

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-272
PROPOSED DEVELOPMENT:	Single Dwelling
LOCATION:	99 Montrose Road Montrose
APPLICANT:	Rh Architecture
ADVERTISING START DATE:	18/11/2025
ADVERTISING EXPIRY DATE:	2/12/2025

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 **2/12/2025**.

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 **2/12/2025**, or for postal and hand delivered representations, by 5.00 pm on **2/12/2025**.

BARBER RESIDENCE

99 MONTROSE ROAD, MONTROSE, TAS 7010

REVISION 3



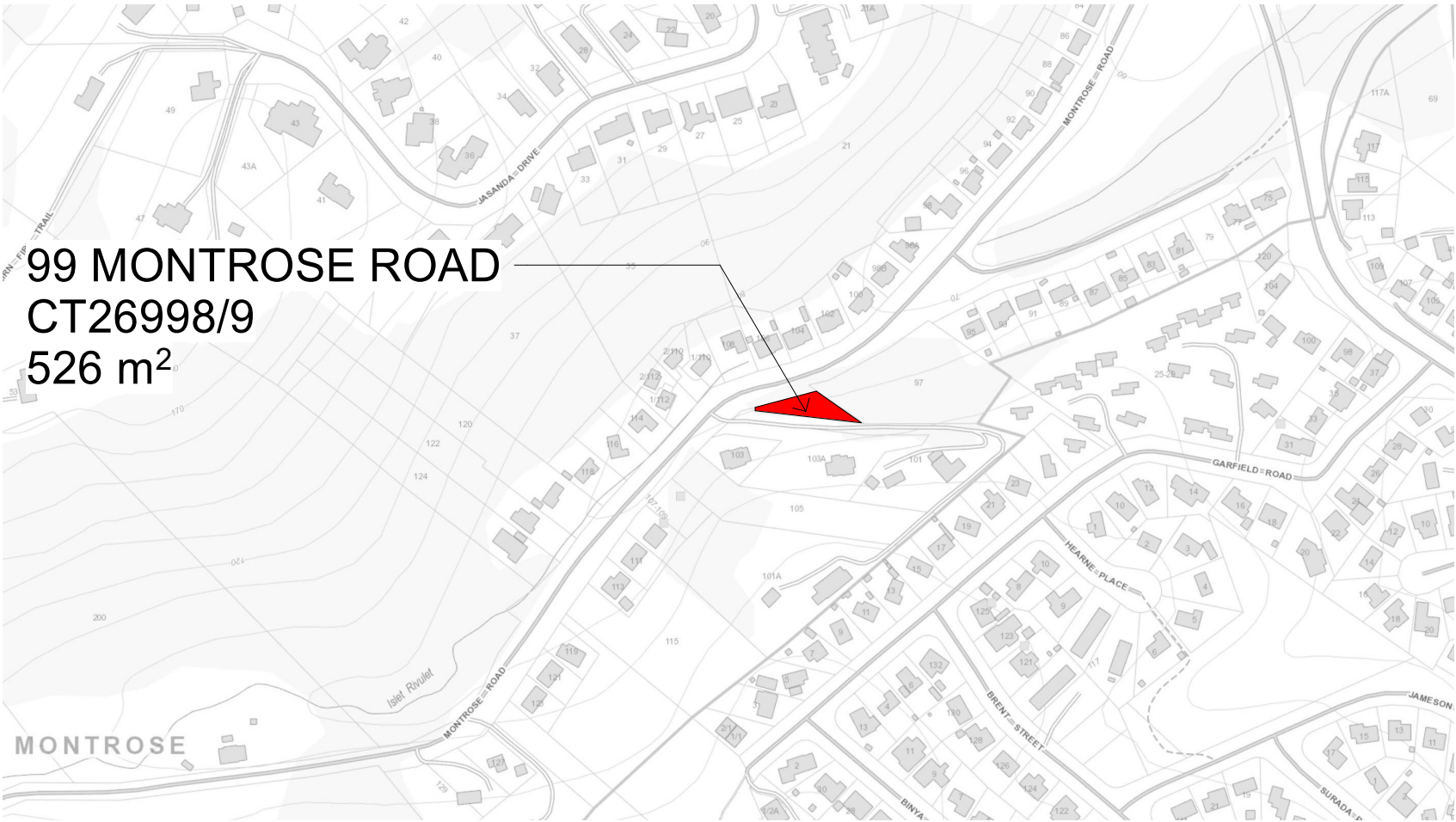
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-272

DATE RECEIVED: 11/11/2025

ARCHITECTURAL

DA-00	FRONT COVER SHEET	DA-07	FIRST FLOOR	DA-14	22 JUNE SOLAR SHADING	DA-21	RETAINING WALL SECTIONS
DA-01	LOCATION PLAN	DA-08	ROOF PLAN	DA-15	DRIVE GRADIENT	DA-22	SIDE BOUNDARY SECTIONS
DA-02	SITE PLAN	DA-09	ELEVATIONS SHEET 1	DA-16	B85 TURNING PATHS	DA-23	SIGHT DISTANCE
DA-03	SITE LEVELS	DA-10	ELEVATIONS SHEET 2	DA-17	B85 TURNING PATHS 2	DA-24	SITE PHOTOGRAPHS
DA-04	SITE DRAINAGE	DA-11	COLOURBOARD	DA-18	EXTERNAL PERSPECTIVES	DA-25	REAR BOUNDARY PHOTOGRAPHS
DA-05	SITE SECTION	DA-12	COLOURBOARD 2	DA-19	INTERNAL PERSPECTIVES		
DA-06	GROUND FLOOR	DA-13	22 JUNE SOLAR SHADING	DA-20	RETAINING WALL SECTIONS		



99 MONTROSE ROAD
CT26998/9
526 m²

MONTROSE

LOCATION PLAN



AERIAL PLAN

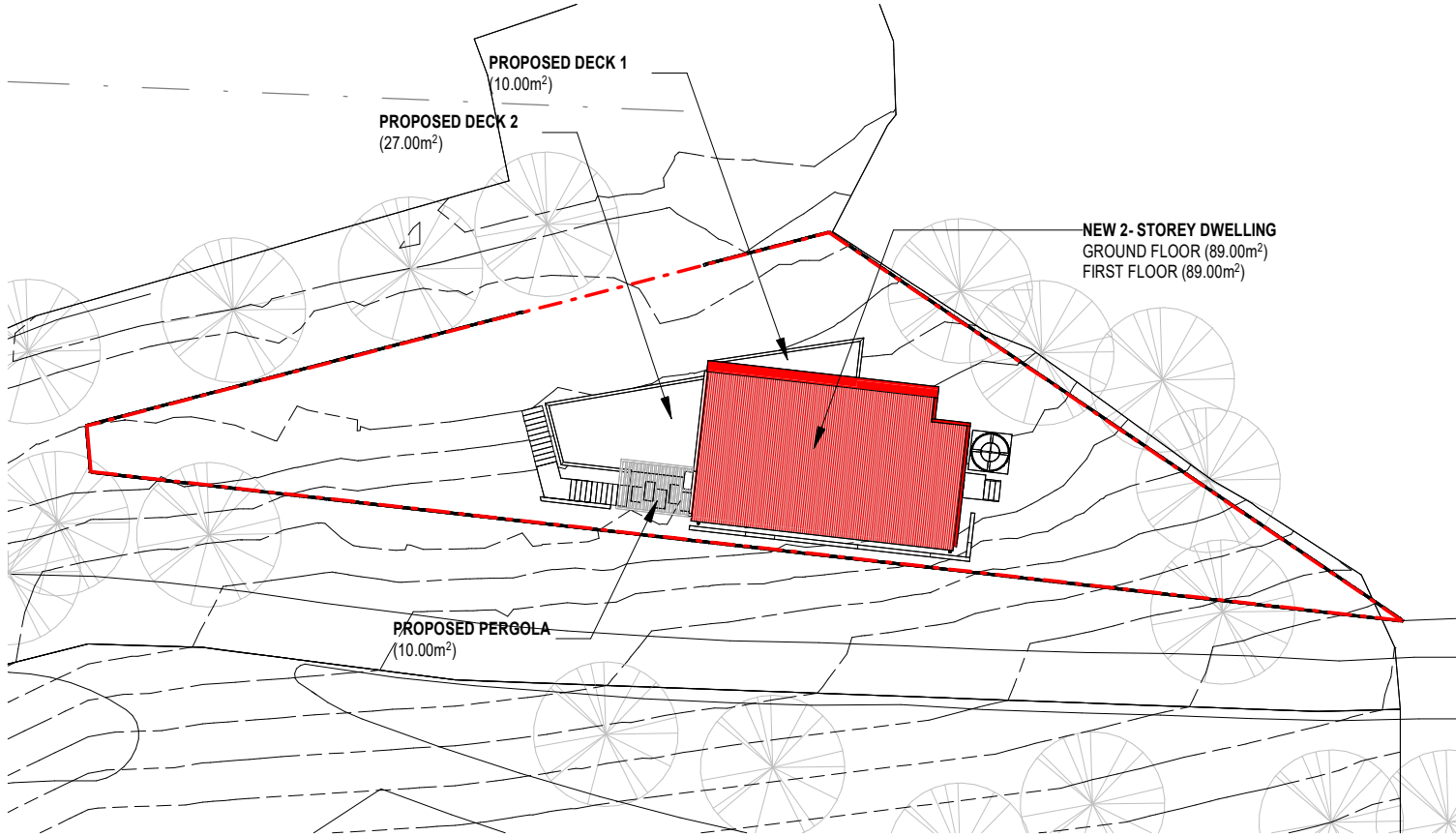
SITE INFORMATION:	
Title Reference:	CT26998/9
Wind Classification	TBC
Soil Classification	TBC
Climate Zone	7
BAL Level	TBC
Alpine Area	n/a
Corrosion Environment	n/a
Planning Zone: Planning Overlay:	8.0 GENERAL RESIDENTIAL BUSHFIRE

AREA SCHEDULE:	
Site Area:	526.0 m ²
Proposed Ground Floor Dwelling	89.00 m ²
Proposed First Floor Dwelling	89.00 m ²
TOTAL DWELLING (CLASS 1a)	178.00 m²
Proposed Decking	37.00 m ²
Proposed Pergola	10.00 m ²

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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DATE RECEIVED: 11/11/2025



1 OVERALL SITE PLAN TN
DA-01 1 : 350

DEVELOPMENT APPROVAL

rharchitecture

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CBOS LIC. NO.: 132955139
Document Set ID: 3558859

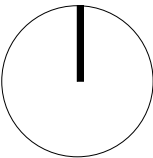
Version: 1, Version Date: 11/11/2025

3	11/11/25	UPDATED TO COUNCIL RFI
2	29/10/25	UPDATED TO COUNCIL RFI
1	22/09/25	DEVELOPMENT APPLICATION

REV DATE DETAILS

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Client/ Project Name
BARBER RESIDENCE

Project Address
99 MONTROSE ROAD, MONTROSE

drawn
RH
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RH
date
09/25
scale
As indicated

sheet
LOCATION PLAN

project no.: **24-117**

sheet no.: **DA-01**

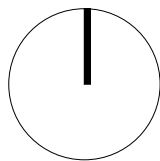
revision: **3**

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1 : 200

sheet
SITE PLAN

24-117
project no:

DA-02
sheet no.

3
revision:

SITE DRAINAGE

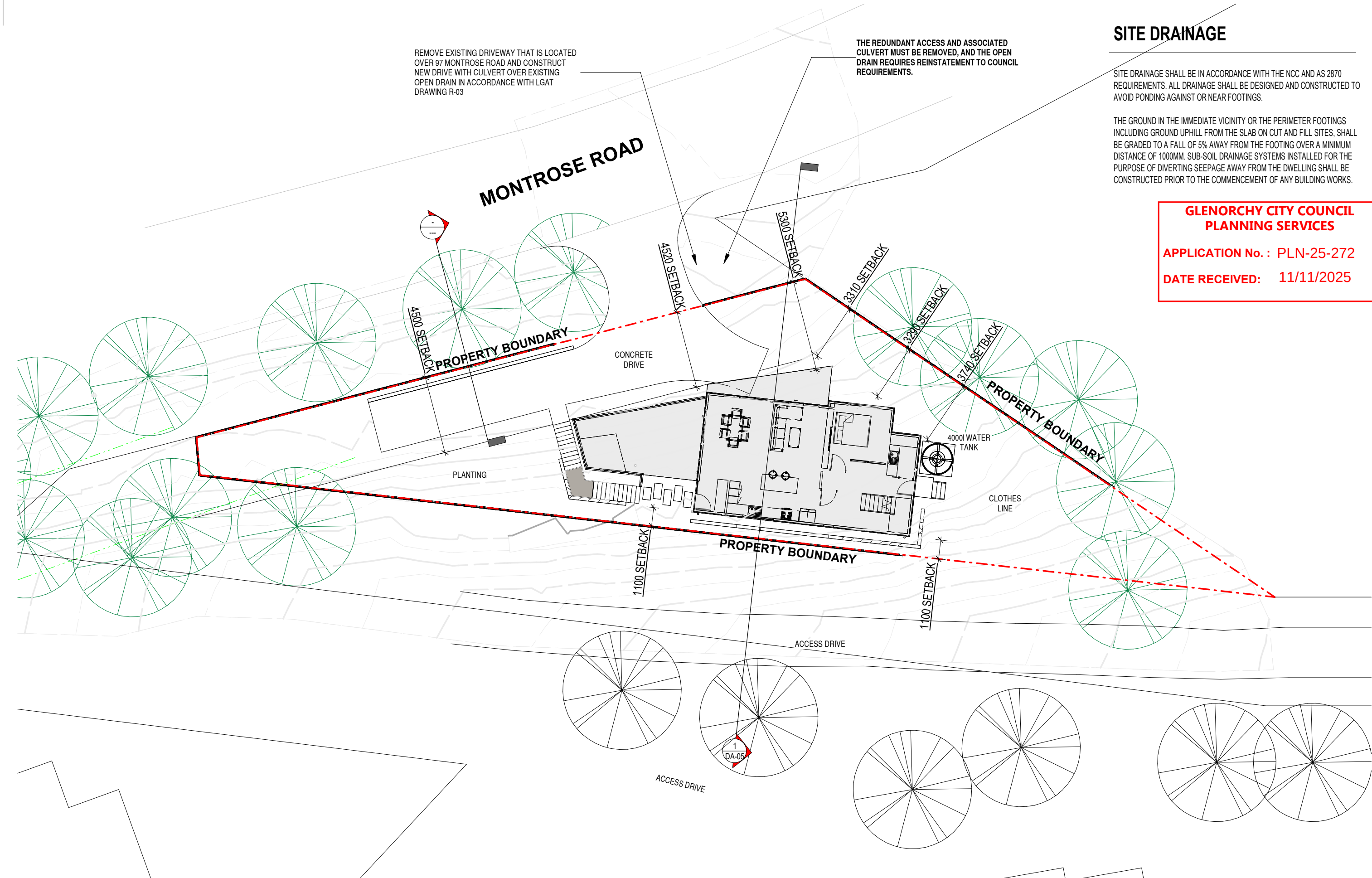
SITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE NCC AND AS 2870 REQUIREMENTS. ALL DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO AVOID PONDING AGAINST OR NEAR FOOTINGS.

