

WD- 0.00 Title Page

WD- 1.00 Floor Plan / proposed internal works

WD- 2.00 Landscape Plan  
WD- 2.01 Retaining wall section / detail

WD- 3.00 Fencing Plan

WD- 4.00 Elevations South and East  
WD- 4.01 Elevation (plan)

WD- 5.00 Pedestrian Flow

WD- 6.00 Traffic Flow



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-26-057**

**DATE RECEIVED: 11 May 2026**

Title Page

*NOT FOR CONSTRUCTION  
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|   |  |
|---|--|
| <p><b>PROJECT</b><br/><b>148 HOPKINS ST</b><br/><b>MOONAH</b></p> <p><b>CLIENT</b><br/><b>HUGO BLADEL</b></p> | <p><b>DATE</b><br/><b>07.05.2026</b></p> <p><b>REVISION</b><br/><b>REV F</b></p> <p><b>DRAWING No.</b><br/><b>WD- 0.00</b></p> |
|---|--|



**NORTH**

**PROPOSED WORK:**

\*\* Note all work is internal to the structure;  
no external changes are proposed on WD1.00 \*\*

**Bed 1**

Partition wall

**Ensuite**

Partition wall; Shower; Vanity; WC.

**Kitchen**

Refit of existing kitchen

**Kitchenette**

Refit of existing kitchenette

**Laundry**

Convert entry foyer into laundry.

**Heat Pump**

Relocated from NE. Elev to Roof NW. Elev  
Heat pump external unit will no longer be visible from the street.



HOPKINS STREET



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**FLOOR PLAN**

SCALE 1:100

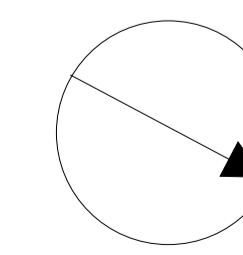
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MOONAH**

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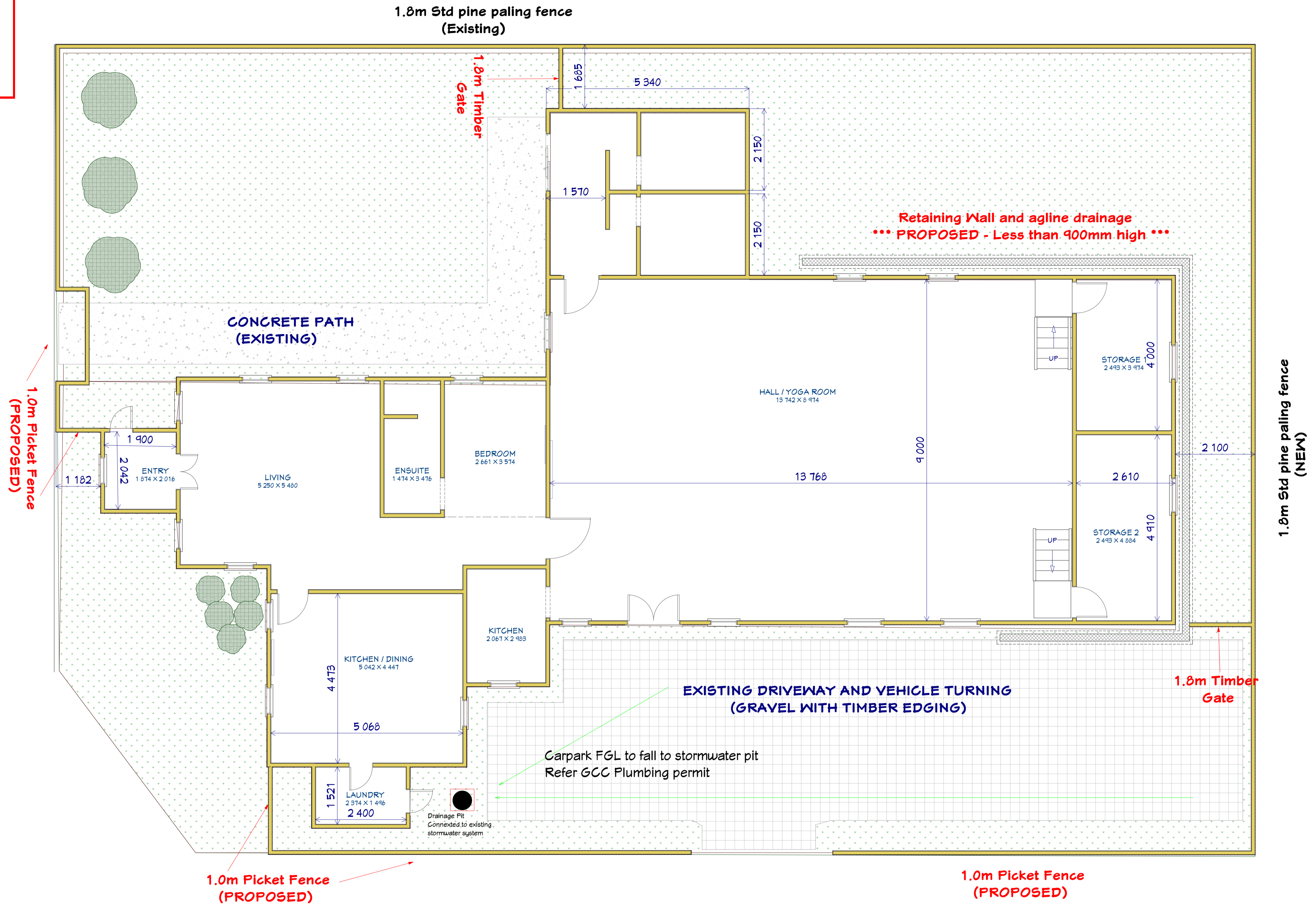
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WD- 1.00**

