

DEVELOPMENT APPLICATION

| | |
|---------------------------------|--|
| APPLICATION NUMBER: | PLN-25-336 |
| PROPOSED DEVELOPMENT: | Single Dwelling |
| LOCATION: | 40 Kiewa Rise Lenah Valley 42 Kiewa Rise Lenah Valley 44 Kiewa Rise Lenah Valley |
| APPLICANT: | Woolcott Land Services |
| ADVERTISING START DATE: | 16/01/2026 |
| ADVERTISING EXPIRY DATE: | 2/02/2026 |

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 **2/02/2026**.

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 **2/02/2026**, or for postal and hand delivered representations, by 5.00 pm on **2/02/2026**.

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.

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

PROPOSED SEALED CROSSOVER
PROPOSED SEALED DRIVEWAY

RIGHT OF WAY (PRIVATE) 4.0m WIDE

RIGHT OF WAY (PRIVATE) VARIABLE WIDTH

RETAINING WALL 2300

R.W. 1600

R.W. 4680

4430

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

1450

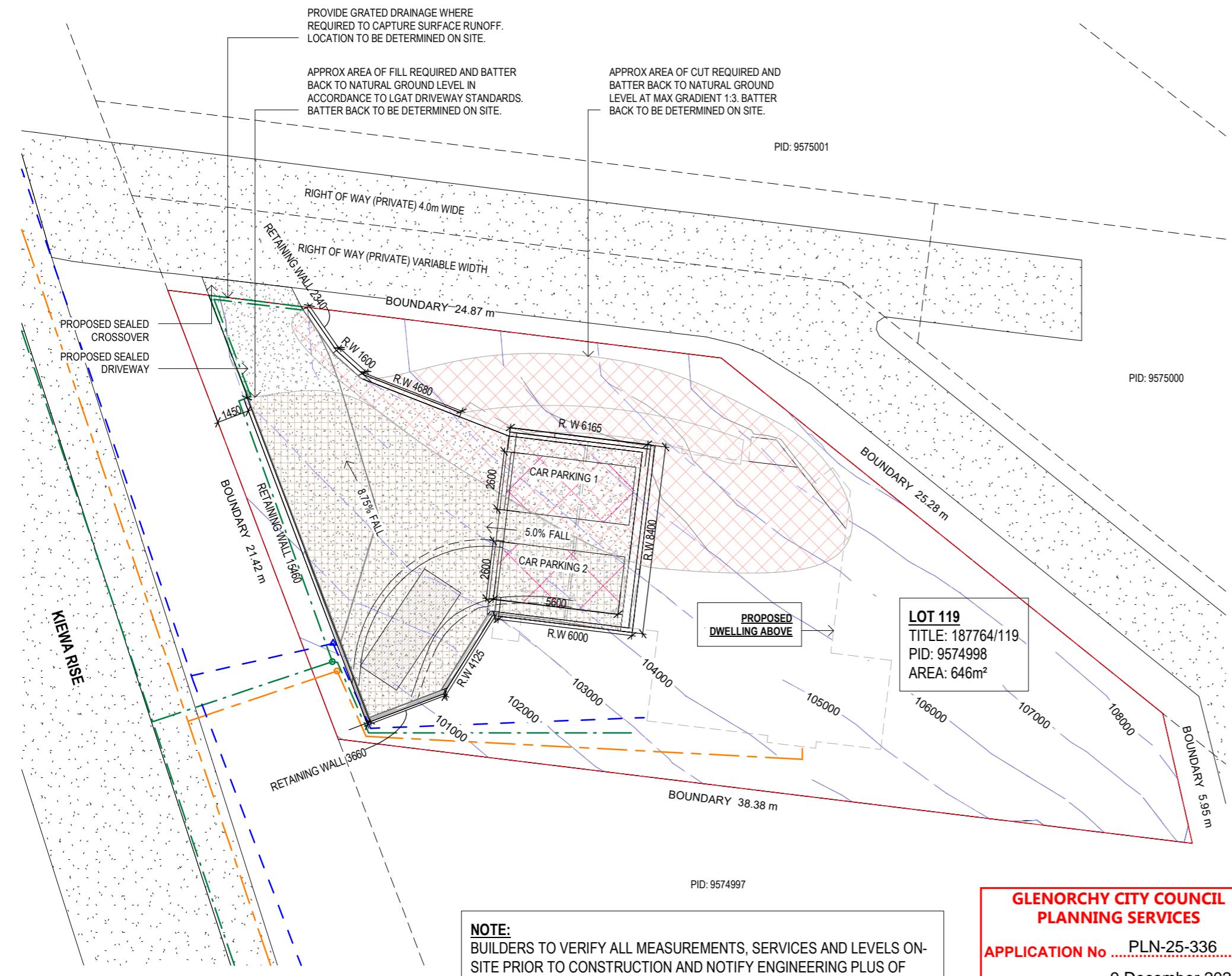
1450

1450

1450

1450

</div



SITE PLAN - DRIVEWAY AND RETAINING WALL

The logo for asbuilt homes features a stylized graphic of four vertical bars of varying heights and colors (brown, grey, blue, and tan) arranged in a cluster. Below the graphic, the word "asbuilt" is written in a lowercase, sans-serif font, followed by "homes" in a larger, bold, lowercase, sans-serif font.

Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

Version: 1 Version Date: 09/03/2025

Version: 1, Version Date: 02/02/2020

Design Responsibility Disclaimer

NOTE: The drawings, documentation, and design information provided herein have been prepared by Engineering Plus based solely on information supplied by Tasbuilt Homes. Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus. It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction. Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements to form part of a construction contract between Tasbuilt Homes and the end user.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

Client: **LV PROPERTY INVESTMENTS
PTY LTD**
Project: **PROPOSED DWELLING**
Address: **40 KIEWA RISE
LENALLY VALLEY TAS 7262**

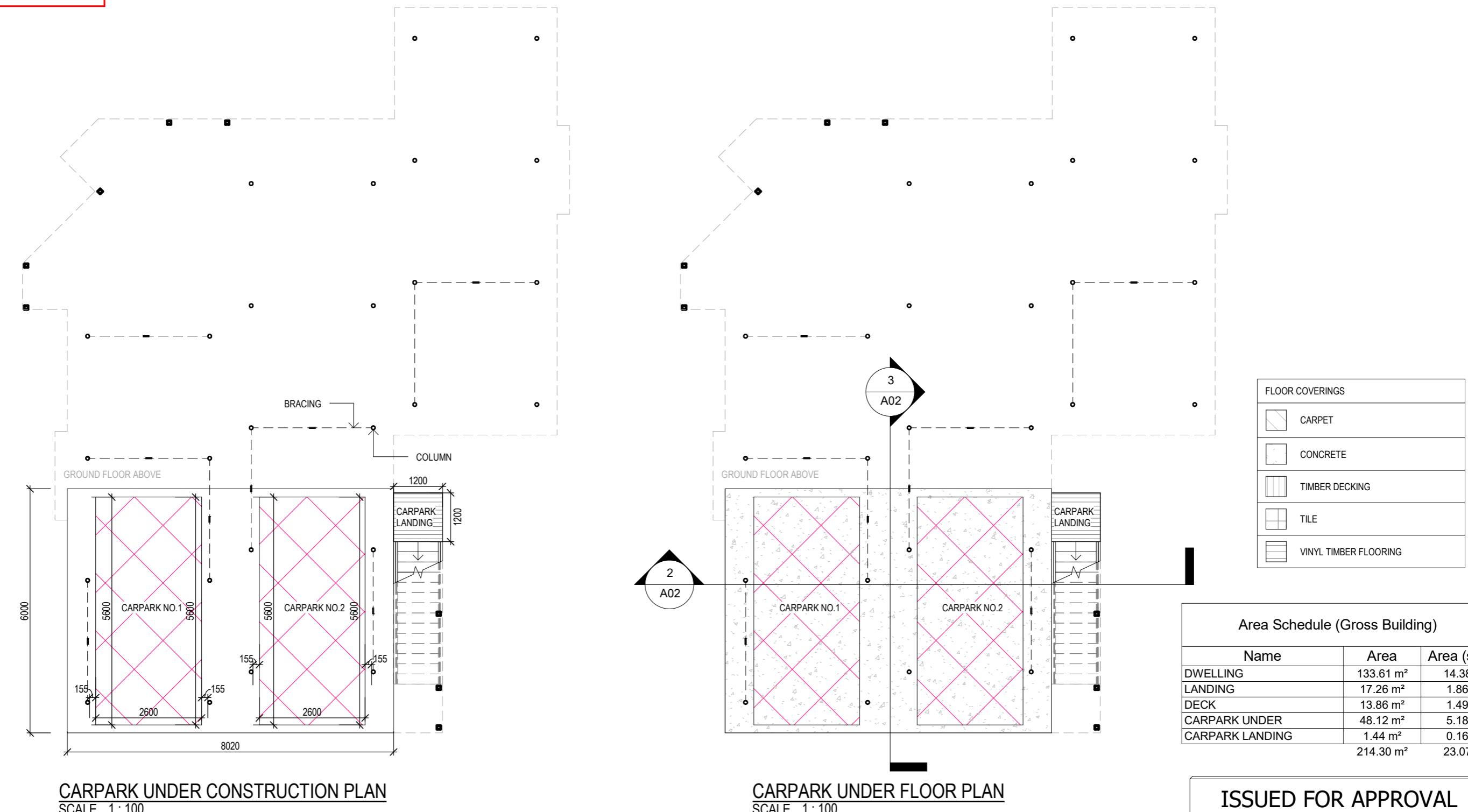
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au

