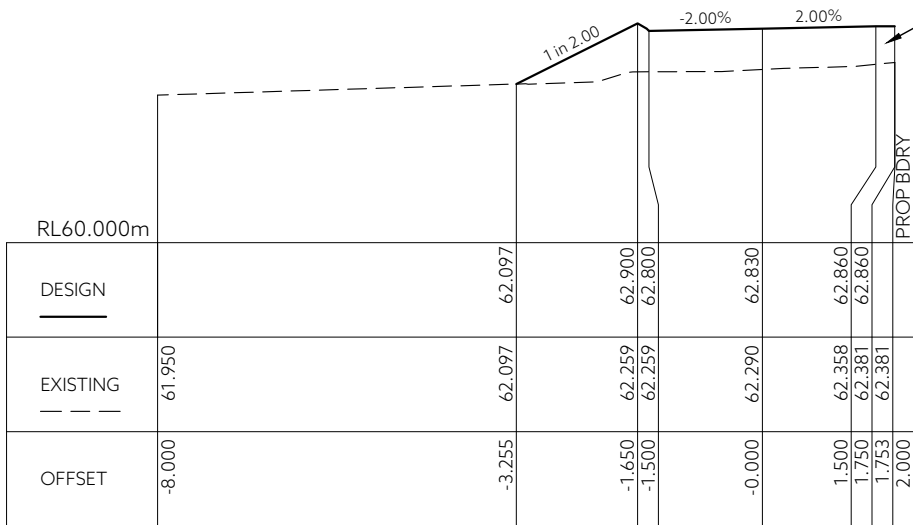
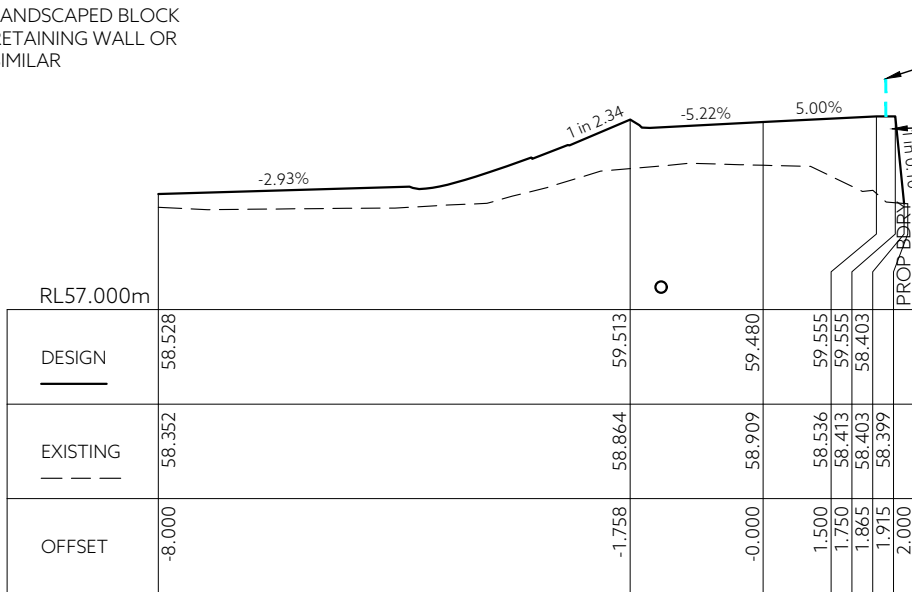
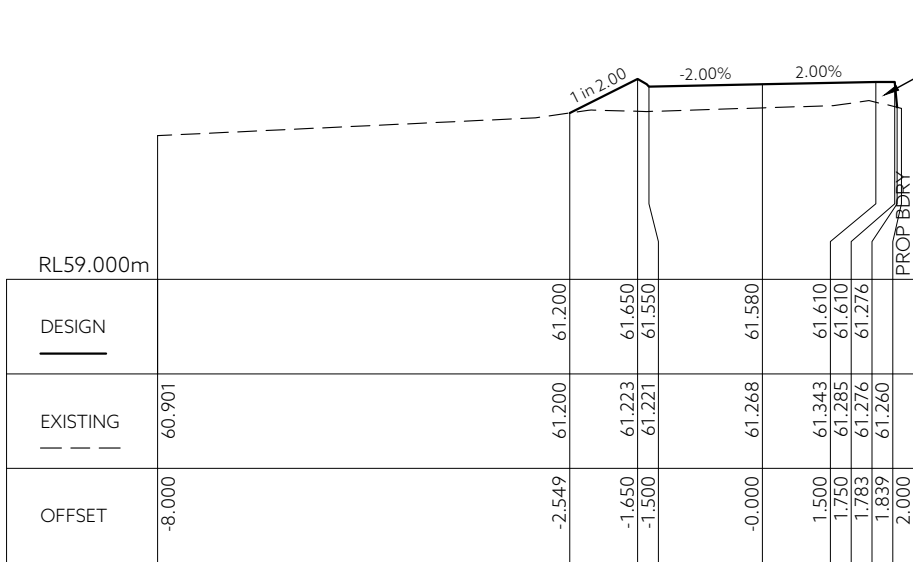
DRIVEWAY - LONG SECTION  
Scales: (H) 1 in 100 (V) 1 in 100 (A3)



