

DEVELOPMENT APPLICATION

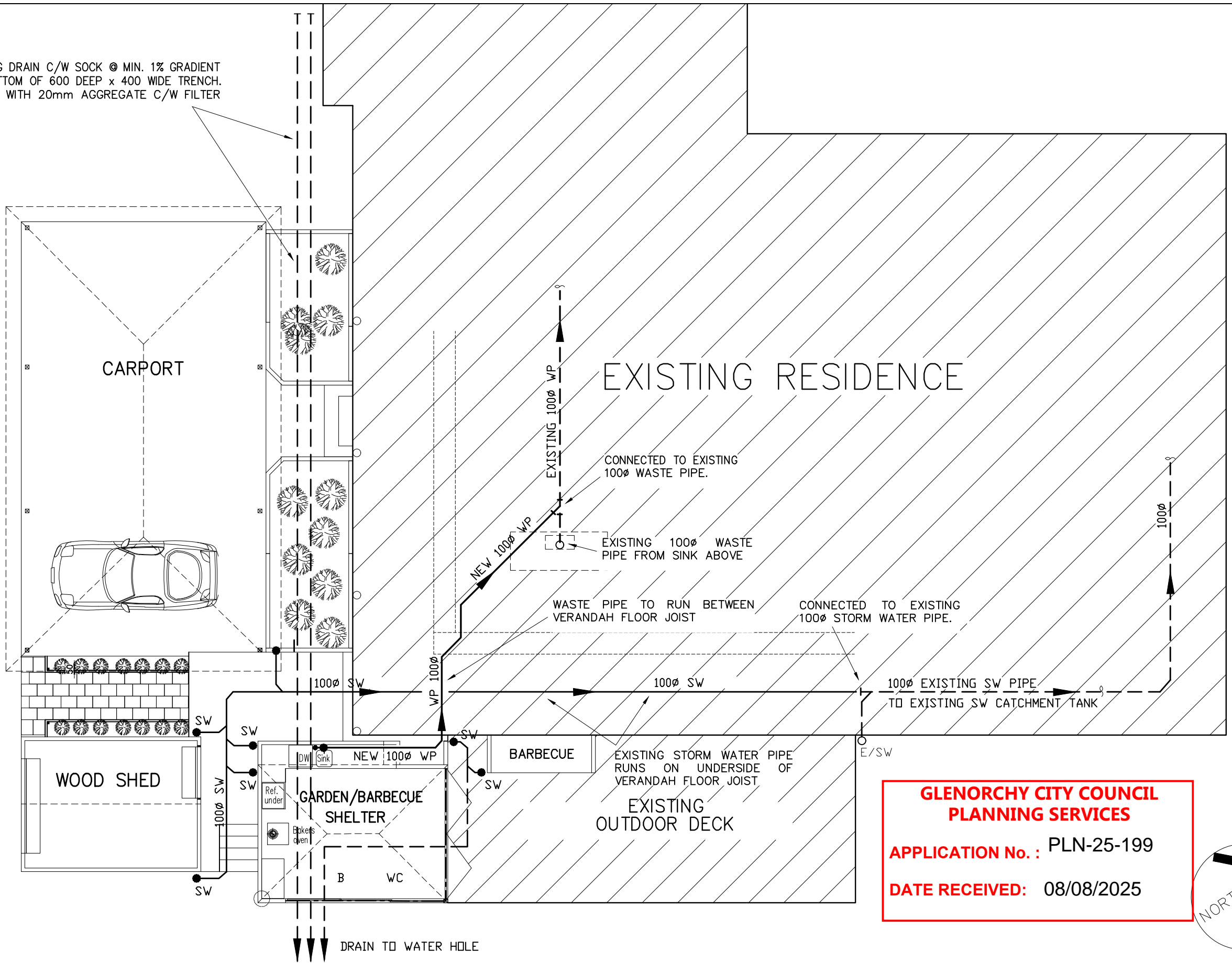
APPLICATION NUMBER:	PLN-25-199
PROPOSED DEVELOPMENT:	Residential (Outbuildings & Carport) & partial change of use to Visitor Accommodation
LOCATION:	350 Collins Cap Road Collinsvale
APPLICANT:	G F Ridler
ADVERTISING START DATE:	26/08/2025
ADVERTISING EXPIRY DATE:	9/09/2025

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 **09/09/2025**.

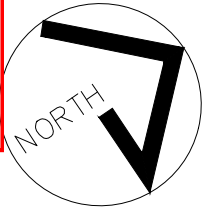
During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **09/09/2025**, or for postal and hand delivered representations, by 5.00 pm on **09/09/2025**.

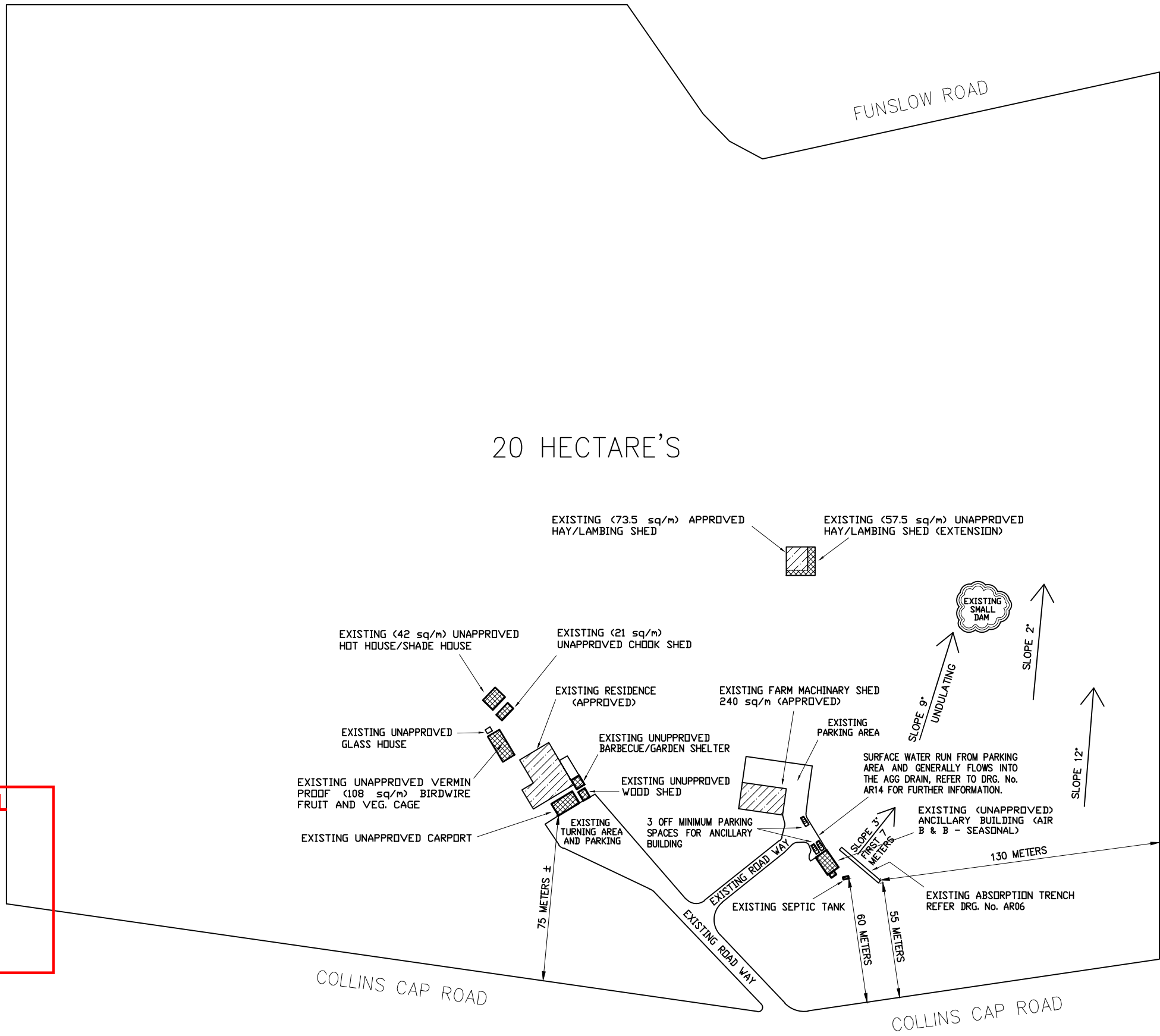
2 OFF 100Ø AGG DRAIN C/W SOCK @ MIN. 1% GRADIENT
 LOCATED IN BOTTOM OF 600 DEEP x 400 WIDE TRENCH.
 TRENCH FILLED WITH 20mm AGGREGATE C/W FILTER
 CLOTH OVER.



