

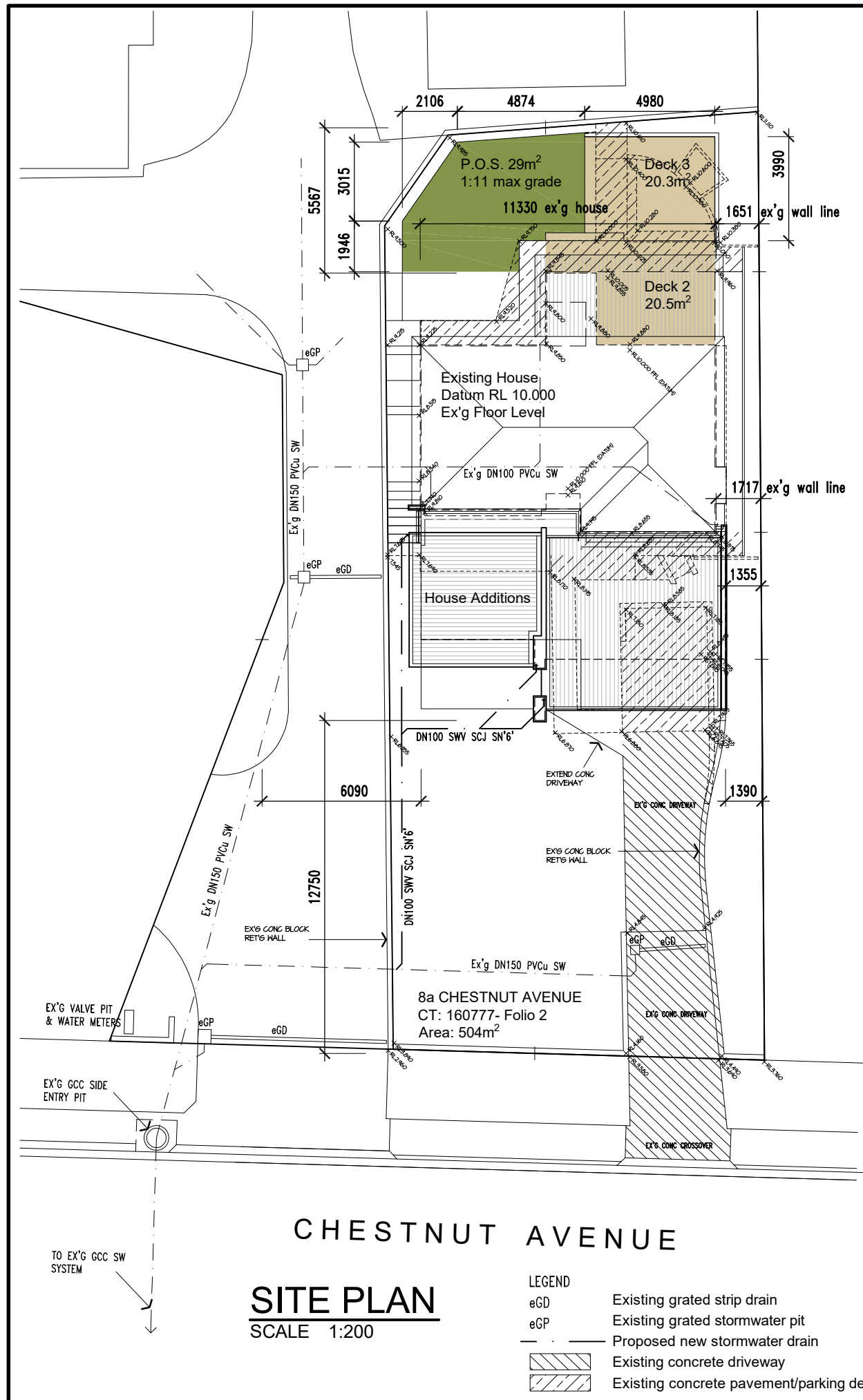
## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-028
<b>PROPOSED DEVELOPMENT:</b>	Addition to existing multiple dwelling
<b>LOCATION:</b>	8A Chestnut Avenue Lutana
<b>APPLICANT:</b>	G O'Halloran
<b>ADVERTISING START DATE:</b>	18/04/2026
<b>ADVERTISING EXPIRY DATE:</b>	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](http://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](mailto: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**.



**SITE PLAN**  
SCALE 1:200

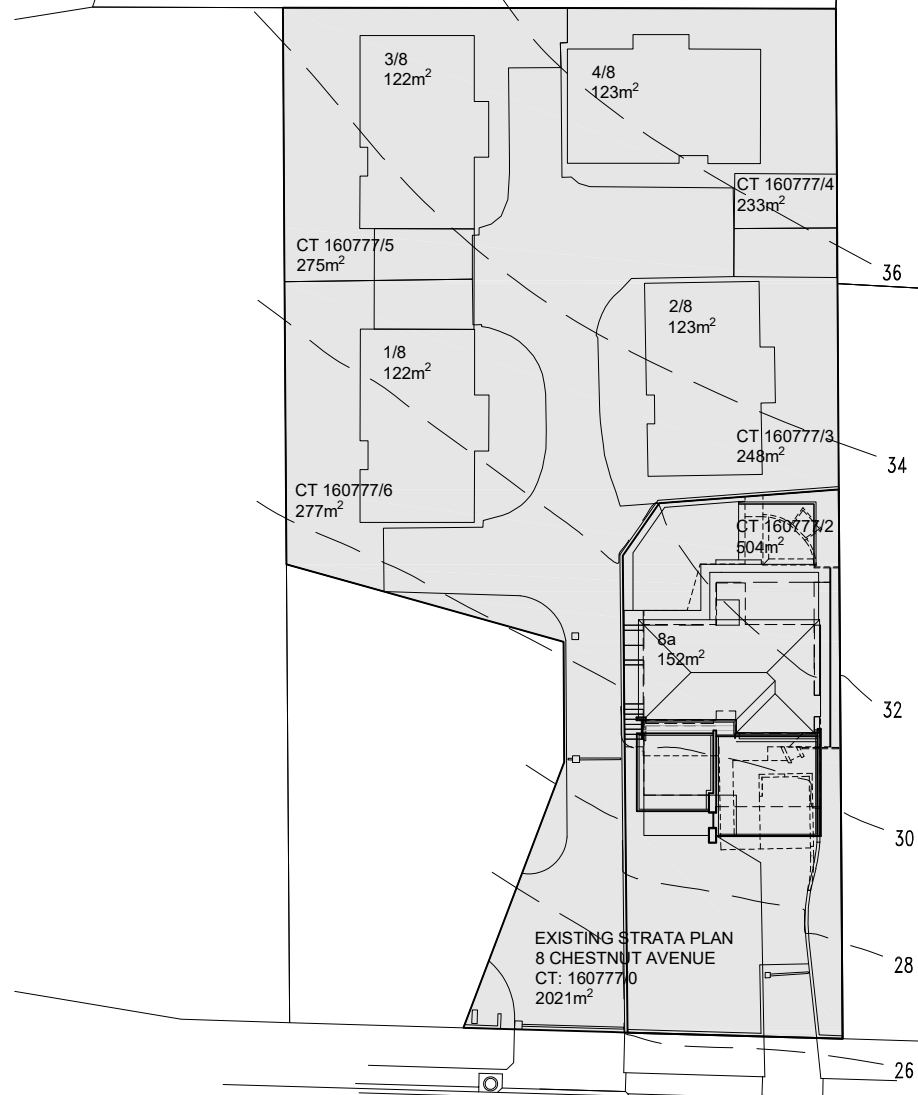
- LEGEND**
- eGD Existing grated strip drain
  - eGP Existing grated stormwater pit
  - Proposed new stormwater drain
  - Existing concrete driveway
  - Existing concrete pavement/parking demolished

