

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-079
<b>PROPOSED DEVELOPMENT:</b>	Single Dwelling and Outbuilding
<b>LOCATION:</b>	20 Kiewa Rise Lenah Valley
<b>APPLICANT:</b>	Neathouse Tasmania Pty Ltd
<b>ADVERTISING START DATE:</b>	22/05/2026
<b>ADVERTISING EXPIRY DATE:</b>	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](http://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](mailto: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**.

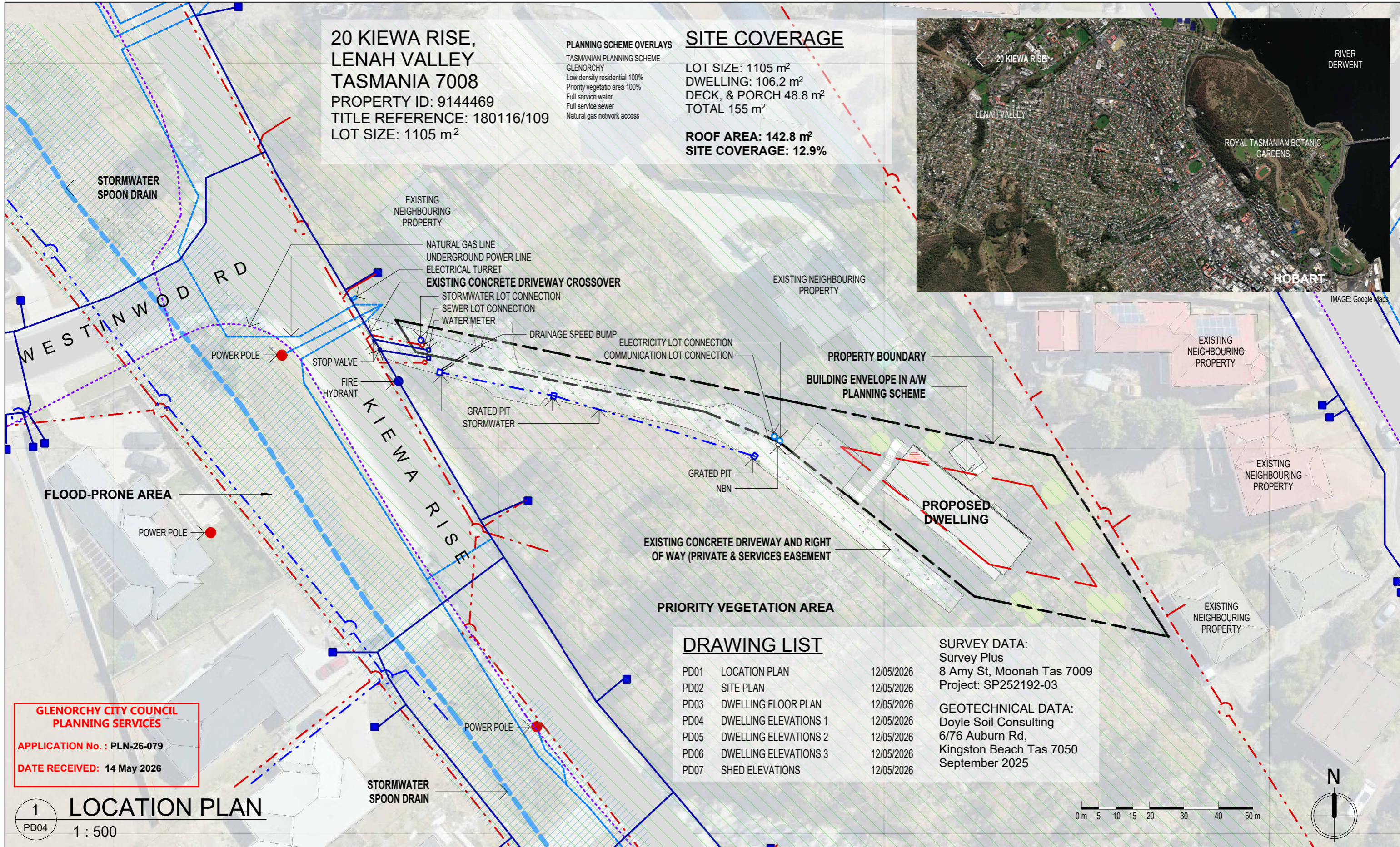
**20 KIEWA RISE,  
LENAH VALLEY  
TASMANIA 7008**  
PROPERTY ID: 9144469  
TITLE REFERENCE: 180116/109  
LOT SIZE: 1105 m<sup>2</sup>

**PLANNING SCHEME OVERLAYS**  
TASMANIAN PLANNING SCHEME  
GLENORCHY  
Low density residential 100%  
Priority vegetation area 100%  
Full service water  
Full service sewer  
Natural gas network access

**SITE COVERAGE**

LOT SIZE: 1105 m<sup>2</sup>  
DWELLING: 106.2 m<sup>2</sup>  
DECK, & PORCH 48.8 m<sup>2</sup>  
TOTAL 155 m<sup>2</sup>