**HOPKINS STREET**



**1.0m Picket Fence (PROPOSED)**

**1.0m Picket Fence (PROPOSED)**

**LANDSCAPE PLAN**

SCALE 1:100

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Proposed Fence & Gate.  
Picket fence colour - Dulux Colorbond ' Surf Mist' (RGB 215 214 203)

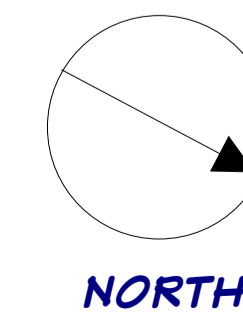
Proposed sign  
Vinyl wrap on metal or polymer backing.  
Direct face fixed to fence or framed and recessed.  
Optional low voltage led backlighting.  
Note image for visual purposes only. Existing 'pool fence' to be removed.

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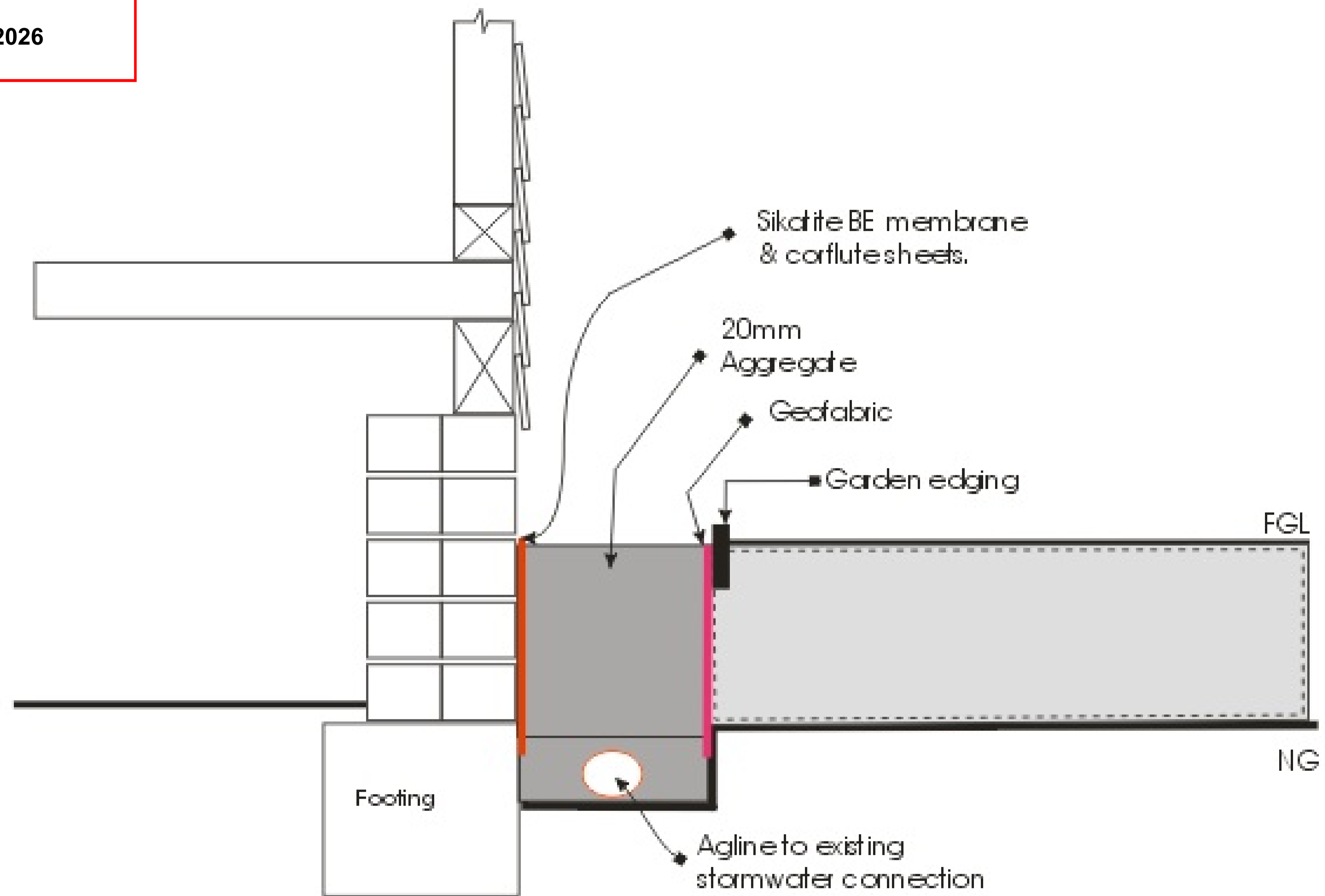
**DRAWING No.  
WD- 2.00**

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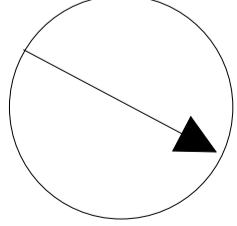
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**Northen Wall**



**Landscape retaining - SECTION AA**  
SCALE 1:100

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|  |                                |
|--|--------------------------------|
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HOPKINS ST

# FENCING PLAN

SCALE 1:100

1.8m Std pine paling fence  
(Existing)

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Proposed fence and gate colour - Dulux colorbond 'Surfmist' RGB 215 214 203

Proposed sign - vinyl wrap on metal or polymer backing. Direct face fixed to fence or framed and recessed. Optional low voltage led backlighting.

