

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-243
PROPOSED DEVELOPMENT:	Additions and alterations to deck
LOCATION:	145 Lennox Avenue Lutana
APPLICANT:	Makeuse Architecture Deconstruction & Consulting
ADVERTISING START DATE:	13/03/2026
ADVERTISING EXPIRY DATE:	27/03/2026

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 **27/03/2026**.

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 **27/03/2026**, or for postal and hand delivered representations, by 5.00 pm on **27/03/2026**.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-243

DATE RECEIVED 5 December 2025

PROJECT No.	2154
OWNER / CLIENT	MR COURTNEY
PROJECT ADDRESS	145 Lennox Avenue, Lutana
LAND TITLE REF. NO. (CERTIFICATE VOLUME AND FOLIO)	18953 / 1
PLANNING ZONE	10.0 General Residential
SITE AREA	960.0 m2
HOUSE AREA - ROOF COVERAGE	240.0 m2
ROOF COVERED AREA of Deck DECK AREA (above 1.0m high)	101.0 m2 140.0 m2
CARPORT - Green Space - covered (Polycarbonate roof)	20.0 m2



LOCATION MAP (NTS)

DWG. No.	DRAWING	Issue
A00	COVER SHEET & DRAWING SCHEDULE	A
A01	SITE + FLOOR PLAN DETAILS	A
A02	SITE + ROOF PLAN DETAILS	A
A03	NORTH ELEVATION	A
A03.1	EAST ELEVATION + SECTION -s1	A
A03.2	SOUTH ELEVATION	A
A04	PLAN DETAIL - D1 + SECTION - A	A
A05	SITE SLOPE DETAILS (LISTMAP)	A
A05.1	SUN PATH DIAGRAM - 01	A
A05.2	SUN PATH DIAGRAM - 02	A
A06	SLAB/Column DETAILS for TASWATER Assessment	A

PLANNING SUBMISSION

EXISTING AND PROPOSED WORKS

Project
Building Order

Client
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ABN 34 599840 014
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Drawing
COVER PAGE

Drawing Number: _____ Revision _____

A00

Scale
nts @ A3
stage
PLANNING SUBMISSION

Project Number
2154
date printed
02.12.25

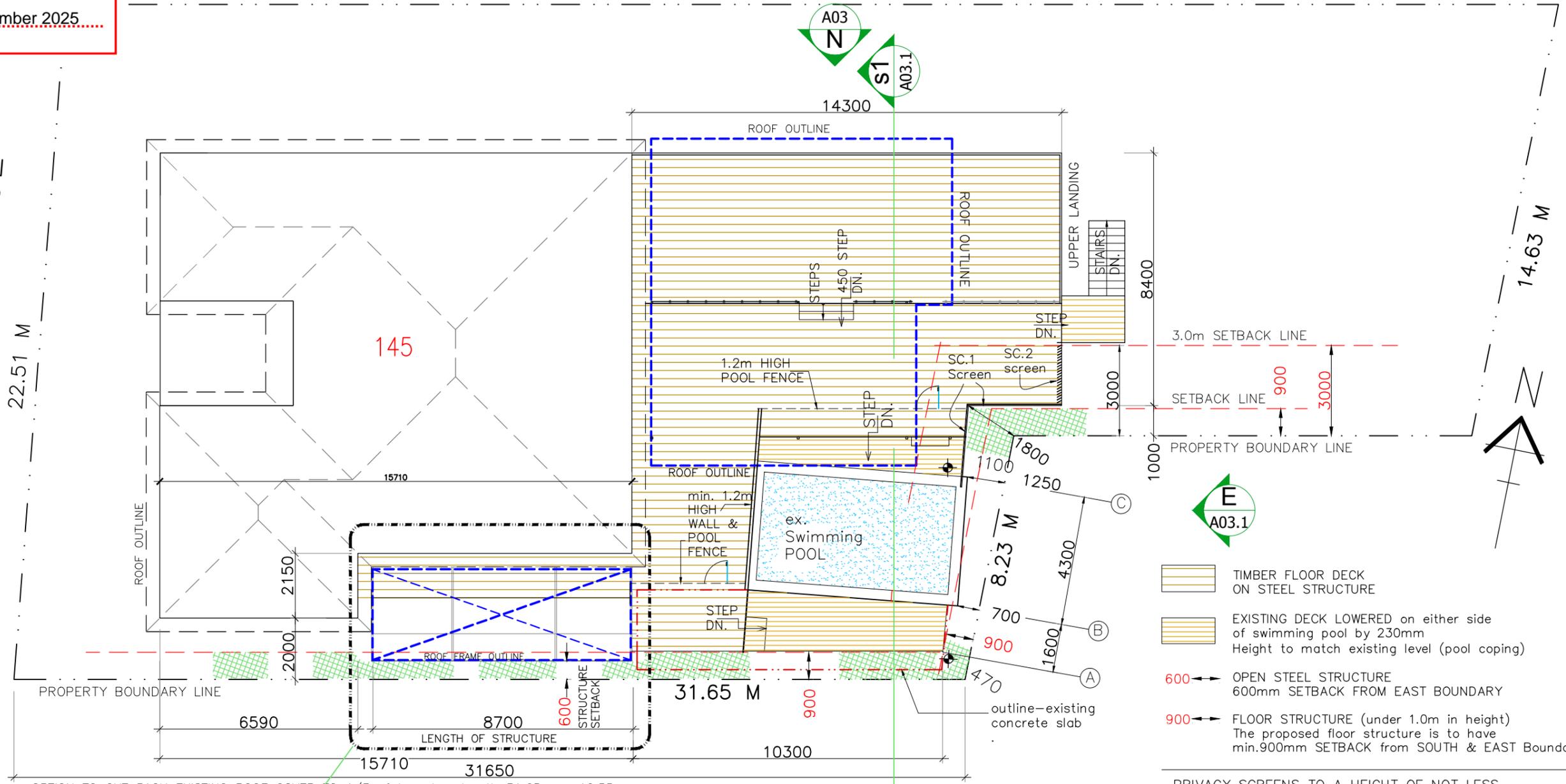
LENNOX AVENUE

22.51 M

49.68 M

PROPERTY BOUNDARY LINE

14.63 M



OPTION TO CUT BACK EXISTING ROOF COVER TO 1/3 of boundary length 31.65m = 10.55m

D.1
A04

SITE + FLOOR PLAN DETAILS
SCALE 1:150

S
A03.2

S1
A03.1

E
A03.1

- TIMBER FLOOR DECK ON STEEL STRUCTURE
- EXISTING DECK LOWERED on either side of swimming pool by 230mm Height to match existing level (pool coping)
- OPEN STEEL STRUCTURE 600mm SETBACK FROM EAST BOUNDARY
- FLOOR STRUCTURE (under 1.0m in height) The proposed floor structure is to have min.900mm SETBACK from SOUTH & EAST Boundary

PRIVACY SCREENS TO A HEIGHT OF NOT LESS THAN 1.7M ABOVE THE FINISHED FLOOR LEVEL, WITH A UNIFORM TRANSPARENCY OF NOT MORE THAN 25% VISIBILITY

- SC.1 METAL PERFORATED SCREEN (GREY)
- SC.2 METAL-VERTICAL FIXED LOUVRE (GREY)

FLOOR FRAME DETAILS

ALTERATIONS TO EXISTING FLOOR STRUCTURE TO COMPLY WITH SET-BACKS AND FIRE
- STEEL FRAME (C-CHANNELS AND TIMBER FLOOR DECKING)

Existing in ground SWIMMING POOL

SWIMMING POOL TO BE MADE GOOD AND TO INCLUDE NEW POOL FENCING

PLANNING SUBMISSION



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Drawing
SITE + FLOOR PLAN DETAILS
Drawing Number: **A01**
Revision: _____
Scale: 1:150@A3
stage: PLANNING SUBMISSION
Project Number: 2154
date printed: 02.12.25

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PLANNING SERVICES**

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FLOOR FRAME DETAILS

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- STEEL FRAME
(C-CHANNELS AND TIMBER FLOOR DECKING)