**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**
 APPLICATION No. : PLN-25-199
 DATE RECEIVED: 08/08/2025



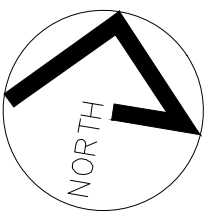
UNAPPROVED CARPORT, GARDEN/BARBEQUE SHELTER & WOODSHED @ 350 COLLINS CAP ROAD, COLLINSVALE, 7012					Tassie Contract Drafting Drafting Services. Hobart office: Telephone 0438-623-332									
B	UNAPPROVED ADDED TO TITLE BLOCK	G.F.R.	08-07-25	WASTE WATER AND STORM WATER PIPEWORK LAYOUT										
A	AS INSTALLED	G.F.R.	03-06-24	Drawn	G.F.R.	Scale	A3-1:100	Date	03-06-24	Checked	Drawing No	00025/AR21	Revision	B
Version: 1, Version Date: 21/08/2025														



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-199

DATE RECEIVED: 08/08/2025



				Job EXISTING BUILDINGS AT 350 COLLINS CAP ROAD, COLLINSVALE, 7012		Tassie Contract Drafting Drafting Services. Hobart office:	
				LOCATION PLAN		Telephone 0438-623-332	
A	UNAPPROVED ADDED TO TITLE BLOCK	G.F.R.	08-07-25	Drawn	G.F.R.	Date	03-06-24
A	AS INSTALLED	G.F.R.	03-06-24	Scale	A3-1:1000	Checked	
Version: 1, Version Date: 21/08/2025		Revision		Drawing No		00025/AR01	
						Revision B	

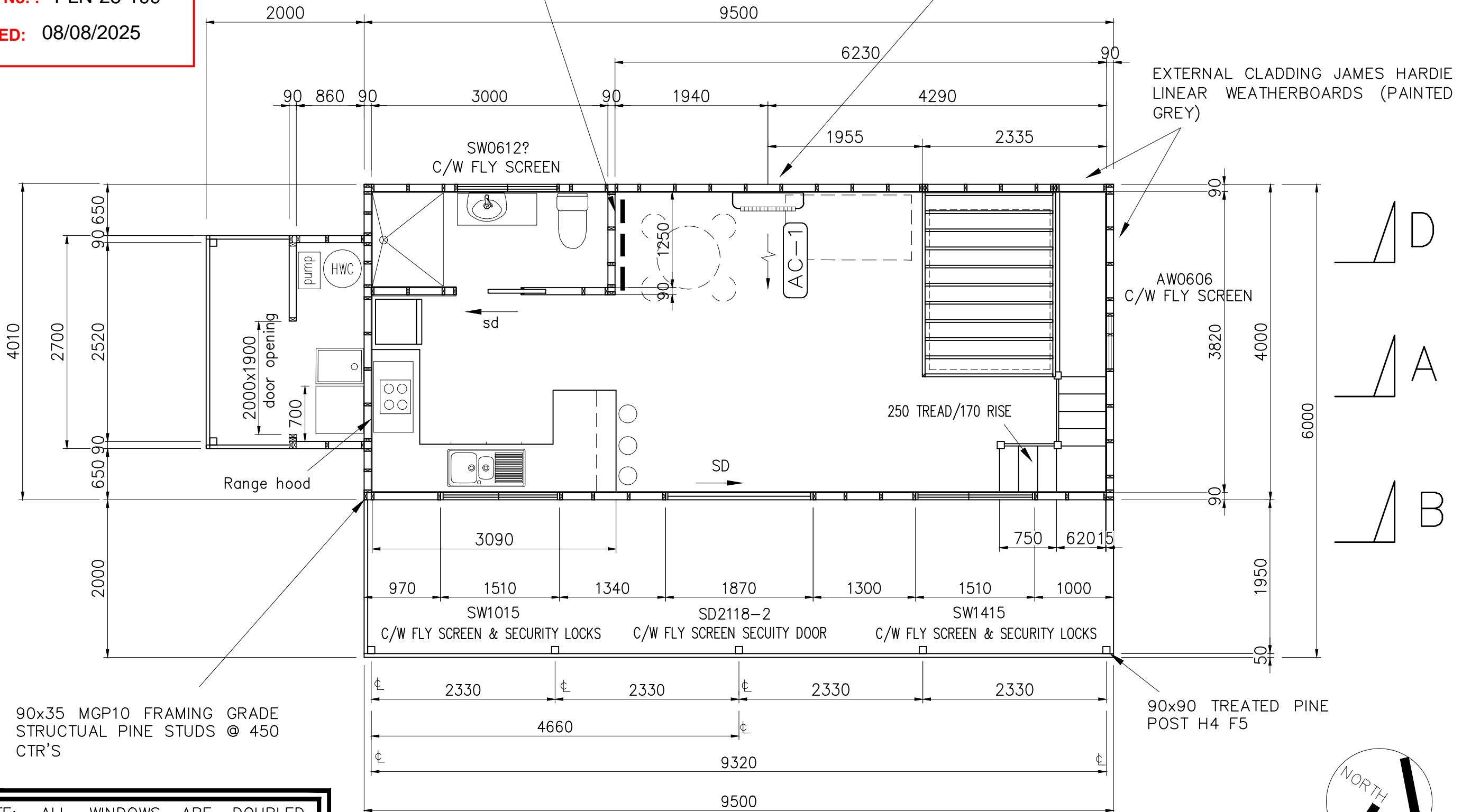
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-199

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4mm BRACING PLY ON END WALL FOR ALL OTHER WALL BRACING LOCATION REFER TO DRAWING No. AR08.

DAIKIN WALL MOUNTED A.C.UNIT, INDOOR UNIT MODEL No FTXV50UVMA OUTDOOR UNIT MODEL No. RXV50UVMA 6kW HEATING/5kW COOLING.



90x35 MGP10 FRAMING GRADE STRUCTURAL PINE STUDS @ 450 CTR'S

NOTE: ALL WINDOWS ARE DOUBLED GLAZED AND FITTED WITH ALLUMINIUM MESH SCREENS.

Job
EXISTING UNAPPROVED ANCILLARY BUILDING
AT 350 COLLINS CAP RD, COLLINSVALE, 7012

Tassie Contract Drafting
Drafting Services.
Hobart office:

FLOOR PLAN LAYOUT

Telephone 0438-623-332

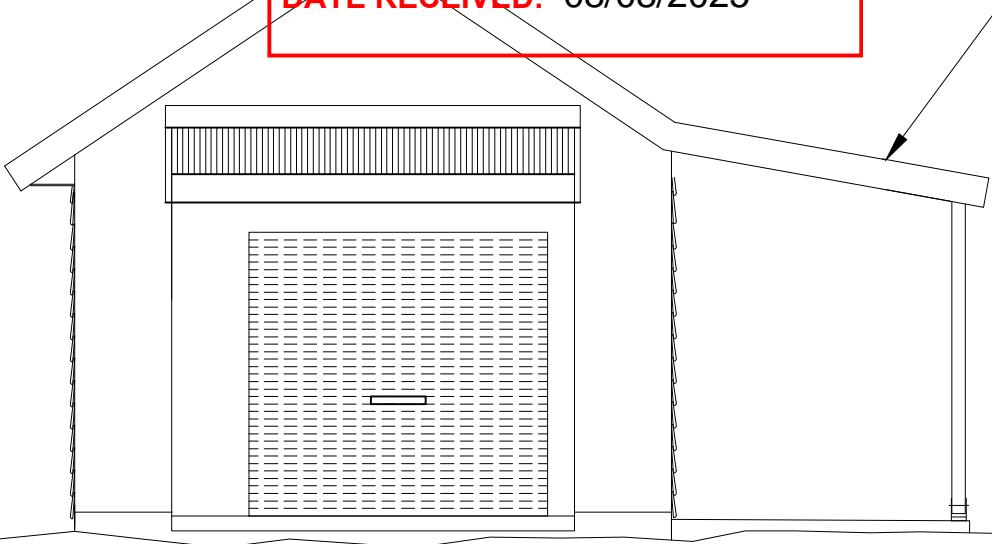
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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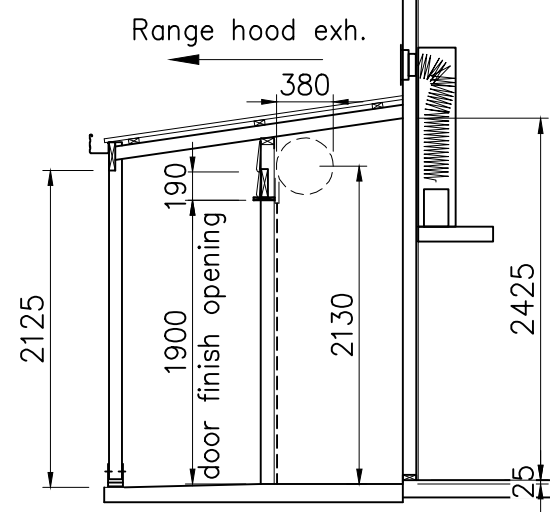
DATE RECEIVED: 08/08/2025

WOODLAND GREY COLOURBOND
CUSTOM ORB ROOFING IRON, 10°
ROOF PITCH

ADDITIONAL BED SUPPORT BEAM F17 140x45 TAS OAK FOR
FURTHER INFORMATION REFER TO DRG. No. AR13.



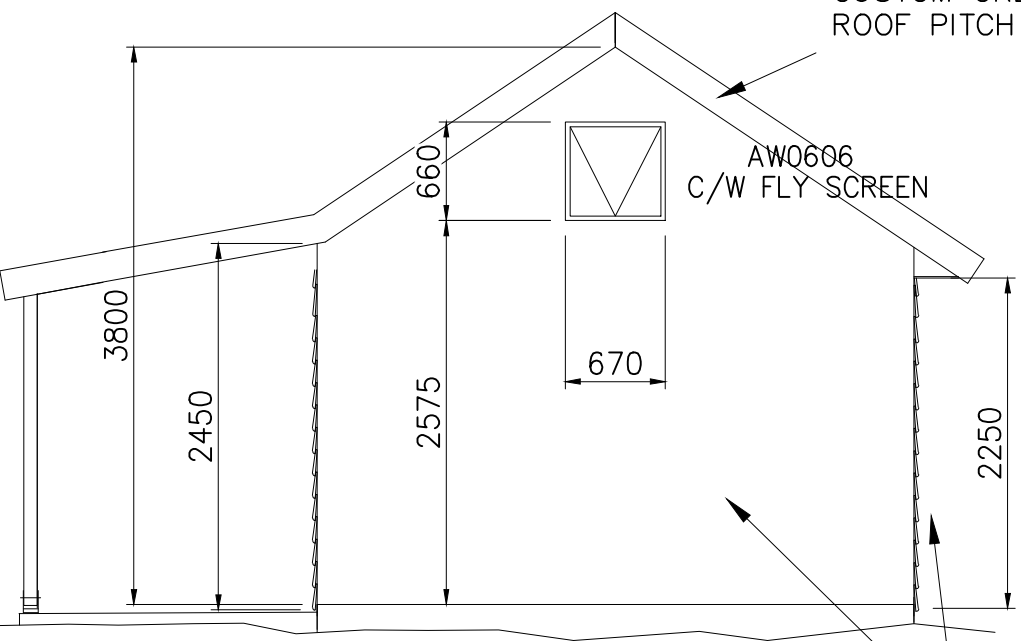
SOUTH ELEVATION



140x45 MGP10 STRUCTURAL PINE ROOF
RAFTERS @ 450 CTR'S

NOTE: 4 OFF TOTAL ADDITIONAL ROOF RAFTERS F17
140x45 TAS OAK, TWO LOCATED ON EITHER SIDE OF
ROOF RIDGE FOR BED SUPPORT, AND LOCATED
EITHER SIDE AND FIXED TO THE 140x45 MGP10
ROOF RAFTERS C/W ADDITIONAL TIMBERS AND
140x45 COLAR TIES, FOR FURTHER INFORMATION
REFER TO DRG. No. AR13.