Table: Impervious surfaces discharging to GCC infrastructure

AREA	EXISTING SURF m <sup>2</sup>	PROPOSED SURF m <sup>2</sup>
Roof	124.14	188.75
Pavement, north	25.61	7.52
Pavement, south	10.48	11.72
Parking	17.36	-
Driveway	57.39	63.91
<b>TOTAL</b>	<b>234.98</b>	<b>271.90</b>

Table: Site coverage all units (total 28.45%)

CT VOLUME/FOLIO	ADDRESS	LOT m <sup>2</sup>	UNIT m <sup>2</sup>	COV. %
160777 / 2	8a	504	175	34.72
160777 / 3	2/8	248	123	49.60
160777 / 4	4/8	233	123	52.79
160777 / 5	3/8	275	122	44.36
160777 / 6	1/8	277	122	44.04
160777	(8)	2021	665	32.90



**LOCATION PLAN**  
SCALE 1:500  
Strata scheme site coverage including proposed works: 32.9%



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**PLANNING DOCUMENT**

ISSUE	DATE	ISSUED FOR	REV.
01	05.02.26	PLANNING APPROVAL	-
02	07.04.26	PLANNING SUBMISSION REVISIONS	A

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-26-028  
DATE RECEIVED: 8 April 2026

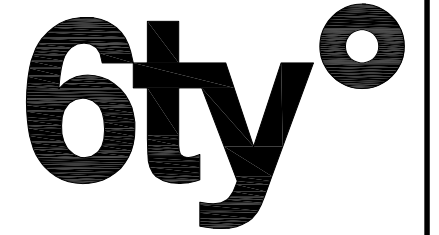


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PROJECT: ALTERATIONS AND ADDITIONS  
PROJECT: 8a CHESTNUT AVENUE  
ADDRESS: LUTANA  
FOR: NICK & KATHERINE O'HALLORAN  
DRAWING: SITE & LOCATION PLANS

DESIGNED: DRAWN: CHECKED:  
SCALES: 1:200, 1:500 AT A3 SIZE DRAWING SHEET

PROJECT No. 25.257 DRAWING No. Ap01 REV. A



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**GLENORCHY CITY COUNCIL  
 PLANNING SERVICES**

**APPLICATION No. : PLN-26-028**

**DATE RECEIVED: 8 April 2026**

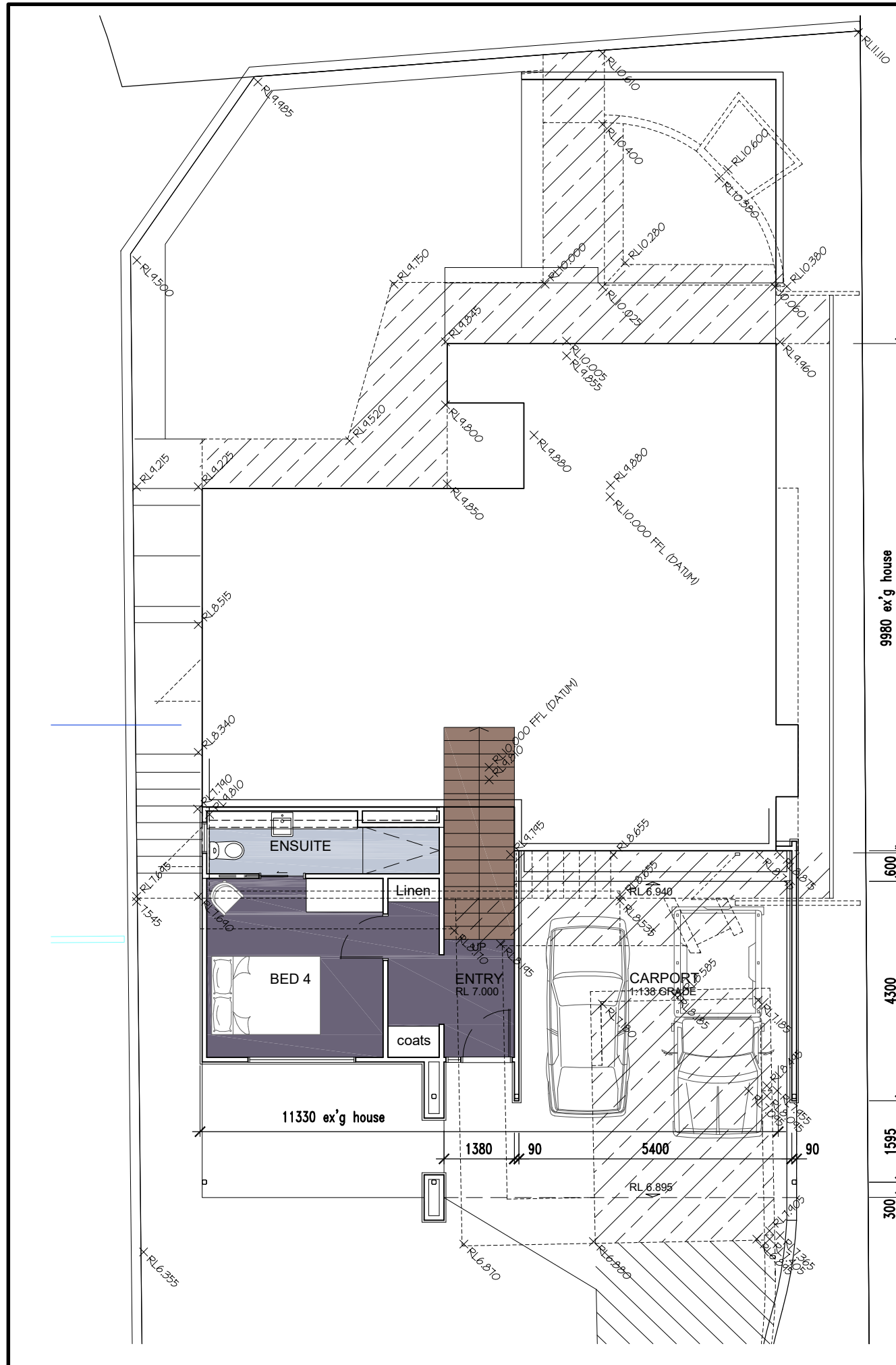


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PROJECT: ALTERATIONS AND ADDITIONS  
 ADDRESS: 8a CHESTNUT AVENUE  
 ADDRESS: LUTANA  
 FOR: NICK & KATHERINE O'HALLORAN  
 DRAWING: FLOOR PLAN NOTATION  
 LOWER LEVEL

