

DEVELOPMENT APPLICATION

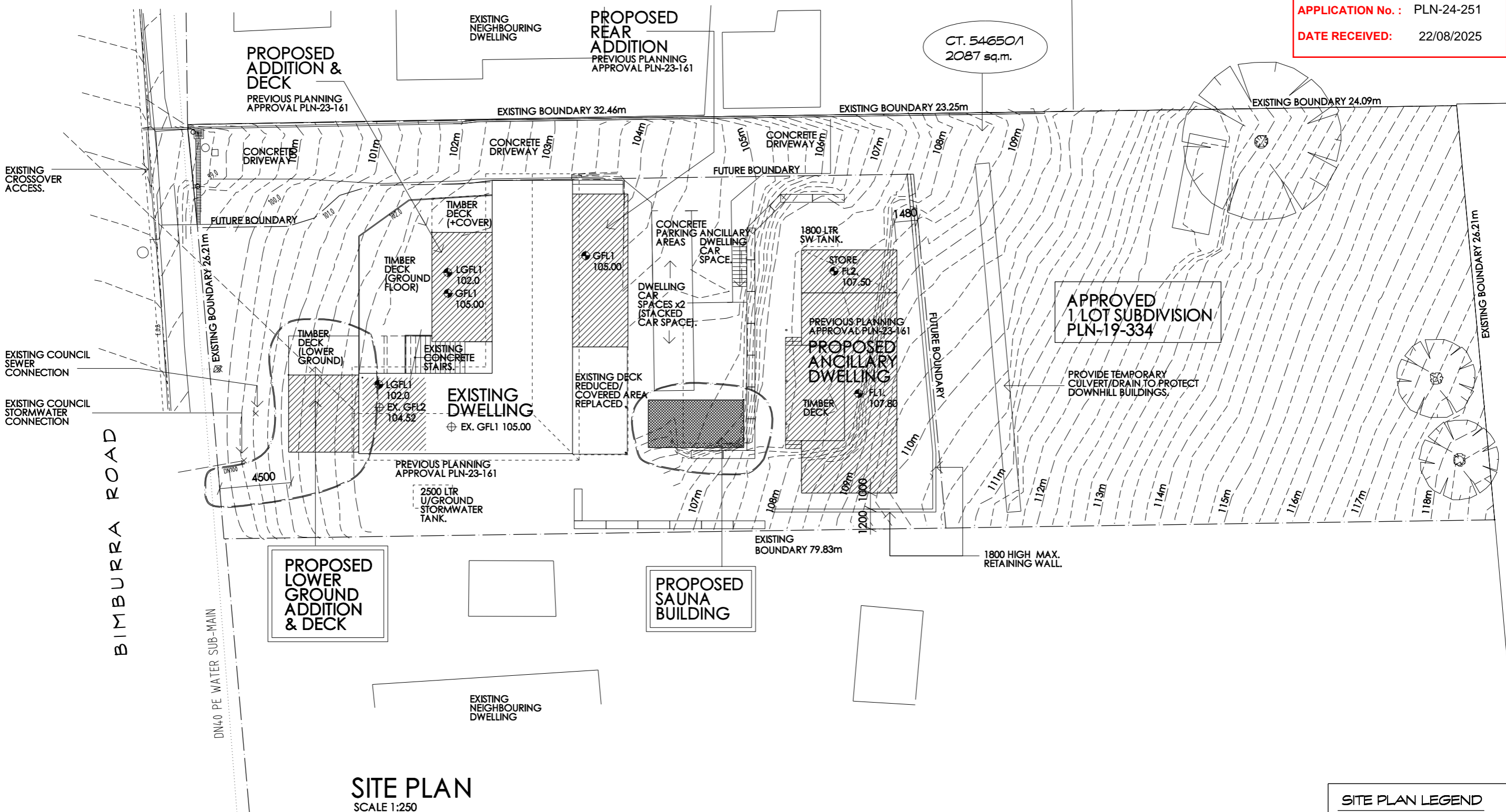
APPLICATION NUMBER:	PLN-24-251
PROPOSED DEVELOPMENT:	Additions and alterations to Single Dwelling
LOCATION:	39 Bimburra Road Glenorchy
APPLICANT:	Tas Building Design
ADVERTISING START DATE:	29/08/2025
ADVERTISING EXPIRY DATE:	12/09/2025

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 **12/09/2025**.

