DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-337
PROPOSED DEVELOPMENT:	Single Dwelling
LOCATION:	46 Kiewa Rise Lenah Valley 48 Kiewa Rise Lenah Valley
APPLICANT:	Woolcott Land Services
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**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

NOTE:
BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION.

BAL NOTES:
- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
  - MIN. 300mm x 300mm
  - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

LEGEND

	SEWER
	WATER
	STORMWATER

W

RIGHT OF WAY (PRIVATE) VARIABLE WIDTH

APPROX AREA OF FILL REQUIRED AND BATTER BACK TO NATURAL GROUND LEVEL IN ACCORDANCE TO LGAT DRIVEWAY STANDARDS. BATTER BACK TO BE DETERMINED ON SITE.

PID: 9575003

APPROX AREA OF CUT REQUIRED AND BATTER BACK TO NATURAL GROUND LEVEL AT MAX GRADIENT 1:3. BATTER BACK TO BE DETERMINED ON SITE.

PROVIDE GRATED DRAINAGE WHERE REQUIRED TO CAPTURE SURFACE RUNOFF. LOCATION TO BE DETERMINED ON SITE.

PROPOSED SEALED CROSSOVER

PROPOSED SEALED DRIVEWAY

EXISTING SEALED WALKWAY

EXISTING STORMWATER CONNECTION AS PER SURVEY DETAIL PROVIDED BY WOOLCOTT LAND SERVICES.

EXISTING SEWER CONNECTION AS PER SURVEY DETAIL PROVIDED BY WOOLCOTT LAND SERVICES.

KIEWA RISE

BOUNDARY 1.65 m

RIGHT OF WAY (PRIVATE) 4.0m WIDE

BOUNDARY 12.21 m

BOUNDARY 11.64 m

BOUNDARY 36.91 m

BOUNDARY 38.28 m

BOUNDARY 57.95 m

RETAINING WALL 2369

R.W 4800

R.W 1390

RETAINING WALL 6190

RETAINING WALL 9790

RETAINING WALL 3445

R.W 4320

R.W 6770

UNDER CARPARK NO.1

UNDER CARPARK NO.2

5.0% FALL

3.0% FALL

PROPOSED LANDSCAPING STEPS AND WALKWAY

PROPOSED DWELLING

EXISTING SHED

3880
2360
3140
12865
1300
8555
7115
10240
13680
4300
4000
106000
107000
108000
109000
110000
111000
112000
113000
114000

LOT 122
TITLE: 187764/122
PID: 9575001
AREA: 947m²

PID: 9575002

PID: 9575000

TITLE: 187764/213

PID: 9575013

PID: 9574998

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:
- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
SEWER & STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING SEWER & STORWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER CONNECTION AS PER SURVEY DETAIL PROVIDED BY WOOLCOTT LAND SERVICES.

SEWER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING SEWER CONNECTION. LOCATION TO BE DETERMINED ON SITE.

NOTE:
ENTIRETY OF PROPERTY IS WITHIN PRIORITY VEGETATION AND BUSHFIRE AREA.

SITE PLAN
SCALE 1 : 200

ISSUED FOR APPROVAL

Client: LV PROPERTY INVESTMENTS PTY LTD
Project: PROPOSED DWELLING
Address: 46 KIEWA RISE
LENAH VALLEY TAS 7008

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
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Date Drawn: 02.10.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2025-354 A01 / A10 Rev D

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RIGHT OF WAY (PRIVATE) VARIABLE WIDTH

APPROX AREA OF FILL REQUIRED AND BATTER BACK TO NATURAL GROUND LEVEL IN ACCORDANCE TO LGAT DRIVEWAY STANDARDS. BATTER BACK TO BE DETERMINED ON SITE.

PROPOSED SEALED CROSSOVER

RIGHT OF WAY (PRIVATE) 4.0m WIDE

PID: 9575003

APPROX AREA OF CUT REQUIRED AND BATTER BACK TO NATURAL GROUND LEVEL AT MAX GRADIENT 1:3. BATTER BACK TO BE DETERMINED ON SITE.

BOUNDARY 1.65 m

RETAINING WALL 2360

PROPOSED SEALED DRIVEWAY

BOUNDARY 36.91 m

R.W 4800

R.W 1390

RETAINING WALL 6190

BOUNDARY 12.21 m

RETAINING WALL 19790

UNDER CARPARK NO.1

3.0% FALL

5.0% FALL

RETAINING WALL 8400

UNDER CARPARK NO.2

EXISTING SEALED WALKWAY

1300

BOUNDARY 11.64 m

R.W 6770

R.W 4320

PID: 9575002

BOUNDARY 38.28 m

EXISTING SHED

LOT 122
TITLE: 187764/122
PID: 9575001
AREA: 947m²

PROPOSED DWELLING ABOVE

KIEWA RISE

RETAINING WALL 3445

106000 107000 108000 109000 110000 111000 112000 113000 114000

TITLE: 187764/213

RIGHT OF WAY (PRIVATE) 4.0m WIDE

BOUNDARY 57.95 m

PID: 9575000

STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER CONNECTION AS PER SURVEY DETAIL PROVIDED BY WOOLCOTT LAND SERVICES.

SEWER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING SEWER CONNECTION. LOCATION TO BE DETERMINED ON SITE.

PID: 9574998

SITE PLAN - DRIVEWAY AND RETAINING WALL
SCALE 1 : 200

NOTE:
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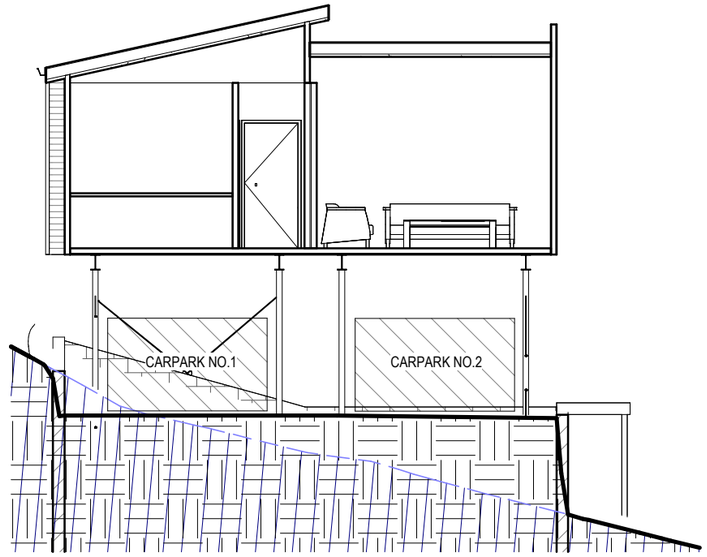
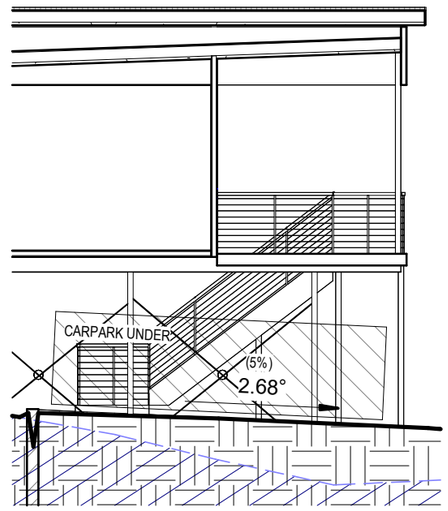


Section 4
SCALE 1 : 100



Section 3
SCALE 1 : 100

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Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: LV PROPERTY INVESTMENTS PTY LTD
Project: PROPOSED DWELLING
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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2025-354 A02 / A10
Rev: D

