

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-358
PROPOSED DEVELOPMENT:	Three Multiple Dwellings (existing dwelling redeveloped to two dwellings and one new dwelling)
LOCATION:	4 Norman Circle Glenorchy
APPLICANT:	Matthew Bax Architects
ADVERTISING START DATE:	18/04/2026
ADVERTISING EXPIRY DATE:	02/05/2026

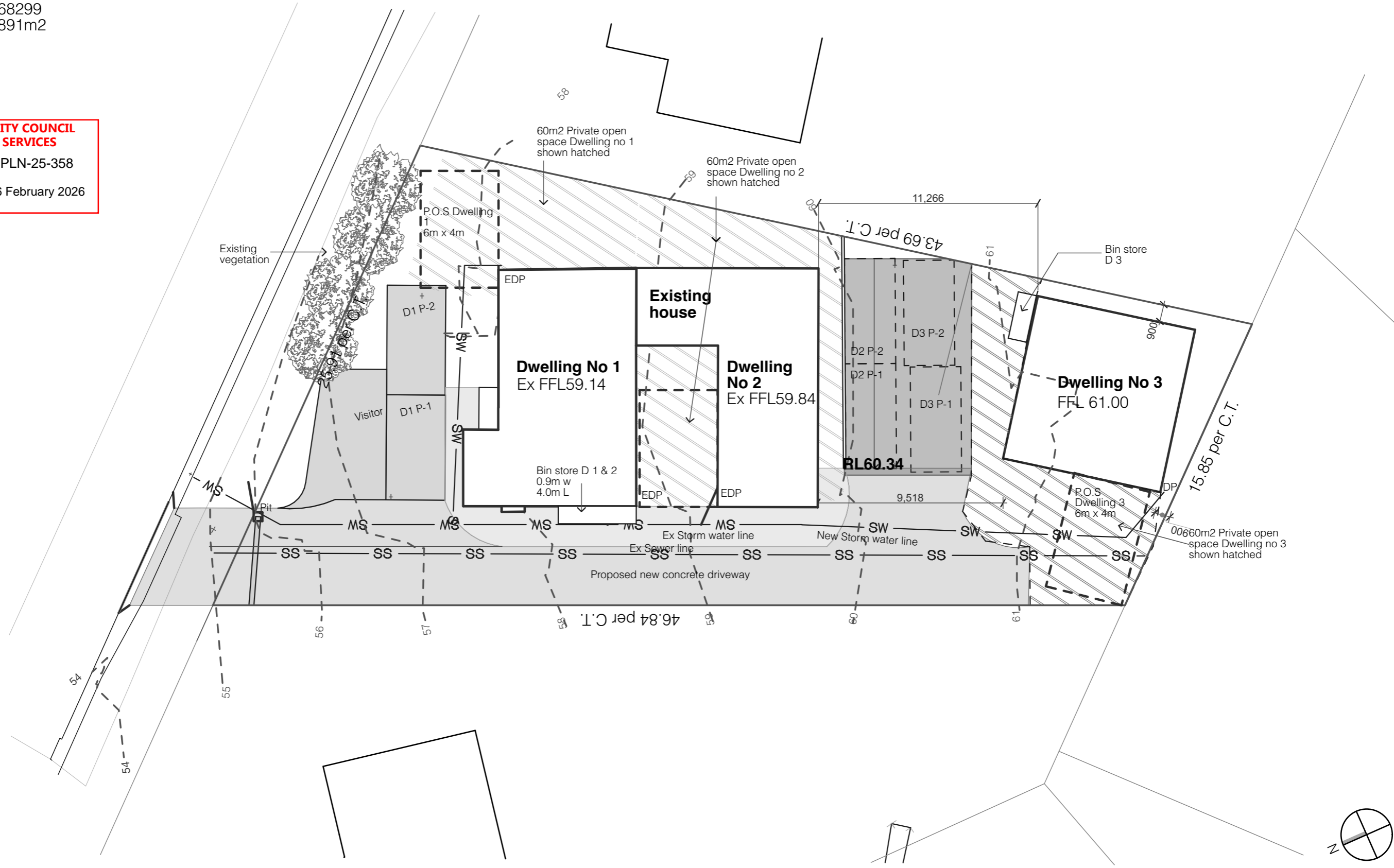
Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **02/05/2026**.

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**.

No 4 Norman Circle
 CT 68299
 Site area 891m²

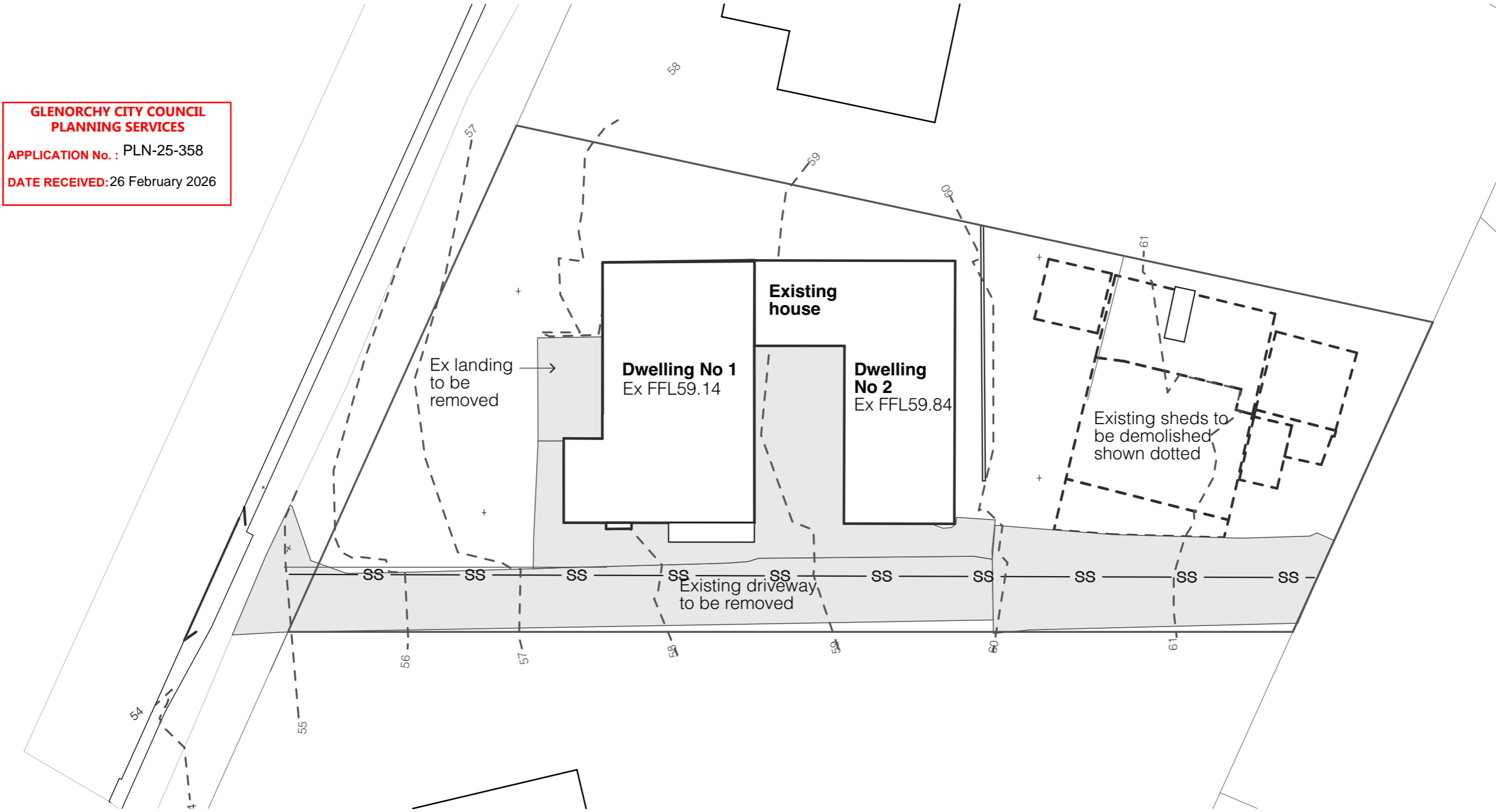
**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**
 APPLICATION No. : PLN-25-358
 DATE RECEIVED: 26 February 2026



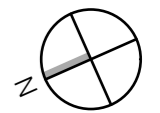
Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	SITE PLAN	Scale	1:200 @ A3
				Date	February 2026
		Client J D S M Property PTY PTD	MATTHEW BAX ARCHITECT	File Number	2532
				Drawing No	100
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS					

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION

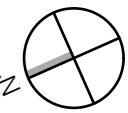
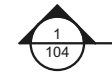
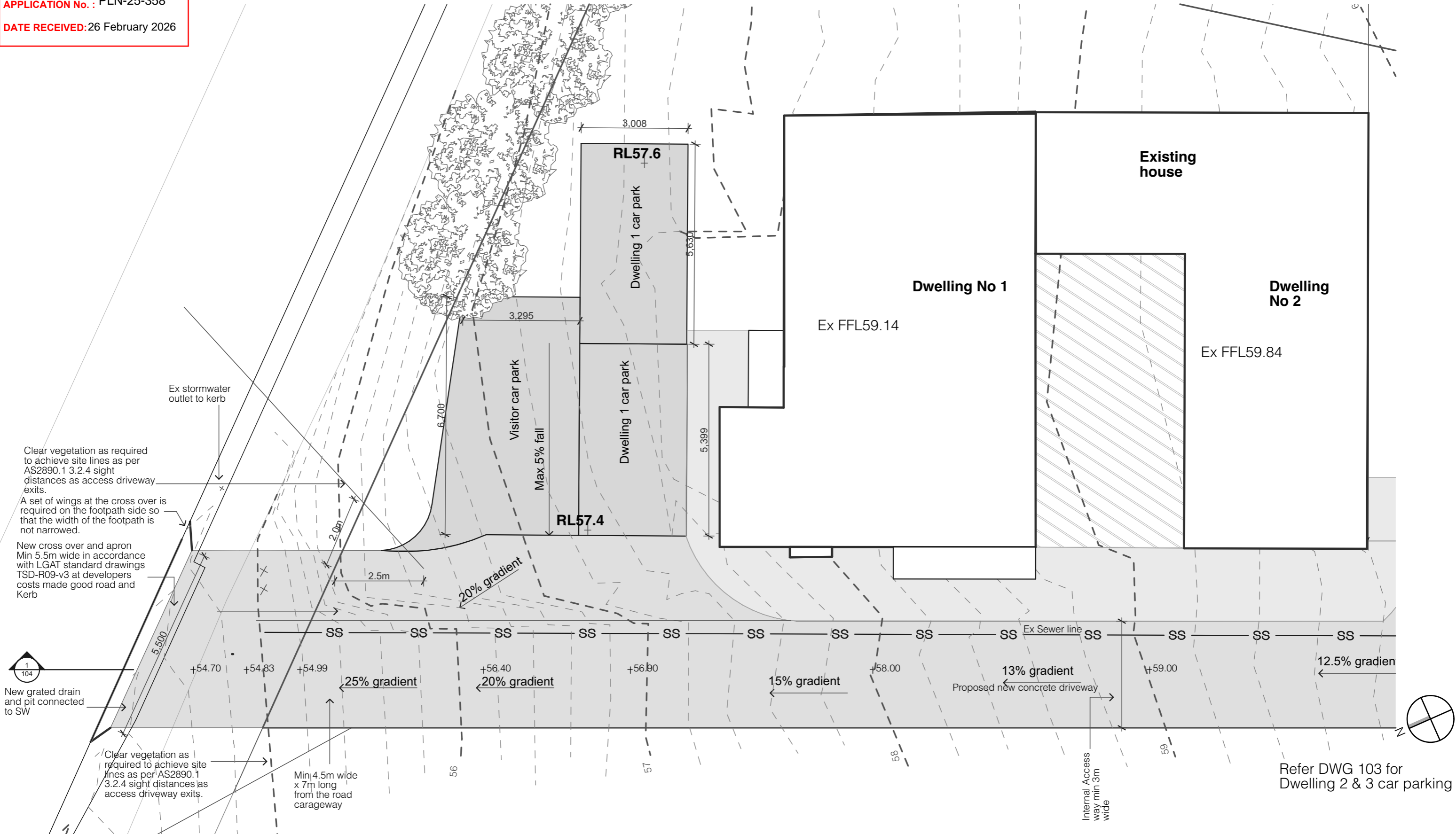
**GLENORCHY CITY COUNCIL
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0. Site Demo Plan
1:200



Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	MATTHEW BAX ARCHITECT	Site Demolition Plan	
				Scale 1:200 @ A3	Date February 2026
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client J D S M Property PTY PTD	ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au	Drawing No 101	Printed: Thursday, 26 February 2026



Refer DWG 103 for Dwelling 2 & 3 car parking

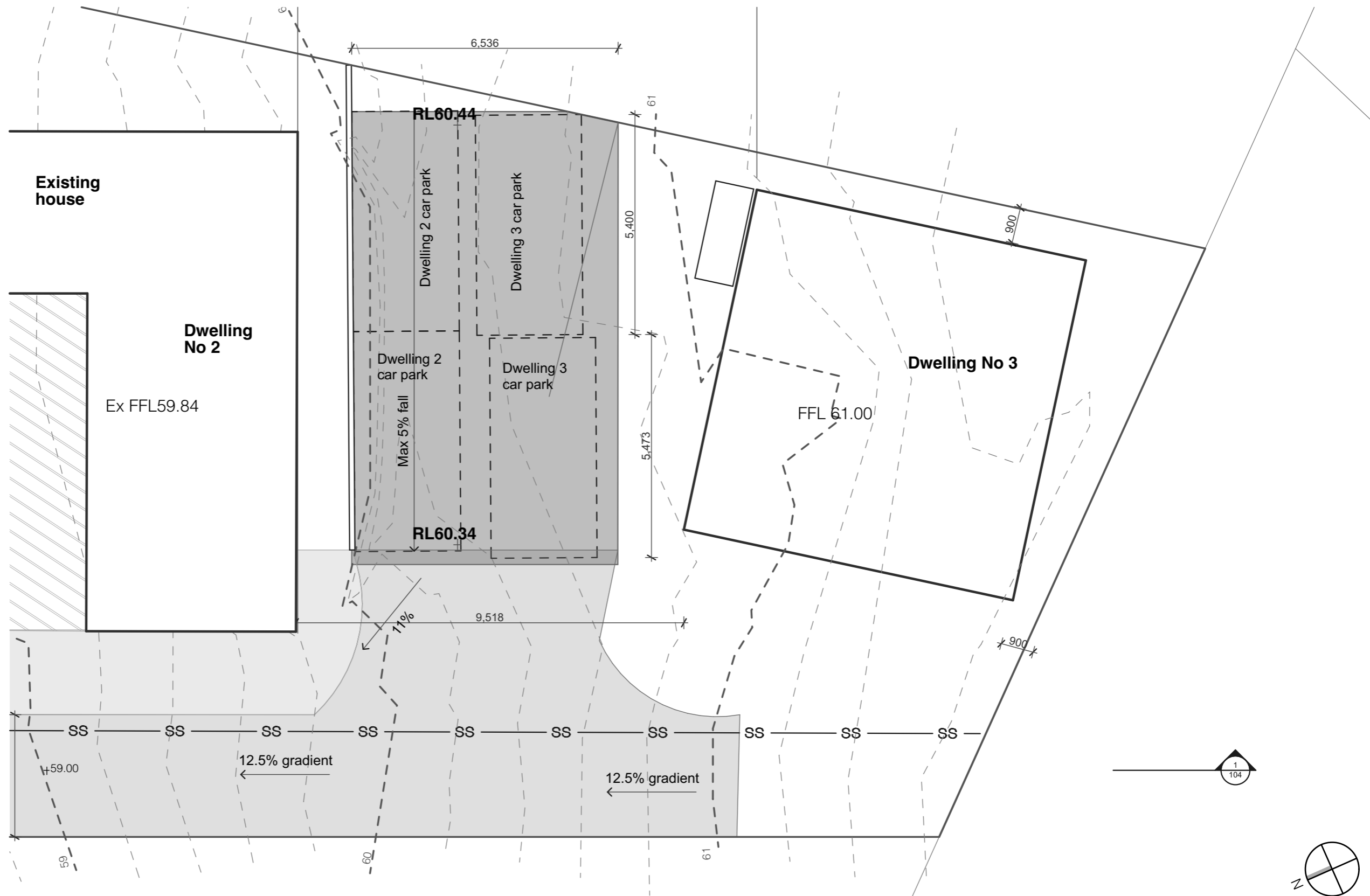
Revision	Date	Project Title	Drawing Title	Drawn	Checked
A	19.12.25	Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Driveway Plan	Scale	1:100 @ A3
				Date	February 2026
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client		File Number	2532
		J D S M Property PTY PTD		Drawing No	102
				Printed:	Thursday, 26 February 2026

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MATTHEW BAX
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w www.matthewbaxarchitect.com.au

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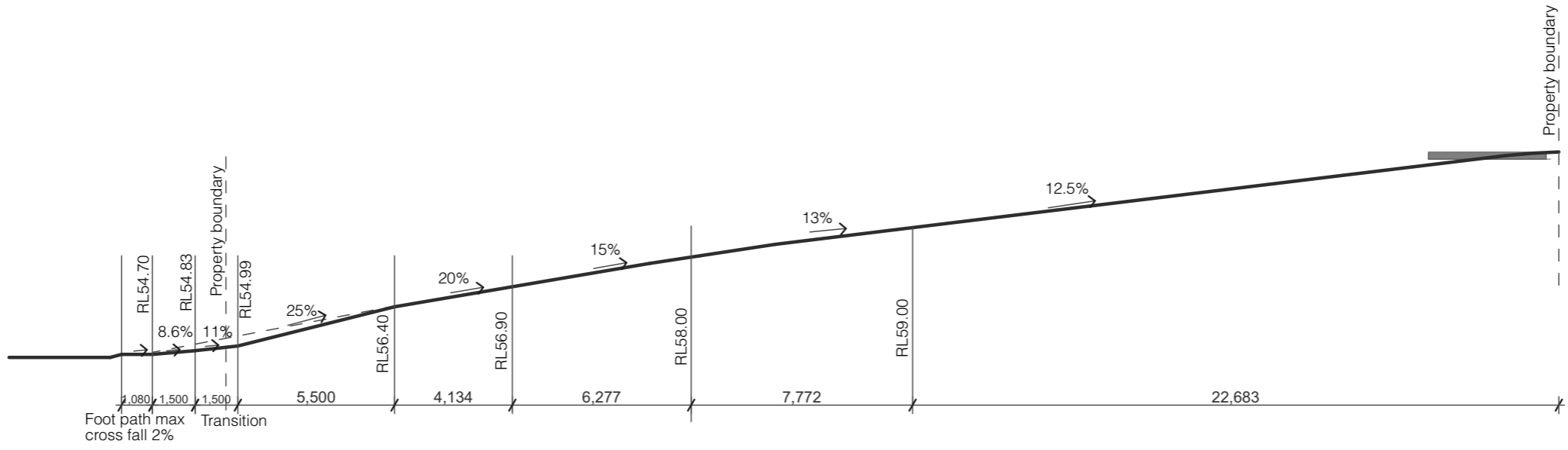


Refer DWG 102 for Dwelling 1 and visitor car parking

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Driveway Plan 2	Scale	1:100 @ A3
				Date	February 2026
		Client J D S M Property PTY PTD	Drawing No 103	File Number	2532
				Printed:	Thursday, 26 February 2026
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au			

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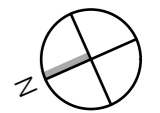
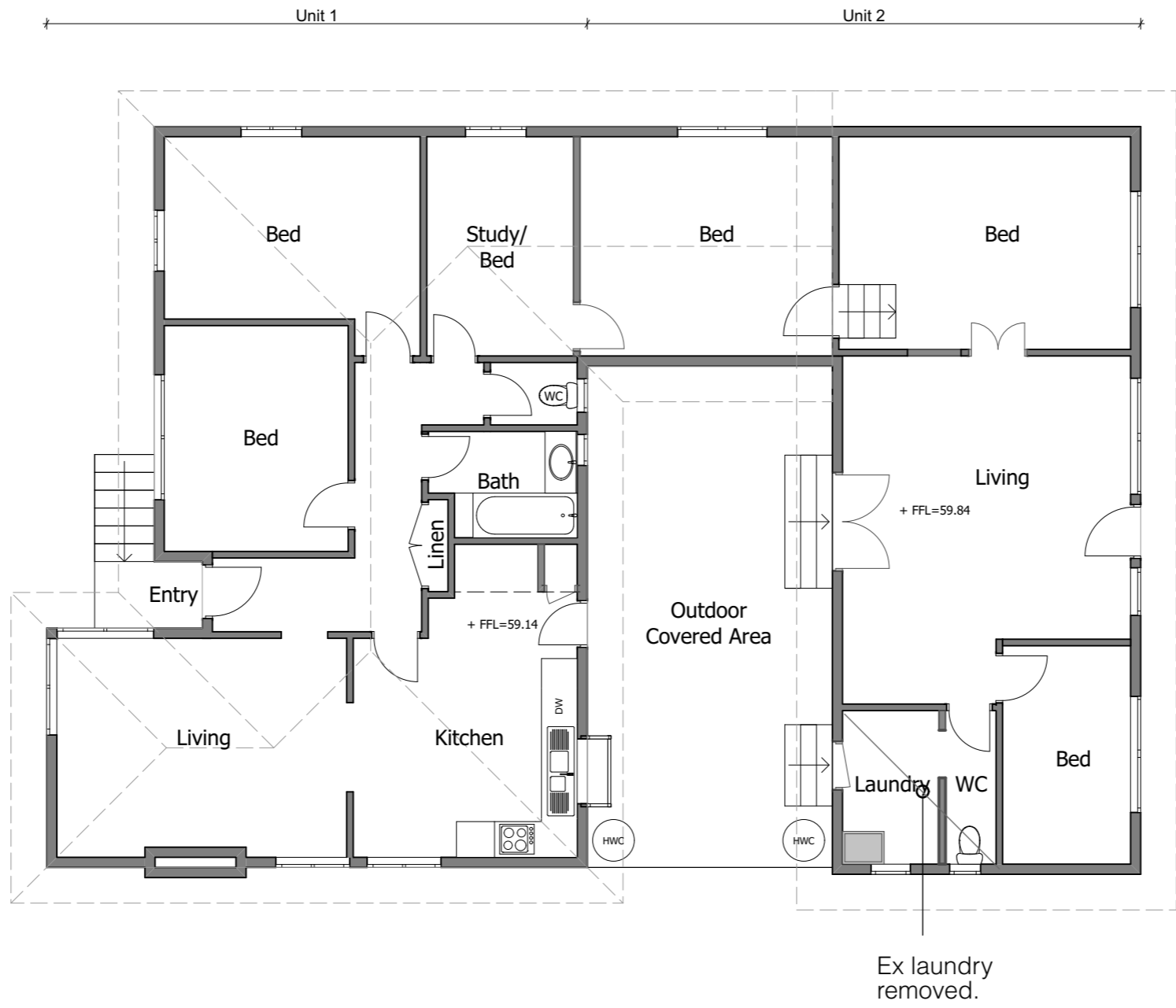
**GLENORCHY CITY COUNCIL
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1 Driveway Section
1:200

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Driveway Section	Scale	1:100 @ A3
				Date	February 2026
		Client J D S M Property PTY PTD	MATTHEW BAX ARCHITECT	File Number	2532
				Drawing No	104
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS					

