DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-185
PROPOSED DEVELOPMENT:	Single Dwelling (Residential)
LOCATION:	409 Collinsvale Road Collinsvale
APPLICANT:	M W Parsons
ADVERTISING START DATE:	07/11/2025
ADVERTISING EXPIRY DATE:	21/11/2025

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 **21/11/2025**.

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 **21/11/2025**, or for postal and hand delivered representations, by 5.00 pm on **21/11/2025**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

FOR DA APPROVAL
NOT FOR CONSTRUCTION

NOTE RE DRAWINGS:

THESE DRAWINGS ARE BASED ON ON-SITE OBSERVATIONS AND HAVE BEEN SET UP ON A RECTILINEAR BASIS, WITH NO ALLOWANCE FOR 'OUT-OF-SQUARE'. 'OUT-OF-LEVEL' AND 'OUT-OF-PLUMB' CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON SITE.

A INDEX UPDATED 15.11.2024
DA ISSUE 12.11.2024
REVISION

409 COLLINSVALE ROAD, COLLINSVALE TAS 7012

RETROSPECTIVE APPLICATION FOR EXISTING DWELLING, SHEDS & GARAGE

PROPERTY INFORMATION

PROPERTY IDENTIFICATION NUMBER	5312476
CERTIFICATE OF TITLE REFERENCE VOLUME/FOLIO)	221714/1
LOCALITY	COLLINSVALE
MUNICIPALITY	GLENORCHY
PLANNING ZONES	20.0 RURAL
PLANNING CODES OVERLAY	C2.0 PARKING & SUSTAINABLE TRANSPORT CODE
	C3.0 ROAD AND RAILWAY ASSETS CODE
	C7.0 NATURAL ASSETS CODE
	C8.0 SCENIC PROTECTION AREA,
	C13.0 BUSHFIRE-PRONE AREAS,
	C15.0 LANDSLIP HAZARD BAND
TOTAL AREA	48064 SQM
PLANNING SCHEME	TASMANIAN PLANNING SCHEME

DWG. NO.	DRAWING	SCALE	ISSUE	REV.	DATE
DA.00	INDEX & CONTEXT PLAN	NTS @ A3	DA ISSUE	A	15.11.2024
SURVEY	CONTOUR & DETAIL PLAN BY ROGERSON & BIRCH	1:400 @ A3	DA ISSUE		03.10.2024
DA.01	EXISTING SITE PLAN	1:500 @ A3	DA ISSUE	A	15.11.2024
DA.02	EXISTING GROUND FLOOR PLAN	1:100 @ A3	DA ISSUE	A	15.11.2024
DA.03	EXISTING PART SOUTH WEST ELEVATION	1:100 @ A3	DA ISSUE	A	15.11.2024
DA.04	EXISTING CONTAINERS 1 & 2 - ACCOMMODATION	1:100 @ A3	DA ISSUE		12.11.2024

ADDITIONAL INFORMATION

DOUBLE GARAGE ENGINEERING DRAWINGS PREPARED BY VENN ENGINEERING	20.06.2024

Studio ilk Architecture & Interiors
Studio ilk PTY LTD A.B.N. 18 642 297 916
284 DAVEY STREET SOUTH HOBART
TASMANIA AUSTRALIA 7004

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E info@studioilk.com.au
W www.studioilk.com.au

MICHAEL PARSONS
PROPRIETOR

24-117
PROJECT No.

RETROSPECTIVE APPLICATION FOR EXISTING DWELLING, SHEDS & GARAGE AT
409 COLLINSVALE ROAD
COLLINSVALE TAS 7012
PROJECT

15.11.2024
DATE

0 1 2 3 4
METRES

SCALE N.T.S @ A3
SCALE

DRAWING INDEX & CONTEXT PLAN
DRAWING

DA.00A
DRAWING No.

studio ilk
architecture & interiors

ROGERSON & BIRCH SURVEYORS

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

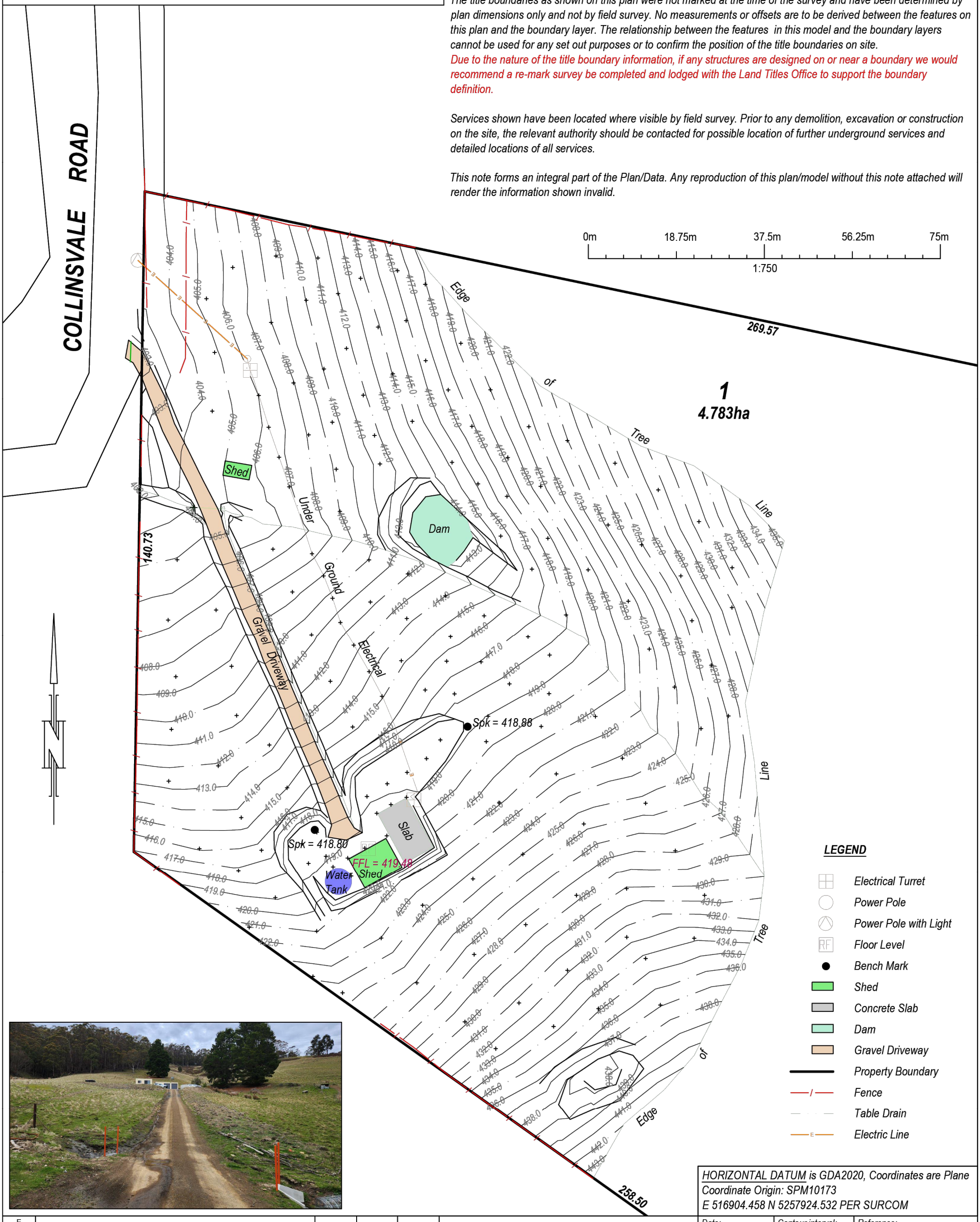
NOTES:

