

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-349
<b>PROPOSED DEVELOPMENT:</b>	Outbuilding (Residential)
<b>LOCATION:</b>	35 Homer Avenue Moonah
<b>APPLICANT:</b>	P & J Sheds Pty Ltd
<b>ADVERTISING START DATE:</b>	23/12/2025
<b>ADVERTISING EXPIRY DATE:</b>	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](http://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](mailto: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: 513m<sup>2</sup>

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: I  
TOPOGRAPHY: I  
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

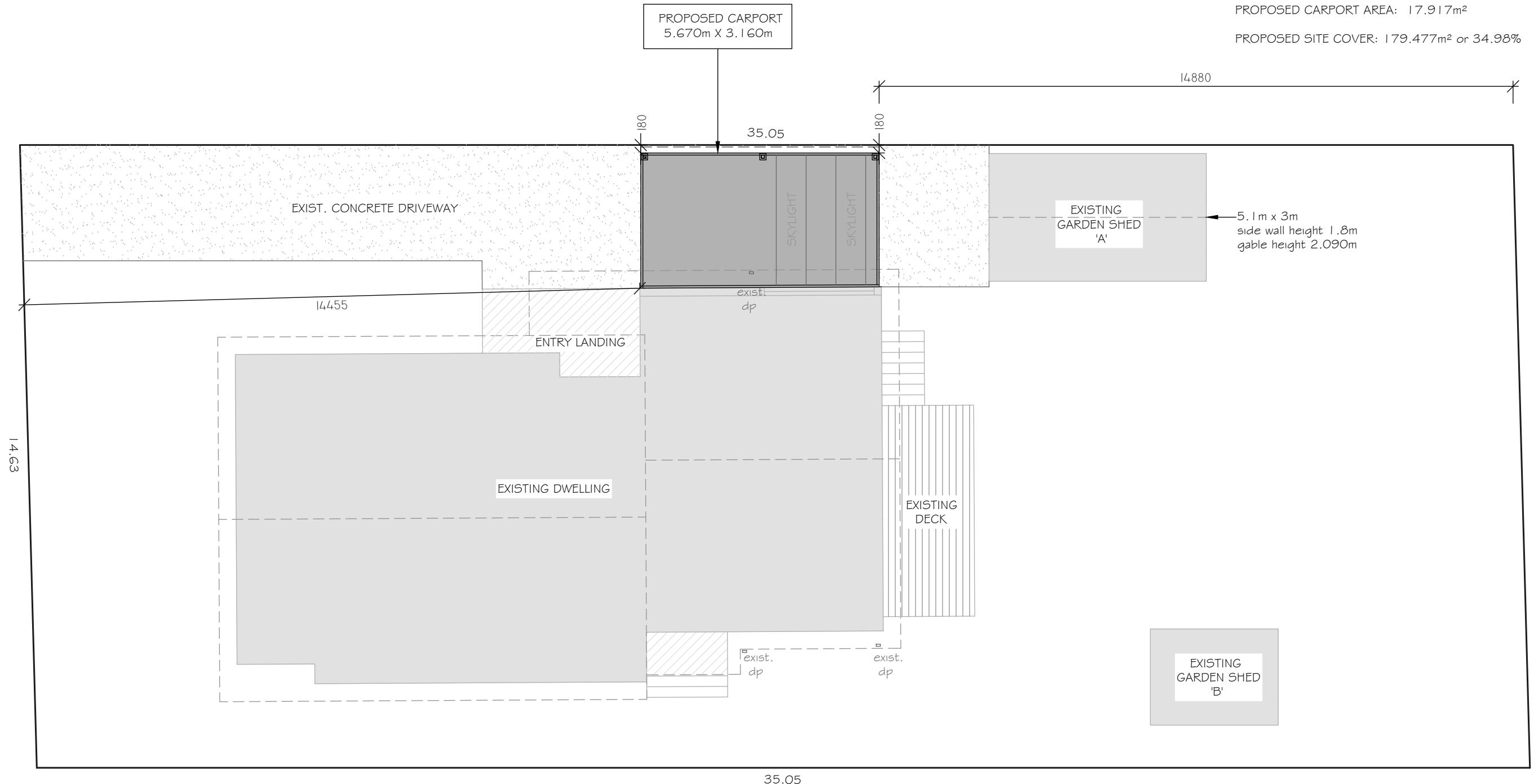


H O M E R   A V E N U E

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

LOT AREA: 513m<sup>2</sup>  
EXISTING DWELLING AREA: 117.58m<sup>2</sup>  
" FRONT ENTRY LANDING: 6.6m<sup>2</sup>  
" REAR ENTRY LANDING / STAIRS: 2.9m<sup>2</sup>  
" DECK & STAIRS: 12.4m<sup>2</sup>  
" GARDEN SHED (A): 15.3m<sup>2</sup>  
" " (B): 6.78m<sup>2</sup>