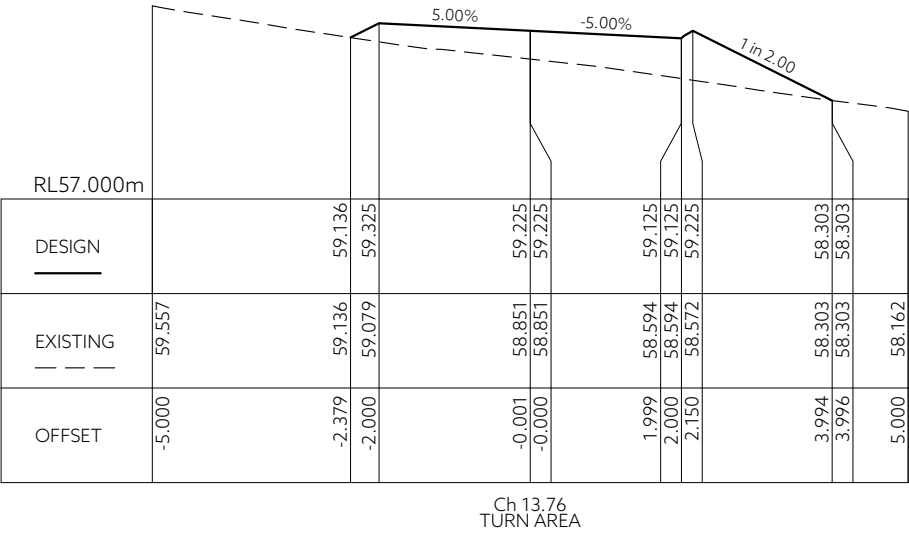
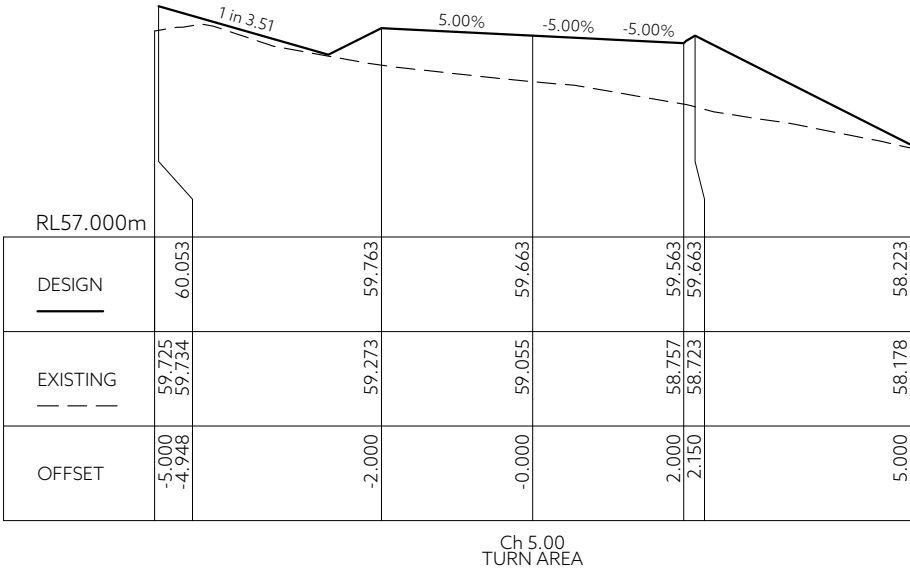
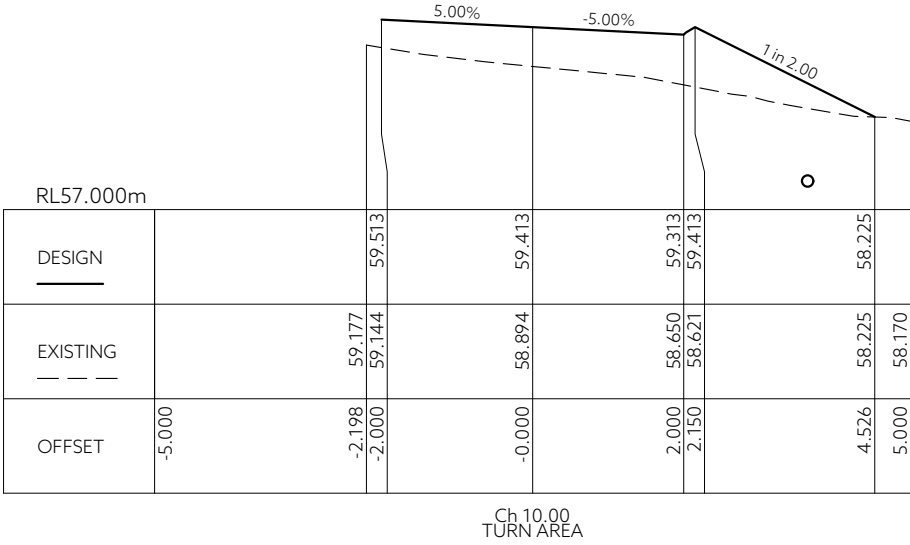
|                                             |  |       |            |       |                                                                        |                          |                              |                           |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------|--|-------|------------|-------|------------------------------------------------------------------------|--------------------------|------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ---                                         |  | ---   | ---        | ---   | DRAWING STATUS:                                                        | DESIGNED:                | REVIEWED:                    | CLIENT:                   | THAREENA SETHI<br>1 LOT SUBDIVISION & BALANCE<br>28 EASTON AVE, WEST MOONAH TAS 7009<br>ALIGNMENT DRIVEWAY LONG SECTION (2/2) | <div><div></div><div>PDA</div><div>SURVEYORS, ENGINEERS &amp; PLANNERS</div></div> <div>127 Bathurst Street<br/>Hobart, Tasmania, 7000<br/>PHONE: +61 03 6234 3217<br/>EMAIL: pda.hbt@pda.com.au<br/>www.pda.com.au<br/>Also at: Huonville, Launceston,<br/>Swansea, Devonport &amp; Burnie</div> <div>CONTRACT NO.<br/>-----</div> <div>SCALE<br/>1: 100</div> <div>PAPER<br/>(A3)</div> <div>JOB NUMBER<br/>53922CT</div> <div>DISCIPLINE<br/>C</div> <div>SHEET<br/>201</div> <div>REVISION<br/>P2</div> |
| ---                                         |  | ---   | ---        | ---   | PRELIMINARY                                                            | DM                       | MW                           | PROJECT DESCRIPTION:      |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| ---                                         |  | ---   | ---        | ---   | COORDINATE/ DATUM:                                                     | DRAWN:                   | REVIEWED:                    | ADDRESS:                  |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| P2 UPDATED PER COUNCIL RAI DATED 07/10/2025 |  | DM    | 14/10/2025 | MW    | LIDAR                                                                  | DM                       | MW                           | DRAWING TITLE:            |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| P1 PRELIMINARY SUBMISSION                   |  | DM    | 25/09/2025 | MW    |                                                                        |                          |                              |                           |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| REV AMENDMENTS                              |  | DRAWN | DATE       | APPR. | THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED | JOB MANAGER: CRAIG TERRY | ISSUED DATE: 14 OCTOBER 2025 | REGISTRATION NUMBER: ---- |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



