

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-303
PROPOSED DEVELOPMENT:	Demolition and Construction of Assisted Housing
LOCATION:	12 Philip Avenue Montrose
APPLICANT:	Era Advisory
ADVERTISING START DATE:	17/02/2026
ADVERTISING EXPIRY DATE:	3/03/2026

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 **3/03/2026**.

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 **3/03/2026**, or for postal and hand delivered representations, by 5.00 pm on **3/03/2026**.

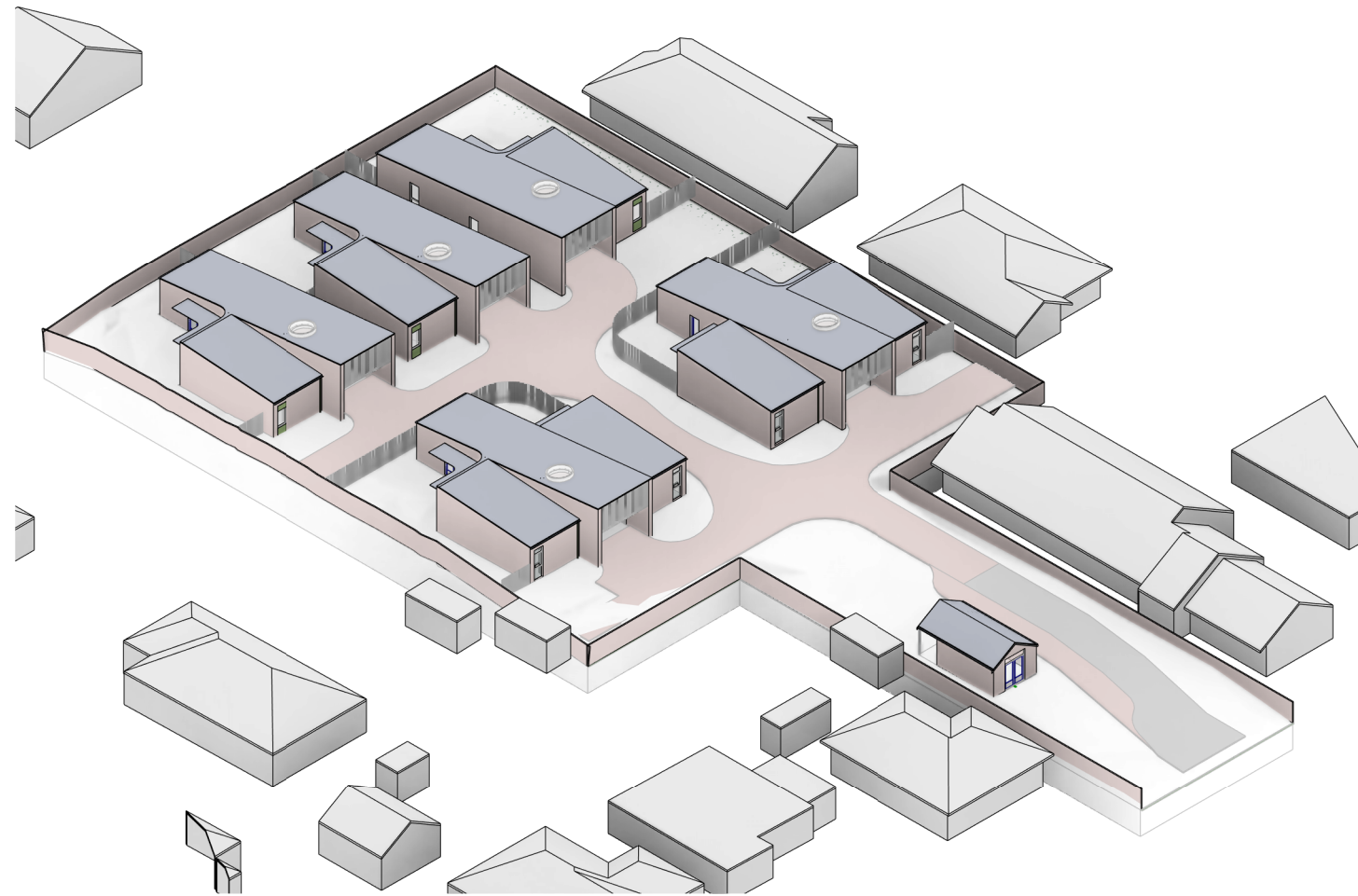
DA Drawing List

Sheet Number	Sheet Name
DA-AR-PH-00	Cover Sheet - 12 Philip Ave, Montrose
DA-AR-PH-01	Site Plan - 12 Philip Ave, Montrose
DA-AR-PH-03	Existing Plan - 12 Philip Ave, Montrose
DA-AR-PH-11	Overall Floor Plan - 12 Philip Ave, Montrose
DA-AR-PH-12	Roof Plan - 12 Philip Ave, Montrose
DA-AR-PH-13	Detail Plan ILUs - 12 Philip Ave, Montrose
DA-AR-PH-21	Overall Elevations - 12 Philip Ave, Montrose
DA-AR-PH-22	Detail Elevations - 12 Philip Ave, Montrose
DA-AR-PH-23	Detail Elevations - 12 Philip Ave, Montrose