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 **12/09/2025**, or for postal and hand delivered representations, by 5.00 pm on **12/09/2025**.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-24-251
DATE RECEIVED: 22/08/2025



SITE PLAN
SCALE 1:250

NOTE:
- CONFIRM ALL GROUND LEVELS
PRIOR TO COMMENCEMENT

SITE PLAN LEGEND	
⊕	EXISTING LEVELS
⊕	NEW LEVELS

REVISION A - 21/08/25
- EXISTING CONTOURS SHOWN TO FRONT
ADDITION.
- SAUNA BUILDING ROTATED 90 DEGREES.

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TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283
a. p.o.box 2018 howrah 7018
e. tasbuildingdesign@bigpond.com

cc 652

Project and Address:
**Proposed Addition
+ Sauna Building
to No. 39 Bimburra Rd.,
Glenorchy.**

Client:
Mr. S. Murray

Drawing Title:
Site Plan

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strictly prohibited.

NOTE:
-REFER ALL GENERAL NOTES ON COVER PAGE.

Please note: - Verify all dimensions on site. Figured
dimensions take precedence over scale readings.

Plot Date: 21/08/2025 Drawn: KJR

Approval: preliminary Scale: 1:250 @ A3

Project No.:
22.13 - S

Drawing No.: **sk01** Rev. **A**



NORTH

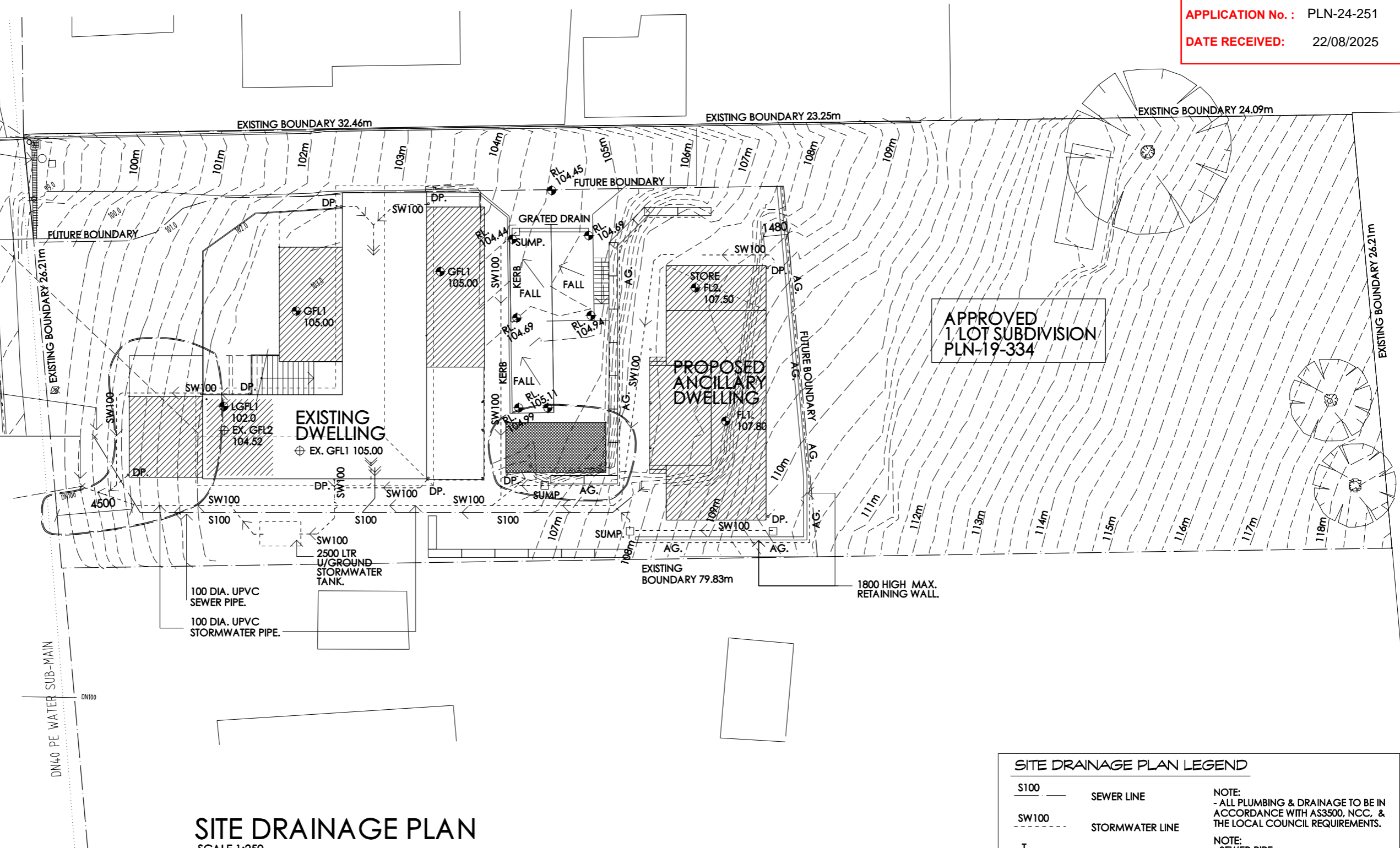
EXISTING COUNCIL STORMWATER CONNECTION TO KERB OUTLET. INSTALLED AS PAR OF WORKS FOR PLN-19-334 SUBDIVISION. CONNECTION INSTALLED & USE FOR DRIVEWAY RUN-OFF AND FUTURE SW CONNECTION FOR REAR LOT.

