

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-349
PROPOSED DEVELOPMENT:	Outbuilding (Residential)
LOCATION:	35 Homer Avenue Moonah
APPLICANT:	P & J Sheds Pty Ltd
ADVERTISING START DATE:	23/12/2025
ADVERTISING EXPIRY DATE:	15/01/2026

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 **15/01/2026**.

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 **15/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **15/01/2026**.

NEW CARPORT
35 HOMER AVENUE, MOONAH, 7009
FOR B. DANCE

CERTIFICATE OF TITLE: VOLUME - 105351 FOLIO - 62
PID: 5430368
LAND AREA: 513m²

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
GLENORCHY LOCAL PROVISIONS SCHEDULE
ZONE: 8.0 GENERAL RESIDENTIAL
OVERLAYS: NIL

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 1 OA STRUCTURE NOT WITHIN AN AREA IDENTIFIED
BY COUNCIL BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

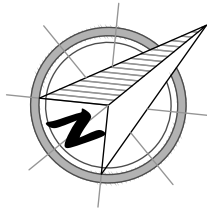
PAGE 1 - SITE PLAN 1:100
PAGE 2 - ELEVATIONS 1:100
PAGE 3 - FLOOR PLAN 1:100
PAGE 4 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 17352

AMENDMENT DATE	PAGE	AMENDMENT DESCRIPTION
15.12.2025	02/04	EXISTING DRIVEWAY GRADIENTS WITHIN PARKING AREA SHOW AS PER COUNCIL REQUEST FOR ADDITIONAL INFORMATION