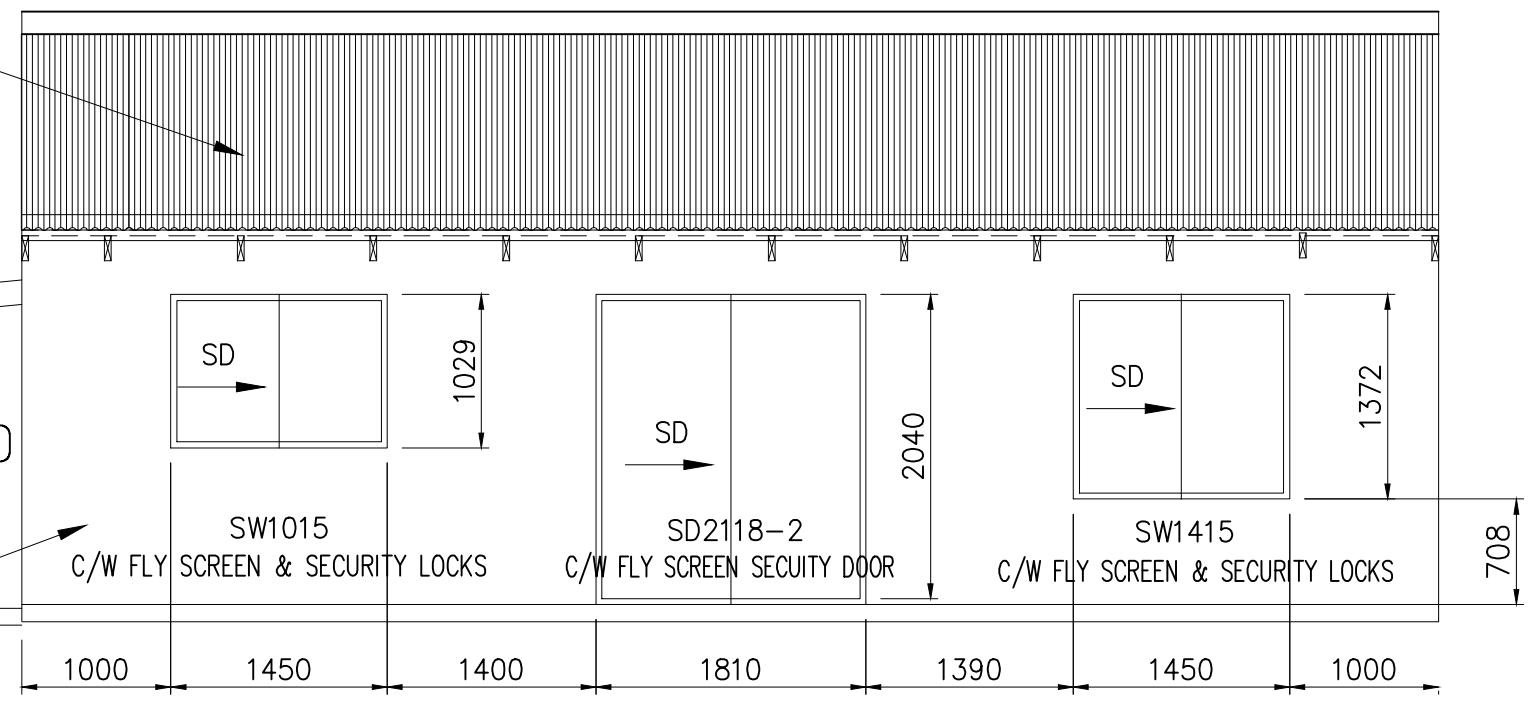
SECTION A-A



NORTH ELEVATION

WOODLAND GREY COLOURBOND
CUSTOM ORB ROOFING IRON, 35°
ROOF PITCH

6° ROOF PITCH

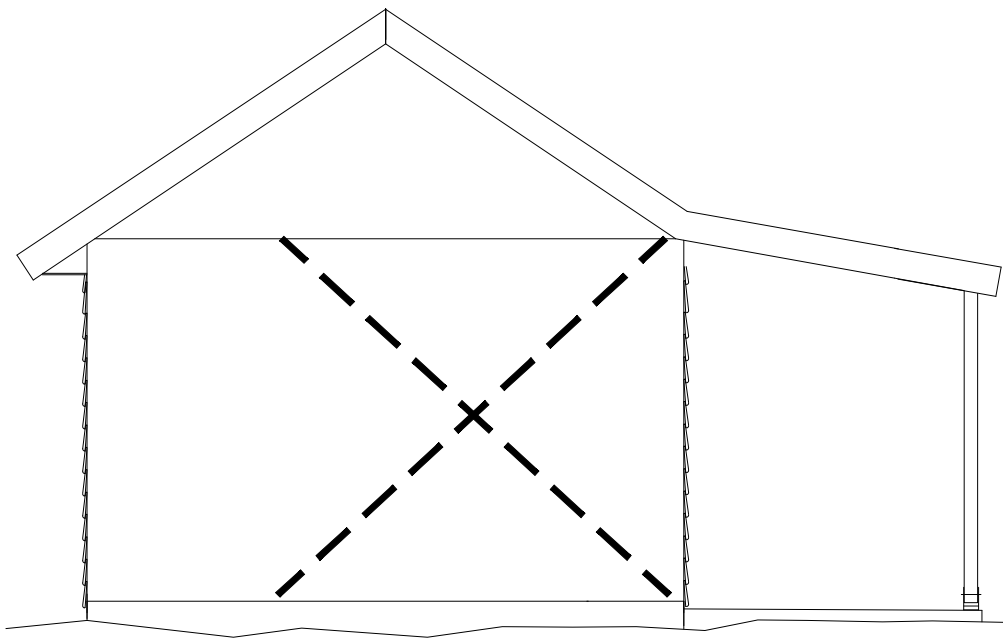


SECTION B-B

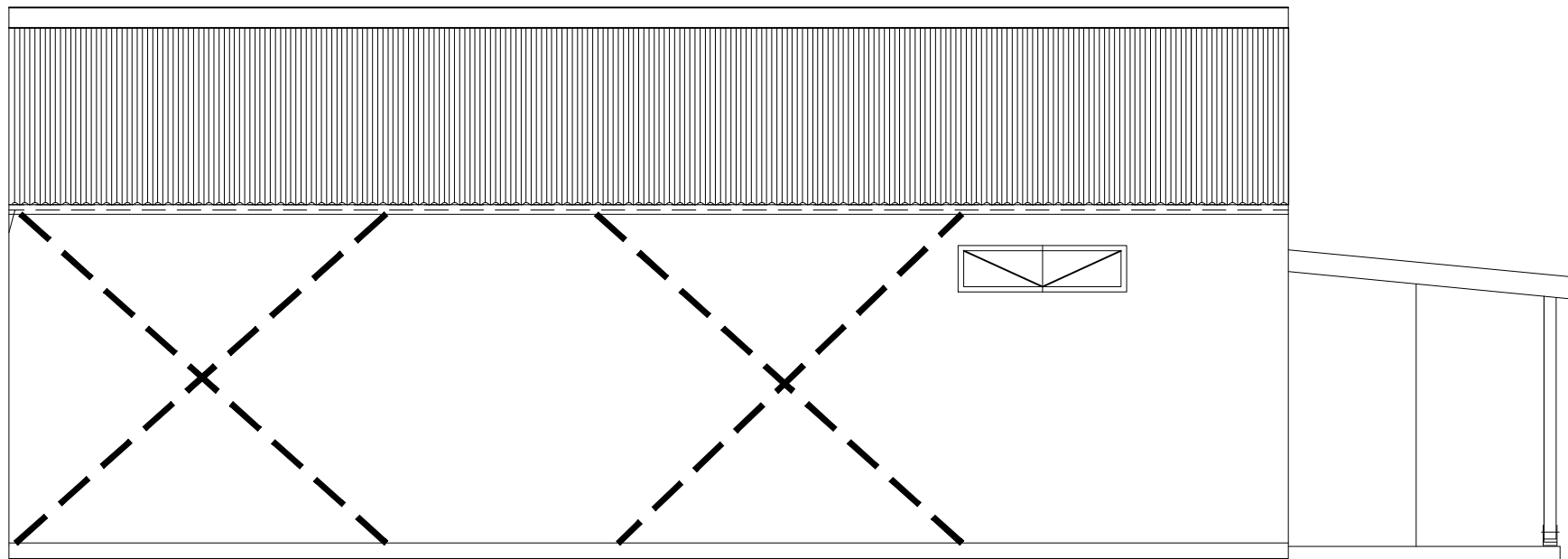
EXTERNAL CLADDING JAMES HARDIE
LINEAR WEATHERBOARDS (PAINTED
GREY)