TRAFFICABLE GRATED DRAIN (CLASS B)
EXISTING CROSSOVER ACCESS.

EXISTING COUNCIL SEWER CONNECTION
EXISTING COUNCIL STORMWATER CONNECTION

BIMBURRA ROAD

DN40 PE WATER SUB-MAIN



SITE DRAINAGE PLAN
SCALE 1:250

NOTE:
- CONFIRM ALL GROUND LEVELS PRIOR TO COMMENCEMENT

SITE DRAINAGE PLAN LEGEND		
S100	SEWER LINE	NOTE: - ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH AS3500, NCC, & THE LOCAL COUNCIL REQUIREMENTS.
SW100	STORMWATER LINE	
T	EXTERNAL TAP	NOTE: - SEWER PIPE - 100 DIA. UPVC MIN. GRADE 1:60. - STORMWATER - 100 DIA. UPVC MIN. GRADE 1:100
⊕	EXISTING LEVELS	
⊕	NEW LEVELS	450x450 STORMWATER PITS. CLASS B TO PARKING AREAS

REVISION A - 21/08/25
- UPDATE FROM SITE PLAN

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Project and Address:
Proposed Addition + Sauna Building to No. 39 Bimburra Rd., Glenorchy.

Client:
Mr. S. Murray

Drawing Title:
Site Drainage Plan

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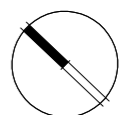
Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 21/08/2025 Drawn: KJR

