

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-095
PROPOSED DEVELOPMENT:	Single Dwelling and Garage
LOCATION:	223 Black Snake Road, Granton
APPLICANT:	I D Cripps
ADVERTISING START DATE:	26/06/2026
ADVERTISING EXPIRY DATE:	10/07/2026

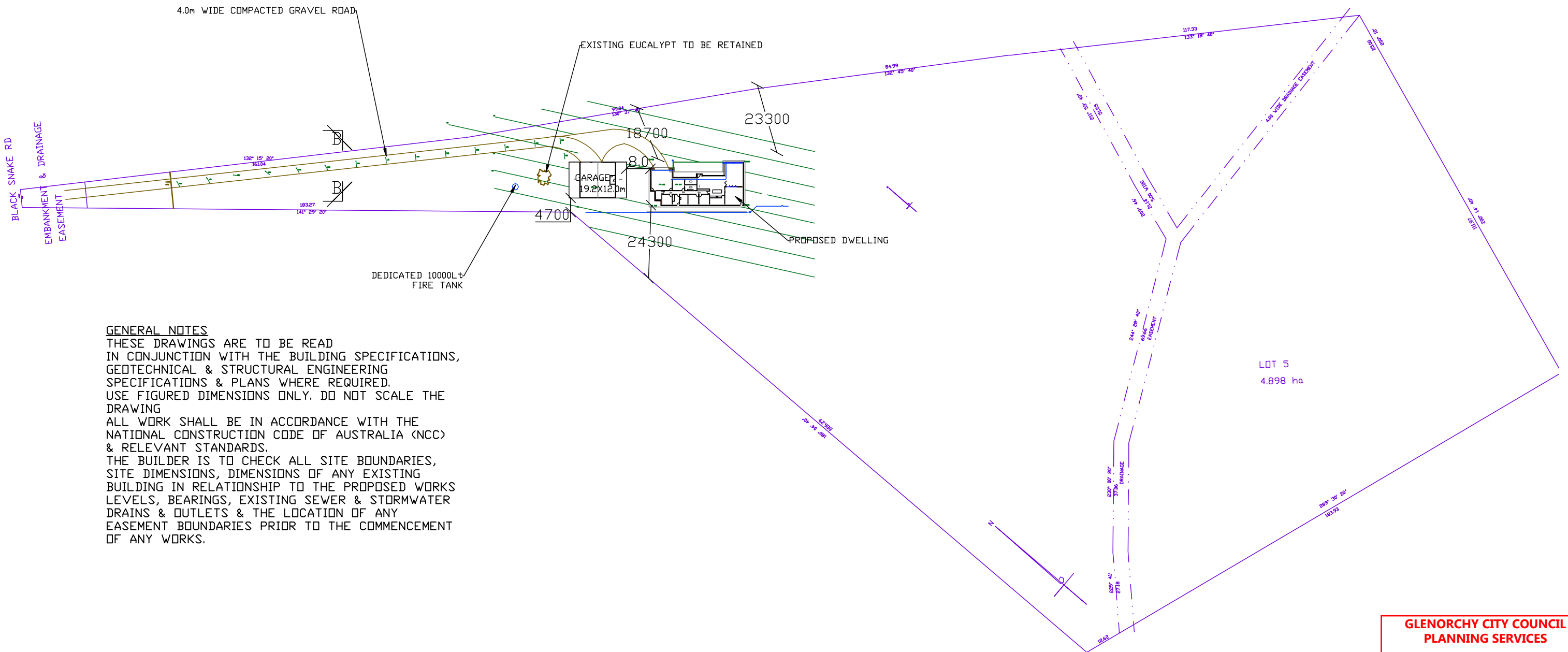
Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **10/07/2026**].

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 **10/07/2026**, or for postal and hand delivered representations, by 5.00 pm on **10/07/2026**.

BUSHFIRE RISK REPORT BY RED DOG BUSH
 FIRE ASSESSORS 30 MARCH 2026 BAL 12.5
 AS3959 -2018

SCALE: 1:200
SHEET 1 OF 11
DWG CR10626
25 FEBRUARY 2026
REVISION 4
DRAWN BY WILLBUILT
RTN CC1911 P
DWELLING
 I CRIPPS & MG BUTLER
 LOT5 No191
 BLACK SNAKE RD
 GRANTON 7030
 V 179956 F 5



