

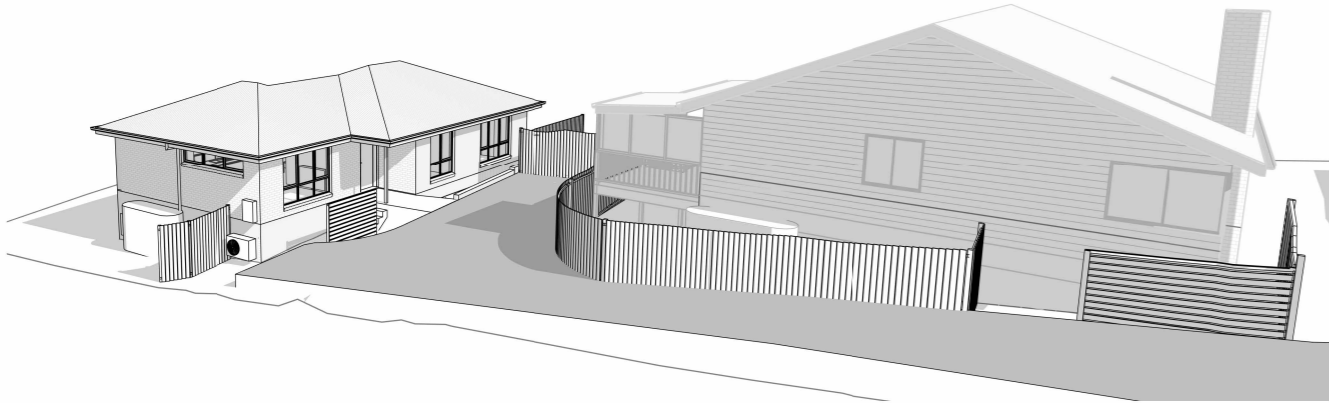
## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-310
<b>PROPOSED DEVELOPMENT:</b>	Two Multiple Dwellings (one existing and one new)
<b>LOCATION:</b>	7 Norman Circle Glenorchy
<b>APPLICANT:</b>	Wilson Homes Tasmania Pty Ltd
<b>ADVERTISING START DATE:</b>	06/01/2026
<b>ADVERTISING EXPIRY DATE:</b>	20/01/2026

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 **20/01/2026**.

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 **20/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **20/01/2026**.



WH714468 - PROPOSED UNIT DEVELOPMENT (GRAHAM)  
7 Norman Circle  
GLENORCHY

SHEET		DRAWING TITLE
01	B	SITE PLAN
01a	B	DRAINAGE PLAN
01b	B	MANOEUVRING PLAN 1
01c	B	MANOEUVRING PLAN 2
01d	B	MANOEUVRING PLAN 3
01e	B	MANOEUVRING PLAN 4
01f	B	EXISTING UNIT 1 FLOOR PLAN
01g	B	EXISTING UNIT 1 ELEVATIONS
02	A	UNIT 2 FLOOR PLAN
03		UNIT 2 ELEVATIONS
03a	B	PERSPECTIVE VIEWS
03b	A	INTERNAL ELEVATIONS - KITCHEN
03c		INTERNAL ELEVATIONS - BATH
03d		INTERNAL ELEVATIONS - LAUNDRY
03e		INTERNAL ELEVATIONS - WC

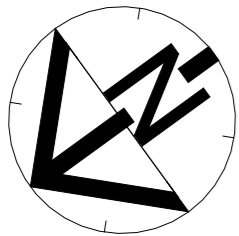
B	Council RFI: Show Existing Unit 1	04 Dec. 2025	RJ	SW	01-01g & 03a
A	Show Bulkhead as plaster in lieu of Joinery, show Hall floor covering as carpet in lieu of Laminate	12 Nov. 2025	RJ	SW	02 & 03b
	DA PLAN SET	15 Oct. 2025	RJ	ST	01-03
No.	Amendment	Date	Drawn	Checked	Sheet

Notes
• Builder to verify all dimensions and levels on site prior to commencement of work
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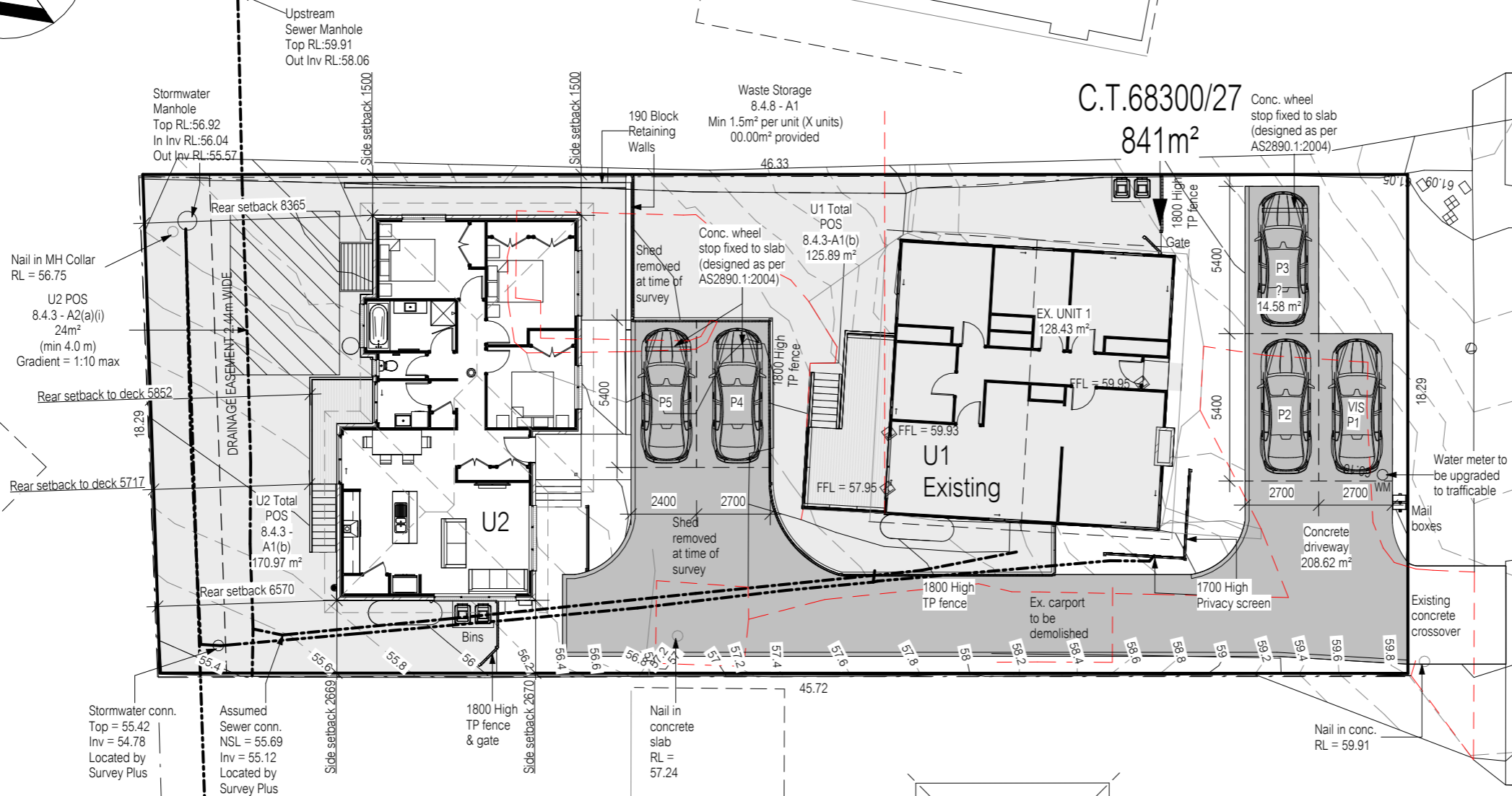
Designer:
ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au

Client / Project info
PROPOSED UNIT DEVELOPMENT (GRAHAM)  7 Norman Circle GLENORCHY

Soil Classification: M Title Reference: CT68300/27 Floor Areas: Refer to plans Porch / Deck Areas: Refer to plans Wind Speed: N2 Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: LOW Certified BAL: Not Bushfire Prone Designed BAL: Not Bushfire Prone (Refer to Standard Notes for Explanation)		COVER SHEET	
		Date	15 October 2025
		Scale	
		Sheet	00/03



Ground Floor FFL 57.70  
EX. U1 FFL 59.95



"THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR WILSON HOMES FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.  
THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.  
DUE TO THE NATURE OF THE TITLE BOUNDARY INFORMATION, IF ANY STRUCTURES ARE DESIGNED ON OR NEAR A BOUNDARY WE WOULD RECOMMEND A RE-MARK SURVEY BE COMPLETED AND LODGED WITH THE LAND TITLES OFFICE TO SUPPORT THE BOUNDARY DEFINITION.  
SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER BYDA ONLY" ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES. IF SUBSEQUENT DESIGN IS INTENDED FOR CONSTRUCTION SETOUT, FUTURE SURVEYING SETOUT COSTS ARE INCREASED IF THE DIGITAL DATA PROVIDED IS ROTATED, SCALED OR MOVED.  
THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.