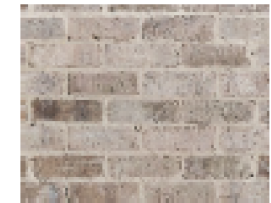
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-303

DATE RECEIVED: 2 February 2026



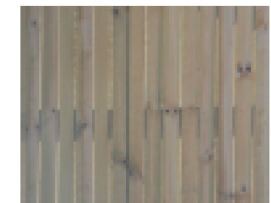
MR.01 - Metal Deck Roof
PV Panels



BW.01 - Brick Walls



GL.01 - Glazed Windows
AL.01 - Aluminium Frames



F.01 - Timber Paling Fence
WB.01 - Shed Cladding

MAIB - Supported Accommodation

12 Philip Ave, Montrose



Issued **17/11/2025**

Licensed Building Services Provider
Core Collective Architects - Ryan Strating
License Number **CC4652M**
Category/Class - Architect
Nominated Architect (NSW)
Chris Rogers - 7759

DRAWING: **Cover Sheet - 12 Philip Ave, Montrose**

Contact:
Core Collective Architects Pty Ltd
Board of Architects Tasmania Registration Number **F52**
JASMAX NSW (Aust) Ltd
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Development Application

SCALE @ A3

Project No. **224063**

DRG No. **DA-AR-PH-00**

REV. **DA-B**

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Site Area 3121 m²

Roof Area Schedule

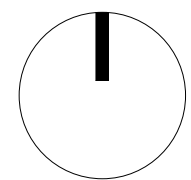
ILU 1 Bed Roof	149 m ²	4.8%
ILU 1 Bed Roof	149 m ²	4.8%
ILU - 2 Bed Roof	197 m ²	6.3%
Shed Roof	35 m ²	1.1%
ILU 1 Bed Roof	149 m ²	4.8%
ILU - 2 Bed Roof	197 m ²	6.3%
Total Roof Area	874 m²	28.0%

CODES

ILU Independent Living Unit

MAIB - Supported Accommodation

12 Philip Ave, Montrose



Issued **28/01/2025**

Licensed Building Services Provider
Core Collective Architects - Ryan Strating
License Number **CC4652M**
Category/Class - Architect
Nominated Architect (NSW)
Chris Rogers - 7759

DRAWING: **Site Plan - 12 Philip Ave, Montrose**

Contact:
Core Collective Architects Pty Ltd
Board of Architects Tasmania Registration Number **F52**
JASMAX NSW (Aust) Ltd
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Development Application

SCALE @ A3 **1 : 1000**

Project No. **224063**

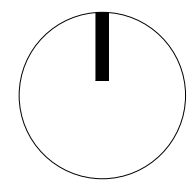
DRG No. **DA-AR-PH-01**

REV. **DA-C**



**GLENORCHY CITY COUNCIL
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Note: Single storey, timber framed construction with brick veneer exterior.
Concrete slab floor and metal sheet roofing



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Category/Class - Architect
Nominated Architect (NSW)
Chris Rogers - 7759

DRAWING: **Existing Plan - 12 Philip Ave, Montrose**

Contact:
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Board of Architects Tasmania Registration Number F52
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SCALE @ A3 **1 : 500**

Project No. **224063**

DRG No. **DA-AR-PH-03**

REV. **DA-A**

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- LEGEND**
- EXISTING TREES
 - DEMOLISHED TREES
 - SITE SERVICES
 - PROPERTY LINES
 - OUTLINE OF DEMOLISHED BUILDINGS
 - PROPOSED EASEMENT
 - MAIN DRIVEWAY - EXISTING PORTION
 - SECONDARY DRIVEWAY
 - FOOTPATH
 - COVERED OUTDOOR AREA
 - SITE LANDSCAPE

CODES
ILU Independent Living Unit

MAIB - Supported Accommodation
12 Philip Ave, Montrose



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Licensed Building Services Provider
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License Number **CC4652M**
Category/Class - Architect
Nominated Architect (NSW)
Chris Rogers - 7759

DRAWING: **Overall Floor Plan - 12 Philip Ave, Montrose**
Contact:
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Board of Architects Tasmania Registration Number **F52**
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Development Application
SCALE @ A3 **1 : 500**

