

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-263
PROPOSED DEVELOPMENT:	Additions and alterations to Single Dwelling
LOCATION:	65 Ashbolt Crescent Lutana
APPLICANT:	Darryn White Building Design & Consulting
ADVERTISING START DATE:	14/10/2025
ADVERTISING EXPIRY DATE:	29/10/2025

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) until **29/10/2025**.

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.

Representations must be received by no later than 11.59 pm on **29/10/2025**, or for postal and hand delivered representations, by 5.00 pm on **29/10/2025**.

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Project Information
Land Title Reference:
PID:
Lot area:
Total floor areas:

Existing Dwelling
As Constructed Deck

Volume 55568
5406755
670m2

Folio 24

105m2 +/-
33m2

Planning Scheme - Tasmanian Planning Scheme - Glenorchy
Zone - General Residential
Overlays - Electricity transmission corridor, Inner Protection Area

Design Wind Speed: N3 (Assumed)
Soil Classification: Class M (Assumed)
Climate Zone: 7
Bushfire-Prone Area
BAL rating: NA
Rock Type:

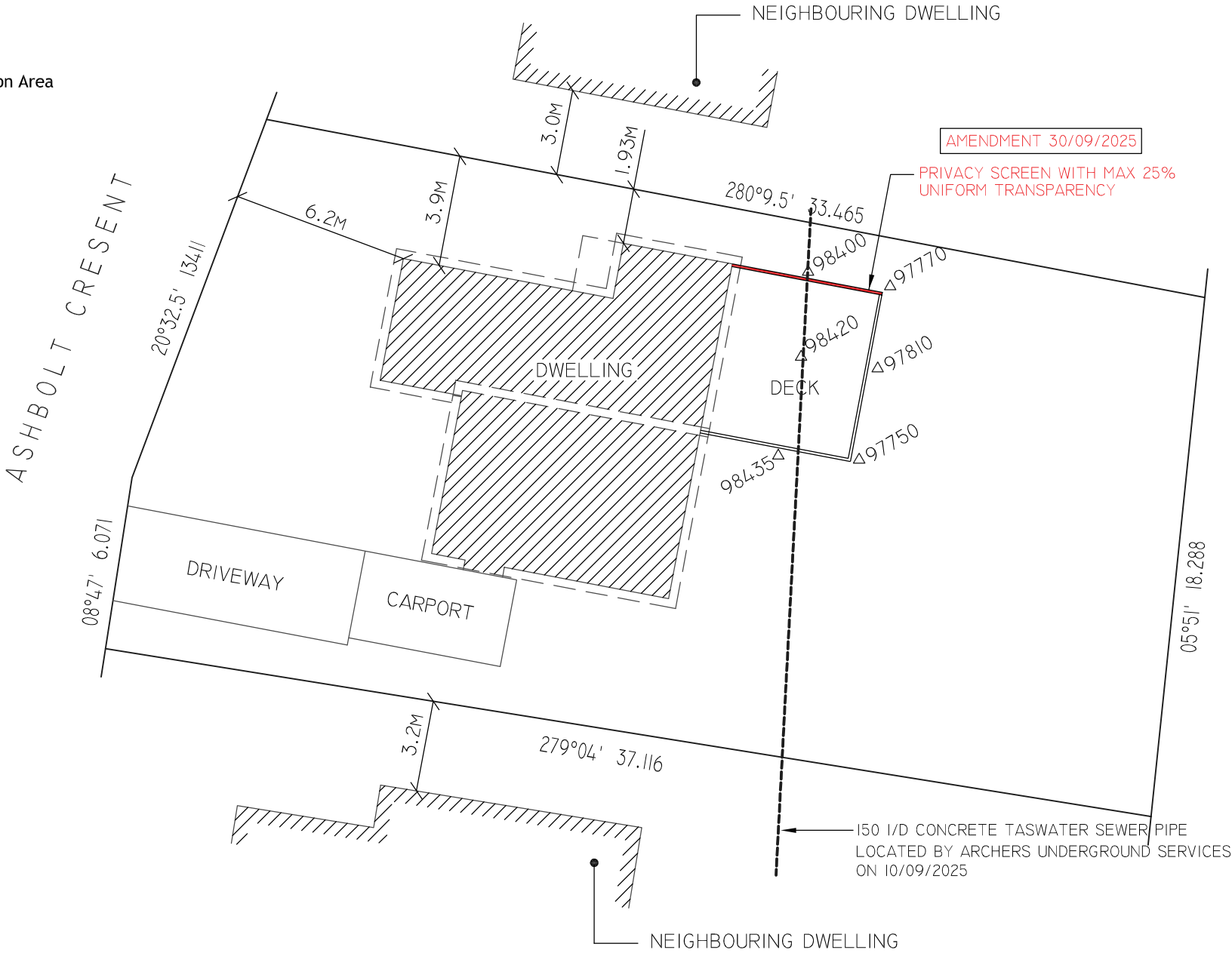
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-263