DESIGNED: DRAWN: CHECKED:  
 SCALES: 1:100 AT A3 SIZE DRAWING SHEET

PROJECT No. **25.257** DRAWING No. **Ap02** REV. **A**





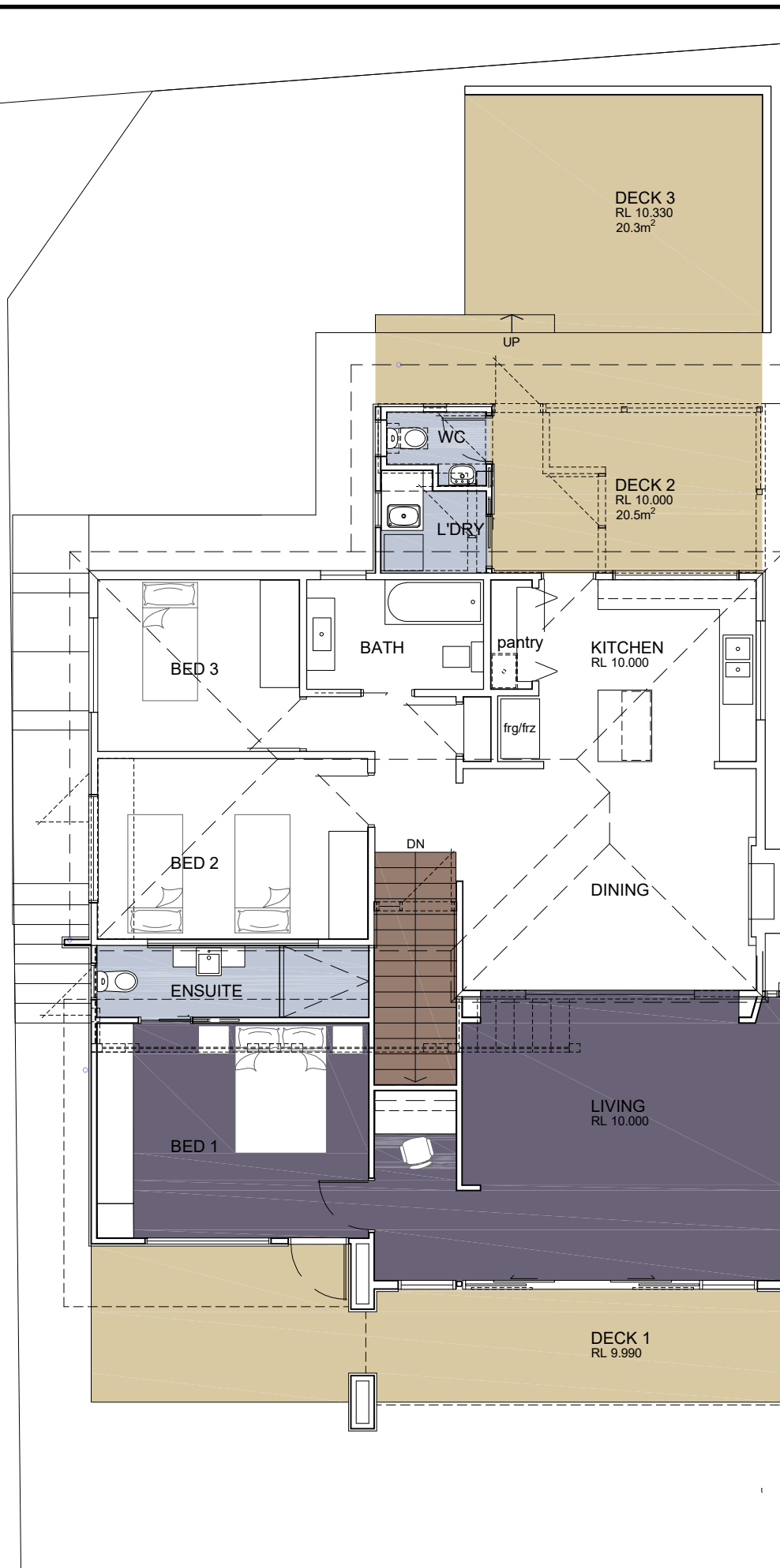
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**PLANNING DOCUMENT**

ISSUE	DATE	ISSUED FOR	REV.
01	05.02.26	PLANNING APPROVAL	-
02	07.04.26	PLANNING SUBMISSION REVISIONS	A

**GLENORCHY CITY COUNCIL  
 PLANNING SERVICES**  
 APPLICATION No. : PLN-26-028  
 DATE RECEIVED: 8 April 2026

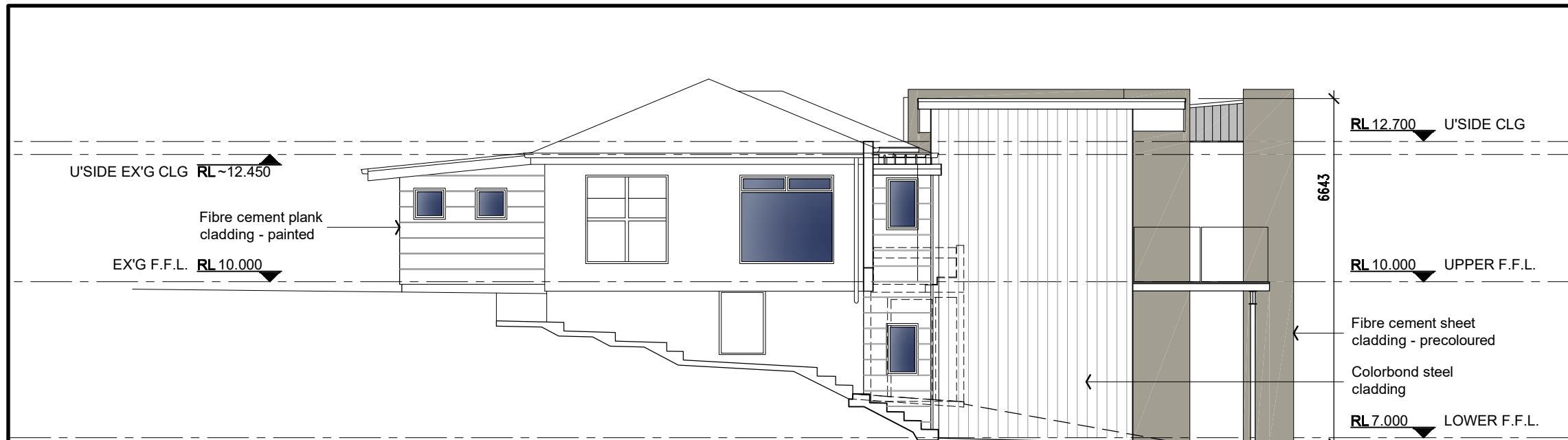


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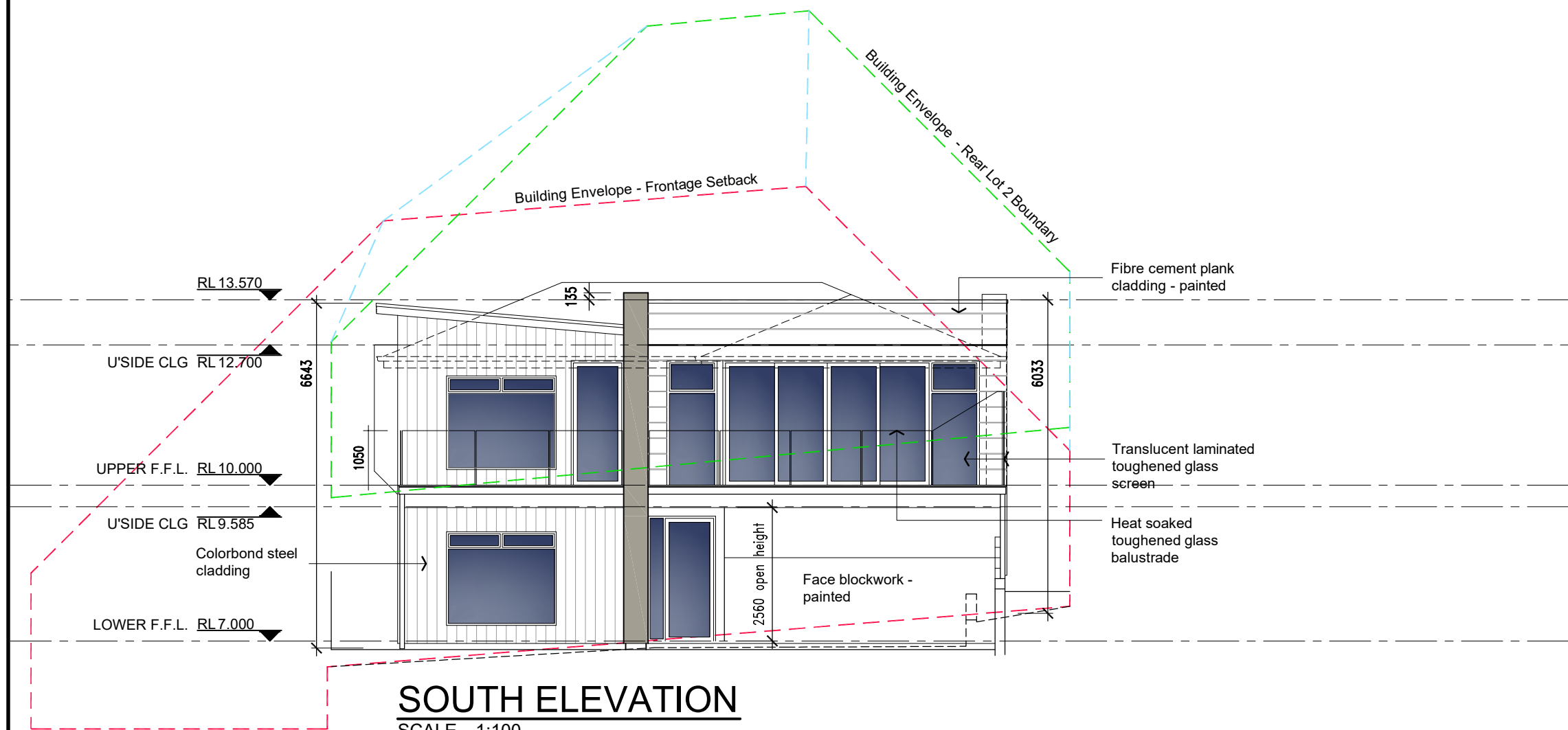
PROJECT: ALTERATIONS AND ADDITIONS  
 PROJECT:  
 ADDRESS: 8a CHESTNUT AVENUE  
 ADDRESS: LUTANA  
 FOR: NICK & KATHERINE O'HALLORAN  
 DRAWING: FLOOR PLAN NOTATION  
 UPPER LEVEL