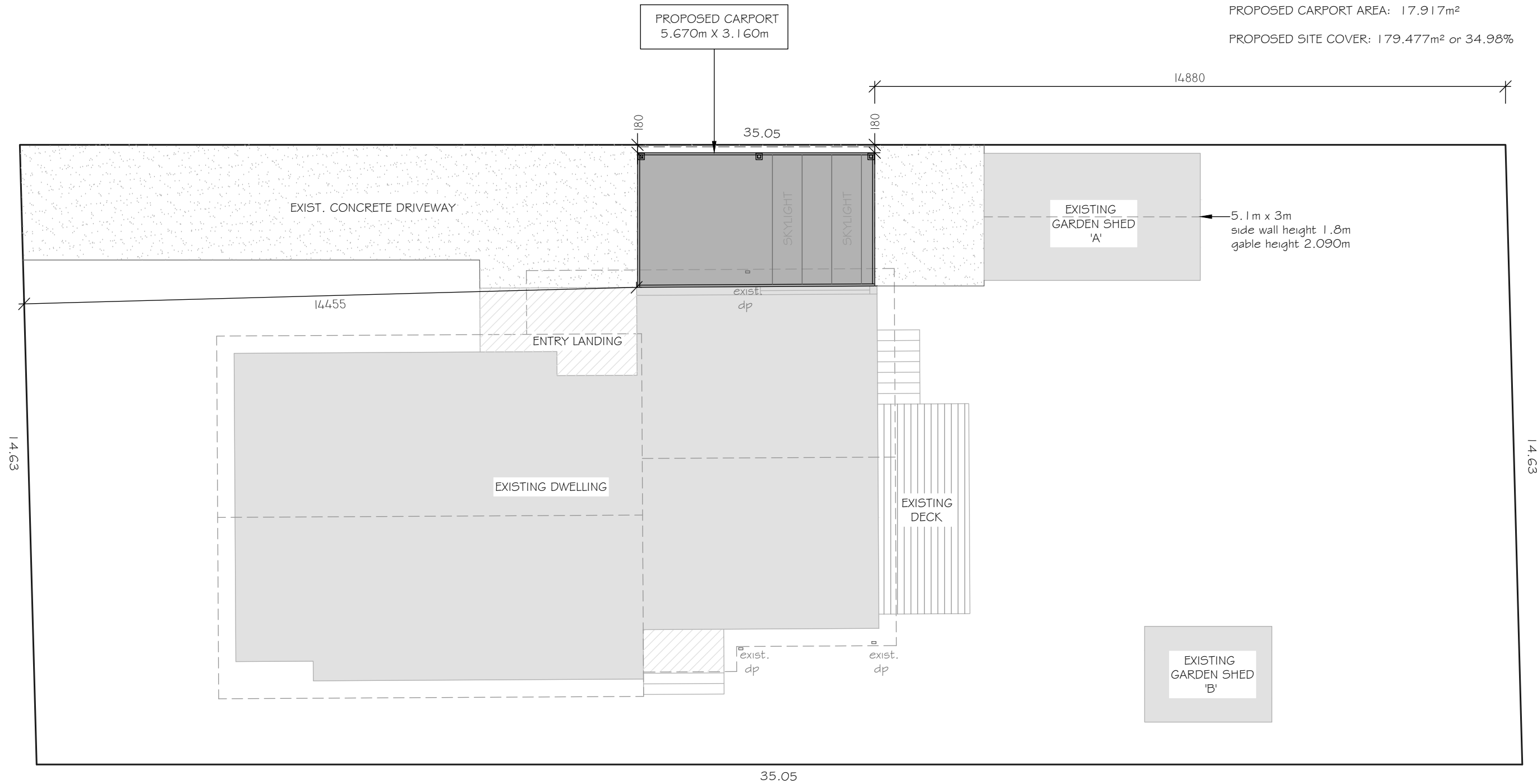




**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-349
DATE RECEIVED: 15/12/2025

LOT AREA: 513m²
EXISTING DWELLING AREA: 117.58m²
" FRONT ENTRY LANDING: 6.6m³
" REAR ENTRY LANDING / STAIRS: 2.9m²
" DECK & STAIRS: 12.4m²
" GARDEN SHED (A): 15.3m²
" " (B): 6.78m²
PROPOSED CARPORT AREA: 17.917m²
PROPOSED SITE COVER: 179.477m² or 34.98%

