# DEVELOPMENT APPLICATION

| | |
|---|---|
| **APPLICATION NUMBER:** | PLN-26-193 |
| **PROPOSED DEVELOPMENT:** | Two Multiple Dwellings (Residential) |
| **LOCATION:** | 15 Garden Grove West Moonah |
| **APPLICANT:** | Pinnacle Drafting & Design |
| **ADVERTISING START DATE:** | 27/10/2026 |
| **ADVERTISING EXPIRY DATE:** | 10/11/2026 |

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) until **10/11/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **10/11/2026**, or for postal and hand delivered representations, by 5.00 pm on **10/11/2026.**

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
**www.gcc.tas.gov.au**
ABN 19 753 252 493

Document Set ID: 3680700
Version: 1, Version Date: 23/10/2026

PINNACLE

# PLN – 26 - 193
# 15 Garden Grove, Moonah

In response to your correspondence dated 31.08.2026

Please find below our response to each matter raised.

| ITEM | COUNCIL REQUEST | DEVELOPMENT RESPONSE |
|---|---|---|
| 1 | *Please provide a copy of scaled and dimensioned plans showing the following:*<br><br>*a) Private open space for each dwelling, including gradients, cut and fill and any retaining walls to determine reliance on performance criteria. Please note that private open space is not an area that includes public access to a front door;*<br><br>*b) Elevations for the retaining walls, including maximum heights from natural ground level; and*<br><br>*c) Any screening or obscure glazing for the Unit 1, bedroom 2, window W06.* | a) POS amended to show flat are with fill, stair position has been altered to not interfere with the allocated POS.<br><br>Unit 2 POS has had fill pad modelled in against retaining wall. Unit 1 POS gradient is compliant.<br><br>b) North elevations of both units amended to show heights of retaining wall and stairs<br><br>c) W06 has been removed |
| 2 | *The submitted plans show some retaining walls without dimensions (particularly height) and do not include the retaining wall for the 1 in 10 gradient proposed near Unit 2.* | A102, A202 Elevations amended to show heights. |
| 3 | *The submitted plans do not exclude the public access to the front door for the private open space areas, in addition the area* | Stairs and front door access for both units have been amended to not encroach on the POS. |

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Version: 1, Version Date: 21/10/2026

| | | |
|---|---|---|
| | *does not adequately address how the actual private open space areas can be used.* | |
| 4 | *The submitted plans indicate there is loss of privacy to Window W06 for bedroom 2, Unit 1, from the shared driveway. Please note that reliance on the performance criteria would include screening.* | W06 has been removed |
| 5 | *Please clarify the numbers of car parking spaces proposed and locate them on the site plan. According to the scheme, the proposed development requires a total of five (5) car parking spaces or two (2) car parking spaces per dwelling plus 1 visitor space to comply with the acceptable solution.* | It is considered that the proposed parking meets the reasonable needs of the development having regard to the nature and intensity of the residential use, the number of dwellings and bedrooms, and the existing pattern of parking within the surrounding residential area.<br><br>Garden Grove provides existing on-street parking opportunities within convenient walking distance of the site. The intermittent and short-term nature of visitor parking demand is such that any visitor vehicle associated with the development can reasonably utilise available on-street parking without generating a regular or unreasonable parking demand within the street.<br><br>The proposal therefore retains dedicated on-site parking for residents, while occasional visitor parking can be accommodated within the existing on-street parking environment consistent with the established parking pattern in the surrounding area.<br><br>On this basis, the provision of four (4) on-site car parking spaces is considered sufficient to meet the reasonable needs of the proposed development and satisfies Clause C2.5.1 P1.2 of the Tasmanian Planning Scheme. |
| 6 | *Please provide a concept stormwater management plan demonstrating the capture and lawful disposal of all stormwater runoff from the proposed driveway, parking areas and any new hardstand areas to a Council-approved point of discharge. A concept stormwater plan prepared in accordance with Council's Stormwater Policy is required. The plan must clearly* | Please refer to civil plan showing stormwater, pits, kerb, gradients and spot levels. |

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*demonstrate the following: All stormwater runoff is to be conveyed by gravity to the existing or proposed lawful point of discharge to Council's satisfaction. A minimum longitudinal grade of **1%** towards the outlet must be achieved; and Spot levels and edge treatments must be shown on the plan.*

7

*a) A new vehicle crossing must be designed in accordance with LGAT Standard Drawing TSD-R09-v3, including details of footpath width, crossfalls, materials and associated construction details, to Council's satisfaction. Note: The existing apron is with no crossover, a new compliance crossover is required;*

*b) Demonstrate both vehicle sight distance and pedestrian sight lines at the access in accordance with AS2890.1:2004;*

*c) Any redundant vehicle crossing must be reinstated in accordance with LGAT Standard Drawings TSD-R11 and TSD-R14, including footpath width, crossfalls, materials and associated construction details;*

*d) Dimensions of all parking spaces, aisles and driveway widths, clearly demonstrating compliance with standard and the Planning Scheme;*

*e) A driveway long section from the access crossover to the parking areas demonstrating compliance with AS2890.1:2004: Grade changes shall be no more than 12.5%.;*

a) A001 site plan now shows proposed apron & crossover to be construction in accordance with the LGAT Tasmanian Standard drawings TSD-R09 & TSD-E01.

b) Sight lines remain unobstructed due to the open street frontage.







c)Refer to site plan A001

d) Refer to site plan A001

e) Refer to civil plan C001

f) Refer to parking plan C002

g) Refer to parking plan C002

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| | | |
|---|---|---|
| | *Maximum grades shall be no more than 25% or 1 in 4; and crossfall along footpath shall be no more than 4% or no more than the existing fall;* | |
| | *f) Adequate on-site vehicle manoeuvring must be demonstrated using a B85 swept path assessment for each car parking space.* | |
| | *g) The swept path assessment must show that the vehicles are able to manoeuvre to and from the car parking spaces, taking into considerations other car parking spaces and any retaining structures and/or fences. The vehicle paths must demonstrate both the entry and exit path. Provide a clear demonstration of how vehicles can exit and enter the site and clearly.* | |
| 8 | *The applicant must accurately locate, size, and plot the stormwater infrastructure on the submitted site plans. It is also recommended to provide a stormwater management report with the plans, including all relevant calculations for OSD, WSUD design, and the drainage system design.* | Please refer to Civil Plan C001 |

We trust the information and documentation provided adequately address the matters raised in Council's request. We respectfully request that Council confirm the application is valid for the purposes of the Land Use Planning and Approvals Act 1993 and proceed with its assessment.