NORMAN CIRCLE

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY FOR THE PHYSICAL FEATURES SHOWN. SERVICES SHOWN WHERE POSSIBLE BY A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
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- HORIZONTAL DATUM IS MGA (GDA94).
- VERTICAL DATUM IS AHD.
- SURVEY BY GPS CONVERTED TO PLANE (SEE SCALE FACTOR TABLE)

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-25-310**

**DATE RECEIVED: 9 December 2025**


GPS DATA SCALE LOCATION	
JOB CONTROL POINT	
POINT NO: 1	
DESCRIPTION: R/S IN KERB#	
GPS SCALE FACTOR =	
1.000403874	
E: 521647.965	
N: 5256823.986	
RL: 60.34	
EPU = 0.04±	

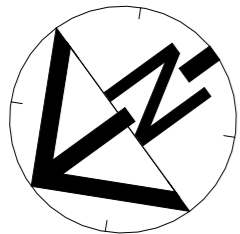
IMPERVIOUS SURFACE AREA CALCULATIONS	
EXISTING IMPERVIOUS SURFACE	- 313.42m²
PROPOSED IMPERVIOUS SURFACE	- 467.52m²
ADDITIONAL IMPERVIOUS SURFACE	- 154.10m²

EXPLANATORY NOTES:	
TASMANIAN PLANNING SCHEME - GLENORCHY	
8.4.1 - Residential density for multiple dwellings	
A1	Site Density: Min. 325m² per unit 841m² / 2 (units) = 420.50m² provided
8.4.3 - Site coverage and private open space for all dwellings	
A1 (a)	Site Coverage: Max. 50% of site = 420.50m² Proposed site coverage (excl. eaves up to 0.6m): 240.08m² (28.55%)



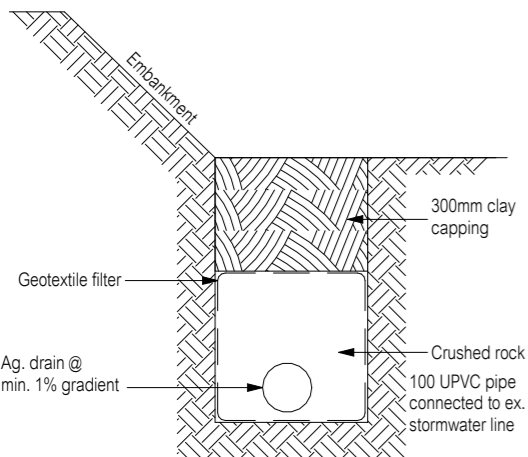
B	04 Dec. 2025	RJ
No.	Date	Int.

Amendment changes as per cover sheet	<div>Notes</div> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info		SITE PLAN		
		ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (GRAHAM)  7 Norman Circle GLENORCHY		Drawn	RJ	WH714468
					Date	13 October 2025	Sheet
					Scale	1 : 200	01/03

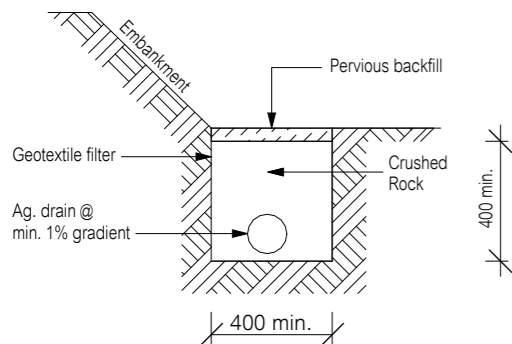


Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



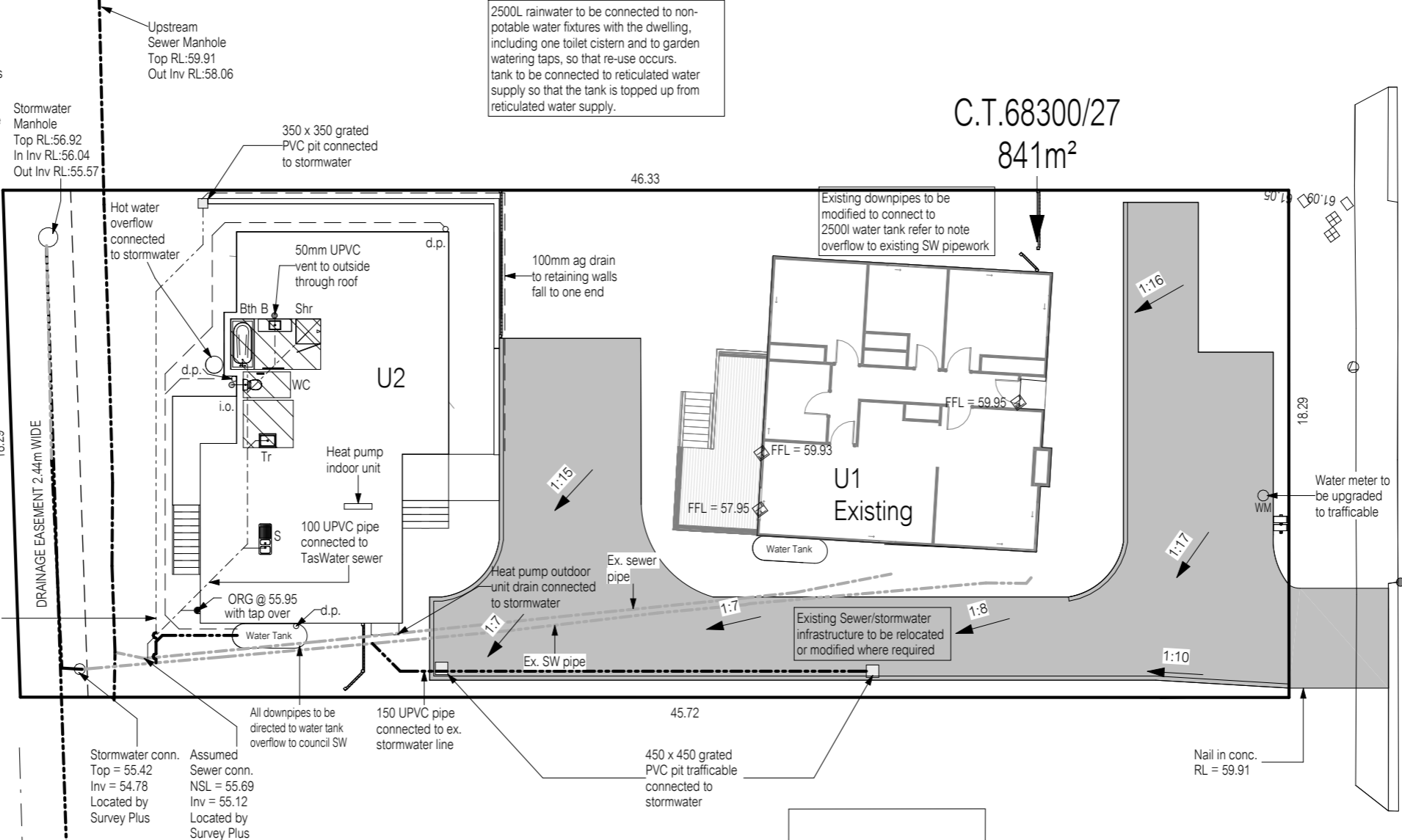
TYPICAL AG. DRAIN DETAIL  
(<1800 FROM HOUSE)  
Not to scale



TYPICAL AG. DRAIN DETAIL  
(≥1800 FROM HOUSE)  
Not to scale

- NOTES:
- Any modifications (including installation of a meter) to the existing property water service shall be undertaken by TasWater at the developers cost
  - Meters and check valves detailed are to be provided by TasWater at the developer's cost.
  - Upgrade existing DN25mm (ID20) water connection to new DN32mm (ID25) PN16 PE water connection with 2 x DN20 water meters on a manifold as per TWS-W-0002 - Sheet 03 & 09. Below ground low hazard installed by TasWater's contractor.
  - Water connections separated by manifold provided by TasWater

2500L rainwater to be connected to non-potable water fixtures with the dwelling, including one toilet cistern and to garden watering taps, so that re-use occurs. tank to be connected to reticulated water supply so that the tank is topped up from reticulated water supply.



