

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-306
PROPOSED DEVELOPMENT:	Garage and relocation of access
LOCATION:	54 Ashbolt Crescent Lutana
APPLICANT:	6ty Architecture Surveying Engineering
ADVERTISING START DATE:	28/07/2026
ADVERTISING EXPIRY DATE:	11/08/2026

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 **11/08/2026**.

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 **11/08/2026**, or for postal and hand delivered representations, by 5.00 pm on **11/08/2026**.



ISSUE	DATE	ISSUED FOR
001	14.10.25	DEVELOPMENT APPLICATION. BUILDING APPLICATION
002	06.02.26	FRONT SETBACK ALTERED

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-25-306
DATE RECEIVED 21/07/2026

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS. COPYRIGHTS THIS DRAWING AND ALL OF ITS CONTENT REMAIN THE PROPERTY OF 6ty Pty Ltd. THE DRAWINGS AND ITS CONTENT MAY NOT BE RETAINED, COPIED OR REPRODUCED IN PART OR WHOLLY, WITHOUT THE WRITTEN PERMISSION FROM 6ty Pty Ltd. SOME SPECIFIED CONTENT, BRANDS AND MANUFACTURERS MAY BE COPYRIGHTED PROPERTY OF OTHERS. ACKNOWLEDGEMENT OF THESE COPYRIGHTS ARE HEREBY GIVEN.

PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

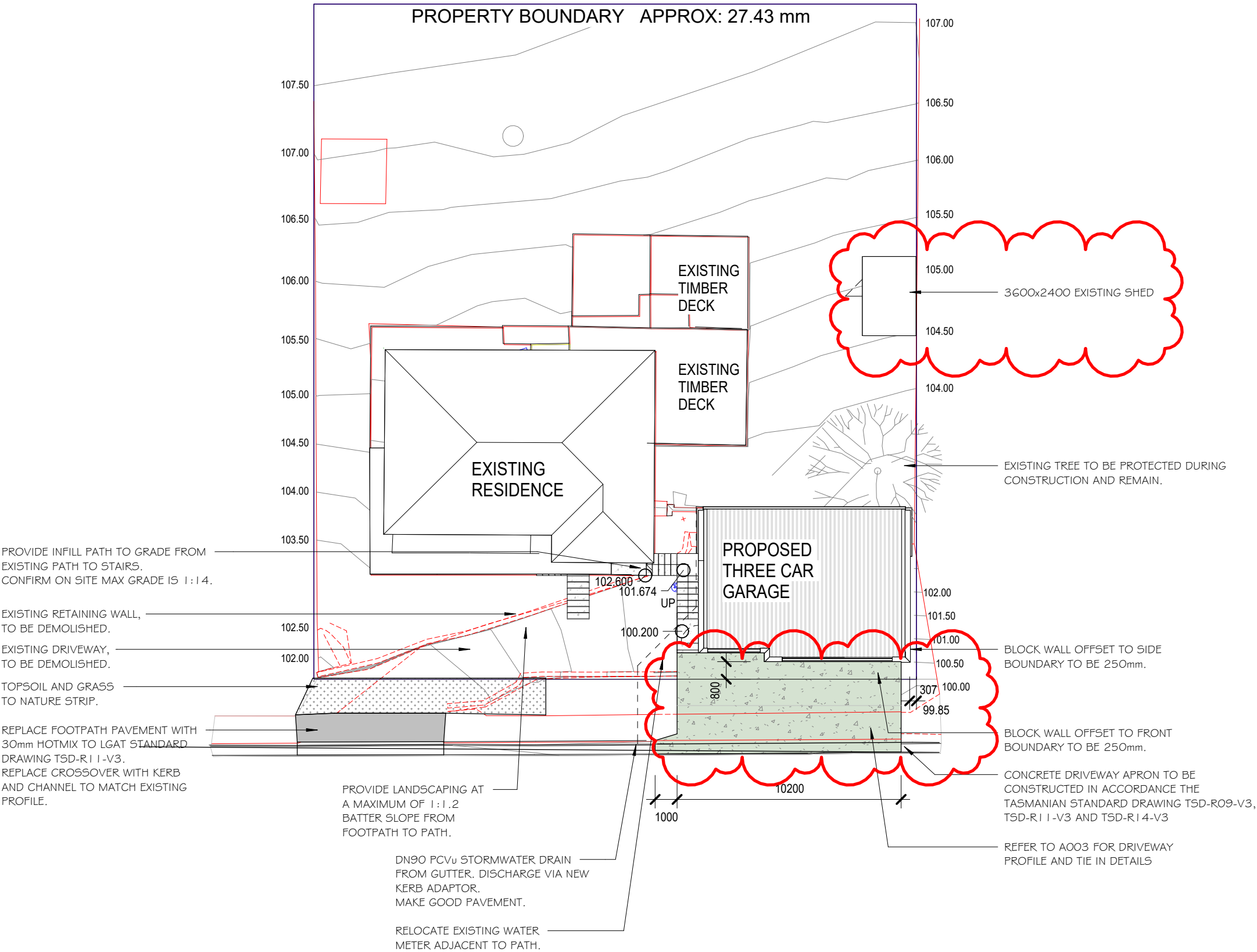
FOR:

DRAWING: SITE PLAN

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 200

PROJECT No: 24.118 DRAWING No: A001 REV: 002



SITE PLAN

SCALE 1 : 200

ISSUE	DATE	ISSUED FOR
001	06.02.26	FRONT SETBACK ALTERED

GLENORCHY CITY COUNCIL PLANNING SERVICES

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ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

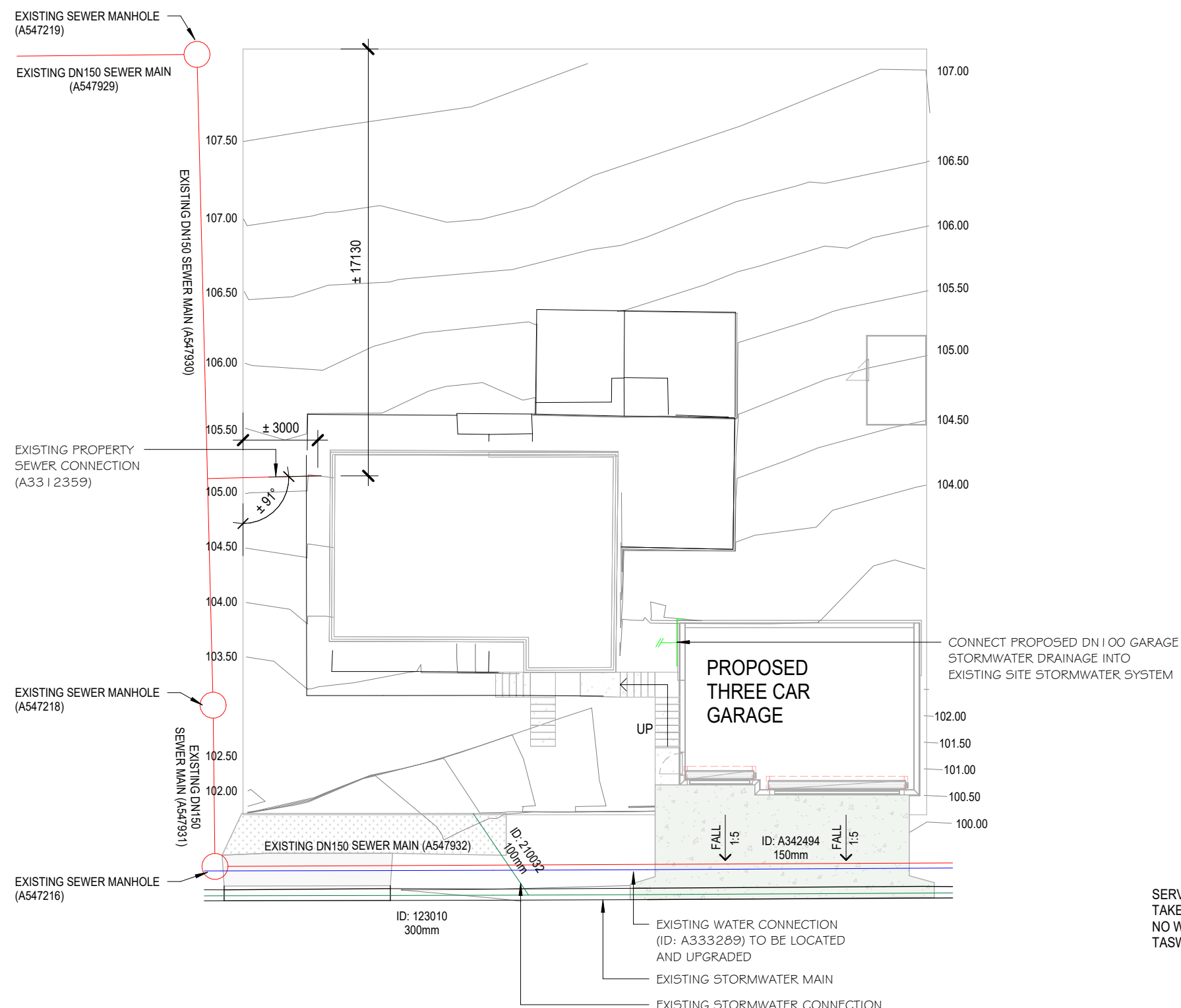
FOR:

DRAWING: SERVICES CONCEPT PLAN

DESIGNED: CGB DRAWN: M.IB CHECKED: Checker

SCALES: 1 : 200

PROJECT No. 24.118 DRAWING No. C001 REV. 001



SERVICES CONCEPT PLAN

SCALE 1 : 200

SERVICES LOCATIONS HAVE BEEN
TAKEN FROM THE LIST MAP.
NO WORKS ARE PROPOSED TO
TASWATER PROPERTY CONNECTIONS.



PROJECT NORTH



GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-25-306

DATE RECEIVED 08/07/2026

ISSUE	DATE	ISSUED FOR

SURFACE LEVELS HAVE BEEN TAKEN FROM LIDAR SURVEY. SURVEY SHOULD BE CONDUCTED PRIOR TO DETAIL DESIGN

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT, LUTANA, TAS, 7009

FOR:

DRAWING: FOOTPATH AND ACCESS DETAILS

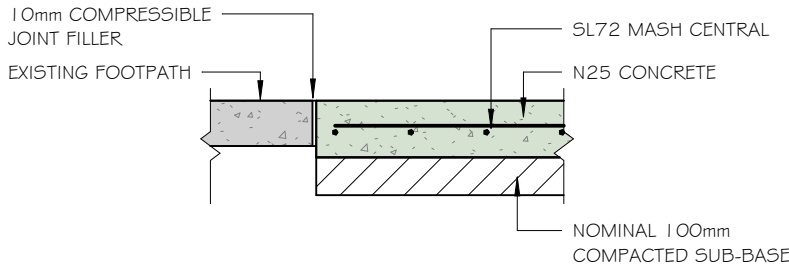
DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: As indicated

PROJECT No. 24.118 DRAWING No. A003 REV.