DATE RECEIVED: 1 October 2025

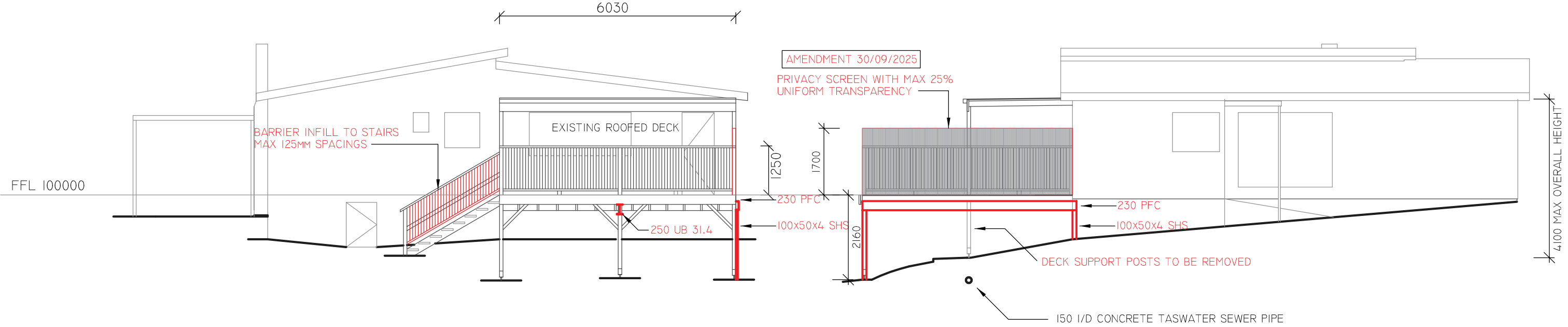
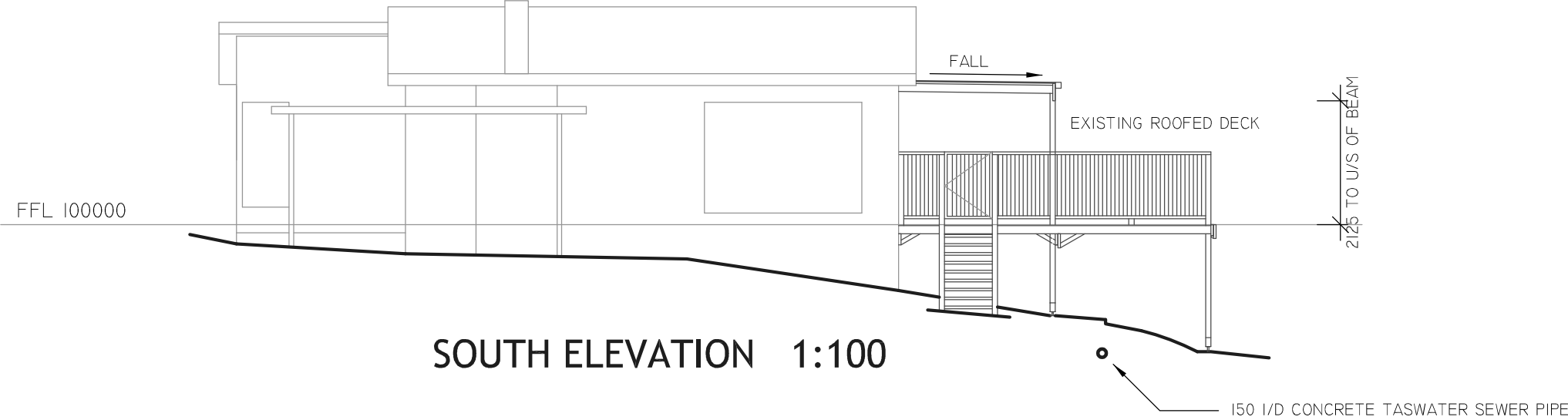


