

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-002
PROPOSED DEVELOPMENT:	Change of use to Single Dwelling & Boarding House (Residential)
LOCATION:	36 Elwick Road, Glenorchy
APPLICANT:	C Leary and B Sloan
ADVERTISING START DATE:	23/01/2026
ADVERTISING EXPIRY DATE:	10/02/2026

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 **10/02/2026**.

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 **10/02/2026**, or for postal and hand delivered representations, by 5.00 pm on **10/02/2026**.

PROPOSAL:

NEW RESIDENTIAL DWELLING - 1B - Boarding House Residential Use & RENOVATIONS TO EXISTING DWELLING - 1A - Residential Use

PROJECT ADDRESS:

36 ELWICK RD GLENORCHY TAS 7010

SITE INFORMATION

LOT:	2
TITLE:	220338
LAND AREA:	642m ²
EXISTING HOUSE:	106m ²
NEW HOUSE SIZE:	147.21m ²
COUNCIL:	GLENORCHY COUNCIL
ZONING:	11.0 INNER RESIDENTIAL
SITE COVERAGE	
HOUSES:	39.44%
FREE FROM IMPERVIOUS SURFACES:	50.28% TBC
BAL:	NA
WIND SPEED:	TBC
SOIL CLASSIFICATION:	TBC
ENERGY RATING:	TBC
DEVELOPMENT CLASS	1B

SCHEDULE

A00	COVER
A01	SITE PLAN
A02	FLOOR PLAN
A03	ELEVATIONS
A04	ELEVATIONS
A05	3D IMAGES
A06	SHADOW PLANS - POS
A/E01	FLOOR PLAN - EXISTING HOUSE + DEMO
A/E02	FLOOR PLAN - EXISTING HOUSE NEW
A/E03	ELEVATIONS - EXISTING HOUSE

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. :
DATE RECEIVED:

PLN-26-002
13 January 2026

DOCUMENTS BY OTHERS: TO BE READ IN CONJUNCTION WITH BUILDING PLANS

FORM 35 - CERTIFICATE OF RESPONSIBLE DESIGNER	FORMATION DESIGN & DRAFTING - JANE HADLEY	DD/MM/YYYY
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GENERAL NOTES:

- BUILDERS, TRADESMEN, SUB-CONTRACTORS AND PREFABRICATORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY BUILDING WORKS. USE WRITTEN DIMENSION ONLY. DO NOT SCALE FROM DRAWINGS.
- SURVEYOR TO VERIFY ALL DIMENSIONS, SET-OUTS, LEVELS, LOCATION OF SERVICES, EASEMENTS AND ANY OTHER INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.
- ENGINEER TO PROVIDE ALL STRUCTURAL CERTIFICATES AS REQUIRED BY LOCAL COUNCIL AND RELEVANT AUTHORITIES. ENGINEERING DETAILS TO OVERRIDE ARCHITECTURAL DRAWING AND SPECIFICATION.
- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLANNING AND BUILDING PERMITS. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT CURRENT EDITIONS OF BCA CODES, AUSTRALIAN STANDARDS, PLANS, SPECIFICATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
- BUILDER AND SURVEYOR TO REPORT TO THE DESIGNER ALL RELEVANT DISCREPANCIES, VARIATIONS AND CHANGES PRIOR TO ANY WORKS COMMENCING. 24 HOURS MINIMUM REQUIRED FOR DRAWINGS TO BE AMENDED.
- CONFIRMATION OF ANY CHANGES BY THE BUILDER, CLIENT, OR BUILDING SURVEYOR MUST BE IN WRITING AND CONFIRMED BY THE DESIGNER
- ALL WORKS ARE TO FOLLOW THE 'DIAL-BEFORE-YOU-DIG' PROCESS IN ORDER TO OBTAIN INFORMATION ON EXISTING INFRASTRUCTURE AND UNDERGROUND SERVICES.

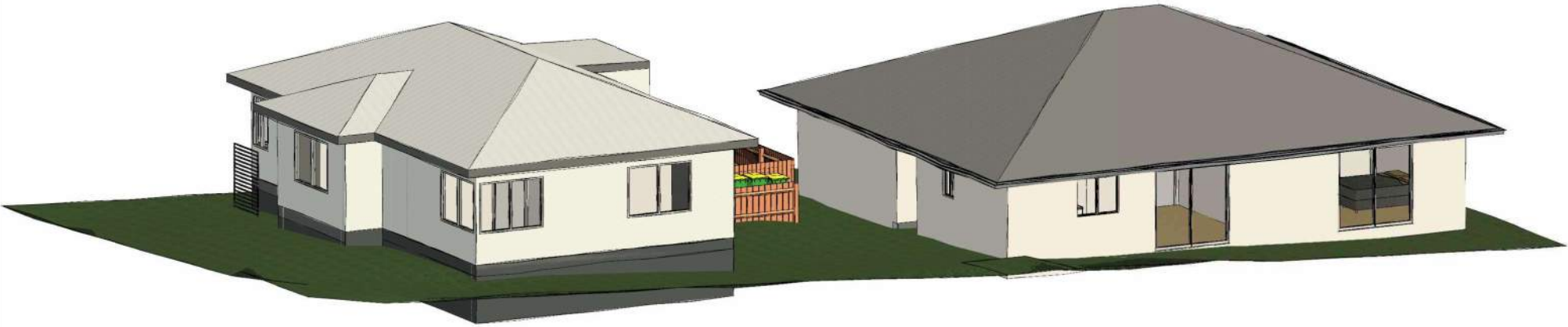


IMAGE IS AN INTERPRETATION ONLY



FORMATION
DESIGN & DRAFTING

JANE HADLEY
BUILDING DESIGNER (DOMESTIC)
LICENSE NUMBER 924704307
LEVEL 1, 11A MURRAY STREET
HOBART TAS 7000
M: 0492 597 960
E: JANE@FORMATIONDRAFTING.COM.AU



DO NOT SCALE DRAWINGS,
USE WRITTEN DIMENSIONS ONLY.
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PROPOSAL:
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Client:
SMART BUILD INVESTORS
PROJECT ADDRESS:
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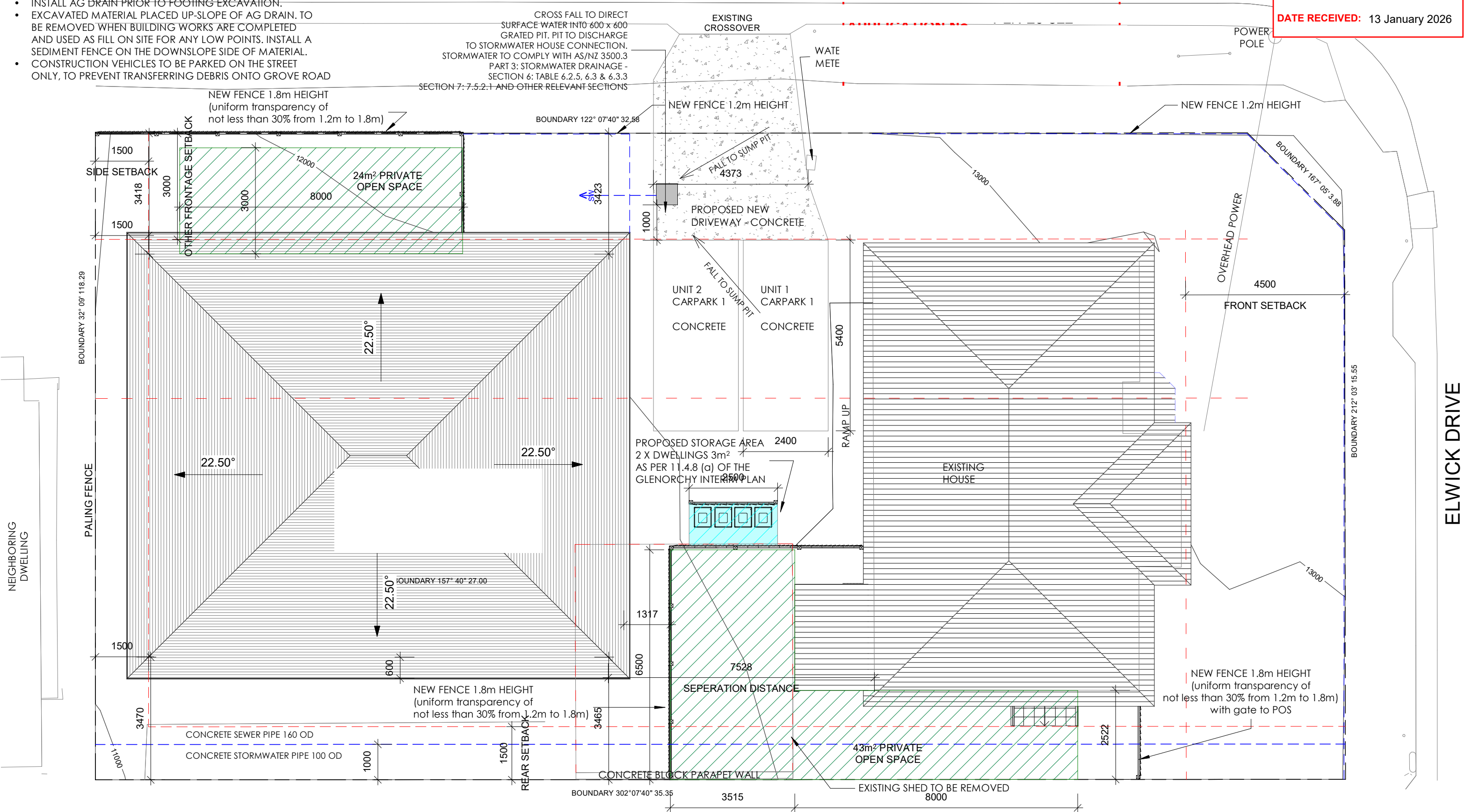
REVISION #	DESCRIPTION	DATE
1	RFI1 - POS, PARKING & STORMWATER	26.11.20
2	RFI2- STORMWATER & PARKING	30.11.20

