

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-188
PROPOSED DEVELOPMENT:	Multiple Dwellings (one existing plus one new)
LOCATION:	11 Allunga Road Chigwell
APPLICANT:	Bryden Homes Pty Ltd
ADVERTISING START DATE:	25/08/2026
ADVERTISING EXPIRY DATE:	08/09/2026

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 **08/09/2026**.

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 **08/09/2026**, or for postal and hand delivered representations, by 5.00 pm on **08/09/2026**.

B159 - PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES

AT 11 ALLUNGA ROAD, CHIGWELL

BRYDEN

homes

QUALITY BUILDERS

14 Clare Street, New Town, Tasmania, 7008

Mob: 0407 721 824

Accreditation No. CC284T

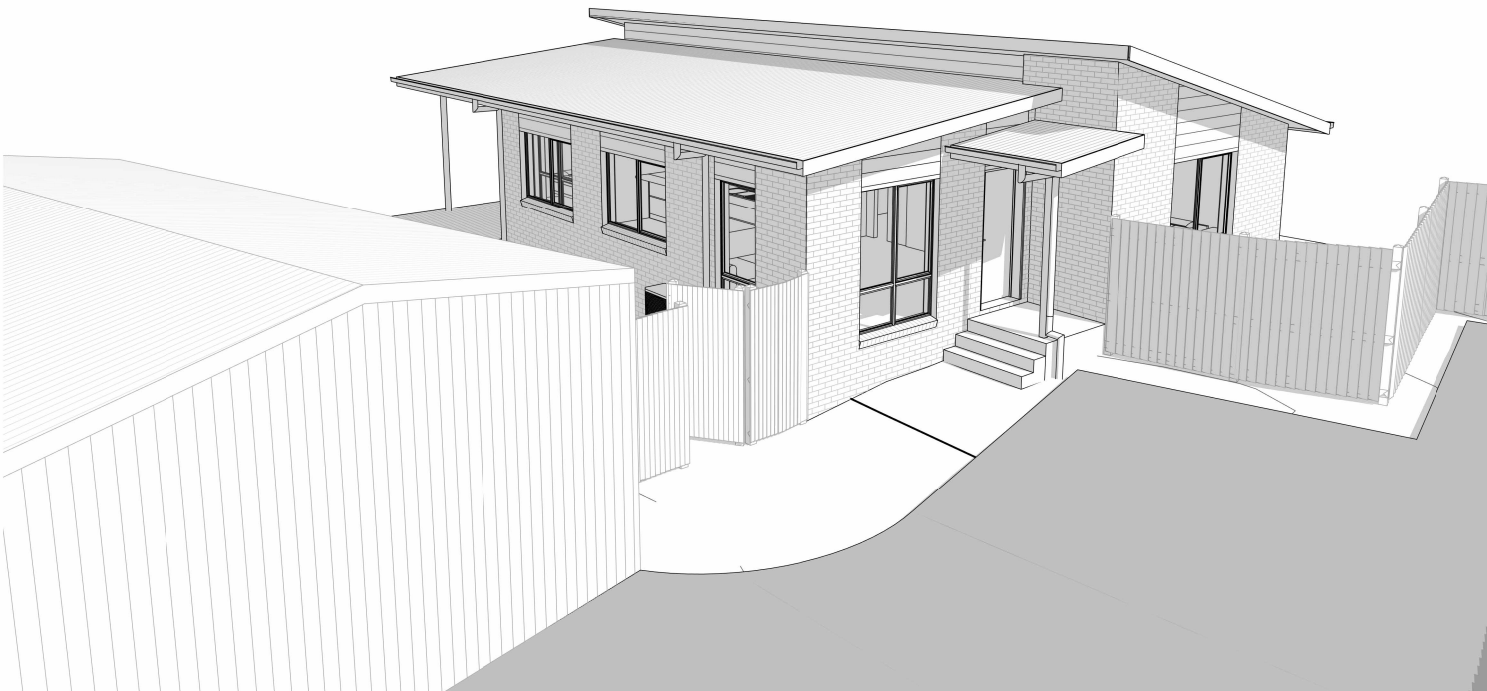
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. PLN-26-188

DATE RECEIVED 03.08.2026

Architectural Drawing No.	Description
01	EXISTING SITE PLAN
01a	PROPOSED SITE PLAN
01b	U1 EXISTING FLOOR PLAN
02	DRAINAGE PLAN
02a	SOIL & WATER MANAGEMENT PLAN
02b	LANDSCAPING PLAN
02c	VEHICLE MANOEUVRING PLAN 1
02d	VEHICLE MANOEUVRING PLAN 2
02e	VEHICLE MANOEUVRING PLAN 3
03	FLOOR PLAN
04	ELEVATIONS
04a	PERSPECTIVES

Architectural Drawing No.	Description
05	SECTION
06	ROOF PLAN
07	ELECTRICAL PLAN
08	FLOORING LAYOUT PLAN
09	LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
10	COMPLIANCE NOTES
10a	LIVABLE HOUSING NOTES 1 of 3
10b	LIVABLE HOUSING NOTES 2 of 3
10c	LIVABLE HOUSING NOTES 3 of 3
11	WET AREA SPECIFICATIONS
11a	STAIR NOTES



PROTECTIVE COATINGS FOR STEELWORK			
ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		General structural steel members	Lintels in masonry
LOW mild steel corrosion rate 1.3 to 25 µm/year Typically remote inland areas or more than 1 km from sheltered bays	INTERNAL	No protection required	
	EXTERNAL	Option 1	Hot dip galvanising - HDG75
		Option 2	Duplex system. See N.C.C. Table 6.3.9c
		Option 3	Paint. See N.C.C. Table 6.3.9b - ALC2, ACC2, IZS1, PUR2A

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
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Climate Zone - 7
C.T. No. 61052/6
Wind Speed - TBC
Soil Classification - TBC
Corrosion Environment - LOW

FLOOR AREA = 106.1m²
= 11.4 sq

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

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DRAWING: COVER SHEET

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No: COVER SHEET

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DATUM - Vertical : AHD per SPM11001 with reputed AHD level of 77.986 from SURCOM on 14/05/2026

At the time of this survey, CT.61052/6 was owned by ANITA MORGAN

Date of Survey : 13/05/2026

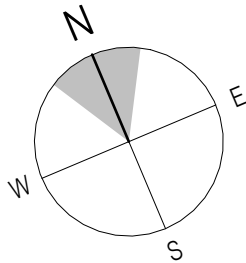
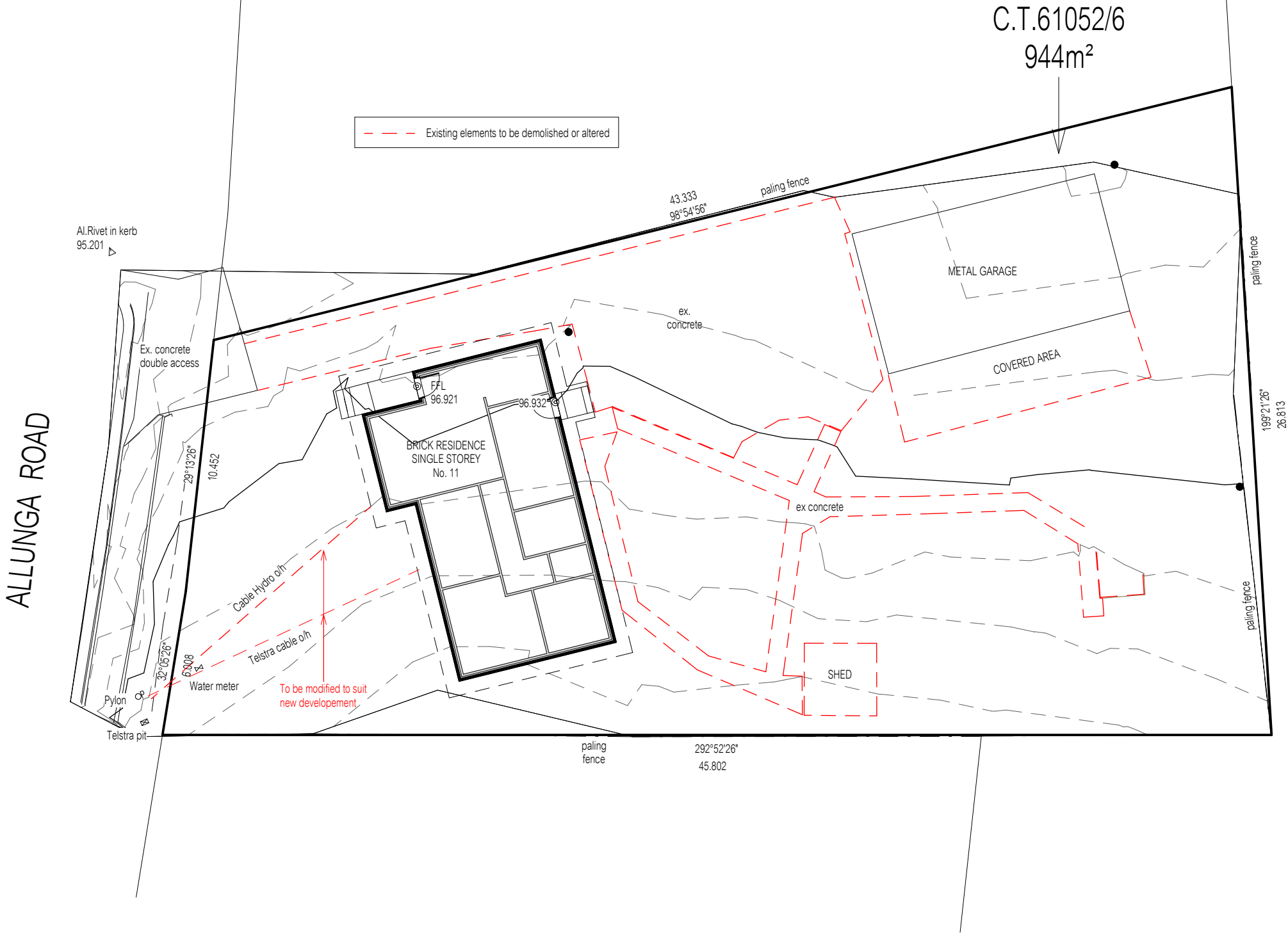
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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No ..PLN-26-188

DATE RECEIVED ..03.08.2026



Ex. FFL 96.92

Scale 1 : 200

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

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DRAWING: EXISTING SITE PLAN

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DWG No:

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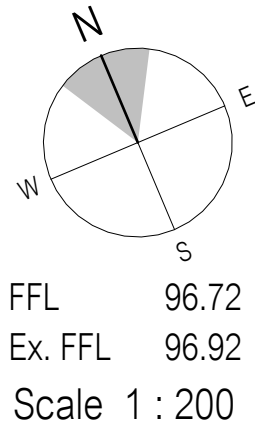
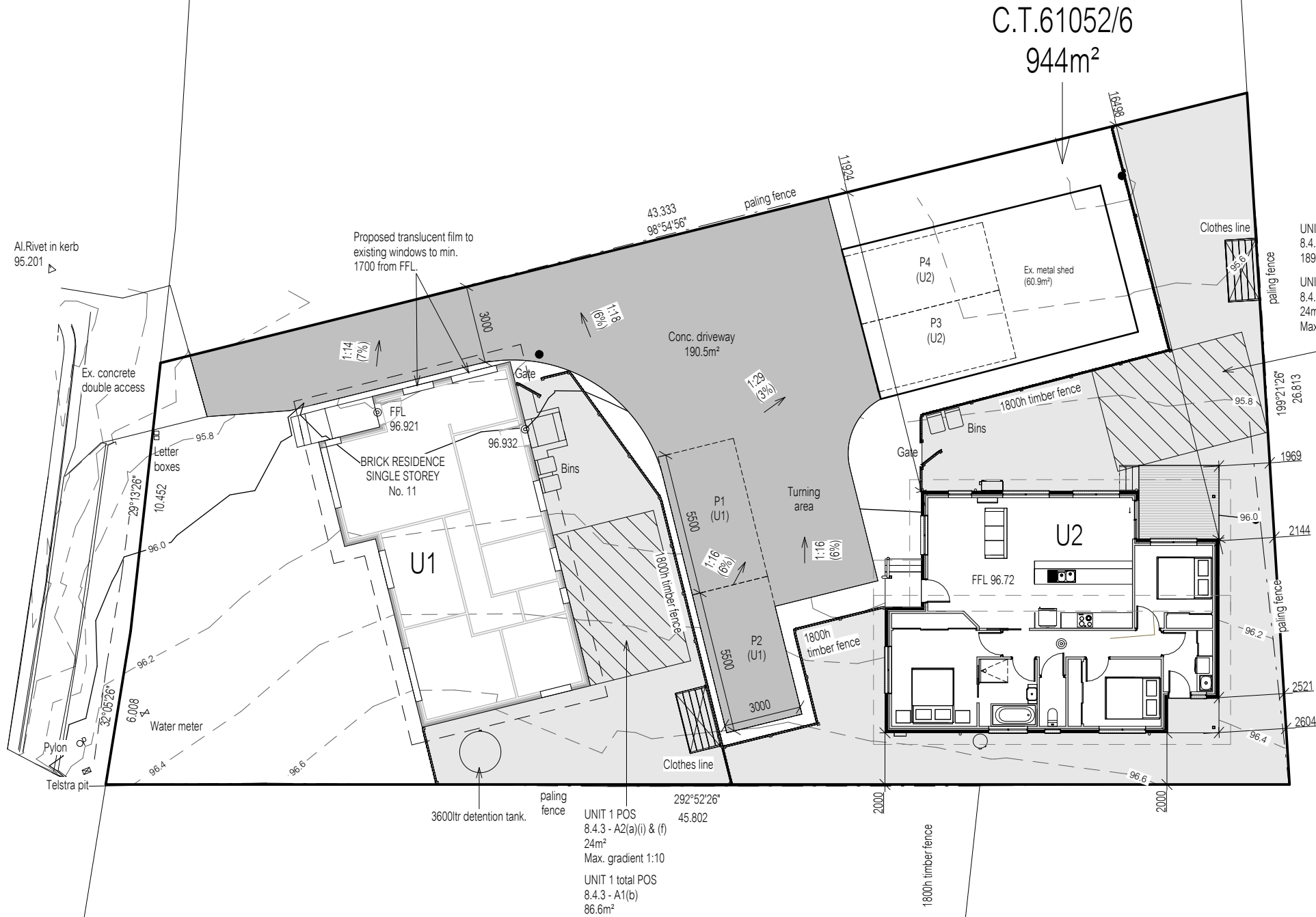
Date of Survey : 13/05/2026

EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME GENERAL RESIDENTIAL	
8.4.1 - Residential density for multiple dwellings:	
A1	SITE DENSITY: Min. 325m ² per unit 944m ² / 2 (units) = 472m ² provided
8.4.3 - Site coverage and private open space for dwellings:	
A1	(a) SITE COVERAGE: Max. 50% of site = 472m ² Proposed site coverage: 280.5m ² (29.7%) including shed area

STORMWATER MANAGEMENT: Glenorchy Council	
Existing impervious area = 390.1m ² Additional impervious area (excl. existing) = 174.3m ² = Min. 3500ltr on site detention tank required to collect roof run-off.	

