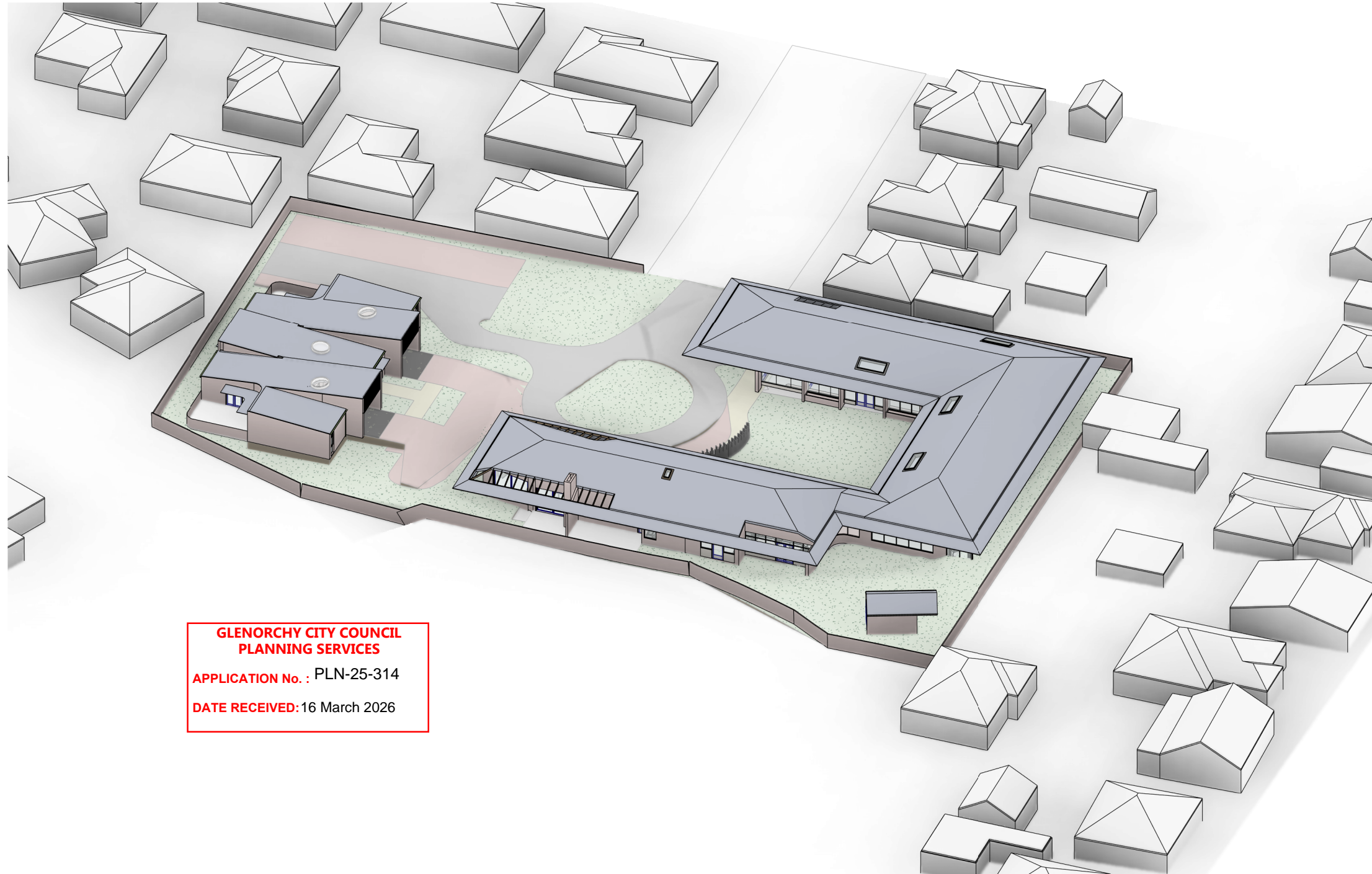
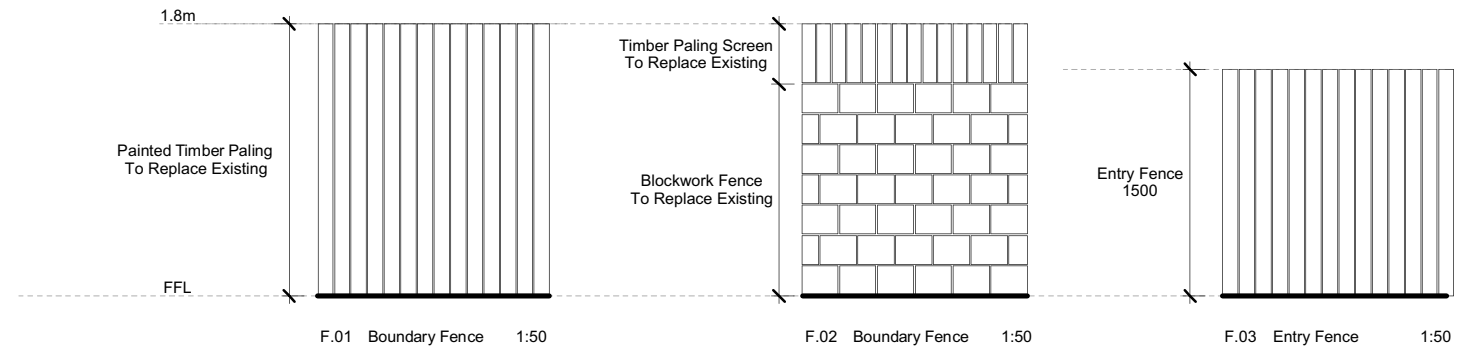
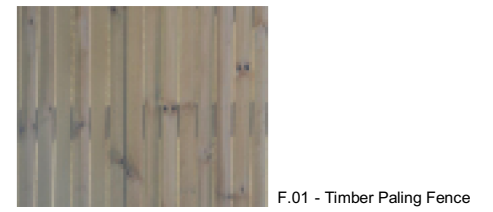
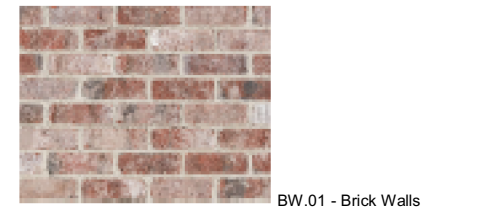
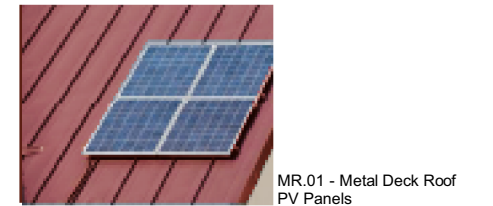