This plan and associated digital model is prepared for Michael Parsons from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.
Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.

Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM10173
E 516904.458 N 5257924.532 PER SURCOM

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

Contour & Detail Plan

FOR: MICHAEL PARSONS

LOCATION: 409 COLLINSVALE ROAD COLLINSVALE

Date: 03-10-2024	Contour interval: 0.25m	Reference: PARSO01 15744-01
Drawn: AH	Scale: 1:750 (A3)	Bearing Datum: MGA
Approved: AB	C.T. Reference: 221714/1	Vertical Datum: AHD

ADJOINING PROPERTY:
377 COLLINSVALE ROAD
COLLINSVALE TAS 7012
PROPERTY ID: 7490276
TITLE REF: 31451/1

FOR DA APPROVAL
NOT FOR CONSTRUCTION

NOTE RE DRAWINGS:

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A SOLAR PANELS ADDED 15.11.2024
DA ISSUE 12.11.2024
REVISION

COLLINSVALE ROAD

TITLE BOUNDARY 269.57m

LINE OF NATURAL ASSETS CODE OVERLAY

EXISTING SHED

EXISTING DAM

115125 NOM. OFFSET FROM TITLE BOUNDARY

LINE OF NATURAL ASSETS CODE OVERLAY

LINE OF LANDSLIP HAZARD CODE - LOW

TITLE BOUNDARY 140.73m

409 COLLINSVALE ROAD
COLLINSVALE TAS 7012
PROPERTY ID: 5312476
TITLE REF: 221714/1

EXISTING GRAVEL DRIVEWAY

LINE OF NATURAL ASSETS CODE OVERLAY

LINE OF LANDSLIP HAZARD CODE - LOW

EXISTING SHED ROOFS FALL TO EAVES GUTTER

EXISTING WATER TANK

PROPOSED SOLAR PANELS TO GARAGE ROOF SHOWN DASHED

45730 NOM. OFFSET FROM TITLE BOUNDARY

22215 NOM. OFF-SET FROM TITLE BOUNDARY

TITLE BOUNDARY 258.50m

LINE OF NATURAL ASSETS CODE OVERLAY

ADJOINING PROPERTY: 'BETHELHOME'
415 COLLINSVALE ROAD
COLLINSVALE TAS 7012
PROPERTY ID: 5312484
TITLE REF: 245039/1

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MICHAEL PARSONS
PROPRIETOR

24-117
PROJECT No.

RETROSPECTIVE APPLICATION FOR EXISTING DWELLING, SHEDS & GARAGE AT
409 COLLINSVALE ROAD
COLLINSVALE TAS 7012
PROJECT

15.11.2024
DATE

0 5 10 15 20
METRES
SCALE 1:500 @ A3
SCALE

PART SITE PLAN
DRAWING

DA.01A
DRAWING No.

studio ilk
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NOT FOR CONSTRUCTION

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A SOLAR PANELS ADDED 15.11.2024
DA ISSUE 12.11.2024
REVISION

EXISTING ELECTRICAL TURRET - UNDERGROUND ELECTRICAL SUPPLY

6985 CONCRETE SLAB

CONTAINER 01 - ACCOMMODATION

CONTAINER 02 - ACCOMMODATION

11990 CONCRETE SLAB

CONTAINER 03 - OFFICE

CONTAINER 04 - LAUNDRY

CONTAINER 05 - STORAGE

EXISTING GRAVEL DRIVEWAY

EXISTING DOUBLE GARAGE

EXISTING BATTER

EXISTING CONCRETE WATER TANK

EXISTING CONCRETE SLAB WITH SHIPPING CONTAINER UNITS AND GABLE ROOF OVER. APPROXIMATE LOCATIONS OF CONTAINERS SHOWN DASHED.

24 x SOLAR PANELS (1900X1040 NOM.) FIXED TO FACE OF DOUBLE GARAGE ROOF SHEETING SHOWN DASHED. PITCH OF SOLAR PANELS TO MATCH ROOF PITCH

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MICHAEL PARSONS
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RETROSPECTIVE APPLICATION FOR EXISTING DWELLING, SHEDS & GARAGE AT
409 COLLINSVALE ROAD
COLLINSVALE TAS 7012
PROJECT

15.11.2024
DATE

0 1 2 3 4
METRES

SCALE 1:100 @ A3
SCALE

DETAIL SITE PLAN
DRAWING

DA.02A
DRAWING No.

