

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-085
PROPOSED DEVELOPMENT:	Single dwelling and associated works
LOCATION:	28 McGill Rise Claremont 30 McGill Rise Claremont 26 McGill Rise Claremont
APPLICANT:	Ej Design And Drafting
ADVERTISING START DATE:	20/02/2026
ADVERTISING EXPIRY DATE:	6/03/2026

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 6/03/2026.

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 **6/03/2026**, or for postal and hand delivered representations, by 5.00 pm on **6/03/2026**.

Contractors must verify all dimensions on site prior to commencing any site works or making any shop drawings

Do not scale drawings - figured dimensions take precedence over scaled sizes

All sizes, levels & conditions on site must be verified prior to commencing any site works & any discrepancies must be reported to this office

The builder shall take all steps necessary to ensure the stability of new & existing structures effected by these works on this & adjacent allotments

The builder shall ensure the water tightness of all new structures

Footings are not under any circumstances to encroach over title boundaries or easement lines & this office must be notified immediately prior to construction if this occurs

Stormwater drainage (90mmØ) & sullage shall be connected to the legal point of discharge to the satisfaction of the relevant authorities

These plans shall be read in conjunction with relevant engineers computations, recommendations & drawings where relevant

note: if site conditions vary from these reports the builders office & relevant engineer should be contacted immediately

This office under no circumstances accepts responsibility for any breach of copyright that may occur from information supplied by the client

All dimensions noted on floor plans, sections & external elevations represent timber frame & structural member measurements, not finished plaster measurements. Finished room sizes measured after plaster installation will vary accordingly

Provisions for gutter overflow have been nominated by the use of slotted gutters to prevent backflow of water into the building

All materials & methods of construction shall comply with all relevant S.A.A. codes, N.C.C. & municipal council by-laws & regulations

AS12.88-2006 GLASS IN BUILDINGS - SECTION AND INSTALLATION

AS 1562 - 1992 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING

AS 1684 - 2010 NATIONAL TIMBER FRAMING CODE

AS 2049 - 2002 ROOF TILES AS 2050 - 2002 INSTALLATION OF ROOF TILES

AS 2870 - 2011 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION

AS/NZS 2904 - 1995 DAMP-PROOF COURSES & FLASHINGS AS 3600 - 2009 CONCRETE

STRUCTURES

AS 3660 - 2012 BARRIERS FOR SUBTERRANEAN TERMITES

AS 3700 - 2011 MASONRY IN BUILDINGS

AS 3740 - 2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS

AS 3786 - 1993/2014 SMOKE ALARMS

AS 4055 - 2012 WIND LOADINGS FOR HOUSING

AS 4100 - 1998 STEEL STRUCTURES

AS 4654 - WATERPROOF MEMBRANES FOR EXTERNAL ABOVE GROUND USE

All wet areas to comply with N.C.C. 10.2 and A.S. 3740. splash backs shall be impervious for 150mm above sinks, tub & vanity basins within 75mm of a wall

All buildings shall be protected against termites in accordance with A.S. 3660.1 all structural elements as defined by the N.C.C. to be of termite resisting construction. A durable notice shall be placed in either the electrical meter box or under the kitchen cupboard indicating type of barrier & required inspections.

Window sizes are nominal only (unless a specific manufacturer is specified) & may vary according to the suppliers range. Flashing around window frame

Safety glazing to be used in the following cases -

- * All rooms - within 500mm ffl
- * Bathrooms - within 1500mm ffl
- * Fully glazed doors
- * Shower screens
- * Within 300mm of a door and <1200mm ffl

Stair requirements: tread min 240mm, riser between 115mm - 190mm, open treads to have max 125mm opening. Treads to be non-slip surface.

Balustrades: min 1000mm above landings with max 125mm openings as per N.C.C. 11.3. for stainless steel balustrade refer to table 11.3

Exhaust fans from sanitary compartments to be ducted externally

note:

-these notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations & unless expressly stated otherwise

002	Notes
004	Site Plan
100	Ground Floor
101	Drainage/ Post Layout
102	Electrical
200	Elevations
201	Elevations
300	Sections
400	3D Views
401	Sunstudy 21/06/25
500	Kitchen Internals
501	Bathroom/Laundry Internals
502	Ensuite Internals

Project Information

Property ID 3495563
 Title Reference# 172821/21
 Site Area 465m²
 Proposed Area 128.6m²
 GFA % 27.66%
 Soil Classification M
 Wind Classification N3
 Climate Zone 7

**GLENORCHY CITY COUNCIL
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Plot Date: 9/02/2026
 Project NO. MCG28
 Client Fuk Lam Tse
 Site: 28 McGill Rise Claremont TAS 7011



DRAWING TITLE :

General
Notes

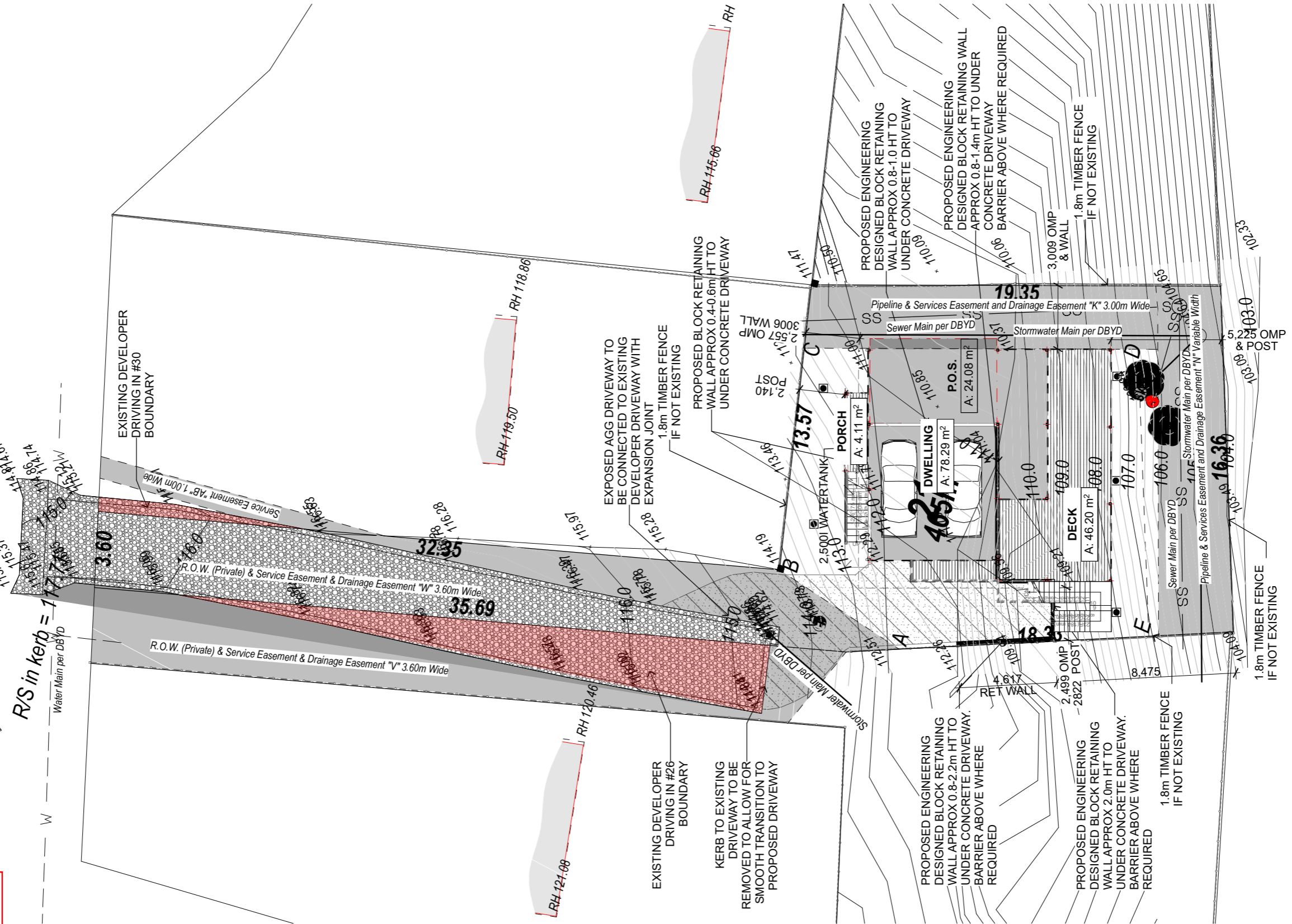
DRAWING NO.
002

PROJECT NAME :

Dwelling

-  PROPOSED DRIVEWAY
-  EXISTING DEVELOPER DRIVEWAY

MCGILL RISE



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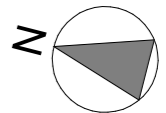
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General
Site Plan 1:200