**DA Drawing List**

Sheet Number	Sheet Name
DA-AR-CL-00	Cover Sheet
DA-AR-CL-01	Site Plan
DA-AR-CL-10	Existing Plan
DA-AR-CL-11	Overall Floor Plan
DA-AR-CL-12	Roof Plan
DA-AR-CL-13	Detail Floor Plans
DA-AR-CL-21	Overall Elevations
DA-AR-CL-22	Detail Elevations - Independent Living Units
DA-AR-CL-23	Detail Elevations - Primary Living Units
DA-AR-CL-91	Shadow Diagrams Existing
DA-AR-CL-92	Shadow Diagrams Proposed



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
 APPLICATION No. : PLN-25-314  
 DATE RECEIVED: 16 March 2026



**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



Issued **23/02/2026**

Licensed Building Services Provider  
Core Collective Architects - Ryan Strating  
License Number **CC4652M**  
Category/Class - Architect  
Nominated Architect (NSW)  
Chris Rogers - 7759

DRAWING: **Cover Sheet**

Contact:  
Core Collective Architects Pty Ltd  
Board of Architects Tasmania Registration Number **F52**  
JASMAX NSW (Aust) Ltd  
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Development Application

SCALE @ A3 **1 : 50**

Project No. **224063**

DRG No. **DA-AR-CL-00**

REV. **DA-B**



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. :** PLN-25-314

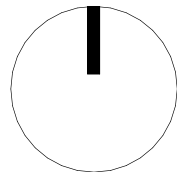
**DATE RECEIVED:** 16 March 2026

**CODES**

PLU Primary Living Unit  
 ILU Independent Living Unit

**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



Issued **21/10/2025**

DRAWING: **Site Plan**

**Licensed Building Services Provider**  
 Core Collective Architects - Ryan Strating  
 License Number **CC4652M**  
 Category/Class - Architect  
**Nominated Architect (NSW)**  
 Chris Rogers - 7759

**Contact:**  
 Core Collective Architects Pty Ltd  
 Board of Architects Tasmania Registration Number **F52**  
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Site Area 4990 m<sup>2</sup>

**Roof Area Schedule**

Name	Area	Percentage of Site
PLU Roof	1581 m <sup>2</sup>	31.7%
ILU Roof	149 m <sup>2</sup>	3.0%
ILU Roof	149 m <sup>2</sup>	3.0%
1 Bed Roof	98 m <sup>2</sup>	2.0%
Shed Roof	34 m <sup>2</sup>	0.7%

Total Roof Area 2011 m<sup>2</sup> 40.3%

**Development Application**

Project No. **224063**

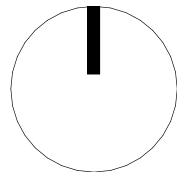
SCALE @ A3 **1 : 1000**

DRG No. **DA-AR-CL-01**

REV. **DA-A**



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
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**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



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Licensed Building Services Provider  
 Core Collective Architects - Ryan Strating  
 License Number **CC4652M**  
 Category/Class - Architect  
 Nominated Architect (NSW)  
 Chris Rogers - 7759

DRAWING: **Existing Plan**

Contact:  
 Core Collective Architects Pty Ltd  
 Board of Architects Tasmania Registration Number **F52**  
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Note: Single storey, timber framed construction with brick veneer exterior. Concrete slab floor and metal sheet roofing

**Development Application**

SCALE @ A3 **1 : 500**

Project No. **224063**

DRG No. **DA-AR-CL-10**

REV. **DA-A**

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-314  
DATE RECEIVED: 16 March 2026



**LEGEND**

- EXISTING TREES
- DEMOLISHED TREES
- EXISTING SITE FEATURES
- PROPERTY LINES
- OUTLINE OF DEMOLISHED BUILDINGS
- PROPOSED EASEMENT
- MAIN DRIVEWAY
- SECONDARY DRIVEWAY
- FOOTPATH
- COVERED OUTDOOR AREA
- SITE LANDSCAPE
- INDICATIVE PROPOSED RL - REFER CIVIL DRAWINGS

**CODES**

- PLU Primary Living Unit
- ILU Independent Living Unit
- GR Garden Room
- P.XX Parking Space

**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



Issued 13/03/2026

DRAWING: Overall Floor Plan

Development Application

Project No. 224063

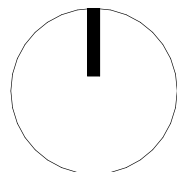
Licensed Building Services Provider  
Core Collective Architects - Ryan Strating  
License Number CC4652M  
Category/Class - Architect  
Nominated Architect (NSW)  
Chris Rogers - 7759

Contact:  
Core Collective Architects Pty Ltd  
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SCALE @ A3 1 : 500

DRG No. DA-AR-CL-11

REV. DA-C



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-314  
DATE RECEIVED: 16 March 2026



- LEGEND**
- EXISTING TREES
  - DEMOLISHED TREES
  - EXISTING SITE FEATURES
  - PROPERTY LINES
  - OUTLINE OF DEMOLISHED BUILDINGS
  - PROPOSED EASEMENT
  - MAIN DRIVEWAY
  - SECONDARY DRIVEWAY
  - FOOTPATH
  - COVERED OUTDOOR AREA
  - SITE LANDSCAPE
  - CODES E PROPOSED RL - REFER CIVIL DRAWINGS
- PLU Primary Living Unit  
ILU Independent Living Unit  
GR Garden Room  
P.XX Parking Space

**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



Issued **23/02/2026**

DRAWING: **Roof Plan**

**Development Application**

Project No. **224063**

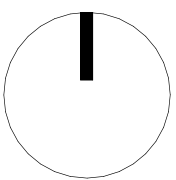
Licensed Building Services Provider  
Core Collective Architects - Ryan Strating  
License Number **CC4652M**  
Category/Class - Architect  
Nominated Architect (NSW)  
Chris Rogers - 7759