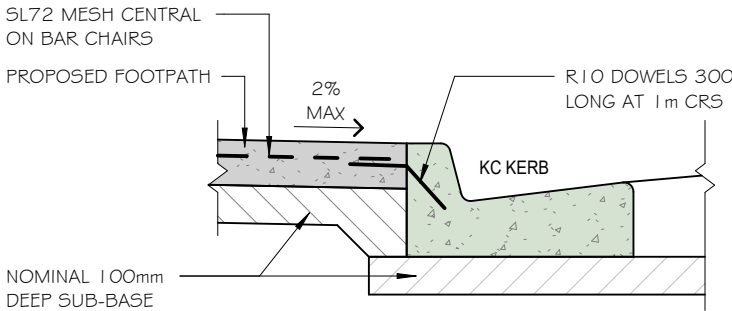


PROJECT NORTH



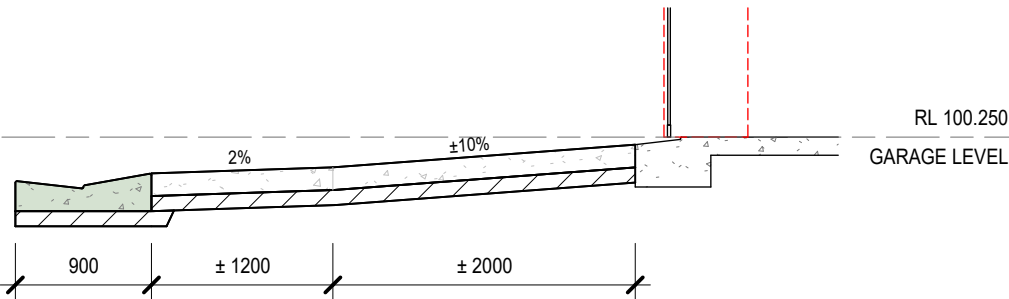
DRIVEWAY TO EXISTING PATH DETAIL

SCALE 1 : 20



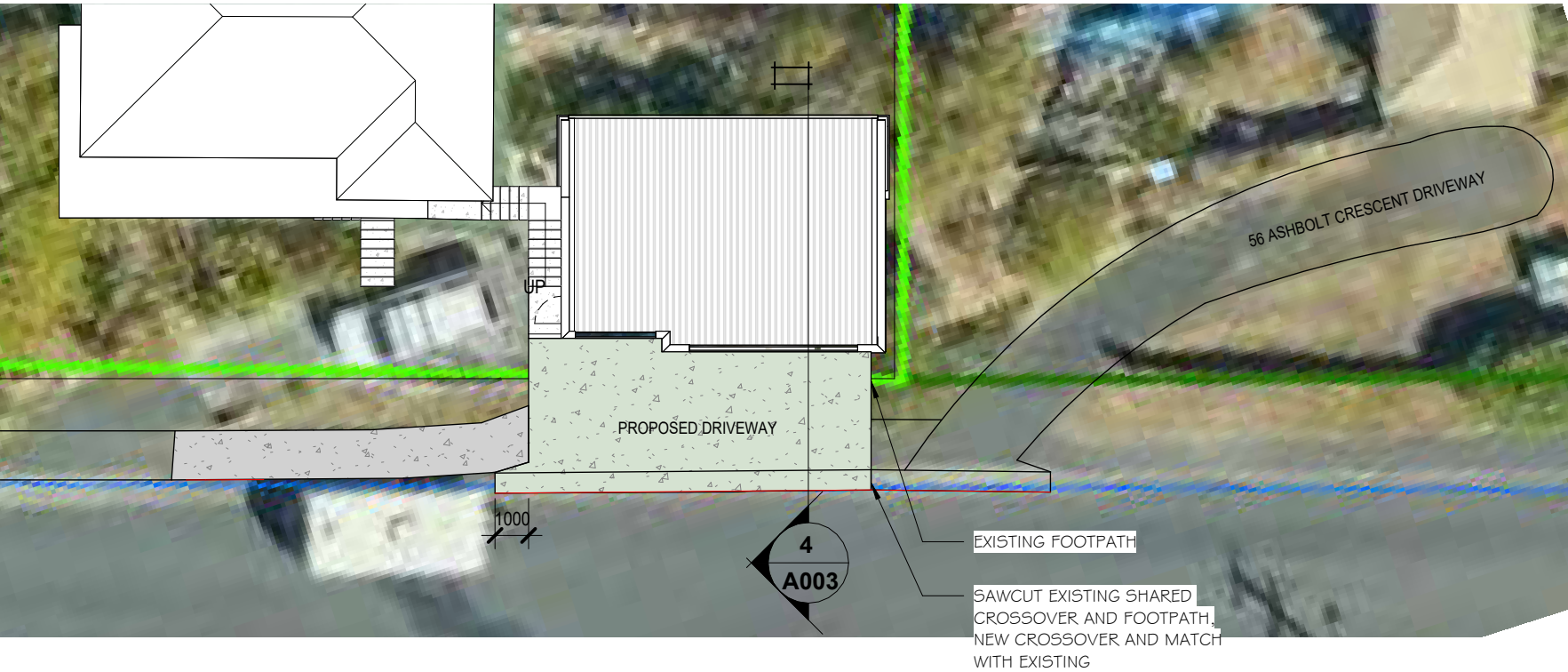
PROPOSED PATH DETAIL

SCALE 1 : 20



DRIVEWAY PROFILE

SCALE 1 : 50



FOOTPATH AND ACCESS PLAN

SCALE 1 : 200



Document Set ID: 3630030
Version: 1, Version Date: 08/07/2026



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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: DIMENSION PLAN

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 100

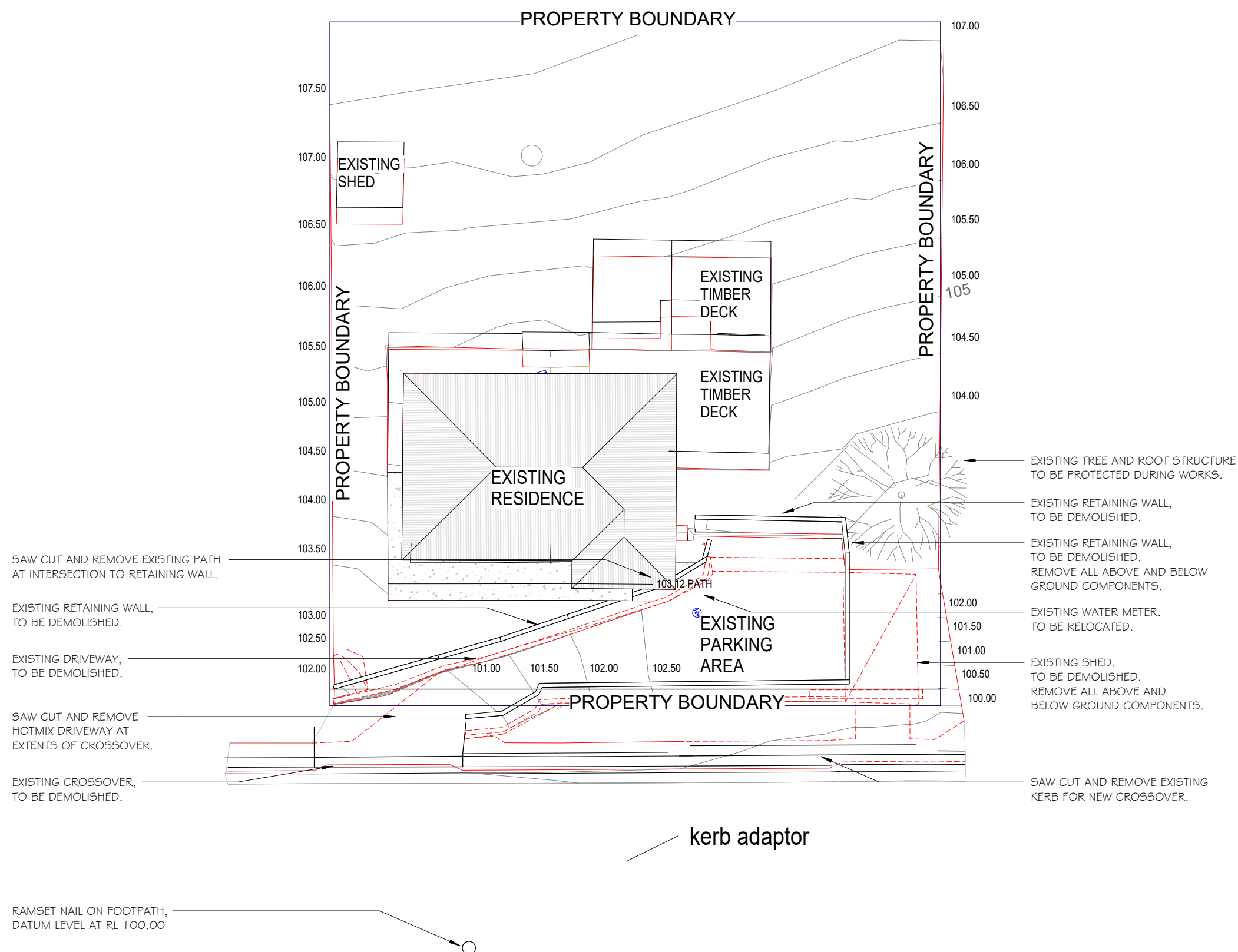
PROJECT No. 24.118 DRAWING No. A104 REV. 002



PROJECT NORTH

DIMENSION PLAN

SCALE 1 : 100



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**GLENORCHY CITY COUNCIL PLANNING
SERVICES**

PLN-25-306

DATE RECEIVED 05/03/2026

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: **EXISTING SITE PLAN**

DESIGNED: CGB DRAWN: M.IB CHECKED: Checker

SCALES: 1 : 200

PROJECT No. 24.118 DRAWING No. A002 REV. 002



PROJECT NORTH

EXISTING SITE PLAN

SCALE 1 : 200



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GLENORCHY CITY COUNCIL PLANNING SERVICES

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: GENERAL NOTES SHEET 1

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: As indicated

PROJECT No: 24.118 DRAWING No: A011 REV: 002

GENERAL NOTES

- VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORKS ON SITE. NOTIFY DESIGNER OF ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED.
- ENSURE ALL DRAWINGS ARE STAMPED 'APPROVED' PRIOR TO COMMENCING WORKS. ADHERE TO ANY CONDITIONS OF COUNCIL APPROVAL & NOTIFY BUILDER & RELEVANT SUB-CONTRACTORS.
- ALL MATERIALS & WORKMANSHIP TO BE IN ACCORANCE WITH CURRENT S.A.A. CODES, BUILDING CODES OF AUSTRALIA, LOCAL AUTHORITY BY-LAWS, STANDARD M.B.A OF TASMANIA SPECIFICATIONS & MANUFACTURERS SPECIFICATIONS.

PLUMBING

- ALL DRAINAGE WORK SHOWN IS SCHEMATIC & IS TO BE DETERMINED ON SITE AS APPROVED BY LOCAL AUTHORITIES.
- CONNECT SEWER INTO EXISTING MAINS IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS. CONFIRM LOCATIONS ON-SITE PRIOR TO COMMENCING WORKS.
- ALL PLUMBING WORK IS TO BE COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500 & THE TASMANIAN PLUMBING CODE.
- ALL PLUMBING WORK TO BE CARRIED OUT BY A LICENSED TRADESMAN.
- ALL ROOF DRAINAGE INCLUDING BOX GUTTERS, SUMPS, RAINWATER PIPES & OVERFLOWS HAVE BEEN CALCULATED BASED ON ROOF AREA, SLOPE & ANTICIPATED RAIN INTENSITY. ALL NOMINATED SIZES & ALLOWANCES TO BE CHECKED, CONFIRMED & CERTIFIED BY AN ACCREDITED ROOF PLUMBING CONTRACTOR WITH ALL NECESSARY AMENDMENTS MADE TO ENSURE CONFORMANCE & COMPLAIN WITH ALL RELEVANT STANDARDS & REQUIREMENTS.

MASONARY CONSTRUCTION

- ALL MASONRY CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH AS 3700.
- MORTAR SHALL COMPLY WITH AS 2701. 1 PART CEMENT, 1 PART LINE & 6 PARTS SAND WITH SELECT COLOUR ADDITIVE. JOINTS TO BE RAKED OR RULED OUT SLIGHTLY CONCAVE TO SUIT SELECTED FACE BRICKWORK.
- PROVIDE FLASHINGS, DAMPCOURSES & WEEPHOLES TYPICALLY TO MANUFACTURER SPECIFICATIONS.
- WEEPHOLES TO BE COVERED WITH 'WEEPA' HIGH PERFORMANCE BUSHFIRE WEEPHOLE VENTS TYPICALLY.
- CONTROL JOINTS IN NOMINAL LOCATIONS. STRAIGHT JOINT, 10mm WIDE WITH BACKING ROD & SELECTED COLOUR PAINTABLE SILICONE CAULKING.