THE GROUND IN THE IMMEDIATE VICINITY OR THE PERIMETER FOOTINGS INCLUDING GROUND UPHILL FROM THE SLAB ON CUT AND FILL SITES, SHALL BE GRADED TO A FALL OF 5% AWAY FROM THE FOOTING OVER A MINIMUM DISTANCE OF 1000MM. SUB-SOIL DRAINAGE SYSTEMS INSTALLED FOR THE PURPOSE OF DIVERTING SEEPAGE AWAY FROM THE DWELLING SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

**GLENORCHY CITY COUNCIL
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SITE LEGEND

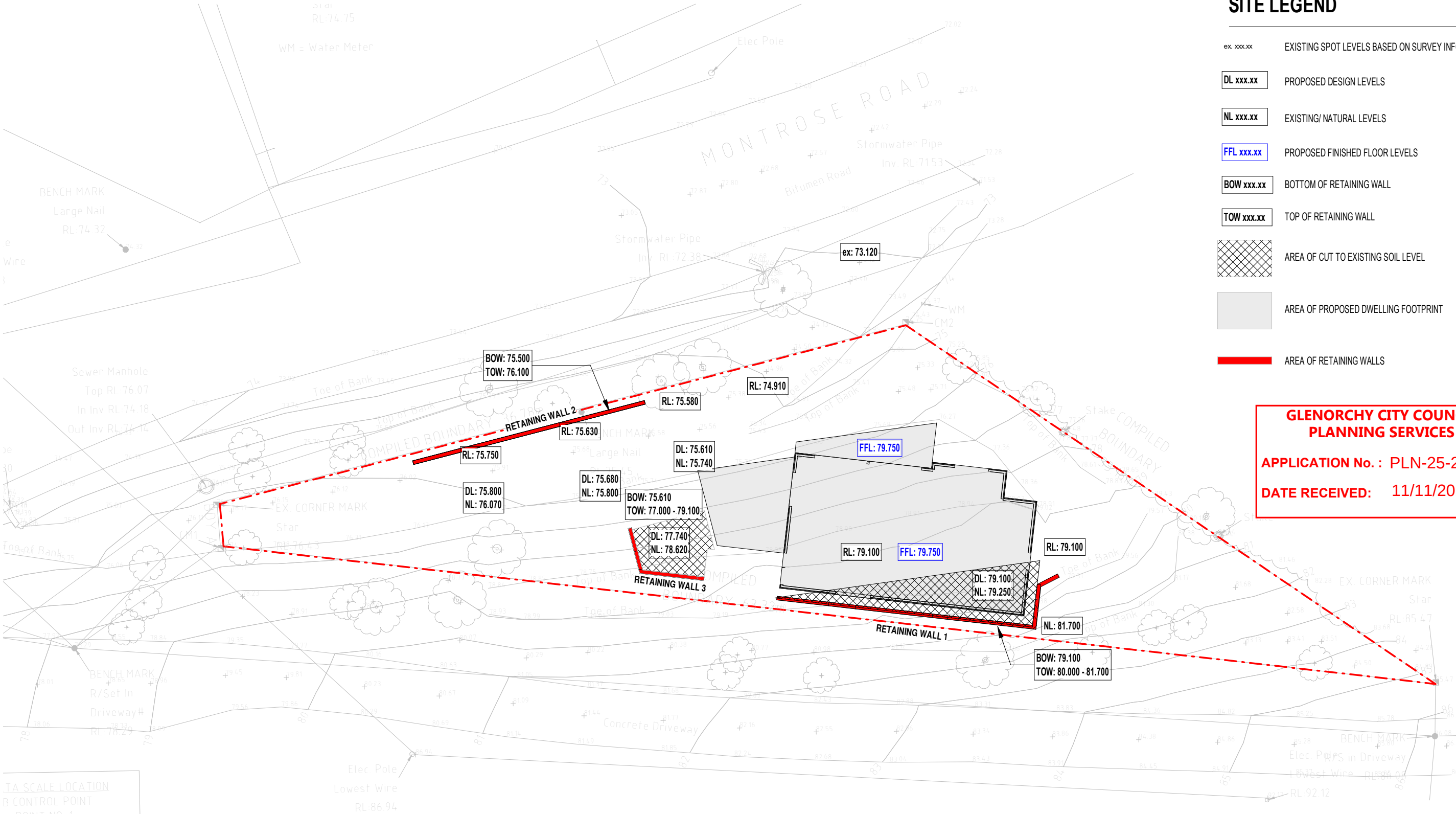
- ex. xxx.xx EXISTING SPOT LEVELS BASED ON SURVEY INFORMATION
- DL xxx.xx PROPOSED DESIGN LEVELS
- NL xxx.xx EXISTING/ NATURAL LEVELS
- FFL xxx.xx PROPOSED FINISHED FLOOR LEVELS
- BOW xxx.xx BOTTOM OF RETAINING WALL
- TOW xxx.xx TOP OF RETAINING WALL
- AREA OF CUT TO EXISTING SOIL LEVEL
- AREA OF PROPOSED DWELLING FOOTPRINT
- AREA OF RETAINING WALLS

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TA SCALE LOCATION
B CONTROL POINT
POINT NO: 1
ION: R/S IN DRIVEWAY#
S SCALE FACTOR =
1000407232
E: 520617.641
N: 5257856.487
RL: 78.29

rharchitecture

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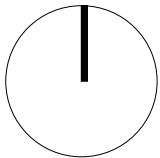
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99 MONTROSE ROAD, MONTROSE

drawn RH
checked RH
date 09/25
scale 1 : 200

sheet
SITE LEVELS

24-117

DA-03

3

11/11/2025 3:29:03 PM

FIXTURES & FITTINGS SHEDULE

B	BASIN	DN40
BTH	BATH	DN40
DP	DOWNPIPE	DN90
IO	INSPECTION OPENING	
ORG	OVERFLOW RELIEF GULLY AND TRAP OVER	
PIT	STORMWATER PIT	
S	SINK	DN40
SH	SHOWER	DN50
TAP	TAP (EXTERNAL)	
T	TROUGH LAUNDRY	DN50
VENT	VENT TO EXTERNAL	DN50
WC	WATER CLOSET PAN	DN100

STANDARDS

ALL PLUMBING MUST BE INSTALLED TO MEET THE REQUIREMENTS OF THE
CURRENT:

- N.C.C., AS3500.2 & AS3500.3
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODES (WSAA)
- LOCAL COUNCIL REQUIREMENTS
- TASWATER TECHNICAL STANDARDS
- ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS

PLUMBING NOTES

OVERFLOW RELIEF GULLY IS TO BE LOCATED 150mm BELOW THE LOWEST PLUMBING FIXTURE TO PROVIDE PROTECTION AGAINST SURGARGE OF WASTE INTO THE BUILDING.

HYDRAULIC LAYOUT IS SHOWN INDICATIVELY, FINAL LAYOUT TO BE CONFIRMED
PLUMBING SUB-CONTRACTOR ON SITE.

LOCATION OF VENT TO BE UPSTREAM OF SEWER AND THE FINAL LOCATION TO BE DETERMINED ON SITE BY PLUMBING SUB-CONTRACTOR

(REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS)

	SEWER PIPE	DN100
	NEW PROPOSED DN10 PVC SN4 STORMWATER AT MIN 1% GRADE	DN150
	100mm SLOTTED/ SOCKED AG-DRAIN TO BE LOCATED BEHIND BASE OF RETAINING WALLS	
	NEW PROPOSED 150 STRIP DRAIN	

WET AREAS SHOWN HATCHED TO COMPLY WITH AS3740 & NCC 2022.

drawn RH
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date 09/25
scale As
indicated

sheet
SITE DRAINAGE
24-117
project no:

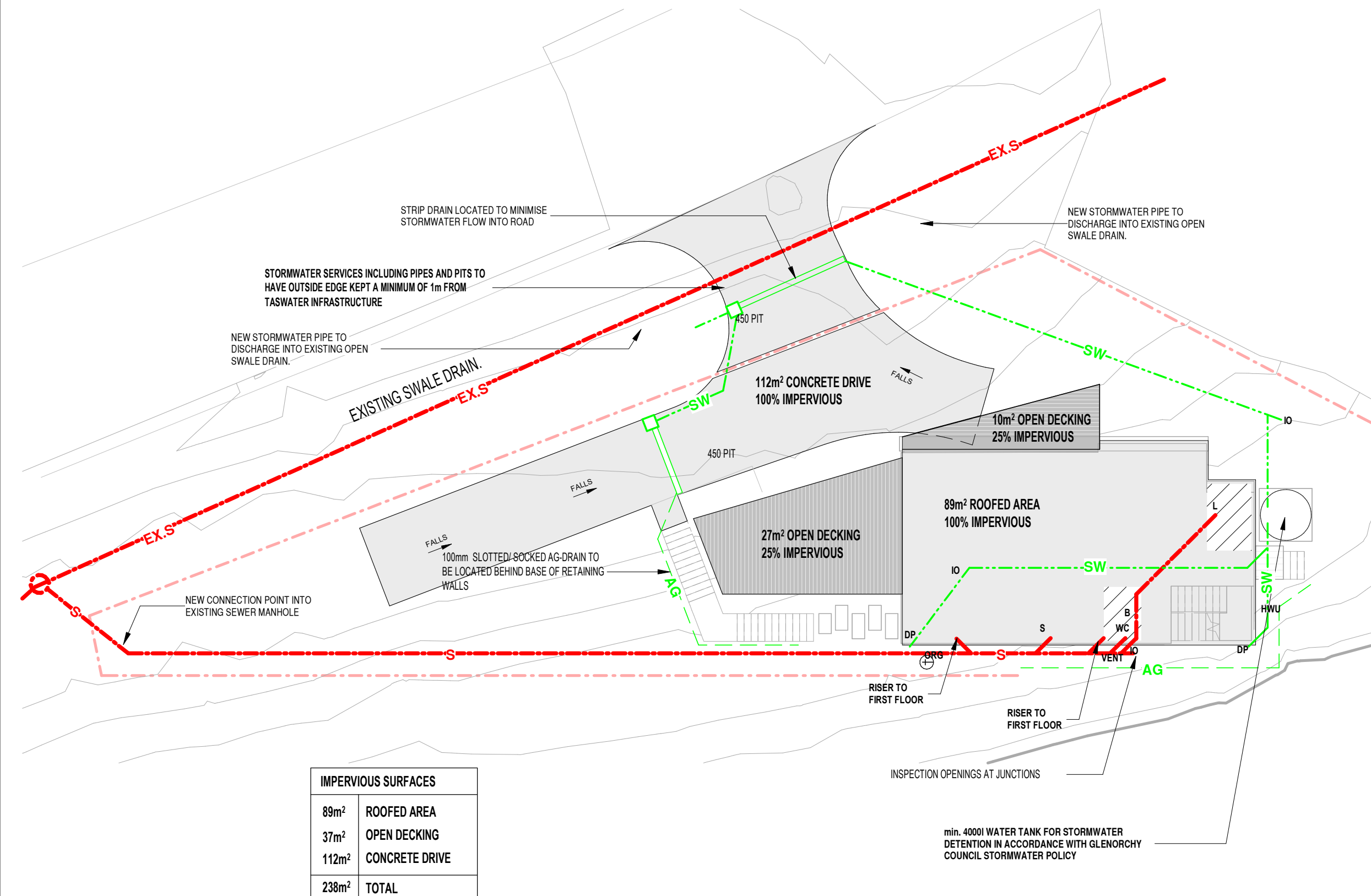
24-117 **DA-04** **3**
project no: sheet no: revision:

