

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-345
PROPOSED DEVELOPMENT:	Single dwelling
LOCATION:	150 Mount Hull Road, Collinsvale
APPLICANT:	Pettit Designs
ADVERTISING START DATE:	22/05/2026
ADVERTISING EXPIRY DATE:	05/06/2026

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 **05/06/2026**.

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 **05/06/2026**, or for postal and hand delivered representations, by 5.00 pm on **05/06/2026**.

Proposed Dwelling for M.R. Garwooda & W.C. McSherry at 150 Mount Hull Road Collinsvale

Job No. 250201

PLANNING APPLICATION

**NOT TO BE USED
FOR CONSTRUCTION PURPOSES**

PAGE	DRAWING	SCALE
0.	Cover	
1.	Location plan	1:25000
2.	Bushfire hazard plan	1:1000
3.	Site plan - Overlays	1:2000
4.	Tree removal plan	1:500
5.	Site plan	1:200
6.	Parking & access plan	1:200
7.	Driveway sections	1:100, 1:200
8.	Vehicle movement	1:200
9.	Elevations	1:100
10.	Elevations	1:100
11.	Floor plan	1:100
12.	Drainage plan (Site)	1:500
13.	Erosion & sediment control plan	1:500

TITLE REFERENCE:	volume - 206745 folio - 1
PROPERTY ID:	5336953
COUNCIL:	GLENORCHY CITY
PLANNING ZONE:	(20) RURAL
OVERLAYS TO PROPERTY:	LANDSLIP HAZARD AREA (LOW) SCENIC PROTECTION AREA PRIORITY VEGETATION AREA BUSHFIRE PRONE AREA WATERWAY & COASTAL PROTECTION AREA
SITE AREA	9.83Ha
SITE COVER	210.87m ² = 0.22%
PRIVATE OPEN SPACE	>100m ²
CAR PARKING	2
EXISTING OUTBUILDINGS	80.1m ²
PROPOSED DWELLING FLOOR AREA	90.84m ²
PROPOSED VERANDAH 1	14.04m ²
PROPOSED VERANDAH 2	25.89m ²
TOTAL	210.87m²
BUSHFIRE ATTACK LEVEL (BAL)	BAL-12.5
ALPINE ZONE CLASSIFICATION	N/A
CLIMATE ZONE	7
CORROSION CLASSIFICATION (STRUCTURAL)LOW	
CORROSION CLASSIFICATION (ROOFING)	LOW
WIND SPEED CLASSIFICATION	N1
SOIL CLASSIFICATION	M

ADDENDUM

The following attachments must be read by the builder in conjunction with the plans and form part of the documentation for the project.

- * Erosion and Sediment Control: the fundamentals for development in Tasmania (by TEER)
 - * EPA TASMANIA FACT SHEETS
- | FACT SHEET | TOPIC |
|------------|---|
| 2 | Soil & water management on standard building & construction sites |
| 5 | Minimising soil disturbance |
| 7 | Divert up-slope water |
| 9 | Protect service trenches & stockpiles |
| 10 | Early roof drainage connection |
| 11 | Scour Protection - Stormwater pipe outfalls & check dams |
| 12 | Stabilised site access |
| 13 | Wheel wash |
| 14 | Sediment fences & fibre rolls |
| 17 | Sediment basins |
| 19 | Site revegetation |

0/12

COVER

PETTIT DESIGNS

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ACCREDITATION No. : CC5092U

DATE: May 2026

PETTIT DESIGNS

A.B.N. 87 667 918 807

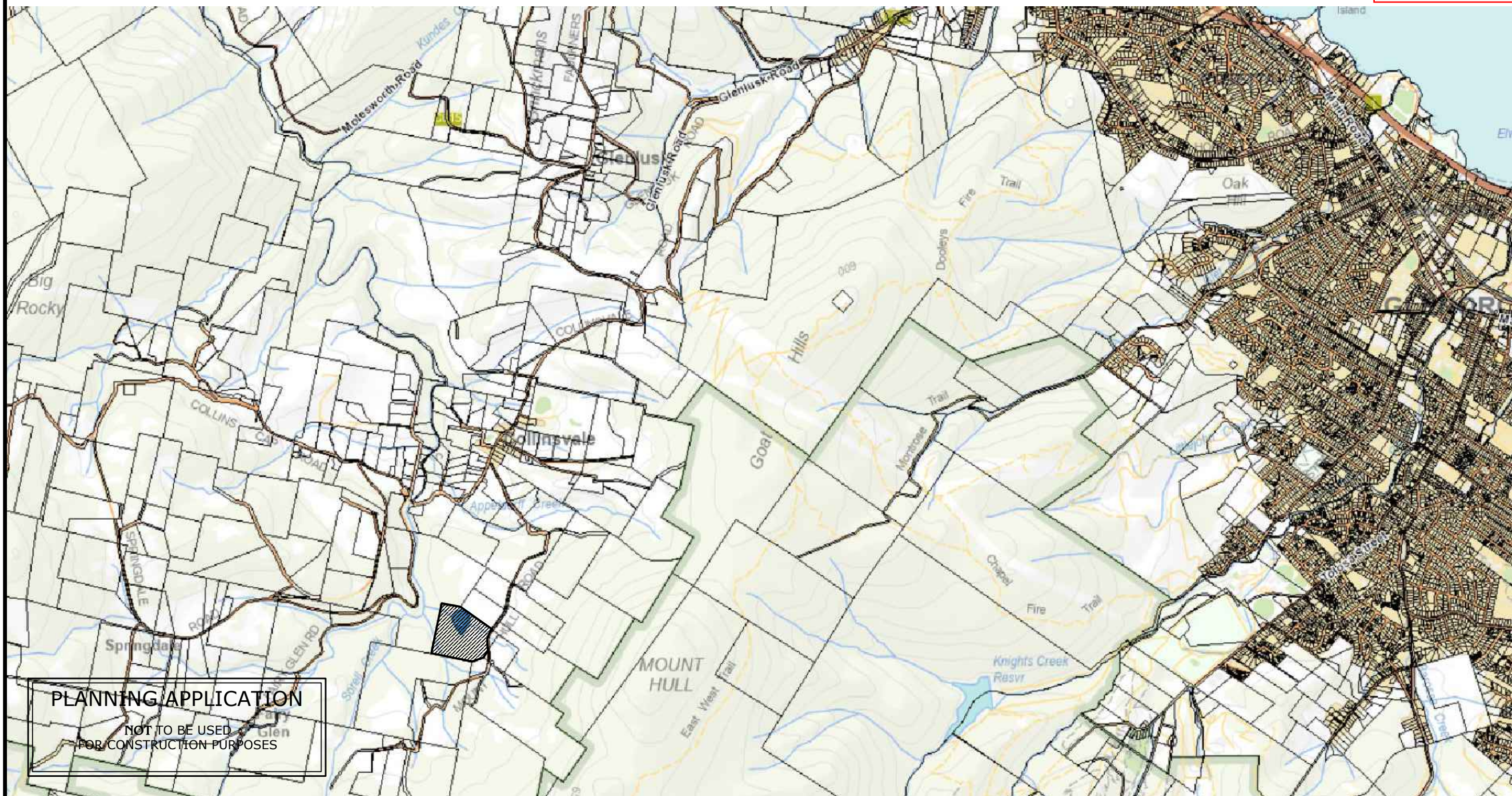
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Email: matthew.pettit@bigpond.com

Matthew Pettit
Accredited Building
Practitioner

Licence No. CC5092U
(Building Designer - Domestic)

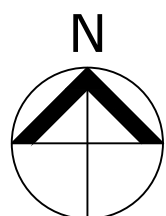
NOTES TO PLANS: To be read in conjunction with plans and specifications

- Figured dimensions to be used. Do not scale drawings.
- It is recommended that all levels, set outs and dimensions be verified by a registered Surveyor.
- All materials to be in accordance with the relevant SAA Code, NCC and/or Manufacturers specifications.
- All work to be carried out in accordance with relevant SAA Code, Manufacturers specifications and NCC
- Pettit Designs hereby guarantee that the plans and specifications will meet requirements of the Permit Authority.
Although every care is taken no responsibility is accepted for misinterpretation error or omission. It is the Contractors responsibility at all times to verify dimensions and levels etc. prior to and during constructions.
- These drawings to be read in conjunction with Engineers reports and associated details thereof.
- All plumbing and drainage to Local Authority specifications and NCC where applicable.