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C.T.68300/27  
841m<sup>2</sup>

**GLENORCHY CITY COUNCIL  
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SHOULD NOT BE USED FOR ANY OTHER PURPOSE.  
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5. HORIZONTAL DATUM IS MGA (GDA94).  
6. VERTICAL DATUM IS AHD.  
7. SURVEY BY GPS CONVERTED TO PLANE (SEE SCALE FACTOR TABLE)

GPS DATA SCALE LOCATION  
JOB CONTROL POINT  
POINT NO: 1  
DESCRIPTION: R/S IN KERB#  
GPS SCALE FACTOR =  
1.000403874  
E: 521647.965  
N: 5256823.986  
RL: 60.34  
EPU = 0.04±

NORMAN CIRCLE

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)



----- Sewer Line (1000 UPVC)  
(unless noted otherwise)  
----- Stormwater Line (1000 UPVC)  
(unless noted otherwise)  
----- Stormwater Line (1500 UPVC)  
(unless noted otherwise)

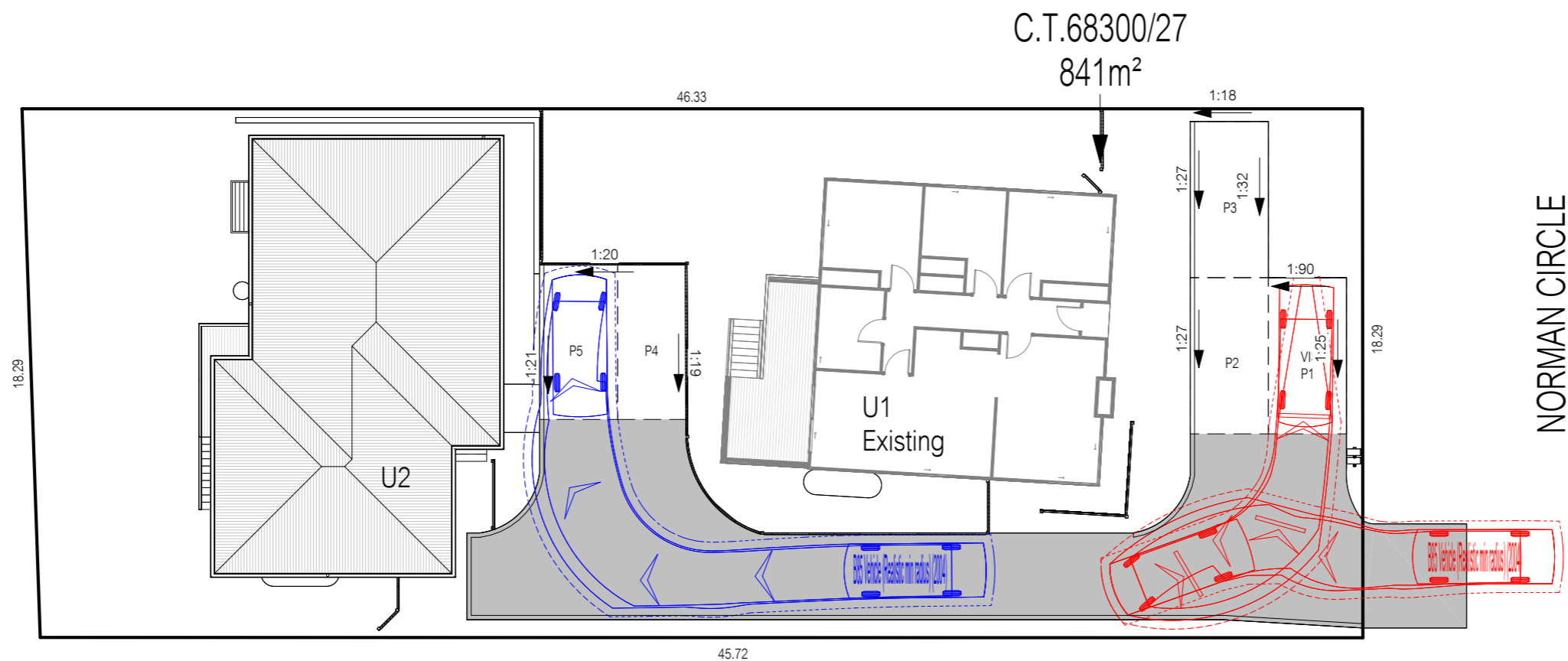
NOTES:  
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.  
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.  
3. 500 required for multiple shower heads.  
650 where outlet is being used as a FWG  
4. Showers to comply with N.C.C. 10.2.14.  
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Refer to Roof Plan for  
downpipe calculations

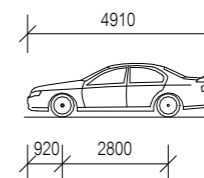
All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

0 2 4 6 8m  
1:200

Soil classification: M			<p>- Wet areas to comply with NCC 10.2 and AS3740</p>	<p>Notes</p> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info		DRAINAGE PLAN		
Refer to Soil Report for nominated founding depth and description of founding material.					ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (GRAHAM)  7 Norman Circle GLENORCHY		Drawn	RJ	WH714468
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3					Amendment changes as per cover sheet			Date	13 October 2025	Sheet
								Scale	1 : 200	01a/03



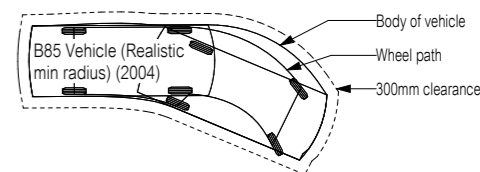
P1 & P5 IN



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m

\* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.



B	04 Dec. 2025	RJ
No.	Date	Int.

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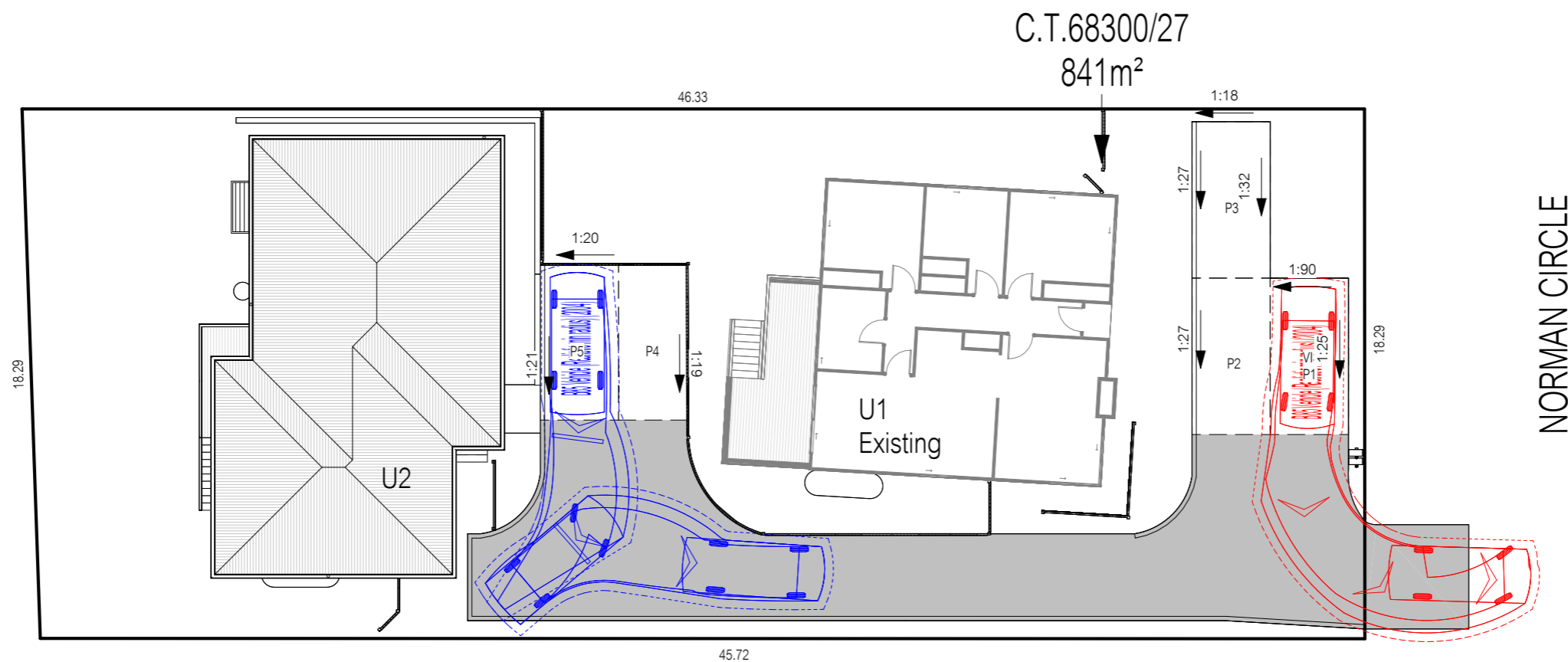
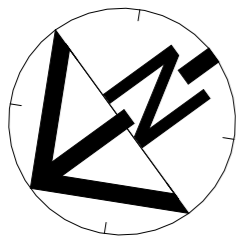
Client / Project info  
PROPOSED UNIT DEVELOPMENT (GRAHAM)  
7 Norman Circle  
GLENORCHY