Should Council require any clarification regarding the information provided, please contact our office.

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Version: 1, Version Date: 21/10/2026

## Legend

- Hydrant
- Water Meter

## Survey Notes from Surveyor

This plan and associated digital model is prepared for PINNACLE DRAFTING from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.
Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.
Services shown have been located where visible by field survey. Services denoted as being "Per Protech" are underground services located by Protech.
This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

## Surface Water Drainage

Finished ground levels shall be graded to direct surface water away from the building in accordance with NCC 2022 Volume Two Part 3.3.3 and AS 2870. Surface water shall not pond against the building or be permitted to enter the building under any circumstances.

Surface water drainage shall comply with the following:

(a) Slab-on-ground construction

Provide a minimum fall of 25 mm over the first 1.0 m adjacent to pervious surfaces.
Provide a minimum fall of 50 mm over the first 1.0 m adjacent to impermeable surfaces, including paving, concrete and accessible paths of travel.
Finished slab levels shall be not less than:
100 mm above finished ground level in low rainfall intensity areas or sandy, well-drained areas;
50 mm above adjoining impermeable surfaces graded away from the building; or
150 mm above finished ground level in all other cases.

(b) Suspended floor construction

Grade the ground beneath suspended floors to prevent ponding beneath the building and direct surface water away from the building.

Where required, accessible paths of travel shall comply with the NCC Livable Housing Provisions while maintaining positive drainage away from the building.

The Builder shall ensure all finished surface levels, paving, landscaping and drainage works maintain positive falls away from the building and comply with the approved architectural, civil and engineering documentation.

## Subsoil Drainage

Subsoil drainage shall comply with NCC 2022 Volume Two Part 3.3.4, AS 2870 and AS/NZS 3500.3.

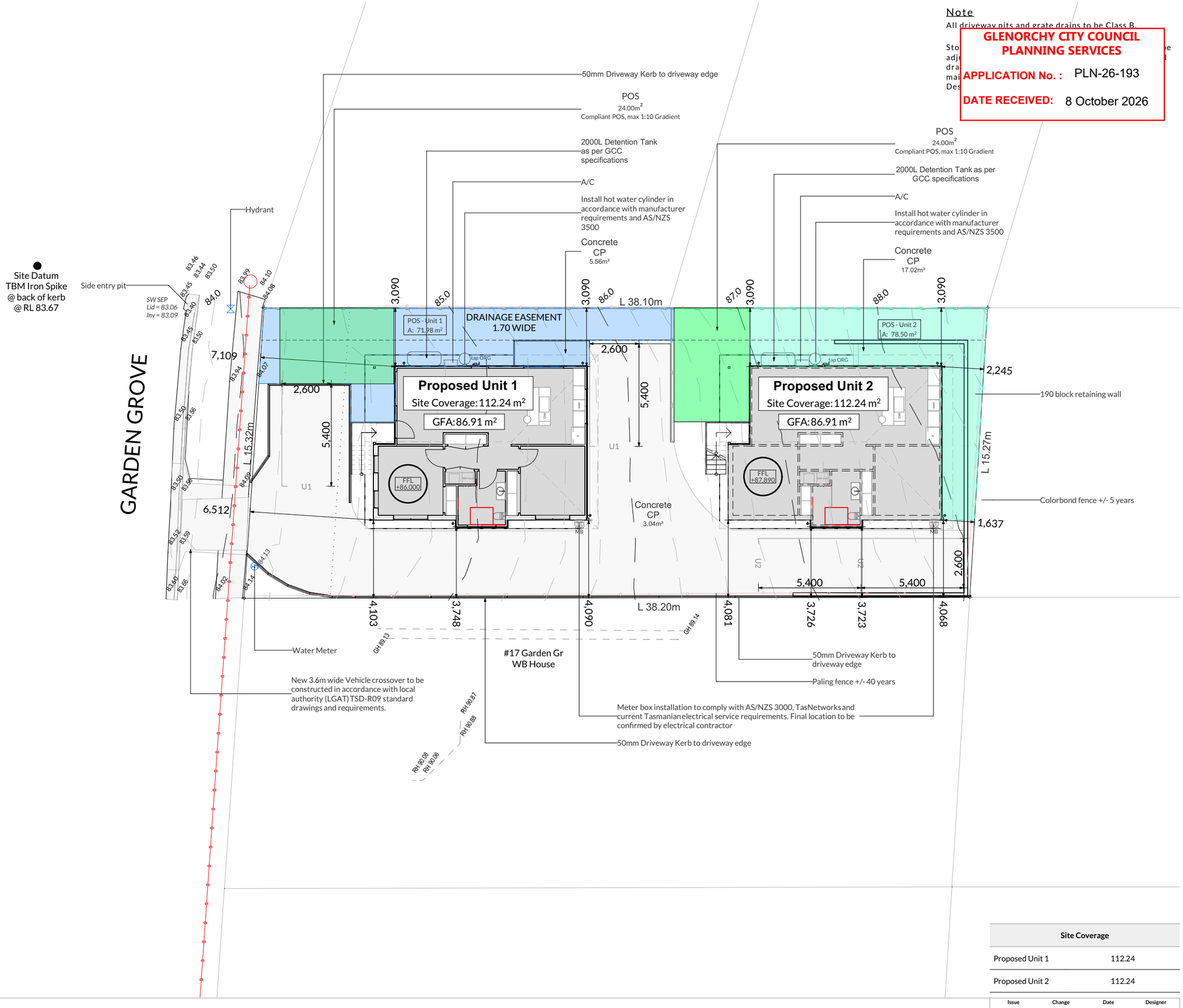
Where required, subsoil drainage shall be installed to divert subsurface water away from the building and shall:

(a) be laid to a uniform minimum grade of 1:300;

(b) discharge to an approved stormwater drainage system, sump, pit or legal point of discharge;

(c) where discharging to a sump or pit, provide the outlet not less than 50 mm below the invert level of the receiving drainage line; and

(d) include suitable access for inspection, cleaning and maintenance.




