

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-296
PROPOSED DEVELOPMENT:	Two Dwellings (One new One existing)
LOCATION:	10 Kenbrae Avenue Glenorchy
APPLICANT:	Ronald Young & Co Builders Pty Ltd
ADVERTISING START DATE:	18/04/2026
ADVERTISING EXPIRY DATE:	02/05/2026

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 **02/05/2026**

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 **02/05/2026**, or for postal and hand delivered representations, by 5.00 pm on **02/05/2026**.



**RONALD
YOUNG + CO
BUILDERS**

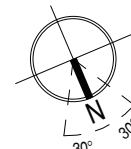
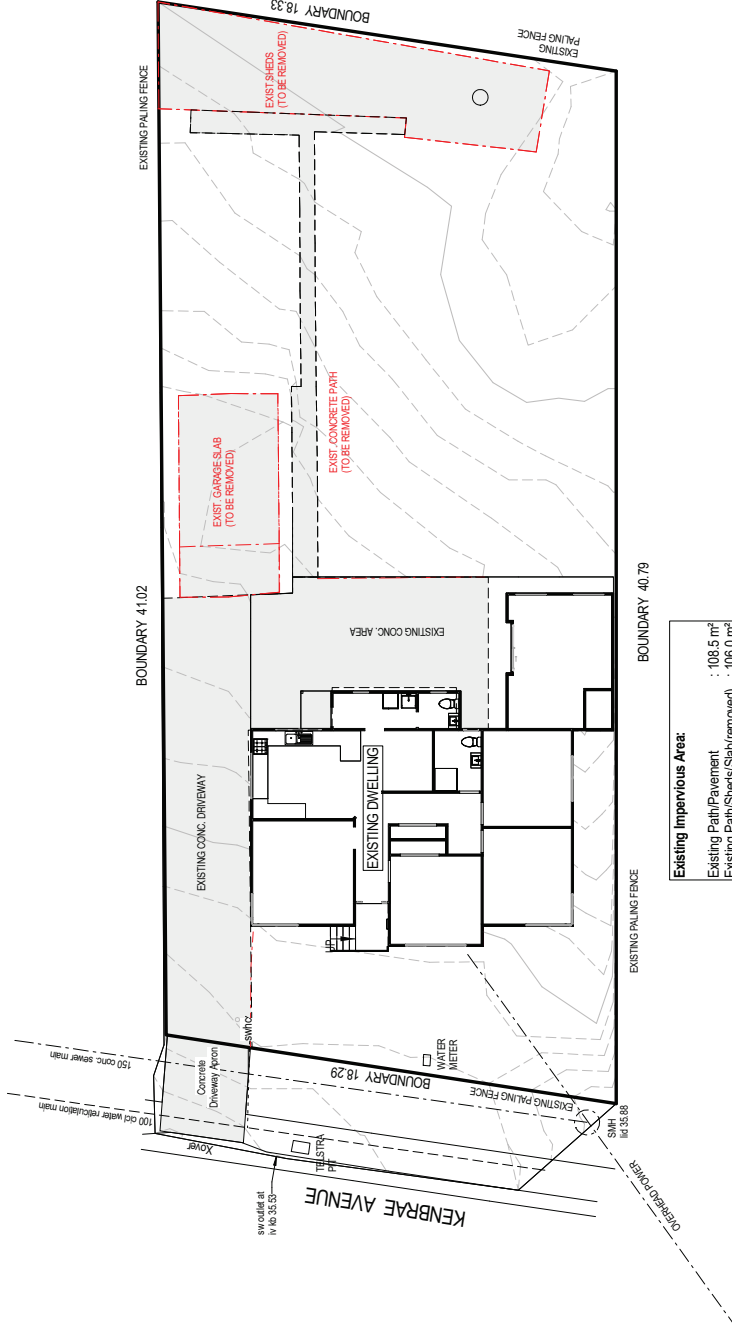
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : **PLN-25-296**
DATE RECEIVED: 1 April 2026

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals).
SIGNATURE:

DATE:



BAL : LOW

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DRAWING: EXISTING SITE PLAN
DATE: 31.03.2026
FILE NAME: 2562
DRAWN BY: RK
DWG No: 01

Rev.	Date	Revision Description	RK	Drawn
B	11.12.2025	Modified as MUP markings & Council RFI	RK	Drawn

**PROPOSED DWELLING FOR LEWIS
AT 10 KENBRAE AVENUE, GLENORCHY**

Scale: 1 : 200

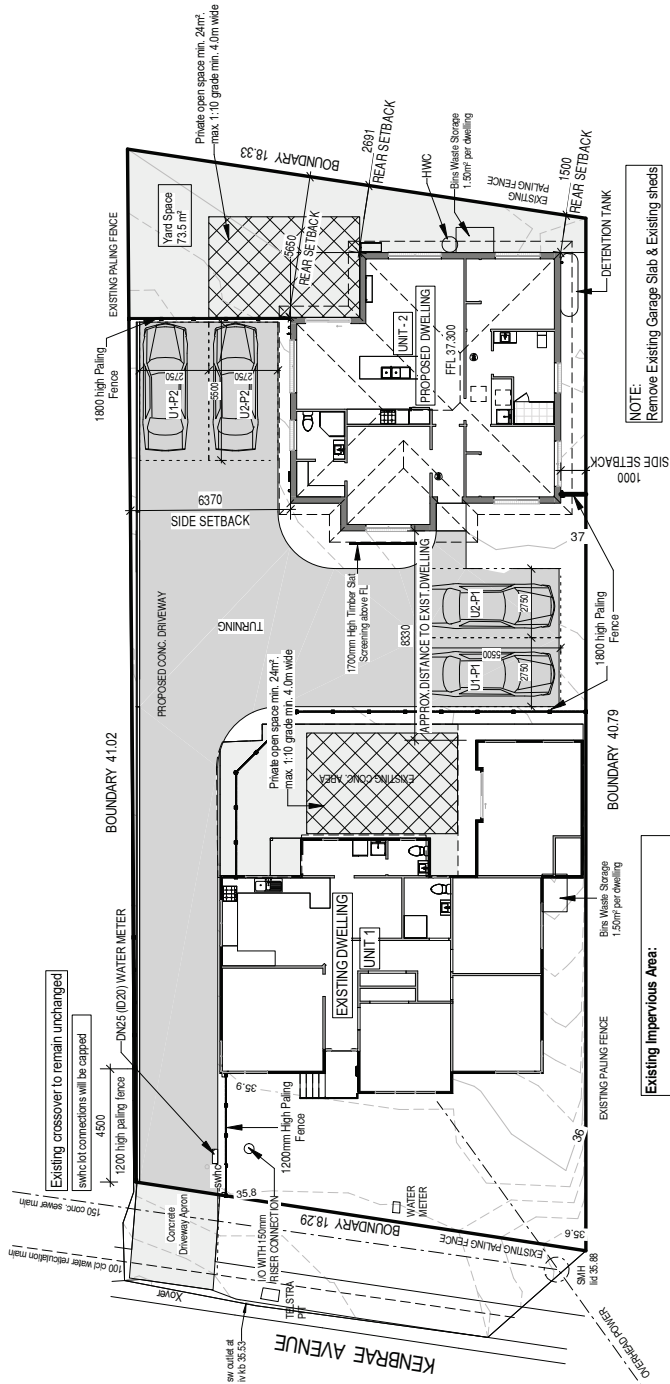
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No.: PLN-25-296
DATE RECEIVED: 1 April 2026

Ground FL	37.300
CL	39.700

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AREA SCHEDULE

Site Area	: 739 m ²
Ground Floor	: 104.3 m ²
Porch	: 1.2 m ²
Concrete Paving	: 7.1 m ²

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING:	SITE PLAN
DATE:	31.03.2026
FILE NAME:	2592
DRAWN BY:	RK
DWG No:	01A