INSULATION

- PROVIDE SANCELL AIR 104 GENERAL PURPOSE INSULATION TO THE UNDERSIDE OF ROOF CLADDING.
- ALL INSULATION TO BE IN ACCORDANCE WITH AS3999
- DARK ROOF COLOUR SOLAR ABSORBANCE >0.6

WALL FRAMING

- ALL TIMBER FRAMING IS TO COMPLY WITH AS1648 & THE BUILDING CODE OF AUSTRALIA.
- STANDARD TIMBER FRAMING SIZES:
 - STUDS: 90 x 35 AT 450CRS
 - NOGGINS: 90 x 35
 - OPENING STUDS: 90 x 35
 - TOP PLATES: 90 x 45
 - BOTTOM PLATES: 90 x 45
- REFER TO STRUCTURAL DRAWINGS FOR BRACING LOCATIONS & DETAILS

DOORS

- SUPPLY AND INSTALL DEAD LOCKS TO ALL EXTERNAL DOORS AS PER OWNERS REQUIREMENTS.
- REFER TO FLOOR PLAN NOTATION FOR DOOR LOCATIONS.
- ALL ROLLER DOORS TO BE SUPPLIED AND INSTALLED WITH ALL ACCESSORIES, FITTINGS AND TOLERANCES IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.

PAINTING

MATERIALS AND WORKMANSHIP

- PAINTING MATERIALS SHALL BE DELIVERED IN UNOPENED CONTAINERS AND SHALL BE MIXED, HANDLED AND APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ONLY SKILLED TRADESMEN SHALL BE EMPLOYED AND A PROPERLY QUALIFIED PAINTER'S FOREMAN SHALL BE CONSTANTLY ON SITE WHILST PAINTING WORKS ARE CARRIED OUT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO SURFACE IS UNFINISHED, IMPERFECT OR IN IMPROPER CONDITION TO RECEIVE PAINTED OR ANY OTHER FINISH SPECIFIED IN THIS TRADE.
- THE CONTRACTOR SHALL NOT ALLOW THE PAINTING SUB-CONTRACTOR TO COVER UP OR FINISH AGAINST ALL SURFACES AND ENSURE THAT THEY ARE IN A PROPER CONDITION FOR PAINTING.

REMOVE FITTINGS

- ALL LOCKS, BOLTS, AND HARDWARE, FITTINGS, LIGHT SWITCHES AND POWER OUTLETS ETC., SHALL BE FITTED THEN REMOVED BEFORE PAINTING OF ADJACENT SURFACES IS COMMENCED.
- ARRANGE FOR THE TRADES CONCERNED TO REMOVE PROGRESSIVELY ALL FITTINGS ETC., BEFORE PAINTING IN THE AREA COMMENCES AND TO REPLACE THEM ON COMPLETION OF PAINTING.

SAFETY

- ADEQUATELY VENTILATE AREA WHEN PAINTING. TAKE NECESSARY PRECAUTIONS TO PREVENT FIRE AND BUILD UP OF FUMES. REMOVE PAINT SOILED RAGS, WASTE AND THE LIKE AT THE END OF EACH DAYS WORK, OR STORE IN AIRTIGHT METAL CONTAINERS, UNDERWATER.

PROTECTION

- SHEET COVERS SHALL BE PROVIDED TO PROTECT ADJACENT SURFACES FROM SPLASHES AND DAMAGE. IF ANY PAINT IS SPLASHED OR SPILT, ON ANY FINISHED SURFACE IT SHALL BE IMMEDIATELY AND COMPLETELY REMOVED.
- IF IT PROVES IMPOSSIBLE TO COMPLETELY REMOVE PAINT, DAMAGED SURFACES ARE TO BE REPLACED.

UNSUITABLE CONDITIONS

- DO NOT PAINT IN DUSTY CONDITIONS, OR OTHERWISE UNSUITABLE WEATHER. DO NOT PAINT WHEN THE RELATIVE HUMIDITY EXCEEDS 85 PER CENT. PAINT WHEN SURFACE TEMPERATURE OF SUBSTRATE IS BETWEEN 10°C TO 50°C.
- DURING PREPARATIONS, PAINTING AND INSPECTION, MAINTAIN LIGHT LEVELS SUCH THAT THE LUMINANCE OF THE SURFACE IS EQUAL TO THE SPECIFIED PERMANENT ARTIFICIAL ILLUMINATION CONDITIONS OR 400 LUX, WHICHEVER IS GREATER.
- PREVIOUS COATS SHALL BE DRY AND SET BEFORE THE FOLLOWING COAT IS APPLIED.

APPLICATION

- COMPLY WITH AS 2311 AND AS 2312 AS APPLICABLE.
- OBTAIN SPECIFIC APPROVAL FOR SPRAY WORK BEFORE COMMENCING.
- APPLY MATERIALS TO MANUFACTURER'S RECOMMENDATIONS. CUT IN BETWEEN DIFFERENT FINISHING COATS NEATLY IN STRAIGHT LINES.
- APPLY THE FIRST COAT IMMEDIATELY AFTER SUBSTRATE PREPARATION AND BEFORE CONTAMINATION OF THE SUBSTRATE CAN OCCUR. ENSURE EACH COAT IS UNIFORM IN COLOUR GLOSS, THICKNESS AND TEXTURE, AND FREE OF RUNS, SAGS, BLISTERS OR OTHER DISCONTINUITIES. ALLOW EACH COAT TO HARDEN FOR THE TIME RECOMMENDED BY THE MANUFACTURER.

MAKING GOOD

- FOR JOINING UP WITH EXISTING AND MAKING GOOD PAINT FINISHES REFER TO SECTION 1.

AREAS FOR PAINTING

GENERALLY

- REFER DRAWINGS FOR THE PARTICULAR ITEMS CONCERNED TO ASCERTAIN PAINT FINISHES REQUIRED.
- BACKS TO ACCESS PANELS, DOORS AND FRAMES ETC., TO DEAD AREAS SHALL BE PAINTED AS FOR THEIR EXPOSED FACES.
- ALL DOOR EDGES ARE TO BE PAINTED AS FOR THEIR EXPOSED SURFACES (UNLESS PRE-FINISHED).
- GENERALLY ALL EXPOSED SURFACES WILL BE PAINTED UNLESS NOTED OTHERWISE
-

FIBRE CEMENT INTERNAL AND EXTERNAL, AND MASONRY BLOCKS EXTERNALLY

PAINTED FINE STIPPLE FINISH

- 1ST COAT, DULUX ACRAPRIME WATER BASED, 65um WFT
- 2ND COAT, DULUX ACRASHIELD ADVANCE LOW GLOSS, 20mm TEXTURE ROLLER. 180um WFT.
- 3RD COAT, DULUX ACRASHIELD ADVANCE LOW GLOSS, 20mm TEXTURE ROLLER. 180um WFT.
- PREPARATION AND ROLL-ON APPLICATION IN ACCORDANCE WITH DULUX ACRATEX SPECIFICATIONS BY ACCREDITED APPLICATORS.

STEEL

PAINTED (EPG) (EPS):

- 1ST COAT, DULUX ZINCANODE 402
- 2ND & 3RD COATS, ENAMEL PAINT, FULL GLOSS.

U.P.V.C.

PAINTED (APG) (APL):

- 1ST COAT, DULUX PRECISION MAXIMUM STRENGTH ADHESION PRIMER, 100um WFT
- 2ND AND 3RD COATS, EXTERIOR ACRYLIC PAINT, FULL GLOSS, 63UM WFT



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GLENORCHY CITY COUNCIL PLANNING SERVICES

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ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: GENERAL NOTES SHEET 2

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 1

PROJECT No. 24.118 DRAWING No. A012 REV. 002

REINFORCED CONCRETE

- CONCRETE MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE SPECIFICATION AND THE CURRENT EDITION OF THE S.A. CODE FOR CONCRETE IN BUILDINGS AS 3600, TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THEREIN. THE CONTRACTOR SHALL KEEP A COPY OF AS 3600 ON SITE.
- USE OF CALCIUM CHLORIDE IN CONCRETE IS NOT PERMITTED.
- CONCRETE COVER TO REINFORCEMENT AS NOTED BELOW AND ON THE DRAWINGS.
- REINFORCEMENT LAPS AND COGS ARE TO BE AS FOLLOWS (U.N.O.);
 - MIN. SLAB MESH LAPS
MESH TYPE: MIN. LAP:
SQUARE 1 MESH SQUARE + 25mm
RECTANGULAR 225mm ENDS, 125mm SIDES
 - MINIMUM BAR LAPS AND COGS
BAR SIZE: GENERAL LAP: MINIMUM COG:
N12 500 200
N16 750 200
N20 900 250
- REINFORCEMENT CRANKS ARE TO BE NO GREATER THAN 1 IN 6.
- DO NOT WELD OR SITE BEND REINFORCEMENT UNLESS SHOWN ON THE DRAWINGS OR OTHERWISE APPROVED BY THE DESIGN ENGINEER.
- REINFORCEMENT SHALL BE SUPPORTED ON APPROVED BAR CHAIRS, SPACERS OR SUPPORT BARS AT 800 MAX. CRS EACH WAY FOR MESH AND 60 TIMES THE SMALLER BAR DIA. FOR BARS.
- SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE APPLIED FINISHES. BEAM DEPTHS INCLUDE SLAB THICKNESS.
- PROVIDE DAMP PROOF MEMBRANE (0.2mm THICK APPROVED POLYTHENE MEMBRANE) TO UNDERSIDE OF SLABS ON GROUND IN ACCORDANCE WITH BCA F1.10.
- MEMBRANE LAPS SHALL BE 300mm MIN. AND TAPED WITH MIN. 50mm WIDE PRESSURE SENSITIVE WATERPROOF TAPE.
- ALL CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATORS.
- NO HOLES, CHASES OR EMBEDDED ITEMS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
- CURING OF CONCRETE SHALL COMMENCE A MIN. OF 2 HOURS AFTER CONCRETING IS FINISHED. CURING METHOD SHALL BE APPROVED BY THE DESIGN ENGINEER.
- FORMWORK SHALL COMPLY WITH AS 3610 AND RELEVANT CONSTRUCTION SAFETY CODES. STRIPPING TIMES SHALL BE IN ACCORDANCE WITH TABLE 5.4.1 AND SHALL BE APPROVED BY THE DESIGN ENGINEER BEFORE PROCEEDING WITH THE WORK.
- FINISHES TO UNFORMED SURFACES SHALL BE STEEL TROWELLED FINISH U.N.O.

CONCRETE CHARACTERISTICS

- THE CONTRACTOR SHALL SUPPLY A MIX, BATCHED BY WEIGHT TO COMPLY WITH THE CHARACTERISTICS AS SPECIFIED.ADDITIVES OTHER THAN WATER REDUCING AGENTS, SHALL NOT BE USEDWITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

MASS CONCRETE

STANDARD GRADE	N15	STANDARD GRADE	N32
PORTLAND CEMENT	TYPE A	PORTLAND CEMENT	TYPE A
NOMINAL AGGREGATE SIZE	20mm	NOMINAL AGGREGATE SIZE	20mm
MAXIMUM SLUMP	80mm	MAXIMUM SLUMP	80mm
REINFORCING COVER UNO	-	REINFORCING COVER UNO	25mm

COREFILLED BLOCKWORK

STANDARD GRADE	N15
PORTLAND CEMENT	TYPE A
NOMINAL AGGREGATE SIZE	14mm
MAXIMUM SLUMP	200mm
REINFORCING COVER UNO	30mm

READYMIX CONCRETE

- THE NAME OF THE SUPPLIER AND THE SUPPLIERS SPECIFICATION FOR ALL MIXES TO BE USED DURING THIS CONTRACT SHALL BE SUBMITTED TO THE CONSULTING ENGINEER FOR THEIR APPROVAL PRIOR TO THE POURING OF ANY CONCRETE ON SITE. THE CONSULTING ENGINEER MAY APPROVE OR DISAPPROVE OF ANY SUPPLIER OR MIX. SHOULD THE CONTRACTOR OR SUPPLIER WISH TO VARY ANY MIX DURING THE CONTRACT, THEY SHALL FIRST OBTAIN THE APPROVAL OF THE CONSULTING ENGINEER.
- THE SUPPLIER SHALL SUPPLY TO THE BUILDER A DOCKET WITH EACH BATCH DELIVERED STATING:
 - CHARACTERISTIC COMPRESSIVE STRENGTH OF MIX
 - SLUMP AT SITE
 - PLACE OF BATCHING
 - TIME OF INTRODUCTION OF WATER TO THE MIX
 - INTENDED METHOD OF PLACEMENT
- ALL CONCRETE SHALL BE NORMAL CLASS CONCRETE AS DEFINED IN THE CURRENT EDITION OF AS 1379.
- SHOULD CONCRETE SUPPLIED NOT MEET THE REQUIRED SPECIFIED COMPRESSIVE STRENGTH, ELEMENTS OF THE STRUCTURE CONTAINING THAT CONCRETE MAY BE REJECTED AND ANY SUBSEQUENT SUPPLY OF CONCRETE FROM THAT SUPPLIER MAY NOT BE APPROVED.