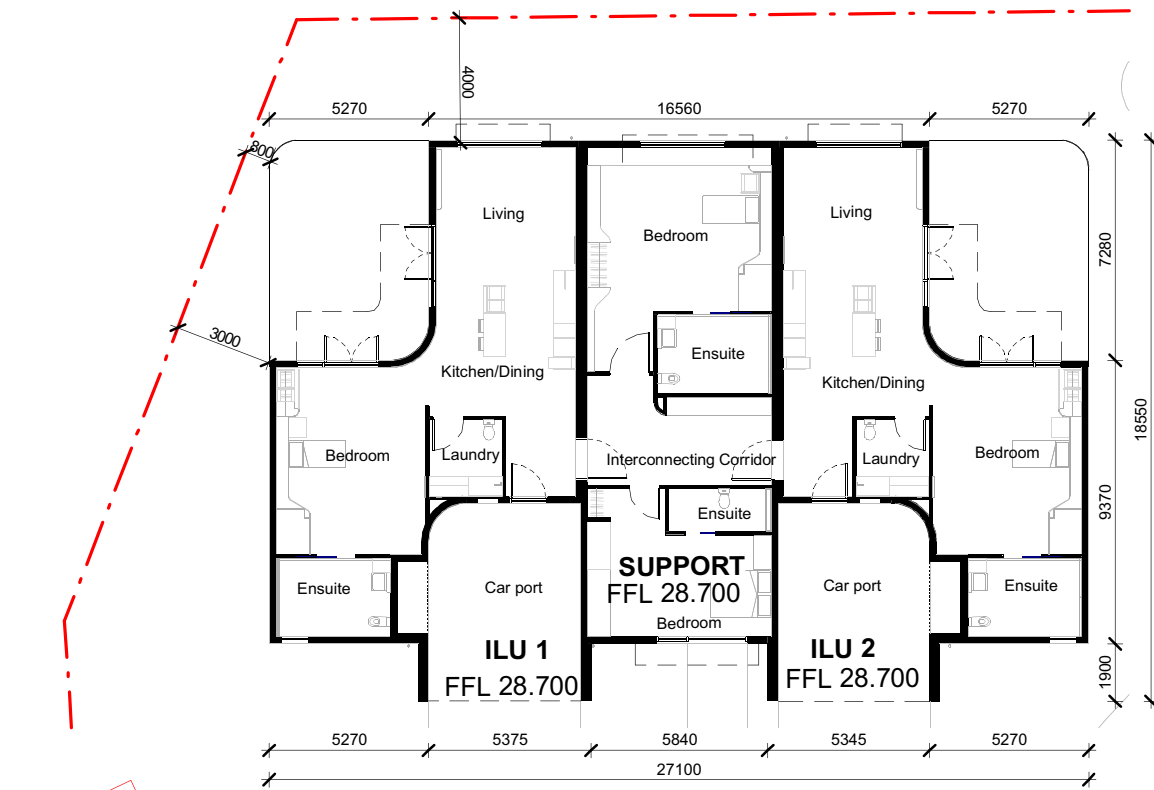
Contact:  
Core Collective Architects Pty Ltd  
Board of Architects Tasmania Registration Number **F52**  
JASMAX NSW (Aust) Ltd  
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SCALE @ A3 **1 : 500**