EngineeringPlus.com.au
trin@engineeringplus.com.au

2025-267 A02 / A10 D

2111

| | | | | | |
|------|---------------------|----------|------|---|---|
| | | | | Date Drawn: 02.10.25 Drawn: W. Tan Checked: C. Lim Approved: J. Pfeiffer Scale: As Shown @ A3 | Project: PROPOSED DWELLING Address: 40 KIEWA RISE LENAH VALLEY TAS 7008 Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au |
| D | MINOR AMENDMENT | 08.12.25 | W.T | | |
| C | MINOR AMENDMENT | 21.11.25 | W.T | | |
| B | MINOR AMENDMENT | 05.11.25 | W.T | Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T | Drawing No: 2025-267 A02 / A10 Rev D |
| A | ISSUED FOR APPROVAL | 02.10.25 | W.T | | |
| Rev: | Amendment: | Date: | Int: | | |



ISSUED FOR APPROVAL

Copyright ©

Client: LV PROPERTY INVESTMENTS PTY LTD
Project: PROPOSED DWELLING
Address: 40 KIEWA RISE LENAH VALLEY TAS 7008
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

ENGINEERING
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

| | | |
|-----------------------|---------------|------------------------------|
| Date Drawn: 02.10.25 | Drawn: W. Tan | Checked: C. Lim |
| C MINOR AMENDMENT | 21.11.25 | Approved: J. Pfeiffer |
| B MINOR AMENDMENT | 05.11.25 | Scale: As Shown @ A3 |
| A ISSUED FOR APPROVAL | 02.10.25 | Accredited Building Designer |
| Rev: Amendment: | Date: | Designer Name: J. Pfeiffer |
| | Int: | Accreditation No: CC2211T |

Drawing No: 2025-267 A03 / A10 Rev D

Design Responsibility Disclaimer

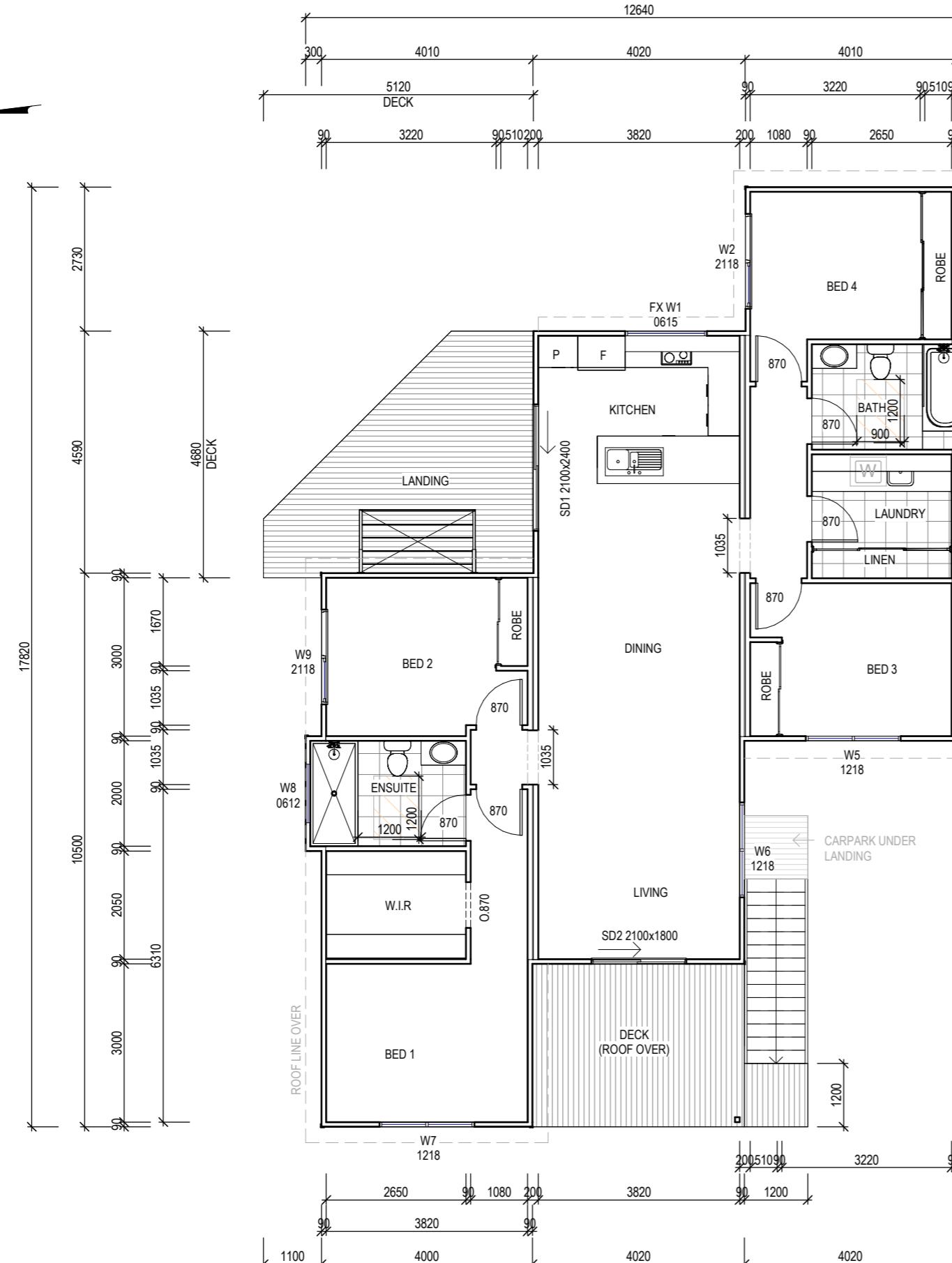
NOTE: The drawings, documentation, and design information provided herein have been prepared by Engineering Plus based solely on information supplied by Tasbuilt Homes. Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus. It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction. Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.

tasbuilt homes
Your Complete Building Solutions

Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

Document Set ID: 356899

Version: 1, Version Date: 02/02/2026



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-25-336
DATE RECEIVED 9 December 2025

ENGINEERING
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING
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 m ² | 14.38 |
| LANDING | 17.26 m ² | 1.86 |
| DECK | 13.86 m ² | 1.49 |
| CARPARK UNDER | 48.12 m ² | 5.18 |
| CARPARK LANDING | 1.44 m ² | 0.16 |
| | 214.30 m ² | 23.07 |