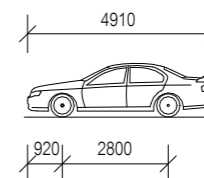
MANOEUVRING PLAN 1

Drawn	RJ	WH714468
Date	13 October 2025	Sheet
Scale	1 : 200	

01b/03



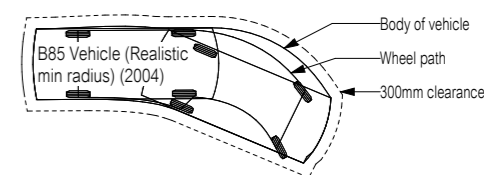
P1 & P5 OUT



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
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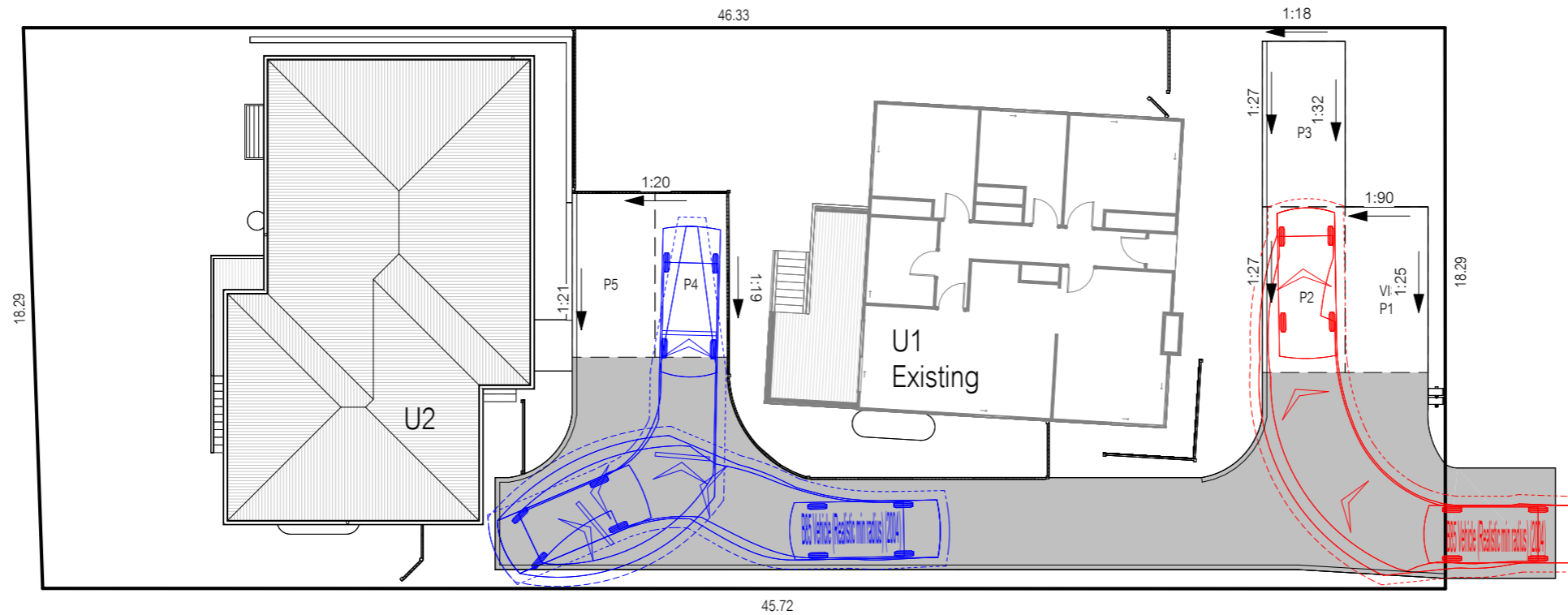
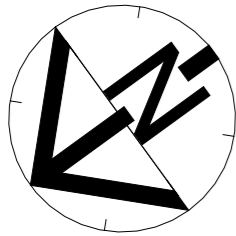
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PROPOSED UNIT DEVELOPMENT (GRAHAM)  
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GLENORCHY



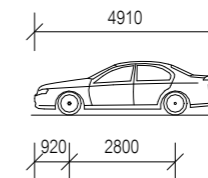
MANOEUVRING PLAN 2

Drawn	RJ	WH714468
Date	13 October 2025	Sheet
Scale	1 : 200	

01c/03



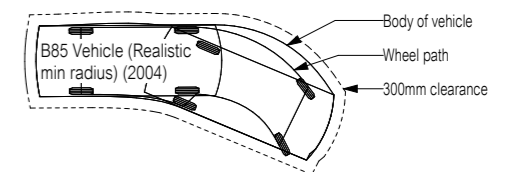
P2 & P4 IN



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m

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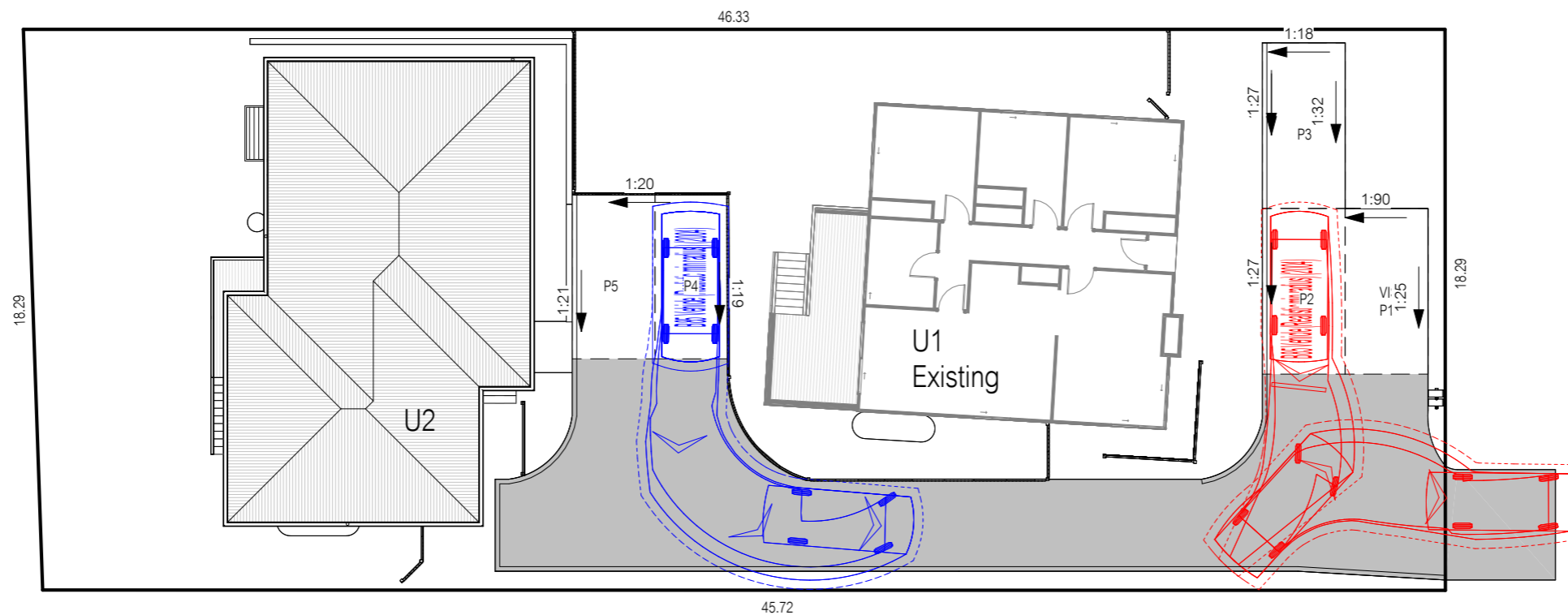
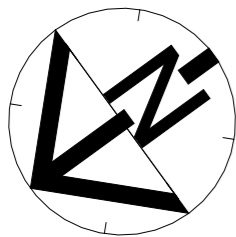
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PROPOSED UNIT DEVELOPMENT (GRAHAM)  
7 Norman Circle  
GLENORCHY