ROOF AREA: 142.8 m<sup>2</sup>  
SITE COVERAGE: 12.9%



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-26-079  
DATE RECEIVED: 14 May 2026

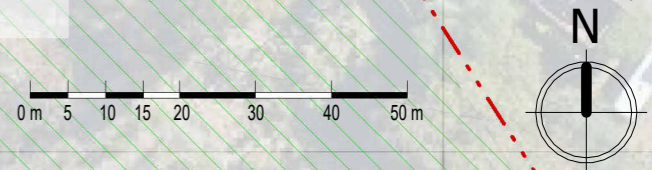
**DRAWING LIST**

PD01	LOCATION PLAN	12/05/2026
PD02	SITE PLAN	12/05/2026
PD03	DWELLING FLOOR PLAN	12/05/2026
PD04	DWELLING ELEVATIONS 1	12/05/2026
PD05	DWELLING ELEVATIONS 2	12/05/2026
PD06	DWELLING ELEVATIONS 3	12/05/2026
PD07	SHED ELEVATIONS	12/05/2026

**SURVEY DATA:**  
Survey Plus  
8 Amy St, Moonah Tas 7009  
Project: SP252192-03

**GEOTECHNICAL DATA:**  
Doyle Soil Consulting  
6/76 Auburn Rd,  
Kingston Beach Tas 7050  
September 2025

**1 LOCATION PLAN**  
PD04 1 : 500



DRAWINGS TO BE PRINTED AND READ IN FULL COLOUR

No.	Description	Date
A	Issue A	15/03/2026
B	Issue B client revisions	18/03/2026
C	Extend bathroom	27/04/2026
D	Council RFIs	12/05/2026

**KBJ Design Studio**  
building & interior design  
abn: 19 991 997 619  
PO Box 277, IMBIL Q 4570. 0414 747 030. kbjdesignstudio@gmail.com.  
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O Thomson  
**PROPOSED RESIDENCE**  
20 Kiewa Rise, Lenah Valley Tas 7008

LOCATION PLAN		PD01	ISSUE D
Project number	2026_025_NH		
Date	13 MARCH 2026	Scale at A3	As indicated
Designed by	NEAThouse		
Drawn by	KBJ		

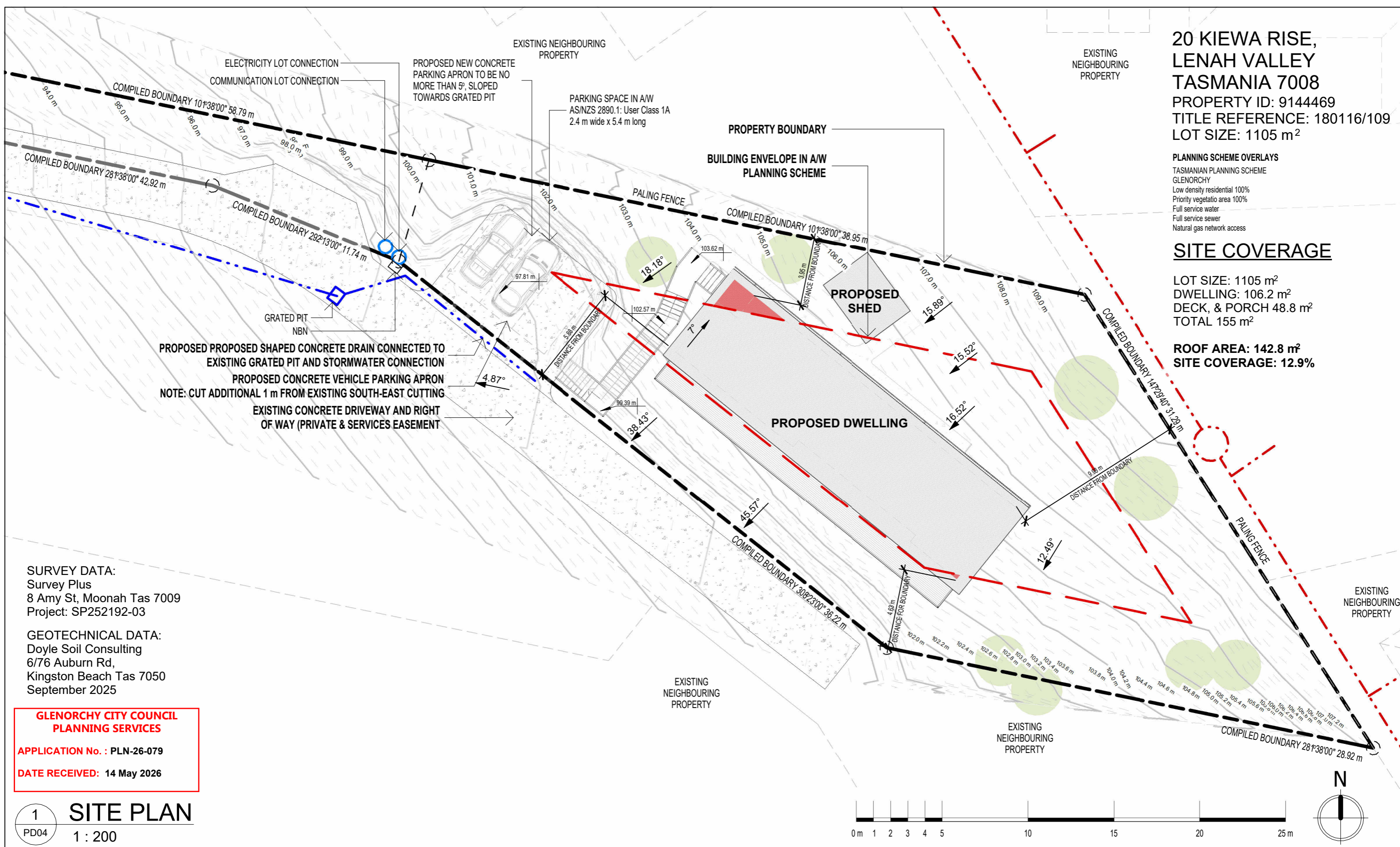
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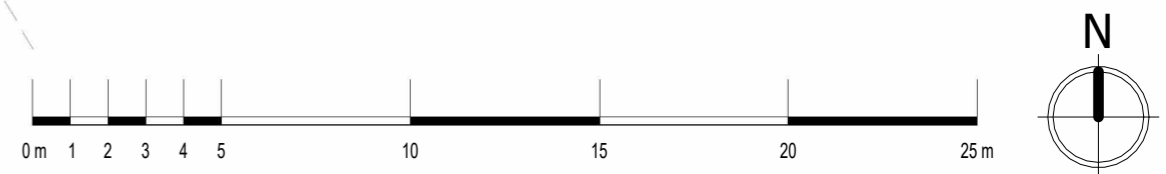