ENGINEERING PLUS
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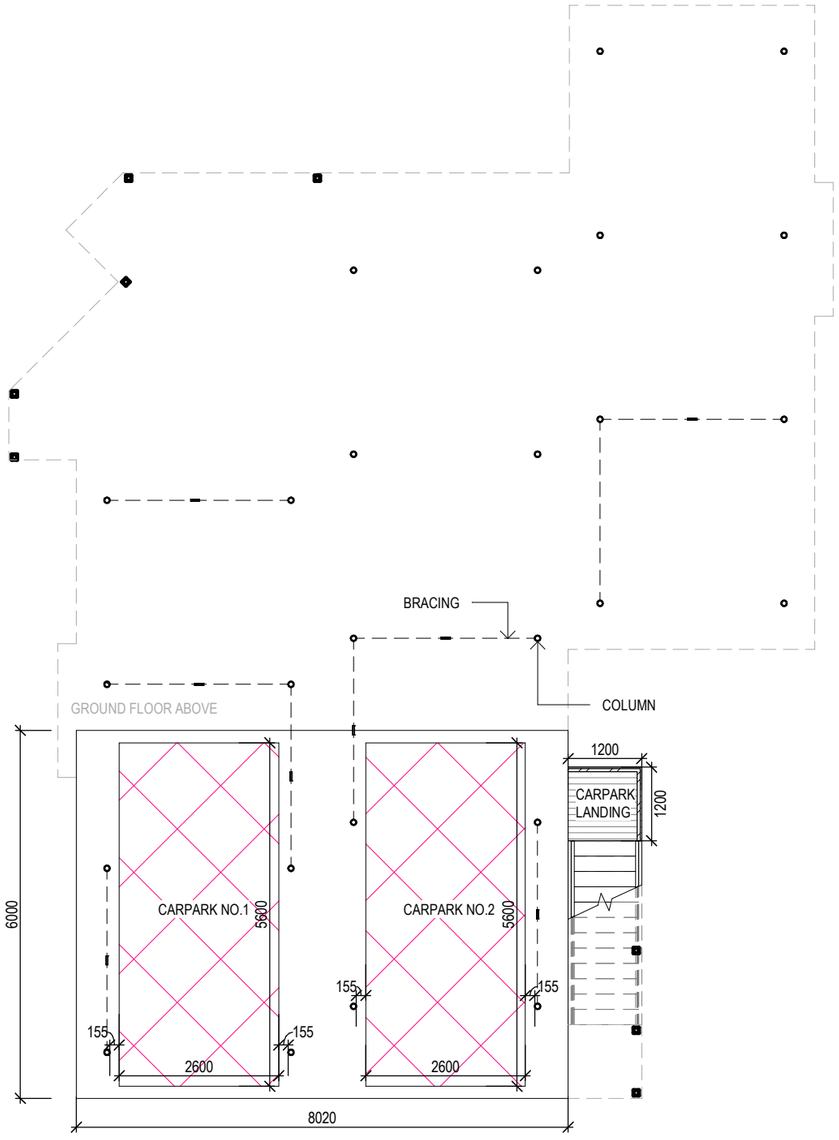
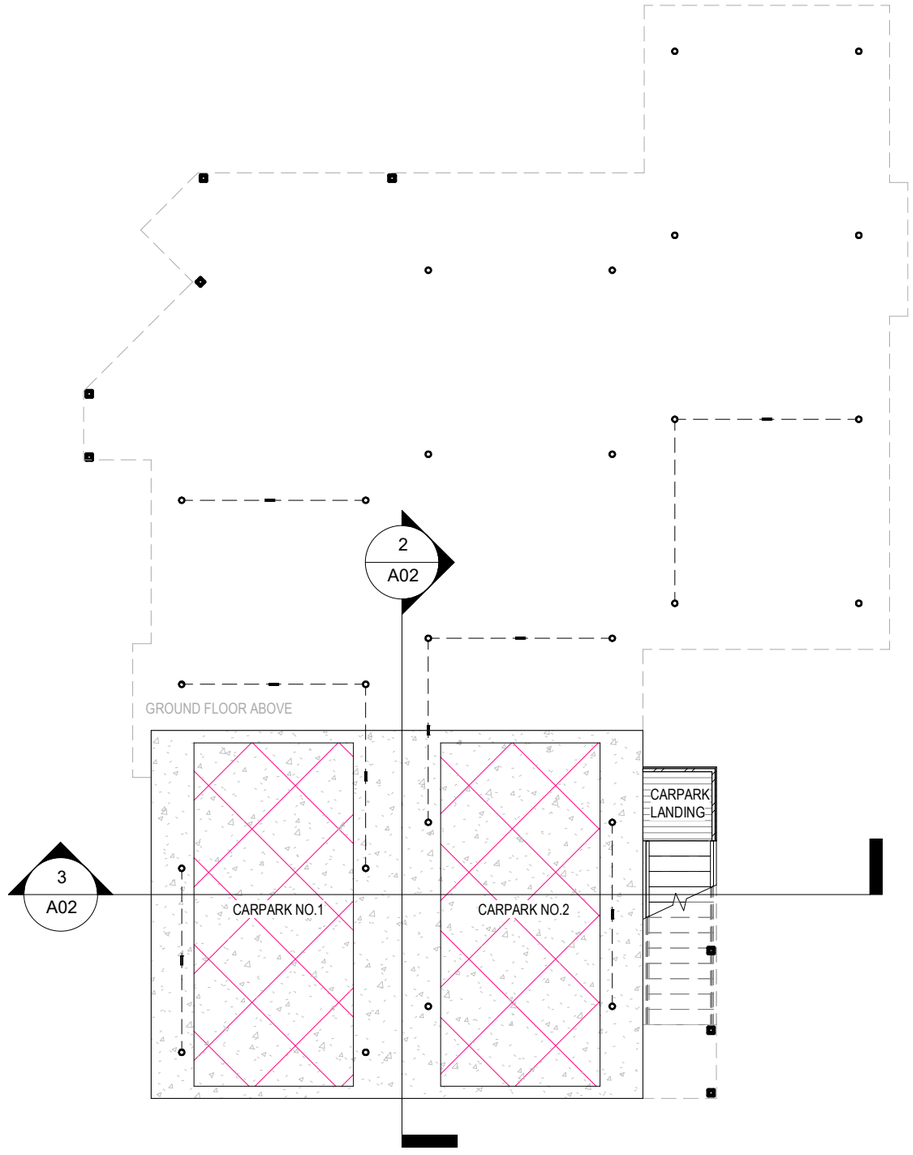


CARPARK UNDER CONSTRUCTION PLAN
SCALE 1 : 100



CARPARK UNDER FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

Area Schedule (Gross Building)

Name	Area	Area (sq)
DWELLING	133.61 m²	14.38
LANDING	19.56 m²	2.11
DECK	13.86 m²	1.49
CARPARK UNDER	48.12 m²	5.18
CARPARK LANDING	1.44 m²	0.16
	216.60 m²	23.32

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Designer Name: J.Pfeiffer
Accreditation No: CC2211T

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Project: PROPOSED DWELLING
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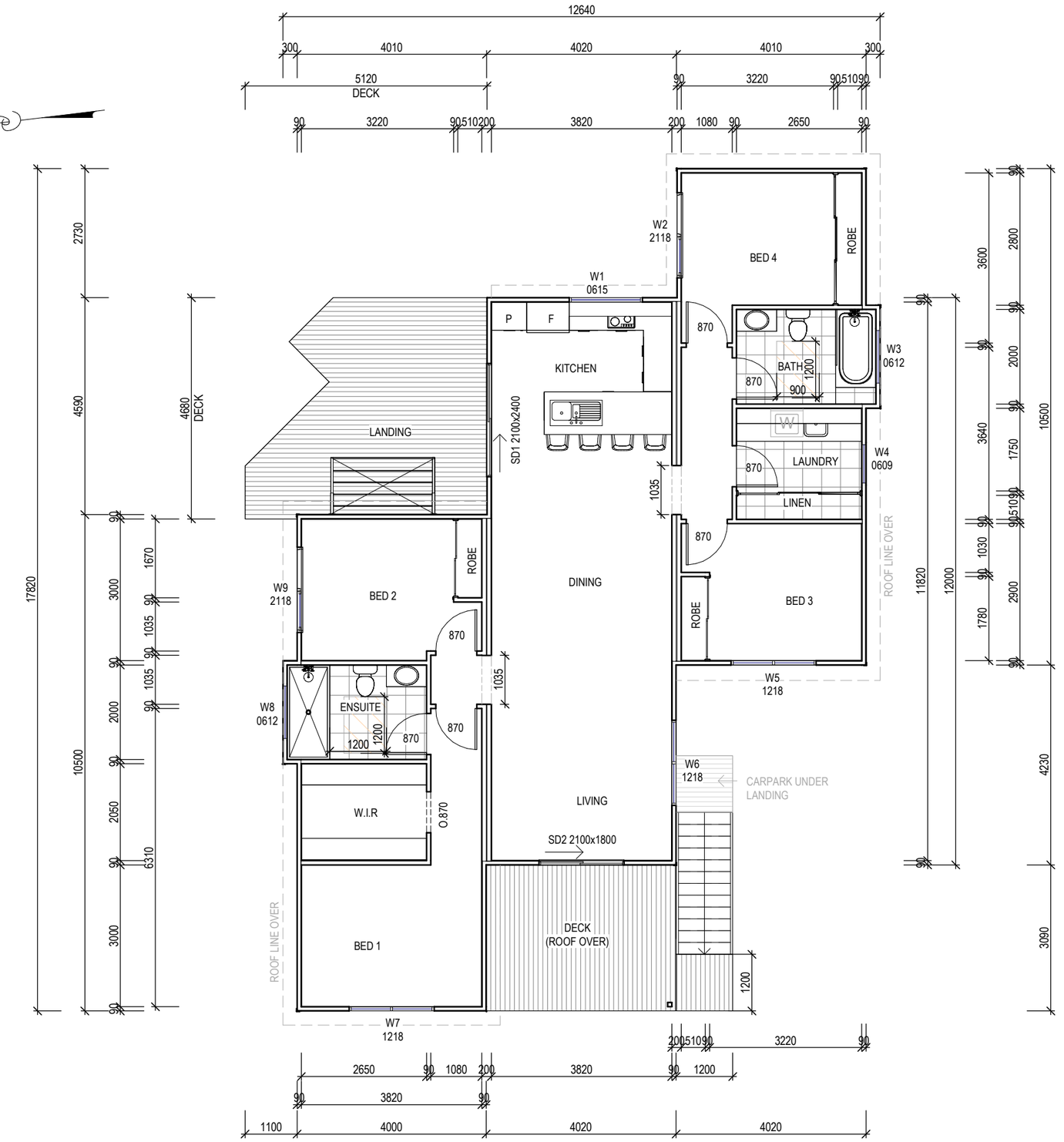
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