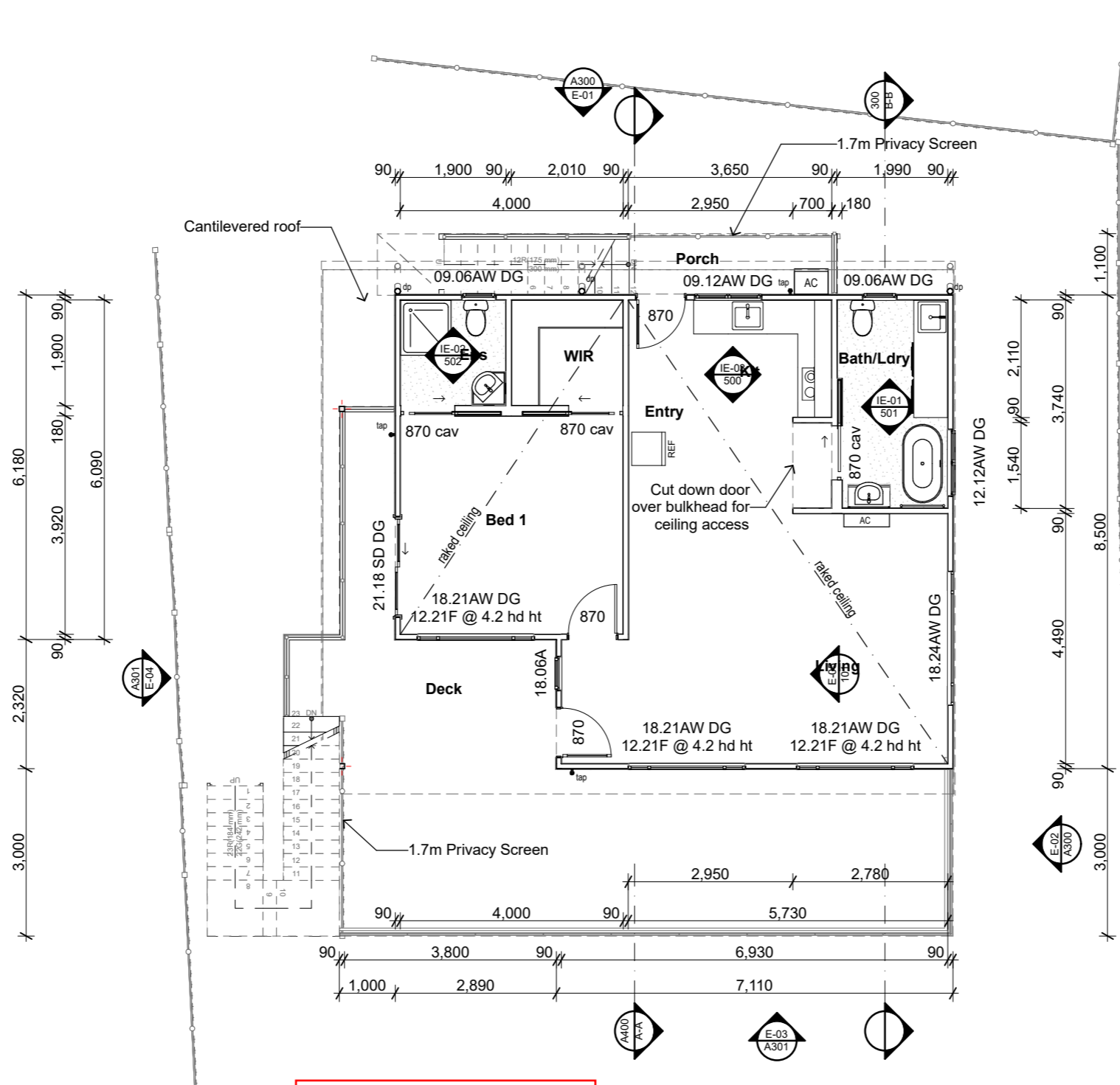
DRAWING NO.
004

PROJECT NAME :

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2.4m flat ceiling with truss support for storage



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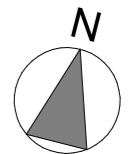
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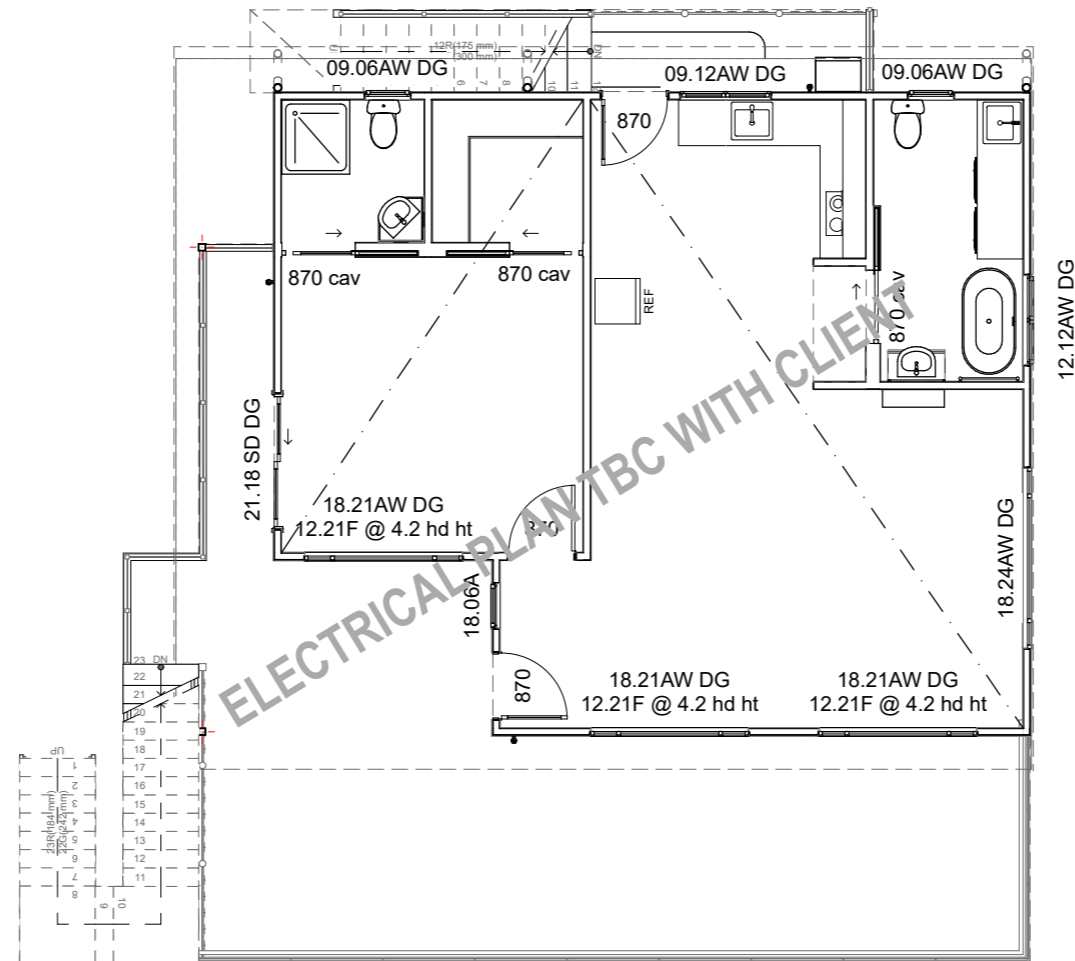
Sketch Plans
Ground Floor 1:100

DRAWING NO.
100

PROJECT NAME :

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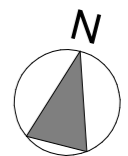
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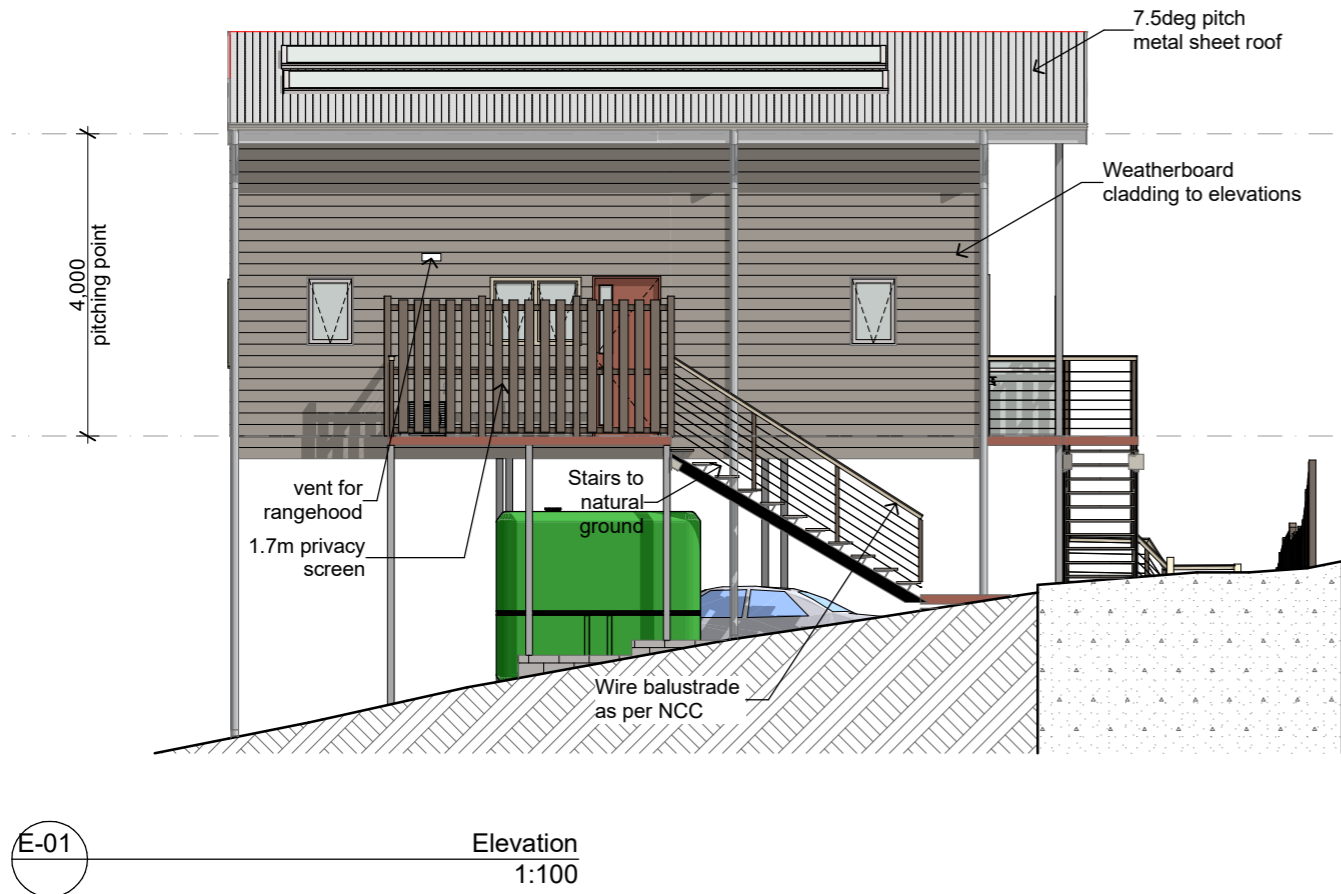
Sketch Plans
Electrical Plan 1:100