NOTE: FOR BACK ELEVATION
REFER DRAWING AR08

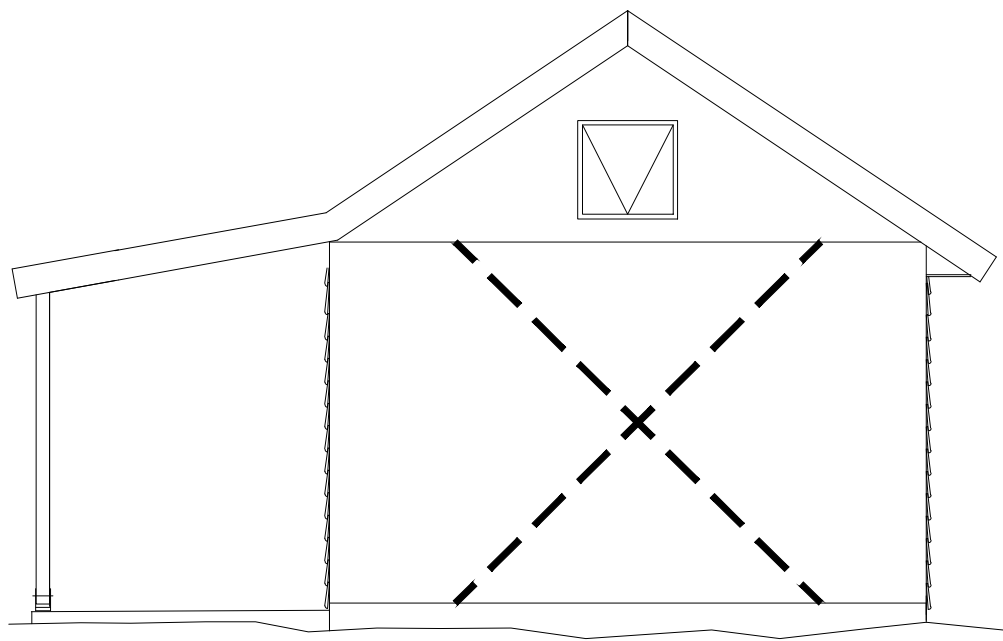
B		UNAPPROVED ADDED TO TITLE BLOCK	G.F.R.	08-07-25	Job EXISTING UNAPPROVED ANCILLARY BUILDING AT 350 COLLINS CAP RD, COLLINSVALE, 7012	Tassie Contract Drafting Drafting Services. Hobart office: Telephone 0438-623-332
A		AS INSTALLED	G.F.R.	03-06-24		
Version: 1, Version Date: 21/08/2025					SECTIONS AND ELEVATIONS	
Revision	By	Date	Drawn	Scale	Date	Checked
			G.F.R.	A3-1:50	03-06-24	Drawing No
						00025/AR04



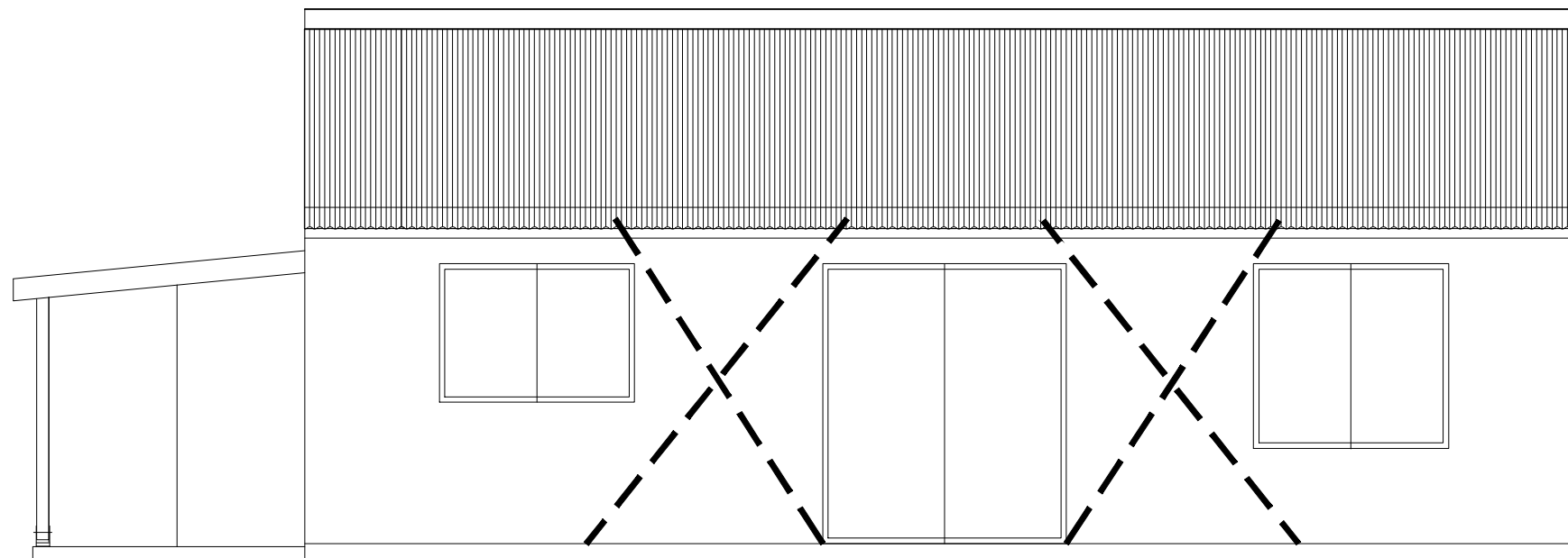
SOUTH END ELEVATION



BACK ELEVATION



NORTH END ELEVATION



FRONT ELEVATION

LOCATION OF 30mmx0.8 GALVANISED DOUBLE DIAGONAL WALL BRACING.

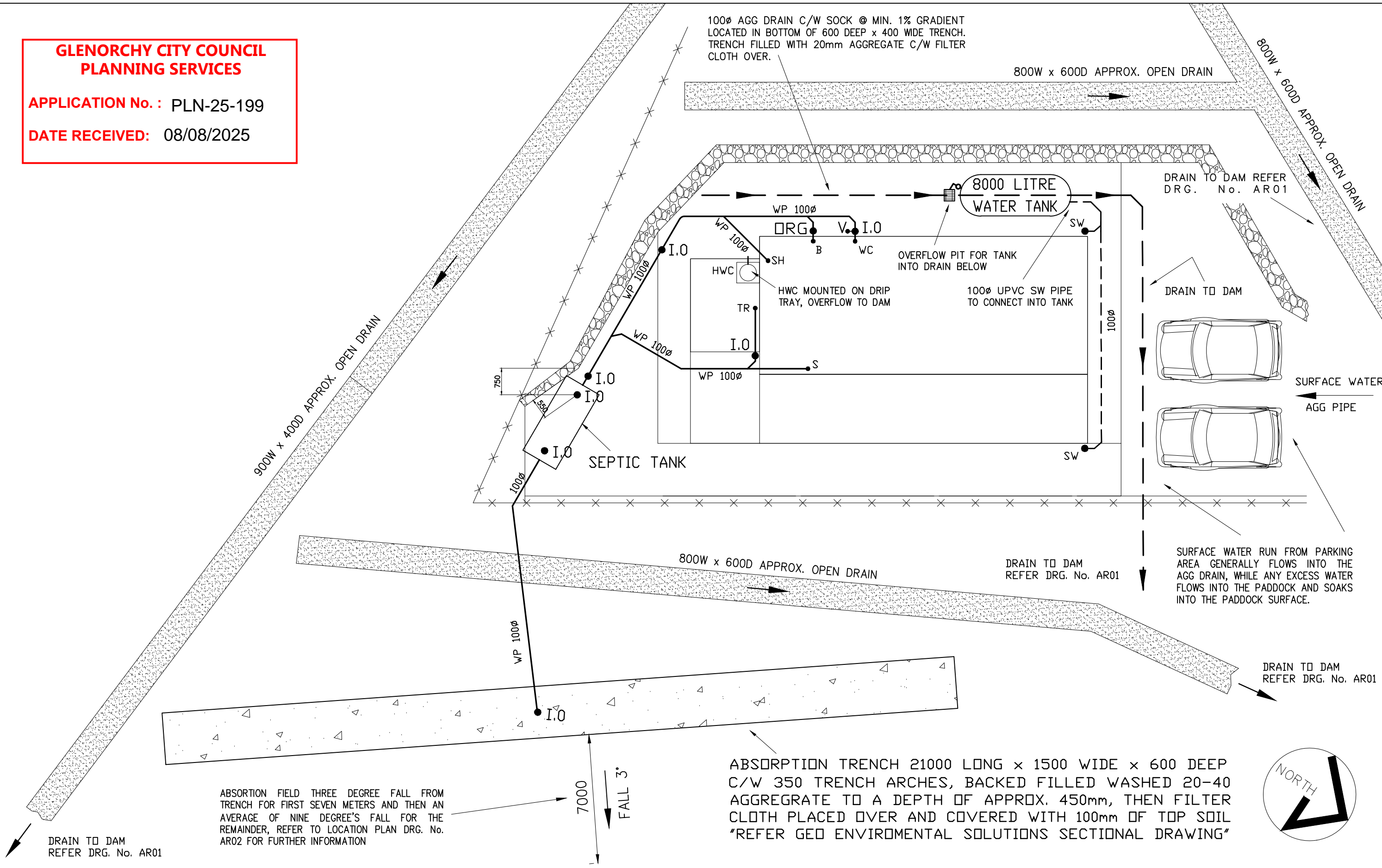
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-199
DATE RECEIVED: 08/08/2025