DESIGNED: DRAWN: CHECKED:  
 SCALES: 1:100 AT A3 SIZE DRAWING SHEET

PROJECT No. **25.257** DRAWING No. **Ap03** REV. **A**



**WEST ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100

**PLANNING DOCUMENT**

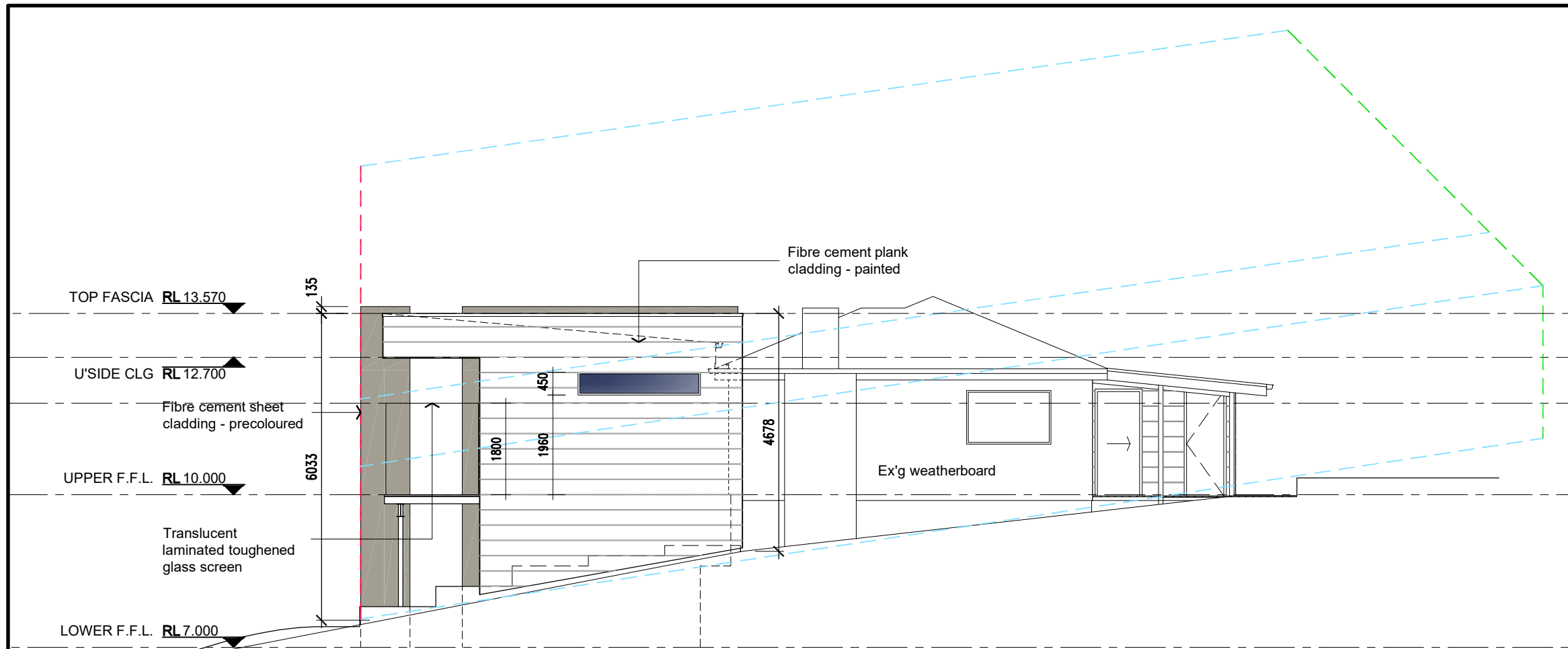
ISSUE	DATE	ISSUED FOR	REV.
01	05.02.26	PLANNING APPROVAL	-
02	07.04.26	PLANNING SUBMISSION REVISIONS	A

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-26-028  
DATE RECEIVED: 8 April 2026

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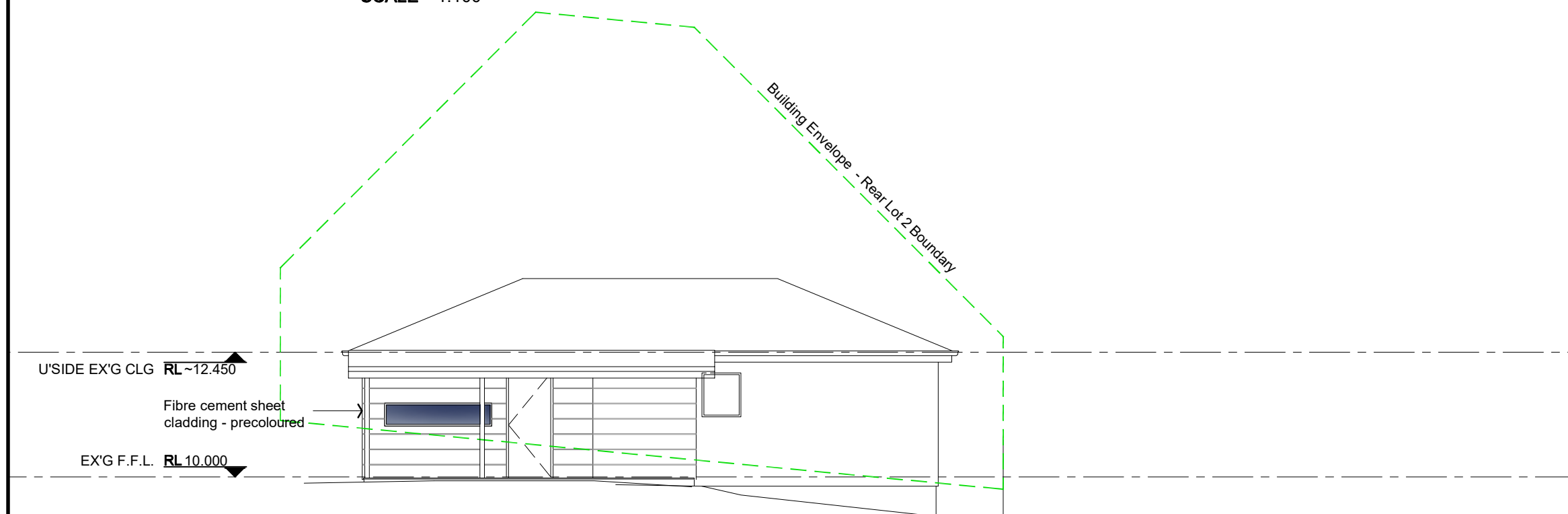
PROJECT: ALTERATIONS AND ADDITIONS  
PROJECT:  
ADDRESS: 8a CHESTNUT AVENUE  
ADDRESS: LUTANA  
FOR: NICK & KATHERINE O'HALLORAN  
DRAWING: ELEVATIONS 1 of 2