Drawing No: 2025-354 A03 / A10 Rev D



CONSTRUCTION PLAN
SCALE 1 : 100

ENGINEERING PLUS
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WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	600	1550	DG	4.3	.55
W2	2100	1800	DG	4.3	.55
W3	600	1200	DG	4.3	.55
W4	600	900	DG	4.3	.55
W5	1200	1800	DG	4.3	.55
W6	1200	1800	DG	4.3	.55
W7	1200	1800	DG	4.3	.55
W8	600	1200	DG	4.3	.55
W9	2100	1800	DG	4.3	.55
SD1	2100	2400	DG	4.0	.61
SD2	2100	1800	DG	4.0	.61

DISCLAIMER:
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

***NOTE:**
IF HEIGHT TO GROUND GREATER THAN 2.0m WINDOW TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.
^ NOTE:
REFER ELEVATIONS FOR HIGHLIGHT WINDOW

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	133.61 m²	14.38
LANDING	19.56 m²	2.11
DECK	13.86 m²	1.49
CARPARK UNDER	48.12 m²	5.18
CARPARK LANDING	1.44 m²	0.16
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Accreditation No: CC2211T

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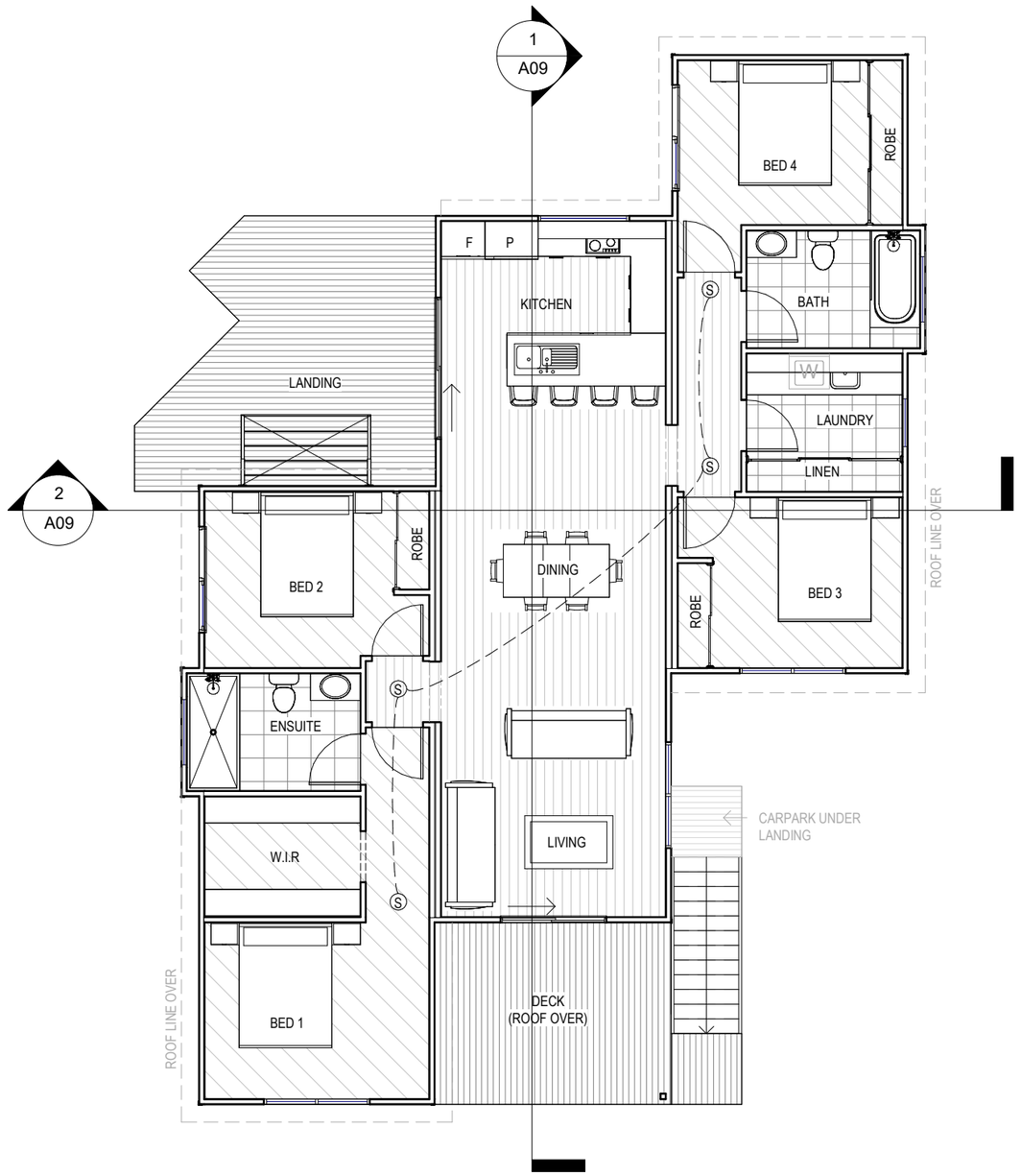

FLOOR PLAN
SCALE 1 : 100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	133.61 m²	14.38
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CARPARK LANDING	1.44 m²	0.16
	216.60 m²	23.32

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
WITH ABCB OF H3D6 - PART 9.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

ISSUED FOR APPROVAL

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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