				Job EXISTING UNAPPROVED ANCILLARY BUILDING AT 350 COLLINS CAP RD, COLLINSVALE, 7012		Tassie Contract Drafting Drafting Services. Hobart office:	
B UNAPPROVED ADDED TO TITLE BLOCK				G.F.R.	08-07-25	WALL BRACING LAYOUT	
A AS INSTALLED				G.F.R.	03-06-24		
Revision				By	Date	Drawn	Scale
Version: 1, Version Date: 21/08/2025						G.F.R.	A3-1:50
						Date	03-06-24
						Checked	Drawing No
							00025/AR08
							Revision B

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-199

DATE RECEIVED: 08/08/2025

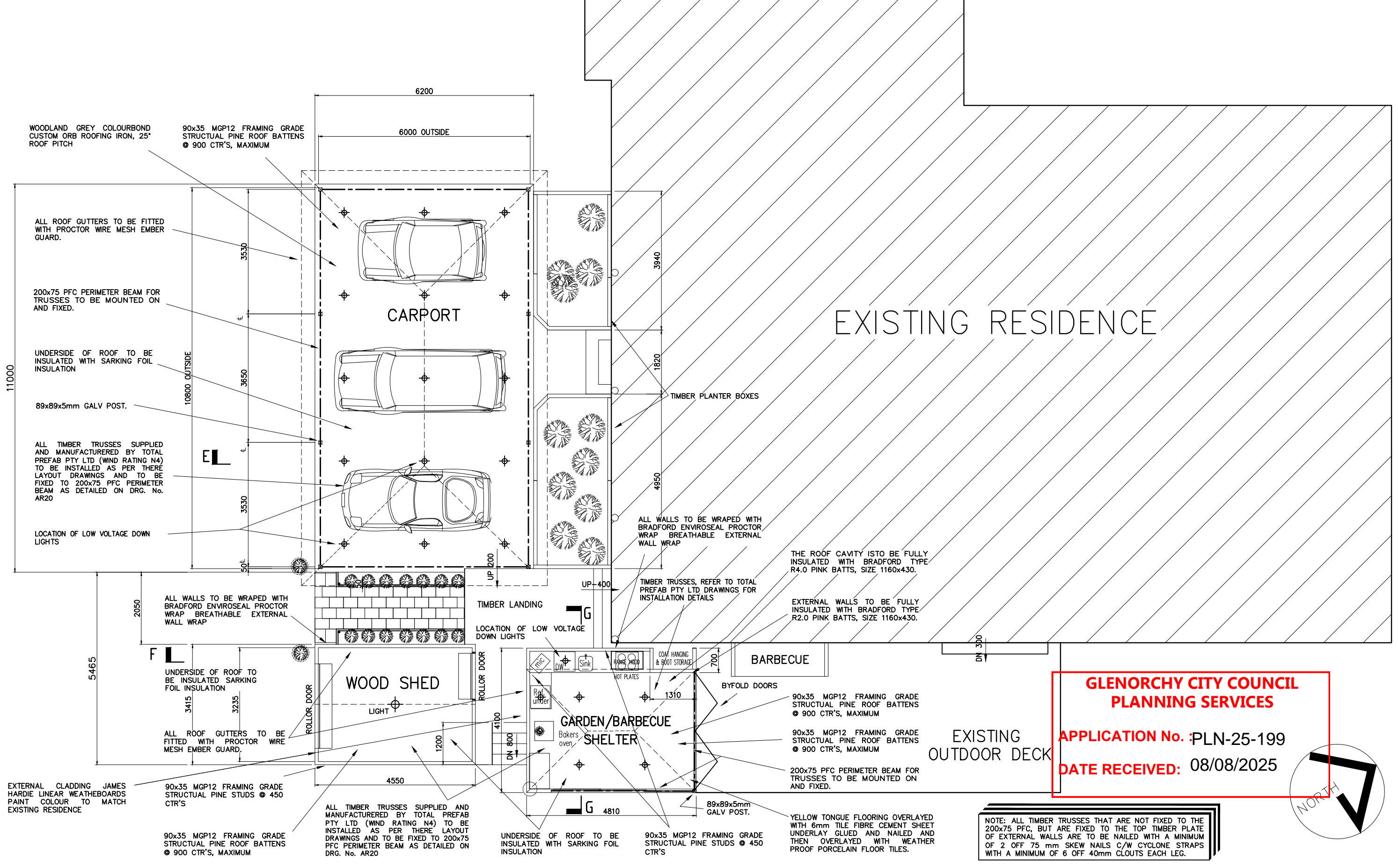


ABSORPTION FIELD THREE DEGREE FALL FROM TRENCH FOR FIRST SEVEN METERS AND THEN AN AVERAGE OF NINE DEGREE'S FALL FOR THE REMAINDER, REFER TO LOCATION PLAN DRG. No. AR02 FOR FURTHER INFORMATION

ABSORPTION TRENCH 21000 LONG x 1500 WIDE x 600 DEEP C/W 350 TRENCH ARCHES, BACKED FILLED WASHED 20-40 AGGREGATE TO A DEPTH OF APPROX. 450mm, THEN FILTER CLOTH PLACED OVER AND COVERED WITH 100mm OF TOP SOIL "REFER GEO ENVIRONMENTAL SOLUTIONS SECTIONAL DRAWING"



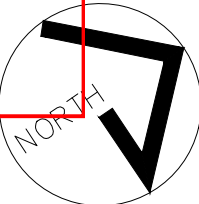
Job		EXISTING UNAPPROVED ANCILLARY BUILDING AT 350 COLLINS CAP RD, COLLINSVALE, 7012		Tassie Contract Drafting Drafting Services. Hobart office:	
Revision		DRAINAGE AND STORM WATER PLAN		Telephone 0438-623-332	
B	UNAPPROVED ADDED TO TITLE BLOCK	G.F.R.	08-07-25	Checked	Drawing No 00025/AR14
A	AS INSTALLED	G.F.R.	03-06-24	Date	03-06-24
Version: 1, Version Date: 21/08/2025		By	G.F.R.	Scale	A3-1:100



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

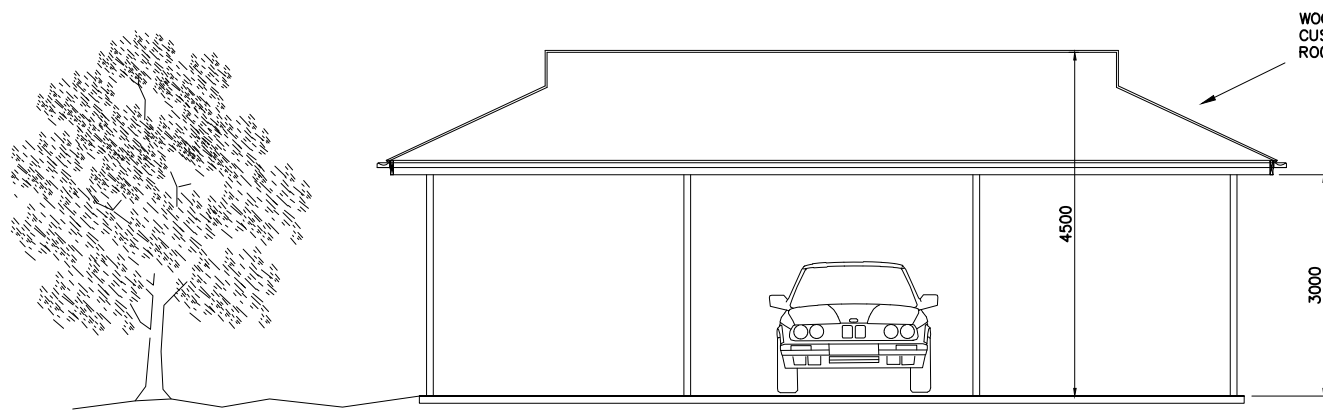
APPLICATION No. PLN-25-199

DATE RECEIVED: 08/08/2025

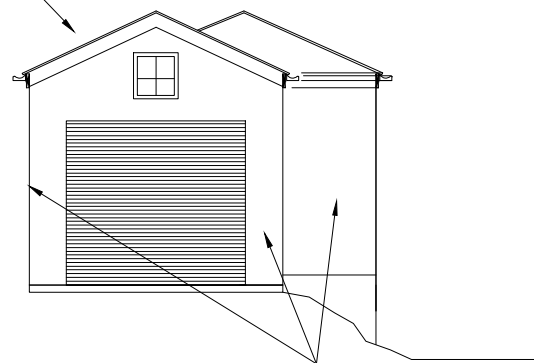


NOTE: ALL TIMBER TRUSSES THAT ARE NOT FIXED TO THE 200x75 PFC, BUT ARE FIXED TO THE TOP TIMBER PLATE OF EXTERNAL WALLS ARE TO BE NAILED WITH A MINIMUM OF 2 OFF 75 mm SKEW NAILS C/W CYCLONE STRAPS WITH A MINIMUM OF 6 OFF 40mm CLOUTS EACH LEG.