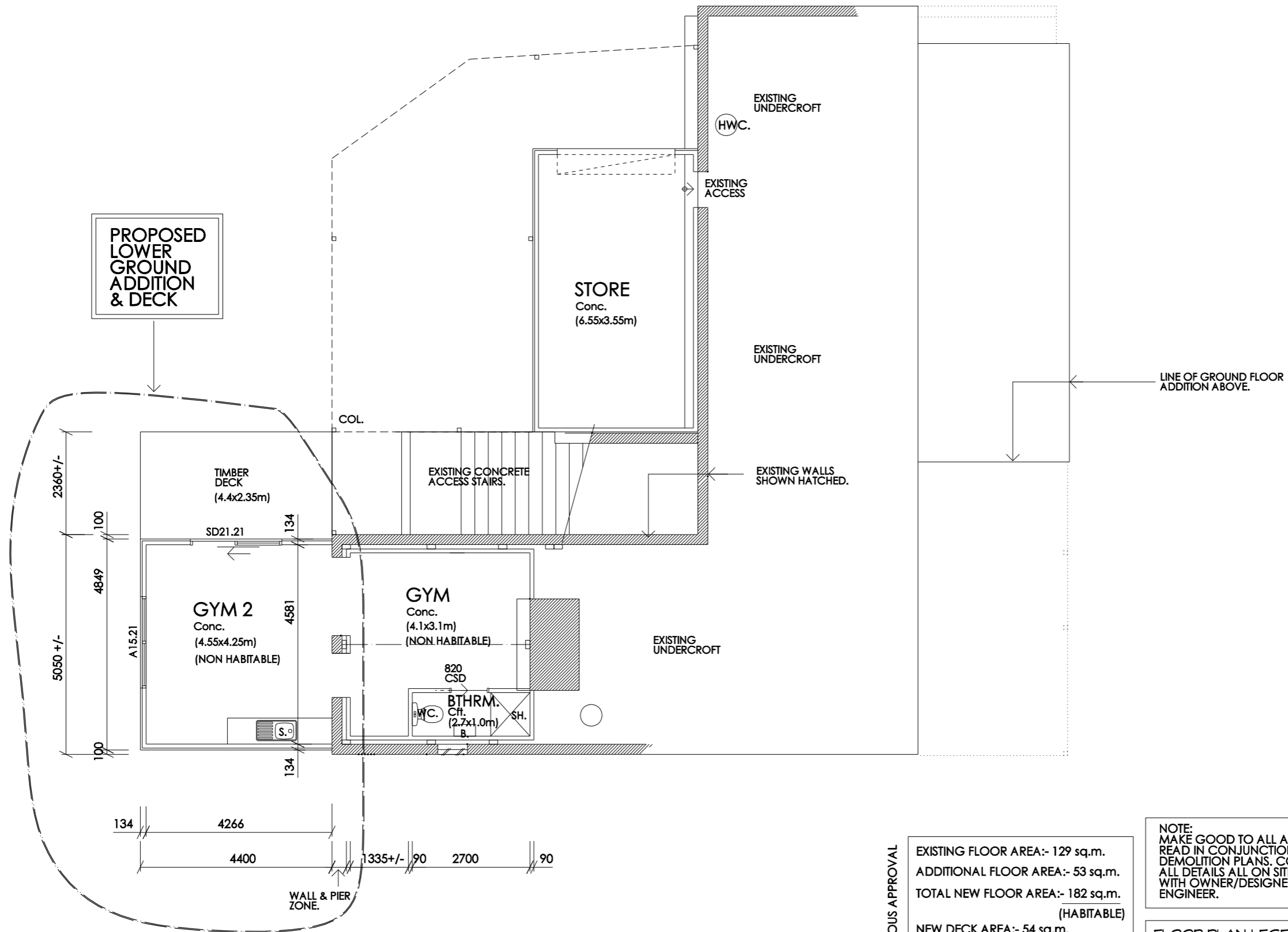
Approval: preliminary Scale: 1:250 @ A3

Project No.:
22.13 - S

Drawing No.: **sk02** Rev. **A**



NORTH



LOWER GROUND FLOOR PLAN
SCALE 1:100

THIS APPLICATION PREVIOUS APPROVAL

EXISTING FLOOR AREA:- 129 sq.m.
ADDITIONAL FLOOR AREA:- 53 sq.m.
TOTAL NEW FLOOR AREA:- 182 sq.m. (HABITABLE)
NEW DECK AREA:- 54 sq.m.
NON HABITABLE AREA LOWER GROUND FLOOR:- 48 sq.m.
NON HABITABLE AREA LOWER GROUND FLOOR:- 69 sq.m. (+21 sq.m. for GYM 2 AREA)
NEW LOWER DECK AREA:- 11 sq.m.

NOTE:
MAKE GOOD TO ALL AREAS.
READ IN CONJUNCTION WITH
DEMOLITION PLANS. CONFIRM
ALL DETAILS ALL ON SITE
WITH OWNER/DESIGNER/
ENGINEER.

FLOOR PLAN LEGEND

- EXISTING WALL.
- EXTERNAL WALLS
STUD FRAME/CEMENT SHEET
134mm - 90mm STUD, 35mm
BATTEN, 9mm CEMENT SHEET.
- 90mm STUD WALLS.