Existing in ground SWIMMING POOL

SWIMMING POOL TO BE MADE GOOD AND TO
INCLUDE NEW POOL FENCING

MATERIALS

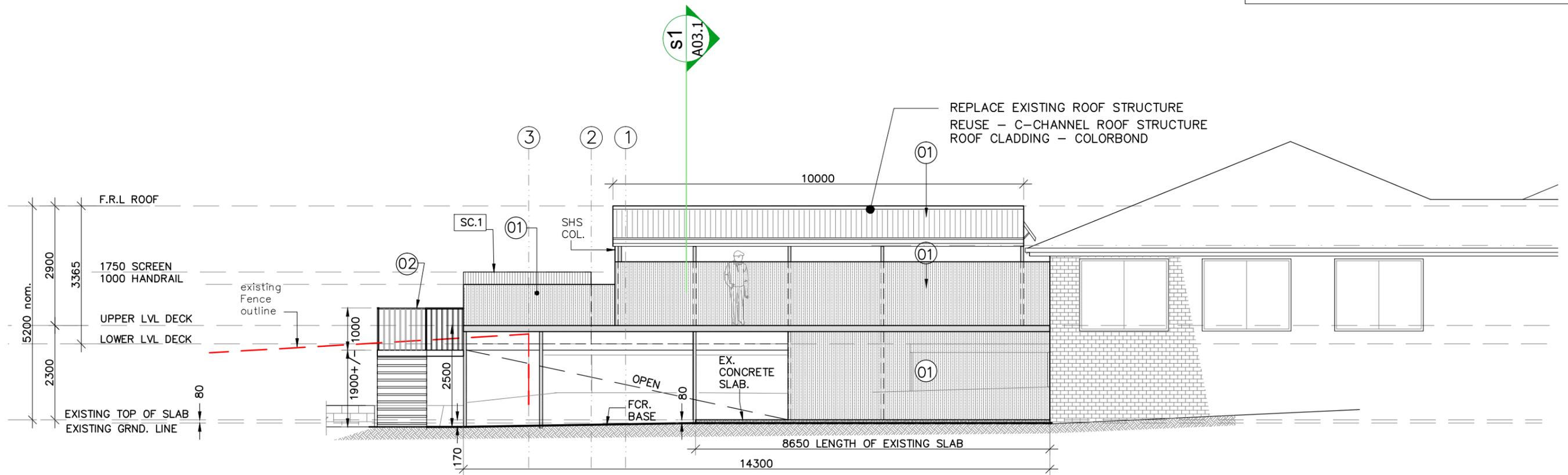
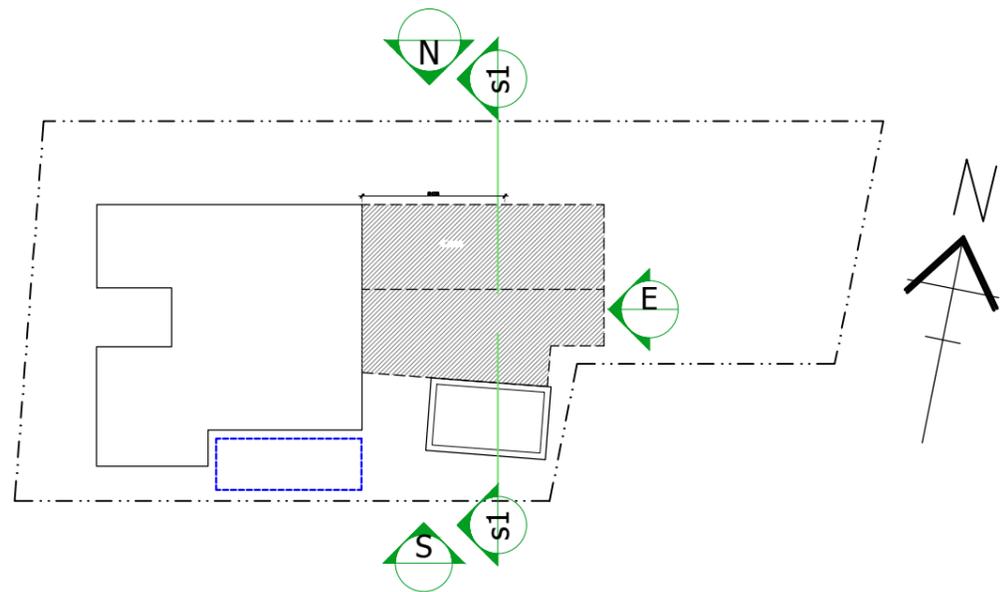
01 ROOF CLADDING - COLORBOND (BLACK)
WALL CLADDING - COLORBOND (BLACK)

02 EXISTING STEEL STAIRCASE
TO BE RELOCATED

PRIVACY SCREENS TO A HEIGHT OF NOT LESS
THAN 1.7M ABOVE THE FINISHED FLOOR LEVEL,
WITH A UNIFORM TRANSPARENCY OF NOT MORE
THAN 25% VISIBILITY

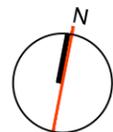
SC.1 METAL PERFORATED SCREEN (GREY)

SC.2 METAL-VERTICAL FIXED LOUVRE (GREY)



NORTH ELEVATION
SCALE 1:100

PLANNING SUBMISSION



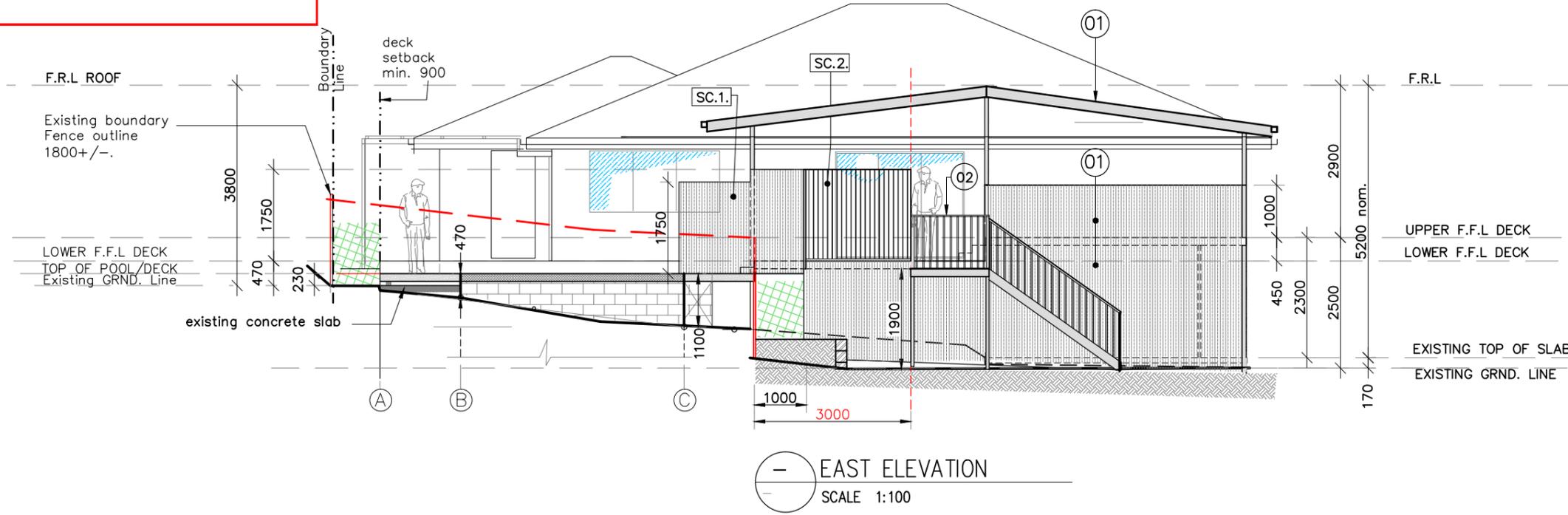
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Drawing
NORTH ELEVATION

