

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-009
<b>PROPOSED DEVELOPMENT:</b>	Additions to Single Dwelling
<b>LOCATION:</b>	395 Collinsvale Road Collinsvale
<b>APPLICANT:</b>	Prime Design (Hobart)
<b>ADVERTISING START DATE:</b>	31/03/2026
<b>ADVERTISING EXPIRY DATE:</b>	17/04/2026

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](http://www.gcc.tas.gov.au)) until 17/04/2026.

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](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on 17/04/2026, or for postal and hand delivered representations, by 5.00 pm on 17/04/2026.

# PROPOSED RESIDENTIAL EXTENSION 395 COLLINSVALE ROAD, COLLINSVALE E.H. PSAILA & E.C.KOUW

PDH25070

## BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN
03	SITE DRAINAGE PLAN
04	LOCALITY PLAN
05	DEMOLITION PLAN
06	FLOOR PLAN
07	ELEVATIONS
08	ROOF PLAN

## GENERAL PROJECT INFORMATION

TITLE REFERENCE: 1/226316  
 SITE AREA: 1595 m<sup>2</sup>  
 DESIGN WIND SPEED: TBC  
 SOIL CLASSIFICATION: TBC  
 CLIMATE ZONE: 7  
 ALPINE AREA: NO  
 CORROSIVE ENVIRONMENT: N/A  
 BAL RATING: TBC  
 OTHER KNOWN HAZARDS: SCENIC PROTECTION AREA,  
 BUSHFIRE-PRONE AREAS

EXTENSION AREA	16.19 m <sup>2</sup>	1.74 SQUARES )
EX. FLOOR AREA	82.53 m <sup>2</sup>	8.88 SQUARES )
TOTAL AREA	98.71	10.63



L: 10 Goodman Court, Invermay, 7248  
 p() + 03 6332 3790  
 H: Shop 9, 105-111 Main Road, Moonah, 7009  
 p(h) + 03 6228 4575



info@primedesigntas.com.au  
 Accredited Building Practitioner: Frank Geskus -No CC246A

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REV. DATE	DESCRIPTION
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FEBRUARY 2026  
 PLANNING

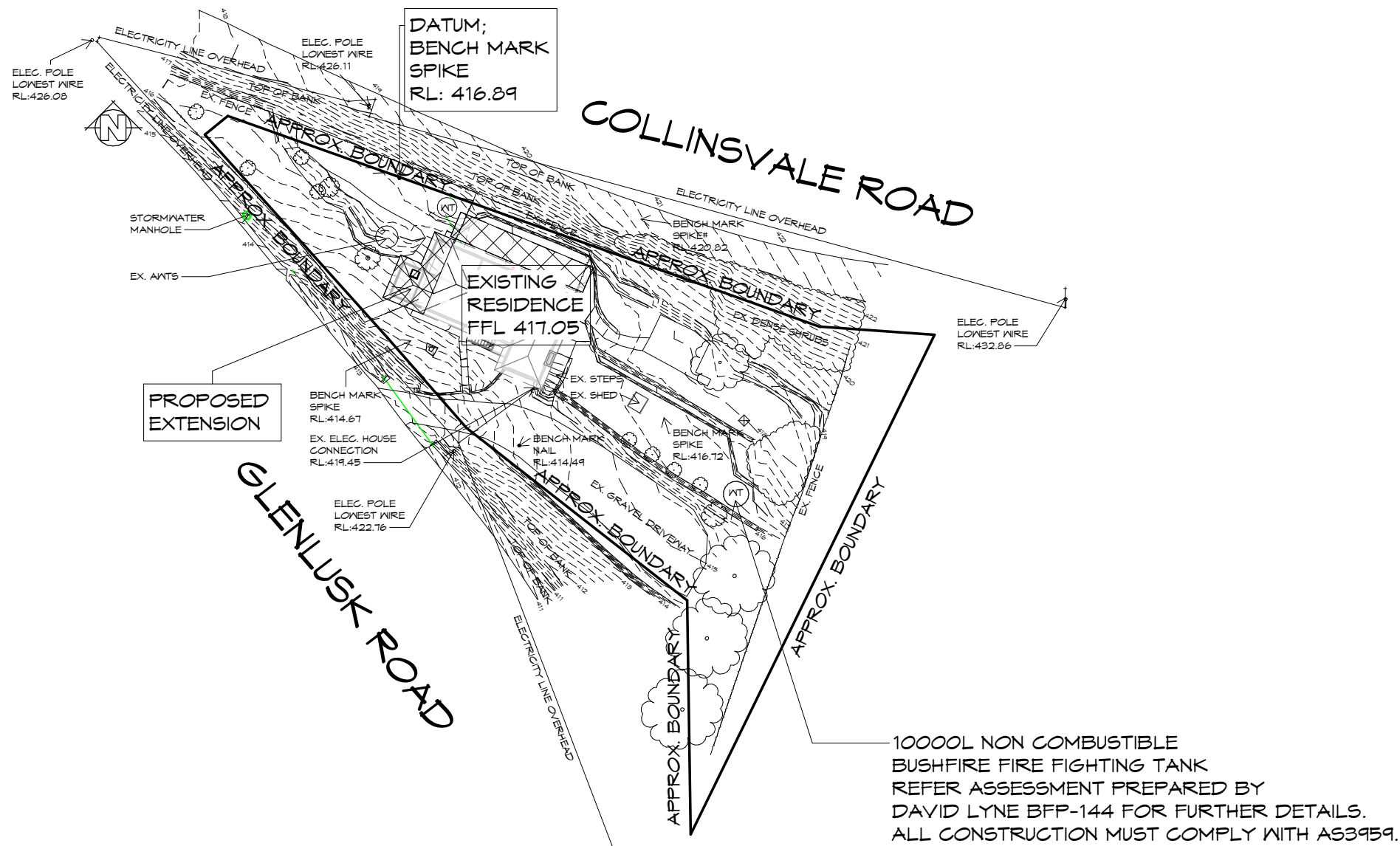


GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-19** REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.