PARKING SPACE NOTE:	
It is acknowledged that 1 visitor parking space has not been provided for the site, however in alignment with C2.5 (P1.2): (a)(b) The nature and intensity of the use will be residential. Compliant parking spaces have been provided to cater for the bedroom amounts of both units. The exception is the visitor parking. Due to the infrequent use of a visitor parking space the ample kerb-side parking directly in front of the property along Allunga Road should be deemed sufficient to cater for the needs of a visitor parking space.	

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DWG No:

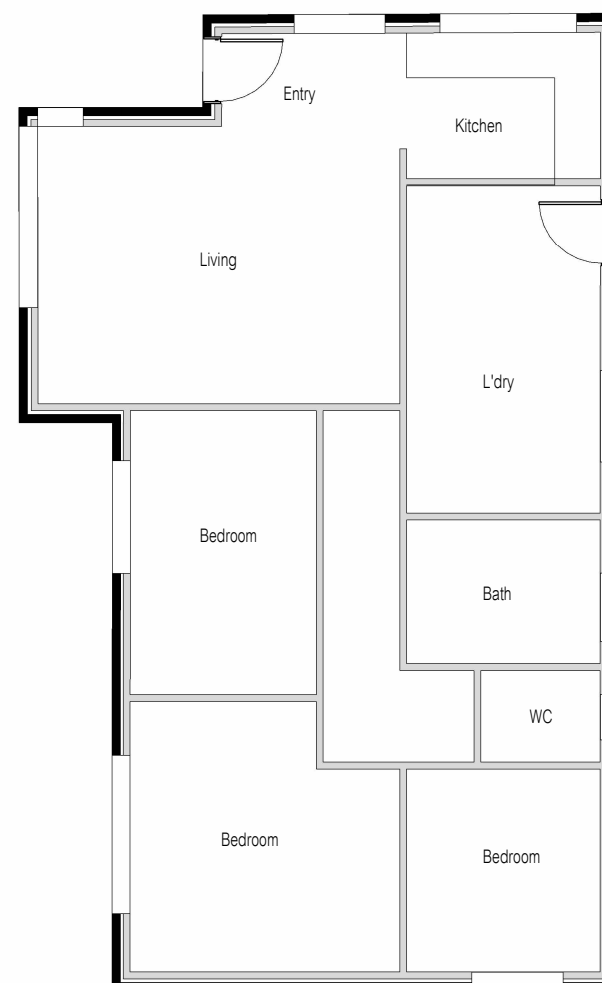
FLOOR AREA = 90.2m²

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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Note:
Layout assumed from
real estate photos.



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DRAWING: U1 EXISTING FLOOR PLAN

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

01b

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Date of Survey : 13/05/2026

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED O.R.G. MIN. 150mm BELOW FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	

— C.T.61052/6
26.813 944m²

- All drainage to be installed in accordance with AS/NZ3500 Part 2 & Part 3
- Water connection & metering work to be carried out in accordance with Water Services Association of Australia (WSAA) codes & TasWater supplementary codes, guides and technical specifications.
- Property sewer connections must be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code section 6 of WSA 02—2014-3.1 MRWA Version 2.
- Sewer inspection openings (property sewer connection points) are to be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 standard drawings MRWA-S-301 to MRWA-S-304 and TasWater's supplement to the code

- Existing water connection and meter to be removed & discontinued by TasWater at developer's cost.
- New DN32mm (ID25) PN16 PE water connection with 2 x DN20 water meters (re-use ex. if suitable) on a manifold as per TWS-W-0002 - Sheet 02 & 09

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PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES AT 11 ALLUNGA ROAD, CHIGWELL

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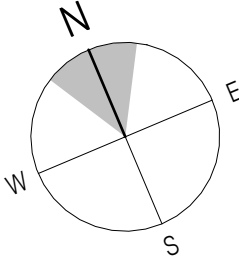
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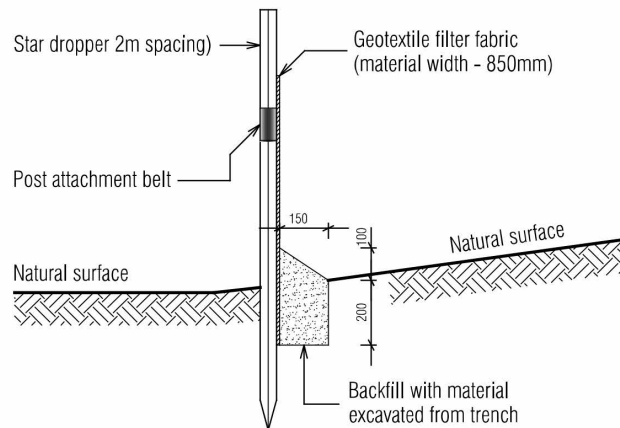
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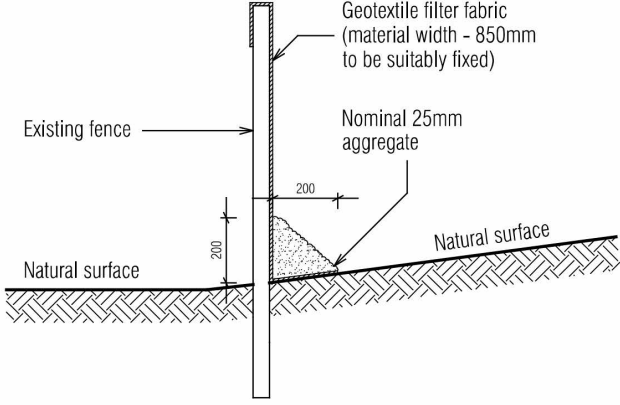


ALLUNGA ROAD



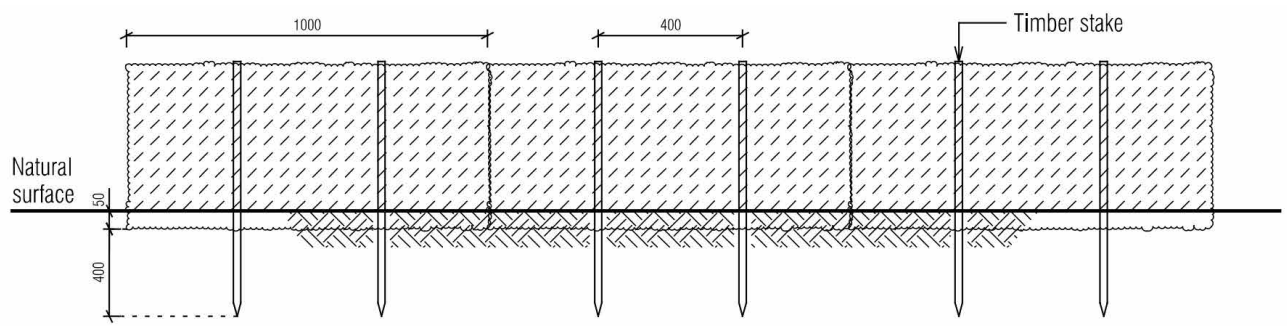
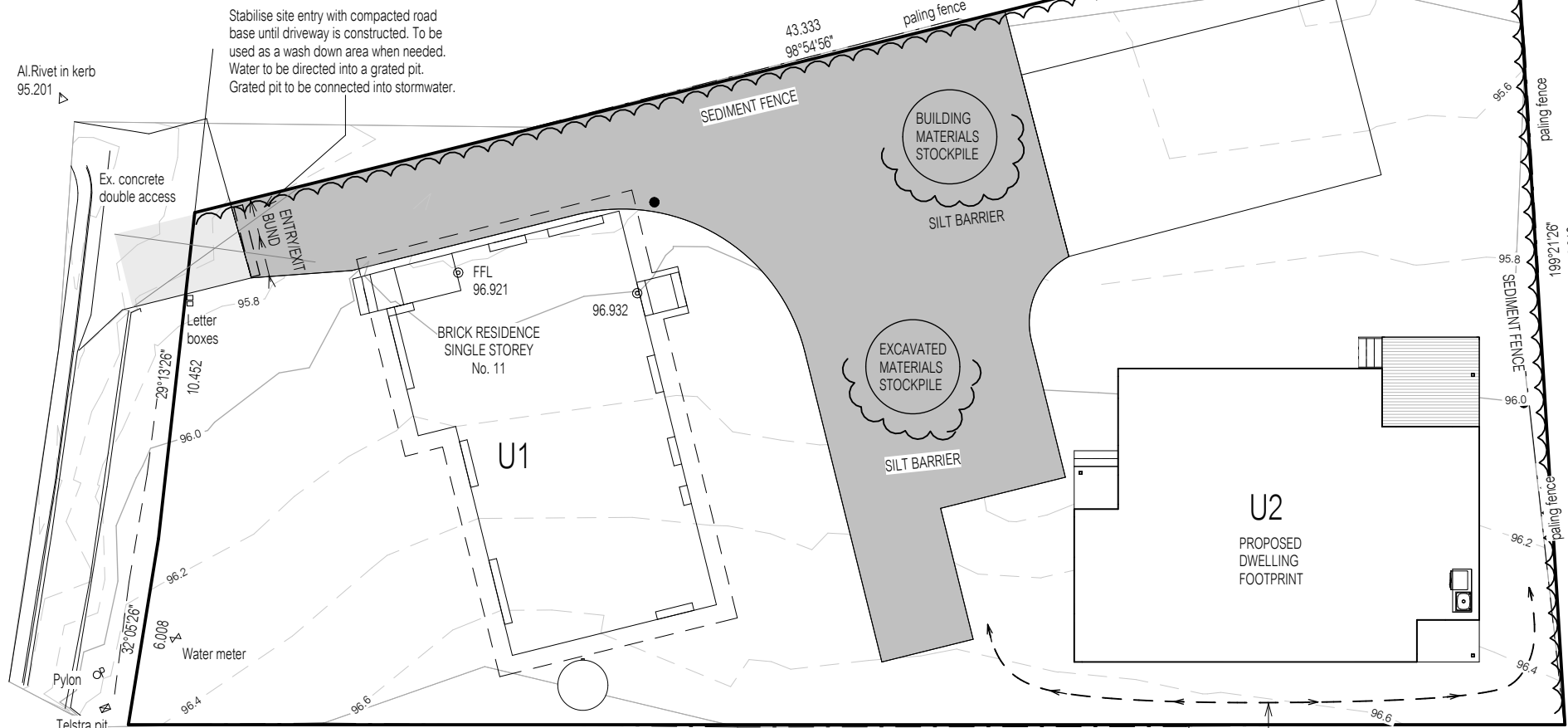
SILT STOP TYPE 1

temporary fence (not to scale)



SILT STOP TYPE 2

existing fence (not to scale)



NOTE:
Straw bales entrenched in ground to 50mm depth, pinned by 20mm x 20mm timber stakes

Straw bale dimensions
1000mm x 450mm x 350mm
(approximately)

STRAW BALE SEDIMENT TRAP SECTION DETAILS

(not to scale)

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

Scale 1 : 200

BRYDEN
homes
QUALITY BUILDERS

14 Clare Street, New Town, Tasmania, 7008
Mob: 0407 721 824
Accreditation No. CC284T

IMPORTANT NOTES

* BRYDEN HOMES IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES.

* BRYDEN HOMES SHALL ENSURE THAT ALL DOWNPIPES ARE CONNECTED TO THE DRAINAGE SYSTEM AS SOON AS POSSIBLE TO PREVENT ANY EROSION, SWELLING OR SATURATION OF SUSCEPTIBLE FOUNDATION SOILS.