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architecture & interiors

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NOT FOR CONSTRUCTION

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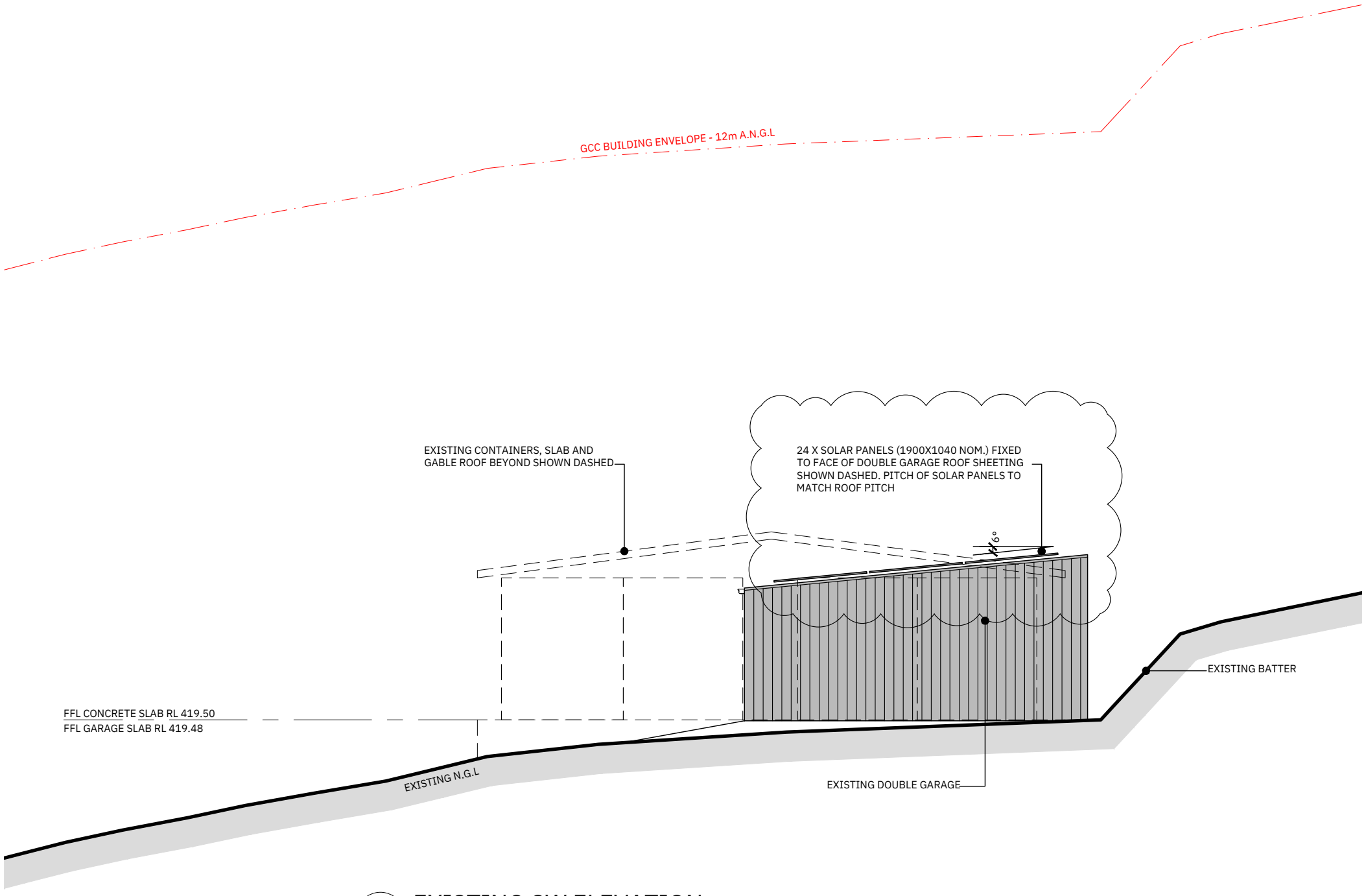
A SOLAR PANELS ADDED 15.11.2024
DA ISSUE 12.11.2024
REVISION



EXISTING SW ELEVATION
1:100 @ A3

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RETROSPECTIVE APPLICATION FOR EXISTING DWELLING, SHEDS & GARAGE AT
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PROJECT

15.11.2024
DATE

0 1 2 3 4
METRES

SCALE 1:100 @ A3
SCALE

EXISTING SW ELEVATION
DRAWING

DA.03A
DRAWING No.

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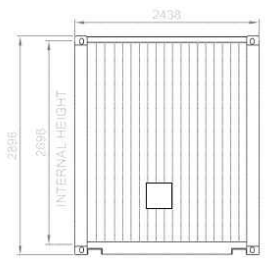
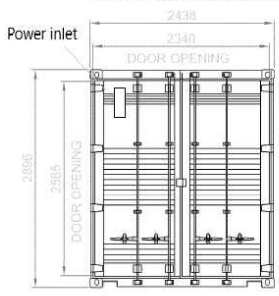
DA ISSUE 12.11.2024