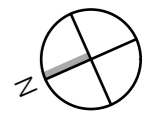
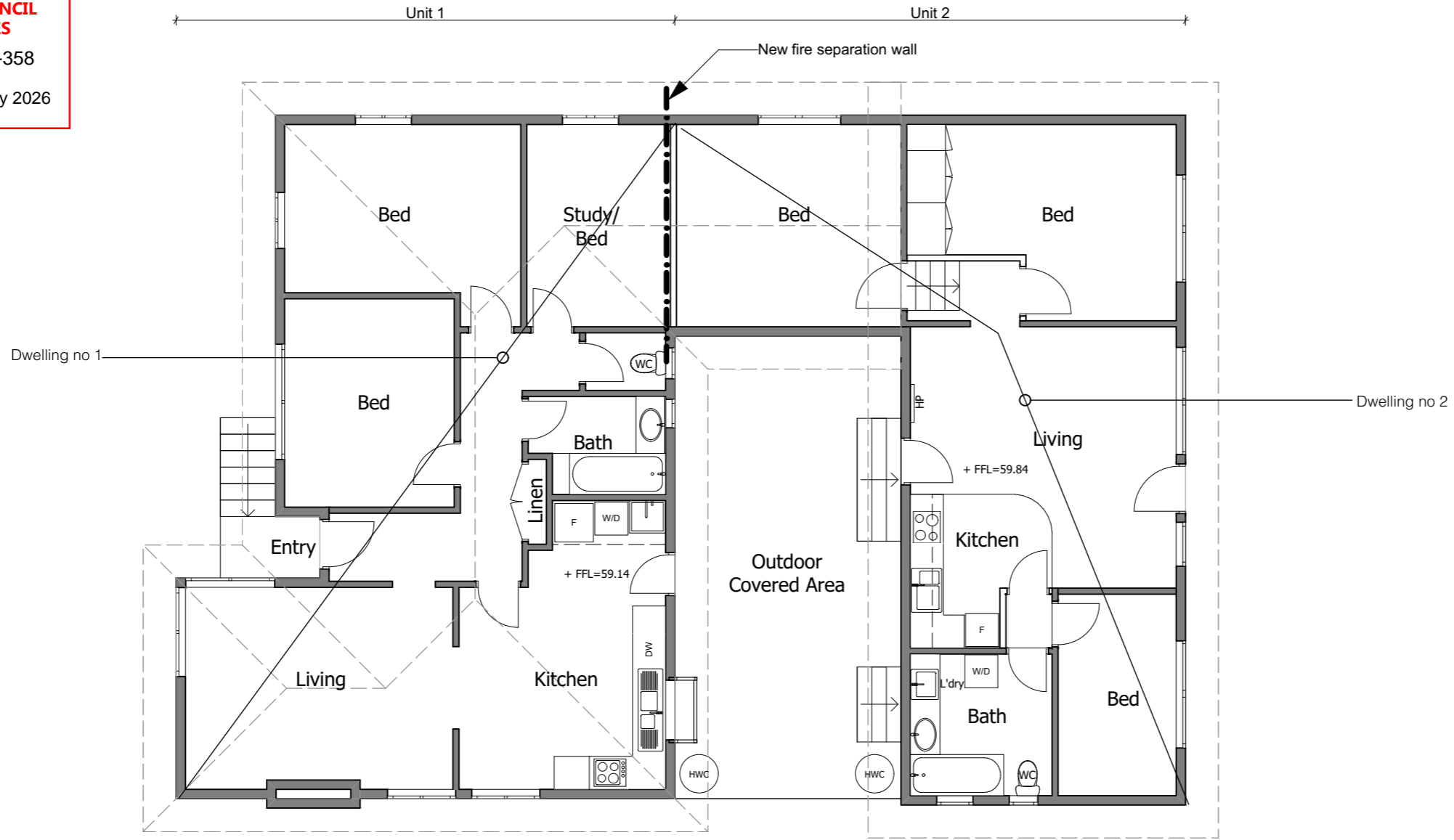
**GLENORCHY CITY COUNCIL
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Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Existing House Plan	Scale	1:100 @ A3
				Date	February 2026
		Client J D S M Property PTY PTD	<p>MATTHEW BAX ARCHITECT</p> <p>ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au</p>	File Number	2532
				Drawing No	105
<p>GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA NOTES ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS</p>					

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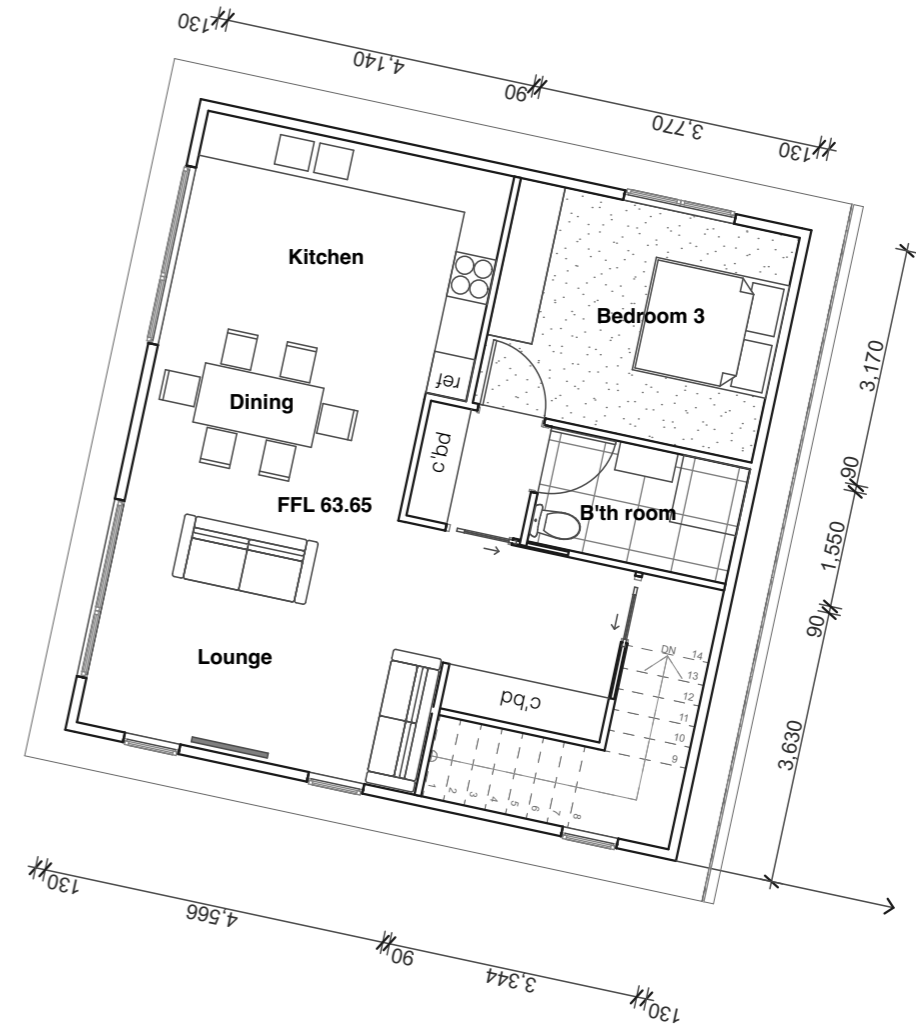


Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Proposed Dwelling 1 & 2	Scale	1:100 @ A3
				Date	February 2026
		Client		File Number	2532
		J D S M Property PTY PTD		Drawn	106
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au		Printed:	Thursday, 26 February 2026

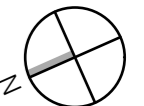
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Proposed Lower Level Plan



Proposed Upper Level Plan



Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Dwelling no 3 Floor Plans	Scale	1:100 @ A3
				Date	February 2026
		Client		File Number	2532
		J D S M Property PTY PTD		Drawn	107
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au		Printed:	Thursday, 26 February 2026

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10 O'Brien St Glenorchy

8 O'Brien St Glenorchy

6A O'Brien St Glenorchy

1 Moore Park Dr Glenorchy

1 Noman Cir St Glenorchy



Bus stop

130 Chapel St Glenorchy

8.4.1 Residential density for multiple dwellings

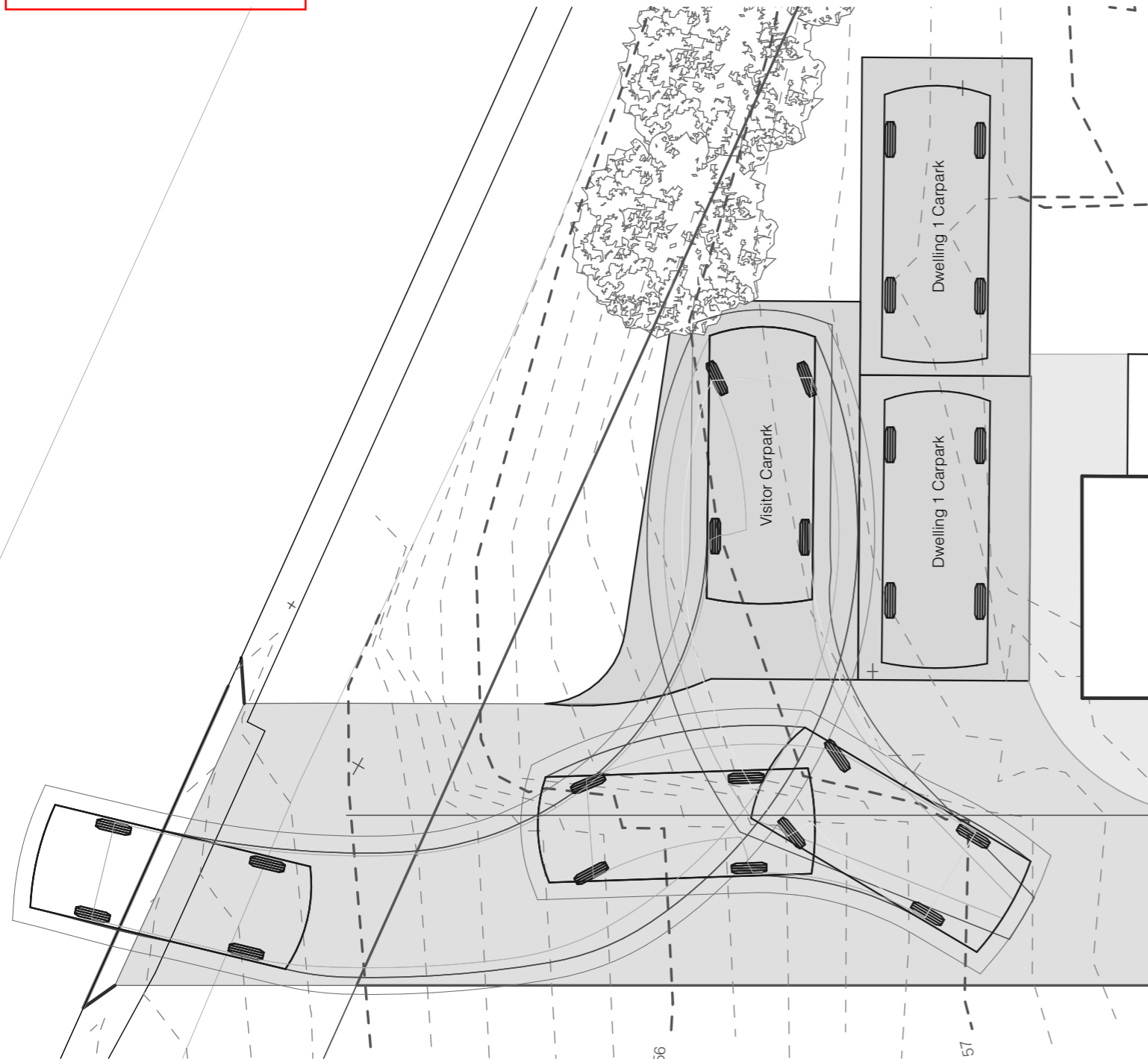
P1

(a) There are many established properties within the area that have less than 325m² of site area. Refer aerial view showing that the proposed development is compatible with the density of existing development on established properties in the area.

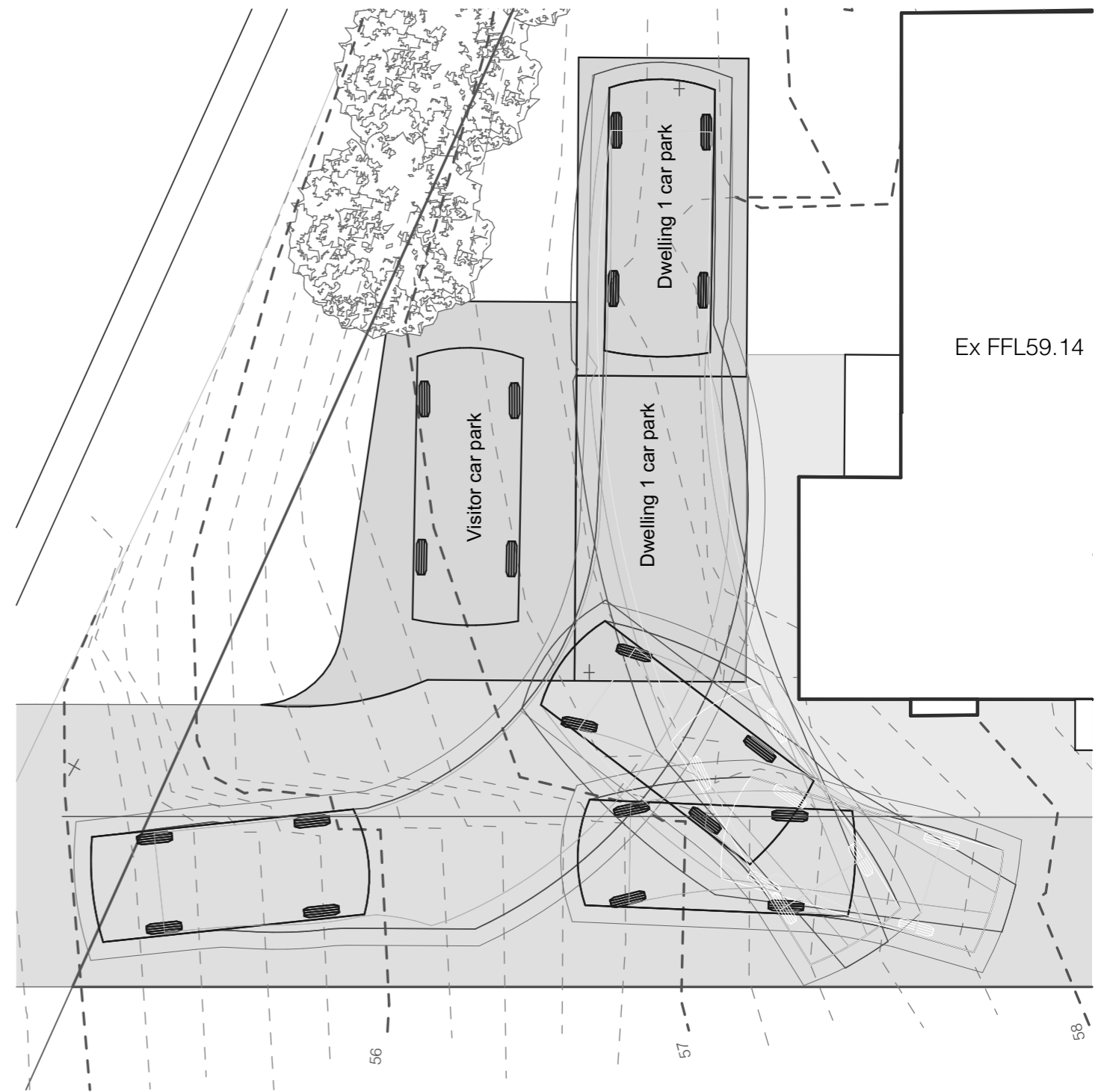
(b.1) Bus stop is within 400m walking distance.
(B.11) Within 400m walking distance of Inner Residential Zone

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Compatible Density of established properties	Scale	1:100 @ A3
				Date	February 2026
		Client J D S M Property PTY PTD	MATTHEW BAX ARCHITECT	File Number	2532
				Drawing No	108
<p>GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS</p>		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au		Printed: Thursday, 26 February, 2026	

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0. Visitor car park
1:100



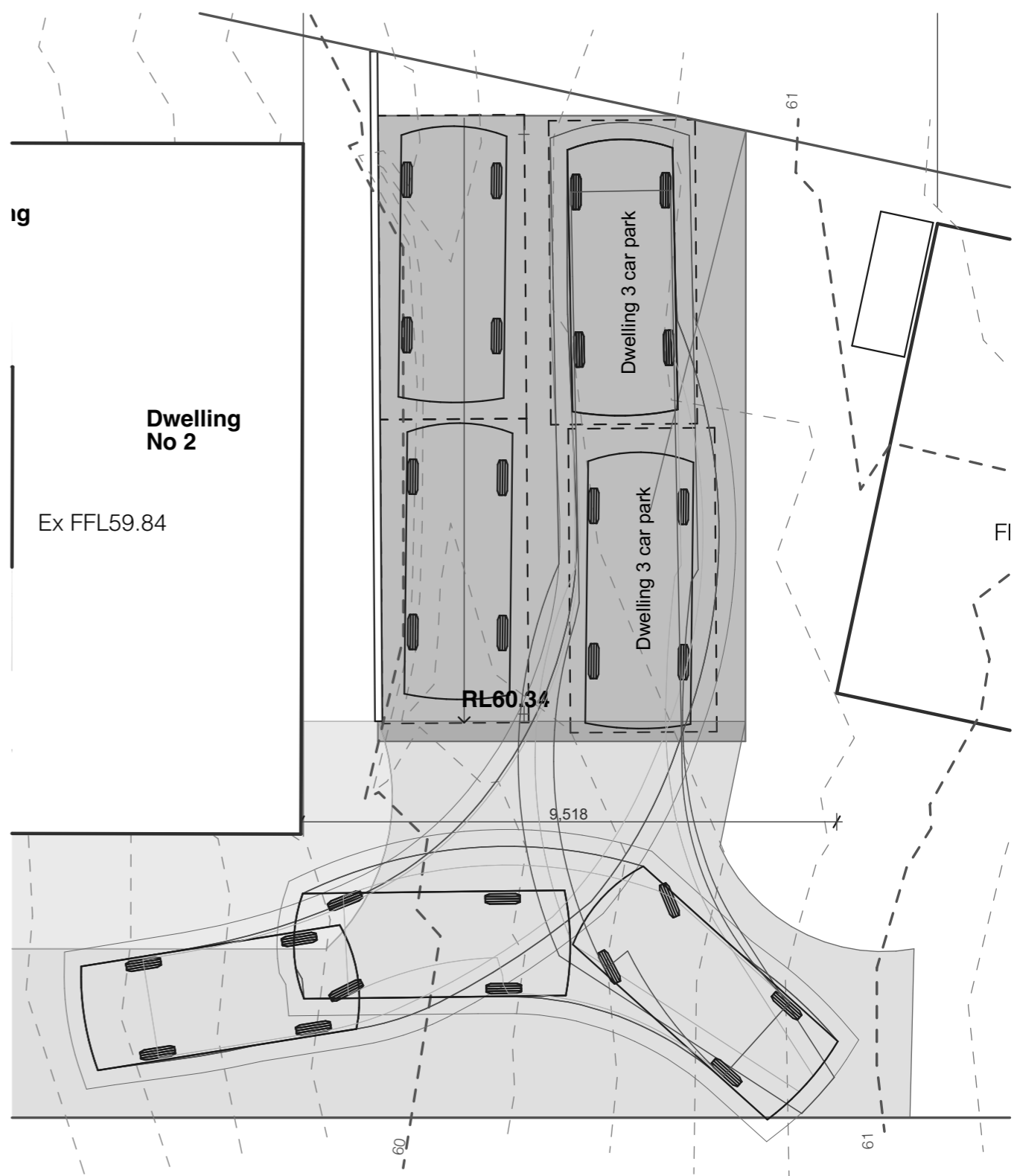
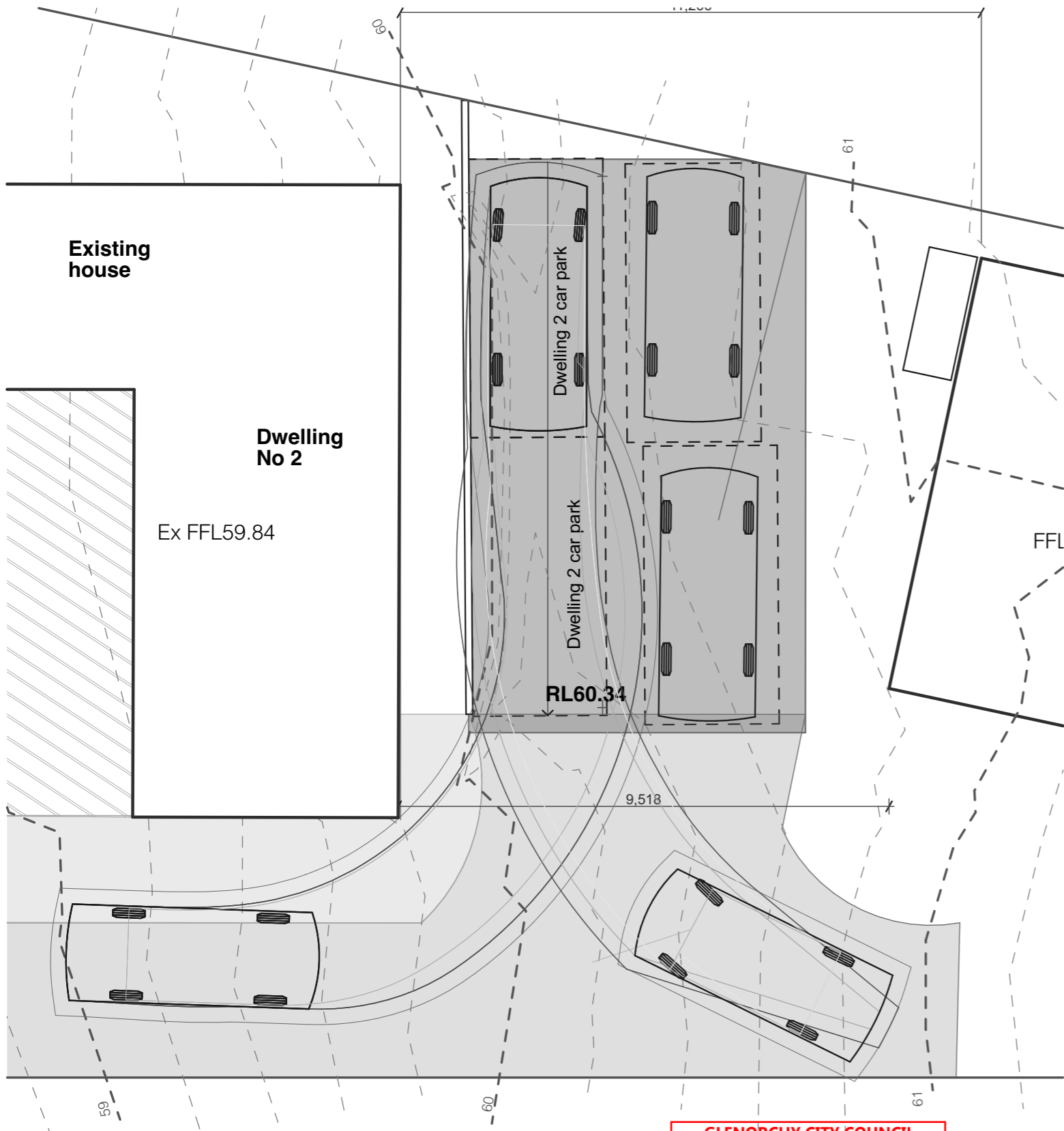
0. Dwelling 1 Car Parks
1:100

Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Visitor and Dwelling 1 Parking Areas	Scale	1:100 @ A3
				Date	February 2026
		Client J D S M Property PTY PTD		File Number	2532
				Drawing No	109
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS					

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MATTHEW BAX
ARCHITECT

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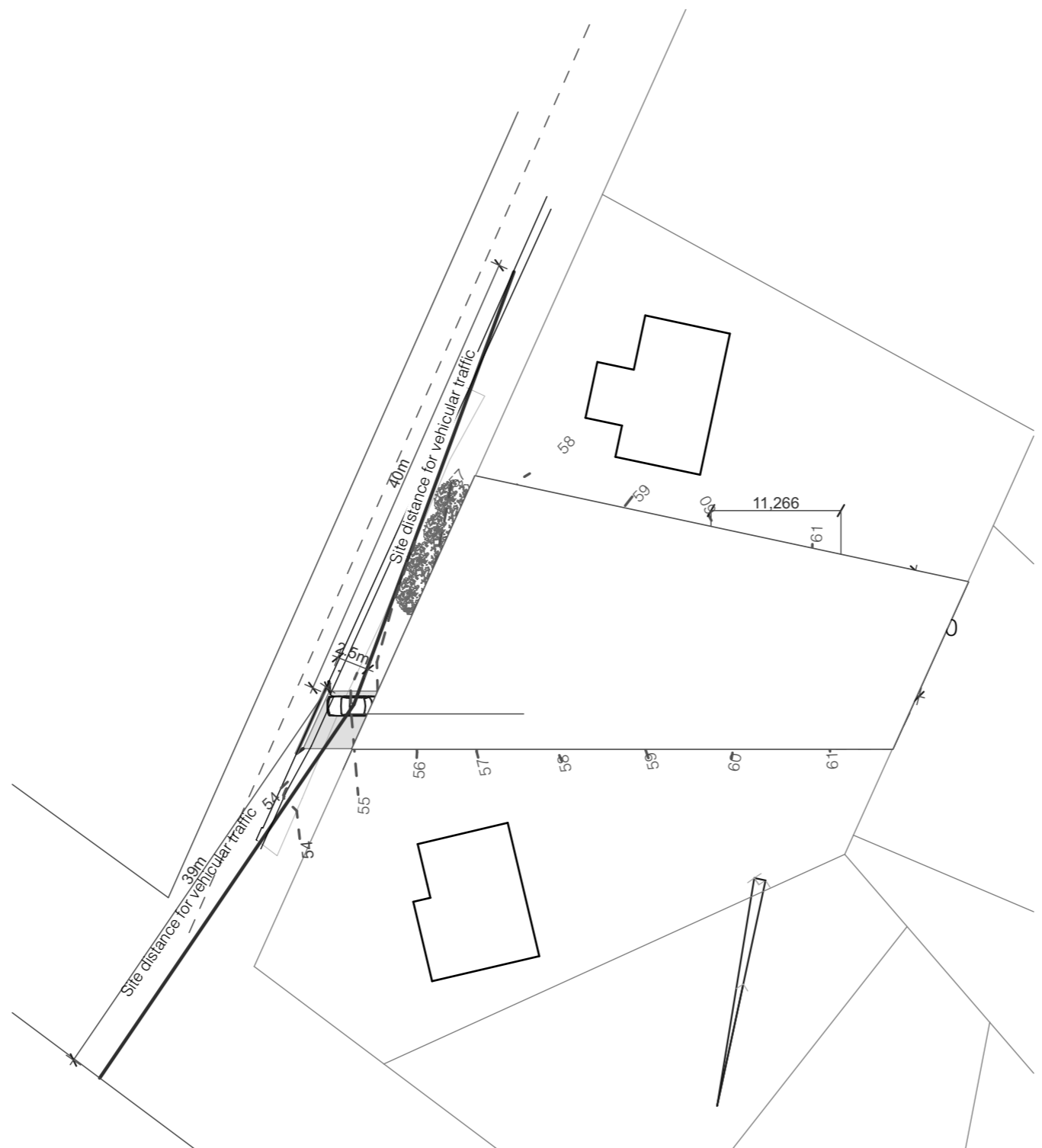
**GLENORCHY CITY COUNCIL
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0. Dwelling 2 Car Park
1:100

0. Dwelling 3 car park
1:100

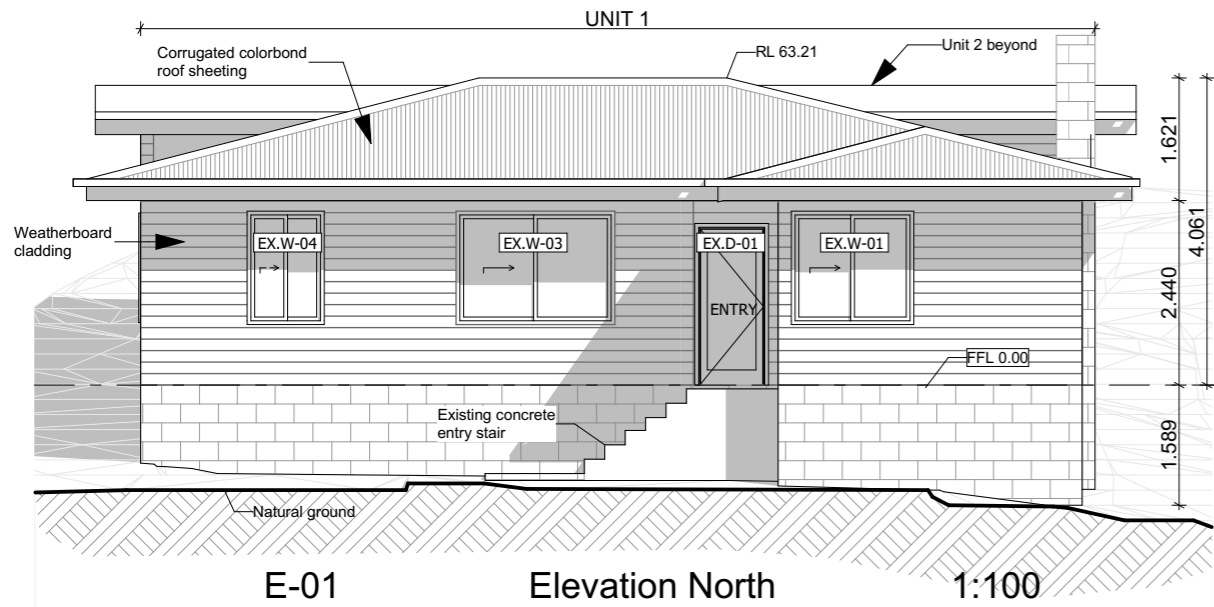
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				<p>Scale 1:100 @ A3</p>	
				<p>Date February 2026</p>	
				<p>File Number 2532</p>	
		<p>Drawing No 110</p>		<p>Printed: Thursday, 26 February 2026</p>	

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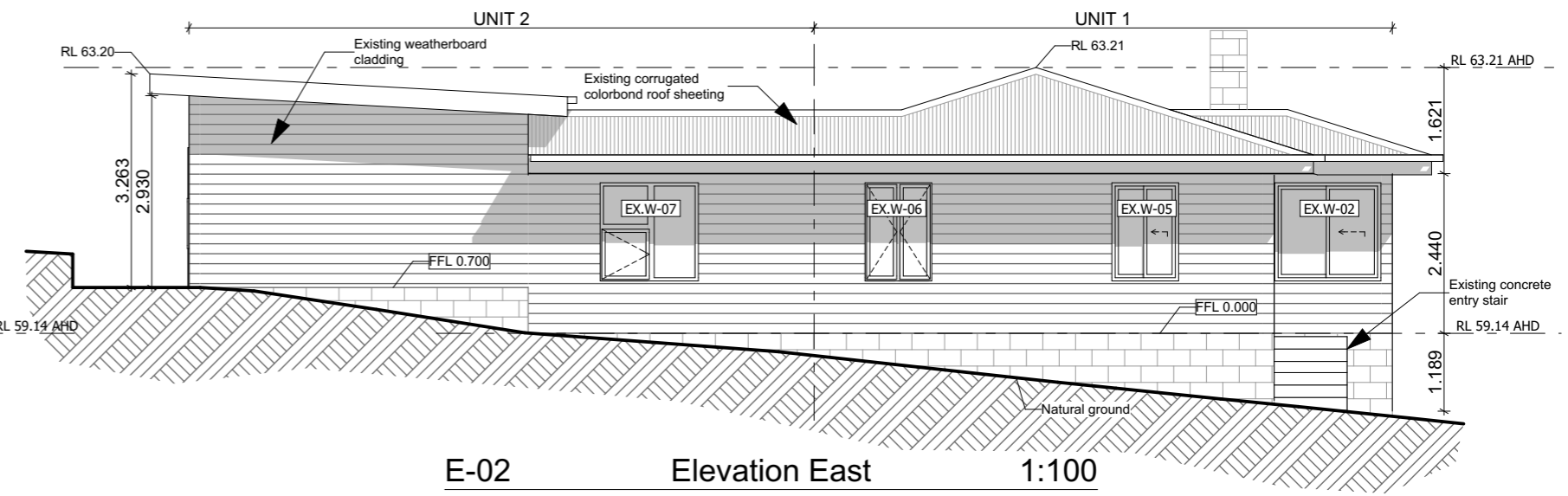


0. Vehicular site distance
1:500

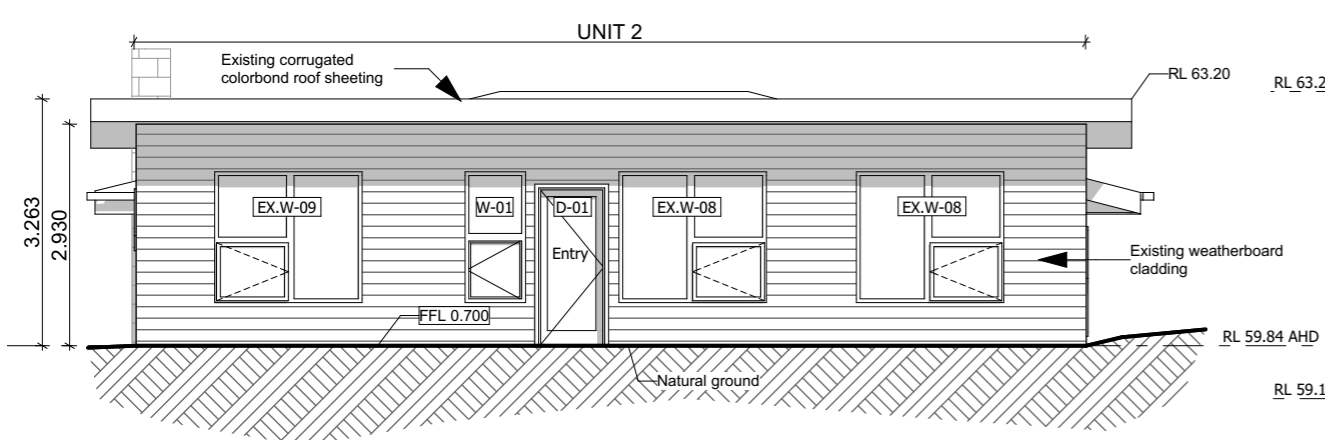
Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Job Title Address Suburb	MATTHEW BAX ARCHITECT	Scale 1:500 @ A3	
				Date February 2026	
		Client Client	ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au	File Number 2202	Printed: Thursday, 26 February 2026
				Drawing No 111	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			



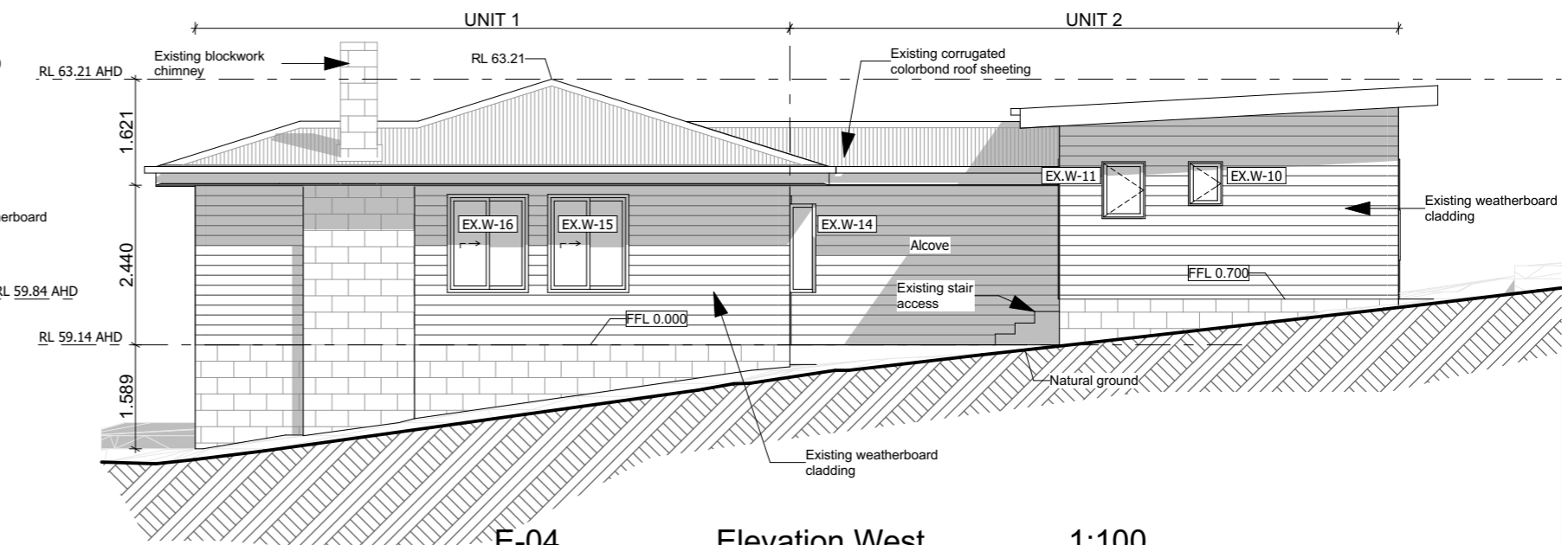
E-01 Elevation North 1:100



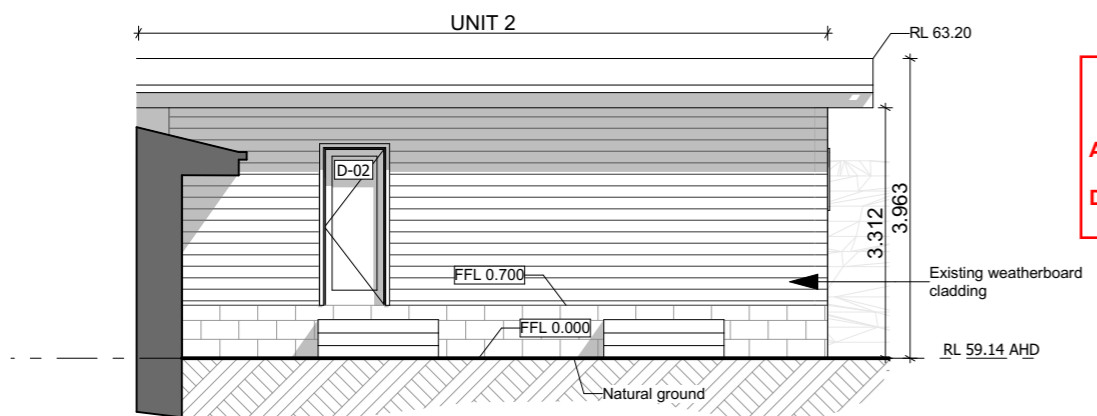
E-02 Elevation East 1:100



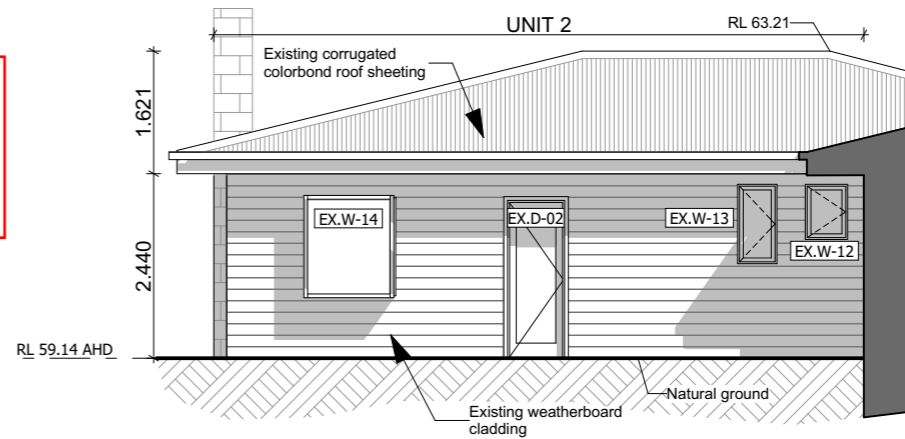
E-03 Elevation South 1:100



E-04 Elevation West 1:100



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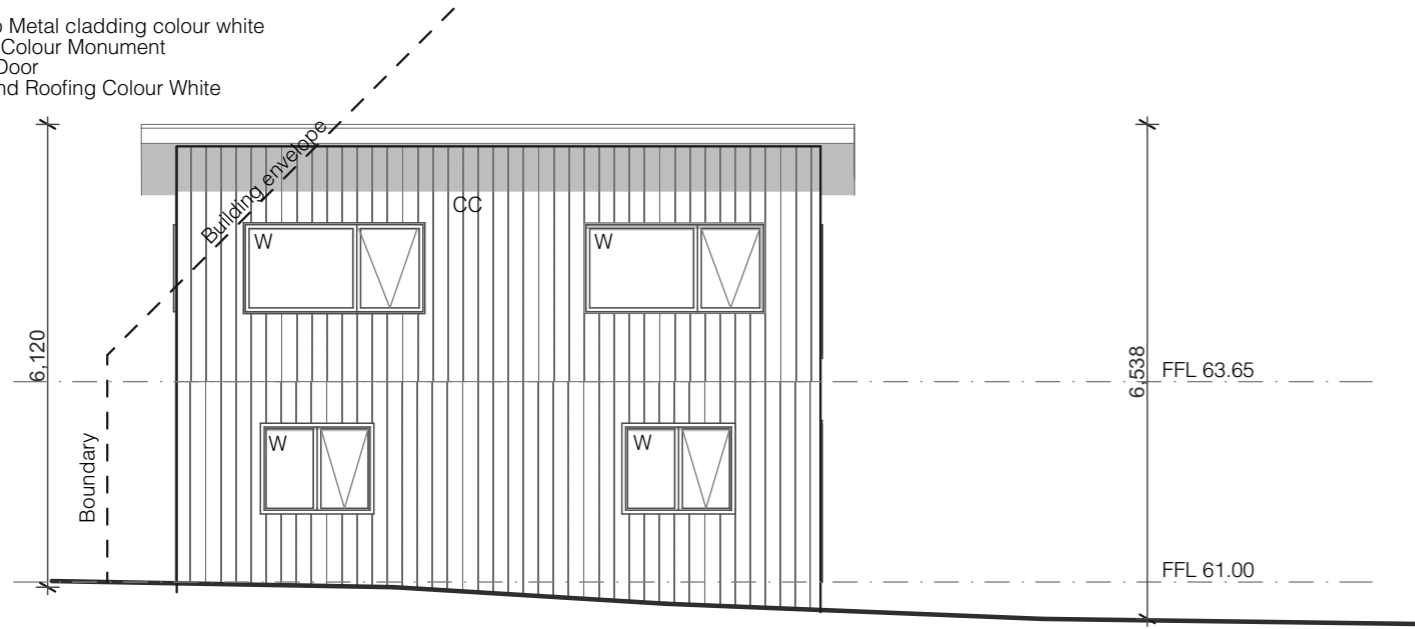
Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Existing House Elevations	Scale	1:100 @ A3
				Date	February 2026
		Client J D S M Property PTY PTD	MATTHEW BAX ARCHITECT ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au	File Number	2532
				Drawing No	200

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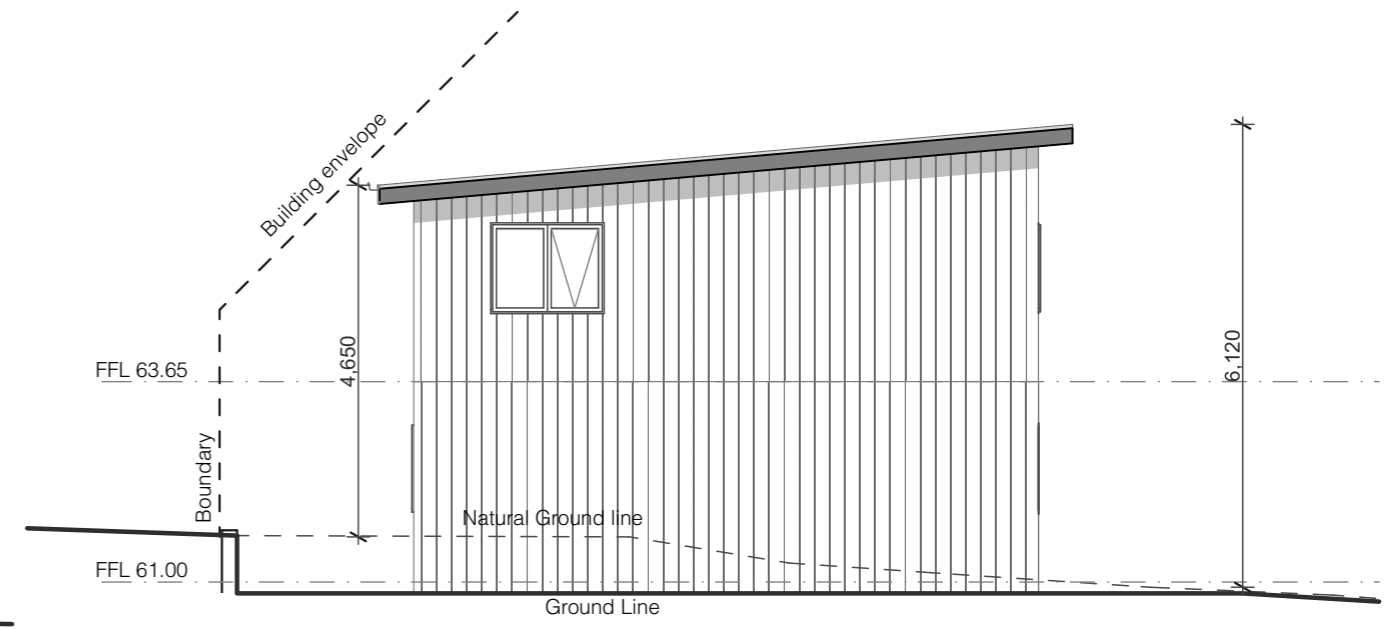
GENERAL NOTES
 DO NOT SCALE DRAWINGS
 CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION
 ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA
 ALL DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS

key
CC
W
GD
CR

Nail strip Metal cladding colour white
Window Colour Monument
Glazed Door
Colorbond Roofing Colour White