DRAWING NO.
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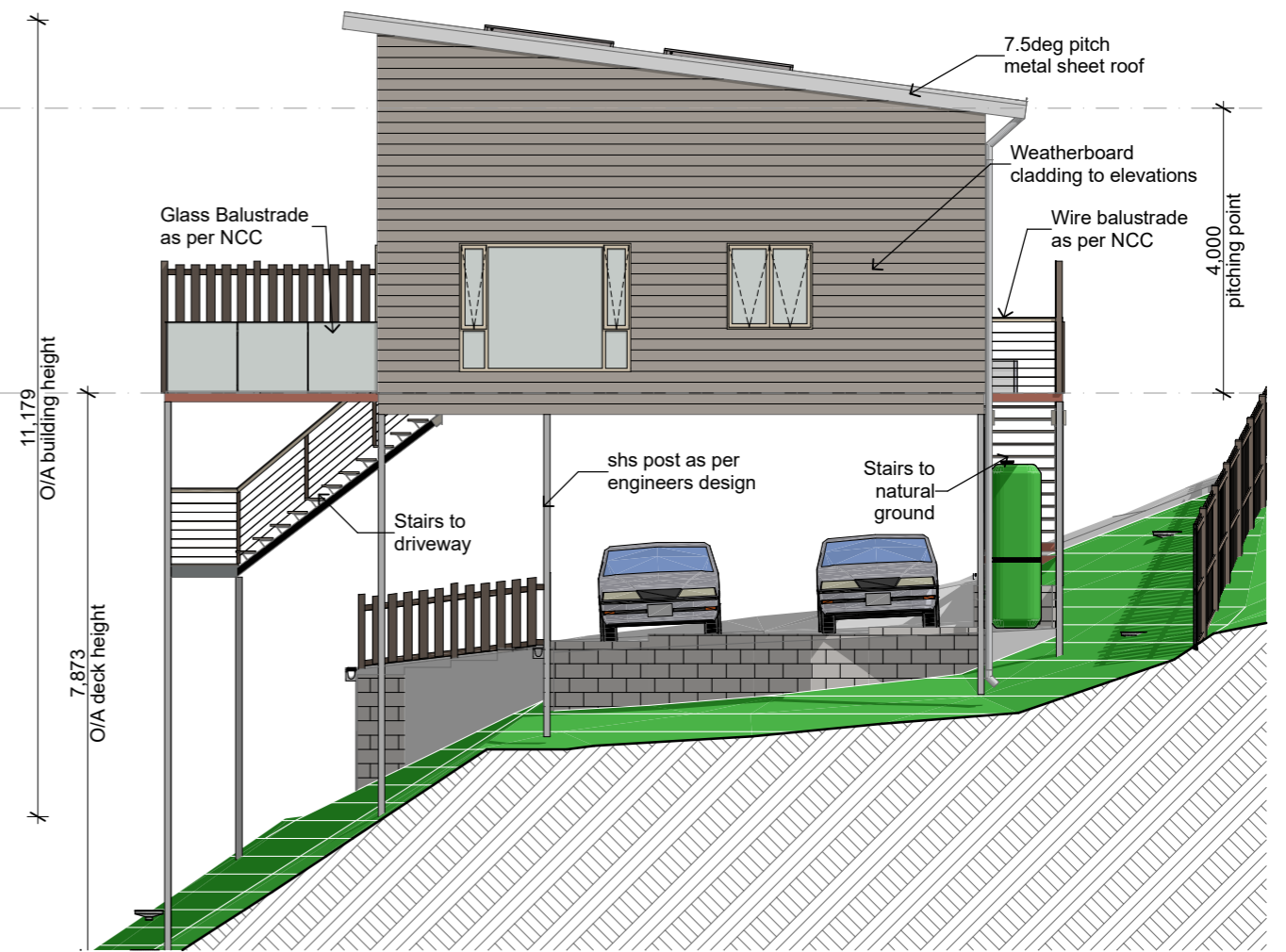
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E-01 Elevation 1:100



E-02 Elevation 1:100

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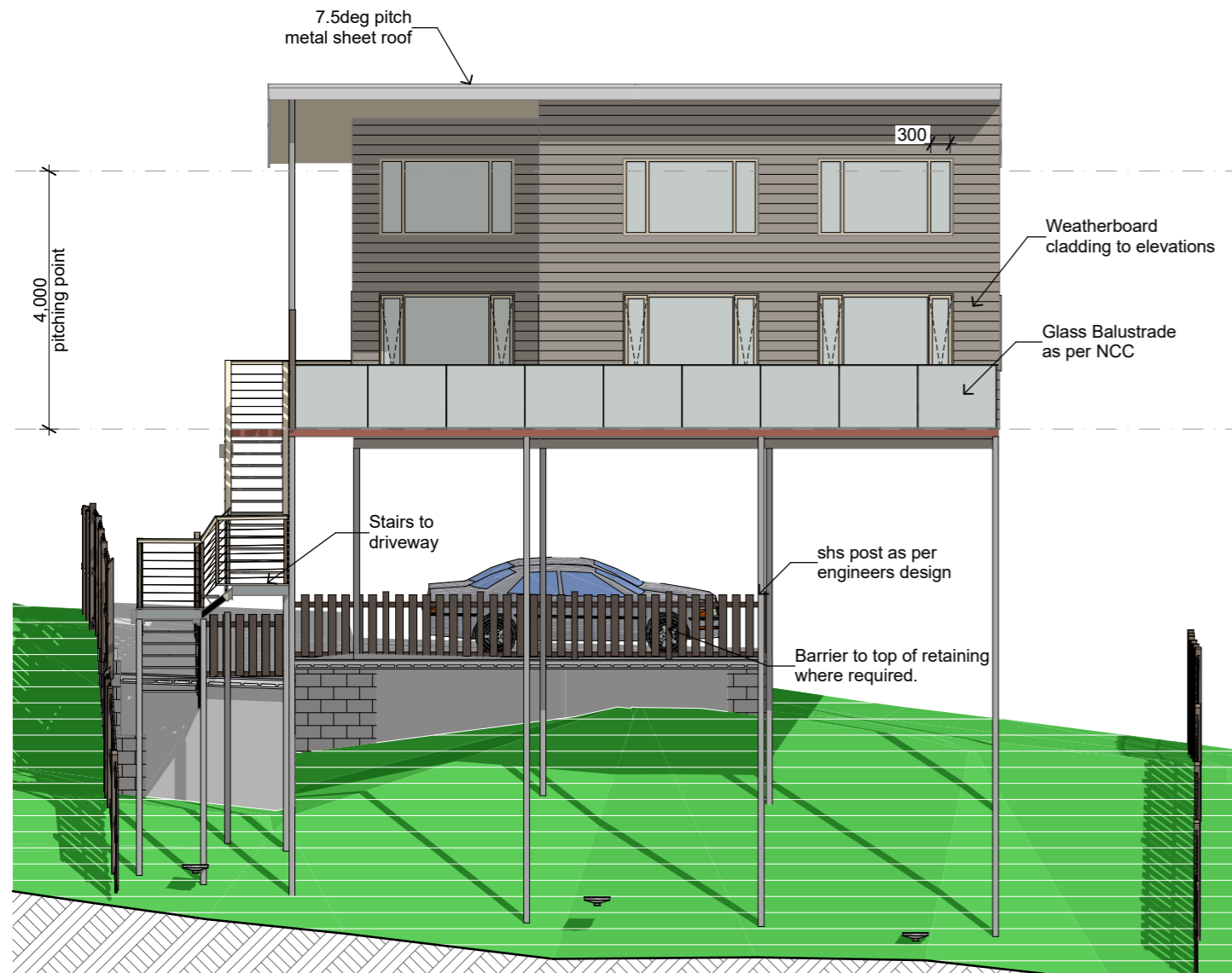
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Sketch Elevations
Elevations 1:100