REFER ASSESSMENT PREPARED BY DAVID LYNE BFP-144 FOR BUSHFIRE HAZARD MANAGEMENT AREA DETAILS ALL CONSTRUCTION MUST COMPLY WITH AS3959



**SITE PLAN**

1 : 500

REV.	DATE	DESCRIPTION

Client name:  
E.H. PSAILA & E.C.KOUW

Project:  
PROPOSED RESIDENTIAL EXTENSION  
395 COLLINSVALE ROAD,  
COLLINSVALE

Date: 02.02.2026  
Drafted by: S.P.  
Approved by: F.G.

Project/Drawing no: PDH25070 - 01  
Scale: 1 : 500  
Revision: 03

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
SITE PLAN

Accredited building practitioner: Frank Geskus -No CC246A  
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ASSOCIATION OF AUSTRALIA

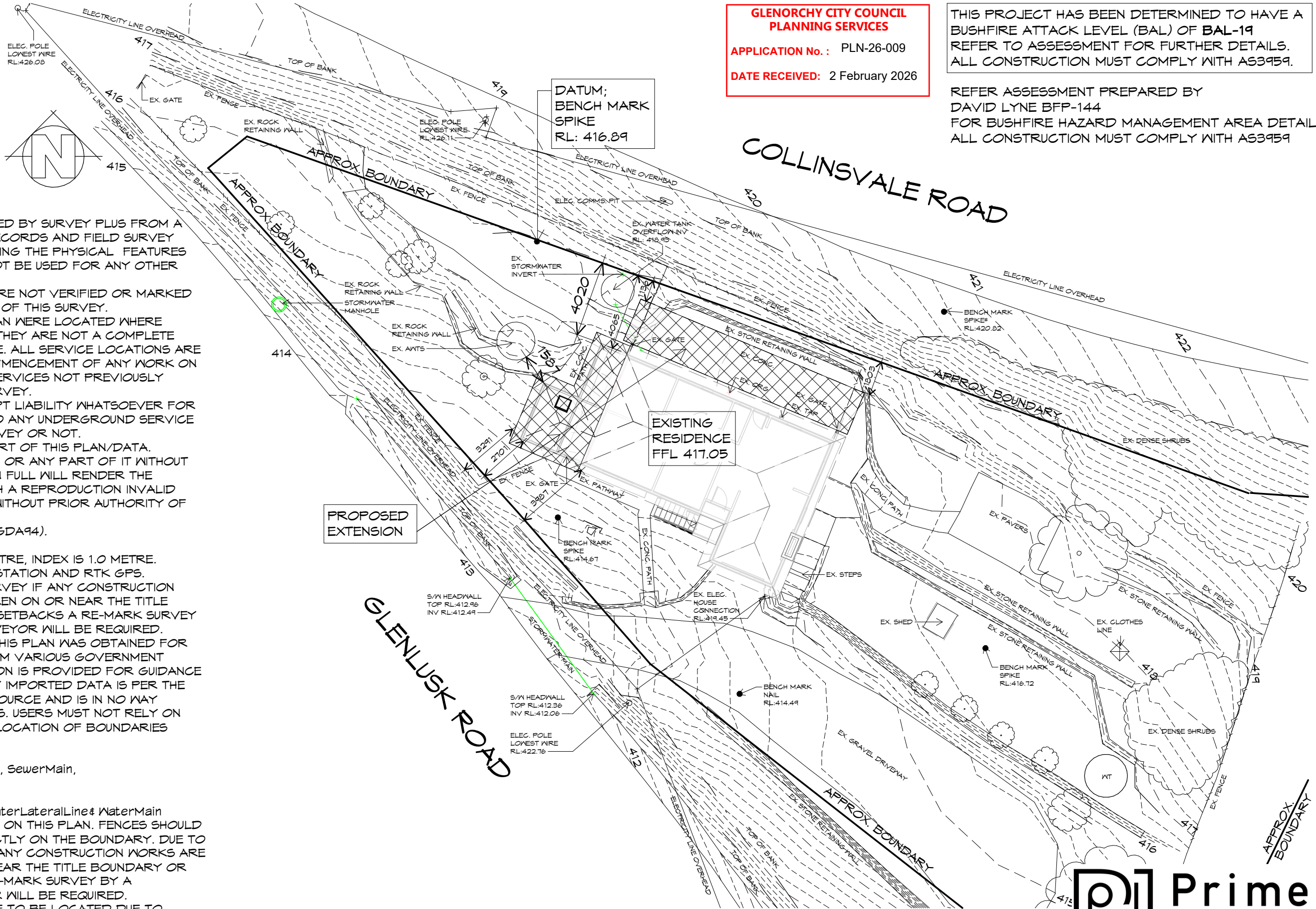
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-26-009  
DATE RECEIVED: 2 February 2026

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF BAL-19 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.

REFER ASSESSMENT PREPARED BY DAVID LYNE BFP-144 FOR BUSHFIRE HAZARD MANAGEMENT AREA DETAILS ALL CONSTRUCTION MUST COMPLY WITH AS3959

**SURVEYOR'S NOTES:**

- THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
  - TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
  - SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
  - SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
  - THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
  - HORIZONTAL DATUM IS MGA (GDA94).
  - VERTICAL DATUM IS AHD.
  - CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
  - SURVEY BY ROBOTIC TOTAL STATION AND RTK GPS.
  - DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
  - IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.
- LIST DATA IMPORT
- TasWater-SewerLateralLine, SewerMain, SewerMaintenanceHole & SewerPressurisedMain
  - TasWater-WaterHydrant, WaterLateralLine & WaterMain
- BOUNDARIES ARE NOT SHOWN ON THIS PLAN. FENCES SHOULD NOT BE ASSUMED TO BE EXACTLY ON THE BOUNDARY. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
  - ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION.
  - WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.
  - 3D DATA TURNED OFF IN LAYER CONTROL.
    - 3D TIN
    - MAJOR CONTOUR 3D
    - MINOR CONTOUR 3D



**PART SITE PLAN**

1 : 200



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H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
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REV.	DATE	DESCRIPTION

Client name:  
E.H. PSAILA & E.C.KOUW

Project:  
PROPOSED RESIDENTIAL EXTENSION  
395 COLLINSVALE ROAD,  
COLLINSVALE

Date: 02.02.2026  
Drafted by: S.P.  
Approved by: F.G.