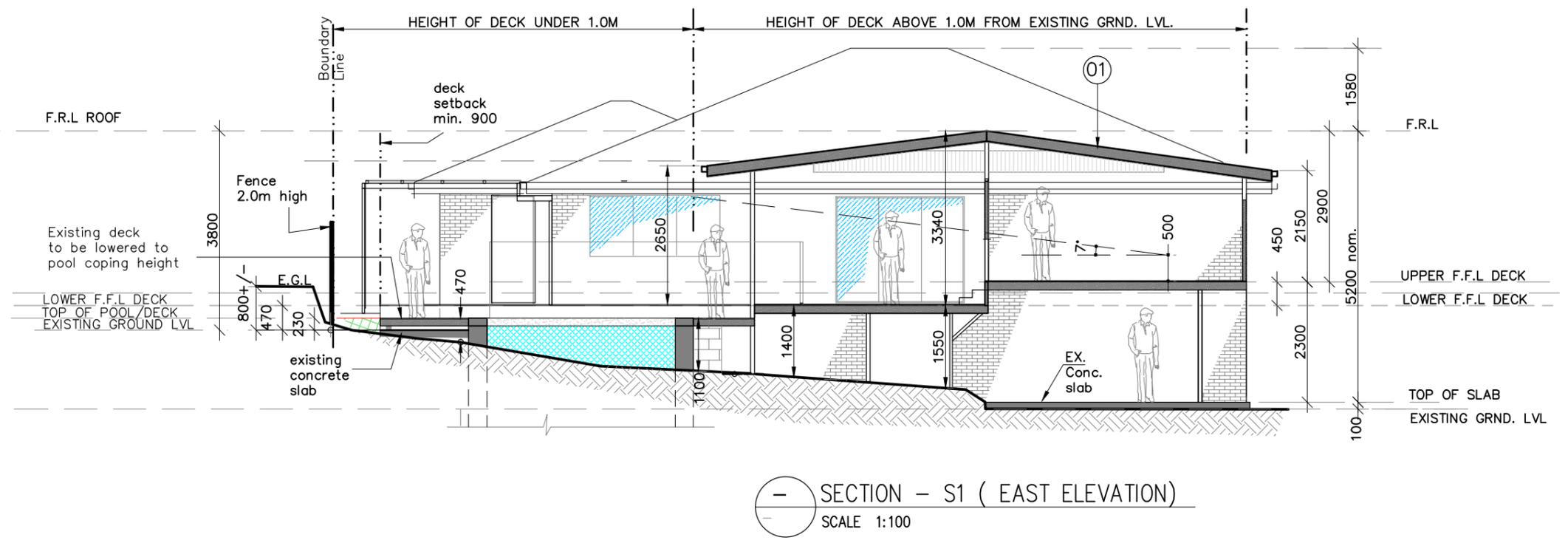
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Project Number
2154
stage
PLANNING SUBMISSION
date printed
02.12.25

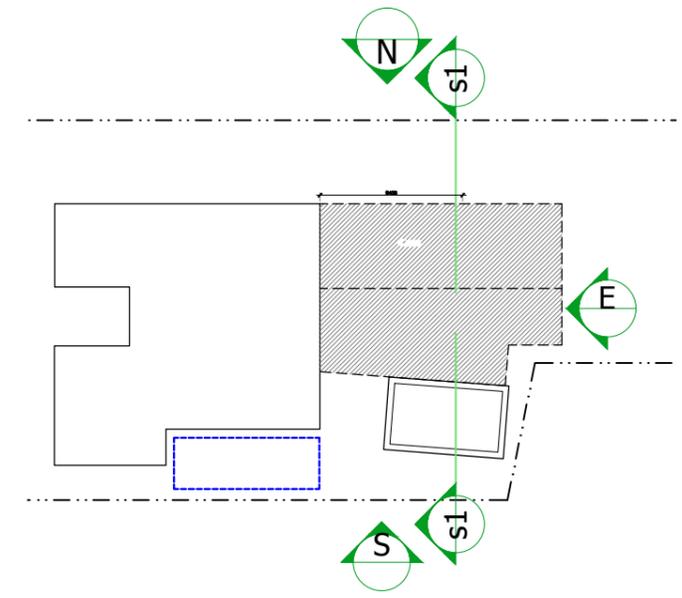


EAST ELEVATION
SCALE 1:100

FLOOR FRAME DETAILS	
ALTERATIONS TO EXISTING FLOOR STRUCTURE TO COMPLY WITH SET-BACKS AND FIRE - STEEL FRAME (C-CHANNELS AND TIMBER FLOOR DECKING)	
Existing in ground SWIMMING POOL SWIMMING POOL TO BE MADE GOOD AND TO INCLUDE NEW POOL FENCING	
MATERIALS	
01	ROOF CLADDING - COLORBOND (BLACK) WALL CLADDING - COLORBOND (BLACK)
02	EXISTING STEEL STAIRCASE TO BE RELOCATED
PRIVACY SCREENS TO A HEIGHT OF NOT LESS THAN 1.7M ABOVE THE FINISHED FLOOR LEVEL, WITH A UNIFORM TRANSPARENCY OF NOT MORE THAN 25% VISIBILITY	
SC.1	METAL PERFORATED SCREEN (GREY)
SC.2	METAL-VERTICAL FIXED LOUVRE (GREY)



SECTION - S1 (EAST ELEVATION)
SCALE 1:100



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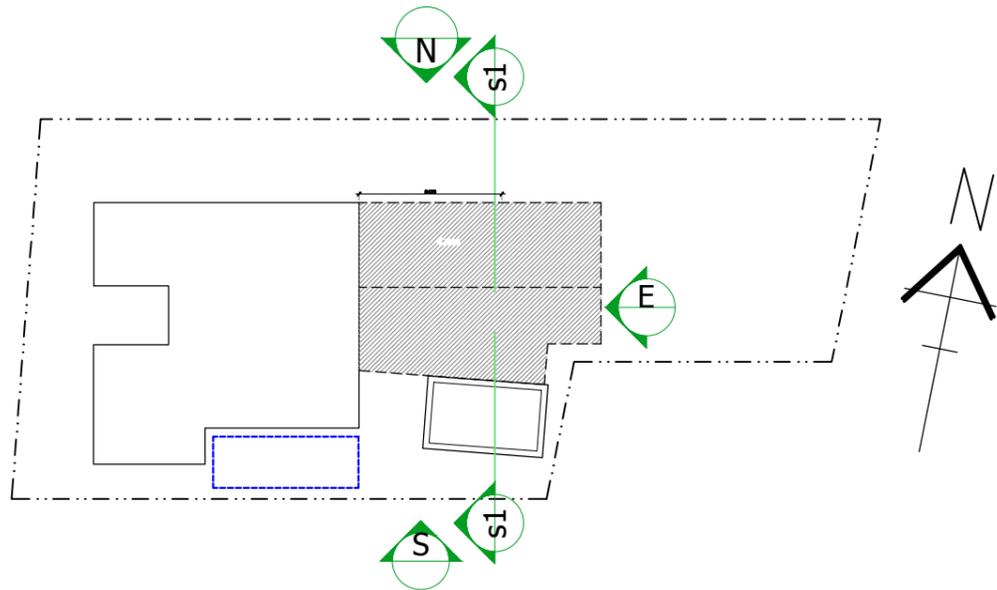
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Drawing
EAST ELEVATION, SECTION -S1
Drawing Number: A03.1
Scale: 1:100@ A3
stage: PLANNING SUBMISSION
Revision: _____
Project Number: 2154
date printed: 02.12.25