DESIGNED: DRAWN: CHECKED:  
SCALES: 1:100 AT A3 SIZE DRAWING SHEET  
PROJECT No. 25.257 DRAWING No. Ap04 REV. A



## EAST ELEVATION

SCALE 1:100



## NORTH ELEVATION

SCALE 1:100

### PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	05.02.26	PLANNING APPROVAL	-
02	07.04.26	PLANNING SUBMISSION REVISIONS	A

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No. : PLN-26-028

DATE RECEIVED: 8 April 2026

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PROJECT: ALTERATIONS AND ADDITIONS  
 ADDRESS: 8a CHESTNUT AVENUE  
 ADDRESS: LUTANA  
 FOR: NICK & KATHERINE O'HALLORAN  
 DRAWING: ELEVATIONS 2 of 2

DESIGNED: DRAWN: CHECKED:  
 SCALES: 1:100 AT A3 SIZE DRAWING SHEET

PROJECT No. **25.257** DRAWING No. **Ap05** REV. **A**

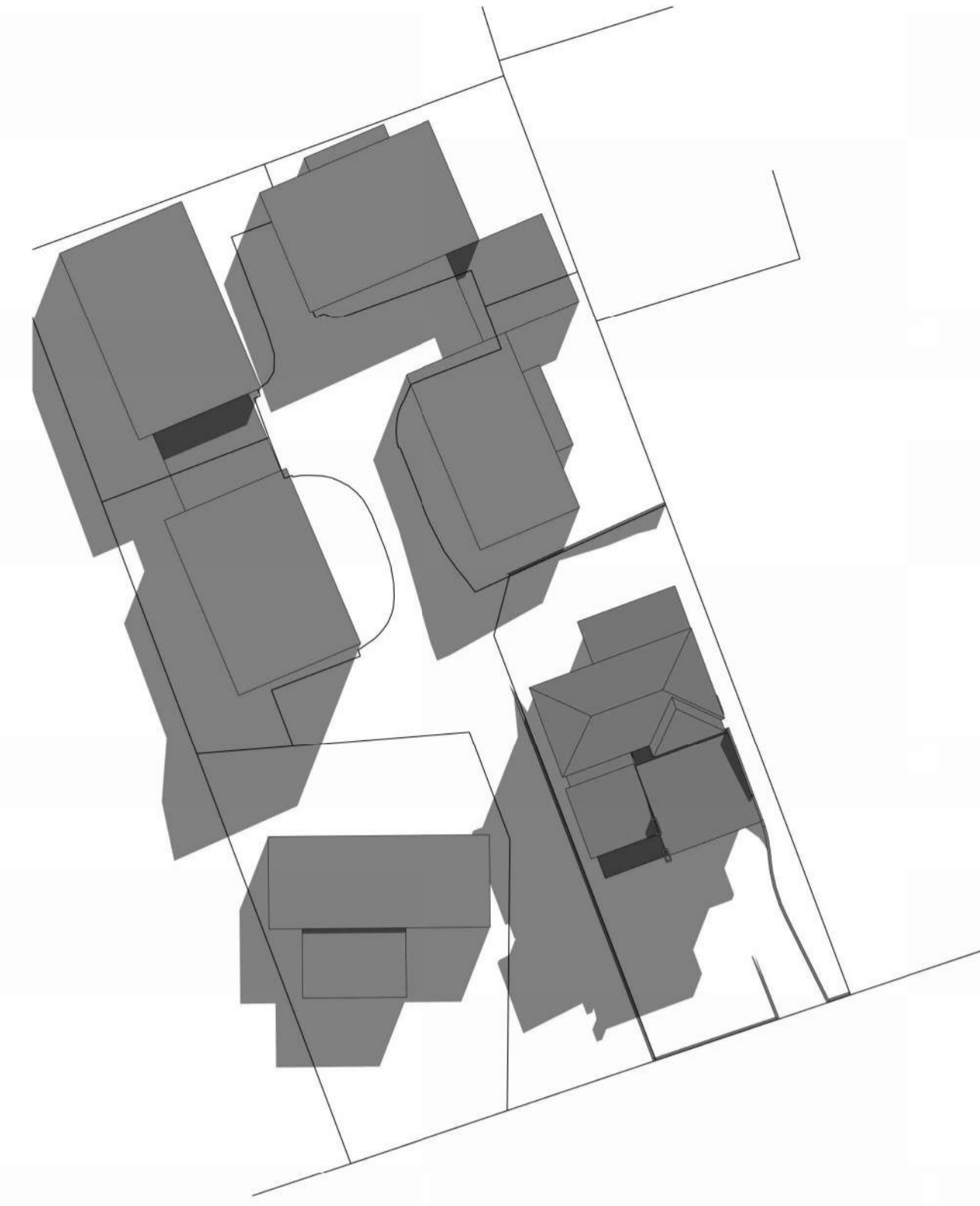


**SITE PLAN**  
SCALE 1 : 400

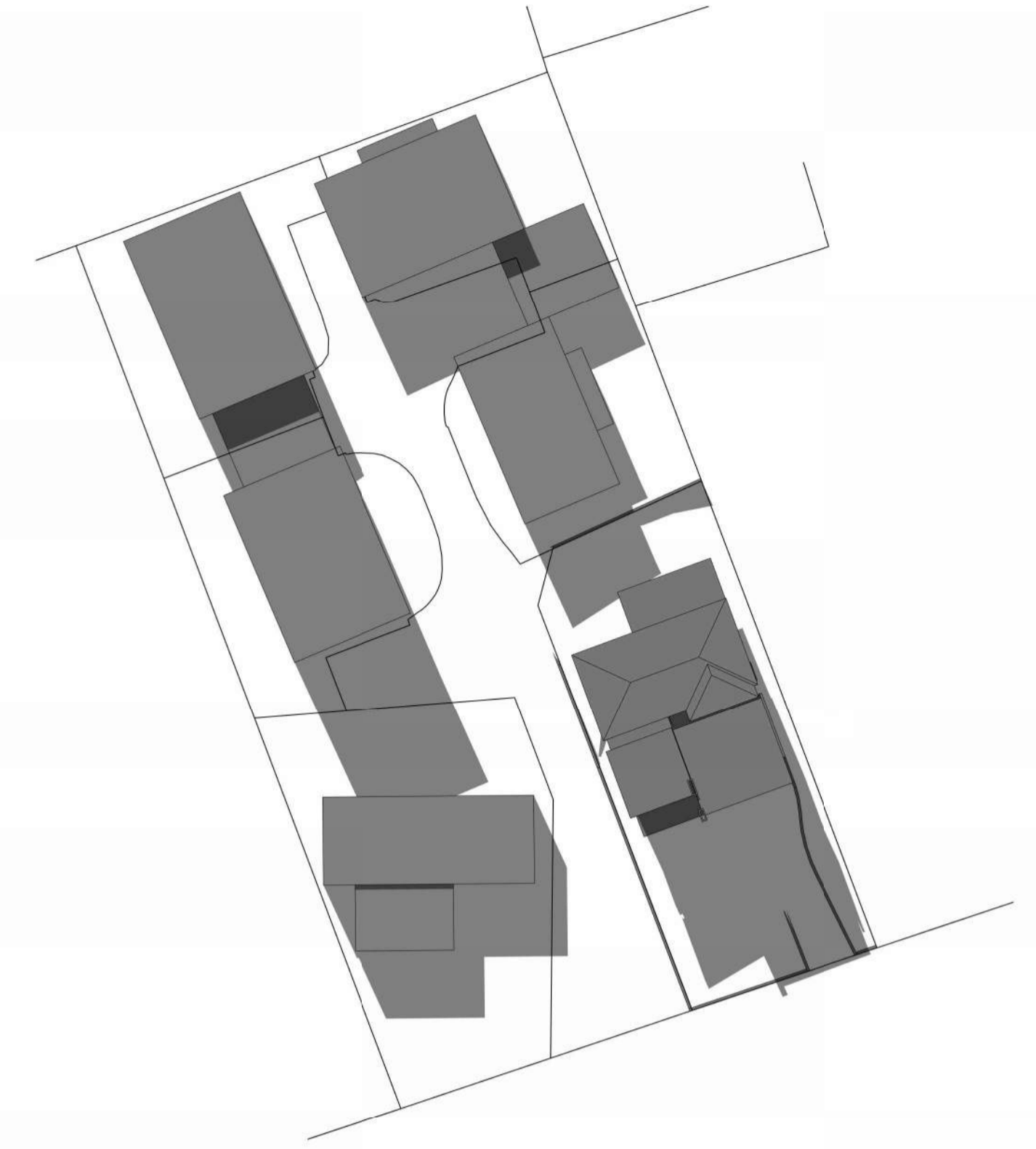
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
**APPLICATION No. : PLN-26-028**  
**DATE RECEIVED: 8 April 2026**