ISSUED FOR APPROVAL

Copyright ©

Client: LV PROPERTY INVESTMENTS PTY LTD
Project: PROPOSED DWELLING
Address: 40 KIEWA RISE
LENAH VALLEY TAS 7008

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

ENGINEERING
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

CONSTRUCTION PLAN

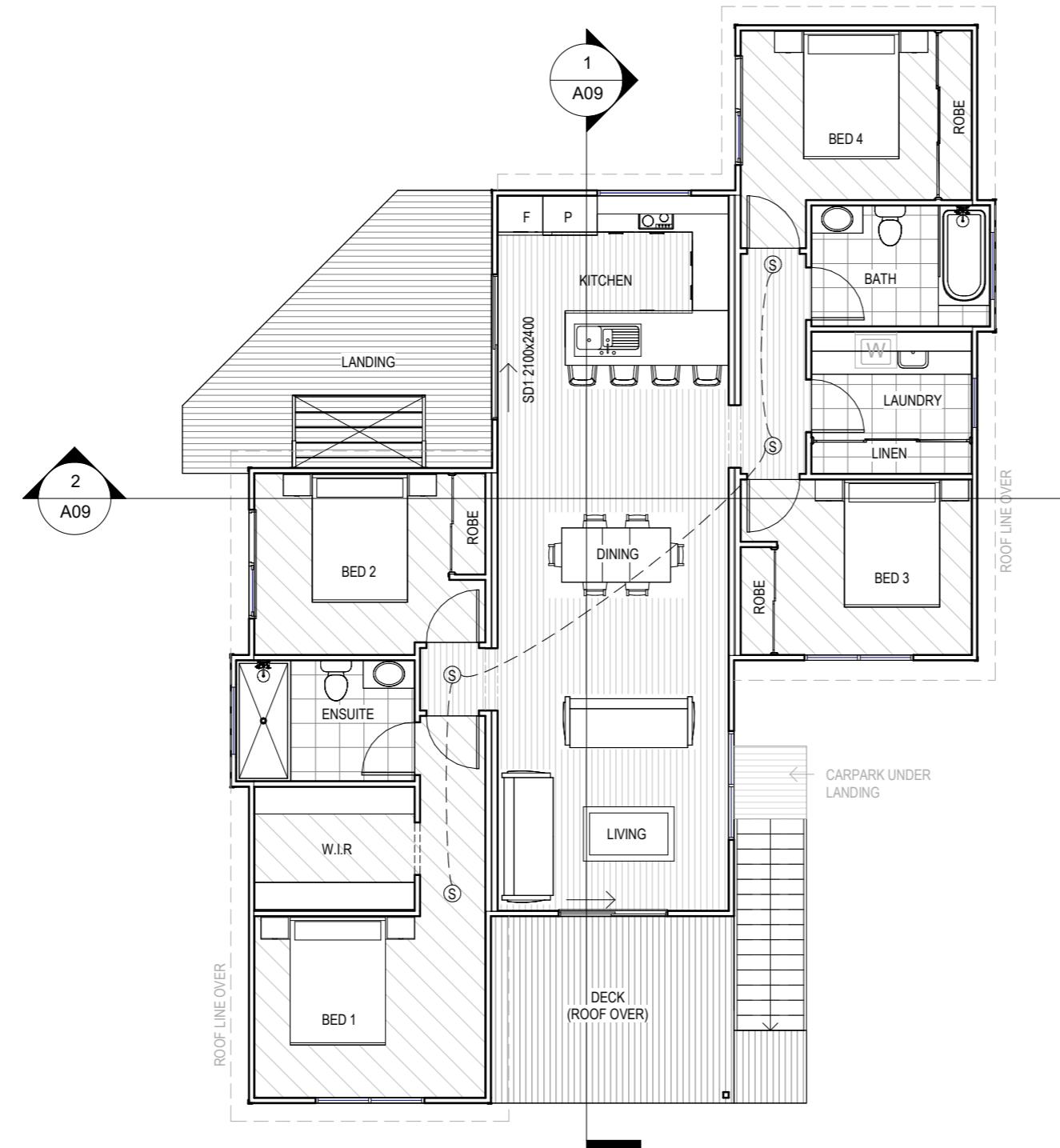
SCALE 1:100

| | | | |
|------|---------------------|----------|------------------------------|
| | | | Date Drawn: 02.10.25 |
| D | MINOR AMENDMENT | 08.12.25 | W.T. |
| C | MINOR AMENDMENT | 21.11.25 | W.T. |
| B | MINOR AMENDMENT | 05.11.25 | W.T. |
| A | ISSUED FOR APPROVAL | 02.10.25 | W.T. |
| Rev: | Amendment: | Date: | Int: |
| | | | Accredited Building Designer |
| | | | Designer Name: J.Pfeiffer |
| | | | Accreditation No: CC2211T |

Drawing No: 2025-267 A04 / A10
Rev D

Design Responsibility Disclaimer

NOTE: The drawings, documentation, and design information provided herein have been prepared by Engineering Plus based solely on information supplied by Tasbuilt Homes. Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus. It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction. Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.



FLOOR PLAN
SCALE 1:100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-336

DATE RECEIVED 9 December 2025

Design Responsibility Disclaimer

NOTE: The drawings, documentation, and design information provided herein have been prepared by Engineering Plus based solely on information supplied by Tasbuilt Homes. Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus. It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction. Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.

| Area Schedule (Gross Building) | | |
|--------------------------------|-----------------------|-----------|
| Name | Area | Area (sq) |
| DWELLING | 133.61 m ² | 14.38 |
| LANDING | 17.26 m ² | 1.86 |
| DECK | 13.86 m ² | 1.49 |
| CARPARK UNDER | 48.12 m ² | 5.18 |
| CARPARK LANDING | 1.44 m ² | 0.16 |
| | 214.30 m ² | 23.07 |

| 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

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

ISSUED FOR APPROVAL

Copyright ©

| |
|--|
| Client: LV PROPERTY INVESTMENTS PTY LTD |
| Project: PROPOSED DWELLING |
| Address: 40 KIEWA RISE LENAH VALLEY TAS 7008 |
| Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au |
| Engineering Plus BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING |
| Drawing No: 2025-267 A05 / A10 |
| Rev D |

| | | | |
|---|---------------------|----------|------------------------------|
| | | | Date Drawn: 02.10.25 |
| D | MINOR AMENDMENT | 08.12.25 | W.T. Drawn: W. Tan |
| C | MINOR AMENDMENT | 21.11.25 | W.T. Checked: C. Lim |
| B | MINOR AMENDMENT | 05.11.25 | W.T. Approved: J. Pfeiffer |
| A | ISSUED FOR APPROVAL | 02.10.25 | W.T. Scale: As Shown @ A3 |
| | | | Accredited Building Designer |
| | | | Designer Name: J.Pfeiffer |
| | | | Accreditation No: CC2211T |

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.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

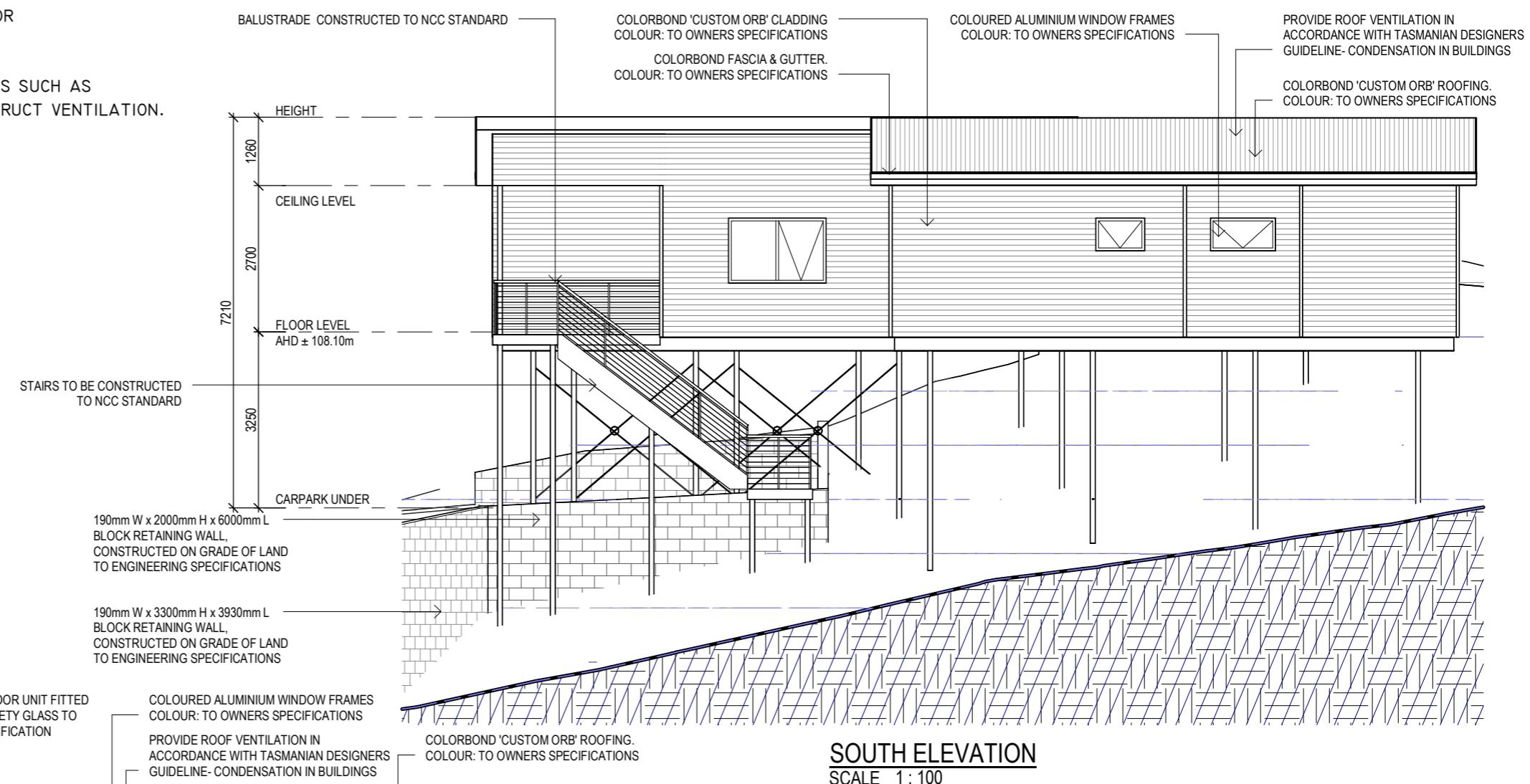
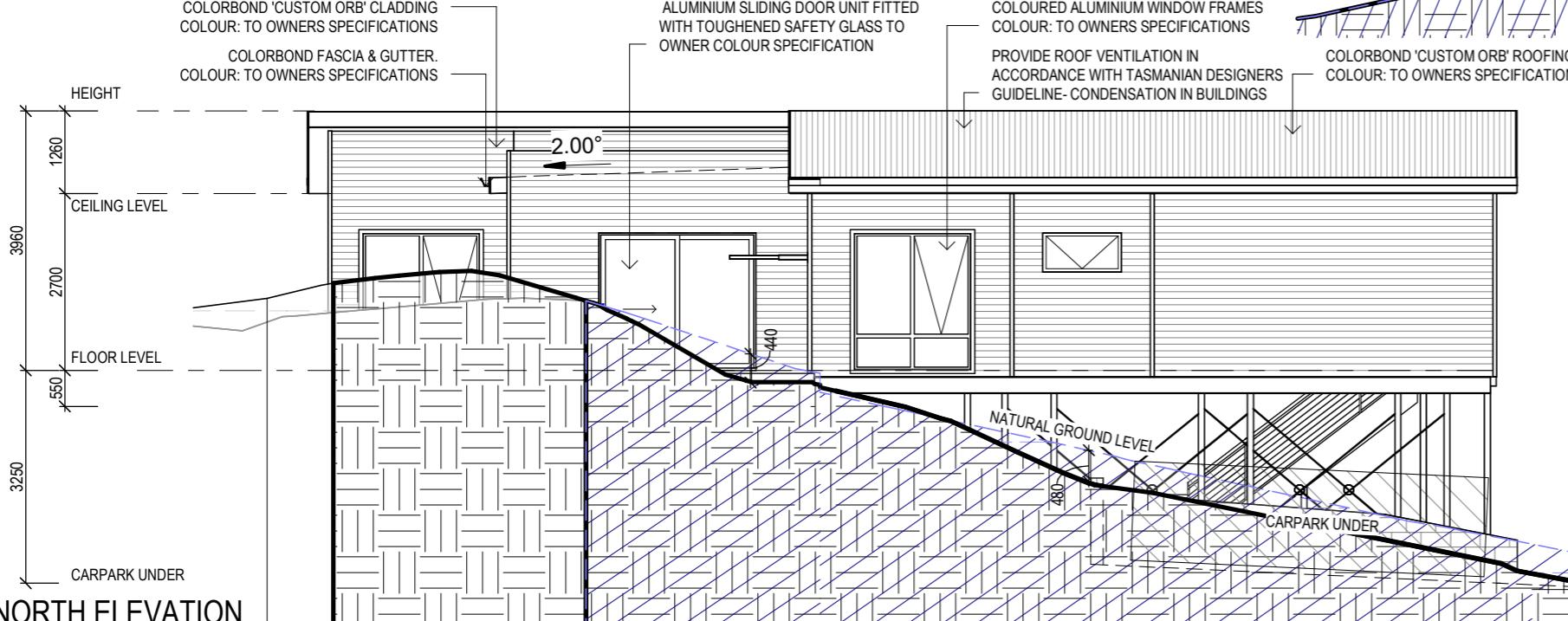
APPLICATION No PLN-25-336