REVISION



FRONT END ELEVATION

Container door welded closed

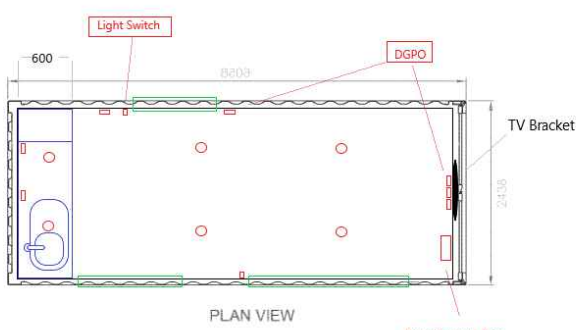


REAR END ELEVATION

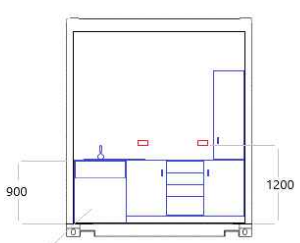
RIGHT SIDE ELEVATION

DGPO's 400 AFL

4x down light spaced evenly with 2 x dowlights evely spaced over benchtop



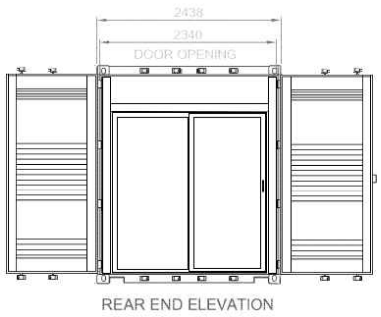
PLAN VIEW



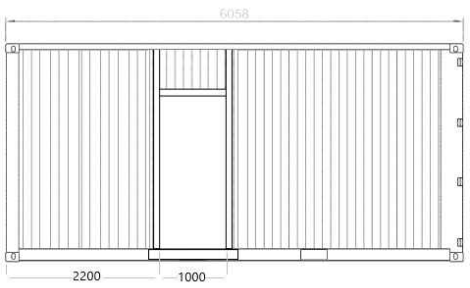
open space below sink?

CONTAINER 01 - ACCOMODATION

1:100 @ A3



REAR END ELEVATION

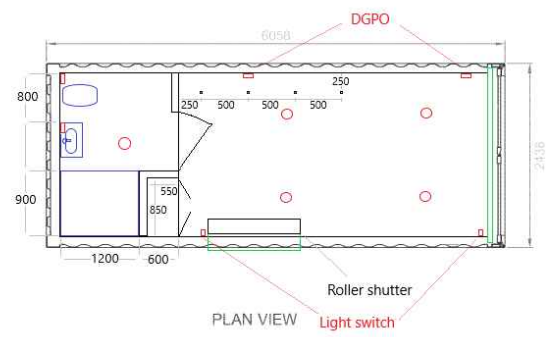


LEFT SIDE ELEVATION

DGPO's 400 AFL

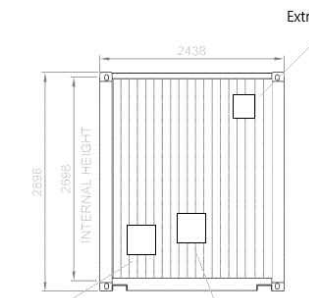
4x down light spaced evenly

Bathroom light single batten and bulb

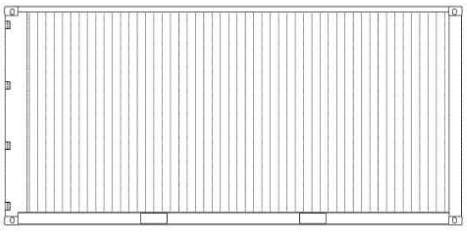


PLAN VIEW

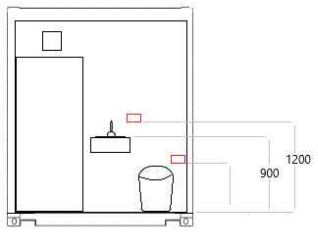
Extraction fan



FRONT END ELEVATION



RIGHT SIDE ELEVATION



CONTAINER 02 - ACCOMODATION

1:100 @ A3

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MICHAEL PARSONS
PROPRIETOR

24-117
PROJECT No.

RETROSPECTIVE APPLICATION FOR EXISTING DWELLING, SHEDS & GARAGE AT
409 COLLINSVALE ROAD
COLLINSVALE TAS 7012
PROJECT

12.11.2024
DATE

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METRES
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SCALE

CONTAINERS 1 & 2 - ACCOMMODATION
DRAWING

DA.04
DRAWING No.

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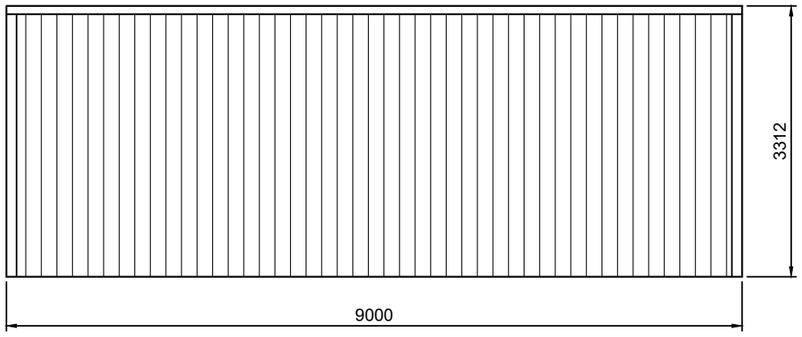
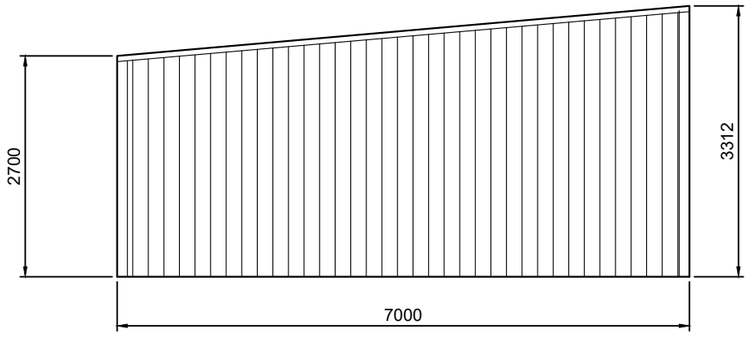