SITEMIX CONCRETE

- THE USE OF SITEMIX CONCRETE SHALL REQUIRE THE APPROVAL BY THE CONSULTING ENGINEER OF BATCHING METHODS, QUALITY CONTROL, MATERIALS ETC.

TESTING

- IN ADDITION TO PROJECT ASSESSMENT OF STRENGTH GRADE IN ACCORDANCE WITH AS 1379, THE CONSULTING ENGINEER MAY REQUEST ADDITIONAL TEST CYLINDERS BE OBTAINED FROM PARTICULAR BATCHES OF CONCRETE OR ELEMENTS OF THE STRUCTURE. THE COST OF ADDITIONAL SAMPLES AND TESTS SHALL BE BORN BY THE CLIENT, EXCEPT WHERE THEY DO NOT MEET THE REQUIREMENTS OF CHARACTERISTIC STRENGTH WHEN THE COST SHALL BE THE CONTRACTORS. SHOULD ANY TEST NOT MEET THE REQUIREMENTS OF CHARACTERISTIC STRENGTH, THE CONSULTING ENGINEER MAY AT HIS DISCRETION ALLOW ADDITIONAL INSITU OR CORE TESTING UNDER HIS DIRECTION AND AT THE COST OF THE CONTRACTORS.

COMPACTION

- THE CONCRETE SHALL BE THOROUGHLY COMPACTED BY MEANS OF MECHANICAL VIBRATORS AND HAND METHODS, AND CAREFULLY WORKED AROUND THE REINFORCEMENT AND EMBEDDED FIXTURES,UNDER WATERSTOPS AND INTO THE CORNERS OF THE FORMWORK. THE COURSE AGGREGATE SHALL BE WORKED BACK FROM THE FORMS SO AS TO BRING A FULL SURFACE OF MORTAR AGAINST THE FORM, WITHOUT THE FORMATION OF EXCESSIVE SURFACE VOIDS. THE COMPACTION SHALL BE SUCH THAT ALL AIR OR STONE POCKETS WHICH MAY CAUSE HONEYCOMBING, PITTING OR PLACES OF WEAKNESS ARE ELIMINATED.

CURING

- EXPOSED CONCRETE SURFACES ARE TO BE TREATED WITH AN APPROVED SPRAY-ON CURING AGENT TO PROTECT AGAINST LOSS OF MOISTURE FOR A PERIOD OF SEVEN (7) DAYS OR COVERING WITH REINFORCED WATERPROOF BUILDING PAPER OR APPROVED PLASTIC SHEETING. THE COVERING MATERIAL SHALL BE HELD FIRMLY AGAINST THE CONCRETE FOR THE FULL LENGTHS OF ALL EDGES AND LAPS AND AT FREQUENT INTERVALS BETWEEN SO THAT THERE SHALL BE NO AIR CIRCULATION AT CONCRETE SURFACES.
- THE METHOD USED SHALL NOT CAUSE DAMAGE TO THE CONCRETE SURFACE. IF THE FORMWORK IS REMOVED FROM ANY FORMED SURFACE WITHIN THE TIME SPECIFIED, AN APPROVED CURING PROCEDURE COMPATIBLE WITH THE SPECIFIED FINISH SHALL BE APPLIED IMMEDIATELY. IN ADDITION, THE CONCRETE SHALL BE MAINTAINED AT A TEMPERATURE NO LOWER THAN 5° CELSIUS FOR THEFULL CURING PERIOD, IF NECESSARY BY THE USE OF ARTIFICIAL MEANS OF HEATING.

RECORDS

- THE CONTRACTOR SHALL KEEP AN ACCURATE RECORD ON THE JOB OF THE DATE OF PLACEMENT OF CONCRETE IN EACH PART OF THE STRUCTURE.

FORMWORK

- FORMWORKS SHALL BE IN ACCORDANCE WITH AS 3610.1. WHERE NO FINISH IS SPECIFIED A CLASS 2 FINISH IS REQUIRED FOR EXPOSED SURFACES AND A CLASS 4 FOR SURFACES HIDDEN BY OTHER FINISHES.

REINFORCEMENT

- INSPECTION. NO CONCRETE SHALL BE ORDERED (OR BATCHED) UNTIL FIXED REINFORCEMENT FOR THE WHOLE OF THE POUR HAS BEEN INSPECTED AND APPROVED BY THE CONSULTING ENGINEER. THE CONTRACTOR SHALL ALLOW TWENTY FOUR (24) HOURS FOR EACH INSPECTION.
- WELDING OR HEATING OF REINFORCEMENT. STRAIN-HARDENED STEELS SUCH AS COLD-TWISTED BARS, DRAWN WIRE AND MESH SHALL NEVER BE WELDED, OR HEATED BY OTHER MEANS. OTHER STEEL (STRUCTURAL GRADE) MAY BE WELDED WITH THE PRIOR APPROVAL OF THE CONSULTING ENGINEER. THIS INCLUDES THE SPOT WELDING FOR THE PURPOSE OF FIXING OR FORMING OF CAGES FOR FRAMES.
- SPICES. -SPICES IN REINFORCEMENT SHALL BE MADE ONLY WHERE SHOWN ON DRAWINGS OR AS APPROVED IN WRITING BY THE CONSULTING ENGINEER.

CORE HOLES, SERVICES AND BLOCKOUTS

- WHERE CORE HOLES, SERVICES OR BLOCKOUTS ARE REQUIRED AND ARE NOT SHOWN ON THE STRUCTURAL ENGINEER DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTING ENGINEER WHO SHALL APPROVE THEIR LOCATION AND SIZE, AND SHALLDETERMINE THE EXTENT OF TRIMMING REINFORCEMENT REQUIRED.

REPAIR OF DEFECTIVE SURFACES

- REPAIR OF DEFECTIVE SURFACES SHALL ONLY BE CARRIED OUT FOLLOWING INSPECTION BY THE CONSULTING ENGINEER. METHOD OF REPAIR SHALL BE TO THE APPROVAL OF THE ENGINEER.

PROTECTION OF WORKS IN PROGRESS

- THE BUILDER SHALL ENSURE THAT ALL COMPLETED OR PARTIALLY COMPLETED WORK IS ADEQUATELY PROTECTED BY SCREENS, COVERS OR BARRIERS AGAINST DAMAGE, UNTIL PRACTICAL COMPLETION.

SLAB FINISHES

- ALL SLABS ARE TO HAVE A MECHANICAL STEEL TROWELLED FINISH. THE SLABS SHALL BE CONSTRUCTED TO A TOLERANCE OF 3mm IN 3m, AS MEASURED BY A STRAIGHT EDGE TEMPLATE.



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GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-25-306
DATE RECEIVED 05/03/2026

ISSUE	DATE	ISSUED FOR
001	14.10.25	DEVELOPMENT APPLICATION. BUILDING APPLICATION
002	06.02.26	FRONT SETBACK ALTERED

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: GENERAL NOTES SHEET 3

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 1

PROJECT No. 24.118 DRAWING No. A013 REV. 002

STRUCTURAL STEELWORK

- FABRICATE AND ERECT ALL STEELWORK IN ACCORDANCE WITH AS4100, AS1538, AS4600 AND THE SPEC.
- ALL PLATE AND OPEN SECTIONS TO BE GRADE 300 MINIMUM.
- ALL HOLLOW SECTIONS TO BE GRADE C350 MINIMUM.
- IMPORTED STEEL (ie. MANUFACTURED OUTSIDE OF AUSTRALIA) SHALL NOT BE USED UNLESS COMPLIANCE WITH AS4100:1998 CAN BE ADEQUATELY PROVEN.
- ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554.1-1991. FILLET WELDS SHALL BE CATEGORY GP U.N.O. FULL PENETRATION BUTT WELDS SHALL BE CATEGORY SP U.N.O. E48XX ELECTRODES - TYPICAL.
- ALL CUT STEEL EDGES TO BE GROUND TO A RADIUS OF 2mm. DEFECTS SUCH AS PIN HOLES, BLOW HOLES, HAMMER MARKS ETC. SHALL BE RECTIFIED TO THE SATISFACTION OF THE ENGINEER PRIOR TO GALVANISING OR PAINTING.
- DO NOT MAKE PENETRATIONS OR CUTOUTS OTHER THAN THOSE SHOWN ON THE DRAWINGS WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
- STEELWORK TOLERANCES SHALL SATISFY THE REQUIREMENTS OF AS 4100
- SURFACE PREP. PRIOR TO COATING SHALL BE ABRASIVE BLAST CLEANING TO AS1627.4 CLASS 2.5 U.N.O.
- UNLESS NOTED OTHERWISE;
 - ALL CLEAT, GUSSET, END, FIN AND STIFFENER PLATES SHALL BE 10mm THICK TO AS3679-1900.
 - ALL BOLTS ARE TO BE M20 8.8/5 TO AS1252-1983.
 - MINIMUM CONNECTION TO BE 2-M20 8.8/5 BOLTS.
 - BOLT HOLE CLEARANCE 2mm TYPICAL.
 - WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS TO AS1554 PART 1-1991.
 - WELDS FULL PERIMETER OF CONTACT.
 - ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANISED TO AS1214-1983.
 - MORTAR WHERE REQUIRED; A MIN. OF 25mm NON SHRINK GROUT, 40 MPa.
 - MASONRY ANCHORS TO BE RAMSET 101 PLUS OR APPROVED EQUIVALENT (MIN. SIZE TO BE M16) INSTALLED INTO COREFILLED MASONRY OR CONCRETE.
- BOLTS SHALL BE PROVIDED WITH THREADS EXCLUDED FROM THE SHEAR PLANE. PROVIDE A HARDENED WASHER UNDER ALL NUTS. WHERE TENSIONED USE LOAD INDICATING WASHERS AND TENSION TO AS1252.

CORROSION PROTECTION

- SHOP APPLIED PAINTING - ALL STEELWORK U.N.O. ;
 - REMOVE ALL ARRISES.
 - ABRASIVE BLAST CLEAN SURFACES TO COMPLY WITH AS1627.4, CLASS 2.5.
 - IMMEDIATELY AFTER SHOT BLASTING STEELWORK IS TO BE PRIMED AND PAINTED:
- INTERNAL UNEXPOSED STEEL:
 - 1st COAT, DULUX ZINCANODE 402, 75 MICRONS MIN / 95 MICRONS MAX D.F.T.
- INTERNAL EXPOSED STEEL:
 - 1st COAT, DULUX ZINCANODE 402, 75 MICRONS MIN / 95 MICRONS MAX D.F.T.
 - 2nd AND 3rd COAT, DULUX GLOSS ENAMEL
- FIELD TOUCH UP;
 - SHOP APPLIED COATINGS:
 - THOROUGHLY DEGREASE DAMAGED AREA USING SOLVENT IN ACCORDANCE WITH AS1627.1.
 - RINSE THOROUGHLY WITH CLEAN WATER AND LIGHTLY ABRAD.
 - APPLY ONE COAT OF DULUX ZINCANODE 402, ROLLER APPLICATION TO 75 MICRON DFT.
 - APPLY TWO TOP COATS TO MATCH BASE.
- ALL HOLDING DOWN BOLTS, NUTS, WASHERS AND ALL FIXINGS TO BE CAST INTO CONCRETE SHALL BE HOT DIPPED GALVANISED.