HOMER AVENUE



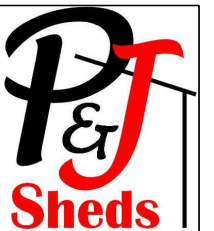
VOL : 105351
FOLIO: 62
513m²

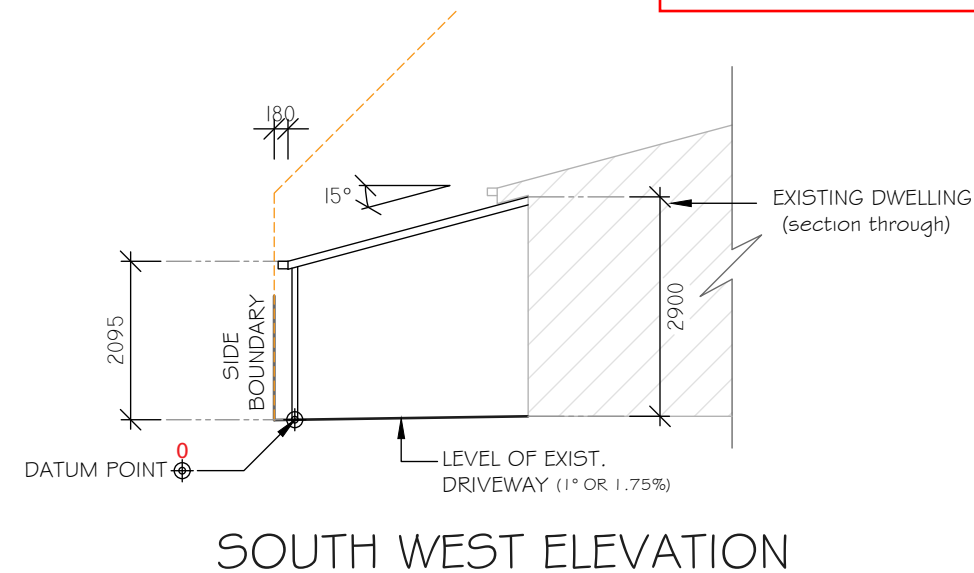
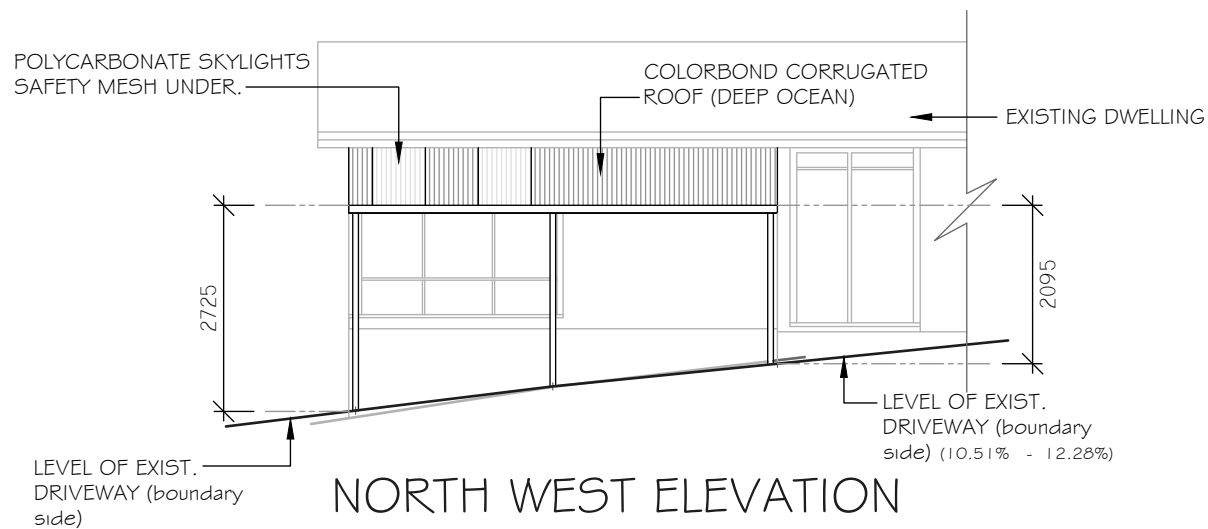
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