2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:75

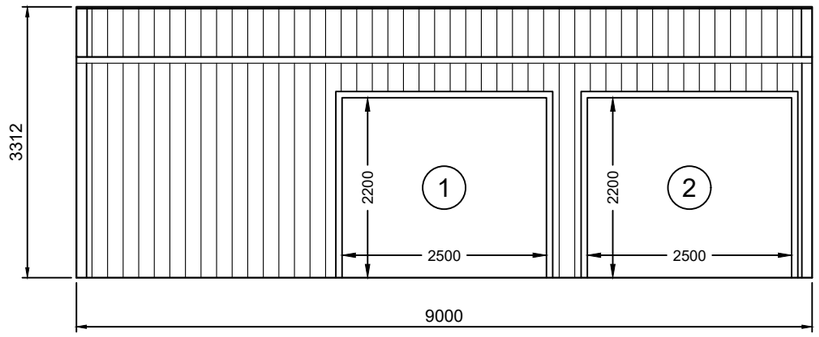


3/2 REAR BUILDING ELEVATION

SCALE: 1:75

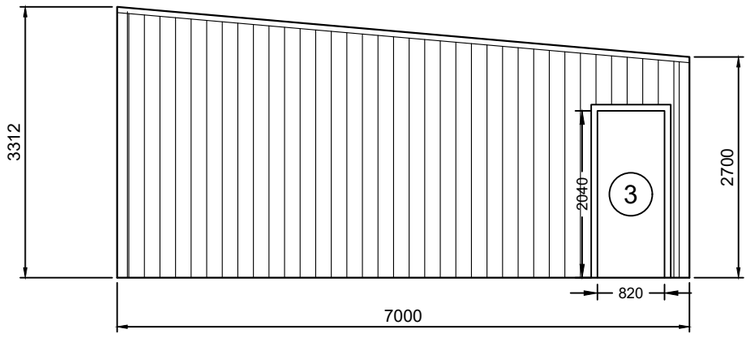
FRAME #4

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-24-185
DATE RECEIVED 10 July 2024



1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:75



4/2 FRONT BUILDING ELEVATION

SCALE: 1:75

FRAME #1

REV	DATE	DESCRIPTION
A	20-06-2024	-

COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

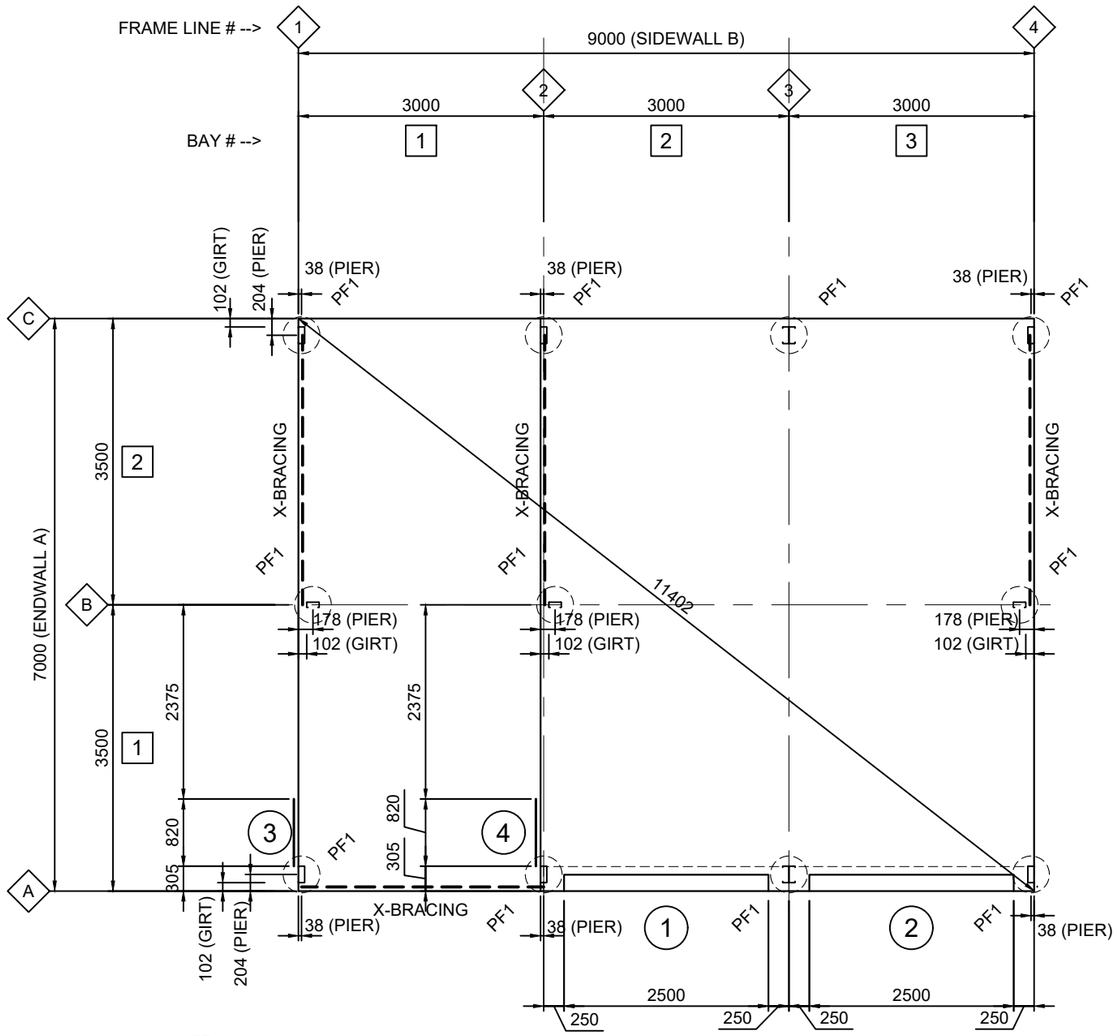
VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed ..... Date 20-06-2024

Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

Customer Name: Michael Parsons
Site Address: 409 Collinsvale Road
Collinsvale,
TAS, 7012