Note

All driveway pits and grate drains to be Class B.

Sto... adj... dra... mai... Des...

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 8 October 2026

| Site Coverage | |
|---|---|
| Proposed Unit 1 | 112.24 |
| Proposed Unit 2 | 112.24 |

| Issue | Change | Date | Designer |
|---|---|---|---|

Refer to Cover Page for further details on changes

PINNACLE DRAFTING & DESIGN

Project: **15 Garden Grove, West Moonah - 7009**

Drawing: **Site Plan**

Scale: **1:200 @ A3**

Date: **23/07/26**

Refer to consultant documentation when directed

| | |
|---|---|
| Structural Engineer | TBA |
| Civil Engineer | TBA |
| Building Surveyor | TBA |

Issue: **DA - 01**

Drawing No.: **A001**



Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

NOTES:

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**LEGEND**

- Water Meter
- Fire Hydrant
- Sewer Manhole
- Side Entry Pit
- SW Outlet
- Site Datum
- Permanent Mark
- Property Boundary
- Fence
- SW Main
- Sewer Main
- Easement
- House
- Concrete
- Bitumen
- Photo Location



PHOTO 1

0m 5m 10m 15m 20m

1:200

**Site Datum**
TBM Iron Spike
@ back of kerb
@ RL 83.67

SW SEP
Lid = 83.06
Inv = 83.09

S MH
Lid = 84.06
Inv = 82.20

GARDEN GROVE

DRAINAGE EASEMENT 1.70 WIDE

Per Protech

Per Survey

15.32

38.10

pal fce ±40yrs

C.T.146185/1
582m²

GH 89.13

38.20

pal fce ±40yrs

#17 Garden Gr
WB House

RH 90.87
RH 90.88
RH 90.08
RH 90.06

GH 89.14

15.27

c-bond fce ±5yrs

HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM9578 (in model)
E 522810.960 N 5256337.515 PER SURCOM

| REV | AMENDMENTS | DRAWN | DATE | APPR. |
|---|---|---|---|---|
| E | | | | |
| D | | | | |
| C | | | | |
| B | | | | |
| A | | | | |


ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com


## Contour & Detail Plan

**FOR:** PINNACLE DRAFTING

**LOCATION:** 15 GARDEN GROVE,
WEST MOONAH

| | | |
|---|---|---|
| Date: 17/07/2026 | Contour interval: 0.250m | Reference: PINNA388 17054-01 |
| Drawn: JR | Scale: 1:200 (A3) | Bearing Datum: MGA2020 per Per SPM9578-ST90 BROADCASTT |
| Approved: JR | Title Reference: 146185/1 | Vertical Datum: AHD83 per SPM9578 |


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PINNACLE

# 15 Garden Grove, West Moonah 7009

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

| | |
|---|---|
| Owner(s) | **Homes Tasmania** |
| Title Reference | **146185/1** |
| Land Size | **582 m²** |
| Zoning | **General Residential** |
| Building Classification | **1a** |
| Licensed Designer | **Jason Nickerson CC6073Y** |
| Climate Zone | **7** |
| Wind Speed | **N2** |
| Soil Classification | **H-1** |
| Corrosion Environment | **Low** |
| Bushfire Attack Level(BAL) | **Low** |
| Alpine Area | **N/A** |
| Project Number | **055-2026** |
| Other Hazards | **N/A** |

*e.g. High Wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors*





*Note: The images provided are artistic representations only and should not be used as references for final colours, finishes or external/internal features*

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**ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE.** This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.

| Building Size | Area (m²) |
|---|---|
| Proposed Unit 1 | 112.24 |
| Proposed Unit 2 | 112.24 |
| | **224.48 m²** |



**Location Plan/Satellite Imagery**

| Page No. | Sheet Name | Status Code | Change |
|---|---|---|---|
| A001 | Site Plan | DA - 01 | |
| A101 | Unit 1 - Floor Plan | DA - 01 | |
| A102 | Unit 1 - Elevations | DA - 01 | |
| A103 | Unit 1 - Roof Plan | DA - 01 | |
| A104 | Unit 1 - Electrical Plan | DA - 01 | |
| A105 | Unit 1 - Window Schedule | DA - 01 | |
| A201 | Unit 2 - Floor Plan | DA - 01 | |
| A202 | Unit 2 - Elevations | DA - 01 | |
| A203 | Unit 2 - Roof Plan | DA - 01 | |
| A204 | Unit 2 - Electrical Plan | DA - 01 | |
| A205 | Unit 2 - Window Schedule | DA - 01 | |
| C001 | Civil Plan | DA - 01 | |
| C002 | Driveway Long Section | DA - 01 | |
| C003 | Parking Plan | DA - 01 | |
| C004 | Parking Plan | DA - 01 | |
| C005 | Parking Plan | DA - 01 | |

Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026

## Legend

- Hydrant
- Water Meter

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Subsoil drainage shall comply with NCC 2022 Volume Two Part 3.3.4, AS 2870 and AS/NZS 3500.3.