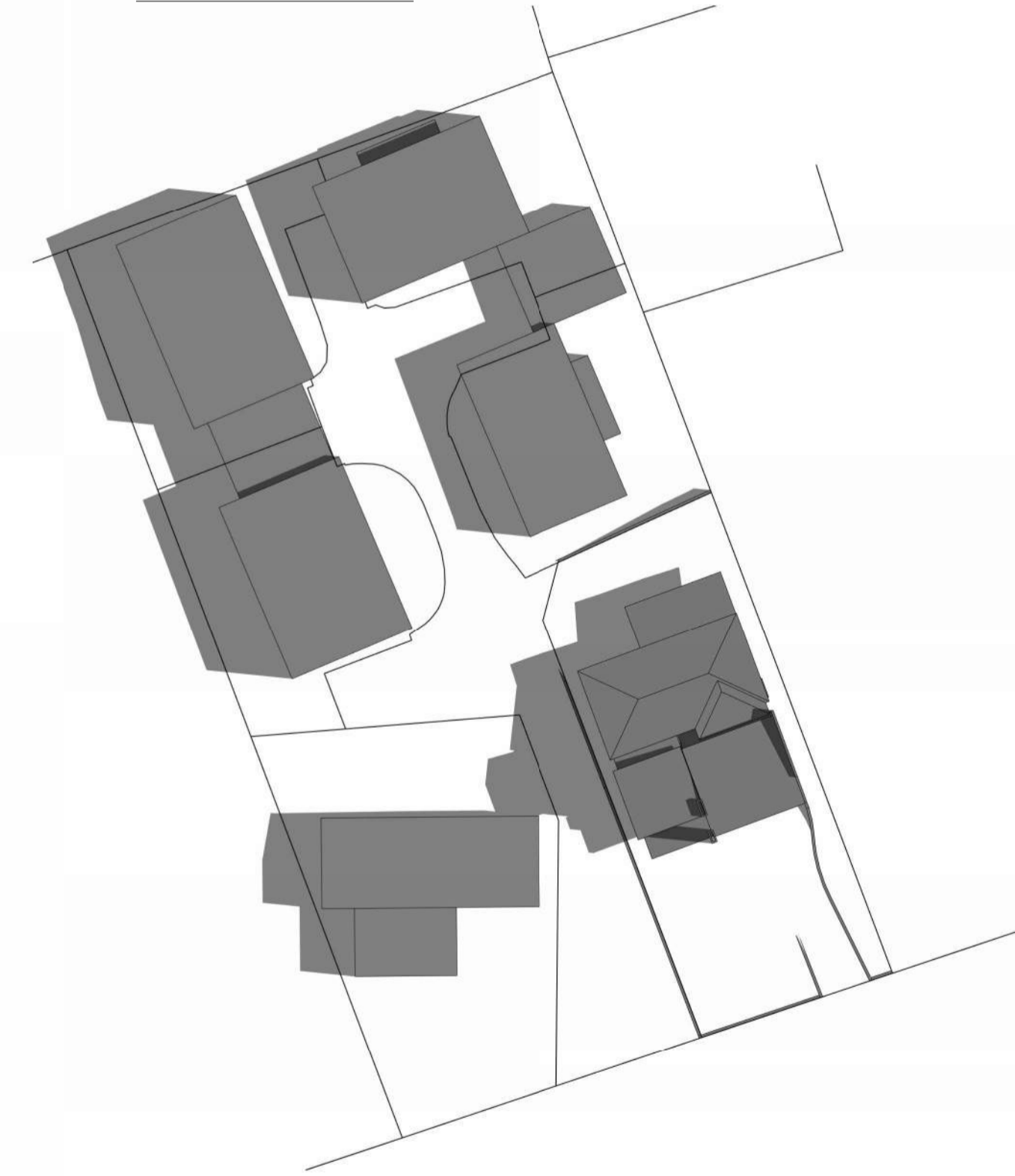
**JUNE 21 - 9am**



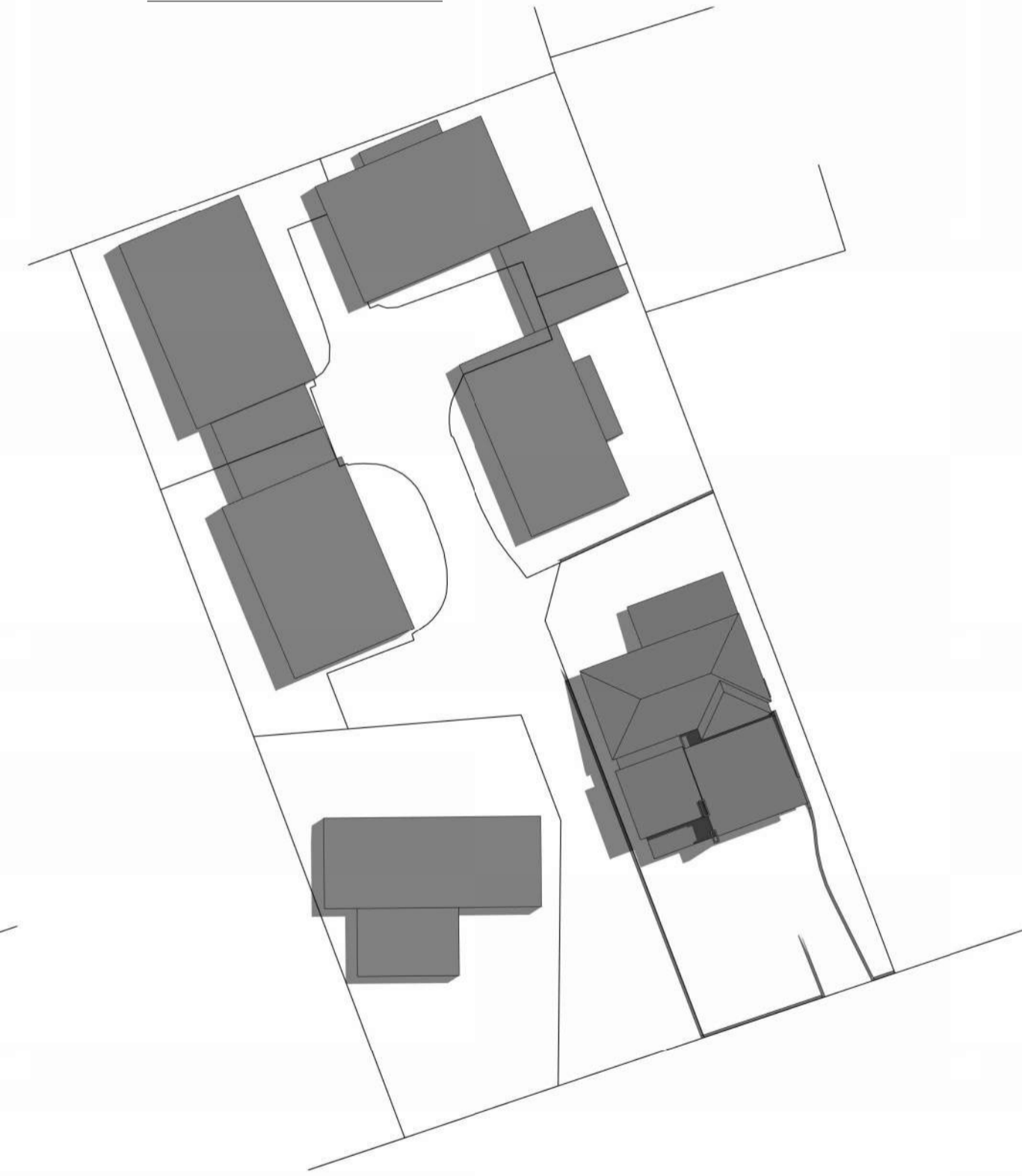
**JUNE 21 - 12pm**



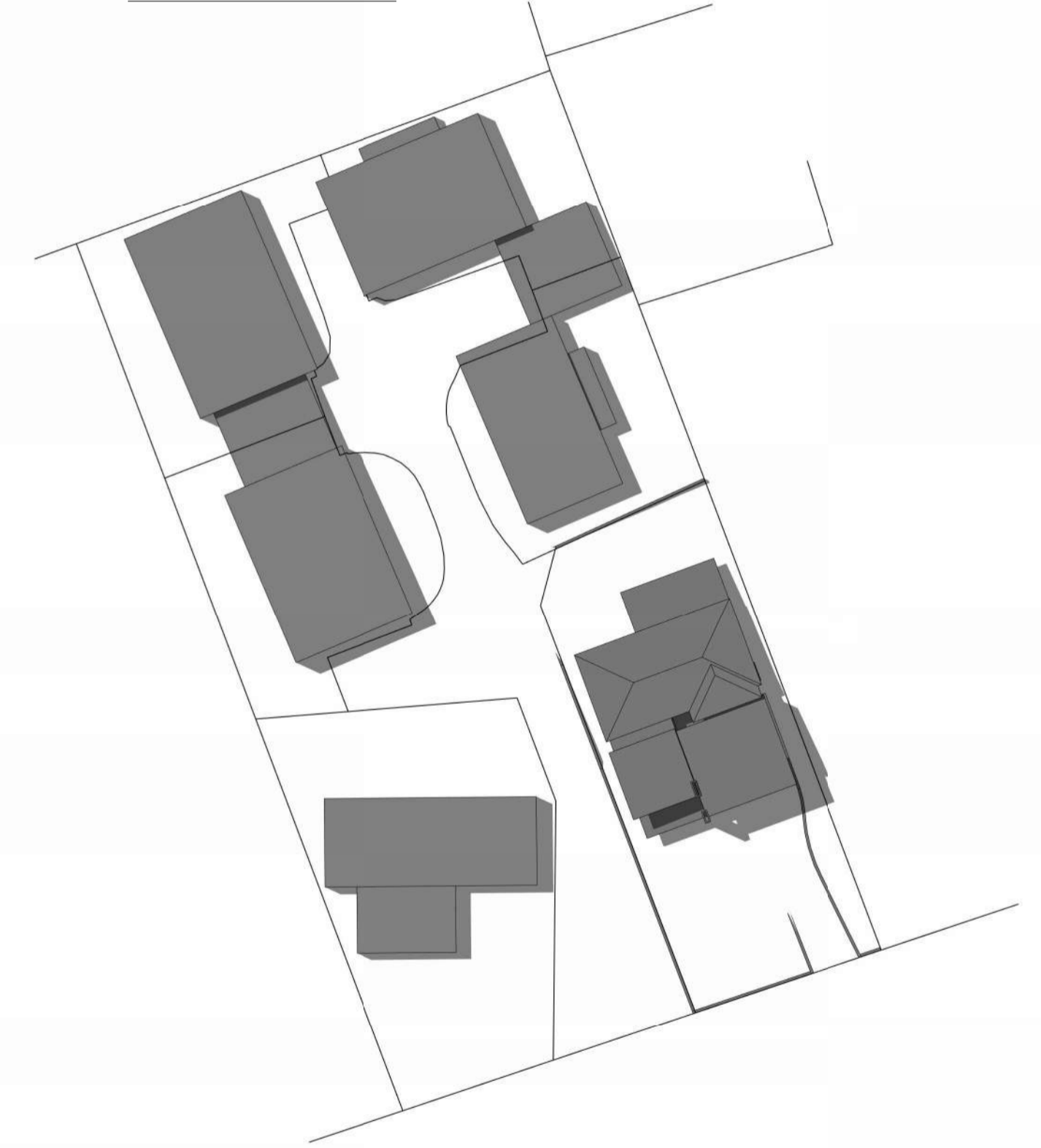
**JUNE 21 - 3pm**



**DECEMBER 21 - 9am**



**DECEMBER 21 - 12pm**



**DECEMBER 21 - 3pm**



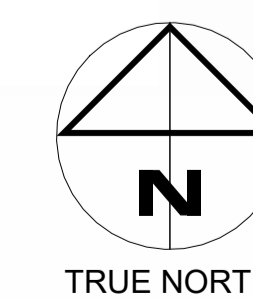
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ISSUE	DATE	ISSUED FOR
001	16.09.25	APPROVAL

PROJECT: ALTERATIONS & ADDITIONS  
AT: 8A CHESTNUT AVENUE, LUTANA  
FOR: N & K O'HALLORAN



DRAWING: SHADOW DIAGRAMS

DESIGNED: DVG (Tas 640) DRAWN: STL CHECKED: ADB

SCALES: 1 : 400 AT A1

PROJECT No. 25.257 DRAWING No. Ap100 REV. 001

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7 April 2026

Planning Department  
City of Glenorchy  
By Email: [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au)

Attention: Sylvia Jeffreys,

**PLANNING APPLICATION – 8A CHESTNUT AVE, LUTANA**  
**DWELLING ALTERATIONS AND ADDITIONS; APPLICATION NO: PLN-26-028**

Further to your request for additional information regarding this application, we provide the following responses and the revised drawings Ap01.A to Ap05.A attached:

**Application requirements**

- 1. Please provide maximum height on plan*

Response:

Refer elevation drawings Ap04.A and Ap05.A for requested height dimensions.

- 2. Please provide 2m contours on site plan*

Response:

Refer Location Plan on drawing Ap01.A.

Advice notice: Contours relate to state datum, spot levels relate to site designated arbitrary datum RL10.000 at upper finished floor level.

- 3. Please show private outdoor space with dimensions and grade, usually a 4m x 6m green rectangle. Please address performance criteria of 8.4.3 P2 if relying on performance criteria*

Response:

As noted in Section 4 of the permit application, there is north facing level private outdoor deck space exceeding 24m<sup>2</sup> proposed for this development. Refer Site Plan drawing Ap01.A for additional identified open space.