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PLANNING SERVICES**

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- STEEL FRAME
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Existing in ground SWIMMING POOL
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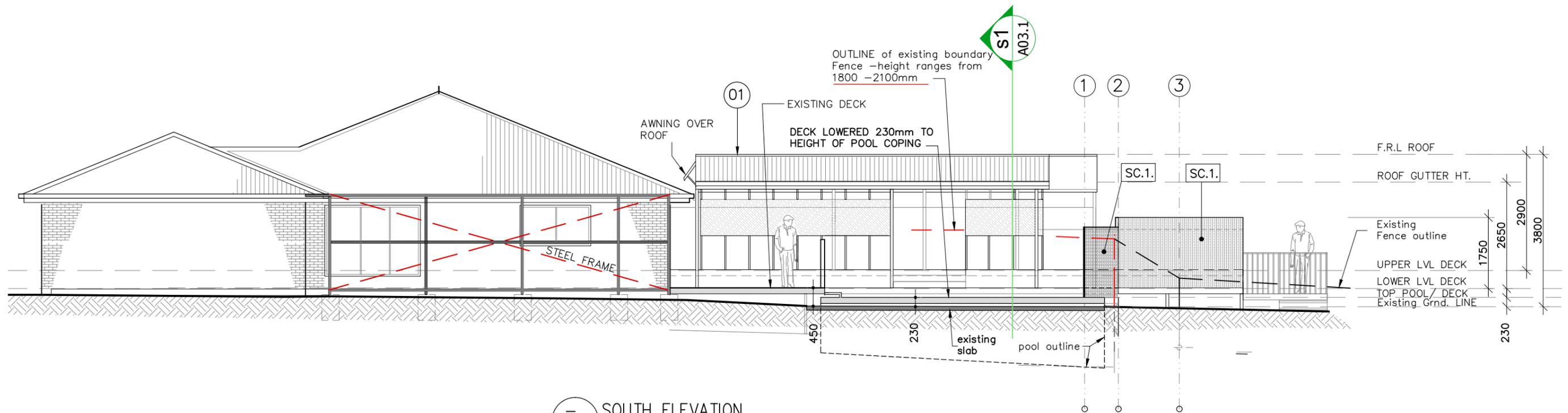
MATERIALS

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WALL CLADDING – COLORBOND (BLACK)

02 EXISTING STEEL STAIRCASE TO BE RELOCATED

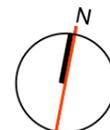
PRIVACY SCREENS TO A HEIGHT OF NOT LESS THAN 1.7M ABOVE THE FINISHED FLOOR LEVEL, WITH A UNIFORM TRANSPARENCY OF NOT MORE THAN 25% VISIBILITY

SC.1 METAL PERFORATED SCREEN (GREY)
SC.2 METAL-VERTICAL FIXED LOUVRE (GREY)



SOUTH ELEVATION
SCALE 1:100

PLANNING SUBMISSION



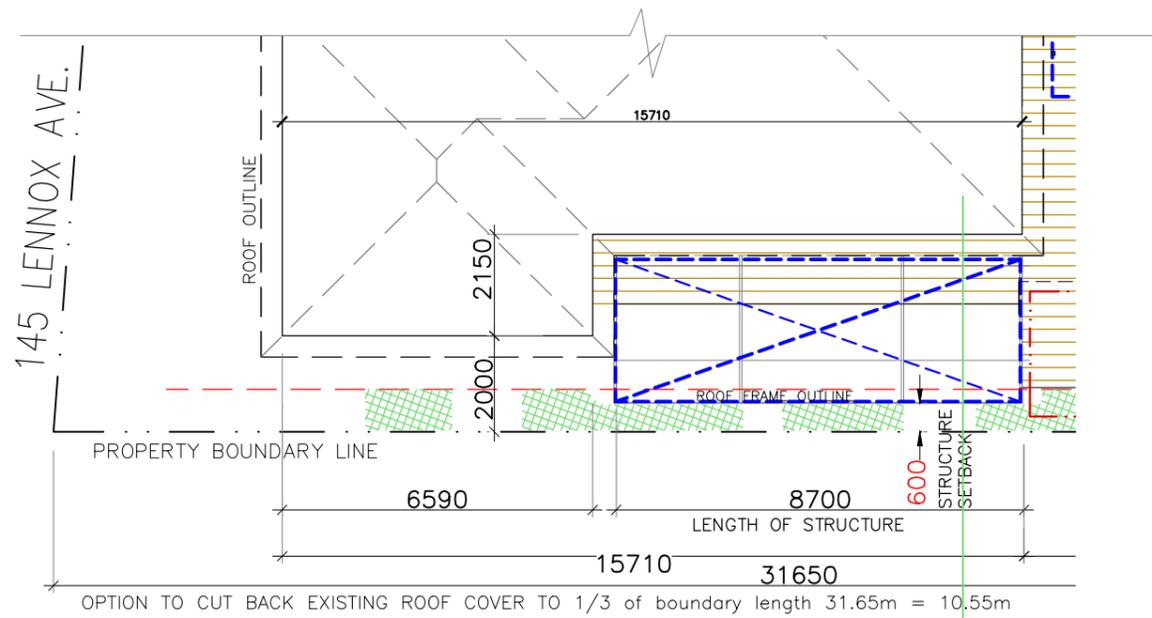
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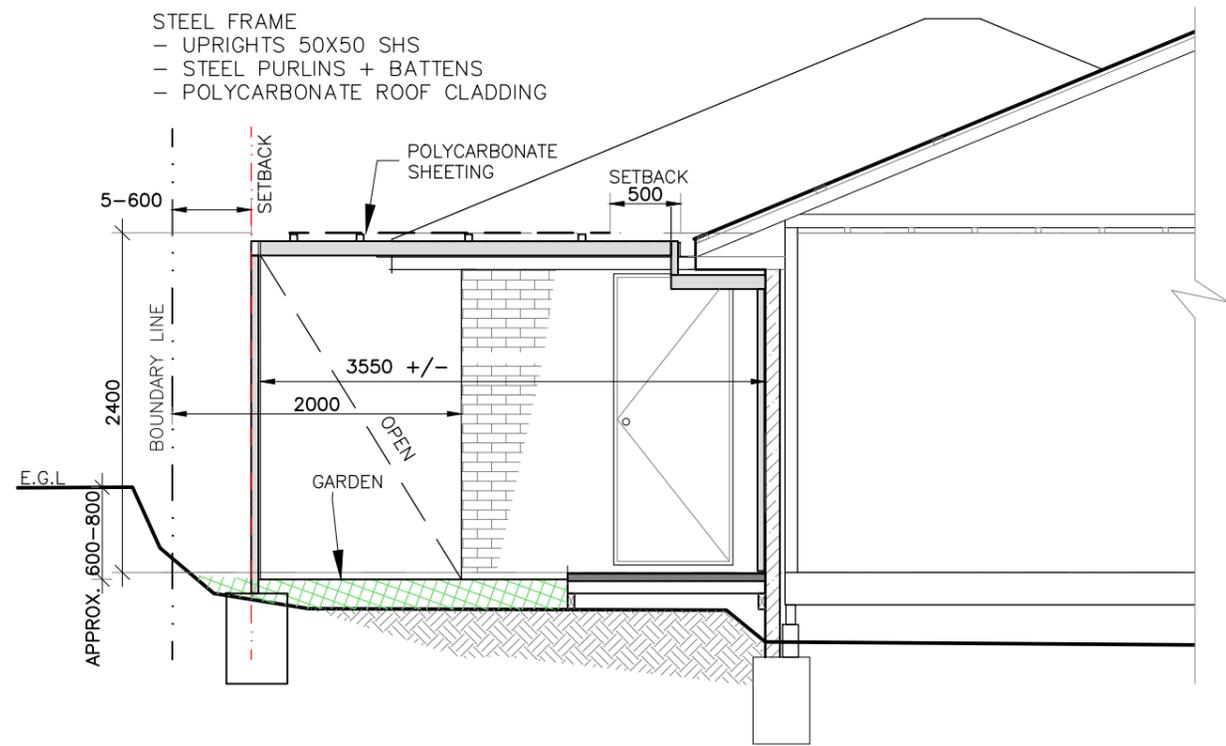
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SOUTH ELEVATION

Drawing Number: **A03.2** Revision

Scale
1:100@A3
Project Number
2154
stage
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date printed
02.12.25



D.1 PROPOSED DETAIL- (PARTIAL PLAN)
A01 SCALE 1:150



PROPOSED SECTION -A (East Elevation -AS CONSTRUCTED)
SCALE 1:50

ABCD housing provisions standard 9.2.8a (identifying an open carport) query identifying the percentage of to (lining, cladding permitted to privacy)

