

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 18 MARCH 2019**



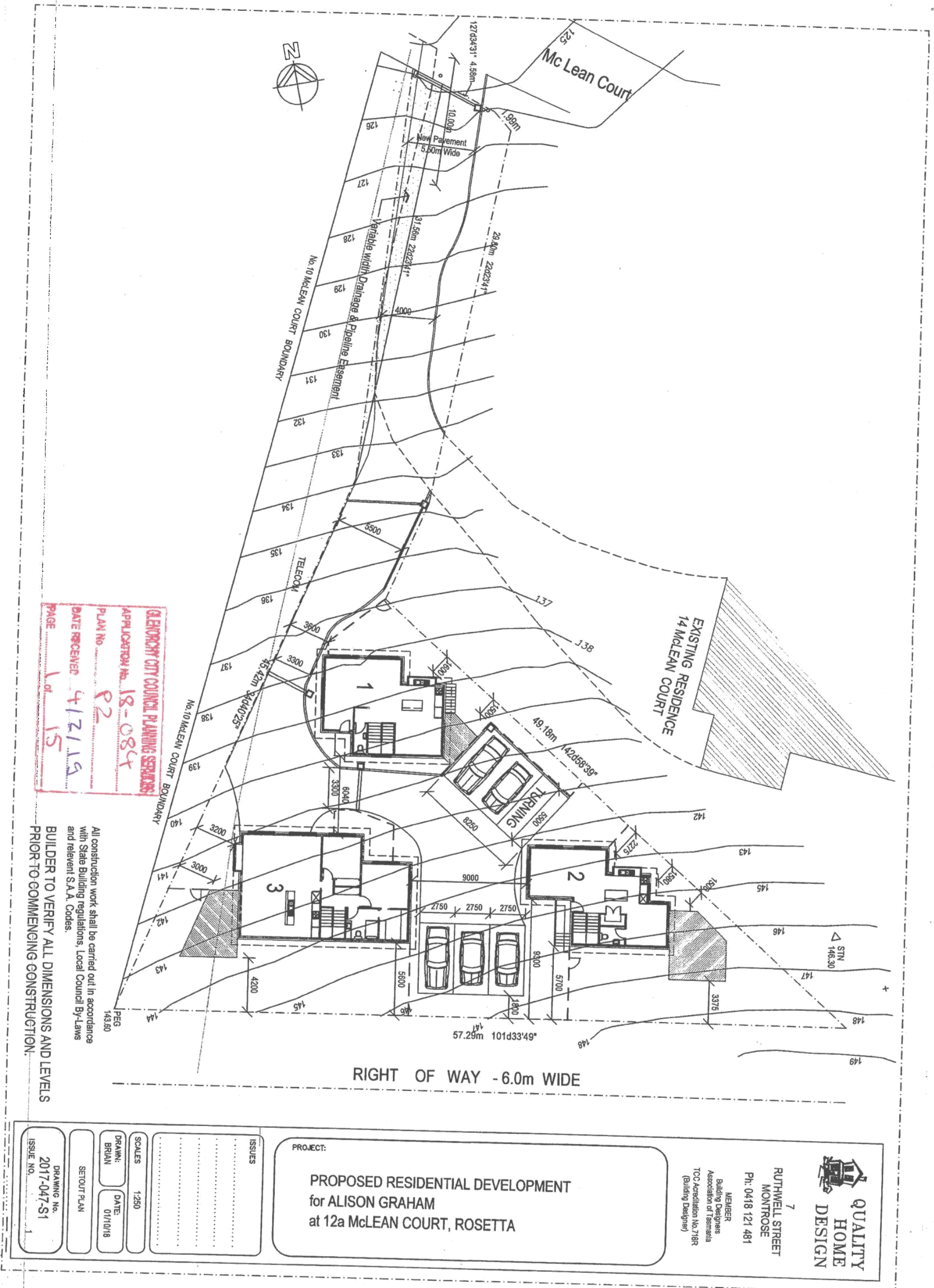
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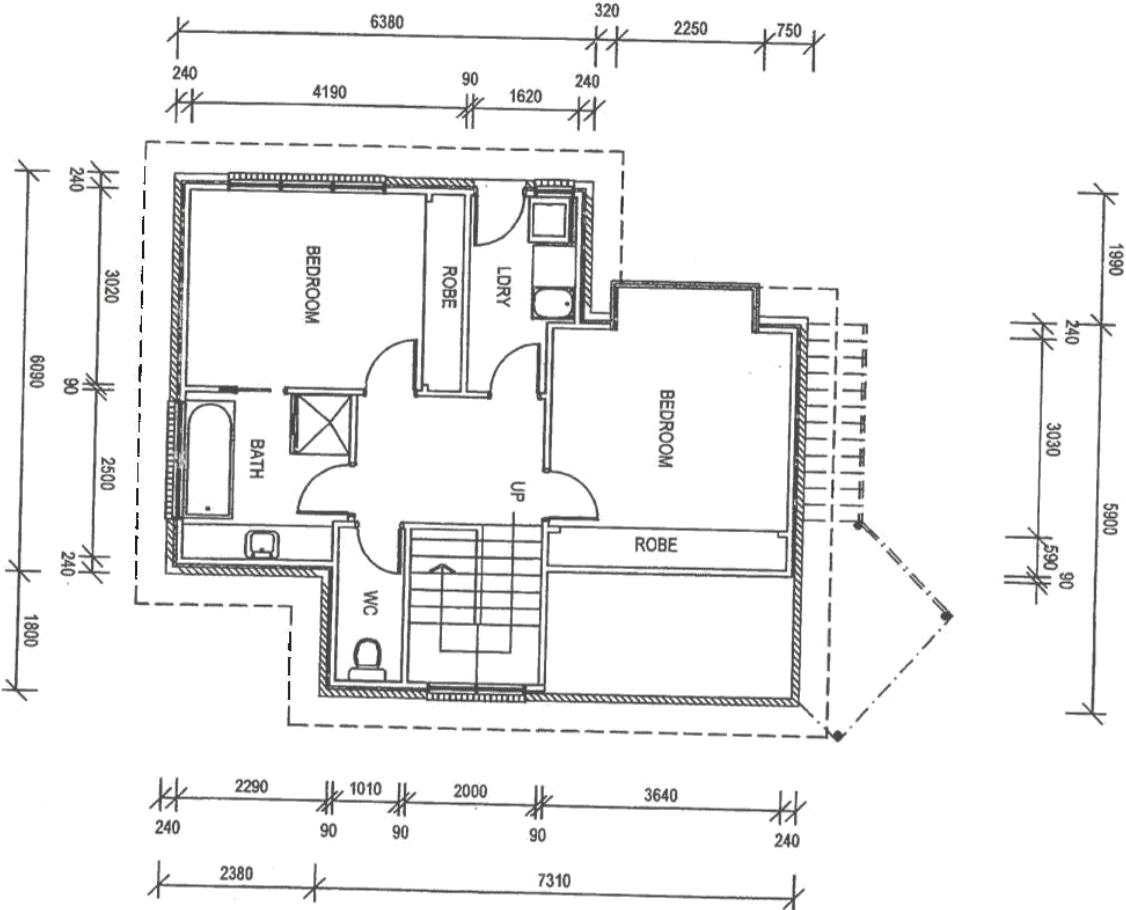
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12A Mclean Court, Rosetta





STAIRS NOTES
In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
"Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1."



FLOOR AREA - 56 SQ M

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. **K-084**
PLAN No. **P2**
DATE RECEIVED **4/2/19**
PAGE **2** OF **15**

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.
Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

**BUILDER TO ENSURE ALL TIMBER FRAMING TO BE AS PER FRAMING MANUAL LOAD TABLES GENERALLY:
TOP & BOTTOM PLATES - 90 x 35 (MGP)
DOUBLE TOP PLATE TO ALL EXTERNAL WALLS
STUDS: 90 x 35 at 450 c/s (F10)
NOGGIN: 75 x 38 (F8)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER**

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047, BCA Part 3.6.0 refers.

Aluminium powdercoat framed windows colour as specified by owner.
Opening sashes as designated on floor plan

Framing shall be in accordance with the AS1684.2 (2010) Timber Framing Manual

Smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Wall bracing to be as per AS1684 National Timber Framing Code & AS4055 Wind Loads for Housing

Internal stairs to be constructed of timber.
Risers to be nominally 180.00 and go 250mm.
Handrail to be provided - 1000 high.
Minimum head clearance throughout to be 2050mm.

Joists and bearers are to be erected braced and fixed in accordance with Australian Standard 1684-2010.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

QUALITY HOME DESIGN
7
RUTHWELL STREET
MONTROSE
Ph. 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TCC Accreditation No. 718R
(Building Designer)

PROJECT:
**PROPOSED RESIDENTIAL DEVELOPMENT
for ALISON GRAHAM
at 12a McLEAN COURT, ROSETTA**

ISSUES

SCALES 1:100

DRAWN: BRIAN
DATE: 01/10/18

UNIT 1 - L1 FLOOR PLAN

DRAWING No. 2017-047-1-01
ISSUE NO. 2

Internal stairs to be constructed of timber.
Risers to be nominally 180.00 and go 250mm.
Handrail to be provided - 1000 high.
Minimum head clearance throughout to be 2050mm.
Joists and bearers are to be erected
braced and fixed in accordance with
Australian Standard 1684-2010.

LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

Structural steel members and associated parts
must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details
to be used in the construction of this residence.

Wall bracing to be as per AS1694
National Timber Framing Code &
AS1170 Wind Loads

Floors to wet areas to have ceramic
tiles or sheet vinyl.

Provide Ceramic tile splashbacks
to all sanitary fittings and
Lamp panel to showers.

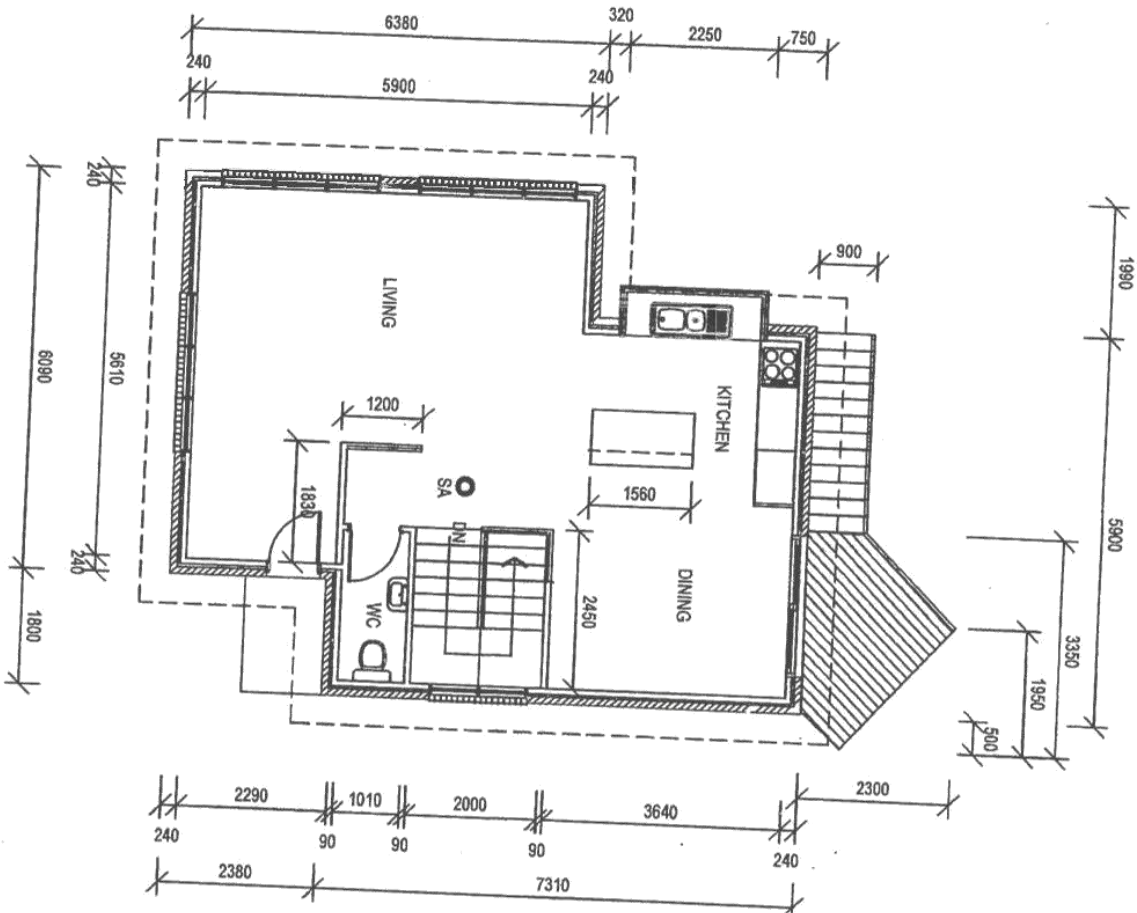
All aluminium windows and doors, as shown on
the floor plan, are to comply with AS 2047,
BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing
on sillation 420 and 70 x 35 battens at
900 maximum centres, (Hwood).

Provide an automatic fire detection
system - self contained smoke alarm,
where shown on floor plan. Unit must
be wired into 240 volt supply.

WINDOW TIMBER LINTELS TO BE
AS SPECIFIED BY TRUSS MANUFACTURER
OR AS DEPICTED IN TIMBER FRAMING
MANUAL and/or BUILDING SPECIFICATION

STAIRS NOTES
In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
"Treads must have a surface with a slip resistance classification and a nosing
strip with a slip resistance as described in Table 3.9.1.1"



Ventilation to sub floor spaces shall be provided
with brick or brick vents, or 1.6mm galvanised sheet
steel vents to suit brickwork at a rate of 6000 sq mm
per metre length of wall. Place sub floor vents not
more than 600mm from corners and evenly spaced between,
as required, below line of bearers.

Where articulation joints are required,
a gap of not less than 10mm must be
provided.
They are to be located at the following
locations:

1. in straight continuous walls having no
openings, at not more than 6.0m centres
and not closer than the height of the
wall away from the corner.
2. Where the height of the wall changes
by more than 20% at the position of
change in height
3. Where openings more than 900 x 900
occur, at not more than 5.0m centres,
and positioned in line with one edge of the
opening.
4. Where walls change in thickness
5. At control or construction joints in
footing slabs
6. At junctions of walls constructed of
different masonry materials
7. At deep chases (rebates) for services

Treated pine deck
posts: 90 x 3.5 SHS
Bearers: 27190x35 (F5)
Joists: 190 x 45 at 450 cts
Flooring: 90 x 22

GENERAL WINDOW NOTE
ALL BATHROOMS, ENSUITE & TOILET
WINDOWS TO HAVE OBTURATE GLASS FITTED.
FV DENOTES FIXED VENT (TOILETS)

**BUILDER TO ENSURE ALL TIMBER FRAMING
TO BE AS PER FRAMING MANUAL LOAD TABLES.
TOP & BOTTOM PLATES - 90 x 35 (F10)
DOUBLE TOP PLATE TO ALL EXTERNAL WALLS
NOGGIN: 90 x 35 at 450 cts (F10)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER**

All construction work shall be carried out in accordance
with State Building Regulations, Local Council By-Laws
and relevant S.A.A. Codes.

**BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.**



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PROJECT:
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at 12a McLEAN COURT, ROSETTA**

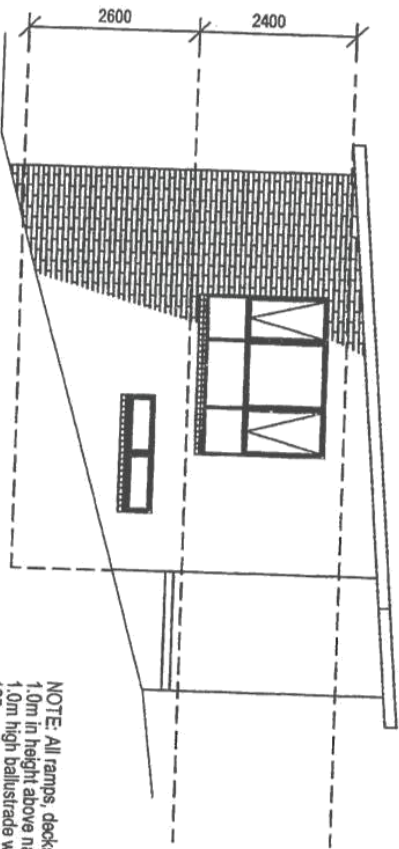
ISSUES

SCALES 1:100

DRAWN: BRIAN
DATE: 01/10/18

UNIT 1 - 12 FLOOR PLAN

DRAWING No.
2017-047-1-02
ISSUE NO. 2



7.50 degree gang nailed roof trusses
by an approved manufacturer.
0.42 colorbond corrugated steel roofing
on s1sation 420 and 70 x 35 battens at
600 centres

Box window to Living area on L2
Line externally with Hardies Scyon
cladding, stia or similar.
Install in accordance with the
manufacturers specifications.
6 cement sheet eaves lining.
Joint to be at rafters only.
Fit PVC casing bead to edge

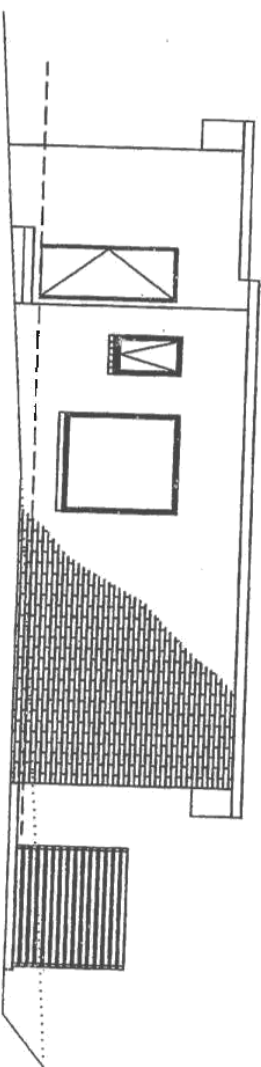
WEST ELEVATION

NOTE: All ramps, decks and steps greater than
1.0m in height above natural ground must have a
1.0m high balustrade with no gaps greater than
125mm as per the Building Code of Australia.
Handrail to be wrought iron to owners requirements

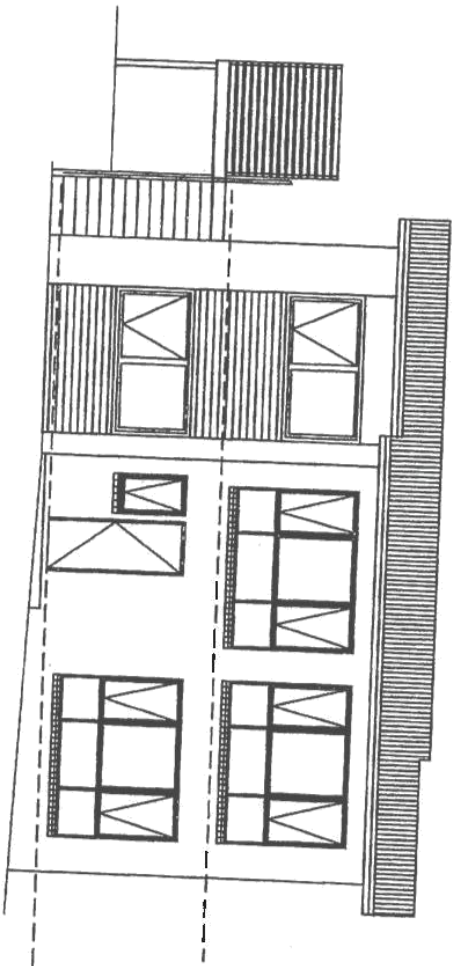
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Handrail to be wrought iron to owners requirements

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125mm as per the Building Code of Australia.
Handrail to be wrought iron to owners requirements

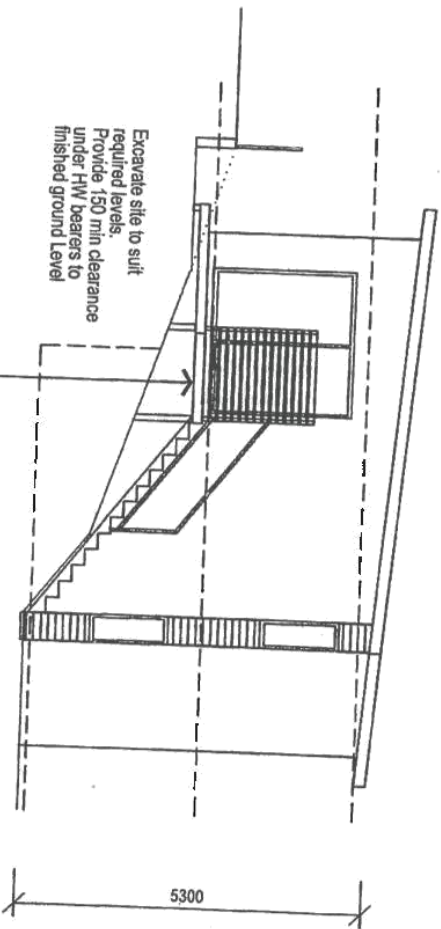
NOTE: All ramps, decks and steps greater than
1.0m in height above natural ground must have a
1.0m high balustrade with no gaps greater than
125mm as per the Building Code of Australia.
Handrail to be wrought iron to owners requirements



SOUTH ELEVATION



NORTH ELEVATION



Excavate site to suit
required levels.
Provide 150 min clearance
under HW bearers to
finished ground level

Excavate site to suit
required levels.
Provide 150 min clearance
under HW bearers to
finished ground level

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Provide 150 min clearance
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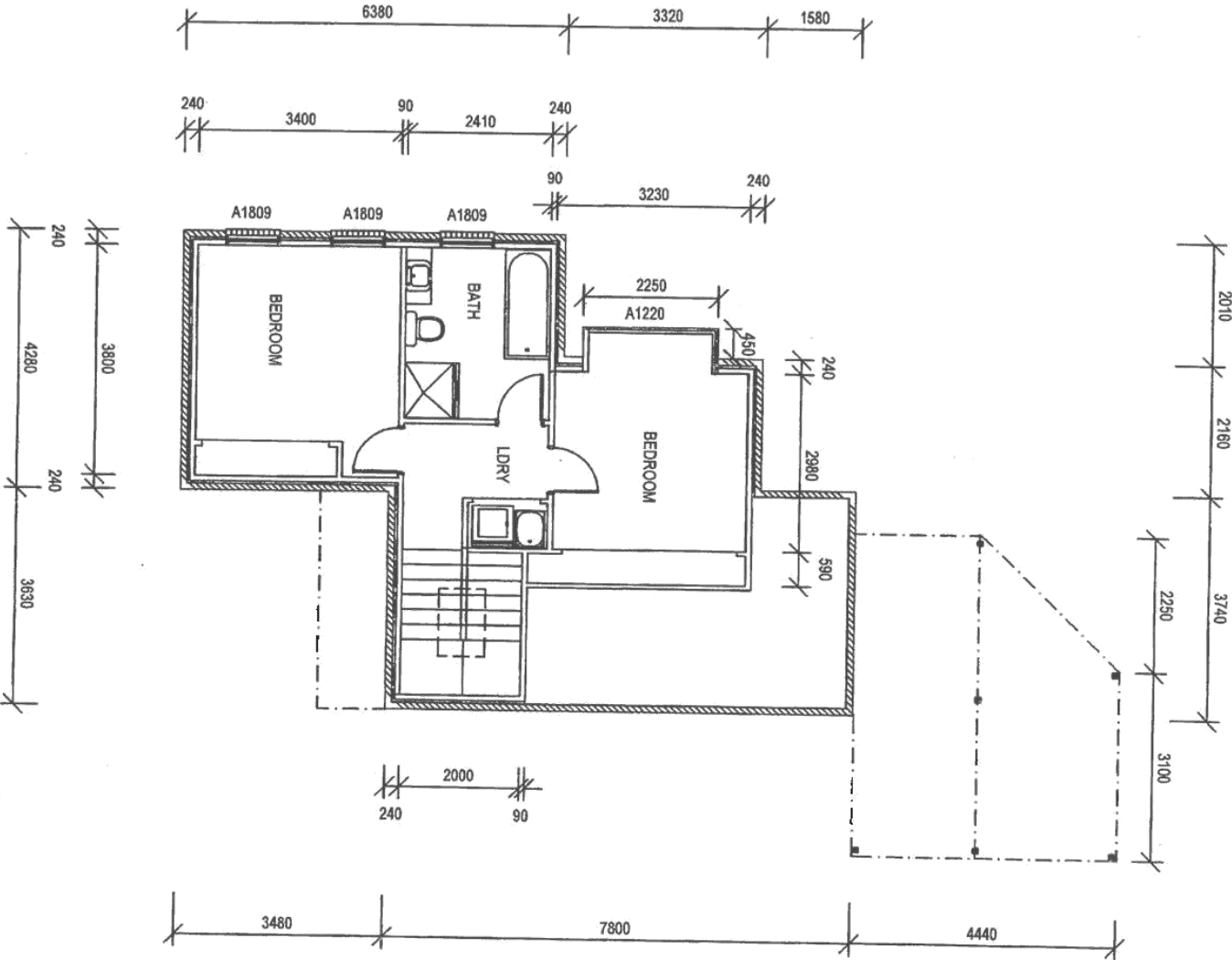
ISSUES

SCALE: 1:250
DATE: 01/10/18
DRAWN: BRIAN

UNIT 1 - ELEVATIONS

DRAWING No.
2017-047-1-03
ISSUE NO. 2

STAIRS NOTES
In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
"Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1."



LEVEL 1 FLOOR PLAN
FLOOR AREA - 50 SQM

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

BUILDER TO ENSURE ALL TIMBER FRAMING TO BE AS PER FRAMING MANUAL LOAD TABLES. GENERALLY:
TOP & BOTTOM PLATES - 90 x 35 (MGP)
DOUBLE TOP PLATE TO ALL EXTERNAL WALLS
STUDS - 90 x 35 at 450 c/s (F10)
NOGGING - 75 x 38 (F9)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

Aluminium powdercoated framed windows colour as specified by owner.
Opening sashes as designated on floor plan

Framing shall be in accordance with the AS1684-2 (2010) Timber Framing Manual

Smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Wall bracing to be as per AS1684 National Timber Framing Code & AS4055 Wind Loads for Housing

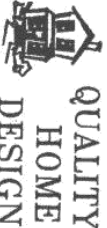
Internal stairs to be constructed of timber. Risers to be nominally 180.00 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

Joists and bearers are to be erected, braced and fixed in accordance with Australian Standard 1684-2010.

APPROVED FOR CITY COUNCIL PLANNING SERVICES
PLAN No. P2
DATE RECEIVED 4/12/19
PAGE 5 of 15

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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PROJECT:
**PROPOSED RESIDENTIAL DEVELOPMENT
for ALISON GRAHAM
at 12a McLEAN COURT, ROSETTA**

ISSUES	
SCALES	1:250
DRAWN:	DATE:
BRIAN	01/10/18
UNIT 2 - L1 FLOOR PLAN	
DRAWING No.	
2017-047-2-01	
ISSUE NO.	2

STAIRS NOTES
In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

Where articulation joints are required, a gap of not less than 10mm must be provided.

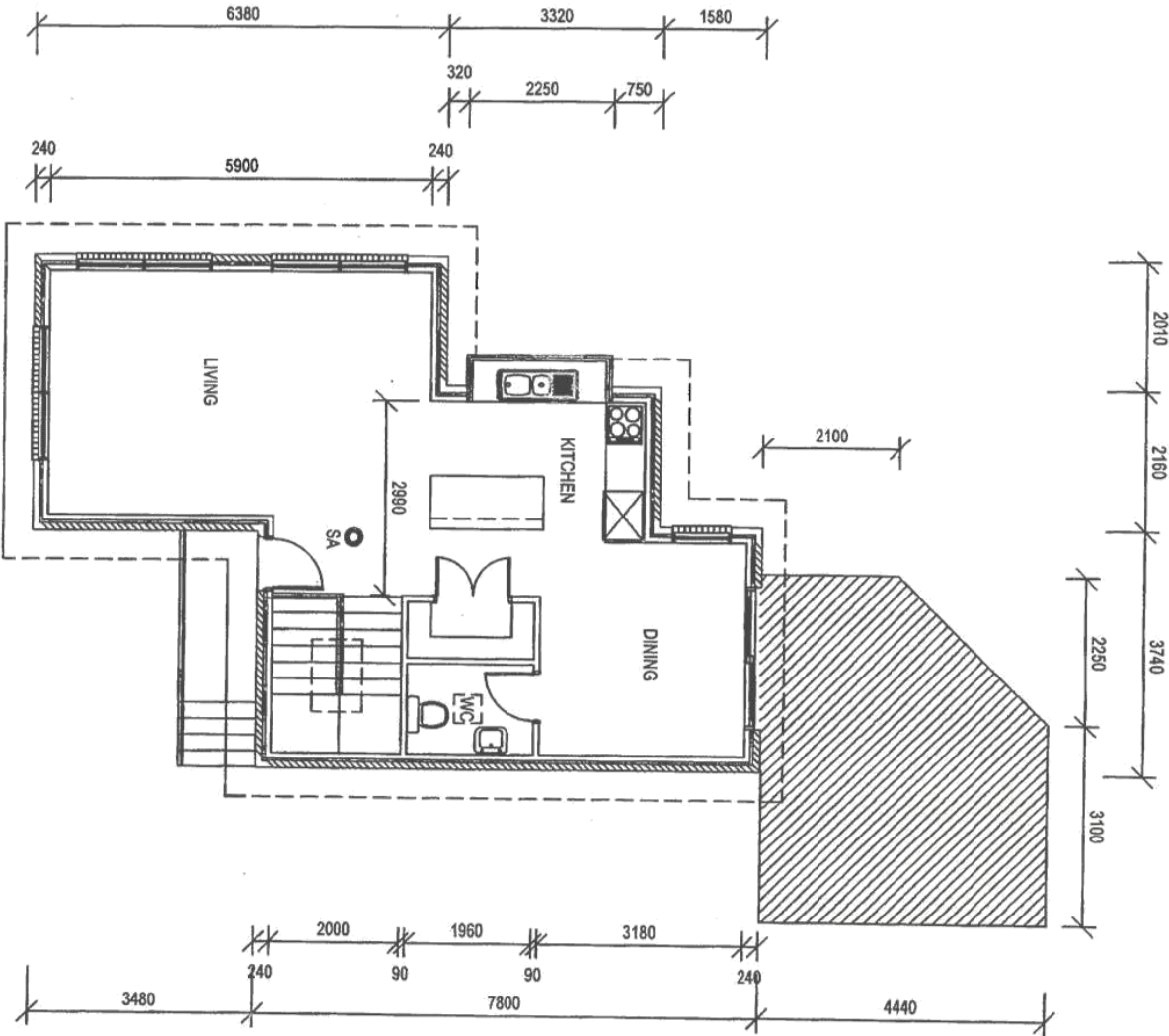
They are to be located at the following locations:

1. In straight continuous walls having no openings, at not more than 6.0m centres and not closer than the height of the wall away from the corner.
2. Where the height of the wall changes by more than 20% at the position of change in height
3. Where openings more than 900 x 900 occur, at not more than 5.0m centres, and positioned in line with one edge of the opening.
4. Where walls change in thickness
5. At control or construction joints in footing slabs
6. At junctions of walls constructed of different masonry materials
7. At deep chases (rebates) for services

Treated pine deck
posts: 90 x 3.5 SHS
Bearers: 2/190x35 (F5)
Joists: 190 x 45 at 450 cts
Flooring: 90 x 22

GENERAL WINDOW NOTE
ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)

BUILDER TO ENSURE ALL TIMBER FRAMING TO BE AS PER FRAMING MANUAL LOAD TABLES. GENERAL:
TOP & BOTTOM PLATES - 90 x 35 (F10)
DOUBLE TOP PLATE TO ALL EXTERNAL WALLS STUDS: 90 x 35 at 450 cts (F10)
NOGINS: 75 x 38 (F9)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER



Internal stairs to be constructed of timber. Risers to be nominally 180.00 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

Joists and bearers are to be erected braced and fixed in accordance with Australian Standard 1684-2010.

LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (Hwood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 18-084
PLAN No. P2
DATE RECEIVED 4/2/19
PAGE 6 of 15

LEVEL 2 FLOOR PLAN
FLOOR AREA - 65 SQ M

All construction work shall be carried out in accordance with State Building Regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
for ALISON GRAHAM
at 12a McLEAN COURT, ROSETTA

ISSUES

.....
.....
.....