DRIVEWAY - LONG SECTION  
Scales: (H) 1 in 100 (V) 1 in 100 (A3)



|                  |                                          |     |     |     |                    |                          |           |                                                                        |                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                |                 |            |       |          |
|------------------|------------------------------------------|-----|-----|-----|--------------------|--------------------------|-----------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------|-------|----------|
| ---              |                                          | --- | --- | --- | DRAWING STATUS:    | DESIGNED:                | REVIEWED: | CLIENT:                                                                | THAREENA SETHI<br>1 LOT SUBDIVISION & BALANCE<br>28 EASTON AVE, WEST MOONAH TAS 7009<br>ALIGNMENT DRIVEWAY CROSS SECTIONS | <div><div><b>PDA</b><br/>SURVEYORS, ENGINEERS &amp; PLANNERS</div></div> <div>REGISTRATION NUMBER: ----</div> | <div>127 Bathurst Street<br/>Hobart, Tasmania, 7000<br/>PHONE: +61 03 6234 3217<br/>EMAIL: pda.hbt@pda.com.au<br/>www.pda.com.au<br/>Also at: Huonville, Launceston,<br/>Swansea, Devonport &amp; Burnie</div> | CONTRACT NO.    | SCALE      | PAPER |          |
| ---              |                                          | --- | --- | --- | PRELIMINARY        | DM                       | MW        | PROJECT DESCRIPTION:                                                   |                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                | -----           | 1: 100     | (A3)  |          |
| ---              |                                          | --- | --- | --- | COORDINATE/ DATUM: | DRAWN:                   | REVIEWED: | ADDRESS:                                                               |                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                | JOB NUMBER      | DISCIPLINE | SHEET | REVISION |
| ---              |                                          | --- | --- | --- | LIDAR              | DM                       | MW        | DRAWING TITLE:                                                         |                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                |                 |            |       |          |
| ---              |                                          | --- | --- | --- |                    | JOB MANAGER: CRAIG TERRY |           |                                                                        |                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                |                 |            |       |          |
| P2               | UPDATED PER COUNCIL RAI DATED 07/10/2025 |     |     |     | DM                 | 14/10/2025               | MW        |                                                                        |                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                |                 |            |       |          |
| P1               | PRELIMINARY SUBMISSION                   |     |     |     | DM                 | 25/09/2025               | MW        |                                                                        |                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                |                 |            |       |          |
| REV              | AMENDMENTS                               |     |     |     | DRAWN              | DATE                     | APPR.     | THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED |                                                                                                                           | ISSUED DATE:                                                                                                                                                                                       |                                                                                                                                                                                                                | 14 OCTOBER 2025 |            |       |          |
| 53922CT C 300 P2 |                                          |     |     |     |                    |                          |           |                                                                        |                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                |                 |            |       |          |



DATE/TIME:

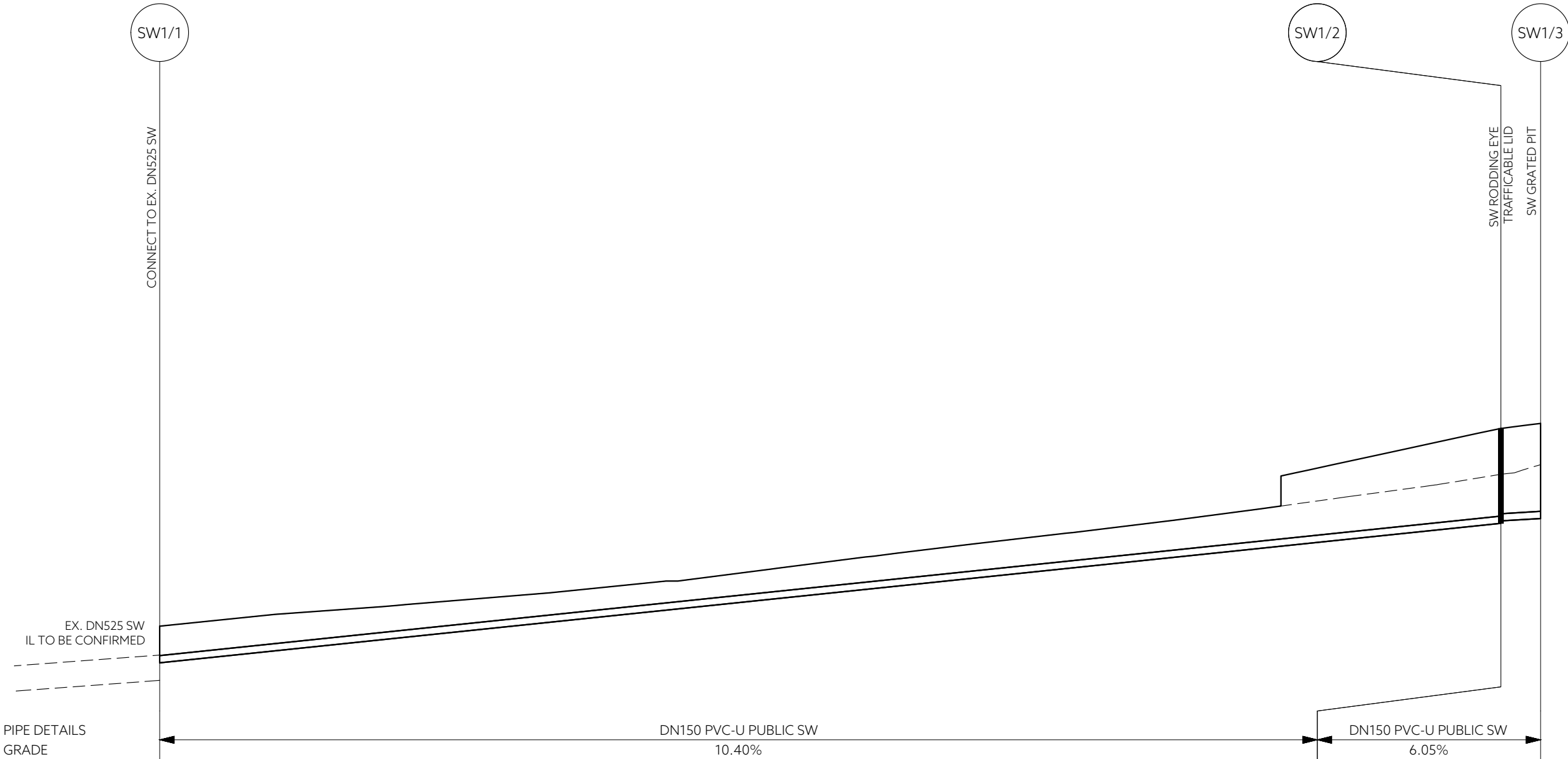
Tuesday, 14 October 2025 12:38:55 PM

PLOTTED:

DAVID MONKS

FILE LOCATION:

S:\53922CT - THAREENA SETHI - 28 EASTON AVE, MOONAH\4-ENG\1-CAD\53922CT-ENG.DWG



|                  |        |        |       |        |        |        |
|------------------|--------|--------|-------|--------|--------|--------|
| COVER            | 0.612  |        |       | 1.822  | 1.772  | 1.827  |
| DEPTH TO INVERT  | 0.762  |        |       | 1.972  | 1.922  | 1.977  |
| INVERT LEVEL     | 53.800 |        |       | 56.700 | 56.750 | 56.800 |
| FINISHED SURFACE | 54.562 |        |       | 58.672 |        | 58.777 |
| EXISTING SURFACE | 54.562 |        |       | 57.719 |        | 57.920 |
| CHAINAGE         | 0.000  | 27.893 | 0.826 | 27.893 |        | 28.719 |

SW LS - LINE SW1  
SCALE: HORIZ 1:100 VERT 1:100

SW1/3

SW GRATED PIT

SW1/4

SW GRATED PIT

SW1/3

SW GRATED PIT

SW2/1

SW LOT CONNECTION  
RODDING EYE

SW2/2

RODDING EYE

SW2/3

SW GRATED PIT

GLENORCHY CITY COUNCIL  
PLANNING SERVICES

APPLICATION No. : PLN-25-158

DATE RECEIVED: 16 October 2025

PIPE DETAILS  
GRADE

DN150 PVC-U PRIVATE SW  
12.48%

DATUM RL 55.250

|                  |        |        |
|------------------|--------|--------|
| COVER            | 0.727  | 0.700  |
| DEPTH TO INVERT  | 0.877  | 0.850  |
| INVERT LEVEL     | 57.900 | 59.500 |
| FINISHED SURFACE | 58.777 | 60.350 |
| EXISTING SURFACE | 57.920 | 59.939 |
| CHAINAGE         | 28.719 | 41.540 |