Project No. **224063**
DRG No. **DA-AR-PH-11**
REV. **DA-C**

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-303

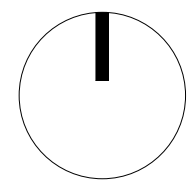
DATE RECEIVED: 2 February 2026



- LEGEND**
- EXISTING TREES
 - DEMOLISHED TREES
 - SITE SERVICES
 - PROPERTY LINES
 - OUTLINE OF DEMOLISHED BUILDINGS
 - PROPOSED EASEMENT
 - MAIN DRIVEWAY - EXISTING PORTION
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 - SITE LANDSCAPE

CODES

ILU Independent Living Unit



MAIB - Supported Accommodation

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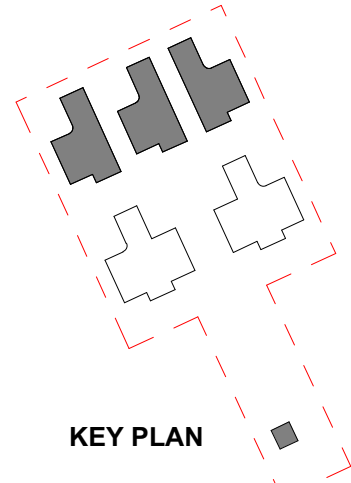
Licensed Building Services Provider
Core Collective Architects - Ryan Strating
License Number **CC4652M**
Category/Class - Architect
Nominated Architect (NSW)
Chris Rogers - 7759

DRAWING: **Roof Plan - 12 Philip Ave, Montrose**

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Board of Architects Tasmania Registration Number **F52**
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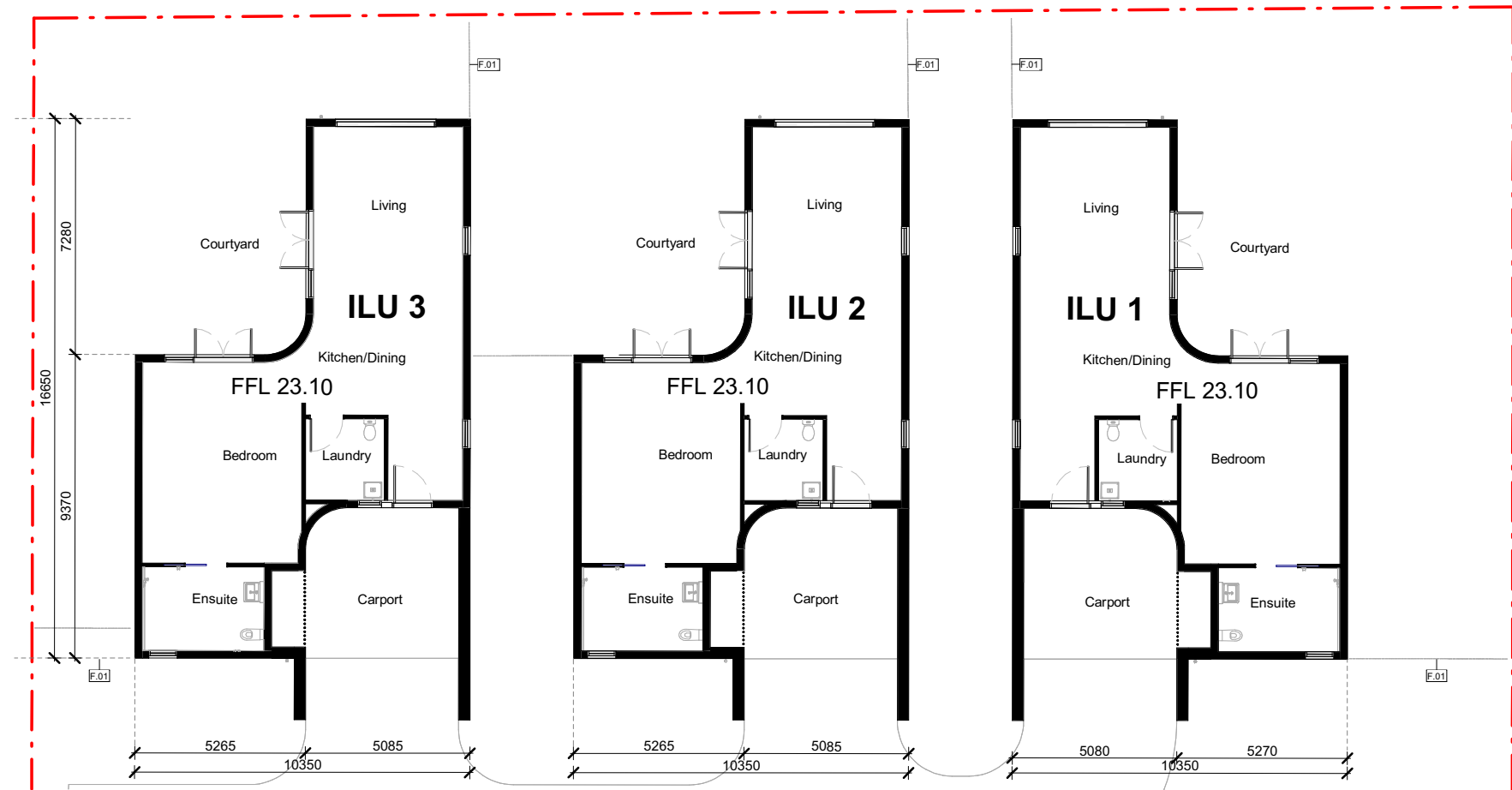
Development Application
SCALE @ A3 **1 : 500**