**GLENORCHY CITY COUNCIL
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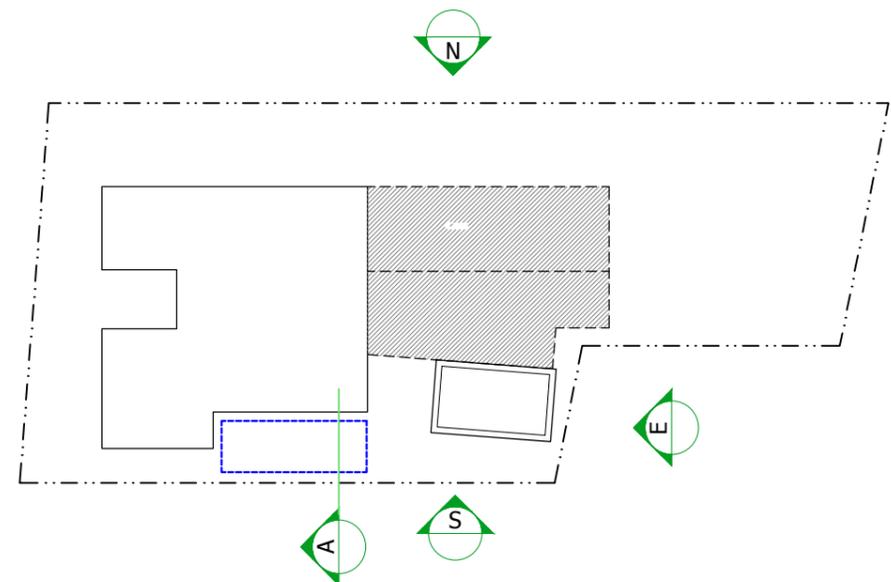
ASSESS EXISTING LINING
12mm CEMENT SHEETING
TO RETAIN (PART OF) FOR PRIVACY



VIEWS
NTS

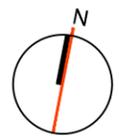
EXISTING TIMBER DECKING

EXISTING STRUCTURE



PLAN DETAIL to SECTION -A
NTS

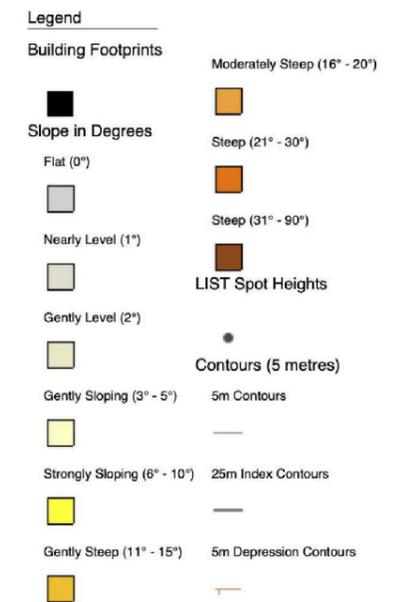
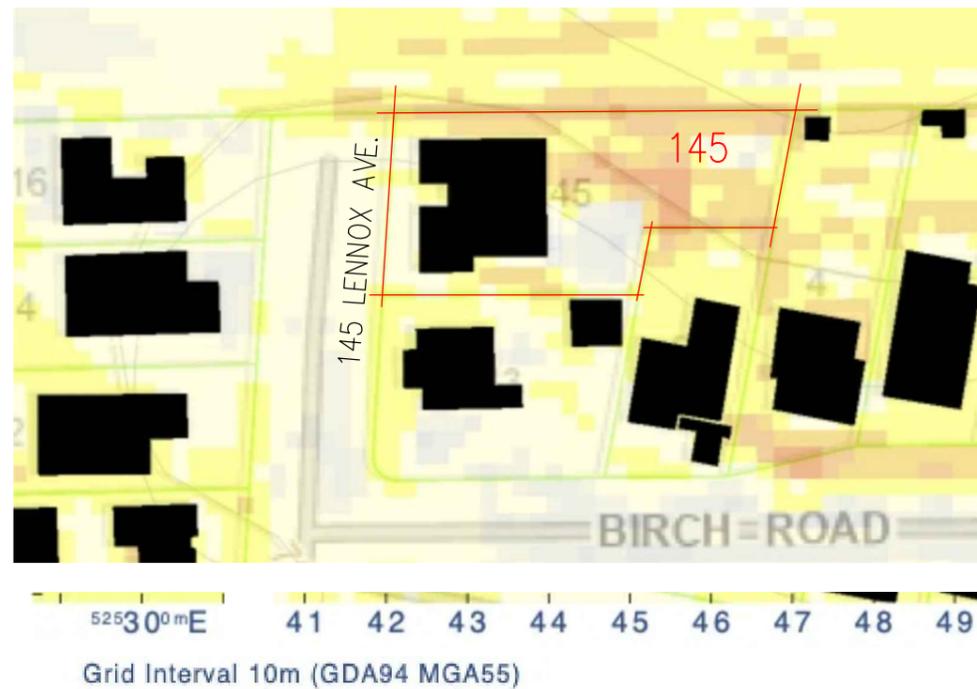
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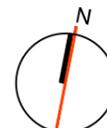
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Drawing
PLAN DETAIL - D1 + SECTION - A
Drawing Number: A04
Revision: _____
Scale: 1:50, 1:150@ A3
stage: PLANNING SUBMISSION
Project Number: 2154
date printed: 02.12.25



— SITE SLOPE 6 – 10 DEGREES
NTS

PLANNING SUBMISSION



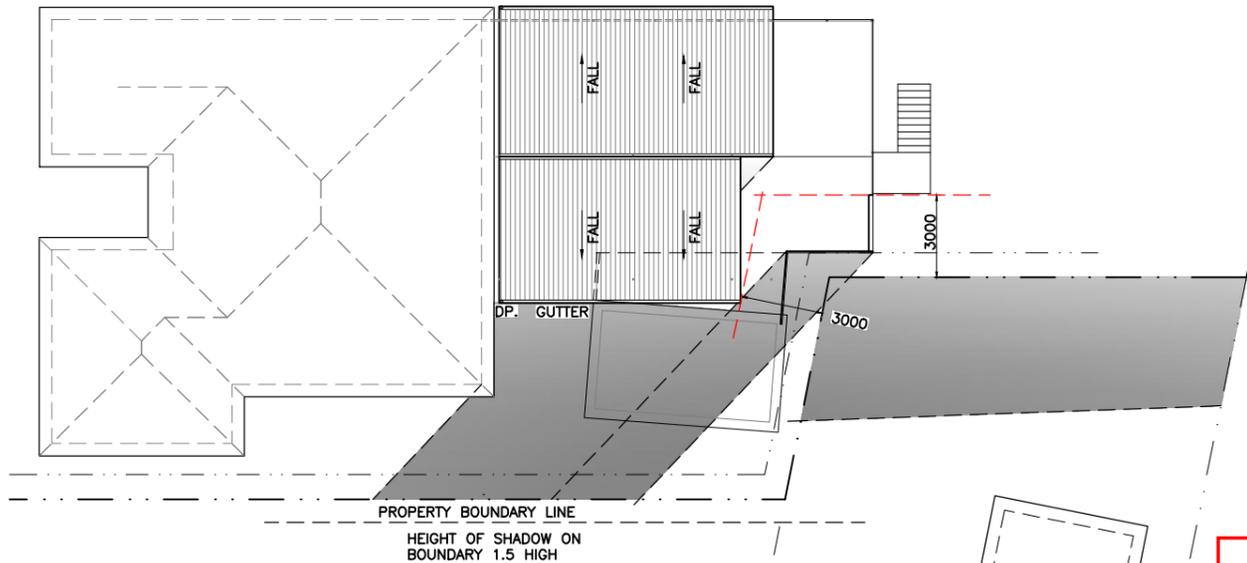
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Building Order
Client
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Drawing
SITE SLOPE DETAILS
Drawing Number: **A05**
Scale: 1:100@A3
stage: PLANNING SUBMISSION