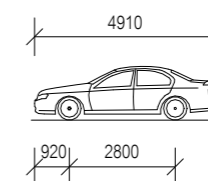
MANOEUVRING PLAN 3

Drawn	RJ	WH714468
Date	13 October 2025	Sheet
Scale	1 : 200	

01d/03

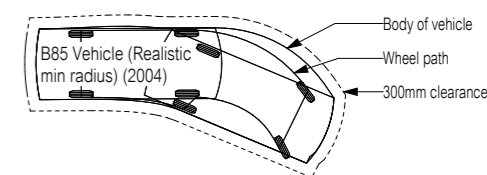


P2 & P4 OUT



B85 Vehicle (Realistic min radius) (2004)

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Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m



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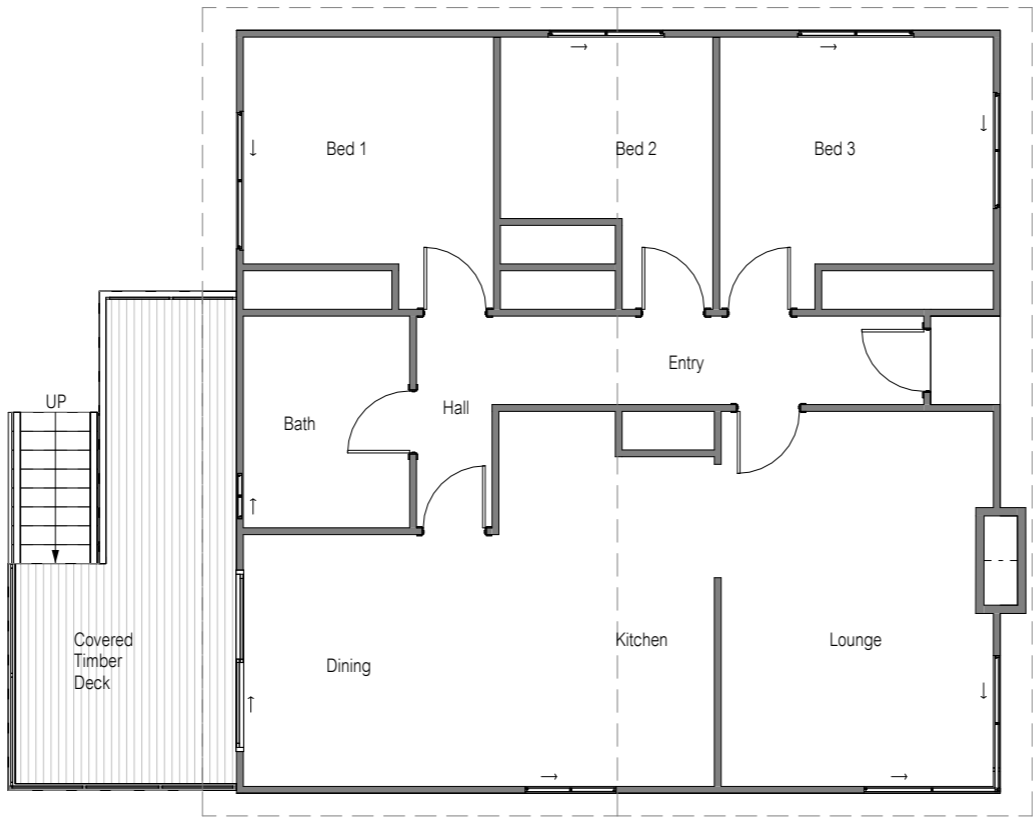
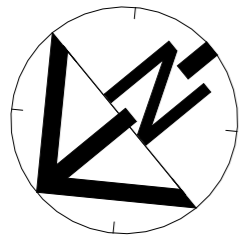
MANOEUVRING PLAN 4

Drawn	RJ	WH714468
Date	13 October 2025	Sheet
Scale	1 : 200	

01e/03

B	04 Dec. 2025	RJ
No.	Date	Int.

Amendment changes as per cover sheet



B	04 Dec. 2025	RJ
No.	Date	Int.
Amendment changes as per cover sheet		
<div>Notes<ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul></div>		
Designer:		
<div>ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>		
Client / Project info		
<div>PROPOSED UNIT DEVELOPMENT (GRAHAM)  7 Norman Circle GLENORCHY</div>		
<div><div><div>m</div><div>WILSON MULTI</div></div></div>		
EXISTING UNIT 1 FLOOR PLAN		
Drawn	RJ	WH714468
Date	04 December 2025	Sheet
Scale	1 : 100	01f/03



