

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-055
<b>PROPOSED DEVELOPMENT:</b>	Residential (Dwelling)
<b>LOCATION:</b>	19 Dooleys Avenue Rosetta
<b>APPLICANT:</b>	Onshore Designs
<b>ADVERTISING START DATE:</b>	26/05/2026
<b>ADVERTISING EXPIRY DATE:</b>	09/06/2026

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](http://www.gcc.tas.gov.au)) until **09.06.2026**.

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](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **09.06.2026**, or for postal and hand delivered representations, by 5.00 pm on **09.06.2026**.

**PROJECT INFORMATION**

BUILDING DESIGNER: MICHAEL EASTWOOD  
ACCREDITATION No: CC 1066 S  
LAND TITLE REFERENCE NUMBER: 129956/10  
FLOOR AREA: 246 m<sup>2</sup> including garage  
DECK FLOOR AREA: 24 m<sup>2</sup>  
DESIGN WIND SPEED: N3  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
BUSHFIRE-PRONE BAL RATING: BAL 29  
ALPINE AREA: NOT APPLICABLE  
CORROSION ENVIRONMENT: MEDIUM  
FLOODING: NO  
LANDSLIP: NO  
DISPERSIVE SOILS: UNKNOWN  
SALINE SOILS: UNKNOWN  
SAND DUNES: UNKNOWN  
MINE SUBSIDENCE: NO  
LANDFILL: UNKNOWN  
DATUM LEVEL AT KERB: UNKNOWN  
GROUND LEVEL: RL 181150  
FINISHED FLOOR LEVEL: RL 181350  
OVERFLOW RELIEF GULLY LEVEL: RL 181200

# Proposed Dwelling For John and Melinda Tarvydas

19 Dooleys Avenue  
Rosetta TAS 7010

**PLANNING APPLICATION**  
Amended 24/04/26

**Michael Eastwood**

Onshore Design  
building designSTUDIO  
www.buildingdesignstudio.com.au

mail/ 10 Restdown Drive, Otago, 7017  
0429901003  
onshoredesigns@bigpond.com

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-26-055  
DATE RECEIVED: 18 May 2026

Drawing List	
Sheet Number	Sheet Name
A0	Title Sheet
A1	Site Plan 1000
A2	Site Plan 200
A3	Floor Plan
A4	Elevations
A5	Elevations
A6	3D Visuals
A7	3D Visuals
A30	BHMP