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**1 SITE PLAN**  
PD04 1 : 200



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**SITE PLAN**

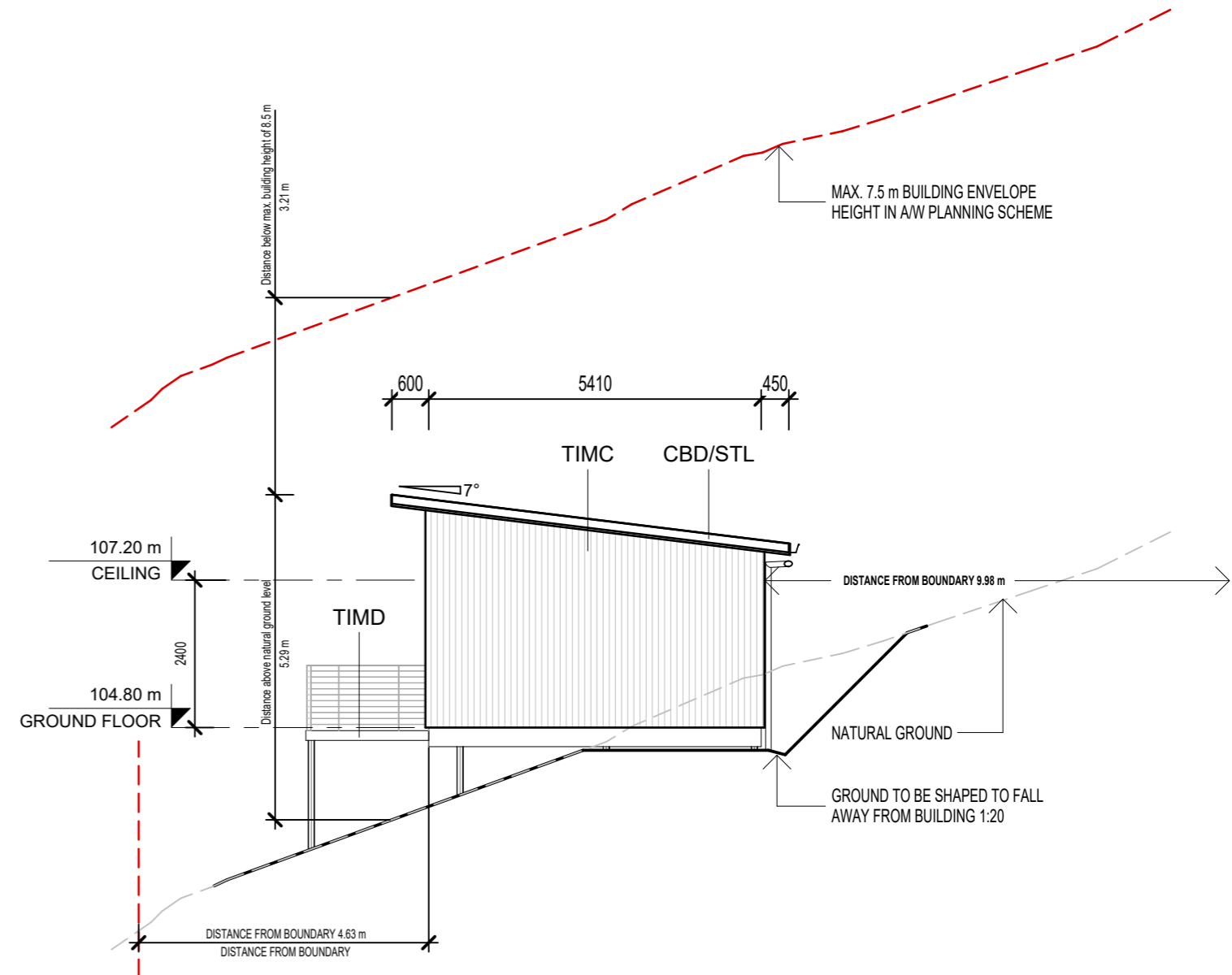
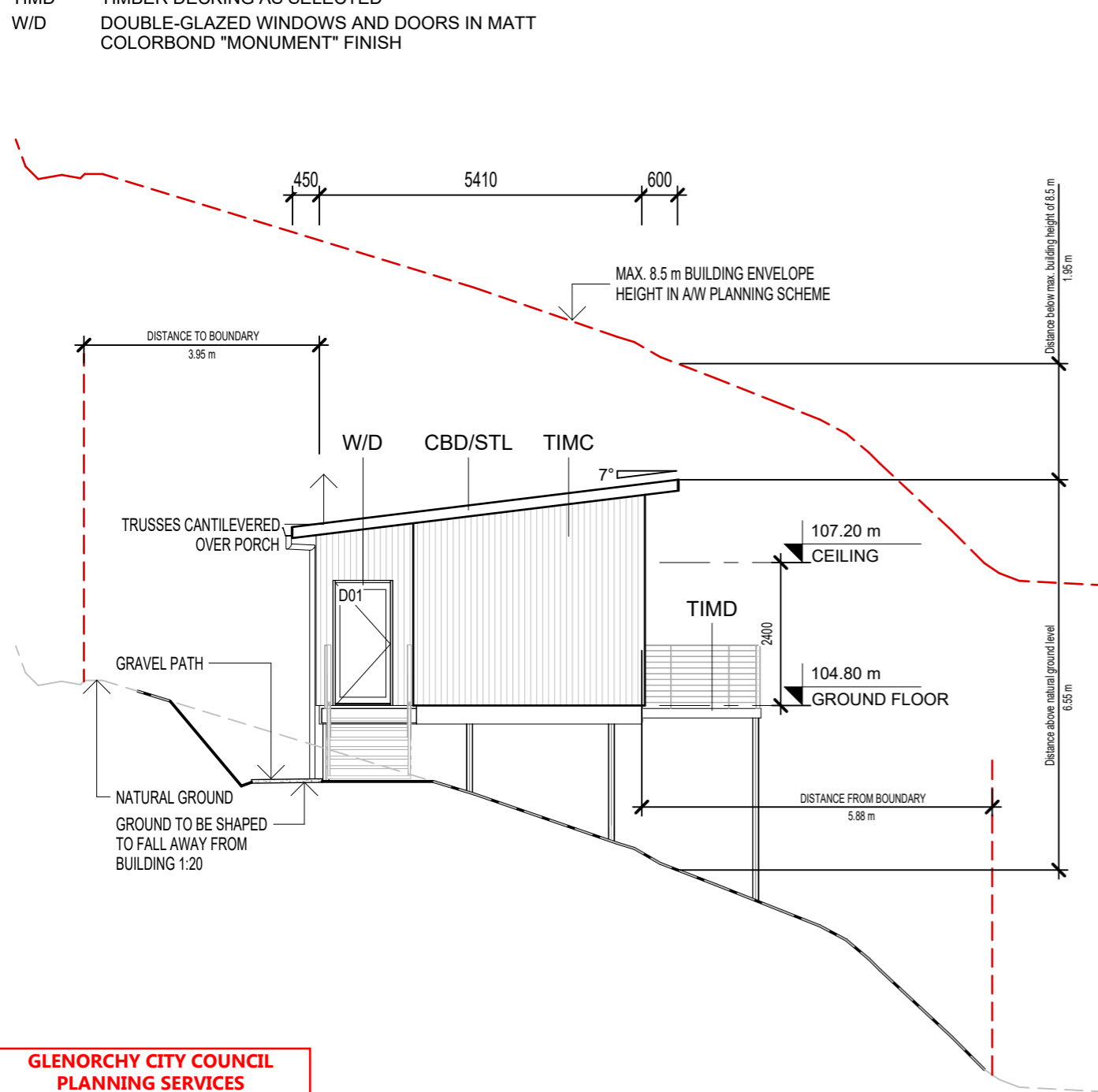
Project number	2026_025_NH
Date	13 MARCH 2026
Designed by	NEAThouse
Drawn by	KBJ

<b>PD02</b>	<b>ISSUE D</b>
Scale at A3	As indicated



# FINISHES LEGEND

- CBD/STL COLORBOND STEEL CUSTOM ORB ROOF SHEETING IN "MONUMENT" FINISH
- TIMC TIMBER CLADDING IN "SPOTTED GUM" WITH OIL FINISH
- TIMD TIMBER DECKING AS SELECTED
- W/D DOUBLE-GLAZED WINDOWS AND DOORS IN MATT COLORBOND "MONUMENT" FINISH