Project No. **224063**
DRG No. **DA-AR-PH-12**
REV. **DA-C**

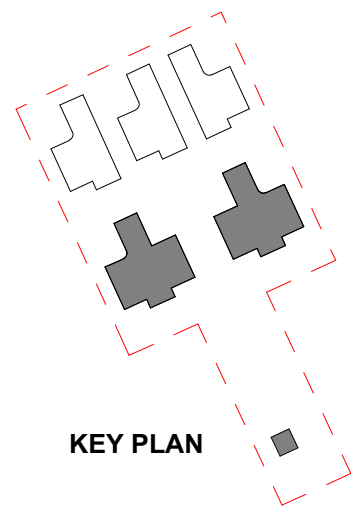


KEY PLAN

- 1** | Site Plan
- Detail Plan ILU North



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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KEY PLAN

- 2** | Site Plan
- Detail Plan ILU South



CODES
ILU Independent Living Unit

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DRAWING: **Detail Plan ILUs - 12 Philip Ave, Montrose**

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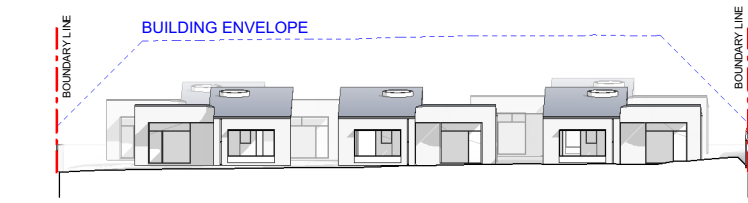
Development Application