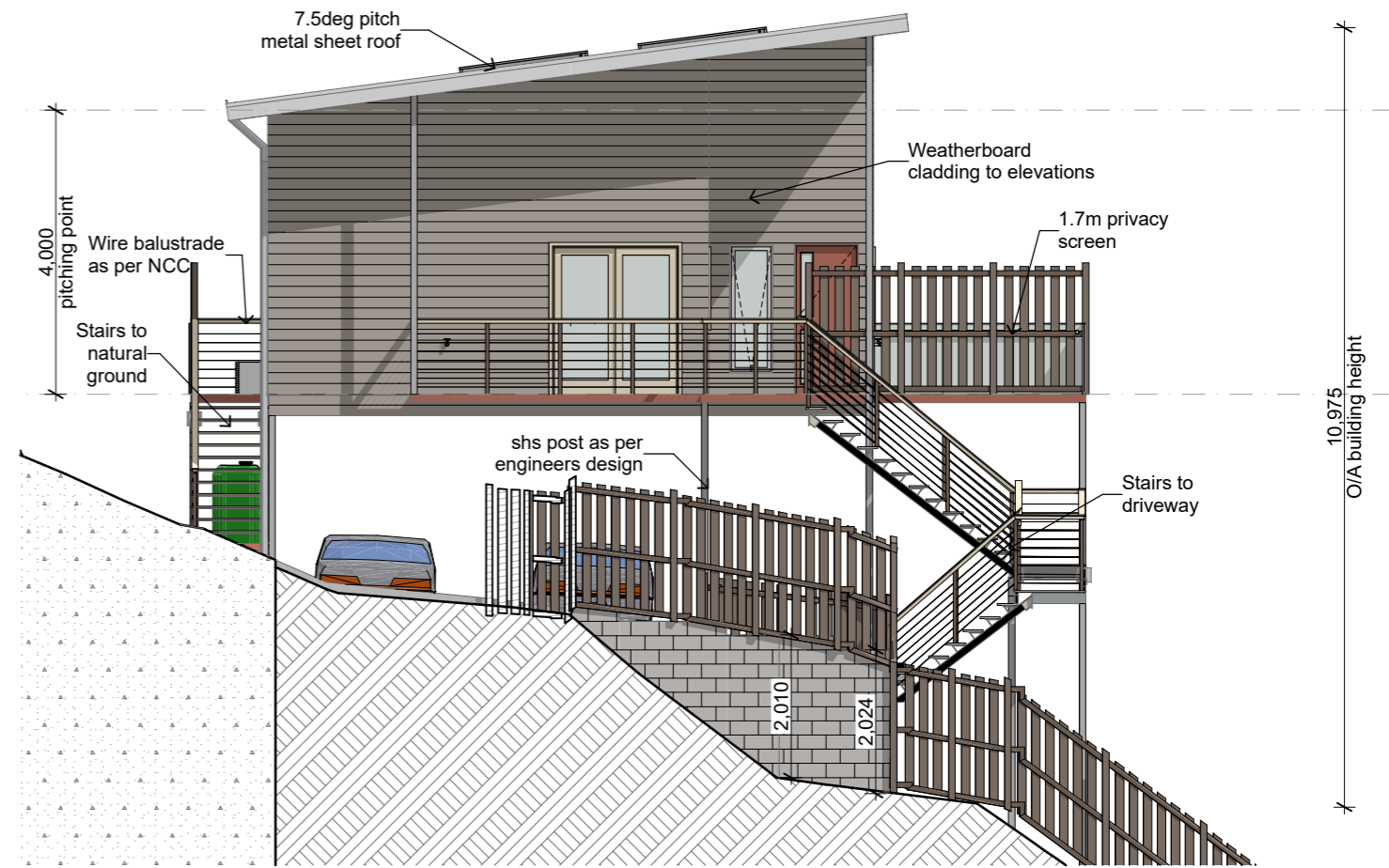
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200

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E-03 Elevation (1)
1:100



E-04 Elevation (1)
1:100

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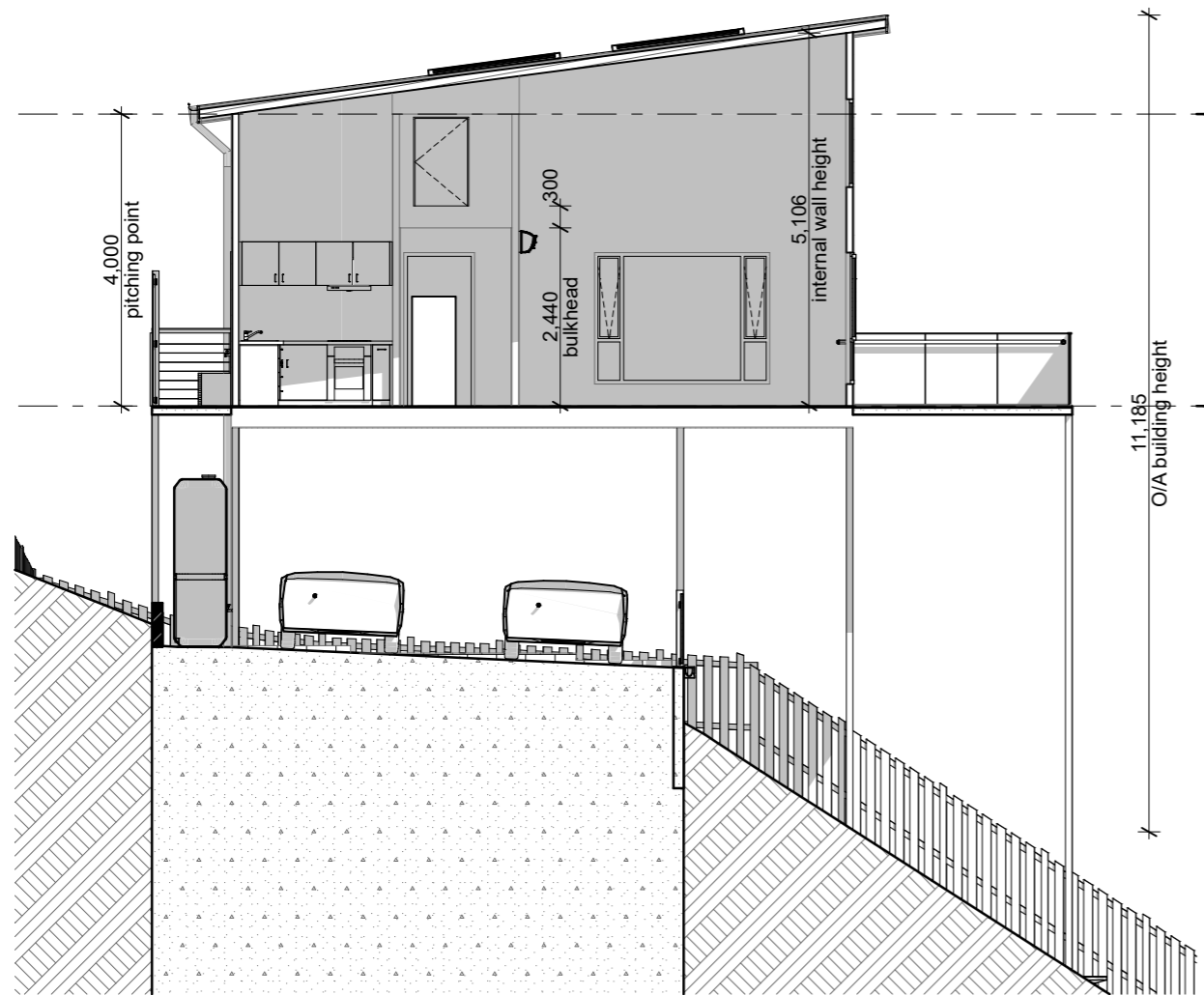
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Elevations 1:100