DATE RECEIVED 9 December 2025

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-336

DATE RECEIVED 9 December 2025



STAIR CONSTRUCTION. ABCB VOLUME 2 PART II.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- 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

APPROX CUT WITH MAX HEIGHT 445mm AND
BATTER BACK TO NATURAL GROUND LEVEL IN
ACCORDANCE TO LGAT DRIVEWAY STANDARDS.
BATTER BACK TO BE DETERMINED ON SITE.

ISSUED FOR APPROVAL

Copyright ©

Client: LV PROPERTY INVESTMENTS PTY LTD
Project: PROPOSED DWELLING
Address: 40 KIEWA RISE LENAH VALLEY TAS 7008
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Engineering
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

| | | |
|-----------------------|---------------|------------------------------|
| Date Drawn: 02.10.25 | Drawn: W. Tan | Checked: C. Lim |
| C MINOR AMENDMENT | 21.11.25 | Approved: J. Pfeiffer |
| B MINOR AMENDMENT | 05.11.25 | Scale: As Shown @ A3 |
| A ISSUED FOR APPROVAL | 02.10.25 | Accredited Building Designer |
| Rev: Amendment: | Date: Int: | Designer Name: J. Pfeiffer |
| | | Accreditation No: CC2211T |

Drawing No: 2025-267 A06 / A10 Rev D

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

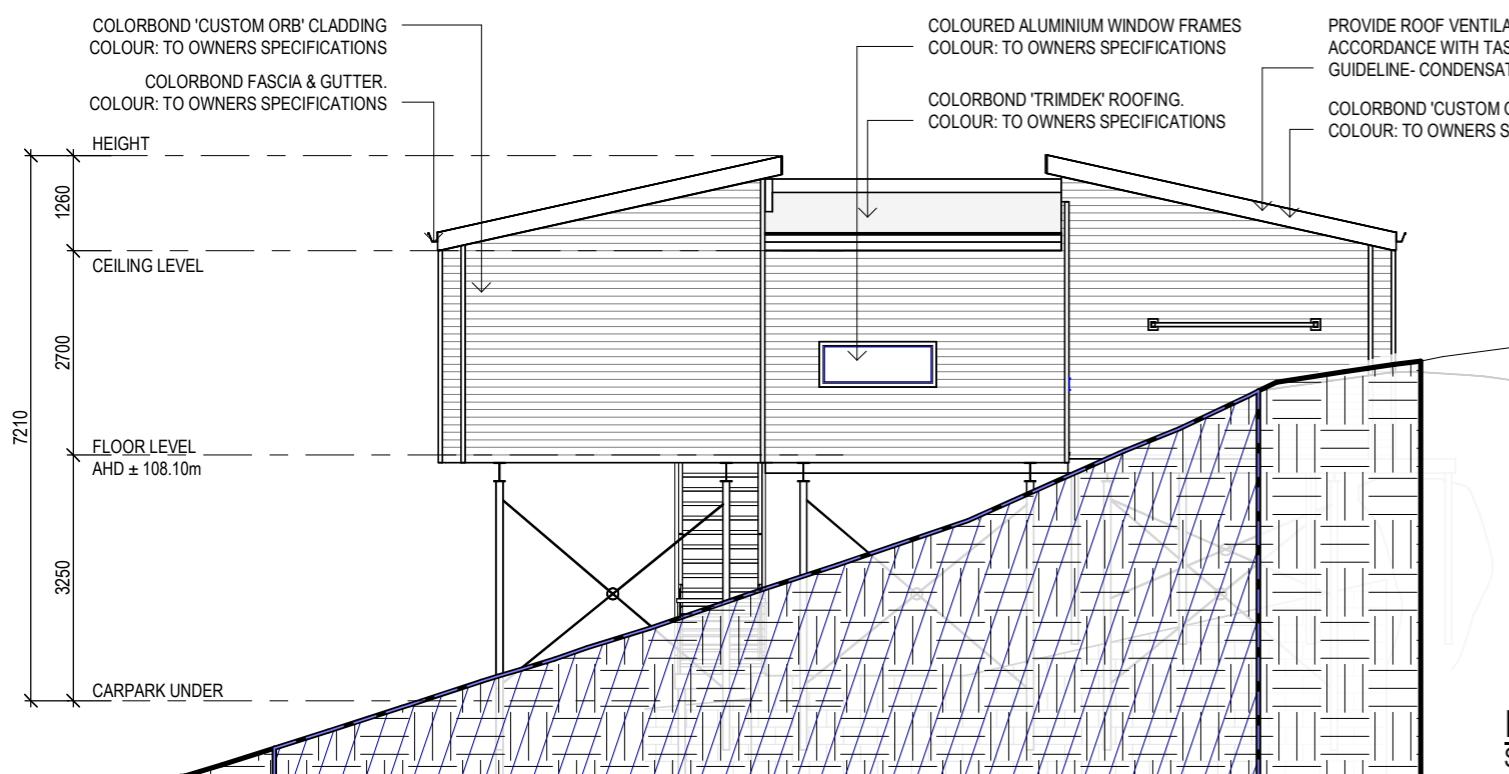
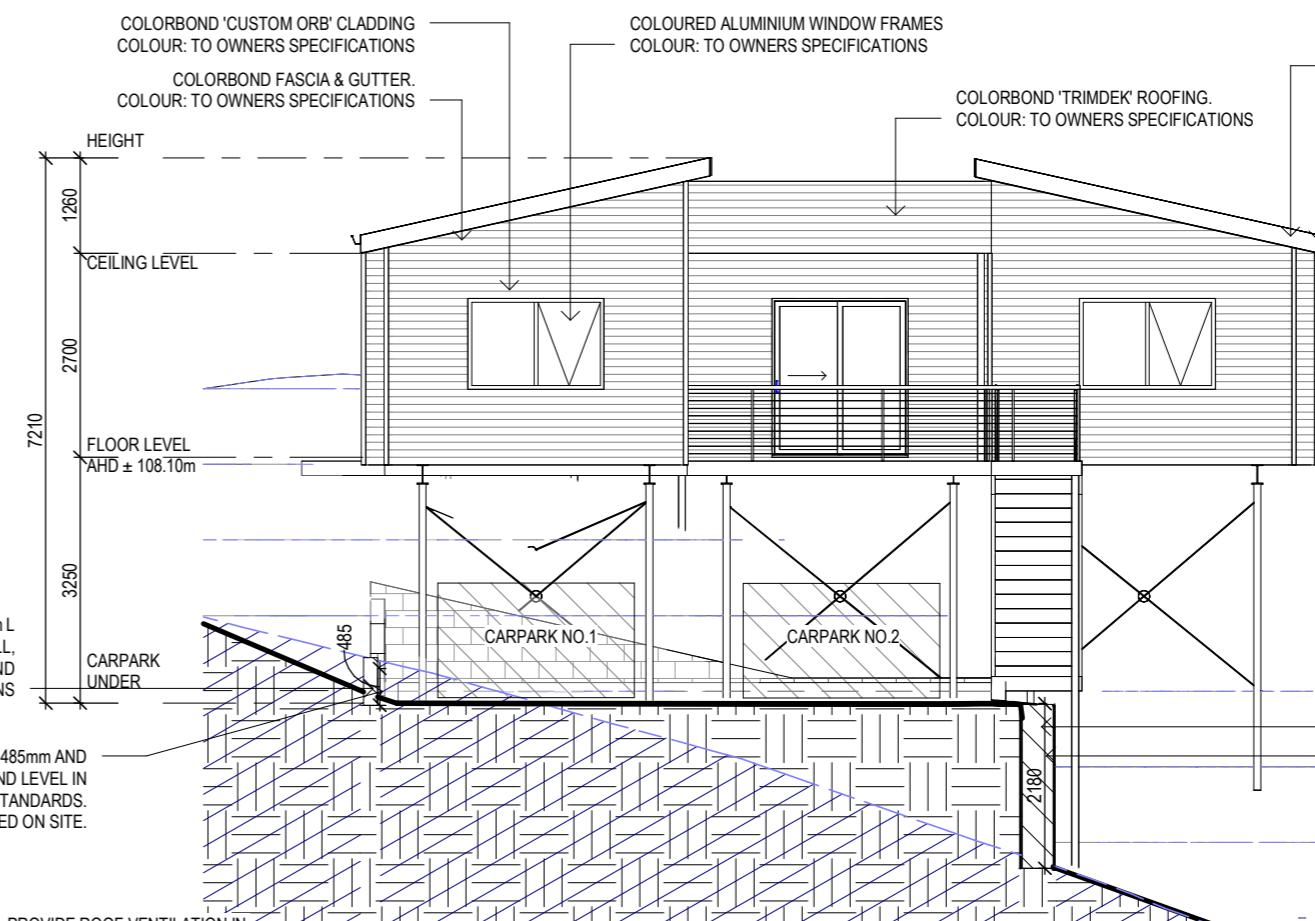
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-336