GENERAL NOTES

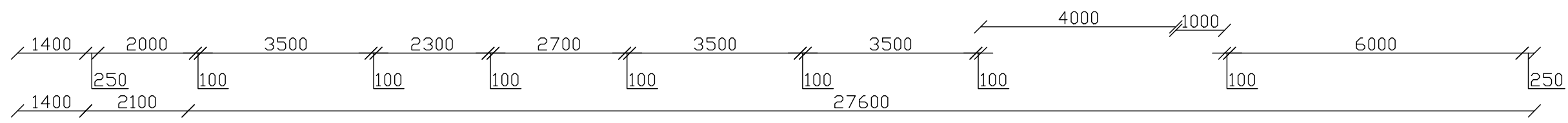
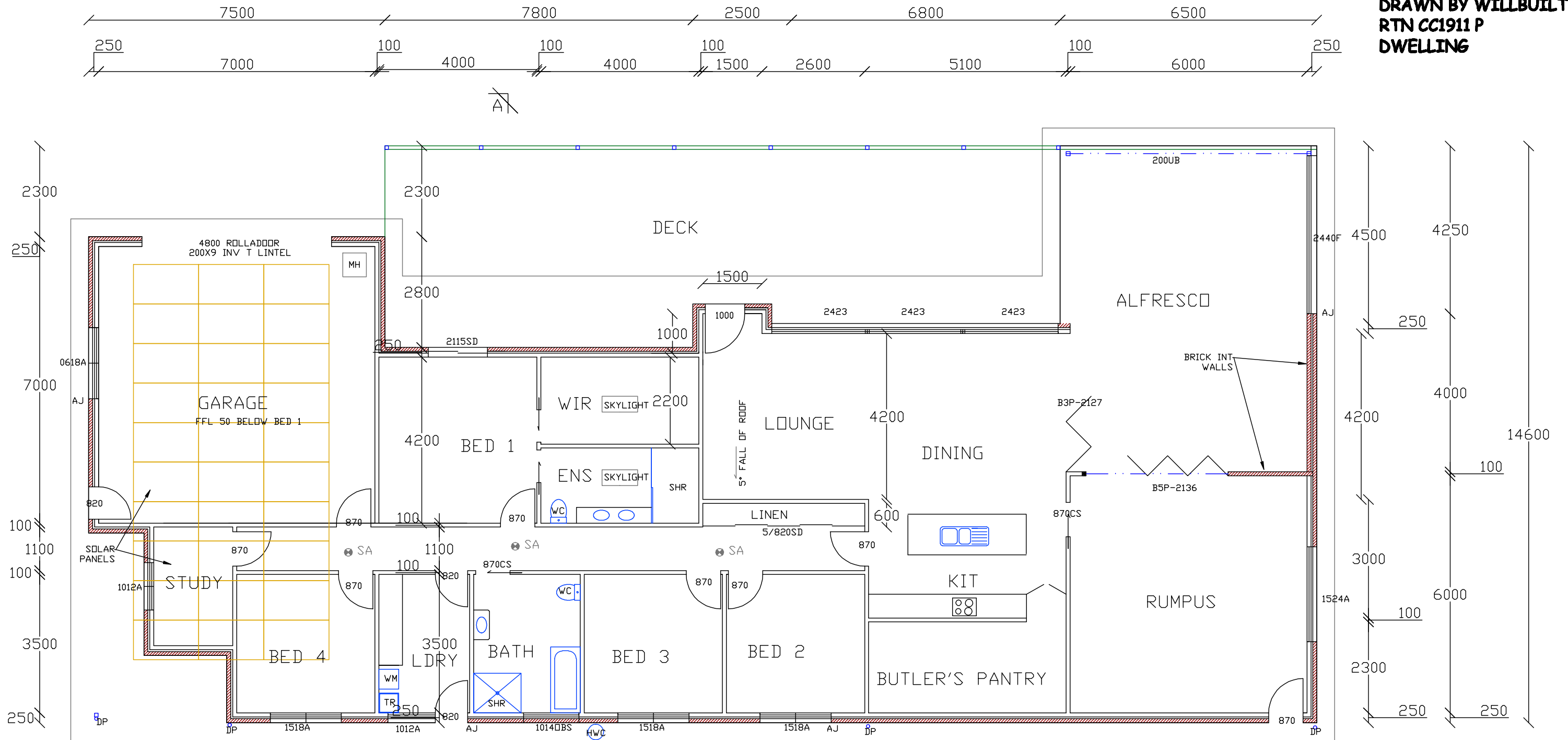
THESE DRAWINGS ARE TO BE READ
 IN CONJUNCTION WITH THE BUILDING SPECIFICATIONS,
 GEOTECHNICAL & STRUCTURAL ENGINEERING
 SPECIFICATIONS & PLANS WHERE REQUIRED.
 USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE
 DRAWING
 ALL WORK SHALL BE IN ACCORDANCE WITH THE
 NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC)
 & RELEVANT STANDARDS.
 THE BUILDER IS TO CHECK ALL SITE BOUNDARIES,
 SITE DIMENSIONS, DIMENSIONS OF ANY EXISTING
 BUILDING IN RELATIONSHIP TO THE PROPOSED WORKS
 LEVELS, BEARINGS, EXISTING SEWER & STORMWATER
 DRAINS & OUTLETS & THE LOCATION OF ANY
 EASEMENT BOUNDARIES PRIOR TO THE COMMENCEMENT
 OF ANY WORKS.

SITE PLAN

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I CRIPPS & MG BUTLER
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FLOOR PLAN 1:100

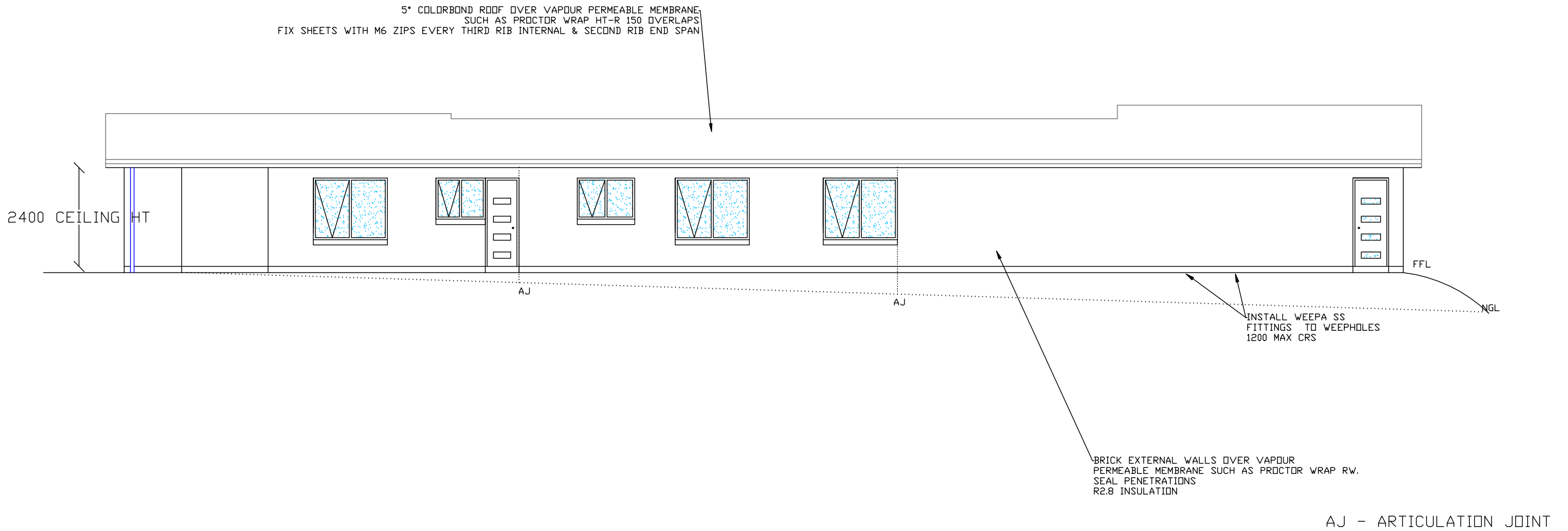
FLOOR AREA DWELLING 345m²
 FLOOR AREA DECK 80m²

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MASONRY:

1. ALL MASONRY TO CONFORM TO AS 3700 & NCC REQUIREMENTS
2. MASONRY LINTELS TO ENGINEERS SPECIFICATION
3. PROVIDE BRICK TIES AT MIN 600mm VERTICAL & HORIZONTAL CENTRES
4. PROVIDE ARTICULATION JOINTS AT 6000mm MAX CENTRES
5. PROVIDE DAMP PROOF COURSE AROUND ALL WINDOWS & FLOOR LEVEL.
6. PROVIDE WEEP HOLES BETWEEN EACH ALTERNATE BRICK & CLEAN ALL MORTAR FROM THE 25mm MIN WIDTH CAVITIES.
7. RETAINING WALLS TO BE CONSTRUCTED AS PER ENGINEER APPROVED DRAWINGS
8. DPC 15mm ABOVE CONCRETED AREAS
9. MORTAR TO BE MIN ONE PART CEMENT TO 5 PARTS SAND
10. FACE JOINTS NEATLY FINISHED WITH STEEL ROD JOINTING TOOL

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SOUTH WEST ELEVATION 1:100

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BUSHFIRE RELATED NOTES (BAL12.5)

TO COMPLY WITH SECTION 6 OF AS3959-2018 INCLUDING BUT NOT LIMITED TO THE FOLLOWING

JOINTS

ALL JOINTS IN THE EXTERNAL SURFACE OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm CEMENT SHEET 9mm THICK

VENTS & WEEPHOLES

VENTS & WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2mm USE WEEPA BRAND STAINLESS STEEL WEEPHOLE FITTINGS

WINDOWS/ GLAZING

WINDOW FRAMES & SUPPORTING FRAMES SHALL BE POWDERCOATED ALUMINIUM WITH 4mm GRADE A SAFETY GLASS 4mm MIN THICKNESS WHEN LESS THAN 400mm TO THE GROUND.