SW LS - LINE SW1

SCALE: HORIZ 1:100 VERT 1:100

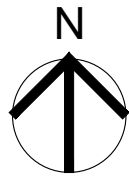
|                                 |                                 |                                  |
|---------------------------------|---------------------------------|----------------------------------|
| DN150 PVC-U PRIVATE SW<br>1.90% | DN150 PVC-U PRIVATE SW<br>1.41% | DN150 PVC-U PRIVATE SW<br>13.91% |
| RL 54.450                       |                                 |                                  |
| 1.527                           | 0.905<br>0.855                  | 0.740<br>0.690                   |
| 1.677                           | 1.055<br>1.005                  | 0.890<br>0.840                   |
| 57.100                          | 57.150<br>57.200                | 57.250<br>57.300                 |
| 58.777                          | 58.205                          | 58.140                           |
| 57.920                          | 58.205                          | 58.140                           |
| 0.000                           | 2.636                           | 6.179                            |
| 2.636                           | 3.543                           | 7.190                            |
|                                 |                                 | 13.369                           |

SW LS - LINE SW2

SCALE: HORIZ 1:100 VERT 1:100

|     |  |                                          |       |            |       |                                                                        |                          |                 |                      |                                                                                                                        |                                                                                                                                     |                                                                                                                                                                                           |                  |            |       |          |
|-----|--|------------------------------------------|-------|------------|-------|------------------------------------------------------------------------|--------------------------|-----------------|----------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|-------|----------|
| --  |  | ----                                     | --    | --/-/----  | --    | DRAWING STATUS:                                                        | DESIGNED:                | REVIEWED:       | CLIENT:              | THAREENA SETHI<br>1 LOT SUBDIVISION & BALANCE<br>28 EASTON AVE, WEST MOONAH TAS 7009<br>STORMWATER LONG SECTIONS (2/2) |  <b>PDA</b><br>SURVEYORS, ENGINEERS & PLANNERS | 127 Bathurst Street<br>Hobart, Tasmania, 7000<br>PHONE: +61 03 6234 3217<br>EMAIL: pda.hbt@pda.com.au<br>www.pda.com.au<br>Also at: Huonville, Launceston,<br>Swansea, Devonport & Burnie | CONTRACT NO.     | SCALE      | PAPER |          |
| --  |  | ----                                     | --    | --/-/----  | --    | <b>PRELIMINARY</b>                                                     | DM                       | MW              | PROJECT DESCRIPTION: |                                                                                                                        |                                                                                                                                     |                                                                                                                                                                                           | -----            | 1: 100     | (A3)  |          |
| --  |  | ----                                     | --    | --/-/----  | --    | COORDINATE/ DATUM:                                                     | DRAWN:                   | REVIEWED:       | ADDRESS:             |                                                                                                                        |                                                                                                                                     |                                                                                                                                                                                           | JOB NUMBER       | DISCIPLINE | SHEET | REVISION |
| P2  |  | UPDATED PER COUNCIL RAI DATED 07/10/2025 | DM    | 14/10/2025 | MW    | <b>LIDAR</b>                                                           |                          |                 | DRAWING TITLE:       |                                                                                                                        |                                                                                                                                     |                                                                                                                                                                                           |                  |            |       |          |
| P1  |  | PRELIMINARY SUBMISSION                   | DM    | 25/09/2025 | MW    |                                                                        | JOB MANAGER: CRAIG TERRY |                 |                      |                                                                                                                        |                                                                                                                                     |                                                                                                                                                                                           |                  |            |       |          |
| REV |  | AMENDMENTS                               | DRAWN | DATE       | APPR. | THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED | ISSUED DATE:             | 14 OCTOBER 2025 |                      |                                                                                                                        |                                                                                                                                     | REGISTRATION NUMBER: ----                                                                                                                                                                 | 53922CT C 401 P2 |            |       |          |

DATE/TIME: Tuesday, 14 October 2025 12:38:56 PM PLOTTED: DAVID MONKS FILE LOCATION: S:\53922CT - THAREENA SETHI - 28 EASTON AVE, MOONAH\4-ENG\1-CAD\53922CT-ENG.DWG



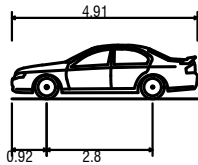
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. :** PLN-25-158

**DATE RECEIVED:** 16 October 2025

- LEGEND:**
- NEW STORMWATER
  - NEW SEWER
  - NEW WATER
  - NEW PRIV. STORMWATER
  - NEW PRIV. SEWER
  - NEW PRIV. WATER
  - EX. STORMWATER
  - EX. SEWER
  - EX. WATER
  - EX. PRIV. STORMWATER
  - EX. PRIV. SEWER
  - EX. PRIV. WATER
  - OVERHEAD ELECTRICAL
  - EX. FENCE
  - TOP/TOE BANK
  - VEHICLE SAFETY BARRIER
  - EX. ELECTRICITY POLE
  - NEW DRIVEWAY

- NOTES:**
- 0.2m FINAL DESIGN CONTOURS SHOWN
  - REFER TO 53922CT-DA FOR FURTHER DETAILS

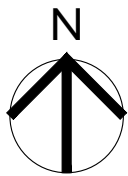


**B85 Vehicle (Realistic min radius) (2004)**

Overall Length 4.910m  
Overall Width 1.870m  
Overall Body Height 1.421m  
Min Body Ground Clearance 0.159m  
Track Width 1.770m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 5.750m