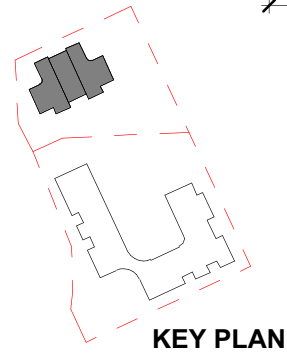
DRG No. **DA-AR-CL-12**

REV. **DA-B**

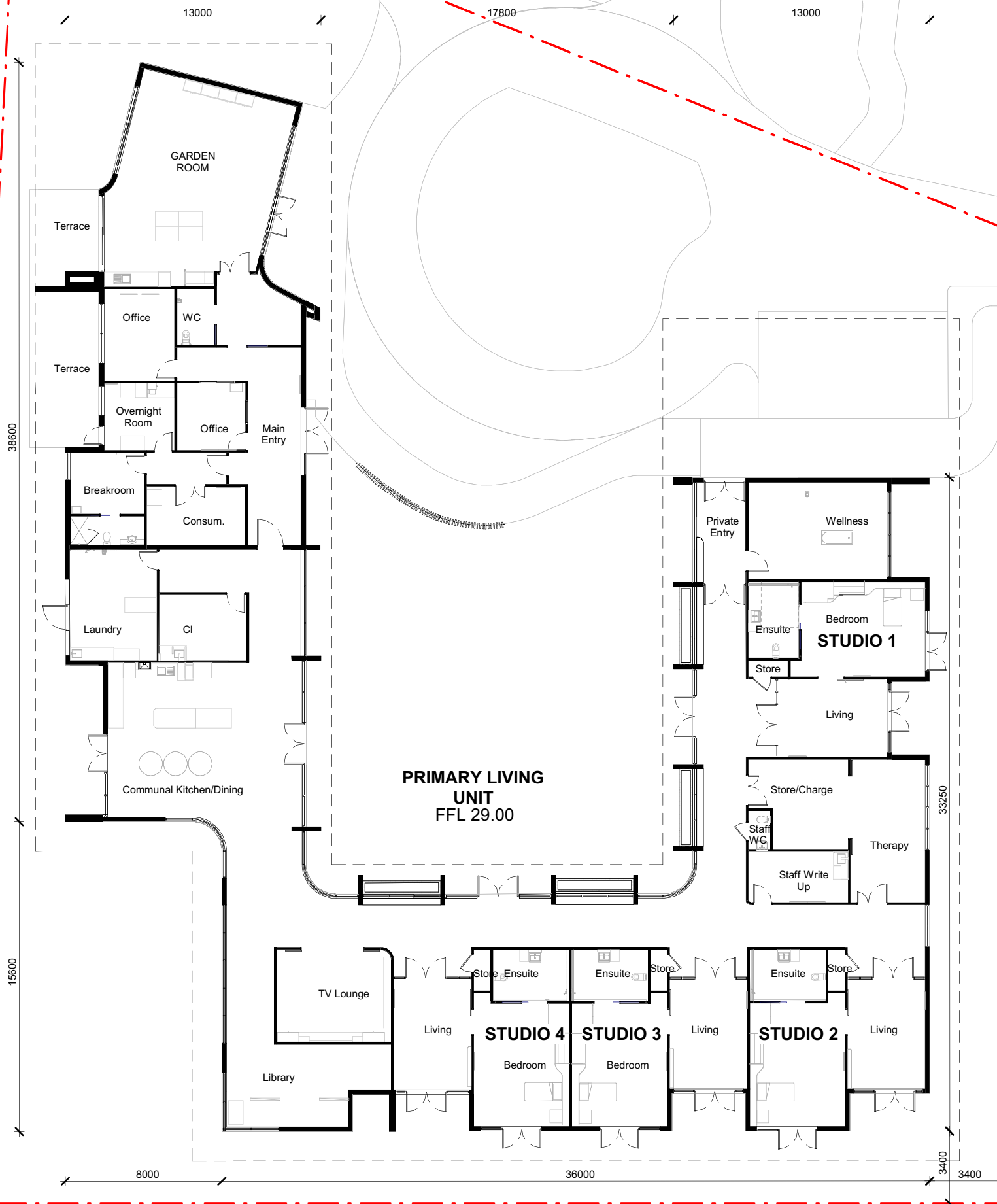




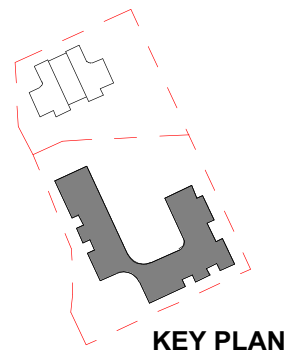
1 Part Plan  
ILUs Detail Floor Plan



KEY PLAN



2 Part Plan  
PLU Detail Floor Plan



KEY PLAN

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-314  
DATE RECEIVED: 16 March 2026

**CODES**  
PLU Primary Living Unit  
ILU Independent Living Unit  
SK Skylight

**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



Issued **23/02/2026**

Licensed Building Services Provider  
Core Collective Architects - Ryan Strating  
License Number **CC4652M**  
Category/Class - Architect  
Nominated Architect (NSW)  
Chris Rogers - 7759

DRAWING: **Detail Floor Plans**

Contact:  
Core Collective Architects Pty Ltd  
Board of Architects Tasmania Registration Number **F52**  
JASMAX NSW (Aust) Ltd  
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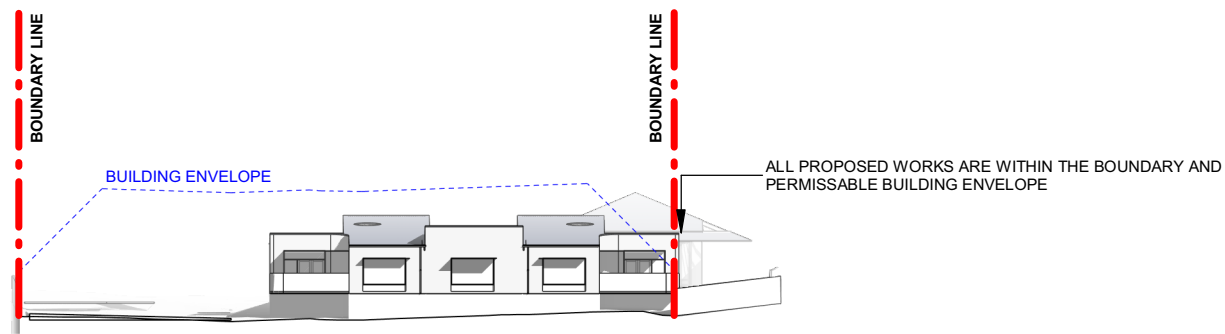
Development Application