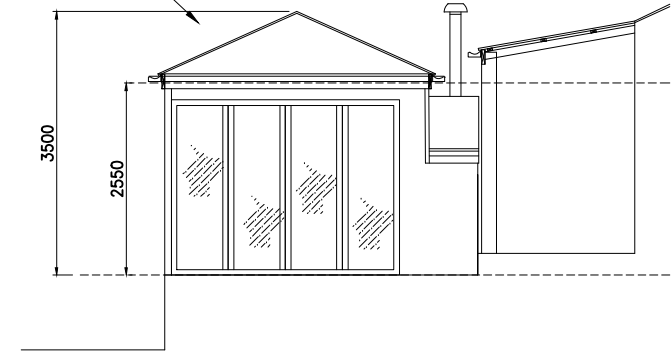
UNAPPROVED CARPORT, GARDEN/BARBECUE SHELTER & WOODSHED @ 350 COLLINS CAP ROAD, COLLINSVALE, 7012				Tassie Contract Drafting Drafting Services. Hobart office:	
FLOOR PLAN LAYOUT etc.				Telephone 0438-623-332	
B	UNAPPROVED ADDED TO TITLE BLOCK	G.F.R.	08-07-25	Checked	Drawing No 00025/AR16
A	AS INSTALLED	G.F.R.	03-06-24	Scale A3-1:100	Revision B
Version: 1, Version Date: 21/08/2025		By	Date	Date	03-06-24



WOODLAND GREY COLOURBOND
CUSTOM ORB ROOFING IRON, 25'
ROOF PITCH



WOODLAND GREY COLOURBOND
CUSTOM ORB ROOFING IRON, 25'
ROOF PITCH

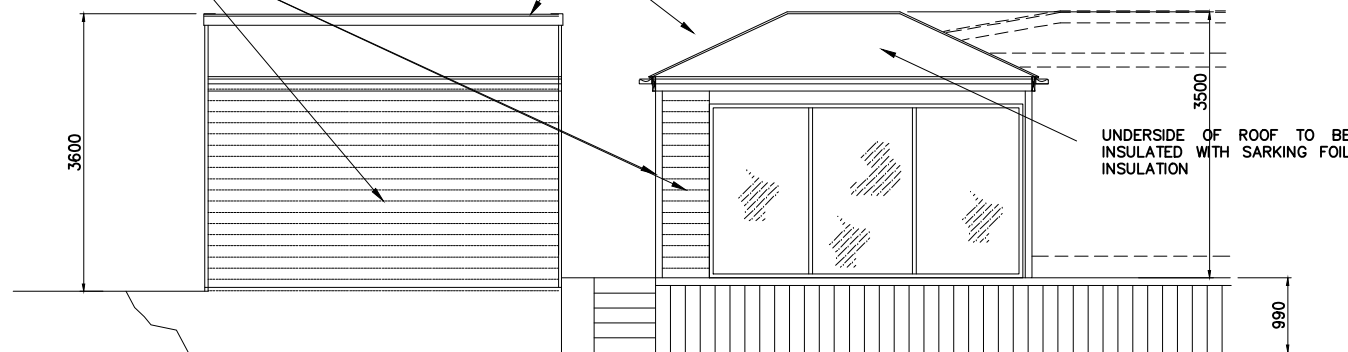


SOUTH ELEVATIONS

NORTH ELEVATION

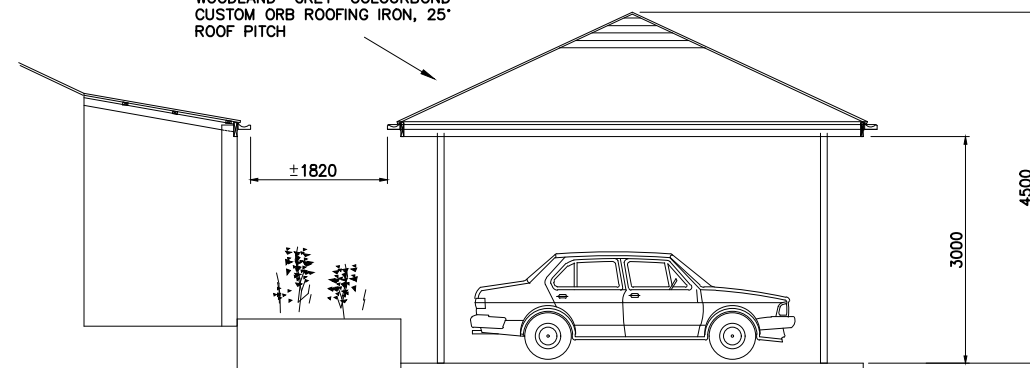
EXTERNAL CLADDING JAMES
HARDIE LINEAR WEATHEBOARDS
PAINT COLOUR TO MATCH
EXISTING RESIDENCE

WOODLAND GREY COLOURBOND
CUSTOM ORB ROOFING IRON, 25'
ROOF PITCH



UNDERSIDE OF ROOF TO BE
INSULATED WITH SARKING FOIL
INSULATION

WOODLAND GREY COLOURBOND
CUSTOM ORB ROOFING IRON, 25'
ROOF PITCH

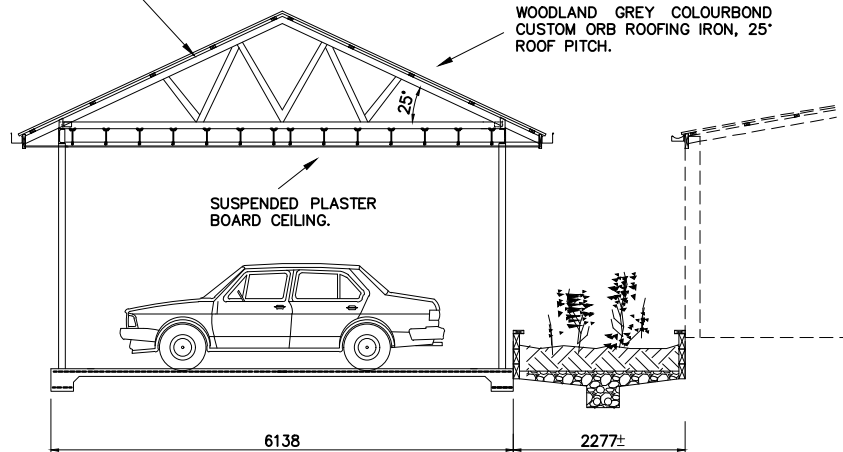


EAST ELEVATIONS

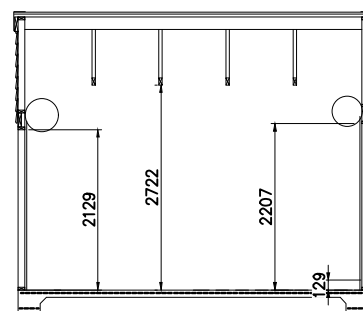
WEST ELEVATIONS

UNDERSIDE OF ROOF TO BE
INSULATED WITH SARKING FOIL
INSULATION

WOODLAND GREY COLOURBOND
CUSTOM ORB ROOFING IRON, 25'
ROOF PITCH.