SITE PLAN 1:100

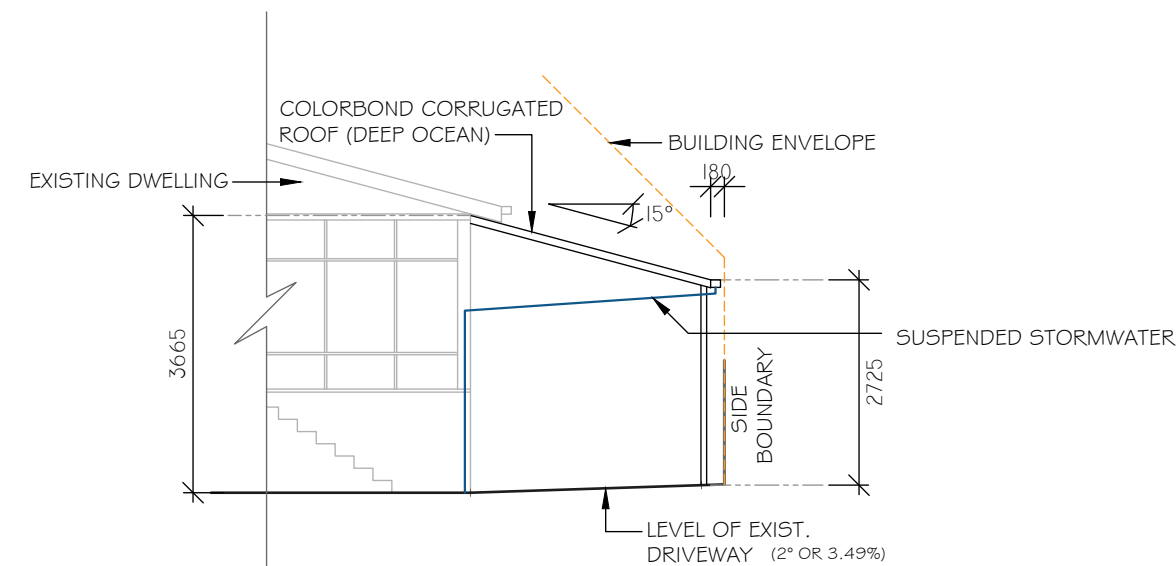
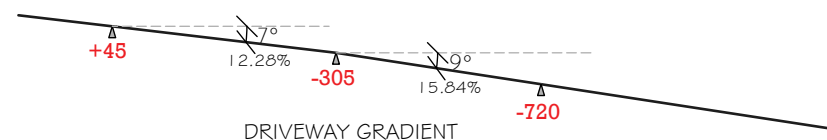
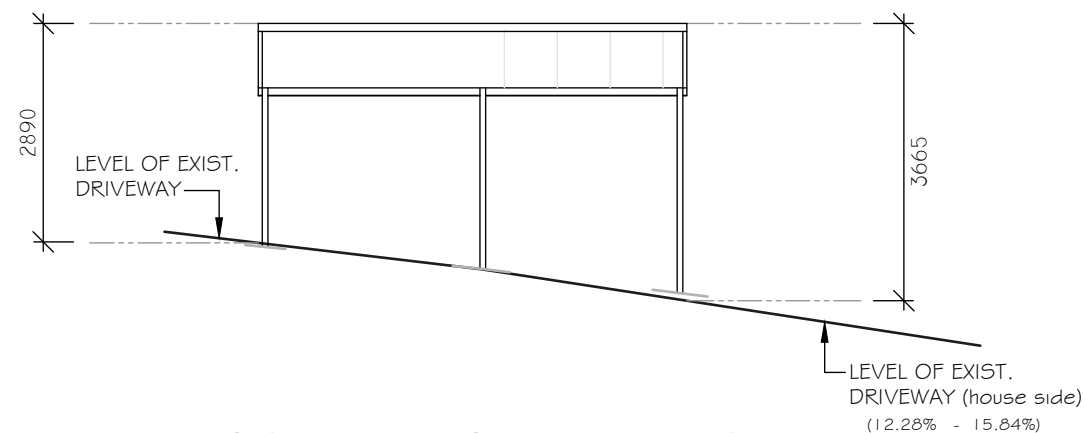
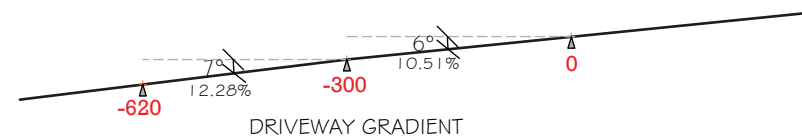
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW CARPORT
OWNER : B. DANCE
ADDRESS: 35 HOMER AVENUE, MOONAH, 7009
SCALE: 1:100
DATE: 26th NOVEMBER 2025
AMENDED:
DRAWN BY: A. BROWN CC6003R
PAGE: 01/04
JOB NO : 17352





COLOUR'S (COLORBOND®):
ROOF - DEEP OCEAN
GUTTER - DEEP OCEAN
BARGE FLASHING - DEEP OCEAN



REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS
FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN,
CONNECTION DETAILS AND SPECIFICATIONS.