SCALES 1:250

DRAWN: BRIAN
DATE: 01/10/18

UNIT 2 - L2 FLOOR PLAN

DRAWING No. 2017-047-2-02
ISSUE NO. 2

All masonry to comply with part 3.3 of the B.C.A.
All concrete steps and landings to be 100 thick. SL82 top mesh 25 min cover. Slab to be poured on sand and consolidated aggregate.
Framing shall be in accordance with the AS1684-2 (2010) Timber Framing Manual. Timber to be MPG12 and floor joists to be Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Cavity Wall ties are to be selected in accordance with the Australian Standards on Masonry Structures and Masonry Ties (AS3700 & AS2699) Spacing to be at 600 centres

All external brickwork to be extruder bricks with raked joints. Colour as selected by owner.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia. Handrail to be wrought iron to owners requirements

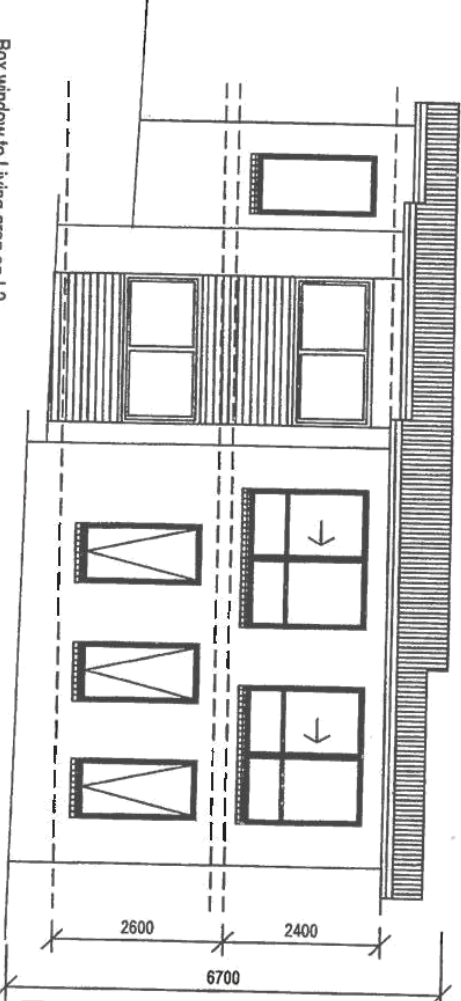
LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

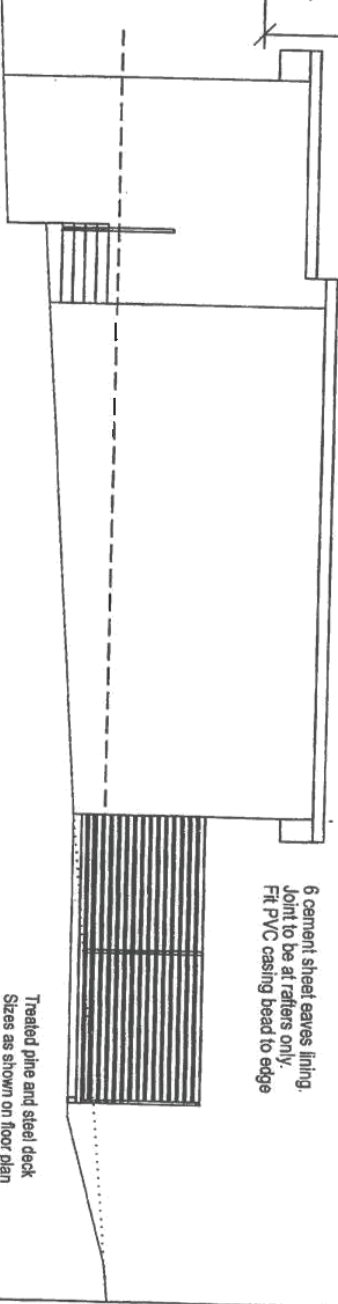
Box window to Living area on L2
Line externally with Hardies Scyon cladding, sifra or similar.
Install in accordance with the manufacturers specifications.

7.50 degree gang nailed roof trusses by an approved manufacturer.
0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at

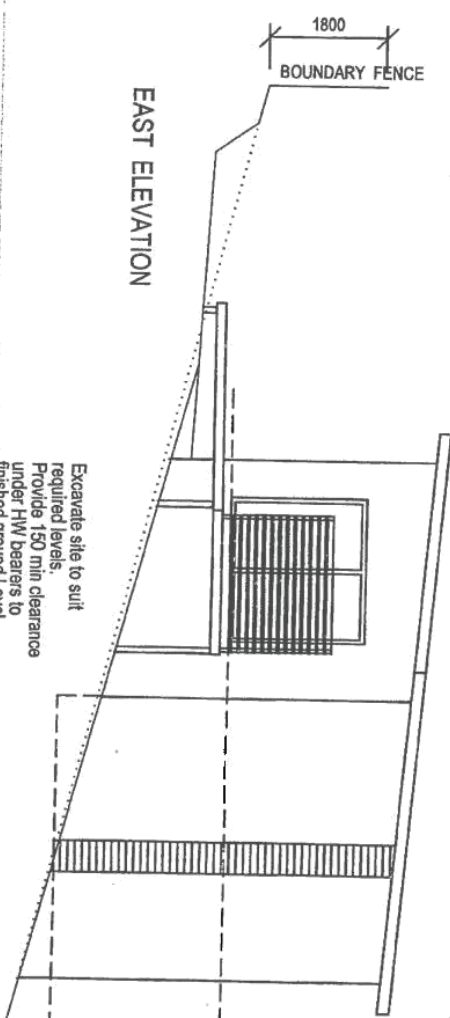
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.
WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION
Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.2 for details to be used in the construction of this residence.

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION NO. B-084
PLAN NO. 82
DATE RECEIVED 4/2/19
PAGE 7 of 15

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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PROJECT:
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for ALISON GRAHAM
at 12a McLEAN COURT, ROSETTA

ISSUES

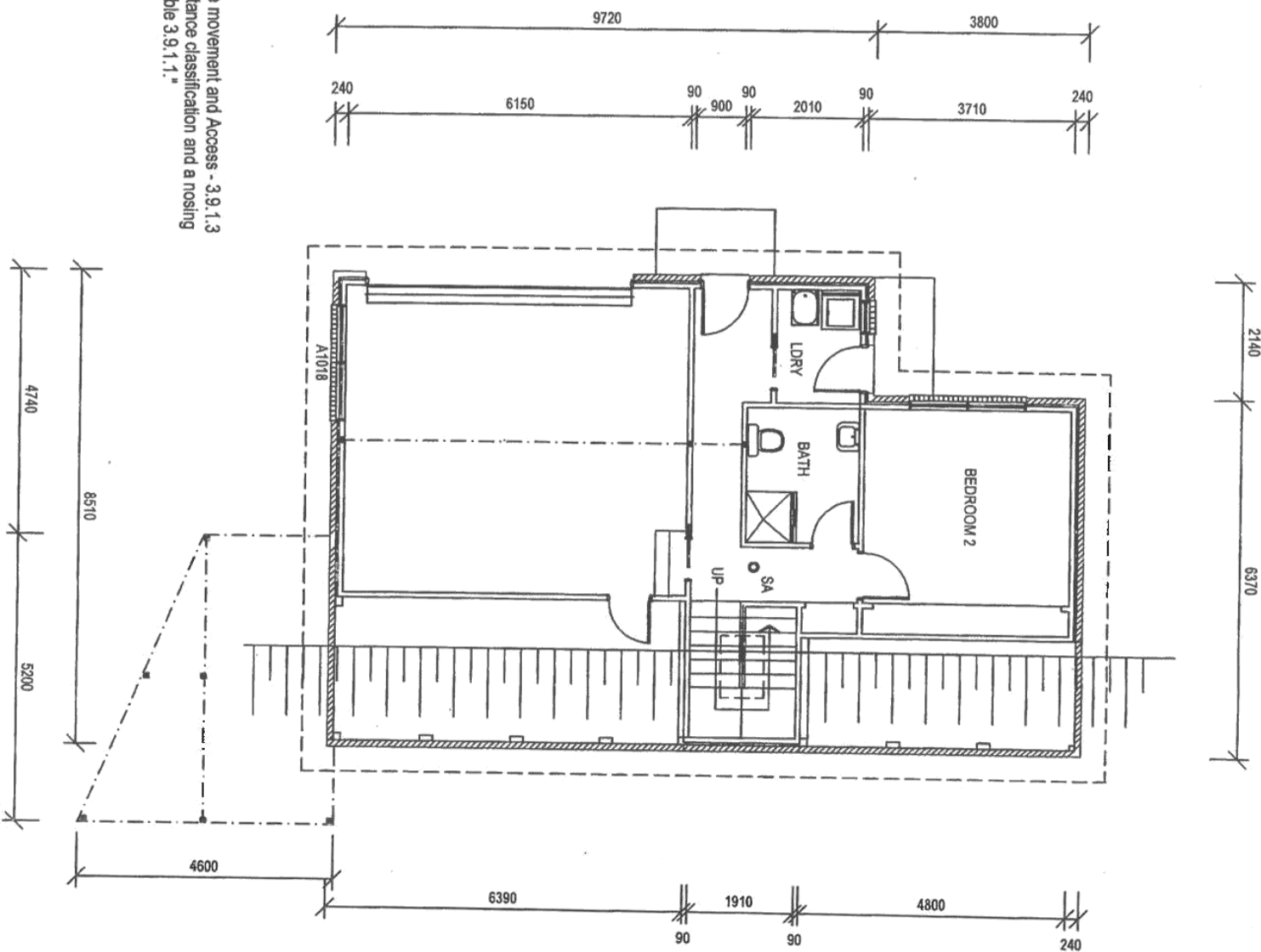
SCALES 1:100

DRAWN: BIAN
DATE: 01/10/18

UNIT 2 - ELEVATION

DRAWING No.
2017-047-2-03
ISSUE NO. 2

STAIRS NOTES
In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
"Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1."



NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

Structural steel members and associated parts must be protected from corrosion attack.

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BUILDER TO ENSURE ALL TIMBER FRAMING TO BE AS PER FRAMING MANUAL LOAD TABLES. GENERALLY:
TOP & BOTTOM PLATES - 90 x 36 (MGP)
DOUBLE TOP PLATE TO ALL EXTERNAL WALLS
STUDS: 90 x 36 at 450 c/s (F10)
NOGINS: 75 x 38 (F9)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047, BCA Part 3.6.0 refers.

Aluminium powdercoat framed windows colour as specified by owner.
Opening sashes as designated on floor plan

Framing shall be in accordance with the AS1684.2 (2010) Timber Framing Manual

Smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Wall bracing to be as per AS1684 National Timber Framing Code & AS4055 Wind Loads for Housing

Internal stairs to be constructed of timber. Risers to be nominally 180.00 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

Joists and bearers are to be erected braced and fixed in accordance with Australian Standard 1684-2010.

FLOOR AREA - 79.50 sq m
GARAGE AREA - 38.00 sq m

All construction work shall be carried out in accordance with State Building Regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION



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PROPOSED RESIDENTIAL DEVELOPMENT
for ALISON GRAHAM
at 12a McLEAN COURT, ROSETTA

ISSUES

SCALE: 1:100

DRAWN: BRIAN
DATE: 01/10/18

UNIT 3 - L1 FLOOR PLAN

DRAWING No.
2017-047-3-01
ISSUE NO. 2

STAIRS NOTES
In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
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Internal stairs to be constructed of timber.
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Joists and bearers are to be erected
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LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

Structural steel members and associated parts
must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.2 for details
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Wall bracing to be as per AS1684
National Timber Framing Code &
AS1170 Wind Loads

Floors to wet areas to have ceramic
tiles or sheet vinyl.

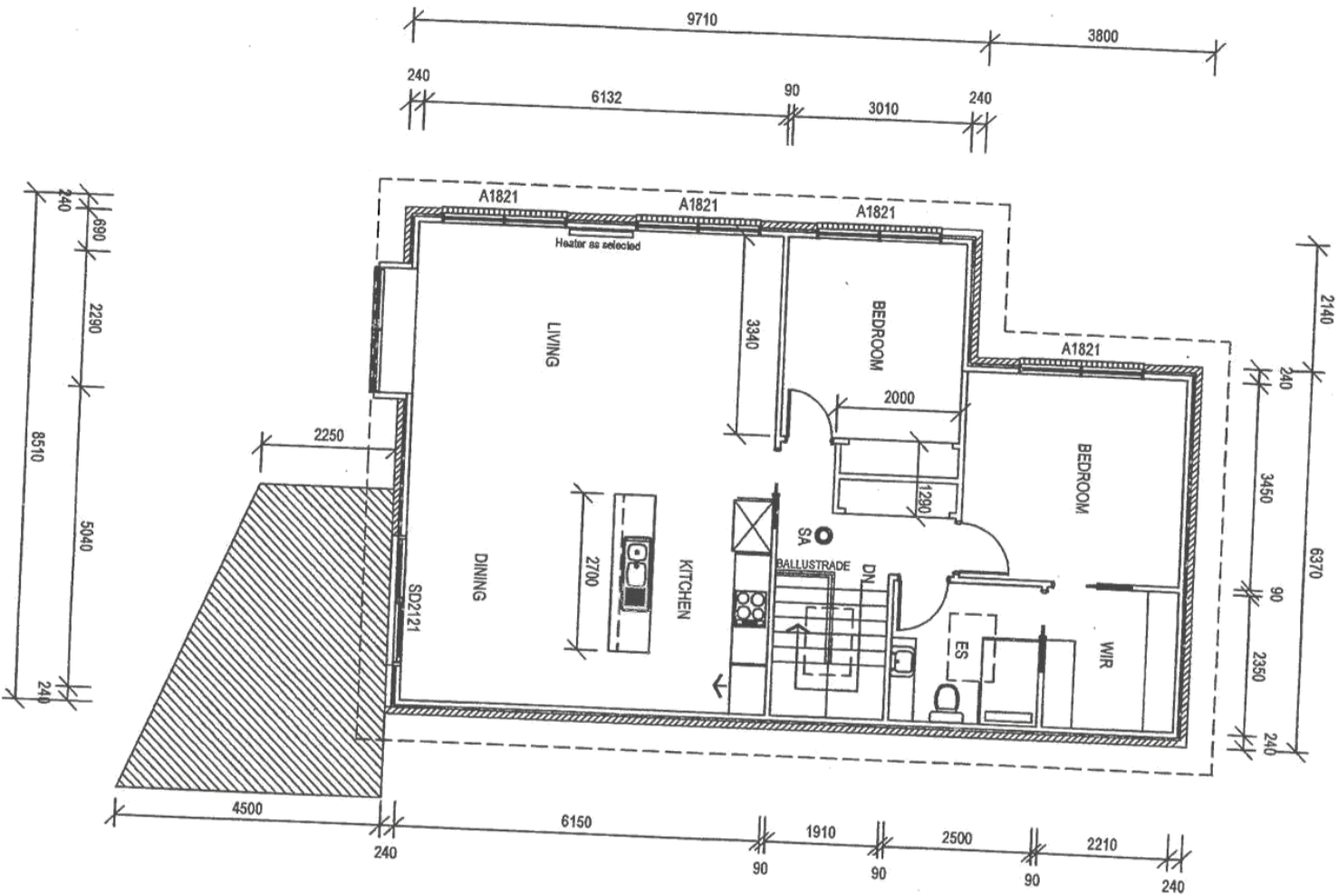
Provide Ceramic tile splashbacks
to all sanitary fittings and
Lamp panel to showers.

All aluminium windows and doors, as shown on
the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing
on sillation 420 and 70 x 35 battens at
900 maximum centres, (H-wood).

Provide an automatic fire detection
system - self contained smoke alarm,
where shown on floor plan. Unit must
be wired into 240 volt supply.

**WINDOW TIMBER LINTELS TO BE
AS SPECIFIED BY TRUSS MANUFACTURER
OR AS DEPICTED IN TIMBER FRAMING
MANUAL and/or BUILDING SPECIFICATION**



FLOOR AREA - 167 sq m

Ventilation to sub floor spaces shall be provided
with block or brick vents, or 1.6mm galvanised sheet
steel vents to suit brickwork, at a rate of 8000 sq mm
per metre length of wall. Place sub floor vents not
more than 600mm from corners and evenly spaced between,
as required, below line of bearers.

Where articulation joints are required,
a gap of not less than 10mm must be
provided.