DOORS 35mm SOLID CORE RAVEN DOOR SEAL. FLAMMABILITY INDEX < 5 OPENABLE PORTIONS OF WINDOWS TO BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS AS DESCRIBED BELOW

SCREENS FOR WINDOWS

ALUMINIUM SCREENS WITH POWDERCOATED ALUMINIUM FRAMES MUST HAVE A MAXIMUM APERTURE OF 2mm. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY & THE WINDOW FRAME SHALL NOT EXCEED 3mm

ROOF

ROOF SHEETING TO BE COLORBOND (ie. NON-COMBUSTABLE). THE ROOF /WALL JUNCTION SHALL BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm BY THE USE OF FASCIA & EAVES LINING

ROOF VENTILATION OPENINGS SUCH AS GABLE & ROOF VENTS SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm DEFTIGHT FITTINGS ALLOWED

SHEET ROOF TO BE FULLY SARKED. THE SARKING SHALL:

- a) BE LOCATED ON TOP OF THE ROOF FRAMING EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING
- b) COVER THE ENTIRE ROOF AREA INCLUDING HIPS WITH THE EXCEPTION OF RIDGES WHICH SHOULD BE VENTILATED TO AVOID CONDENSATION (SEE APPROVED BSDL DETAILS WITHIN 'CONDENSATION IN BUILDINGS' TASMANIAN DESIGNERS GUIDE); &
- c) EXTEND INTO GUTTERS & VALLEYS. METAL LEAF GUARDS

ANY GAPS GREATER THAN 3mm (SUCH AS UNDER CORRIGATIONS OR RIBS OF SHEET ROOFING & BETWEEN ROOF COMPONENTS) SEALED AT THE FASCIA OR WALL LINE & AT THE VALLEYS, HIPS & RIDGES BY:

- 1) ALUMINIUM MESH WITH MAXIMUM APERTURE OF 2mm OR
- 2) MINERAL WOOL OR
- 3) OTHER NON-COMBUSTABLE MATERIAL OR
- 4) A COMBINATION OF ANY OF THE ABOVE ITEMS

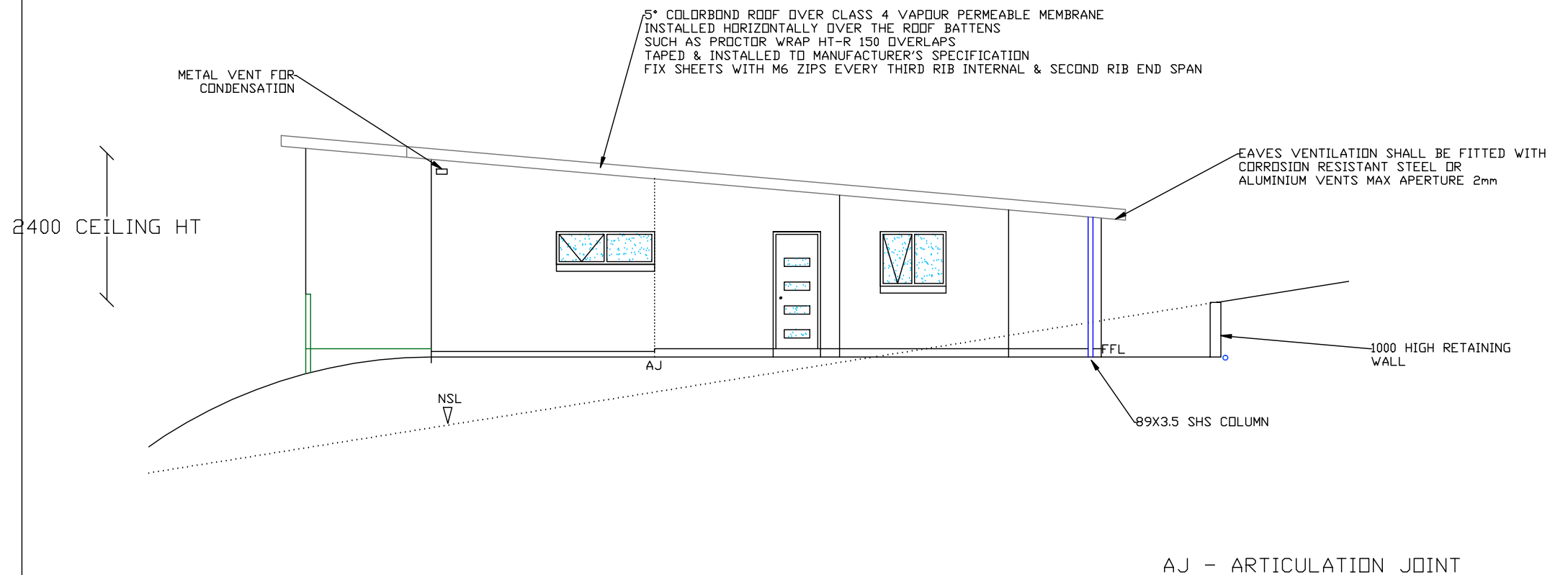
ROOF PENETRATIONS

ROOF PENETRATIONS INCLUDING ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLER UNITS, AERIALS, VENT PIPES & SUPPORTS FOR SOLAR COLLECTORS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED FOR SEALING SHALL BE NON COMBUSTABLE /FLEXIBLE SUCH AS FYRE FLEX CAULKING

OPENINGS IN ROOF VENTILATORS & VENT PIPES SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm

BUSHFIRE RESISTANT TIMBER: SILVERTOP ASH BLACKBUTT RED GUM SPOTTED GUM MERBAU. MODWOOD FIRESHIELD
 FIRE RESISTANT PAINT: FIRESHIELD FIE