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Client:
Mr. S. Murray

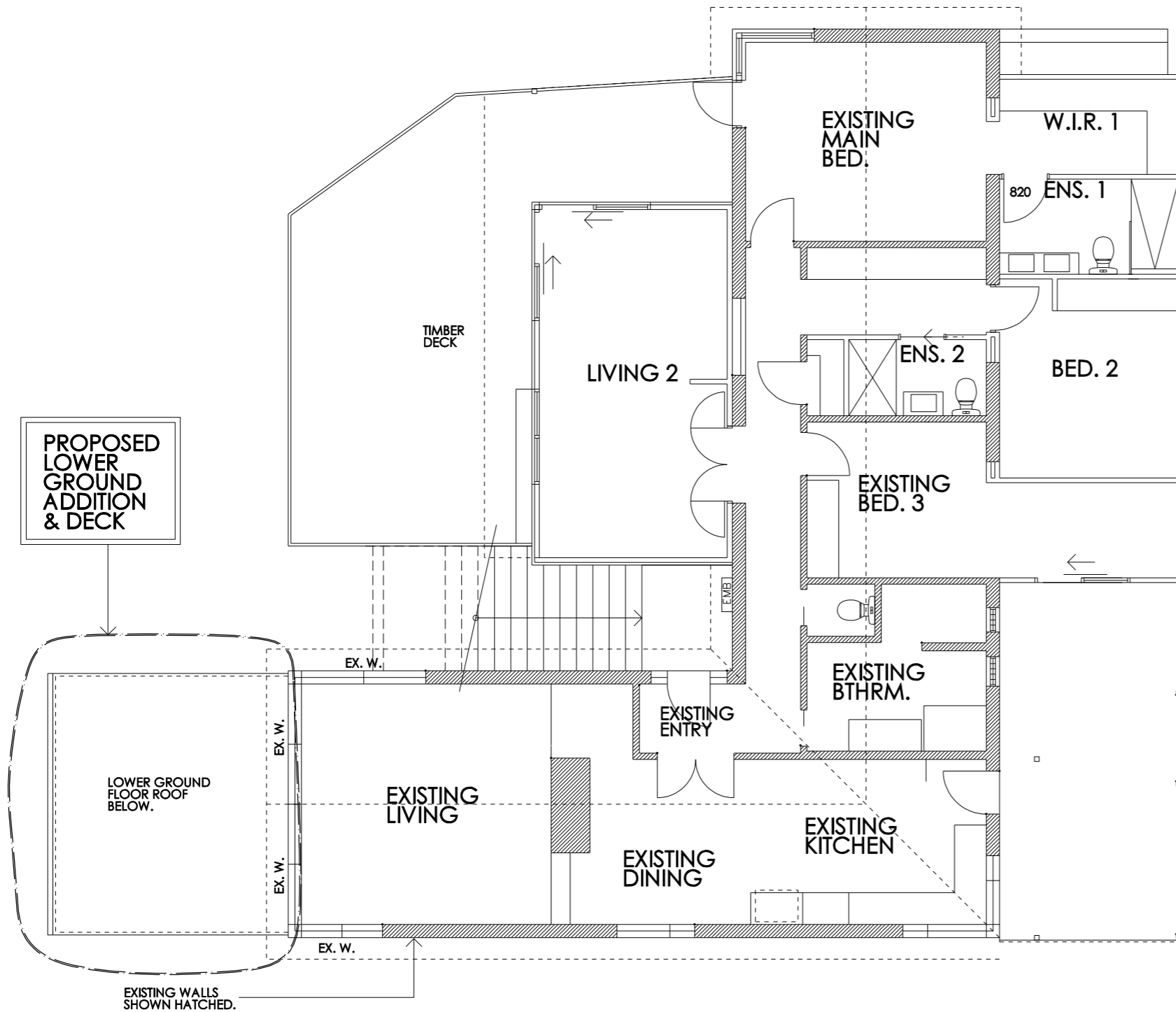
Drawing Title:
Lower Ground Floor Plan

Please note: - Verify all dimensions on site. Figured
dimensions take precedence over scale readings.

Plot Date: 21/08/2025 Drawn: KJR
Approval: preliminary Scale: 1:100 @ A3

Project No.:
22.13 - S
Drawing No.: sk03 Rev. -





GROUND FLOOR PLAN
SCALE 1:100



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Project and Address:
Proposed Addition + Sauna Building to No. 39 Bimburra Rd., Glenorchy.