Project/Drawing no: PDH25070 - 02  
Scale: 1 : 200  
Revision: 03

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

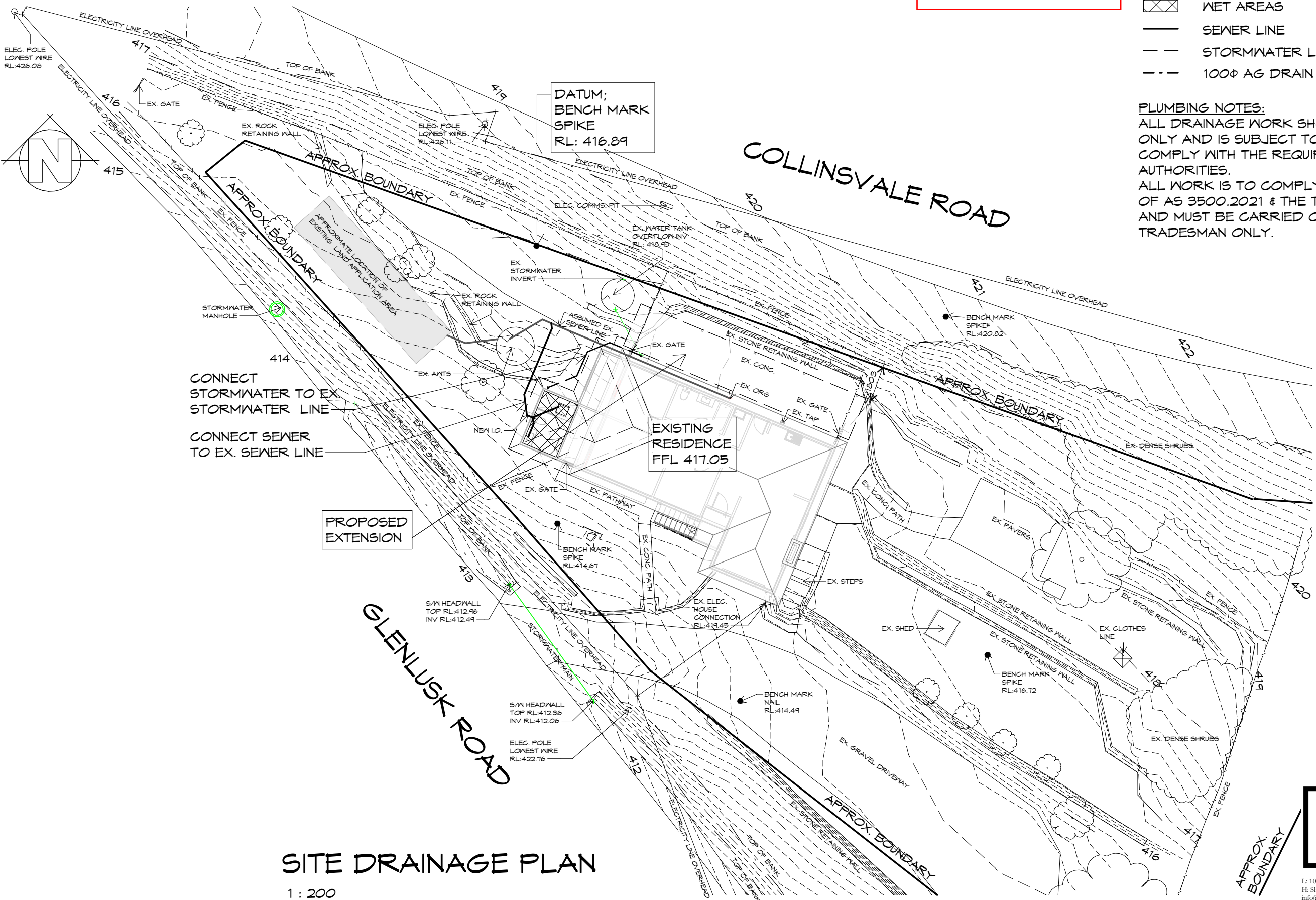
Drawing:  
PART SITE PLAN

Accredited building practitioner: Frank Geskus - No CC246A  
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**LEGEND**

-  450X 450 SURFACE DRAINAGE PIT
-  WET AREAS
-  SEWER LINE
-  STORMWATER LINE
-  100Φ AG DRAIN

**PLUMBING NOTES:**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.  
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.



**SITE DRAINAGE PLAN**

1 : 200



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H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
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REV.	DATE	DESCRIPTION
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Client name:  
E.H. PSAILA & E.C.KOUW

Project:  
PROPOSED RESIDENTIAL EXTENSION  
395 COLLINSVALE ROAD,  
COLLINSVALE

Date: 02.02.2026  
Drafted by: Author  
Approved by: Approver

Project/Drawing no: PDH25070 - 03  
Scale: As indicated  
Revision: 03

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
SITE DRAINAGE PLAN

Accredited building practitioner: Frank Geskus - No CC246A  
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PROPOSED RESIDENTIAL EXTENSION  
395 COLLINSVALE ROAD,  
COLLINSVALE

THIS PROJECT HAS BEEN DETERMINED TO HAVE A  
BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-19**  
REFER TO ASSESSMENT FOR FURTHER DETAILS.  
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

REFER ASSESSMENT PREPARED BY  
DAVID LYNE BFP-144  
FOR BUSHFIRE HAZARD MANAGEMENT AREA DETAILS  
ALL CONSTRUCTION MUST COMPLY WITH AS3959

## LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **RURAL** AND **REQUIRES** A BUSHFIRE ASSESSMENT.  
RESIDENCE IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGEMENT PLAN

**Prime Design**

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**bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

Client name:  
E.H. PSAILA & E.C.KOUW

Project:  
PROPOSED RESIDENTIAL EXTENSION  
395 COLLINSVALE ROAD,  
COLLINSVALE

Date: 02.02.2026  
Drafted by: S.P.  
Approved by: F.G.