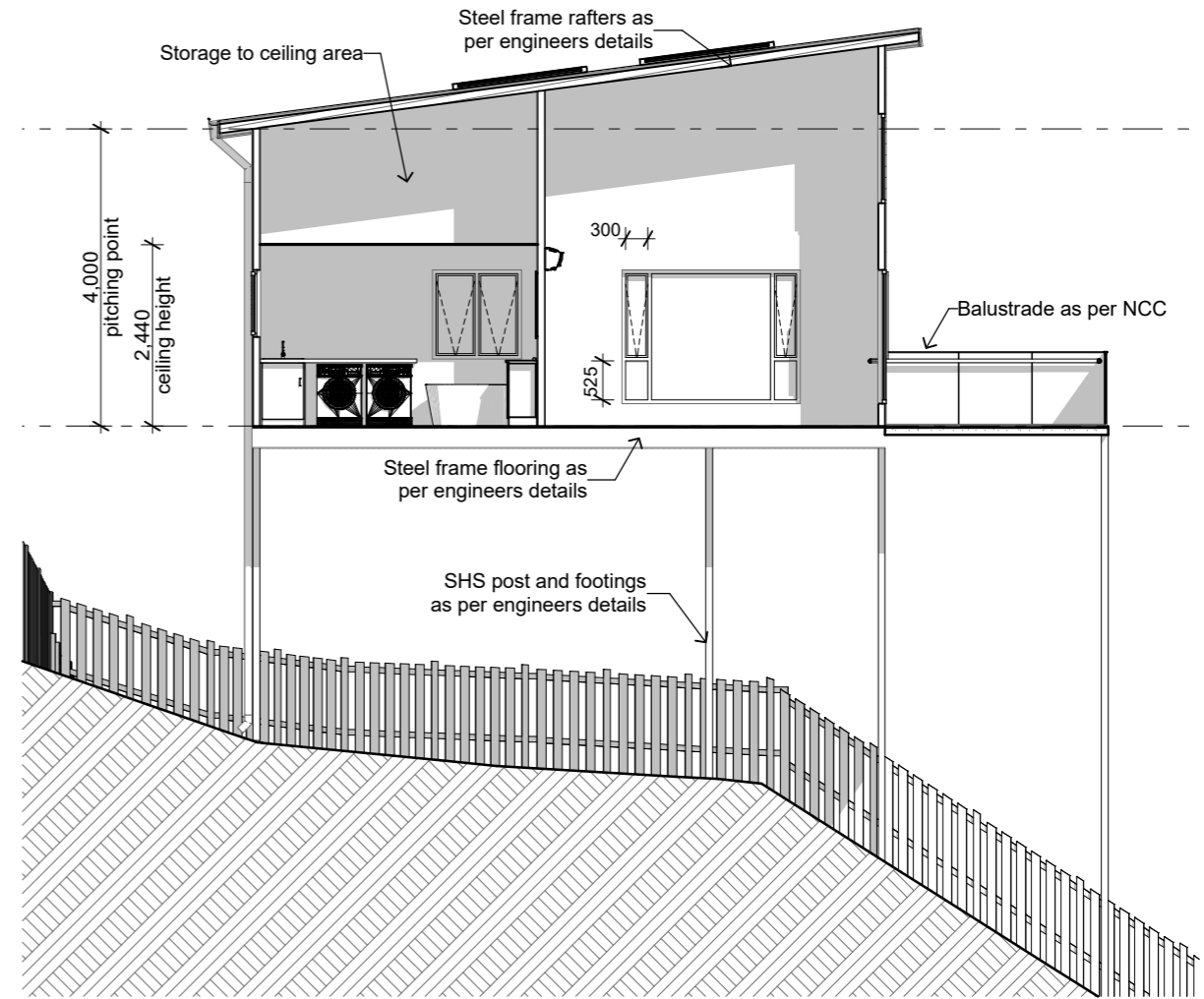
DRAWING NO.
201

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A-A Section
1:100



B-B Section
1:100

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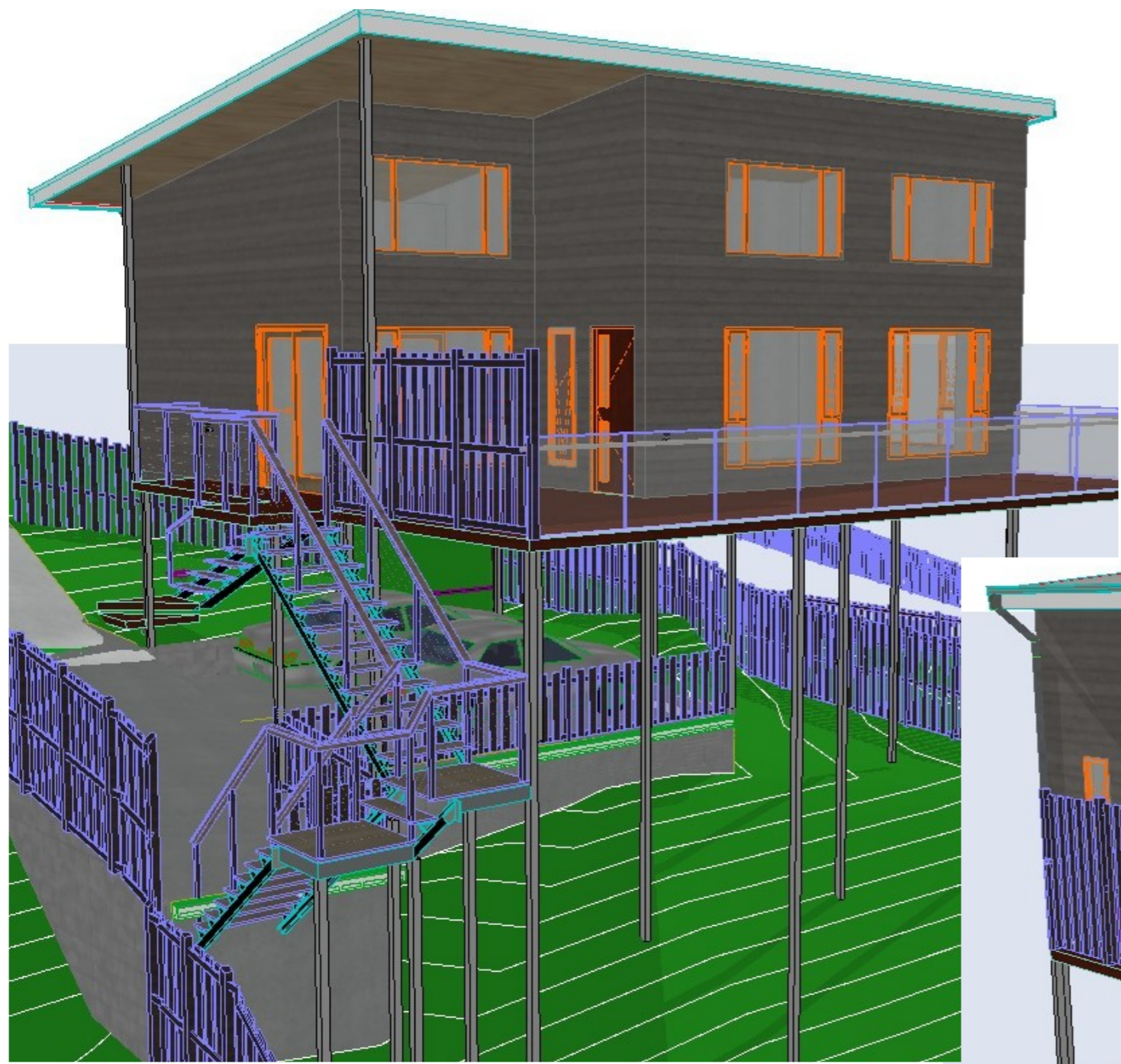
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Sketch Sections
Sections

DRAWING NO.
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PROJECT NAME :

Dwelling

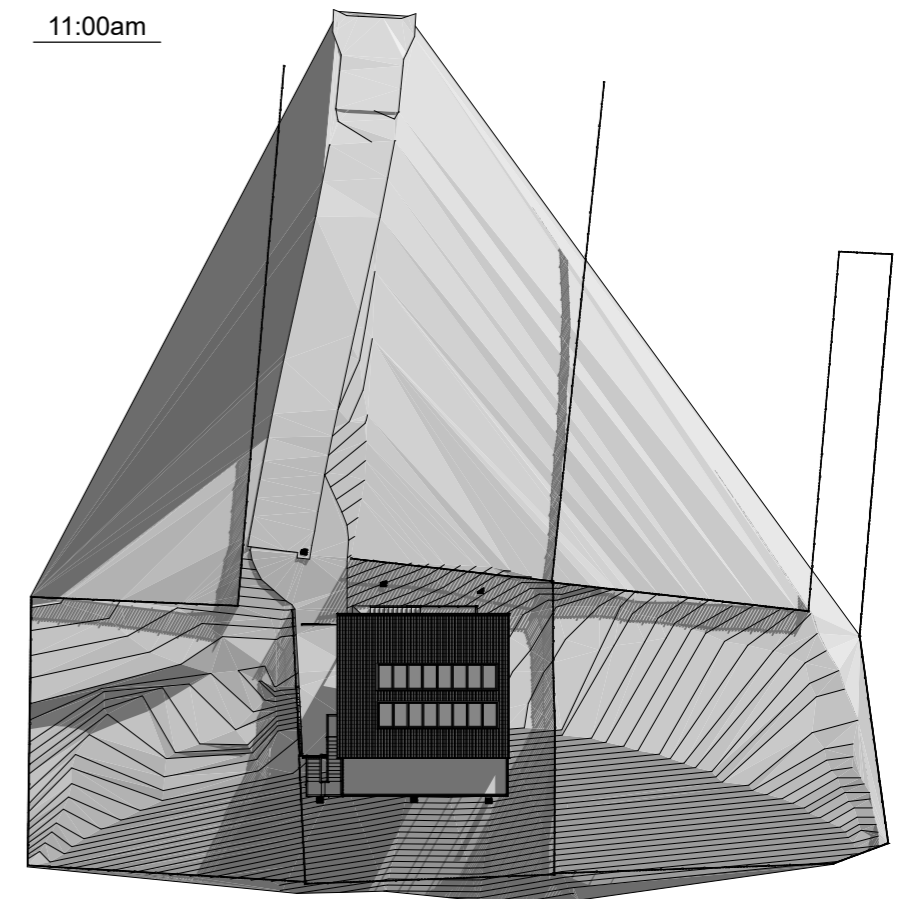
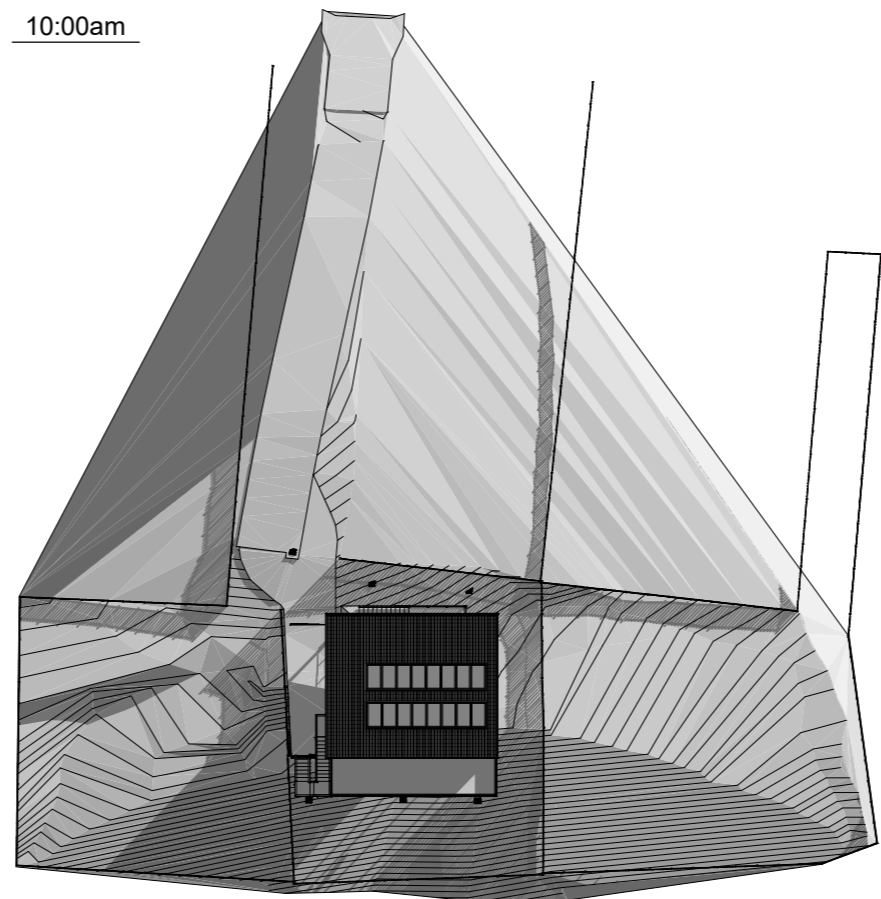
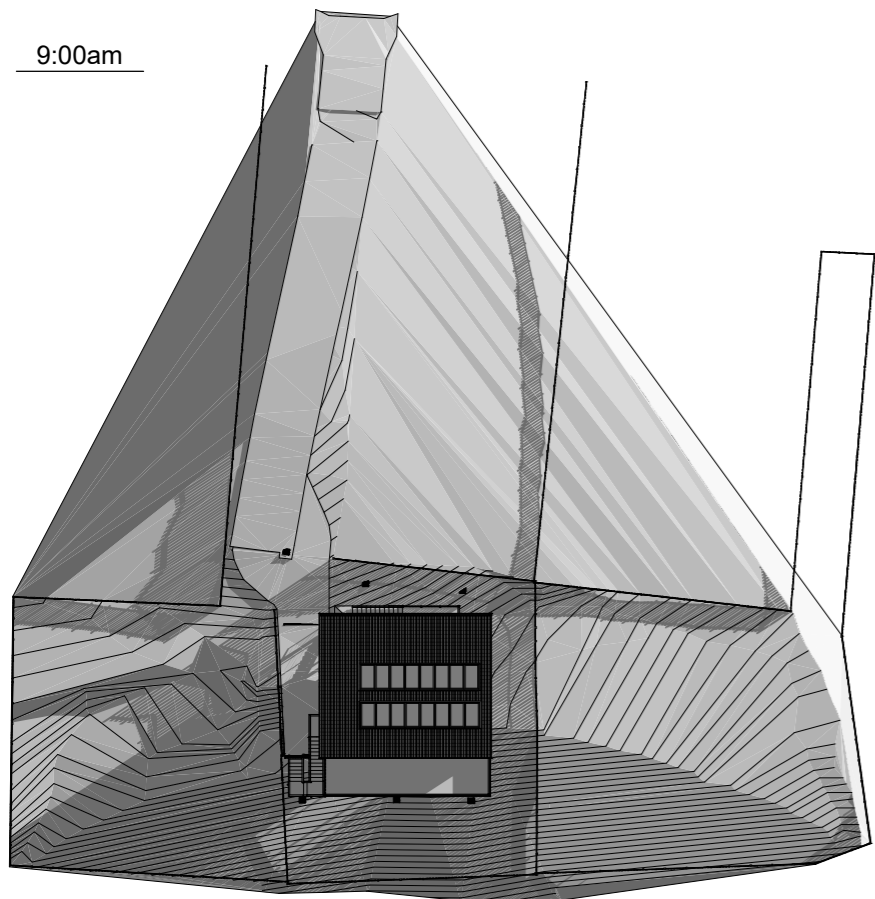