Client:
Mr. S. Murray

Drawing Title:
Ground Floor Plan

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 21/08/2025 Drawn: KJR

Approval: preliminary Scale: 1:100 @ A3

Project No.:
22.13 - S

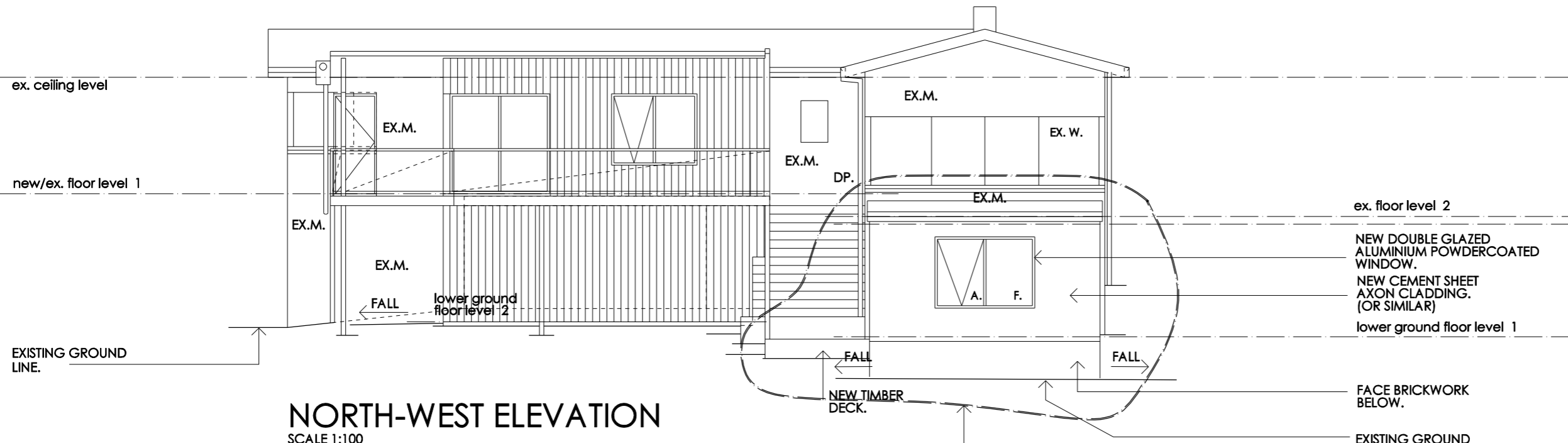
Drawing No.: **sk04** Rev. -

NORTH

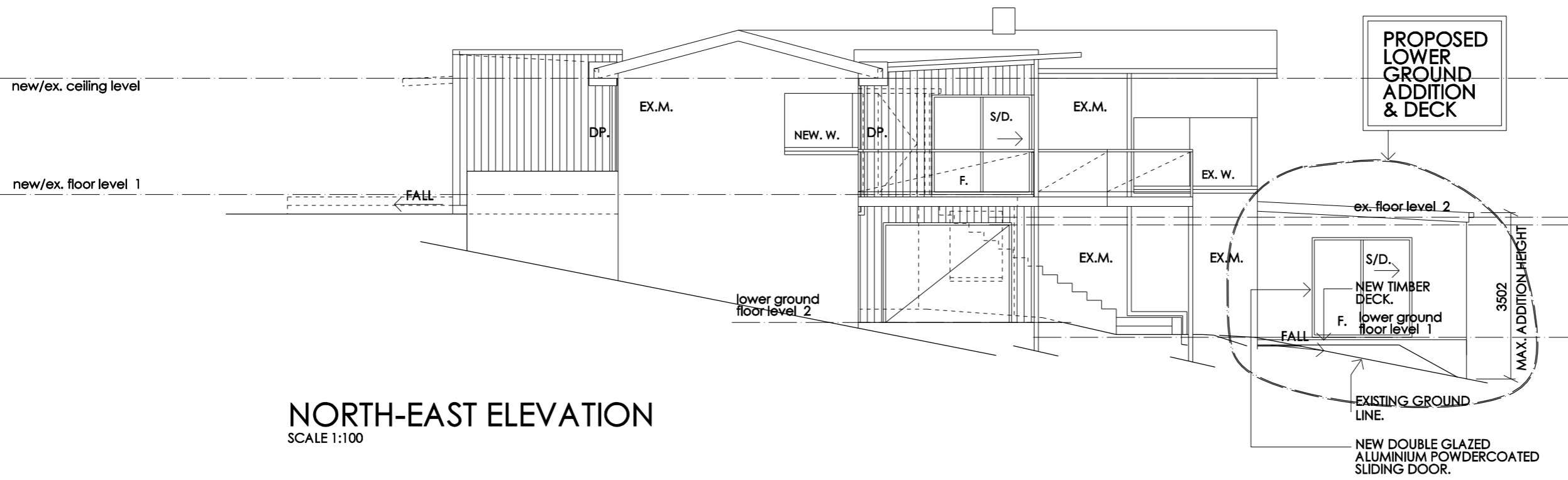
REVISION A - 21/08/25
 - EXISTING GROUND LEVELS TO FRONT
 ADDITION ADJUSTED.
 - MAX. ADDITION HEIGHT SHOWN.