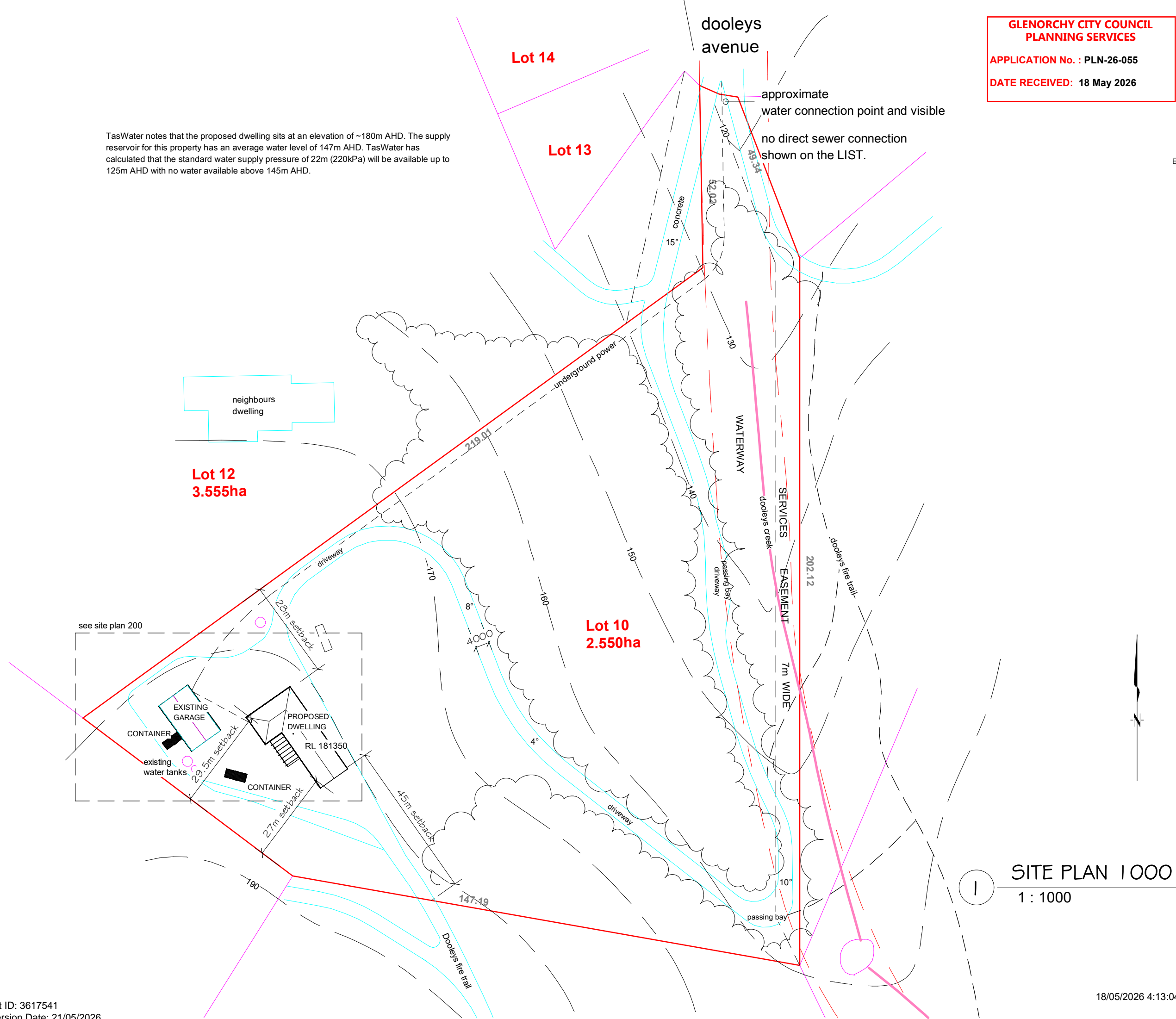
*"Drawings and Specifications as instruments of service are and shall remain the property of the Building Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Building Designer. The General Contractor is responsible for confirming and correlating dimensions at the job site. The Building Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project."*

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BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
Accredited Building Practitioners  
Design + Documentation  
Interior Design / Planning / Energy Assessments  
Bushfire Assessments / Healthy House  
Offices: 65 South Arm Road, Rokeby  
Mail: 10 Restdown Drive, Otago Bay, 7017  
0429 901 003

TasWater notes that the proposed dwelling sits at an elevation of ~180m AHD. The supply reservoir for this property has an average water level of 147m AHD. TasWater has calculated that the standard water supply pressure of 22m (220kPa) will be available up to 125m AHD with no water available above 145m AHD.



Job Title  
**Proposed dwelling**  
at  
**19 Dooleys Avenue**  
Rosetta 7010  
for  
John and Melinda Tarvydas

Drawing Title  
**Site Plan 1000**

Date: 24/01/26  
Drawn By: Michael Eastwood  
Accreditation No: CC 1066 S  
Scale: 1 : 1000  
Project No:

Sheet No: **A1**

AMMENDMENTS	
DATE	

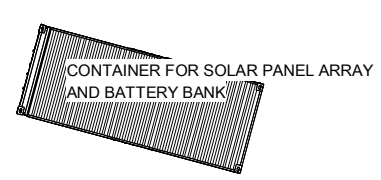
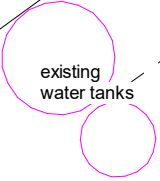
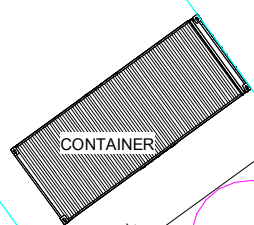
**1** SITE PLAN 1000  
1 : 1000

**Lot 12**  
3.555ha

**Lot 10**  
2.550ha

**EXISTING GARAGE**

**PROPOSED DWELLING**



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The proposed above this point is reliant on a potable supply from the existing tanks. Additional measures will be taken if the tanks require topping up by the existing Tas Water supply with the use of a holding tank and transfer pump. Fire fighting tank will be permanently full and checked on a regular basis.