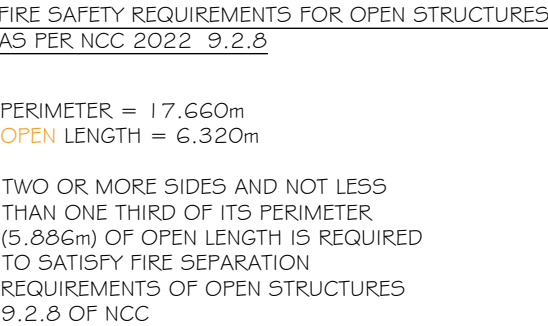
ELEVATIONS 1:100

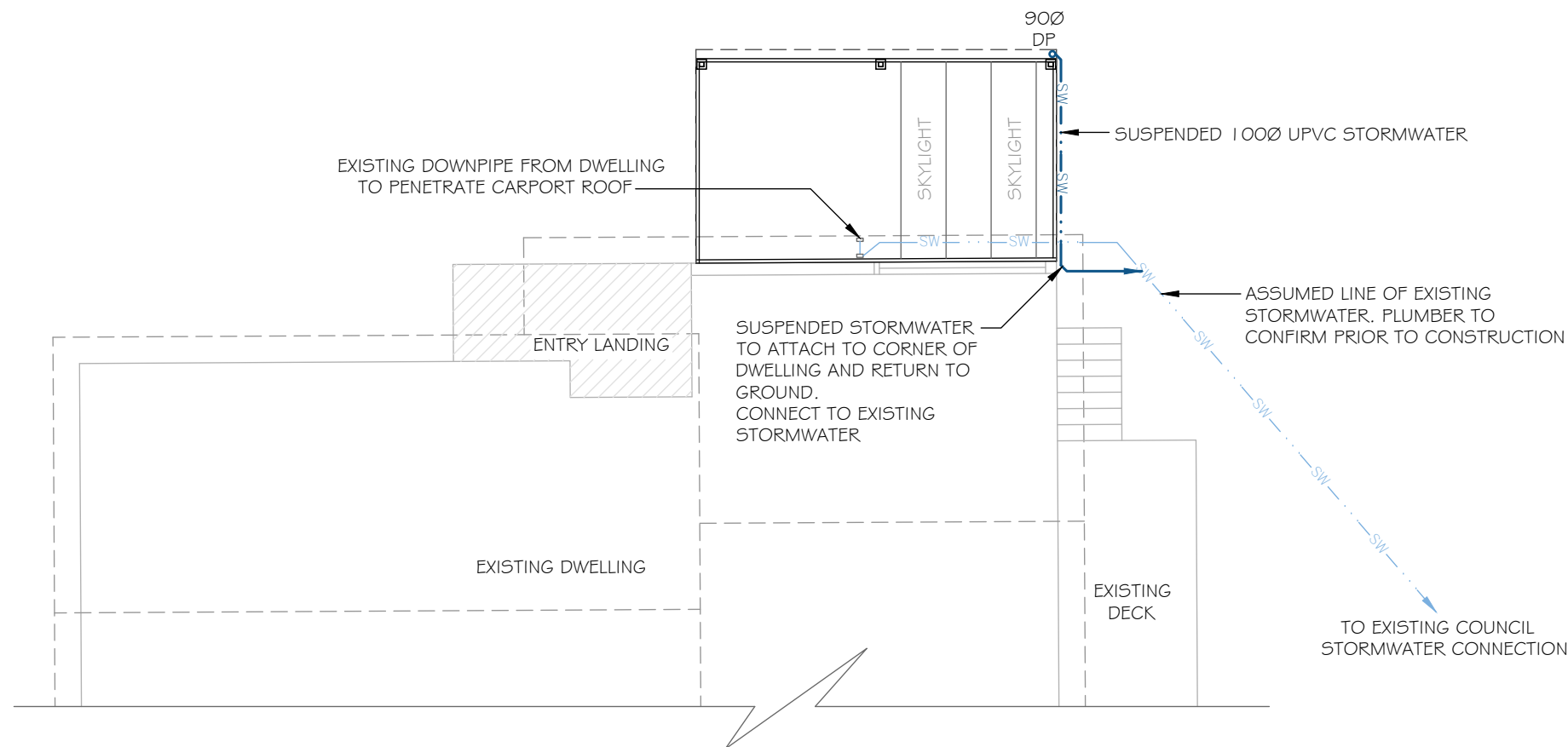
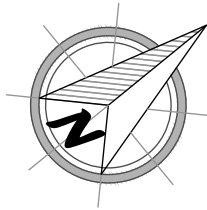
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CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia DOWN PIPE, 100dia UPVC STORM WATER TO EXISTING STORM WATER CONNECTION.
PLUMBER TO LOCATE A VERIFY STORMWATER CONNECTION PRIOR TO CONSTRUCTION

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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PLUMBING PLAN 1:100

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Document Set ID: 3566805
Version: 1, Version Date: 18/12/2025

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