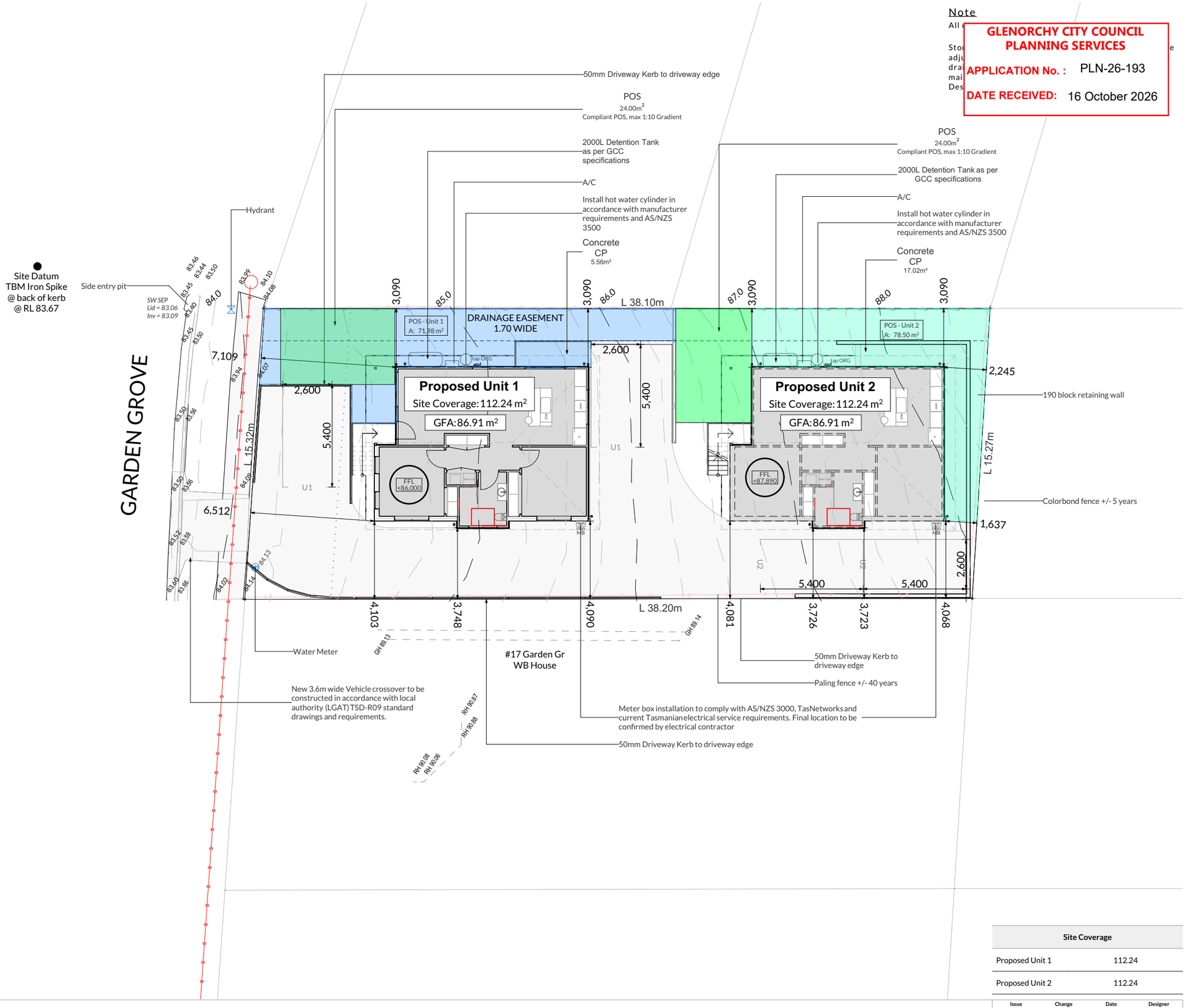
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(c) where discharging to a sump or pit, provide the outlet not less than 50 mm below the invert level of the receiving drainage line; and

(d) include suitable access for inspection, cleaning and maintenance.




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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

| Site Coverage | |
|---|---|
| Proposed Unit 1 | 112.24 |
| Proposed Unit 2 | 112.24 |

PINNACLE
DRAFTING & DESIGN

Project: 15 Garden Grove, West Moonah - 7009
Drawing: Site Plan
Scale: 1:200 @ A3
Date: 23/07/26

Refer to consultant documentation when directed
Structural Engineer TBA
Civil Engineer TBA
Building Surveyor TBA

Issue: DA - 01
Drawing No.: A001

| Issue | Change | Date | Designer |
|---|---|---|---|

Refer to Cover Page for further details on changes



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Version: 1, Version Date: 21/10/2026

## Legend

| | |
|---|---|
| A/C | A/C |
| Heat pump | Heat pump |
| HWC | HWC |
| MB | MB |
| nbn | nbn |
| NBN Internal | NBN Internal |
| Roof Access Panel | Roof Access Panel |
| Smoke Alarm | Smoke Alarm |
| tap ORG | tap ORG |

## Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

## Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

## Note: Paved Areas

All paths and patios to fall away from dwelling.

## Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

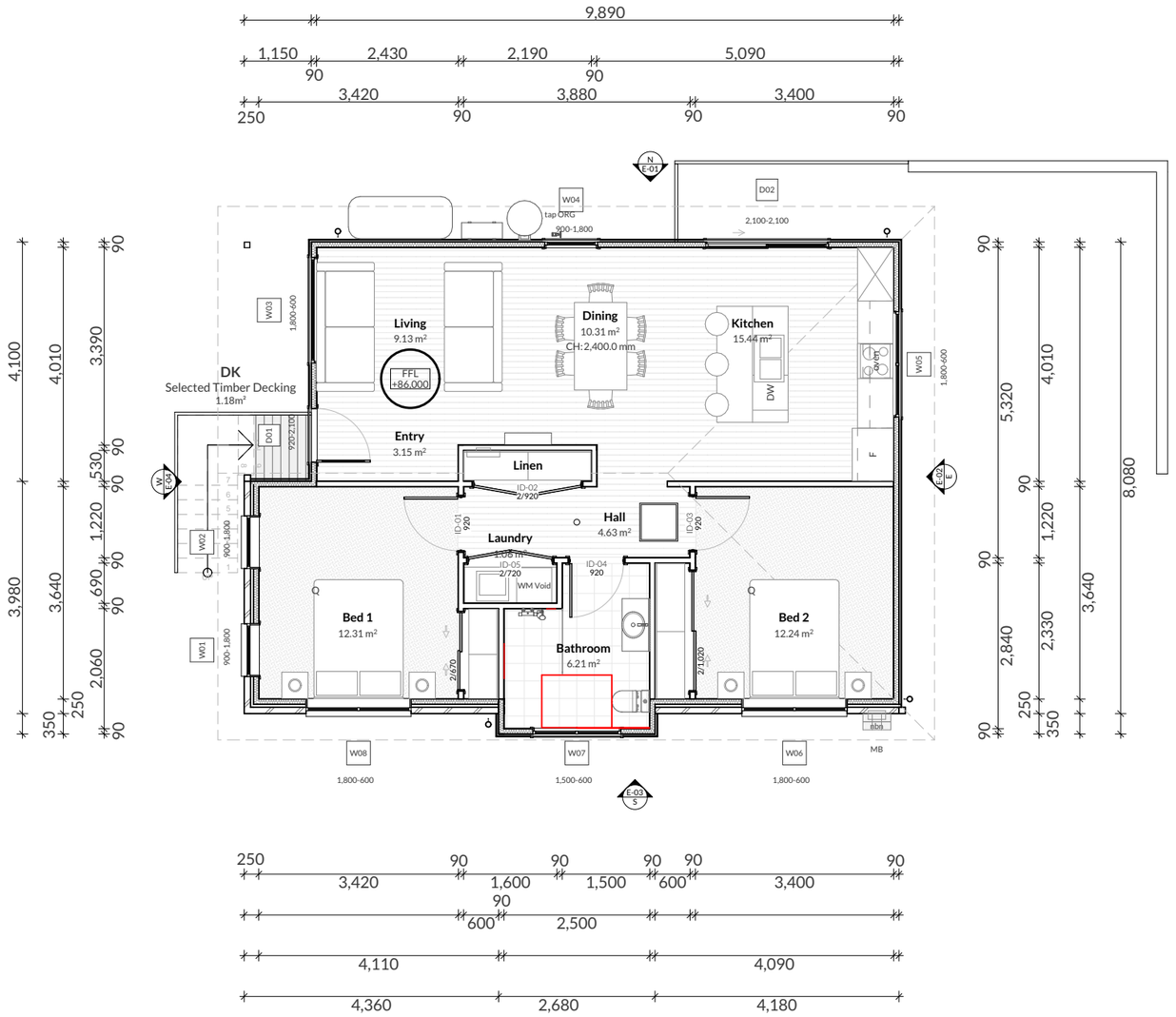
Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

## Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.




Refer to details page and elevations for further information on external cladding types and locations, insulation specification and arrangements

**GLENORCHY CITY COUNCIL PLANNING SERVICES**

**APPLICATION No. :** PLN-26-193

**DATE RECEIVED:** 16 October 2026

| | |
|---|---|
| 90 | R2.0 Insulation; 10mm Gyprock Plasterboard |
| 100 | Class 4 Vapour Permeable Membrane; 90mm Timber Stud, R2.0 Insulation; 10mm Gyprock Plasterboard |
| 190 | Corefilled Concrete Block |

**Floor Covering - Ground**

| | |
|---|---|
| | Carpet |
| | Floorboards - 01 |
| | Tiles - Tan30x30 |

**Liveable Housing Standards**
Indicates compliant circulation area, refer to Liveable Housing Design Standard.
**Shower** - Figure 6.2a
**Toilet** - Figure 6.2g

**Gross Floor Area (GFA)**

| Storey | Name | Area (m²) |
|---|---|---|
| Ground FFL: | | 86.91 |

**Deck Areas**

| Storey | Name | Area (m²) |
|---|---|---|
| Ground FFL: | DK | 1.18 |
| | | **1.18 m²** |

PINNACLE DRAFTING & DESIGN

| Project | Drawing | Scale | Date |
|---|---|---|---|
| **15 Garden Grove, West Moonah - 7009** | **Unit 1 - Floor Plan** | **1:100 @ A3** | **23/07/26** |

Refer to consultant documentation when directed

| | |
|---|---|
| Structural Engineer | TBA |
| Civil Engineer | TBA |
| Building Surveyor | TBA |

Issue **DA - 01** Drawing No. **A101**

| Issue | Change | Date | Designer |
|---|---|---|---|

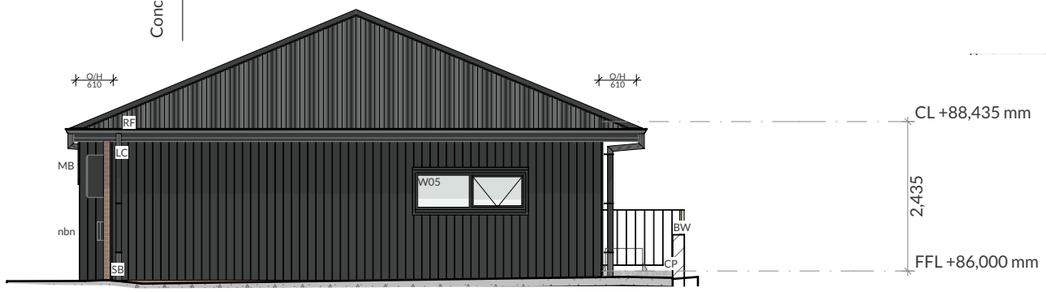
Refer to Cover Page for further details on changes




Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026




**E-01** North Elevation - Unit 1
1:100




**E-02** East Elevation - Unit 1
1:100




**E-03** South Elevation - Unit 1
1:100




**E-04** West Elevation - Unit 1
1:100

**Elevation Notes**

| | |
|---|---|
| A/C | Air conditioning condensate discharge to be connected to ac re |
| BV | R w A w |
| BW | Block Wall |
| CO | Proposed apron & crossover |
| CP | Patio |
| CT | Batter to comply with NCC. 2022 VOL. II Part 3.2.1, AS2870 & 3798 |
| DK | Timber Deck |
| DT | 2,000L Detention tank to be installed in accordance with manufacturer requirements, AS/NZS 3500 and current CBOS Tasmania plumbing requirements including suitable base, overflow connection, mosquito proofing and stormwater discharge |
| FG | Fall ground away from building a minimum of 50mm over the first 1000mm in accordance with as2870, ncc 2022 part 3.3.3 & fig. 3.3.3a |
| HWC | Install hot water cylinder in accordance with manufacturer requirements and AS/NZS 3500 |
| LC | James Hardie 'Axon' cement cladding installed over ventilated cavity with battens, sarking and flashings to manufacturer requirements and NCC. |
| nbn | Provide NBN service installation in accordance with NBN Co guidelines, including conduit, connection point and mounting location requirements. PCD to be installed min 410mm and maximum 1500mm measured to underside of box from FGL. |
| RF | Custom Orb sheet metal roofing installed at specified pitch over battens fixed to roof framing, including fixings, laps and flashings in accordance with AS 1562.1 and manufacturer's specifications. Refer structural documentation for framing. |
| SB | Selected Single Brick Wall |

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

| Colour | Material |
|---|---|
| | Colorbond 'Monument' |
| | Brick - Brown |

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

PINNACLE
DRAFTING & DESIGN

Project
**15 Garden Grove, West Moonah - 7009**

Drawing
**Unit 1 - Elevations**

Scale
**1:100 @ A3**

Date
**23/07/26**

Refer to consultant documentation when directed
Structural Engineer TBA
Civil Engineer TBA
Building Surveyor TBA

Issue
**DA - 01**

Drawing No.
**A102**

Concept Design

| Issue | Change | Date | Designer |
|---|---|---|---|

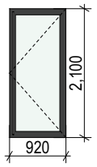
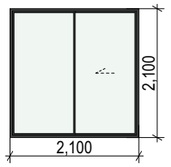
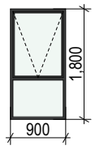
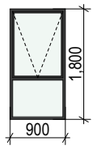
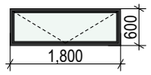
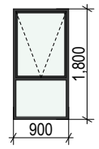
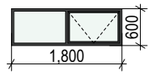
Refer to Cover Page for further details on changes



Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

## Window Schedule - Unit 1

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Elevation |  |  |  |  |  |  |  |
| ID | D01 | D02 | W01 | W02 | W03 | W04 | W05 |
| Nominal W x H Size | 920×2,100 | 2,100×2,100 | 900×1,800 | 900×1,800 | 1,800×600 | 900×1,800 | 1,800×600 |
| Finish | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' |
| Glass | Glass - Clear | Glass - Clear | Glass - Clear | Glass - Clear | Glass - Clear | Glass - Clear | Glass - Clear |
| Notes | | | | | | | |

## Window Schedule - Unit 1

| | | | |
|---|---|---|---|
| Elevation |  |  |  |
| ID | W06 | W07 | W08 |
| Nominal W x H Size | 1,800×600 | 1,500×600 | 1,800×600 |
| Finish | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' |
| Glass | Glass - Clear | Glass - Obscure | Glass - Clear |
| Notes | | | |

Glazing - 52mm Double Glazed (clear)
All windows & doors to be glazed with the minimum following values:

| Window Type | U-Value | SHGC |
|---|---|---|
| Awning | 4.1 | 0.57 |
| Fixed | 3.2 | 0.67 |

Values based on products from Clark Windows. Where Argon Gas is specified the U-Value is reduced by 0.1 across all products.

**Glazing**
All glazing must comply with Section 8 of NCC Vol II 2022.

Windows must be installed in accordance with the following:
(a)Structural building loads must not be transferred to the window assembly.
(b)A minimum 10 mm gap must be provided between the top of the window assembly and any loadbearing framing or masonry wall element.
(c)The requirements of (b) may be increased where necessary to allow for frame settlement over wide openings.
(d)Packing, if provided between each window assembly and the frame, must be-
(i)located along each side and bottom; and
(ii)fixed to ensure the sides and bottom of the window assembly remain straight; and
(iii) clear of any flashing material.

If a door, side panel or panel is capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible with an opaque band not less than 20 mm in height located so that-
(a)the upper edge is not less than 700 mm above the floor; and
(b)the lower edge is not more than 1.2 m above the floor.

Refer to Part 8.4.7 for exemptions.

PINNACLE DRAFTING & DESIGN

Project: 15 Garden Grove, West Moonah - 7009
Drawing: Unit 1 - Window Schedule
Scale: @ A3
Date: 23/07/26

Refer to consultant documentation when directed
Structural Engineer TBA
Civil Engineer TBA
Building Surveyor TBA

Issue: DA - 01
Drawing No.: A105

| Issue | Change | Date | Designer |
|---|---|---|---|

Refer to Cover Page for further details on changes

Unit 1, 15 Garden Grove, West Moonah 7009 Cambridge Park Drive, Cambridge 7170 03 6248 4218


Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026

## Legend

| | |
|---|---|
| | A/C |
| | Heat pump |
| | HWC |
| MB | MB |
| nbn | nbn |
| | NBN Internal |
| | Roof Access Panel |
| | Smoke Alarm |
| tap ORG | tap ORG |

## Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

## Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

## Note: Paved Areas

All paths and patios to fall away from dwelling.

## Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

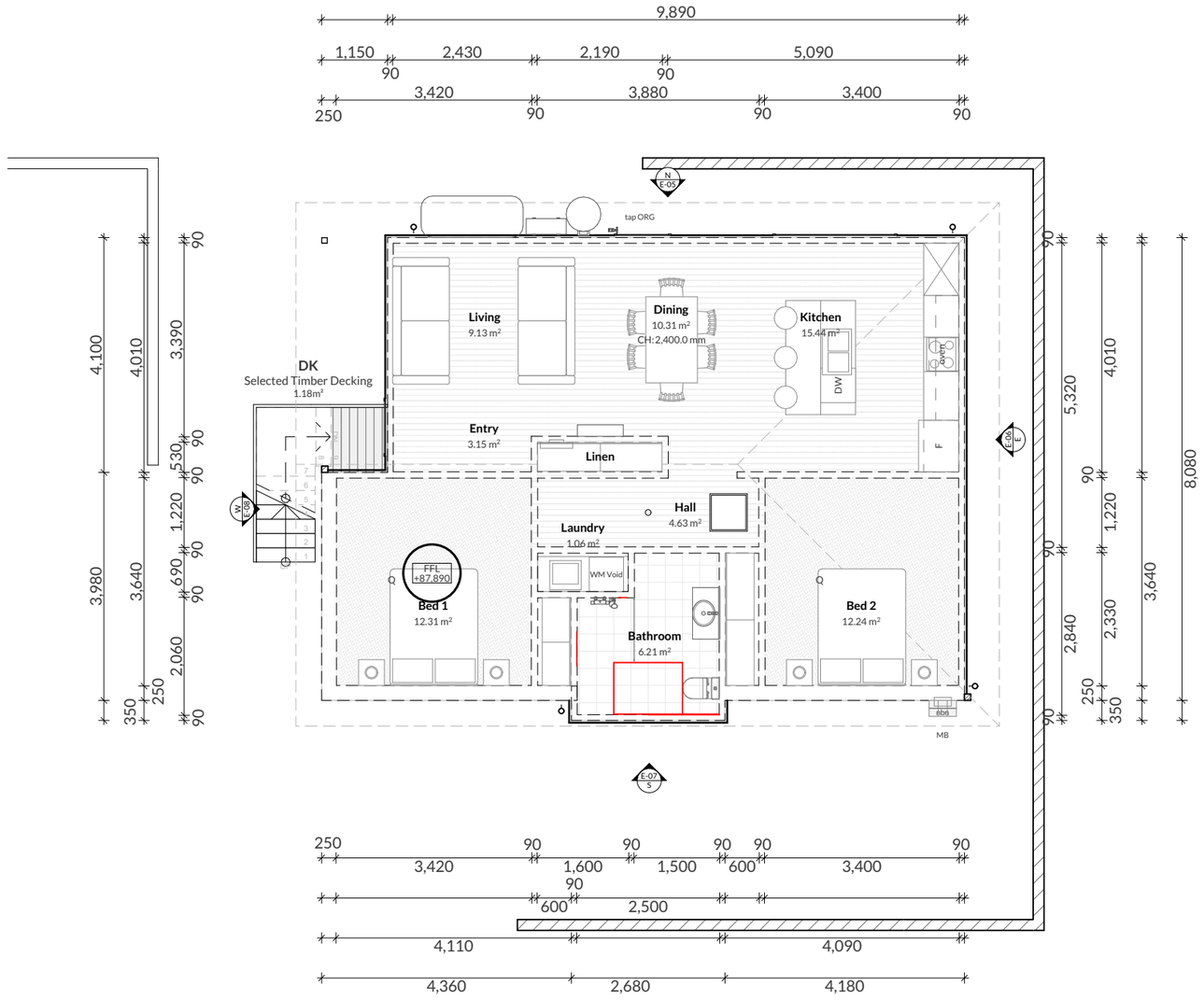
Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

## Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.




**Liveable Housing Standards**
Indicates compliant circulation area, refer to Liveable Housing Design Standard.
**Shower** - Figure 6.2a
**Toilet** - Figure 6.2g

Refer to details page and elevations for further information on external cladding types and locations, insulation specification and arrangements

**GLENORCHY CITY COUNCIL PLANNING SERVICES**
**APPLICATION No. :** PLN-26-193
**DATE RECEIVED:** 16 October 2026

R2.0 Insulation; 10mm Gyprock Plasterboard

Class 4 Vapour Permeable Membrane; 90mm Timber Stud, R2.0 Insulation; 10mm Gyprock Plasterboard

Corefilled Concrete Block

**Floor Covering - Ground**

Carpet

Floorboards - 01

Tiles - Tan30x30

| Gross Floor Area (GFA) | | |
|---|---|---|
| **Storey** | **Name** | **Area (m²)** |
| Ground FFL: | | 86.91 |

| Deck Areas | | |
|---|---|---|
| **Storey** | **Name** | **Area (m²)** |
| Ground FFL: | DK | 1.18 |
| | | **1.18 m²** |

PINNACLE
DRAFTING & DESIGN

Project
**15 Garden Grove, West Moonah - 7009**

Drawing
**Unit 2 - Floor Plan**

Scale
**1:100 @ A3**

Date
**23/07/26**

Refer to consultant documentation when directed

| | |
|---|---|
| Structural Engineer | TBA |
| Civil Engineer | TBA |
| Building Surveyor | TBA |

Issue
**DA - 01**

Drawing No.
**A201**

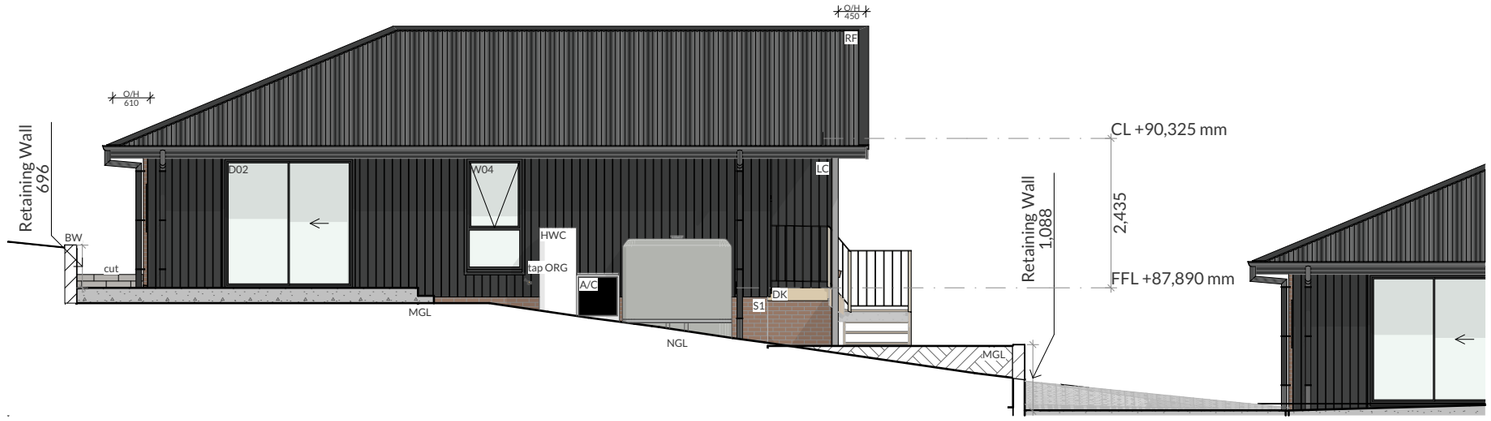
| Issue | Change | Date | Designer |
|---|---|---|---|

