

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-059
PROPOSED DEVELOPMENT:	Retaining Wall (replacement)
LOCATION:	6 Aherne Place Granton
APPLICANT:	S T Delaney
ADVERTISING START DATE:	28/08/2026
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**.

CK26-47- PROPOSED REPLACEMENT RETAINING WALL FOR 509 CONSTRUCTION & MAINTENANCE SOLUTIONS AT 6 AHERNE PLACE, GRANTON



Architectural Drawing No.	Description
01	SITE PLAN
02	DRAINAGE PLAN
03	ELEVATION
04	SECTION
05	RETAINING WALL & CONSTRUCTION NOTES

PROTECTIVE COATINGS FOR STEELWORK			
ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		General structural steel members	Lintels in masonry
MEDIUM mild steel corrosion rate 25 to 50 µm/year Typically more than 1 km from breaking surf or aggressive industrial areas or more than 50 m from sheltered bays	INTERNAL	No protection required	
	EXTERNAL	Option 1	Hot dip galvanising - HDG225
		Option 2	Duplex system. See N.C.C. Table 6.3.9c
		Option 3	Paint. See N.C.C. Table 6.3.9b - ALC3, ACC4, ACC5, IZS1, PUR3, PUR4

Climate Zone - 7
C.T. No. 143205/413
Wind Speed - -
Soil Classification - -
Corrosion Environment - MEDIUM

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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GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-26-059

DATE RECEIVED 20/08/2026

BAL - N/A

- ☐ Preliminary drawings

☐ Development application drawings (DA)
- ☐ Preliminary construction drawings

☐ Engineer not to sign this copy, only provide notes, additions & amendments

☐ Final construction drawings (BA)
- ☐ Approved by Engineer

☐ Approved by Building Surveyor

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DRAWING:

COVER SHEET

DATE:

06 August 2026

FILE NAME:

CK26-47 - 050826

DRAWN BY:

CK

DWG No:

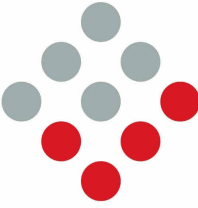
COVER SHEET

SITE PLAN DETAILS:
- Site boundaries obtained from LISTmap export.
- Existing structure locations positioned using LISTmap imagery.
Builder to measure and mark out position of works to be carried out. If indicated dimensions are not working or practical the designer MUST be contacted.

- Retaining wall heights have been provided by the builder.