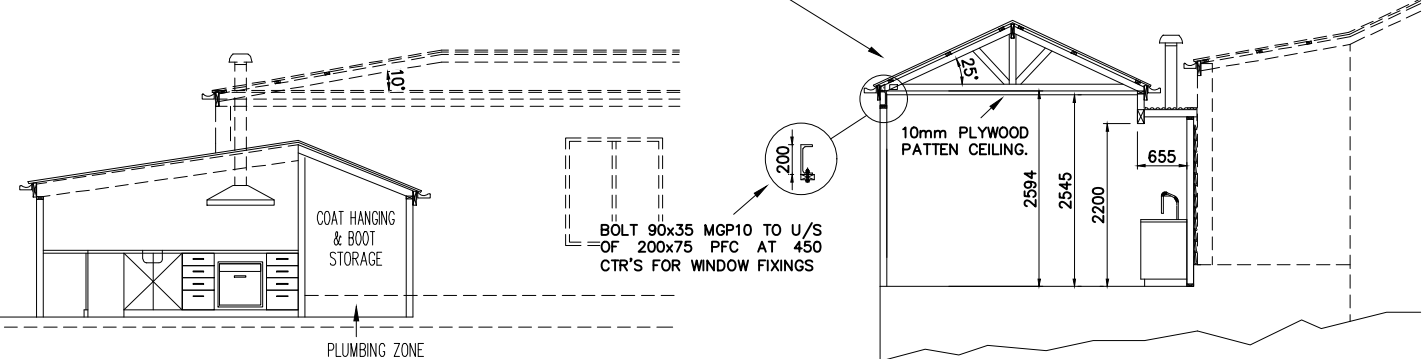


SECTION E-E



SECTION F-F

WOODLAND GREY COLOURBOND
CUSTOM ORB ROOFING IRON, 25'
ROOF PITCH

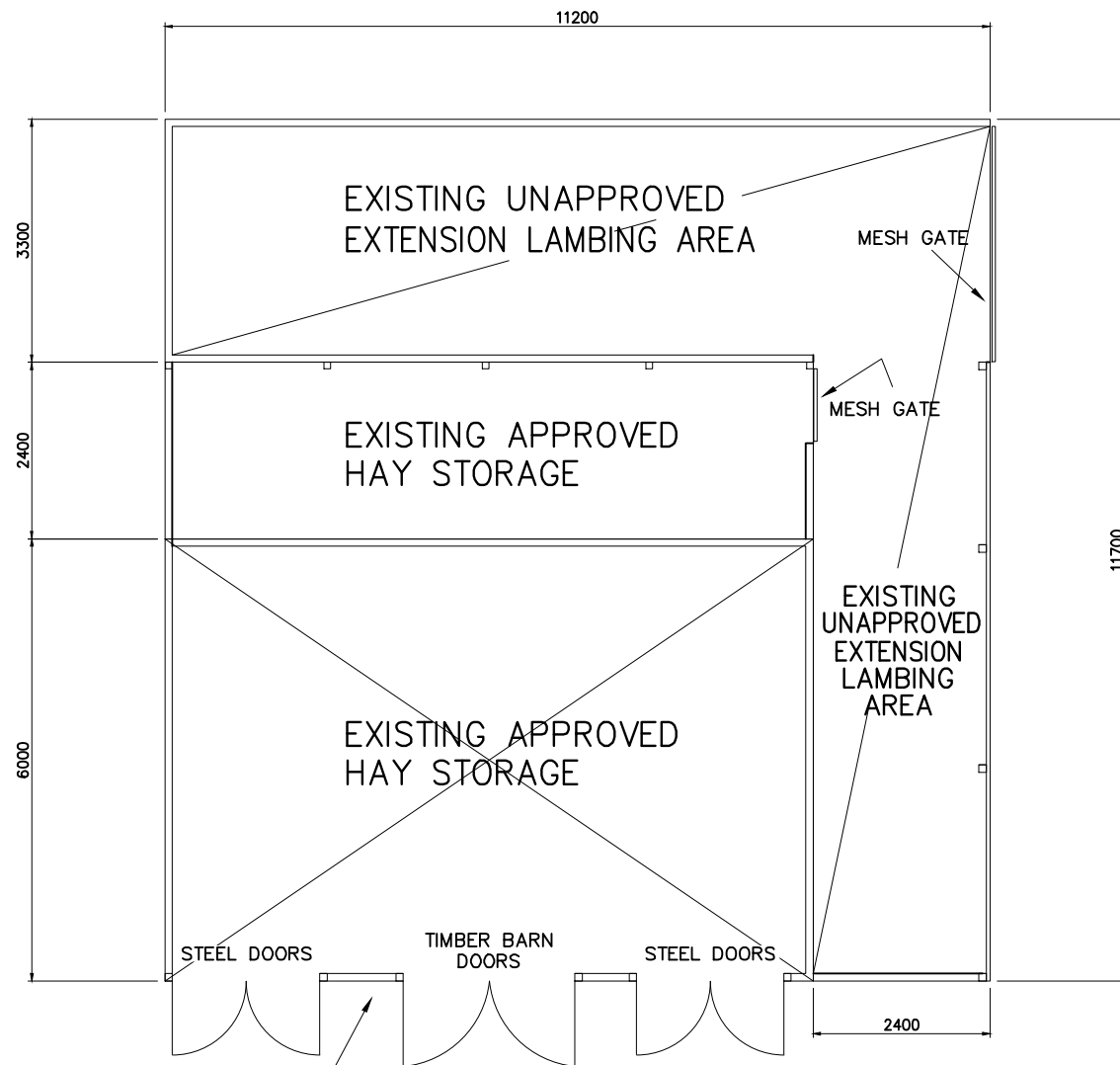


BOLT 90x35 MGP10 TO U/S
OF 200x75 PFC AT 450
CTR'S FOR WINDOW FIXINGS

**GLENORCHY CITY COUNCIL
PLANNING SERVICES
SECTION G-G
APPLICATION No. PLN-25-199
DATE RECEIVED: 08/08/2025**

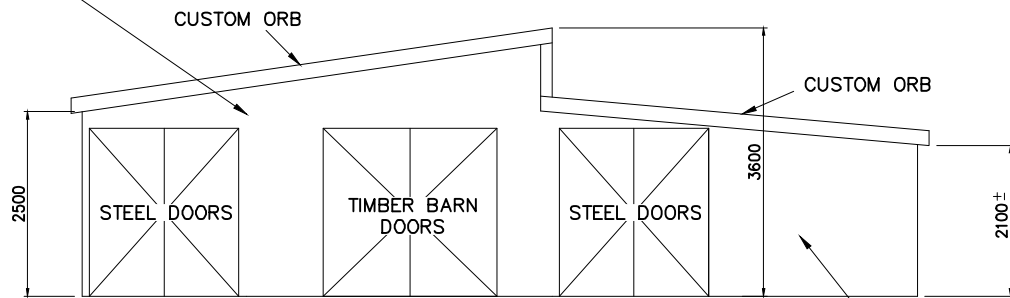
UNAPPROVED CARPORT, GARDEN/BARBECUE SHELTER & WOODSHED @ 350 COLLINS CAP ROAD, COLLINSVALE, 7012			
SECTIONS AND ELEVATIONS			
Revision	By	Date	Drawn
B UNAPPROVED ADDED TO TITLE BLOCK	G.F.R.	08-07-25	G.F.R.
A AS INSTALLED	G.F.R.	03-06-24	G.F.R.
Version: 1, Version Date: 21/08/2025	Scale	Date	Checked
	A3-1:100	03-06-24	

Tassie Contract Drafting Drafting Services. Hobart office:	
Telephone 0438-623-332	Drawing No 00025/AR17
Revision B	



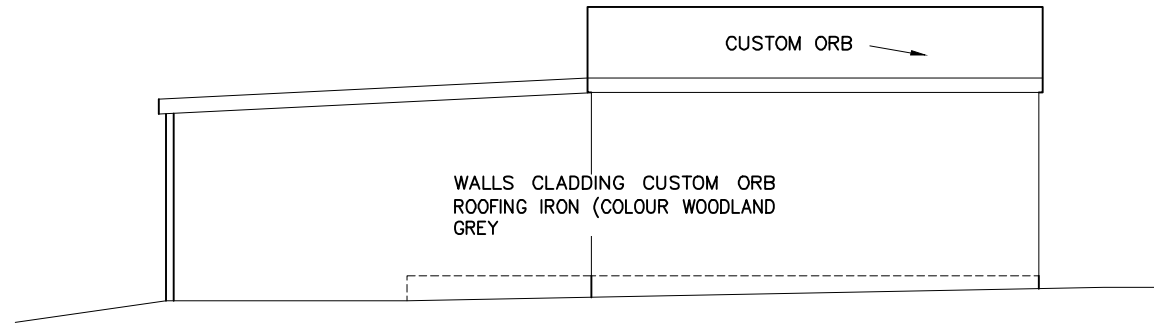
FLOOR PLAN

WALLS CLADDED WITH CUSTOM ORB ROOF IRON. (COLOUR WOODLAND GREY)

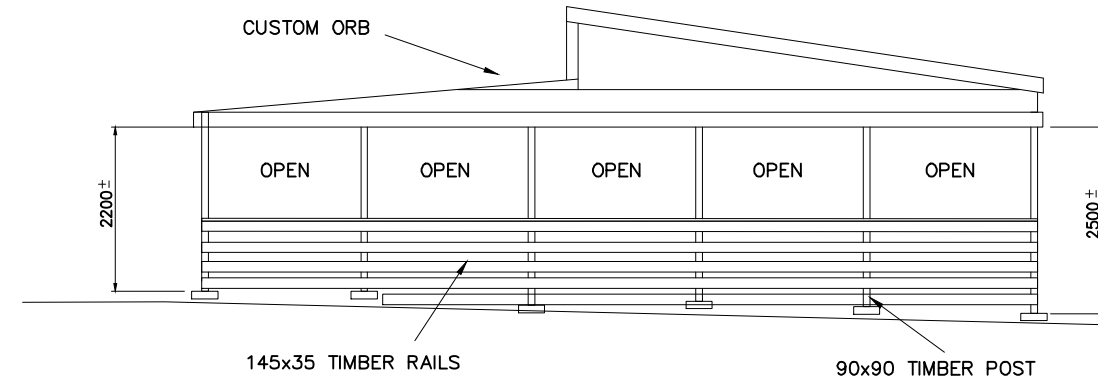


WEST ELEVATION

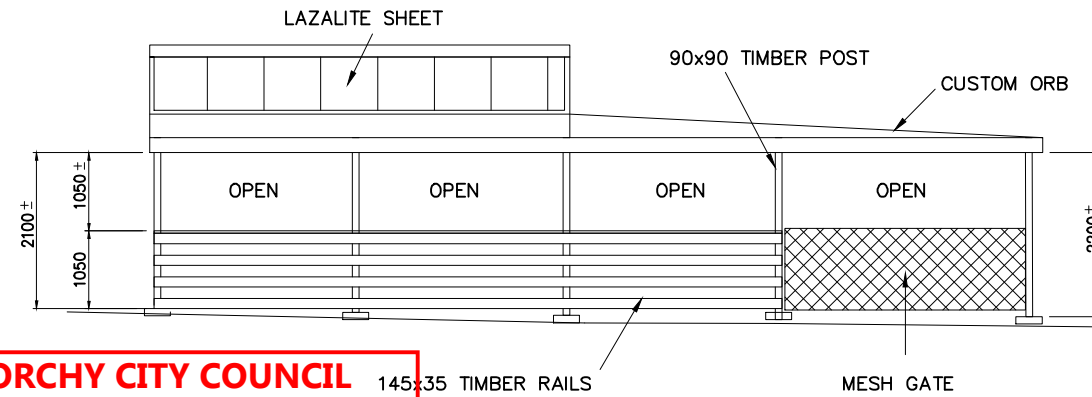
WALLS CLADDED WITH CUSTOM ORB ROOF IRON. (COLOUR WOODLAND GREY)