Rev.	Date	Revision Description	RK	Down
E	31.03.2026	Modified as Civil plans	RK	
D	23.02.2026	Privacy Screen added to Bed 1 Window	RK	
C	20.01.2026	Modified as Council RFI	RK	
B	11.12.2025	Modified as MUP markings & Council RFI	RK	
A	11.11.2025	Water tank, added & Electrical layout modified	RK	
	08.10.2025	BA PLANS	RK	

Existing Impervious Area:

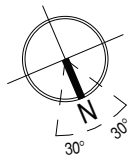
Existing Path/Pavement	: 108.5 m ²
Existing Path/Slabs/Slat(removed)	: 106.0 m ²
	: 214.5 m ²

Proposed Impervious Area:

Dwelling Porch/Outdoor Driveway and Path	: 112.6 m ²
	: 61.4 m ²
	: 274.0 m ²

Existing Impervious Area

	: 214.5 m ²
Total New Impervious Area	: 59.5 m ²



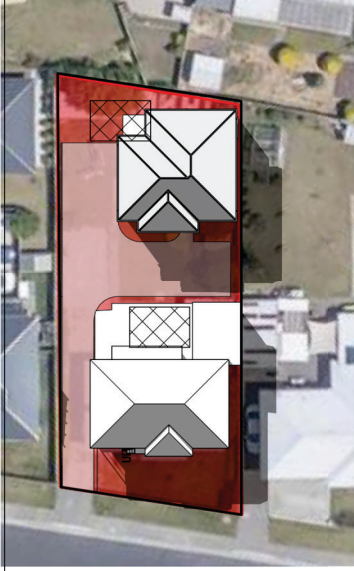
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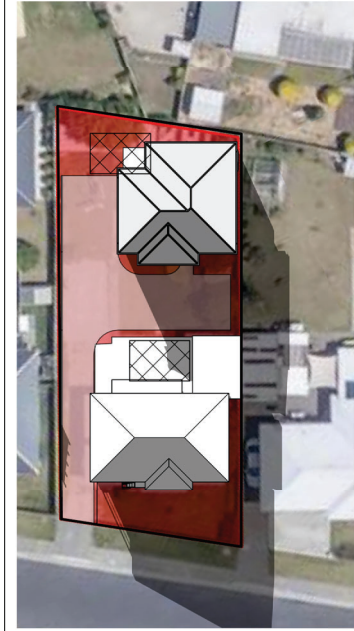


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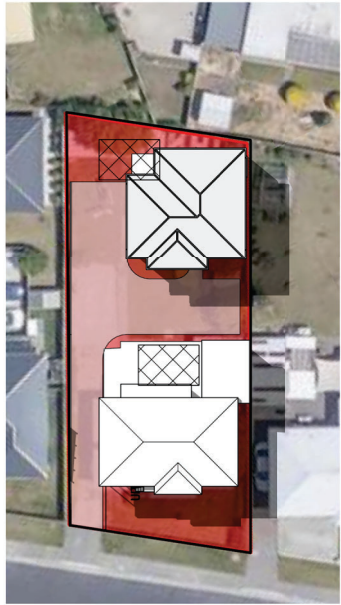
Shadow Analysis-10am