Phase: DEVELOPMENT APPLICATION
Sheet: COVER PAGE
Drawn: JANE HADLEY
Scale: 1 : 1 Size: A3 Date: 30.11.20
Proiect: SBI001 Sheet: A00 Rev:

- DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS THE ROOF IS INSTALLED
- INSTALL AG DRAIN PRIOR TO FOOTING EXCAVATION.
- EXCAVATED MATERIAL PLACED UP-SLOPE OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETED AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.
- CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET ONLY, TO PREVENT TRANSFERRING DEBRIS ONTO GROVE ROAD

GROVE ROAD

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-002
DATE RECEIVED: 13 January 2026



IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL MEASUREMENTS, HEIGHTS, AND LOCATIONS ON SITE BEFORE STARTING



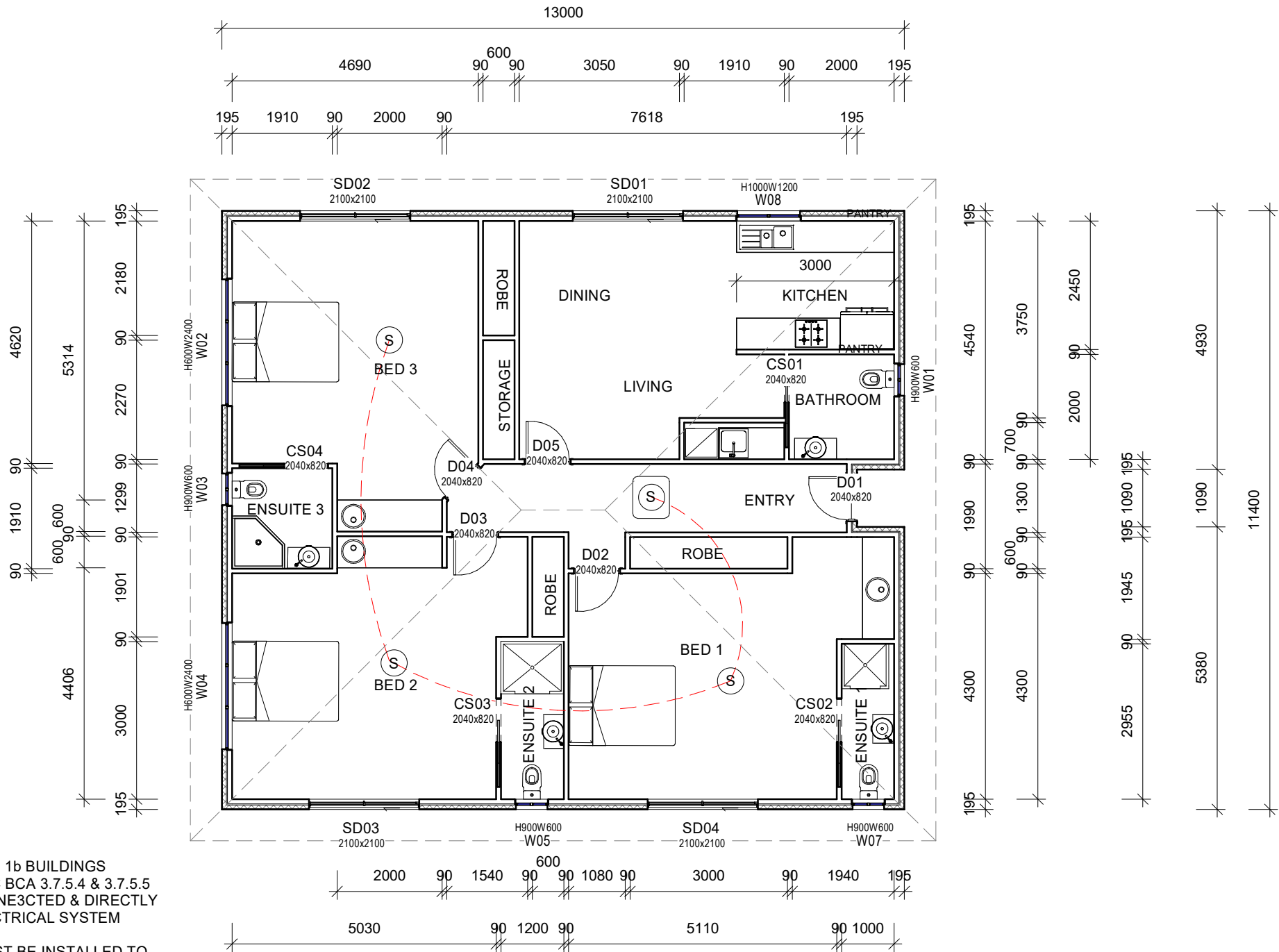
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Phase: DEVELOPMENT APPLICATION
Sheet: SITE PLAN
Drawn: JANE HADLEY
Scale: 1 : 100
Size: A3
Date: 30.11.20
Object: 31001
Sheet: A01
Rev:



- S

SMOKE ALARMS FOR CLASS 1b BUILDINGS IN ACCORDANCE WITH NCC BCA 3.7.5.4 & 3.7.5.5 AND AS 3786, BE INTERCONNECTED & DIRECTLY HARDWIRED INTO THE ELECTRICAL SYSTEM
- S

A SYSTEM OF LIGHTING MUST BE INSTALLED TO ASSIST EVACUATION OF OCCUPANTS IN THE EVENT OF A FIRE, AND—BE ACTIVATED BY THE SMOKE ALARM; AND CONSIST OF— A LIGHT INCORPORATED WITHIN THE SMOKE ALARM; OR THE LIGHTING LOCATED IN THE CORRIDOR, HALLWAY OR AREA SERVED BY THE SMOKE ALARM, IN ACCORDANCE WITH NCC BCA 3.7.5.6

WINDOWS - NEW HOUSE			
Mark	Height	Width	Comments
W01	900	600	OPAQUE
W02	600	2400	
W03	900	600	OPAQUE
W04	600	2400	
W05	900	600	OPAQUE
W07	900	600	OPAQUE
W08	1000	1200	

DOORS - NEW HOUSE			
Mark	Height	Width	Comments
CS01	2040	820	
CS02	2040	820	
CS03	2040	820	
CS04	2040	820	
D01	2040	820	
D02	2040	820	
D03	2040	820	
D04	2040	820	
D05	2040	820	
SD01	2100	2100	
SD02	2100	2100	
SD03	2100	2100	
SD04	2100	2100	

WINDOW & DOOR NOTES

ALL WINDOW & DOOR SIZES TO BE CONFIRMED BY THE BUILDER PRIOR TO ORDERING AND INSTALLATION.

THE ABOVE WINDOW SCHEDULES ARE FOR WALL FRAME OPENINGS ONLY. REVEALS AND PACKING TO BE DETERMINED BY BUILDER & WINDOW SUPPLIERS.

WINDOWS TO BE DOUBLE GLAZED (unless otherwise noted) WITH ALUMINUM FRAMES - COLOR TO BE DECIDED BY CLIENT.

ALL NEW WINDOW HEAD HEIGHTS ARE TO BE 2100mm ABOVE FFL UNLESS SPECIFIED ON THE ELEVATIONS

ALL DIMENSION ARE MEASURED BETWEEN TIMBER STUD FRAMES OR LIGHT WEIGHT CLADDING WALL FACES - **NO PLASTERBOARD LININGS** INCLUDED IN FLOOR PLANS



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REVISION #	DESCRIPTION	DATE
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Phase: DEVELOPMENT APPLICATION