NOTE: BUSHFIRE PRONE AREAS ARE EXEMPT FROM ROOF VENTS

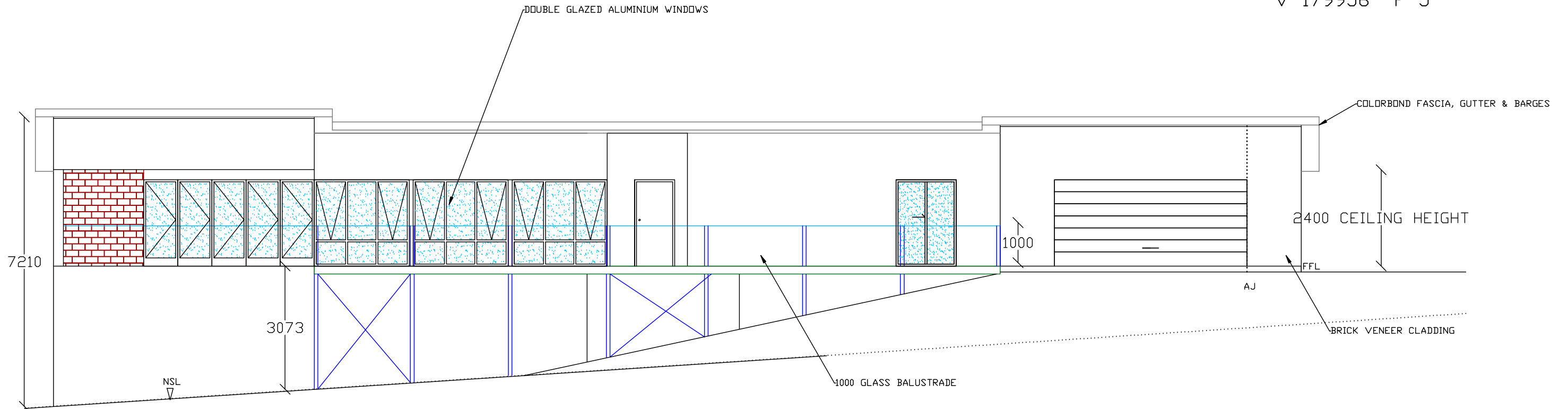


NORTH WEST ELEVATION 1:100

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R5 INSULATION TO CEILINGS
 R2.8 INSULATION TO EXT WALLS
 EXT DOORS & WINDOWS FITTED WITH FOAM OR RUBBER COMPRESSED STRIP
 TO RESTRICT AIR INFILTRATION
 THE HOT WATER PIPEWORK TO BE INSULATED FOR THE FIRST 500mm FROM THE CYLINDER AS3500.5

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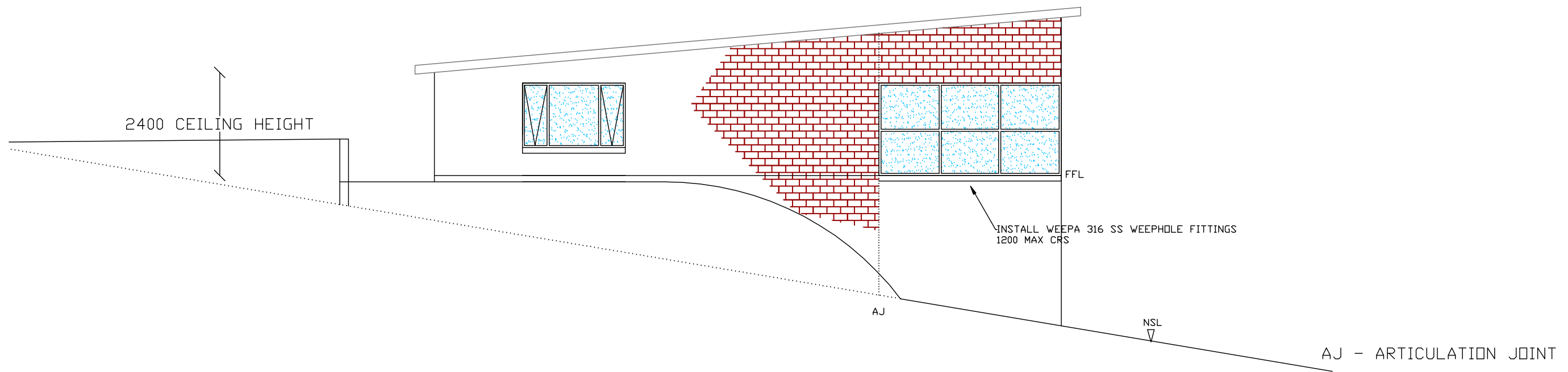
AJ - ARTICULATION JOINT

LIFESAVER LIF5800
 INTERCONNECTING PHOTOELECTRIC SMOKE ALARMS
 TO TFS & BCA REQUIREMENTS AS 3786
 WET AREA CONSTRUCTION TO AS 3740
 ADJUSTABLE TEMPERING VALVE TO ALL BATHROOMS TO AS 1529
 ALL GLAZING TO AS 1288
 WINDOWS TO COMPLY WITH AS 2047-1999
 TIMBER FRAMING TO AS 1684
 STUDS/ PLATES MGP10
 GUTTER 130X65 COLORBOND
 DOWNPIPES 90Ø PVC
 SEWER PIPES 100 DIA PVC MIN FALL 2.5%

NORTH EAST ELEVATION 1:100

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SOUTH EAST ELEVATION 1:100

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REFER TO REPORT BY ROCK SOLID GEOTECHNICS
 GEOTECH 26-057 CLASS 'M'
 WIND CLASSIFICATION N3