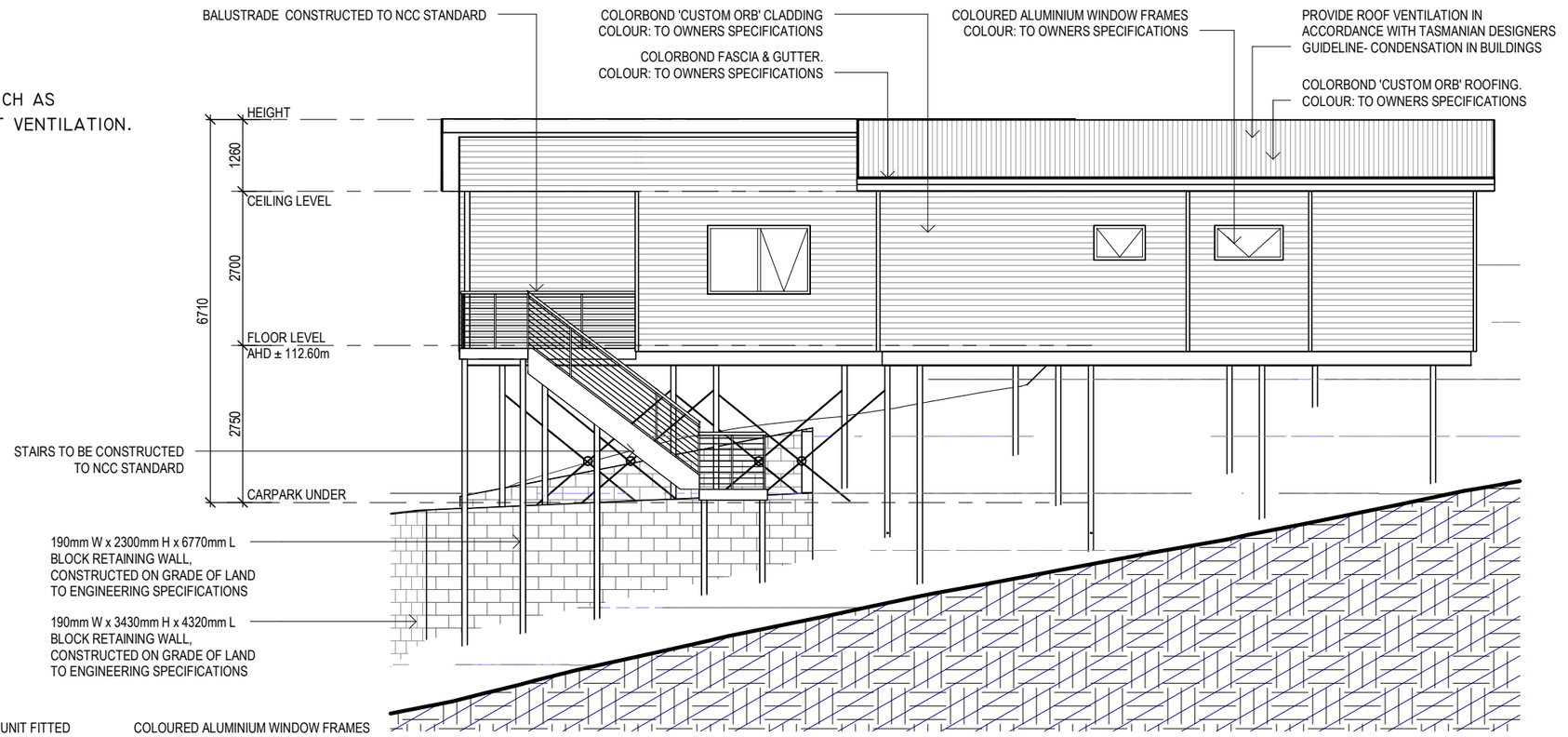
Drawing No: 2025-354 A05 / A10 Rev D

SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

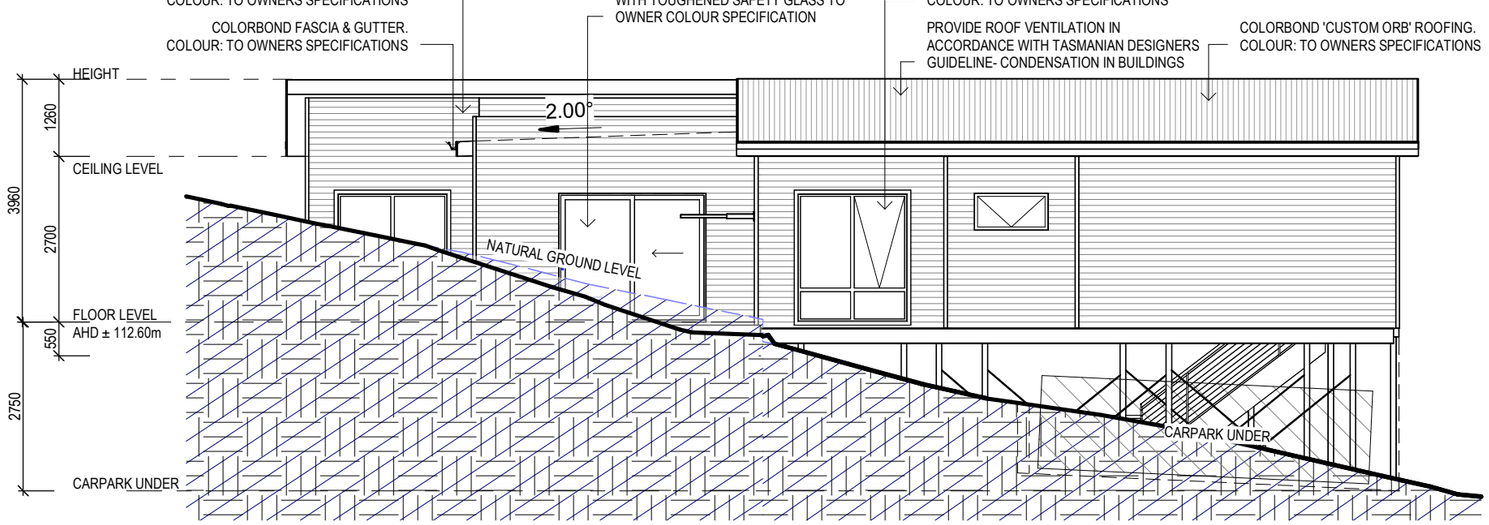
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



SOUTH ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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Scale: As Shown @ A3

Client: LV PROPERTY INVESTMENTS PTY LTD
Project: PROPOSED DWELLING
Address: 46 KIEWA RISE
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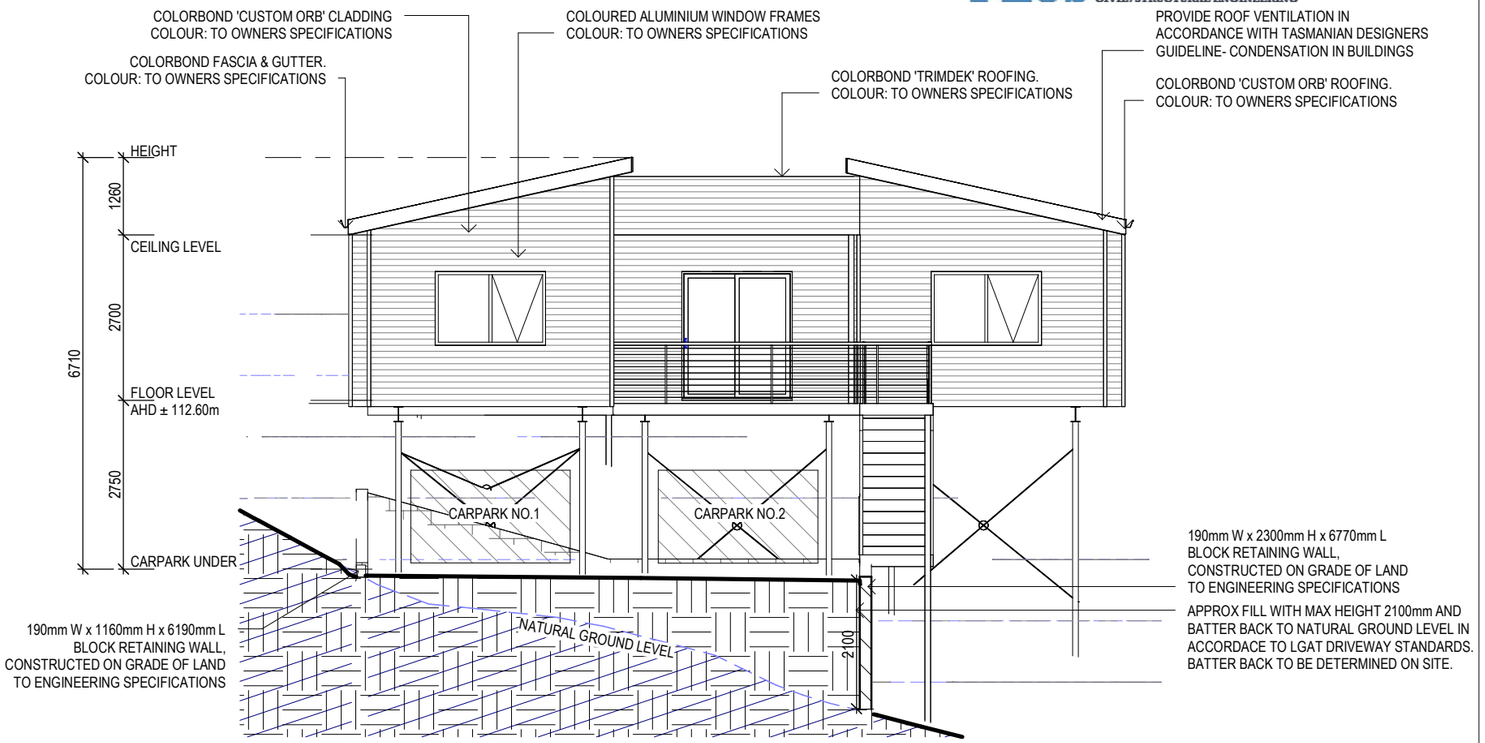
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2025-354 A06 / A10 Rev D