Sheet: FLOOR PLAN

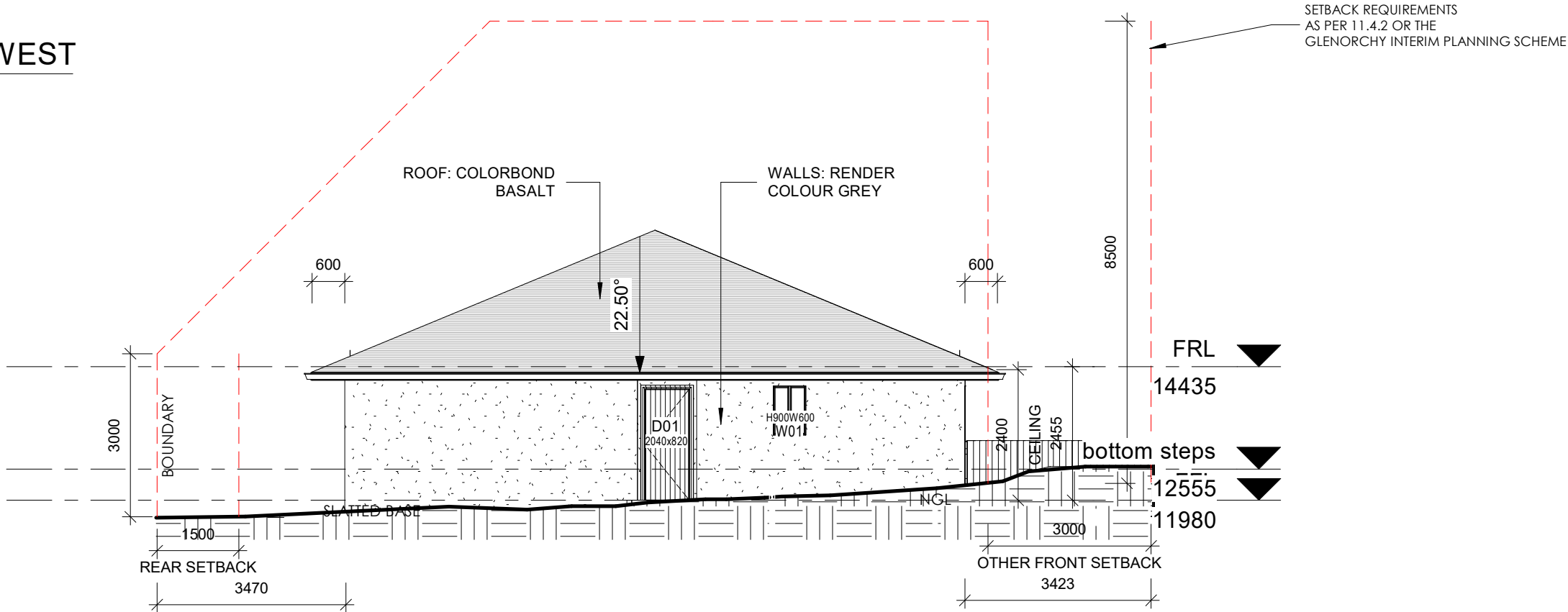
Drawn: JANE HADLEY

Scale: 1 : 100 **Size:** A3 **Date:** 30.11.20

Project: SBI001 **Sheet:** A02 **Rev:**

NORTH WEST

1 : 100



GLENORCHY CITY COUNCIL PLANNING SERVICES			
APPLICATION No. : PLN-26-002			
DATE RECEIVED: 13 January 2026			
WIN			
Mark			
W01			
W02			
W03	900	600	OPAQUE
W04	600	2400	
W05	900	600	OPAQUE
W07	900	600	OPAQUE
W08	1000	1200	

DOORS - NEW HOUSE			
Mark	Height	Width	Comments
CS01	2040	820	
CS02	2040	820	
CS03	2040	820	
CS04	2040	820	
D01	2040	820	
D02	2040	820	
D03	2040	820	
D04	2040	820	
D05	2040	820	
SD01	2100	2100	
SD02	2100	2100	
SD03	2100	2100	
SD04	2100	2100	

GENERAL SITE DRAINAGE NOTES:

SITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE NCC AND AS 2870 REQUIREMENTS.

ALL DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR FOOTINGS.

THE GROUND IN THE IMMEDIATE VICINITY OF 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 SURFACE OR SUB-SURFACE WATER AWAY FROM THE PROPOSED DWELLING SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

WATER RUN OFF SHALL BE COLLECTED AND CHanneled AWAY FROM THE BUILDING DURING CONSTRUCTION.

WINDOW & DOOR NOTES

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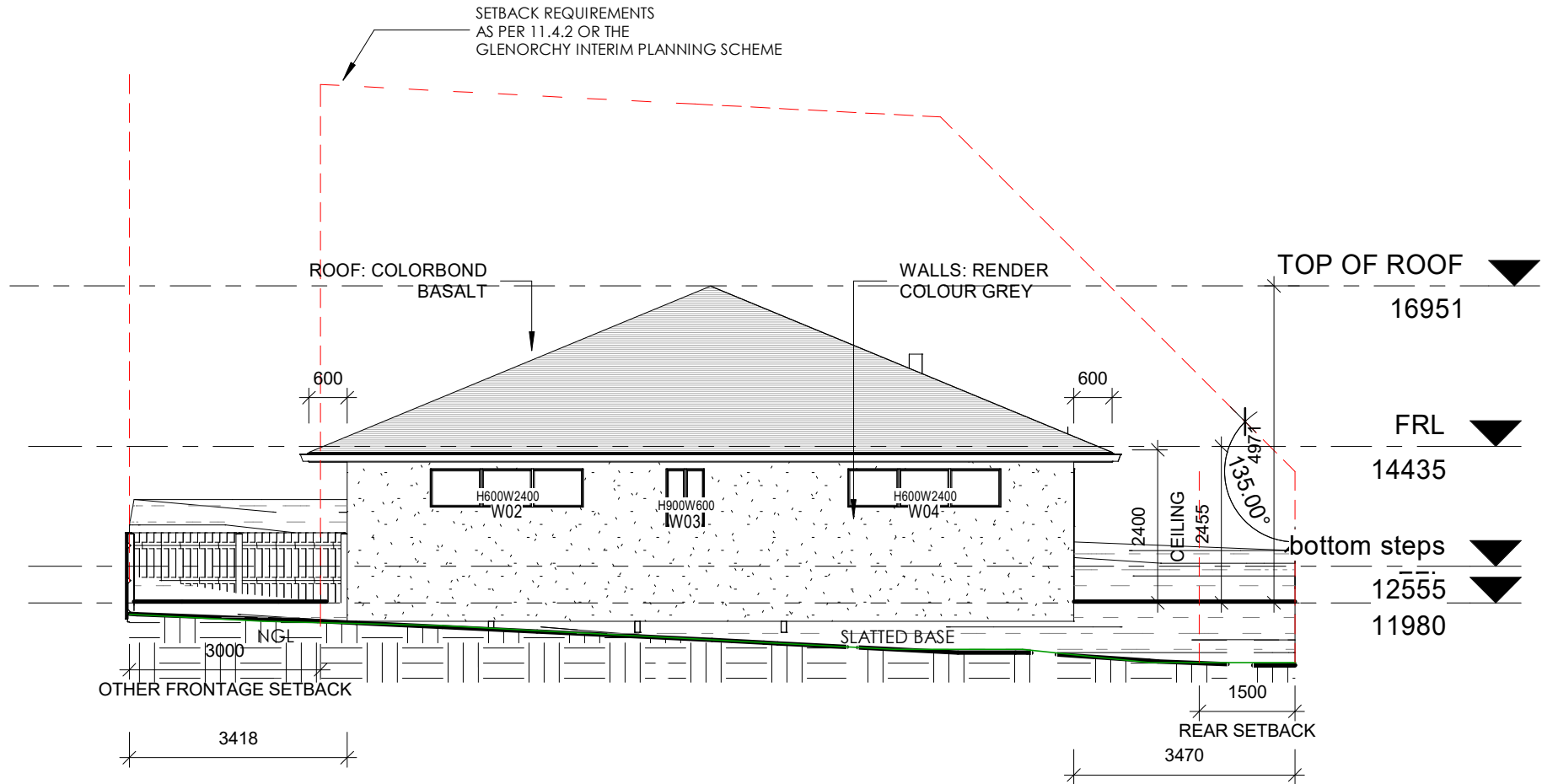
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SOUTH EAST

1 : 100



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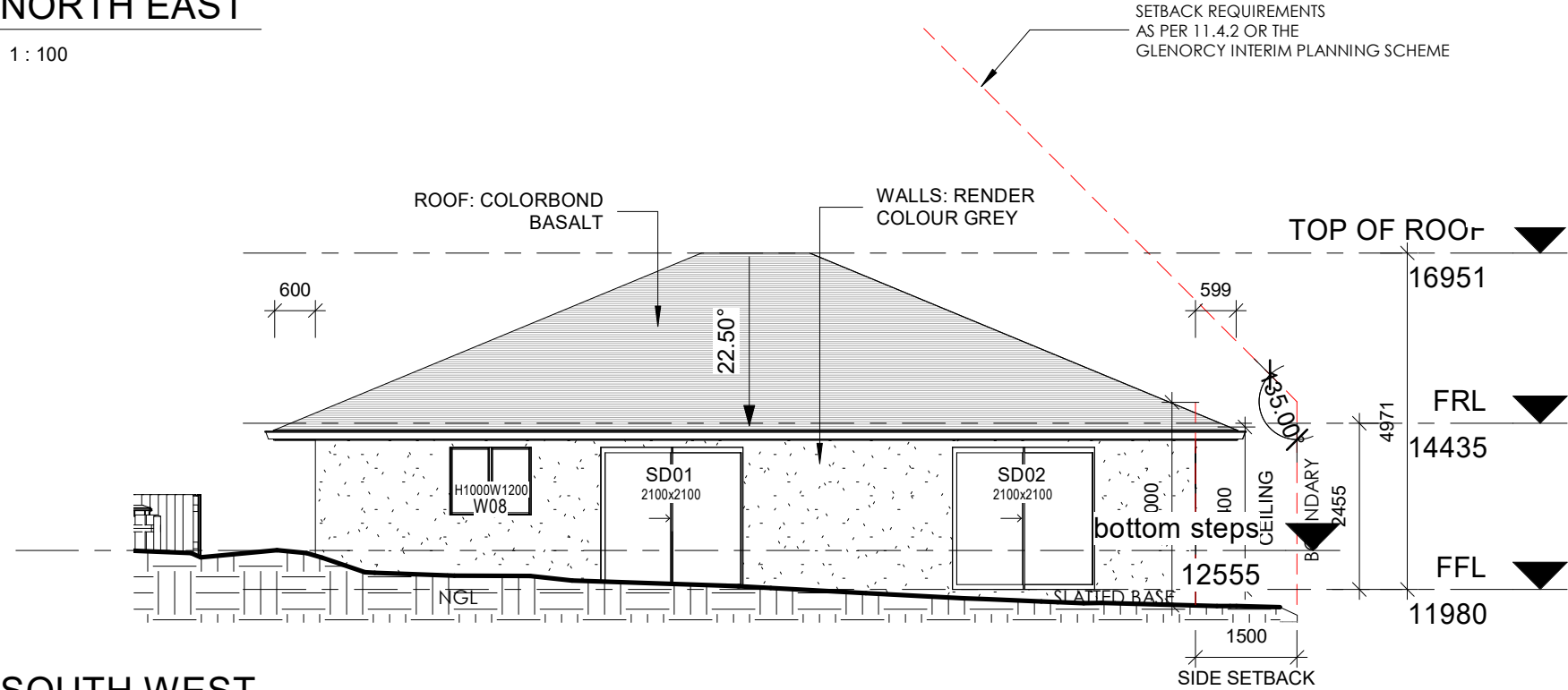
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Phase: DEVELOPMENT APPLICATION
Sheet: ELEVATIONS
Drawn: JANE HADLEY
Scale: 1 : 100 **Size:** A3 **Date:** 30.11.20
Project: SBI001 **Sheet:** A03 **Rev:**