**B85 VEHICLE PROFILE**  
NTS

|     |                                          |       |            |       |     |                                                                        |                          |              |                      |                                                                                                                  |                                                                                                                                     |                                                                                                                                                                                           |                           |            |       |          |
|-----|------------------------------------------|-------|------------|-------|-----|------------------------------------------------------------------------|--------------------------|--------------|----------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------|-------|----------|
| --- |                                          | ---   | ---        | ---   | --- | DRAWING STATUS:                                                        | DESIGNED:                | REVIEWED:    | CLIENT:              | THAREENA SETHI<br>1 LOT SUBDIVISION & BALANCE<br>28 EASTON AVE, WEST MOONAH TAS 7009<br>B85 VEHICLE TURNING PATH |  <b>PDA</b><br>SURVEYORS, ENGINEERS & PLANNERS | 127 Bathurst Street<br>Hobart, Tasmania, 7000<br>PHONE: +61 03 6234 3217<br>EMAIL: pda.hbt@pda.com.au<br>www.pda.com.au<br>Also at: Huonville, Launceston,<br>Swansea, Devonport & Burnie | CONTRACT NO.              | SCALE      | PAPER |          |
| --- |                                          | ---   | ---        | ---   | --- | <b>PRELIMINARY</b>                                                     | DM                       | MW           | PROJECT DESCRIPTION: |                                                                                                                  |                                                                                                                                     |                                                                                                                                                                                           | -----                     | 1: 200     | (A3)  |          |
| --- |                                          | ---   | ---        | ---   | --- | COORDINATE/ DATUM:                                                     | DRAWN:                   | REVIEWED:    | ADDRESS:             |                                                                                                                  |                                                                                                                                     |                                                                                                                                                                                           | JOB NUMBER                | DISCIPLINE | SHEET | REVISION |
| --- |                                          | ---   | ---        | ---   | --- | <b>LIDAR</b>                                                           | DM                       | MW           | DRAWING TITLE:       |                                                                                                                  |                                                                                                                                     |                                                                                                                                                                                           | ---                       | ---        | ---   | ---      |
| --- |                                          | ---   | ---        | ---   | --- | THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED | JOB MANAGER: CRAIG TERRY | ISSUED DATE: | 14 OCTOBER 2025      |                                                                                                                  |                                                                                                                                     |                                                                                                                                                                                           | REGISTRATION NUMBER: ---- | 53922CT    | C     | 700      |
| P2  | UPDATED PER COUNCIL RAI DATED 07/10/2025 | DM    | 14/10/2025 | MW    |     |                                                                        |                          |              |                      |                                                                                                                  |                                                                                                                                     |                                                                                                                                                                                           |                           |            |       |          |
| P1  | PRELIMINARY SUBMISSION                   | DM    | 25/09/2025 | MW    |     |                                                                        |                          |              |                      |                                                                                                                  |                                                                                                                                     |                                                                                                                                                                                           |                           |            |       |          |
| REV | AMENDMENTS                               | DRAWN | DATE       | APPR. |     |                                                                        |                          |              |                      |                                                                                                                  |                                                                                                                                     |                                                                                                                                                                                           |                           |            |       |          |



GLENORCHY CITY COUNCIL  
PLANNING SERVICES

APPLICATION No. : PLN-25-158

DATE RECEIVED: 7 October 2025

Title References  
FR 51591/1

Address  
28 Easton Avenue, West Moonah

Council  
Glenorchy City Council

Tasmania Planning scheme  
Glenorchy Local Provisions Schedule

Zone  
8 General Residential

Point of interest MGA2020:  
E 522685  
N 5256625

Schedule of Easements  
Various Proposed Easements  
as shown.

NOTES

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

LIST Cadastral Parcels  
by State of Tasmania  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)  
CC BY 3.0

LEGEND

———— Title/Proposed Boundary

- - - - - Easement

PROPOSED  
PIPELINE AND SERVICES  
EASEMENT 'B' 3.00 WIDE

PROPOSED DRAINAGE EASEMENT 'A' 3.50 WIDE &  
PROPOSED PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE

PROPOSED  
RIGHT OF WAY 4.00 WIDE  
&  
PROPOSED  
PIPELINE AND SERVICES  
EASEMENT 4.00M WIDE

**LOT 1**  
**679m<sup>2</sup>**

1:10 (10%)

Ex. concrete/ asphalt  
driveway to be upgraded.

**Balance of**  
**FR 51591/1**  
**550m<sup>2</sup>**

Existing timber  
deck over  
driveway (35m<sup>2</sup>)  
FL 62.4m AHD

EXISTING  
RIGHT OF WAY

CONTENTS

- DA-01-A PLAN OF SUBDIVISION
- DA-02-A EXISTING AND PROPOSED SERVICES PLAN
- DA-03-A SITE COVERAGE AND PRIVATE OPEN SPACE
- DA-04-A PERSPECTIVE
- C-100-P1 DRIVEWAY & STORMWATER PLAN
- C-200-P1 ALIGNMENT DRIVEWAY LONGSECTION (1/2)
- C-201-P1 ALIGNMENT DRIVEWAY LONGSECTION (2/2)
- C-210-P1 ALIGNMENT TURN AREA LONGSECTION
- C-300-P1 ALIGNMENT DRIVEWAY CROSS SECTIONS
- C-310-P1 ALIGNMENT DRIVEWAY CROSS SECTIONS
- C-400-P1 STORMWATER LONGSECTIONS (1/2)
- C-401-P1 STORMWATER LONGSECTIONS (2/2)
- C-700-P1 B85 VEHICLE TURNING PATH