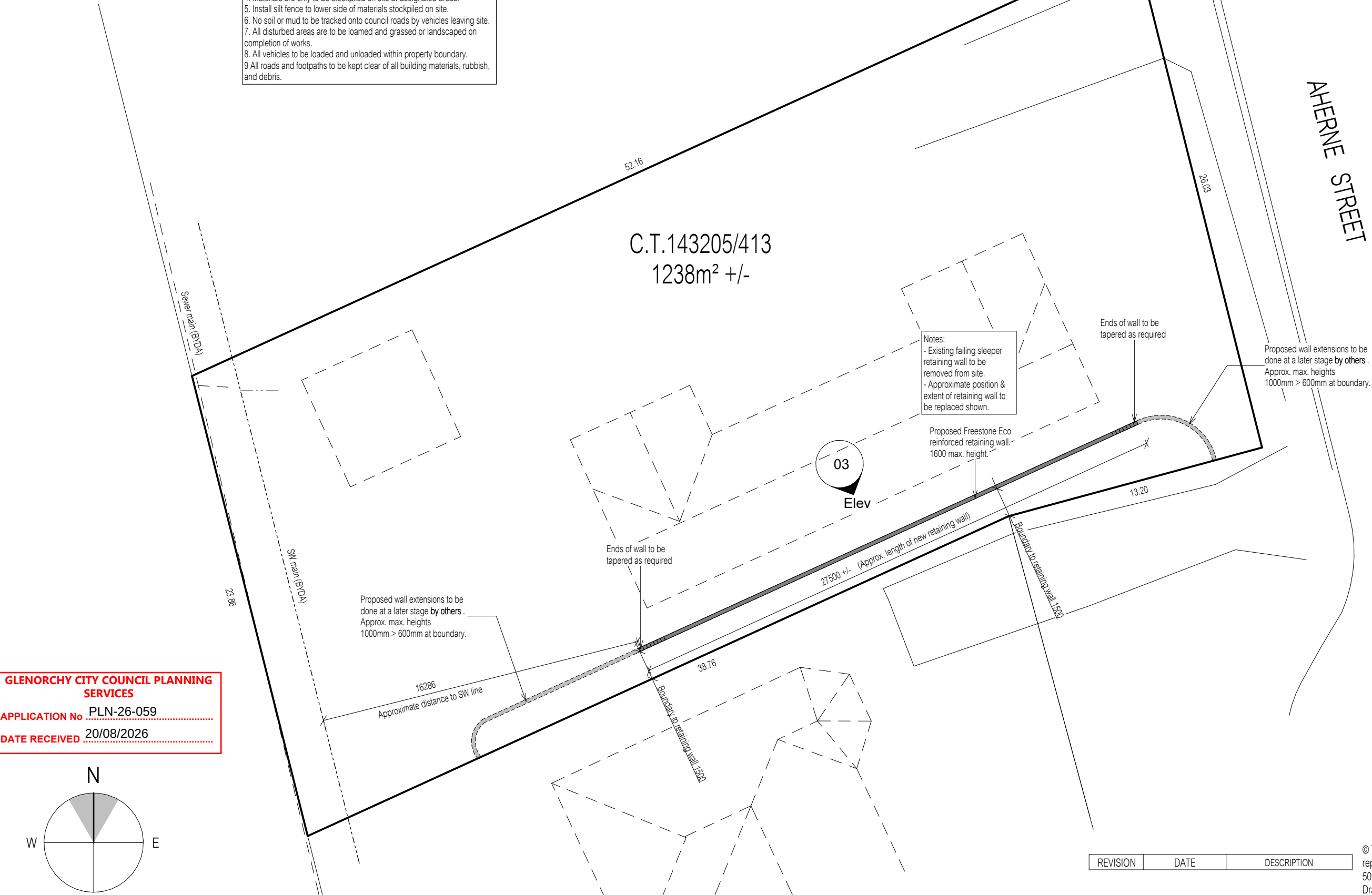
ENGINEERING NOTES:
SOIL & WATER MANAGEMENT NOTES:

1. All works to be carried out in accordance with the Guidelines for Soil and Water Management – June 1999 and the Soil and Water Management Code of Practices for Hobart Regional Councils.
2. Silt fence (20000) to be installed below all excavations. Silt fence to be secured with star droppers at maximum 2 m centres, with fencing pinned to the ground in between.
3. Disturbance of soil and vegetation to be kept to a minimum.
4. Materials are only to be stockpiled on site at designated areas.
5. Install silt fence to lower side of materials stockpiled on site.
6. No soil or mud to be tracked onto council roads by vehicles leaving site.
7. All disturbed areas are to be loamed and grassed or landscaped on completion of works.
8. All vehicles to be loaded and unloaded within property boundary.
- 9 All roads and footpaths to be kept clear of all building materials, rubbish, and debris.

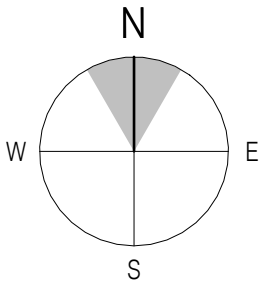


509

CONSTRUCTION AND
MAINTENANCE SOLUTIONS
CAMBRIDGE 0418 599 008



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-26-059
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Scale 1 : 200

PROPOSED REPLACEMENT RETAINING WALL FOR
509 CONSTRUCTION & MAINTENANCE SOLUTIONS
AT 6 AHERNE PLACE, GRANTON

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DRAWING: SITE PLAN

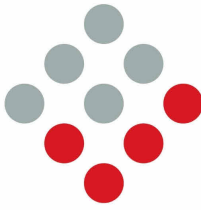
DATE: 06 August 2026
FILE NAME: CK26-47 - 050826
DRAWN BY: CK
DWG No:

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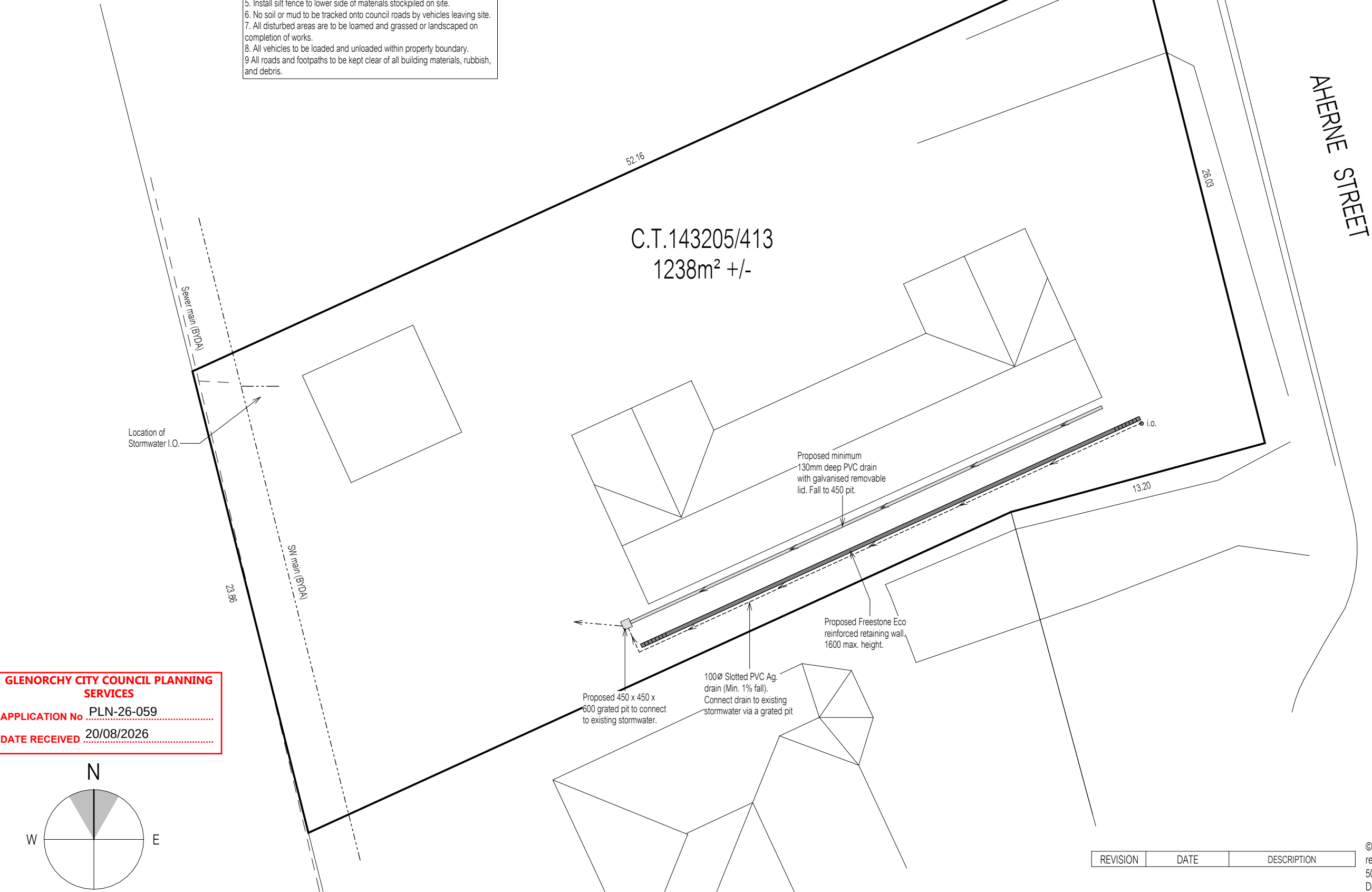
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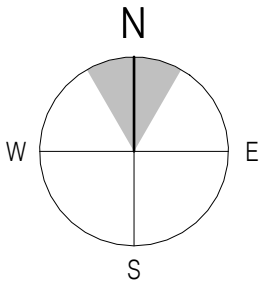
CONSTRUCTION AND
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CAMBRIDGE 0418 599 008



GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No **PLN-26-059**

DATE RECEIVED **20/08/2026**



Scale 1 : 200

PROPOSED REPLACEMENT RETAINING WALL FOR
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AT 6 AHERNE PLACE, GRANTON

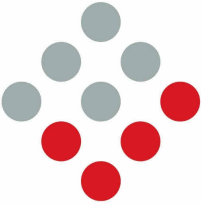
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DRAWING: DRAINAGE PLAN

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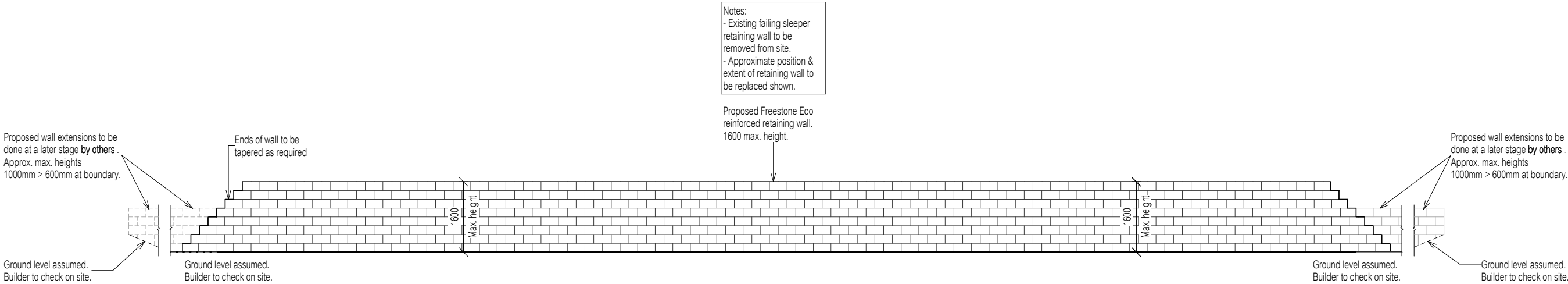
NOTE:
- Retaining wall heights have been provided by the builder.