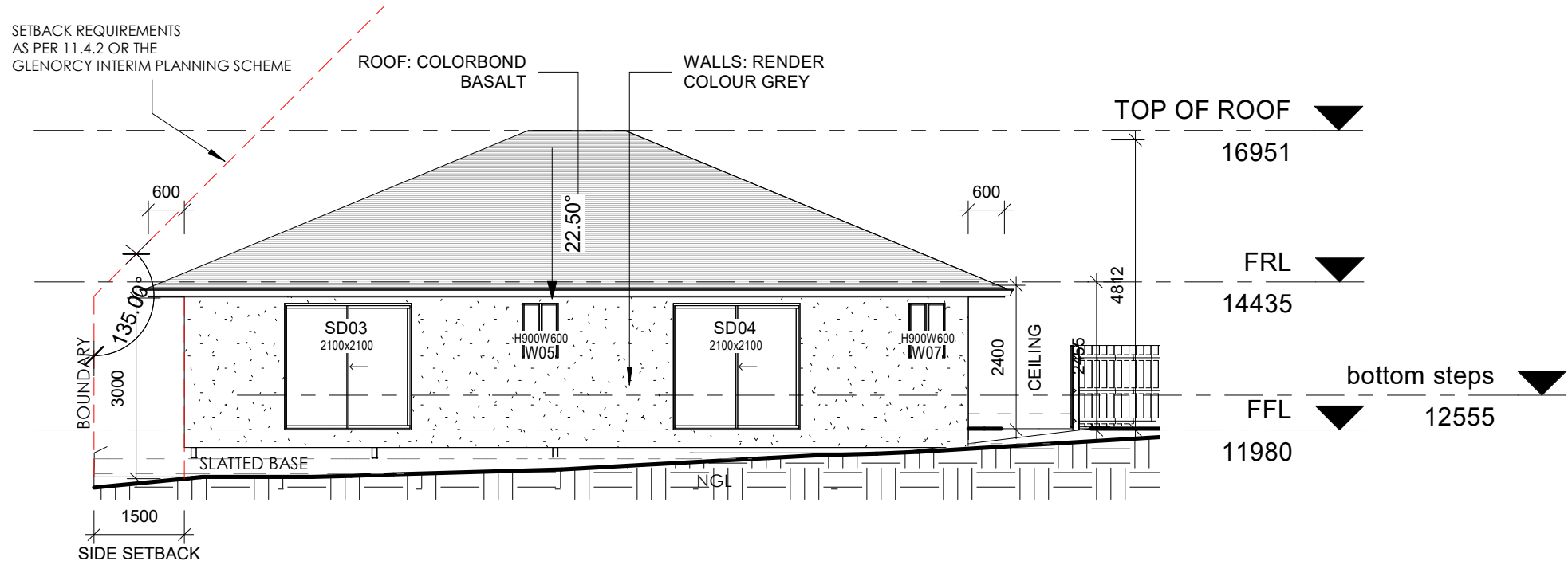
NORTH EAST

1 : 100



SOUTH WEST

1 : 100



WINDOWS - NEW HOUSE			
Mark	Height	Width	Comments
W01	900	600	OPAQUE
W02	600	2400	
W03	900	600	OPAQUE
W04	600	2400	
W05	900	600	OPAQUE
W07	900	600	OPAQUE
W08	1000	1200	

DOORS - NEW HOUSE			
Mark	Height	Width	Comments
CS01	2040	820	
CS02	2040	820	
CS03	2040	820	
CS04	2040	820	
D01	2040	820	
D02	2040	820	
D03	2040	820	
D04	2040	820	
D05	2040	820	
SD01	2100	2100	
SD02	2100	2100	
SD03	2100	2100	
SD04	2100	2100	

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REVISION #	DESCRIPTION	DATE
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Phase: DEVELOPMENT APPLICATION
Sheet: ELEVATIONS
Drawn: JANE HADLEY
Scale: 1 : 100 **Size:** A3 **Date:** 30.11.20
Project: SBI001 **Sheet:** A04 **Rev:**