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
**APPLICATION No. : PLN-26-079**  
**DATE RECEIVED: 14 May 2026**

**1 SOUTH-WEST ELEVATION**  
PD03 1 : 100

**2 NORTH-EAST ELEVATION**  
PD03 1 : 100

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C	Extend bathroom	27/04/2026
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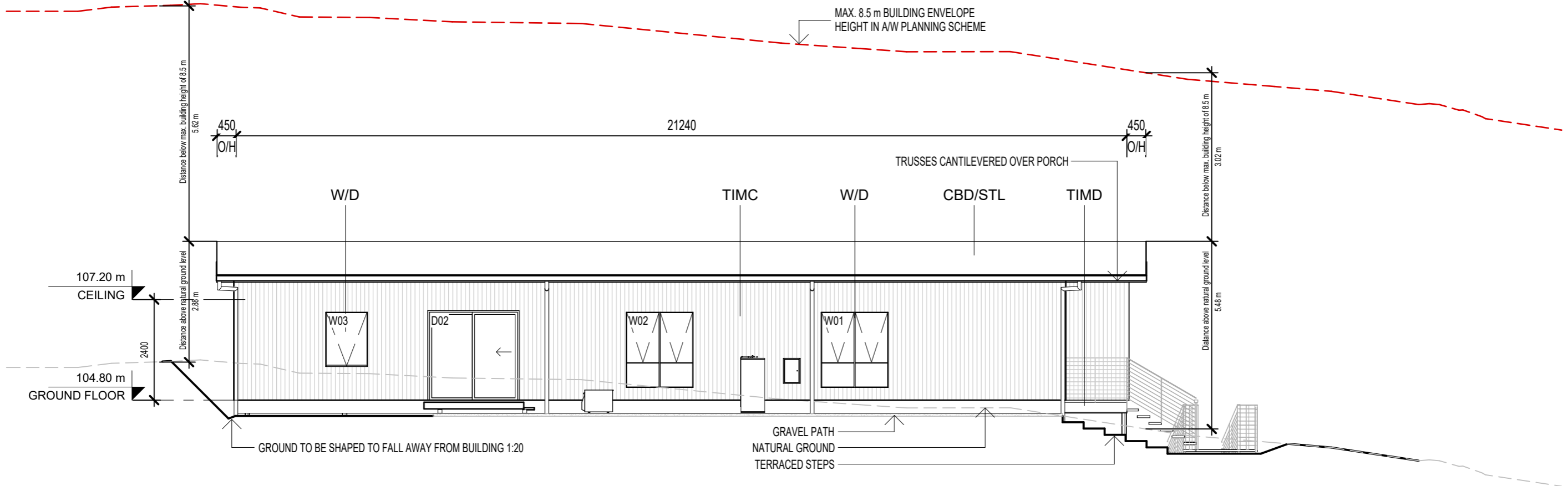
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**PROPOSED RESIDENCE**  
20 Kiewa Rise, Lenah Valley Tas 7008

## DWELLING ELEVATIONS 1

Project number	2026_025_NH	<b>PD04</b>	<b>ISSUE D</b>
Date	13 MARCH 2026		
Designed by	NEAThouse	Scale at A3	1 : 100
Drawn by	KBJ		

# FINISHES LEGEND

- CBD/STL COLORBOND STEEL CUSTOM ORB ROOF SHEETING IN "MONUMENT" FINISH
- TIMC TIMBER CLADDING IN "SPOTTED GUM" WITH OIL FINISH
- TIMD TIMBER DECKING AS SELECTED
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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No. : **PLN-26-079**