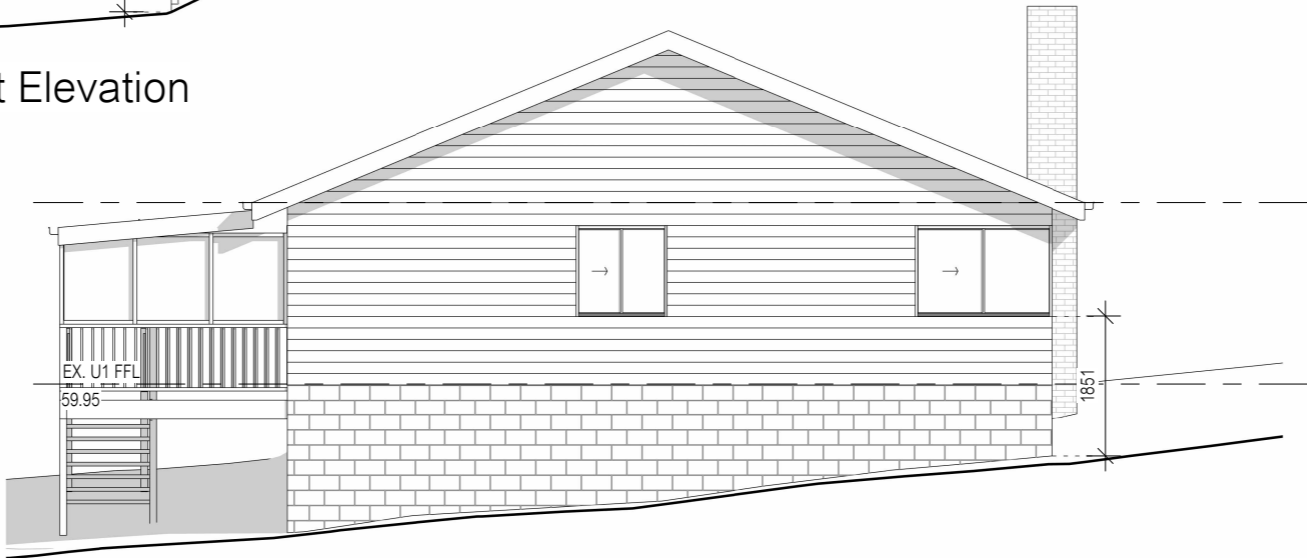
Ex. North East Elevation



Ex. South East Elevation

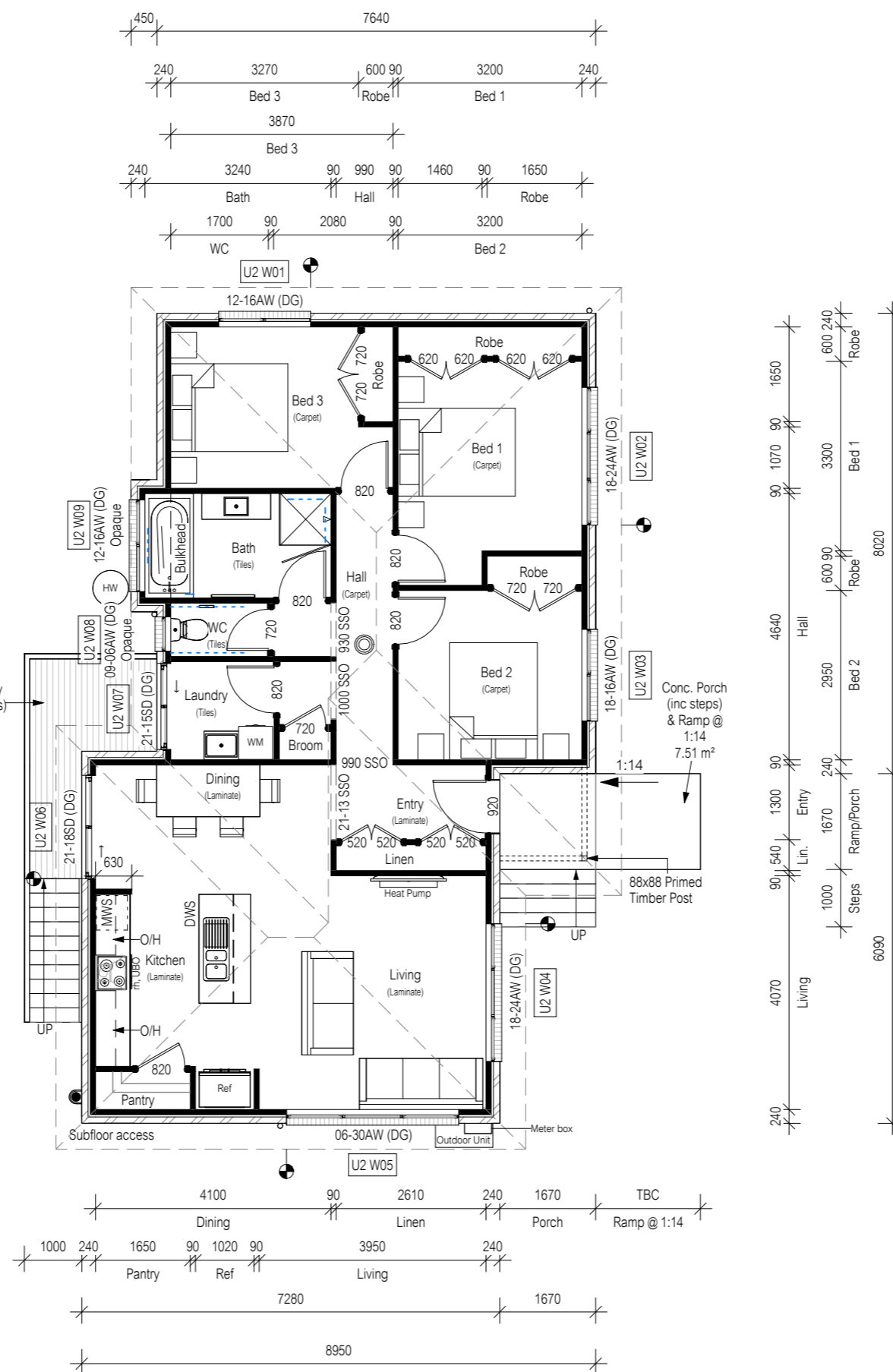
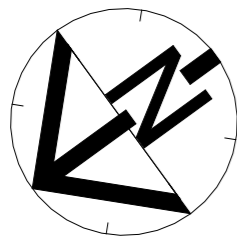


Ex. South West Elevation



Ex. North West Elevation

B	04 Dec. 2025	RJ
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<div><div><div>m</div><div>WILSON MULTI</div></div></div>		
EXISTING UNIT 1 ELEVATIONS		
Drawn	RJ	WH714468
Date	04 December 2025	Sheet
Scale	1 : 100	01g/03



Floor Area = 107.15m<sup>2</sup>

—●— Articulation joints

 Smoke Alarm (interconnected where more than 1)

----- Location of wall reinforcement to comply with Part 6 of the *Livable Housing Design Standard*.

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No.:** PLN-25-310

**DATE RECEIVED:** 9 December 2025

A	12 Nov. 2025	RJ
No.	Date	Int.

Amendment changes as per cover sheet

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Client / Project info

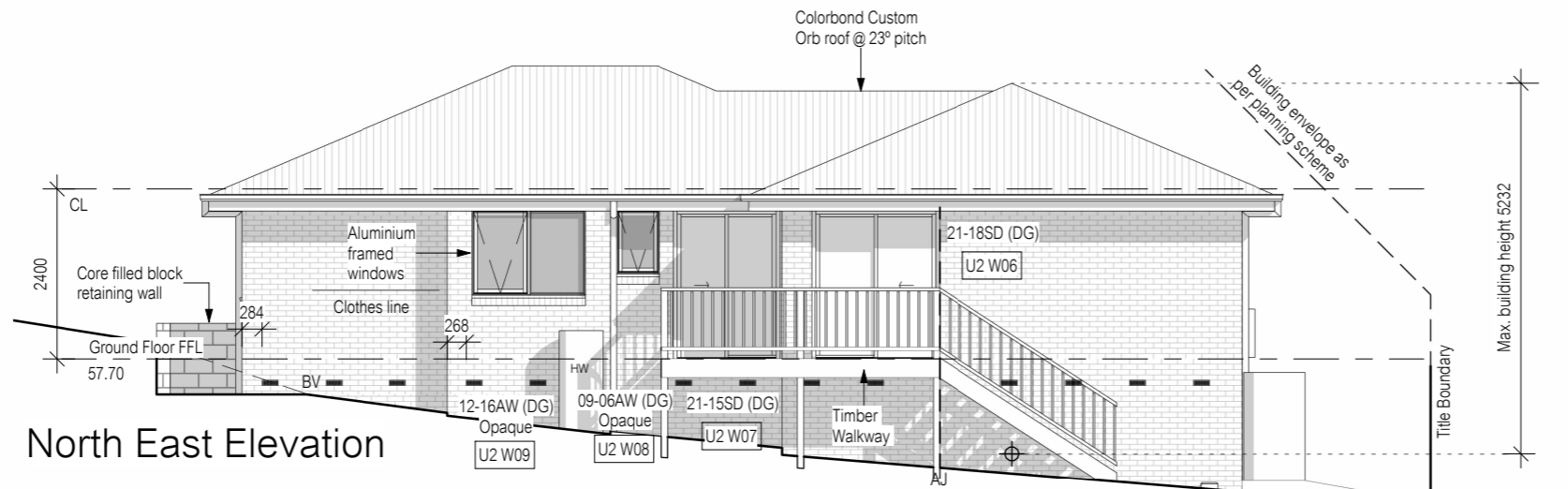
PROPOSED UNIT DEVELOPMENT (GRAHAM)