LIST MAP AERIAL VIEW



SITE PLAN 1:200

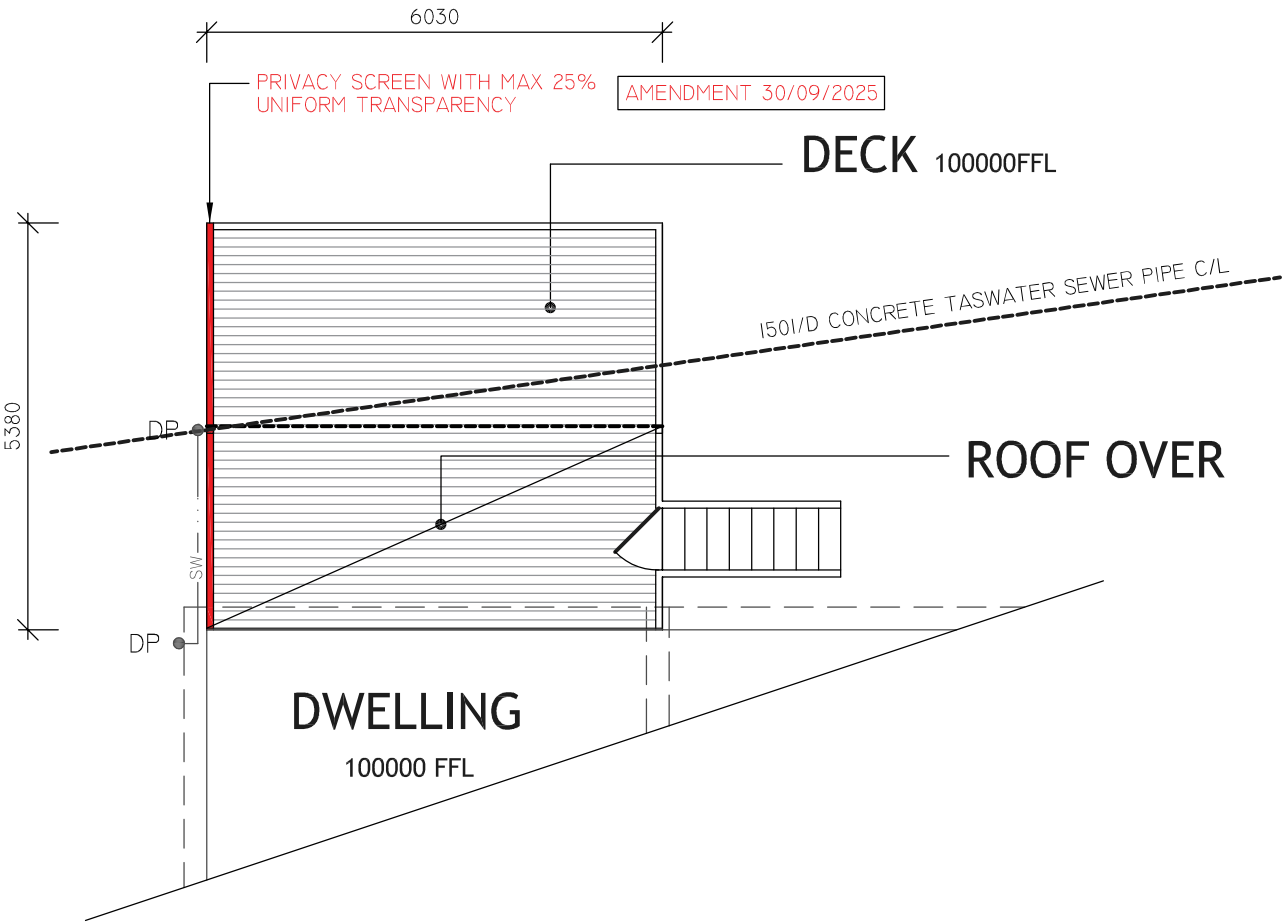
Date	15th Sept 2025	Page size	A3	Client	M Harris & D Hanson	Proposal	As Constructed Roofed Deck	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060	 MASTER BUILDERS TASMANIA MEMBER	© 2025	Page No	<div>01 / 05</div>
Scale	1:200			Address	65 Ashbolt Crescent Lutana 7009			This drawing is the property of Darryn White. Reproduction in whole or part is strictly forbidden without the written consent of Darryn White. Failure in doing will result in legal action being taken.			Job No	2529