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## 3 NORTH-WEST ELEVATION

PD03 1 : 100

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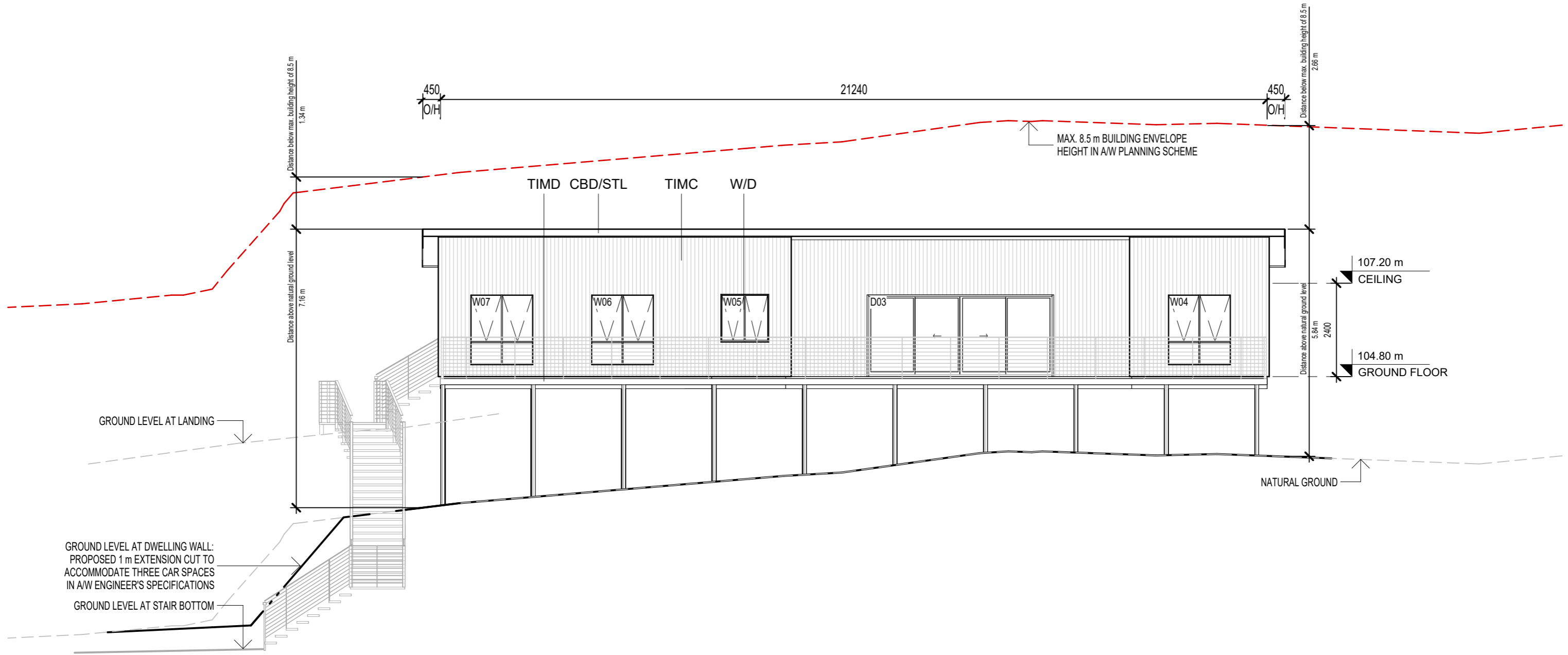
O Thomson  
**PROPOSED RESIDENCE**  
20 Kiewa Rise, Lenah Valley Tas 7008

### DWELLING ELEVATIONS 2

Project number	2026_025_NH	<b>PD05</b>	<b>ISSUE D</b>
Date	13 MARCH 2026		
Designed by	NEAThouse	Scale at A3	1 : 100
Drawn by	KBJ		

# FINISHES LEGEND

- CBD/STL COLORBOND STEEL CUSTOM ORB ROOF SHEETING IN "MONUMENT" FINISH
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- TIMD TIMBER DECKING AS SELECTED
- W/D DOUBLE-GLAZED WINDOWS AND DOORS IN MATT COLORBOND "MONUMENT" FINISH



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-26-079**

**DATE RECEIVED: 14 May 2026**

4  
PD03

## SOUTH-EAST ELEVATION

1 : 100

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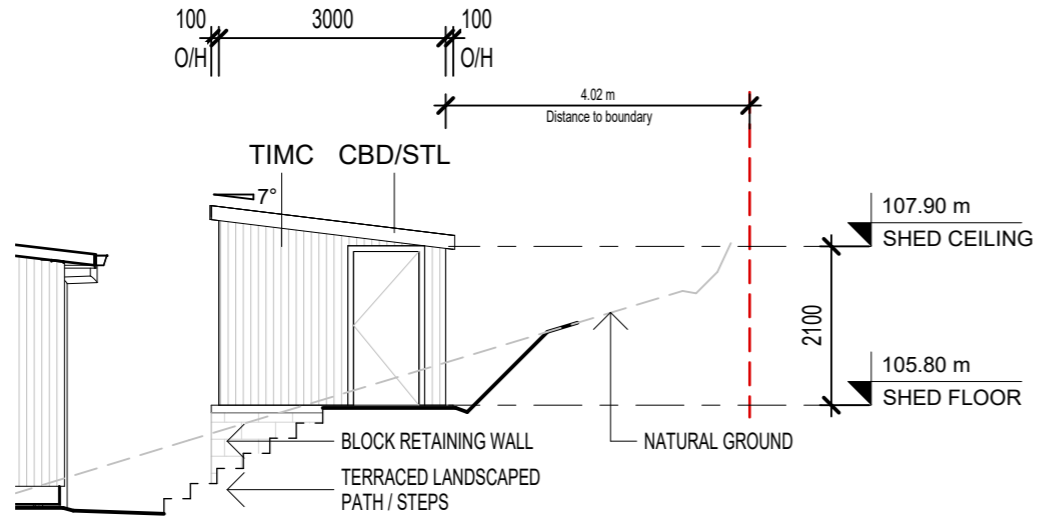
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**PROPOSED RESIDENCE**  
20 Kiewa Rise, Lenah Valley Tas 7008