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DRAWING TITLE : Conceptual 3D 3D Views
DRAWING NO. 400
PROJECT NAME : Dwelling



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DRAWING TITLE :

Conceptual 3D
Sunstudy 21/06/25

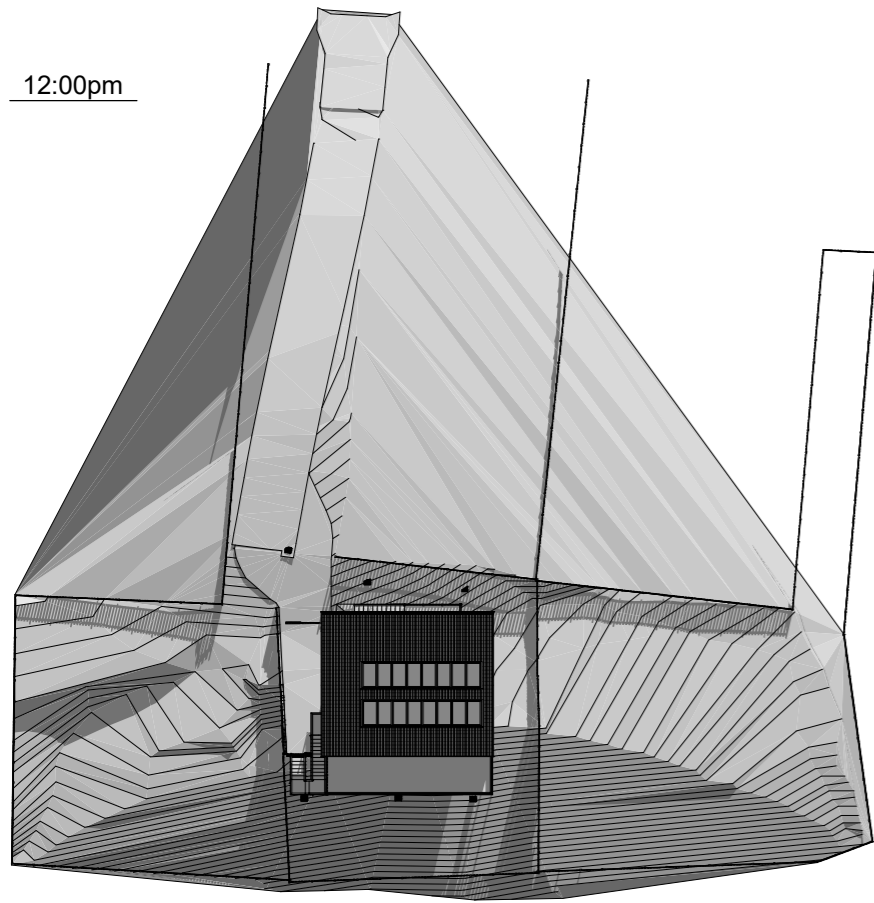
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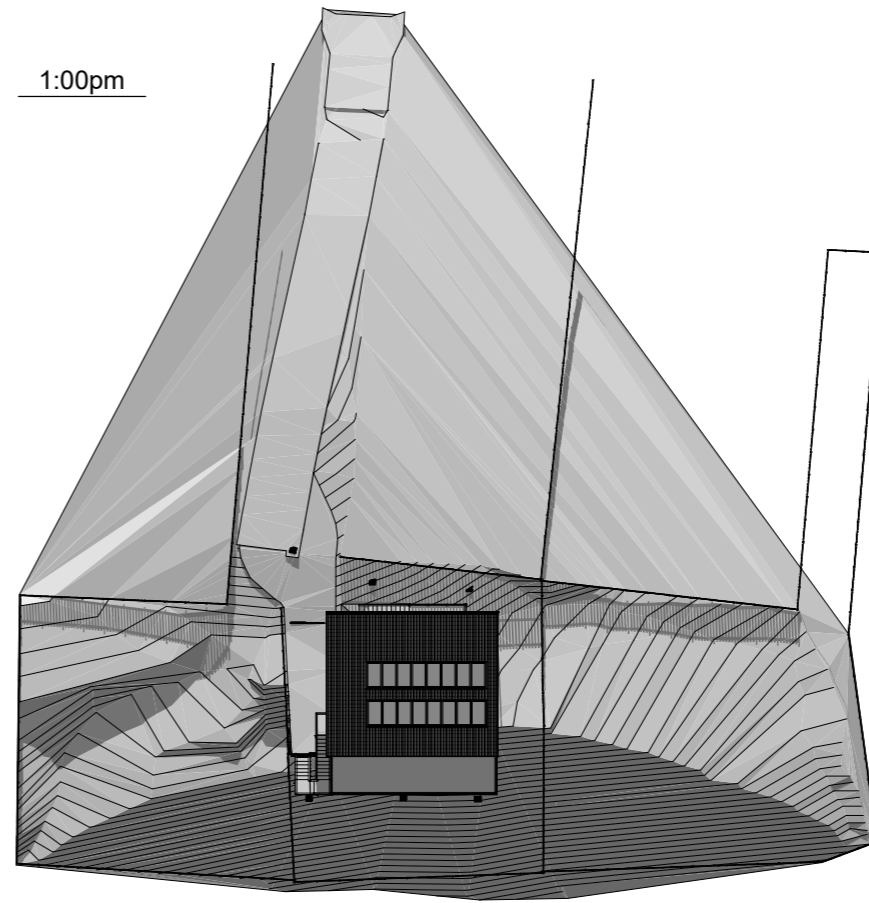
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Dwelling