BOLT NOTATION

- 4.6/5 - COMMERCIAL GRADE 4.6 BOLTS, SNUG TIGHTENED
- 8.8/5 - HIGH STRENGTH GRADE 8.8 BOLTS, SNUG TIGHTENED
- 8.8/TF - HIGH STRENGTH GRADE 8.8 BOLTS, TENSIONED, FRICTION CONNECTION

STEELWORK WELDING

- ALL WELDS SHALL BE OF THE FINISHED SIZES SPECIFIED AND SHALL BE CARRIED OUT IN SUCH A SEQUENCE AS TO CAUSE MINIMUM DISTORTION OF THE PARTS WELDED
- ALL SITE WELDS TO HAVE APPROPRIATE SURFACE FINISH TOUCHED UP IMMEDIATELY.
- NOT MORE THAN ONE BUTT WELDED SPLICE WILL BE PERMITTED IN ANY BEAM. THE SPLICE SHALL BE PROPERLY FORMED IN ACCORDANCE WITH THE AS 1554 SERIES AND SHALL BE SCARFED
- BUTT WELDS MAY BE SUBJECTED TO RADIOGRAPHIC EXAMINATION AT THE DISCRETION OF THE CONSULTING ENGINEER AND NO CLAIM WILL BE CONSIDERED ON THE GROUNDS THAT THIS IMPLIES A HIGHER STANDARD OF WORKMANSHIP

PURLINS & GIRTS

- ALL PURLINS & GIRTS TO BE LYSAGHT ZEDS & CEES SYSTEM OR EQUIVALENT, INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- FABRICATION & ERECTION OF ALL PURLINS & GIRTS TO BE IN ACCORDANCE WITH AS4600-1996 COLD FORMED STEEL STRUCTURES.
- ALLOW FOR INCREASED PURLIN CLEAT HEIGHTS UPSLOPE OF ROOF SHEETING EXPANSION JOINTS, AND DOUBLE PURLINS AT EXPANSION JOINTS LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS AND/OR ROOFING CONTRACTOR FOR LOCATION, EXTENT AND DETAILS OF EXPANSION JOINTS, IF ANY.
- CONNECTIONS:
 - FABRICATION & ERECTION OF ALL PURLINS & GIRTS TO BE IN ACCORDANCE WITH AS4600-1996 COLD FORMED STEEL STRUCTURES.
 - ALL BOLTS, NUTS & WASHERS SHALL BE;
 - BOLT SPECIFICATION: NOMINAL SECTION SIZE (mm):
 - M12 LYSAGHT PURLIN BOLT 100, 150, 200, 250, FP3019
 - M16 LYSAGHT PURLIN BOLT 300, 350
 - ALL BOLTS TO BE TORQUED TO 55Nm U.N.O.

BRIDGING & SAG RODS:

- IF NO BRIDGING OR SAG RODS SHOWN ON DRAWINGS, CONTRACTOR TO ALLOW FOR MINIMUM NUMBER OF BRIDGING & SAG RODS AS FOLLOWS;

SPAN (mm):	No. ROWS BRIDGING / SAG RODS (MIN.):
0-3000	NOT REQUIRED
3000-5000	1
5000-7000	2
7000-10000	3
- CORROSION PROTECTION:
 - ALL ZED & CEES TO HAVE A ZINC COATING OF Z350 (350 g/m² MINIMUM COATING MASS) FOR GENERAL AREA USE, i.e. ENCLOSED BUILDINGS AND OPEN SIDED RURAL BUILDING IN NON-AGGRESSIVE ENVIRONMENTS.
 - ALL ZED & CESS TO HAVE A ZINC COATING OF Z450 (450 g/m² MINIMUM COATING MASS) FOR AGGRESSIVE ENVIRONMENTS i.e. HEAVY INDUSTRIAL SITES, SITES LESS THAN 1000m TO THE COAST WATER LINE.
- MATERIAL SPECIFICATIONS:
 - ZED & CEES TO BE ROLL FORMED FROM GALVASPAN (OR EQUIVALENT) STEEL IN ACCORDANCE WITH AS1397-1993.
 - ALL MEMBERS TO A MINIMUM GRADE OF;

BMT (mm):	YIELD STRESS (MPa):	COATING MASS:
1.0	G550	AZ150 or Z350
1.2	G500	Z350
1.5, 1.9, 2.4, 3.0	G450	Z350

STEELWORK ERECTION

- ALL ERECTIONS SHALL BE CARRIED OUT BY COMPETENT AND EXPERIENCED PEOPLE AND THE CONTRACTOR SHALL TAKE EVERY CARE TO SAFEGUARD THE PUBLIC, STAFF AND ADJOINING PROPERTY.
- ALL GEAR USED SHALL BE OF ADEQUATE STRENGTH AND SHALL COMPLY WITH ALL REGULATIONS CURRENT AT THE TIME, AND ALL STEELWORK SHALL BE PROPERLY GUYED DURING ERECTION.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE CAUSED TO THE STRUCTURE, ADJOINING BUILDINGS OR INJURY TO WORKMEN DURING ERECTION.
- ALL COLUMNS SHALL, UNLESS OTHERWISE SHOWN ON THE DRAWINGS BE LEFT TRULY VERTICAL AND CORRECT TO LINE AND LEVEL.
- BEAMS, GIRTS, ETC. SHALL BE ERECTED LEVEL UNLESS OTHERWISE SHOWN AND CORRECTLY POSITIONED.
- MEMBERS WITH SPECIFIED PRECAMBER SHALL BE INSTALLED WITH CAMBER UP.
- TRUSSES AND OPEN WEB JOISTS SHALL BE CAREFULLY HANDLED AT ALL TIMES AND WHEN BEING ERECTED SHALL BE LIFTED AT SUCH POINTS AND IN SUCH A MANNER AS WILL PRECLUDE ANY POSSIBILITY OF DAMAGE DUE TO ERECTION STRESSES.
- IMMEDIATELY AFTER THE ERECTION, EACH TRUSS SHALL BE MADE SECURE BY PURLINS, BRACING OR GUYS TO APPROVAL.
- BRACING SHALL BE PLACED IN POSITION AS SOON AS THE DEPENDENT WORK WILL PERMIT.
- THE STRUCTURE SHALL NOT BE DISTORTED TO MATCH ANY UNFAIR HOLES.
- IN MAKING CONNECTIONS, DRIFTING FOR UNFAIR HOLES WILL NOT BE PERMITTED AND HOLES NOT MATCHING PROPERLY SHALL BE REAMED OR DRILLED OUT AND A LARGER BOLT INSERTED.
- NO MEMBER NOR PART OF MEMBER WHICH HAS BEEN BENT OR DISTORTED SHALL BE ERECTED IN THAT CONDITION.
- ALL STRAIGHTENING SHALL BE DONE ON THE GROUND.
- ALL BOLTS AND TIE RODS SHALL BE LEFT TIGHT AND ALL BEVELED WASHERS AND PLATES PROPERLY POSITIONED.

STRUCTURAL STEELWORK LINTELS

- REFER STEEL LINTEL SCHEDULE FOR STANDARD LINTEL SIZES.
- STANDARD LINTEL SIZES APPLY ONLY TO NON LOAD BEARING MASONRY WALLS. ALL OTHER LINTELS ARE SHOWN ON THE DRAWINGS. IF NONE ARE SHOWN, REFER THIS MATTER TO THE ENGINEER.
- INSTALL ONE LINTEL TO EACH WALL LEAF.
- MORTAR IS TO BE PACKED AND RAMMED BETWEEN THE VERTICAL LEG OF THE ANGLE AND SUPPORTED MASONRY WALL.
- DURING CONSTRUCTION, PROP LINTELS AS REQUIRED TO AVOID EXCESSIVE DEFLECTION OR ROTATION. REMOVE PROPS AFTER MASONRY REACHES ITS SPECIFIED STRENGTH. MIN. PERIOD FOR PROPPING IS 7 DAYS.
- EXPOSED LINTELS ARE TO BE HOT DIPPED GALV.
- DURAGAL LINTELS OF EQUIVALENT SIZES ARE AN ACCEPTABLE ALTERNATIVE.



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GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-25-306

DATE RECEIVED 05/03/2026

ISSUE	DATE	ISSUED FOR
001	14.10.25	DEVELOPMENT APPLICATION. BUILDING APPLICATION
002	06.02.26	FRONT SETBACK ALTERED

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS. COPYRIGHTS THIS DRAWING AND ALL OF ITS CONTENT REMAIN THE PROPERTY OF 6ty Pty Ltd. THE DRAWINGS AND ITS CONTENT MAY NOT BE RETAINED, COPIED OR REPRODUCED IN PART OR WHOLLY, WITHOUT THE WRITTEN PERMISSION FROM 6ty Pty Ltd. SOME SPECIFIED CONTENT, BRANDS AND MANUFACTURERS MAY BE COPYRIGHTED PROPERTY OF OTHERS. ACKNOWLEDGEMENT OF THESE COPYRIGHTS ARE HEREBY GIVE.

PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: SLAB PROFILE PLAN

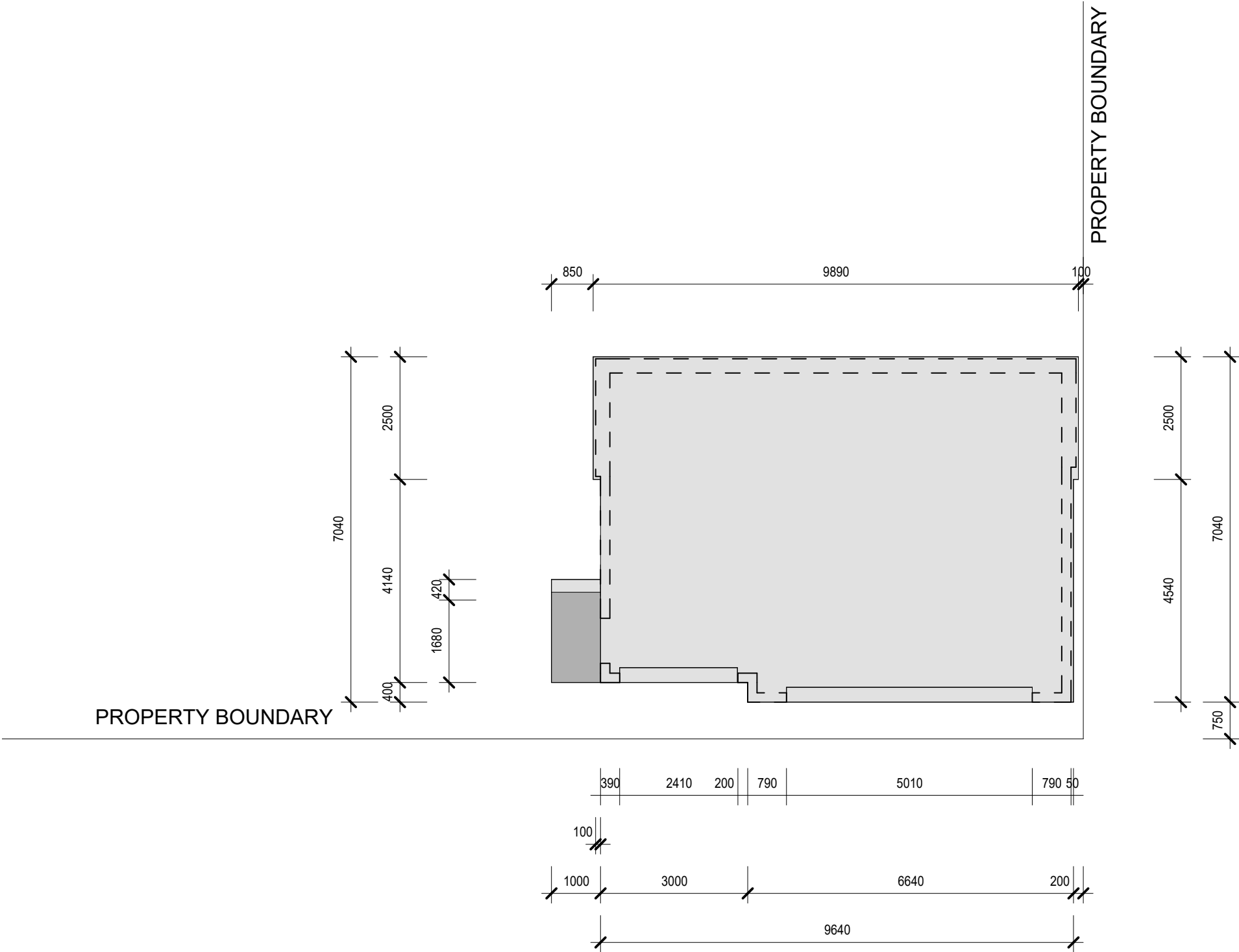
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SCALES: 1 : 100