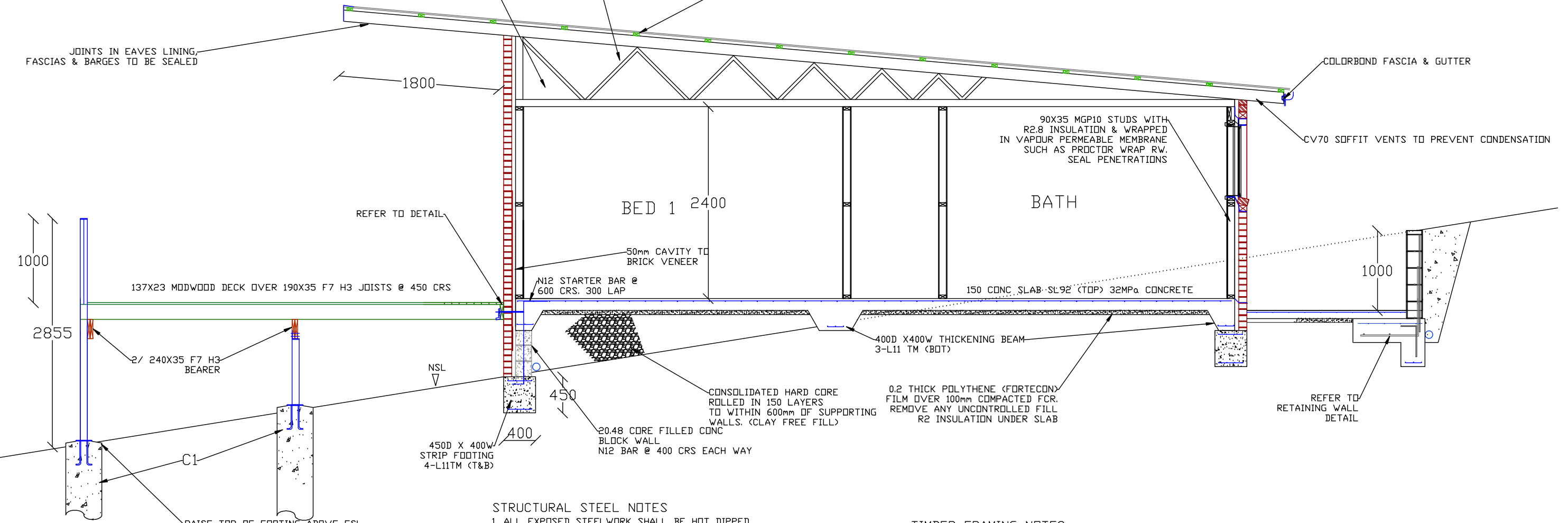
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TRUSSES (BY OTHERS) SHALL BE APPROVED, PREFABRICATED, INSTALLED & BRACED STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS ONLY APPROVED TRUSSES SHALL BE INSTALLED TRUSSES MADE UP ON SITE SHALL NOT BE APPROVED

R5 NON FOIL INSULATION MIN 100mm FROM TOP OF UNCOMPRESSED INSULATION TO ROOF SARKING AT LOWEST POINT

5 DEG COLORBOND ROOF FIXED WITH M6 ZIPS EVERY 3RD RIB INT & 2ND RIB END OVER VAPOUR PERMEABLE MEMBRANE SUCH AS PROCTOR WRAP HT-R. FIX MEMBRANE OVER THE BATTENS HORIZONTALLY & LAPPED & TAPED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS & AS4200.2 38X75 F8 GREEN HWD BATTENS @ 900 CRS FIXED WITH No14 TYPE 17 BUGLE SCREWS UNDER PROCTOR VB20 VENTED BATTENS

JOINTS IN EAVES LINING, FASCIAS & BARGES TO BE SEALED



STRUCTURAL STEEL NOTES

1. ALL EXPOSED STEELWORK SHALL BE HOT DIPPED GALVANISED OR PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO A.B.C.B. HOUSING PROVISIONS, SECTION 6.3.9 REQUIREMENTS FOR CATEGORY LOW ENVIRONMENTS
2. STRUCTURAL STEELWORK SHALL COMPLY WITH AS4100
3. ALL WELDS SHALL BE 6mm C.F.W. U.N.D.

FOOTING NOTES

1. ALL FOOTING CONSTRUCTION SHALL COMPLY WITH AS 2870
2. THE ENGINEER SHALL INSPECT FOOTINGS PRIOR TO POURING OF CONCRETE
3. GROUND TO BE SHAPED TO FALL AWAY FROM THE BUILDING 50mm OVER 1000mm IN ACCORDANCE WITH B.C.A REQUIREMENTS
4. CONCRETE SHALL BE 32MPa
5. COVER 30MM TOP, 45mm SIDES & BOTTOM U.N.D.
6. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR MOIST CURE ALL SLABS MIN 7 DAYS

TIMBER FRAMING NOTES

1. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1864.2
 2. WALLS 90X35 MGP10 STUDS @ 450 CRS NOGGED AT 1200 CRS & 90X45 MGP10 WALL PLATES
 3. TRUSSES (BY OTHERS) SHALL BE APPROVED PREFABRICATED INSTALLED & BRACED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS
- NOTE: ONLY APPROVED TRUSSES SHALL BE INSTALLED. TRUSSES 'MADE UP' ON SITE SHALL NOT BE APPROVED
4. BUILDER TO ENSURE SUITABLE FALLS & LEVELS IN WET AREAS IN ACCORDANCE WITH B.C.A. PART 10.2.12
 5. PROVIDE FLASHING & WATERPROOFING TO ARCHITECTURAL DETAIL & N.C.C. PART 10.2.8 AS3470

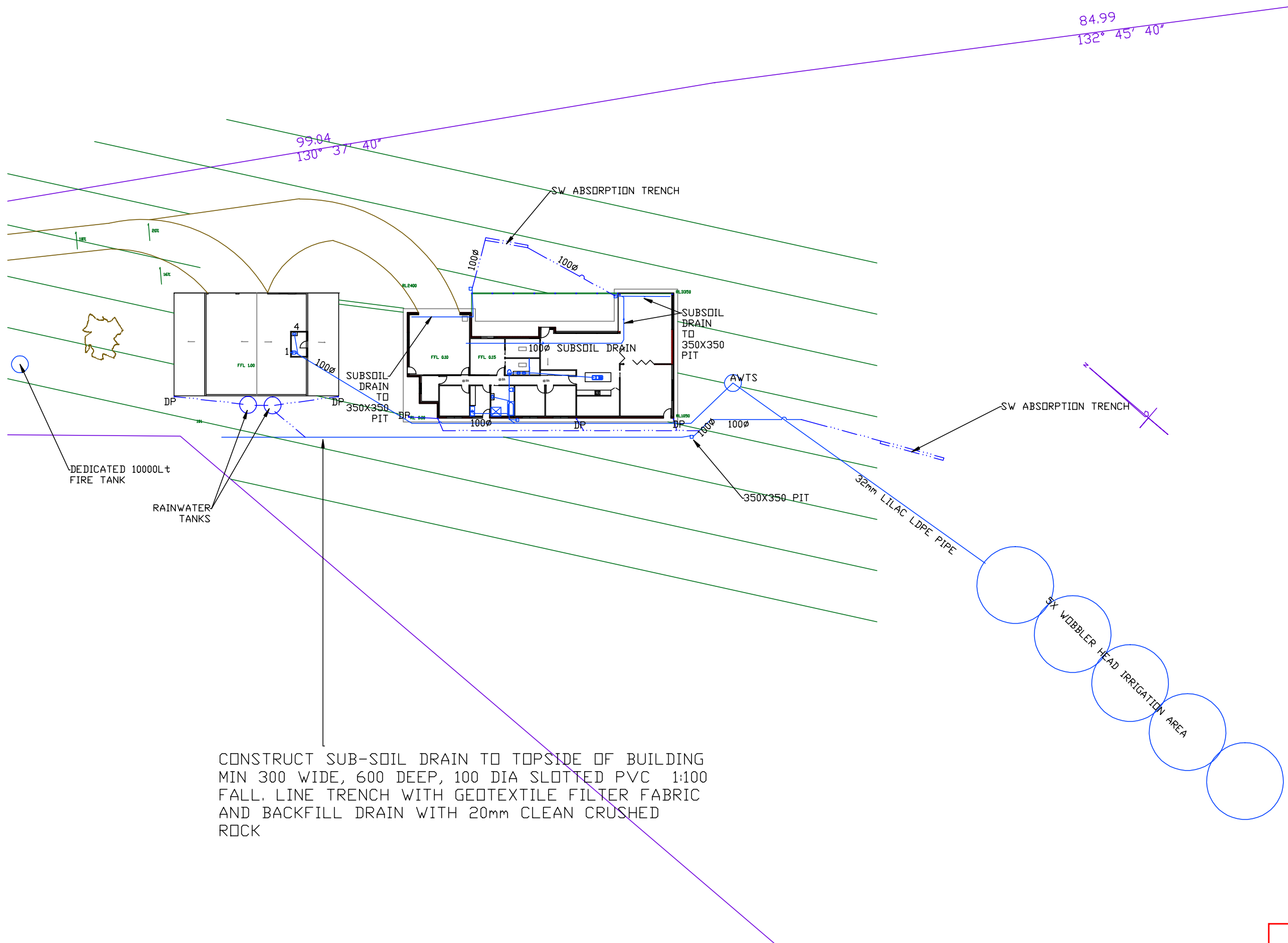
C1 - 89X3.5 SHS DURAGAL COLUMN WELDED TO 150X150X10 PLATE WITH 4/N12 CRANKED ANCHOR BARS 300 OA EMBEDDED IN 450 DIA CONCRETE PIER MIN 900 DEEP TO ROCK SHAPE TOP OF PIER TO PREVENT PONDING