PROPOSED CARPORT AREA: 17.917m<sup>2</sup>  
PROPOSED SITE COVER: 179.477m<sup>2</sup> or 34.98%



VOL: 105351  
FOLIO: 62  
513m<sup>2</sup>

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.

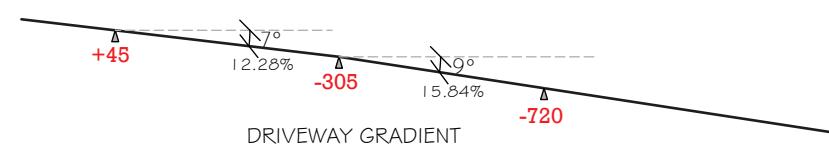
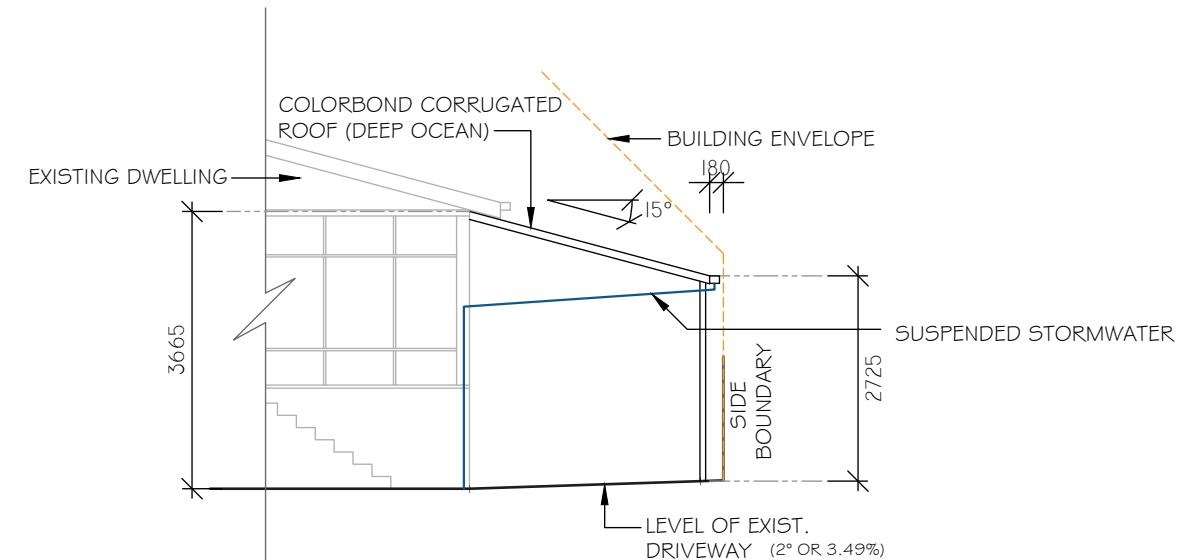
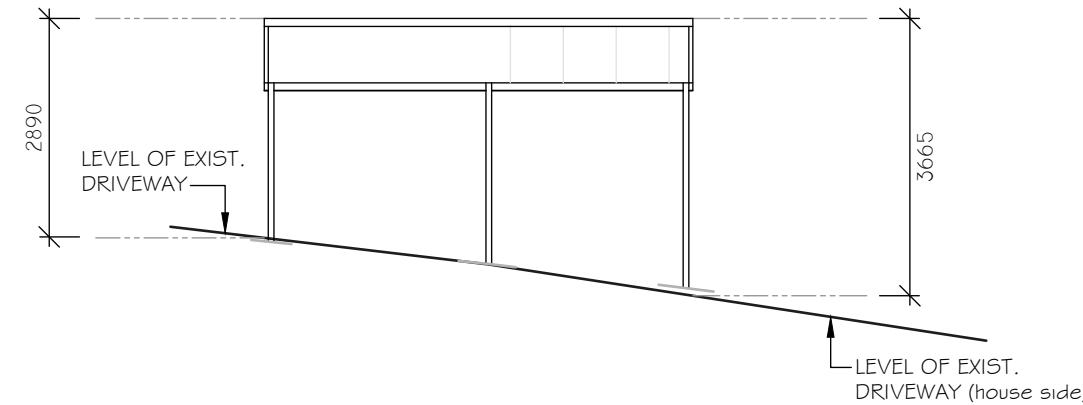
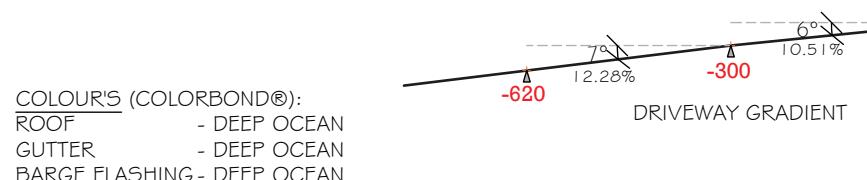
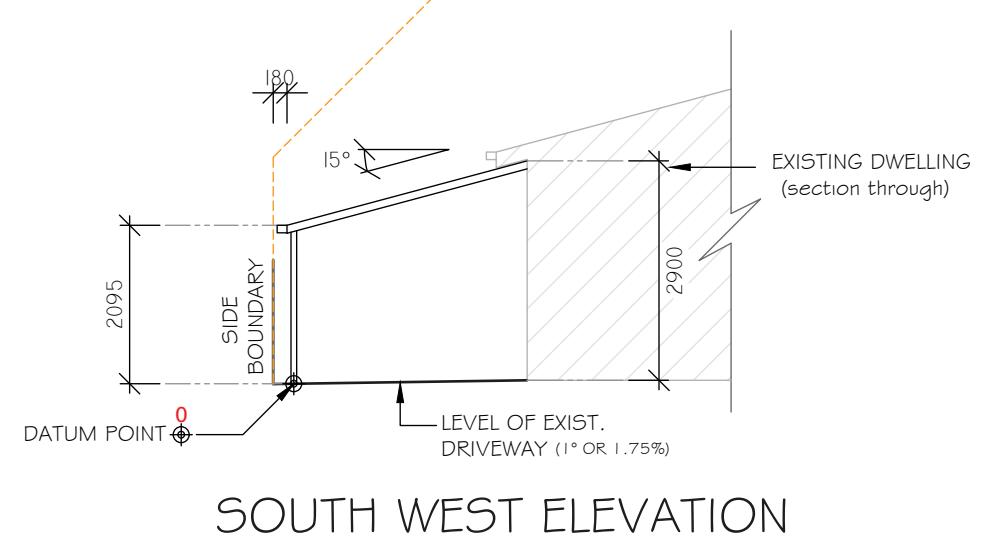
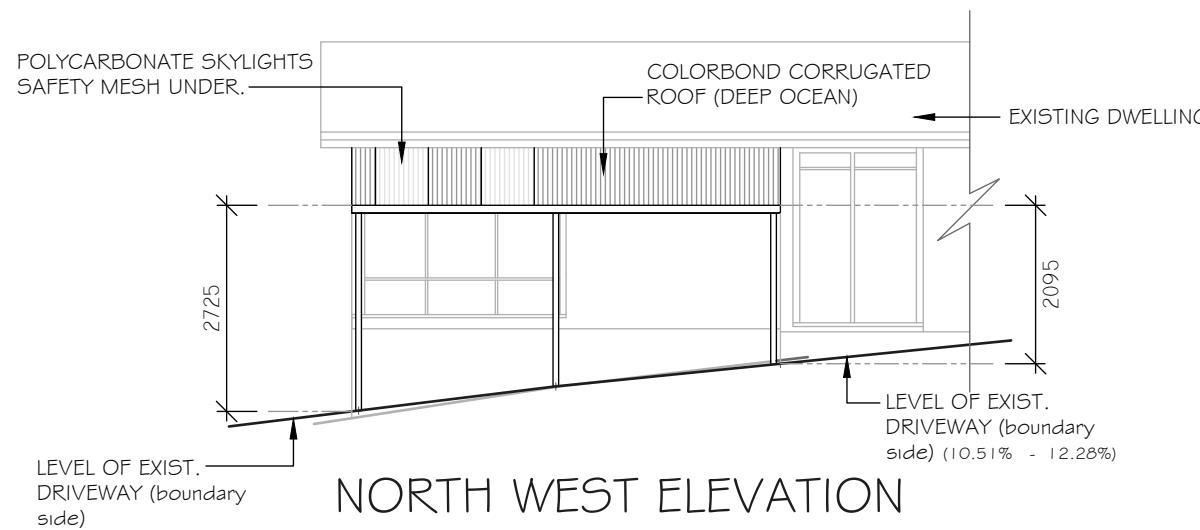
SITE PLAN 1:100