NORTH ELEVATION



EAST ELEVATION

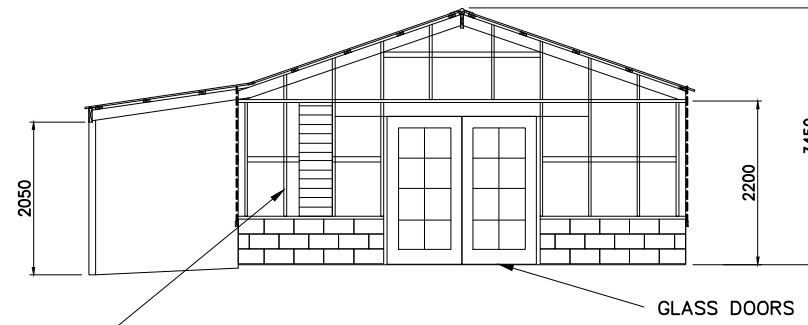


SOUTH ELEVATION

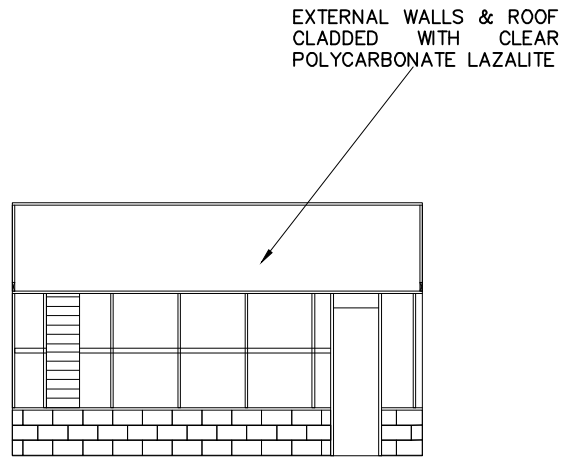
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-199
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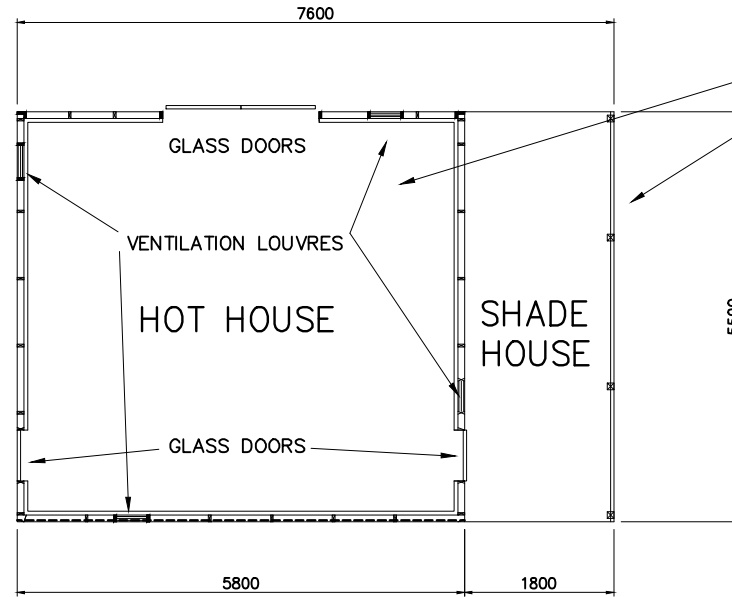
B APPROVED AND UNAPPROVED ADDED TO TITLE BLOCK		G.F.R.	08-07-25	Job EXISTING PART APPROVED & PART UNAPPROVED HAY & LAMBING SHED @ 350 COLLINS CAP ROAD, COLLINSVALE, 7012	Tassie Contract Drafting Drafting Services. Hobart office: Telephone 0438-623-332
A AS INSTALLED		G.F.R.	03-06-24		
Version: 1, Version Date: 21/08/2025		By	Date	Drawn G.F.R.	Scale A3-1:100
Revision				Date 03-06-24	Checked
					Drawing No 00025/AR25
					Revision B



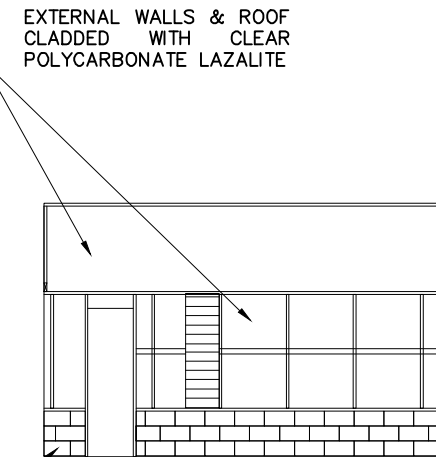
NORTH ELEVATION



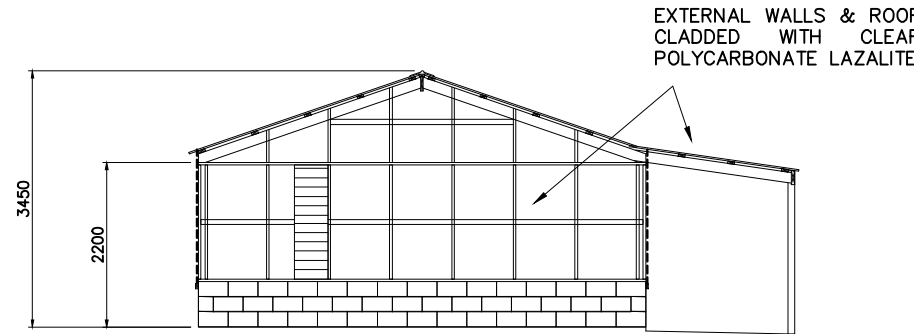
WEST ELEVATION



FLOOR PLAN

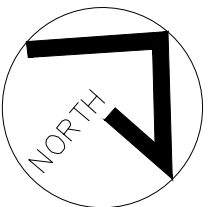


EAST ELEVATION

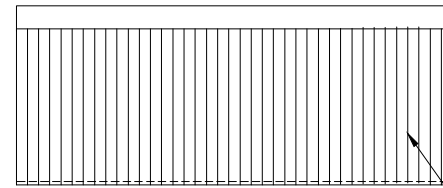


SOUTH ELEVATION

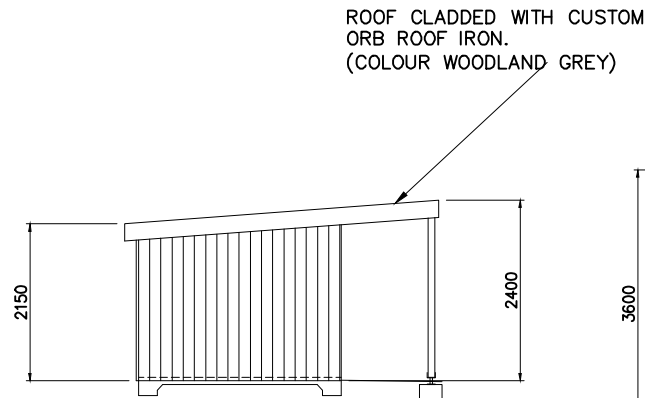
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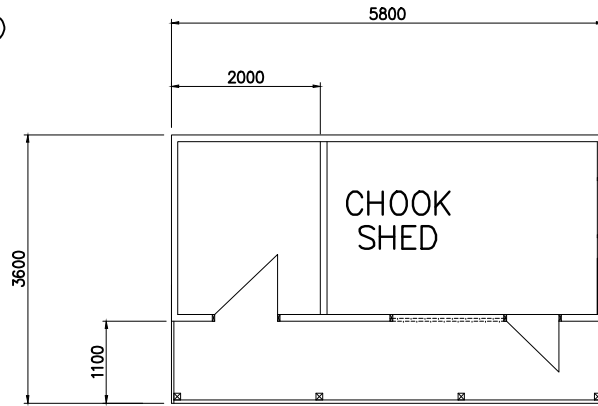
				Job EXISTING UNAPPROVED HOT HOUSE & SHADE HOUSE @ 350 COLLINS CAP ROAD, COLLINSVALE, 7012		Tassie Contract Drafting <i>Drafting Services.</i> Hobart office:	
				PLAN AND ELEVATIONS		Telephone 0438-623-332	
B	UNAPPROVED ADDED TO TITLE BLOCK	G.F.R.	08-07-25	Drawn	G.F.R.	Scale	A3-1:100
A	AS INSTALLED	G.F.R.	03-06-24	Date	03-06-24	Checked	
Version: 1, Version Date: 21/08/2025		Revision	By	Date		Drawing No	00025/AR23



NORTH ELEVATION

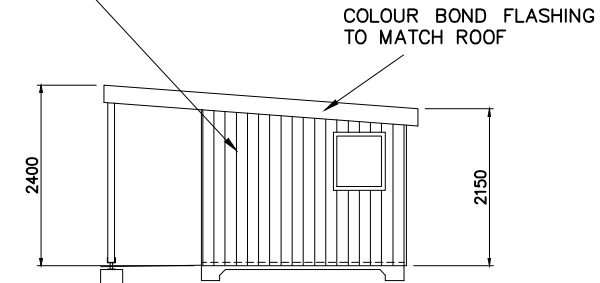


WEST ELEVATION

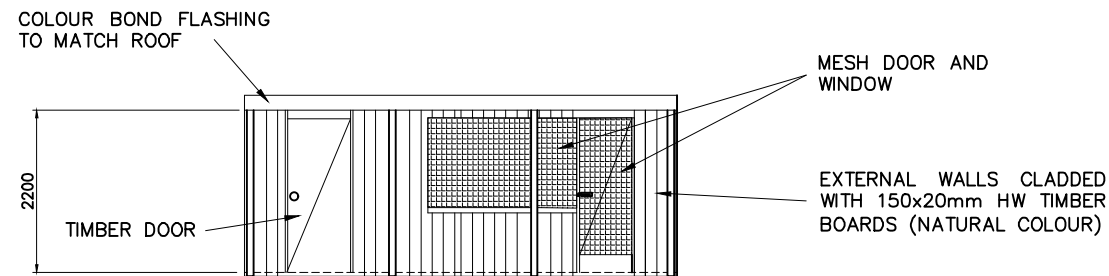


FLOOR PLAN

EXTERNAL WALLS CLADDED WITH 150x20mm HW TIMBER BOARDS (NATURAL COLOUR)

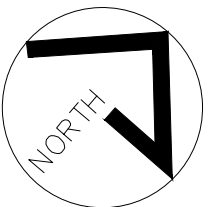


EAST ELEVATION



SOUTH ELEVATION

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B		G.F.R.		08-07-25		G.F.R.		A3-1:100		03-06-24				00025/AR24		B	
A		G.F.R.		03-06-24		G.F.R.											
UNAPPROVED ADDED TO TITLE BLOCK						G.F.R.											
AS INSTALLED						G.F.R.											
Version: 1, Version Date: 21/08/2025						G.F.R.											

Job
EXISTING UNAPPROVED CHOOK SHED
@ 350 COLLINS CAP ROAD, COLLINSVALE, 7012
PLAN AND ELEVATIONS

Tassie Contract Drafting
Drafting Services.
Hobart office:
Telephone 0438-623-332