PROJECT No. 24.118 DRAWING No. A102 REV. 002



PROJECT NORTH



SLAB PROFILE PLAN

SCALE 1 : 100



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LUTANA, TAS, 7009

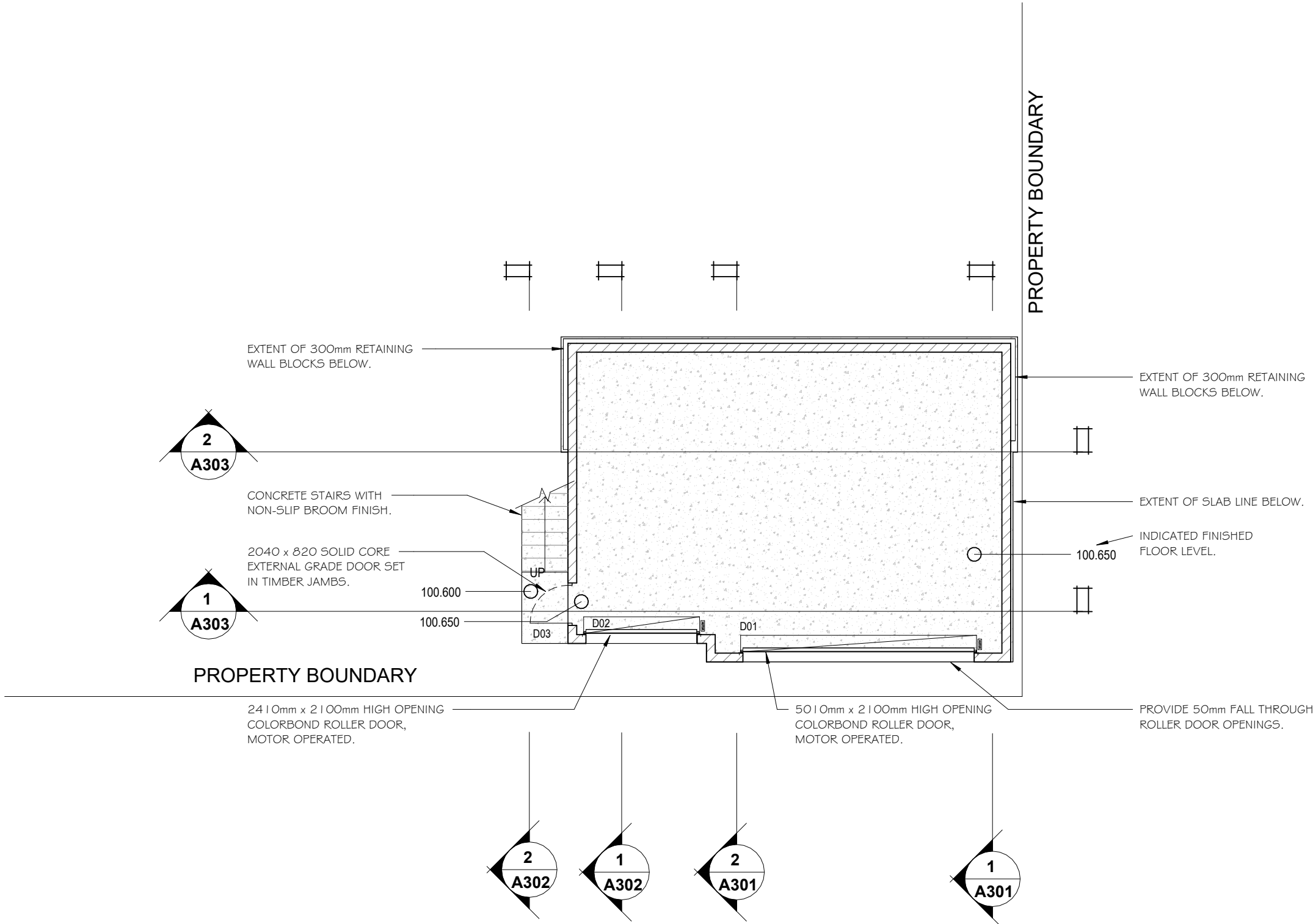
FOR:

DRAWING: FLOOR PLAN

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 100

PROJECT No: 24.118 DRAWING No: A103 REV: 002



FLOOR PLAN

SCALE 1 : 100



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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
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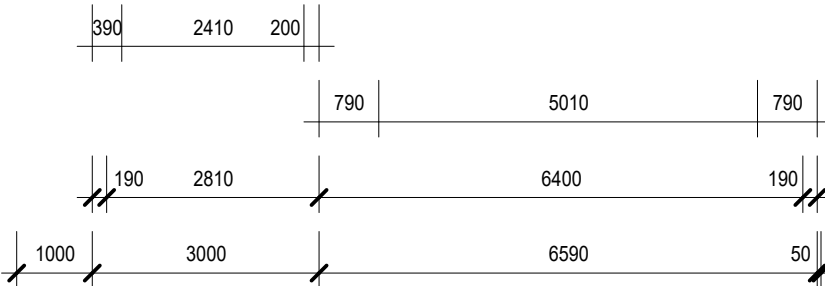
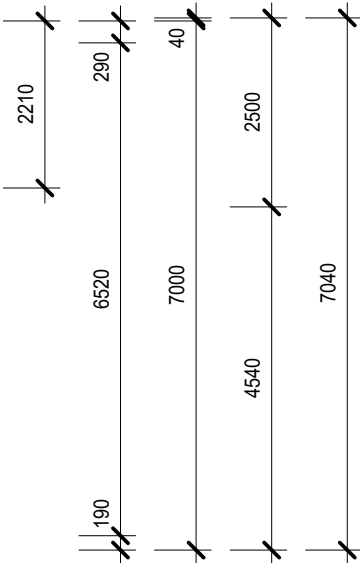
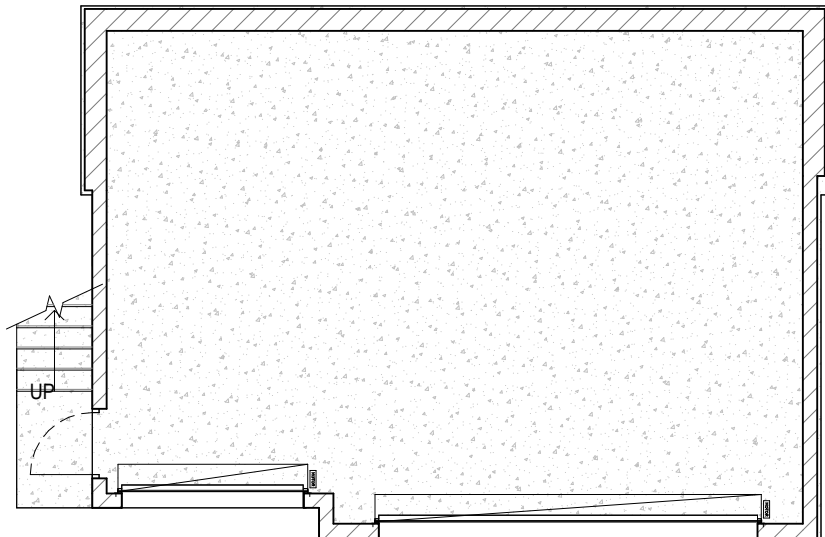
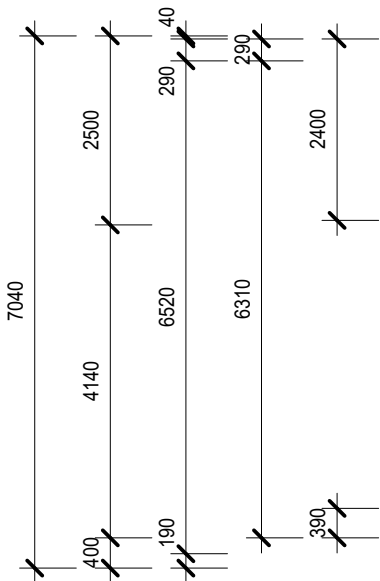
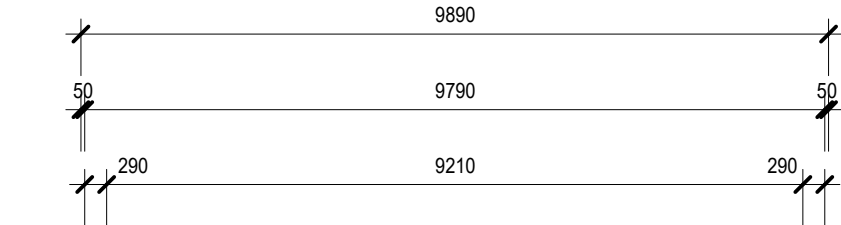
FOR:

DRAWING: DIMENSION PLAN

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 100

PROJECT No. 24.118 DRAWING No. A104 REV. 002



DIMENSION PLAN

SCALE 1 : 100





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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: ROOF PLAN

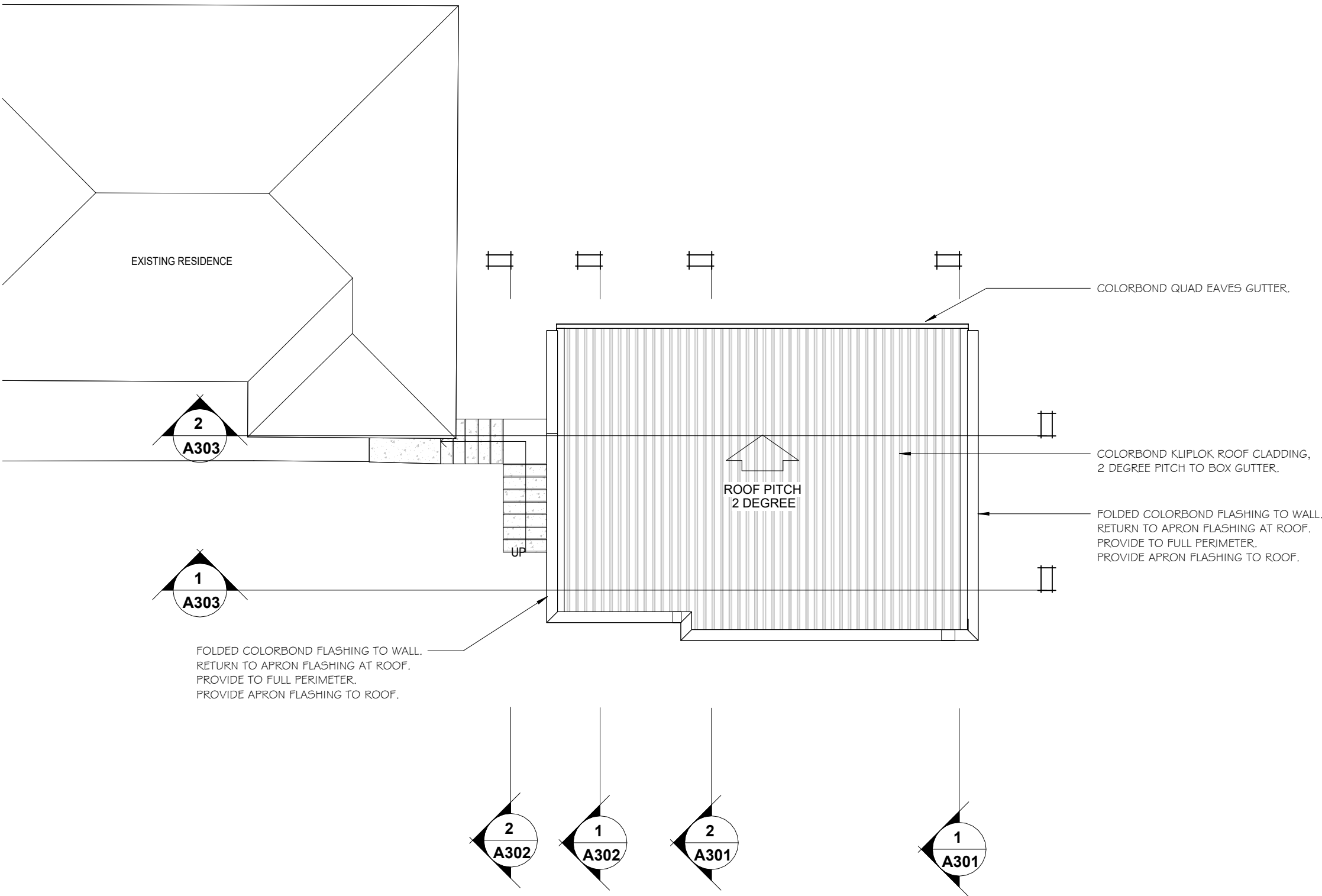
DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 100

PROJECT No. 24.118 DRAWING No. A105 REV. 002



PROJECT NORTH



ROOF PLAN

SCALE 1 : 100



GLENORCHY CITY COUNCIL PLANNING SERVICES

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CEMENT SHEET CLADDING OVER
ROLLER DOORS ON TIMBER
BATTENS.
APPLIED TEXTURE COAT FINISH.