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

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

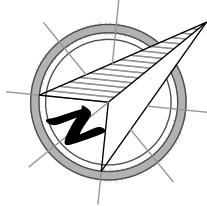
PROPOSAL : NEW CARPORT  
OWNER : B. DANCE  
ADDRESS: 35 HOMER AVENUE, MOONAH, 7009  
SCALE: 1:100  
DATE: 26th NOVEMBER 2025  
AMENDED:  
DRAWN BY: A. BROWN CCC003R  
PAGE: 01/04  
JOB NO : 17352



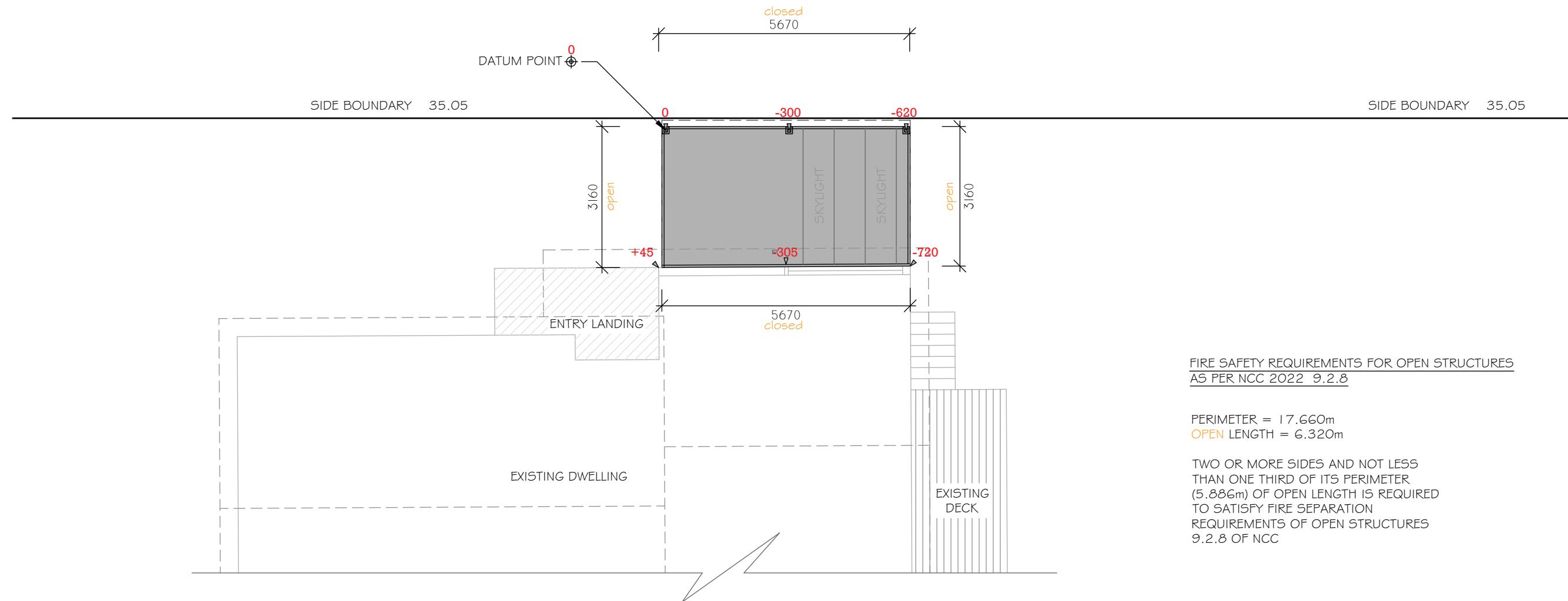


REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS  
FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN,  
CONNECTION DETAILS AND SPECIFICATIONS.