SECTION A-A 1:50

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 WIND CLASSIFICATION N3

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NEW DOWNPIPES 90 DIA PVC &
 SEWER PIPES 100DIA PVC
 MIN FALL 2.5 %
 GUTTER 115 X 90 COLORBOND
 FIT EMBER GUARDS TO VENT PIPES
 ROOF AREA OF DWELLING XXm2
 ABOVE GROUND EXPOSED WATER
 PIPES TO BE METAL
 INSTALL A WATER STOP AT THE
 BATHROOM DOOR THRESHOLD WITH
 BASE SEALED TO THE FLOOR &
 UPSTAND FLUSH WITH THE
 FINISHED FLOOR SURFACE (TILES)

PLUMBING FIXTURES

- 1 WC
- 3 SINK
- 4 BASIN
- 5 BATH
- 6 SHOWER
- 7 TROUGH
- 8 W/MACHINE
- UV UPSTREAM VENT
- AAV AIR ADMITTANCE VALVE

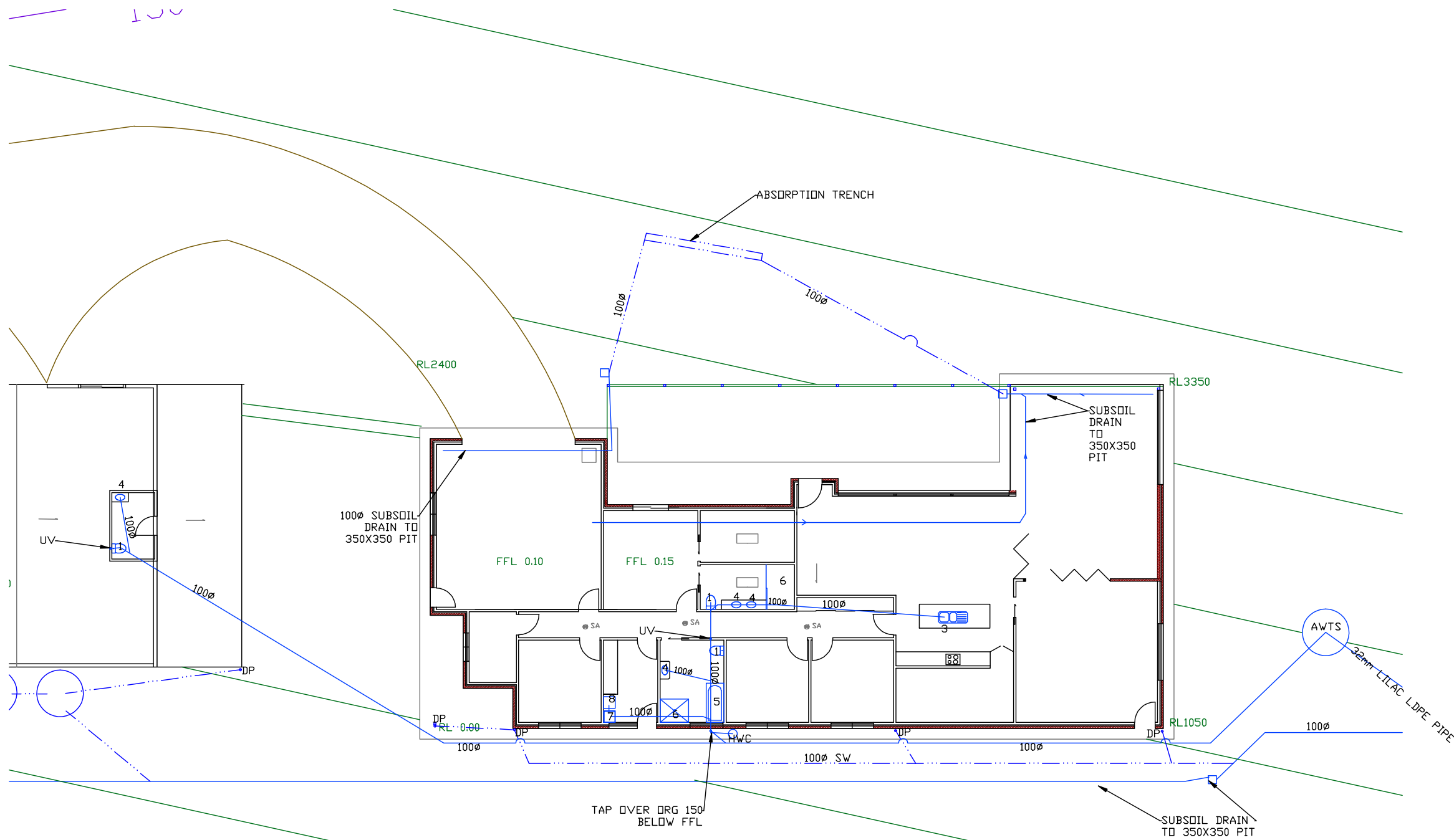
CONSTRUCT SUB-SOIL DRAIN TO TOPSIDE OF BUILDING
 MIN 300 WIDE, 600 DEEP, 100 DIA SLOTTED PVC 1:100
 FALL. LINE TRENCH WITH GEOTEXTILE FILTER FABRIC
 AND BACKFILL DRAIN WITH 20mm CLEAN CRUSHED
 ROCK