DATE 20-06-2024
JOB NO. HGOR95709971
SHEET 2 of 10

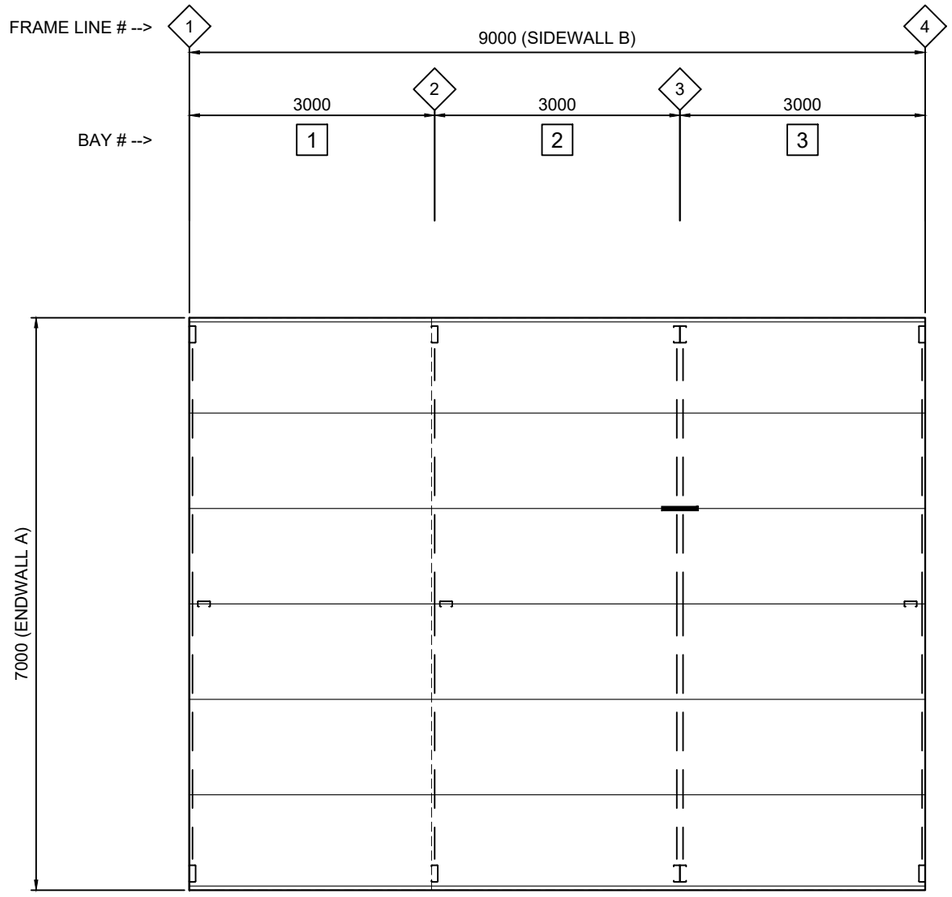


1/4 FOOTING/SLAB FLOOR PLAN

SCALE: 1:75 PF1 - 450Ø REINFORCED CONCRETE PIERS TO DETAIL

SLAB IS DESIGNED FOR CARS AND LIGHT VANS NOT EXCEEDING 3500kg GROSS MASS

CONCRETE CONTROL JOINTS SHALL BE PROVIDED IN SLAB TO DETAIL AT NOT MORE THAN 10m CENTRES IN EACH DIRECTION, APPROXIMATELY EQUALLY SPACED AND LOCATED APPROXIMATELY MIDWAY BETWEEN COLUMNS/MULLIONS



2/4 ROOF FRAMING PLAN

SCALE: 1:75

ROOF SHEETING IS USED AS DIAPHRAGM TO BRACE THE BUILDING AND IS NOT TO BE CUT UNDER ANY CIRCUMSTANCES

ALLOWABLE ADDITIONAL ROOF LOAD: 0.18kPa

REV	DATE	DESCRIPTION
A	20-06-2024	-

COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 20-06-2024
Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

Customer Name: Michael Parsons
Site Address: 409 Collinsvale Road
Collinsvale,
TAS, 7012

DATE 20-06-2024
JOB NO. HGOR95709971
SHEET 4 of 10

Generic Temporary Bracing Information

The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials

The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location

The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

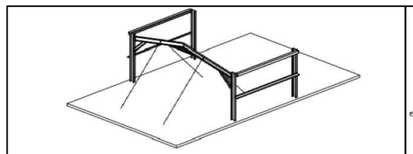


Fig 1. Frame First Temporary Bracing on First Rafter Installed

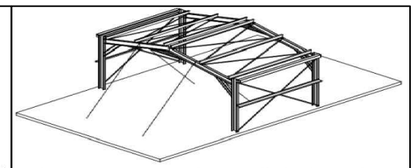


Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

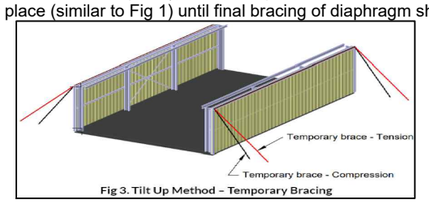


Fig 3. Tilt Up Method – Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing

The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal

The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

https://www.safeworkaustralia.gov.au/ ‘Construction work – steel erection. Information sheet’, 2016.
https://www.steel.org.au/ ‘Structural steelwork fabrication and erection code of practice’, 2014.
https://www.standards.org.au/ AS/NZS 5131:2016 ‘Structural steelwork – Fabrication and erection.