SCALE @ A3 **1 : 200**

Project No. **224063**

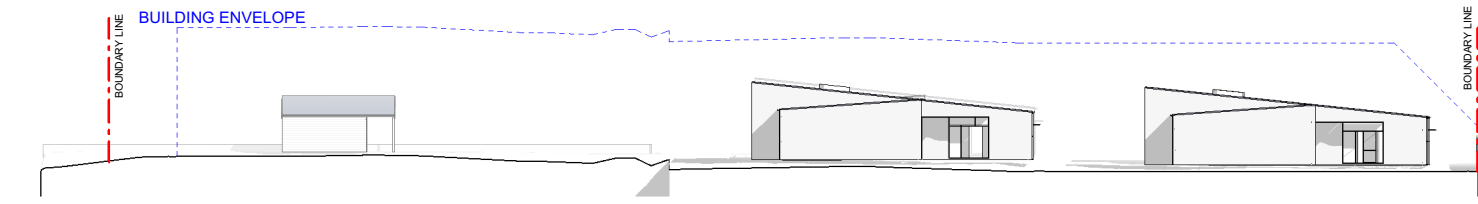
DRG No. **DA-AR-PH-13**

REV. **DA-A**

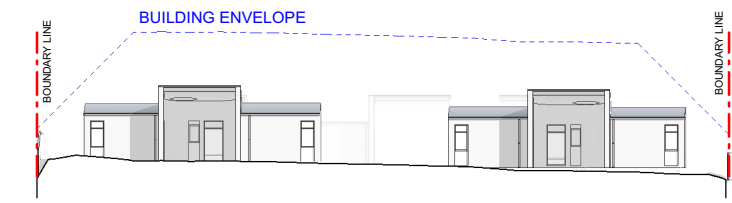


1 | Elevation
Overall North Elevation

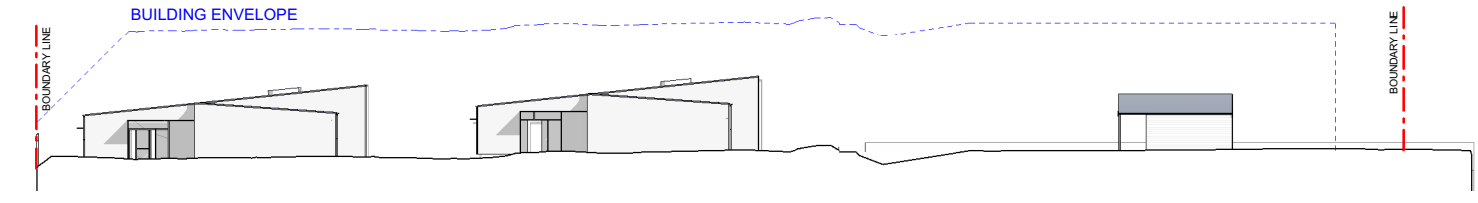
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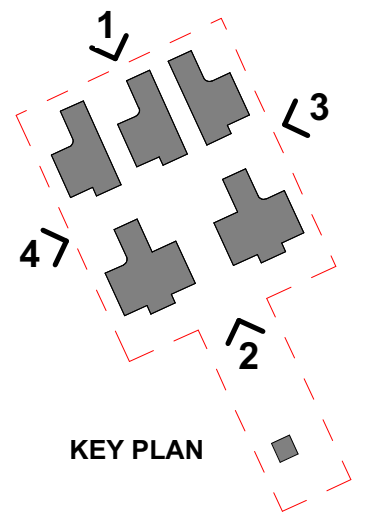
2 | Elevation
Overall East Elevation



3 | Elevation
Overall South Elevation



4 | Elevation
Overall West Elevation



KEY PLAN

MAIB - Supported Accommodation
12 Philip Ave, Montrose



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Category/Class - Architect
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DRAWING: **Overall Elevations - 12 Philip Ave, Montrose**

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Development Application

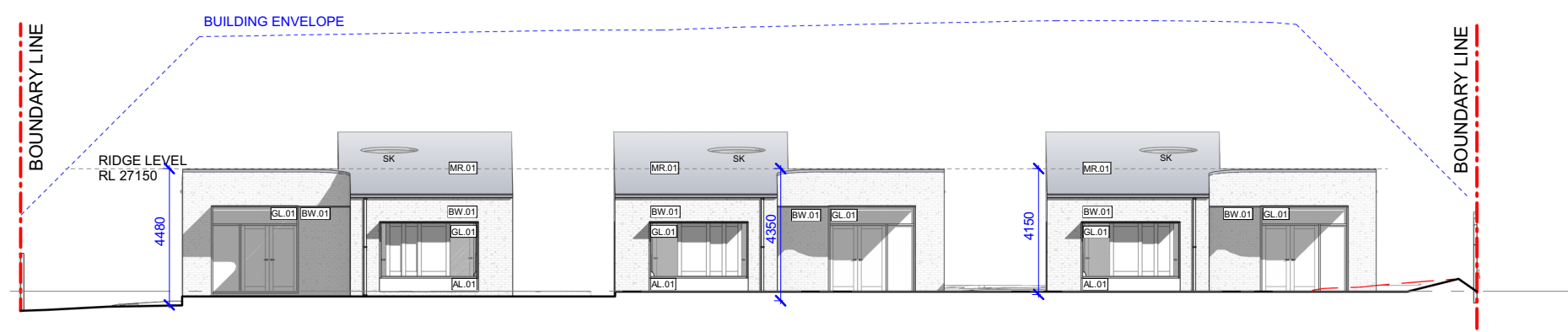
SCALE @ A3 **1 : 500**

Project No. **224063**

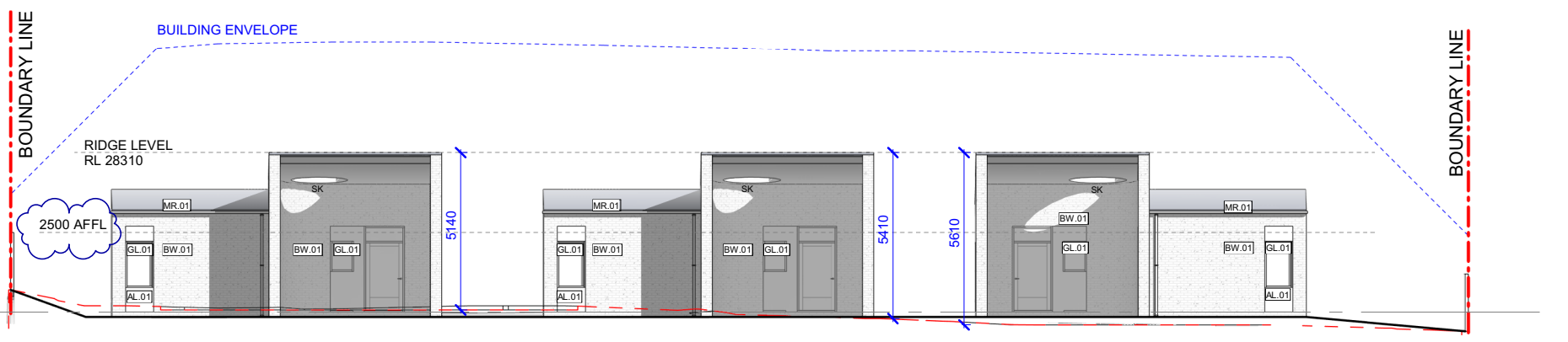
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REV. **DA-B**