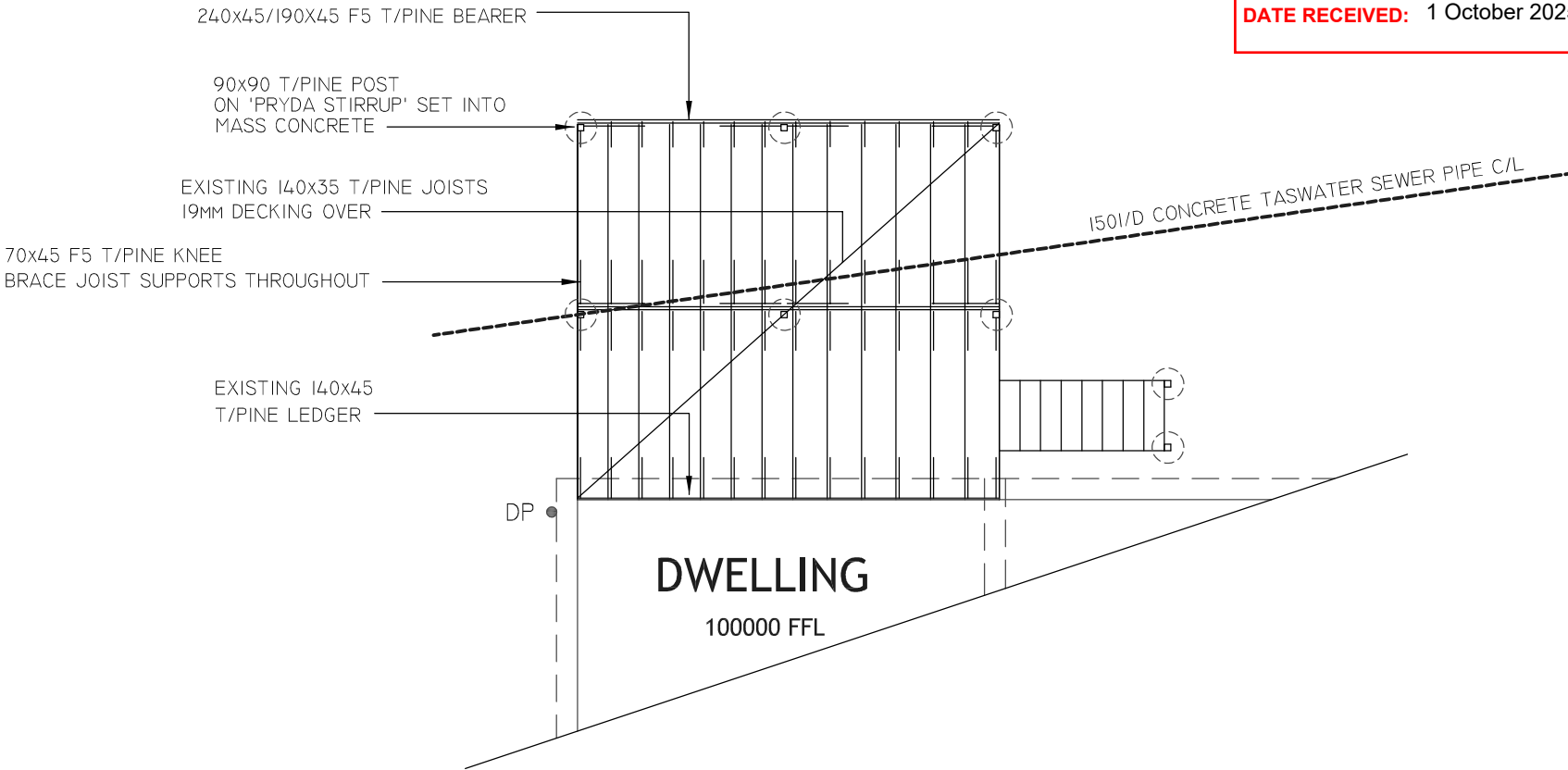
EAST ELEVATION 1:100 REMEDIAL WORKS REQUIRED

NORTH ELEVATION 1:100

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Existing Roofed Deck Plan 1:100



Existing Deck Framing Plan 1:100

CONSTRUCTION GENERALLY - TO BE READ IN CONJUNCTION WITH CURRENT NCC AND ABCB HOUSING PROVISIONS STANDARD 2022

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, NATIONAL CONSTRUCTION CODE (NCC) RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS SECTION 2 AND PART HI OF CURRENT NCC

SITE PREPARATION TO ABCB HOUSING PROVISIONS SECTION 3, HID3 OF CURRENT NCC AND LOCAL AUTHORITY REQUIREMENTS.
SOIL CLASSIFICATION - CLASS M (ASSUMED)

CONCRETE FOOTINGS AND SLABS TO AS 2870.1, ABCB HOUSING PROVISIONS SECTION 4, HID4 OF CURRENT NCC AND ENGINEER SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.
ALL CONCRETE TO BE PLACED WITH A MECHANICAL VIBRATOR. MOIST CURE SLABS MINIMUM 7 DAYS

TIMBER AND STEEL FRAMING TO ABCB HOUSING PROVISIONS SECTION 6, HID6 OF CURRENT NCC AND ENGINEER REQUIREMENTS.
FOR CORROSION PROTECTION REFER ABCB HOUSING PROVISIONS, PART 6.3.9. - MEDIUM (MILD STEEL CORROSION RATE 25 TO 50 UM/YEAR.
TIMBER FRAMING, TIE DOWN AND WIND BRACING TO AS 1684.2, AS 1720.1.

DESIGN WIND SPEED - N3 (ASSUMED)

DAMP AND WATER PROOFING TO AS 2904 AND PART H2 OF CURRENT NCC