* BATTER SLOPES TO BE IN ACCORDANCE WITH NCC TABLE 3.2.1. PROVIDE RETAINING WALLS AS REQUIRED TO COMPLY

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DRAWING: SOIL & WATER MANAGEMENT PLAN

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

02a

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Date of Survey : 13/05/2026

	CODE	GENUS	SPECIES	COMMON NAME	QTY.	SIZE
MEDIUM SHRUBS	L'IG'	Leucadendron	Laureolum	Inca Gold	3	1.5m H x 1.5m W
SMALL SHRUBS	L'DB' CB	Leucadendron	Salignum Brownii	Devils Blush Silver Nugget	9	1.0m H x 1.0m W
		Leucophyta			9	1.2m H x 1.2m W



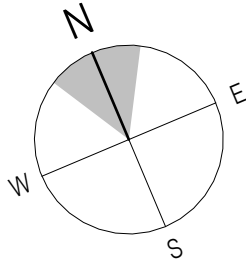
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DRAWING: LANDSCAPING PLAN

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:



Scale 1 : 200

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

02b

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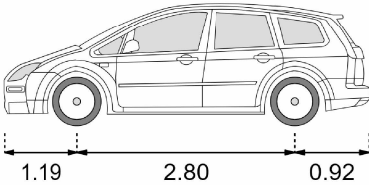
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PLANNING SERVICES

APPLICATION No PLN-26-188
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Vehicle dimensions



B85 Car

Length: 4.86 m
Max width: 1.87 m
Lock to lock time: 4.0 s
Max steering angle: 33.73°
Turn radius (curb to curb): 5.80 m
Turn radius (wall to wall): 6.50 m

NOTE:
Turning has been produced using
Invarion RapidPath Online software.
B85 turning template has been used.

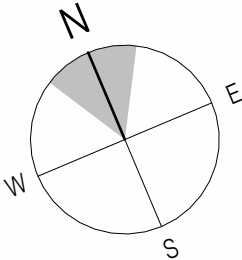
300mm clearance

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DRAWING: VEHICLE MANOEUVRING PLAN 1

DATE: 28 July 2026
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DRAWN BY: CK
DWG No:



Scale 1 : 200

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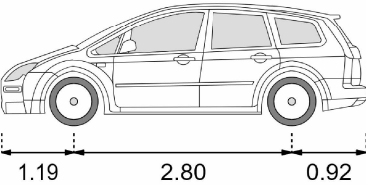
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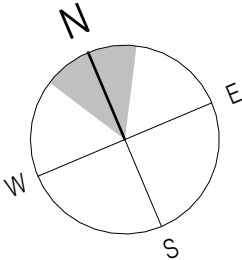
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DRAWING: VEHICLE MANOEUVRING PLAN 2

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

02d



Scale 1 : 200

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At the time of this survey, CT.61052/6 was owned by ANITA MORGAN

Date of Survey : 13/05/2026

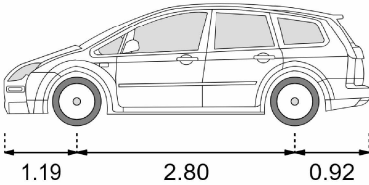
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PLANNING SERVICES

APPLICATION No PLN-26-188
DATE RECEIVED 03.08.2026

Vehicle dimensions



B85 Car

Length: 4.86 m
Max width: 1.87 m
Lock to lock time: 4.0 s
Max steering angle: 33.73°
Turn radius (curb to curb): 5.80 m
Turn radius (wall to wall): 6.50 m

NOTE:
Turning has been produced using
Invarion RapidPath Online software.
B85 turning template has been used.

----- 300mm clearance

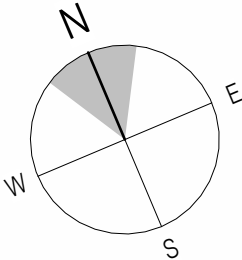
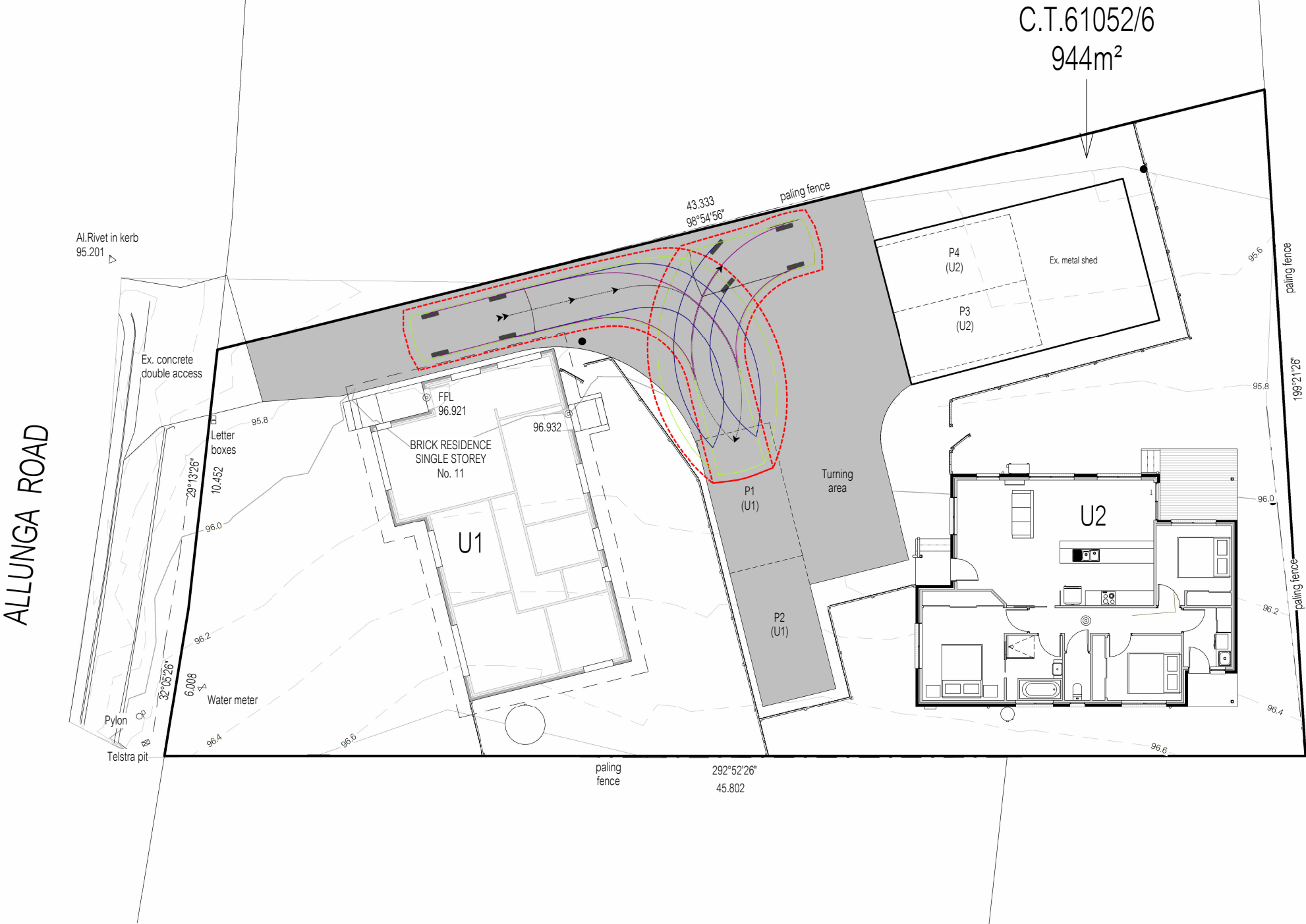
BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

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DRAWING: VEHICLE MANOEUVRING PLAN 3

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

02e



Scale 1 : 200

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

REVISION	DATE	DESCRIPTION
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DRAWING: VEHICLE MANOEUVRING PLAN 3

DATE: 28 July 2026
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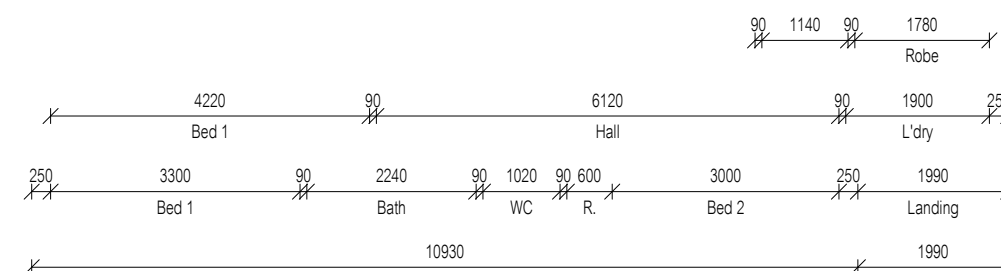
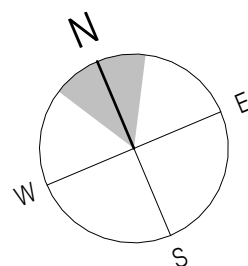
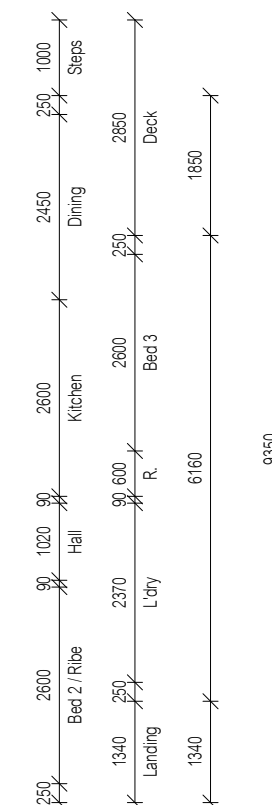
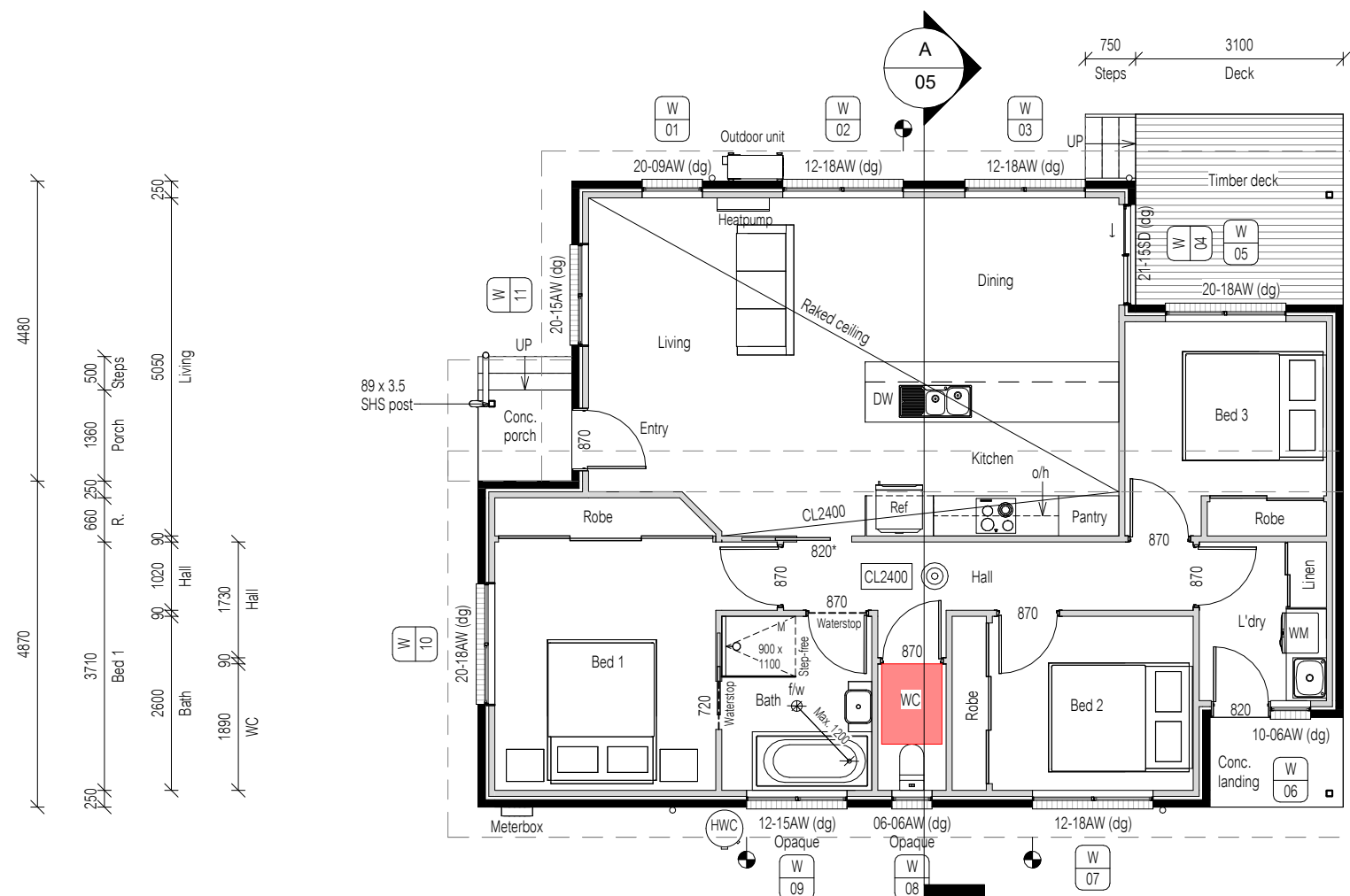
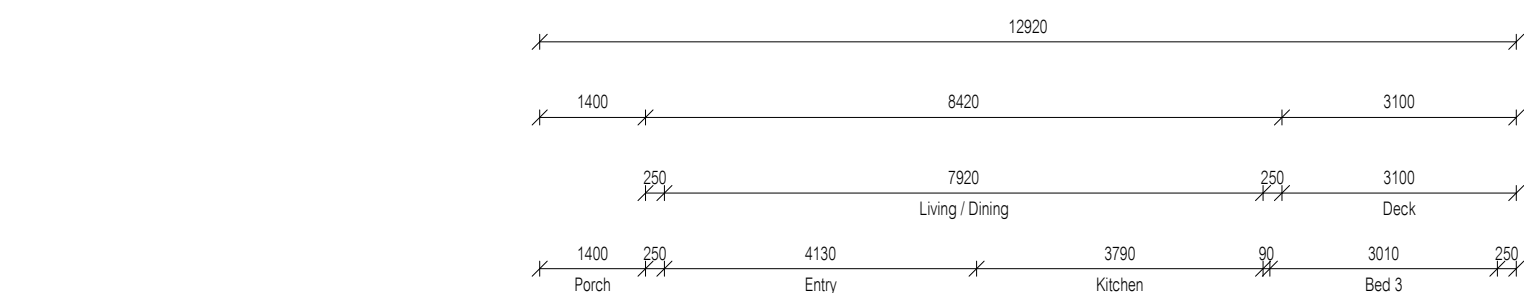
DRAWING: VEHICLE MANOEUVRING PLAN 3