PLANNING APPLICATION

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0 25000 50000

PROPOSED DWELLING
150 MOUNT HULL ROAD
COLLINSVALE

M.R. GARWOOD & W.C. McSHERRY
JOB: 250201

1/13

LOCATION PLAN

Scale: 1:25000

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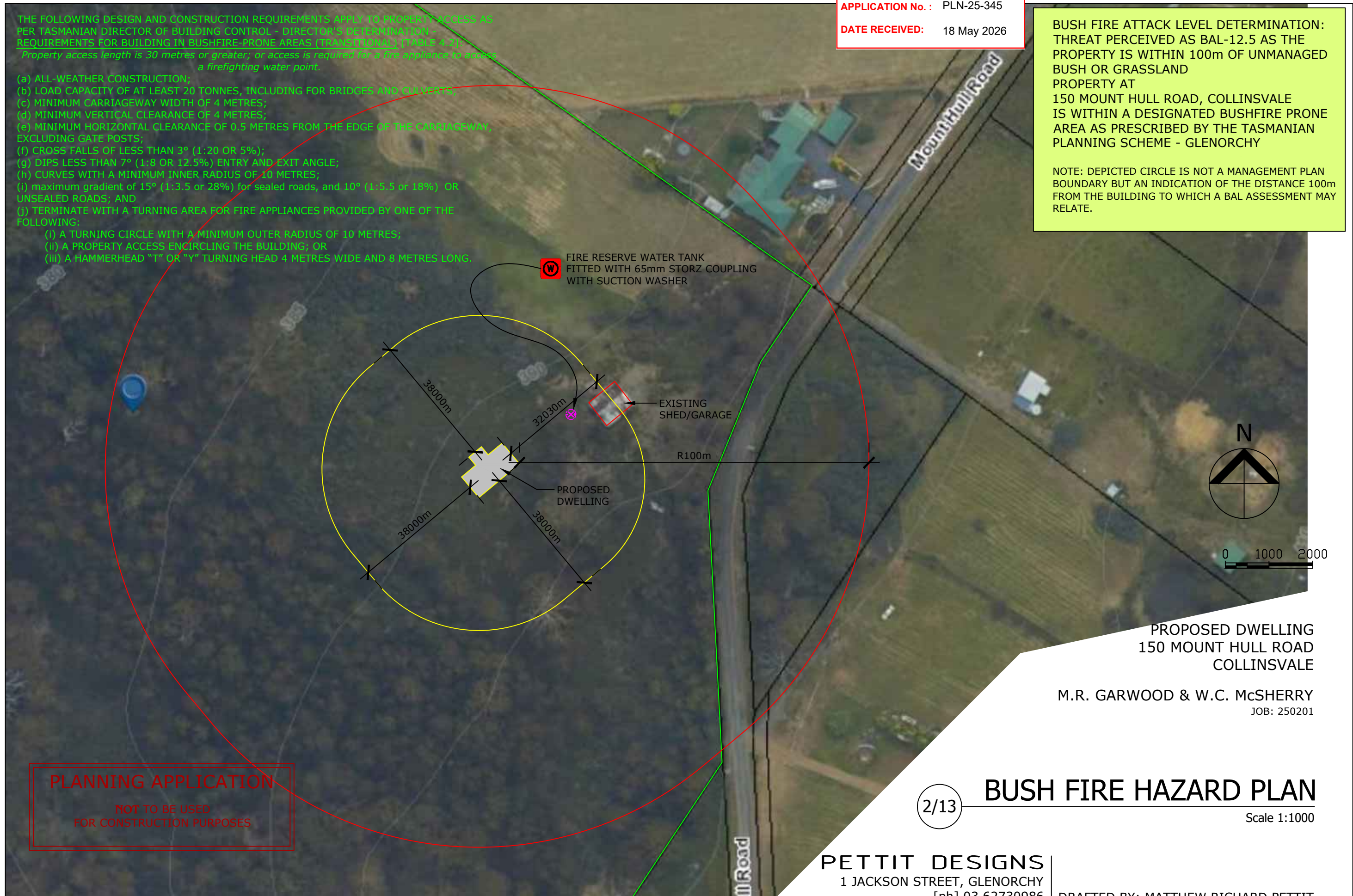


BUSH FIRE ATTACK LEVEL DETERMINATION:
THREAT PERCEIVED AS BAL-12.5 AS THE
PROPERTY IS WITHIN 100m OF UNMANAGED
BUSH OR GRASSLAND
PROPERTY AT
150 MOUNT HULL ROAD, COLLINSVALE
IS WITHIN A DESIGNATED BUSHFIRE PRONE
AREA AS PRESCRIBED BY THE TASMANIAN
PLANNING SCHEME - GLENORCHY

NOTE: DEPICTED CIRCLE IS NOT A MANAGEMENT PLAN
BOUNDARY BUT AN INDICATION OF THE DISTANCE 100m
FROM THE BUILDING TO WHICH A BAL ASSESSMENT MAY
RELATE.

THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO PROPERTY ACCESS AS
PER TASMANIAN DIRECTOR OF BUILDING CONTROL - DIRECTOR'S DETERMINATION -
REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS (TRANSITIONAL) (TABLE 4-2):
*Property access length is 30 metres or greater; or access is required for a fire appliance to access
a firefighting water point.*

- (a) ALL-WEATHER CONSTRUCTION;
- (b) LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- (c) MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- (d) MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- (e) MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY,
EXCLUDING GATE POSTS;
- (f) CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- (g) DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- (h) CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- (i) maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) OR
UNSEALED ROADS; AND
- (j) TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE
FOLLOWING:
 - (i) A TURNING CIRCLE WITH A MINIMUM OUTER RADIUS OF 10 METRES;
 - (ii) A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
 - (iii) A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES LONG.



W FIRE RESERVE WATER TANK
FITTED WITH 65mm STORZ COUPLING
WITH SUCTION WASHER

EXISTING
SHED/GARAGE

PROPOSED
DWELLING

PROPOSED DWELLING
150 MOUNT HULL ROAD
COLLINSVALE

M.R. GARWOOD & W.C. McSHERRY
JOB: 250201

PLANNING APPLICATION

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2/13

BUSH FIRE HAZARD PLAN

Scale 1:1000

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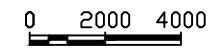
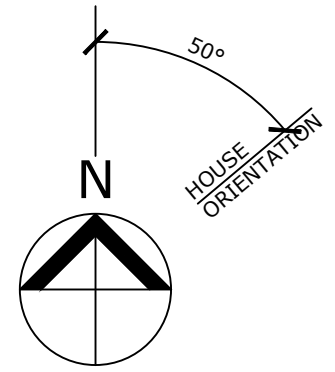
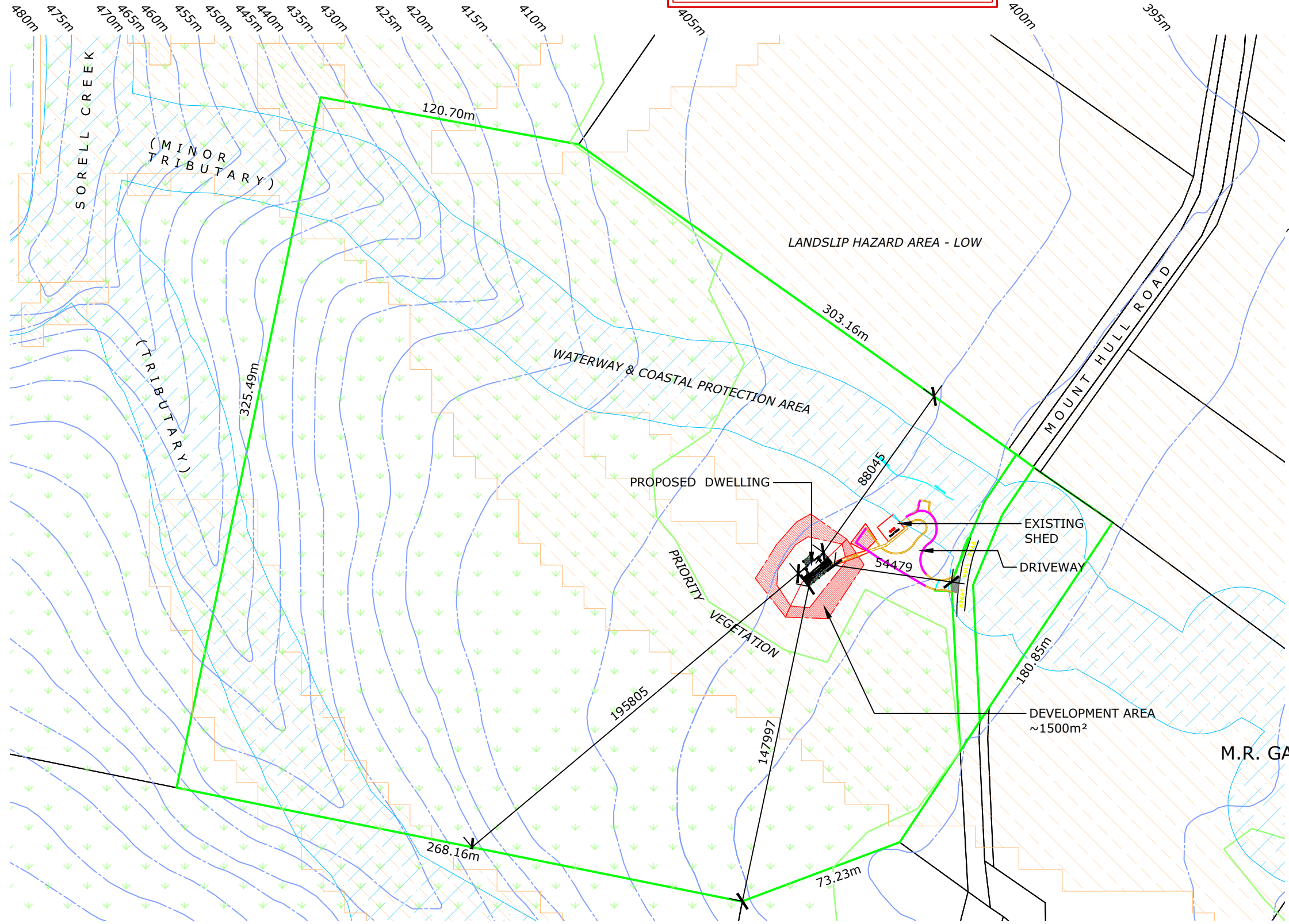


Background imagery courtesy of
www.theLIST.tas.gov.au/listmap/app/list/map

TITLE REFERENCE: volume - 206745 OVERLAYS TO PROPERTY:
 folio - 1 LANDSLIP HAZARD AREA (LOW)
 PROPERTY ID: 5336953 SCENIC PROTECTION AREA
 COUNCIL: GLENORCHY CITY PRIORITY VEGETATION AREA
 PLANNING ZONE: (20) RURAL BUSHFIRE PRONE AREA
 WATERWAY & COASTAL PROTECTION AREA