They are to be located at the following
locations:

1. In straight continuous walls having no
openings, at not more than 6.0m centres
and not closer than the height of the
wall away from the corner.
2. Where the height of the wall changes
by more than 20% at the position of
change in height.
3. Where openings more than 900 x 900
occur, at not more than 5.0m centres,
and positioned in line with one edge of the
opening.
4. Where walls change in thickness
5. At control or construction joints in
footing slabs
6. At junctions of walls constructed of
different masonry materials
7. At deep chases (rebates) for services

Treated pine deck
posts: 90 x 3.5 SHS
Bearers: 2190x35 (F5)
Joists: 190 x 45 at 450 cts
Flooring: 90 x 22

GENERAL WINDOW NOTE
ALL BATHROOMS, ENSUITE & TOILET
WINDOWS TO HAVE OBSCURE GLASS FITTED.
FV DENOTES FIXED VENT (TOILETS)

**BUILDER TO ENSURE ALL TIMBER FRAMING
TO BE AS PER FRAMING MANUAL LOAD TABLES.
GENERALITY:
TOP & BOTTOM PLATES - 90 x 35 (F10)
DOUBLE TOP PLATE TO ALL EXTERNAL WALLS
STUDS: 90 x 35 at 450 cts (F10)
NOGGIN: 75 x 38 (F8)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER**

All construction work shall be carried out in accordance
with State Building regulations, Local Council By-Laws
and relevant S.A.A. Codes.

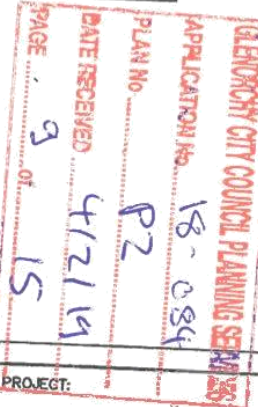
**BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.**



7
RUTHWELL STREET
MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TCC Accreditation No. 716R
(Building Designer)

**PROPOSED RESIDENTIAL DEVELOPMENT
for ALISON GRAHAM
at 12a McLEAN COURT, ROSETTA**



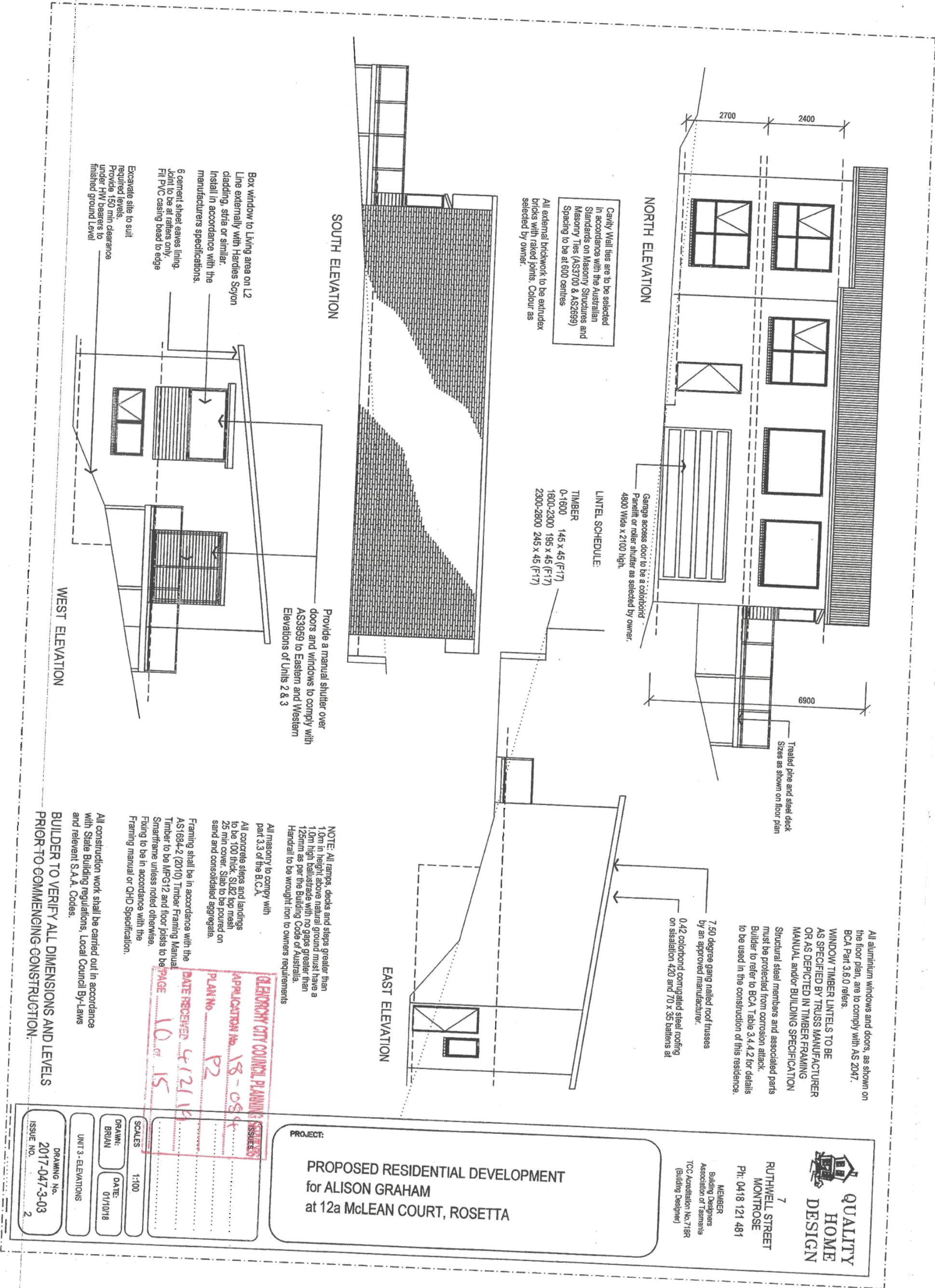
ISSUES

SCALE: 1:100

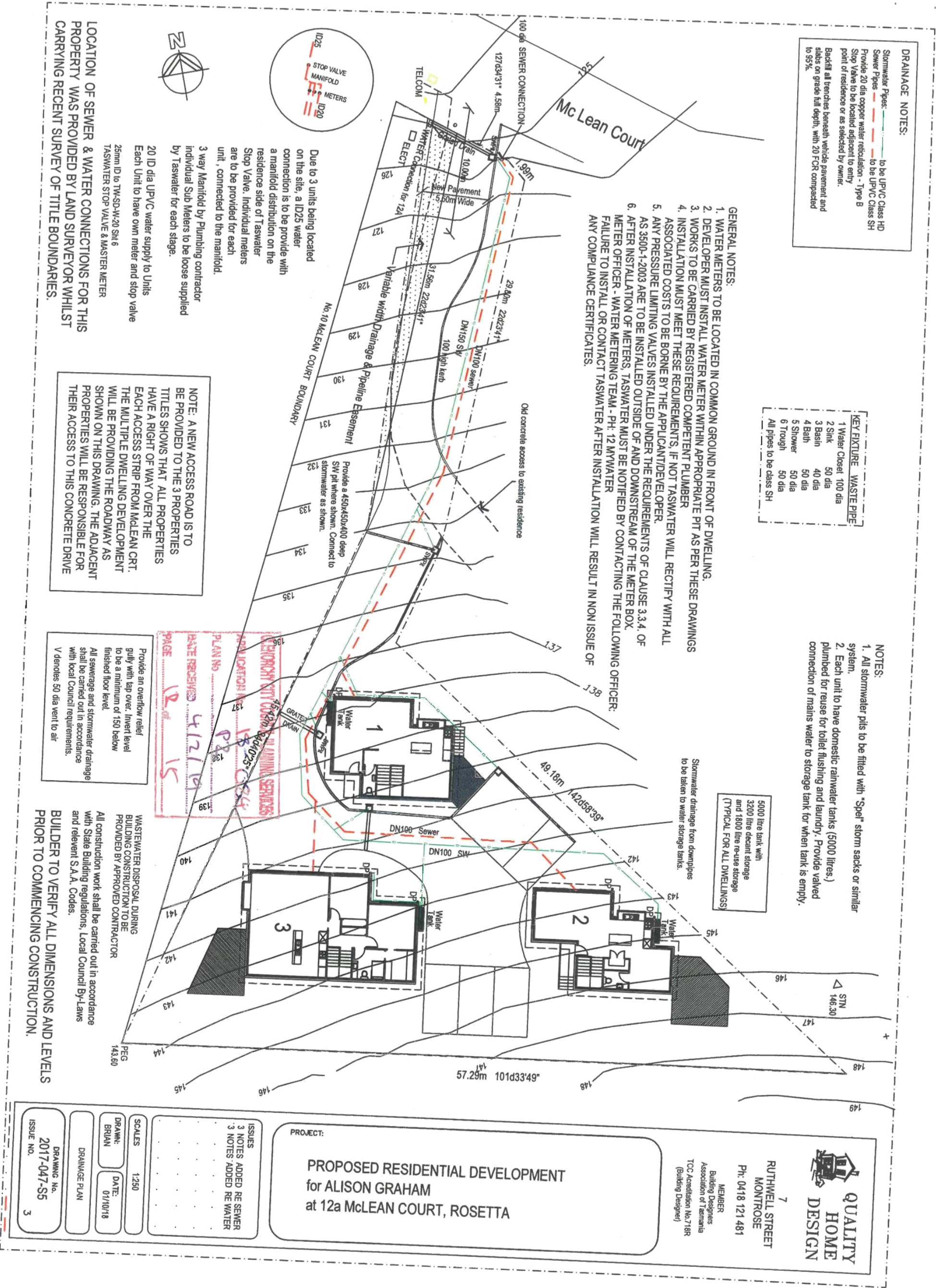
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DATE: 01/10/18

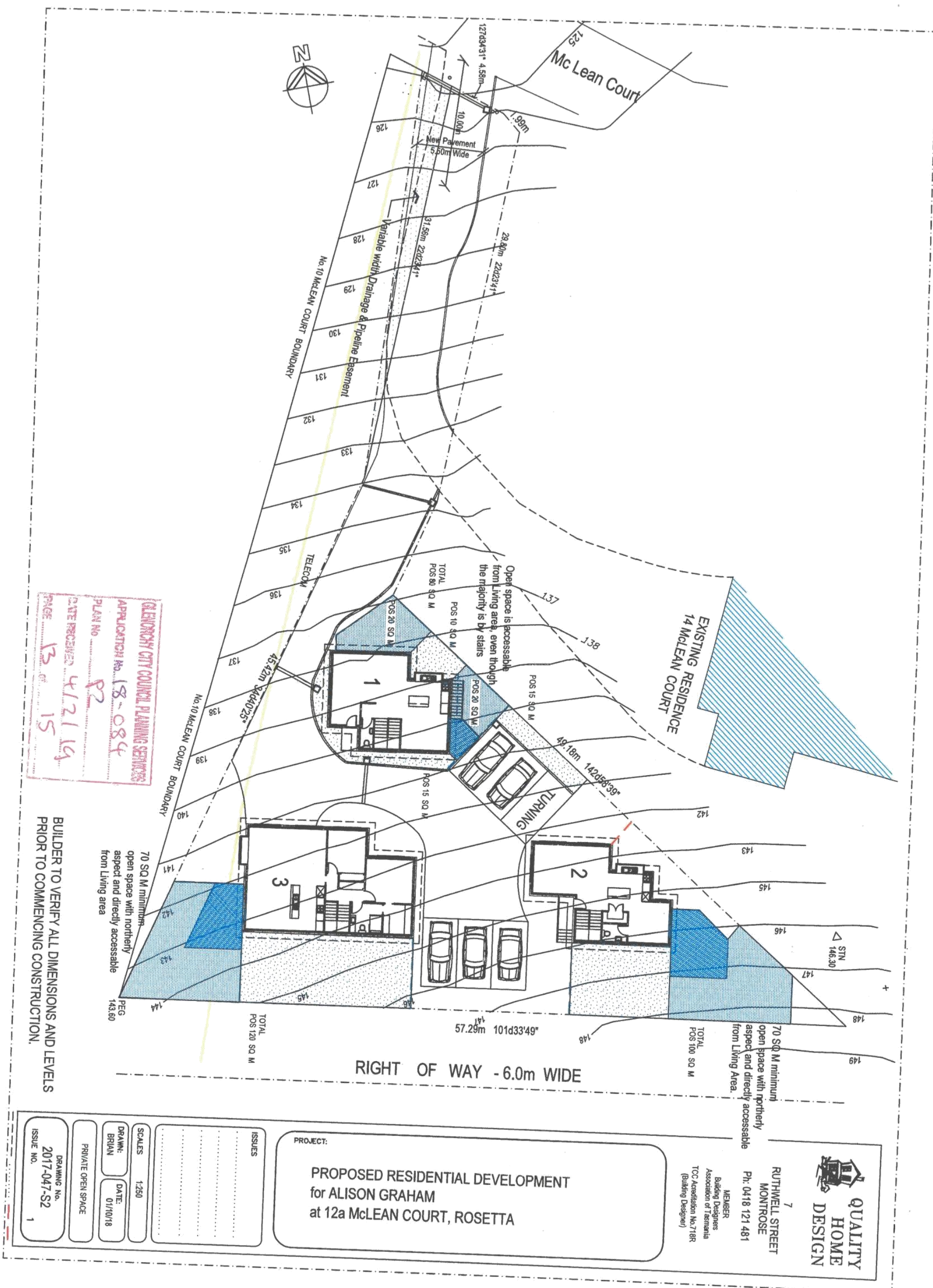
UNIT 3 - L2 FLOOR PLAN

DRAWING No.
2017-047-3-02
ISSUE NO. 2

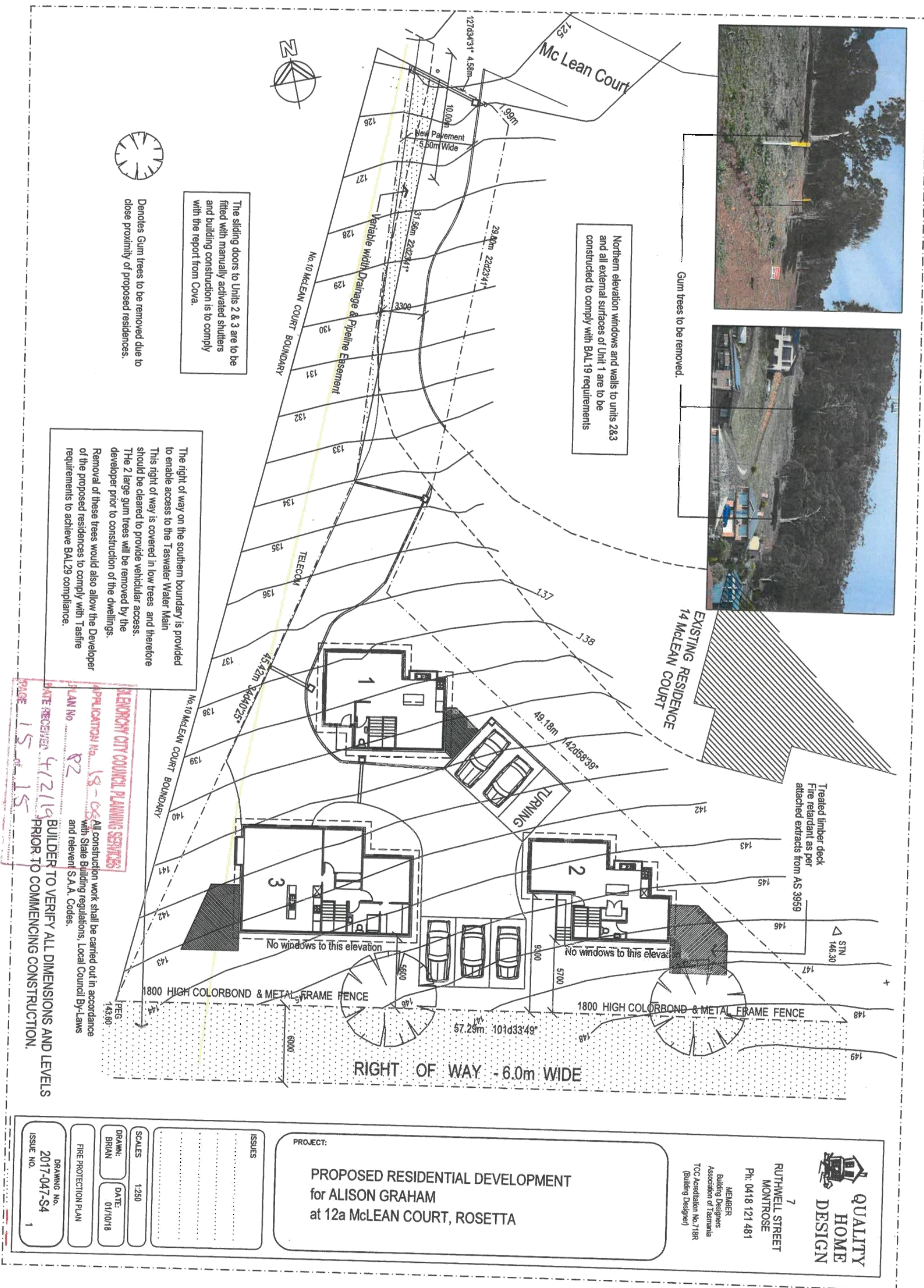














Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-084	Council notice date	12/06/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00939-GCC	Date of response	13/02/2019
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	12a MCLEAN CT, ROSETTA	Property ID (PID)	3077118
Description of development	Multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Quality Home Design	2017-047-S5	3	01/10/2018
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. DEVELOPMENT ASSESSMENT FEES 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			
Advice			
General For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms			

**Declaration**

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "J Taylor".