REINFORCED CONCRETE
STAIRS, NON-SLIP FINISH.

RL 100.650

GARAGE LEVEL

FOLDED COLORBOND FLASHING TO WALL.
RETURN TO APRON FLASHING AT ROOF.
PROVIDE TO FULL PERIMETER.
PROVIDE APRON FLASHING TO ROOF.

REINFORCED CONCRETE SINGLE LEAF
MASONRY WALLS.
APPLIED TEXTURE COAT FINISH.

EAST ELEVATION

SCALE 1:1000

FOLDED COLORBOND
BARGE FLASHING TO WALL.

200 SERIES BLOCK WALL,
APPLIED FINISH TO FUTURE
SELECT COLOUR.

RL 100.650

GARAGE LEVEL

APPROXIMATE EXISTING
SURFACE

300mm BLOCK WALLS TO
RETAINING WALL BASE.

RL 100.650

GARAGE LEVEL

NORTH ELEVATION

SCALE 1:100

FOLDED COLORBOND FLASHING TO WALL.
RETURN TO APRON FLASHING AT ROOF.
PROVIDE TO FULL PERIMETER.
PROVIDE APRON FLASHING TO ROOF.

REINFORCED CONCRETE SINGLE LEAF
MASONRY WALLS.
APPLIED TEXTURE COAT FINISH.

102.074

100.600

SOUTH ELEVATION

SCALE 1:100

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: ELEVATIONS

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1:100

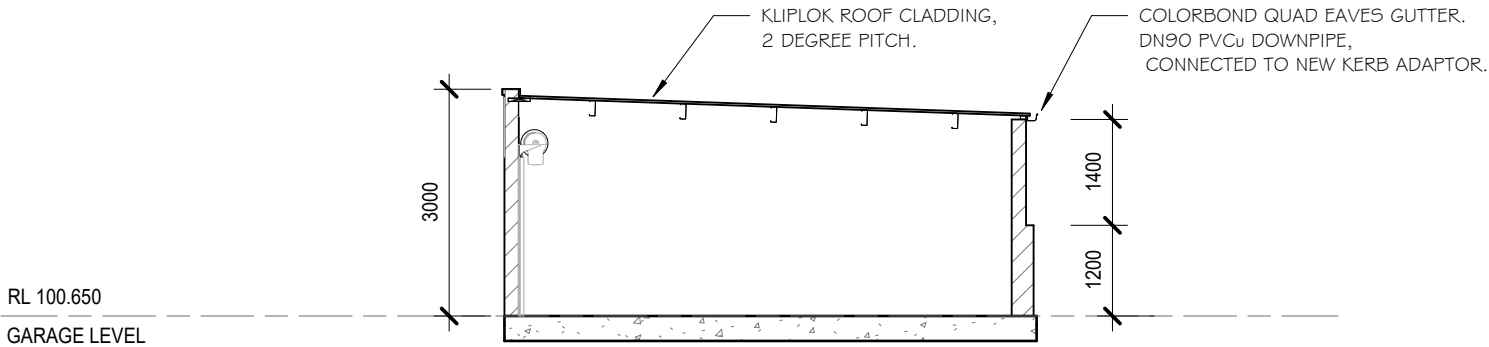
PROJECT No: 24.118 DRAWING No: A201 REV: 002



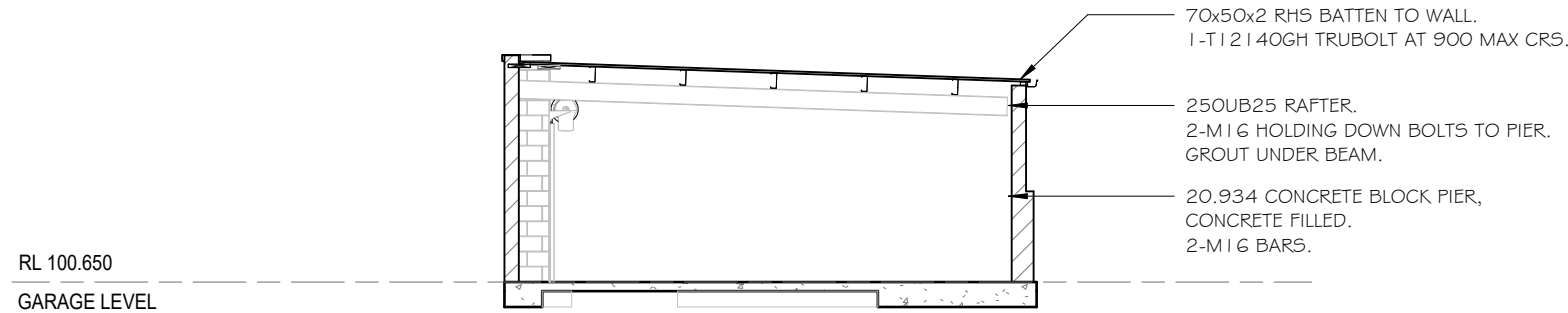
GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-25-306

DATE RECEIVED 05/03/2026



SECTION 1
SCALE 1 : 100
A103



SECTION 2
SCALE 1 : 100
A103

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PROJECT: PROPOSED GARAGE
ADDRESS: 54 ASHBOLT CRESCENT, LUTANA, TAS, 7009
FOR:

DRAWING: SECTIONS

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 100

PROJECT No: 24.118 DRAWING No: A301 REV: 002

**GLENORCHY CITY COUNCIL PLANNING
SERVICES**

APPLICATION No. PLN-25-306

DATE RECEIVED 05/03/2026

ISSUE	DATE	ISSUED FOR
001	14.10.25	DEVELOPMENT APPLICATION. BUILDING APPLICATION
002	06.02.26	FRONT SETBACK ALTERED

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: SECTIONS

DESIGNED: CGB DRAWN: M.IB CHECKED: Checker

SCALES: As indicated

PROJECT No. 24.118 DRAWING No. A302 REV. 002



PROJECT NORTH

PROJECT No. 24.118 DRAWING No. A302 REV. 002

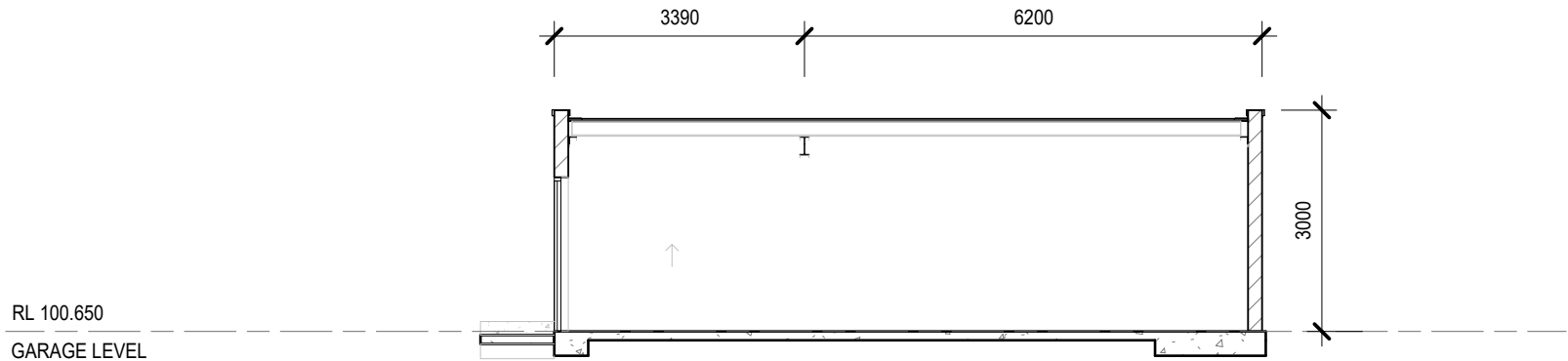


GLENORCHY CITY COUNCIL PLANNING SERVICES

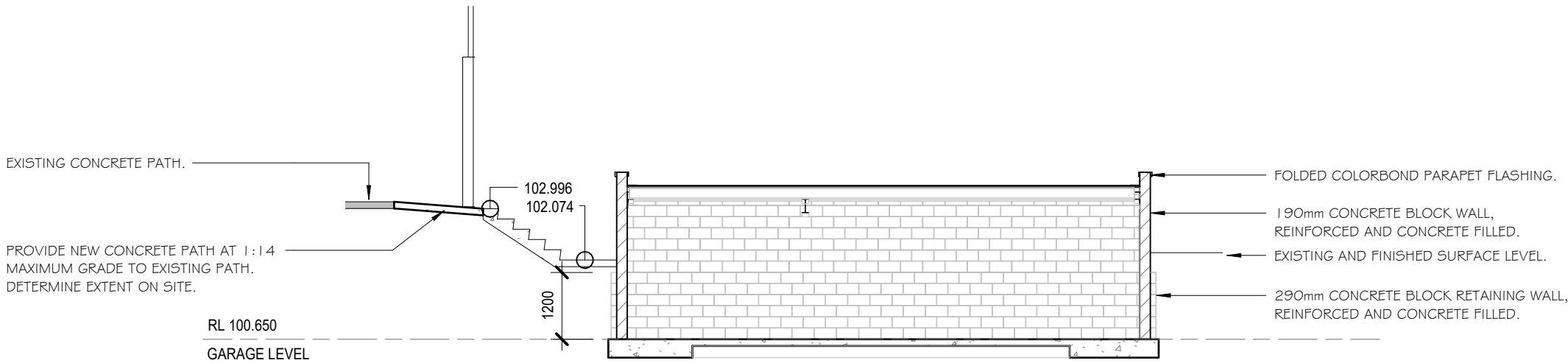
APPLICATION No PLN-25-306

DATE RECEIVED 05/03/2026

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001	14.10.25	DEVELOPMENT APPLICATION. BUILDING APPLICATION
002	06.02.26	FRONT SETBACK ALTERED



SECTION 1
SCALE 1 : 100
A103



SECTION 2
SCALE 1 : 100
A103

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: SECTIONS

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 100

PROJECT No: 24.118 DRAWING No: A303 REV: 002



PROJECT NORTH

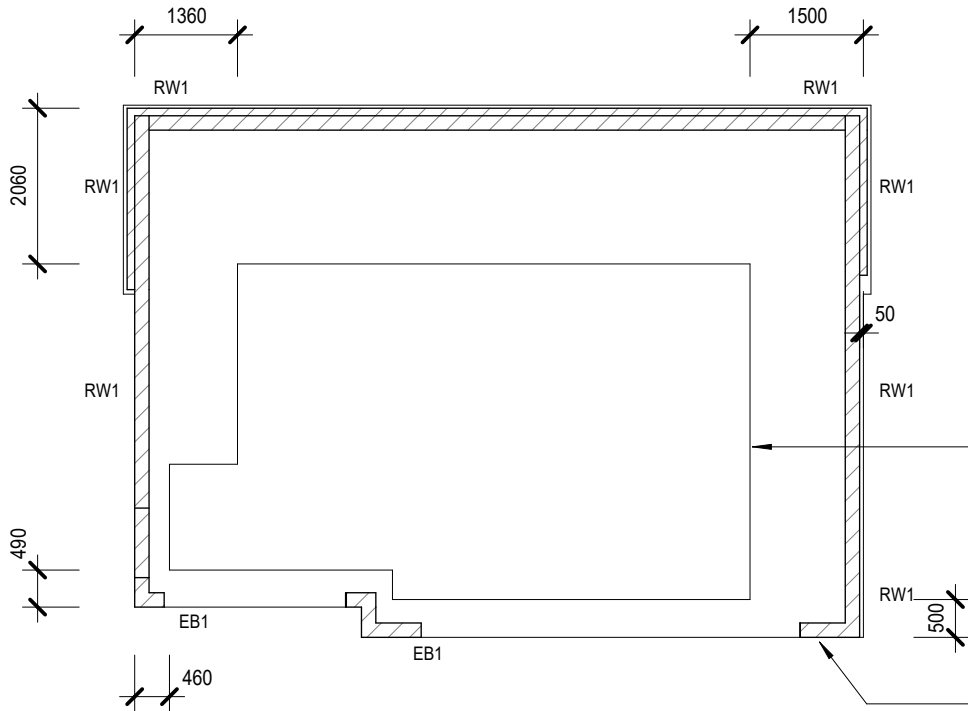


GLENORCHY CITY COUNCIL PLANNING

SERVICES

APPLICATION No PLN-25-306

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INDICATES THE EXTENT OF THE SLAB THICKENING FOR THE RETAINING WALL BASE.
TO BE CONFIRMED ON SITE FOLLOWING EXCAVATION.