EAST



NORTH



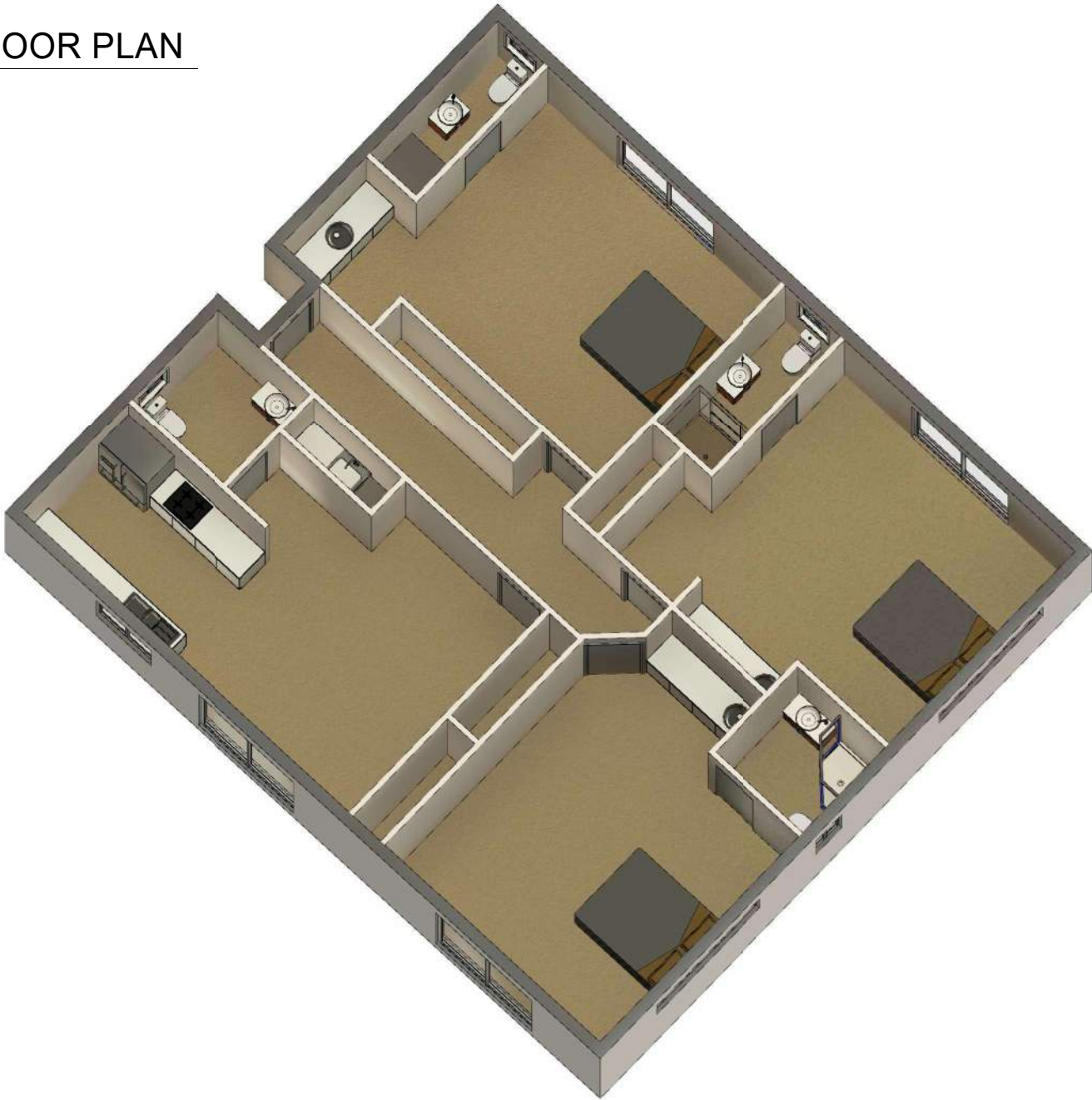
SOUTH



WEST



3D FLOOR PLAN



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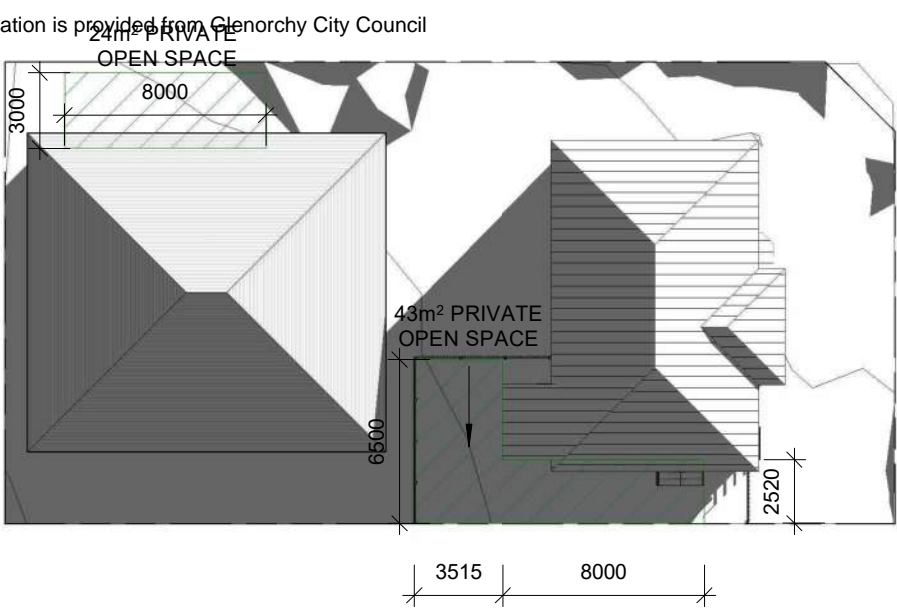


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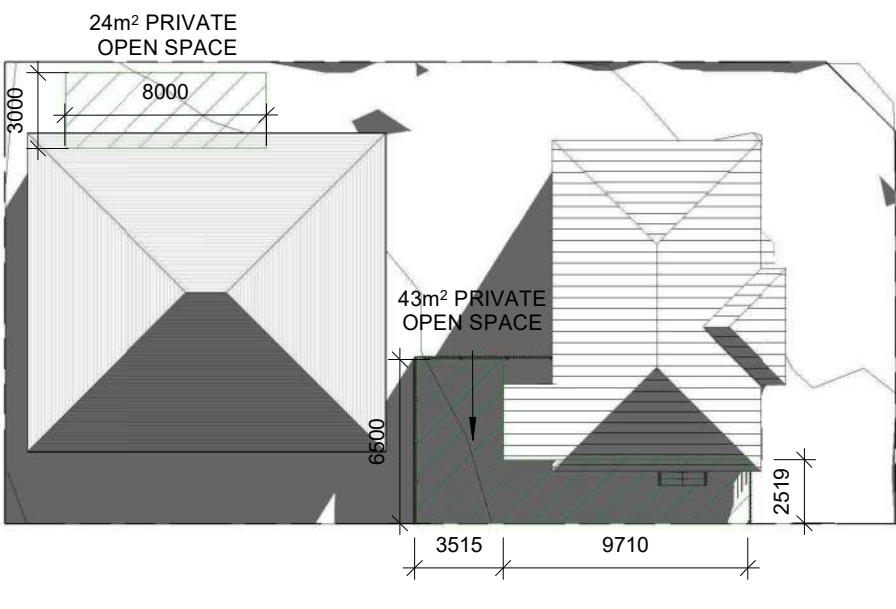
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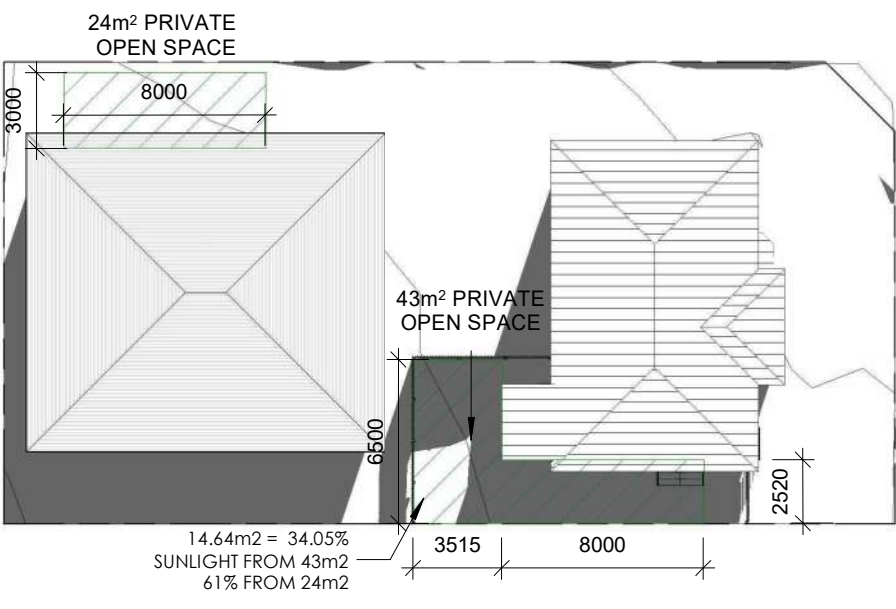
Phase: DEVELOPMENT APPLICATION
Sheet: 3D IMAGES
Drawn: JANE HADLEY
Scale: **Size:** A3 **Date:** 30.11.20
Project: SBI001 **Sheet:** A05 **Rev:**