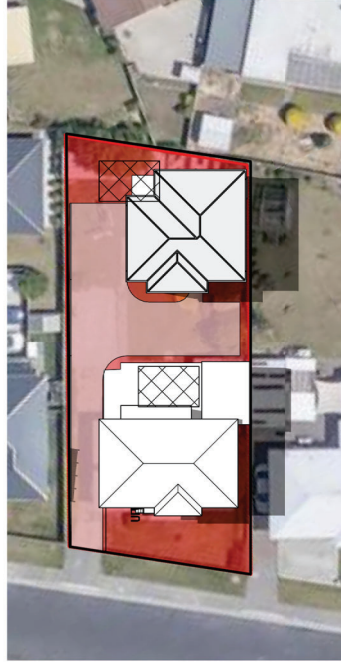
Shadow Analysis-9am



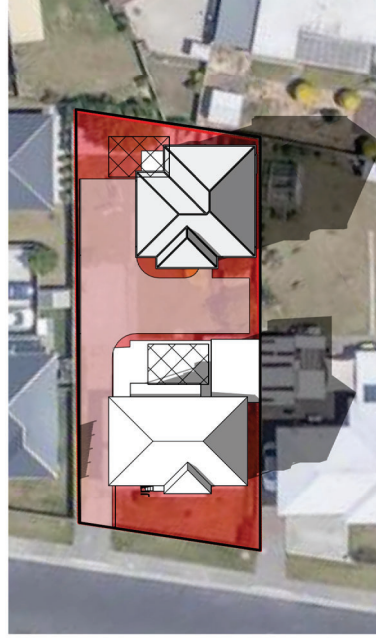
Shadow Analysis-12pm



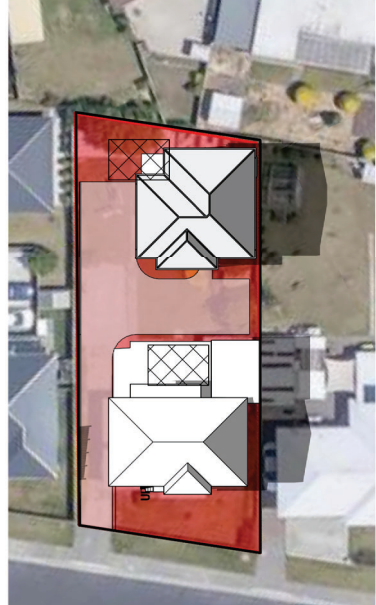
Shadow Analysis-11am



Shadow Analysis-01pm



Shadow Analysis-03pm



Shadow Analysis-02pm

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SIGNATURE:

DATE:

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-296
DATE RECEIVED: 1 April 2026

SHADOW ANALYSIS ON 21 JUNE

BAL : LOW

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DRAWING: SHADOW ANALYSIS
DATE: 31.03.2026

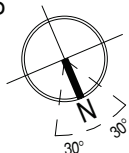
FILE NAME: 2592

DRAWN BY: RK

DWG No:

Rev.	Date	Revision Description	RK	RK
C	20.07.2026	Modified as Council RFI		RK
B	11.12.2025	Modified as MUP markings & Council RFI		RK
				Drawn

PROPOSED DWELLING FOR LEWIS
AT 10 KENBRAE AVENUE, GLENORCHY

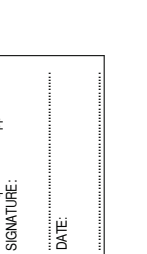
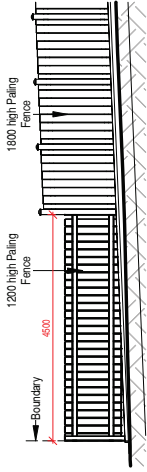
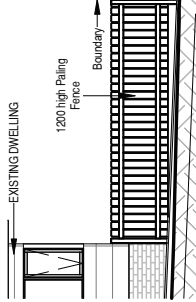