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PLANNING SERVICES**

APPLICATION No. : PLN-25-272

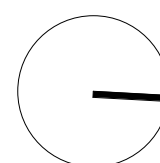
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IMPERVIOUS SURFACES	
89m ²	ROOFED AREA
37m ²	OPEN DECKING
112m ²	CONCRETE DRIVE
238m ²	TOTAL

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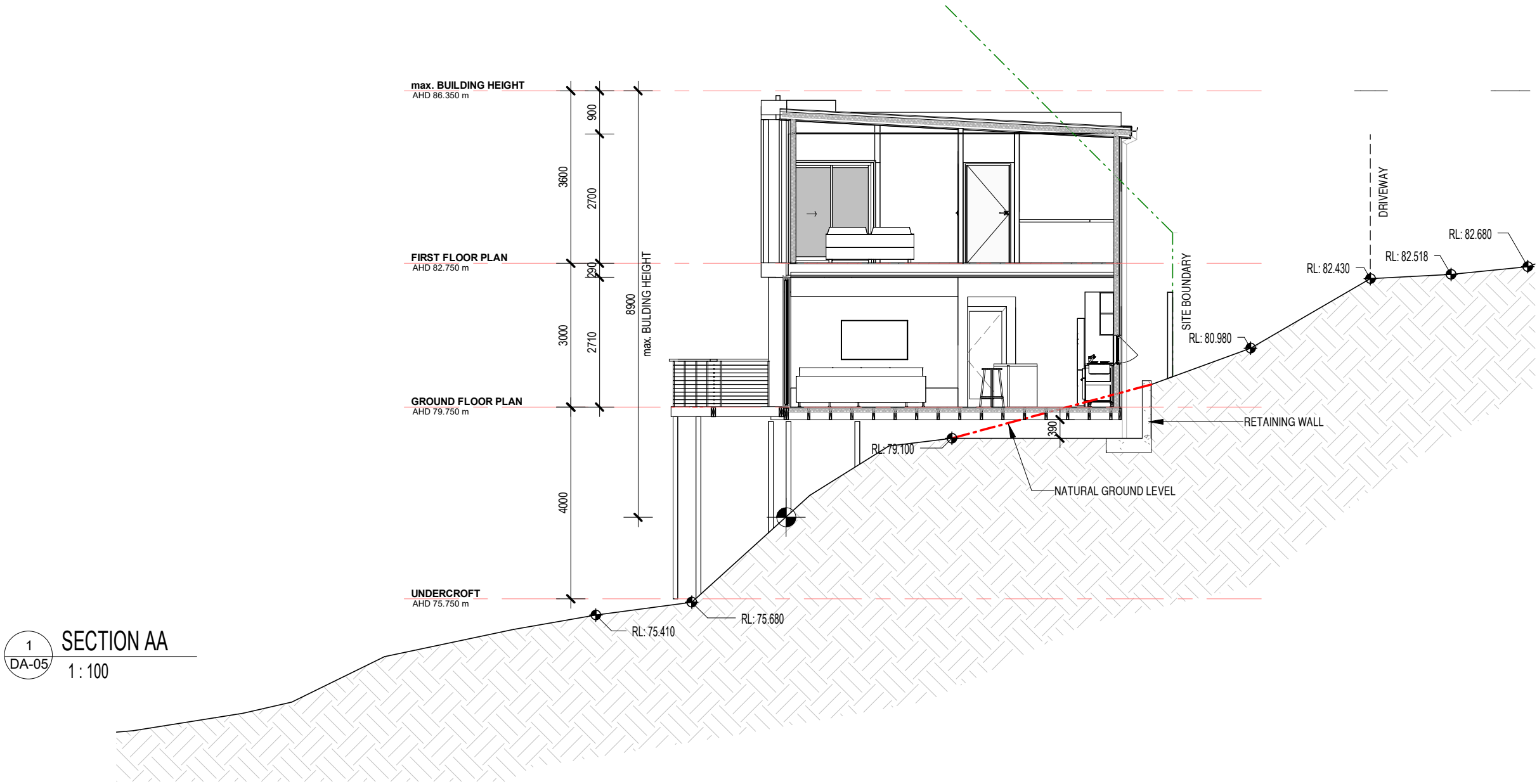
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CBOS LIC. NO.: 132955139
Document Set ID: 3554839

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3	11/11/25	UPDATED TO COUNCIL RFI
2	29/10/25	UPDATED TO COUNCIL RFI
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REV	DATE	DETAILS



1
DA-05

SECTION AA
1 : 100

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CBOS LIC. NO.: 132955139
Document Set ID: 3558879
Version: 1, Version Date: 11/11/2025

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1 : 100

sheet
SITE SECTION

project no: 24-117

sheet no. DA-05

revision: 3

LEGEND

FLOOR FINISHES

CT	-	CERAMIC TILING
TMB	-	LAMINATE TIMBER
CONC	-	CONCRETE
CPT	-	CARPET

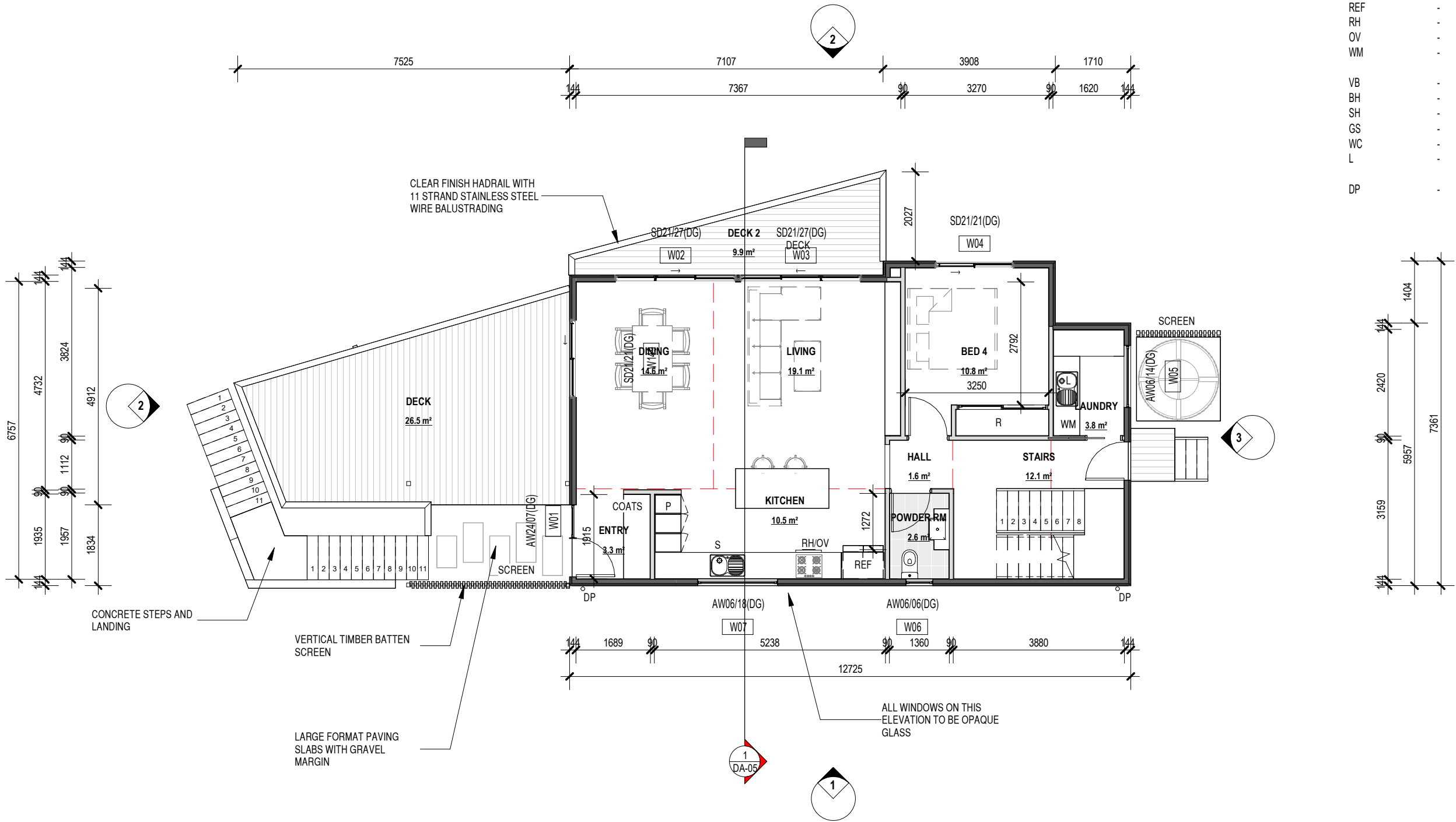
FIXTURES & FITTINGS

REF	-	REFRIGERATOR
RH	-	RANGE HOOD
OV	-	COOKER/ OVEN
WM	-	WASHING MACHINE
VB	-	VANITY BASIN
BH	-	BATH
SH	-	SHOWER
GS	-	TOUGHENED GLASS SCREEN
WC	-	TOILET
L	-	LAUNDRY TUB
DP	-	DOWNPIPE

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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sheet

GROUND FLOOR

24-117

project no:

DA-06

sheet no.

3

revision:

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LEGEND

FLOOR FINISHES

CT	-	CERAMIC TILING
TMB	-	LAMINATE TIMBER
CONC	-	CONCRETE
CPT	-	CARPET

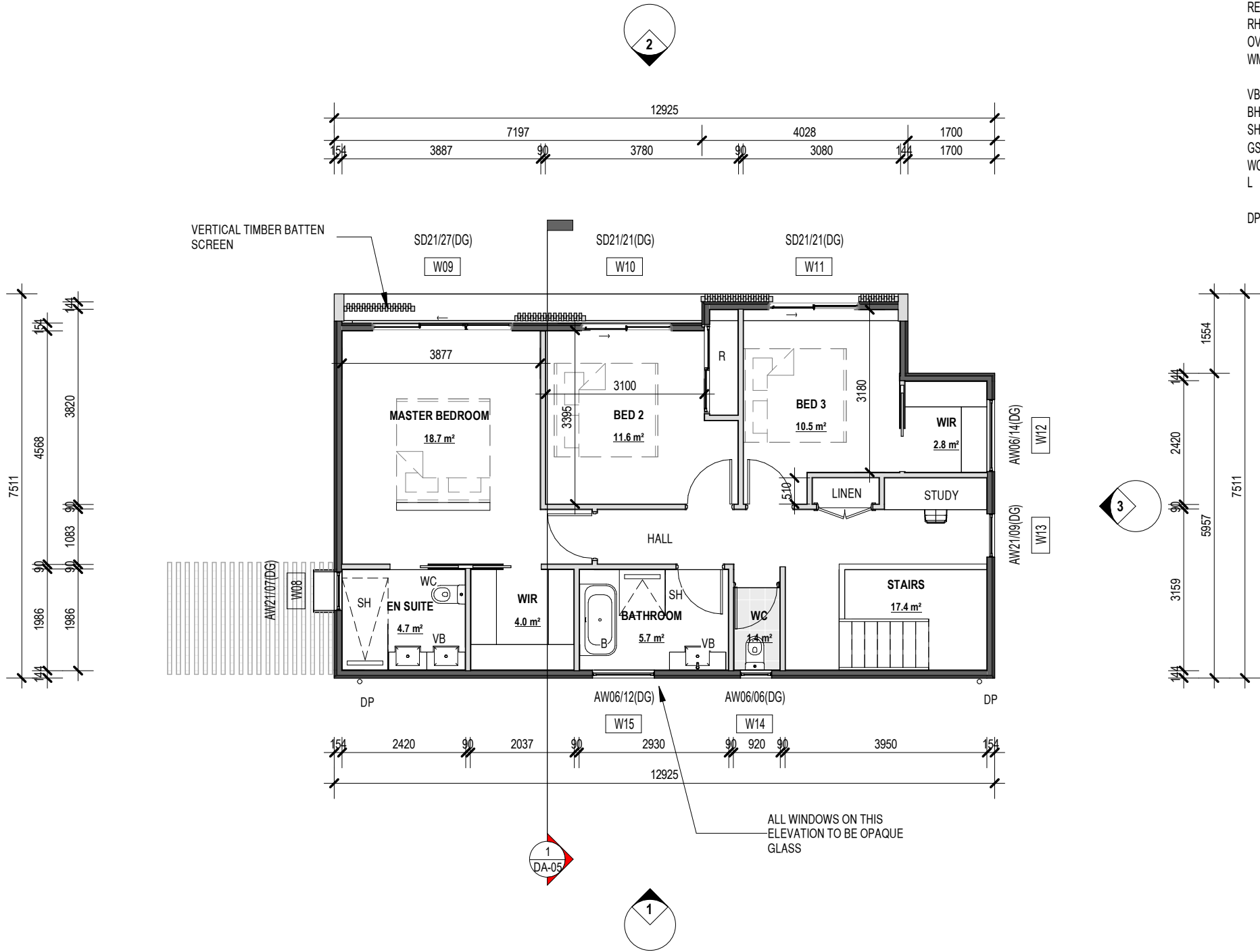
FIXTURES & FITTINGS

REF	-	REFRIGERATOR
RH	-	RANGE HOOD
OV	-	COOKER/ OVEN
WM	-	WASHING MACHINE
VB	-	VANITY BASIN
BH	-	BATH
SH	-	SHOWER
GS	-	TOUGHENED GLASS SCREEN
WC	-	TOILET
L	-	LAUNDRY TUB
DP	-	DOWNPIPE

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99 MONTROSE ROAD, MONTROSE

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sheet FIRST FLOOR

24-117

DA-07

3

project no. sheet no. revision: 11/11/2025 3:29:06 PM

ROOF LEGEND

GUTTERS & DOWNPIPES

-DOWNPIPES MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWN PIPE AND BE LOCATED AS CLOSE AS POSSIBLE TO THE VALLEY GUTTERS.