DATE RECEIVED 9 December 2025

PROVIDE ROOF VENTILATION IN ACCORDANCE WITH TASMANIAN DESIGNERS GUIDELINE- CONDENSATION IN BUILDINGS

COLORBOND 'CUSTOM ORB' ROOFING.
COLOUR: TO OWNERS SPECIFICATIONS



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

ISSUED FOR APPROVAL

Copyright ©

Client: **LV PROPERTY INVESTMENTS PTY LTD**
Project: **PROPOSED DWELLING**
Address: **40 KIEWA RISE LENAH VALLEY TAS 7008**

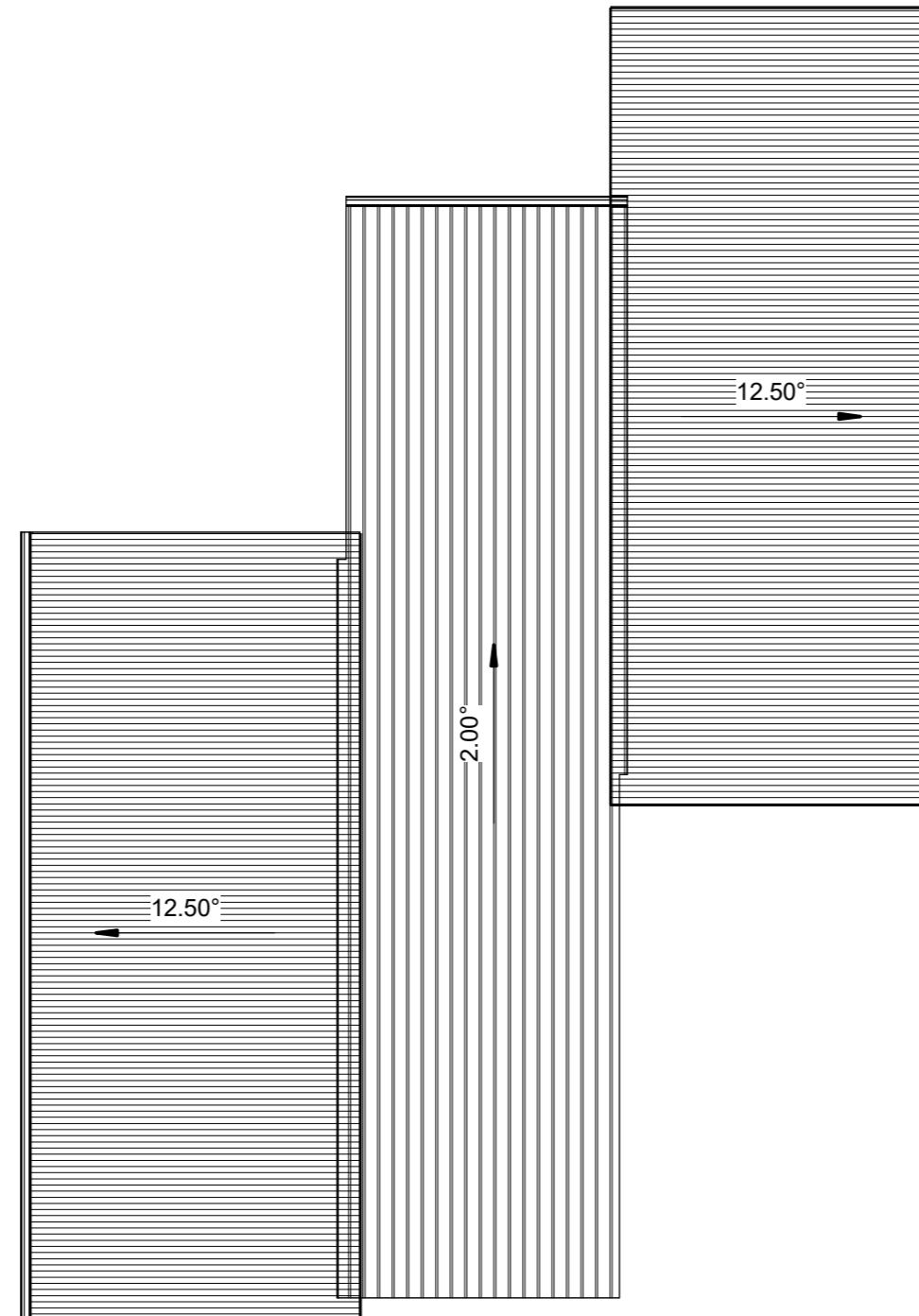
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

| | | | |
|---|---------------------|----------|----------------------|
| | | | Date Drawn: 02.10.25 |
| D | MINOR AMENDMENT | 08.12.25 | W.T. |
| C | MINOR AMENDMENT | 21.11.25 | W.T. |
| B | MINOR AMENDMENT | 05.11.25 | W.T. |
| A | ISSUED FOR APPROVAL | 02.10.25 | W.T. |
| | Rev: Amendment: | Date: | Int: |

Drawing No: **2025-267** A07 / A10
Rev **D**

Design Responsibility Disclaimer

NOTE: The drawings, documentation, and design information provided herein have been prepared by Engineering Plus based solely on information supplied by Tasbuilt Homes.
Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus.
It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction.
Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.