PLANNING APPLICATION
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-  LANDSLIP HAZARD AREA - LOW RISK
-  LANDSLIP HAZARD AREA - MEDIUM RISK
-  COASTAL & WATERWAY PROTECTION AREA
-  PRIORITY VEGETATION AREA
-  WHOLE OF SITE & SURROUNDING AREA BUSHFIRE PRONE AREA
-  WHOLE OF SITE & SURROUNDING AREA SCENIC PROTECTION AREA



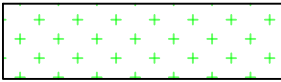
**PROPOSED DWELLING
 150 MOUNT HULL ROAD
 COLLINSVALE**

M.R. GARWOOD & W.C. McSHERRY
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3/13 **SITE PLAN**
 Scale: 1:2000

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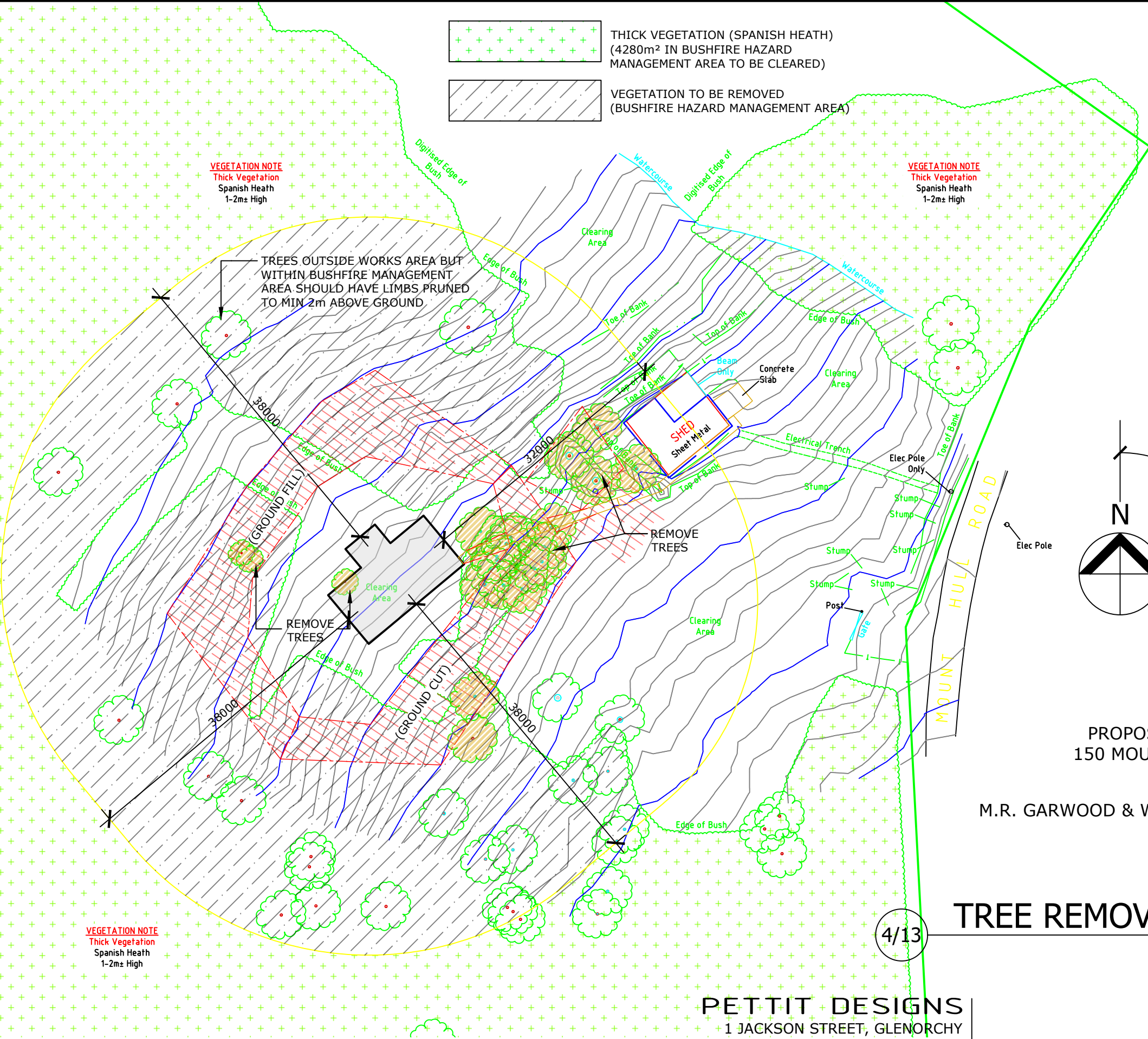
 THICK VEGETATION (SPANISH HEATH)
(4280m² IN BUSHFIRE HAZARD
MANAGEMENT AREA TO BE CLEARED)

 VEGETATION TO BE REMOVED
(BUSHFIRE HAZARD MANAGEMENT AREA)

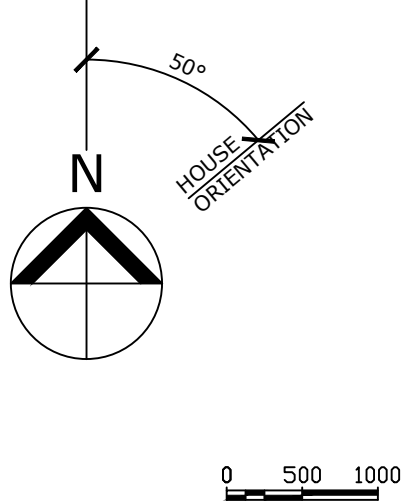
VEGETATION NOTE
Thick Vegetation
Spanish Heath
1-2m± High

VEGETATION NOTE
Thick Vegetation
Spanish Heath
1-2m± High

TREES OUTSIDE WORKS AREA BUT
WITHIN BUSHFIRE MANAGEMENT
AREA SHOULD HAVE LIMBS PRUNED
TO MIN 2m ABOVE GROUND



VEGETATION NOTE
Thick Vegetation
Spanish Heath
1-2m± High



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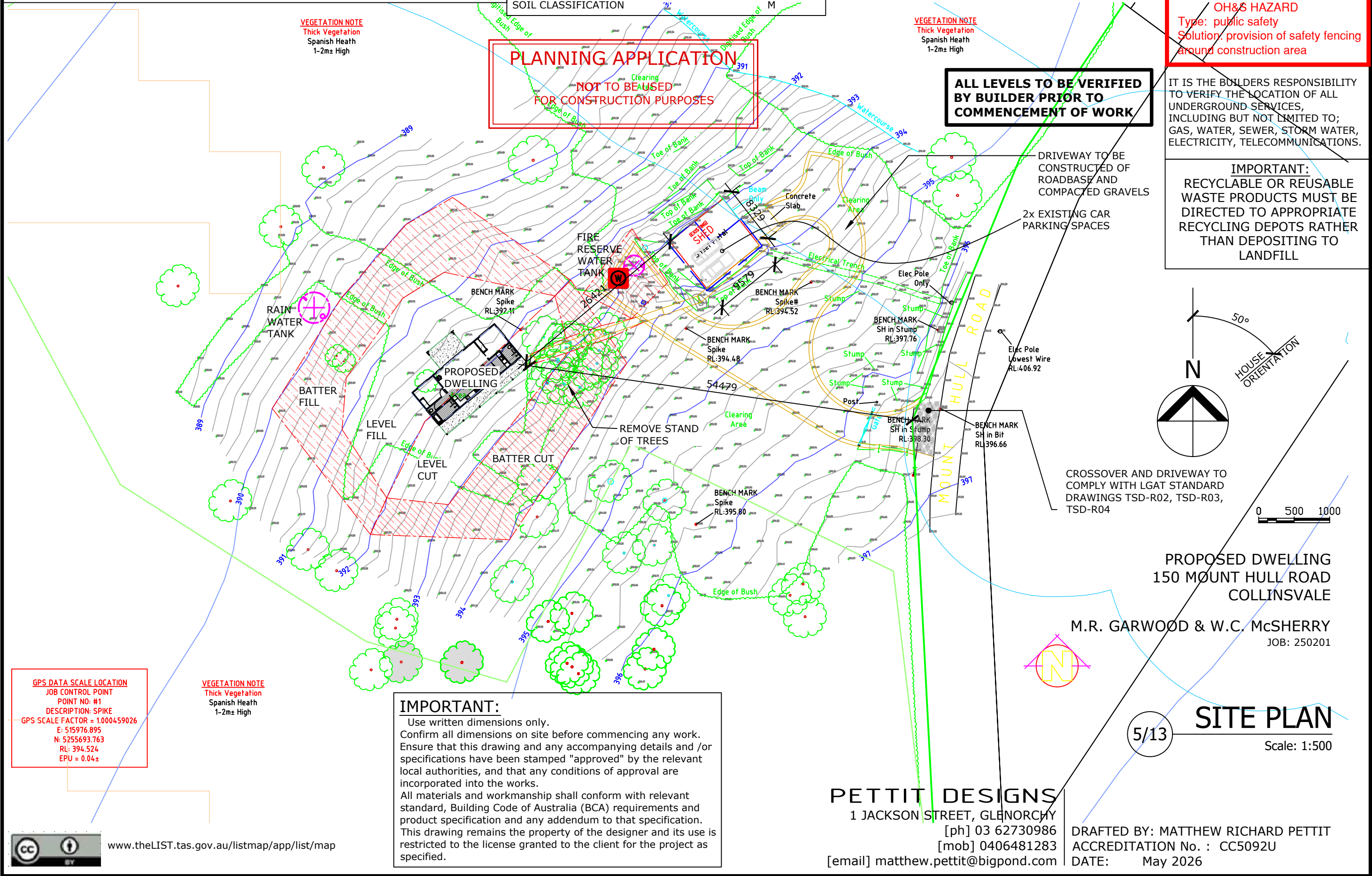
TREE REMOVAL PLAN
Scale: 1:500