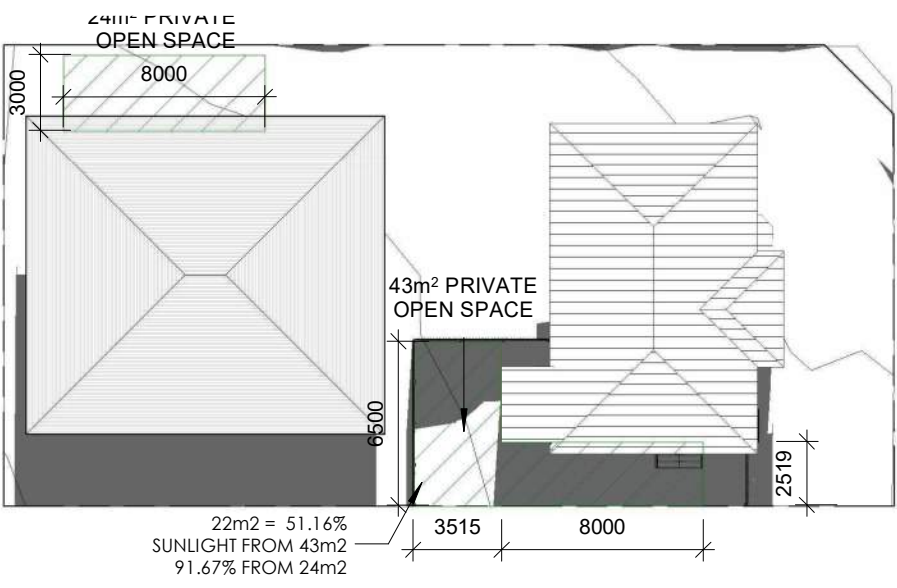
SHADOW PLAN - 21 JUN20 0900HRS



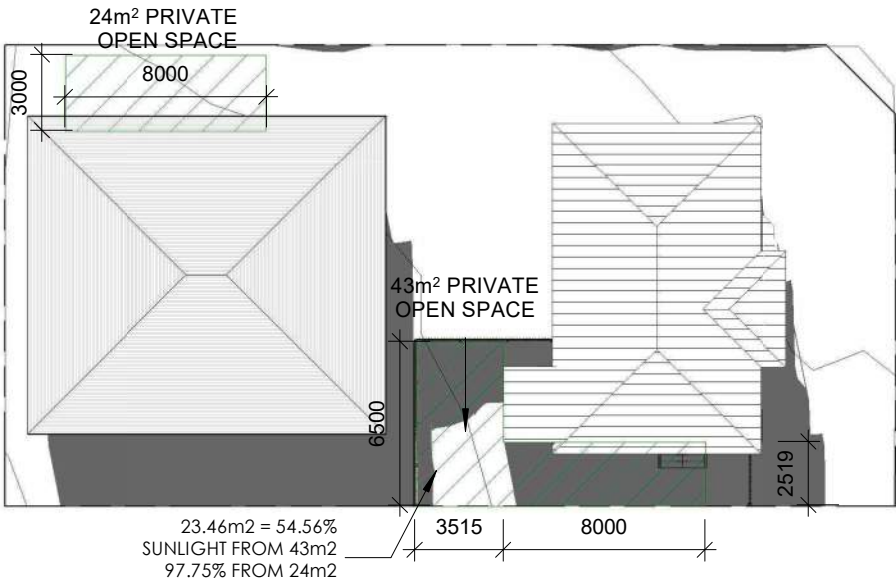
SHADOW PLAN - 21 JUN20 1000HRS



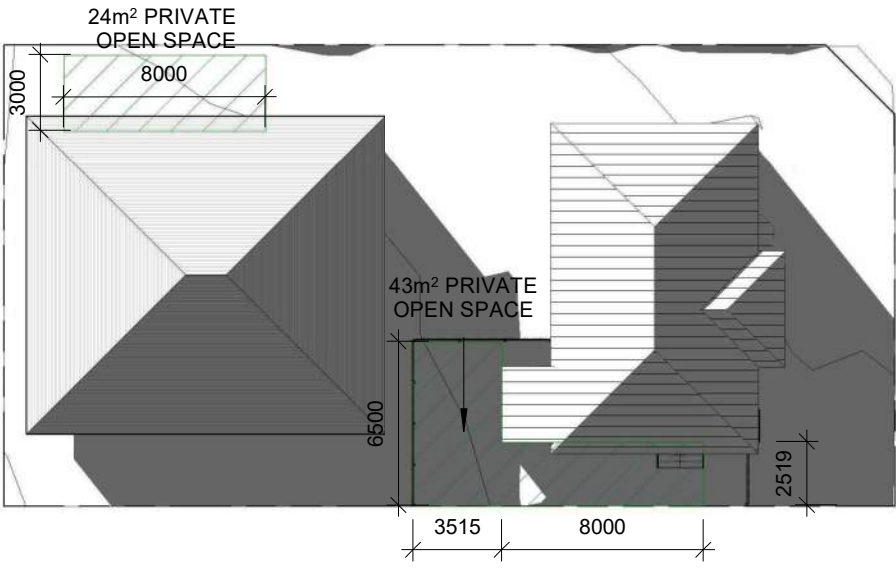
SHADOW PLAN - 21 JUN20 1100HRS



SHADOW PLAN - 21 JUN20 1200HRS



SHADOW PLAN - 21 JUN20 1300HRS



SHADOW PLAN - 21 JUN20 1500HRS

11.4.3 SITE COVERAGE AND PRIVATE OPEN SPACE

P2 - The existing house was designed in the 1950s and living spaces were designed to be at the front of the house; this makes it very hard to comply with 2015 Interim plans. The house is only having a simple internal renovation and walls are not being removed so rooms will still occupy original design. To try to comply with the POS requirement a sliding door has been included on the side of the house from the habitable room to access the POS. The POS will extend down the side of the house and into the backyard to access the sun requirements. This area is also accessible from the back door which was the common route for accessing backyards when it was originally constructed. The extension of the POS has allowed 50% sunlight on the POS for 3 hours of the day.



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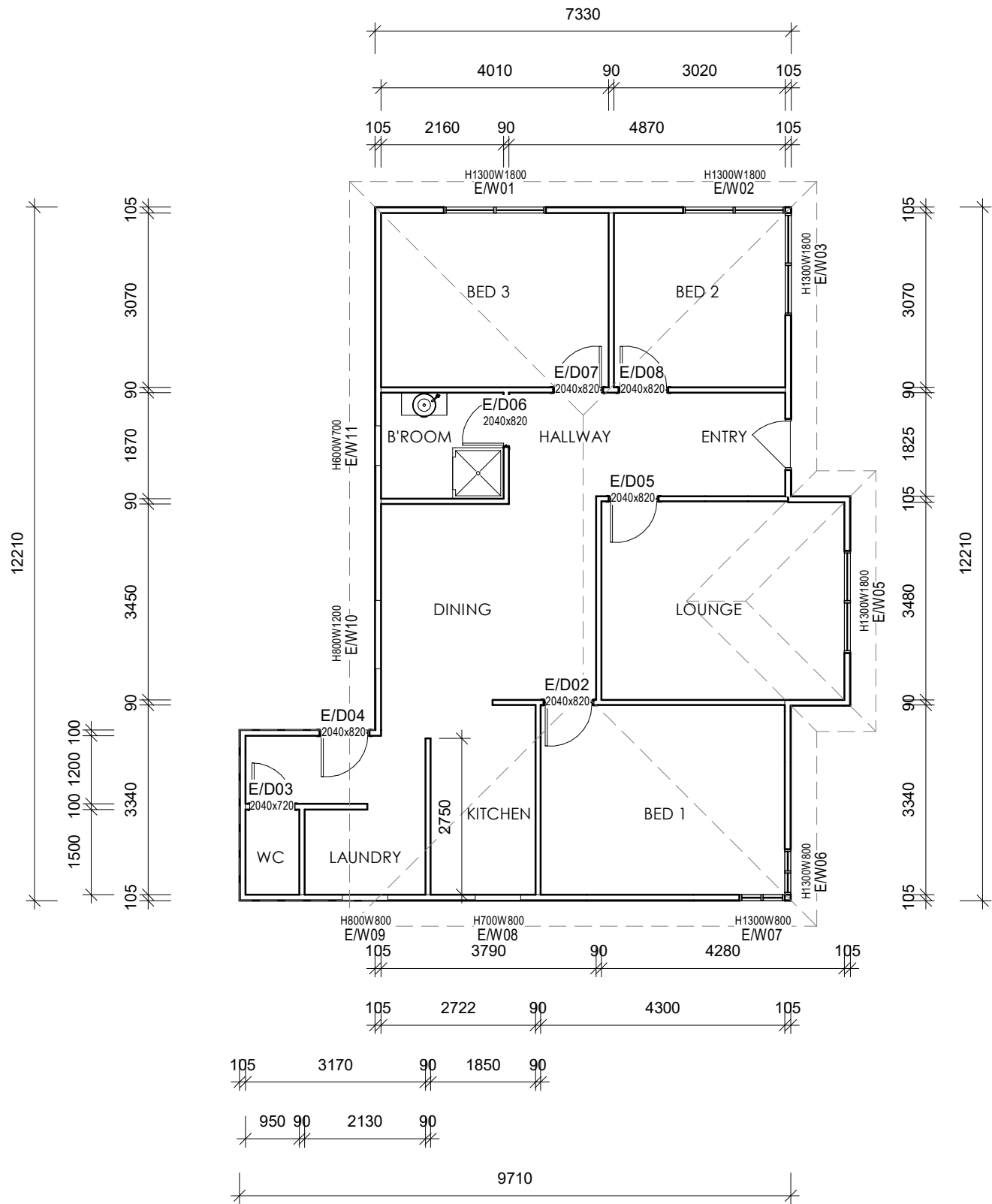


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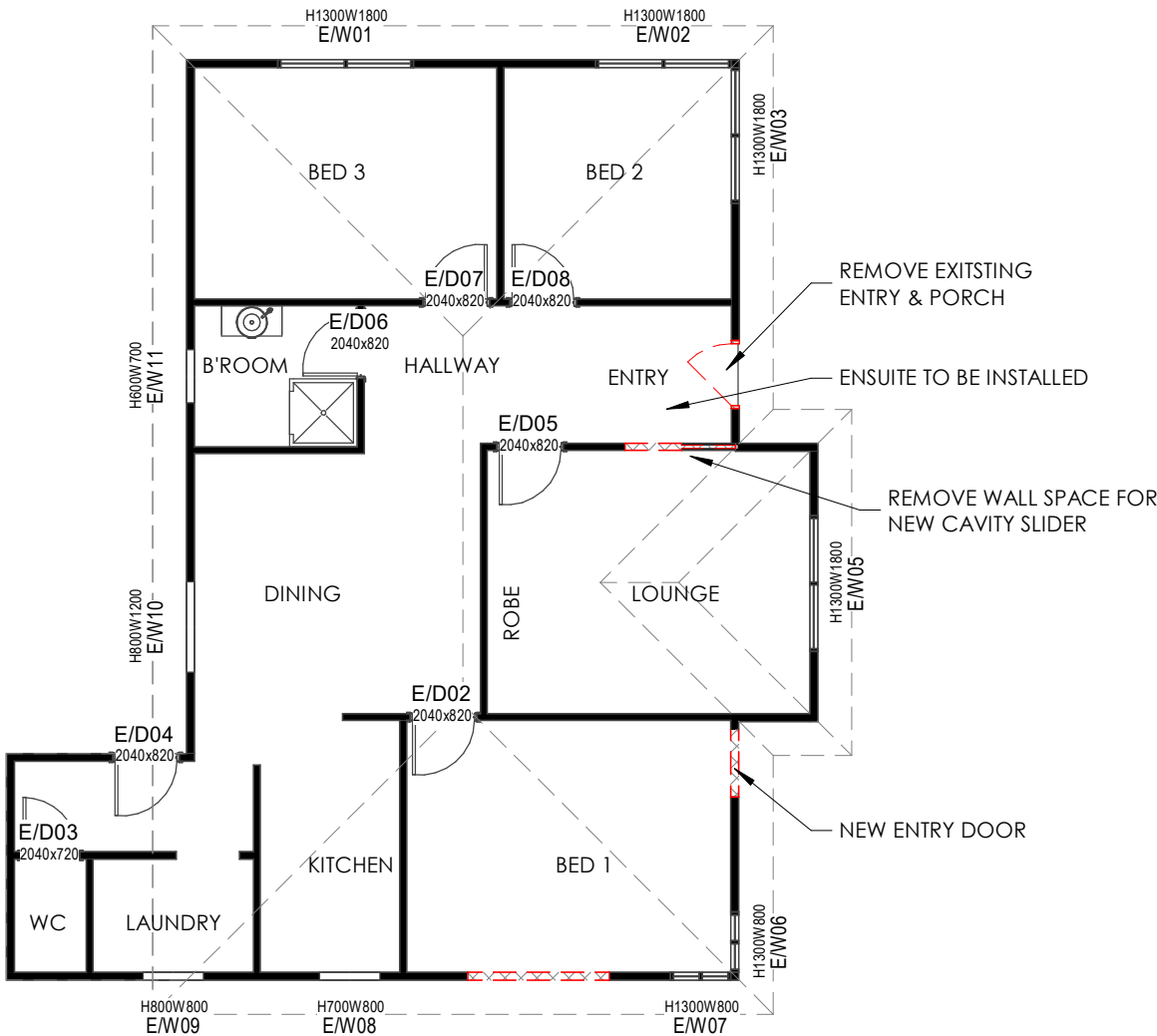
REVISION #	DESCRIPTION	DATE
1	RF11 - POS, PARKING & STORMWATER	26.11.20