SCALE @ A3 **1 : 250**

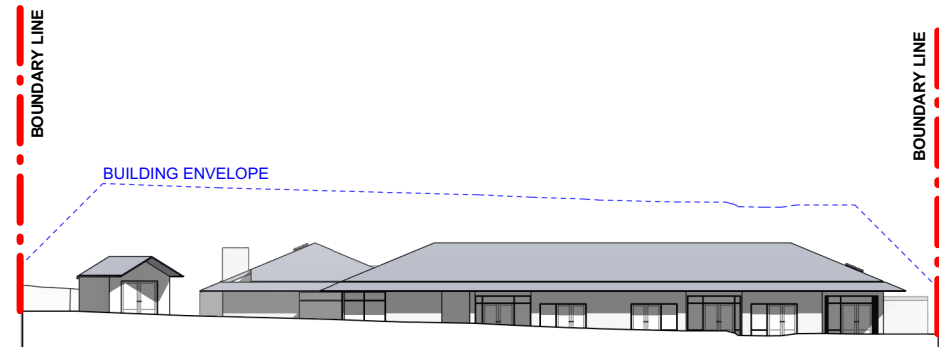
Project No. **224063**

DRG No. **DA-AR-CL-13**

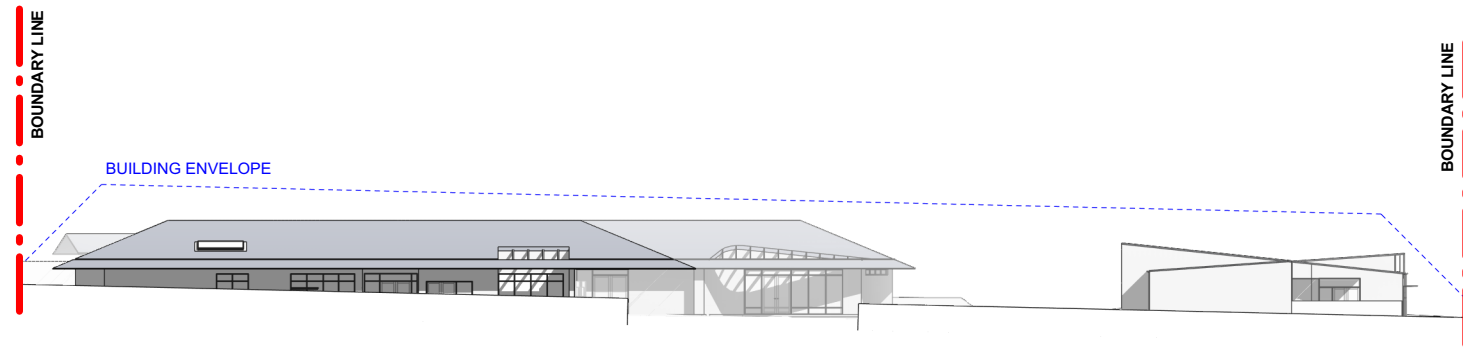
REV. **DA-B**



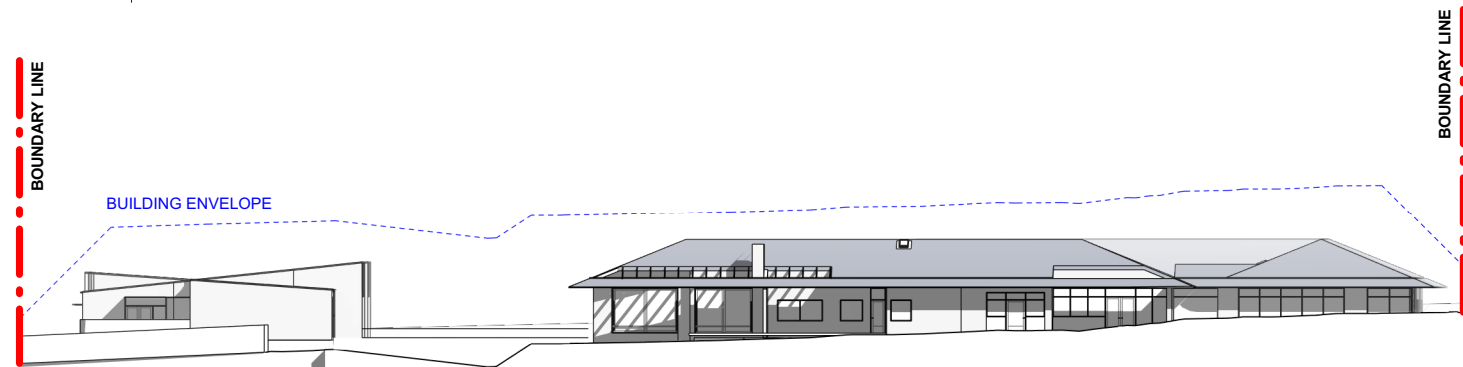
**1** | Elevation  
North-Overall Elevation



**2** | Elevation  
South-Overall Elevation

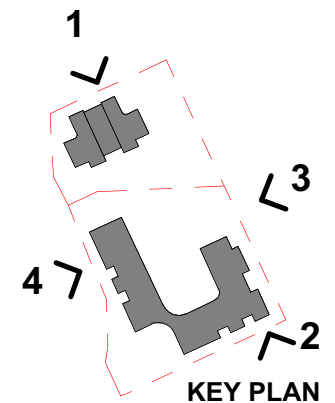


**3** | Elevation  
East-Overall Elevation



**4** | Elevation  
West-Overall Elevation

**GLENORCHY CITY COUNCIL  
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APPLICATION No. : PLN-25-314  
DATE RECEIVED: 16 March 2026



**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



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Licensed Building Services Provider  
Core Collective Architects - Ryan Strating  
License Number **CC4652M**  
Category/Class - Architect  
Nominated Architect (NSW)  
Chris Rogers - 7759

DRAWING: **Overall Elevations**

Contact:  
Core Collective Architects Pty Ltd  
Board of Architects Tasmania Registration Number **F52**  
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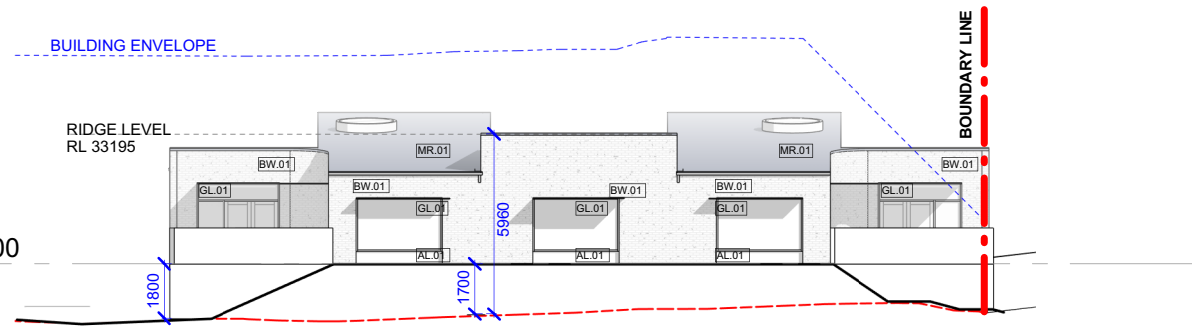
SCALE @ A3 **1 : 500**

Project No. **224063**

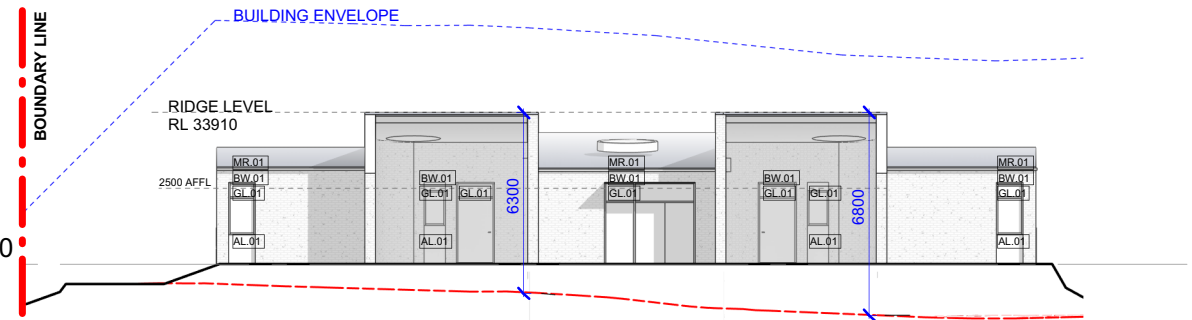
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REV. **DA-B**