**SITE PLAN**

1:200



**ONSHORE DESIGNS**

MICHAEL EASTWOOD  
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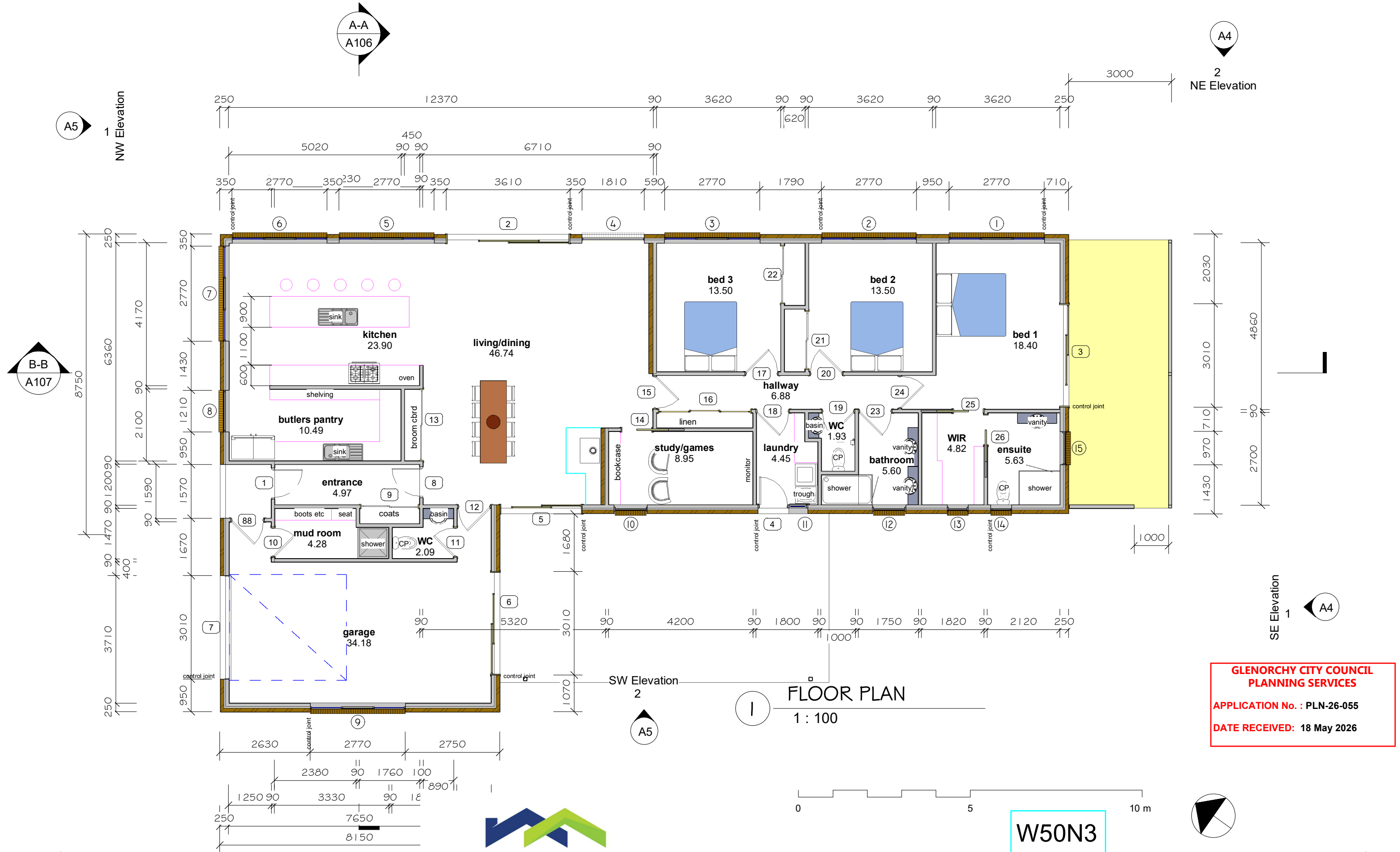
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Drawing Title  
**Site Plan 200**