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

02e

Landing/Deck Areas =	12.3m ²
Porch Area =	2.6m ²

APPLICATION No. PLN-26-188
DATE RECEIVED 03.08.2026



PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES AT 11 ALLUNGA ROAD, CHIGWELL

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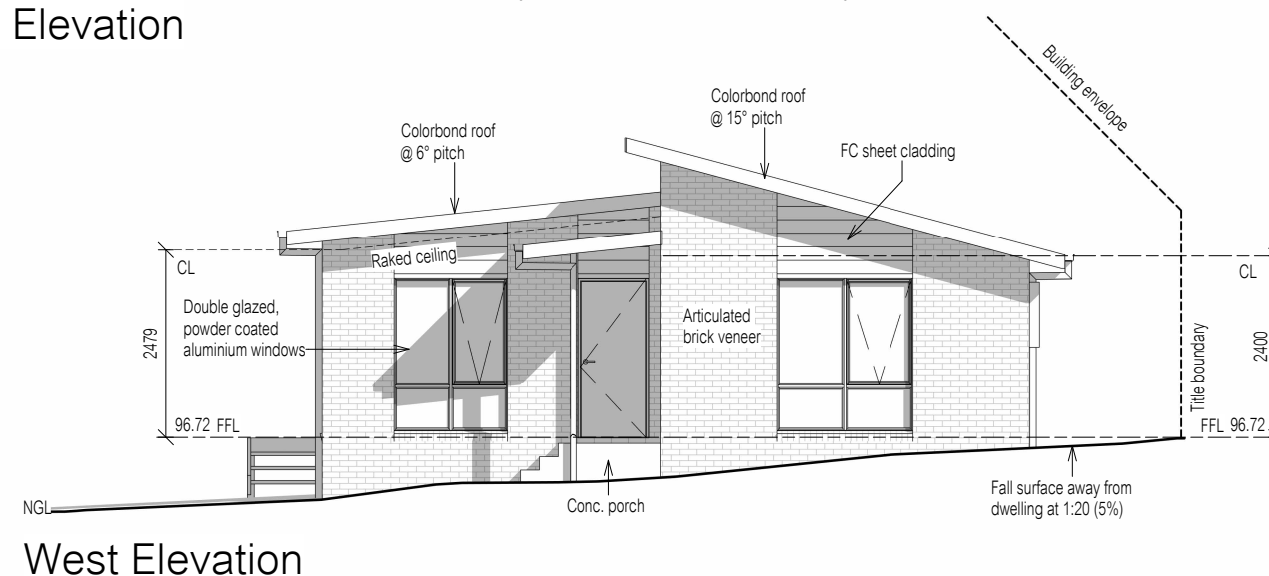
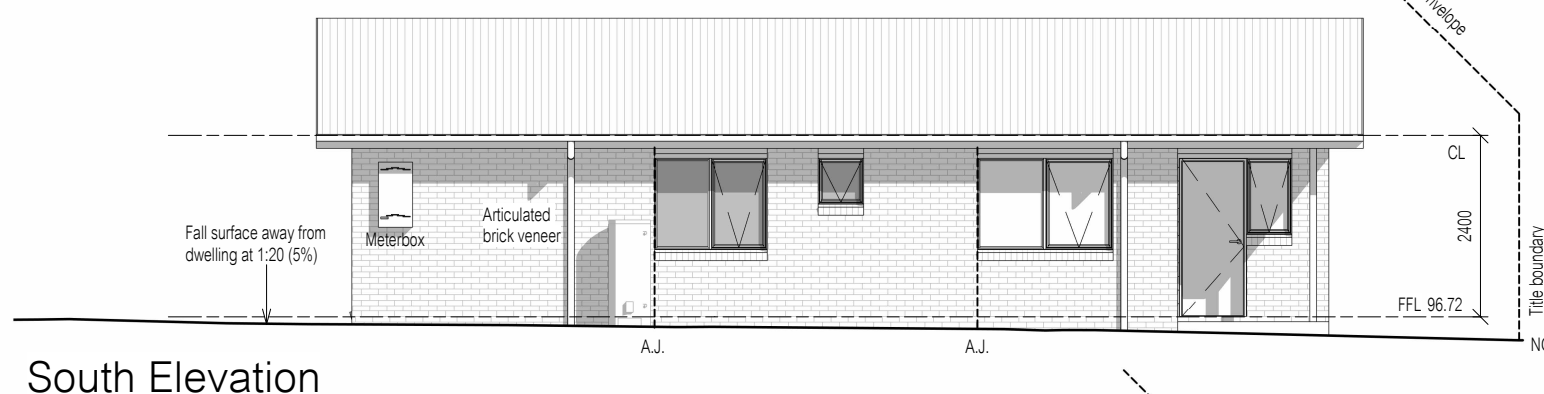
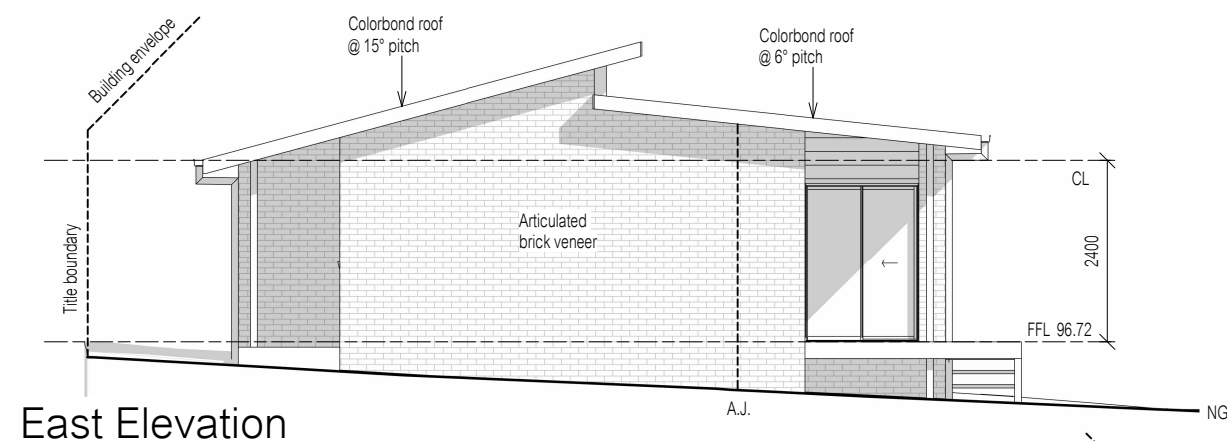
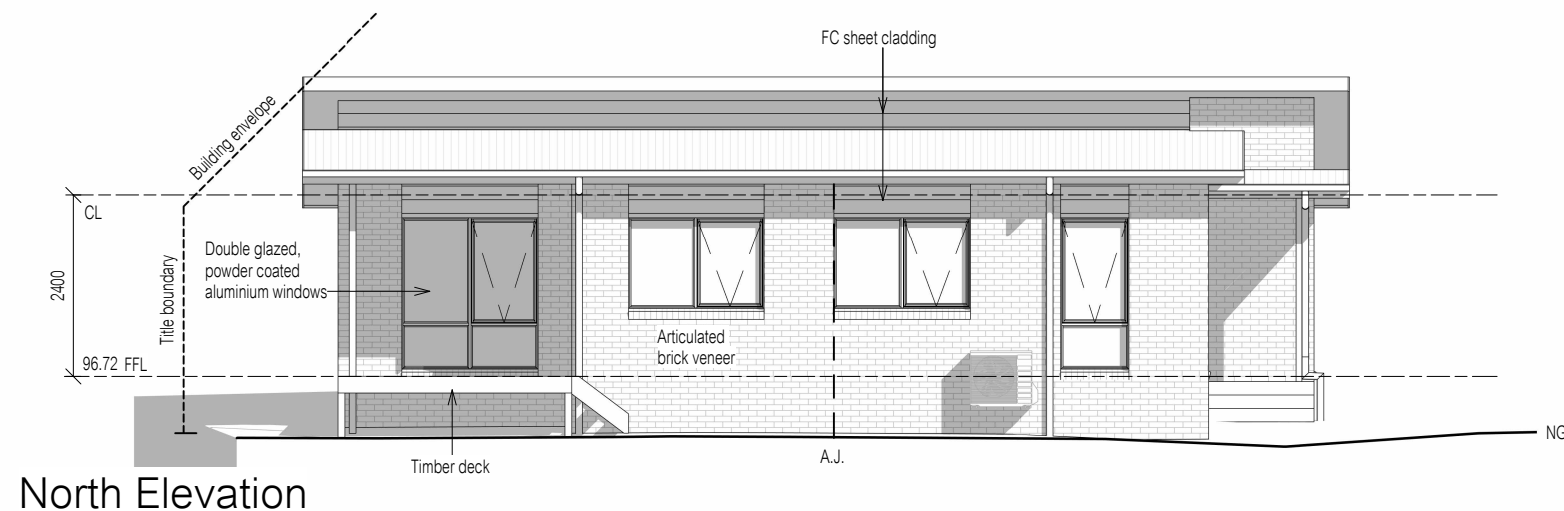
DRAWING: FLOOR PLAN

DATE: 28 July 2026

FILE NAME: B159 - DA - 140726

DRAWN BY: CK

DWG No:



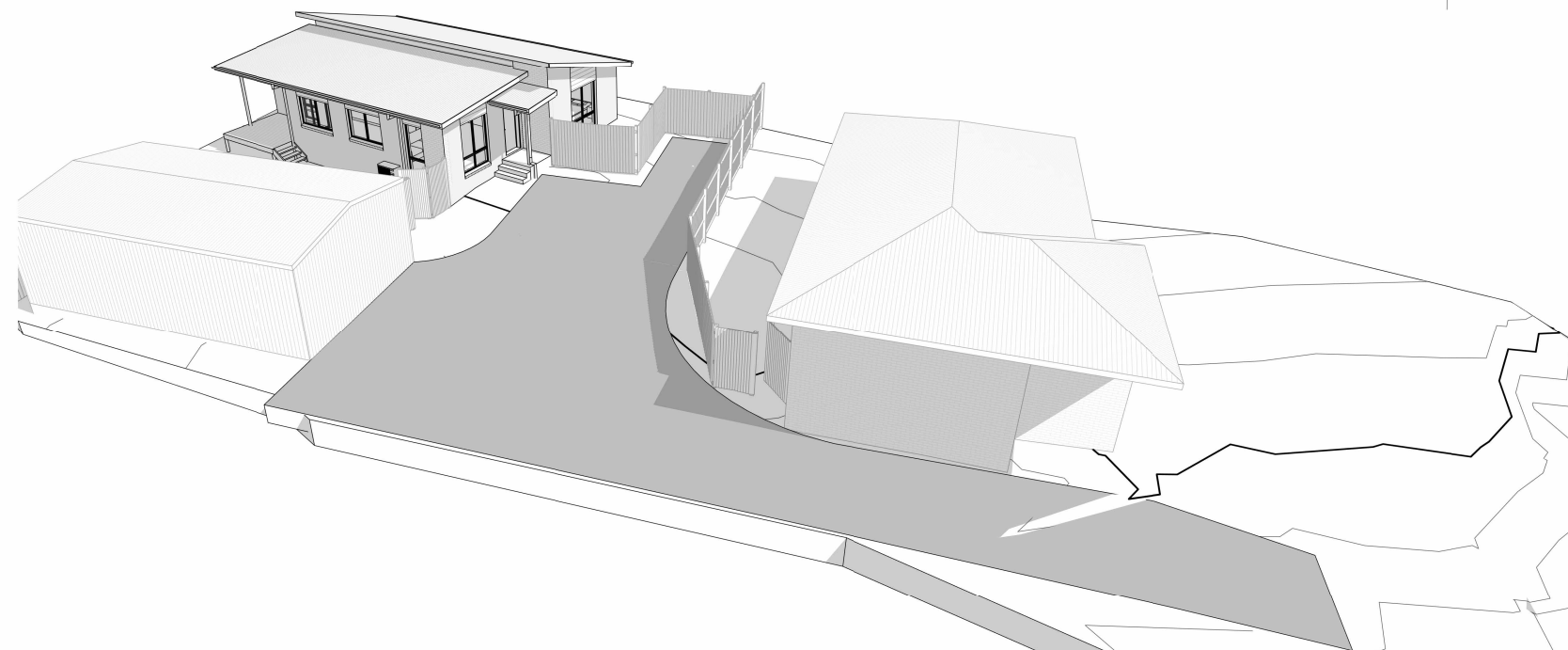
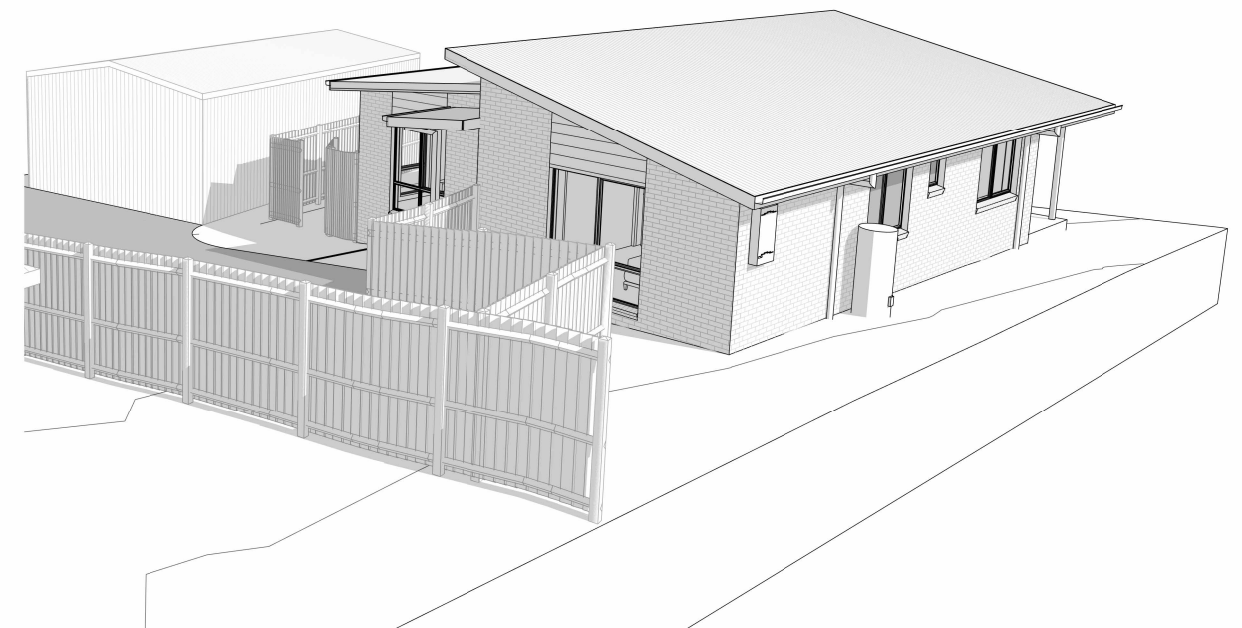
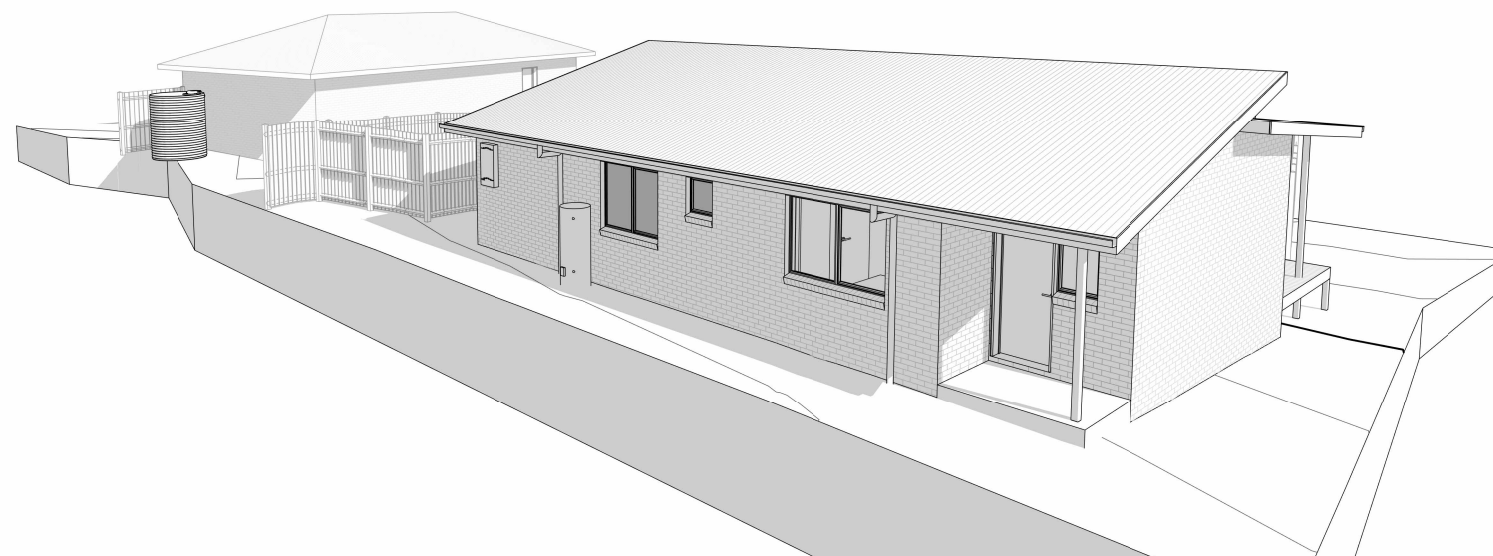
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DRAWING: ELEVATIONS

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
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DRAWING: PERSPECTIVES

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

**PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL**

Scale

IMPORTANT NOTES:
* Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane. Provide 10mm gaps between horizontal and vertical battens to allow for air flow.
* This section is indicative. It is intended for energy assessment purposes. See structural plans for structural specifications

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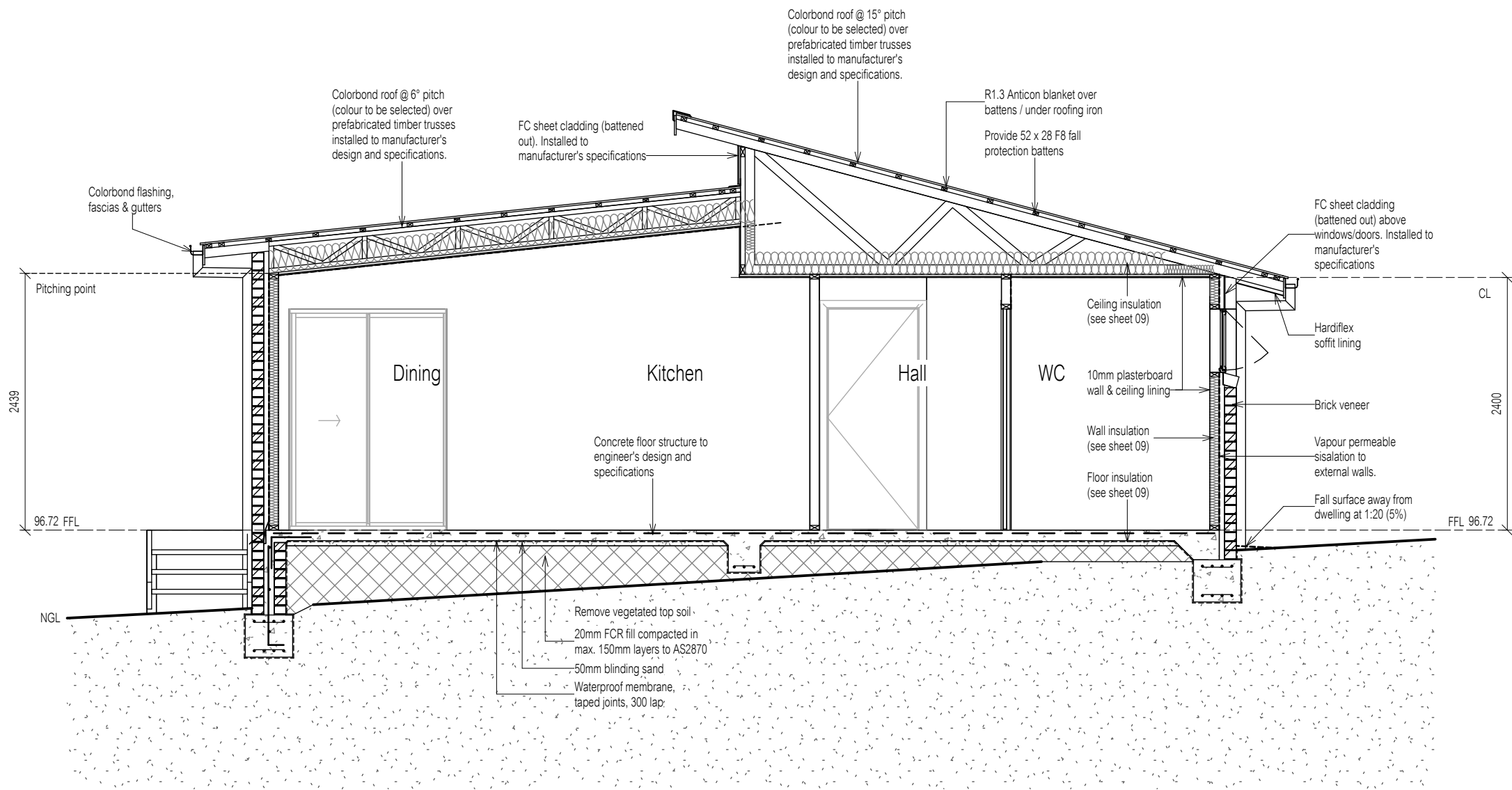
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GLENORCHY CITY COUNCIL

PLANNING SERVICES

APPLICATION No PLN-26-188

DATE RECEIVED 03.08.2026



Section A
Scale 1 : 50

BAL - Not Bushfire Prone
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DRAWING: SECTION

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

Scale 1 : 50

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

ROOF VENTILATION CALCULATIONS
(16° & 5° Gable Roof - Flat & Raked Ceilings)

200 x 400 eave vents (0.08m²)
Ceiling area = 95.2m² / 150 = 0.635m²

Exhaust: See note below.
25% of 0.635m² = 0.159m²
0.159m² / 0.08m² = 1.98 (x2) = 4 ridge vents evenly spaced

Supply:
75% of 0.635m² = 0.476m²
0.476m² / 0.08m² = 5.95 (x2) = 12 eaves vents evenly spaced

Legend:

- RV** 200 x 400 ridge vent (50% opening)
- EV** 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (if BAL 12.5 & over).
Ensure chosen eave vents have BAL compliant ember mesh (if BAL 12.5 & over).

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-26-188

DATE RECEIVED 03.08.2026

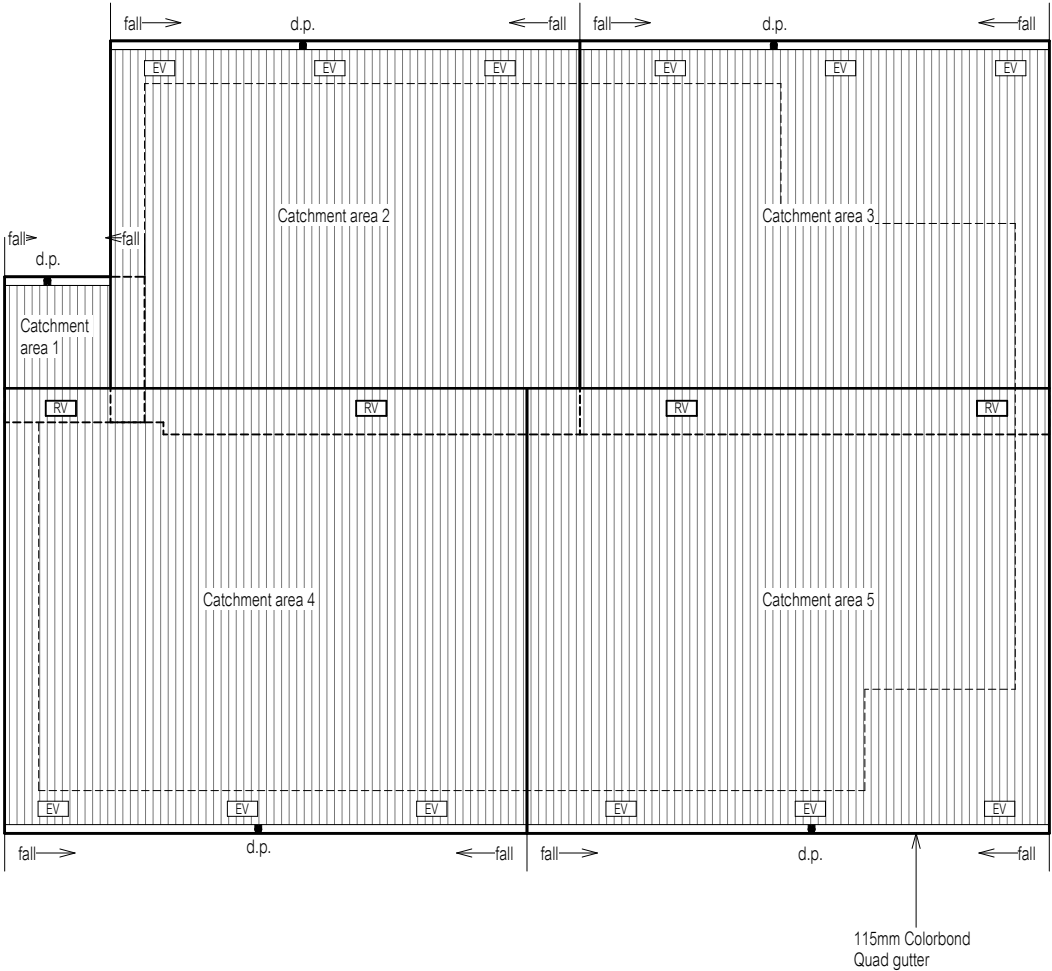
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CATCHMENT AREAS NOTES:
Colorbond roof @ 15° & 6° pitch
CATCHMENT AREA 1 = 4.02m²
CATCHMENT AREA 2 = 36.4m²
CATCHMENT AREA 3 = 36.5m²
CATCHMENT AREA 4 = 45.9m²
CATCHMENT AREA 5 = 45.9m²

- denotes roof area
- d.p. ● denotes downpipe
- denotes direction of fall
- RV** denotes 200 x 400 ridge vent
- EV** denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose. Roof space must be ventilated.
Eave vents must be fitted to soffit with BAL compliant, non-combustible ember mesh installed (if BAL12.5 & over).
Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces'.



DOWNSPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC part 7.4.1)		
Ah	140.5	Area of roof (including 115mm Quad Gutter) (m²)
Ac	158.8	Ah x slope factor (determined from Table 3.4.3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall Intensity (determined from NCC Table 7.4.3d)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	2.27	$\frac{Ac}{Acdp}$
Downpipes Provided	5	Additional d.p. due to roof design

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DRAWING: ROOF PLAN

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

IMPORTANT NOTES:

1. Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2022, Part 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.

2. Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside.

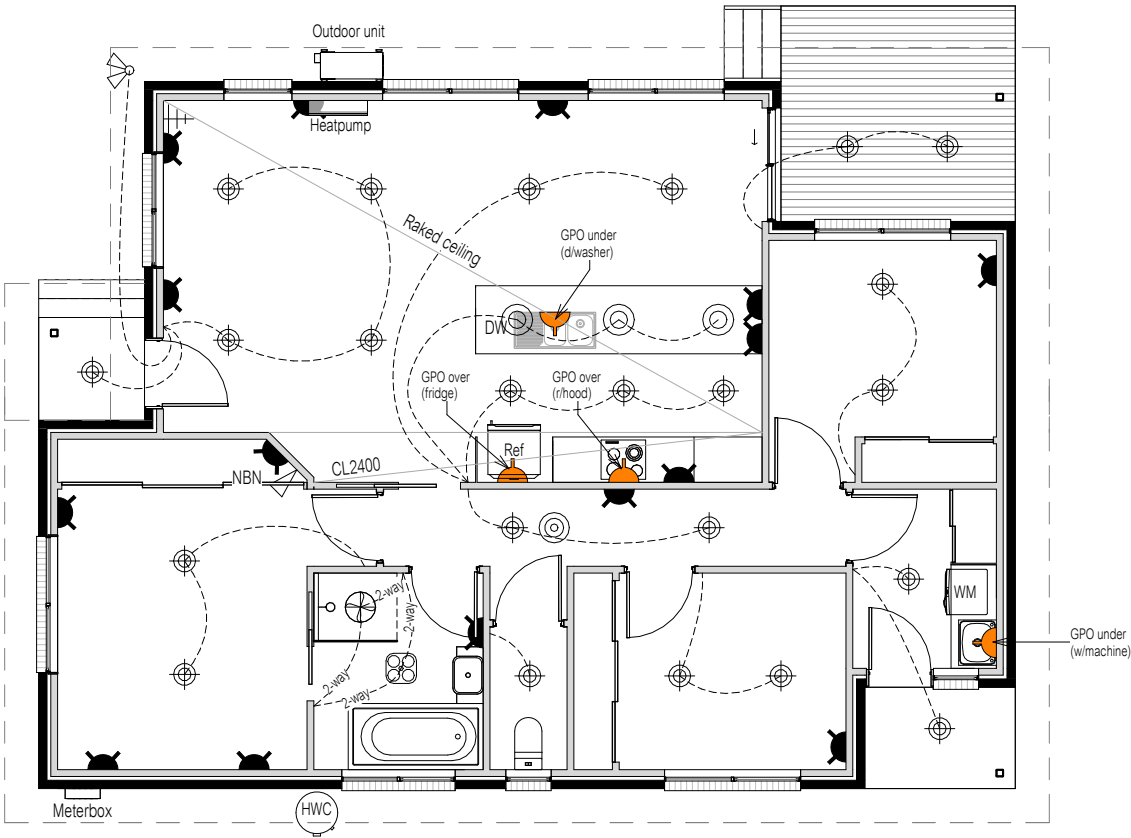
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside.

3. All downlights are to be sealed and IC-F rated.

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- Batten light (28W)
- Wall light (28W)
- TV point
- Smoke alarm
- Phone / NBN point
- Pendant light (28W)
- LED strip light (10W/m)
- LED spotlight (sensor)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (external)
- Slimline LED batten (40W)
- Ducted exhaust fan
- Data point
- 4-light Tastic (10W centre light only)
- 2-light Tastic (10W centre light only)
- Stair lights (5W)
- Ceiling fan

BAL - Not Bushfire Prone
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Planning Scheme Overlay

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DRAWING: ELECTRICAL PLAN

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
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PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

Scale 1 : 100

FLOORING LEGEND

Floating
Flooring

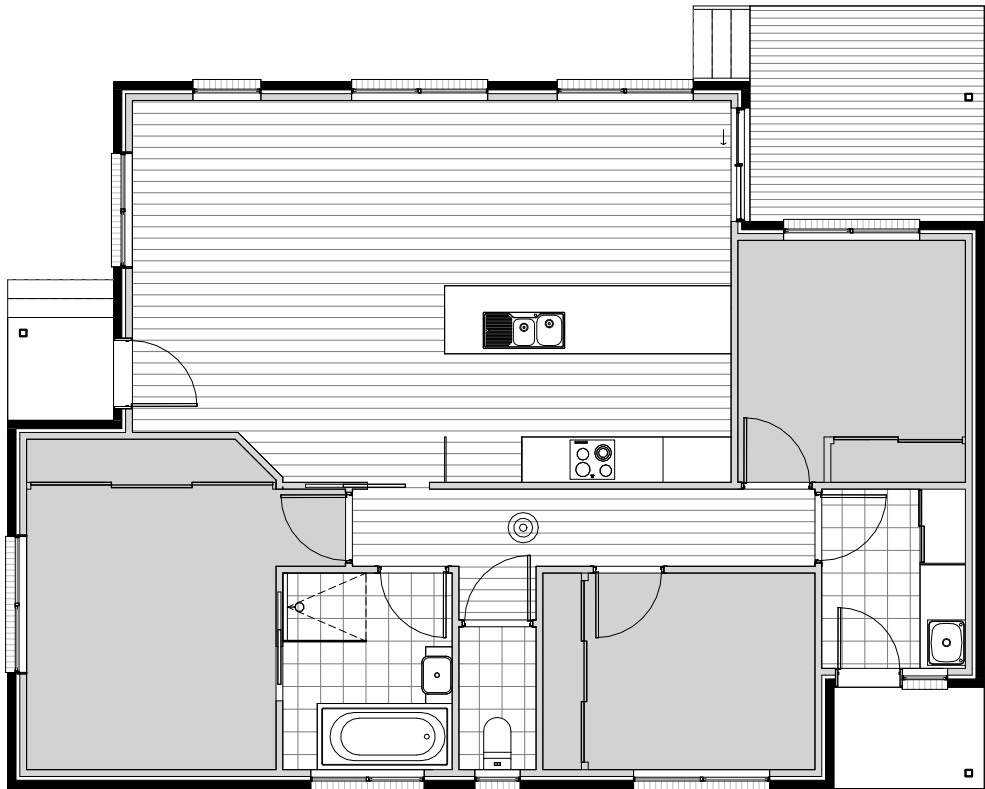


Carpet



Tiles





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Planning Scheme Overlay

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DRAWING: FLOORING LAYOUT PLAN

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

LIGHTING CALCULATIONS

ABC B

Lighting

Class 1 & 10a buildings

Calculator

Building name/description

B159 - 11 Alunga Road, CHIGWELL (Bryden Homes)

Classification

Class 1

Number of rows preferred in table below

11

(as currently displayed)

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The % of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6			
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	
1	LIVING	Living room	19.7 m ²	48 W	Class 1 building					5.0 W/m ²	2.4 W/m ²	6% of 70%
2	DINING	Living room	9.3 m ²	24 W	Class 1 building					5.0 W/m ²	2.6 W/m ²	7% of 70%
3	KITCHEN	Kitchen	9.8 m ²	120 W	Class 1 building					5.0 W/m ²	12.2 W/m ²	32% of 70%
4	BED 1	Bedroom	15.2 m ²	24 W	Class 1 building					5.0 W/m ²	1.6 W/m ²	4% of 70%
5	BATH	Bathroom	5.8 m ²	10 W	Class 1 building					5.0 W/m ²	1.7 W/m ²	4% of 70%
6	WC	Toilet	1.9 m ²	12 W	Class 1 building					5.0 W/m ²	6.3 W/m ²	16% of 70%
7	BED 2	Bedroom	9.4 m ²	24 W	Class 1 building					5.0 W/m ²	2.6 W/m ²	7% of 70%
8	L'DRY	Laundry	3.9 m ²	12 W	Class 1 building					5.0 W/m ²	3.1 W/m ²	8% of 70%
9	HALL	Corridor	7.0 m ²	24 W	Class 1 building					5.0 W/m ²	3.4 W/m ²	9% of 70%
10	BED 3	Bedroom	9.6 m ²	24 W	Class 1 building					5.0 W/m ²	2.5 W/m ²	7% of 70%
11	DECK	Verandah or balcony	8.8 m ²	24 W	Verandah or balcony					4.0 W/m ²	2.7 W/m ²	100% of 68%

100.4 m²

346 W

Class 1 building

5.0 W/m²

3.5 W/m²

Verandah or balcony

4.0 W/m²

2.7 W/m²

if inputs are valid

✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

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WINDOW SCHEDULE

WINDOW MANUFACTURER: DOWELL WINDOWS					
Window Number (W)	Size & Type	Glass	ID	Uw	SHGC
01	20-09AW (dg)	Clear	DOW-005-001	3.90	0.58
02	12-18AW (dg)	Clear	DOW-005-001	3.90	0.58
03	12-18AW (dg)	Clear	DOW-005-001	3.90	0.58
04	21-15SD (dg)	Clear	DOW-007-001	4.20	0.59
05	20-18AW (dg)	Clear	DOW-005-001	3.90	0.58
06	10-06AW (dg)	Clear	DOW-005-001	3.90	0.58
07	12-18AW (dg)	Clear	DOW-005-001	3.90	0.58
08	06-06AW (dg) Opaque	Opaque	DOW-005-001	3.90	0.58
09	12-15AW (dg) Opaque	Opaque	DOW-005-001	3.90	0.58
10	20-18AW (dg)	Clear	DOW-005-001	3.90	0.58
11	20-15AW (dg)	Clear	DOW-005-001	3.90	0.58
LEGEND: SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, GD = Glazed door, FD = French door, TW = Transom window, DH = Double Hung Window					
NOTE: Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.					

INSULATION

INSULATION SCHEDULE	
AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R3.5 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	No insulation allowance for concrete slab on ground
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly; 210mm for R4.1 bulk insulation; 240mm for R5.0 bulk insulation; 260mm for R6.0 bulk insulation; 290mm for R7.0 bulk insulation. These dimensions are nominal and may vary depending on the type of insulation to be installed.	

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING
* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
(i) 5W per m² in Class 1 building;
(ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
(iii) 3W per m² in a Class10a building associated with a Class 1 building.
* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2019 3.12.5.5 (f)

REVISION	DATE	DESCRIPTION
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DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

09

Document Set ID: 3640000
Version: 1, Version Date: 09/08/2026

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION

Excavation and filling of site to be in accordance with NCC Part 3.2 and AS 2870.
Drainage works to be in accordance with NCC Part 3.3 & AS 3500.3.2.
Surface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
Minimum 150 above finished ground;
Minimum 50 above paved surfaces;
Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	2:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS

Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY

Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4:
Masonry accessories to NCC 5.6:
Vertical articulation joints to NCC 5.6.8:
Weatherproofing of to NCC 5.7.

FRAMING

Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm²per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm².
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING

Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY

Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918, Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof. Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS

Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
RISERS - min. 115, max. 190;
TREADS min. 240, max. 355.
Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS

Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLIANCES to NCC 12.4.5

ENERGY EFFICIENCY

Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation. Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.
Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise. Wall surface density minimum - 220kg/m²
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage. External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations. Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter. Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices. Windows and external door weatherproofing to AS 2047.