4/13

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**ALL LEVELS TO BE VERIFIED
BY BUILDER PRIOR TO
COMMENCEMENT OF WORK**

OH&S HAZARD
Type: public safety
Solution: provision of safety fencing
around construction area

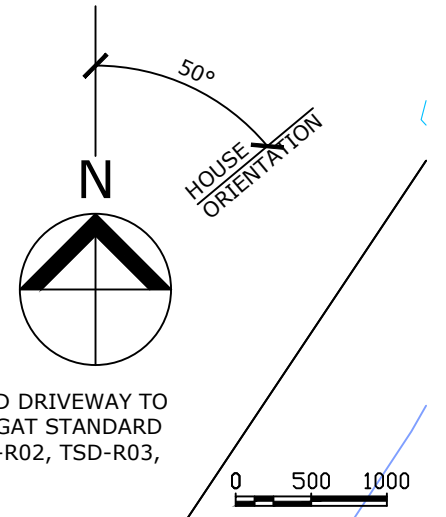
IT IS THE BUILDERS RESPONSIBILITY
TO VERIFY THE LOCATION OF ALL
UNDERGROUND SERVICES,
INCLUDING BUT NOT LIMITED TO;
GAS, WATER, SEWER, STORM WATER,
ELECTRICITY, TELECOMMUNICATIONS.

IMPORTANT:
RECYCLABLE OR REUSABLE
WASTE PRODUCTS MUST BE
DIRECTED TO APPROPRIATE
RECYCLING DEPOTS RATHER
THAN DEPOSITING TO
LANDFILL

IMPORTANT:
Use written dimensions only.
Confirm all dimensions on site before commencing any work.
Ensure that this drawing and any accompanying details and /or
specifications have been stamped "approved" by the relevant
local authorities, and that any conditions of approval are
incorporated into the works.
All materials and workmanship shall conform with relevant
standard, Building Code of Australia (BCA) requirements and
product specification and any addendum to that specification.
This drawing remains the property of the designer and its use is
restricted to the license granted to the client for the project as
specified.

GPS DATA SCALE LOCATION
JOB CONTROL POINT
POINT NO: #1
DESCRIPTION: SPIKE
GPS SCALE FACTOR = 1.000459026
E: 515976.895
N: 5255693.763
RL: 394.524
EPU = 0.04±

VEGETATION NOTE
Thick Vegetation
Spanish Heath
1-2m± High



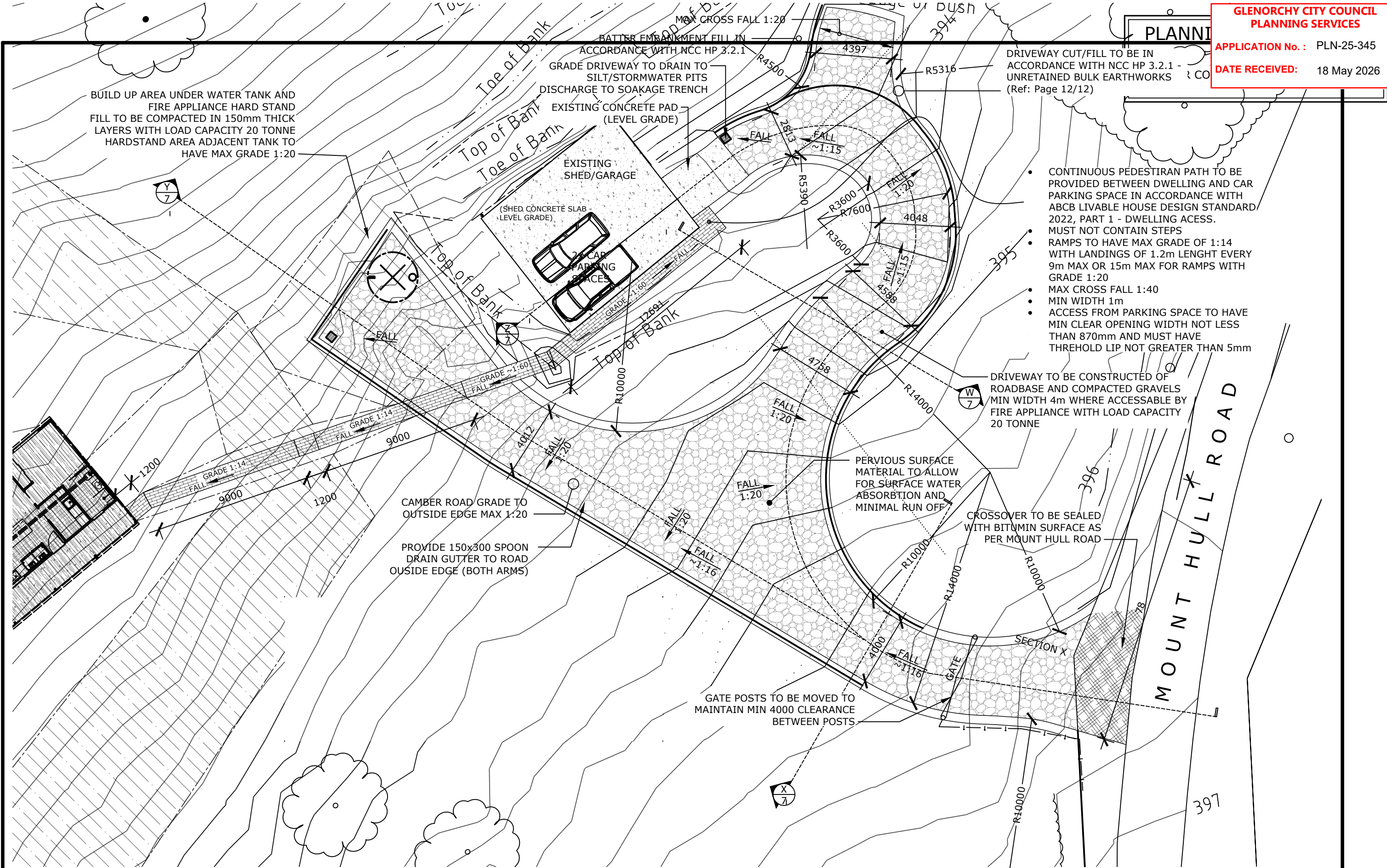
PROPOSED DWELLING
150 MOUNT HULL ROAD
COLLINSVALE

M.R. GARWOOD & W.C. McSHERRY
JOB: 250201

5/13 **SITE PLAN**
Scale: 1:500

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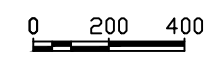
- CONTINUOUS PEDESTRIAN PATH TO BE PROVIDED BETWEEN DWELLING AND CAR PARKING SPACE IN ACCORDANCE WITH ABCB LIVABLE HOUSE DESIGN STANDARD 2022, PART 1 - DWELLING ACCESS.
- MUST NOT CONTAIN STEPS
- RAMPS TO HAVE MAX GRADE OF 1:14 WITH LANDINGS OF 1.2m LENGTH EVERY 9m MAX OR 15m MAX FOR RAMPS WITH GRADE 1:20
- MAX CROSS FALL 1:40
- MIN WIDTH 1m
- ACCESS FROM PARKING SPACE TO HAVE MIN CLEAR OPENING WIDTH NOT LESS THAN 870mm AND MUST HAVE THRESHOLD LIP NOT GREATER THAN 5mm

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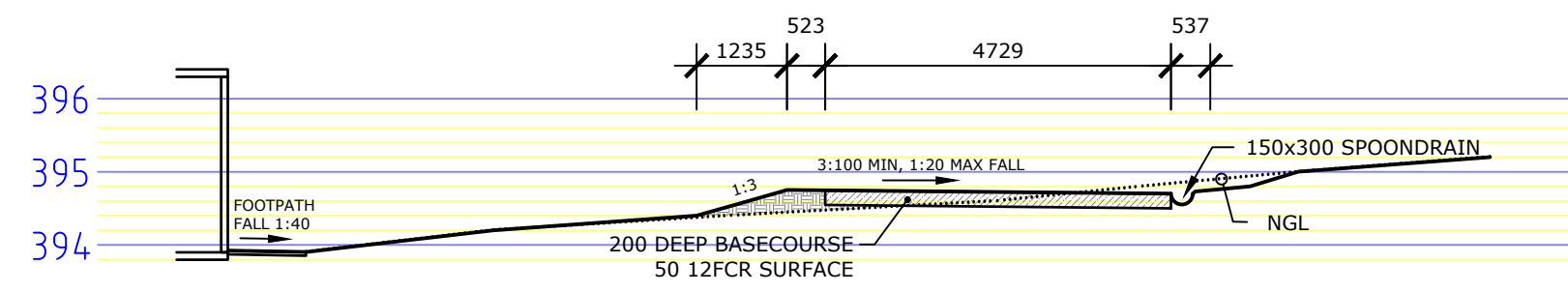
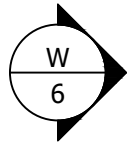
PARKING & ACCESS