Date: 24/01/26  
Drawn By: Michael Eastwood  
Accreditation No. CC 1066 S  
Scale: 1 : 200

Project No:  
Sheet No:  
**A2**



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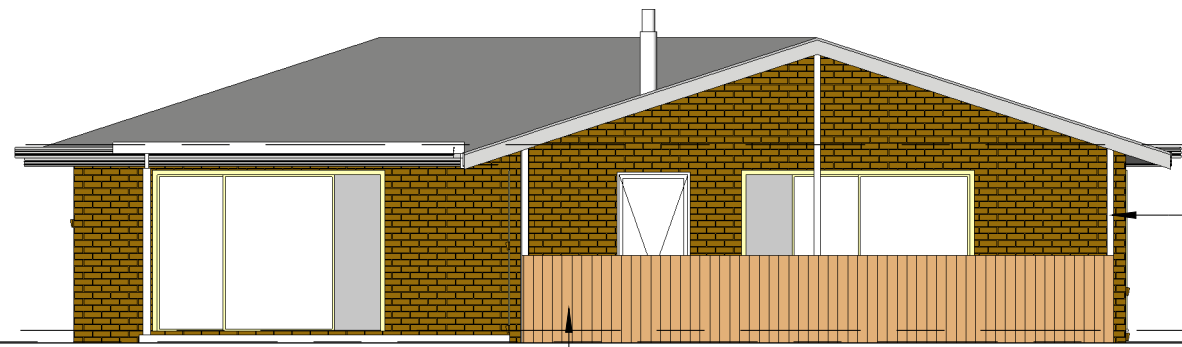
Job Title  
**Proposed dwelling**  
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Drawing Title  
**Floor Plan**  
 W50N3

Date: 24/01/26	Project No:
Drawn By: Michael Eastwood	Sheet No:
Accreditation No. CC 1066 S	<b>A3</b>
Scale: <b>1 : 100</b>	

Rev.	Date	Description

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CEILING LEVEL 2455

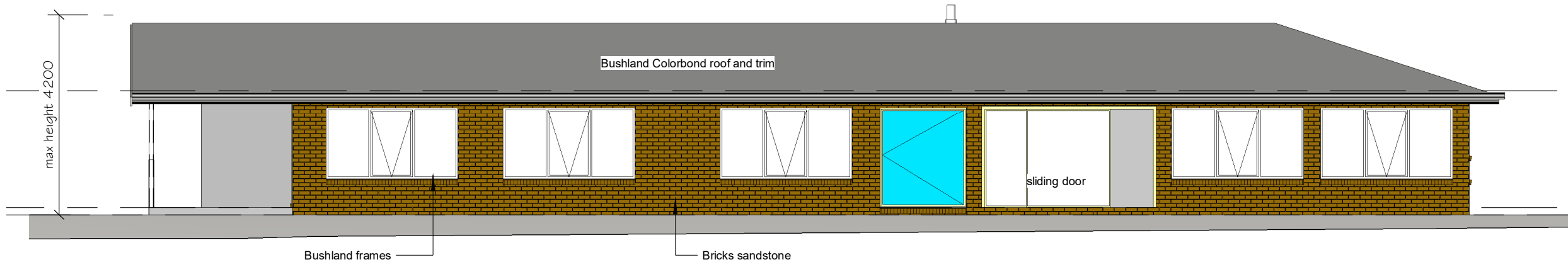
FLOOR PLAN 0

GROUND LEVEL -150

1

SE Elevation

1 : 100



CEILING LEVEL 2455

FLOOR PLAN 0

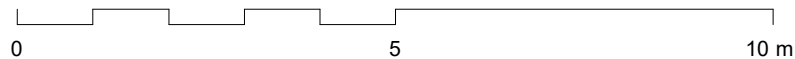
GROUND LEVEL -150

2

NE Elevation

1 : 100

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Drawing Title  
**Elevations**