ROOF PLAN
SCALE 1:100

Design Responsibility Disclaimer

NOTE: The drawings, documentation, and design information provided herein have been prepared by Engineering Plus based solely on information supplied by Tasbuilt Homes. Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus. It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction. Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.

| | | | | Date Drawn: 02.10.25 |
|------|---------------------|----------|------|------------------------------|
| | | | | Drawn: W. Tan |
| | | | | Checked: C. Lim |
| D | MINOR AMENDMENT | 08.12.25 | W.T. | Approved: J. Pfeiffer |
| C | MINOR AMENDMENT | 21.11.25 | W.T. | Scale: As Shown @ A3 |
| B | MINOR AMENDMENT | 05.11.25 | W.T. | Accredited Building Designer |
| A | ISSUED FOR APPROVAL | 02.10.25 | W.T. | Designer Name: J. Pfeiffer |
| Rev: | Amendment: | Date: | Int: | Accreditation No: CC2211T |

ISSUED FOR APPROVAL

Copyright ©

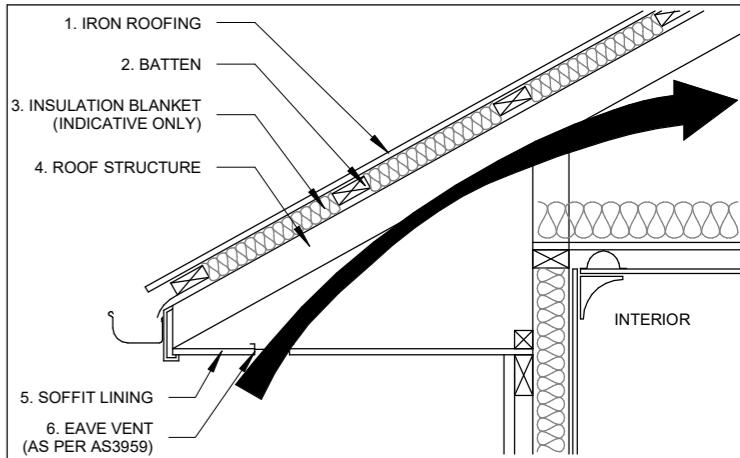
Client: LV PROPERTY INVESTMENTS PTY LTD
Project: PROPOSED DWELLING
Address: 40 KIEWA RISE LENAH VALLEY TAS 7008

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

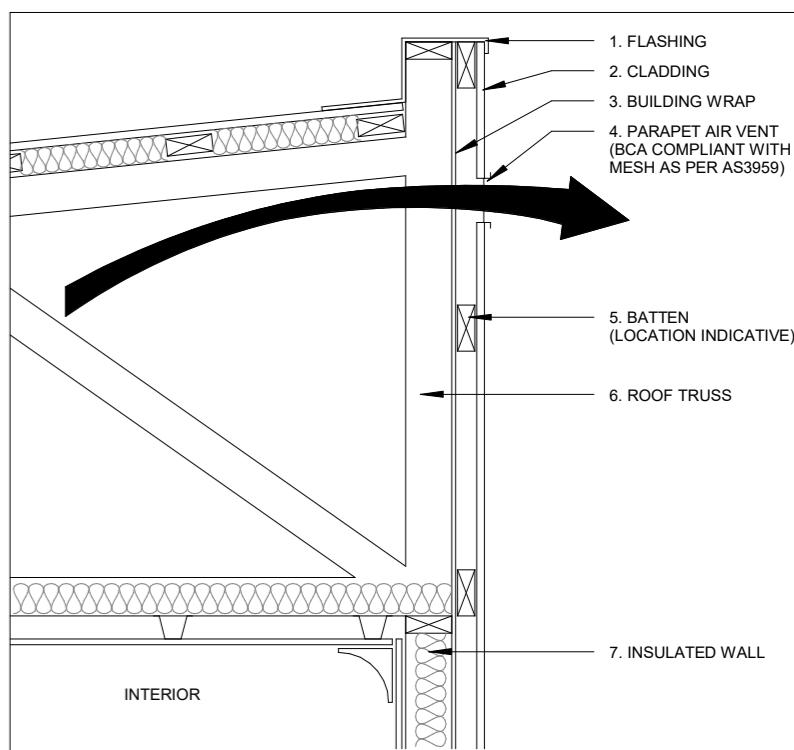
ENGINEERING
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Drawing No: 2025-267 A08 / A10
Rev D

**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**



ISSUED FOR APPROVAL

Copyright ©

Client: **LV PROPERTY INVESTMENTS PTY LTD**

Project: **PROPOSED DWELLING**

Address: **40 KIEWA RISE
LENAH VALLEY TAS 7008**

ENGINEERING
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Date Drawn: 02.10.25

Drawn: W. Tan

Checked: C. Lim

Approved: J. Pfeiffer

Scale: As Shown @ A3

Mob 0417 362 783 or 0417 545 813

jack@engineeringplus.com.au

trin@engineeringplus.com.au

Rev

2025-267 A09 / A10 D

| | | |
|------|---------------------|---------------|
| | | |
| D | MINOR AMENDMENT | 08.12.25 W.T. |
| C | MINOR AMENDMENT | 21.11.25 W.T. |
| B | MINOR AMENDMENT | 05.11.25 W.T. |
| A | ISSUED FOR APPROVAL | 02.10.25 W.T. |
| Rev: | Amendment: | Date: Int: |

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

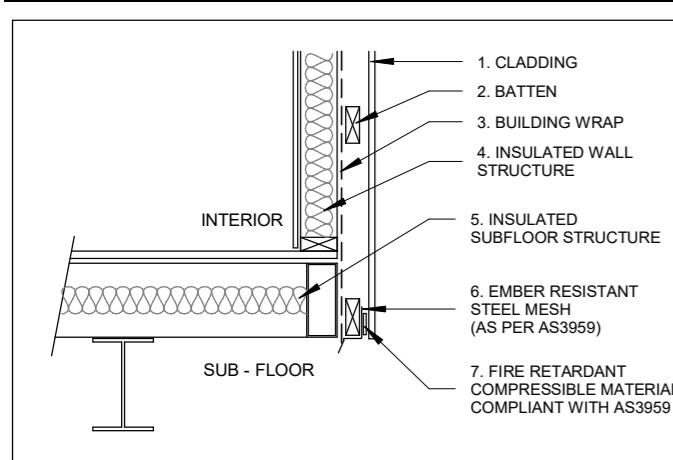
COLOURED ALUMINIUM WINDOW FRAMES.
AWNINGS & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