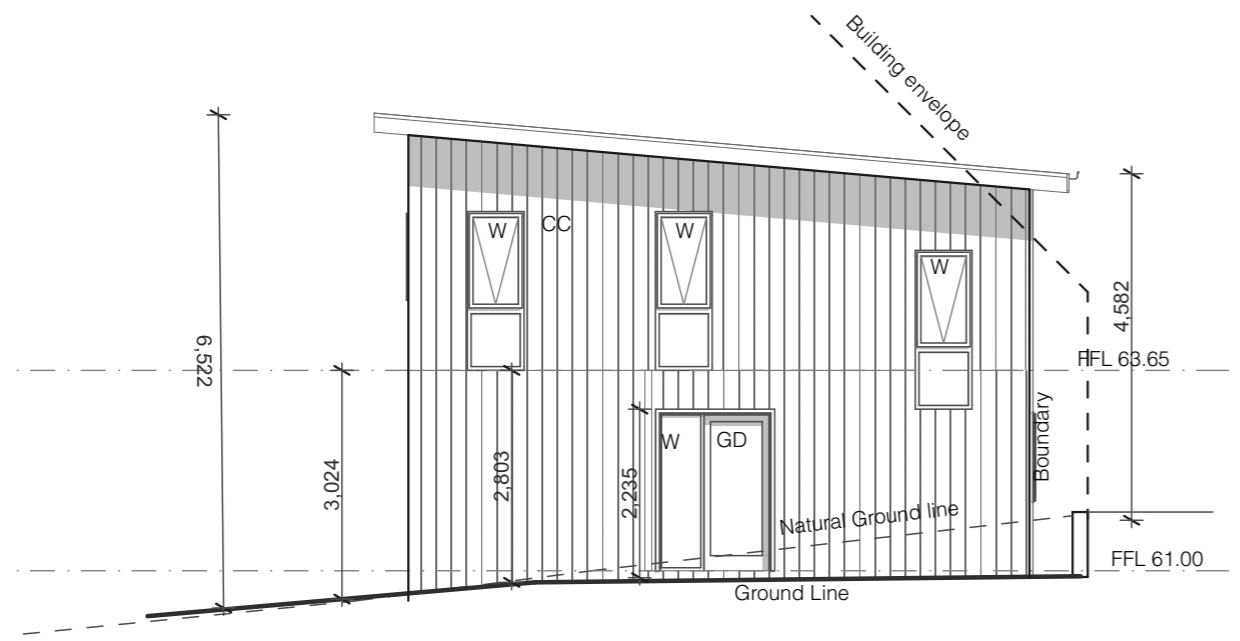


1 North Elevation
1:100

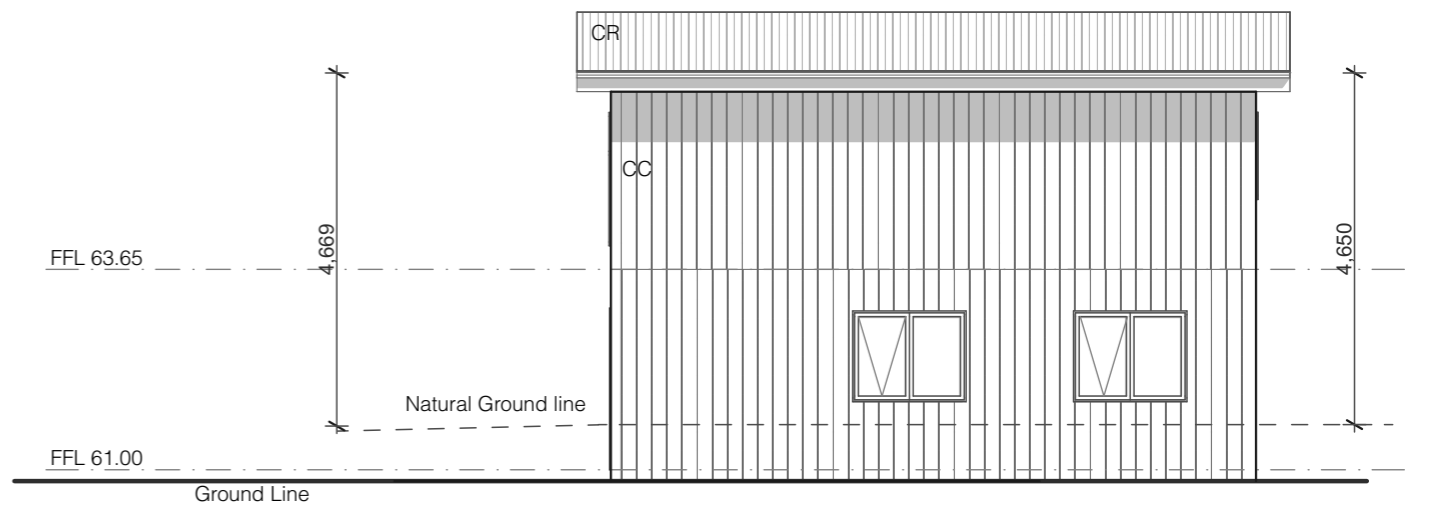


2 West Elevation
1:100

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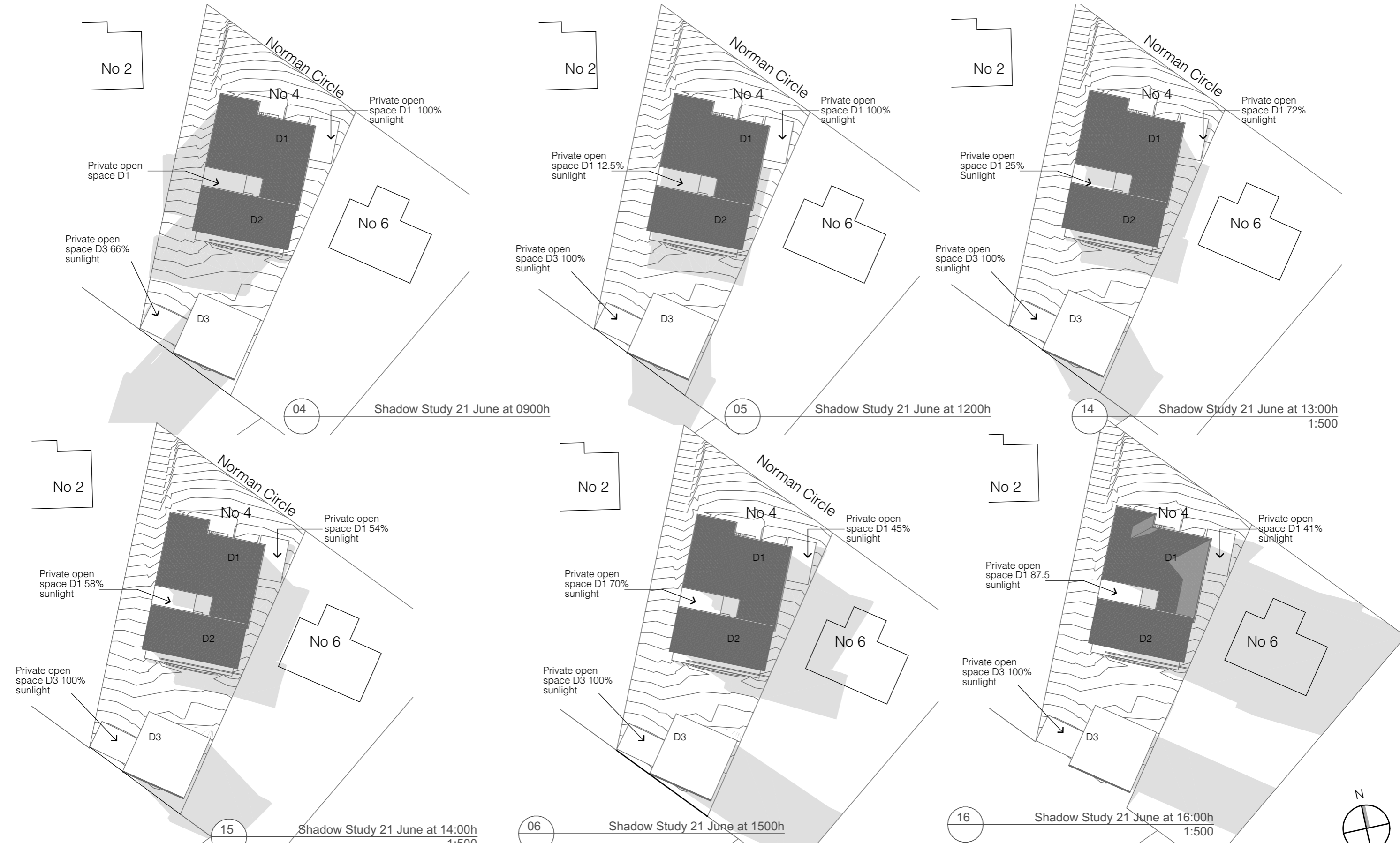


4 East Elevation
1:100



3 South Elevation
1:100

Revision	Date	Project Title	Drawing Title	Drawn	Checked
A	19.12.25	Proposed Multiple Dwellings 4 Norman Circle Glenorchy	Dwelling 3 Elevations	Scale	1:100 @ A3
				Date	February 2026
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA NOTES ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client	MATTHEW BAX ARCHITECT	File Number	2532
		J D S M Property PTY PTD		Drawing No	201
		ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au			



Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Job Title	Shadow Diagrams	Scale	1:500 @ A3
		Address		Date	February 2026
		Suburb		File Number	2202
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client		Drawing No	700
		Client			Printed: Thursday, 26 February 2026
		GLENORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No. : PLN-25-358 DATE RECEIVED: 26 February 2026	MATTHEW BAX ARCHITECT ph 0408 522 661 matt@matthewbaxarchitect.com.au www.matthewbaxarchitect.com.au		

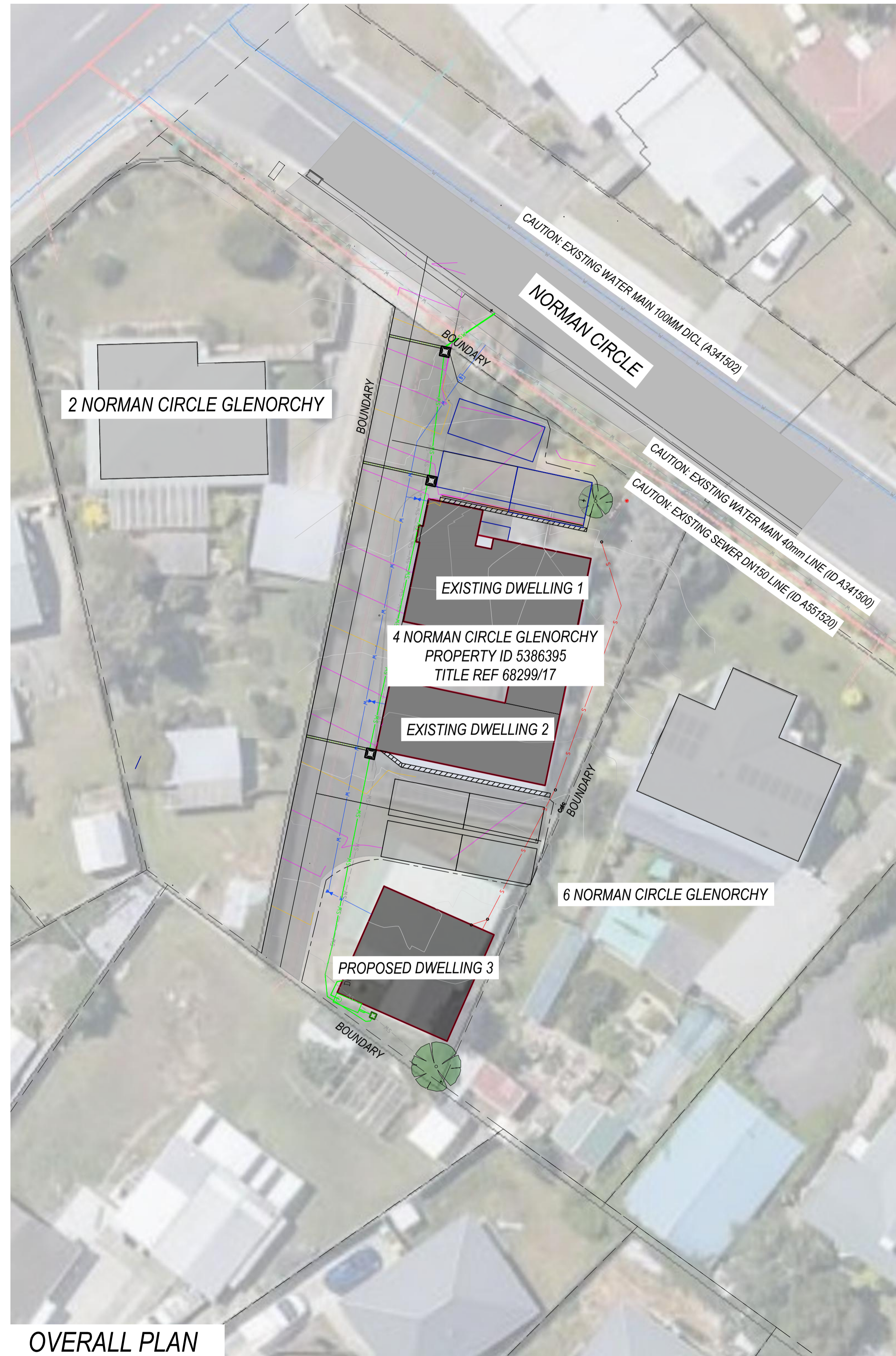
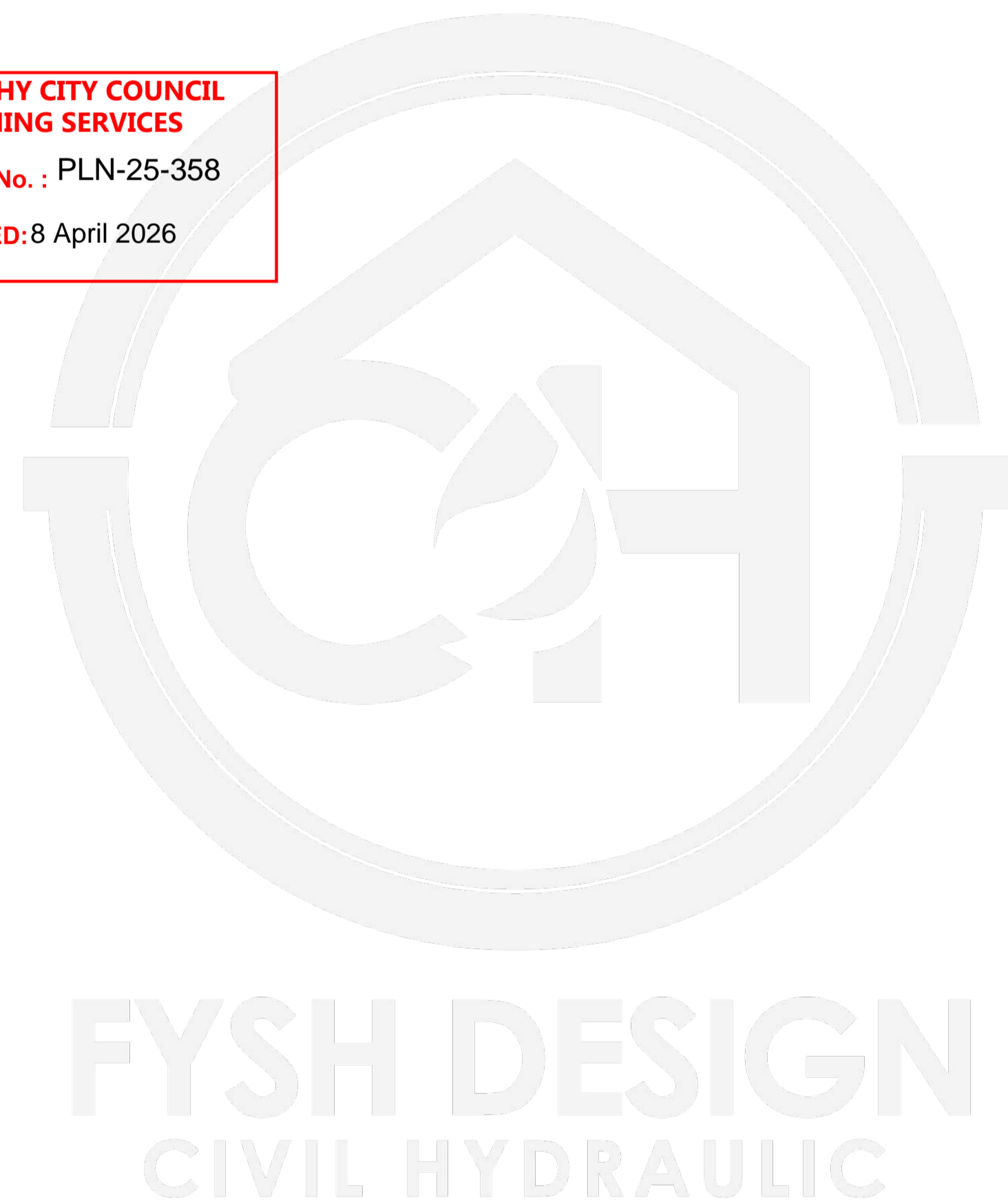
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 NOT TO BE USED FOR CONSTRUCTION

**CIVIL / HYDRAULIC DRAWINGS
PROPOSED ADDITIONAL DWELLINGS
J D S M PROPERTY PTY LTD
4 NORMAN CIRCLE, GLENORCHY**

DRAWING SCHEDULE

SHEET	DRAWING TITLE	REV	DATE
C01	TITLE & OVERALL PLAN	4	27/03/2026
C02	NOTES & LEGEND	0	19/01/2026
C03	HYDRAULIC GENERAL ARRANGEMENT LAYOUT	3	13/03/2026
C04	CIVIL GENERAL ARRANGEMENT LAYOUT	1	27/03/2026
C05	DRIVEWAY / PARKING LONG SECTIONS	0	13/03/2026
C06	DRIVEWAY / PARKING CROSS SECTIONS	0	13/03/2026
C07	VEHICLE TURNPATHS	1	27/03/2026
C08	CONSTRUCTION DETAILS 1	0	19/01/2026
C09	CONSTRUCTION DETAILS 2	0	13/03/2026

**GLENORCHY CITY COUNCIL
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OVERALL PLAN
SCALE 1:200 (mm) (A1)

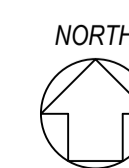
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
4	FOR APPROVAL	27/03/2026	CF		
3	FOR APPROVAL	13/03/2026	CF		
2	FOR APPROVAL	01/03/2026	CF		
1	FOR APPROVAL	11/02/2026	CF		
0	FOR APPROVAL	19/01/2026	CF		

BASE SURVEY SUPPLIED BY
PDA
SURVEYED ON: 14/10/2025
HORIZONTAL DATUM: MGA2020 AHD 83
GRID: GDA2020, ZONE 55
LEVEL DATUM: AHD



FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732

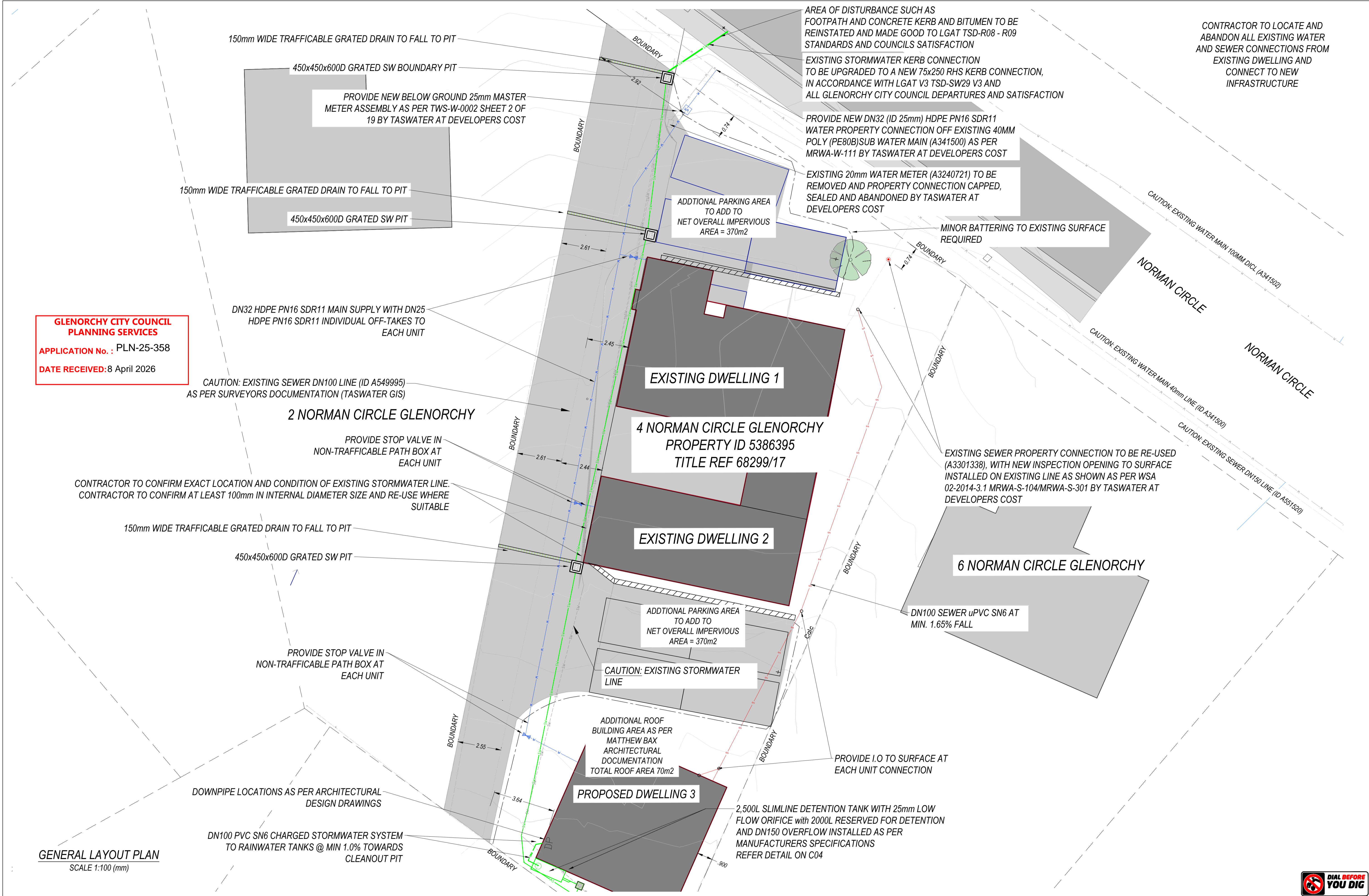


PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: J D S M PROPERTY
4 NORMAN CIRCLE, GLENORCHY
DRAWING TITLE
TITLE AND OVERALL PLAN

DESIGNED	DRAWN
CF	CF
PROJECT	SHEET NO.
CKD-CIV-196	C01

SCALE AS NOTED
REVISION
4



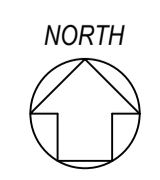


**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-358
DATE RECEIVED: 8 April 2026

GENERAL LAYOUT PLAN
SCALE 1:100 (mm)

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
2	FOR APPROVAL	13/03/2026	CF		
1	FOR APPROVAL	11/02/2026	CF		
0	FOR APPROVAL	19/01/2026	CF		

FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732



PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: J D S M PROPERTY
4 NORMAN CIRCLE, GLENORCHY
DRAWING TITLE
HYDRAULIC GENERAL ARRANGEMENT LAYOUT