### DWELLING ELEVATIONS 3

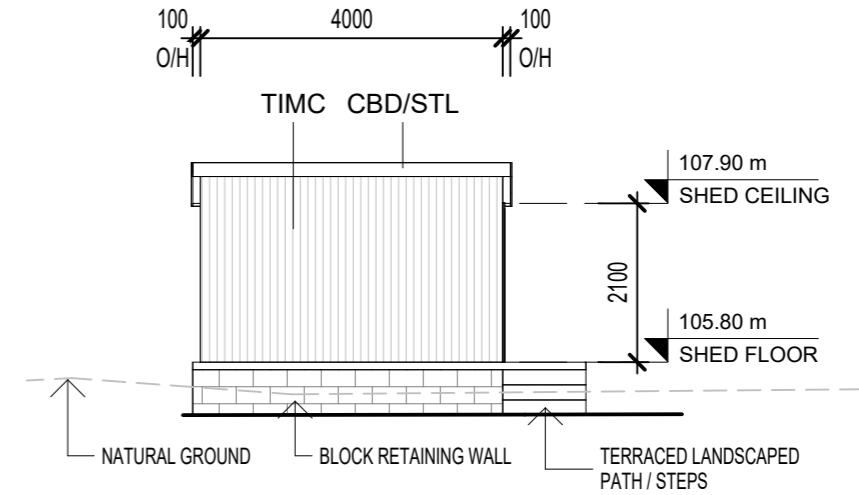
Project number	2026_025_NH	<b>PD06</b>	<b>ISSUE D</b>
Date	13 MARCH 2026		
Designed by	NEAThouse	Scale at A3	1 : 100
Drawn by	KBJ		

# FINISHES LEGEND

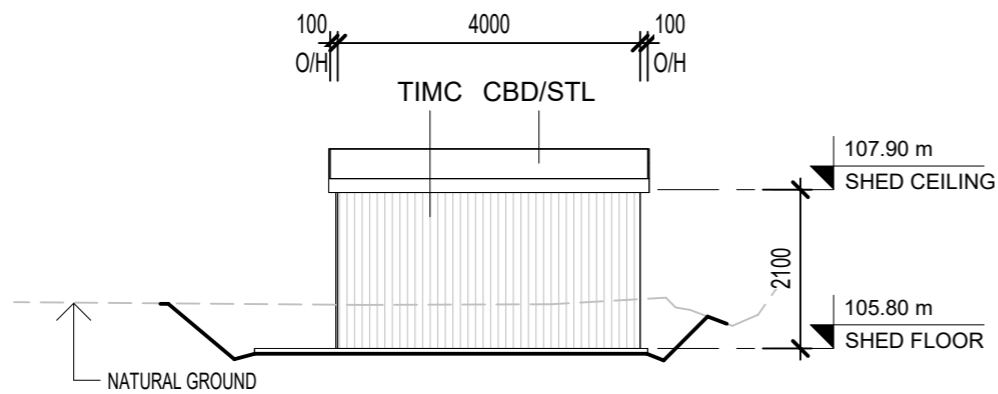
- CBD/STL COLORBOND STEEL CUSTOM ORB ROOF SHEETING IN "MONUMENT" FINISH
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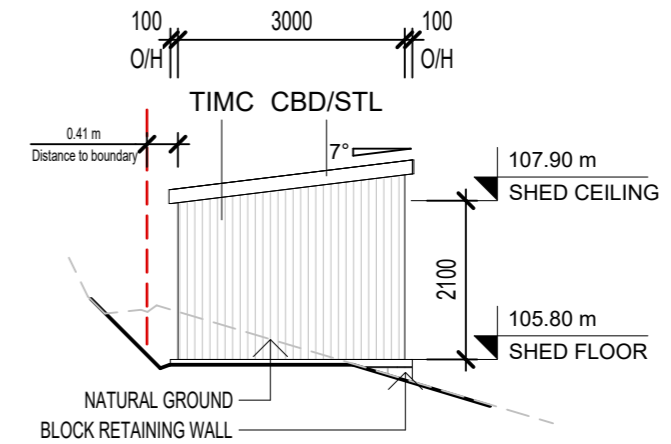
**5 SHED SOUTH-EAST**  
PD03 1 : 100