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-275	Council notice date	5/11/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01804-GCC	Date of response	18/11/2018
TasWater Contact	Rachael Spencer	Phone No.	03 6345 6346
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	167 TOLOSA ST, GLENORCHY	Property ID (PID)	5398660
Description of development	Multiple dwellings - 2 units		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Michal Konik	EWB - 1807231687 Dwg 01 of 09	-	25/09/2018
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connection / sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any installation of new and/or modified property service connections must be carried out by TasWater at the developer's cost. ADEVELOPMENT ASSESSMENT FEES 3. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date] paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			
Advice			
General For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms Service Locations Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. • A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater			



- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

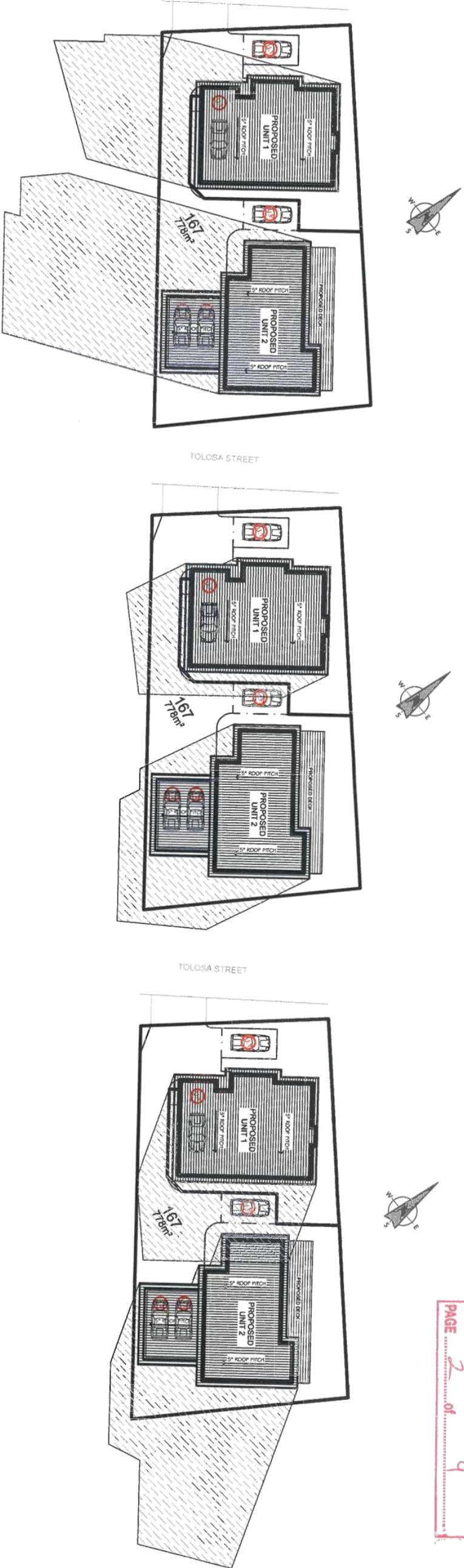
Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. **PLU-18-275**
PLAN No. **P2**
DATE RECEIVED **22/02/19**
PAGE **2** of **9**



9:00 am

12:00 noon

3:00 pm

SITE PLAN
SCALE 1:200

- GENERAL NOTES:**
- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
 - ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA.

AMENDMENTS:		REV	DESCRIPTION:	BY	DATE
		...	...	...	...
		...	...	...	...
		...	...	...	...

REVISION:	BUILDING DESIGNER:	ACCREDITATION NO.:
A	MICHAEL KONIK	CC 5768 S
SHEET SIZE:	DRAWN BY:	DATE:
A3	M.K.	25.09.18
POSTAL ADDRESS:	AMENDED:	BAL:
168 Paramount Court, Shorewell Park, Burnie, TAS 7320	Info@easyway.net.au	N/A

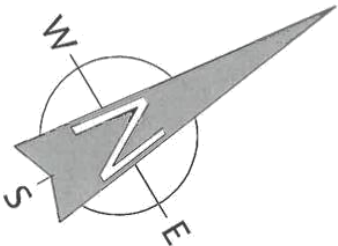


PROJECT ADDRESS:
**PROPOSED NEW DWELLINGS
AT 167 TOLOSA STREET,
GLENORCHY**



CLIENT NAME:	SHEET NO.:
Z. JAKUBOWSKI	2 OF 9
SCALE:	DRAWING NO.:
1:400	EMW - 180723167
DRAWING TITLE:	
SHADOW DIAGRAM	

02



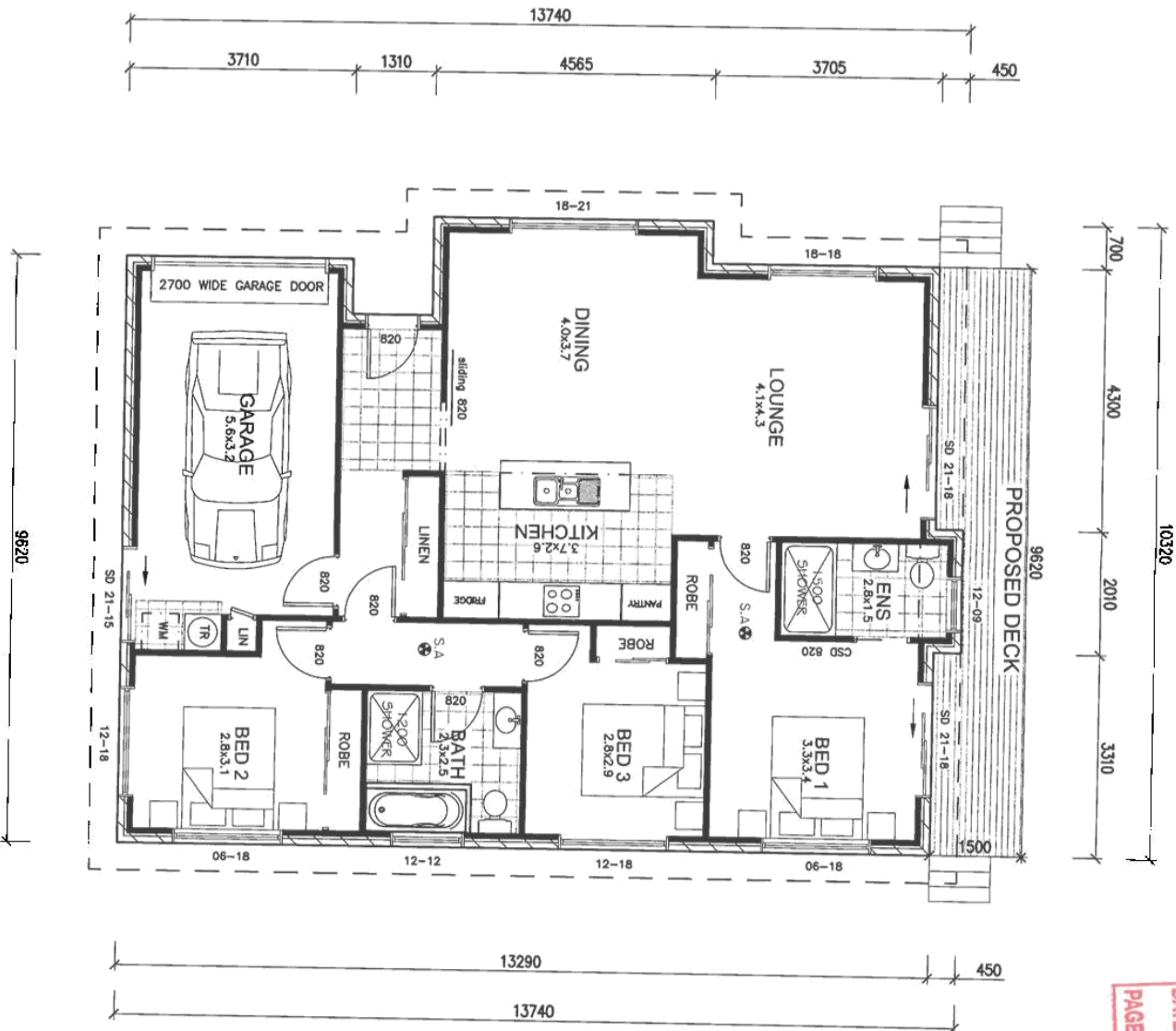
Where Girder Trusses are located over WINDOW or DOOR openings, LINTELS are required.	
LINTEL up to 1260mm: 190x45 MGP10	
1260mm - 1860mm: 2x190x45 MGP10	
1860mm - 2760mm: 2x190x45 F17 Hardwood	
2760mm & over: By Engineer.	

Insulation: R4.0 to ceilings and R2.0 to external walls. R2.0 Batts to the garage internal walls.	
Slab on ground.	
PVC Double Glazed Windows.	
Windows / Doors.	
Building generally will be sealed to prevent Air leakage.	

LIGHTING NOTES:	
STANDARD BATTEN LIGHTING TO BE USED THROUGHOUT. OR ALL DOWNLIGHTS ARE TO HAVE UNVENTED SHIELDS AND EXHAUST FANS TO HAVE DAMPERS.	

SMOKE ALARMS:	
TO BE CONNECTED TO MAINS POWER. ALL SMOKE ALARMS TO BE INTERLINKED.	

A.J - ARTICULATION JOINT NOTES	
ARTICULATION JOINT MAX EVERY 5 METERS.	



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. **PLAN-18-275**
PLAN No. **P2**
DATE RECEIVED **22/02/19**
PAGE **3** of **9**

General Notes:

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA.

Fire Safety:

- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER BCA 3.7.2.3.
- INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES.

WET AREAS:

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD.
- FLOORS TO WET AREAS TO BE FINISHED WITH CERAMIC TILING WITH A MINIMUM 150MM SKIRTING TILE TO BASE OF WALLS AND MINIMUM 150MM SPLASHBACK ABOVE BATHS, BENCHES, VANITIES & THROUGH.
- SHOWER COMPARTMENTS TO HAVE PREFABRICATED BASE, FRAMED SHOWER SCREEN AND WALL TILING TO A MINIMUM 1800MM ABOVE FLOOR LEVEL.
- BCA 3.8.1.2 - WET AREAS
- (A) BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH TABLE 3.8.1.1 AND (B) COMPLY WITH AS 3740.

STAIRCASES & BALUSTRADES:

- STAIR TREADS - 240MM MIN. - 355MM MAX.
- STAIR RISERS - 115MM MIN. - 190MM MAX.
- NO GAPS IN STAIRCASE OR BALUSTRADES TO BE GREATER THAN 125MM.
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1.0 METRE ABOVE ADJACENT GROUND LEVEL.

AMENDMENTS:		REV	DESCRIPTION:	BY	DATE
...	...	...	...	...	...



EASY WAY HOMES

"We make it EASY"

168 Paramount Court, Shorewell Park, Burnie, TAS 7320

EMAIL ADDRESS:
info@easyway.net.au

REVISION:
A

BUILDING DESIGNER:
MICHAL KONIK

ACCREDITATION NO:
CC 5768 S

DRAWN BY:
M.K

DATE:
25.09.18

PROJ./ CT ADDRESS:

PROPOSED NEW DWELLINGS
AT 167 TOLOSA STREET,
GLENORCHY

HOUSE AREA: 130m²

ARTICULATION JOINT

SMOKE ALARM

CLIENT NAME:
Z. JAKUBOWSKI

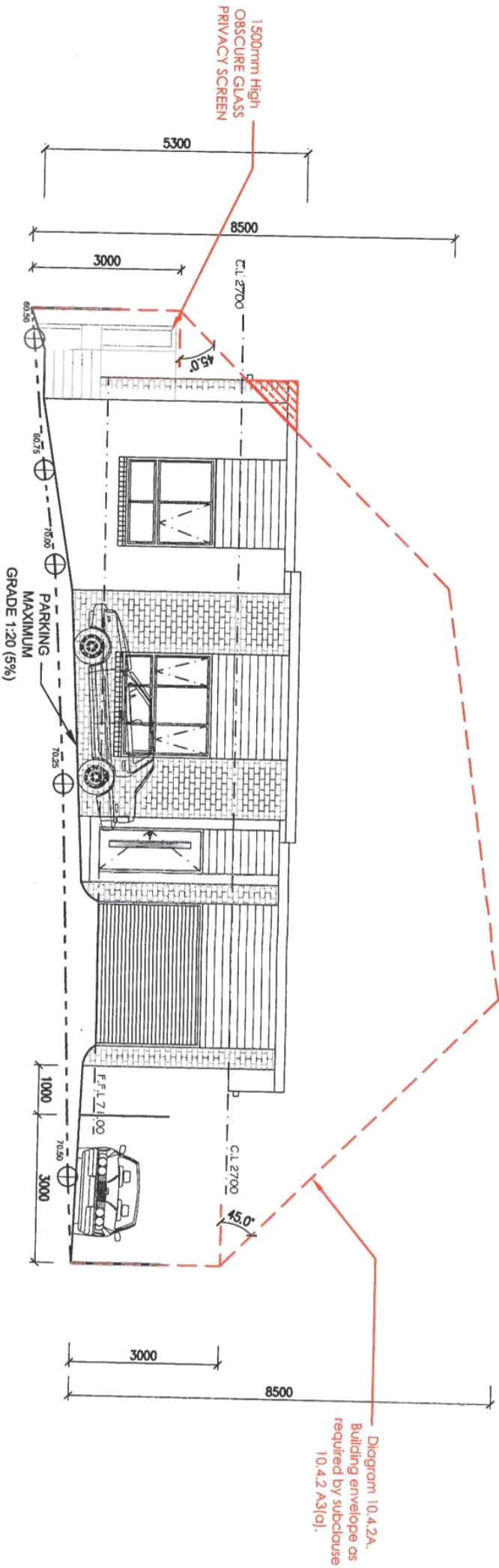
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EWH-180723167

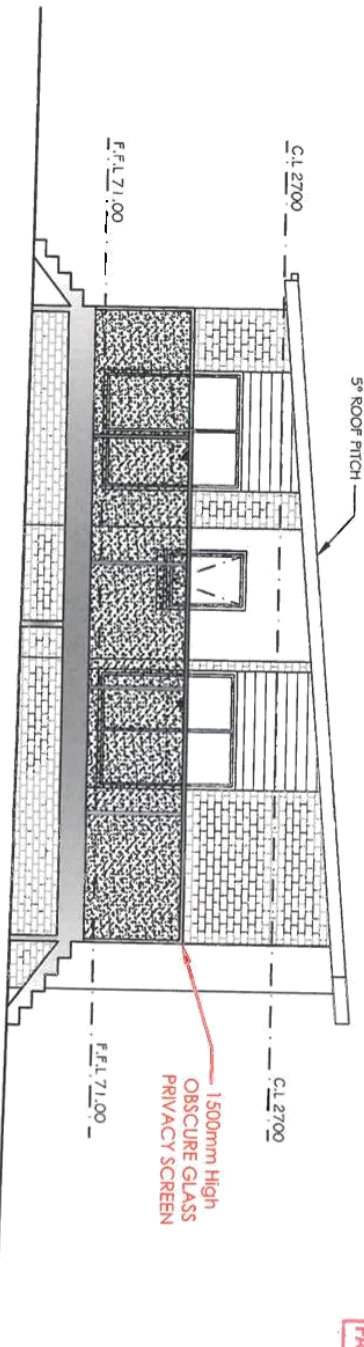
SHEET NO:
3 OF 9

DRAWING TITLE:
FLOOR PLAN - UNIT 1

03



NORTH ELEVATION - UNIT 1
SCALE 1:100



GLENORCHY CITY COUNCIL PLANNING SERVICE
APPLICATION No. 94N-18-275
PLAN No. P2
DATE RECEIVED 22/02/19
PAGE 4 of 9

GENERAL NOTES:

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA.

MASONARY:

- ALL MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700.
- EXTERNAL WALLS TO BE 110MM BRICKWORK.
- MORTAR TO BE MIXED 1:1:6 CEMENT: LIME: SAND UNLESS STATED BY ENGINEER.
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEAPHOLES AT 1200 CRS. IN ACCORDANCE WITH AS2904.
- VERTICAL ARTICULATIONS JOINTS TO BE PROVIDED AS PER ENGINEER'S DETAIL FOR UNREINFORCED S & SPACED AS PER BCA 3.3.1.8.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS/NZ4600.