SCALE	SCALE	SCALE
DESIGNED CF	DRAWN CF	REVISION 2
PROJECT CKD-CIV-196	SHEET NO. C03	



CONTRACTOR TO LOCATE AND ABANDON ALL EXISTING WATER AND SEWER CONNECTIONS FROM EXISTING DWELLING AND CONNECT TO NEW INFRASTRUCTURE

EXISTING 4.50m CROSSOVER / ACCESS TO REMAIN UNTOUCHED

150mm WIDE TRAFFICABLE GRATED DRAIN TO FALL TO PIT

450x450x600D GRATED SW BOUNDARY PIT

4 NORMAN CIRCLE GLENORCHY
PROPERTY ID 5386395
TITLE REF 68299/17

150mm WIDE TRAFFICABLE GRATED DRAIN TO FALL TO PIT

450x450x600D GRATED SW PIT

4 NORMAN CIRCLE GLENORCHY
PROPERTY ID 5386395
TITLE REF 68299/17

2 NORMAN CIRCLE GLENORCHY

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-358
DATE RECEIVED: 8 April 2026

100mm BARRIER KERB ON LOW SIDE OF DRIVEWAY WHERE REQUIRED

EXISTING DWELLING 1

EXISTING DWELLING 2

6 NORMAN CIRCLE GLENORCHY

PROPOSED DWELLING 3

MINOR BATTERING TO EXISTING SURFACE REQUIRED

TASMAN OR BLOCKWORK WALL RETAINING REQUIRED (DETAILS TBC)

TASMAN OR BLOCKWORK WALL RETAINING REQUIRED (DETAILS TBC)

TASMAN OR BLOCKWORK WALL RETAINING REQUIRED (DETAILS TBC)

CONCRETE TO BE SAWCUT WITH CONTROL JOINTS IN 4M SPACINGS AS PER DETAIL

CIVIL GENERAL LAYOUT PLAN
SCALE 1:100 (mm)



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
1	FOR APPROVAL	27/03/2026	CF		
0	FOR APPROVAL	13/03/2026	CF		



FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732

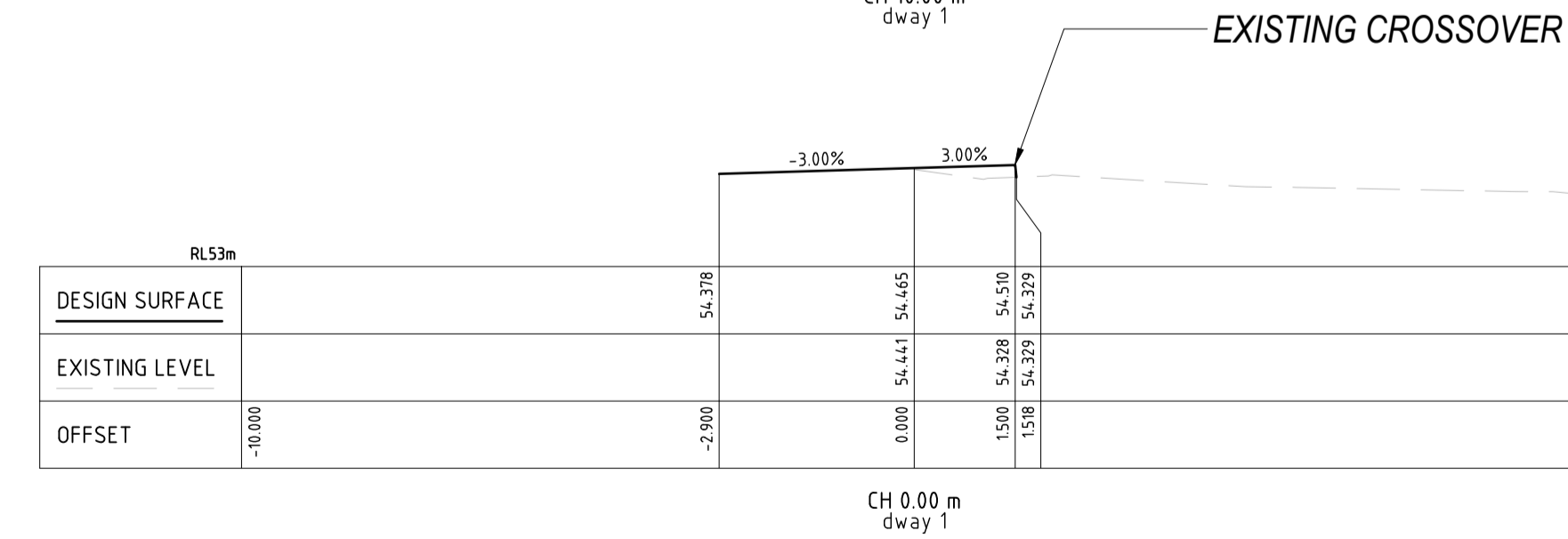
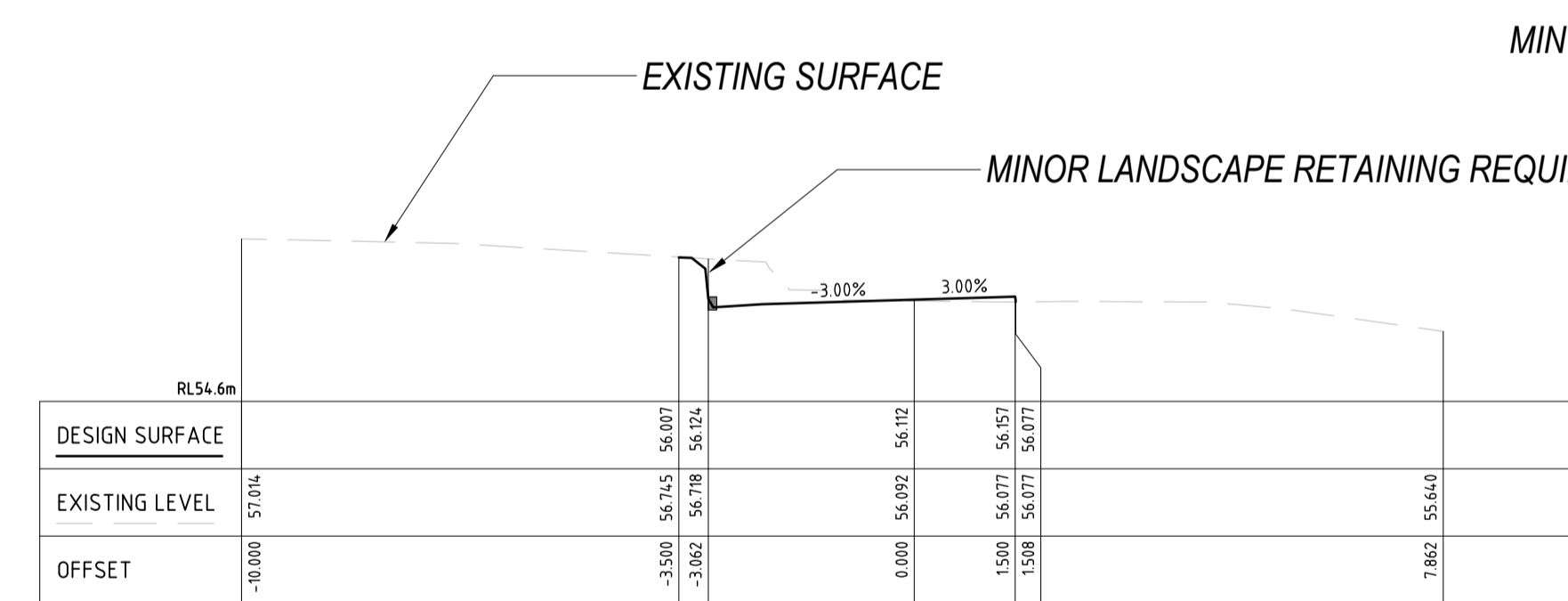
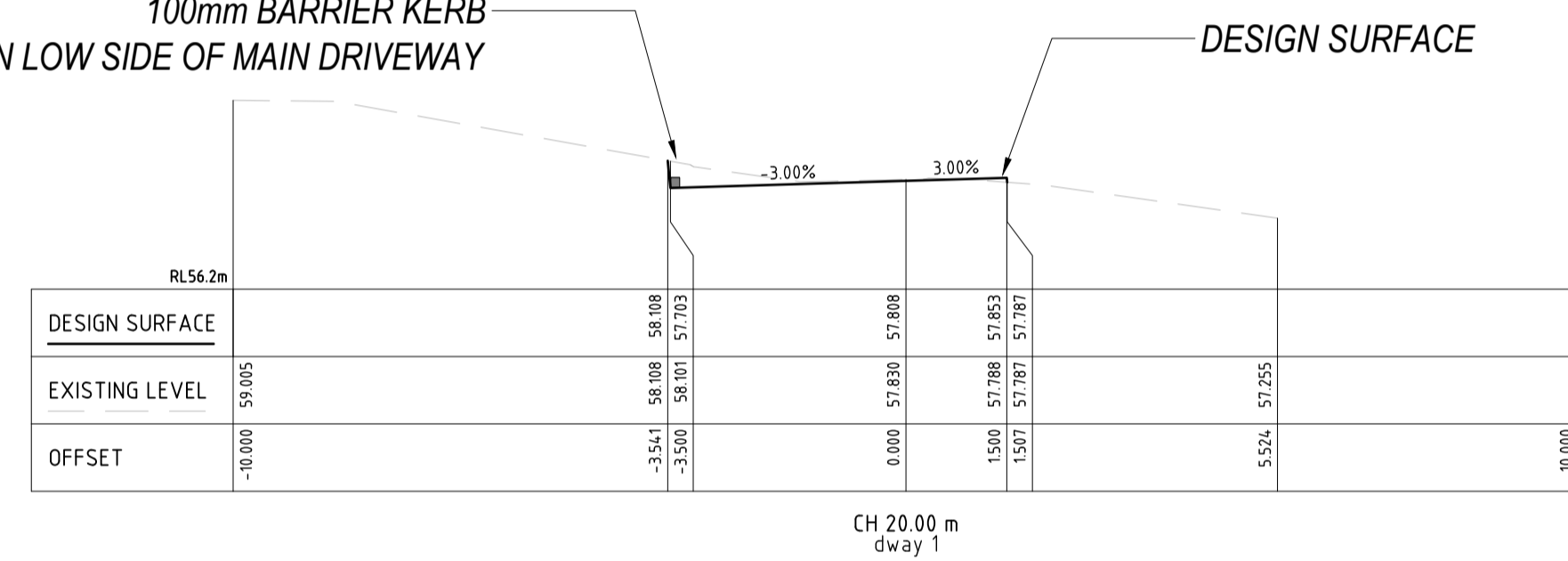
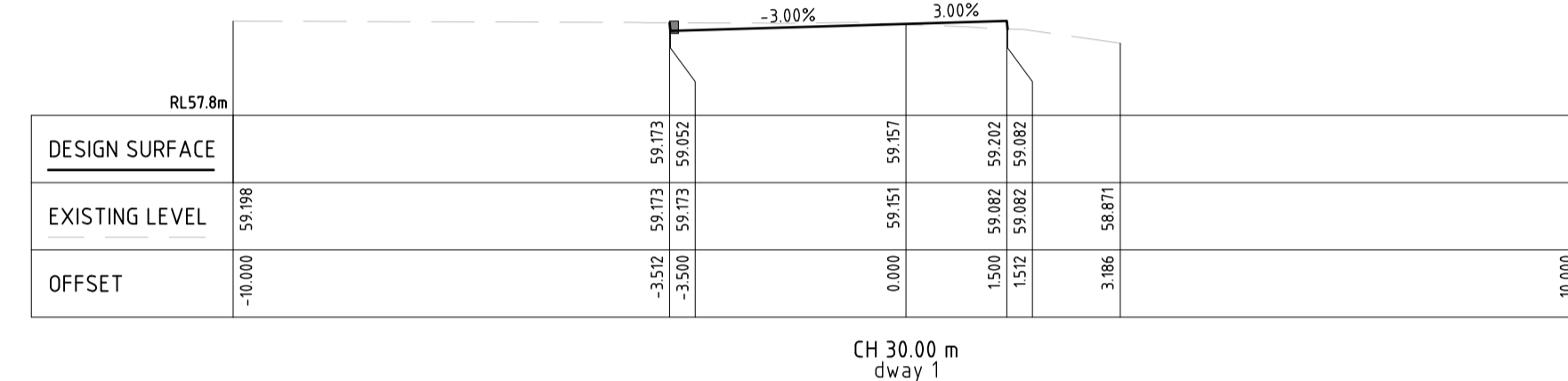
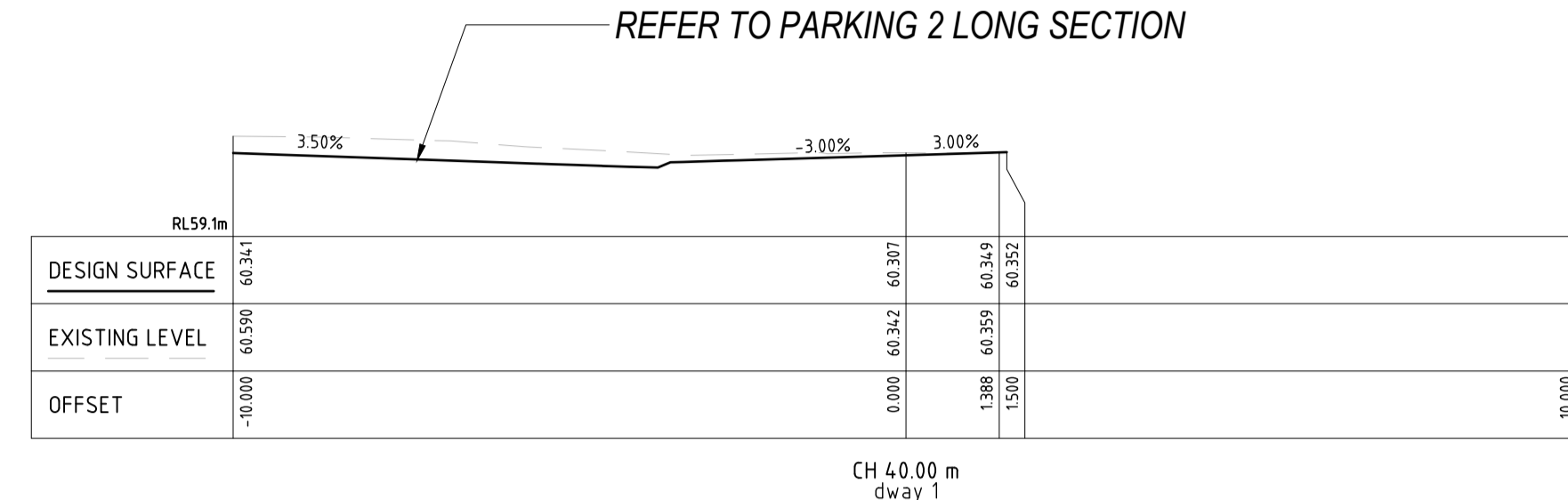
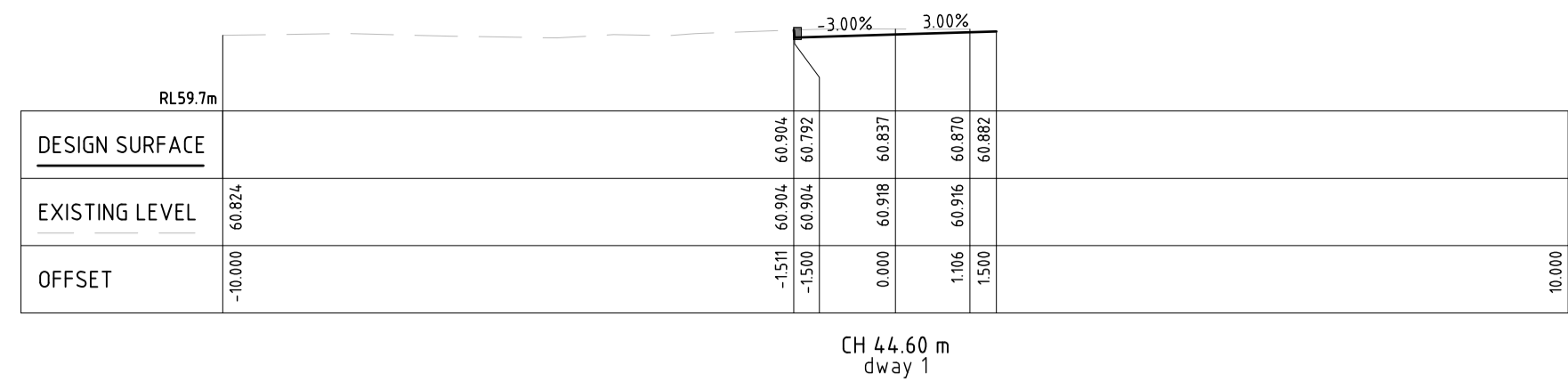


PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: J D S M PROPERTY
4 NORMAN CIRCLE, GLENORCHY
DRAWING TITLE
CIVIL GENERAL ARRANGEMENT LAYOUT

DESIGNED	DRAWN
CF	CF
PROJECT	SHEET NO.
CKD-CIV-196	C03

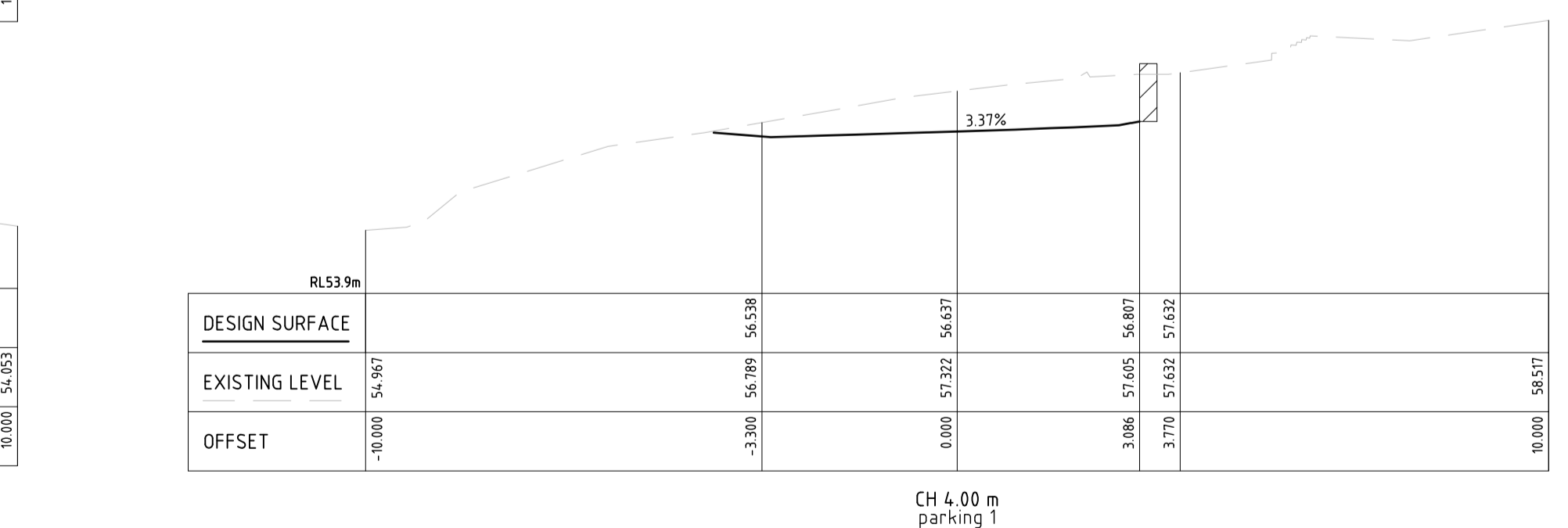
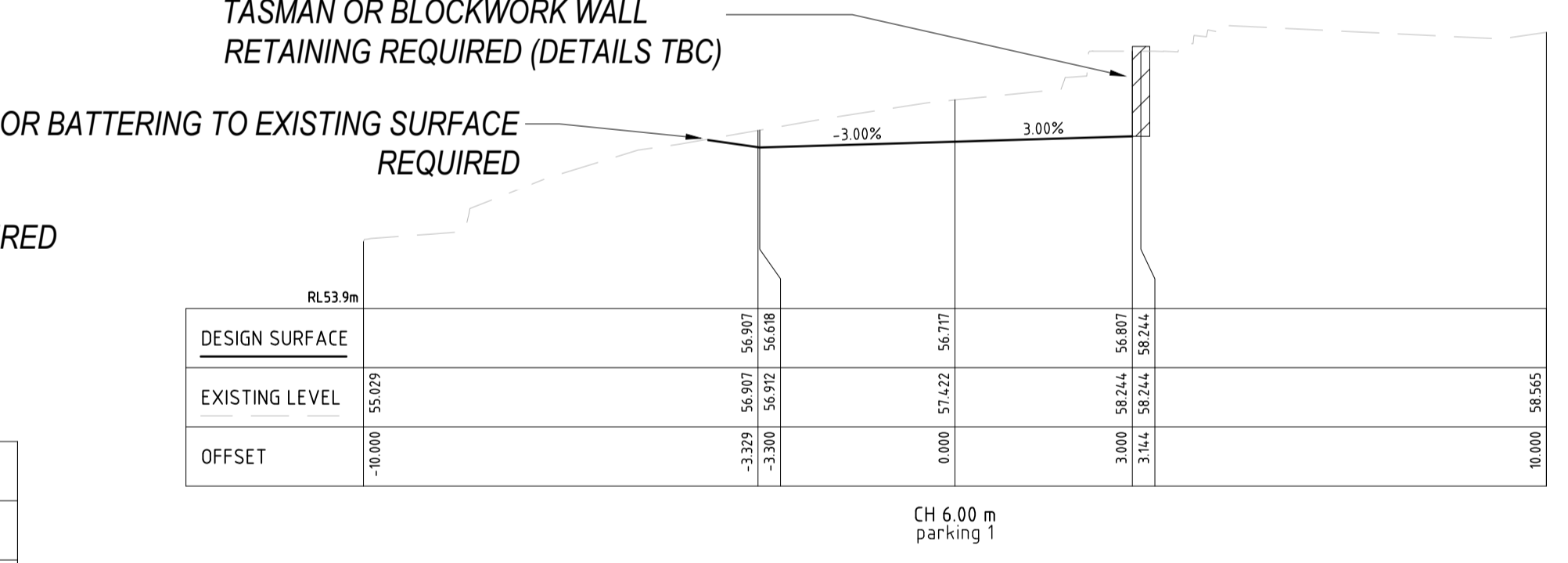
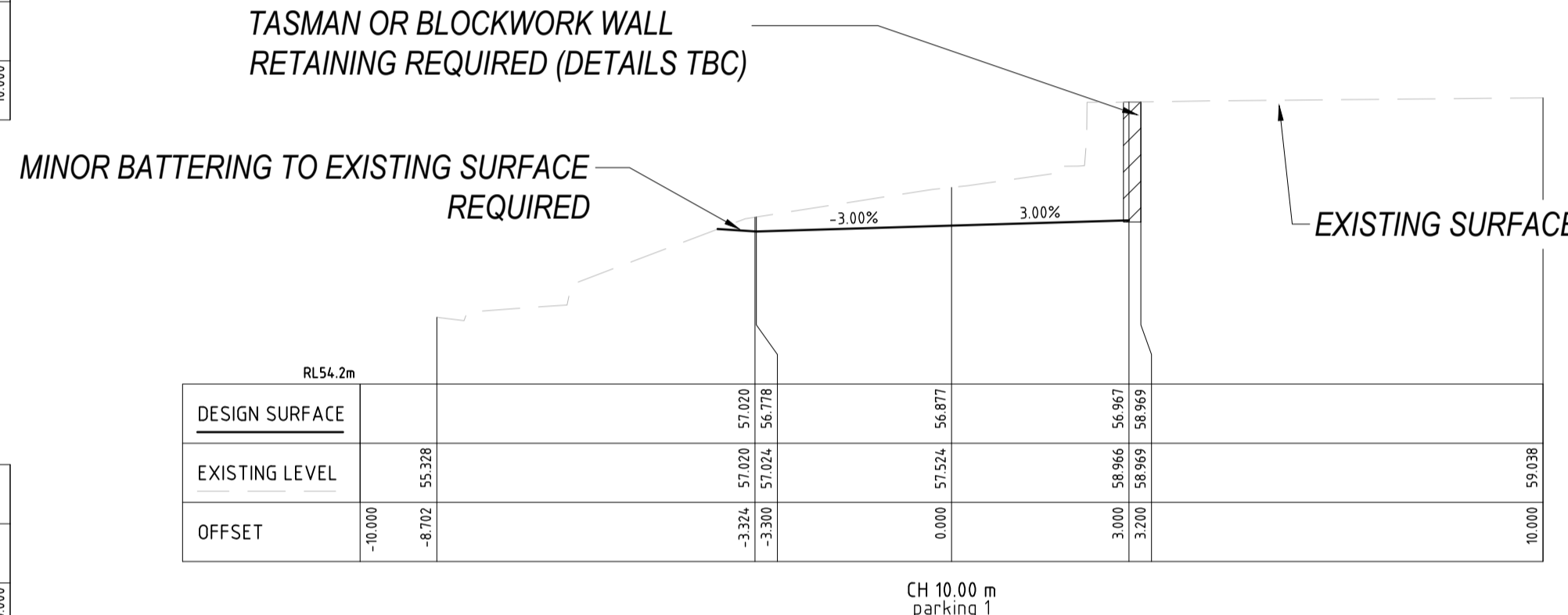
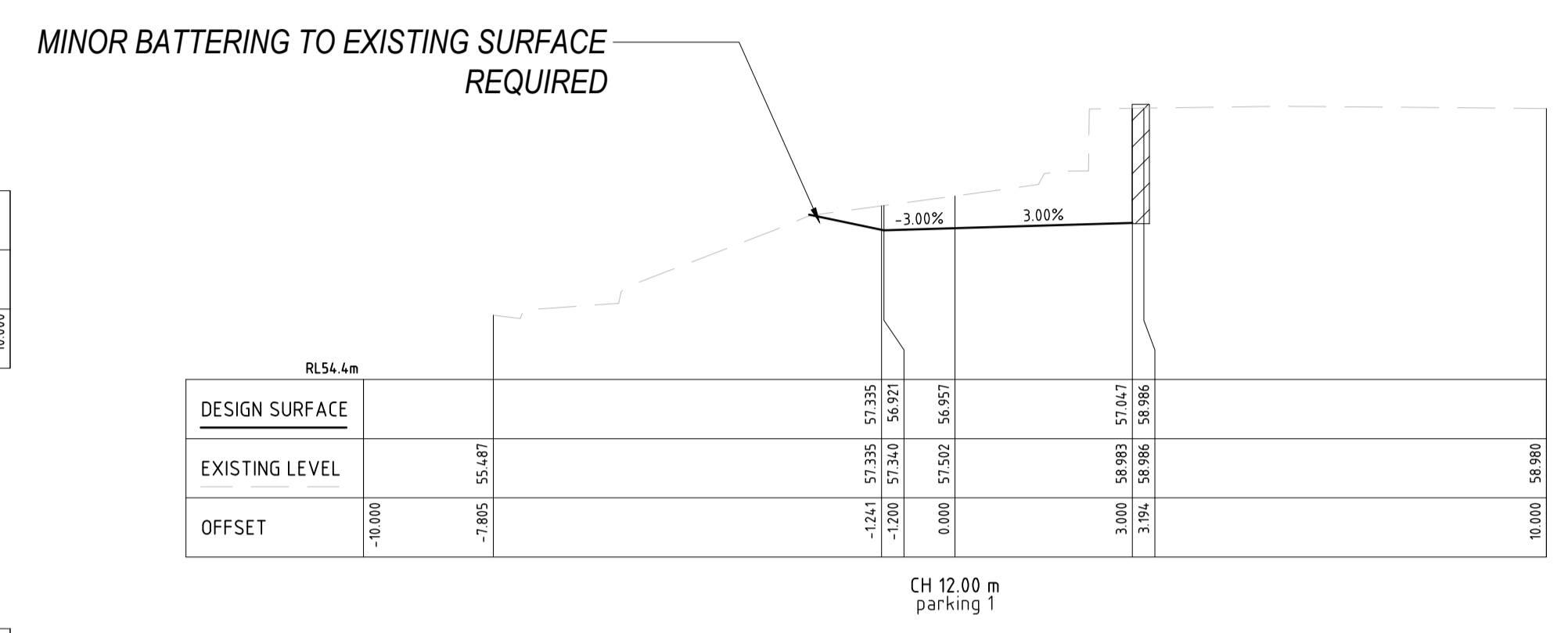
SCALE	REVISION
AS NOTED	1