BRYDEN

homes

QUALITY BUILDERS

14 Clare Street, New Town, Tasmania, 7008

Mob: 0407 721 824

Accreditation No. CC284T

REVISION	DATE	DESCRIPTION
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GLENORCHY CITY COUNCIL

PLANNING SERVICES

APPLICATION No

PLN-26-188

DATE RECEIVED

03.08.2026

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

BAL - Not Bushfire Prone
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Planning Scheme Overlay

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DRAWING: COMPLIANCE NOTES

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
DWG No:

REVISION	DATE	DESCRIPTION
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-26-188**

DATE RECEIVED **03.08.2026**

STEP-FREE ACCESS PATH

A continuous path to a dwelling entrance door must be provided from -

- (1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
 - (a) an appurtenant Class 10a garage or carport; or
 - (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
- (c) Access for the purposes of (1) must be -
- (2) via a pathway that -
 - (a) has no steps; and
 - (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
 - (ii) if crossfall is provided, has a crossfall not more than 1:40; and
 - (iii) has a minimum width of 1000mm; and
 - (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
 - (v) connects to a dwelling entrance door that complies with Section 2; or
 - (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
- (3) For the purposes of (2), the following applies:
 - (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
 - (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard - Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
- (4) Where one or more ramps are used, the following applies:
 - (a) The aggregate length of ramping (excluding landings) must not be more than -
 - (i) 9 m for a 1:14 gradient; or
 - (ii) 15 m for a 1:20 gradient; or
 - (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
 - (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
 - (c) At each end of a ramp there must be a landing that is -
 - (i) not less than 1200mm long; and
 - (ii) at least as wide as the ramp to which it connects; and
 - (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
 - (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
- (5) The access path may incorporate one step ramp having a -
 - (a) height of not more than 190mm; and
 - (b) gradient not more than 1:10; and
 - (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
 - (d) maximum length of 1900mm.

THRESHOLD NOTES:

The threshold of an entrance door must -

- (a) be level; or
- (b) have a sill height of not more than 5mm if the lip is rounded or bevelled; or
- (c) have a ramped threshold that -
 - (i) does not extend beyond the depth of the door jamb; and
 - (ii) has a gradient not steeper than 1:8; and
 - (iii) is at least as wide as the minimum clear opening width of the entrance door; and
 - (iv) does not intrude into the minimum dimensions of the required landing area; or
- (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
 - (i) have no lip or upstand greater than 15mm within the sill profile; and
 - (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:

An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -

- (a) unobstructed (other than by a gate or a screen door); and
- (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE

Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:

- (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
- (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
 - (i) 8mm; or
 - (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
- (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

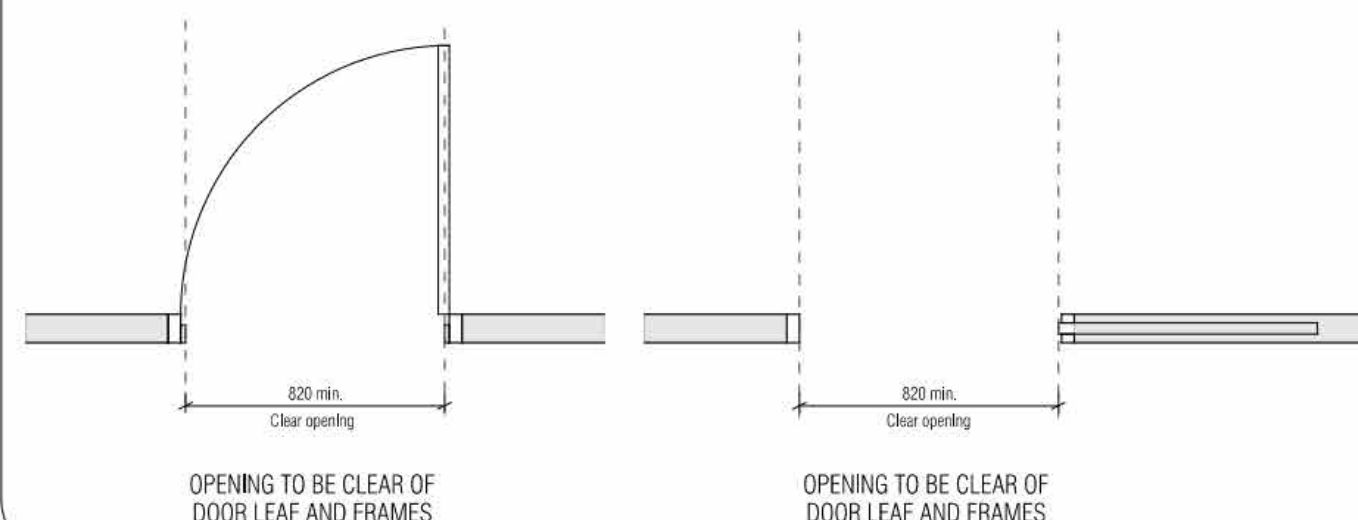
LIVEABLE HOUSING NOTES

Internal doorways must provide a minimum clear opening width of 820mm.

At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.

Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



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DRAWING: LIVABLE HOUSING NOTES 1 of 3

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
DRAWN BY: CK
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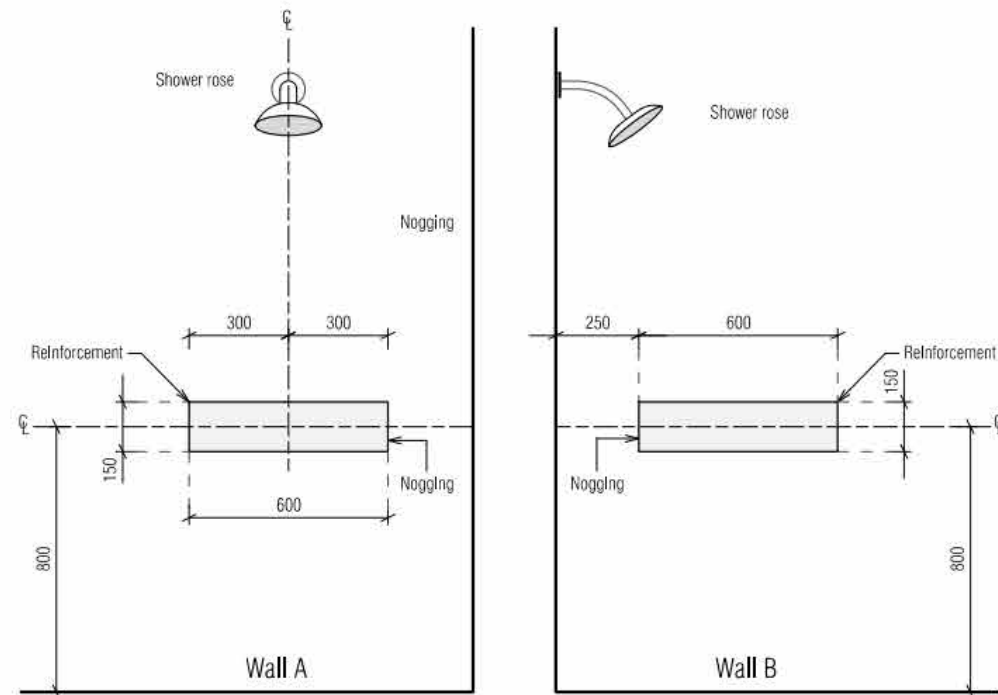
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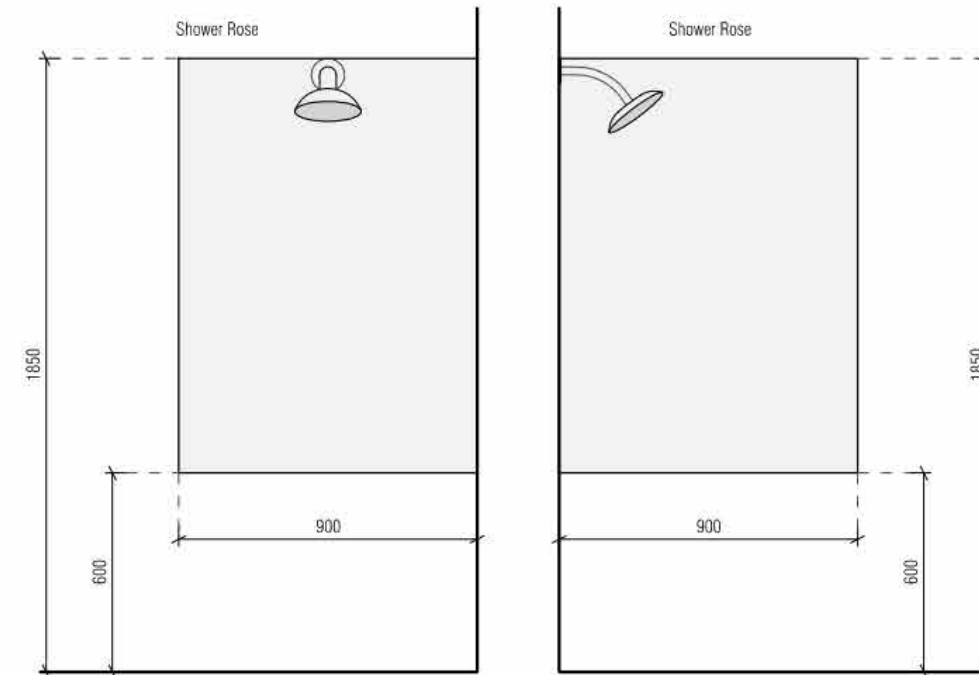
PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

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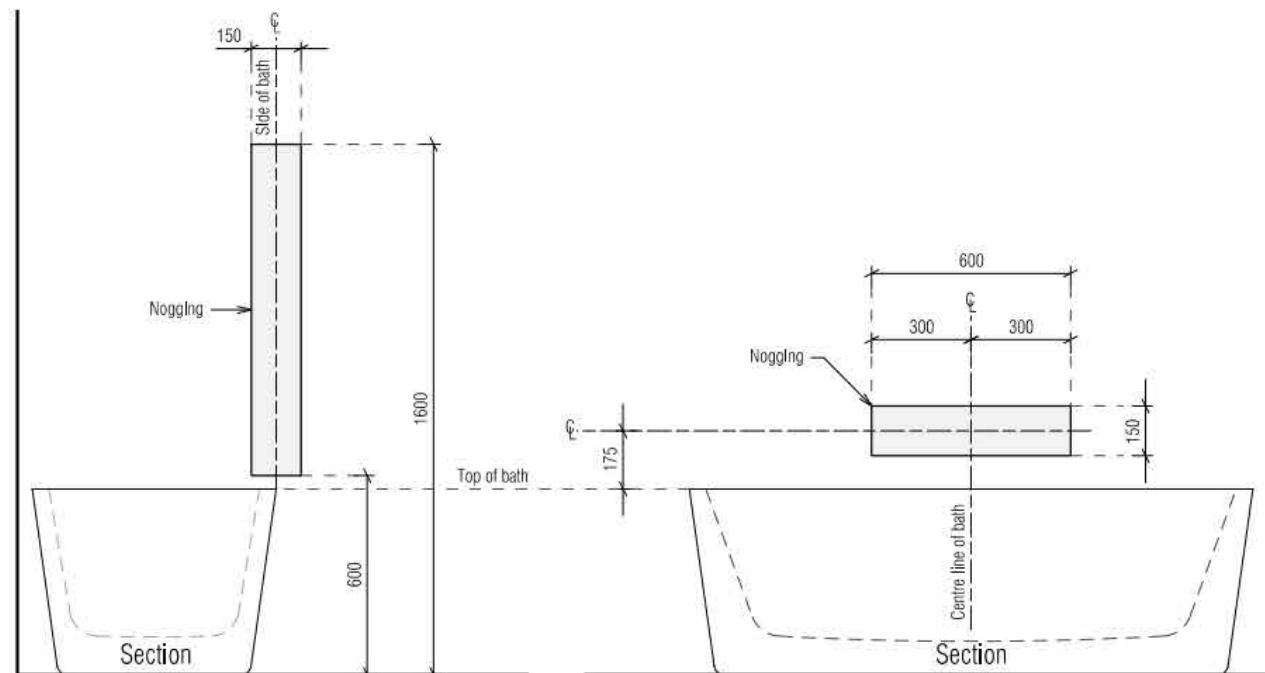
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No **PLN-26-188**
DATE RECEIVED **03.08.2026**



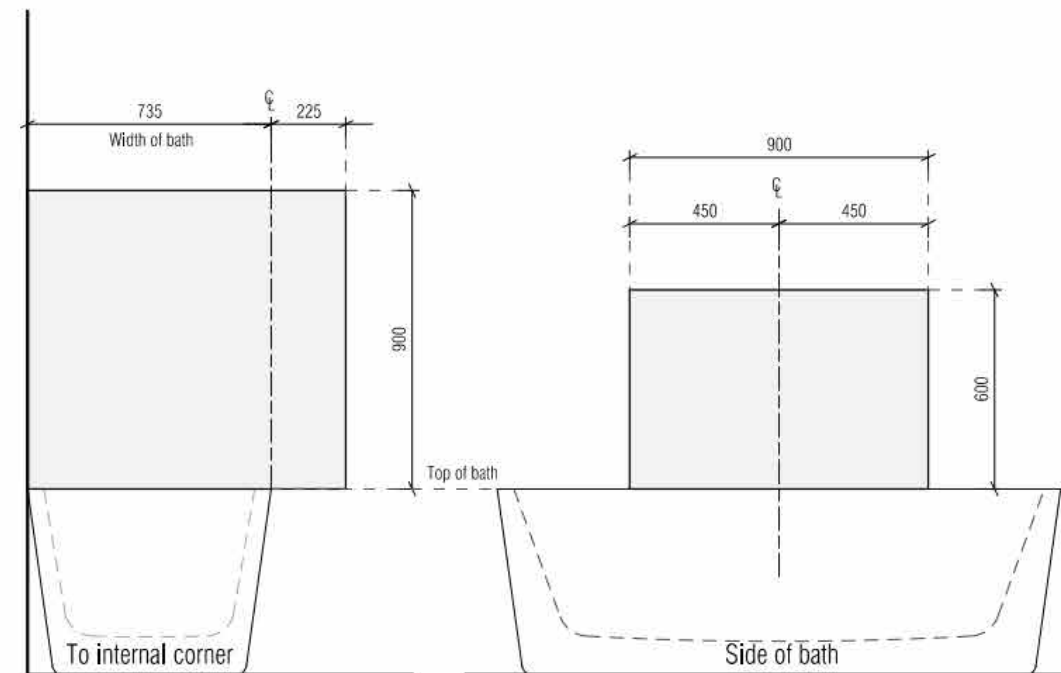
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