7 Norman Circle  
GLENORCHY

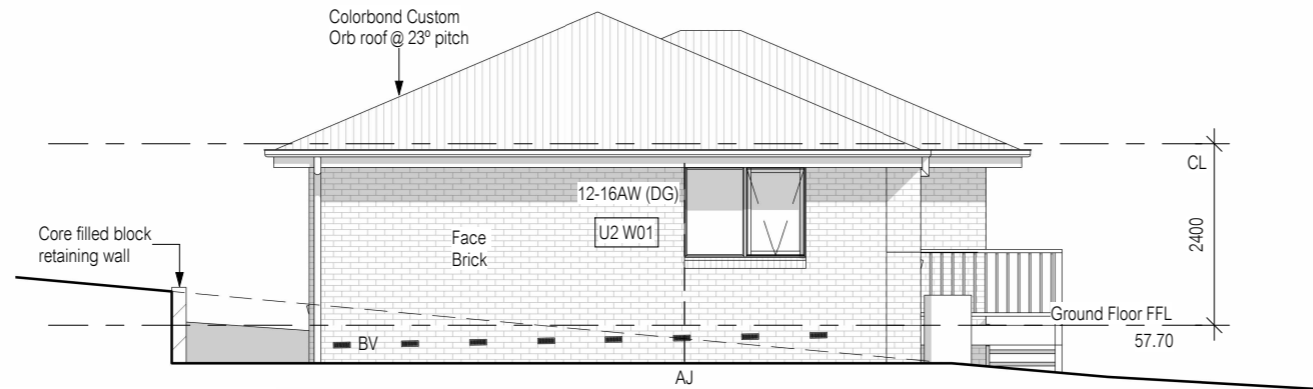


## UNIT 2 FLOOR PLAN

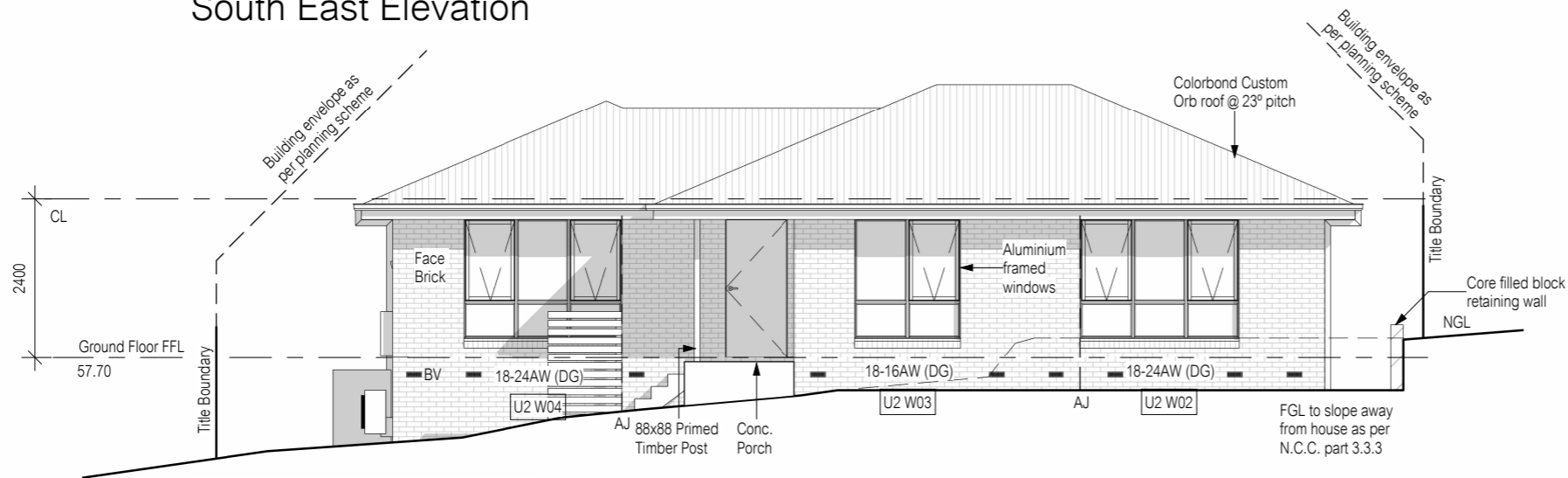
Drawn	RJ	WH714468
Date	13 October 2025	Sheet
Scale	1 : 100	02/03
Copyright ©		



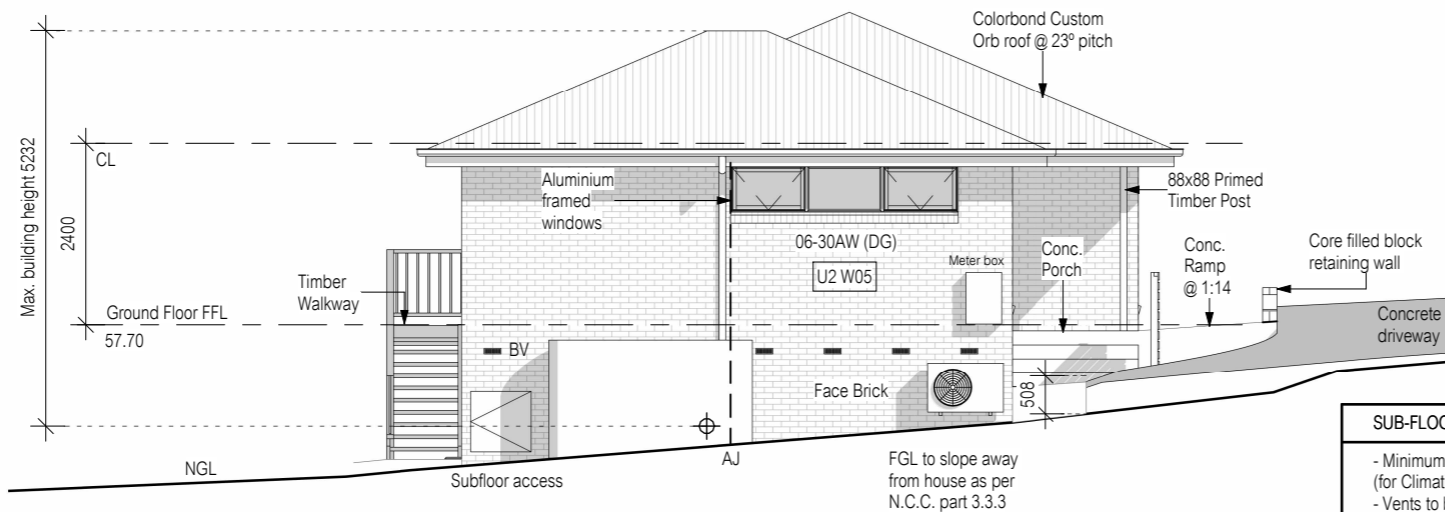
North East Elevation



South East Elevation



South West Elevation



North West Elevation

LEGEND:  
AJ - Articulation Joint  
BV - Brick Vent

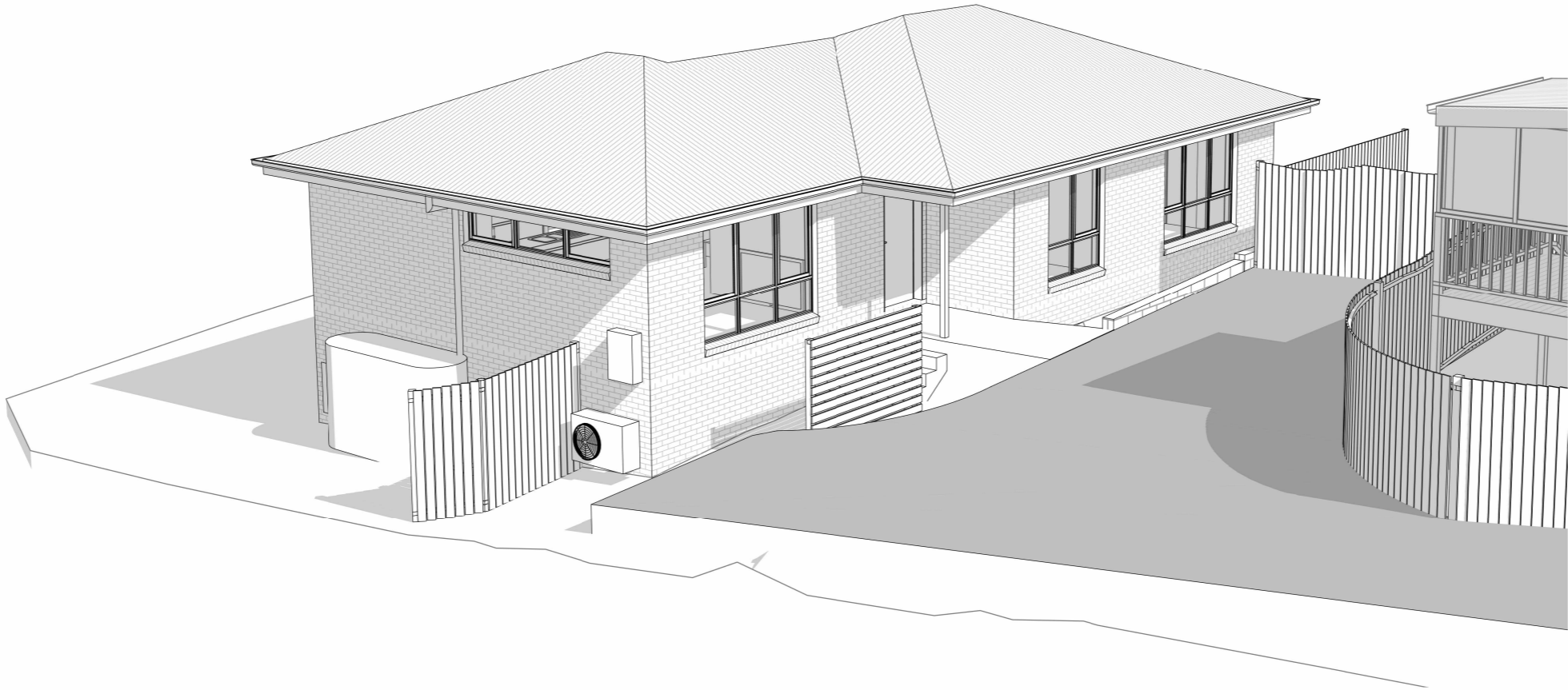
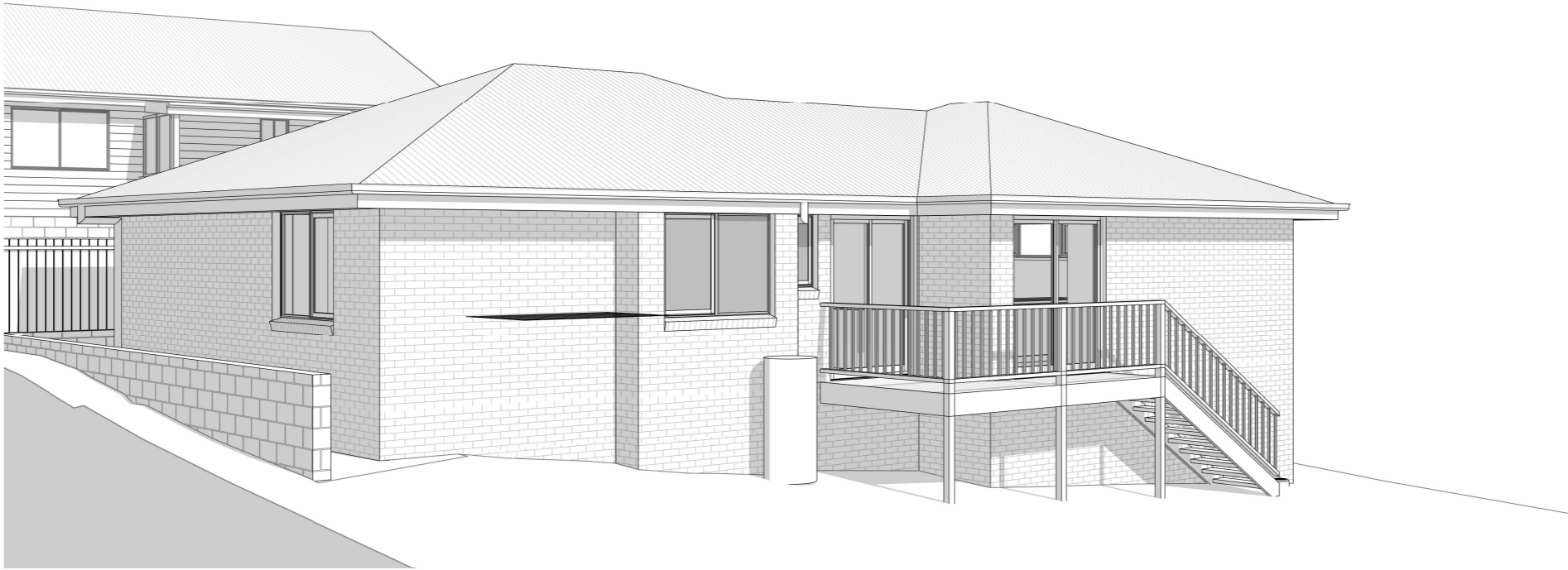
All window sizes to be checked and/or confirmed on site prior to ordering glazing units