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

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



SECTION 2
SCALE 1:100

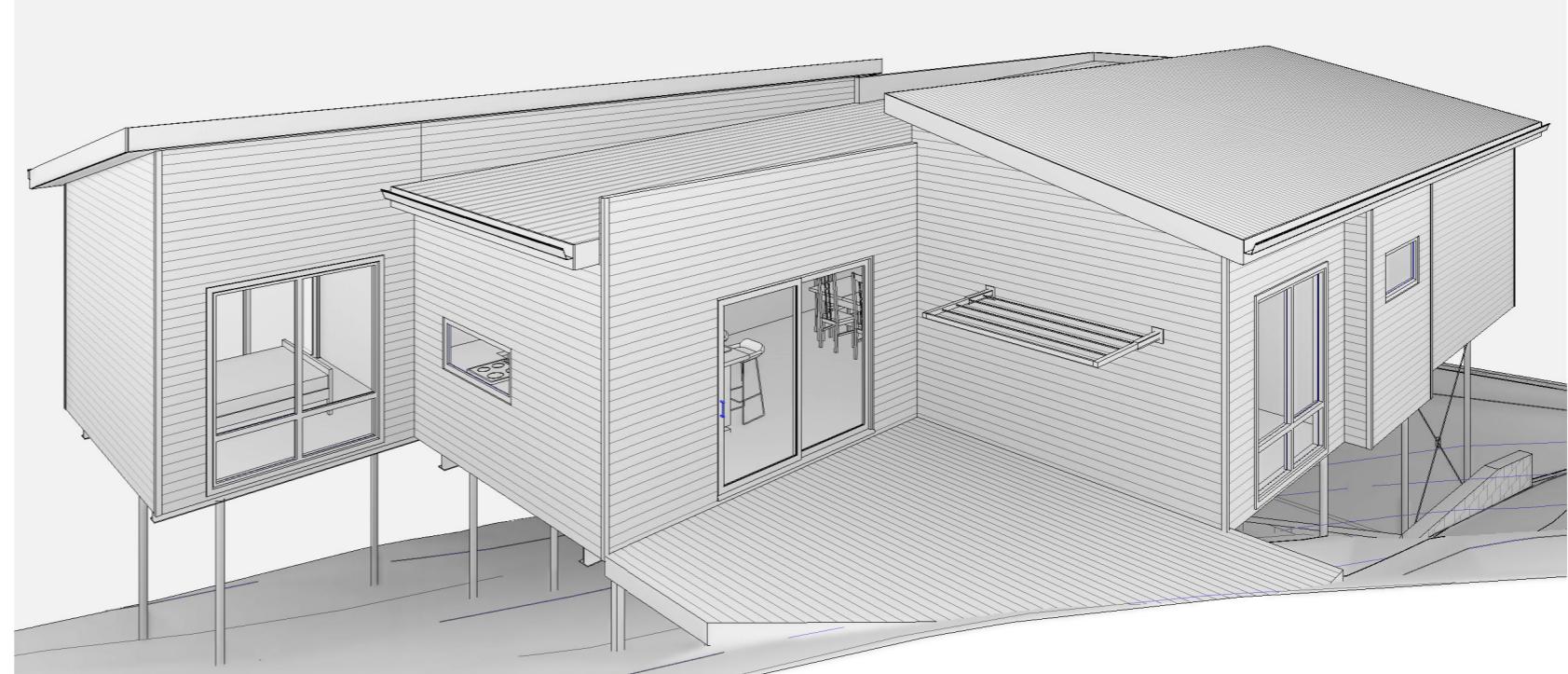
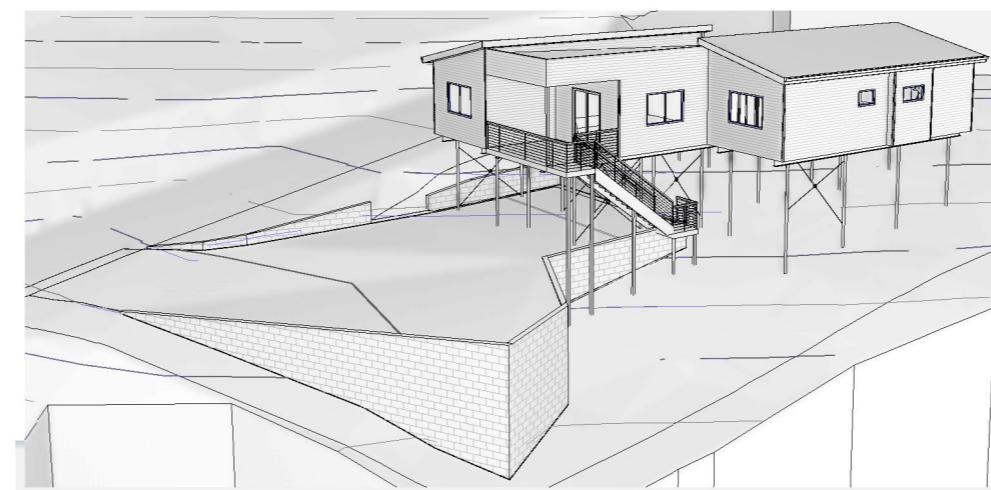
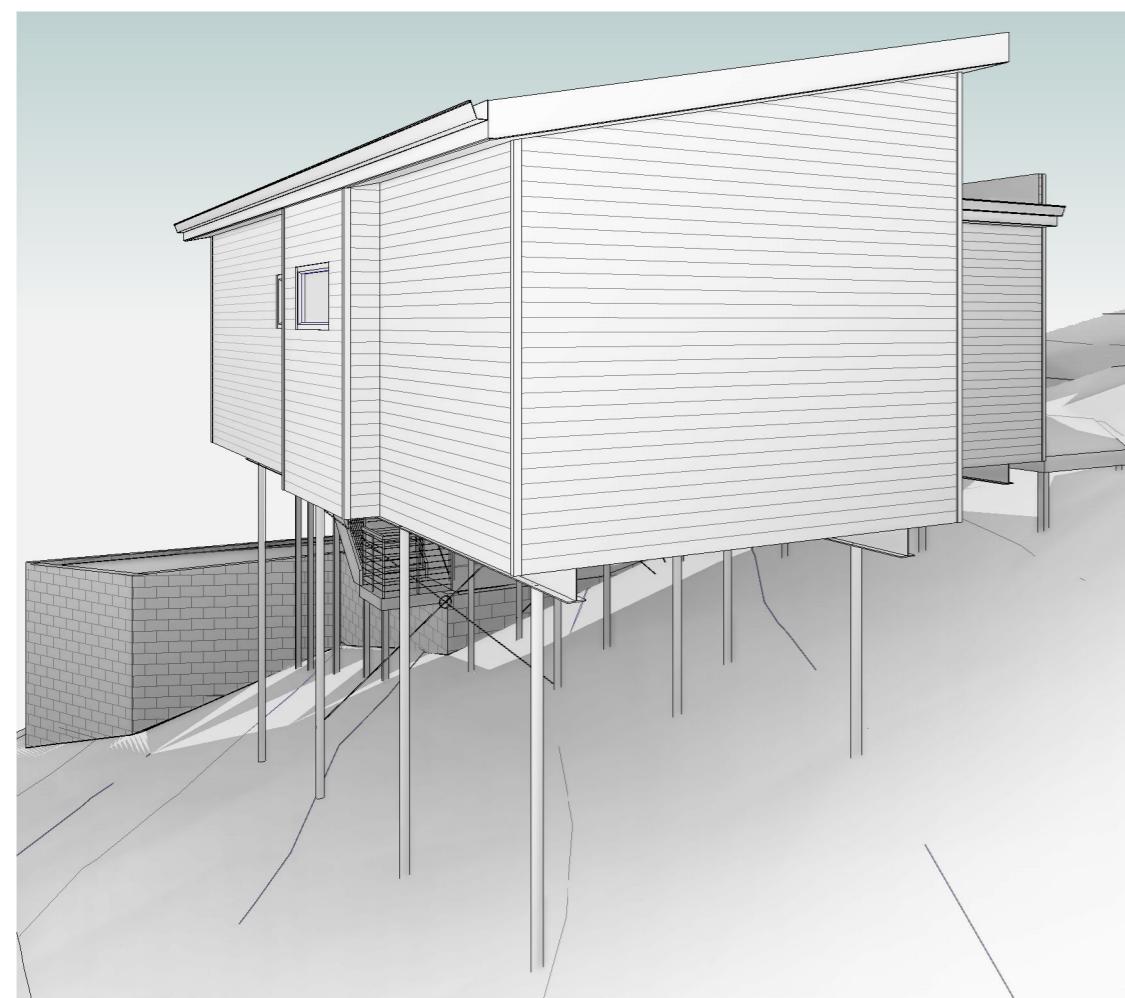
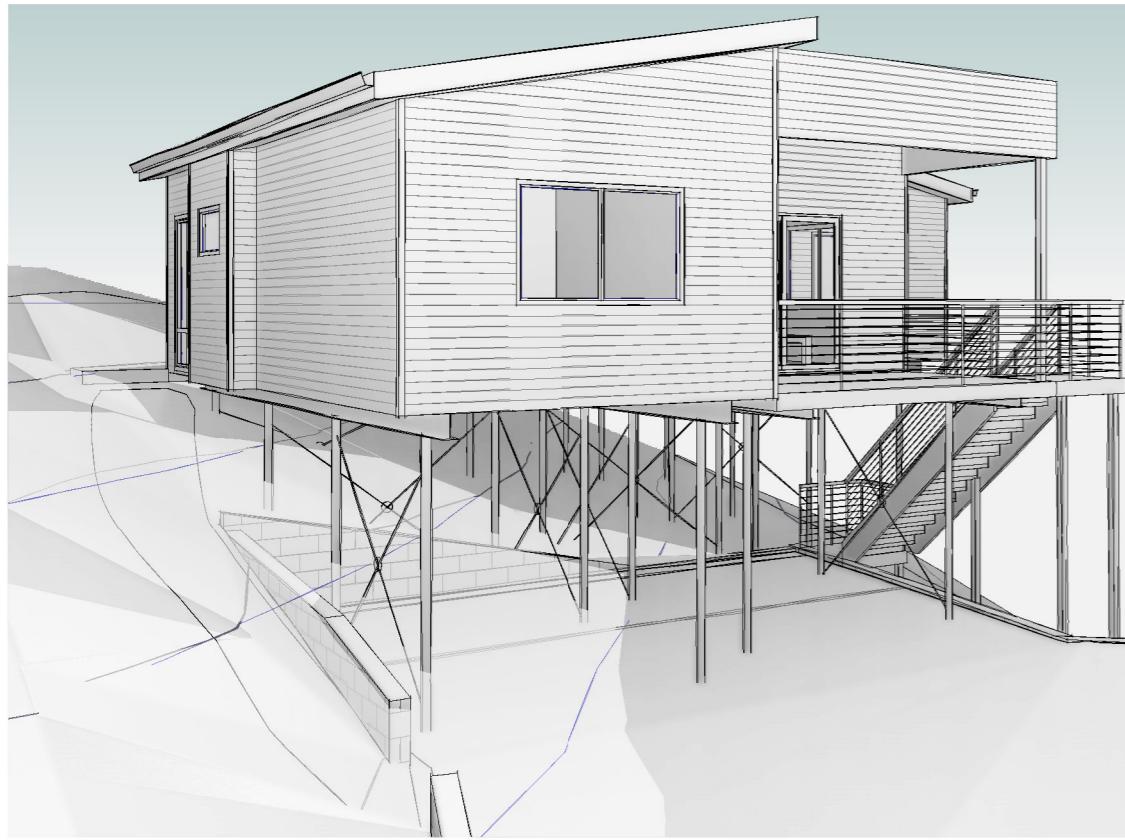
CEILING LEVEL
FLOOR LEVEL
R2.5 WALL INSULATION
85mm POLYSTYRENE BETWEEN JOIST
FOOTINGS TO ENGINEERING SPECIFICATIONS

SECTION 1
SCALE 1:100

CEILING LEVEL
R1.5 ROOF BLANKET
R3.5 CEILING INSULATION
TRUSS TO MANUFACTURER SPECIFICATIONS

Design Responsibility Disclaimer

NOTE: The drawings, documentation, and design information provided herein have been prepared by Engineering Plus based solely on information supplied by Tasbuilt Homes. Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus. It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction. Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.