Scale: 1:200

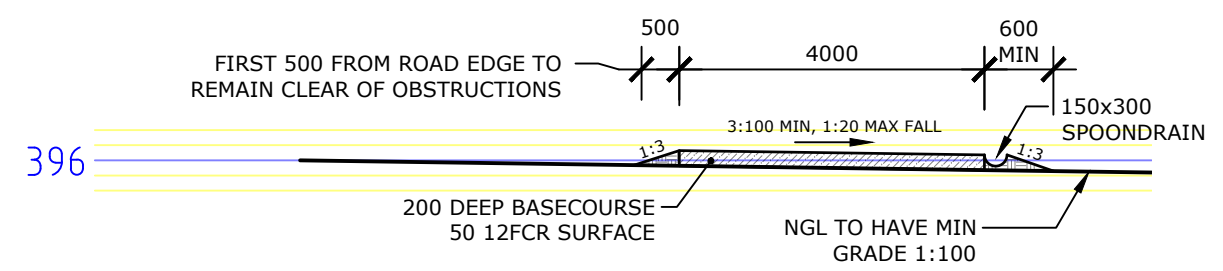
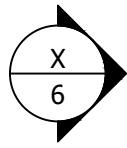


PROPOSED DWELLING
 150 MOUNT HULL ROAD
 COLLINSVALE

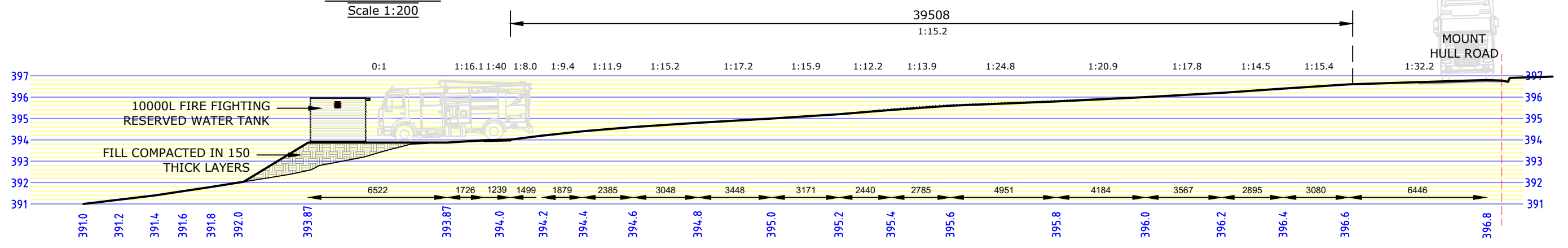
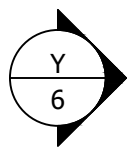
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 JOB: 250201



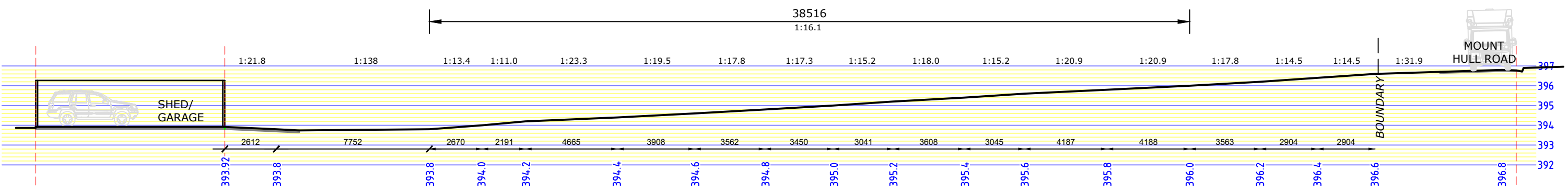
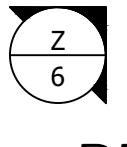
SECTION W
Scale 1:100



SECTION X
Scale 1:200



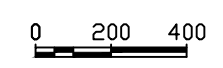
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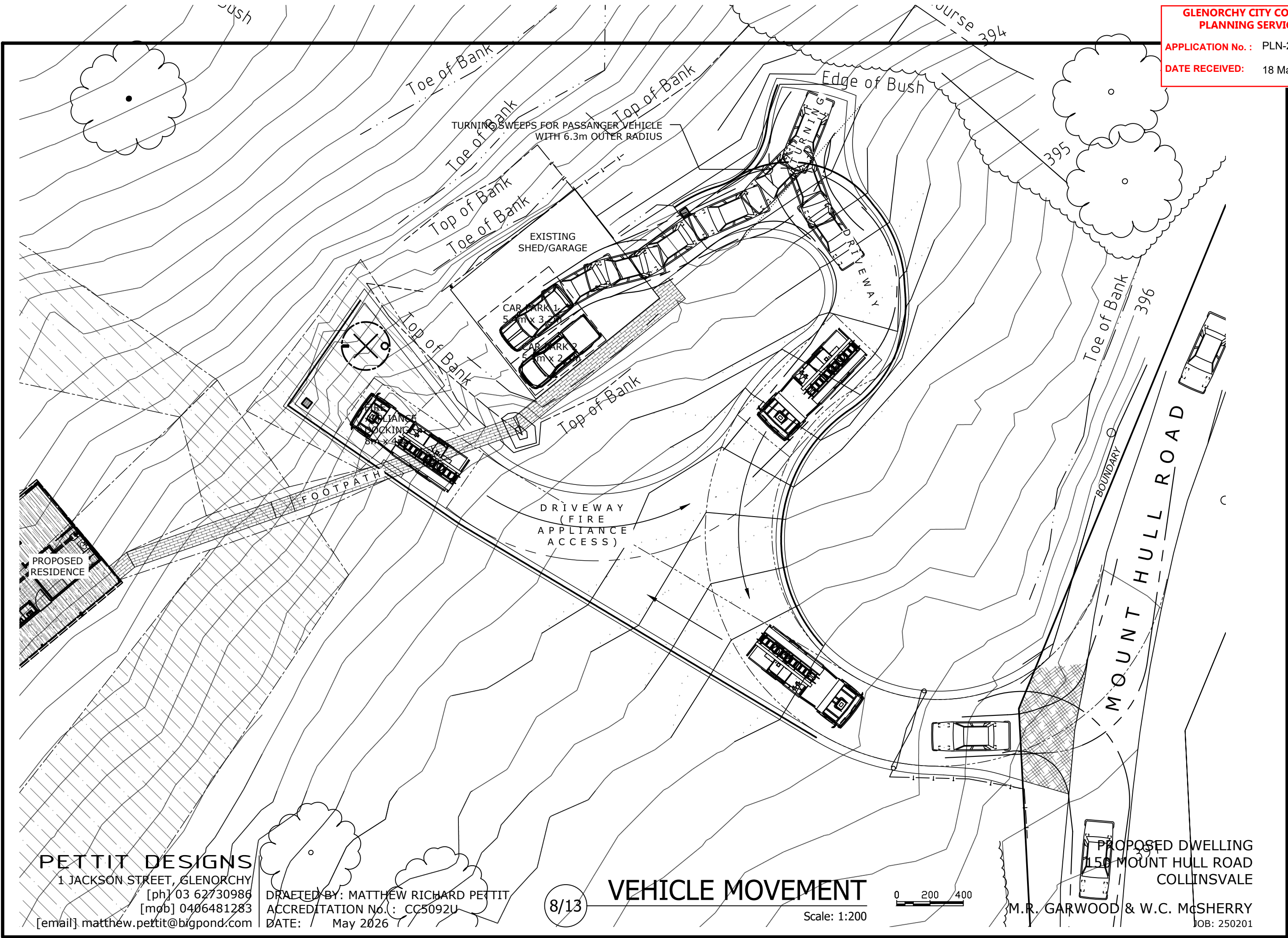
SECTION Z
Scale 1:200

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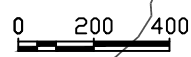
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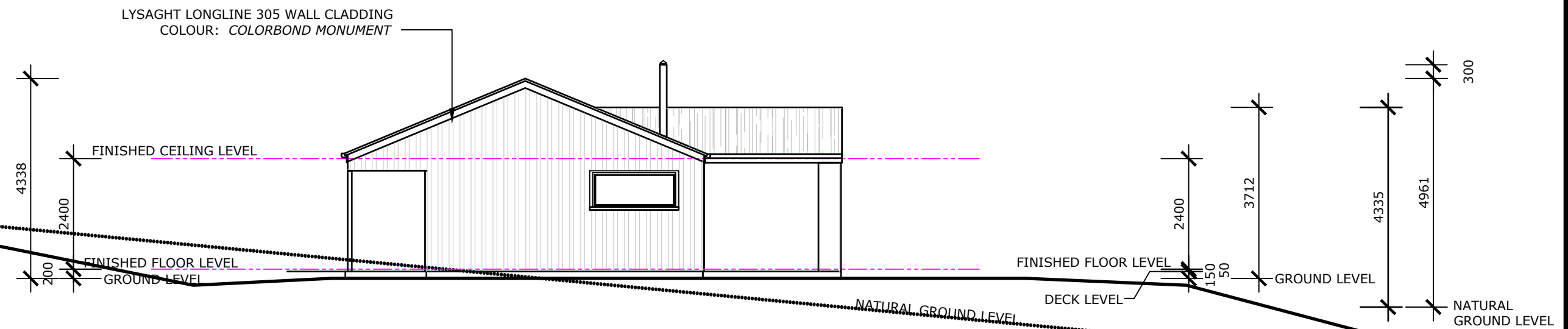
8/13