Phase: DEVELOPMENT APPLICATION
Sheet: SHADOW PLANS - POS
Drawn: Author
Scale: 1 : 300 **Size:** A3 **Date:** 30.11.20
Project: SBI001 **Sheet:** A06 **Rev:**



FLOOR PLAN - EXISTING HOUSE

1 : 100



FLOOR PLAN - EXISTING HOUSE DEMO

1 : 100



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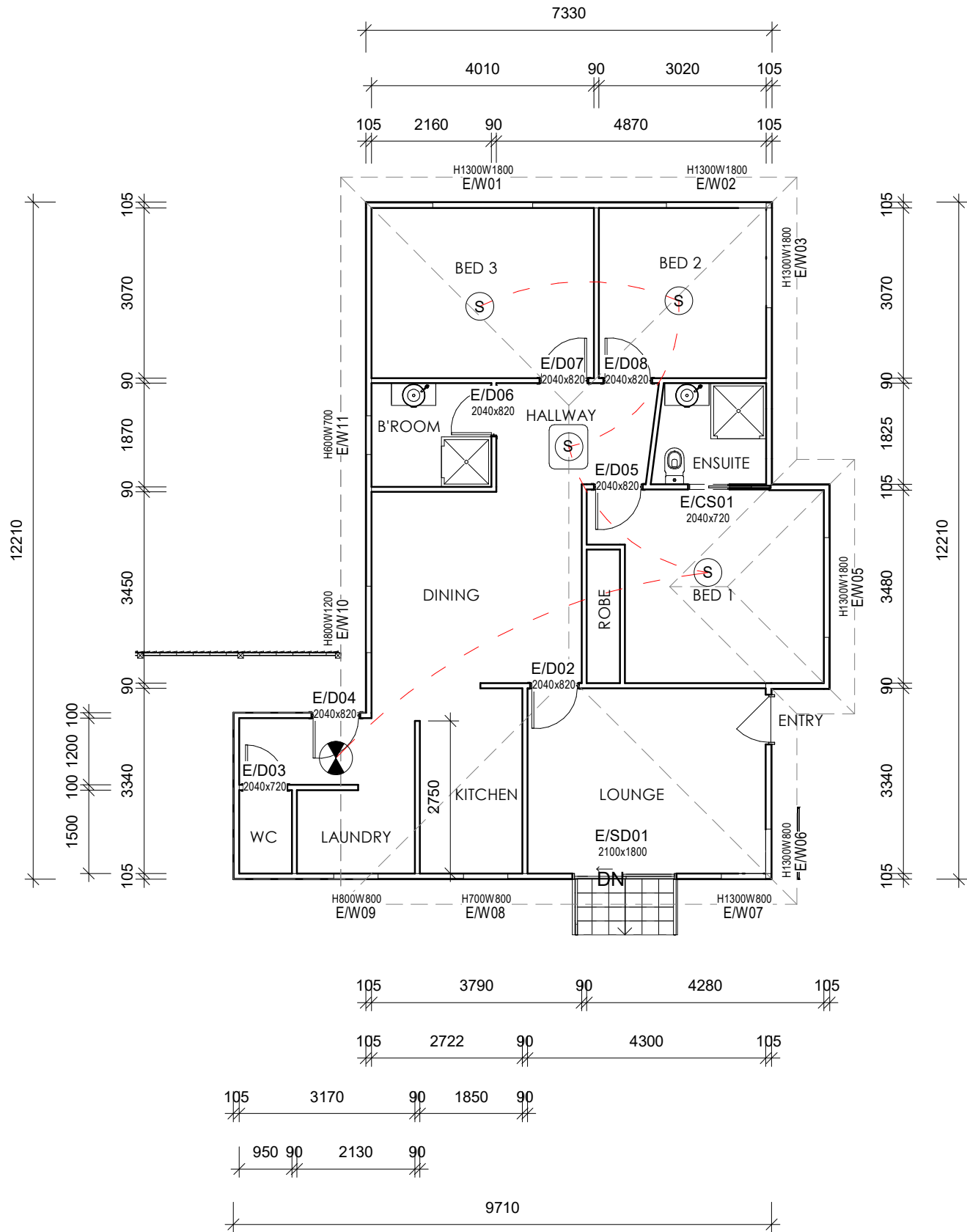


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Phase: DEVELOPMENT APPLICATION
Sheet: FLOOR PLAN - EXISTING HOUSE + DEMO
Drawn: JANE HALDEY
Scale: 1 : 100 **Size:** A3 **Date:** 30.11.20
Project: SBI001 **Sheet:** A/E01 **Rev:**



DOORS - EXISTING HOUSE			
Mark	Height	Width	Comments
E/CS01	2040	720	
E/CS02	2040	900	
E/CS04	2040	900	
E/D02	2040	820	
E/D03	2040	720	
E/D04	2040	820	
E/D05	2040	820	
E/D06	2040	820	
E/D07	2040	820	
E/D08	2040	820	
E/SD01	2100	1800	

WINDOWS - EXISTING HOUSE			
Mark	Height	Width	Comments
E/W01	1300	1800	
E/W02	1300	1800	
E/W03	1300	1800	
E/W05	1300	1800	
E/W06	1300	800	
E/W07	1300	800	
E/W08	700	800	
E/W09	800	800	
E/W10	800	1200	
E/W11	600	700	

- S

SMOKE ALARMS FOR CLASS 1b BUILDINGS
IN ACCORDANCE WITH NCC BCA 3.7.5.4 & 3.7.5.5
AND AS 3786, BE INTERCONNE3CTED & DIRECTLY
HARDWIRED INTO THE ELECTRICAL SYSTEM
- S

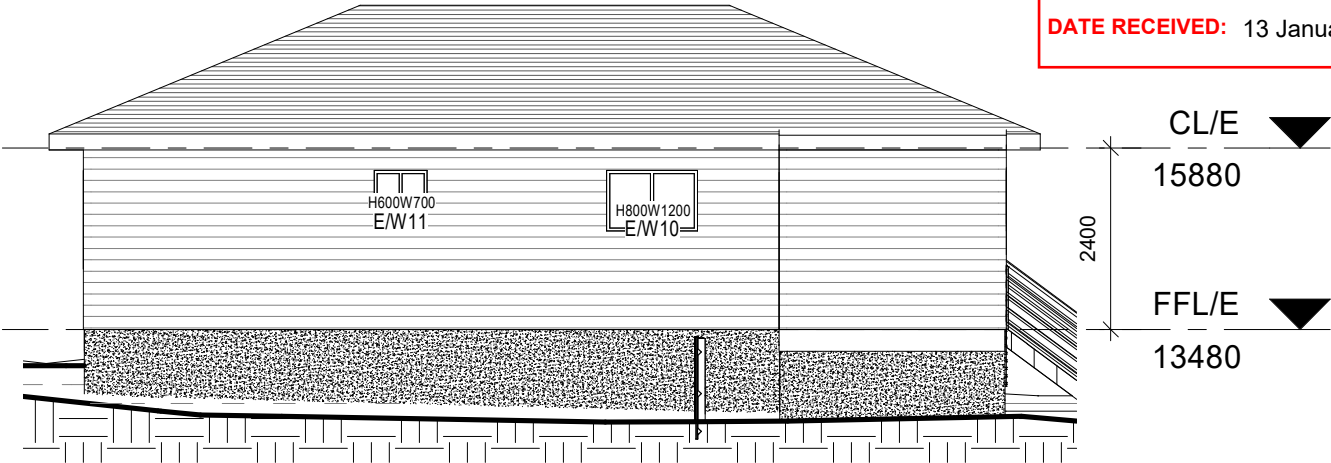
A SYSTEM OF LIGHTING MUST BE INSTALLED TO
ASSIST EVACUATION OF OCCUPANTS IN THE EVENT
OF A FIRE, AND—BE ACTIVATED BY THE SMOKE ALARM;
AND CONSIST OF— A LIGHT INCORPORATED
WITHIN THE SMOKE ALARM; OR THE LIGHTING LOCATED
IN THE CORRIDOR, HALLWAY OR AREA SERVED BY THE
SMOKE ALARM, IN ACCORDANCE WITH NCC BCA 3.7.5.6
-