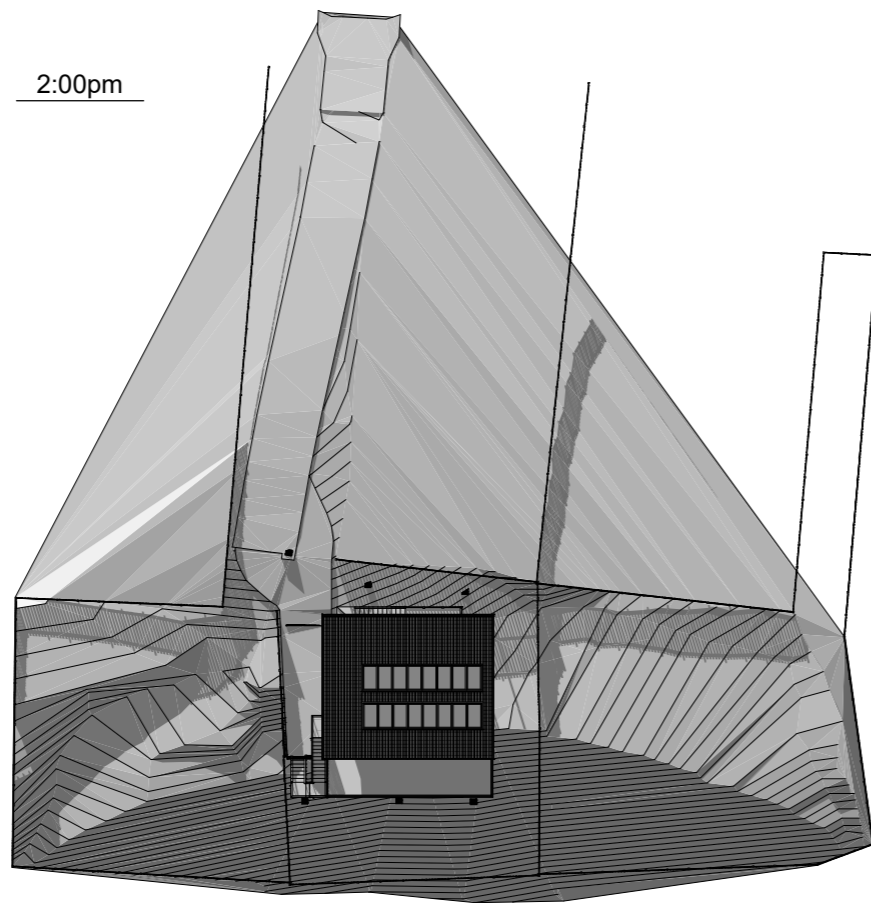
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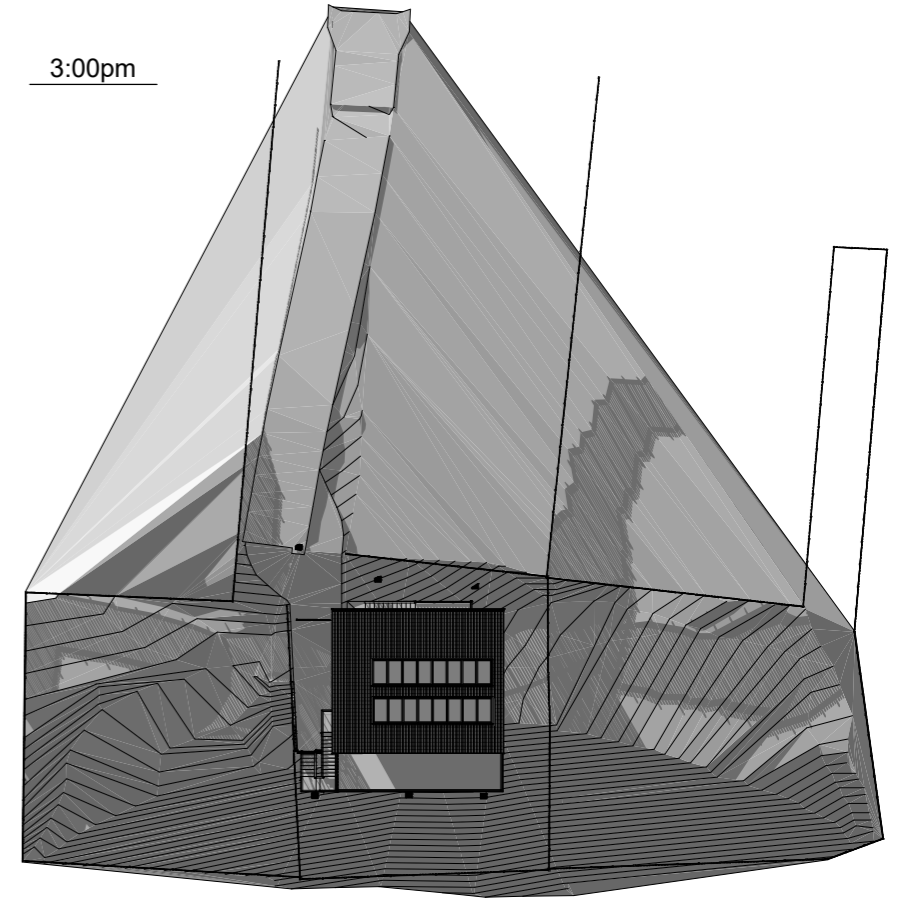
1:00pm



2:00pm



3:00pm



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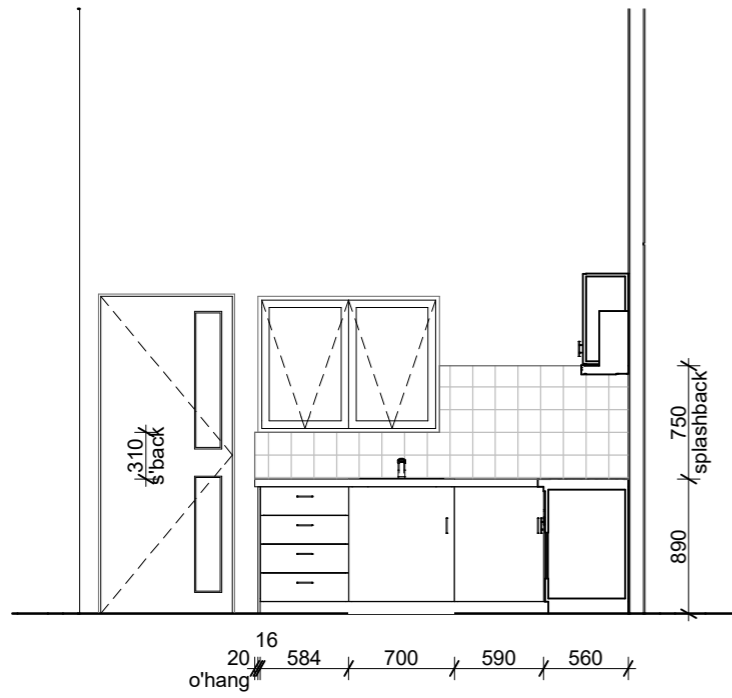
Conceptual 3D
Sunstudy 21/06/25

DRAWING NO.

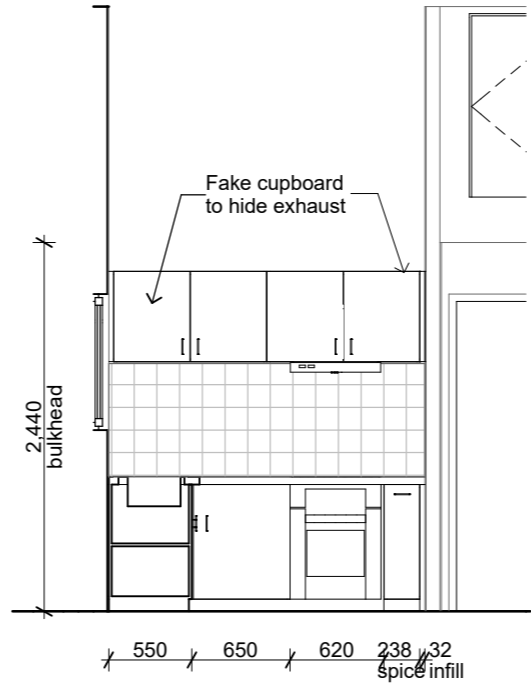
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PROJECT NAME :