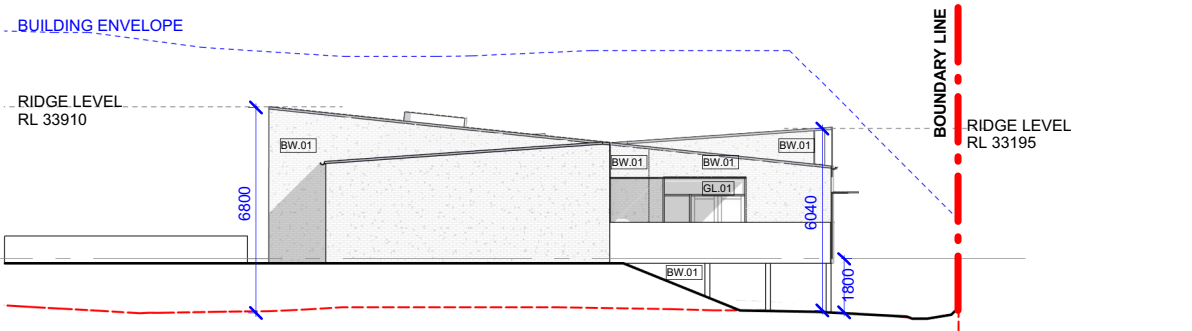
**1** Elevation  
Independent Living Units - North



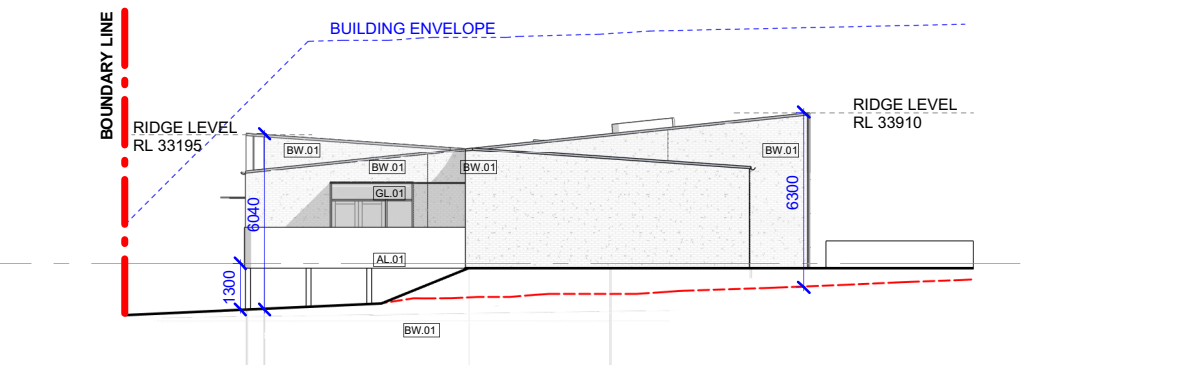
**2** Elevation  
Independent Living Units - South



**3** Elevation  
Independent Living Units - East

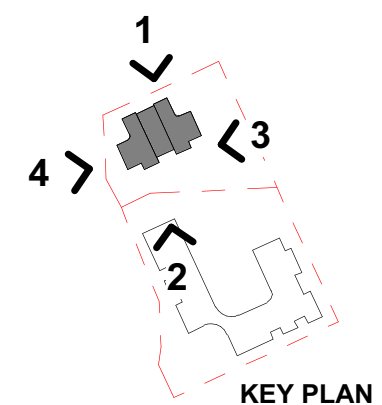


**4** Elevation  
Independent Living Units - West



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
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DATE RECEIVED: 16 March 2026

**LEGEND**  
mm  
HEIGHT ABOVE NATURAL GROUND DIRECTLY BELOW  
PERMISSIBLE BUILDING ENVELOPE  
NATURAL GROUND  
PROPOSED GROUND



**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



Issued **23/02/2026**

Licensed Building Services Provider  
Core Collective Architects - Ryan Strating  
License Number **CC4652M**  
Category/Class - Architect  
**Nominated Architect (NSW)**  
Chris Rogers - 7759

DRAWING: **Detail Elevations - Independent Living Units**

Contact:  
Core Collective Architects Pty Ltd  
Board of Architects Tasmania Registration Number F52  
JASMAX NSW (Aust) Ltd  
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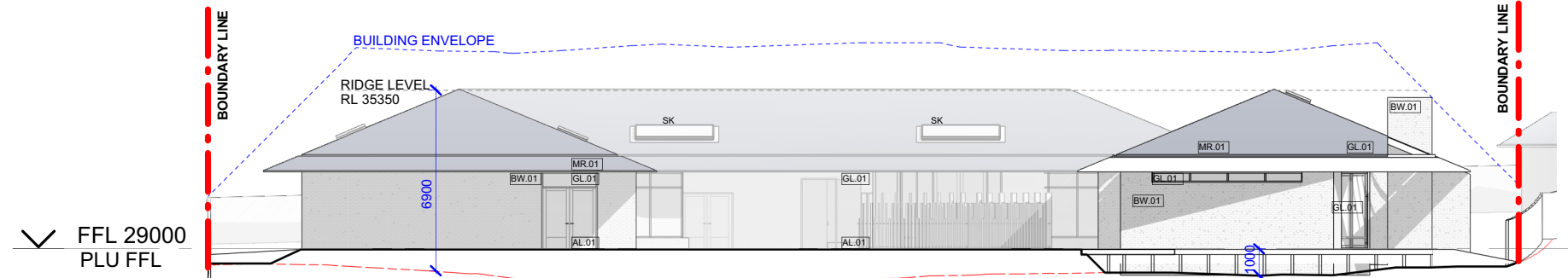
SCALE @ A3 **1 : 250**