WINDOWS:

- WINDOWS TO BE PVC FRAMED SLIDING UNLESS OTHERWISE.
- ALL WINDOWS TO BE FABRICATED IN INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO BE SPECIFIC WIND SPEED AS PER ENGINEER'S REPORT.
- DOUBLE GLAZED PVC WINDOWS & EXTERNAL DOORS.

ROOF:

- ROOF TO BE COLORBOND 'CUSTOM ONE' METALDECK FITCH 5 DEGREES, PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1.
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED & INSTALLED TO MANUFACTURER'S SPECIFICATION.

AMENDMENTS:

REV	DESCRIPTION	BY	DATE
B	1500 HIGH OBSCURE GLASS BALUSTRADE	M.K	22.02.19



EASY WAY HOMES
"We make it EASY"

POSTAL ADDRESS:

168 Paramount Court, Shorewall Park, Burnie, TAS 7320

EMAIL ADDRESS:

Info@easyway.net.au

REVISION:

B

SHEET SIZE:

A3

BUILDING DESIGNER:

MICHAEL KONIK

ACCREDITATION NO.:

CC 5768 S

DRAWN BY:

M.K

DATE:

25.09.18

AMENDED:

22.02.19

BAL.

N/A

PROJECT ADDRESS:

PROPOSED NEW DWELLINGS
AT 167 TOLOSA STREET,
GLENORCHY

CLIENT NAME:

Z. JAKUBOWSKI

SHEET NO.:

4 OF 9

SCALE:

1:100

DRAWING NO.:

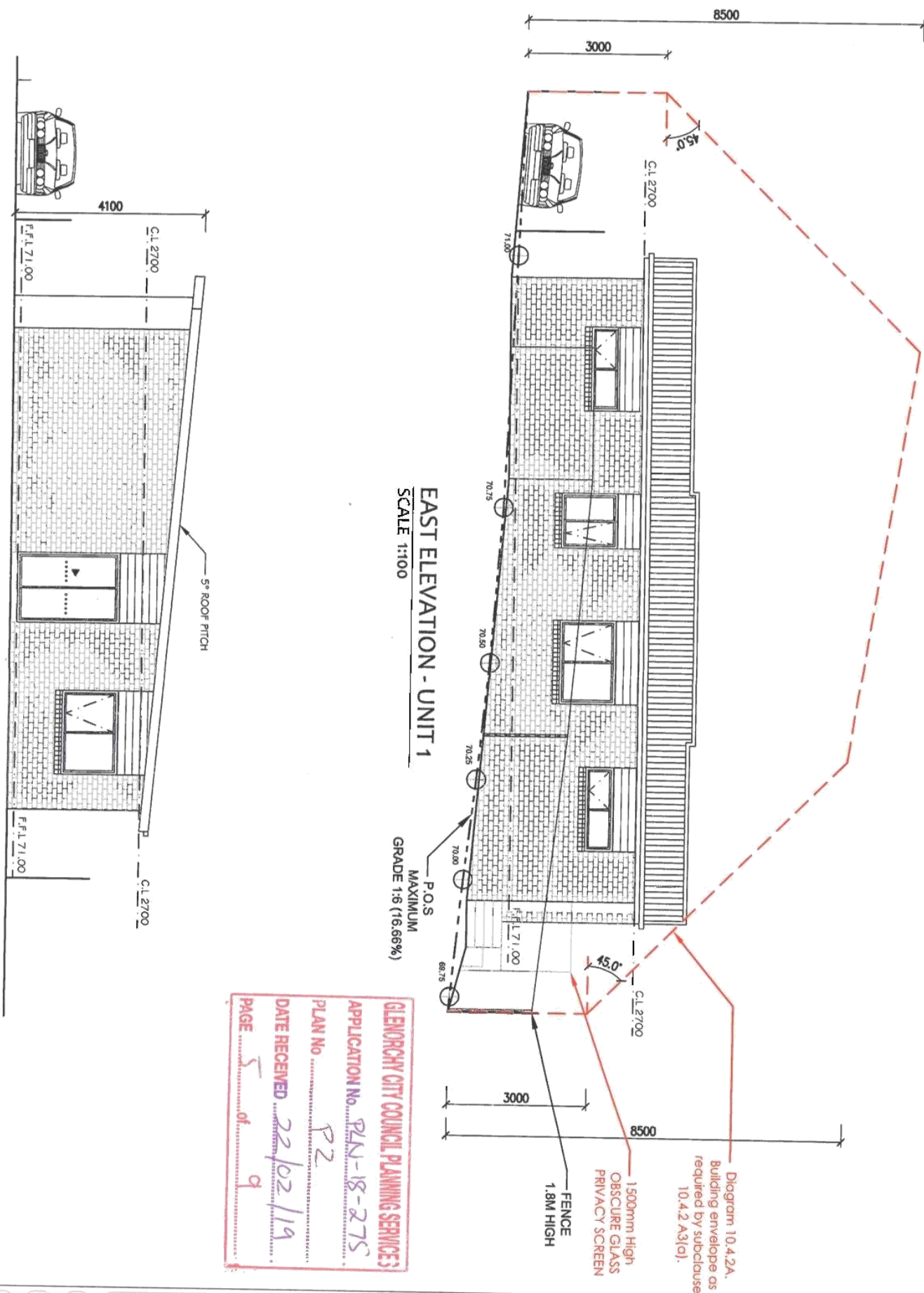
EW-180723167

DRAWING TITLE:

ELEVATIONS - UNIT 1

04

SOUTH ELEVATION - UNIT 1
SCALE 1:100



- ROOF TO BE COLORBOND CUSTOM ORB METALDECK PITCH 5 DEGREES, PROVIDED AND INSTALLED IN ACCORDANCE WITH AS 1562.1.
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED INSTALLED TO MANUFACTURER'S SPECIFICATION

REV	DESCRIPTION:	BY	DATE
B	VISITORS PARKING REMOVED	M.K	23.11.16
C	1800 HIGH OBTURATE GLASS BALUSTRADE	M.K	22.02.17



EASY WAY HOMES
"We make it EASY"

POSTAL ADDRESS:
16B Paramount Court, Shorewell Park, Burnie, TAS 7320

EMAIL ADDRESS: info@easyway.net.au

REVISION: C

SHEET SIZE: A3

BUILDING DESIGNER:
MICHAL KONIK

ACCREDITATION NO.:
CC 5768 S

DRAWN BY: M.K	DATE: 25.09.18	AMENDED: 23.02.19	BAL: N/A
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PROJECT ADDRESS:

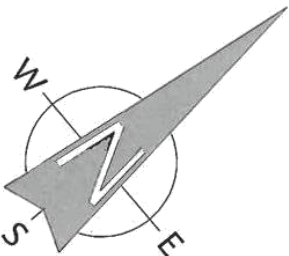
PROPOSED NEW DWELLINGS
AT 167 TOLOSA STREET,
GLENORCHY

CLIENT NAME:
Z. JAKUBOWSKI

SHEET NO:
5 OF 9

DRAWING NO: EWH-180723167
SCALE: 1:100

DRAWING TITLE:
ELEVATIONS - UNIT 1



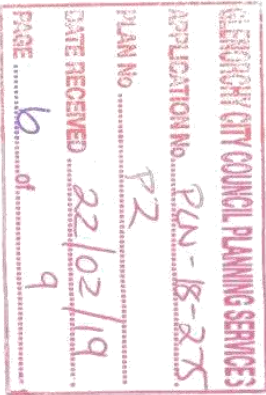
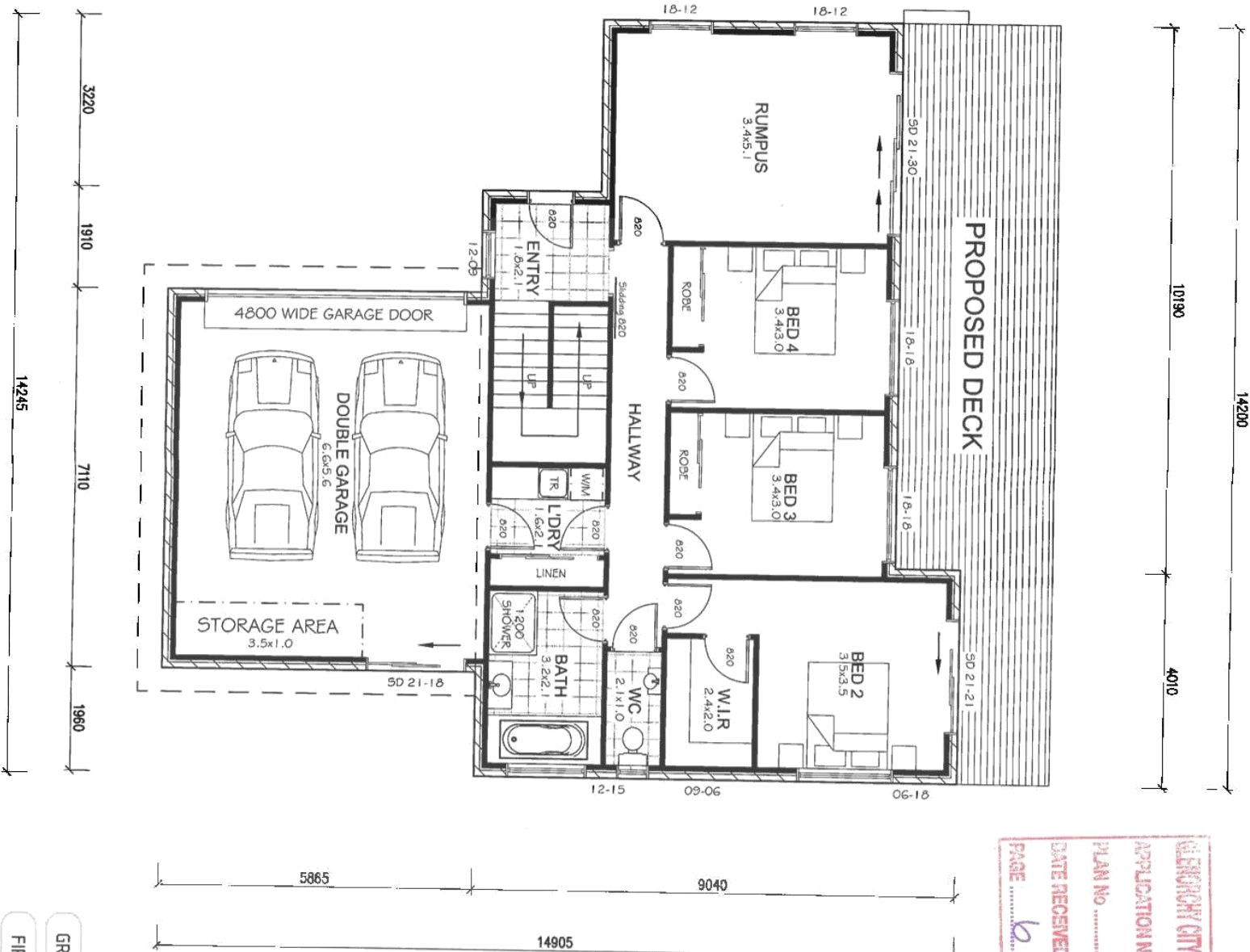
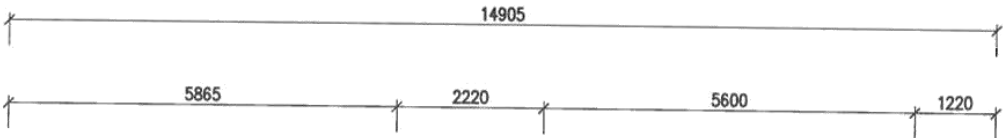
Where Gutter Trusses are located over WINDOW or DOOR openings, LINTELS are required.
LINTEL up to 1250mm: 190x45 MGP10
1250mm - 1850mm: 2x190x45 MGP10
1850mm - 2750mm: 2x190x45 F17 Hardwood
2750mm & over: By Engineer

Insulation: R4.0 to ceilings and R2.0 to external walls.
R2.0 Balts to the garage internal walls.
355mm Walltie Slab on ground.
PVC Double Glazed Windows.
Windows / Doors: Building generally will be sealed to prevent Air leakage.

LIGHTING NOTES:
STANDARD BATTEN LIGHTING TO BE USED THROUGHOUT. OR ALL DOWNLIGHTS ARE TO HAVE UNVENTED SHIELDS AND EXHAUST FANS TO HAVE DAMPERS.

SMOKE ALARMS:
TO BE CONNECTED TO MAINS POWER. ALL SMOKE ALARMS TO BE INTERLINKED.

A.J - ARTICULATION JOINT NOTES
ARTICULATION JOINT MAX EVERY 5 METERS.



General Notes:

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA.

Fire Safety:

- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER BCA 3.7.2.3.
- INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES.

WET AREAS:

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD.
- FLOORS TO WET AREAS TO BE FINISHED WITH CERAMIC TILING WITH A MINIMUM 150MM SKIRTING TILE TO BASE OF WALLS AND MINIMUM 150MM SPLASHBACK ABOVE BATHS, BENCHES, VANITIES & THROUGH.
- SHOWER COMPARTMENTS TO HAVE PREFABRICATED BASE, FRAMED SHOWER SCREEN AND WALL TILING TO A MINIMUM 1800MM ABOVE FLOOR LEVEL.
- BCA 3.8.1.2 - WET AREAS
- (A) BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH TABLE 3.8.1.1 AND (B) COMPLY WITH AS 3740.

STAIRCASES & BALUSTRADES:

- STAIR TREADS - 240MM MIN. - 355MM MAX.
- STAIR RISERS - 115MM MIN. - 190MM MAX.
- NO GAPS IN STAIRCASE OR BALUSTRADES TO BE GREATER THAN 125MM.
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THEN 1.0 METRE ABOVE ADJACENT GROUND LEVEL.

REV	DESCRIPTION	BY	DATE
...	...	...	...



EASY WAY HOMES

"We make it EASY"

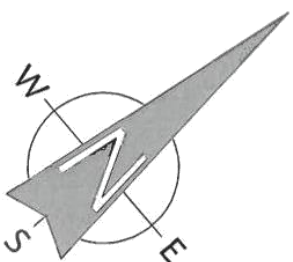
16B Paramount Court, Shorewell Park, Burnie, TAS 7320	POSTAL ADDRESS:
info@easyway.net.au	EMAIL ADDRESS:
MICHAEL KONIK	BUILDING DESIGNER:
M.K	DRAWN BY:
25.09.18	DATE:
A	REVISION:
CC 5768 S	ACCREDITATION NO.:
N/A	BAL:

PROPOSED NEW DWELLINGS
AT 167 TOLOSA STREET,
GLENORCHY

GROUND FLOOR AREA: 150m²
FIRST FLOOR AREA: 108m²
TOTAL AREA: 258m²
ARTICULATION JOINT
SMOKE ALARM

Z. JAKUBOWSKI	CLIENT NAME:
1:100	SCALE:
EW-180723167	DRAWING NO.:
FLOOR PLAN - UNIT 2	DRAWING TITLE:

06



Where Girder Trusses are located over WINDOW or DOOR openings, LINTELS are required.

LINTEL up to 1260mm: 190x45 MGP10

1260mm - 1860mm; 2x190x45 MGP10

260mm - 2760mm; 2x190x45 F17 Ha

2760mm & over, By Engineer.

Insulation: R4.0 to ceilings and R2.0 to external walls.

385mm Waffle Slab on ground

PVC Double Glazed Windows.

Windows / Doors:

LIGHTING NOTES:

STANDARD BATTEN LIGHTING TO BE USED THROUGHOUT, OR ALL DOWNLIGHTS ARE TO HAVE UNVENTED SHIELDS AND EXHAUST FANS TO HAVE DOWNERS.