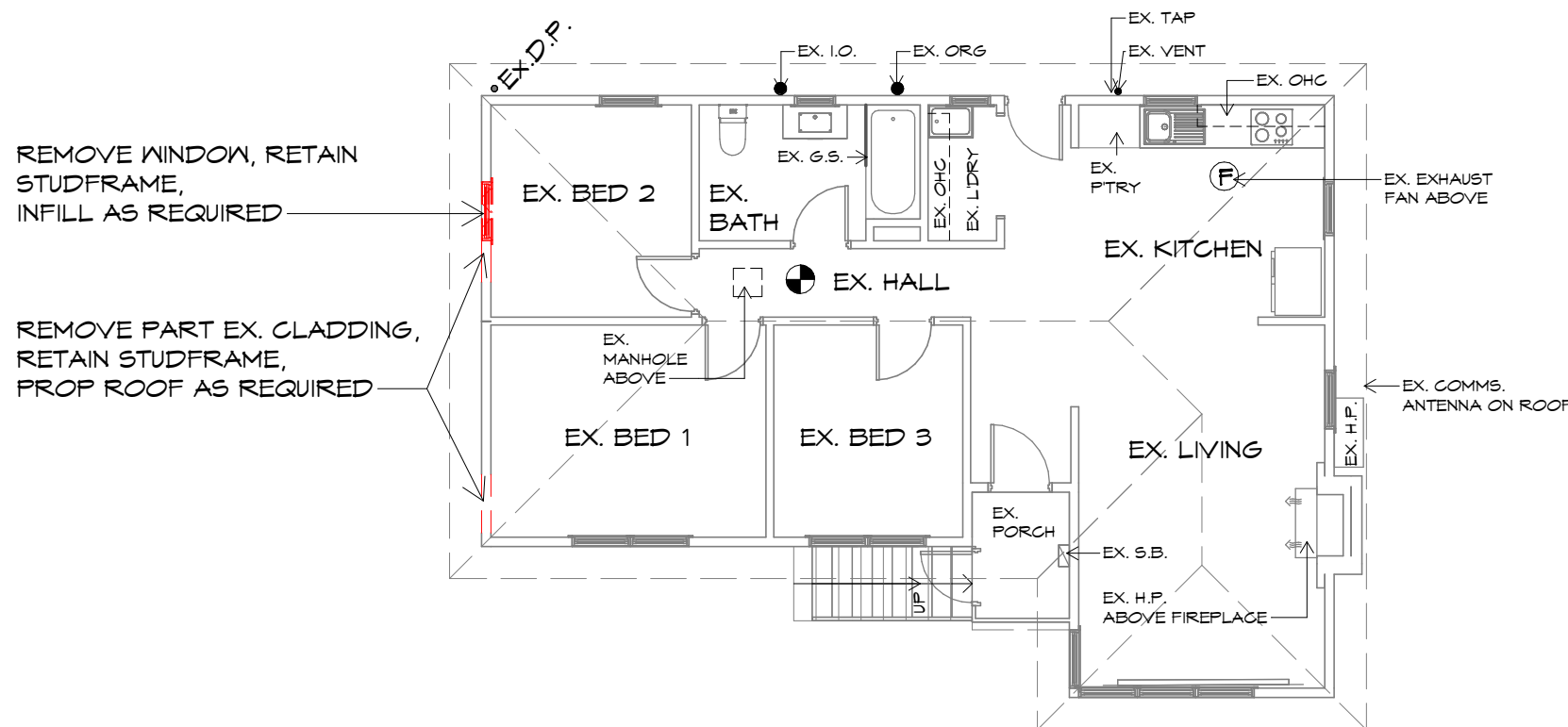
REV. DATE DESCRIPTION

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
LOCALITY PLAN

Project/Drawing no: PDH25070 - 04  
Scale: 1 : 2000  
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A  
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**DEMOLITION NOTE:**

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS

**EXISTING CONSTRUCTION:**

- FLOOR: TIMBER FLOOR
- WALLS: TIMBER FRAMED - W/BOARD CLADDING
- ROOF: HIP & VALLEY
- BRACING: TBC

**DEMOLITION PLAN**

1 : 100



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Client name:  
E.H. PSAILA & E.C.KOUW

Project:  
PROPOSED RESIDENTIAL EXTENSION  
395 COLLINSVALE ROAD,  
COLLINSVALE

Date: 02.02.2026  
Drafted by: S.P.  
Approved by: F.G.

REV. DATE DESCRIPTION

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
DEMOLITION PLAN

Project/Drawing no: PDH25070 - 05  
Scale: 1 : 100  
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A  
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# LEGEND