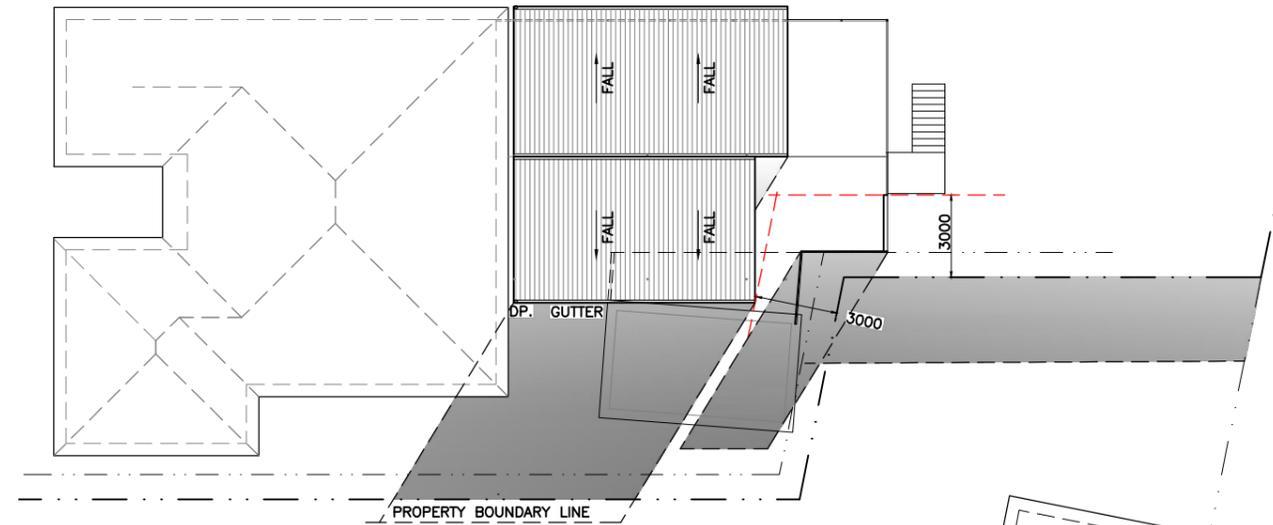
Revision	Project Number 2154
date printed 02.12.25	

9.0 AM 21 JUNE



10.0 AM 21 JUNE

145 LENNOX AVE.



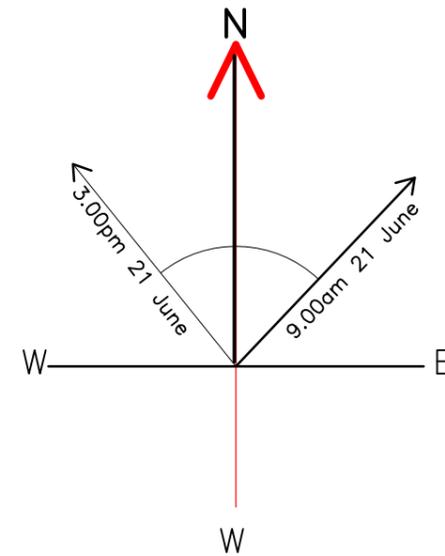
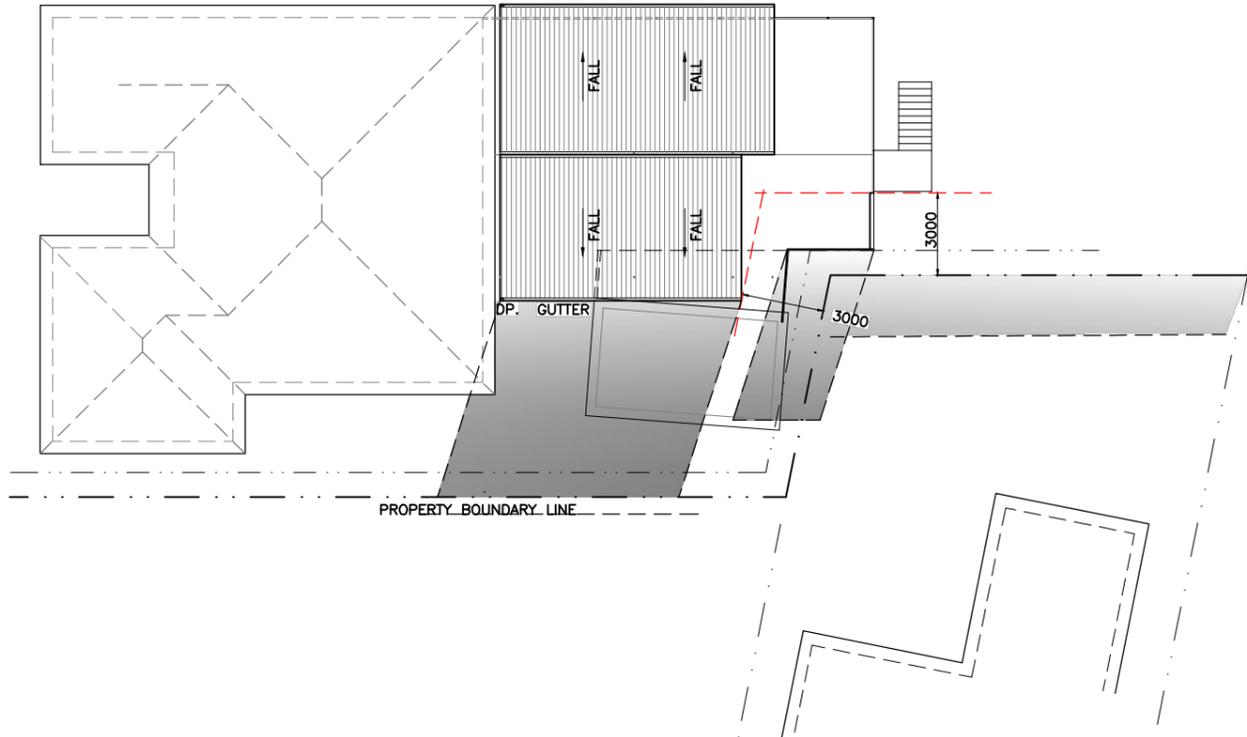
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-243

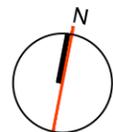
DATE RECEIVED 5 December 2025

2 BIRCH RD

11.0 AM 21 JUNE



PLANNING SUBMISSION



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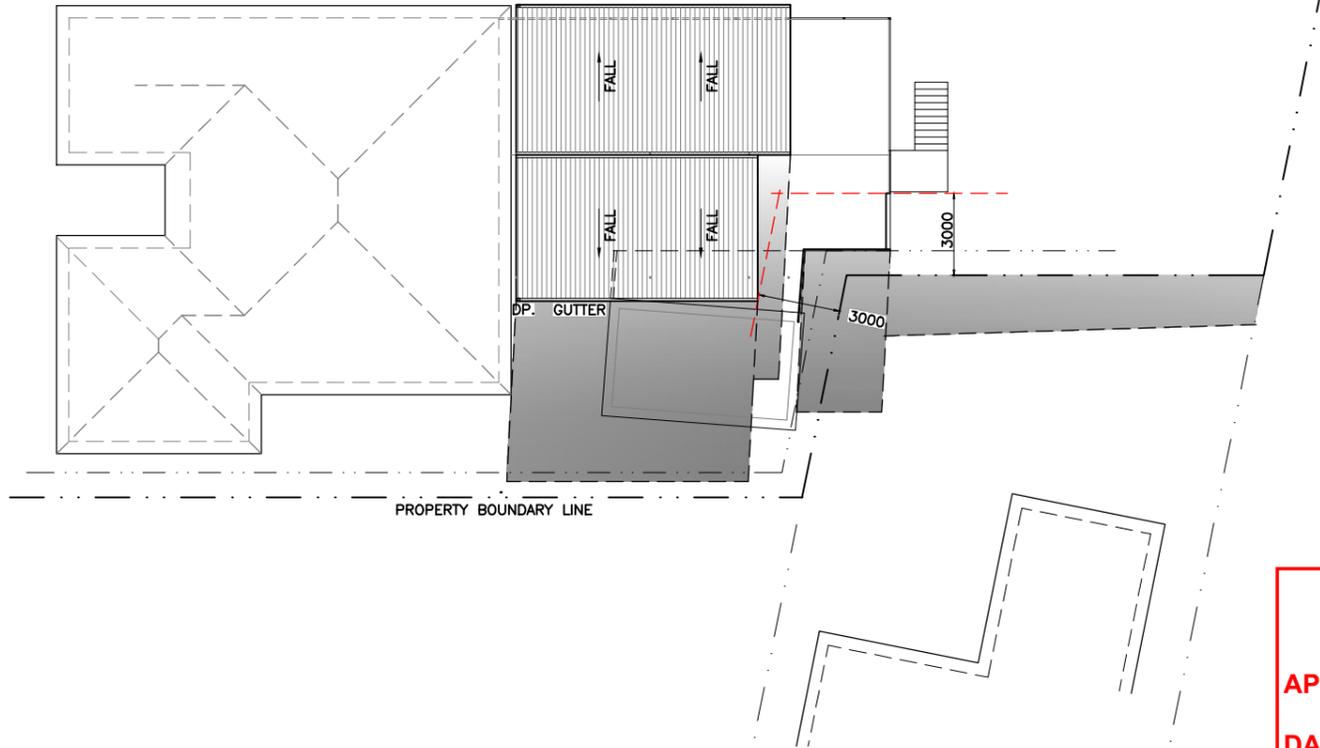
Drawing
SUN PATH DIAGRAM - 01