**SIGN**

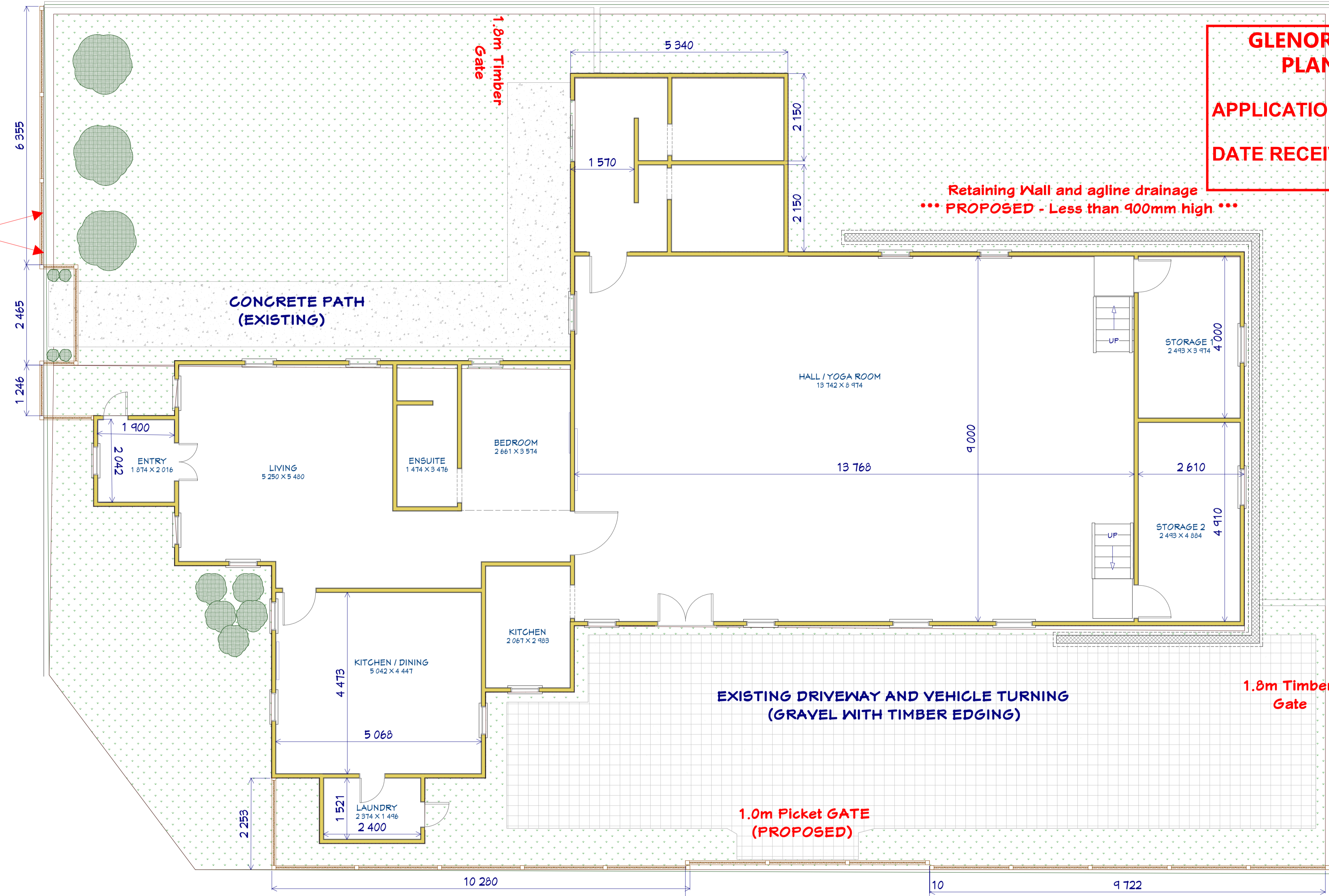
1.0m Picket Fence  
(PROPOSED)

1.8m Timber Gate

Retaining Wall and agline drainage  
\*\*\* PROPOSED - Less than 900mm high \*\*\*

1.8m Std pine paling fence  
(NEW)

1.8m Timber Gate



1.0m Picket Fence  
(PROPOSED)

1.0m Picket GATE  
(PROPOSED)

1.0m Picket Fence  
(PROPOSED)



\*\*\* NOTE \*\*\*  
SIGN SHOWN ON CURRENT POOL FENCING FOR ILLUSTRATIVE PURPOSES ONLY.  
Pool fencing will be replaced with fencing shown in plans.