Project No. **224063**

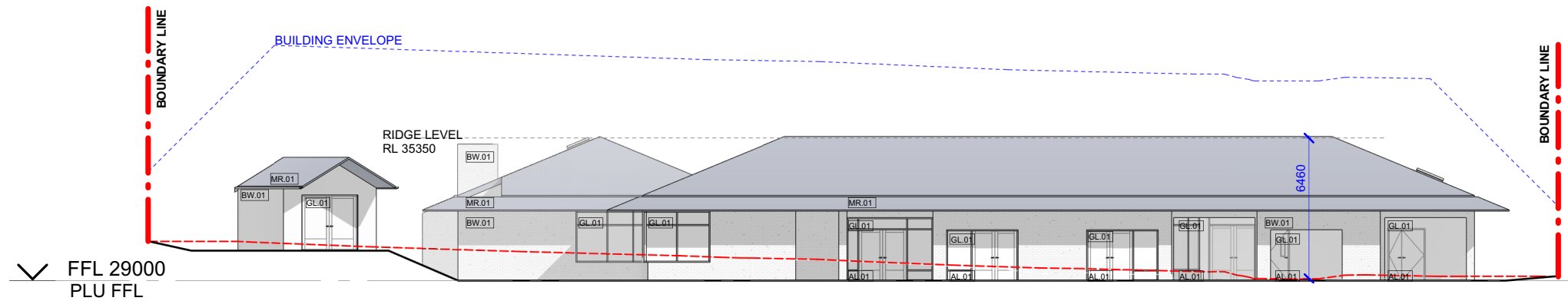
DRG No. **DA-AR-CL-22**

REV. **DA-B**

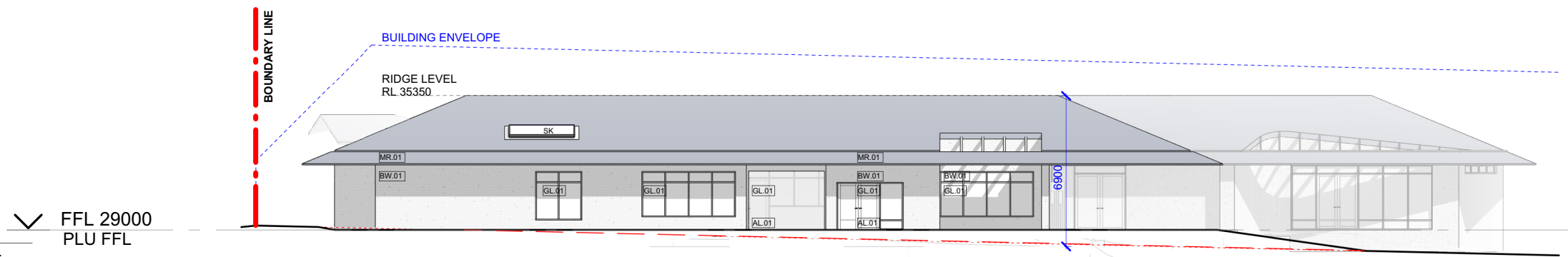
**1** Elevation  
Primary Living Unit - North



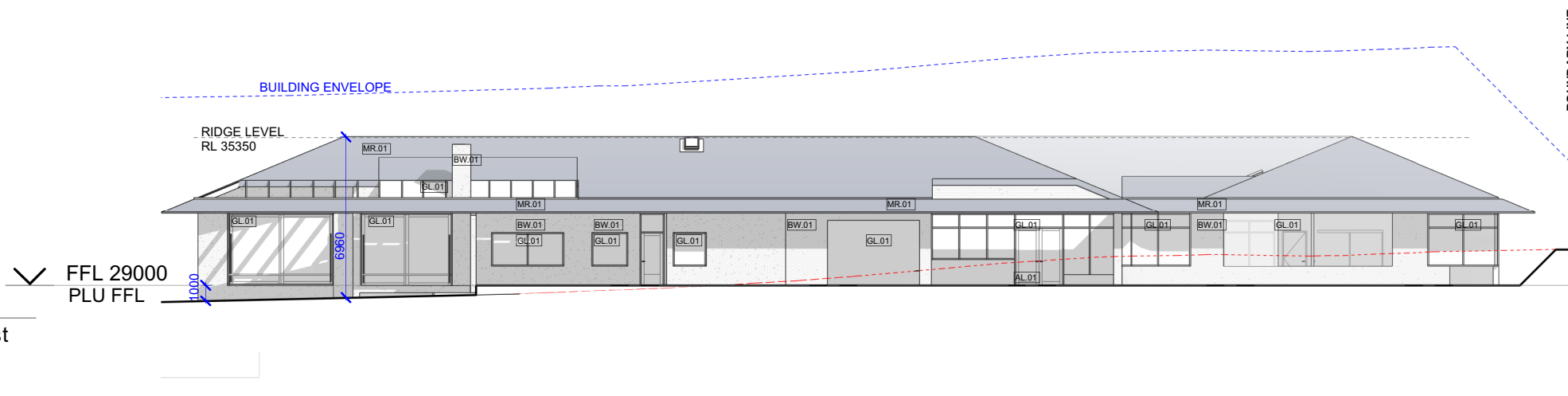
**2** Elevation  
Primary Living Unit - South



**3** Elevation  
Primary Living Unit - East

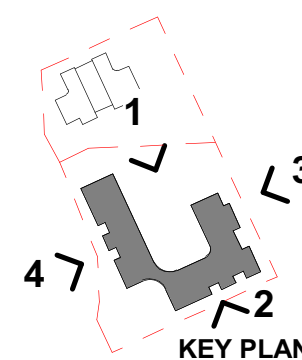


**4** Elevation  
Primary Living Unit - West



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-314  
DATE RECEIVED: 16 March 2026

**LEGEND**  
mm HEIGHT ABOVE NATURAL GROUND DIRECTLY BELOW  
--- PERMISSIBLE BUILDING ENVELOPE  
--- NATURAL GROUND  
--- PROPOSED GROUND



**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



Issued **23/02/2026**

Licensed Building Services Provider  
Core Collective Architects - Ryan Strating  
License Number **CC4652M**  
Category/Class - Architect  
Nominated Architect (NSW)  
Chris Rogers - 7759

DRAWING: **Detail Elevations - Primary Living Units**

Contact:  
Core Collective Architects Pty Ltd  
Board of Architects Tasmania Registration Number **F52**  
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SCALE @ A3 **1 : 250**

Project No. **224063**

DRG No. **DA-AR-CL-23**

REV. **DA-B**



**1** | Site Plan  
Existing Shadow Diagrams - CL - 9am, 21 June

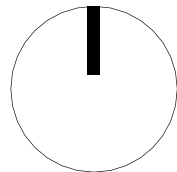


**2** | Site Plan  
Existing Shadow Diagrams - CL - 12pm, 21 June



**3** | Site Plan  
Existing Shadow Diagrams - CL - 3pm, 21 June

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
 APPLICATION No. : PLN-25-314  
 DATE RECEIVED: 16 March 2026