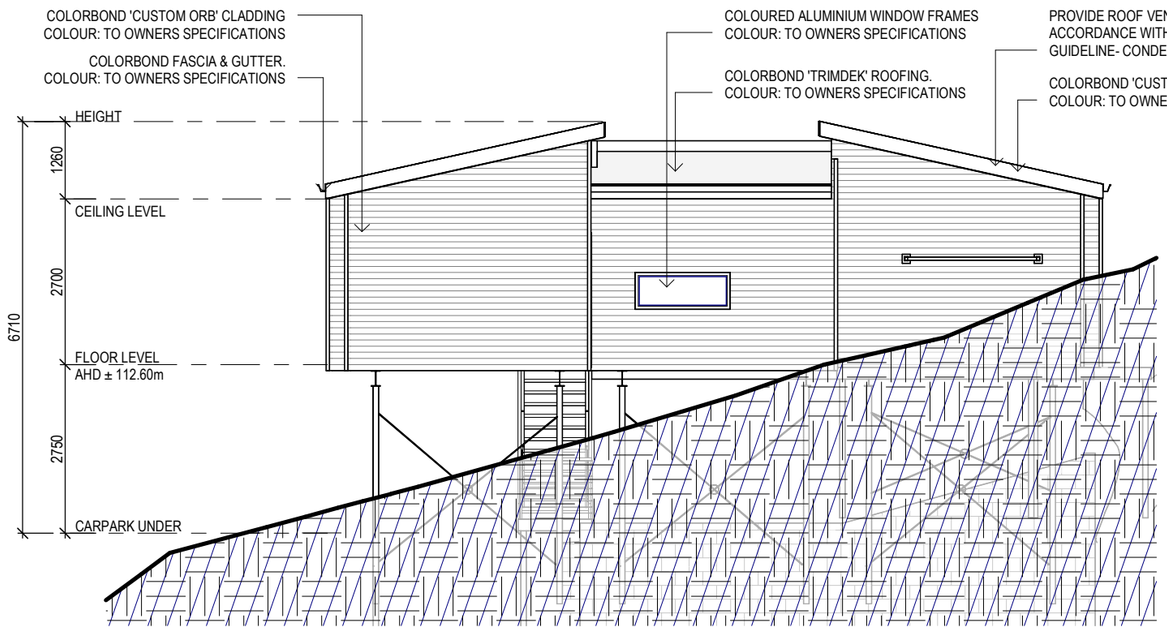
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



WEST ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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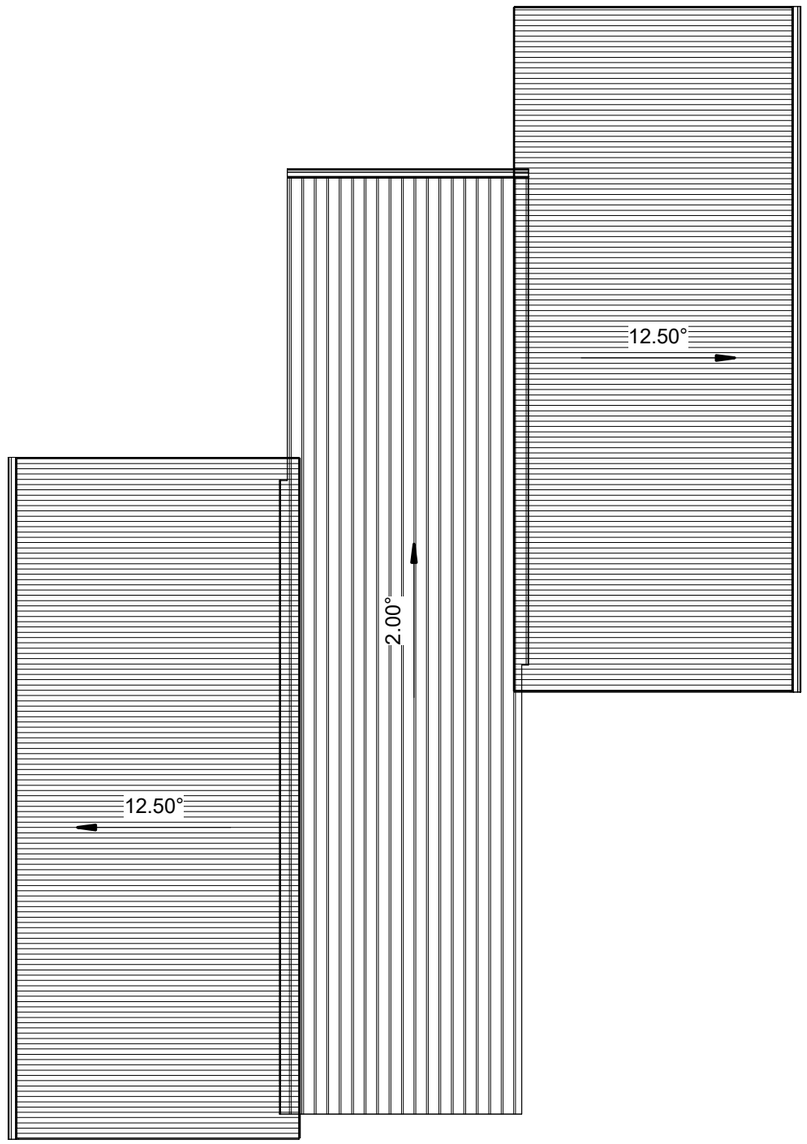

ROOF PLAN
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

COLORBOND 'TRIMDEK'

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 2-5 DEGREES - MINIMUM 250MM

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R3.5 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

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INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
R3.5 "ROCKWOOL" BULK INSULATION OR R3.5 GLASSWOOL BATTS BETWEEN CEILING JOISTS UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.5 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
ALL TIMBER FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF AS1684 [RESIDENTIAL TIMBER FRAMED CONSTRUCTION} & THE BCA CODE PART 3.4.3
WALL FRAMING TO BE MGP10 RADIATA PINE.
COMMON STUDS - 90x35 @ 450 CRS.
NOGGINGS - 90x35
OPEN STUDS - 90x35
TOP & BOTTOM PLATES - 90x35
BRACING TO AS 1684 & NCC CODE

SLABS & FOOTINGS
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING

EXTERNAL WALL CLADDING	REFER ELEVATIONS
SUB FLOOR	REFER ELEVATIONS

WINDOWS
COLOURED ALUMINIUM WINDOW FRAMES.
AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

PLASTER
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL.
PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH BCA PART 3.8.1.1 TO 3.8.1.27 INCLUSIVE AND FIG NOS 3.8.1.5 TO 3.8.1.16 INCLUSIVE.
AND TABLE 3.8.1.1

EAVES
OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24

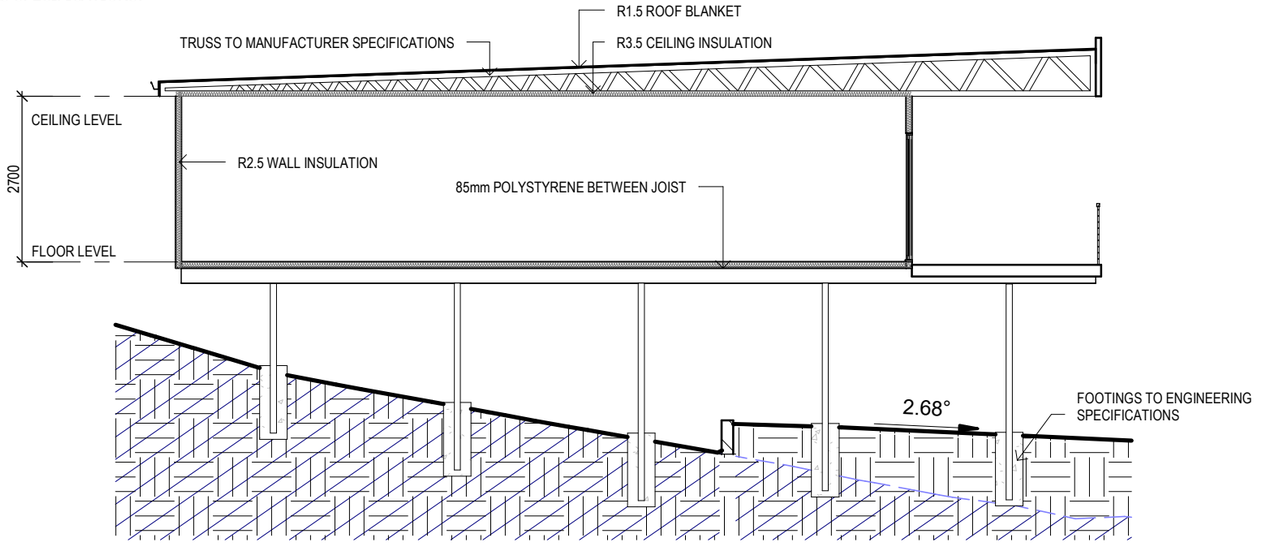
FASCIA
COLORBOND PREFORMED METAL
FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