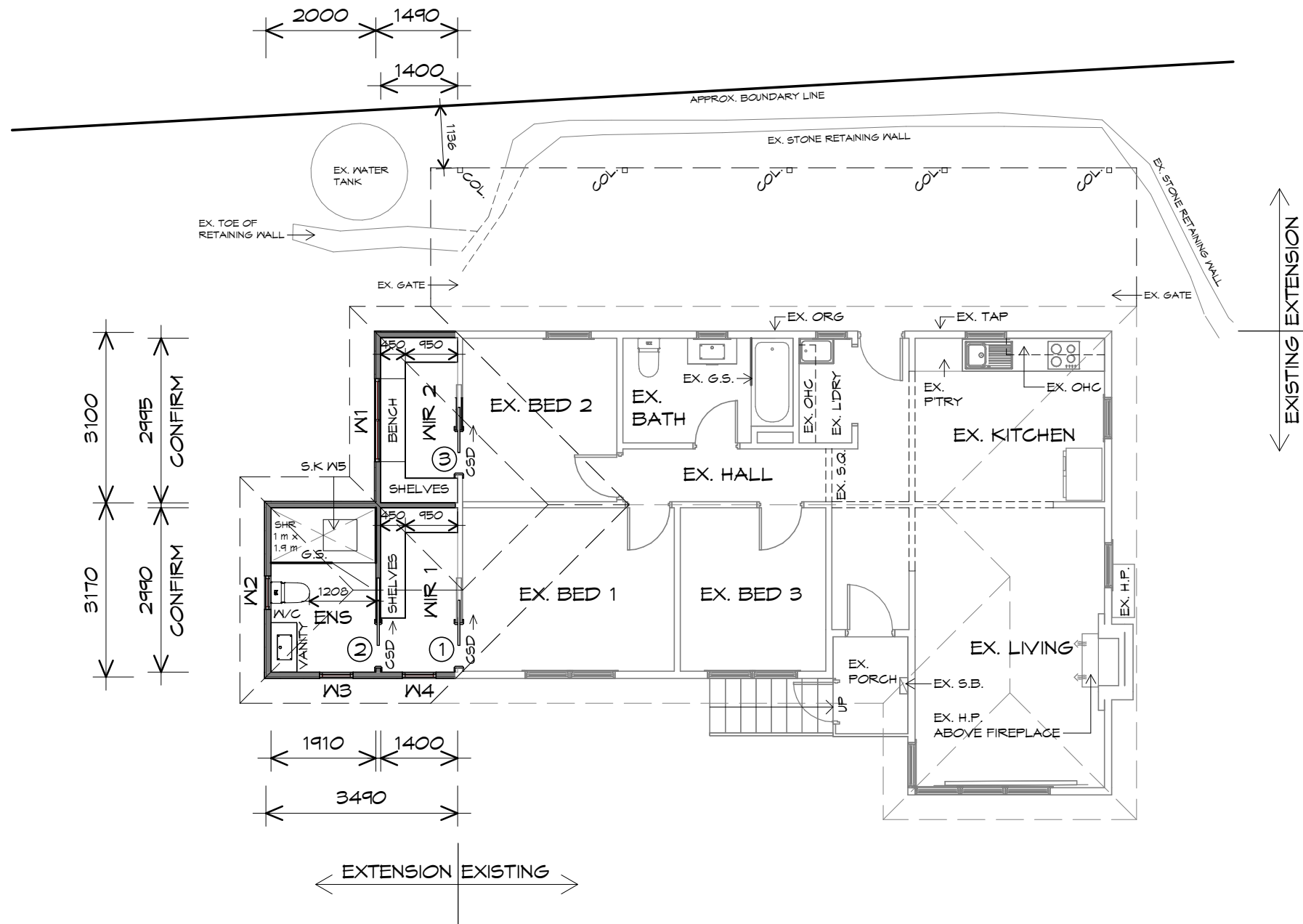
- NEW WALLS
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.K. SKYLIGHT TO MANUFAC. SPECS.

MARK	WIDTH	TYPE	REMARKS
1	820	CAVITY SLIDING DOOR	
2	820	CAVITY SLIDING DOOR	
3	820	CAVITY SLIDING DOOR	

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	1510	AWNING WINDOW	
W2	900	610	AWNING WINDOW	OPAQUE
W3	1800	610	AWNING WINDOW	OPAQUE
W4	1800	610	AWNING WINDOW	
W5	665	665	VELUX FCM FIXED SKYLIGHT	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT BAL-19 RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

NOTE: POSITION OF COLUMNS INDICATIVE ONLY, TBC WITH ENGINEERING TEAM



## FLOOR PLAN

1 : 100

EXTENSION AREA	16.19 m <sup>2</sup>	1.74 SQUARES )
EX. FLOOR AREA	82.53 m <sup>2</sup>	8.88 SQUARES )
TOTAL AREA	98.71	10.63

**NOTE:**  
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

REV.	DATE	DESCRIPTION

Client name:  
E.H. PSAILA & E.C.KOUW

Project:  
PROPOSED RESIDENTIAL EXTENSION  
395 COLLINSVALE ROAD,  
COLLINSVALE

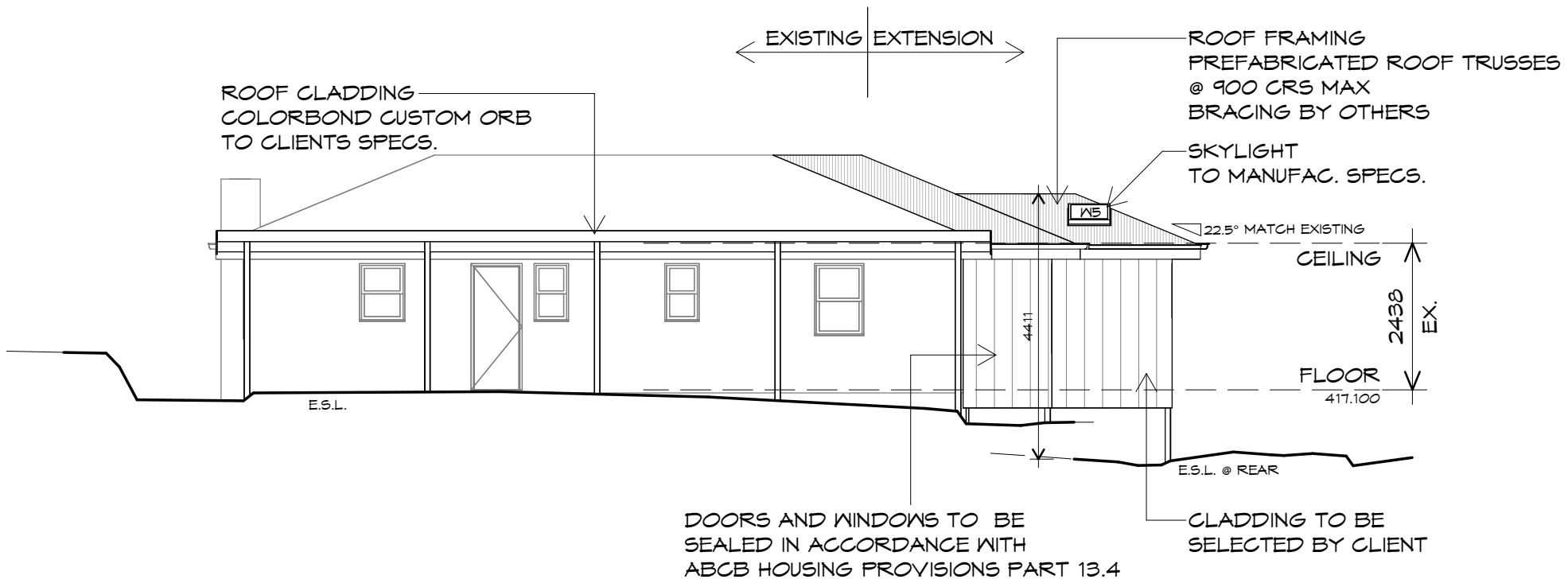
Date: 02.02.2026  
Drafted by: S.P.  
Approved by: F.G.