WASTE PLUMBING DIAGRAM 1:500

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WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

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- PLUMBING FIXTURES**
- 1 WC
 - 3 SINK
 - 4 BASIN
 - 5 BATH
 - 6 SHOWER
 - 7 TROUGH
 - 8 W/MACHINE
 - UV UPSTREAM VENT
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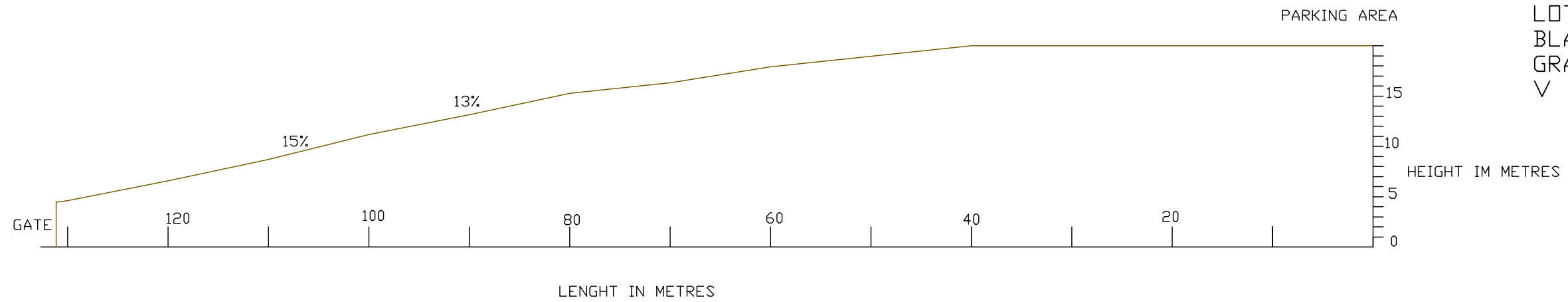
SHOWER UNENCLOSED HOBLESS INSTALLED
 OVER A WATER RESISTANT MEMBRANE WITH
 FULL HEIGHT 600X300 WALL TILES &
 FLOOR TILES
 WATERPROOF THE WALLS & JUNCTIONS
 WITHIN THE SHOWER AREA & BATHROOM
 PERIMETER, SEE ATTACHED BUILDING NOTES
 SHEET

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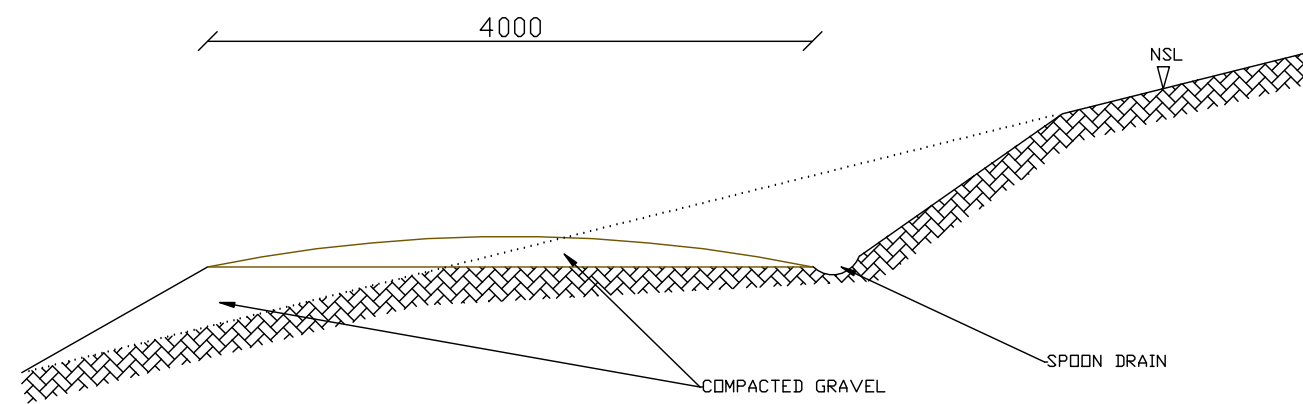
WASTE PLUMBING DIAGRAM 1:200