|     |                     |       |          |       |        |          |                   |                                                                            |                                                                                                                                      |                 |         |
|-----|---------------------|-------|----------|-------|--------|----------|-------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------|
| D   |                     |       |          |       | NOTES: | SURVEYOR | GEOCIVIL          | PLAN OF SUBDIVISION<br>28 EASTON AVENUE, WEST MOONAH<br>for THAREENA SETHI |  <div>SURVEYORS, ENGINEERS &amp; PLANNERS</div> | SCALE           | PAPER   |
| C   |                     |       |          |       |        |          | 53922             |                                                                            |                                                                                                                                      | 1:300           | (A3)    |
| B   |                     |       |          |       |        |          |                   |                                                                            |                                                                                                                                      | JOB NUMBER      | DRAWING |
| A   | SHOW DRAINAGE PLAN  | MK    | 24.09.25 | HAC   |        | DRAWN    | CHECKED           |                                                                            |                                                                                                                                      | 53922CT-DA-01-A |         |
| O   | PLAN OF SUBDIVISION | NJA   | 09.04.25 | CT    |        | DATE     | 24 SEPTEMBER 2025 |                                                                            |                                                                                                                                      |                 |         |
| REV | AMENDMENTS          | DRAWN | DATE     | APPR. |        |          |                   |                                                                            |                                                                                                                                      |                 |         |

127 Bathurst Street  
Hobart, Tasmania, 7000  
PHONE: +61 03 6234 3217  
EMAIL: [pda.hbt@pda.com.au](mailto:pda.hbt@pda.com.au)  
[www.pda.com.au](http://www.pda.com.au)  
Also at: Kingston, Launceston,  
Devonport & Burnie



PROPOSED RIGHT OF WAY 4.00m WIDE  
& PIPELINE AND SERVICES EASEMENT 4.00m WIDE

Existing deck  
Private open space area = 35m<sup>2</sup>  
Full sunlight for more than  
3 hours in winter.

LOT 1  
679m<sup>2</sup>

Dashed Red line represents  
9am 21s June cast shadow extent  
of existing deck & house

PROPOSED BOUNDARY

5.08 m

FL 62.2 m

8.26 m

2.81 m

3.85 m

PROPOSED  
BALANCE LOT  
550m<sup>2</sup>

Existing house  
Ridge RL 66.8 m

Entry

Window  
Entry  
FL 62.333  
upper storey

Planting or  
landscaping area  
83mm<sup>2</sup>

EASTON  
AVENUE

12pm Cast shadow

1

Deck Plan - 21st June 12pm

1: 200

Building envelope required  
by clause 8.4.2. A3(a)

Building envelope required  
by clause 8.4.2. A3(a)

BALANCE LOT

FRONT BOUNDARY

LOT 1  
739m<sup>2</sup>  
INTERNAL LOT

INTERNAL LOT FRONT SETBACK

PROPOSED BOUNDARY

Deck FL 62.21

FL 62.33

FL 59.63

2

2.Section A-A

1: 200

6.00 m

PROPOSED BOUNDARY

Existing deck: 35m<sup>2</sup>  
FL 62.21

(existing columns  
not shown)

Proposed concrete  
driveway formation

Proposed  
embankment  
1: 2

3.42 m

2.69 m

3

PRIVACY SCREEN ELEVATION

1: 100

GLENORCHY CITY COUNCIL  
PLANNING SERVICES

8.0 GENERAL RESIDENTIAL ZONE APPLICATION No. : PLN-25-158

8.4.3 Site Coverage and private open space for dwellings DATE RECEIVED: 7 October 2025

Clause 8.4.3 A1 (a) Site coverage of not more than 50%

Proposed Balance Lot size area: 550m<sup>2</sup>  
Existing Dwelling area: 160m<sup>2</sup>  
Private open space area: 35m<sup>2</sup>

Site coverage: 35%

Clause 8.4.3 A2 (a) A dwelling must have private open space

The existing dwelling has a private open space area in one location in the form of a elevated deck of 35m<sup>2</sup>. It is conveniently located in relation to a living area and is orientated to take advantage of sunlight throughout the year.

8.4.6 Privacy for all dwellings

Clause 8.4.6 P1 a balcony, deck with floor level more than 1m above ground must be screened to minimise overlooking

The existing deck has a finished floor level more than 1m above existing ground level. An existing privacy screen on the south remains and no west elevation is required as it has a rear setback further than 4m rear from boundary.

| REV | AMENDMENTS        | DRAWN | DATE     | APPR. |
|-----|-------------------|-------|----------|-------|
| A   | DECK, PERSPECTIVE | MK    | 18.09.25 | HAC   |
| REV | AMENDMENTS        | DRAWN | DATE     | APPR. |

SCALE:

SURVEYOR

-

PROJECT  
53922CT

DRAWN

MK

CHECKED

HAC

DATE

18 SEPTEMBER 2025

SITE COVERAGE AND PRIVATE OPEN SPACE

28 EASTON AVENUE, WEST MOONAH

for THAREENA SETHI

**PDA**  
SURVEYORS, ENGINEERS & PLANNERS

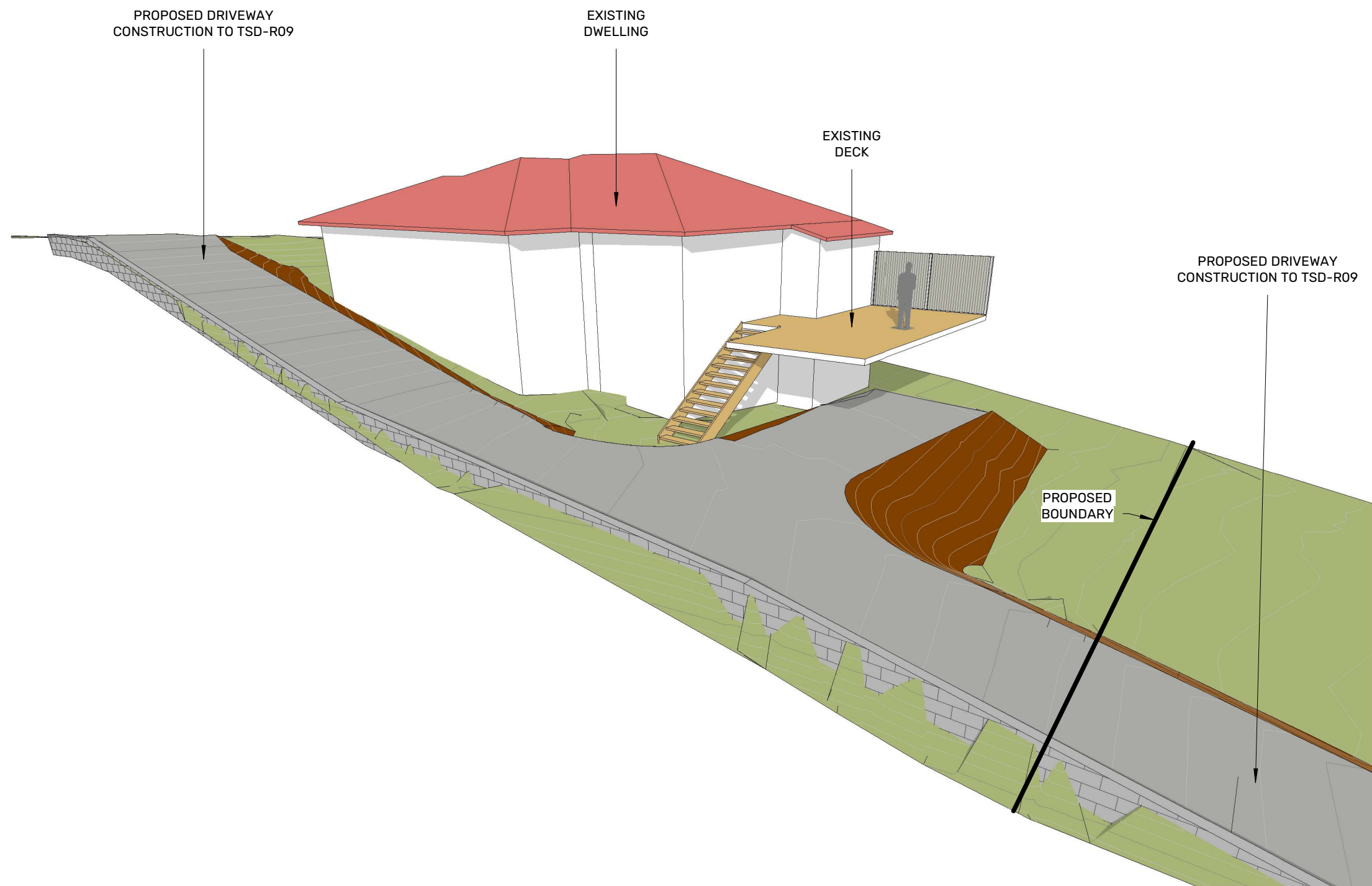
127 Bathurst Street  
Hobart, Tasmania, 7000  
www.pda.com.au  
Also at: Kingston,  
Launceston & Burnie  
PHONE: +61 03 6234 3217  
FAX: +61 03 6234 5085  
EMAIL: pda.hbt@pda.com.au

SCALE PAPER

As indicated A3

DRAWING NUMBER SHEET REV

53922CT - DA-03 -A



|     |                   |       |          |       |
|-----|-------------------|-------|----------|-------|
|     |                   |       |          |       |
|     |                   |       |          |       |
|     |                   |       |          |       |
|     |                   |       |          |       |
| A   | DECK, PERSPECTIVE | MK    | 18.09.25 | HAC   |
| REV | AMENDMENTS        | DRAWN | DATE     | APPR. |

|        |  |                   |         |
|--------|--|-------------------|---------|
| SCALE: |  | SURVEYOR          | PROJECT |
|        |  | -                 | 53922CT |
|        |  | DRAWN             | CHECKED |
|        |  | MK                | HAC     |
|        |  | DATE              |         |
|        |  | 18 SEPTEMBER 2025 |         |

|                               |
|-------------------------------|
| PERSPECTIVE                   |
| 28 EASTON AVENUE, WEST MOONAH |
| for THAREENA SETHI            |

|                                                                                                                                     |                                                                                                                                                                                               |       |       |       |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|
|  <b>PDA</b><br>SURVEYORS. ENGINEERS & PLANNERS | 127 Bathurst Street<br>Hobart, Tasmania, 7000<br>www.pda.com.au<br>Also at: Kingston,<br>Launceston & Burnie<br>PHONE: +61 03 6234 3217<br>FAX: +61 03 6234 5085<br>EMAIL: pda.hbt@pda.com.au |       | SCALE | PAPER |
|                                                                                                                                     | A3                                                                                                                                                                                            |       |       |       |
|                                                                                                                                     | DRAWING NUMBER                                                                                                                                                                                | SHEET | REV   |       |
|                                                                                                                                     | 53922CT - DA-04 -A                                                                                                                                                                            |       |       |       |