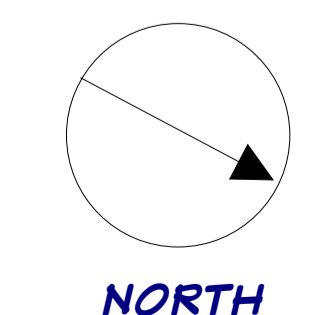


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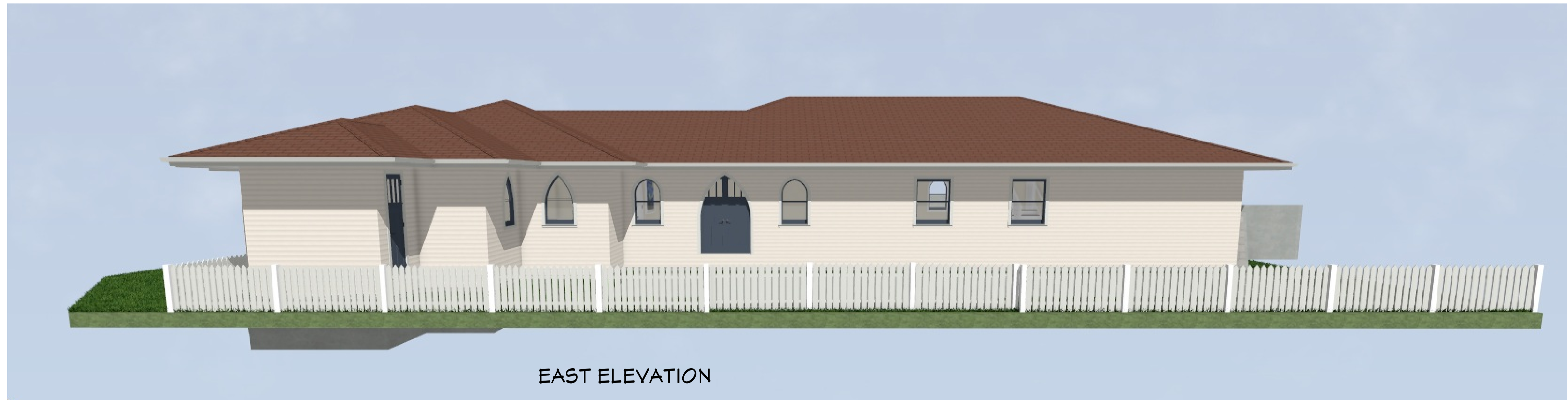
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SOUTH ELEVATION



EAST ELEVATION

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**ELEVATIONS**  
NOT TO SCALE

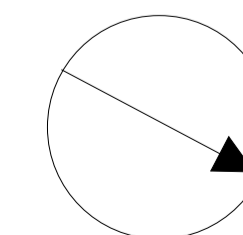
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**CLIENT**  
**HUGO BLADEL**

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**NORTH**

**DRAWING No.**  
**WD- 4.00**

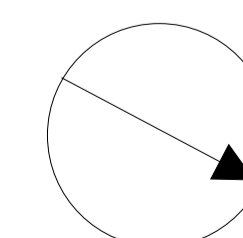


Plan View  
NOT TO SCALE

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PROJECT  
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**HUGO BLADEL**



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## PEDESTRIAN TRAFFIC FLOW.

The continuous fence and gate to the eastern elevation (Bowen) will direct pedestrian access to the gate at the southern (Hopkins) side of the Church.

Hopkins Rd is wider than Bowen and typically has more than sufficient parking available ALL DAY.

This will also encourage visitors to park on the church side of Hopkins, thereby avoiding the need to cross albeit via the existing pedestrian refuge.

Information on parking and access is provided to visitors

- (i) At the time of making a booking via the booking page.
- (ii) On the Dharma Centre webpage.
- (iii) At reception inside the centre

Further information and analysis is in the TIS provided in the application.



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**Pedestrian Access**  
NOT TO SCALE