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-358
DATE RECEIVED: 8 April 2026



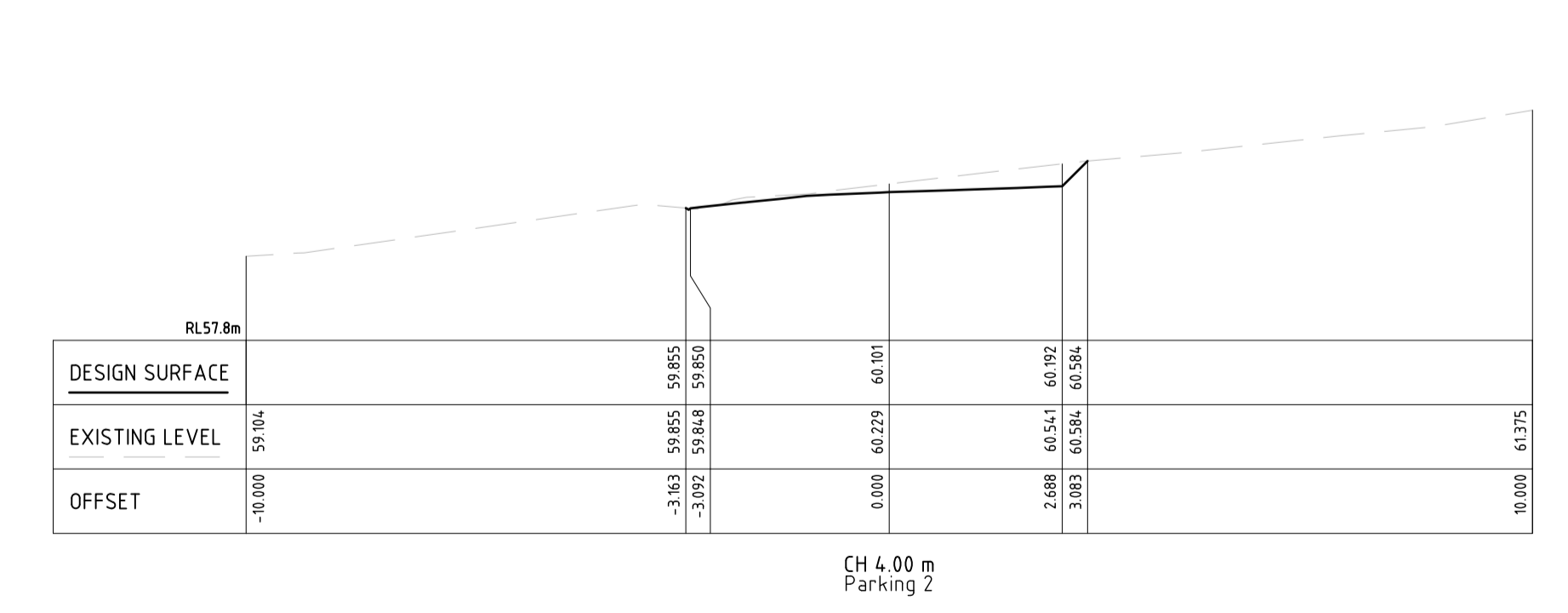
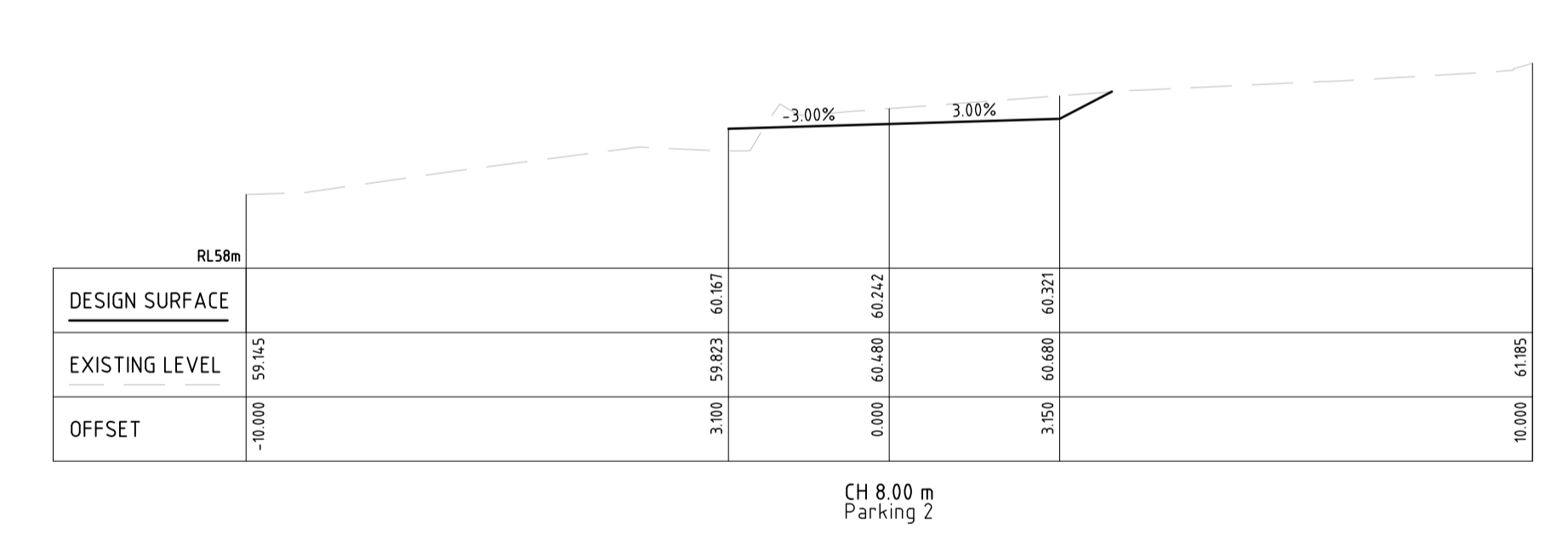
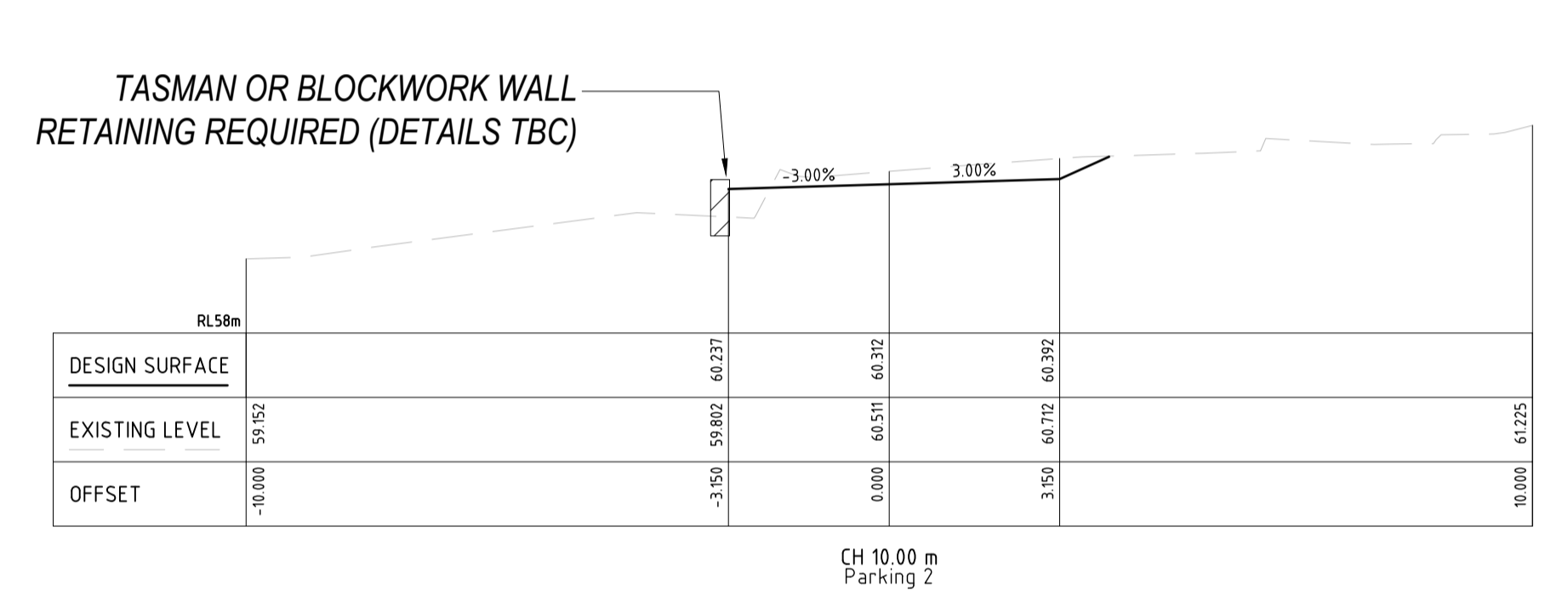
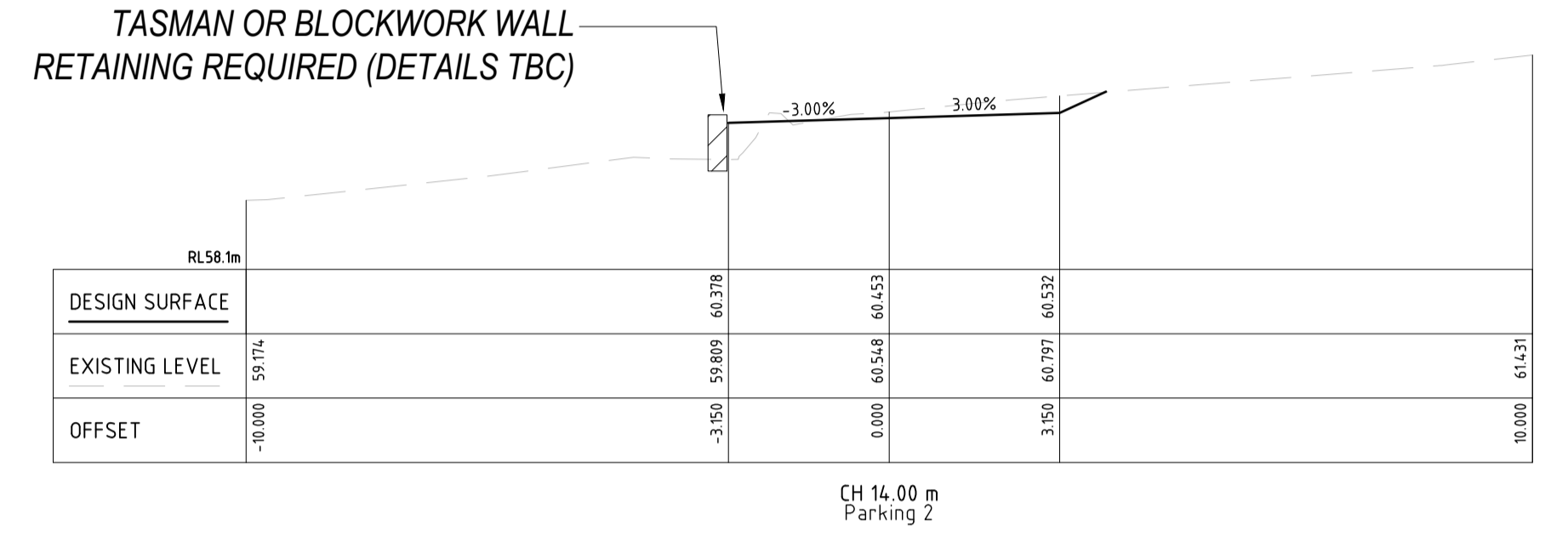
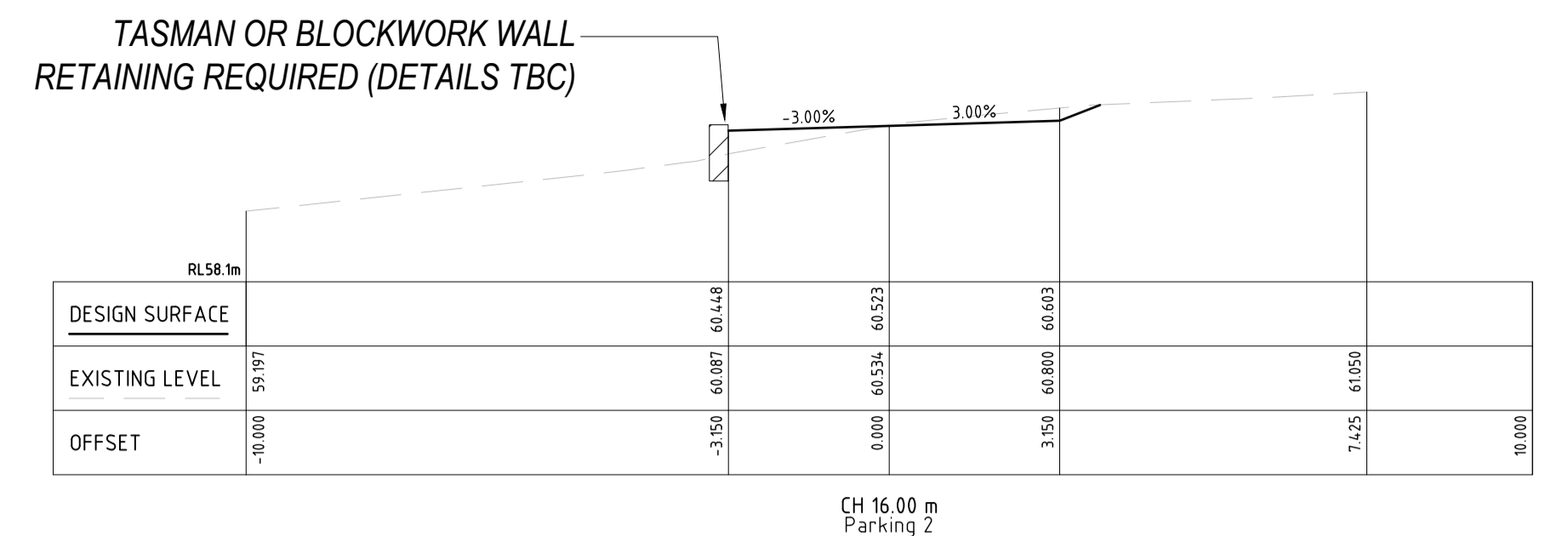
MAIN DRIVEWAY - CROSS SECTIONS

HORIZ 1:100 VERT 1:100



PARKING 1 - CROSS SECTIONS

HORIZ 1:100 VERT 1:100



PARKING 2 - CROSS SECTIONS

HORIZ 1:100 VERT 1:100

REV	FOR APPROVAL	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	CF		13/03/2026			



FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732

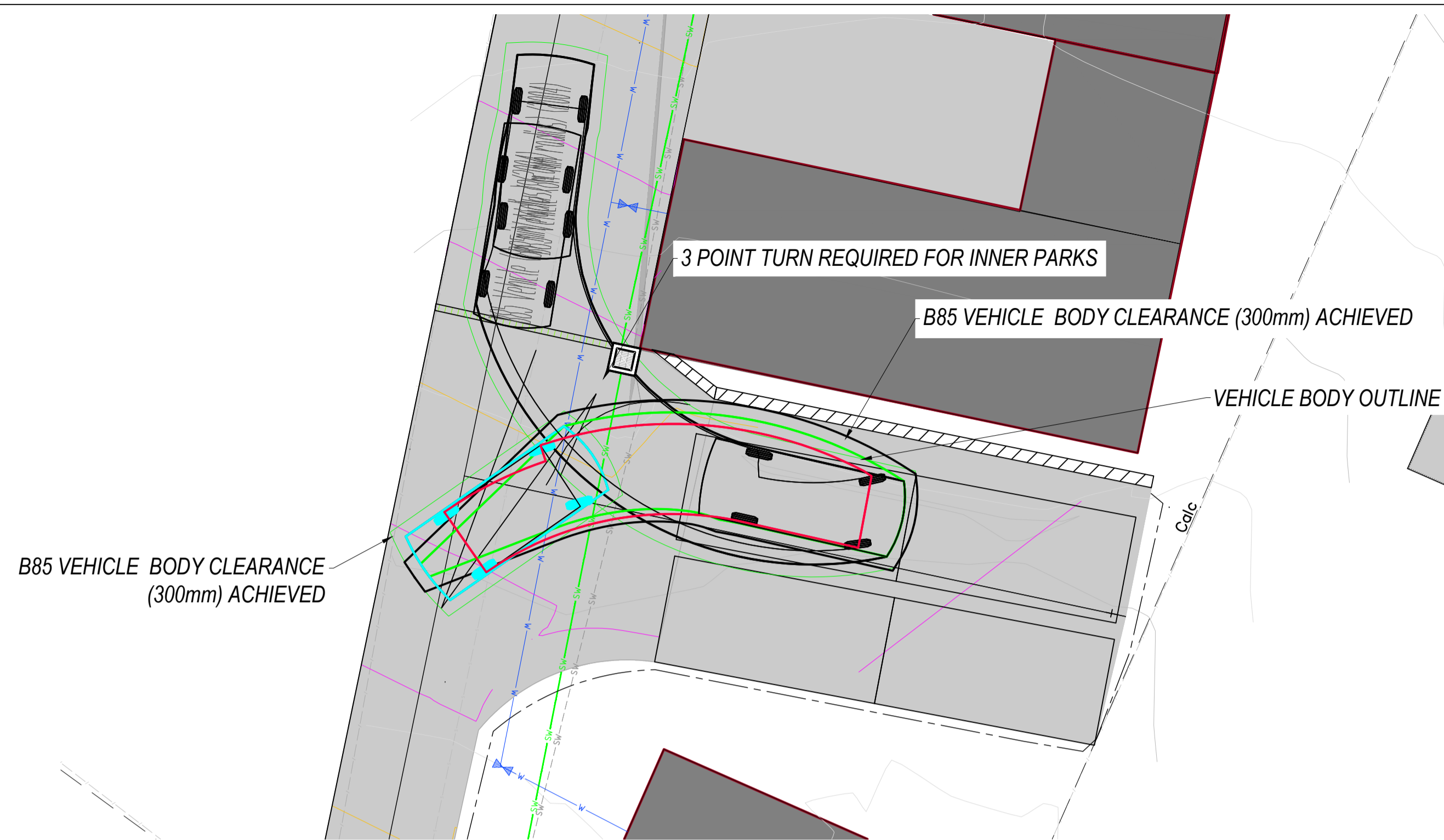


PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: J D S M PROPERTY
4 NORMAN CIRCLE, GLENORCHY
DRAWING TITLE
DRIVEWAY / PARKING CROSS SECTIONS