IN ACCORDANCE WITH NCC 3.5.3.5 GUTTERS AND DOWNPIPES SHOULD BE:

DOWNPIPE SECTION	-	90mm DIA.
GUTTER SECTION	-	6500mm ² (MEDIUM RECTANGULAR)

ROOF CATCHMENT

IT IS CALCULATED THAT DOWNPIPE NUMBERS ARE BASED ON A MAXIMUM 70M² PLAN AREA PER DOWNPIPE.

IN ACCORDANCE WITH THE REQUIREMENTS OF CBOS 'CONDENSATION IN BUILDINGS-TASMANIAN DESIGNERS GUIDE V2

ROOF VENTILATION

CEILING AREA / 150 FOR ROOF PITCH BELOW 16°
CEILING AREA / 300 FOR ROOF PITCH ABOVE 16°

TOTAL CEILING AREA: 82.228m²
(82,228,000mm²)

TOTAL VENTILATION REQUIRED: - 548,186mm²

SUPPLY VENTILATION (75%) - 411,140mm²

EXHAUST VENTILATION (25%) - 137,046mm²

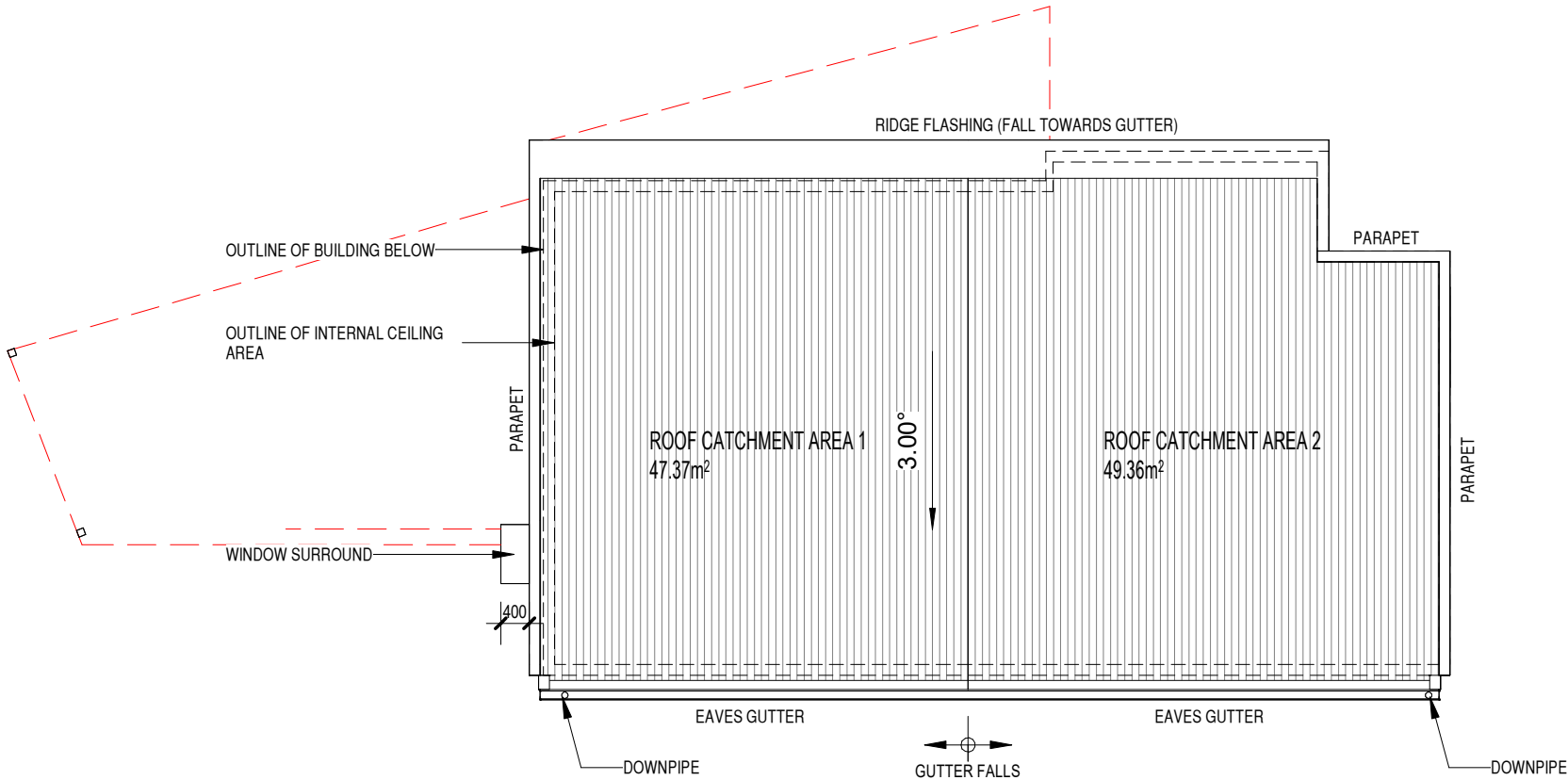
VENTS FOR ARE TO BE EQUALLY SPACED AROUND THE EAVES.

ALTERNATIVELY, PROVIDE A CONTINUOUS GAP

25mm CONTINUOUS GAP FOR ROOF PITCH BELOW 16°
10mm CONTINUOUS GAP FOR ROOF PITCH ABOVE 16°

NOTES

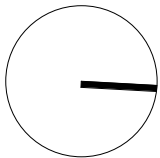
ALL ROOF SHEETING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS STANDARD DETAILS AND SPECIFICATIONS.



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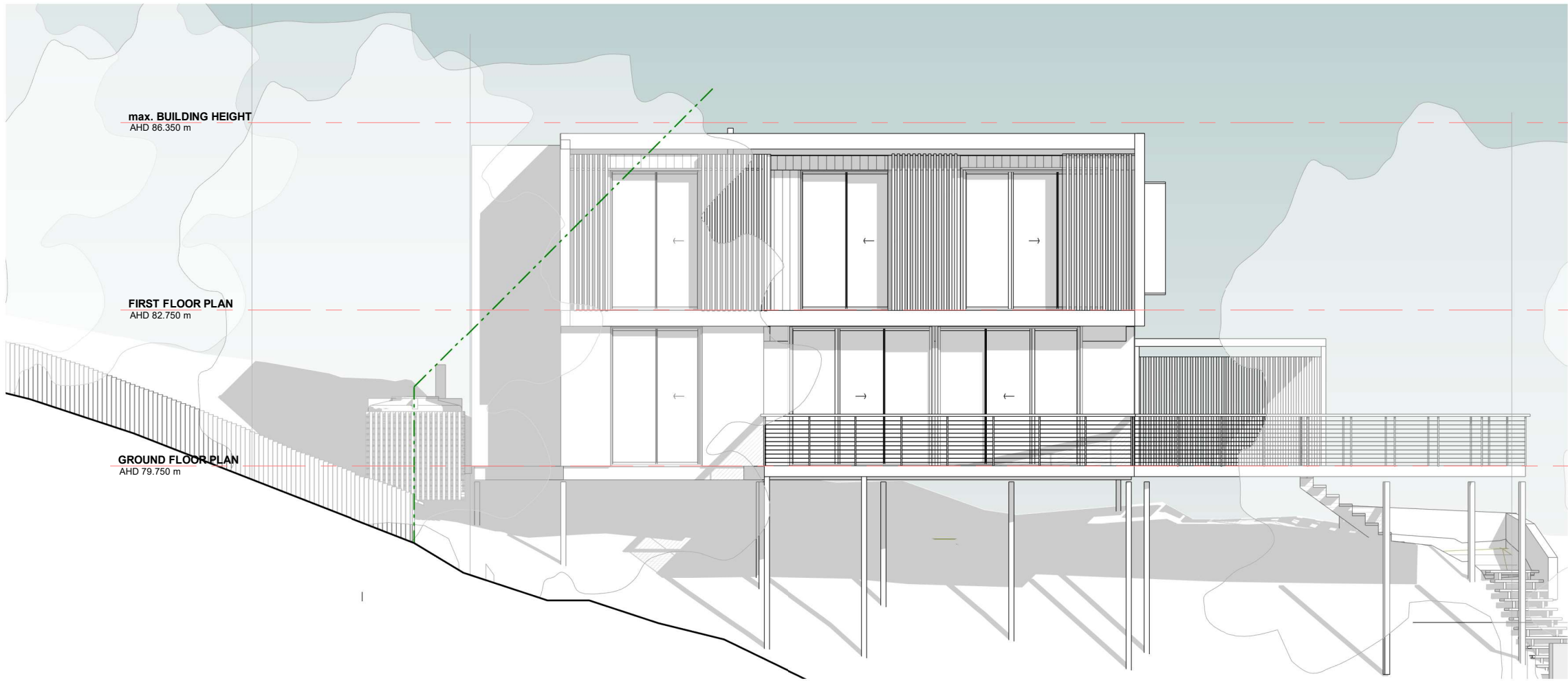


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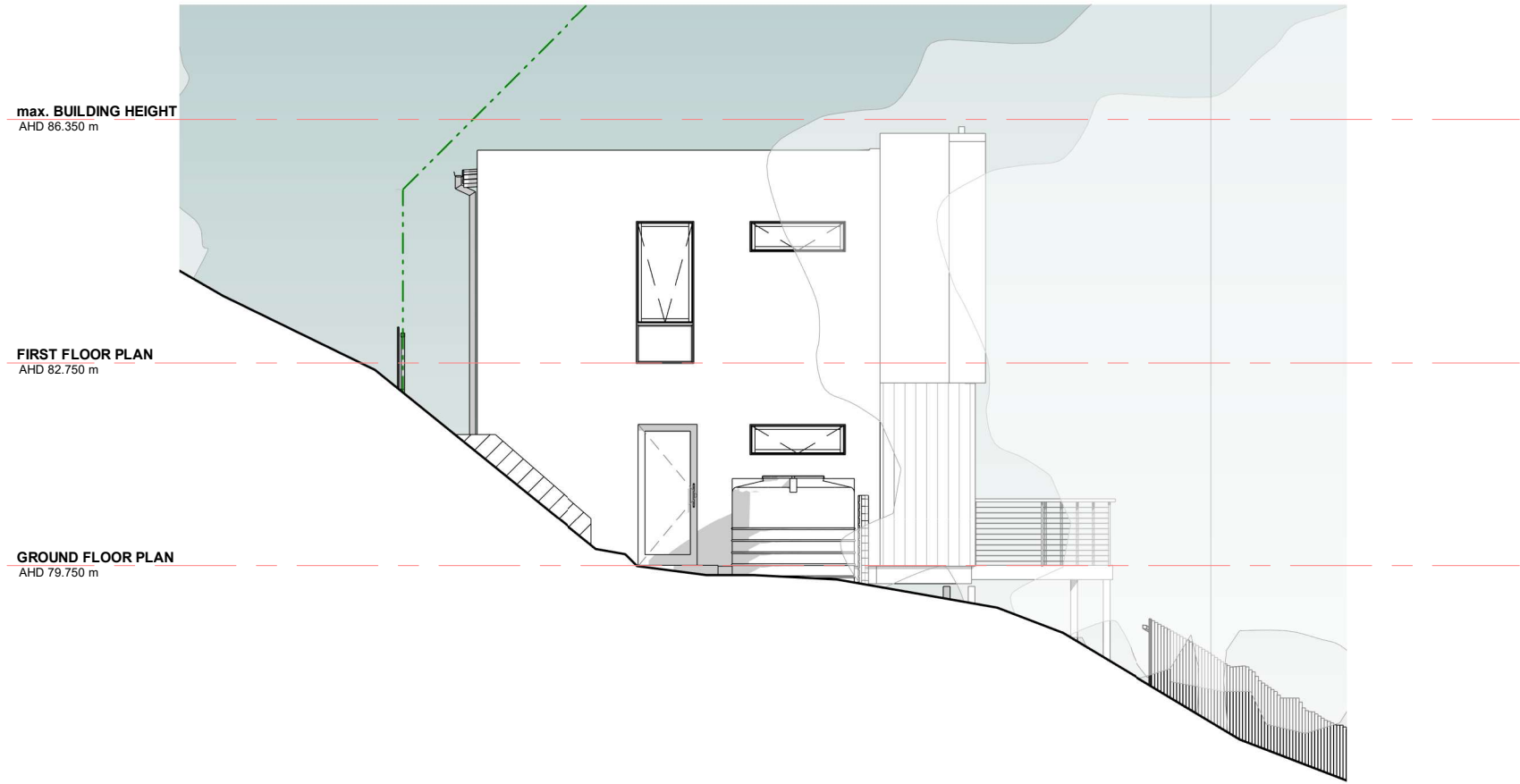
Project Address
99 MONTROSE ROAD, MONTROSE

drawn RH
checked RH
date 09/25
scale As indicated
project no: **24-117**

sheet **ROOF PLAN**
revision: **3**
sheet no. **DA-08**



2 NORTH ELEVATION
DA-09 1 : 100



3 EAST ELEVATION
DA-09 1 : 100

EXTERNAL FINISHES

- EC01 - EXTERNAL CLADDING TYPE 1 - JAMES HARDIE OBLIQUE , FLASHING TO JUNCTIONS, ABUTMENTS AND INTERFACES TO BE COLOUR MATCHED.
- EC02 - EXTERNAL CLADDING TYPE 2 - JAMES HARDIE BRUSHED CONCRETE CLADDING, FLASHING TO JUNCTIONS, ABUTMENTS AND INTERFACES TO BE COLOUR MATCHED.
- CBD - TRIMDEK ROOF SHEETING (min. 3° PITCH) COLOUR RANGE: "MONUMENT®", ON 35mm TIMBER BATTENS OVER ROOF MEMBRANE, ALLOW FOR FLASHING, COLOUR MONUMENT
- ALW - ALUMINIUM GLAZED WINDOWS/ DOORS WITH POWDER COAT FINISH. (REFER TO WINDOW SCHEDULE FOR FURTHER DETAILS).
- DP - uPVC DOWNPIPE WITH PAINT FINISH TO MATCH EXTERNAL WALL, DOWN PIPES TO BE CONNECTED INTO STORMWATER INFRASTRUCTURE
- SCR - BUSHFIRE COMPLIANT TIMBER OR WOOD EFFECT POWDERCOATED VERTICAL METAL BATTEN SCREEN
- SSB - 11 STRAND STAINLESS STEEL WIRE BALUSTRADE WITH BLACK STEEL POSTS AND CLEAR (BUSH FIRE COMPLIANT) TIMBER FINISH HANDRAIL

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99 MONTROSE ROAD, MONTROSE

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1 : 100

sheet

ELEVATIONS SHEET 1

24-117

project no:

DA-09

sheet no.