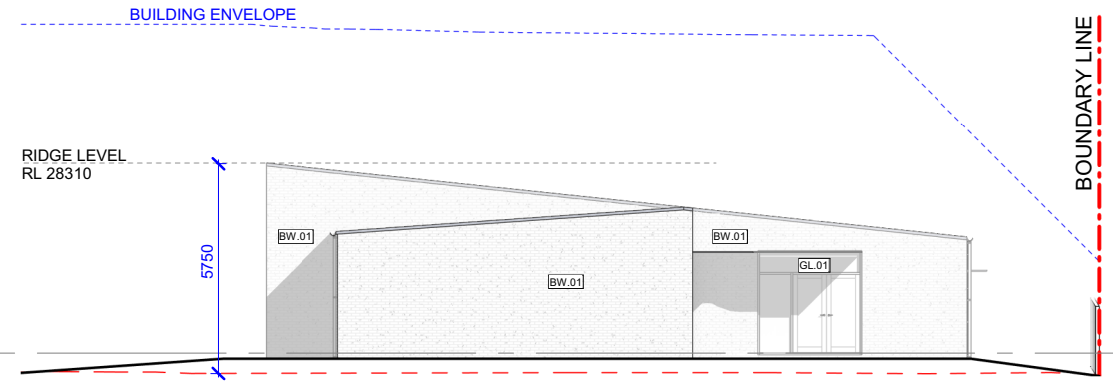
1 Elevation
ILU 1-3 North
FFL 23100
ILU N



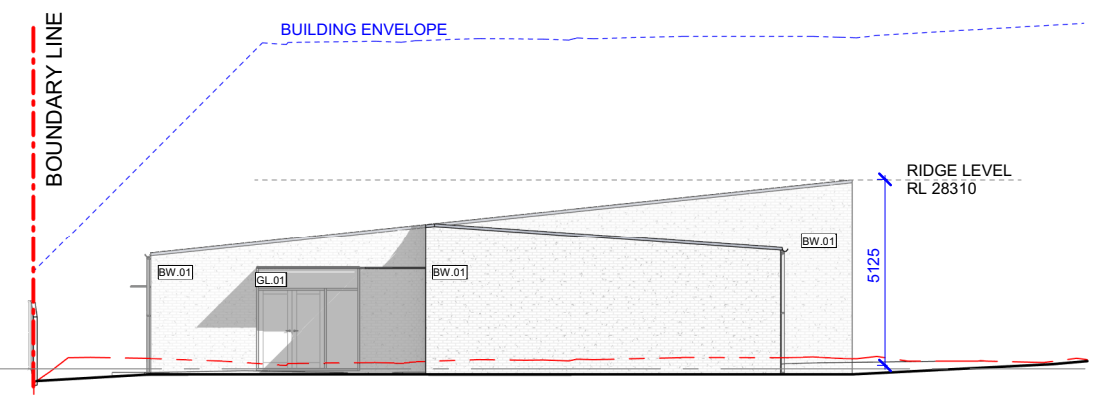
2 Elevation
ILU 1-3 South
FFL 23100
ILU N



3 Elevation
ILU 1-3 East
FFL 23100
ILU N



4 Elevation
ILU 1-3 West
FFL 23100
ILU N

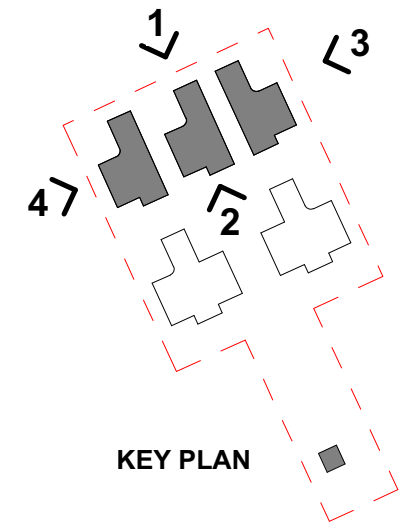


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LEGEND

 HEIGHT ABOVE NATURAL GROUND
 PERMISSIBLE BUILDING ENVELOPE
 NATURAL GROUND
 PROPOSED GROUND

CODES
 ILU Independent Living Unit



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DRAWING: **Detail Elevations - 12 Philip Ave, Montrose**