VEHICLE MOVEMENT

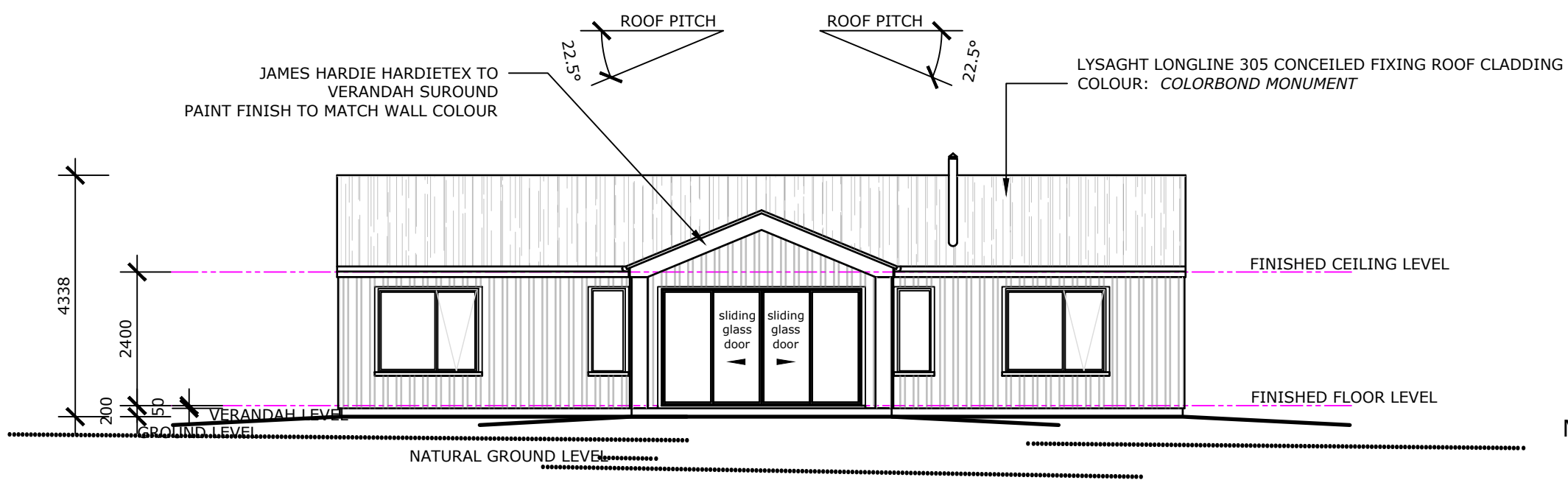
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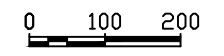
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EAST ELEVATION



NORTH ELEVATION

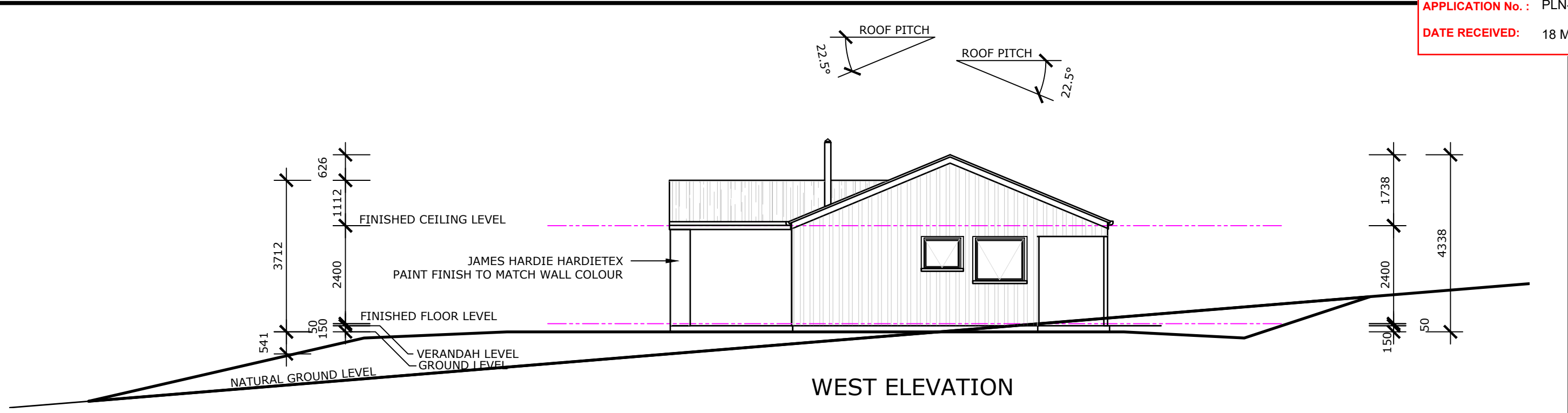


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COLLINSVALE
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JOB: 250201

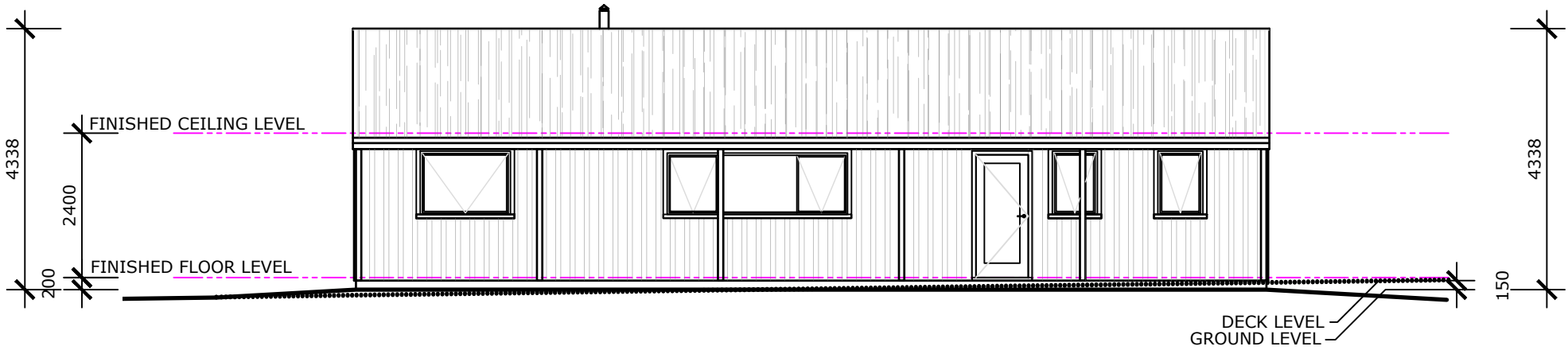
9/13 **ELEVATIONS**
Scale 1:100

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WEST ELEVATION



SOUTH ELEVATION

0 100 200
PROPOSED DWELLING
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 COLLINSVALE
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 JOB: 250201