The proposal complies with the Acceptable Solution clause 8.4.3 A2 (a)(b)(c)(d).

- 4. Please show site coverage on plan (this is for the whole site including all units)*

Response:

Total site coverage for the Strata Scheme on completion of this project is tabulated on drawing Ap01.A. Site coverage excluding eaves overhangs is 32.9% and in compliance with the Acceptable Solution clause 8.4.3 A1 (a).

- 5. Please show dimension of garage opening*

Response:

Carport opening dimensions are shown drawings Ap02.A and Ap04.A.

- 6. Please show height above floor level for window on east elevation*

Response:

Refer elevation drawings Ap04.A for requested height dimension.

*7. Please show staging on all plans*

Response:

As submitted in the Planning Application Form this proposal is not a staged construction project. Inadvertent reference to Stage 2 in the drawing title on drawing Ap02 is removed.

*8. Please show parking arrangements for Stage 1 on separate plan (parking must be provided in Stage 1 in accordance with the relevant standards)*

Response:

Not applicable, refer response to Item 7 above.

## **General Residential Zone**

### *8.4.2 P3 Setbacks and building envelope for all dwellings*

*Please fully address visual impact from the view of the adjacent property at 10 Chestnut Avenue with respect to bulk and scale. Whilst it is appreciated that the proposed height might not be out of place within the general area, the proposal is not in accordance with the minimum setback. The acceptable solution allows a height of 4.5m at the 1.5m setback mark. The acceptable solution requires a minimum setback of 1.5m, unless the building is less than 9m in total length. The total length within the minimum setback margin of the east elevation is more than 16m. This does also not appear consistent with that of existing in the area. Most dwellings in the area, except for outbuildings and small sections, appear to have a minimum side setback of 1.5m.*

Response:

Please read in conjunction with the response provided in Section 6.1 of the Planning Application.

The adjoining property, No 10 Chestnut Ave, has only one high-level window in its west wall forward of the existing house frontage setback at 8A Chestnut Ave that could be impacted by this development. Existing trees along the east boundary also minimise any visual impact this proposal would potentially have on 10 Chestnut Ave.

Refer to drawing Ap100 Shadow Diagrams for evidence that overshadowing will be negligible in mid-summer and not relevant at all for most of the year.

The proposal therefore satisfies the intent of Performance Criteria 8.4.2 P3 (a) *(i)(ii)(iii)(iv)*.

It appears you may have mistaken the existing roof eaves line for the wall line in concluding that the length of wall “within the minimum setback margin of the east elevation is more than 16m.” The length of wall within the minimum setback margin is 7.07m including a 1.9m width cantilevered timber deck (Deck 1) and roof canopy above as noted in the application i.e., the length of proposed wall encroaching an average 127mm within the 1.5m setback margin, is 5.17m. To further clarify this, we have increased the line-weight of the existing building line (dashed line) on the drawings and have provided dimensions from existing wall to the property boundary.

The proposal therefore conforms with the Acceptable Solution clause 8.4.2 A3 (b) to *provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.*

### *8.4.6 A1/P1 Privacy for all dwellings*

*Please demonstrate accordance with either the acceptable solution or the performance criteria. Screens must be labelled and shown on plan with material/transparency and height indicated.*

Response:

As described in the Planning Application the eastern side boundary is the only boundary impacted by this clause. Revised drawings Ap04.A and Ap05.A show a 1.8m high translucent laminated toughened glass screen at the east end of Deck 1 and a matching tapered height return screen panel adjacent.

The proposal therefore complies with the Acceptable Solution A1.

## **C2.0 Parking and Sustainable Transport Code**

### *C2.5.1 Car parking numbers*

*Please show and locate on the plan numbers of proposed car parking spaces; and clarify with the acceptable solution, A1, is met.*

*Planning advice: Parking spaces must be spaces that comply with AS2890.1. For a single dwelling it would require 2 car parking spaces.*

Response:

There is no planned change to the existing concrete domestic driveway nor the existing access driveway zone.

There is provision for two cars in the proposed carport shown on drawing Ap02.A. Carport dimensions comply with the requirements of AS/NZS 2890.1 Figure 2.2(d) and Figure 5.2 for User Class 1A and clauses 5.3 Headroom and 5.4 Design of enclosed garages, specifically 5.4(b)(i).

Proposed dimensions:

- Width: 2 spaces x 2.4m+0.3 door space outside of each outer space i.e., 5.4m wide.
- Length: 5.9m.
- Unobstructed clear opening height: 2.56m.
- Floor gradient: 1:138.

The proposal therefore complies with the Acceptable Solution A1.

### *C2.6.1 Construction of parking areas*

- *Driveway, parking and any new hardstand areas must be constructed and compacted to standards with paved/sealed surface, provide a driveway plan demonstrating the requirement.*
- *Please provide a stormwater concept plan showing the capture and disposal of all stormwater run-off from the proposed driveway, parking and any new hardstand areas to Council's approved outlet. A concept stormwater plan in accordance with the Stormwater policy is required. All runoff must be drained via gravity to the existing or proposed outlet to Council's satisfaction. 1% minimum fall toward the outlet must be achieved. Spot levels and edge treatment shall be provided on the plan.*

Response:

The existing concrete driveway and stormwater run-off capture/disposal will remain as is and will include minor adjustment of grade and width only at the interface with the carport, refer Site Plan on drawing Ap01.A.

### *C2.6.2 Design of parking areas*

- *Layout of driveway and parking areas must be in accordance with the AS2890.1:2004 and the Scheme requirements.*
  - *Provide dimension for parking and driveway area and clearly demonstrate if the parking and driveway design meets the requirements of the scheme and AS2890.1.*
  - *A garage opening shall be no less than 2.2m measured from the ground to the garage opening.*

- *Car parking areas shall be with gradient of no more than 1 in 20 or 5%, show details on the plan.*

Response:

The existing concrete driveway meets the spatial requirements of AS/NZS 2890.1, refer Site Plan on drawing Ap01.A, Elevations drawing Ap04 and response to C2.5.1 above for dimensions.

Advice notice: The existing concrete driveway is in excellent condition and has adequately served property owners since construction in 2011 with no sign of structural or surface degradation. No increase or change to current traffic movement is implied by this proposal.

### **General Manager's Consent for Interference with Public Stormwater Systems**

*You are required to provide the following information to enable Council to assess stormwater management aspects of the proposal under section 14(1) of the Urban Drainage Act 2013.*

1. *Provide a concept stormwater servicing plan showing the location of services and their connections to public infrastructure. The servicing plan must clearly indicate the following:*
  - a. *How all additional stormwater from the site, including hardstand drainage, driveway, and parking areas, as well as any detention, will be discharged to council infrastructure with sufficient receiving capacity.*
  - b. *Display all existing and proposed stormwater lines and connections, along with the profiles of the proposed lines.*

Response:

Existing and proposed stormwater services are shown on Site Plan drawing Ap01.A. Discharge is via a single additional connection to the existing domestic stormwater main within Lot 2 as shown, no new direct connections to GCC infrastructure are proposed.

2. *According to the Council's Stormwater Management Policy, any development that adds an impervious area greater than 40m<sup>2</sup> and exceeds the maximum allowed peak runoff must include OSD. For any additional impervious surface greater than 250m<sup>2</sup>, please submit engineering calculations for the OSD design in accordance with the Council's Stormwater Management Policy. The policy is available on the Council website.*

Response:

This development adds 37m<sup>2</sup> of impervious area therefore the requirement for on-site detention is not applicable, refer Impervious surfaces table on drawing Ap01.A.

We trust this response will satisfy the Planning Authority's queries in full and clear it to progress the application, please contact me if you have further questions.

Yours faithfully

Glenn O'Halloran