**ELEVATIONS 1:100**



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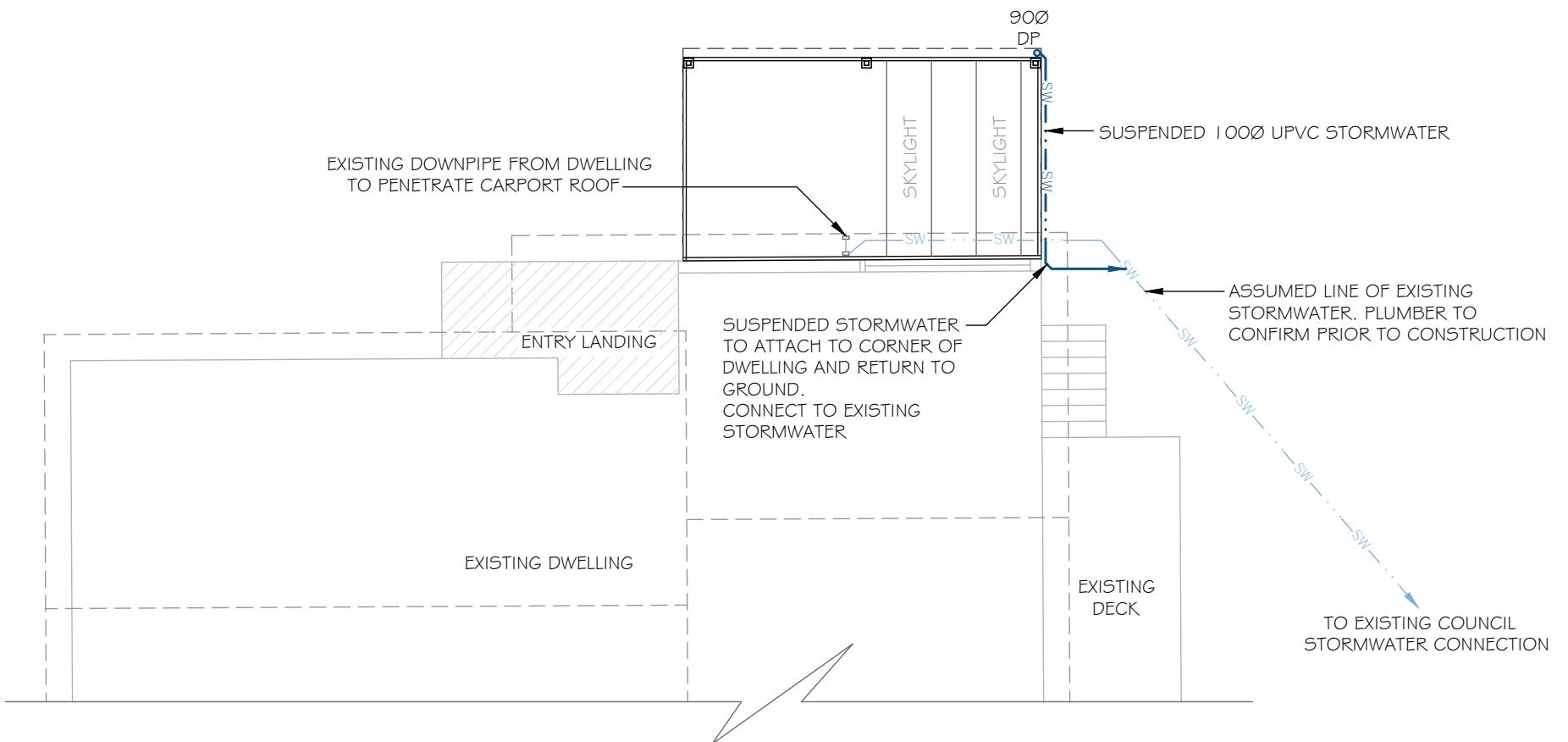
REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS  
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FLOOR PLAN 1:100

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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 & VERIFY STORMWATER CONNECTION PRIOR TO CONSTRUCTION

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

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## PLUMBING PLAN 1:100