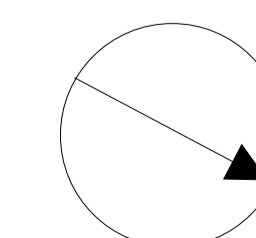
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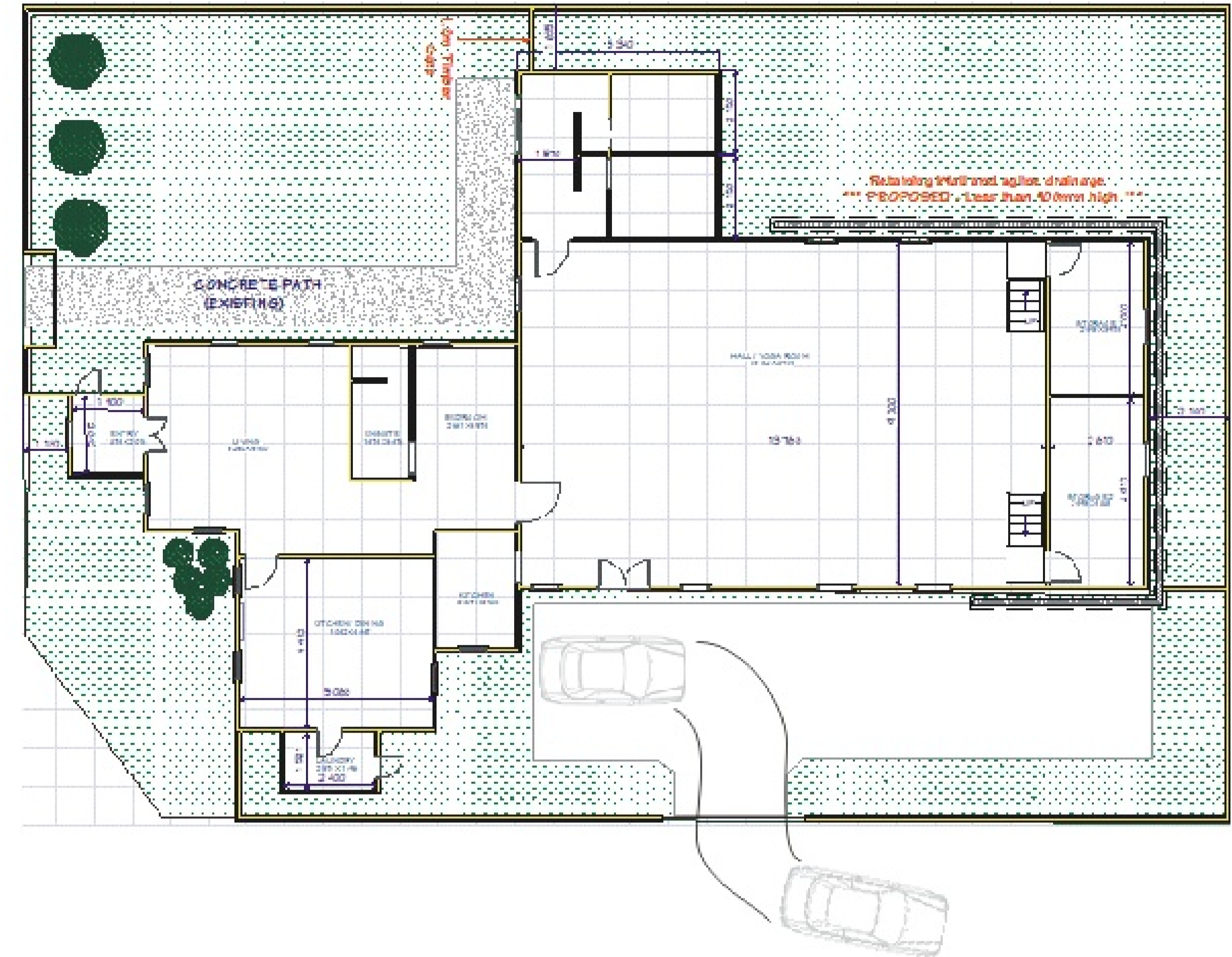
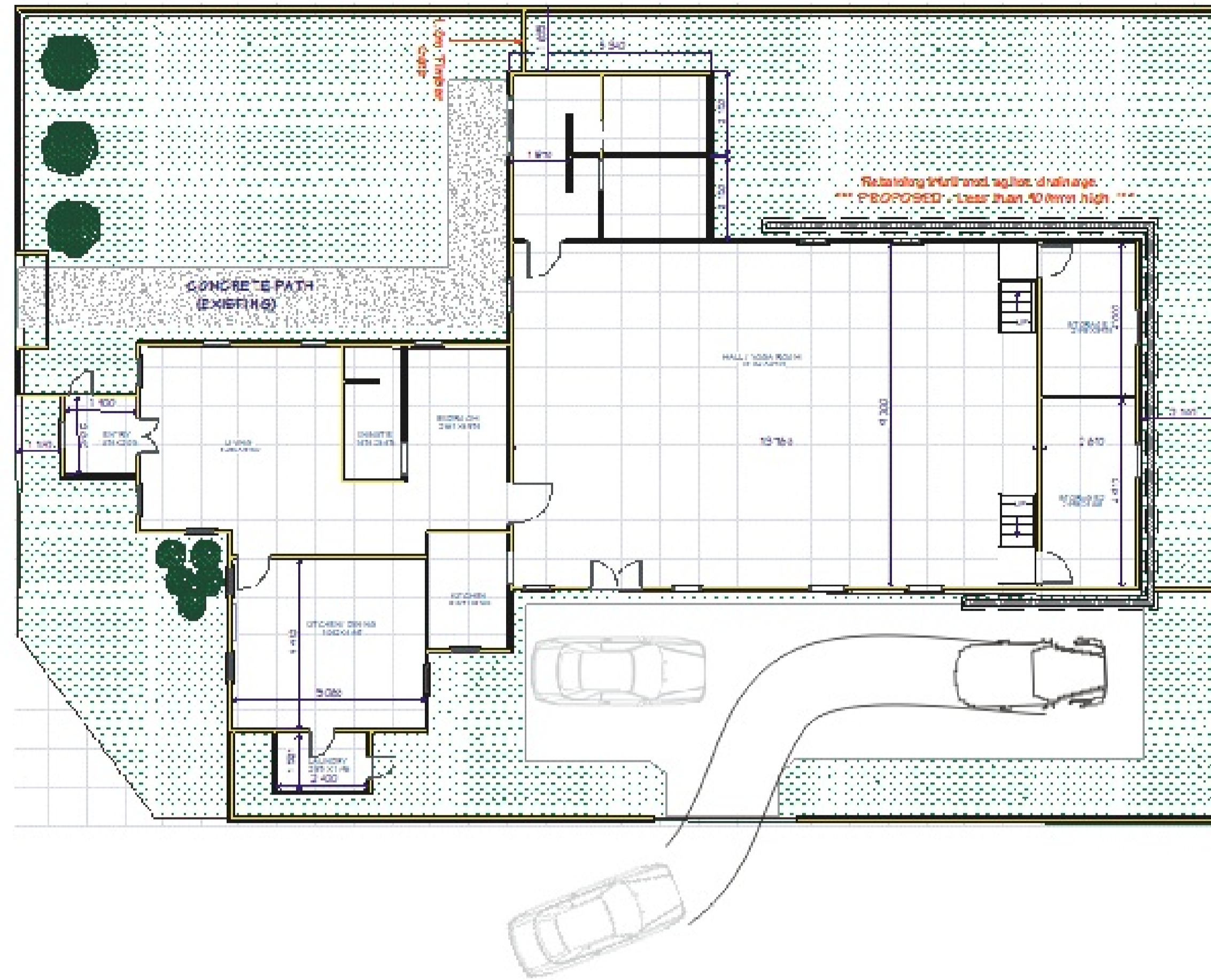
**CLIENT**  
**HUGO BLADEL**