ISSUED FOR APPROVAL

Copyright ©

Client: **LV PROPERTY INVESTMENTS PTY LTD**
Project: **PROPOSED DWELLING**
Address: **40 KIEWA RISE LENAH VALLEY TAS 7008**

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Design Responsibility Disclaimer

NOTE: The drawings, documentation, and design information provided herein have been prepared by Engineering Plus based solely on information supplied by Tasbuilt Homes. Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus. It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction. Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.

| | | | |
|------|---------------------|----------|------------------------------|
| | | | Date Drawn: 02.10.25 |
| | | | Drawn: W. Tan |
| | | | Checked: C. Lim |
| | | | Approved: J. Pfeiffer |
| D | MINOR AMENDMENT | 08.12.25 | W.T. |
| C | MINOR AMENDMENT | 21.11.25 | W.T. |
| B | MINOR AMENDMENT | 05.11.25 | W.T. |
| A | ISSUED FOR APPROVAL | 02.10.25 | W.T. |
| | | | Accredited Building Designer |
| | | | Designer Name: J. Pfeiffer |
| | | | Accreditation No: CC2211T |
| Rev: | Amendment: | Date: | Int: |

I can confirm the visible areas of the retaining walls will be constructed with Island Block Ebony Eco exposed blocks. These are pictured below. I believe this is consistent with the imagery included to the plans submitted.





November 2025

PLANNING REPORT

DEVELOPMENT OF A SINGLE DWELLING

40 Kiewa Rise LENAH VALLEY



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

© Woolcott Land Services Pty Ltd

The information contained in this document produced by Woolcott Land Services Pty Ltd is solely for the use of the Client for the purpose for which it has been commissioned and prepared and Woolcott Land Services Pty Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved pursuant to the Copyright Act 1968. No material may be copied or reproduced without prior authorisation.

Launceston
Head office

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay
7250

St Helens
East Coast office

P 03 6376 1972
E admin@ecosurv.com.au
A 52 Cecilia Street St Helens
7216

www.woolcott.au

Contents

| | | |
|-----|----------------------------------|----|
| 1. | Introduction | 5 |
| 2. | Subject site and proposal | 5 |
| 2.1 | Site details | 5 |
| 2.2 | Proposal | 6 |
| 2.3 | Subject site | 6 |
| 3. | Zoning and overlays | 7 |
| 3.1 | Zoning | 7 |
| 3.2 | Overlays | 8 |
| 4. | Planning Scheme Assessment | 8 |
| 4.1 | Zone assessment | 8 |
| 4.2 | Code Assessment | 12 |
| 5. | Conclusion | 14 |

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 | 40 Kiewa Rise, Lenah Valley TAS 7008 <i>42 Kiewa Rise, Lenah Valley TAS 7008 (ROW)</i> <i>44 KIEWA RISE LENAH VALLEY TAS 7008 (ROW)</i> |
| Property ID | 9574998 <i>9574999</i> <i>9575000</i> |
| Title | 187764/119 <i>187764/120</i> <i>187764/121</i> |
| Easements | Right of way easement over Lot 120 & 121 |
| Land area | 646m 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 42 Kiewa Rise |
| Zone | Low Density Residential |

| | |
|---|--|
| General Overlay | None |
| Overlays | Priority vegetation area |
| Existing development | Vacant land Existing formed driveway over ROW – 42 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. 187764/120 (42 Kiewa Rise)

The dwelling has an area of 147.47m² 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 646m² with frontage of 21.42m, accessed from ROW to Kiewa Rise, which is a Council maintained sealed road. The subject site is sloped, ranging from 101mAHD to 108m AHD over 38m. 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.

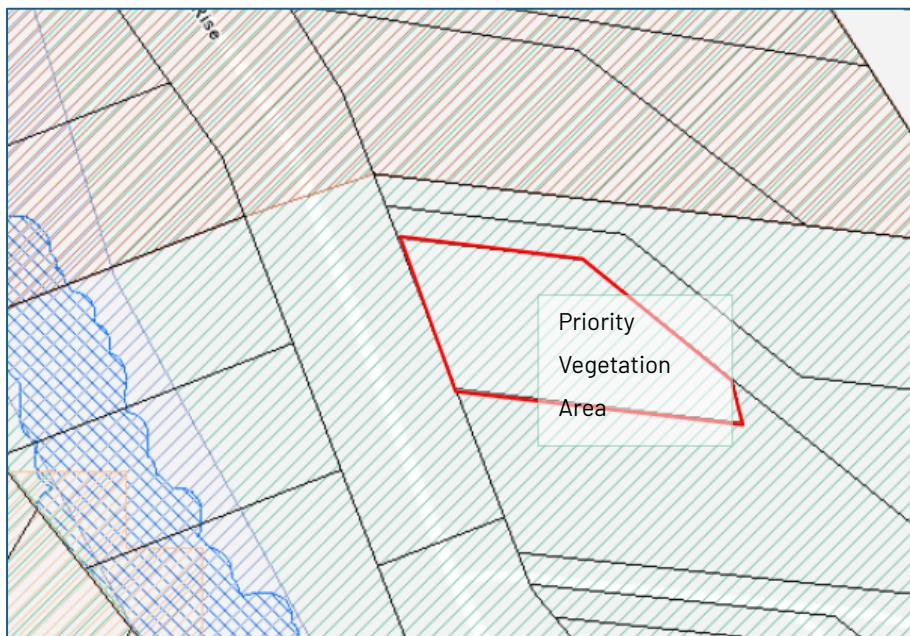


Figure 3 Overlays affecting the subject site (Source: LIST)

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. | |
| A1 A dwelling must have a building height not more than 8.5m. | <p>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:</p> <ul style="list-style-type: none">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; ande) any overshadowing of adjoining properties. |

Response

A1 The acceptable solution is achieved. The dwelling is 7.2m 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. | |
| 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 | <p>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:</p> <ul style="list-style-type: none">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.

- The topography of the site is the primary reason for the requirement of retaining walls. The site is reasonably steep,
- Those lots within the immediate area that are developed also demonstrate retaining walls in the development and built form.
- 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.
- 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.
- 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: <ol style="list-style-type: none"> the topography of the site; the size, shape and orientation of the site; the setbacks of surrounding buildings; the height, bulk and form of existing and proposed buildings; the existing buildings and private open space areas on the site; sunlight to private open space and windows of habitable rooms on adjoining properties; and 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 south (side) boundary of 2m.

- the topography of the site is challenging and does create constraints to building type and siting.
- The lot is also irregular in shape. The dwelling is sited to best enable vehicle access and manoeuvring within the constraints.
- 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 is vacant.
- f. The adjoining lot to the south is vacant. Some overshadowing will occur due to the site orientation, but will move over the course of the day, and is not anticipated to be unreasonable in effect.
- 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: | |
| <ul style="list-style-type: none">a) is consistent with the character of existing development in the area;b) provides sufficient area for private open space and landscaping; andc) assists with the management of stormwater runoff. | |
| Acceptable Solutions | Performance Criteria |
| A1 Dwellings must have a site coverage of not more than 30%. | <p>P1 The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none">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; andg) the site coverage of adjacent properties |

Response

A1 The acceptable solution is achieved. The site coverage is equivalent to 22.8 percent.

10.4.5 Frontage fences for all dwellings

| Objective | |
|---|--|
| The height and transparency of frontage fences: | |

| | |
|--|---|
| <ul style="list-style-type: none"> 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. | |
| <p>Acceptable Solutions</p> <p>A1 No Acceptable Solution.</p> | <p>Performance Criteria</p> <p>P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 proposed dwelling is within 500m of a milk processing works site at 209-211 Lenah Valley Road, Lenah Valley. The site accommodates a Schedule 2 activity of the *Environmental Management and Pollution Control Act 1994* (EMPCA).

C9.5 Use Standards

C9.5.2 Sensitive use within an attenuation area

Response

P1 The performance criteria apply.

- a. The sensitive use is not anticipated to interfere with or constrain the existing activity:
 - i. The activity is located on a property that is within 486m of the subject site. The site serves as the main production hub and logistics operations.
 - ii. The milk processing works may produce 144 kilolitres per day of milk products.
 - iii. The activity is controlled for the discharge of the pollutant to sewer and noise emissions. Noise emissions are controlled to be 52 dB(A) during the day time and 46 dB(A) during the night time.
- b. The sensitive use is residential.
- c. The encroachment is less than 20m boundary to boundary. The access to the production site is from Lenah Valley Road which is significantly separated from the subject site both by distance and topography.
- d. The effect of the encroachment is considered to be negligible due to the actual distance between uses and intervening residential use, between the subject site and the production site. No mitigation measures are proposed.
- e. The permit issued by the EPA has been reviewed.
- f. Not applicable.

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.