DESIGNED CF	DRAWN CF
PROJECT CKD-CIV-196	SHEET NO. C06

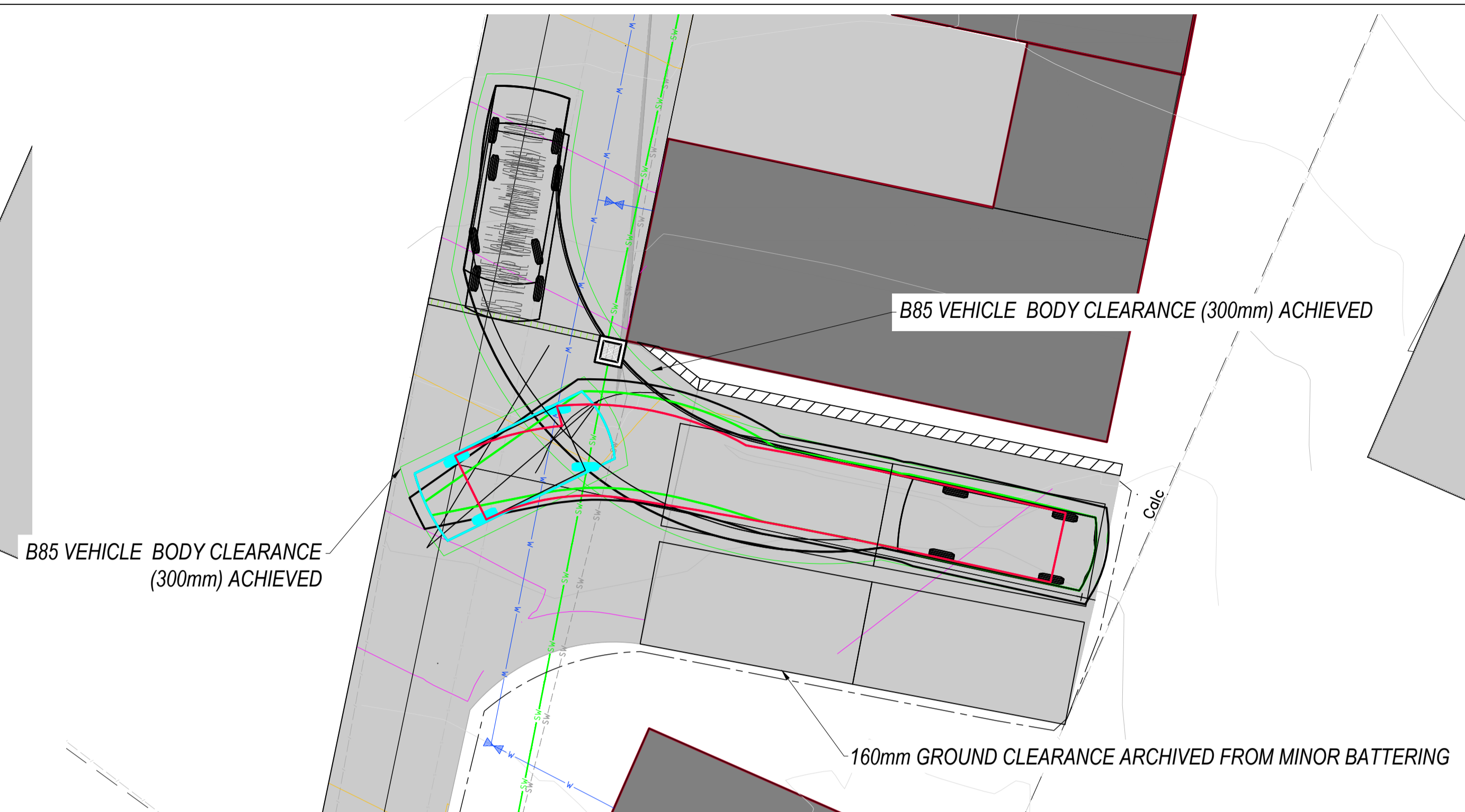


SCALE AS NOTED
REVISION
0



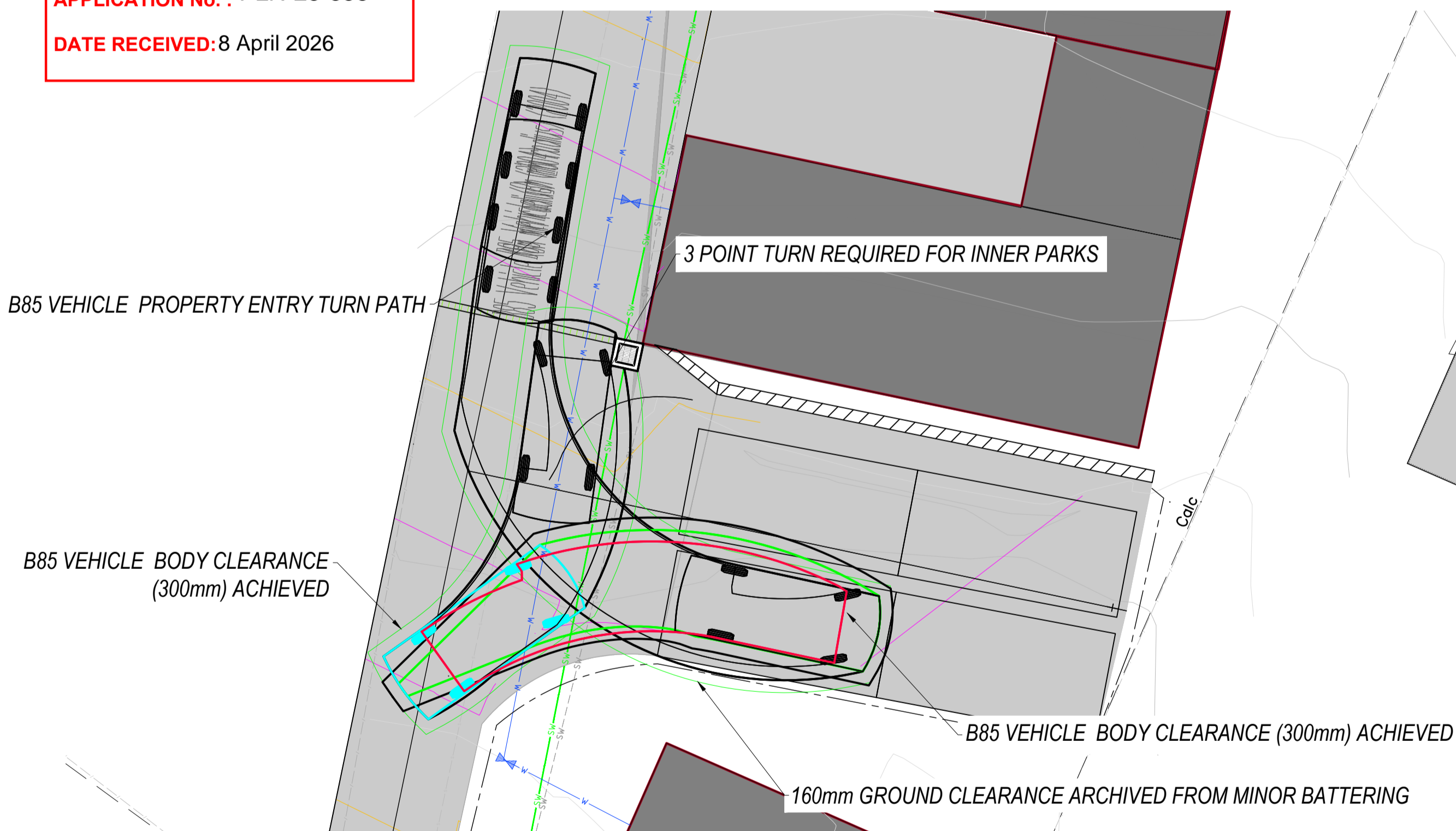
DRIVEWAY TURN PATH (REAR CAR PARK)
SCALE 1:100 (mm)

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No.: PLN-25-358
DATE RECEIVED: 8 April 2026

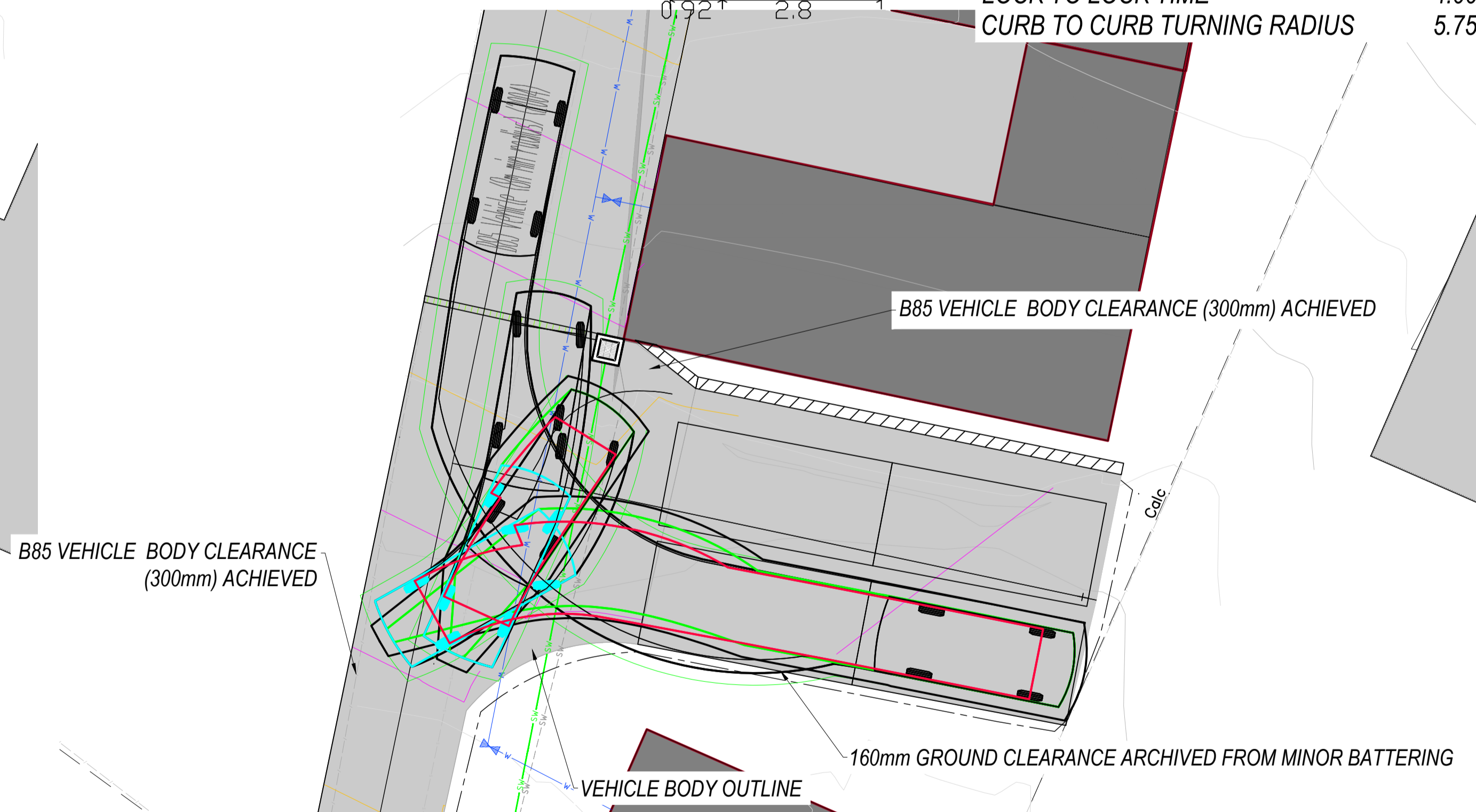


DRIVEWAY TURN PATH (REAR CAR PARK)
SCALE 1:100 (mm)

	B85 VEHICLE (MIN RADIUS) (2004)	
	OVERALL LENGTH	4.910m
	OVERALL WIDTH	1.870m
	OVERALL BODY HEIGHT	1.421m
	MIN BODY GROUND CLEARANCE	0.159m
	TRACK WIDTH	1.770m
	LOCK TO LOCK TIME	4.00s
	CURB TO CURB TURNING RADIUS	5.750m



DRIVEWAY TURN PATH (REAR CAR PARK)
SCALE 1:100 (mm)



DRIVEWAY TURN PATH (REAR CAR PARK)
SCALE 1:100 (mm)

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
1	FOR APPROVAL	CF	27/03/2026		
0	FOR APPROVAL	CF	13/03/2026		



FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732



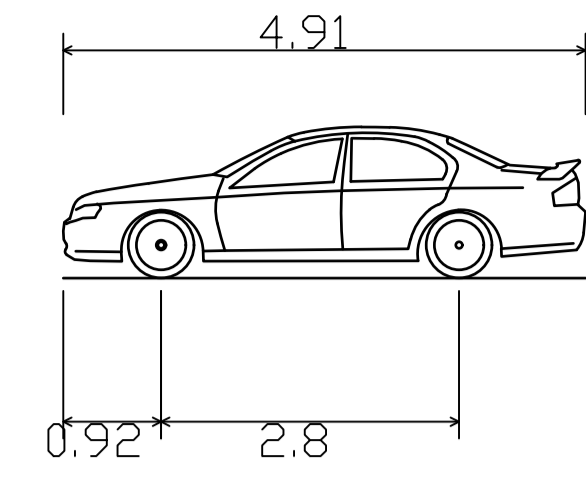
PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: J D S M PROPERTY
4 NORMAN CIRCLE, GLENORCHY
DRAWING TITLE
TURNPATHS

DESIGNED CF	DRAWN CF
PROJECT CKD-CIV-196	SHEET NO. C07

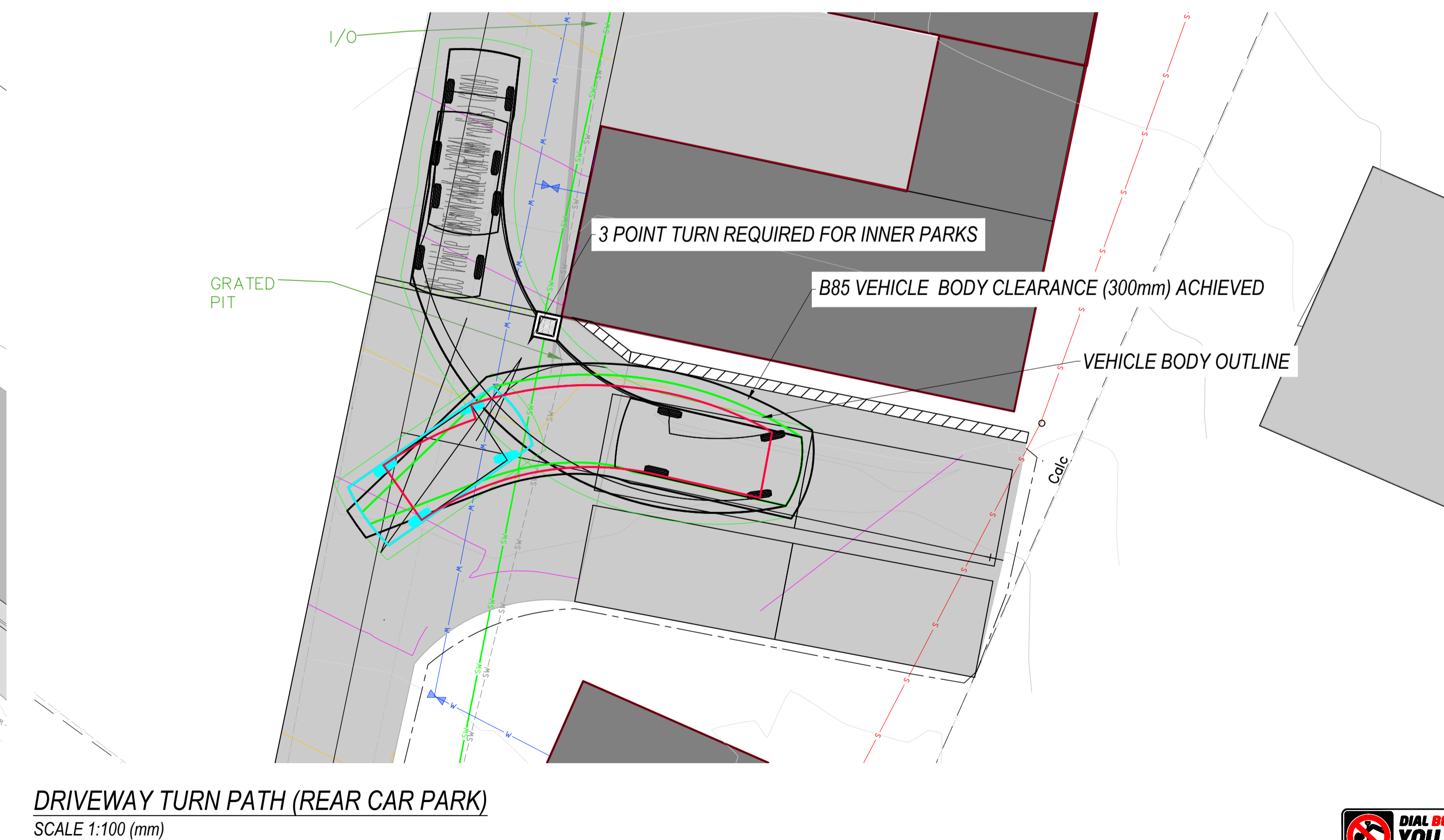
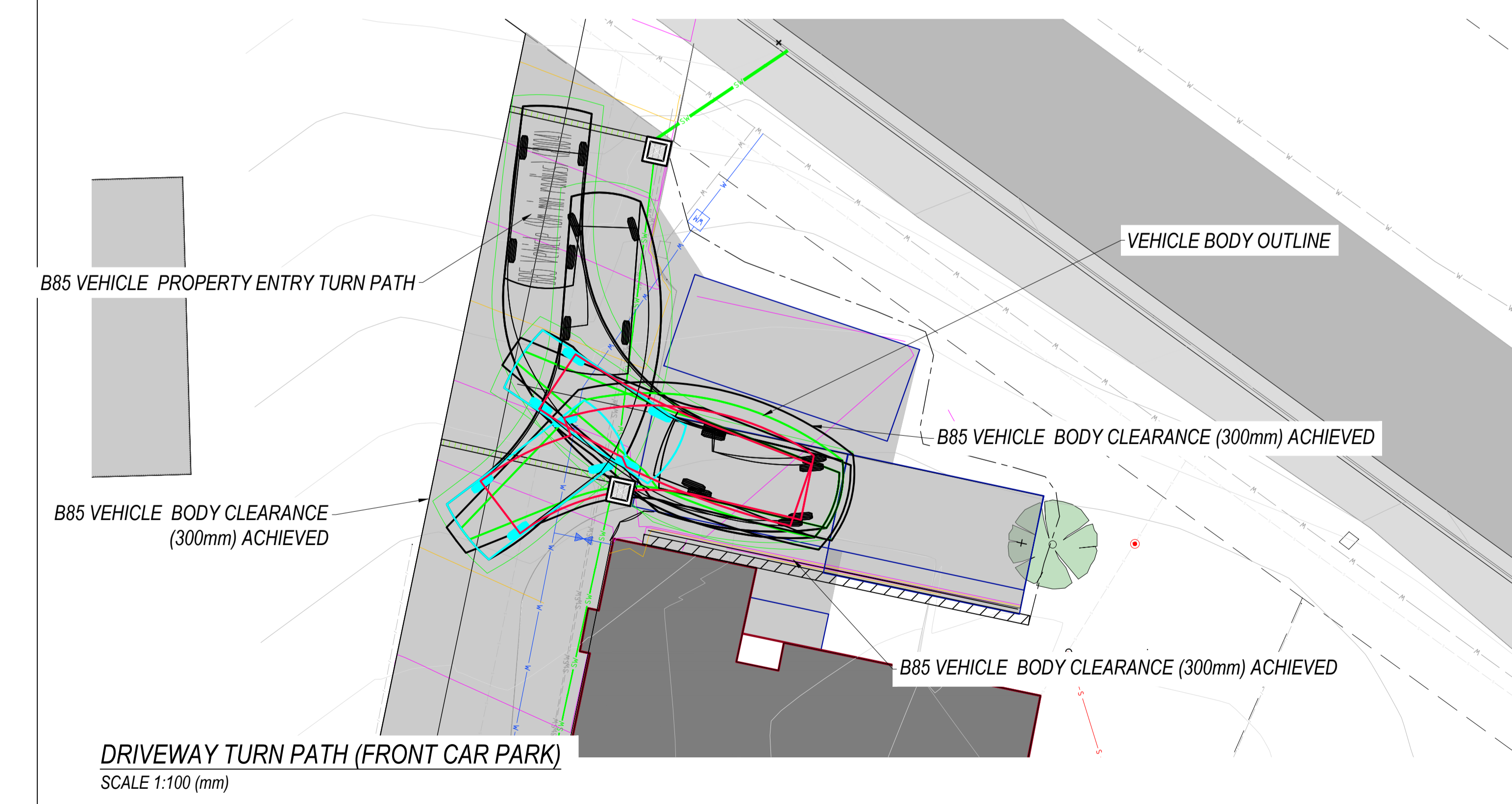
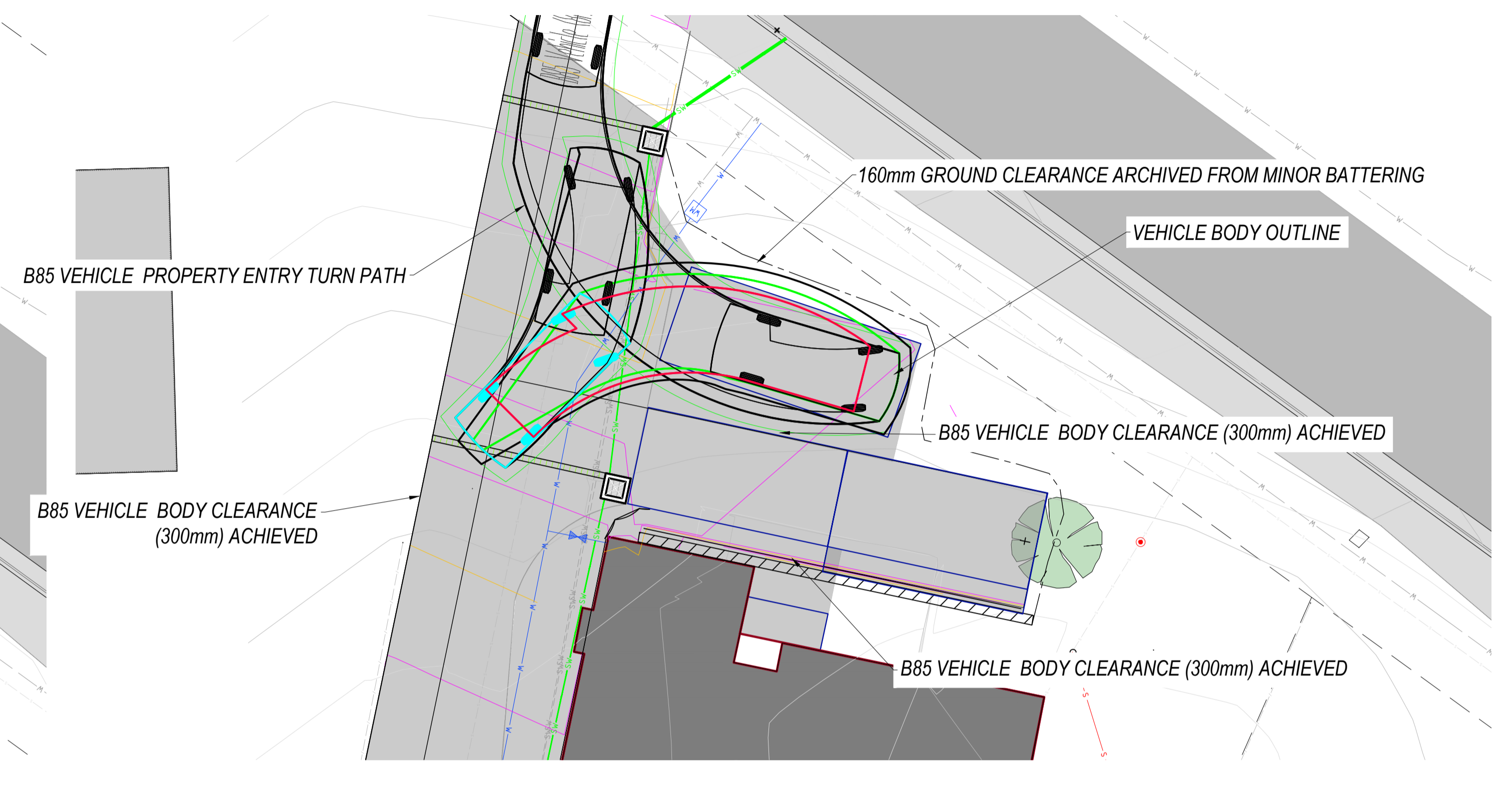
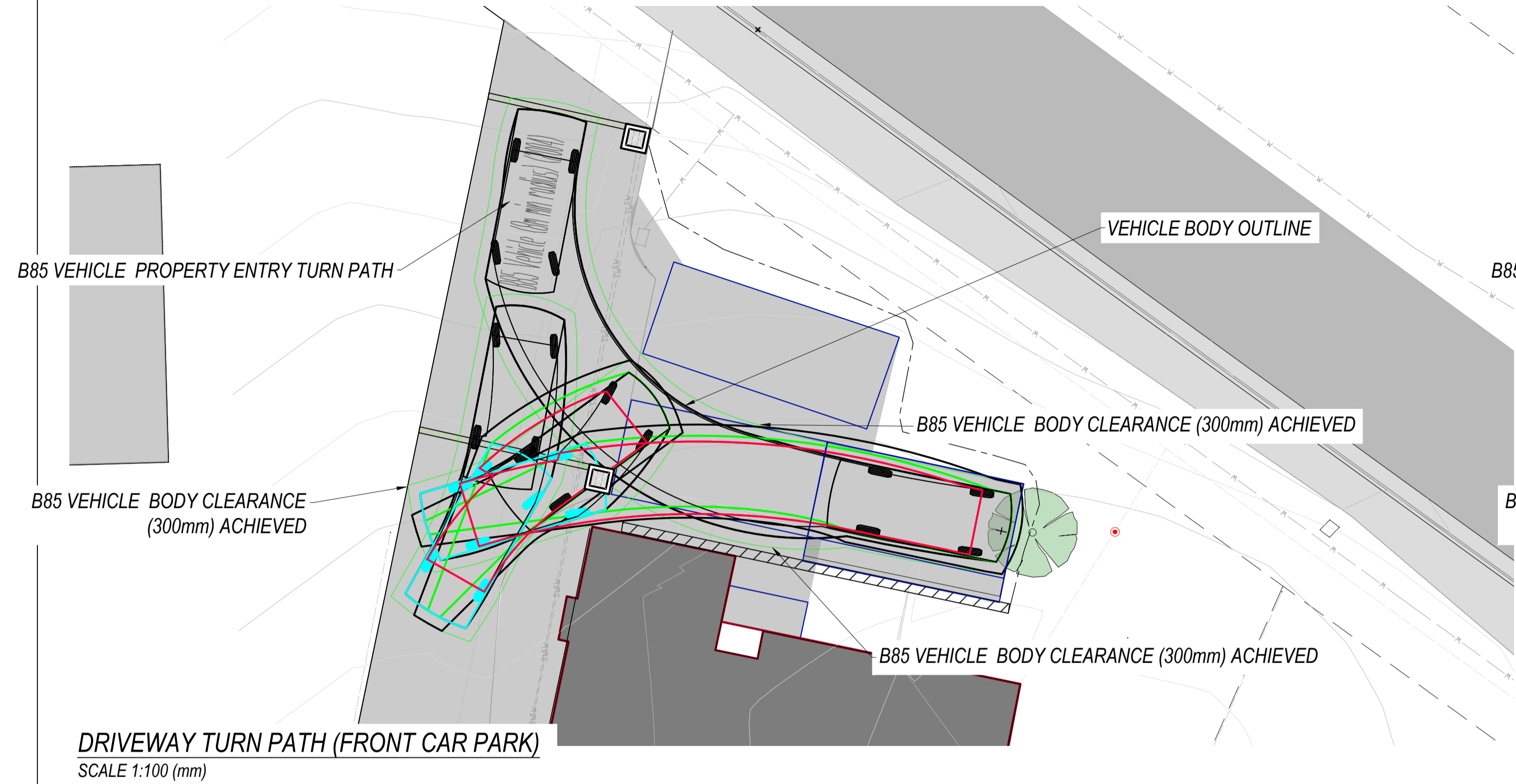