Drawing Number: **A05.1** Revision: _____

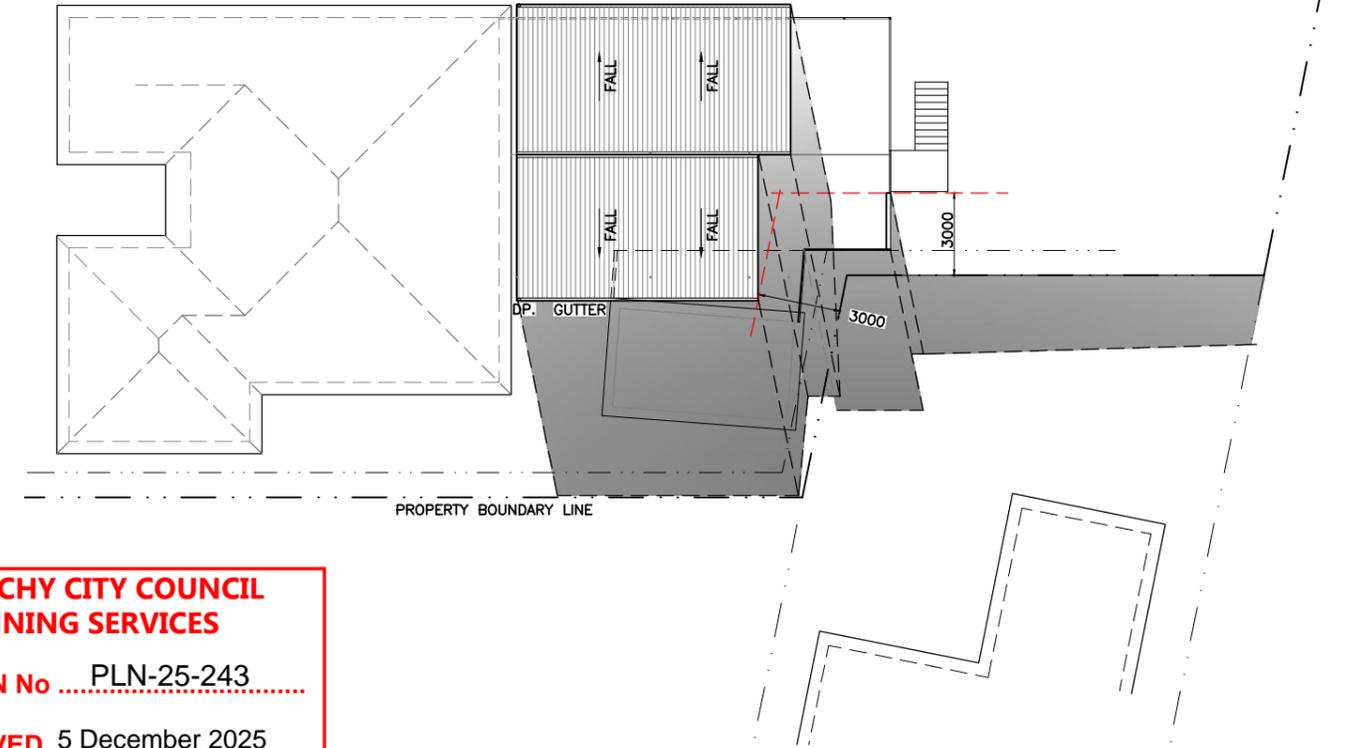
Scale: 1:100@ A3 Project Number: 2154

stage: PLANNING SUBMISSION date printed: 28.11.25

12.0 AM 21 JUNE



1.00PM 21 JUNE

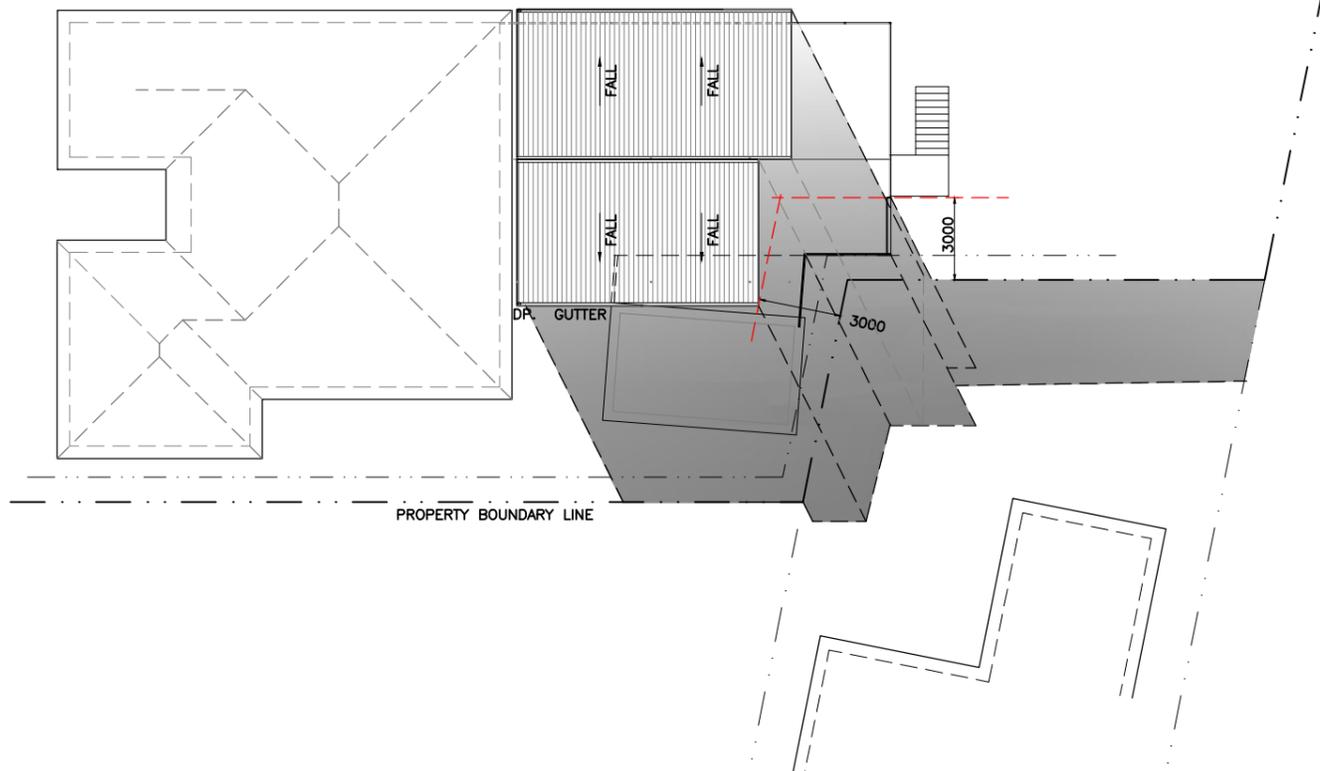


**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

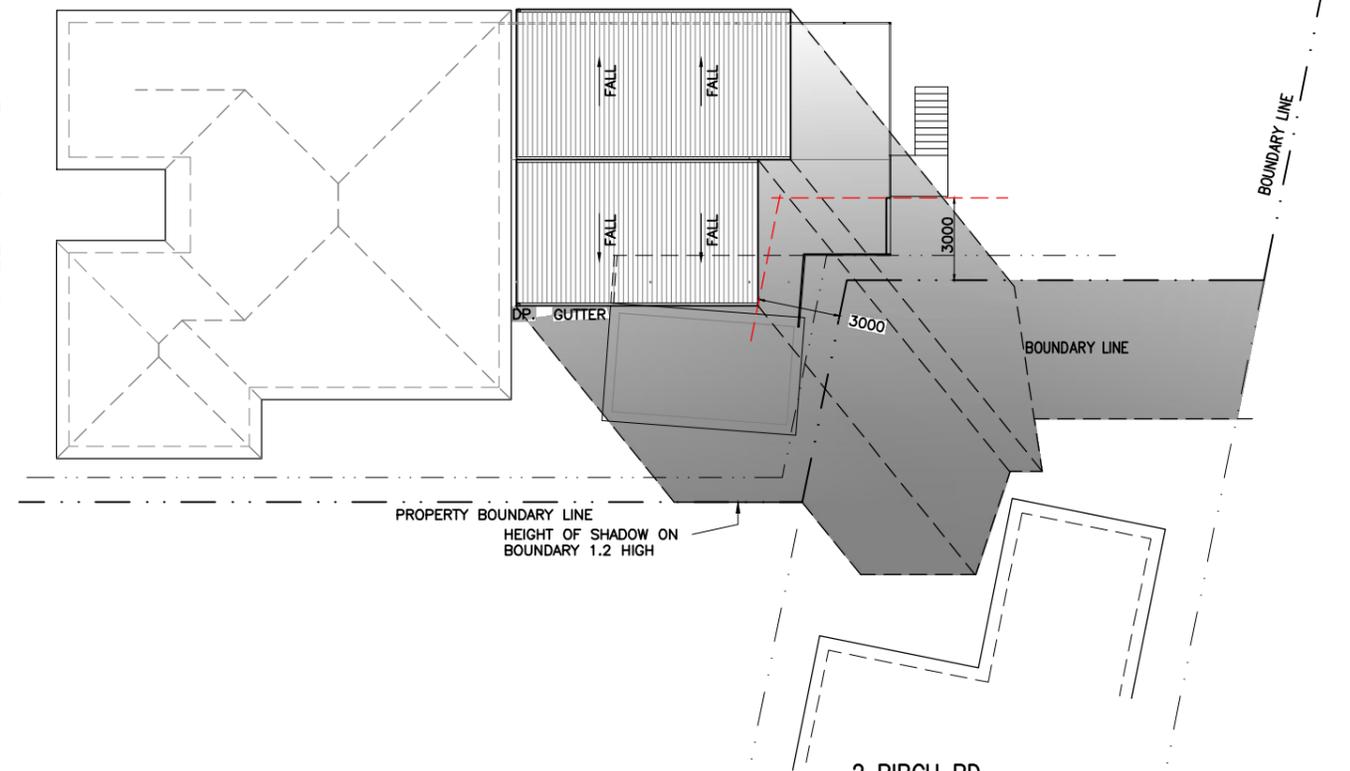
APPLICATION No PLN-25-243

DATE RECEIVED .5 December 2025

2.00PM 21 JUNE



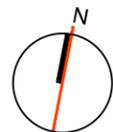
3.00PM 21 JUNE



145 LENNOX AVE.

2 BIRCH RD

PLANNING SUBMISSION



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Drawing
SUN PATH DIAGRAM - 02

Drawing Number: _____ Revision _____

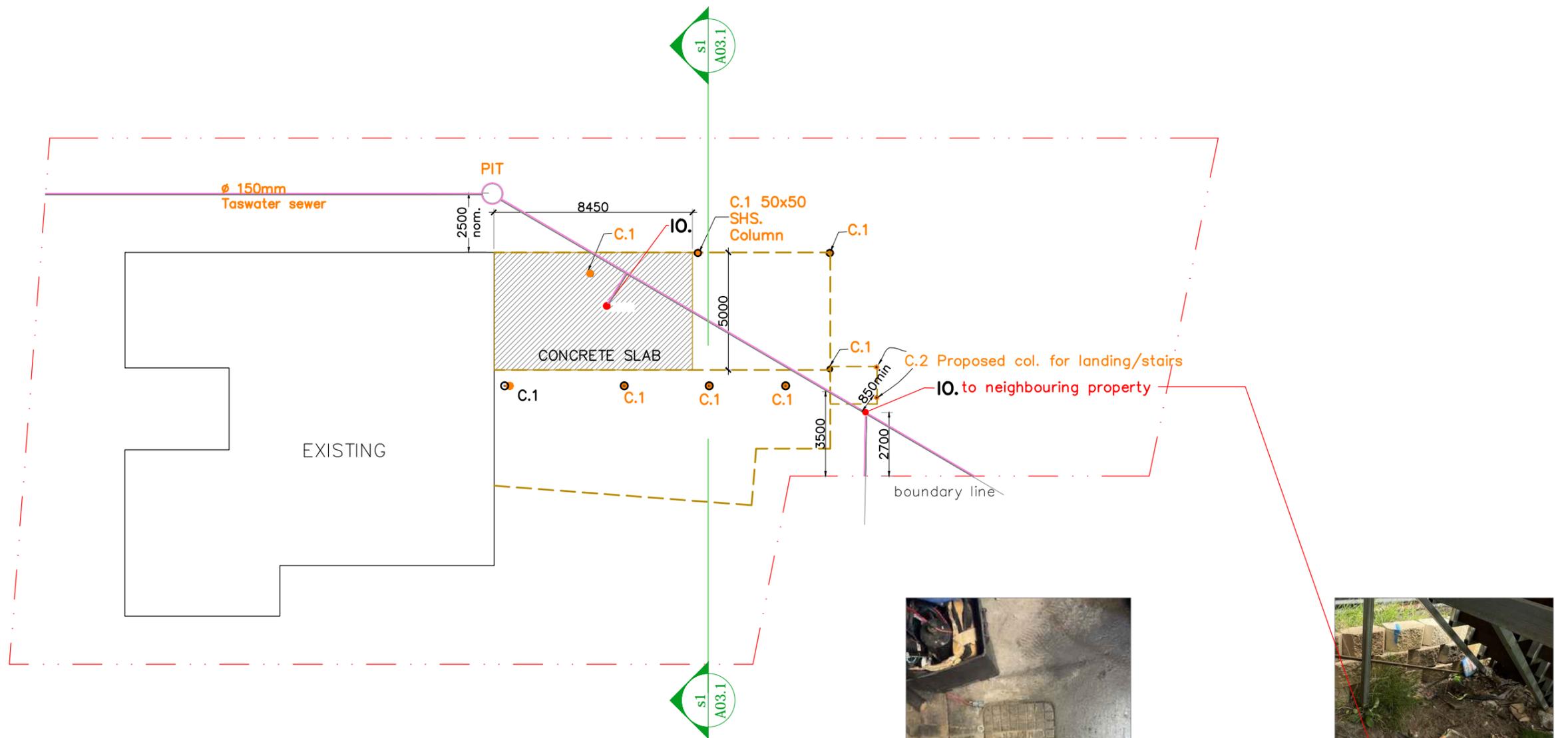
A05.2

Scale
NTS@ A3

stage
PLANNING SUBMISSION

Project Number
2154

date printed
28.11.25



-  TASWATER ASSET – SEWER
-  CONCRETE SLAB AND LOCATION – Inspection Opening (Taswater ASSET)
-  C.1. 50x50 SHS STEEL COLUMN – MIN. 1.0M OFFSET FROM (LOCATIONS TO TASWATER ASSETS)
-  OUTLINE OF DECK UPPER/LOWER DECK (ABOVE 1.0M from E.G.L.)
-  C.2. 50x50 SHS STEEL COLUMN – MIN. 1.0M OFFSET FROM (LOCATIONS TO TASWATER ASSETS) proposed location of columns for relocated landing and stairs



INSPECTION OPENING TO SEWER UNDER DECK
(HEIGHT FROM SLAB TO DECK 2300mm)



NEIGHBOUR INSPECTION OPENING
FOR 2 BIRCH ROAD

— PLAN – AS CONSTRUCTED – SLAB/COLUMNS + TASWATER
SCALE 1:200

TASWATER / COLUMNS + SLAB



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Drawing
SLAB / COLUMNS +TASWATER
Drawing Number: **A06.1** Revision: _____
Scale
1:200 @ A3 Project Number
2154
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07.02.26