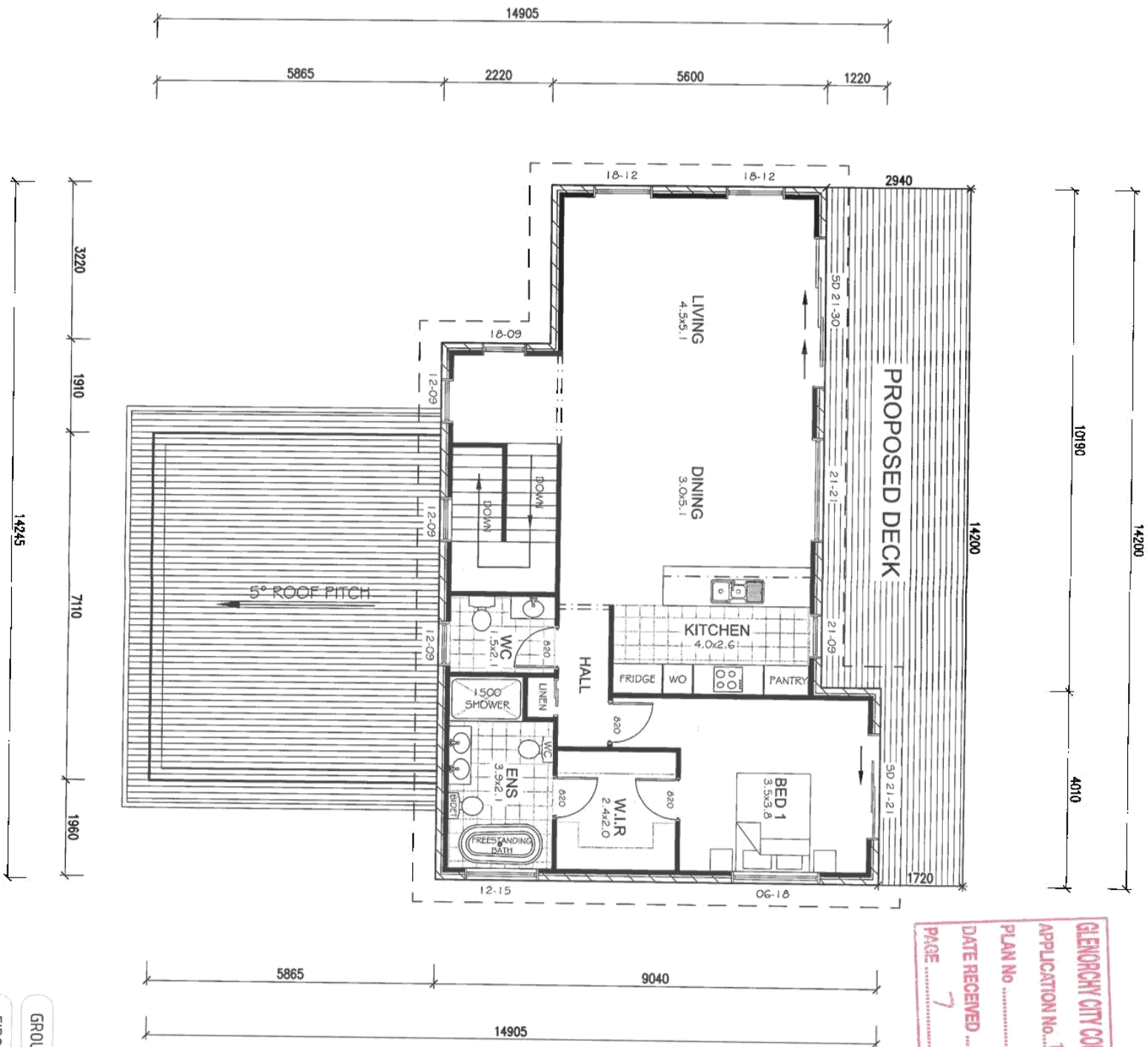
SMOKE ALARMS:

TO BE CONNECTED TO MAINS POWER,
ALL SMOKE ALARMS TO BE INTERLINKED.

A.J - ARTICULATION JOINT NOTES

ARTICULATION JOINT MAX.
EVERY 5 METERS.

UPPER FLOOR PLAN - UNIT 2
SCALE 1:100



GLENBORO CITY COUNCIL PLANNING SERVICES
 APPLICATION No. PLAN-18-275
 PLAN No. P2
 DATE RECEIVED 32/02/19
 PAGE 7 of 9

General Notes:

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA.

Fire Safety:

- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER BCA 3.7.2.3.
- INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES.

WET AREAS:

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD.
- FLOORS TO WET AREAS TO BE FINISHED WITH CERAMIC TILING WITH A MINIMUM 150MM SKIRTING TO THE BASE OF WALLS AND MINIMUM 150MM SPLASHBACK ABOVE BATHS, BENCHES, VANITIES & TROUGH.
- SHOWER COMPARTMENTS TO HAVE PREFABRICATED BASE, FLALED SHOWER SCREEN AND WALL TILING TO A MINIMUM 1800MM ABOVE FLOOR LEVEL.
- BCA 3.8.1.2 - WET AREAS
- (A) BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH TABLE 3.8.1.1 AND (B) COMPLY WITH AS 3740.

STAIRCASES & BALUSTRADES:

- STAIR TREADS - 240MM MIN. - 355MM MAX.
STAIR RISERS - 115MM MIN. - 190MM MAX.
NO GAPS IN STAIRCASE OR BALUSTRADES TO BE
GREATER THEN 125MM/
BALUSTRADE REQUIRED WHERE LEVEL OF LANDING
OR DECK IS GREATER THEN 1.0 METRE ABOVE
ADJACENT GROUND LEVEL.

AMENDMENTS:		
REV	DESCRIPTION:	BY DATE
0.00	0.00	0.00
0.00	0.00	0.00



EASY WAY HOMES
"We make it EASY"

FOETAL ADDRESS:

16B Paramount Court, Shorewell Park, Burnie, TAS 7320

EMAIL ADDRESS: REVISION: SHEET SIZE:


 A
 A3

BUILDING DESIGNER:
MICHAEL KONIK

ACCREDITATION NO:
CC 5769 9

☐ **Do you have a computer?** ☐ **Yes** ☐ **No** ☐ **Other** _____

M.K	25.09.18	N/A
-----	----------	-----

PROJECT ADDRESS:

PROPOSED NEW DWELLINGS
AT 167 TOLOSA STREET,
GLENORCHY

CLIENT NAME: SHEET NO:

Z. JAKUBOWSKI / OF-9

DRAWING NO: EWH-180723167
SCALE: 1:100

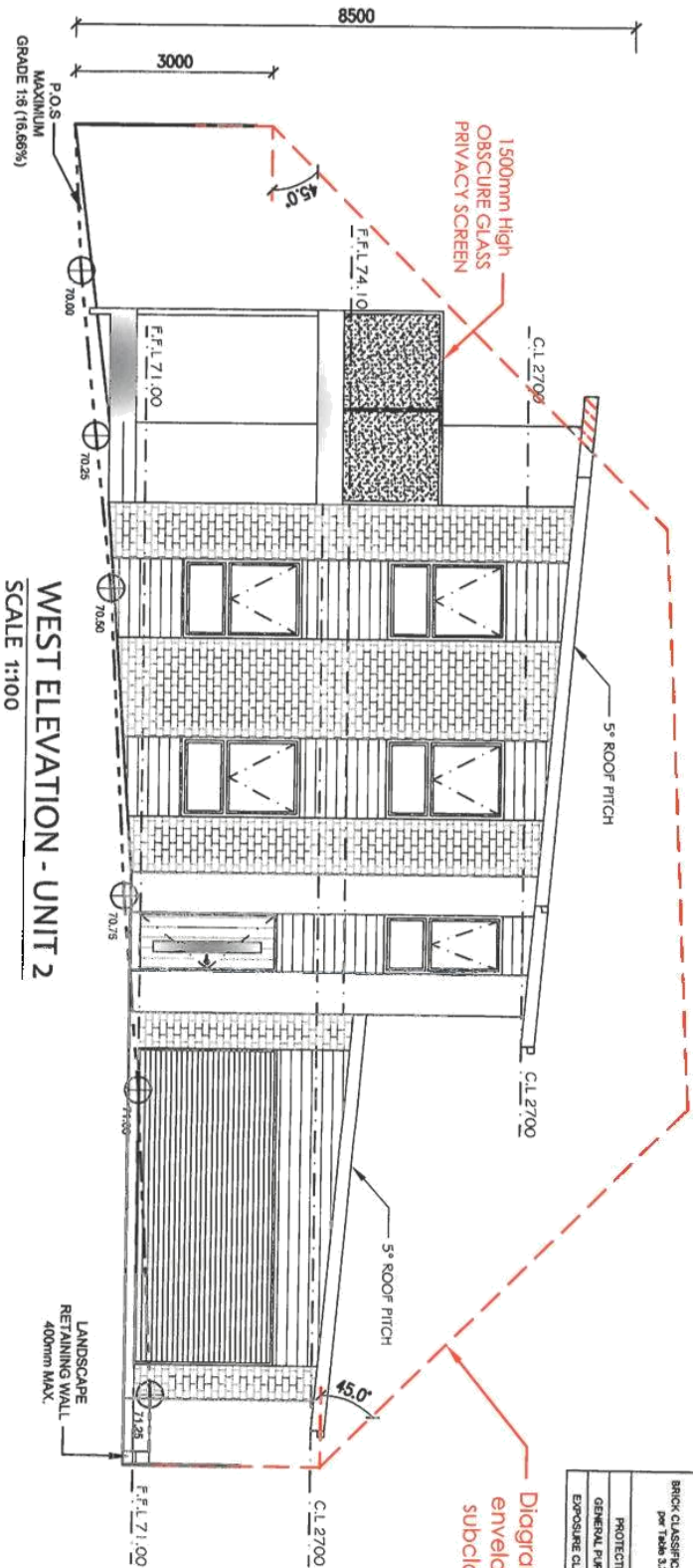
07

FLOOR PLAN - UNIT 2

• REQUIREMENT FOR CONSTRUCTION TO BE IN ACCORDANCE WITH AS 4773.2

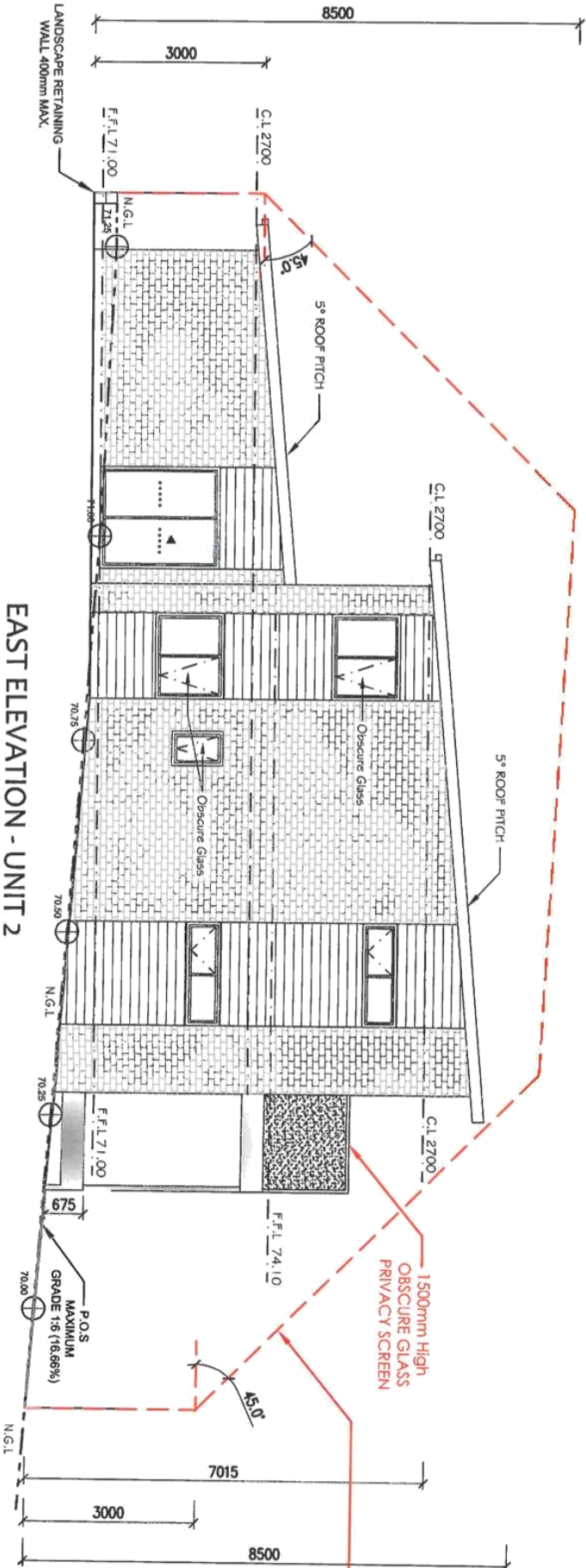
MORTAR MIXES	
MORTAR MADE BY VOLUME	CEMENT: LIME: SAND
BRICK CLASSIFICATION (as per Table 5.3.1.1)	GENERAL USE: SUITABLE FOR CONCRETE MASONRY - CELLULOSE WATER REDUCERS
PROTECTED	1:2:9
GENERAL PURPOSE	1:1:6
EXPOSURE CLASSES	10.5.4.5

Diagram 10.4.2A. Building envelope as required by subclause 10.4.2 A3(c).



WEST ELEVATION - UNIT 2
SCALE 1:100

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION NO. PCU-18-275
PLAN No. R2
DATE RECEIVED 22/02/19
PAGE 8 of 9



EAST ELEVATION - UNIT 2
SCALE 1:100

GENERAL NOTES:

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA.

MASONRY:

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700.
- EXTERNAL WALLS TO BE 110MM BRICKWORK.
- MORTAR TO BE MIXED 1:1:6 CEMENT: LIME: SAND UNLESS STATED BY ENGINEER.
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEATHERS AT 1200 CRS. IN ACCORDANCE WITH AS2904.
- VERTICAL ARTICULATIONS JOINTS TO BE PROVIDED AS PER ENGINEER'S DETAIL FOR UNREINFORCED S & SPACED AS PER BCA 3.3.1.8.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS/NZ4600.

WINDOWS:

- WINDOWS TO BE PVC FRAMED SLIDING UNLESS OTHERWISE.
- ALL WINDOWS TO BE FABRICATED IN INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO BE SPECIFIC WIND SPEED AS PER ENGINEER'S REPORT.
- DOUBLE GLAZED PVC WINDOWS & EXTERNAL DOORS.

ROOF:

- ROOF TO BE COLORBOND CUSTOM ORB METALDECK PITCH 5 DEGREES. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1.
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED & INSTALLED TO MANUFACTURER'S SPECIFICATION.

AMENDMENTS:

REV	DESCRIPTION	BY	DATE
B	1500 HIGH OBSCURE GLASS PRIVACY SCREEN	M.K	22.02.19



EASY WAY HOMES
"We make it EASY"

POSTAL ADDRESS:

168 Paramount Court, Shorewell Park, Burnie, TAS 7320

EMAIL ADDRESS:

Info@easyway.net.au

BUILDING DESIGNER:

MICHAL KONIK

DRAWN BY:

M.K

DATE:

25.09.18

AMENDED:

22.02.19

BAL:

N/A

PROJECT ADDRESS:

PROPOSED NEW DWELLINGS
AT 167 TOLOSA STREET,
GLENORCHY

CLIENT NAME:

Z. JAKUBOWSKI

SCALE: 1:100

DRAWING NO: EWH-180723167

DRAWING TITLE: FRONT ELEVATIONS

08

• REQUIREMENT FOR CONSTRUCTION TO BE IN ACCORDANCE WITH AS 4773.2

MORTAR MIXES	
MORTAR MIXED BY VOLUME	CEMENT: LIME: SAND
BRICK CLASSIFICATION (m per Table 3.3.1)	GENERAL USE: SUITABLE FOR CONCRETE MASONRY - REQUIRES THE USE OF MORTAR CELLULOSE WATER THICKENER
PROTECTED	125 11:6 10:5
GENERAL PURPOSE	11:6 10:5
EXPOSURE CLASSES	10:5 10:4

GLENDORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. PLU-18-275

PLAN No. 92

DATE RECEIVED 22/02/19

PAGE 9 of 9

GENERAL NOTES:

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA.

MASONRY:

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700.
- EXTERNAL WALLS TO BE 110MM BRICKWORK.
- MORTAR TO BE MIXED 1:1.6 CEMENT: LIME: SAND UNLESS STATED BY ENGINEER.
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEPHOLES AT 1200 CRS. IN ACCORDANCE WITH AS2904.
- VERTICAL ARTICULATIONS JOINTS TO BE PROVIDED AS PER ENGINEER'S DETAIL FOR UNREINFORCED WALLS EXCEPT WHERE BUILT ON CLASSIFICATION A OR S & SPACED AS PER BCA 3.3.1.8.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS/NZ4600.

WINDOWS:

- WINDOWS TO BE PVC FRAMED SLIDING UNLESS OTHERWISE.
- ALL WINDOWS TO BE FABRICATED IN ACCORDANCE WITH AS1288 AND AS2047 TO BE SPECIFIC WIND SPEED AS PER ENGINEER'S REPORT.
- DOUBLE GLAZED PVC WINDOWS & EXTERNAL DOORS.