Date:  
24/01/26

Drawn By:  
Michael Eastwood

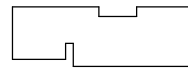
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CC 1066 S

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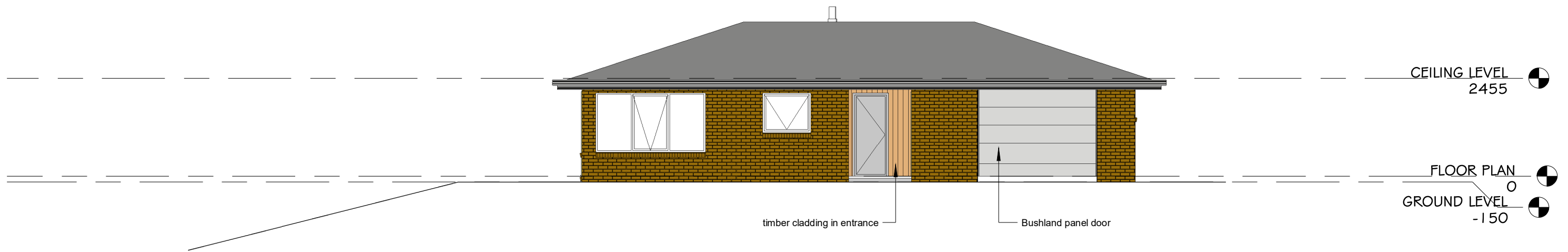
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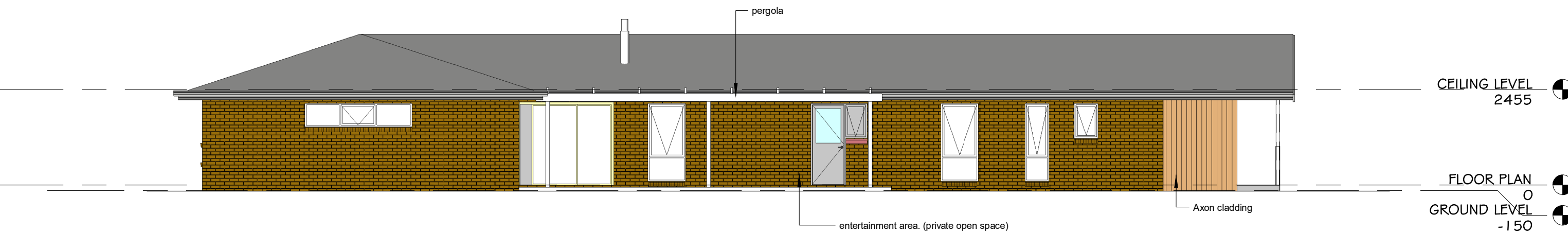
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1 NW Elevation  
1 : 100



2 SW Elevation  
1 : 100

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Drawing Title  
**Elevations**