509

CONSTRUCTION AND
MAINTENANCE SOLUTIONS

CAMBRIDGE 0418 599 008



North Elevation

GLENORCHY CITY COUNCIL PLANNING
SERVICES

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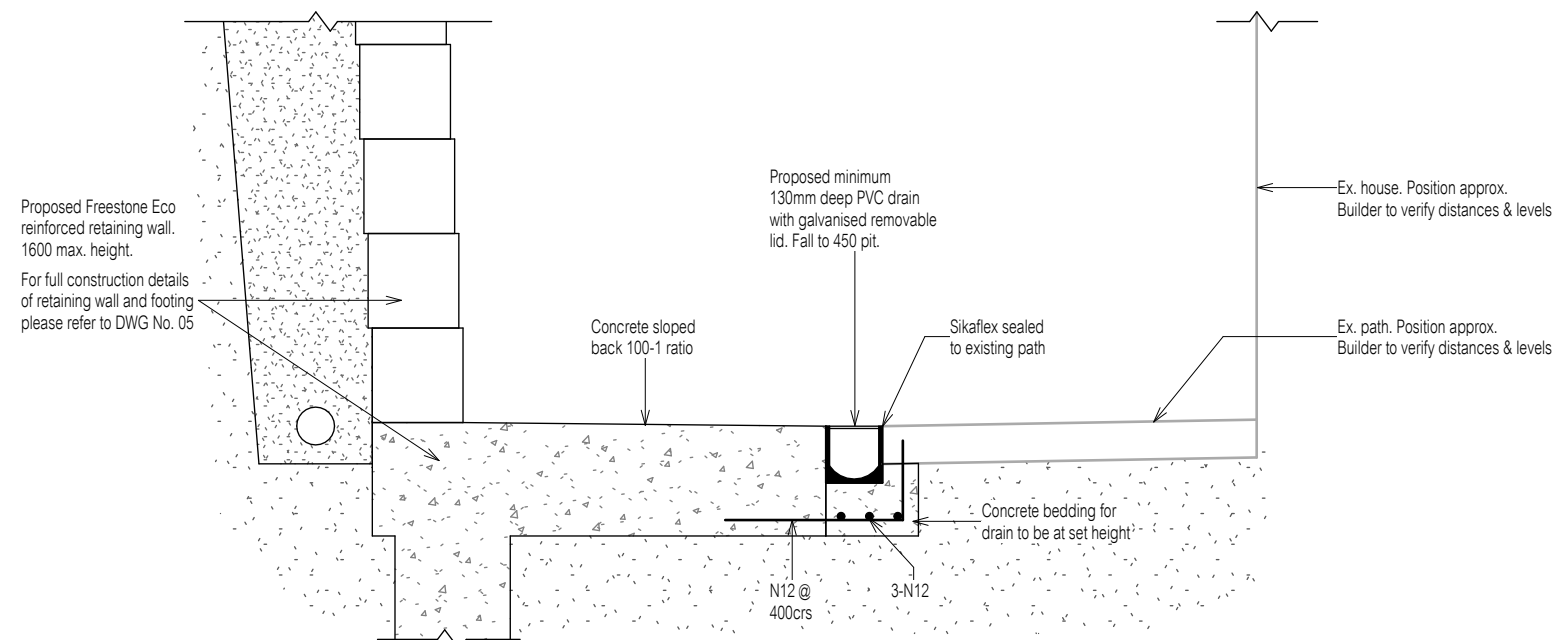
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DRAWING: ELEVATION

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Scale 1 : 100

PROPOSED REPLACEMENT RETAINING WALL FOR
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GRATED DRAIN DETAIL

GLENORCHY CITY COUNCIL PLANNING SERVICES

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DRAWING: SECTION

DATE: 06 August 2026

FILE NAME: CK26-47 - 050826

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DWG No:

PROPOSED REPLACEMENT RETAINING WALL FOR

509 CONSTRUCTION & MAINTENANCE SOLUTIONS

AT 6 AHERNE PLACE, GRANTON

Scale NTS

GENERAL NOTES :

1. THE LOCAL BUILDING AUTHORITY SHALL BE THE GLENORCHY CITY COUNCIL.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE NATIONAL CONSTRUCTION CODE, RELEVANT CURRENT AUSTRALIAN STANDARDS, AND TO THE SATISFACTION OF THE LOCAL BUILDING AUTHORITY.
3. NO WORK IS TO BE STARTED PRIOR TO THE RECEIPT OF FORMAL BUILDING APPROVAL.
4. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE BUILDER PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.
5. ALL CONCRETE SLABS AND FOOTINGS TO BE IN ACCORDANCE WITH A.S. 2870 AND THE NCC.
6. ALL MASONRY SHALL BE IN ACCORDANCE WITH A.S. 3700 AND THE NCC.
7. ALL RETAINING STRUCTURES TO CONSTRUCTED IN ACCORDANCE WITH AS 4678 AND THE MANUFACTURER'S SPECIFICATIONS.
9. ALL PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH A.S. 3500, THE TASMANIAN PLUMBING CODE, AND COUNCIL REGULATIONS. SUB-SOIL DRAINS TO BE CONNECTED TO STORMWATER DRAINS VIA A GRATED PIT
10. ALL BATTER SLOPES TO COMPLY WITH NCC TABLE 3.2.1 - PROVIDE RETAINING WALLS AS REQUIRED TO COMPLY WITH NCC REQUIREMENTS.