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LONG SECTION OF DRIVE 1:500



DRIVE SECTION B-B 1:50

DRIVE SECTIONS

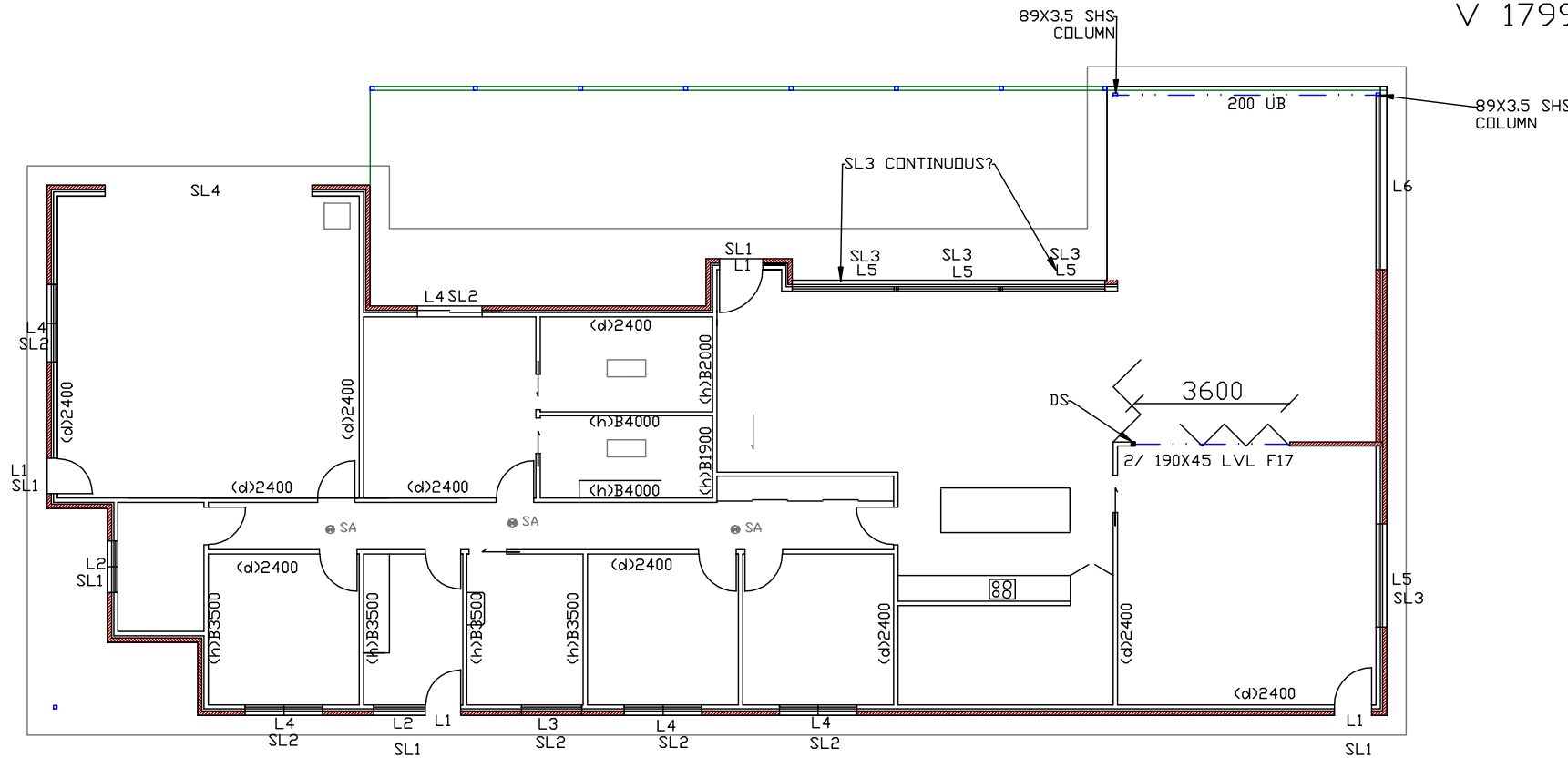
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1. ALL BRACING AND TIE DOWNS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 SECTIONS 8 & 9
 2. BRACING SHALL BE IN ACCORDANCE WITH TABLE 8.18
 (h)B- PLY (METHOD B)
 (d)- DOUBLE DIAGONAL METAL TENSION STRAP
 NOTE: NUMBER FOLLOWING BRACING CODE DENOTES HORIZONTAL LENGTH OF BRACING UNIT
 3. ONLY MINIMUM REQUIREMENTS FOR BRACING ARE PROVIDED. ADDITIONAL BRACING MAY BE INSTALLED AS REQUIRED TO PREVENT 'RACKING' OF FRAMES DURING ERECTION
 4. WIND LOAD CLASSIFICATION AS DETERMINED IN ACCORDANCE WITH AS 4055-2006 'WIND LOAD FOR HOUSING' N3
 5. FIXING TO BE IN ACCORDANCE WITH SECTION 9:
 FIXING REQUIREMENTS FOR JDS PINE FRAMING OR IF HEART IN MATERIAL IS EXCLUDED FROM THE JOINT JD4. ALL FRAMING USED FOR PLY BRACING TO HAVE NO HEART IN MATERIAL.
 JOISTS TO BEARERS: WELDED OR 2- No 14 TEK SCREWS
 BOTTOM PLATES TO SLAB: 1 OFF M12 PROPRIETARY SCREW ANCHOR FOR CONCRETE & MASONRY, 100mm MIN EMBEDMENT @ 1200 MAX CNRS TO PERIMETER WALLS & AT EACH END OF THE BRACING UNITS TO INT WALLS. OTHERWISE 1 No 75mm MASONRY NAIL @ 600 CNRS.
 BOTTOM PLATES TO FLOOR JOISTS: 3 No 14 TEK SCREWS AT EACH JOIST OR MAX 600 CNRS ALONG THE JOISTS MIN 40mm PENETRATION
 PLATES TO STUDS: 30X 0.8 BUILDERS STRAP, 2.8 DIA NAILS EACH END TO EACH STUD MIN 30mm PENETRATION- REFER TABLE 9.19(c)
 JAMB STUDS TO PLATES: NAILING AS PER COMMON STUDS - REFER TABLE 9.19(c)
 TOP PLATES TO LINTELS: AS FOR TOP PLATES TO STUDS WITH NAILING AT JACK STUDS (OR MAX 600mm CNRS ALONG LINTEL) ALSO PROVIDE 30X0.8 G.I. STRAPS AT EVERY SECOND JACK STUD (OR MAX 1200 CENTRES ALONG THE LINTEL) WITH 4 No 2.8 DIA NAILS EACH END. REFER TABLE 9.20(a)
 STUDS AT SIDES OF OPENINGS: 1 No 75mm NAIL @ 600 CNRS MAX
 ROOF TRUSSES TO TOP PLATES: AS PER TRUSS MANUFACTURERS REQUIREMENTS. COMBINE WITH TOP PLATE TO STUD TIE DOWN WITH 4 No 2.8 DIA NAILS AT EACH END - REFER TABLE 9.21(c)
 ROOF BATTENS TO TRUSSES: 1 OFF No14 TYPE 17 BATTEN SCREW REFER TABLE 9.25 OR 1 No75mm 3.05 DIA GLUE COATED DEFORMED SCREW SHANK NAIL AT EACH CONNECTION, 38mm MIN PENETRATION INTO TRUSS

WALL BRACING IN ACCORDANCE WITH AS 1684
 ULTIMATE WIND SPEED 50m-sec
 WIND CLASSIFICATION N3

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WIND DIRECTION TWO

- A) WIND CLASSIFICATION N3 = 50m/SEC
- B) WIND PRESSURE 1.4 kPa PER TABLE 8.1
- C) AREA OF ELEVATION 31m²
- D) RACKING FORCE = (B)X(C)kN= 43.4kN
64kN PROVIDED

WIND DIRECTION ONE

- A) WIND CLASSIFICATION N3=50m/SEC
- B) WIND PRESSURE 1.4 kPa PER TABLE 8.1
- C) AREA OF ELEVATION 81.18m²
- D) RACKING FORCE=(B)X(C)kN=113 kN
14.8 kN PROVIDED

- INGAL
- SL1 - FLAT BAR
- SL2 - 100X100
- SL3 - 150X100
- SL4 - 200X9 TEE BEAM

- L1 - 90X45 LVL F17 OR F17 HW
- L2 - 120X35 LVL F17 OR F17 HW
- L3 - 120X45 LVL F17 OR F17 HW
- L4 - 140X45 LVL F17 OR F17 HW
- L5 - 190X35 LVL F17
- L6 - TBA

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THIS LAYOUT SHOWS MINIMUM REQUIREMENTS ONLY
 ADDITIONAL BRACING MAY BE INSTALLED DURING CONSTRUCTION

BRACING & LINTEL DIAGRAM 1:150