STAIRS TO BE IN ACCORDANCE WITH PART H5D2 OF CURRENT NCC.
GENERALLY STAIRS TO HAVE NON-SLIP NOSING OR SURFACE WITH MIN/MAX RISE (R) OF 115MM/190MM AND MIN/MAX TREAD (G)OF 240MM/355MM.
SLOPE RELATIONSHIP (2R+G) MIN/MAX - 550MM/700MM

BARRIERS AND HANDRAILS TO COMPLY WITH PART H5D3 OF CURRENT NCC.
GENERALLY; FALL PREVENTION BARRIERS MUST BE PROVIDED WHERE ANY LEVEL IS MORE THAN 1M ABOVE THE SURFACE BENEATH AND IS NOT BOUNDED BY A WALL.
THE HEIGHT OF THE BARRIER MUST BE:
- NO LESS THAT 865MM ABOVE THE NOSING'S FOR THE STAIR TREADS OR THE FLOOR OF A RAMP;
- 1M ABOVE THE FINISHED FLOOR LEVEL OF ANY ACCESS PATH, BALCONY, LANDING OR THE LIKE;
- OPENINGS IN BALUSTRADES MUST BE NO MORE THAN 124MM.

WIRE BARRIERS TO H5VI OF CURRENT NCC.

BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING ENSURING NO PART OF THE STRUCTURE SHALL BE OVER STRESSED DURING CONSTRUCTION ACTIVITIES.

BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS ON THIS SET OF PLANS PRIOR TO COMMENCEMENT OF WORK ON SITE AND CHECK ALL MEASUREMENTS DURING SETOUT.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLANS.

BUILDER/CONTRACTOR TO CONTACT DARRYN WHITE BUILDING DESIGN AND CONSULTING IF NECESSARY INFORMATION IS NOT PROVIDED ON THIS SET OF PLANS.

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