3

revision:

11/11/2025 3:29:09 PM

max. BUILDING HEIGHT
AHD 86.350 m

FIRST FLOOR PLAN
AHD 82.750 m

GROUND FLOOR PLAN
AHD 79.750 m

1 SOUTH ELEVATION
DA-10 1:100

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max. BUILDING HEIGHT
AHD 86.350 m

FIRST FLOOR PLAN
AHD 82.750 m

GROUND FLOOR PLAN
AHD 79.750 m

2 WEST ELEVATION
DA-10 1:100

LINE OF FENCE RUNNING UPHILL BEHIND

LINE OF RETAINING WALL RUNNING UPHILL BEHIND

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ELEVATIONS SHEET 2

24-117

DA-10

3

project no:

sheet no.

revision:

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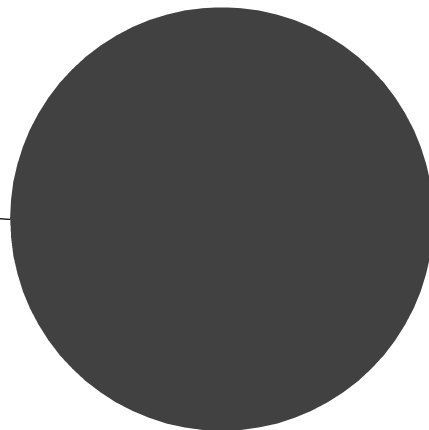
SPOTTED GUM/ WOOD EFFECT
OPERABLE BATTEN SCREEN



SPOTTED GUM CLADDING TO
INSIDE FACE OF SURROUND



CEMINTEL TERRITORY
QUARRY CLADDING;
CONCRETE FINISH



WINDOW FRAMES/ COLUMNS
FASCIA GUTTER AND DOWN
PIPES; MONUMENT

DEVELOPMENT APPROVAL

rharchitecture

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CBOS LIC. NO.: 132955139

Document Set ID: 3558839

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date

09/25

scale

1 : 5

sheet

COLOURBOARD

24-117

project no:

DA-11

sheet no.

3

revision:

11/11/2025 3:29:29 PM

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PLANNING SERVICES

APPLICATION No. : PLN-25-272

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TWINWALL POLYCARBONATE
ROOF SHEETING



11 STRAND STAINLESS STEEL
WIRE BALUSTRADE WITH BLACK
POWDERCOATED POSTS



SPOTTED GUM/ WOOD EFFECT
VERTICAL BATTEN SCREEN



BUSHFIRE APPROVED
TIMBER TREADS ON METAL
STRINGER STEPS

DEVELOPMENT APPROVAL

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checked RH
date 09/25
scale 1 : 5

sheet
COLOURBOARD 2

24-117

project no.

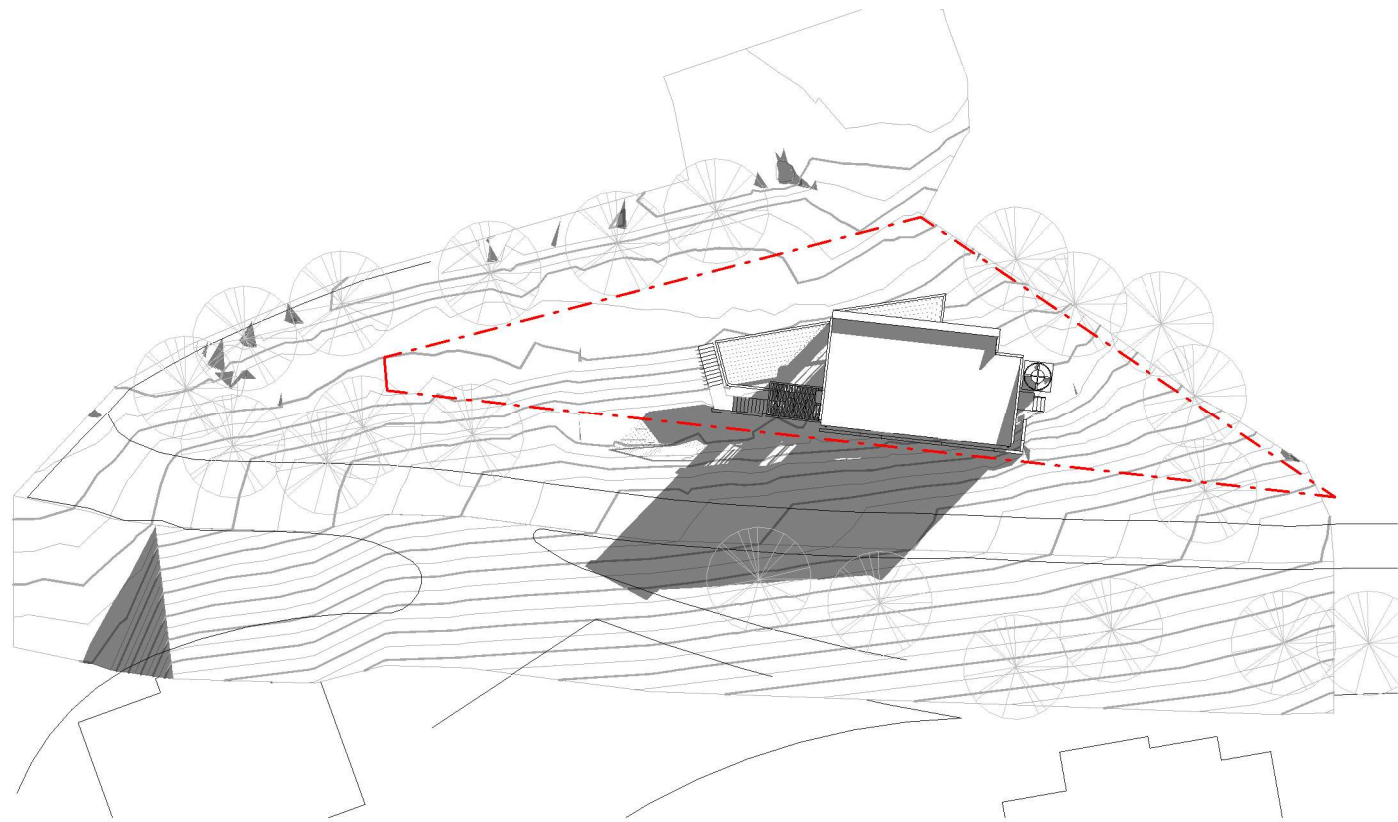
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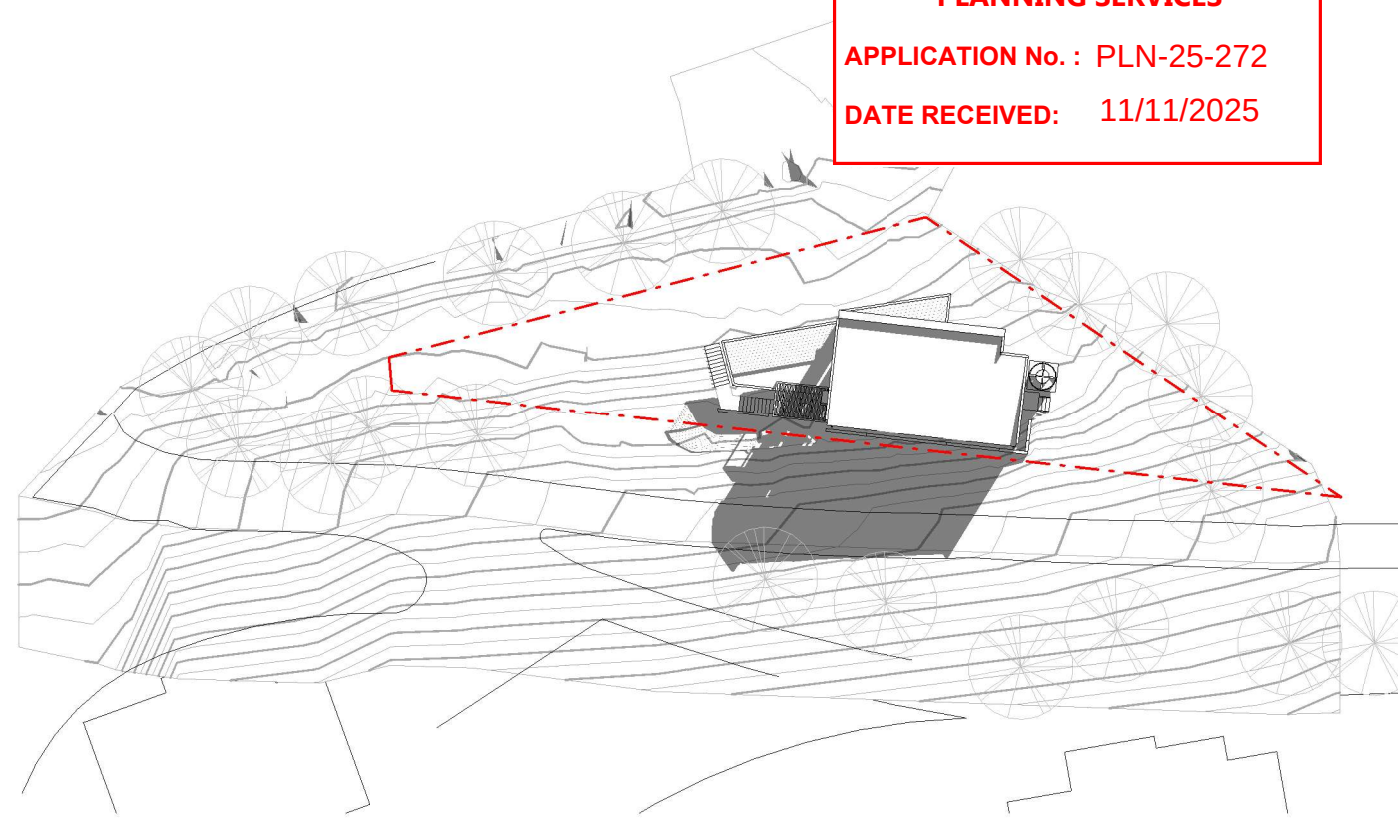
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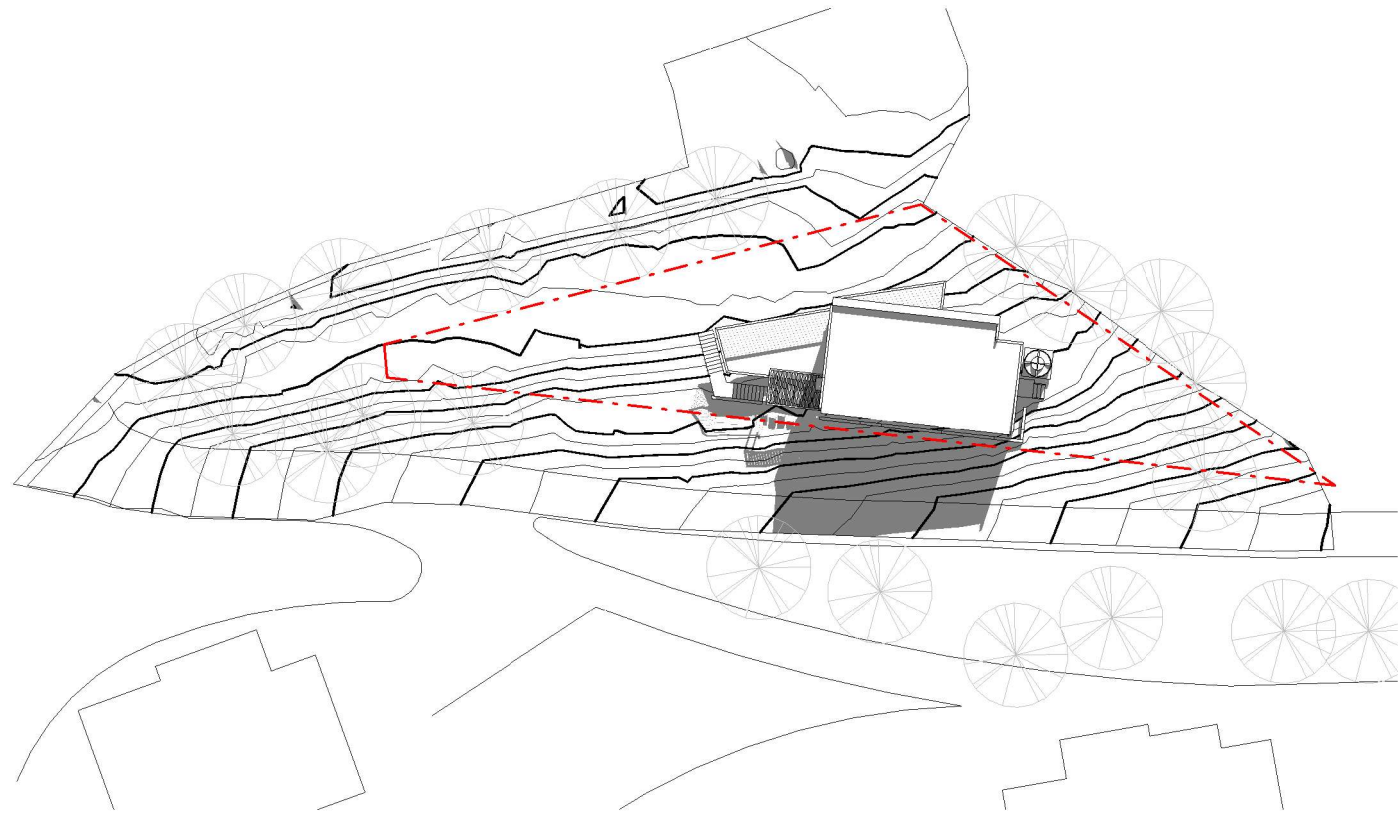
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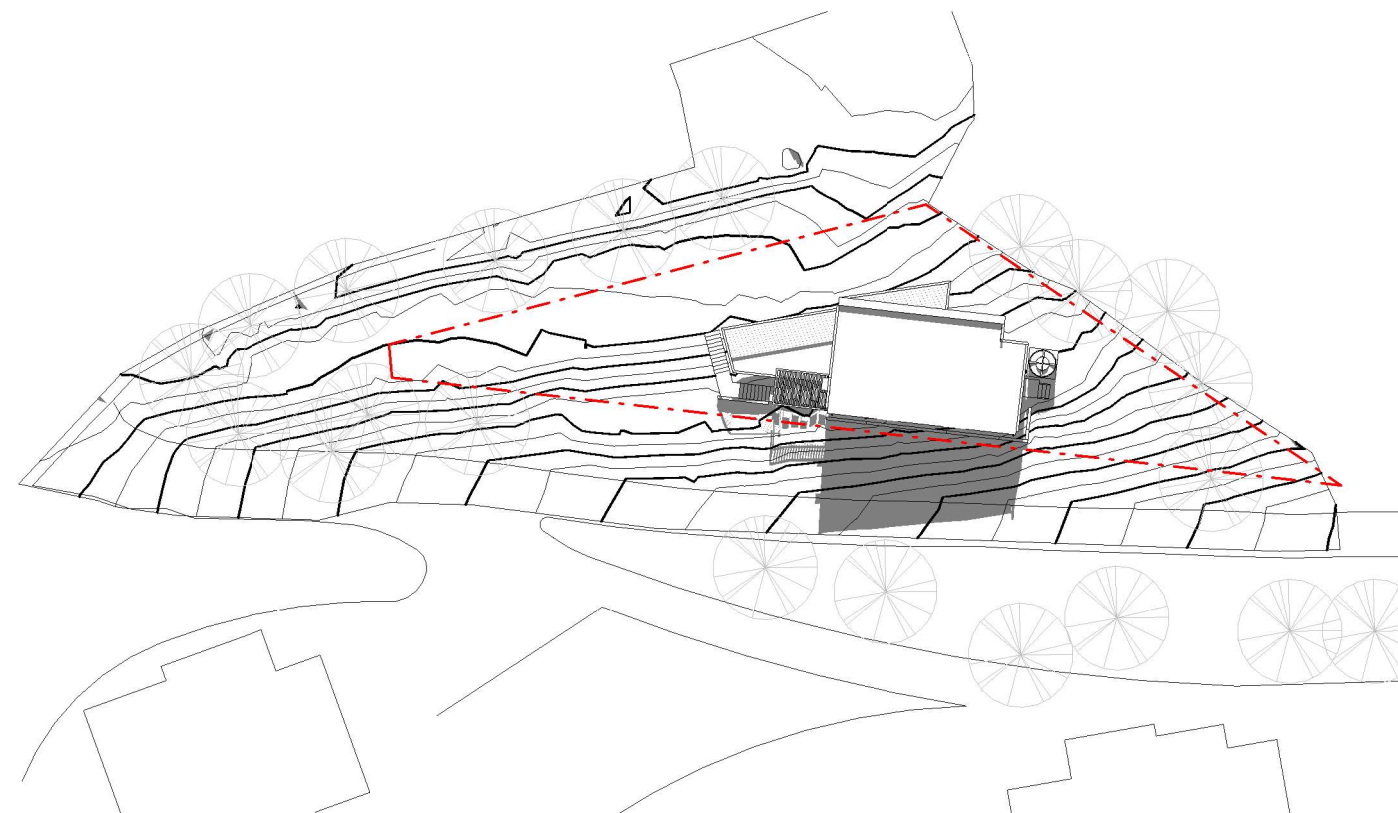
2 SUNPATH DIAGRAM 9AM
DA-13 1 : 500