ROOF FRAMING
COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

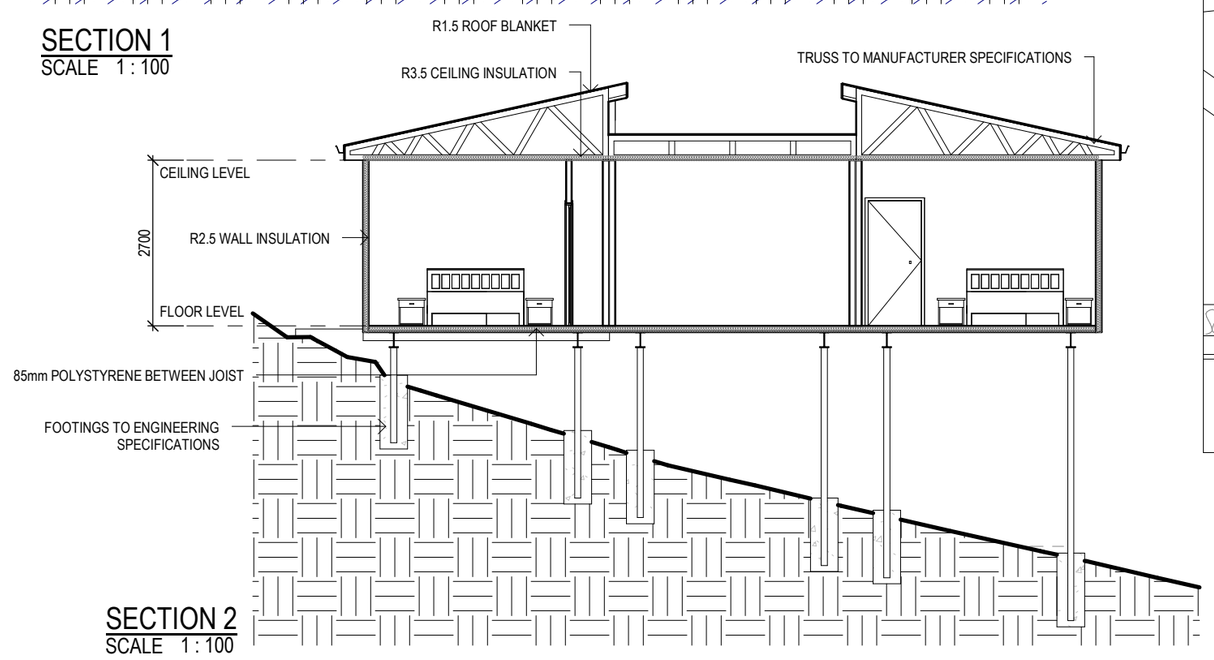
CAPPINGS & FLASHINGS
ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS

GUTTERS
INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES.
LAP 150MM IN DIRECTION OF FLOW

DOWNPIPES
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW. MAXIMUM CENTRES FOR GUTTERS TO BE 12000



SECTION 1
SCALE 1 : 100



SECTION 2
SCALE 1 : 100

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959

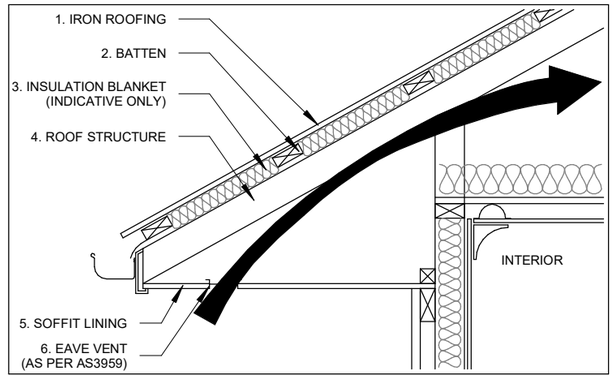


FIGURE 7 - RIDGE DETAIL
TRUSS AND IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959

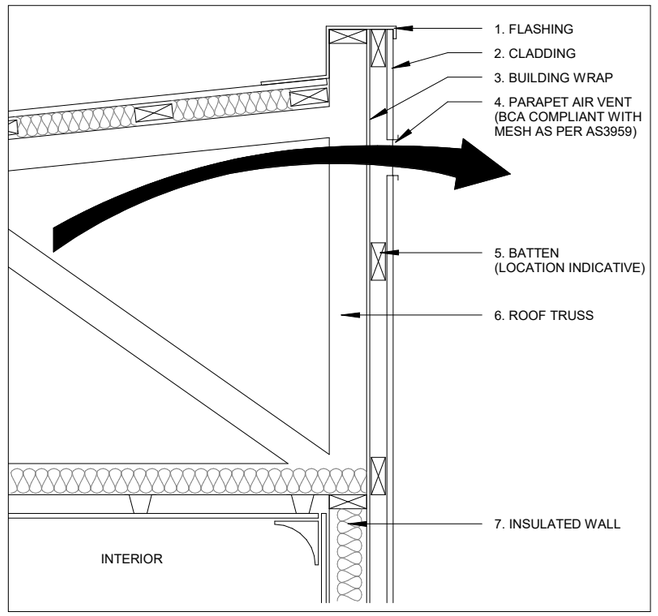
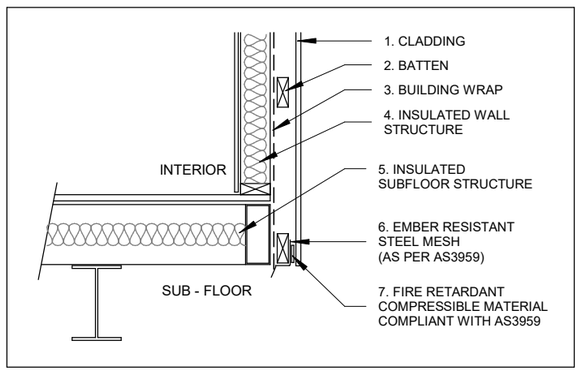