ELEVATIONS
 10/13
 Scale: 1:100

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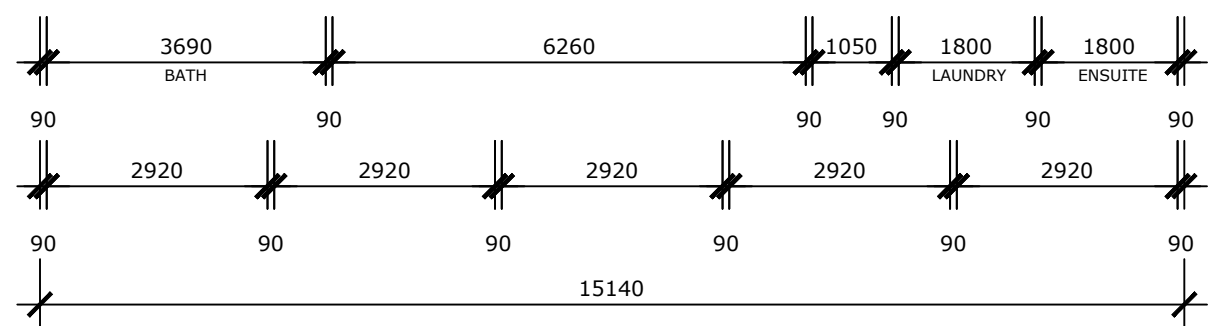
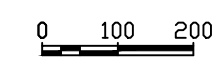
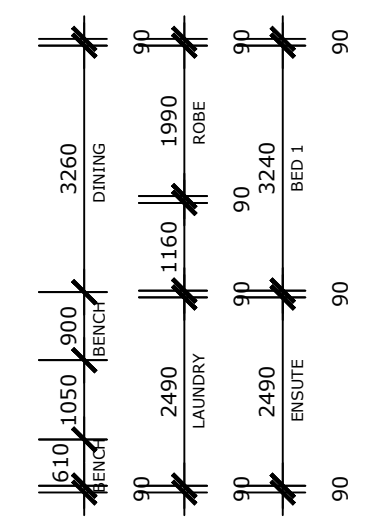
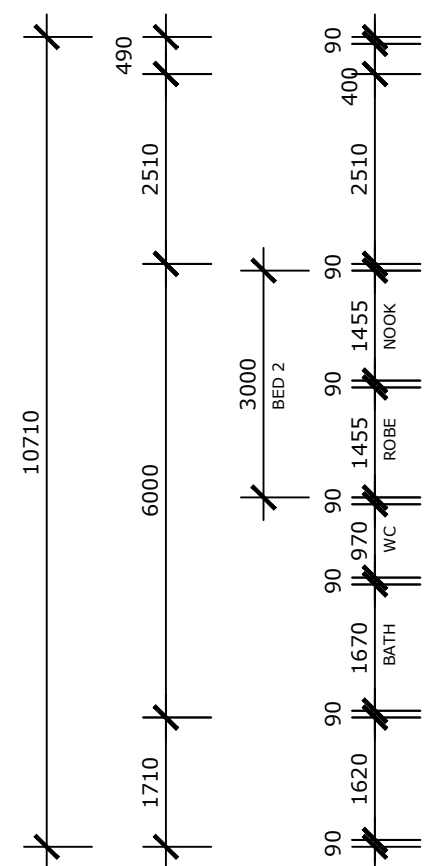
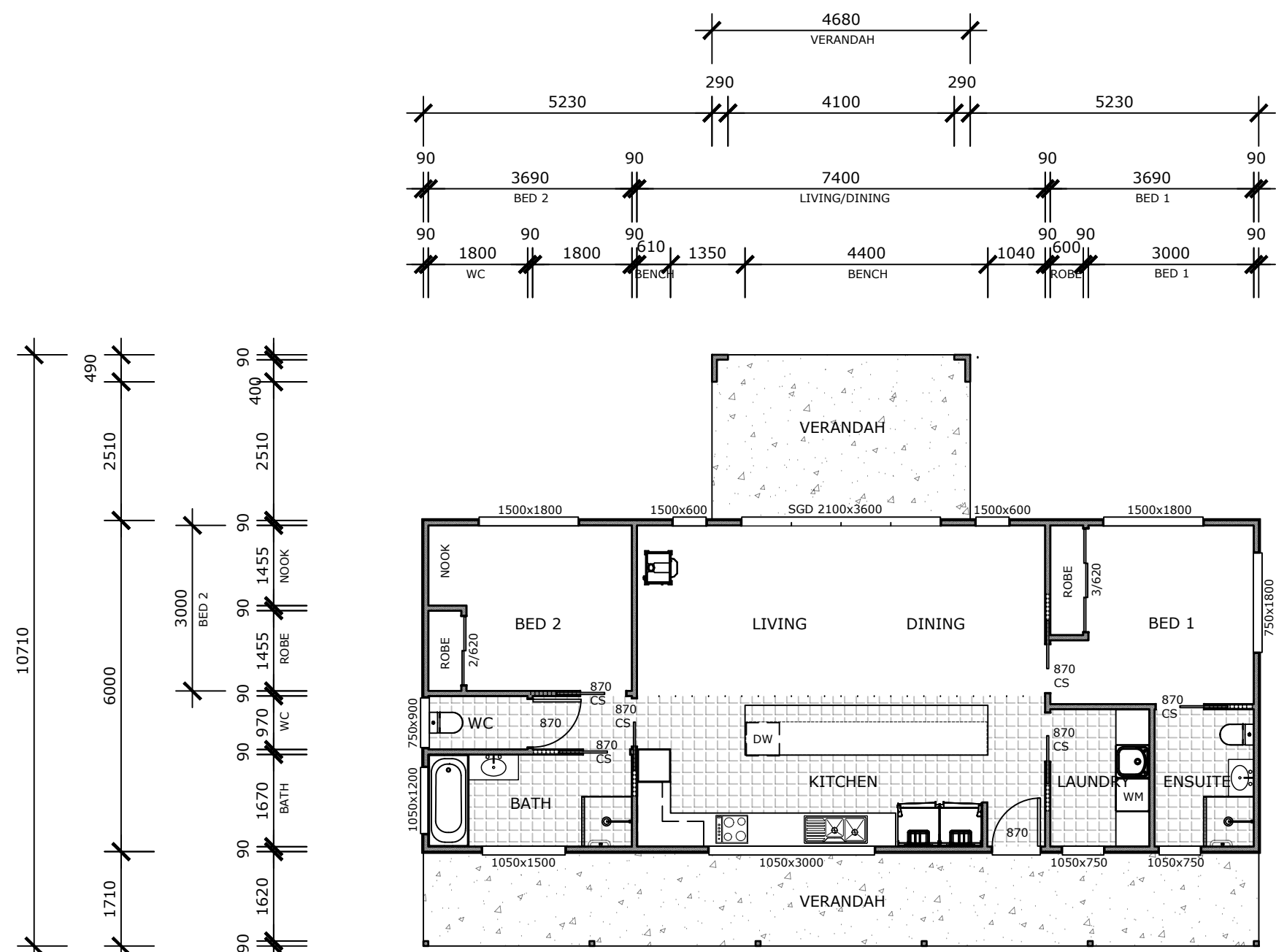
PETTIT DESIGNS
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DRAFTED BY: MATTHEW RICHARD PETTIT
 ACCREDITATION No. : CC5092U
 DATE: May 2026

PLANNING A

NOT TO BE USED
FOR CONSTRUCTION PURPOSES

VERANDAH 1: 14.04m²
FLOOR PLAN: 90.84m²
VERANDAH 2: 25.89m²



PROPOSED DWELLING
150 MOUNT HULL ROAD
COLLINSVALE

M.R. GARWOOD & W.C. McSHERRY
JOB: 250201

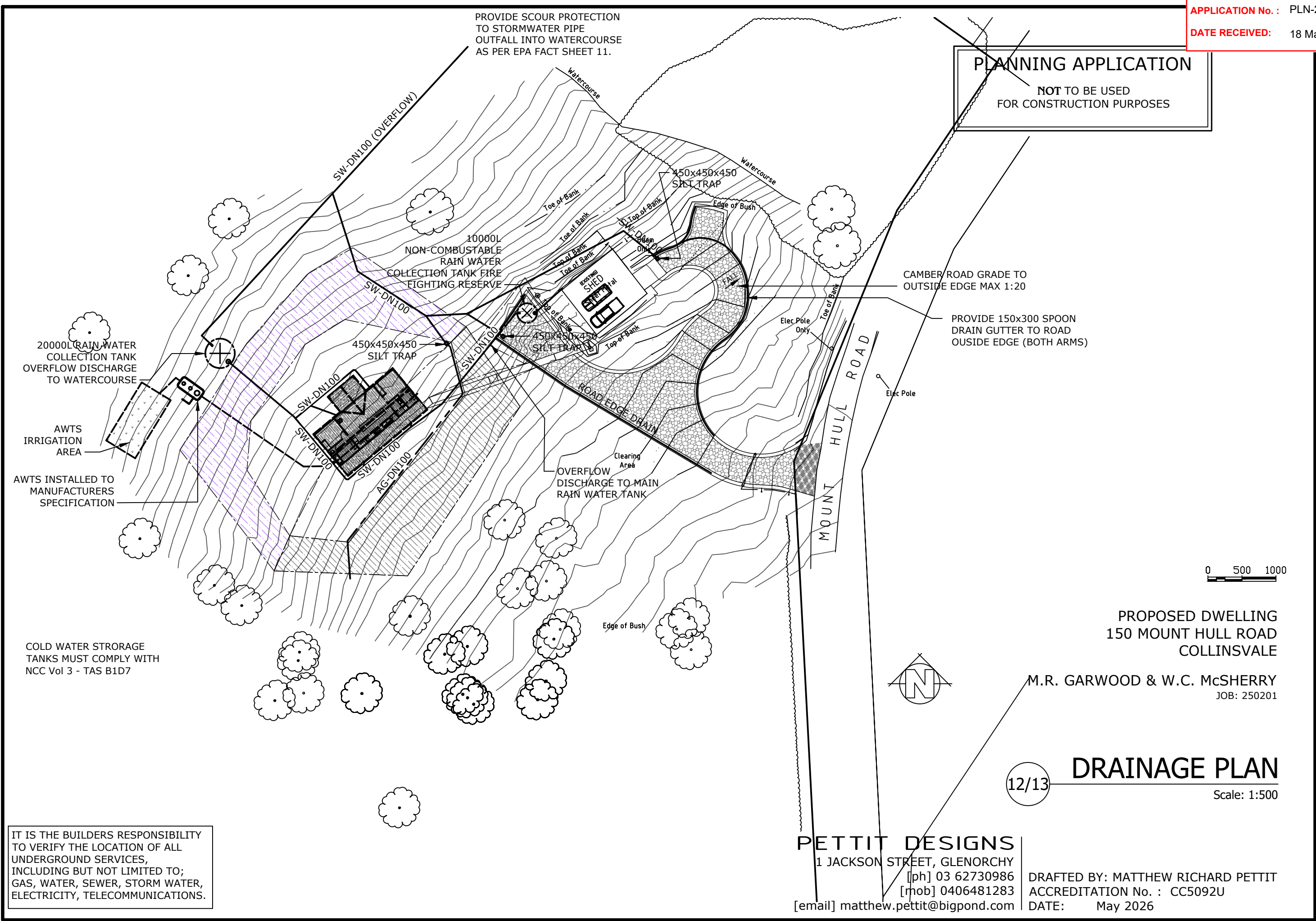
11/13 **FLOOR PLAN**
Scale: 1:100

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PLANNING APPLICATION
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PROVIDE SCOUR PROTECTION
TO STORMWATER PIPE
OUTFALL INTO WATERCOURSE
AS PER EPA FACT SHEET 11.



CAMBER ROAD GRADE TO
OUTSIDE EDGE MAX 1:20

PROVIDE 150x300 SPOON
DRAIN GUTTER TO ROAD
OUTSIDE EDGE (BOTH ARMS)

0 500 1000

PROPOSED DWELLING
150 MOUNT HULL ROAD
COLLINSVALE

M.R. GARWOOD & W.C. McSHERRY
JOB: 250201

12/13 **DRAINAGE PLAN**
Scale: 1:500

IT IS THE BUILDERS RESPONSIBILITY
TO VERIFY THE LOCATION OF ALL
UNDERGROUND SERVICES,
INCLUDING BUT NOT LIMITED TO;
GAS, WATER, SEWER, STORM WATER,
ELECTRICITY, TELECOMMUNICATIONS.