UNIFORM TRANSPARENCY
OF NOT MORE THAN 25%



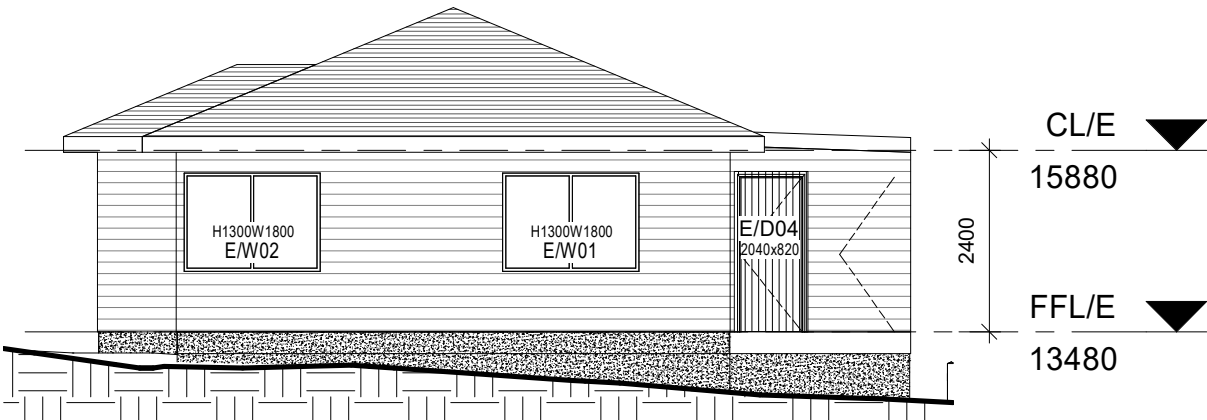
SOUTH EAST - EXISTING

1 : 100



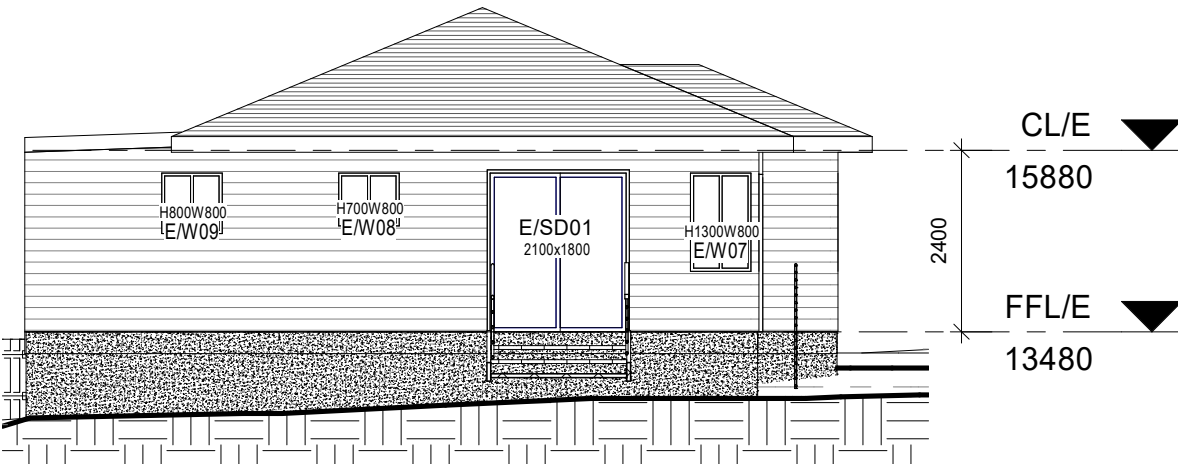
NORTH WEST - EXISTING

1 : 100



NORTH EAST - EXISTING

1 : 100



SOUTH WEST - EXISTING

1 : 100

- ROOF CLADDING - NO CHANGE
- WALL CLADDING - NO CHANGE TO WEATHERBOARDS
COLOUR TBC

WINDOW & DOOR NOTES

ALL WINDOW & DOOR SIZES TO BE CONFIRMED BY THE BUILDER PRIOR TO ORDERING AND INSTALLATION.

THE ABOVE WINDOW SCHEDULES ARE FOR WALL FRAME OPENINGS ONLY. REVEALS AND PACKING TO BE DETERMINED BY BUILDER & WINDOW SUPPLIERS.

WINDOWS TO BE DOUBLE GLAZED (unless otherwise noted) WITH ALUMINUM FRAMES - COLOR TO BE DECIDED BY CLIENT.

ALL NEW WINDOW HEAD HEIGHTS ARE TO BE 2100mm ABOVE FFL UNLESS SPECIFIED ON THE ELEVATIONS

DOORS - EXISTING HOUSE			
Mark	Height	Width	Comments
E/CS01	2040	720	
E/CS02	2040	900	
E/CS04	2040	900	
E/D02	2040	820	
E/D03	2040	720	
E/D04	2040	820	
E/D05	2040	820	
E/D06	2040	820	
E/D07	2040	820	
E/D08	2040	820	
E/SD01	2100	1800	

WINDOWS - EXISTING HOUSE			
Mark	Height	Width	Comments
E/W01	1300	1800	
E/W02	1300	1800	
E/W03	1300	1800	
E/W05	1300	1800	
E/W06	1300	800	
E/W07	1300	800	
E/W08	700	800	
E/W09	800	800	
E/W10	800	1200	
E/W11	600	700	



FORMATION
DESIGN & DRAFTING

JANE HADLEY
BUILDING DESIGNER (DOMESTIC)
LICENSE NUMBER 924704307

LEVEL 1, 11A MURRAY STREET
HOBART TAS 7000
M: 0492 597 960
E: JANE@FORMATIONDRAFTING.COM.AU



DO NOT SCALE DRAWINGS,
USE WRITTEN DIMENSIONS ONLY.
BUILDERS & CONTRACTORS TO CHECK
AND VERIFY ALL DIMENSION AND LEVELS
PRIOR TO STARTING ANY WORK ON SITE.
ANY DISCREPANCIES NEED TO BE REPORTED
TO FORMATION DESIGN & DRAFTING.

PROPOSAL:
NEW RESIDENTIAL DWELLING - 1B
& RENOVATIONS TO EXISTING
DWELLING - 1A
Client:
SMART BUILD INVESTORS
PROJECT ADDRESS:
36 ELWICK RD
GLENORCHY TAS 7010

REVISION #	DESCRIPTION	DATE
1	RFI1 - POS, PARKING & STORMWATER	26.11.20

Phase: DEVELOPMENT APPLICATION
Sheet: ELEVATIONS - EXISTING HOUSE
Drawn: JANE HADLEY
Scale: 1 : 100 **Size:** A3 **Date:** 30.11.20
Project: SBI001 **Sheet:** A/E03 **Rev:**

To: Glenorchy City Council – Planning Services

Re: Urgent Planning Permit Application (Use description correction) – 36 Elwick Road, Glenorchy

Original Permit: PLN-20-522 – “Multiple Dwellings (1 existing and 1 new)”

GCC 36 Elwick Rd Glenorchy Plan...

Site: 36 Elwick Road, Glenorchy TAS 7010

GCC 36 Elwick Rd Glenorchy Plan...

Dear Planning Authority,

We write to lodge an urgent Planning Permit application for 36 Elwick Road, Glenorchy, following Council’s advice that the previously approved use description “Multiple Dwellings (1 existing and 1 new)” is not the correct classification and that a new permit is required to rectify this.

GCC 36 Elwick Rd Glenorchy Plan...

1) Purpose of this application – clarification of use (no change to built form)

This application is a use description correction / partial change of use only. The building works and plumbing are final and complete, and there is no change proposed to the built form, site layout, access, or servicing from what has already been constructed and previously approved in substance. Accordingly, this application seeks to regularise the planning description and ensure Council’s records accurately reflect the approved and completed development and its intended use.

The intended uses are:

- 36A (existing dwelling): Residential use (existing dwelling retained)
- 36B (second building): Boarding House residential use (small scale), with a maximum of three (3) residents.

2) Parking / traffic – low demand and no TIS required

We request Council support a discretionary parking outcome consistent with the site’s actual operating demand and surrounding availability.

In practice, the properties operate with low vehicle ownership. At any time, there are only two (2) vehicles associated with the premises.

We also note Council has advised that a traffic report / Traffic Impact Statement is not required for this application’s parking assessment under the new parking policy approach.

3) Urgency – contractual settlement deadline

This matter is time-critical. We are required to settle by the end of January 2026, and any extensions will cause financial losses and settlement risk. We respectfully request Council treat this as urgent and do everything possible to expedite assessment and advertising (Council has indicated advertising from 9 January 2026).

4) Request for Council confirmation of the correct wording (to prevent further rework)

Given Council's position that the prior description of "Multiple Dwellings" is not correct, we respectfully request that Council:

- confirm in writing the exact Proposed Use/Development wording Council requires for this application (and how Council prefers it to be described in the application form and public notice), and
- confirm that, once the wording is corrected, Council does not anticipate any further classification/description issues that could delay approval.

This request is made to ensure the application is lodged and assessed using Council's preferred terminology and to avoid further avoidable process delays.

5) Strata timing (if relevant to your process)

A strata plan application is currently in Council.

Given settlement timelines, we request that Council allow strata-related steps to progress as far as possible in parallel (where lawful/administratively possible), so that titles processes can proceed immediately once the planning pathway is resolved.

6) Fee relief / deferral request (financial hardship)

We also request Council consider fee reduction, waiver, or deferral (payable upon sale/settlement) due to:

- the re-application being required at Council's direction due to wording/classification, and
- the significant financial hardship and time-critical settlement impacts.

Please contact us if any minor wording amendments are needed before advertising, as we are prepared to respond immediately.