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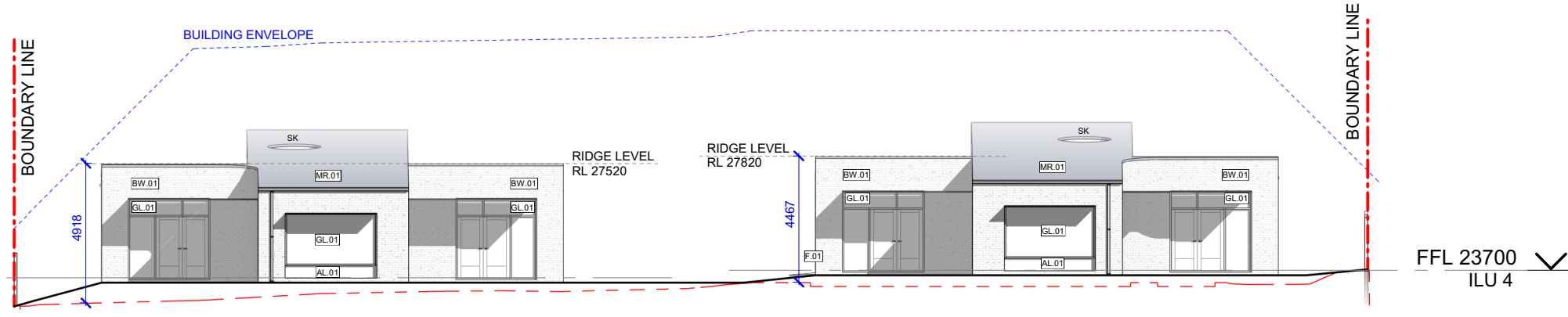
SCALE @ A3 **1 : 200**