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IT IS TO BE VERIFIED UNDER THE ACT THAT THE PLAN INCLUDES GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

BELOW PAGES FROM EPA TASMANIA ARE ADDENDUM TO THESE PLANS

REF: EPA TASMANIA FACT SHEETS (link above)

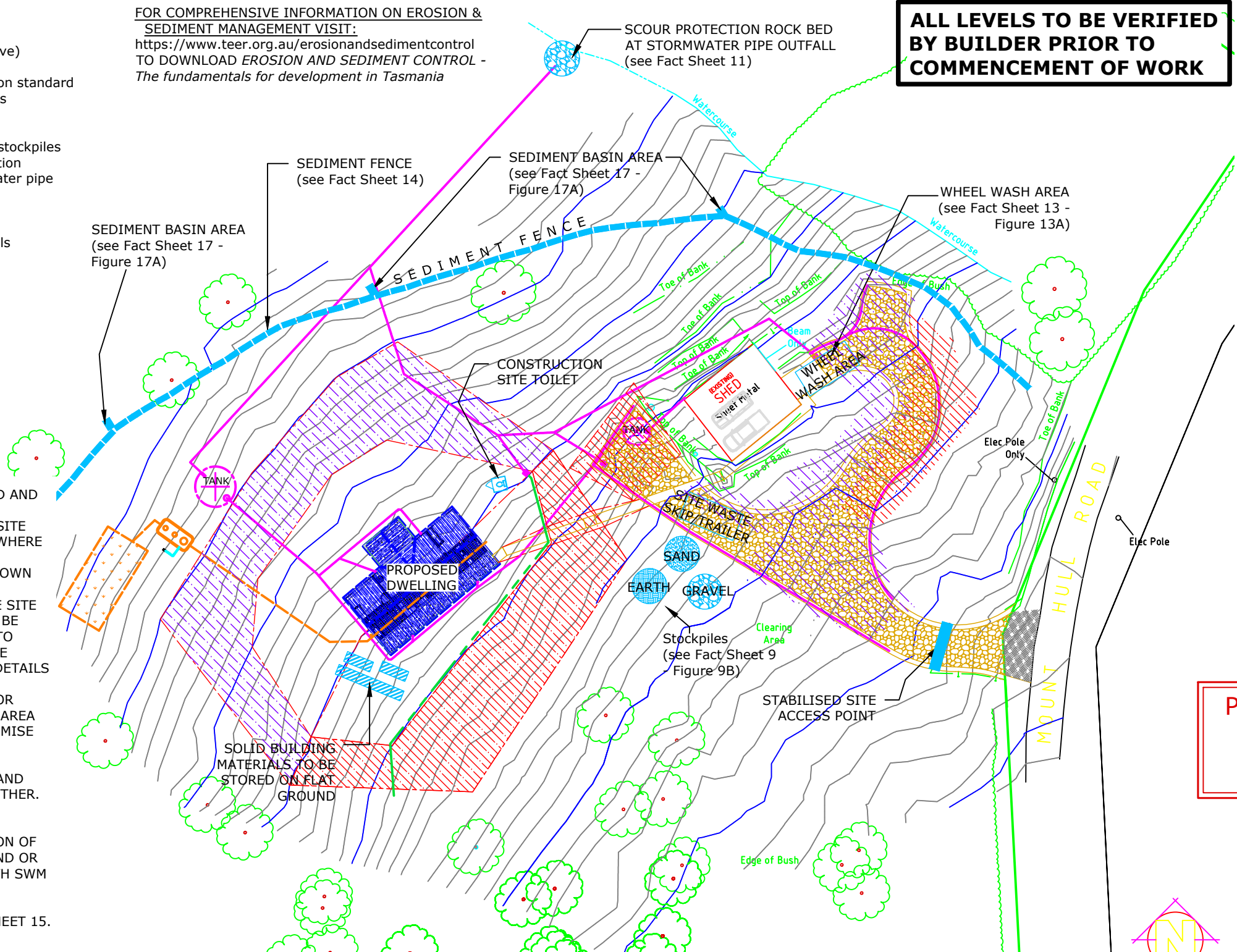
FACT SHEET	TOPIC
2	Soil & water management on standard building & construction sites
5	Minimising soil disturbance
7	Divert up-slope water
9	Protect service trenches & stockpiles
10	Early roof drainage connection
11	Scour Protection - Stormwater pipe outfalls & check dams
12	Stabilised site access
13	Wheel wash
14	Sediment fences & fibre rolls
17	Sediment basins
19	Site revegetation

FOR COMPREHENSIVE INFORMATION ON EROSION & SEDIMENT MANAGEMENT VISIT:
<https://www.teer.org.au/erosionandsedimentcontrol>
TO DOWNLOAD *EROSION AND SEDIMENT CONTROL - The fundamentals for development in Tasmania*

Schedule

	- FILL
	- CUT

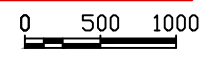
- SOLID WASTE MATERIAL TO BE STORED AND REMOVED FROM SITE REGULARLY.
- REMOVABLE WC TO BE INSTALLED ON SITE DURING CONSTRUCTION UP TO THE POINT WHERE MAIN SEWER LINE IS CONNECTED.
- STOCK PILES TO BE STABILISED AS SHOWN AND DESCRIBED ON SWM FACT SHEET 9.
- VEHICLES/MACHINERY ACCESSING THE SITE TO USE HARDENED ACCESS POINT AND TO BE THOROUGHLY WASHED (HIGH PRESSURE) TO REMOVE SOIL AND PLANT MATERIAL BEFORE LEAVING SITE. STABILISED SITE ACCESS DETAILS AS PER SWM FACT SHEET 12.
- REMOVE ANY SOIL, CONCRETE, PAINT OR OTHER POTENTIAL POLLUTANTS FROM ANY AREA NOT WITHIN THE SITE BOUNDARY, TO MINIMISE POLLUTION THROUGH RUN OFF IN THE RETICULATED STORMWATER SYSTEM.
- RETICULATED TELECOMMUNICATIONS AND ELECTRICAL CONNECTION TRENCHED TOGETHER. NOTES AS PER SEWER AND STORMWATER TRENCHING ABOVE.
- WATER DIVERSION BARRIER (DIVERSION OF UPSLOPE WATER) CONSTRUCTED FROM SAND OR GRAVEL FILLED BAGS IN ACCORDANCE WITH SWM FACT SHEET 7.
- SILT TRAP/STORM WATER PIT PROVIDE FILTRATION BARRIER AS PER SWM FACT SHEET 15.



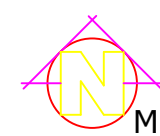
REVEGETATION & LONG TERM EROSION CONTROLS:
ONLY REMOVE VEGETATION AS REQUIRED DURING CONSTRUCTION. TREAT HEAVILY CLAYED SOILS WITH GYPSUM OR LIME AT A RATE OF 10t/ha TO STABILISE CLAY PARTICLES. TEMPORARY STABILISATION CAN BE GAINED BY SOWING RYECORN/OATS AT 40kg/ha AND RYEGRASS var. CONCORDE AT 1kg/m² OR SIMILAR FAST ROOTING GRASSES/CROPS (WITH ADVICE FROM AGRONOMIST) TO HOLD TOGETHER TOP SOIL. PERMANENT GROUND STABILISATION CAN BE ACHIEVED USING TURF OR OTHER GRASS MIXES OF FINE LEAF RYES, FESCUSES, POA, CLOVERS, ETC. GARDEN AREAS TO BE MULCHED WITH WATER EFFICIENT PLANTINGS THAT HAVE QUICK ESTABLISHMENT TIMES TO BE USED IN INITIAL GARDEN BEDS.

WHERE TUNNEL EROSION IS A EVIDENT THE TUNNELED AREA MUST BE COMPLETELY BROKEN UP AND RECONSOLIDATED TO INTERRUPT CHANNELLED FLOWS OF WATER AND THEN STABILISED WITH VEGETATION. DEEP RIP ACROSS THE SLOPE MAKING SURE THAT THESE RIP LINES ARE DEEPER THAN THE BOTTOM OF THE TUNNELS. COMPACT USING RUBBER WHEELED TRACTOR ON AREAS OF SHALLOW TUNNELING. TUNNELS DEEPER THAN THE RIPPERS ARE BEST EXCAVATED AND REPACKED.

PLANNING APPLICATION
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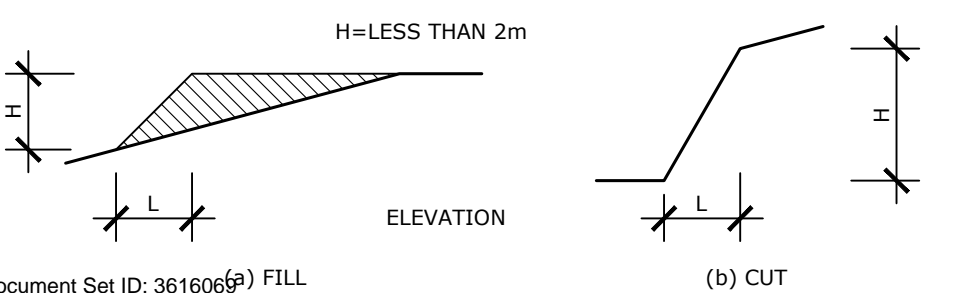
PROPOSED DWELLING
150 MOUNT HULL ROAD
COLLINSVALE



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UNPROTECTED EMBANKMENTS (AS PER NCC HP 3.2.1)

(NOT SUPPORTING STRUCTURES)
BATTER BANKS TO SAFE ANGLE OF REPOSE. IF SITE CONDITIONS ARE NOT SUITABLE FOR BATTERED BANK, INSTALL SUITABLE RETAINING WALL TO ENGINEERS DESIGN. ENGINEER TO INSPECT.
EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION. PROVIDE A SURFACE WATER INTERCEPTOR TO THE TOP OF ALL BANKS WHERE THE UPSLOPE GRADIENT EXCEEDS 1:5



SOIL TYPE (*REFER BCA 3.2.4)	EMBANKMENT SLOPES H:L	
	COMPACTED FILL	CUT
STABLE ROCK (A*)	2:3	8:1
SAND (A*)	1:2	1:2
SILT (P*)	1:4	1:4
CLAY	FIRM CLAY	1:2
	SOFT CLAY	NOT SUITABLE
SOFT SOILS (P)	NOT SUITABLE	NOT SUITABLE

13/13

EROSION & SEDIMENT CONTROL PLAN

Scale: 1:500

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