**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**

APPLICATION No.: PLN-24-251
 DATE RECEIVED: 22/08/2025



NORTH-WEST ELEVATION
 SCALE 1:100



NORTH-EAST ELEVATION
 SCALE 1:100

ELEVATION LEGEND.	
EX. M.	EXISTING MASONRY WALLS
EX. W.	EXISTING WINDOW
EX. D.	EXISTING DOOR/S
EX. DP.(R)	EXISTING DOWNPIPE REPLACED
RWH	RAINWATER HEAD

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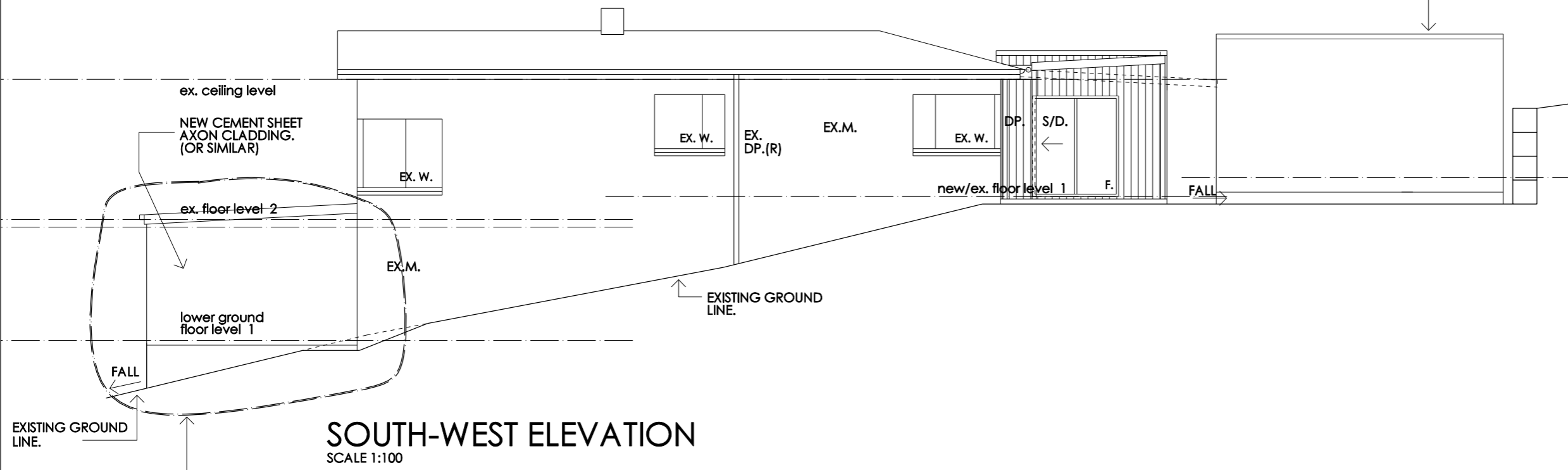
Client:
Mr. S. Murray

Drawing Title:
Elevations

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 21/08/2025 Drawn: KJR
 Approval: preliminary Scale: 1:100 @ A3

Project No.:
22.13 - S
 Drawing No.: sk05 Rev. A



SOUTH-WEST ELEVATION
 SCALE 1:100

PROPOSED SAUNA BUILDING

PROPOSED LOWER GROUND ADDITION

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Project and Address:
Proposed Addition + Sauna Building to No. 39 Bimburra Rd., Glenorchy.

Client:
Mr. S. Murray

Drawing Title:
Elevations

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 21/08/2025 Drawn: KJR
 Approval: preliminary Scale: 1:100 @ A3

Project No.:
22.13 - S
 Drawing No.: sk06 Rev. A

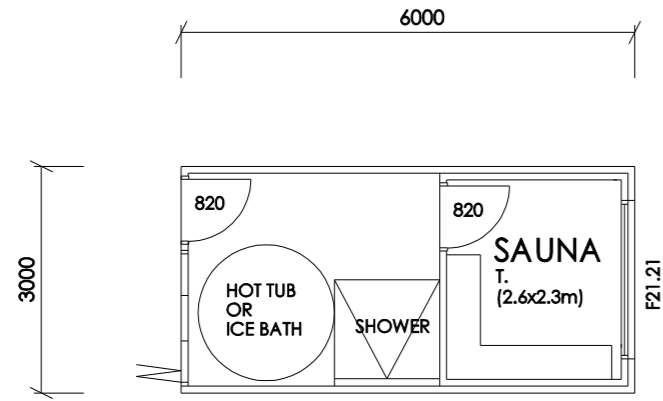
ELEVATION LEGEND.	
EX. M.	EXISTING MASONRY WALLS
EX. W.	EXISTING WINDOW
EX. D.	EXISTING DOOR/S
EX. DP.(R)	EXISTING DOWNPIPE REPLACED
RWH	RAINWATER HEAD

REVISION A - 21/08/25
 - SAUNA BUILDING ROTATED 90 DEGREES.
 REFER SITE PLAN.
 - MINOR WINDOW CHANGES
 - EXISTING GROUND LEVELS/RETAINING
 WALL SHOWN. (PART OF CURRENT
 WORKS).