**6 SHED SOUTH-WEST**  
PD03 1 : 100



**8 SHED NORTH-WEST**  
PD03 1 : 100



**7 SHED NORTH-EAST**  
PD03 1 : 100

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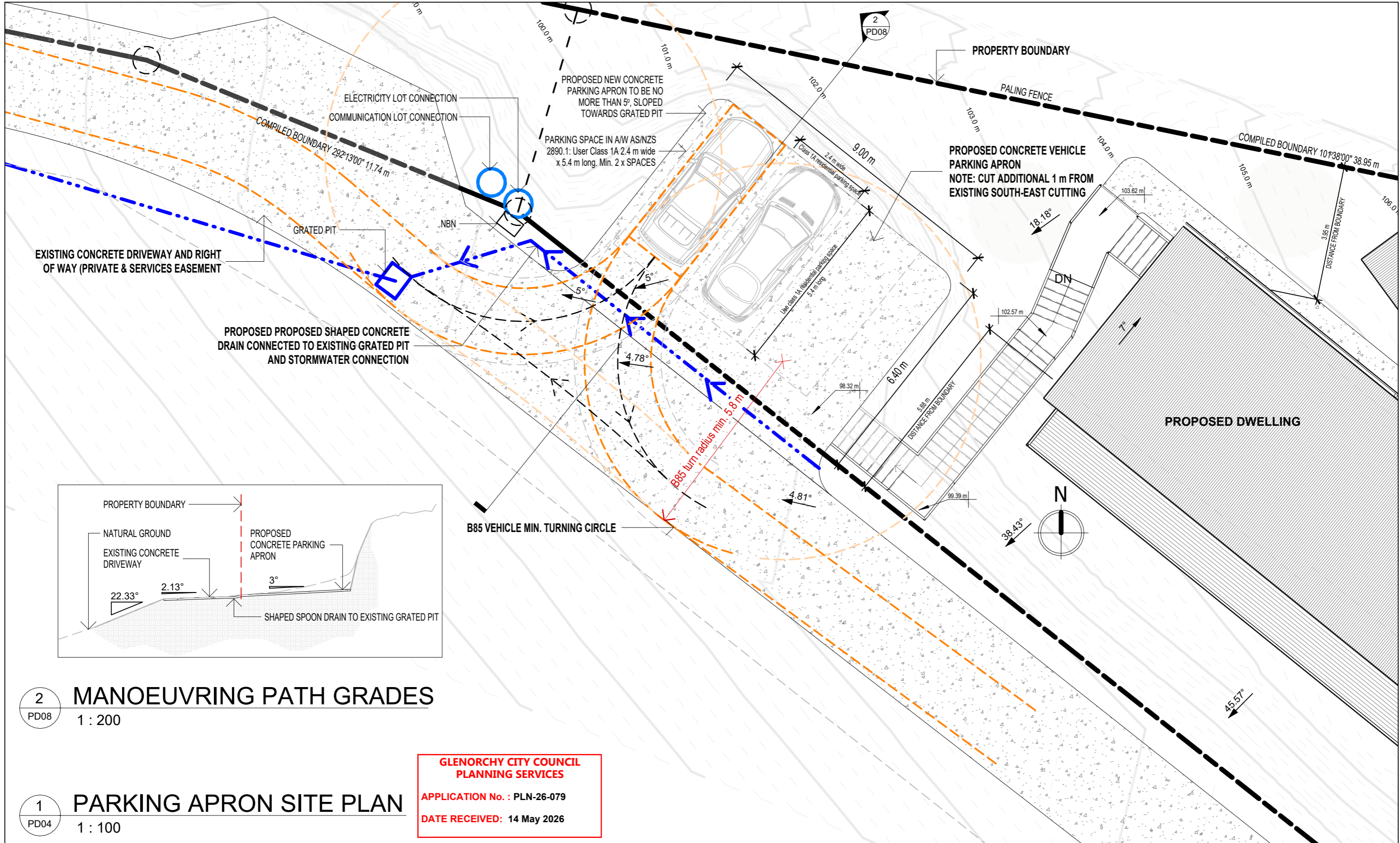
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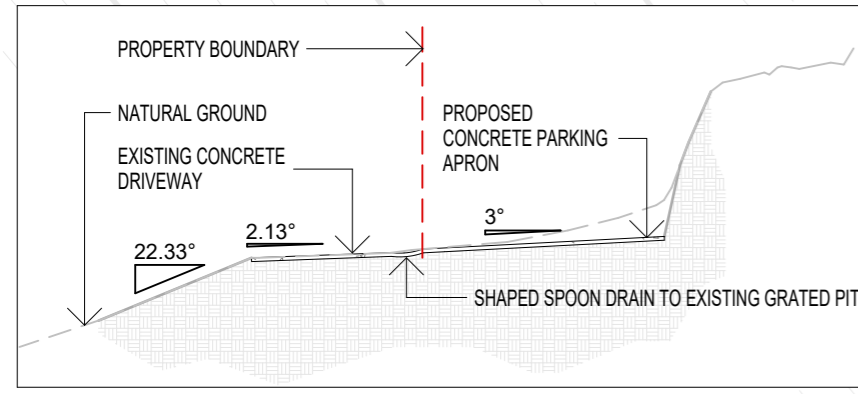
O Thomson  
**PROPOSED RESIDENCE**  
20 Kiewa Rise, Lenah Valley Tas 7008

## SHED ELEVATIONS

Project number	2026_025_NH	<b>PD07</b>	<b>ISSUE D</b>
Date	13 MARCH 2026		
Designed by	NEAThouse	Scale at A3	1 : 100
Drawn by	KBJ		



**2 MANOEUVRING PATH GRADES**  
 1 : 200



**1 PARKING APRON SITE PLAN**  
 1 : 100

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 building & interior design  
 abn: 19 991 997 619  
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**DRIVEWAY SITE PLAN**

Project number	2026_025_NH	<b>PD08</b>	<b>ISSUE D</b>
Date	13 MARCH 2026		
Designed by	NEAThouse	Scale at A3	As indicated
Drawn by	KBJ		