SCALE
AS NOTED
REVISION
1

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-358
DATE RECEIVED: 8 April 2026

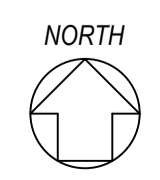


B85 VEHICLE (MIN RADIUS) (2004)	
OVERALL LENGTH	4.910m
OVERALL WIDTH	1.870m
OVERALL BODY HEIGHT	1.421m
MIN BODY GROUND CLEARANCE	0.159m
TRACK WIDTH	1.770m
LOCK TO LOCK TIME	4.00s
CURB TO CURB TURNING RADIUS	5.750m



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
1	FOR APPROVAL	27/03/2026	CF		
0	FOR APPROVAL	13/03/2026	CF		

FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732

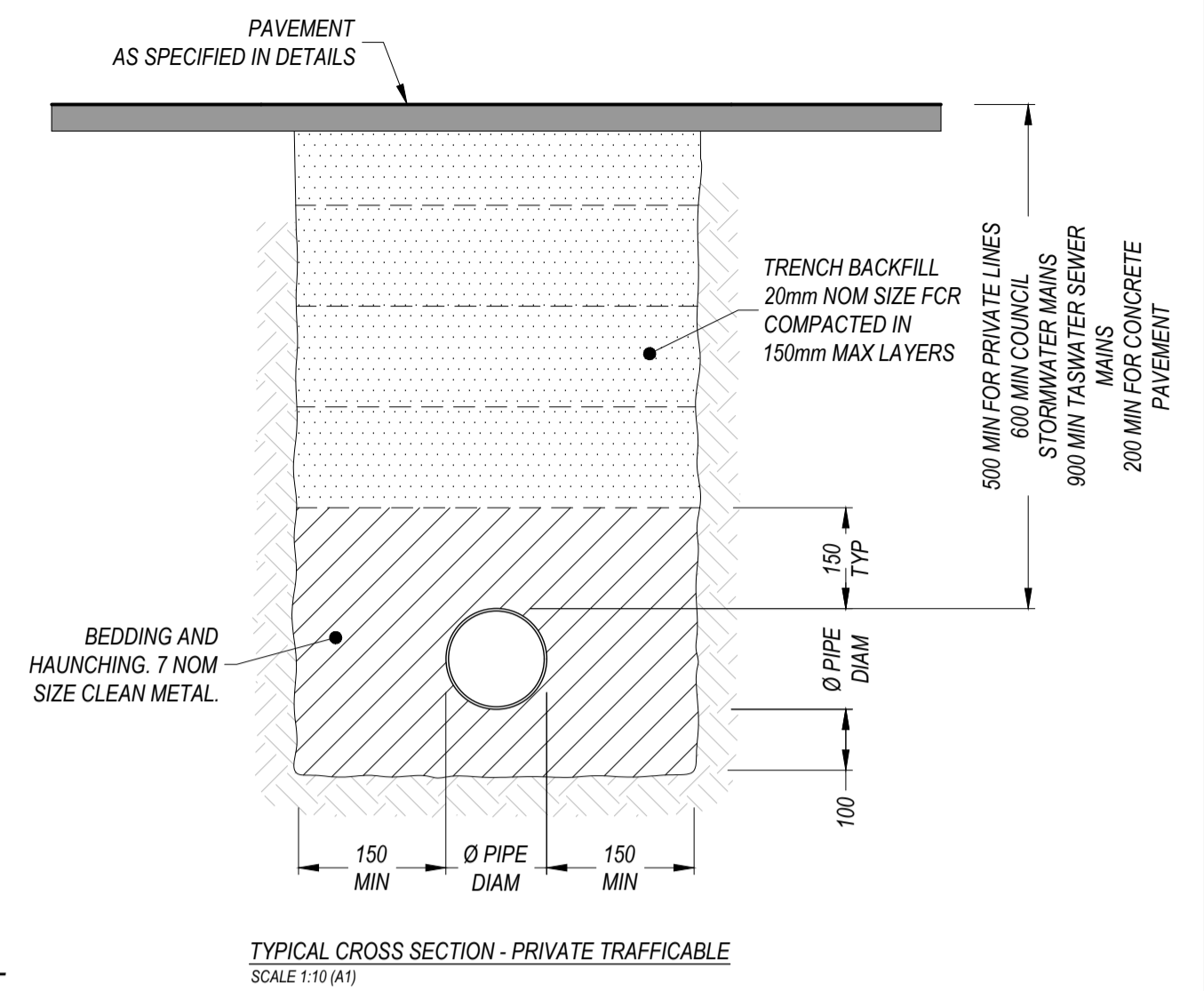
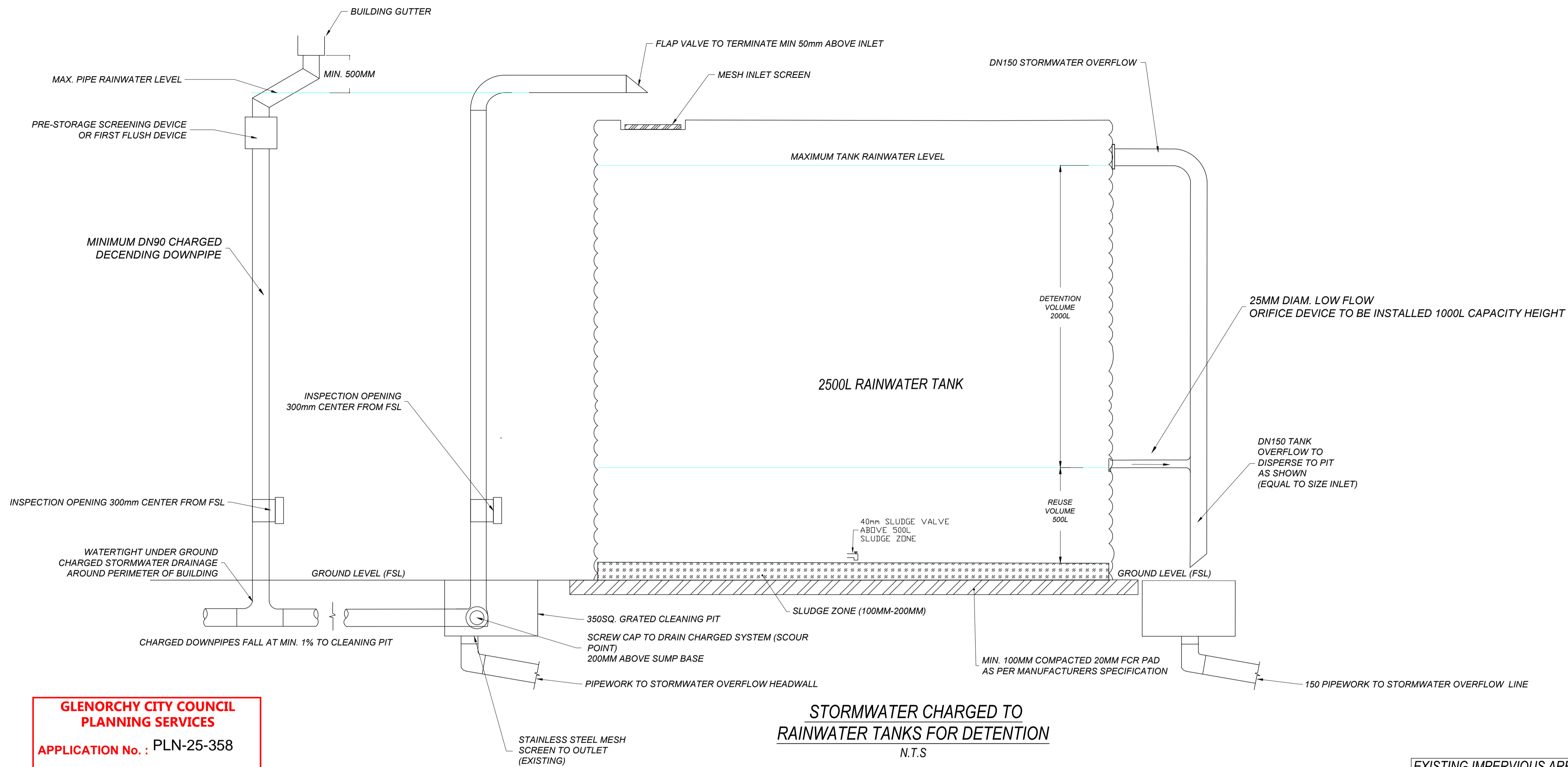


PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: J D S M PROPERTY
4 NORMAN CIRCLE, GLENORCHY
DRAWING TITLE
TURNPATHS

DESIGNED CF	DRAWN CF
PROJECT CKD-CIV-196	SHEET NO. C07



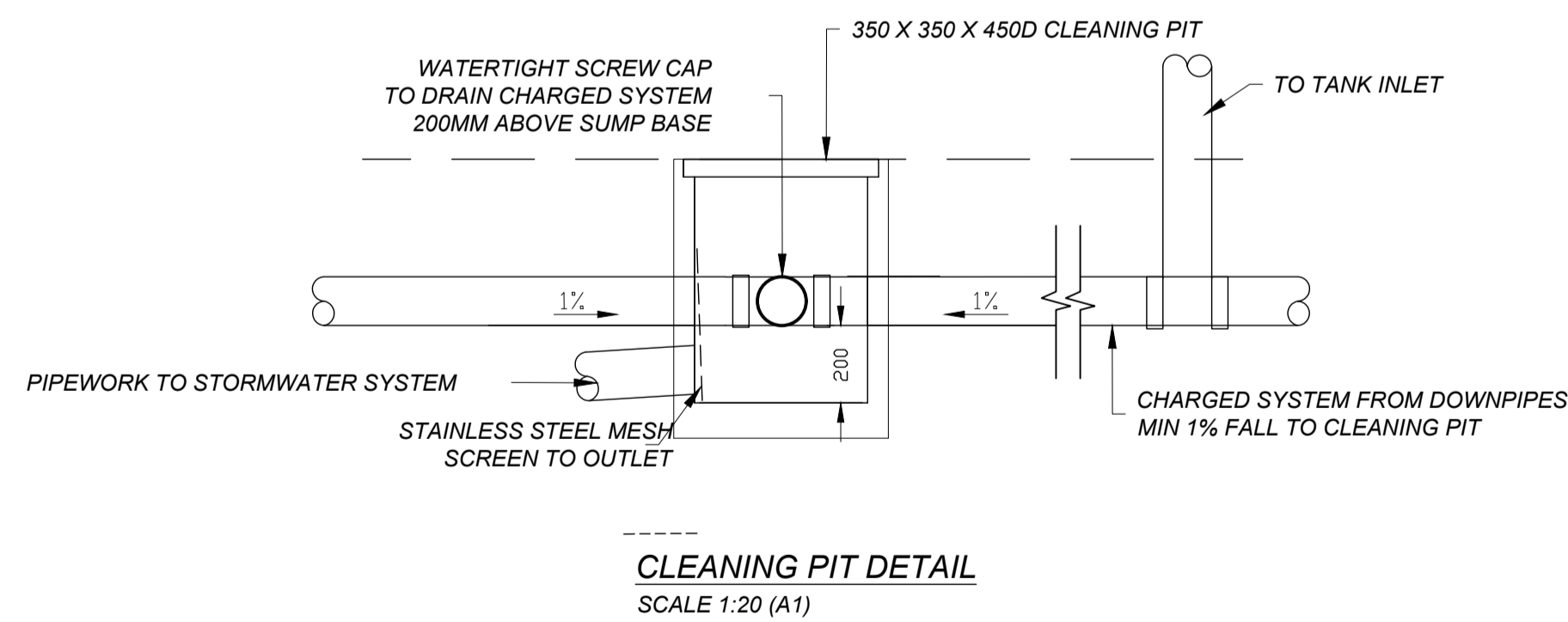
SCALE AS NOTED	REVISION 1
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-358
DATE RECEIVED: 8 April 2026

**STORMWATER CHARGED TO
RAINWATER TANKS FOR DETENTION**
N.T.S

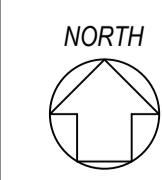
EXISTING IMPERVIOUS AREA
DWELLING, CARPORT, SHEDS, DRIVEWAY AND PAVEMENT AREA = 537m²
POST DEVELOPMENT IMPERVIOUS AREA
DRIVEWAY AND PARKING AREA 370m²
POST DEVELOPMENT ROOF 240m²
NET ADDITIONAL POST DEVELOPMENT IMPERVIOUS AREA 70m²
TREATMENT NOT REQUIRED AS POST DEVELOPMENT IMPERVIOUS LESS THAN 500m²
DETENTION REQUIRED 2500L DETENTION TANK WITH LOW FLOW ORIFICE
AS PER GLENORCHY CITY COUNCIL STORMWATER MANAGEMENT POLICY



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR APPROVAL	19/01/2026	CF		



FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732



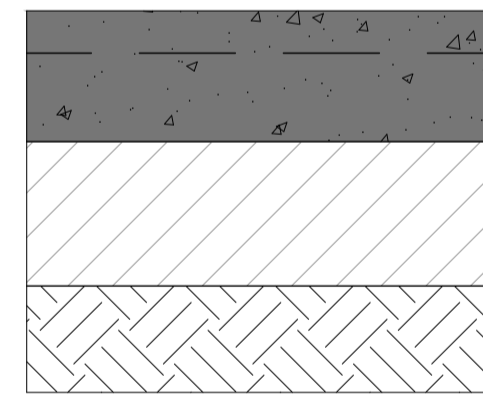
PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: J D S M PROPERTY
4 NORMAN CIRCLE, GLENORCHY
DRAWING TITLE
CONSTRUCTION DETAILS 1

DESIGNED CF	DRAWN CF	SCALE AS NOTED
PROJECT CKD-CIV-196	SHEET NO. C08	REVISION 0



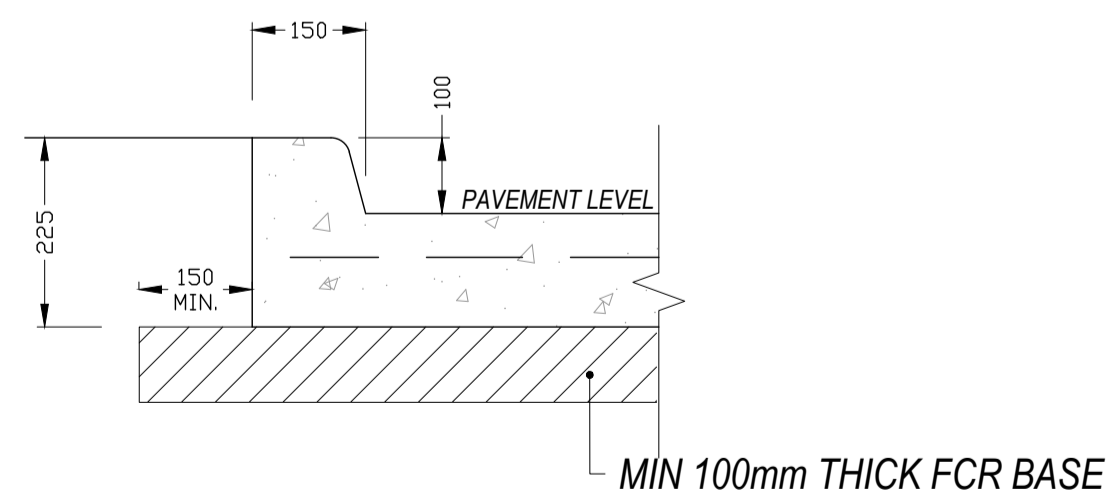
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-358
DATE RECEIVED: 8 April 2026

KERB TO LOW SIDE OF DRIVEWAY AS
PER DETAIL

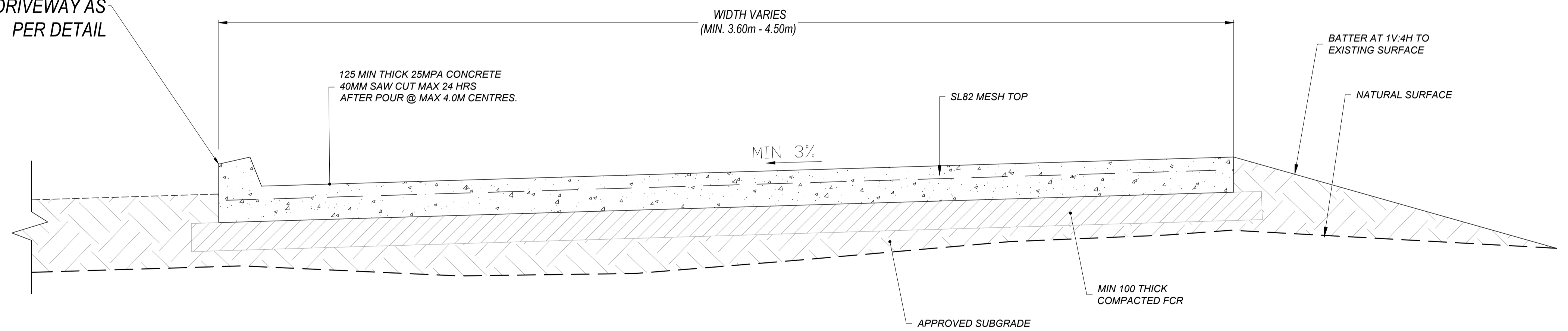


125mm MIN. CONCRETE (N32)
SL82 REINFORCING TOP (30mm COVER)
40mm SAWCUTS AT MAX. 4.0m CRS
100mm 20mm FCR
SUBGRADE

DRIVEWAY CONCRETE PAVEMENT DETAIL



BARRIER KERB - 100mm
SCALE 1:10 (A1)

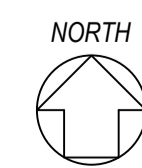


DRIVEWAY TYPICAL SECTION
SCALE 1:10 (A1)

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR APPROVAL	CF 13/03/2026			



FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732



PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: J D S M PROPERTY
4 NORMAN CIRCLE, GLENORCHY
DRAWING TITLE
CONSTRUCTION DETAILS 2

DESIGNED CF	DRAWN CF	REVISION 0
PROJECT CKD-CIV-196	SHEET NO. C09	



SCALE
AS NOTED