3 SUNPATH DIAGRAM 10AM
DA-13 1 : 500



4 SUNPATH DIAGRAM 11AM
DA-13 1 : 500



1 SUNPATH DIAGRAM 12PM
DA-13 1 : 500

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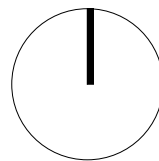
CBOS LIC. NO.: 132955139
Document Set ID: 3550850

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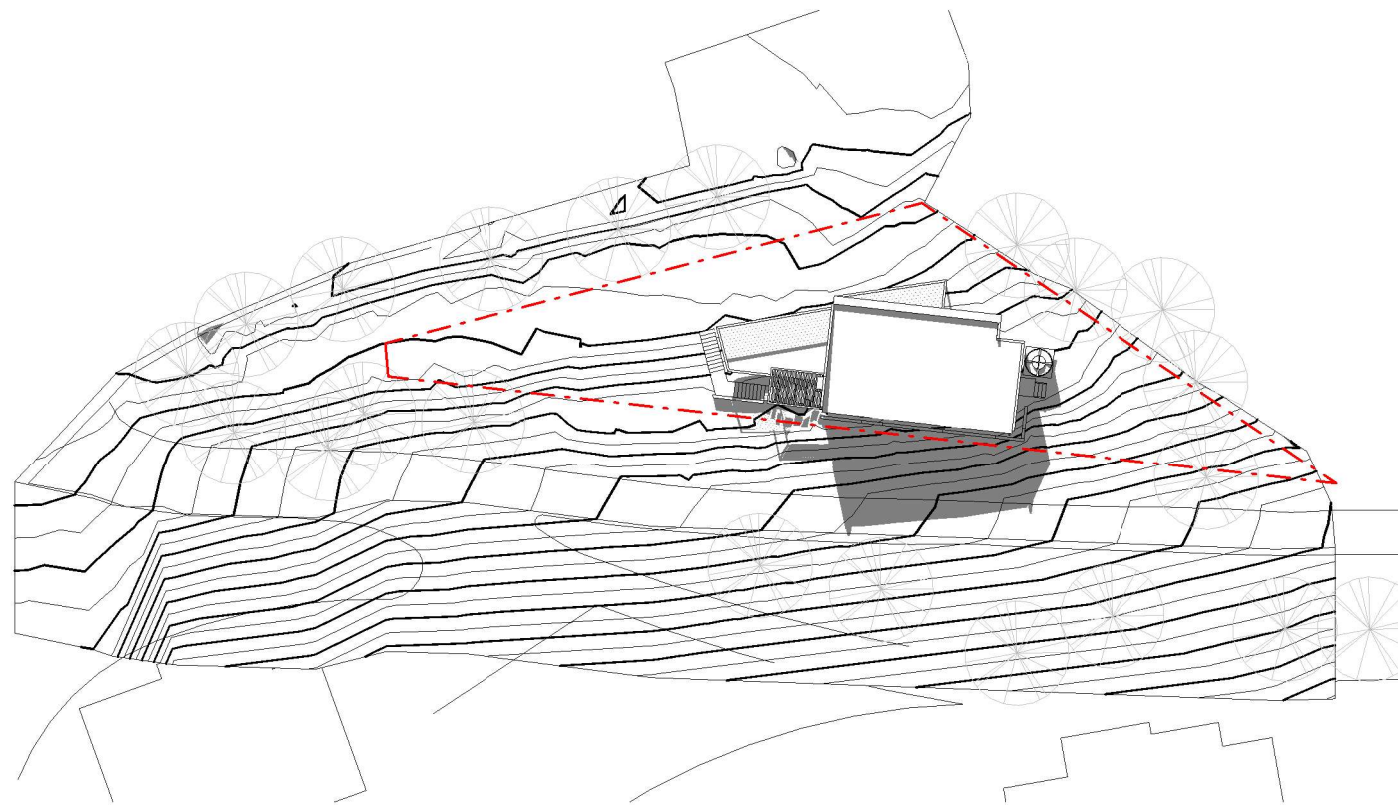


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99 MONTROSE ROAD, MONTROSE

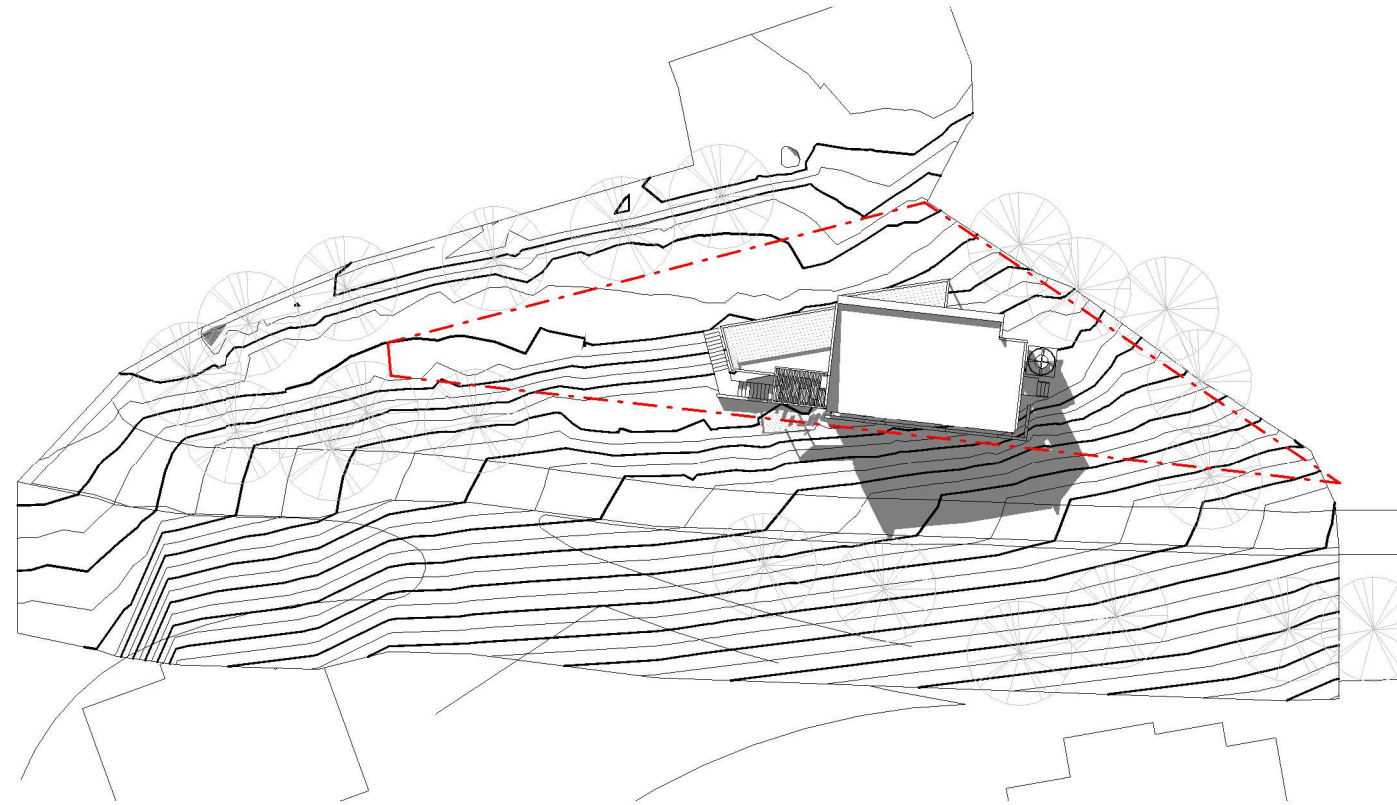
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checked RH
date 09/25
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sheet 22 JUNE SOLAR SHADING
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project no. sheet no. revision:

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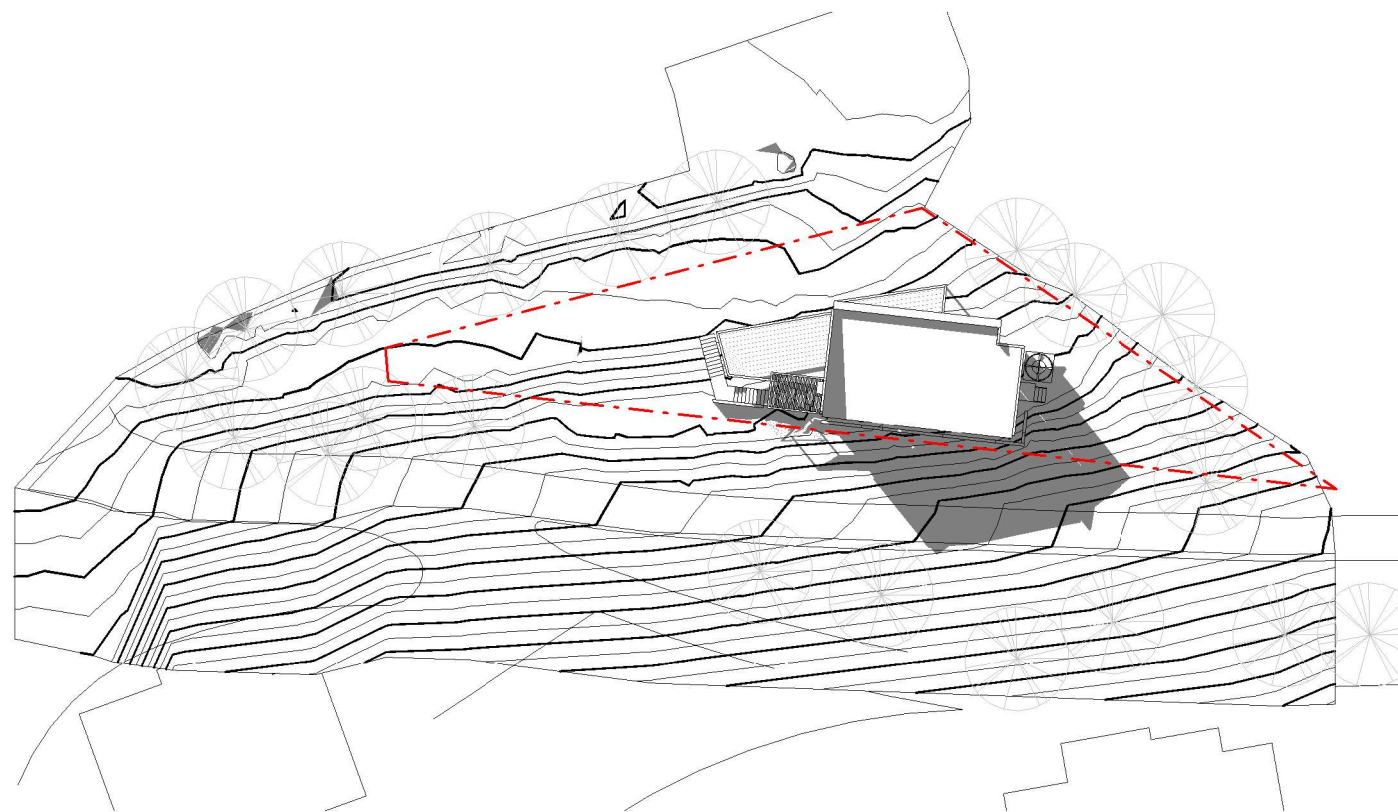
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1 SUNPATH DIAGRAM 1PM
DA-14 1 : 500



2 SUNPATH DIAGRAM 2PM
DA-14 1 : 500



3 SUNPATH DIAGRAM 3PM
DA-14 1 : 500

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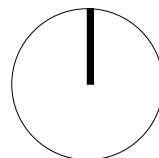
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drawn RH
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date 09/25
scale 1 : 500
sheet 22 JUNE SOLAR SHADING
24-117
DA-14
project no. sheet no. revision:

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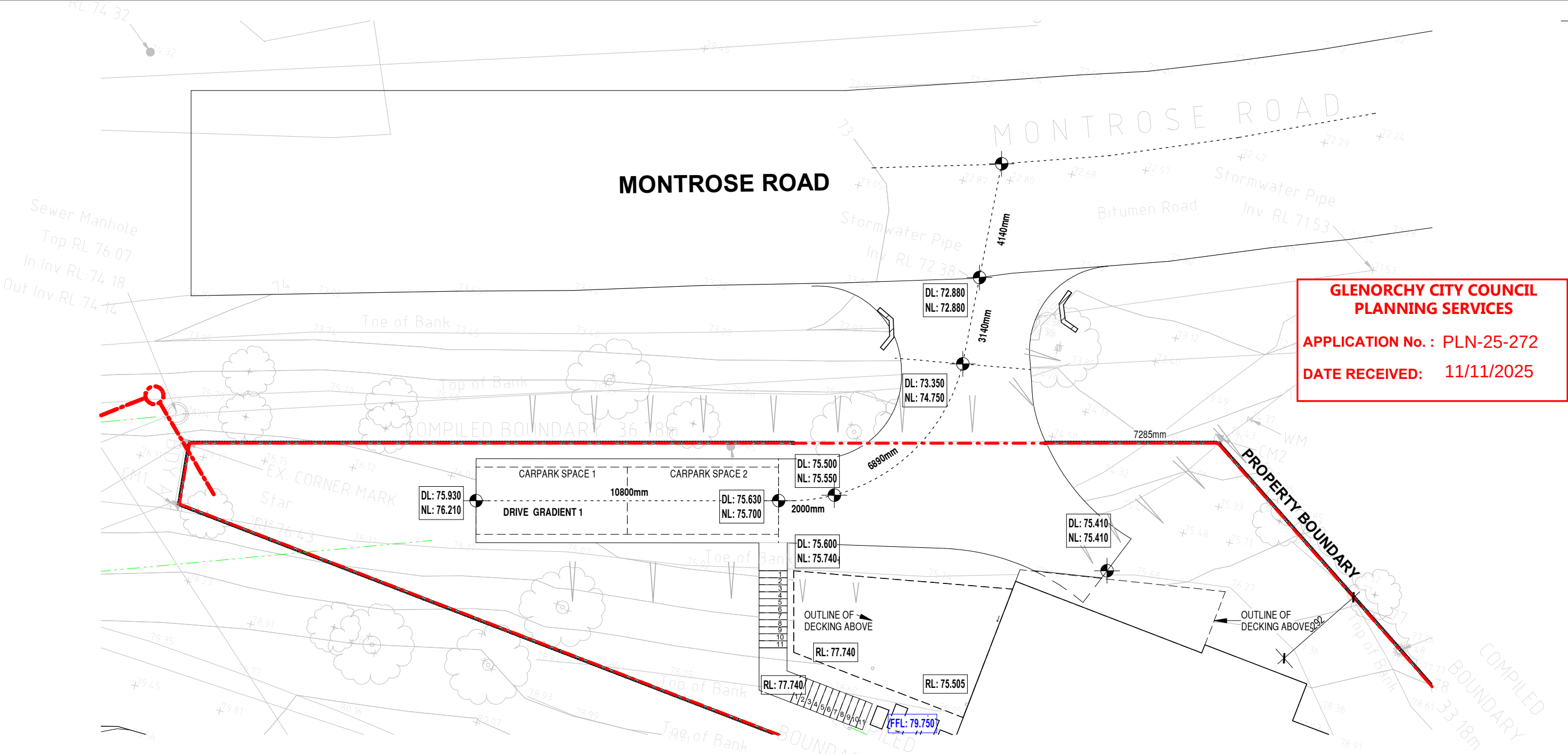
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DRIVE GRADIENT

24-117

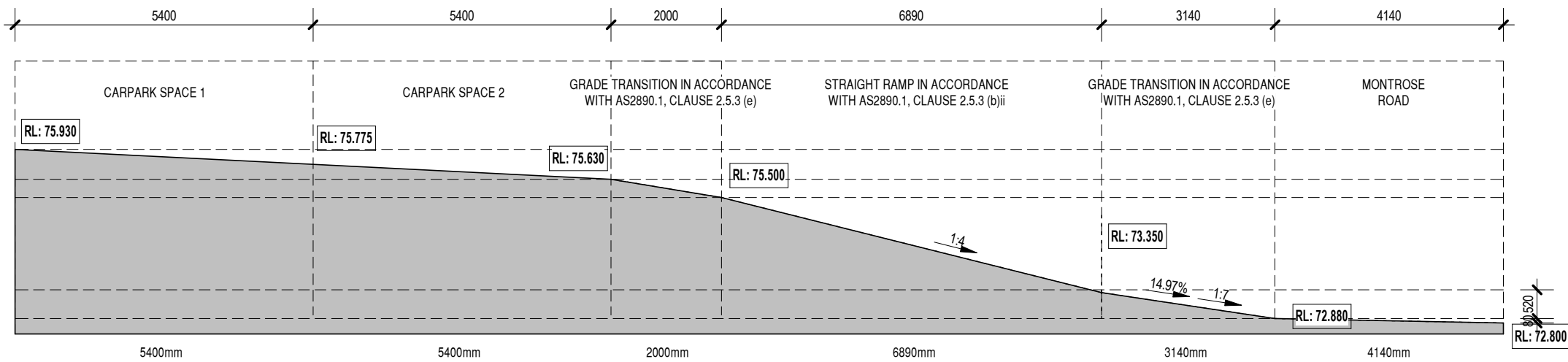
DA-15

3

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2 ACCESS DRIVEWAY GRADIENTS
DA-15 1:150



LONGITUDINAL DRIVEWAY GRADIENT

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A side-view diagram of a car. Above the car, a dimension line indicates a total length of 4.91. Below the car, two dimension lines are shown: the first, from the front wheel to the start of the door, is labeled 0.92; the second, from the start of the door to the back wheel, is labeled 2.80.

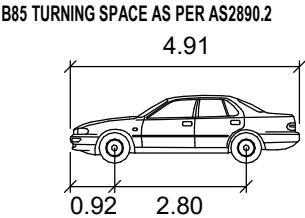
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0 s
Steering Angle	: 34.1 deg

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DEVELOPMENT APPROVAL

project no: _____ sheet no. _____ revision: _____
11/11/2025 3:29:49 PM

LEGEND - PARKING



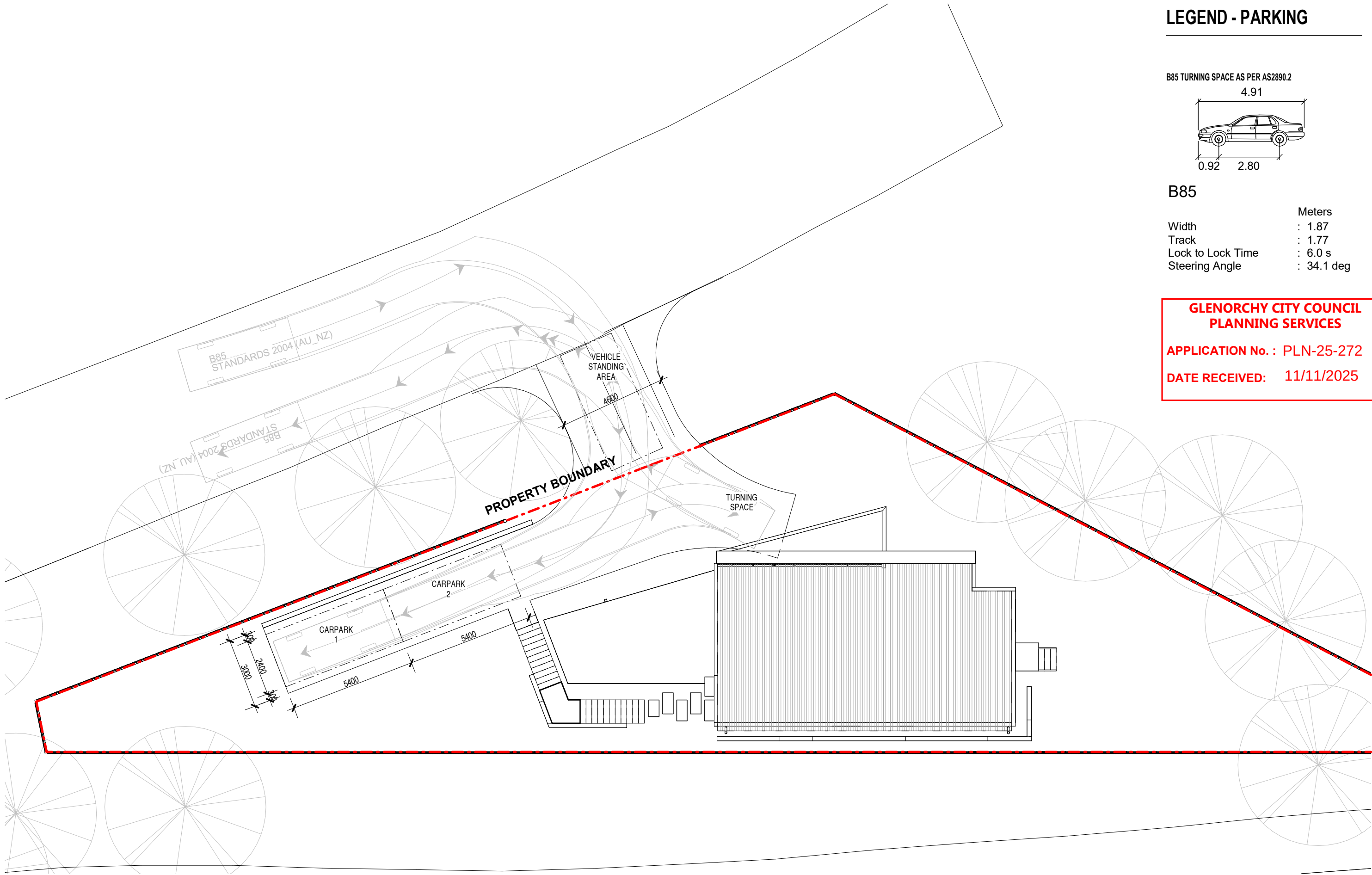
B85

	Meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0 s
Steering Angle	: 34.1 deg

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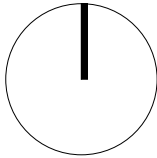
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sheet
B85 TURNING PATHS 2

24-117
project no.