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

GES
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Wastewater system:

Dual-purpose septic tank (min 3000L)

Cut-off drain
Two-way splitter box

Terraced Absorption Trenches
2 x 10m x 1.5m x 0.6m
min 3m separation

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 16m from downslope boundary
Min 71m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

27/6/2024

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-24-185
DATE RECEIVED 10 July 2024

Do not scale from these drawings. Dimensions to take precedence over scale.	Michael Parsons 409 Collinsvale Rd COLLINSVALE 7012	C.T.: 221714/1	Date: 27/6/2024	On-Site Wastewater Management Plan	1:500 @ A3	Sheet 1 of 1 Drawn by: SR

Design notes:

1.Absorption trench dimensions of up to 20m long by 0.45m deep by 1.5m wide – total storage volume calculated at average 35% porosity.
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.350mm Arch should be placed in the centre of trench
4.Geotextile or filter cloth to be placed over the distribution arch to prevent clogging
5.Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450mm on down slope edge
6.Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m^2
7.All works on site to comply with AS3500 and Tasmanian Plumbing code.

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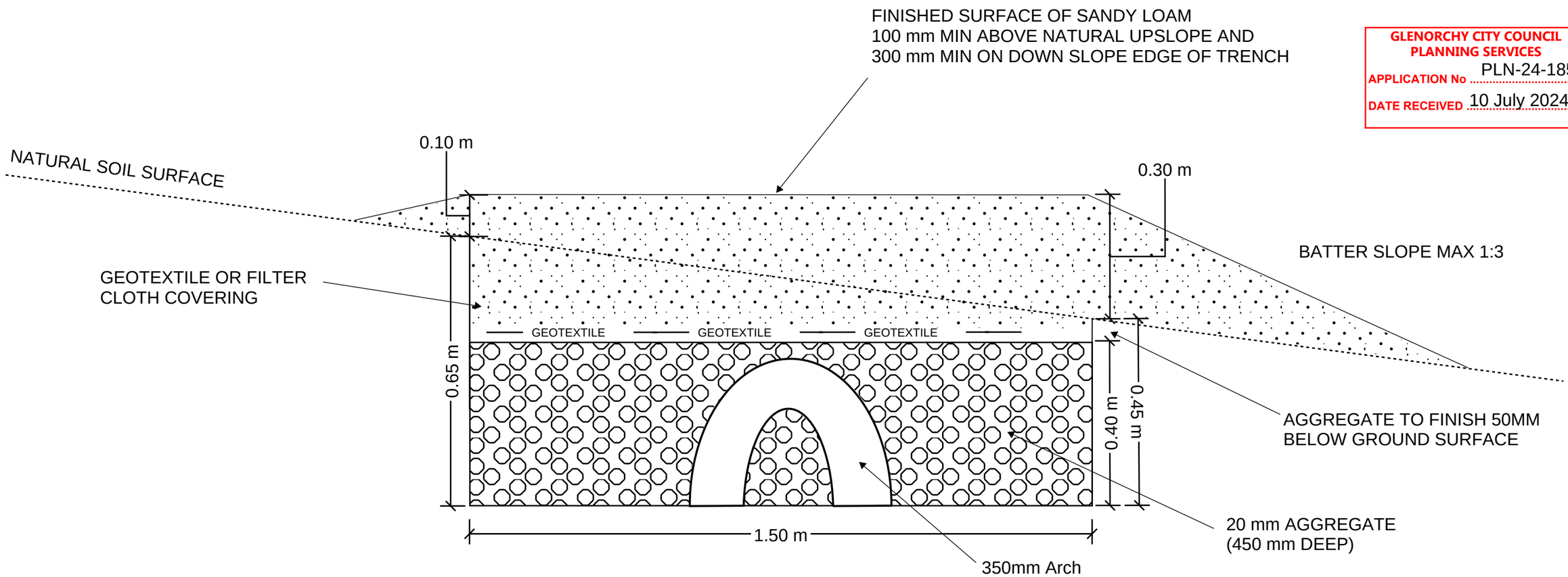

Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: May 2020	Terraced Absorption Trench Detail	Sheet 1 of 1

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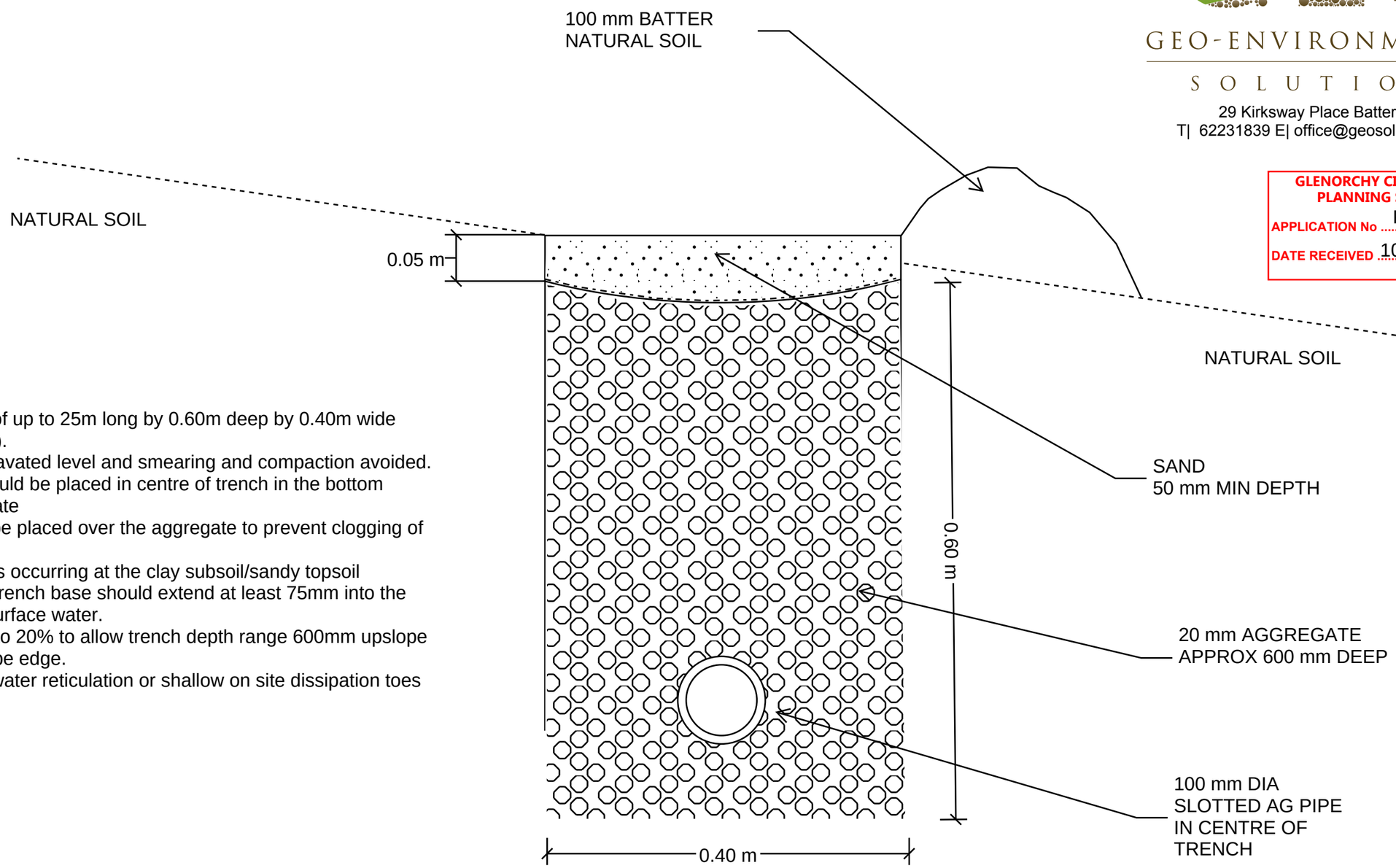