Scale: 1 : 500

01B

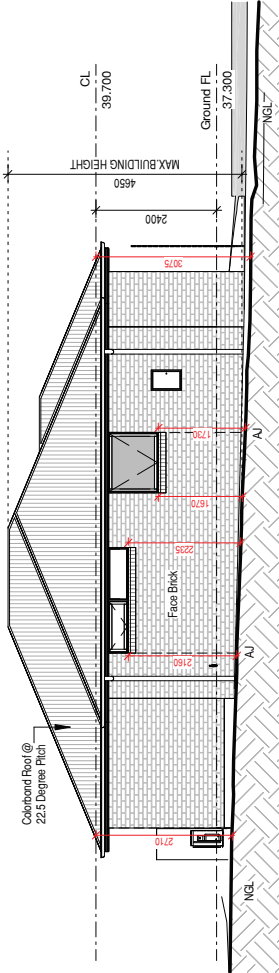
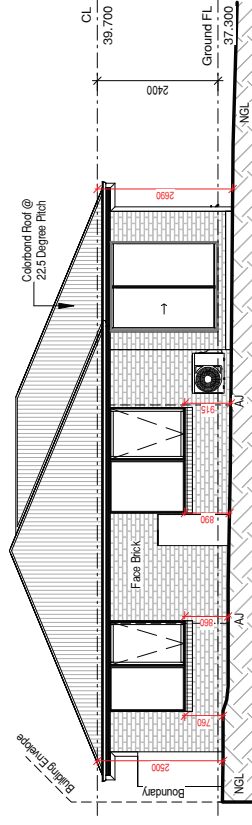
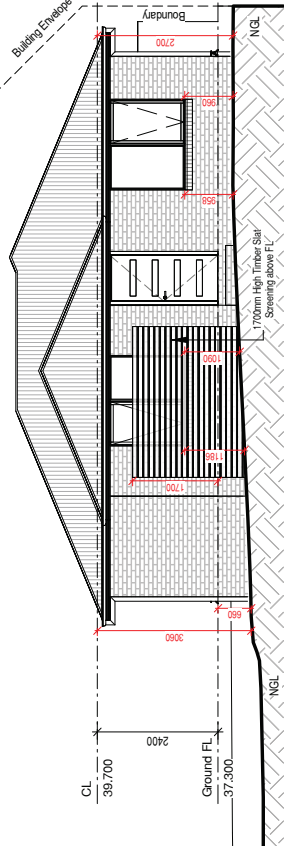
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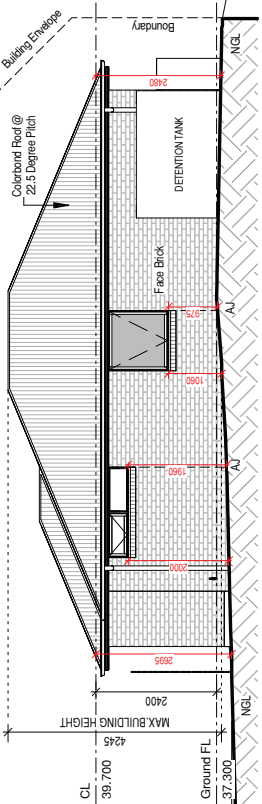


Fence Elevation 2

Fence Elevation 1



East Elevation



West Elevation

NOTES:
AJ Articulation Joint

BAL : LOW

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DRAWING: ELEVATIONS
DATE: 31.03.2026
FILE NAME: 2562
DRAWN BY: RK
DWG No: 03

Rev.	Date	Revision Description	Drawn
D	23.02.2026	Privacy Screen added to Bed 1 Window	RK
C	20.07.2026	Modified as Council RFI	RK
B	11.12.2025	Modified as MUP markings & Council RFI	RK
A	11.11.2025	Water tank added & Electrical layout modified	RK
	08.10.2025	BA P LANS	RK

GLAZING NOTE:
All windows are Double glazed

Scale: 1 : 100

PROPOSED DWELLING FOR LEWIS
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DATE:

100mm High Barrier
Keab From Driveway

100mm High Barrier
Keab From Driveway

100mm High Barrier
Keab From Driveway

BOUNDARY 41.02

BOUNDARY 18.29

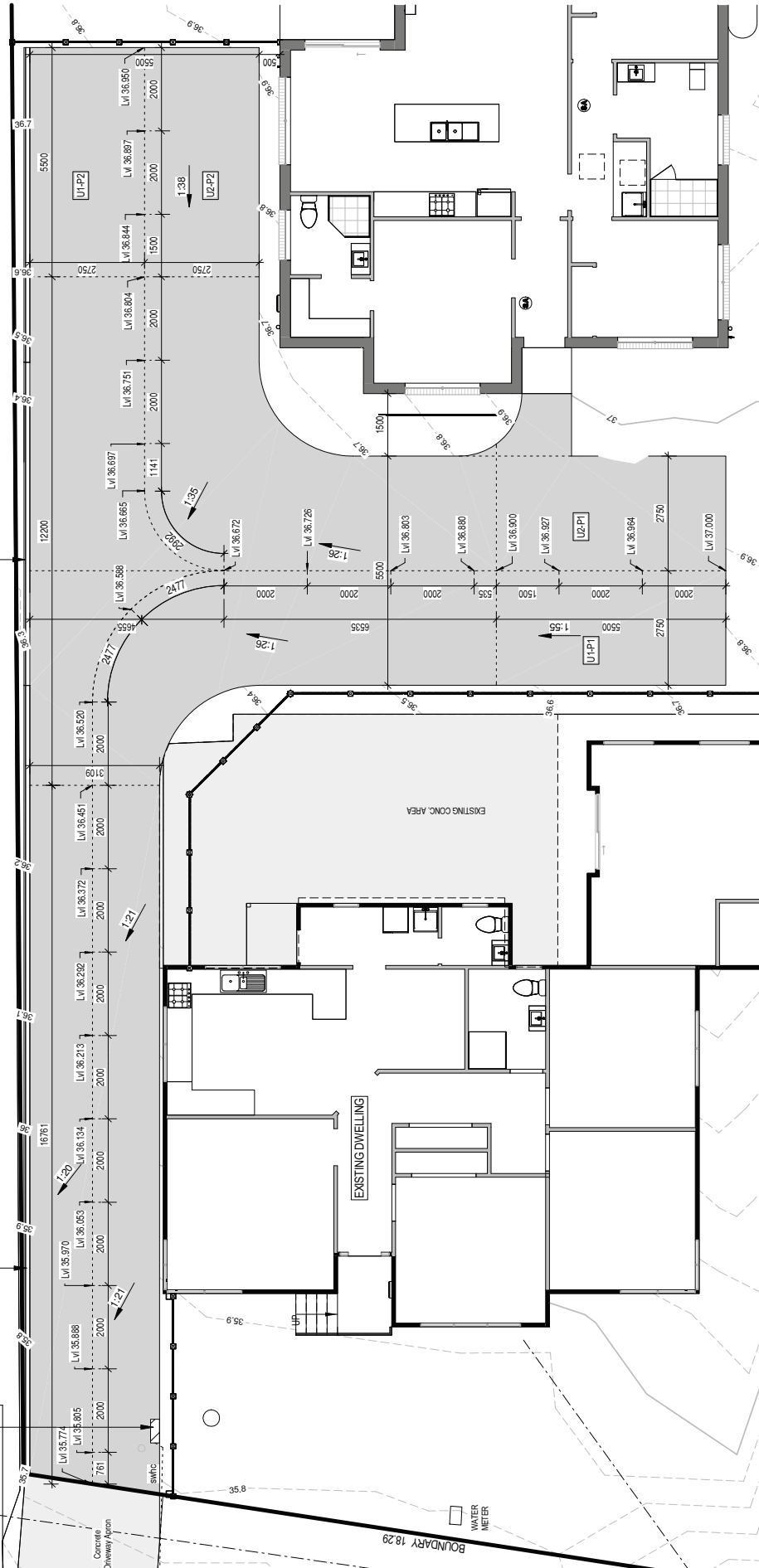
BOUNDARY 16.761

100mm High Barrier
Keab From Driveway

100mm High Barrier
Keab From Driveway

100mm High Barrier
Keab From Driveway

100mm High Barrier
Keab From Driveway



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DRAWING: DRIVEWAY CHANGE
DATE: 31.03.2026
FILE NAME: 2562
DRAWN BY: RK
DWG No: 10

Rev.	Date	Revision Description	Drawn
C	20.07.2026	Modified as Council RFI	RK
B	11.12.2025	Modified as MUP markings & Council RFI	RK
A	11.11.2025	Water tank added & Electrical layout modified	RK
	08.10.2025	BA P.I.A.N.S	RK

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Scale: 1 : 100