DA-17
sheet no.

3
revision:

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RH
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scale

sheet
EXTERNALPERSPECTIVES

24-117

DA-18

3

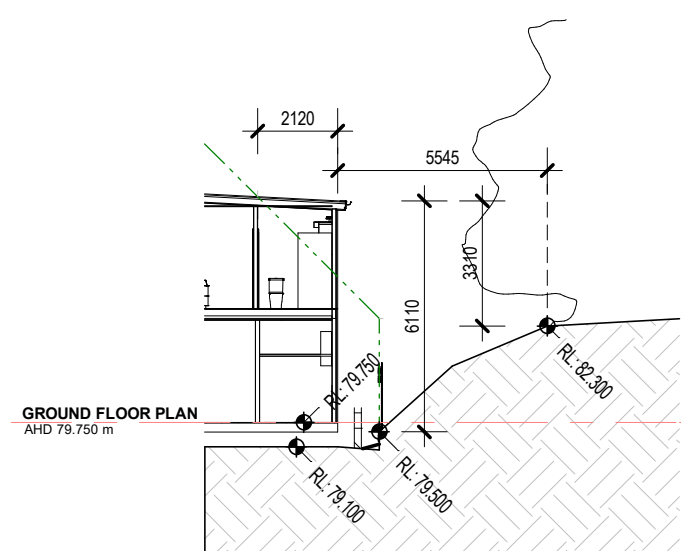
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GLENORCHY CITY COUNCIL
PLANNING SERVICES

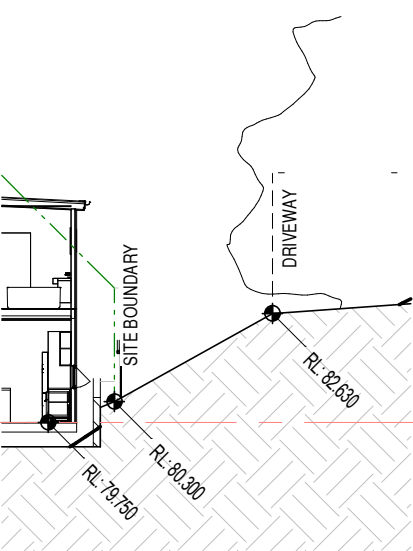
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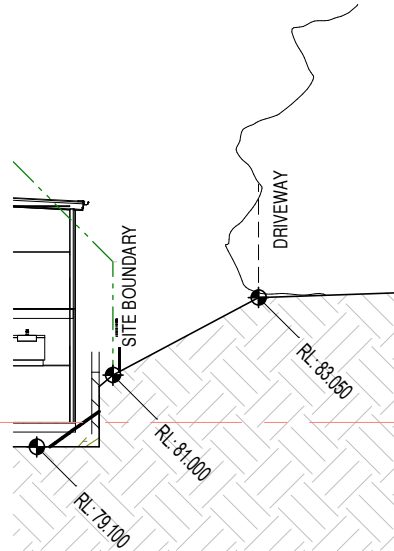
1 SITE PLAN - SURVEY RETAINING WALLS
DA-20 1:100



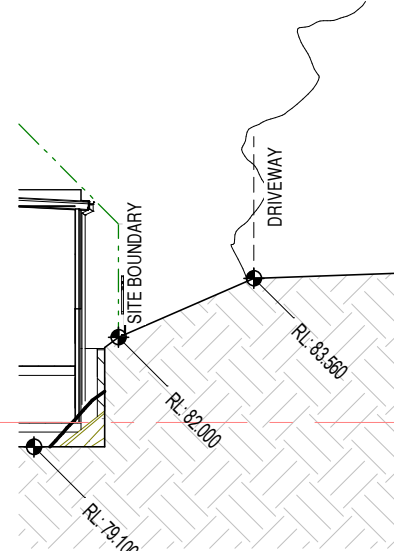
2 RW1 - SECTION 1
DA-20 1:200



3 RW1 - SECTION 2
DA-20 1:200



4 RW1 - SECTION 3
DA-20 1:200



5 RW1 - SECTION 4
DA-20 1:200

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sheet

RETAINING WALL SECTIONS

project no:

24-117

sheet no.

DA-20

revision:

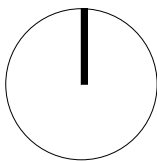
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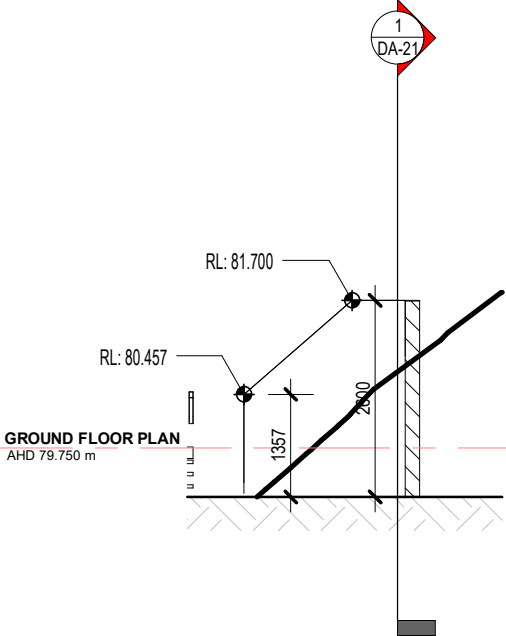
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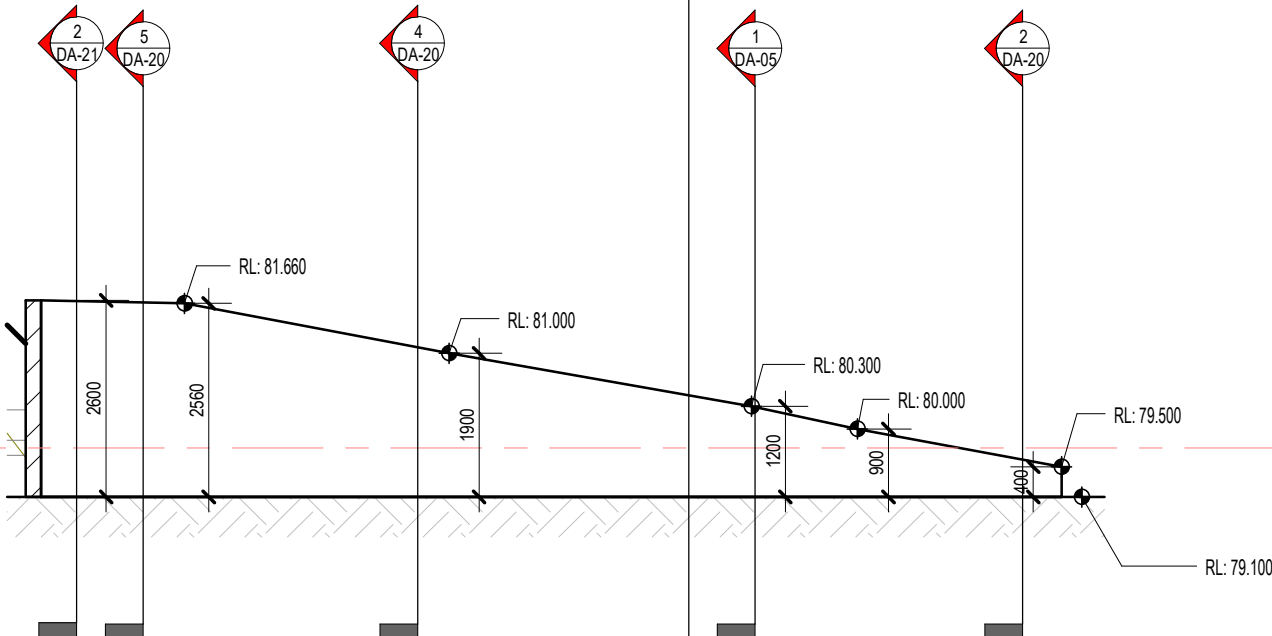
drawn
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checked
RH
date
09/25
scale
1 : 100

sheet
RETAINING WALL SECTIONS

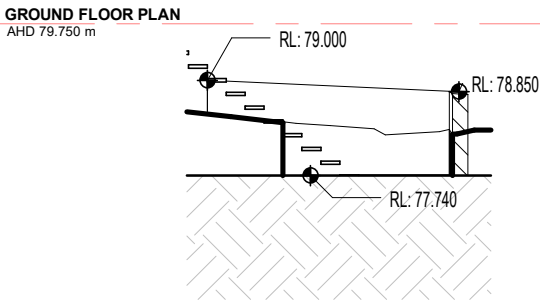
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project no. sheet no. revision:



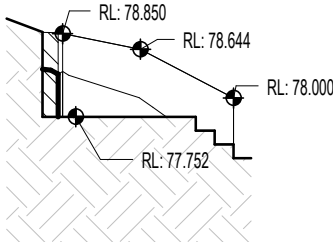
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DA-21
RETAINING WALL 1 - ELEVATION 2
1 : 100



1
DA-21
RETAINING WALL 1 - ELEVATION 1
1 : 100



3
DA-21
RETAINING WALL 3 - ELEVATION 1
1 : 100



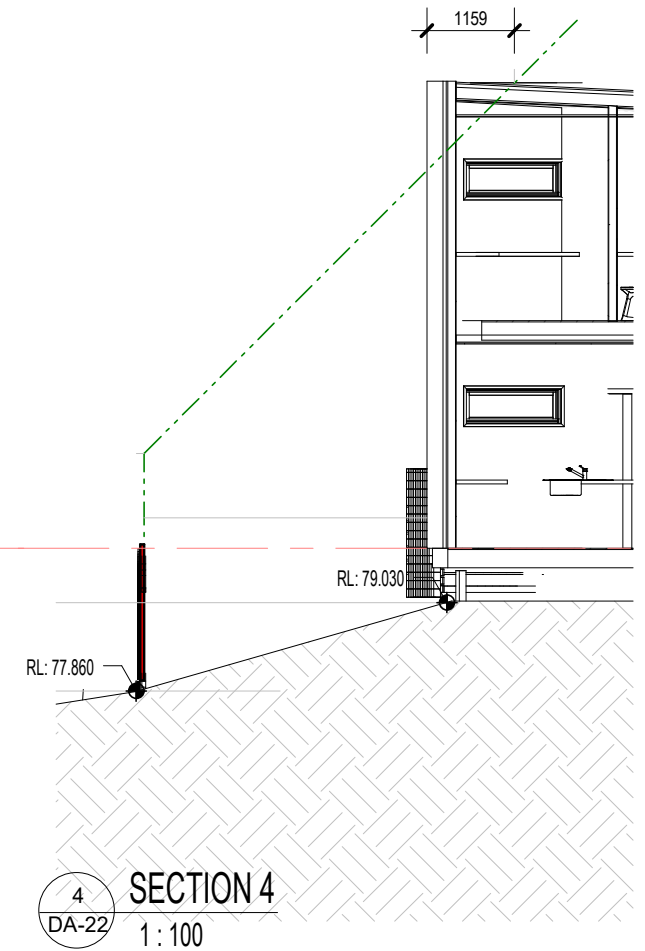
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DA-21
RETAINING WALL 3 - ELEVATION 2
1 : 100

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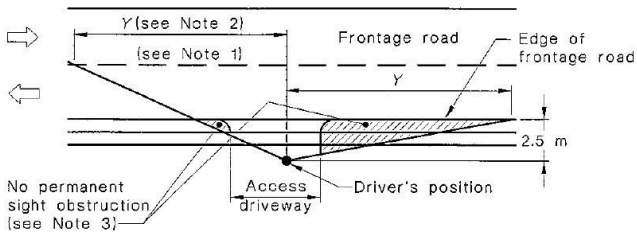
11/11/2025 3:30:19 PM



1 SIGHT DISTANCES FROM PROPOSED ACCESS DRIVE
DA-23 1: 1000

AS/NZS 2890.1:2004

32



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2 nd and 3 rd columns
100	139	160	
110	153	190	

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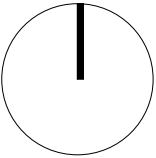
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sheet
SIGHT DISTANCE

24-117

DA-23

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SITE PHOTOGRAPHS

24-117
project no:

DA-24
sheet no.

3
revision:



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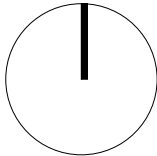
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sheet
REAR BOUNDARY PHOTOGRAPHS

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