ALL BLOCKWORK TO BE REINFORCED AND CONCRETE FILLED.
PROVIDE N16 STARTERS TO BLOCKWORK AT 400mm CENTRES.
PROVIDE N16 DISTRIBUTION STEEL AT 400 CENTRES VERTICALLY.
LAP ALL N16 BARS 600mm MINIMUM.
CONCRETE ALL BLOCKWORK.

FOUNDATION PLAN

SCALE 1 : 100

ALLOWABLE BEARING PRESSURE 100 kPa.

CONCRETE TO BE GRADE N32

IT IS RECOMMENDED TO PROVIDE 50mm MINIMUM OF MASS CONCRETE BLINDING TO FOUNDATION TRENCHES IMMEDIATELY FOLLOWING EXCAVATION TO PROTECT TRENCHES FROM WATER DAMAGE. CONCRETE TO BE GRADE N15.

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: FOUNDATION PLAN

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 100

PROJECT No 24.118 DRAWING No S001 REV 002



PROJECT NORTH

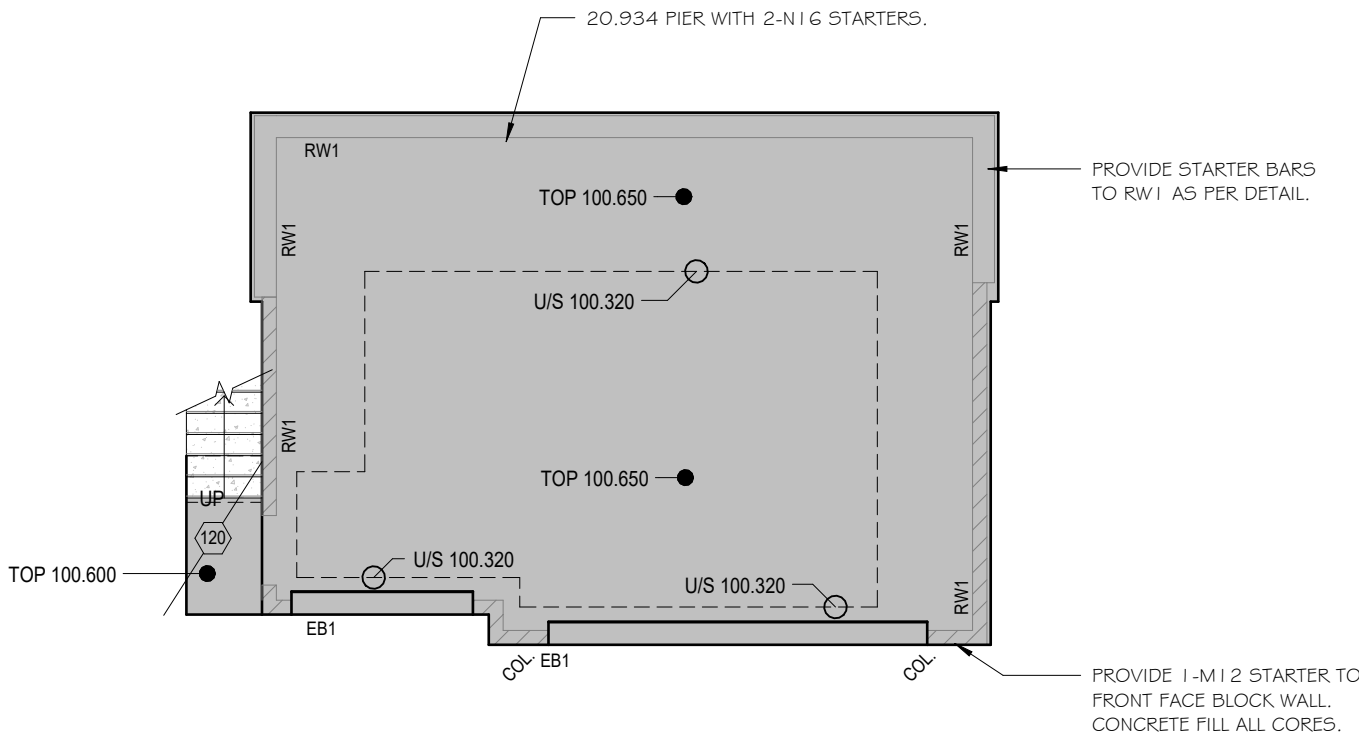


GLENORCHY CITY COUNCIL PLANNING SERVICES

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GROUND FLOOR SLAB PLAN

SCALE 1 : 100



120mm MIN THICK SLAB ON GRADE
SL92 TOP 30 COVER
PROVIDE 1-N12 TRIMMING BAR
WHERE FABRIC SHEETS ADJACENT TO SLAB PERIMETER ARE CUT,
TOP MESH ONLY

CONCRETE TO BE GRADE N32

U/S 100.230 RL TO THE UNDERSIDE OF CONCRETE THICKENING

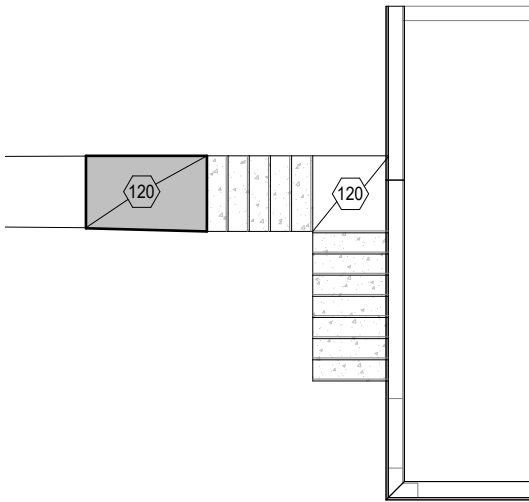
TOP 100.350 RL TO THE TOP OF CONCRETE

SLAB PREPARATION

BACKFILL TO UNDERSIDE OF SAND BLINDING WITH APPROVED BASE CLASS A TO DSG SPEC R40.
GRAVEL IS TO BE COMPACTED IN 150mm MAXIMUM LAYERS TO 95% OF MODIFIED COMPACTION
TEST AS DETAILED IN A.S. 1284.

WHERE FABRIC REINFORCEMENT IS CUT AT PIPE PENETRATIONS AND REBATES, PROVIDE 1-N12 ON
ALL FOUR SIDES AND LAP 500mm.

PROVIDE 200mm COMPACTED BASE CLASS A TO UNDERSIDE OF STAIRS CONCRETE.
PLACE SLAB ON POLYTHENE VAPOUR BARRIER.



FIRST LANDING SLAB PLAN

SCALE 1 : 100

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT,
LUTANA, TAS, 7009

FOR:

DRAWING: SLAB PLANS

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 100

PROJECT No. 24.118 DRAWING No. S002 REV. 002



PROJECT NORTH



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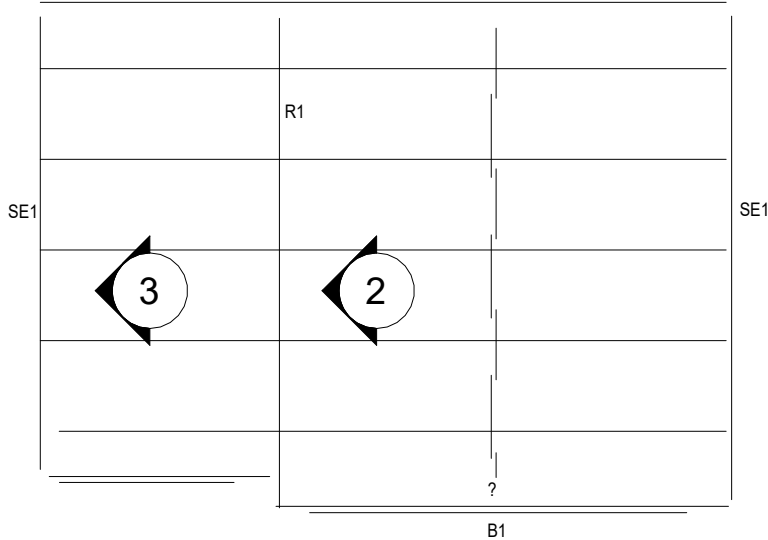


GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-25-306

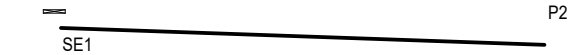
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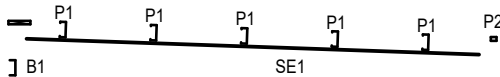
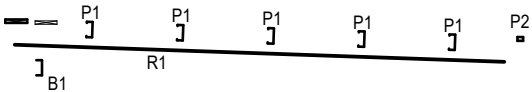
FRAMING PLAN

SCALE 1 : 100



FRAMING ELEVATION 1

SCALE 1 : 100



FRAMING ELEVATION

SCALE 1 : 100

FRAMING ELEVATION 2

SCALE 1 : 100

STRUCTURAL FRAMING SCHEDULE

MARK	Type	LEFT CONNECTION	RIGHT CONNECTION	NOTES
B1	200PFC	10PL END PLATE, 2-CS16190GH CHEMSET ANCHORS TO BLOCKWORK	10PL END PLATE, 2-CS16190GH CHEMSET ANCHORS TO BLOCKWORK	
P1	C20015	8PL CELAT, 2-PB1230 PRULIN BOLTS	8PL CELAT, 2-PB1230 PRULIN BOLTS	TWO SPAN LENGTH, 1 ROW BRIDGE AND BRACE TO LARGE SPAN
P2	75x50x2RHS	1-T12100GH TRUBOLTS AT 900 CRS THROUGH BOTTOM FLANGE		DRILL TOP FLANGE TO ALLOW BOLT INSERTION IN BOTTOM FLANGE
R1	250UB25.7	16PL CLEAT 4-CS16190GH CHEMSET ANCHORS TO BLOCKWORK, WITH 10 PL FIN CLEAT 3-M20 8.8/S BOLTS TO BEAM	16PL CLEAT 4-CS16190GH CHEMSET ANCHORS TO BLOCKWORK, WITH 10 PL FIN CLEAT 3-M20 8.8/S BOLTS TO BEAM	
SE1	100x100x8EA	1-CS12160GH CHEMSET ANCHOR AT 900 MAX CRS		

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PROJECT: PROPOSED GARAGE

ADDRESS: 54 ASHBOLT CRESCENT, LUTANA, TAS, 7009

FOR:

DRAWING: FRAMING PLAN/ELEVATIONS

DESIGNED: CGB DRAWN: MJB CHECKED: Checker

SCALES: 1 : 100

PROJECT No. 24.118 DRAWING No. S003 REV. 002