Project/Drawing no: PDH25070 - 06  
Scale: 1 : 100  
Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A  
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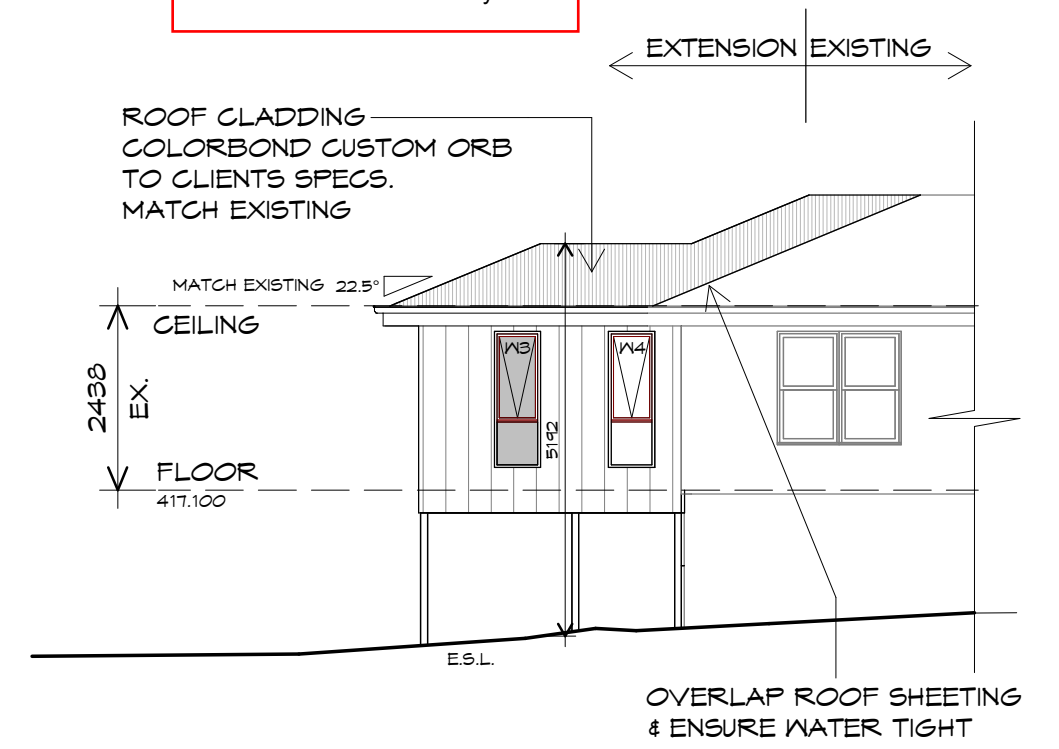
**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
FLOOR PLAN



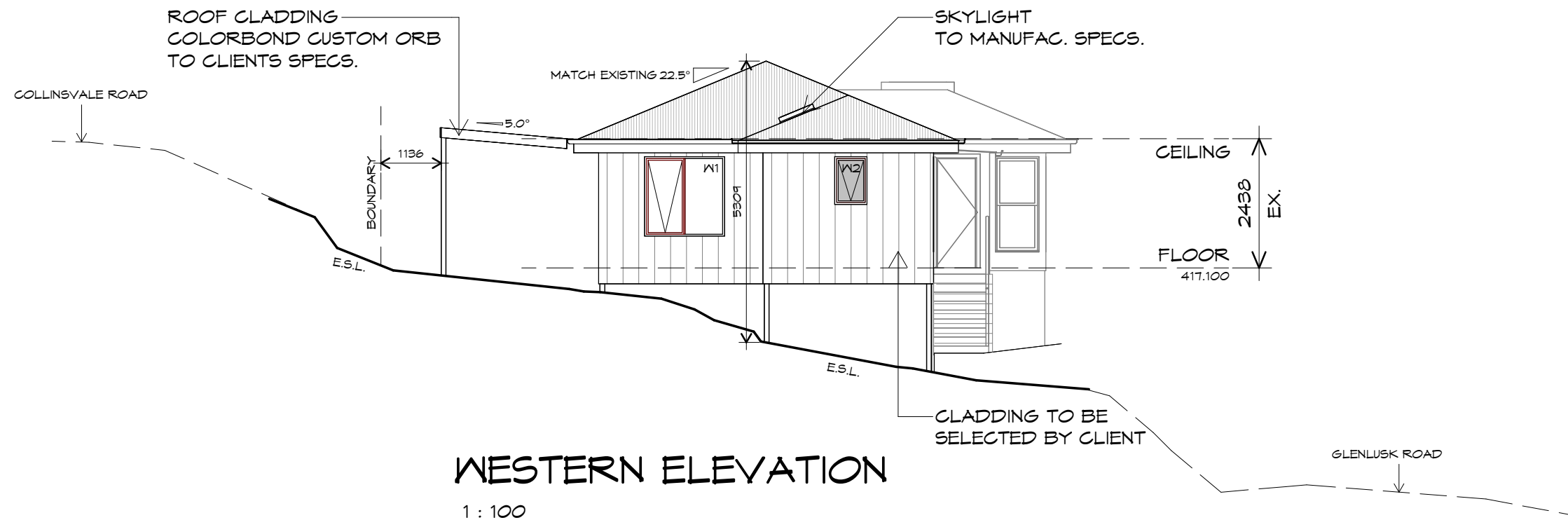
**NORTHERN ELEVATION**

1 : 100



**SOUTHERN ELEVATION**

1 : 100



**WESTERN ELEVATION**

1 : 100



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info@primedesigntas.com.au primedesigntas.com.au

Date: 02.02.2026  
Drafted by: S.P.  
Approved by: F.G.