**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**

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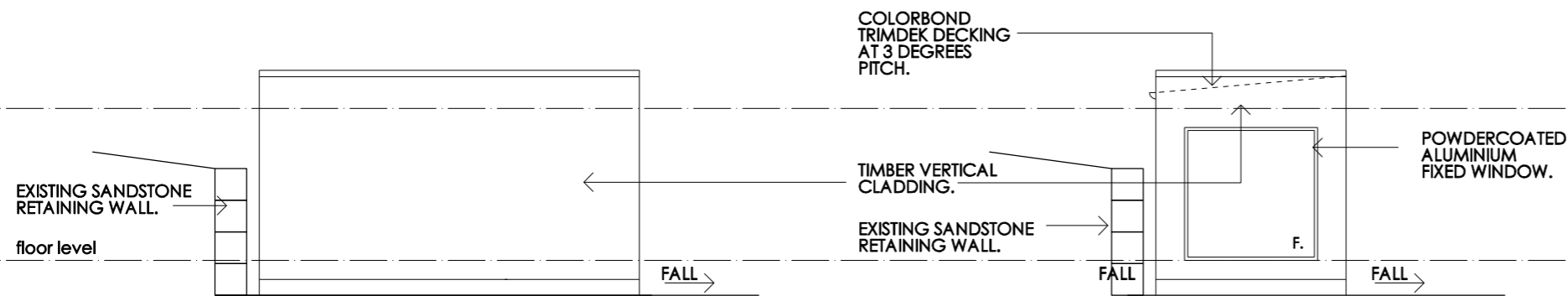
DATE RECEIVED: 22/08/2025



FLOOR PLAN - SAUNA RM.

SCALE 1:100

TOTAL NEW FLOOR AREA:- 18 sq.m.

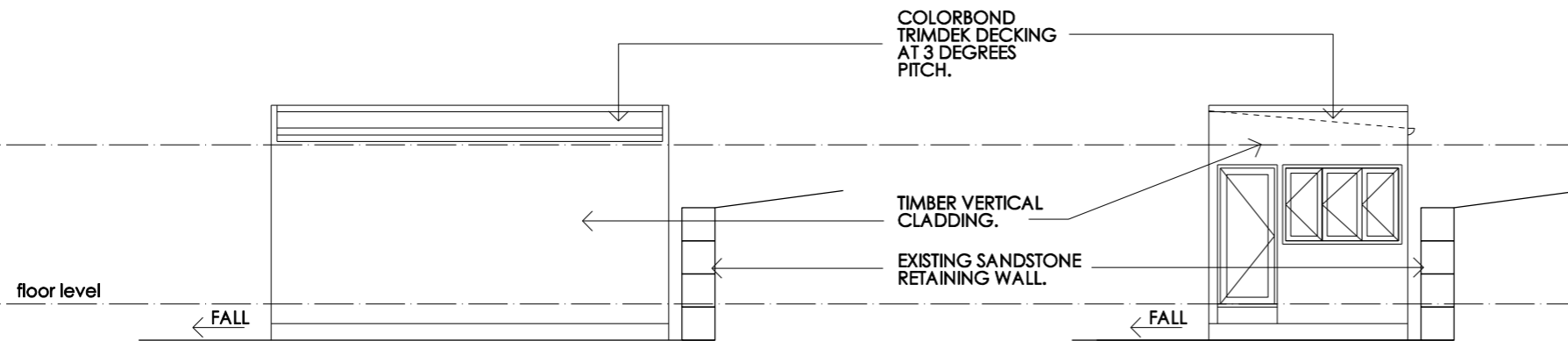


NORTH-EAST ELEVATION - SAUNA

SCALE 1:100

SOUTH-EAST ELEVATION - SAUNA

SCALE 1:100



SOUTH-WEST ELEVATION - SAUNA

SCALE 1:100

NORTH-WEST ELEVATION - SAUNA

SCALE 1:100

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 Glenorchy.**

Client:
Mr. S. Murray

Drawing Title:
Sauna Plan & Elevations

Please note: - Verify all dimensions on site. Figured
 dimensions take precedence over scale readings.

Plot Date: 21/08/2025 Drawn: KJR
 Approval: preliminary Scale: 1:100 @ A3

Project No.:
22.13 - S
 Drawing No.: sk07 Rev. A