CONSTRUCTION NOTES

1. MORTAR 1:0-0.25:3 CEMENT:LIME:SAND
2. BLOCKS TO BE GRADE 12 TO A.S. 2733
3. GROUT - MAX. AGGREGATE SIZE 10mm
- SLUMP 230 +/- 30
- MIN. CHARACTERISTIC STRENGTH 20 MPa.
4. CLEANOUT HOLES ARE TO BE PROVIDED TO THE BASE OF ALL CORES. AT THE END OF EACH DAYS BLOCK LAYING, & BEFORE THE WALL IS FILLED, MORTAR DROPPINGS ARE TO BE WASHED OUT REINFORCEMENT TIED AND HOLES BLOCKED OFF.
5. RETAINING WALL FOOTINGS ARE TO BE FOUNDED ON APPROVED TRIMMED SUBGRADE WITH A MIN. BEARING CAPACITY OF 150 KPa.
6. CONCRETE STRENGTH(MPa)/SLUMP(mm) FOOTINGS 25/90
7. 50 COVER TO ALL BASE REINFORCEMENT
8. ALLOW MIN. 14 DAYS AFTER FILLING BLOCKS PRIOR TO BACKFILLING BEHIND WALL.
9. CORE FILL TO BE PLACED WITH A PENCIL VIBRATOR.
10. MOIST CURE WALL CONCRETE FOR 14 DAYS PRIOR TO WATERPROOFING.
11. BACK OF WALL TO BE COATED WITH MIN. 2 COATS OF AN APPROVED BITUMINOUS PAINT, LINED WITH FORTECON PROTECTED BY COREFLUTE OR SIMILAR SACRIFICIAL SHEETING.
12. PROVIDE EXPANSION JOINTS AT MAX. 10m CRS. PROVIDE R10 DOWEL BARS ACROSS JOINTS AT 400 CRS., GREASED AND CAPPED ONE END

FREESTONE ECO CAPPING

Longitudinal wall
N16 Reinforcing bars, one in every
250mm joint horizontally

'FREESTONE ECO'
RETAINING WALL BLOCKS
1600 MAX. HEIGHT

100# SLOTTED PVC AG. DRAIN WITH GEOFABRIC
SOCK DRAINING TO STORMWATER AT MIN. 1 TO 100
POSITIONED AS CLOSE AS PRACTICAL TO WALL,
ALLOWING FOR FALL.

NOTE:-
WALL AND DRAIN TO BE CONTAINED
WITHIN PROPERTY BOUNDARY

LINE CUT BATTER WITH
GEOTEXTILE FILTER FABRIC

Min. 300mm Wide 20mm
Clean Crushed Rock Drainage Layer

N20 Vertical Bars @ 400mm 50 cover

N12 DOWELS @ 400 CRS.
300 LONG
100 EMBEDMENT
EPOXY CHEMSET TO EX. PATH

SL82(T) 50 COVER

MIN. 1200 WIDE FOOTING
(3/4 RETAINED HEIGHT)

REBATE IF REQUIRED

SAW CUT PATH APPROX 800 OUT
FROM FACE OS BUILDING, CLEAR OF
EX. HOTWATER CYLINDER

N12 Longitudinal Footing
Bars @ 300mm

SHAPE FOOTING TO FALL AWAY
FROM BUILDING AND SHAPE TO
DRAIN TO A GRATED PIT

N12 @ 400crs.

N20 Starter Bars
@ 400mm

3 No. N12 Longitudinal Footing bars

450 DIA. MASS CONCRETE PIERS @ 2500 CRS.
MAX. TO APPROVED BASE, 1 N16 (C)

RETAINING WALL DETAILS

HUTCHINGS SPURR PTY. LTD.
CONSULTING ENGINEERS
23 ANTILL STREET, HOBART, 7000. A.C.N. 009508525
PHONE (03) 6223 5020

STRUCTURAL
CIVIL
MUNICIPAL
HYDRAULIC
MARINE

SCALE	
DRAWN	P.A.V.H. DATE JUNE 2025
APPROVED	

DRAWING No.
25129-02

No. OF SHEETS

NOTE:
Detail sheet has been used with permission from Hutchings Spurr PTY LTD Consultin Engineers.

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Scale NTS

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DRAWING: RETAINING WALL & CONSTRUCTION
NOTES
DATE: 06 August 2026
FILE NAME: CK26-47 - 050826
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05