**REVISION**  
**REV F**



**NORTH**

**DRAWING No.**  
**WD- 5.00**



## VEHICLE FLOW.

Vehicle arrival and departures can all be done in a forward direction.

The proposed vehicle entry and exit is via the existing driveway.

There are no proposed works to the crossover.

ALL visitor / client access is via the main entry door on Hopkins St

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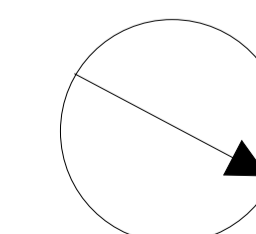
## VEHICLE FLOW

NOT TO SCALE

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**PROJECT  
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**CLIENT  
HUGO BLADEL**



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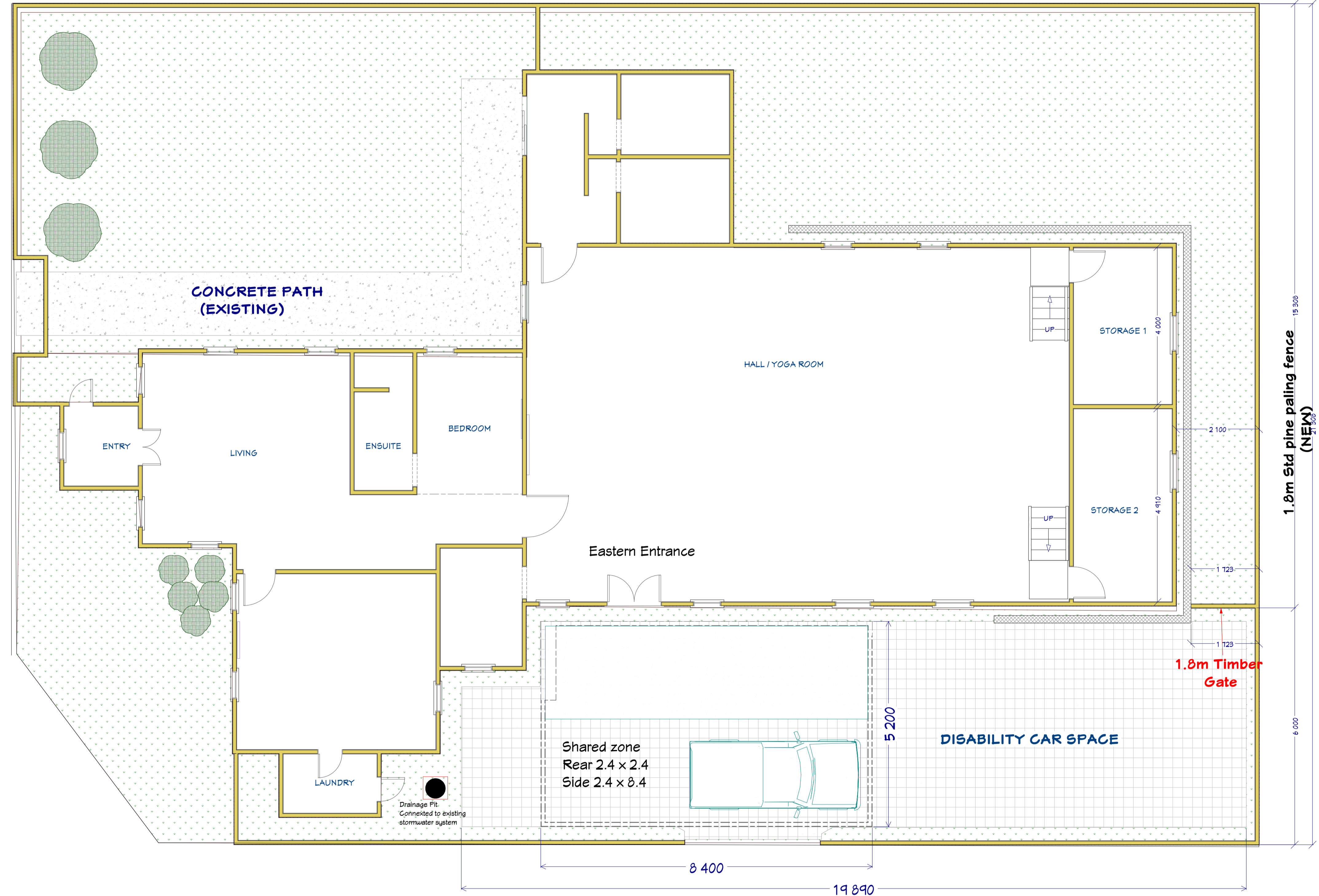
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Parking  
Not to scale

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HOPKINS STREET



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**Compliance to NCC 2026 Part D4 and AS2890.6**

- One designated space is provided
- Location is adjacent to the main Eastern Entrance - providing direct access to the main hall.
- The eastern entrance provides step free entry by way of removable ramp
- Parking space is 2.6w x 8.4L which meets minimum 2.4w x 5.4L
- Side shared zone is 2.6w x 8.4L which meets minimum 2.4w x 5.4L
- Additionally there is a 2.4 x 2.4 rear shared zone
- There are no height restriction.
- A sign is erected at the southern end of the space identified with a symbol of access 800mm - 1000mm high on a blue background.
- The surface is a compacted gravel with a maximum gradient of 1:33

|  |                                |
|--|--------------------------------|
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