ROOF:

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK PITCH 5 DEGREES, PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1.
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED & INSTALLED TO MANUFACTURER'S SPECIFICATION.

NORTH ELEVATION - UNIT 2

SCALE 1:100

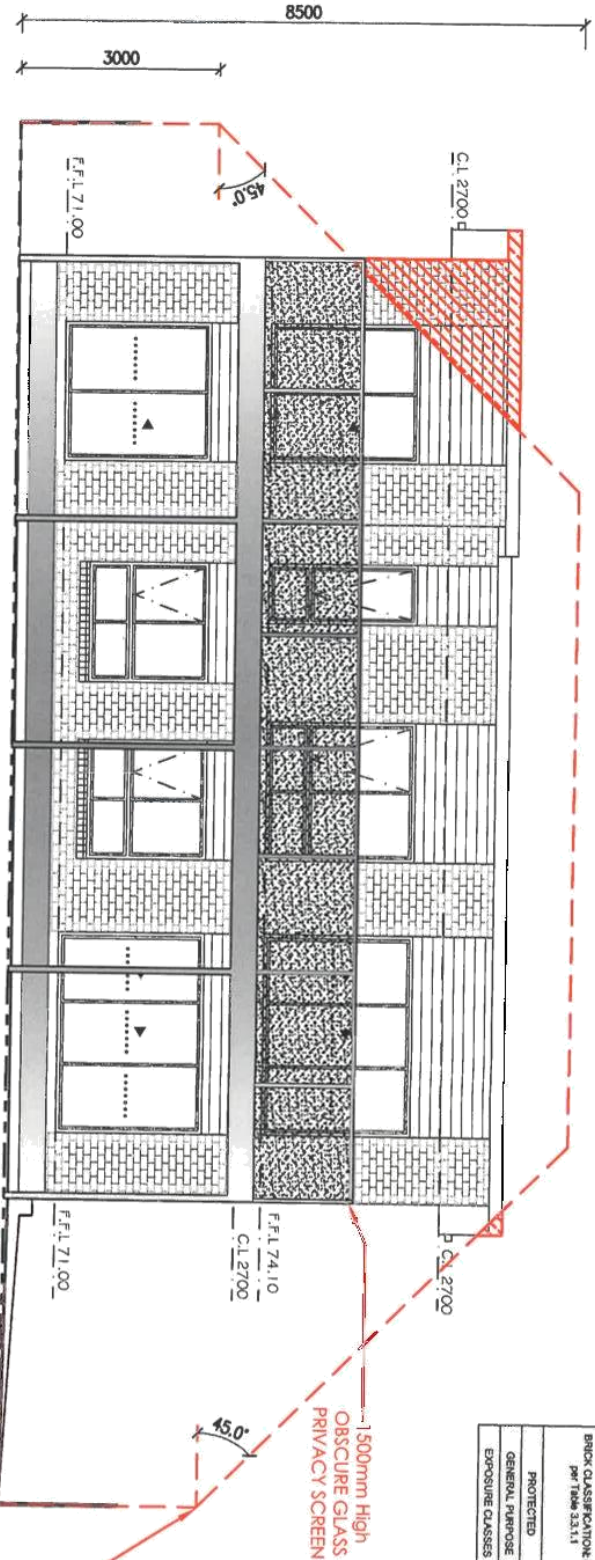


Diagram 10.4.2A. Building envelope as required by subclause 10.4.2 A3(a).

ELEVATIONS - UNIT 2

SCALE 1:100

SOUTH ELEVATION - UNIT 2

SCALE 1:100

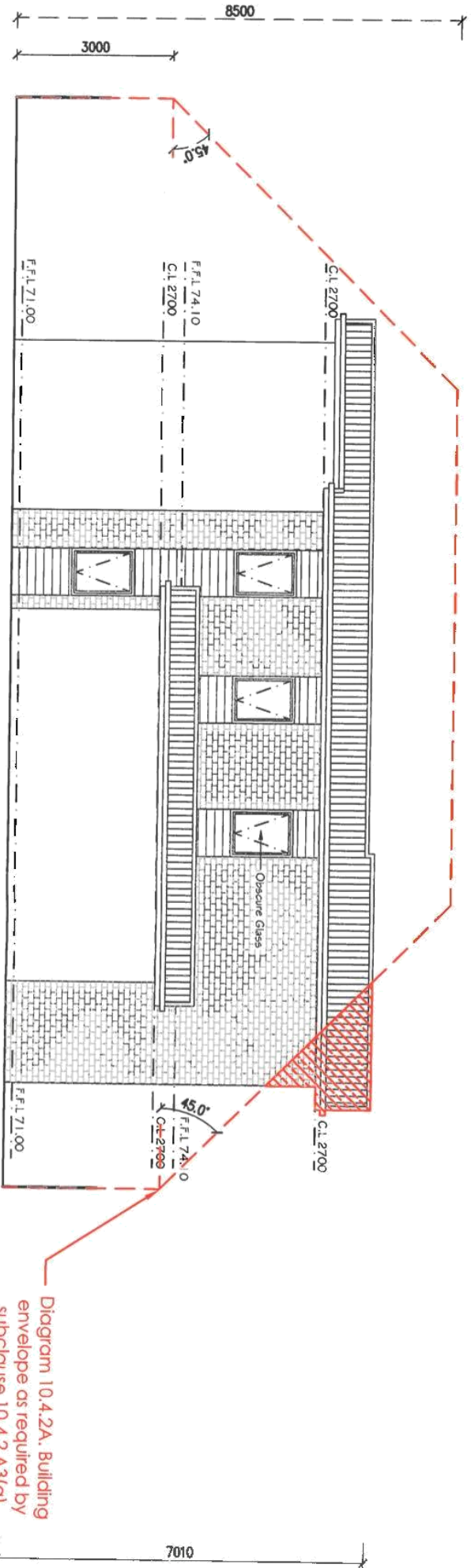


Diagram 10.4.2A. Building envelope as required by subclause 10.4.2 A3(a).



EASY WAY HOMES

"We make it EASY"

POSTAL ADDRESS:

168 Paramount Court, Shorewell Park, Burnie, TAS 7320

EMAIL ADDRESS:

info@easyway.net.au

BUILDING DESIGNER:

MICHAEL KONIK

DRAWN BY:

M.K

DATE:

25.09.18

AMENDED:

22.02.19

BAL:

N/A

PROJECT ADDRESS:

PROPOSED NEW DWELLINGS
AT 167 TOLOSA STREET,
GLENORCHY

CLIENT NAME:
Z. JAKUBOWSKI

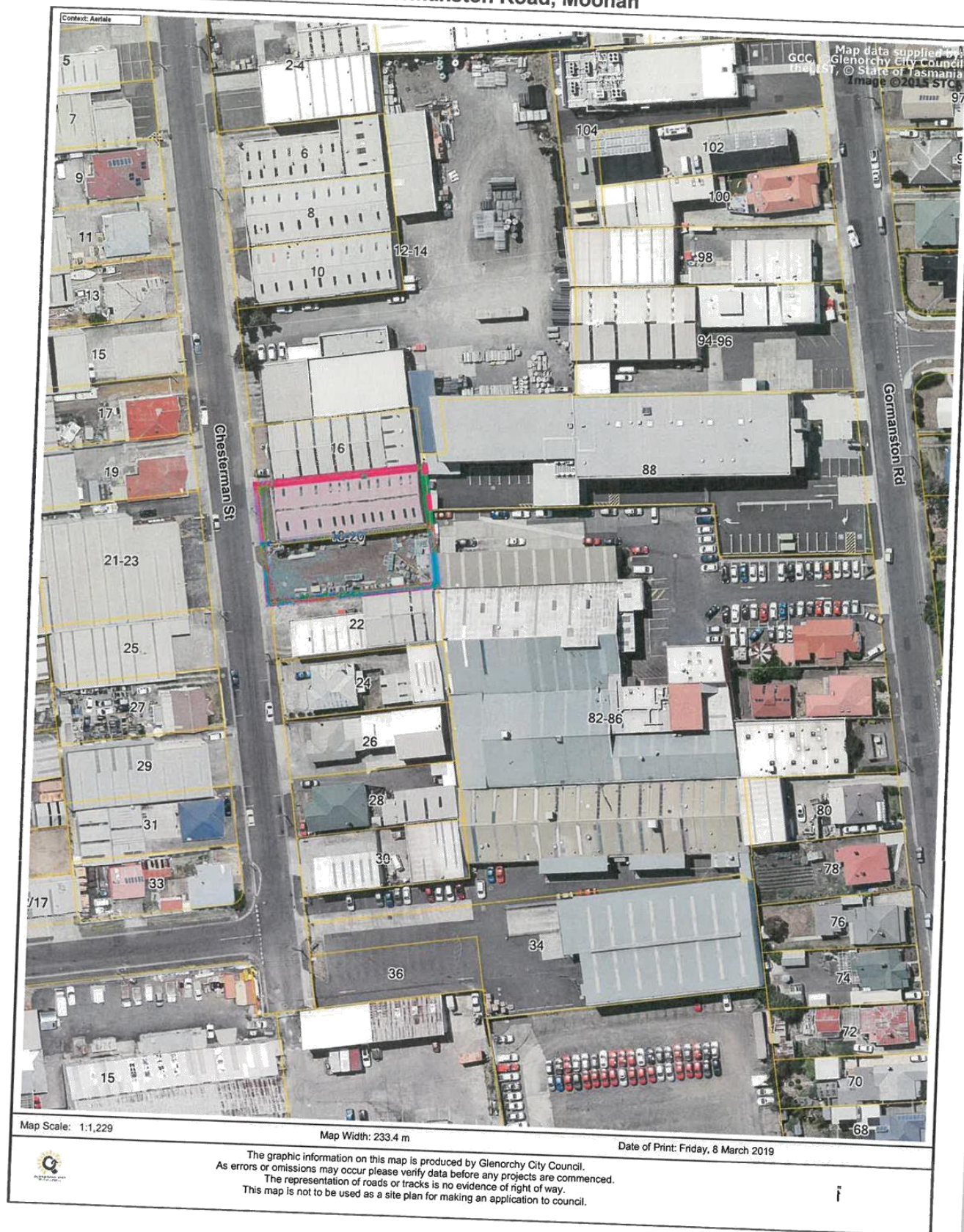
SCALE:
1:100

DRAWING NO.
EWH-180723167

DRAWING TITLE:
ELEVATIONS

09

18-20 Chesterman Street and 88 Gormanston Road, Moonah



GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 18-314
PLAN No P1
DATE RECEIVED 3/12/18
PAGE 1 of 8



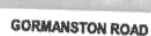
- Architectural Drawing List:
- A000 Coverage
 - A101 Site Plan
 - A201 Ground Floor - Demolition
 - A202 Mezzanine Floor - Demolition
 - A203 Ground Floor
 - A204 Mezzanine Floor
 - A205 Roof Plan
 - A301 Elevations & Section

Blundstone Office Alterations & Extension
Dec 2018
18-20 Chesterman Street & 88 Gormanston Road,
Moonah

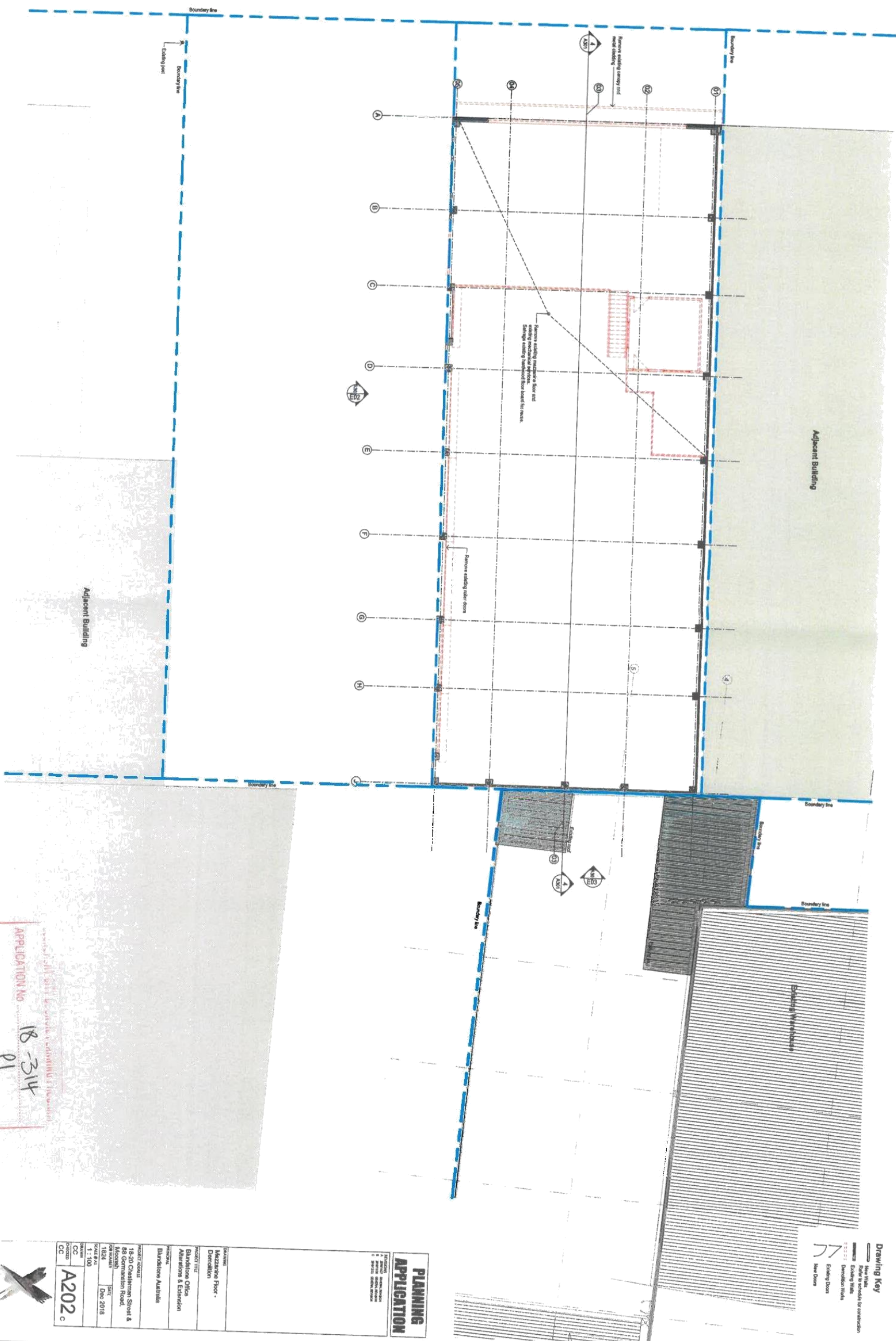
PLANNING APPLICATION

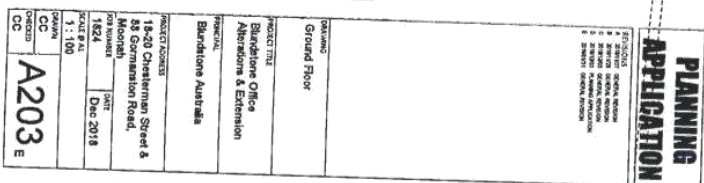
Blundstone Australia



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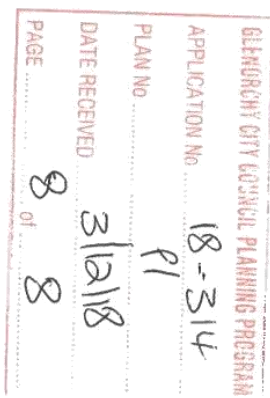




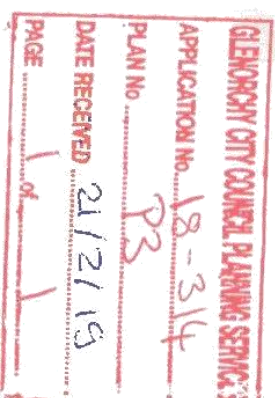








Attachments - Glenorchy Planning Authority - 18 March 2019





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-314	Council notice date	15/02/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00194-GCC	Date of response	19/02/2019
TasWater Contact	Stephen Purvis	Phone No.	(03) 6237 8838
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	18-20 CHESTERMAN ST, MOONAH	Property ID (PID)	7433984
Description of development	Office alterations and extensions		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
X-squared architects	Ground Floor Plan – A203E	E	Dec 2018
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / sewerage connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. DEVELOPMENT ASSESSMENT FEES 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			
Advice			
General For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms Service Locations			



Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

The location of this infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au