Design notes:

1.Cut-off trench dimensions of up to 25m long by 0.60m deep by 0.40m wide (depths and widths minimum).
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.100mm slotted ag-pipe should be placed in centre of trench in the bottom 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipes and aggregate
5.If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils), the trench base should extend at least 75mm into the subsoil clay to capture sub-surface water.
6.Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
7.Trench discharge to stormwater reticulation or shallow on site dissipation toes across the contour.

Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: Nov 2021	Cut-Off Drain Detail	Sheet 1 of 1

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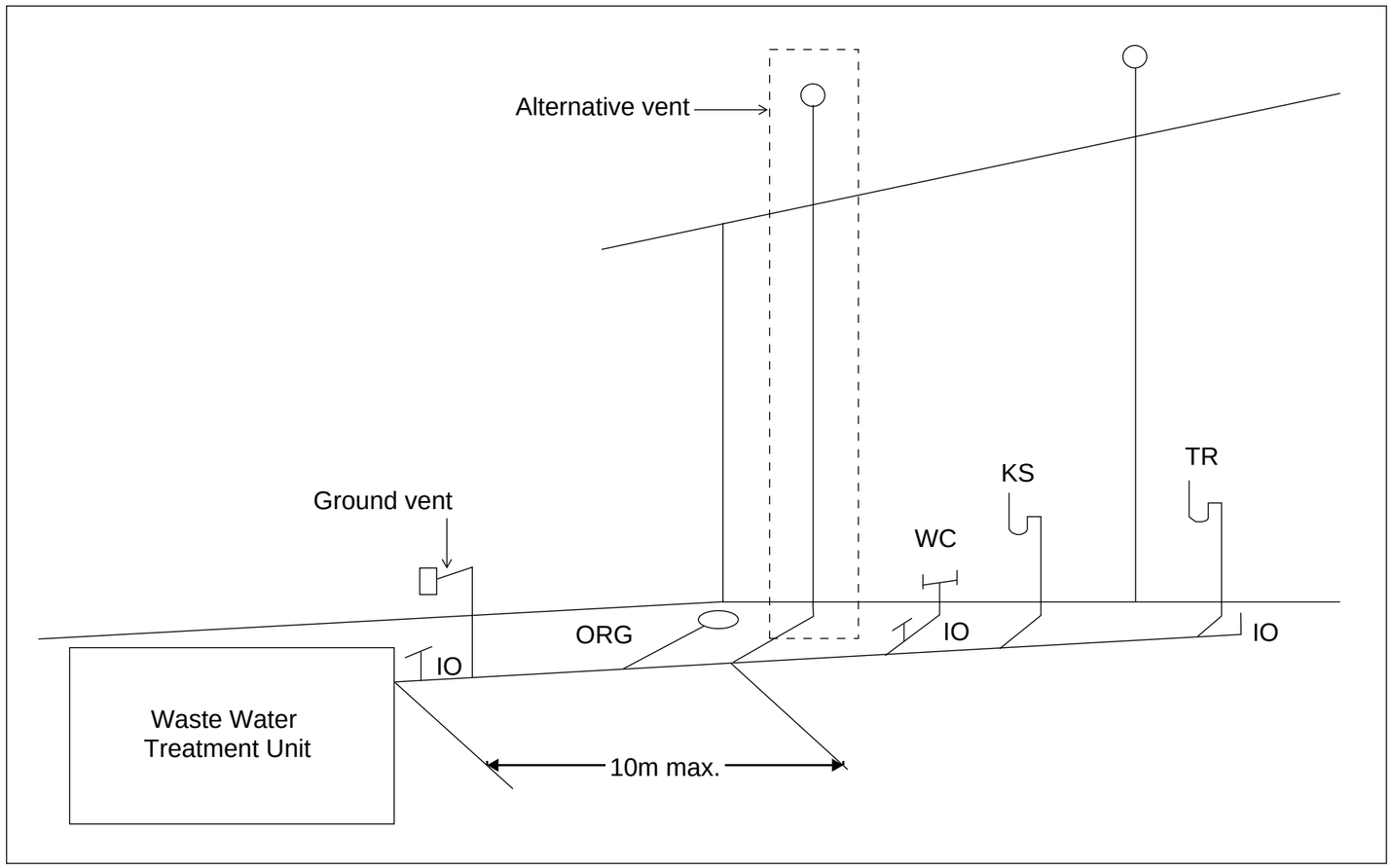

Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1