Project/Drawing no: PDH25070 - 07  
Scale: 1 : 100  
Revision: 03

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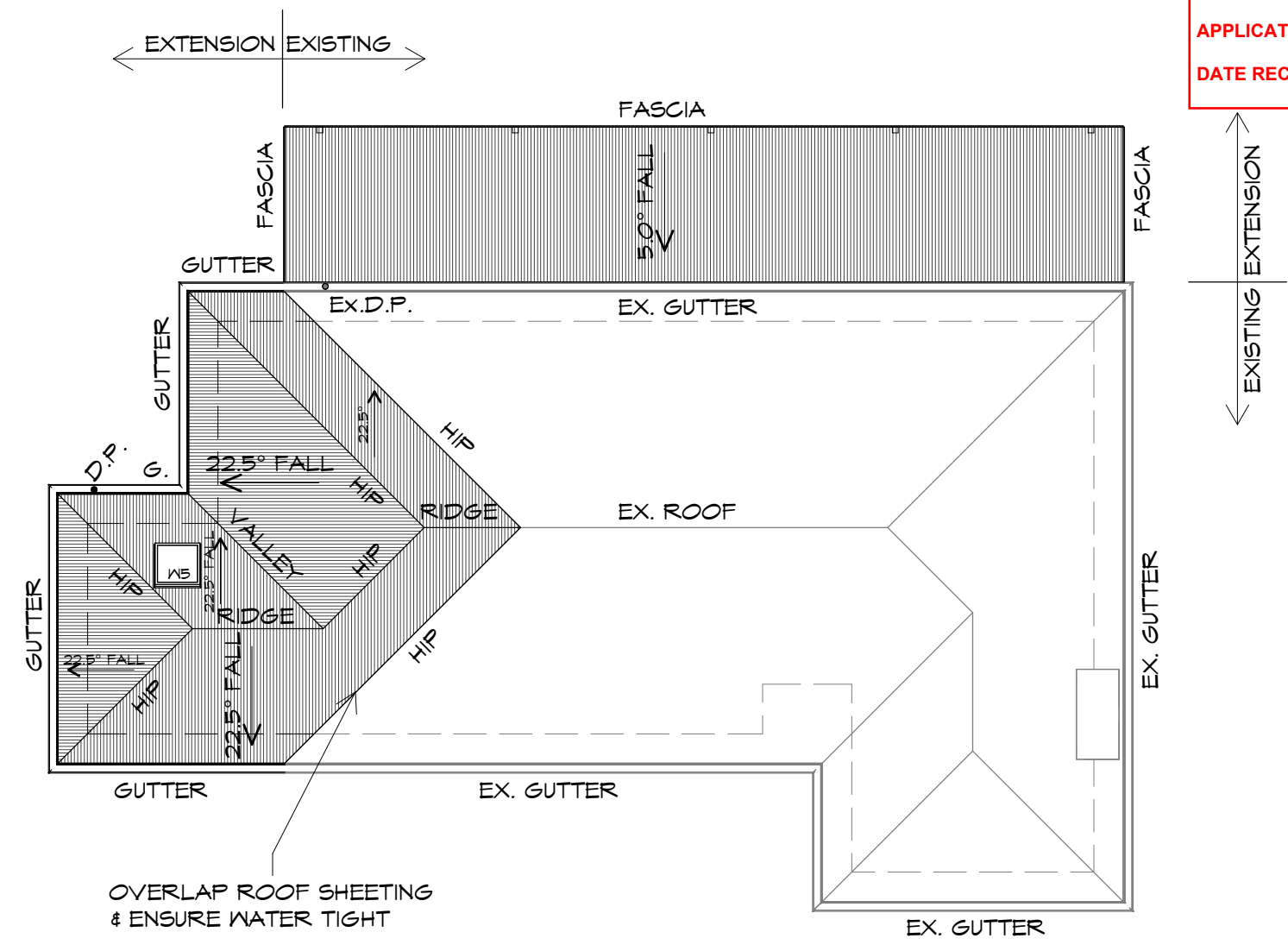
Project:  
PROPOSED RESIDENTIAL EXTENSION  
395 COLLINSVALE ROAD,  
COLLINSVALE

Drawing:  
ELEVATIONS

REV. DATE DESCRIPTION

**PLANNING**  
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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-26-009  
DATE RECEIVED: 2 February 2026



**ROOF PLAN**  
1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:  
GUTTER INSTALLATION  
TO BE IN ACCORDANCE WITH  
ABCB HOUSING PROVISIONS PART 7.4.4  
WITH FALL NO LESS THAN  
1:500 FOR EAVES GUTTER  
BOX GUTTERS IN ACCORDANCE WITH  
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA  
EAVES GUTTER TO BE FIXED  
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:  
A) MORE THAN 12.5° DEGREES - MUST  
HAVE A WIDTH OF NOT LESS THAN  
400mm AND ROOF OVERHANG OF NOT  
LESS THAN 150mm EACH SIDE OF VALLEY  
GUTTER.  
B) LESS THAN 12.5° DEGREES, MUST BE  
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION  
OF FLOW, RIVET & SEAL WITH AN  
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS  
PLAN ARE NOMINAL ONLY.  
EXACT LOCATION & NUMBER OF D.P.'S  
REQUIRED ARE TO BE IN ACCORDANCE  
WITH ABCB HOUSING PROVISIONS PART 7.4.5  
REQUIREMENTS.  
SPACING BETWEEN DOWNPIPES MUST NOT  
BE MORE THAN 12m & LOCATED AS CLOSE AS  
POSSIBLE TO VALLEY GUTTERS

METAL ROOF  
METAL SHEETING ROOF TO BE INSTALLED IN  
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART  
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE  
CORROSION PROTECTION FOR SHEET ROOFING,  
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY  
OF CONTACT BETWEEN DIFFERENT ROOFING  
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,  
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS  
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING  
DETAILS REFER TO ABCB HOUSING PROVISIONS PART  
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.  
REFER TO TO ABCB HOUSING PROVISIONS PART  
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN  
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