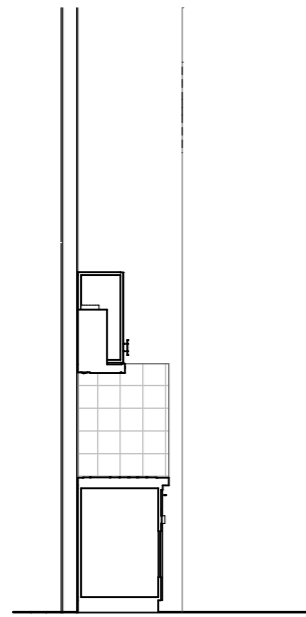
Dwelling



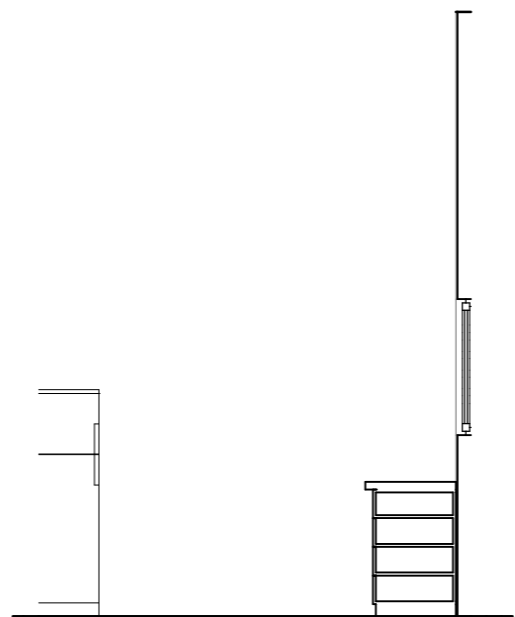
IE-03 Kitchen N
1:50



IE-03 Kitchen E
1:50



IE-03 Kitchen S
1:50



IE-03 Kitchen W
1:50

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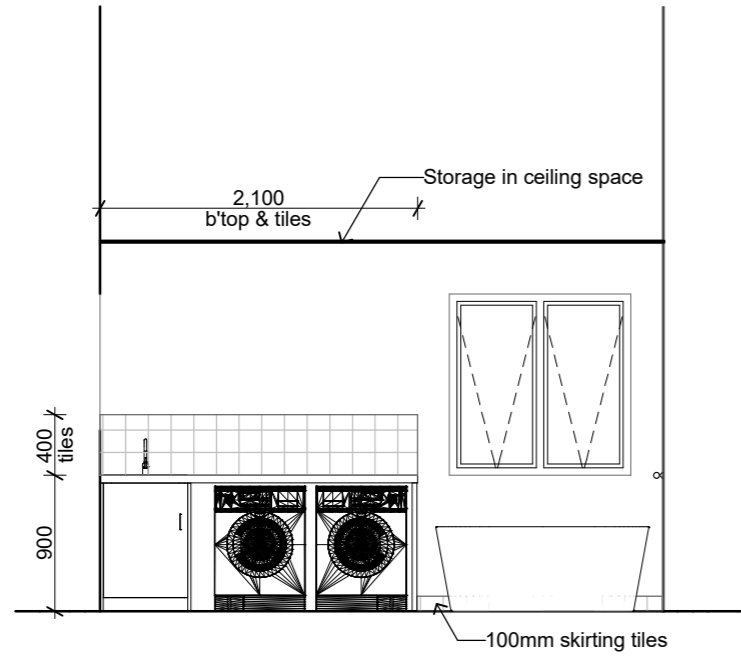
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Internals
Kitchen

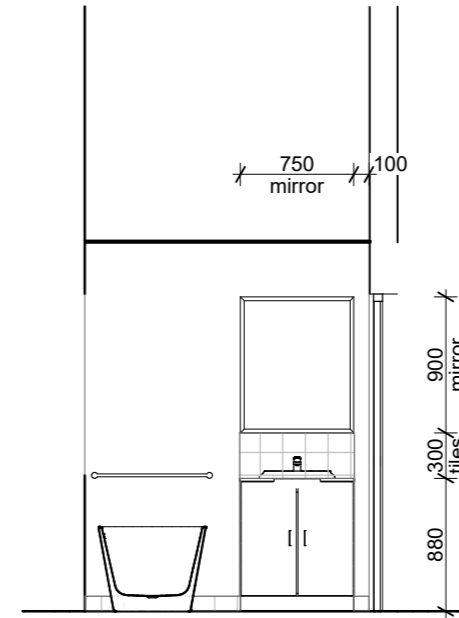
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PROJECT NAME :

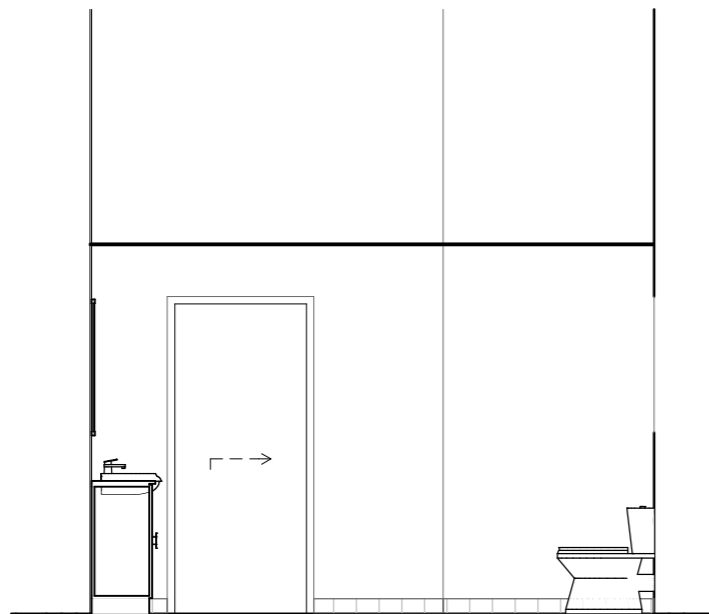
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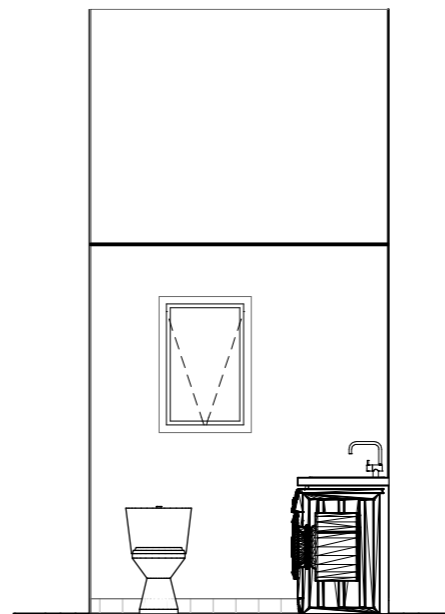
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1:50



ⓔ-01 Bath/Ldry S
1:50



ⓔ-01 Bath/Ldry W
1:50



ⓔ-01 Bath/Ldry N
1:50

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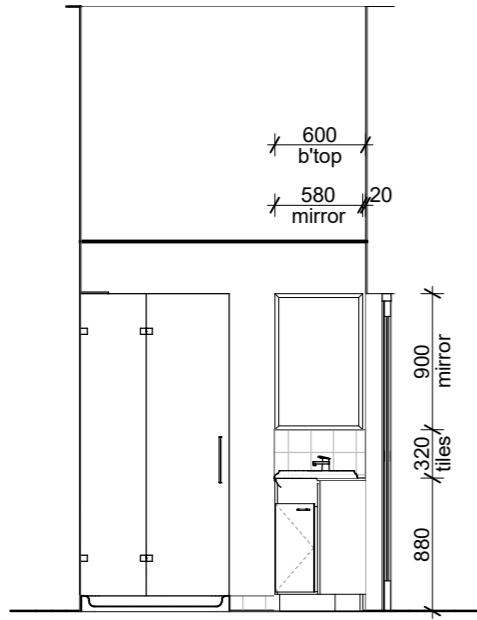
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Internals
Bathroom/ Laundry

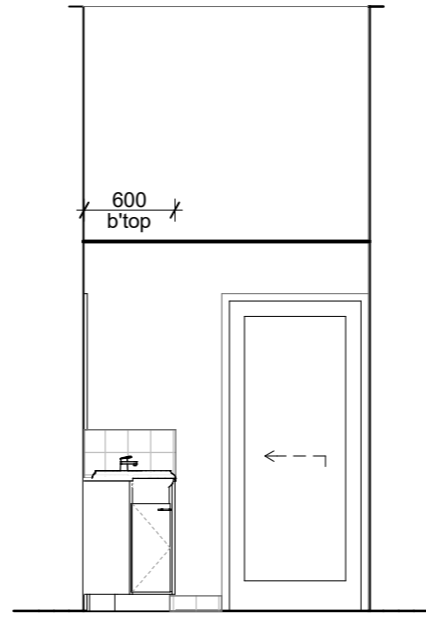
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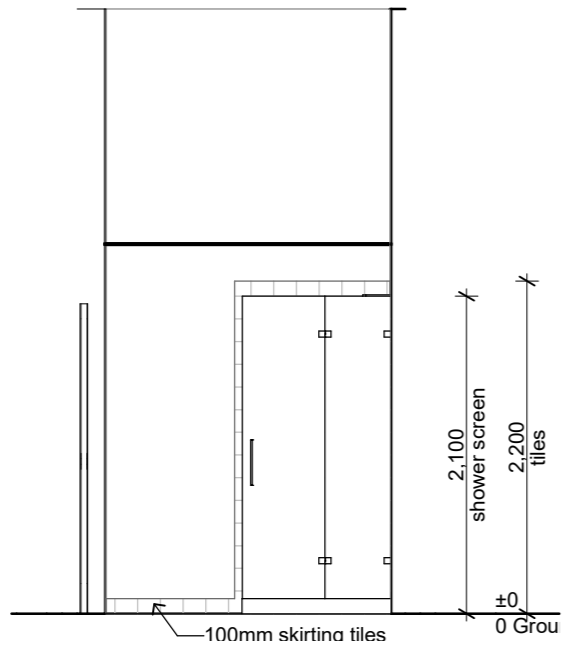
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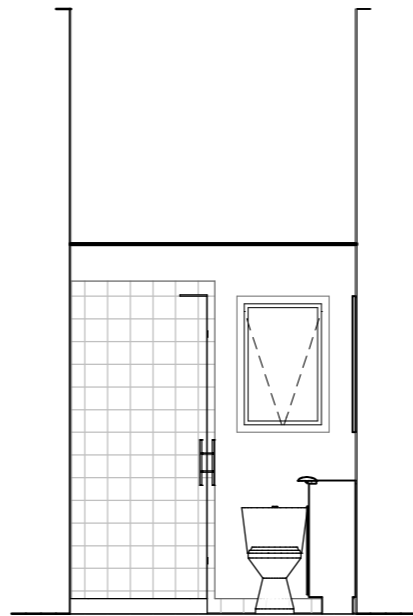
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1:50



1E-02 Ens S
1:50



1E-02 Ens W
1:50



1E-02 Ens N
1:50

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DRAWING TITLE :

Internals
Ensuite

DRAWING NO.
502

PROJECT NAME :

Dwelling