**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



Issued **21/10/2025**

**Licensed Building Services Provider**  
 Core Collective Architects - Ryan Strating  
 License Number **CC4652M**  
 Category/Class - Architect  
**Nominated Architect (NSW)**  
 Chris Rogers - 7759

DRAWING: **Shadow Diagrams Existing**

**Contact:**  
 Core Collective Architects Pty Ltd  
 Board of Architects Tasmania Registration Number **F52**  
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**Development Application**

SCALE @ A3 **1 : 1000**

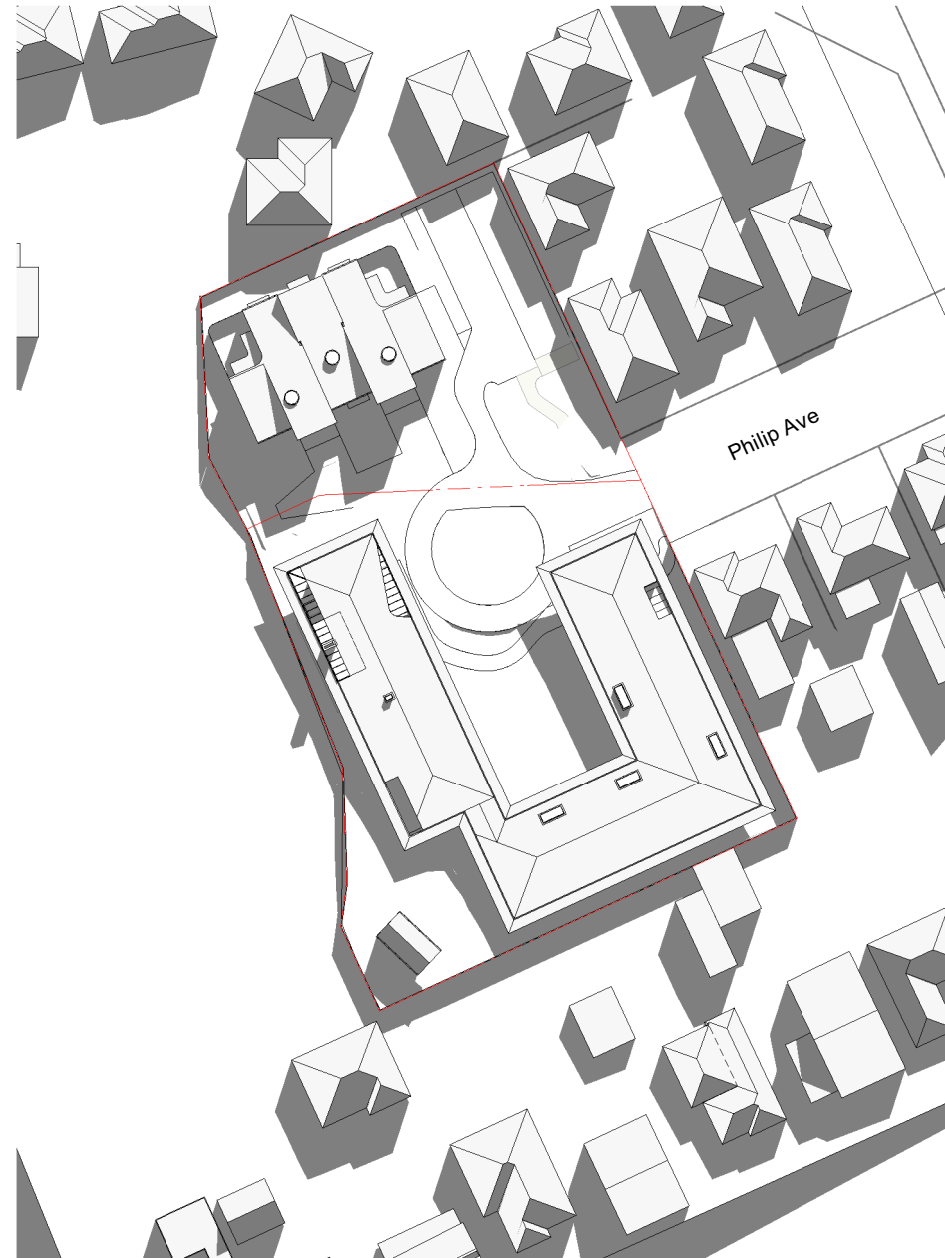
Project No. **224063**

DRG No. **DA-AR-CL-91**

REV. **DA-A**



**1** | Site Plan  
Proposed Shadow Diagrams - CL - 9am, 21 June

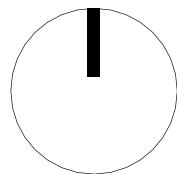


**2** | Site Plan  
Proposed Shadow Diagrams - CL - 12pm, 21 June



**3** | Site Plan  
Proposed Shadow Diagrams - CL - 3pm, 21 June

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-314  
DATE RECEIVED: 16 March 2026



**MAIB - Supported Accommodation**

Cay-Lea, 32-33 Philip Ave, Montrose



Issued **21/10/2025**

Licensed Building Services Provider  
Core Collective Architects - Ryan Strating  
License Number **CC4652M**  
Category/Class - Architect  
Nominated Architect (NSW)  
Chris Rogers - 7759

DRAWING: **Shadow Diagrams Proposed**

Contact:  
Core Collective Architects Pty Ltd  
Board of Architects Tasmania Registration Number **F52**  
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SCALE @ A3 **1 : 1000**

Project No. **224063**

DRG No. **DA-AR-CL-92**

REV. **DA-A**

LEGEND

- 1 Fruit Forest
- 2 Biodiversity meadow
- 3 Shed
- 4 Footpath foregrounded
- 5 Transplanted apricot tree
- 6 Boulders and native groundcovers on landscape batter
- 7 Fruit tree screening
- 8 Productive garden
- 9 Garden seat
- 10 Native foresty screen
- 11 Thick perimeter biodiversity planting
- 12 Boardwalk

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-25-314**

**DATE RECEIVED: 23 February 2026**



MAIB - Supported Accomodation  
Cay-Lea, 32-33 Philip Ave, Montrose

issued: 23.10.2025  
Project No. 224063

drawing: Landscape Schematic - Cay-Lea  
100% Issue - Schematic Design  
Scale @ A3 1:500