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DRAWING: LIVABLE HOUSING NOTES 2 of 3

DATE: 28 July 2026
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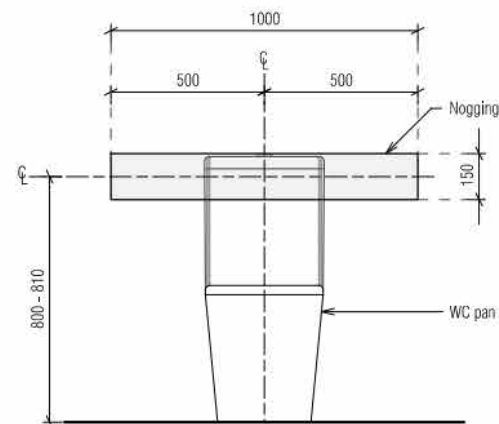
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PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

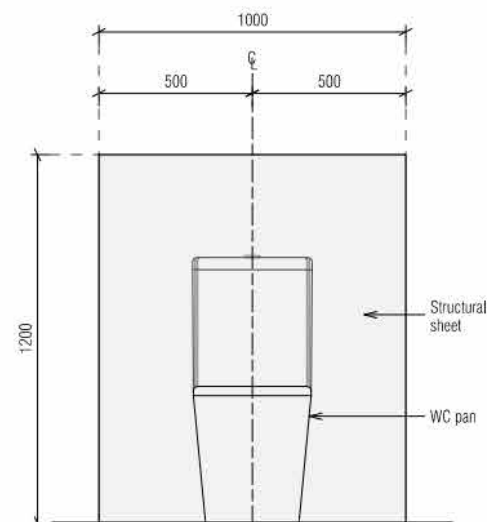
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REVISION	DATE	DESCRIPTION
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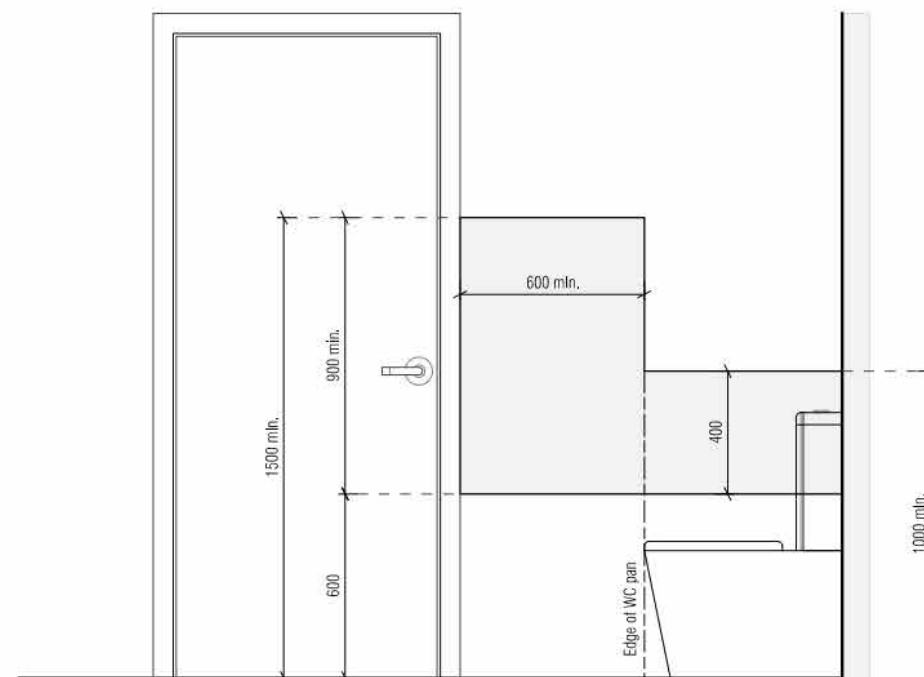
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No **PLN-26-188**
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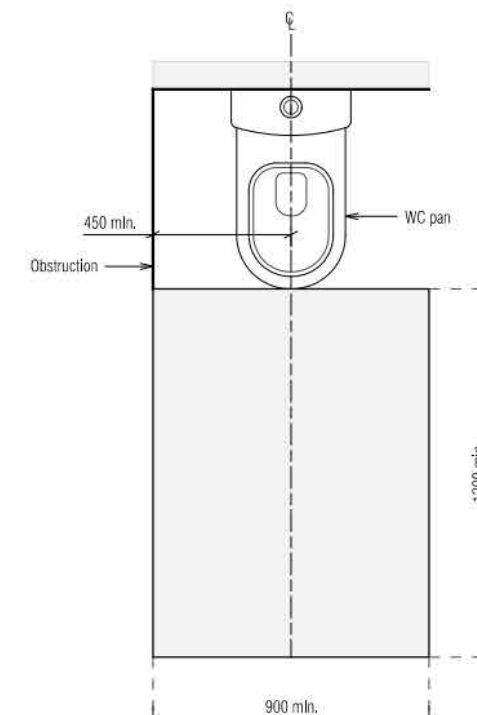
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

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DRAWING: LIVABLE HOUSING NOTES 3 of 3

DATE: 28 July 2026
FILE NAME: B159 - DA - 140726
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Scale

PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

10c

Vessels or area where the fixture is installed	Floor and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Unenclosed showers	Waterproof entire unenclosed shower area. Minimum horizontal distance of 1500mm (radius) from the shower rose.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A

IMPORTANT NOTES:

1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.

2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).

3. Certification to be provided to the Building Surveyor.

4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.

5. The above information is for general guidance and is indicative only.

Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;

2. Ensure extractor fans are used every time when bathing;

3. Ensure extractor fans are ducted to the outside; *

4. Ensure non-condensing clothes dryers are ducted to the outside; **

5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;

6. Avoid the use of unflued gas heaters;

7. Do not store large quantities of firewood inside the home in unventilated spaces;

8. Avoid plants and water features in unventilated spaces;

9. Ensure covers are kept on aquariums;

10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.

** or install separate air extractor on ceiling. However, direct ducting is recommended.

Vessels or area where the fixture is installed	Floor and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level	Waterproof edges of the vessel and junctions of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface this must be waterproof for showers over bath and water resistant for all other cases	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level	Waterproof edges of the vessel and junctions of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface this must be waterproof for showers over bath and water resistant for all other cases	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath	N/A for wall under bath	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (e.g. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall	Where the vessel is fixed to a wall, waterproof edges for extent of vessel	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A

BRYDEN
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QUALITY BUILDERS

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Accreditation No. CC284T

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No ...**PLN-26-188**

DATE RECEIVED ...**03.08.2026**

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DRAWING: WET AREA SPECIFICATIONS

DATE: 28 July 2026
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DWG No:

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PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES AT 11 ALLUNGA ROAD, CHIGWELL

REVISION	DATE	DESCRIPTION
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

STRINGER TO WALL FIXING

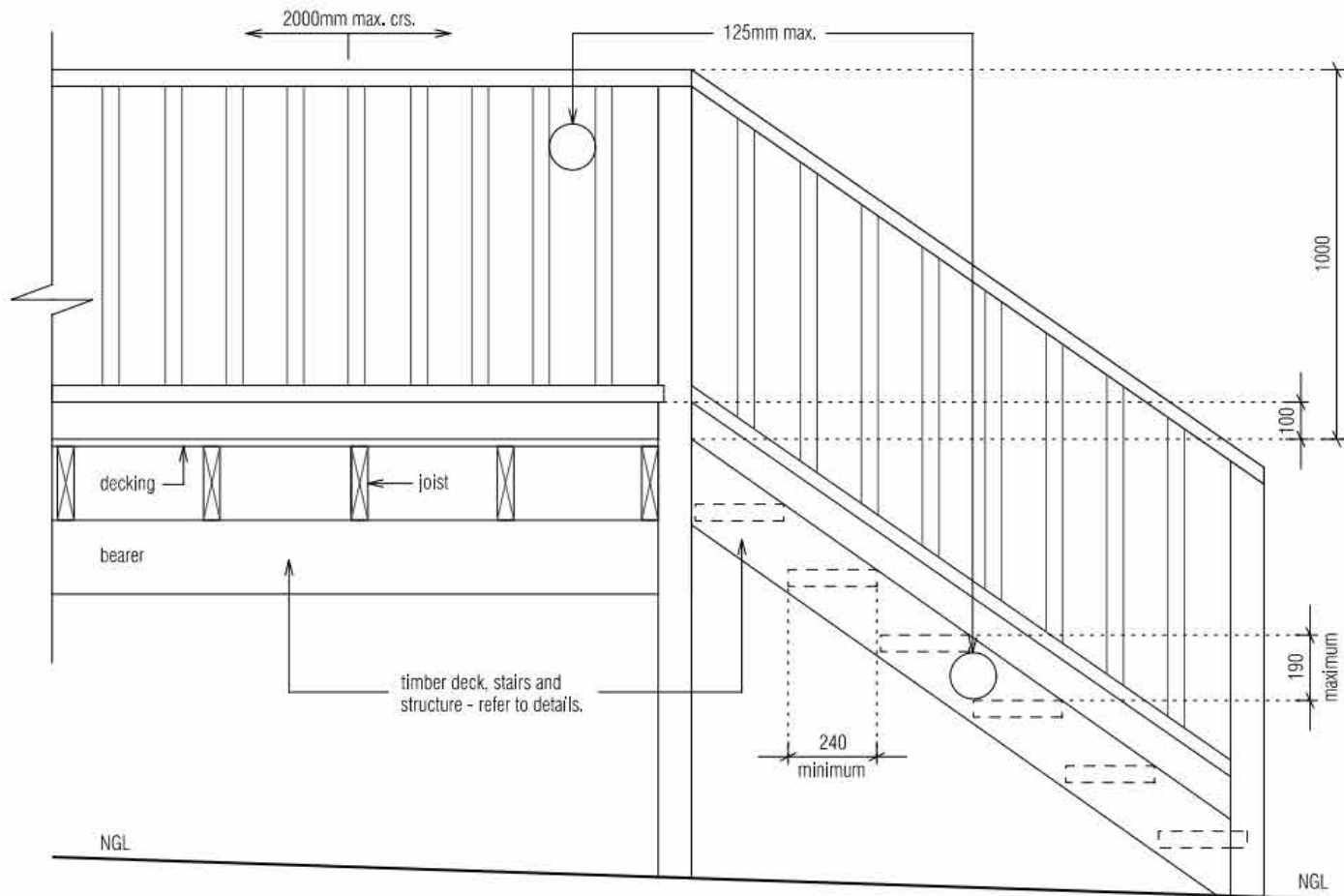
INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

19mm THICK DECKING BOARD FIXING REQUIREMENTS

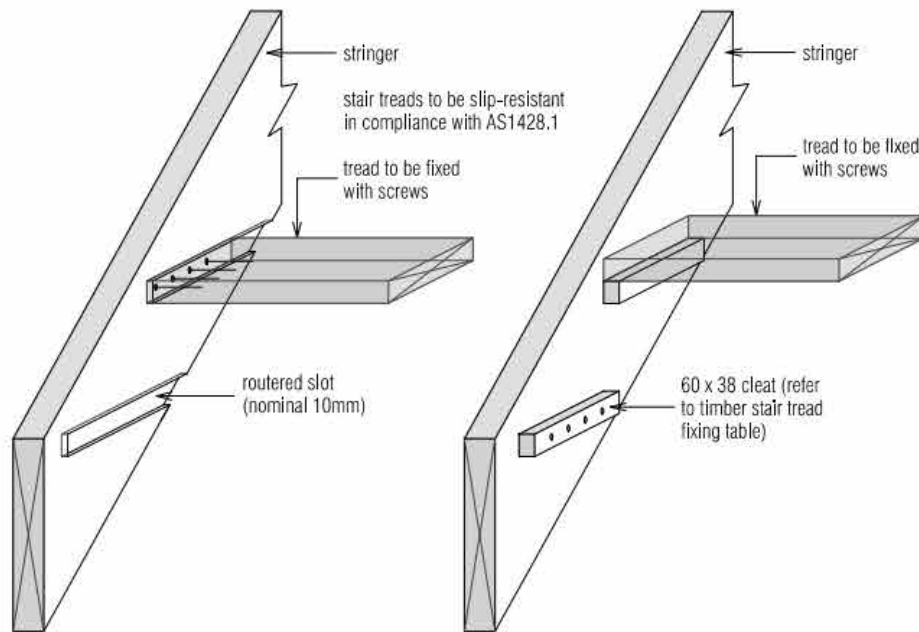
DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:

- DS - Deformed shank
1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



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DRAWING: STAIR NOTES

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PROPOSED UNIT DEVELOPMENT FOR BRYDEN HOMES
AT 11 ALLUNGA ROAD, CHIGWELL

11a