Date:  
24/01/26

Drawn By:  
Michael Eastwood

Accreditation No.  
CC 1066 S

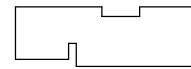
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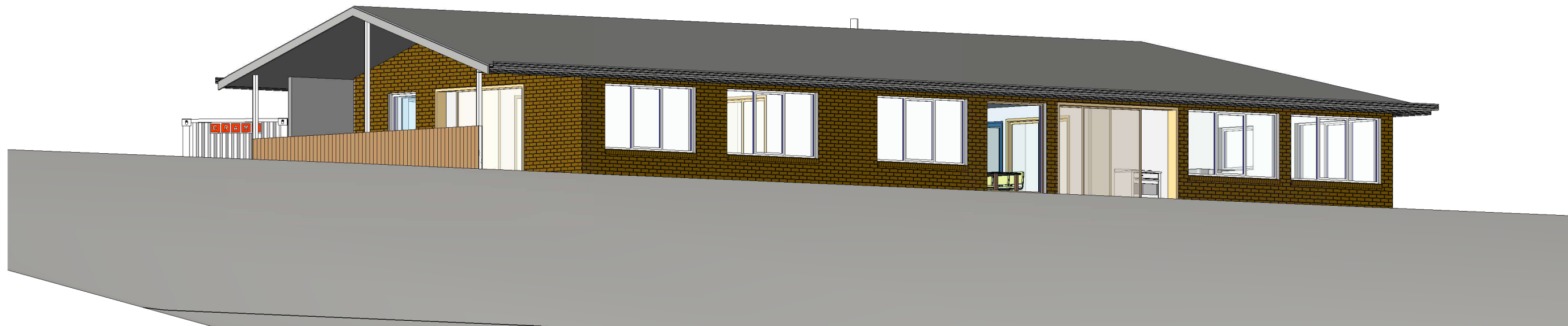
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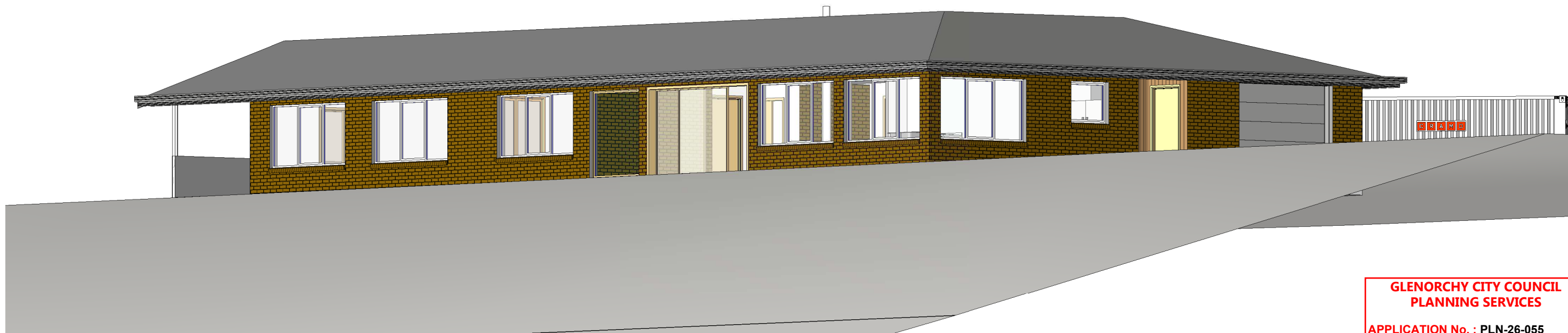
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1 EAST VISUAL



2 NORTH VISUAL

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Drawing Title  
**3D Visuals**

Date:  
24/01/26

Drawn By:  
Michael Eastwood  
Accreditation No.  
CC 1066 S

Scale:

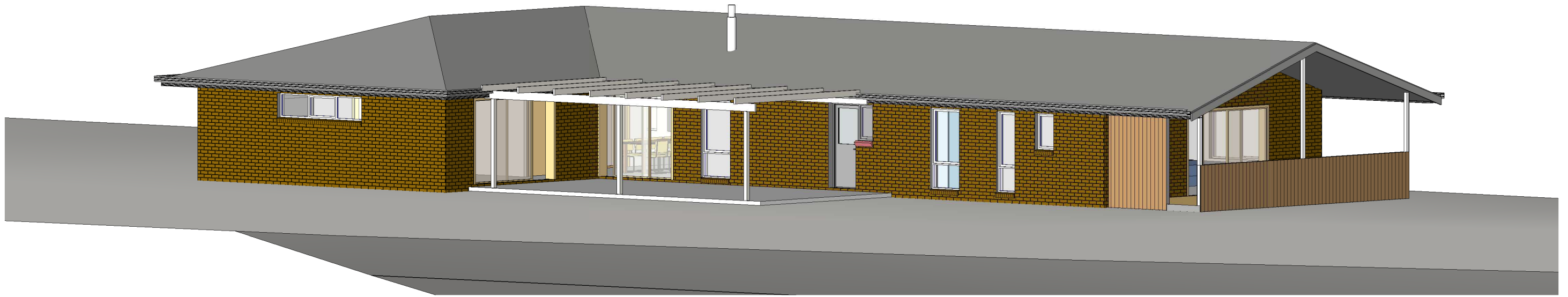
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Sheet No:

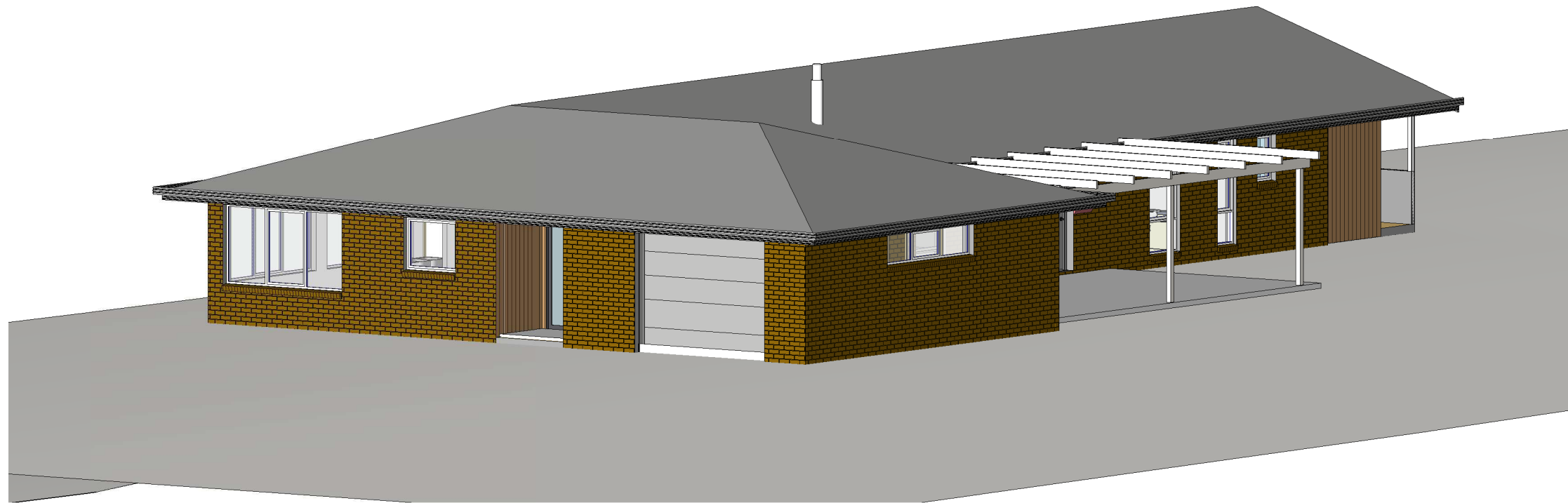
**A6**

Rev.	Date	Description

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1 SOUTH VISUAL



2 WEST VISUAL

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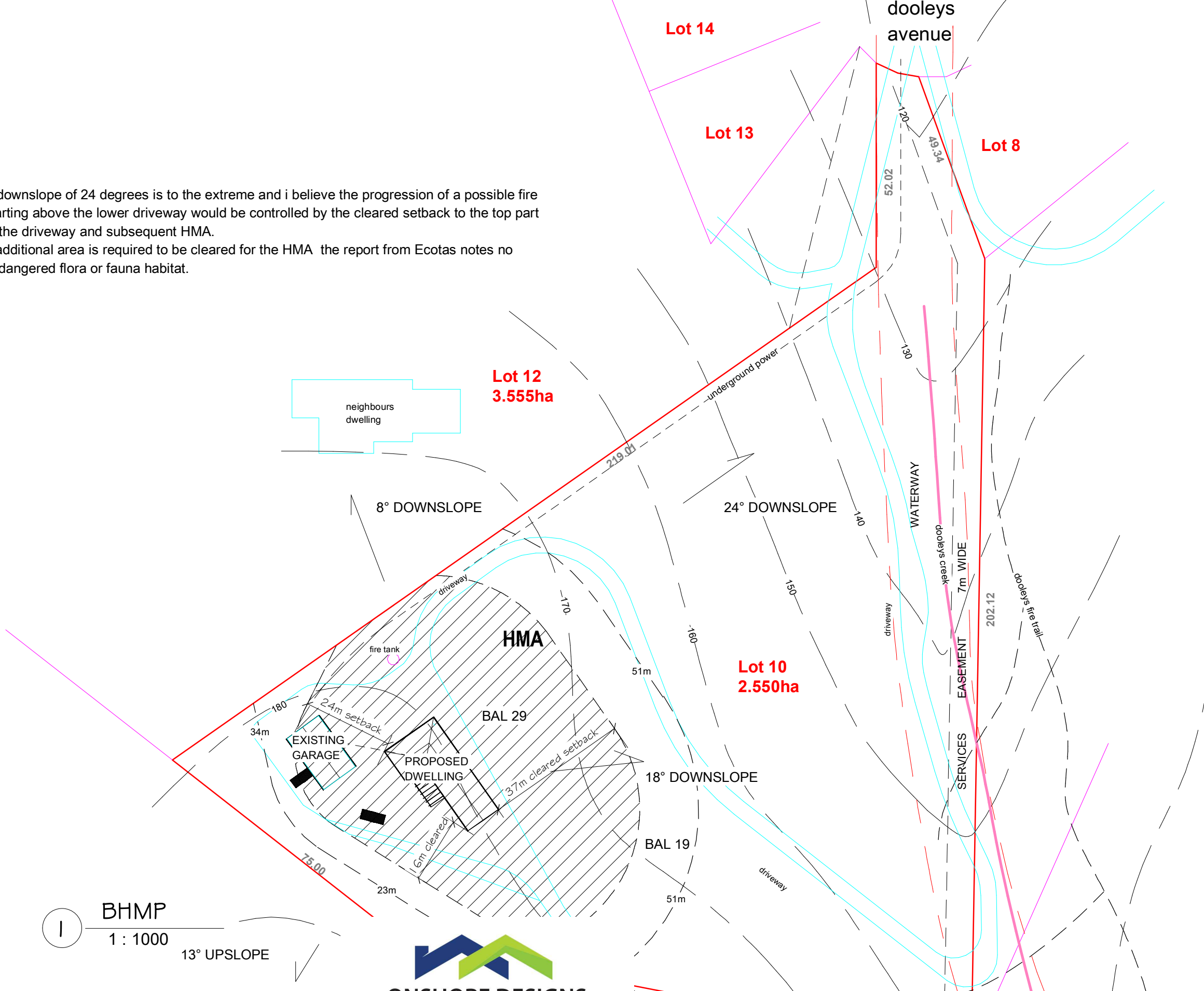
Drawing Title  
**3D Visuals**

Date: 24/01/26  
Project No:  
Drawn By: Michael Eastwood  
Sheet No:  
Accreditation No. CC 1066 S  
A7  
Scale:

Rev.	Date	Description

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A downslope of 24 degrees is to the extreme and i believe the progression of a possible fire starting above the lower driveway would be controlled by the cleared setback to the top part of the driveway and subsequent HMA.  
 If additional area is required to be cleared for the HMA the report from Ecotas notes no endangered flora or fauna habitat.



BHMP  
 1 : 1000  
 13° UPSLOPE

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Drawing Title  
**BHMP**

Date:  
 24/01/26  
 Drawn By:  
 Michael Eastwood  
 Accreditation No.  
 CC 1066 S  
 Scale:  
**1 : 1000**  
 Project No:  
 Sheet No:  
**A30**