Project No. **224063**

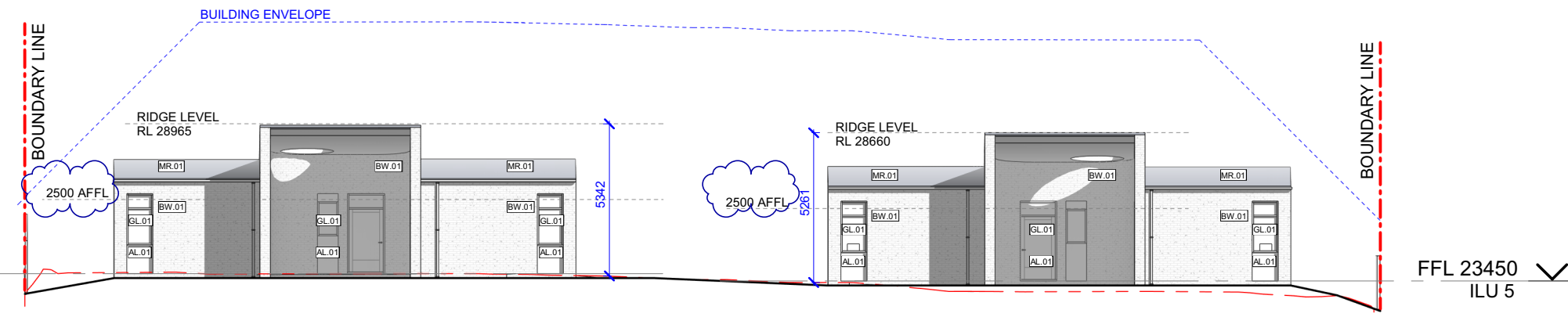
DRG No. **DA-AR-PH-22**

REV. **DA-C**

1 Elevation
ILU 4-5 North
FFL 23450 ILU 5
FFL 23700 ILU 4

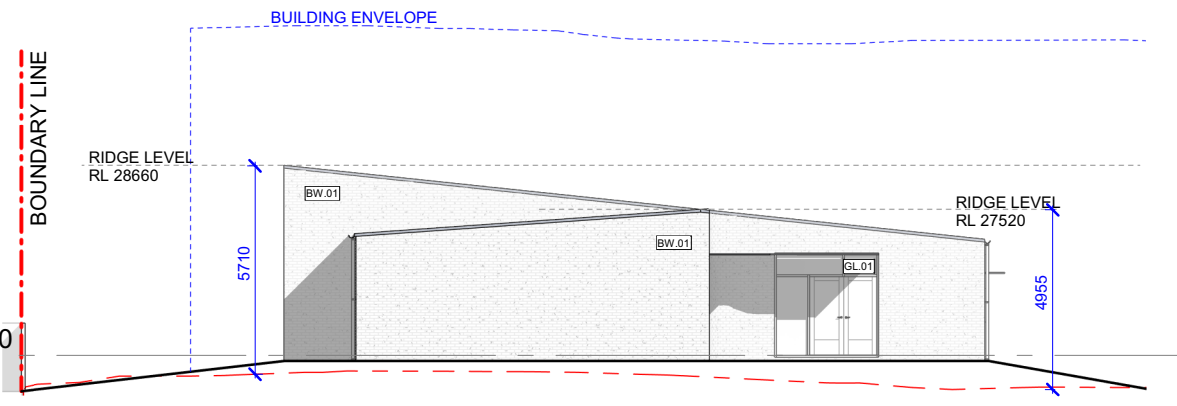


2 Elevation
ILU 4-5 South
FFL 23700 ILU 4
FFL 23450 ILU 5

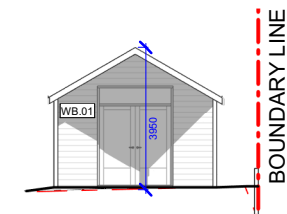


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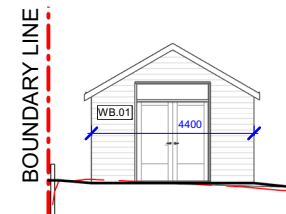
3 Elevation
ILU 5 East
FFL 23450 ILU 5



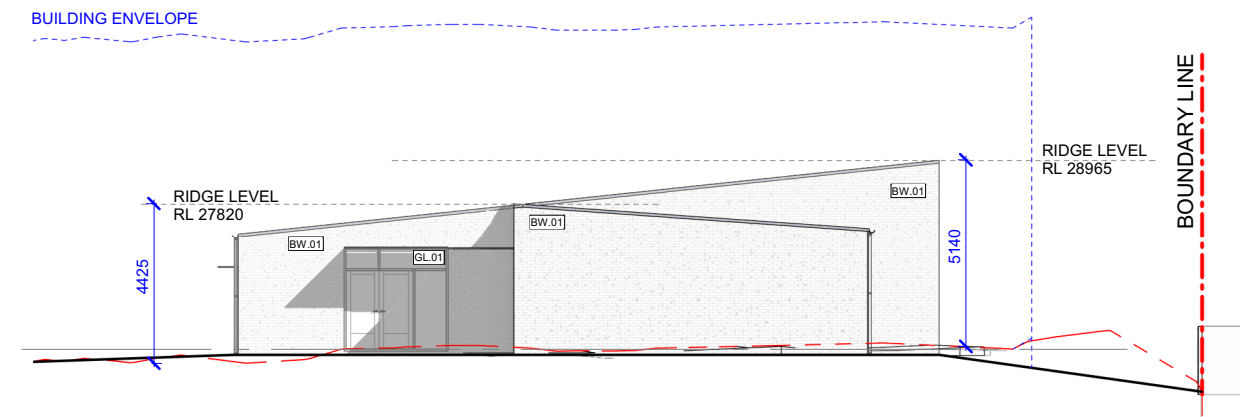
5 Elevation
Gazebo North



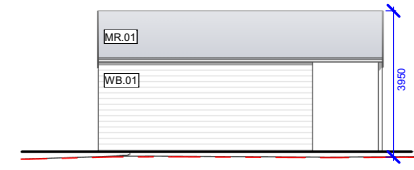
6 Elevation
Gazebo South



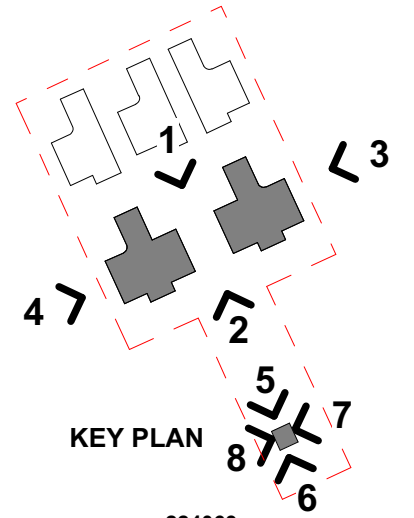
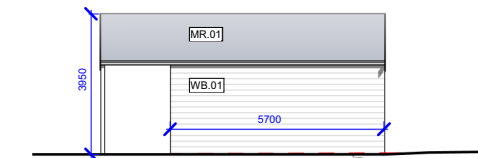
4 Elevation
ILU 4 West
FFL 23700 ILU 4



7 Elevation
Gazebo East



8 Elevation
Gazebo West



LEGEND

 HEIGHT ABOVE NATURAL GROUND
 PERMISSIBLE BUILDING ENVELOPE
 NATURAL GROUND
 PROPOSED GROUND

CODES
 ILU Independent Living Unit

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Development Application
 SCALE @ A3 **1 : 200**

Project No. **224063**
 DRG No. **DA-AR-PH-23**
 REV. **DA-C**