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E.H. PSAILA & E.C.KOUW

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PROPOSED RESIDENTIAL EXTENSION  
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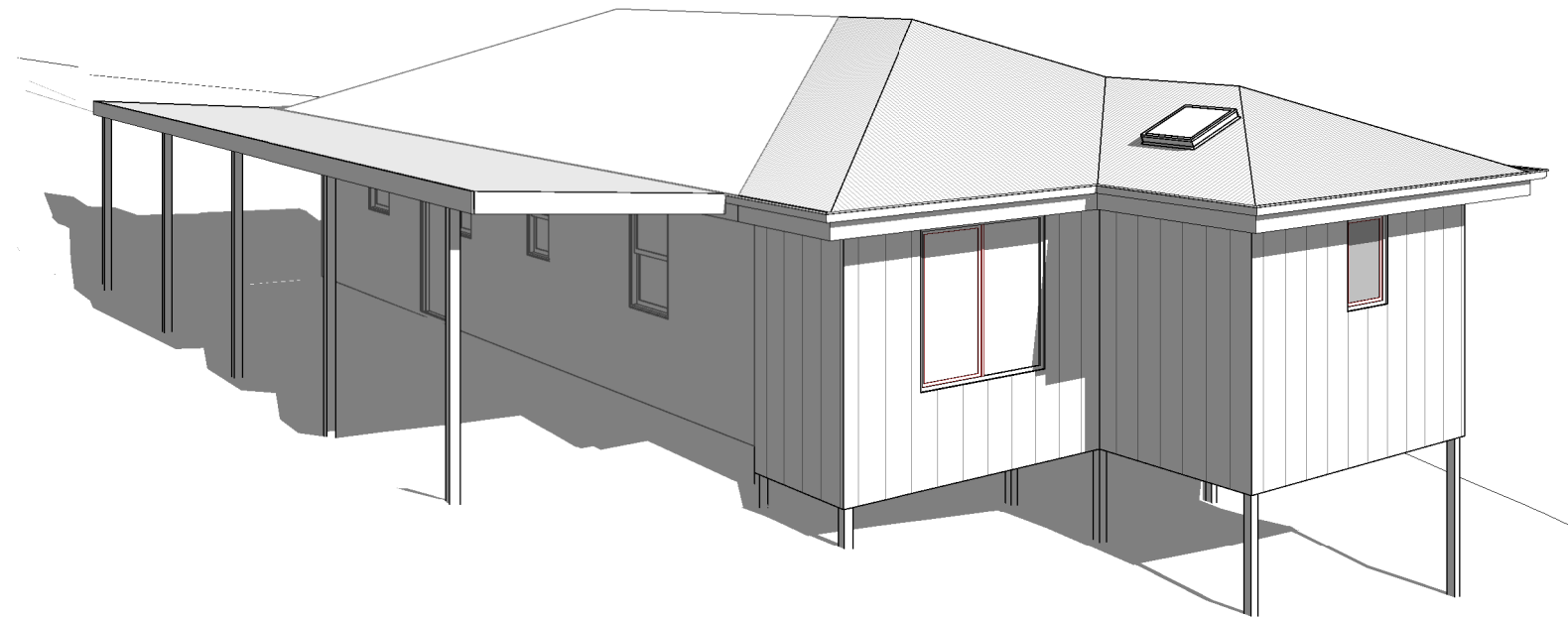
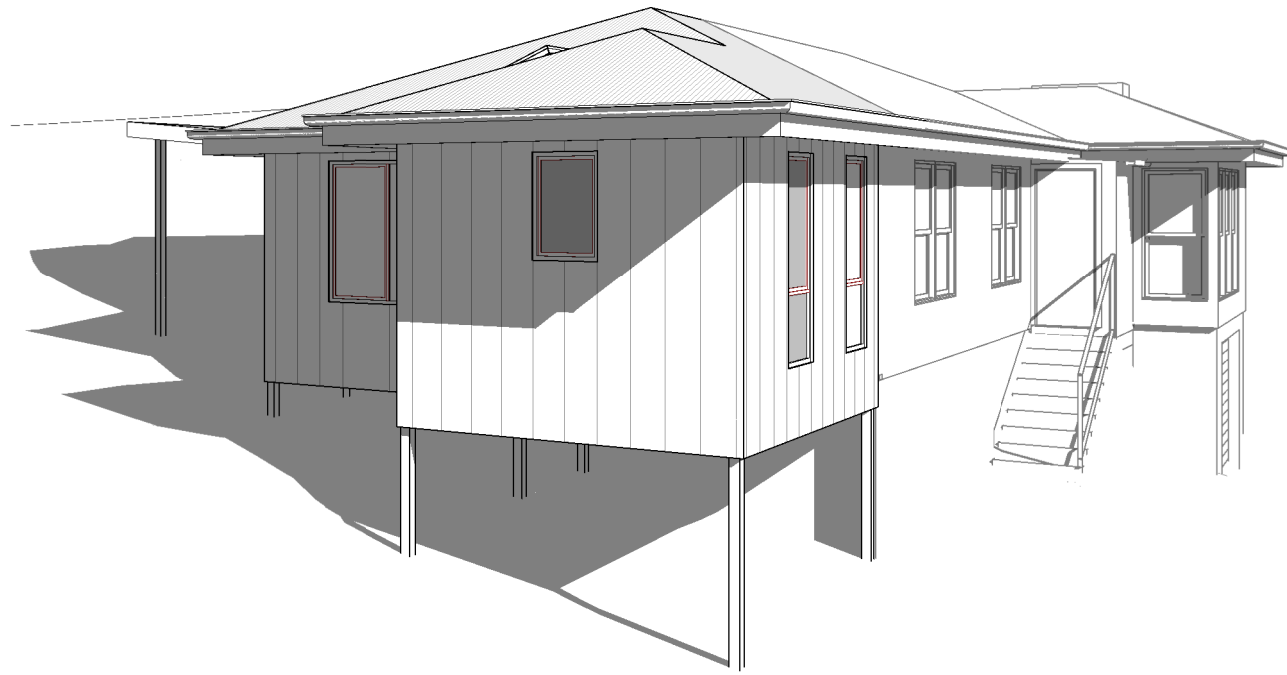
Date: 02.02.2026  
Drafted by: S.P.  
Approved by: F.G.

Project/Drawing no: PDH25070 - 08  
Scale: 1 : 100  
Revision: 03

**PLANNING**  
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Drawing:  
ROOF PLAN

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 395 COLLINSVALE ROAD,  
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 Approved by: F.G.

REV. DATE DESCRIPTION

**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
 PERSPECTIVES

Project/Drawing no: PDH25070 - 09  
 Scale:  
 Revision: 03

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