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm<sup>2</sup> per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959. e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

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<div><div></div><div><div>WILSON</div><div>MULTI</div></div></div>		
UNIT 2 ELEVATIONS		
Drawn	RJ	WH714468
Date	15 October 2025	Sheet
Scale	1 : 100	03/03
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B	04 Dec. 2025	RJ
No.	Date	Int.

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Shadows shown for stylisations purpose only

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PROPOSED UNIT DEVELOPMENT (GRAHAM)  
7 Norman Circle  
GLENORCHY

**m** WILSON  
MULTI

PERSPECTIVE VIEWS

Drawn RJ WH714468

Date 15 October 2025 Sheet

Scale 03a/03

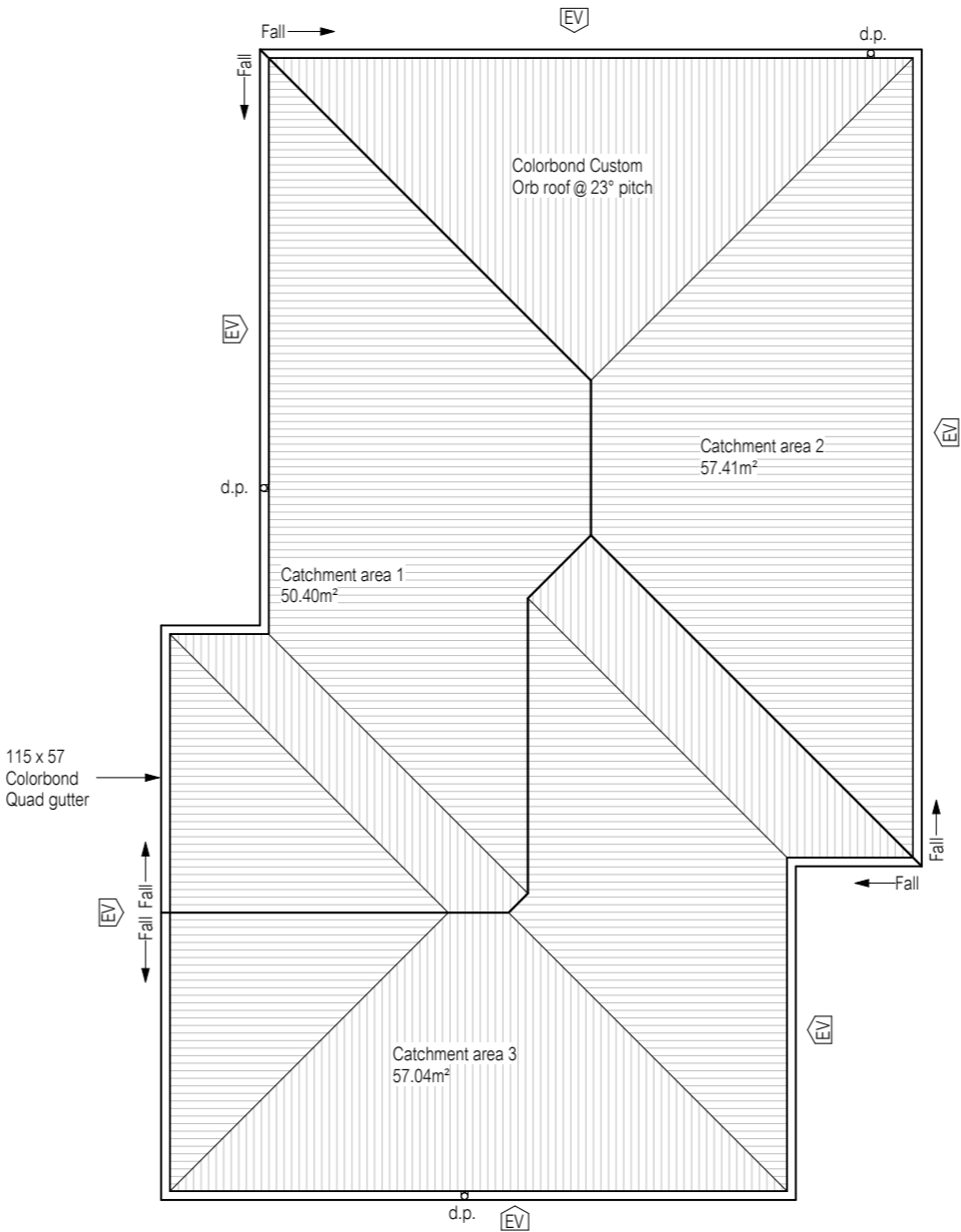
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GUTTER OVERFLOW  
REQUIREMENTS as per  
N.C.C. Figure 7.4.6a:  
Minimum slot opening area of 1200  
mm<sup>2</sup> per metre of gutter and the lower  
edge of the slots installed a minimum  
of 25 mm below the top of the fascia.  
The acceptable overflow capacity  
must be 0.5 L/s/m.

Batten fixings:  
100mm type 17, 14g bugle  
screws to comply with  
AS1684, or refer to AS1684  
for alternatives.

Batten spacing:  
75 x 38 F8  
@ 900 Centre

Colorbond fixings:  
50mm M6 11 x 50 EPDM  
seal to comply with AS3566  
or refer to AS3566 for  
alternatives.



Position and quantity of downpipes  
are not to be altered without  
consultation with designer

Area's shown are surface areas /  
catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah <sup>1</sup>	130.47	Area of Roof (excluding 115mm Quad gutter) (m <sup>2</sup> )
Ah <sup>2</sup>	136.24	Area of Roof (including 115mm Quad gutter) (m <sup>2</sup> )
Ac	164.85	Ah <sup>2</sup> x Slope factor (Table 3.2 from AS/NZS 3500.3) (m <sup>2</sup> )
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm <sup>2</sup> )
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	72	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m <sup>2</sup> )
Required Downpipes	2.29	Ac ÷ Acdp
Downpipes Provided	3	

Sarking to be cut / discontinuous along ridge line.  
Custom orb profile to provide N.C.C. required  
ventilation between ridge capping and roofing sheet.

EAVES VENT NOTE:  
SEV2040W EAVE VENT (21,000mm<sup>2</sup>).  
6 VENTS EVENLY SPACED

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7 Norman Circle  
GLENORCHY



ROOF PLAN

Drawn	RJ	WH714468
Date	13 October 2025	Sheet
Scale	1 : 100	

11/03