FIGURE 8 - EXTERNAL WALL
VENTED CLADDING SYSTEM - SUSPENDED TIMBER
FLOOR BUSHFIRE MESH WHEN REQUIRED TO AS3959



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Accreditation No: CC2211T

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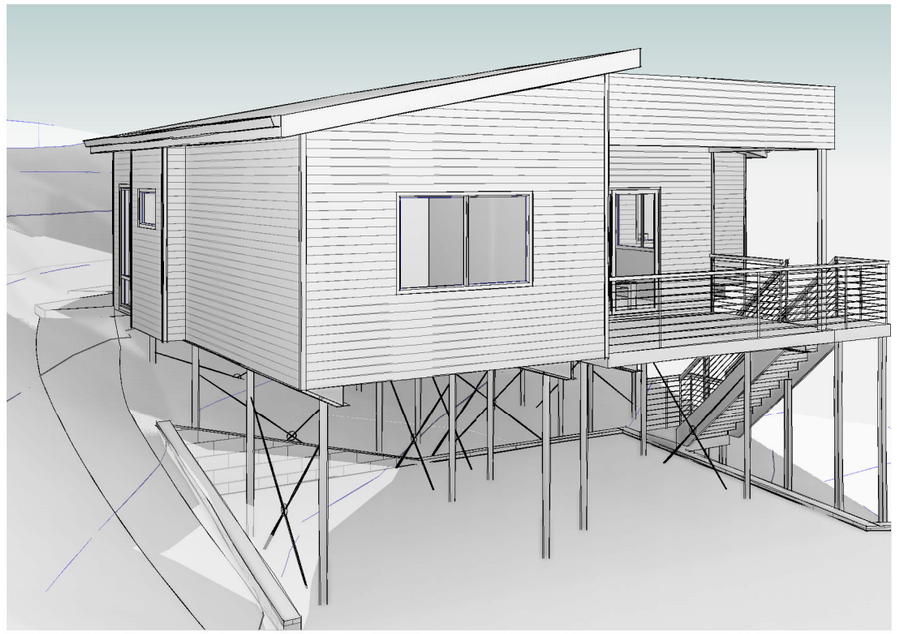
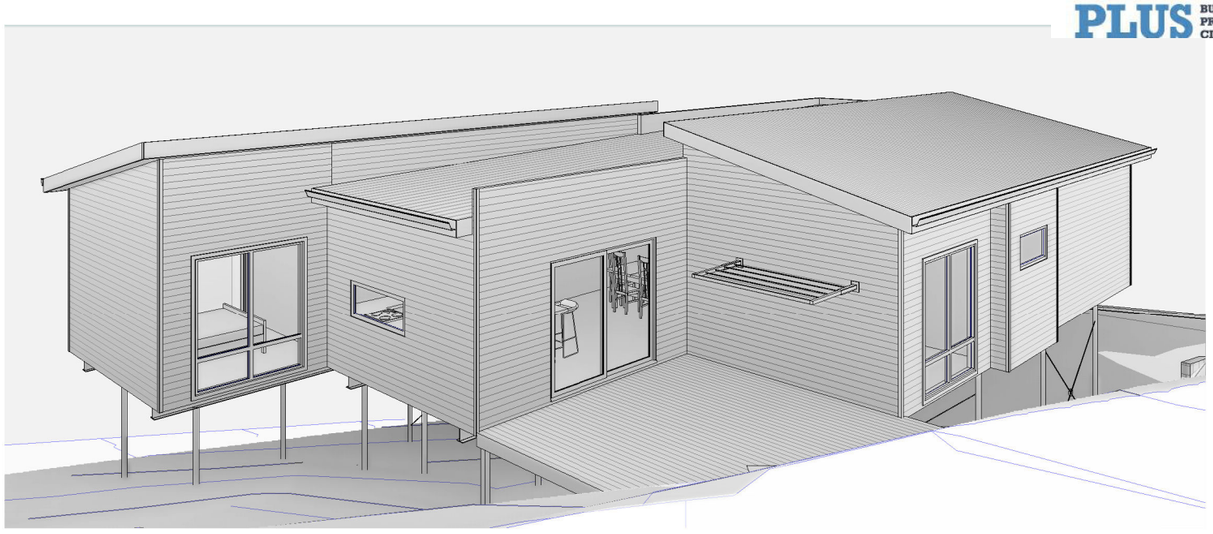
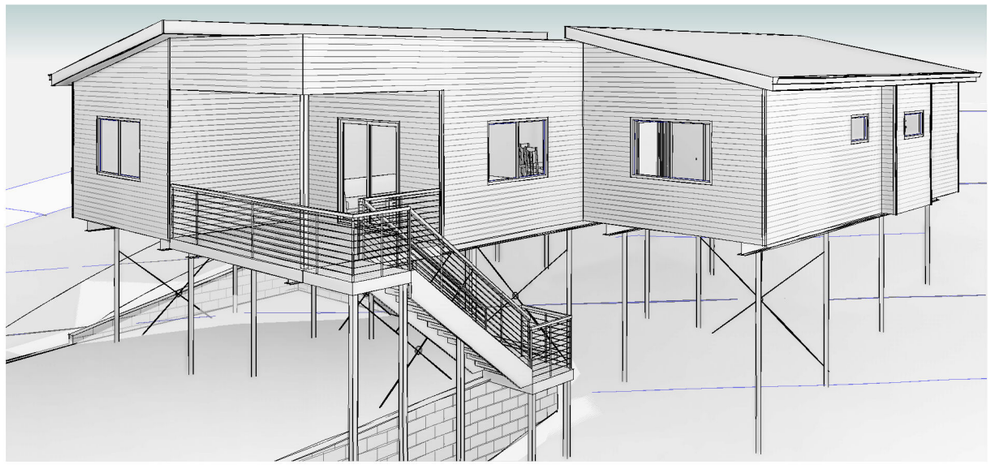
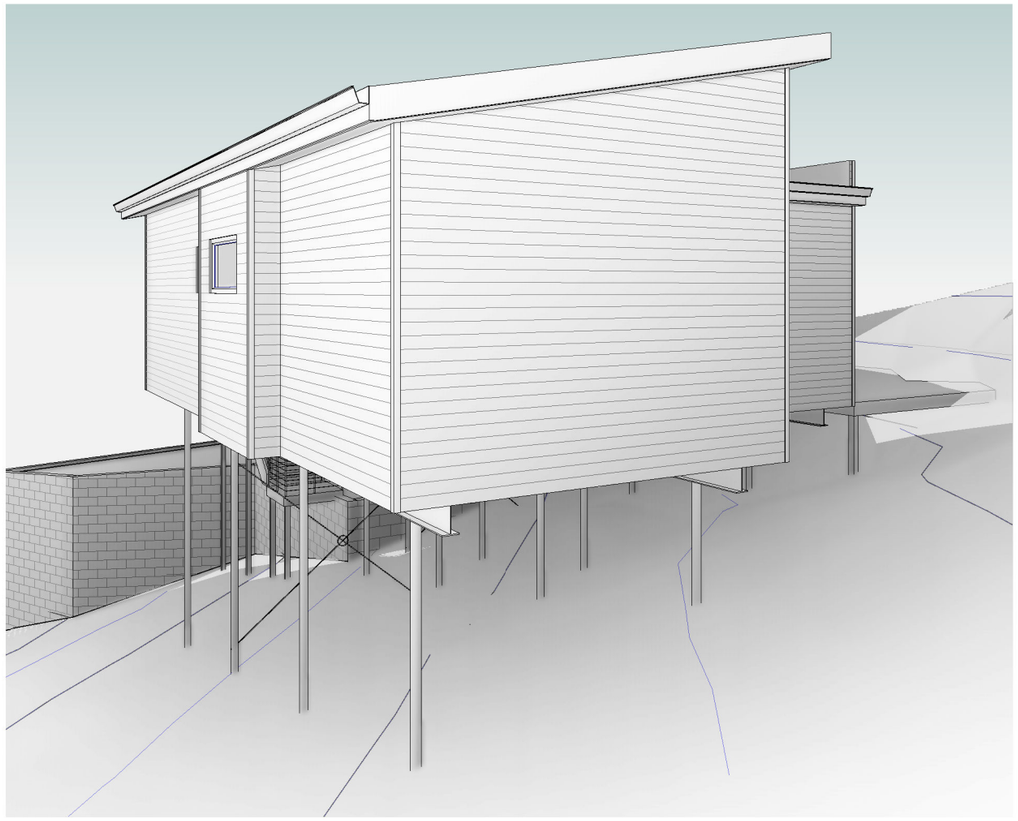
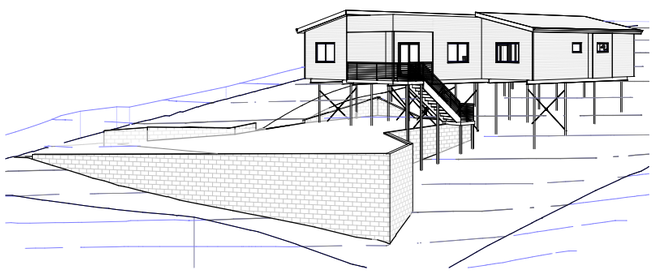
Rev D











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November 2025

PLANNING REPORT

DEVELOPMENT OF A SINGLE DWELLING

46 Kiewa Rise LENAH VALLEY

Woolcott LAND SERVICES

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

Prepared by
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Prepared by: Michelle Schleiger (michelle@woolcott.au)
(*BUrbRegEnvPlan*)
Town Planner

Rev.no	Description	Date
1	Review	
2	Draft	13 November 2025
3	Final	13 November 2025
4	Review	9 December 2025

References

Annexures

Annexure 1 Copy of Title plan and Folio text

Annexure 2 Proposal Plan

Contents

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Building and works – development of a single dwelling

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Engineering Plus / Tasbuilt Homes

2. Subject site and proposal

2.1 Site details

Address	46 Kiewa Rise, Lenah Valley TAS 7008 *48 Kiewa Rise Lenah Valley, TAS 7008 (ROW)*
Property ID	9575001 *9575002*
Title	187764/122 *187764/123*
Easements	Right of way easement over Lot 123
Land area	947m^2
Planning Authority	Glenorchy Council
Planning Scheme	Tasmanian Planning Scheme – Glenorchy (Scheme)
Application status	Discretionary application
Existing Access	Single vehicle crossing from Road lot – Kiewa Rise Existing right of way (ROW) easement over 48 Kiewa Rise
Zone	Low Density Residential
General Overlay	None
Overlays	Bushfire-prone areas

	Priority vegetation area
Existing development	Vacant land Existing formed driveway over ROW – 48 Kiewa Rise
Existing services and infrastructure	
Water	Serviced
Sewer	Serviced
Stormwater	Serviced

2.2 Proposal

The proposal is for the development of a single dwelling.
The proposed dwelling will have 4 bedrooms, 2 bathrooms, living area, kitchen and laundry and will include a roofed decked area.
The building will be supported by piers and raised to enable car parking under the dwelling for two car spaces. Access to the site will be from the right of way (ROW) over CT. 187764/123 (48 Kiewa Rise)
The dwelling has an area of 147.47m^2 including the roofed deck.
Retaining walls are included to the development application.

The proposal includes service connection for all reticulated services.

2.3 Subject site

The site is a single lot of 947m^2 with frontage of 23.87m, accessed from ROW to Kiewa Rise, which is a Council maintained sealed road. The subject site is sloped, ranging from 105mAHD to 115m AHD over 57m. The site includes an existing outbuilding.
The surrounding area is predominantly residential.

Figure 1 Aerial view of the subject site (Source: LIST)

3. Zoning and overlays

3.1 Zoning

The site is zoned Low Density Residential under the Scheme.

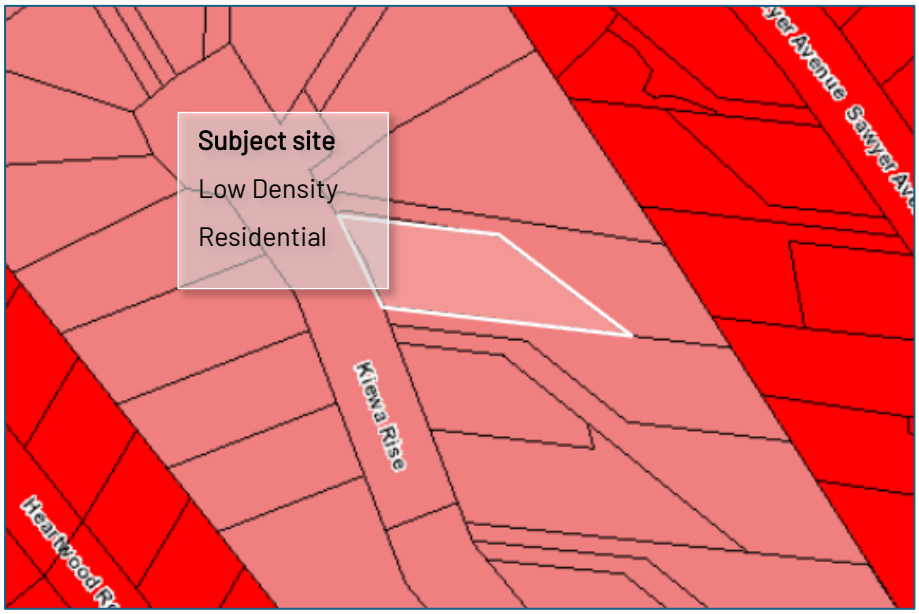

Figure 2 Zoning of the subject site and surrounding area (Source: LIST)

3.2 Overlays

The subject site is affected by the Priority Vegetation Area overlay.

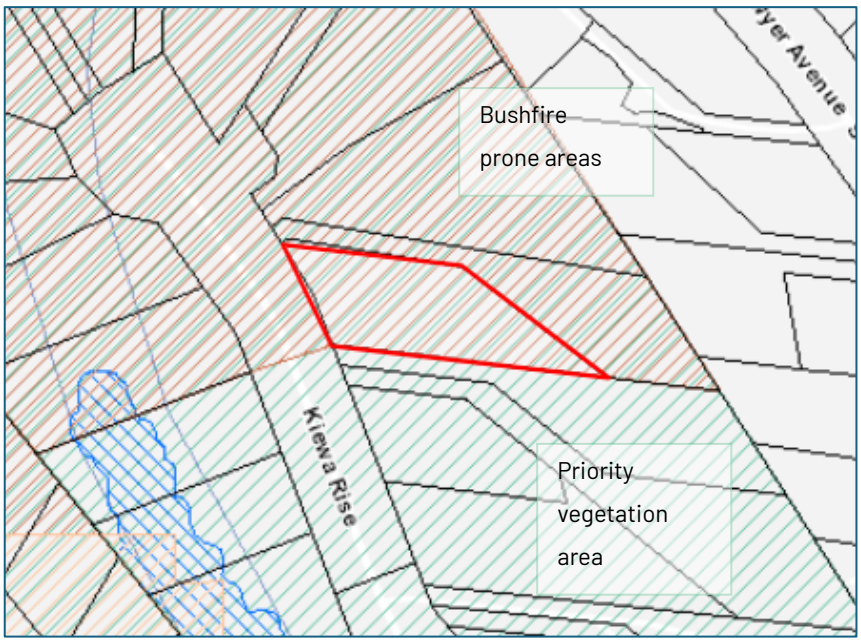

Figure 3 Overlays affecting the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

10.0 Low Density Residential Zone

10.1 Zone Purpose

10.1.1	To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development
10.1.2	To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
10.1.3	To provide for Visitor Accommodation that is compatible with residential character.

Response

The proposed residential use and development is in accord with the purpose of the zone.

10.2 Use Table

No Permit Required	
Residential	If for a single dwelling.

Response

The proposed Use is a *No Permit Required* Use.

10.4 Development Standards for Dwellings

10.4.2 Building height

Objective	
That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have a building height not more than 8.5m.	P1 The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to: a) the topography of the site; b) the height of buildings on the site and adjacent properties; c) the bulk and form of existing and proposed buildings; d) sunlight to habitable rooms and private open space of dwellings; and e) any overshadowing of adjoining properties.

Response

A1 The acceptable solution is achieved. The dwelling is 6.7m in height at the highest point.

10.4.3 Setback

Objective	
That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m	P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: a) the topography of the site; b) the setbacks of surrounding buildings; c) the height, bulk and form of existing and proposed buildings; d) the appearance when viewed from roads and public open space adjacent to the site; and

	e) the safety of road users.

Response

P1 The performance criteria apply. The dwelling is compliant, but retaining walls will be within the frontage setback.

a. The topography of the site is the primary reason for the requirement of retaining walls. The site is reasonably steep,
b. Those lots within the immediate area, that are developed, also demonstrate retaining walls in the development and built form.
c. The height of the dwelling is compliant. The varied height of retaining walls proposed and included to plan and will be made according to need for the site and the slope of the site.
d. The use of retaining walls on sloped sites is visually typical. The dwelling setback is compliant and no detriment is anticipated in terms of appearance.
e. No effect to road safety as a result of retaining walls is anticipated.

A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing and proposed buildings; e) the existing buildings and private open space areas on the site; f) sunlight to private open space and windows of habitable rooms on adjoining properties; and g) the character of development existing on established properties in the area.

Response

P2 The performance criteria are addressed. The dwelling and retaining walls will have a reduced setback to the north (side) boundary of 2.3m and south side boundary of 4.3m.

a. the topography of the site is challenging and does create constraints to building type and siting.
b. The lot is also irregular in shape. The dwelling is sited to best enable vehicle access and manoeuvring within the constraints.
c. The area appears to be recently subdivided with minimal built development at the time of this application. Surrounding development observed in Sawyer Avenue and Heartwood Road has minimal setbacks, but is within the General Residential Zone, so different

standards apply. The use of retaining walls is prevalent in the immediate area for developed lots and must be used where needed to safely develop the sloped lots.

d. Existing development in the immediate area is similar, with buildings including car parking under-house to manage vehicle access.
e. The site has an existing outbuilding but that has no particular bearing on the ability to provide private open space.
f. The adjoining lot to the south is separated by vehicle access, providing separation and reduction to overshadowing potential. Overshadowing to the north is not expected as a result of a reduced setback.
g. The surrounding area has limited development. The lots on the east side of Kiewa Rise are generally irregular in shape but with a repetitive pattern of internal lots, shared access and boundaries made to the contours. Development in the immediate area lots is anticipated to be similar in fashion to manage the topography of the land.

10.4.4 Site coverage

Objective	
That site coverage: a) is consistent with the character of existing development in the area; b) provides sufficient area for private open space and landscaping; and c) assists with the management of stormwater runoff.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have a site coverage of not more than 30%.	P1 The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to: a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development; e) the provision for landscaping and private open space; f) the need to remove vegetation; and g) the site coverage of adjacent properties

Response

A1 The acceptable solution is achieved. The site coverage is equivalent to 15.5 percent.

10.4.5 Frontage fences for all dwellings

Objective

The height and transparency of frontage fences: a. provides adequate privacy and security for residents; b. allows the potential for mutual passive surveillance between the road and the dwelling; and c. is reasonably consistent with that on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: a) provide for security and privacy, while allowing for passive surveillance of the road; and b) be consistent with the height and transparency of fences in the street, having regard to: i. the topography of the site; and ii. traffic volumes on the adjoining road.

Response

A1 The acceptable solution is achieved – no front fences are included in this proposal.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved. There are two spaces provided for on the site which meets the requirement under Table C2.1.

C2.6 Development standards for buildings and works

C2.6.1 Construction of parking areas

Response

Please refer to plans provided.

C2.6.2 Design and layout of parking areas

Response

A1 Parking and access provision is compliant. Please refer to plans supplied.

C2.6.3 Number of accesses for vehicles

Response

A1 The site has an existing single access point.

C7.0 Natural Assets Code

C7.6 Development standards for buildings and works

C7.6.2 Clearance within a priority vegetation area

Response

P1.1 (b) the performance criteria are met as the development is for a single dwelling.

P1.2 The site is predominantly cleared as existing. The following Nearmap image is dated 25 October 2025.

C9.0 Attenuation Code

C9.2 Application of this Code

C9.2.1 This code applies to:

a) activities listed in Tables C9.1 and C9.2;

b) sensitive uses; and

c) subdivision if it creates a lot where a sensitive use could be established, within an attenuation area.

Response

The subject site is not within 500m of the milk processing site; boundary to boundary. The Code does not apply.

Figure 4 distance from subject site to milk processing plant (Land Tasmania 2021)

5. Conclusion

This application is for a single dwelling. The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.