Refer to Cover Page for further details on changes




Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026

## E-05 North Elevation - Unit 2
1:100




## E-06 East Elevation - Unit 2
1:100




## E-07 South Elevation - Unit 2
1:100




## E-08 West Elevation - Unit 2
1:100




| Elevation Notes | |
|---|---|
| A/C | Air conditioning condensate discharge to be connected to ac re |
| BV | R w A w |
| BW | Block Wall |
| CO | Proposed apron & crossover |
| CP | Patio |
| CT | Batter to comply with NCC. 2022 VOL. II Part 3.2.1, AS2870 & 3798 |
| DK | Timber Deck |
| DT | 2,000L Detention tank to be installed in accordance with manufacturer requirements, AS/NZS 3500 and current CBOS Tasmania plumbing requirements including suitable base, overflow connection, mosquito proofing and stormwater discharge |
| FG | Fall ground away from building a minimum of 50mm over the first 1000mm in accordance with as2870, ncc 2022 part 3.3.3 & fig. 3.3.3a |
| HWC | Install hot water cylinder in accordance with manufacturer requirements and AS/NZS 3500 |
| LC | James Hardie 'Axon' cement cladding installed over ventilated cavity with battens, sarking and flashings to manufacturer requirements and NCC. |
| nbn | Provide NBN service installation in accordance with NBN Co guidelines, including conduit, connection point and mounting location requirements. PCD to be installed min 410mm and maximum 1500mm measured to underside of box from FGL. |
| RF | Custom Orb sheet metal roofing installed at specified pitch over battens fixed to roof framing, including fixings, laps and flashings in accordance with AS 1562.1 and manufacturer's specifications. Refer structural documentation for framing. |
| SB | Selected Single Brick Wall |

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

| Colour | Material |
|---|---|
| | Colorbond 'Monument' |
| | Brick - Brown |

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

PINNACLE
DRAFTING & DESIGN

Project
**15 Garden Grove, West Moonah - 7009**

Drawing
**Unit 2 - Elevations**

Scale
**1:100 @ A3**

Date
**23/07/26**

Refer to consultant documentation when directed
Structural Engineer TBA
Civil Engineer TBA
Building Surveyor TBA

Issue
**DA - 01**

Drawing No.
**A202**

| Issue | Change | Date | Designer |
|---|---|---|---|

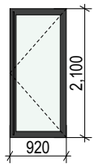
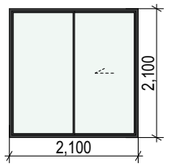
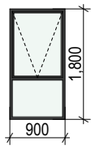
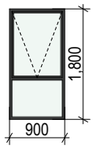
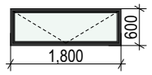
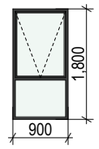
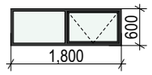
Refer to Cover Page for further details on changes



Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

## Window Schedule - Unit 2

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Elevation |  |  |  |  |  |  |  |
| ID | D01 | D02 | W01 | W02 | W03 | W04 | W05 |
| Nominal W x H Size | 920×2,100 | 2,100×2,100 | 900×1,800 | 900×1,800 | 1,800×600 | 900×1,800 | 1,800×600 |
| Finish | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' |
| Glass | Glass - Clear | Glass - Clear | Glass - Clear | Glass - Clear | Glass - Clear | Glass - Clear | Glass - Clear |
| Notes | | | | | | | |

## Window Schedule - Unit 2

| | | | |
|---|---|---|---|
| Elevation |  |  |  |
| ID | W06 | W07 | W08 |
| Nominal W x H Size | 1,800×600 | 1,500×600 | 1,800×600 |
| Finish | Colorbond 'Monument' | Colorbond 'Monument' | Colorbond 'Monument' |
| Glass | Glass - Clear | Glass - Obscure | Glass - Clear |
| Notes | | | |

Glazing - 52mm Double Glazed (clear)
All windows & doors to be glazed with the minimum following values:

| Window Type | U-Value | SHGC |
|---|---|---|
| Awning | 4.1 | 0.57 |
| Fixed | 3.2 | 0.67 |

Values based on products from Clark Windows. Where Argon Gas is specified the U-Value is reduced by 0.1 across all products.

## Glazing

All glazing must comply with Section 8 of NCC Vol II 2022.

Windows must be installed in accordance with the following:
(a)Structural building loads must not be transferred to the window assembly.
(b)A minimum 10 mm gap must be provided between the top of the window assembly and any loadbearing framing or masonry wall element.
(c)The requirements of (b) may be increased where necessary to allow for frame settlement over wide openings.
(d)Packing, if provided between each window assembly and the frame, must be-
(i)located along each side and bottom; and
(ii)fixed to ensure the sides and bottom of the window assembly remain straight; and
(iii) clear of any flashing material.

If a door, side panel or panel is capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible with an opaque band not less than 20 mm in height located so that-
(a)the upper edge is not less than 700 mm above the floor; and
(b)the lower edge is not more than 1.2 m above the floor.

Refer to Part 8.4.7 for exemptions.



Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026

## Surface Water Drainage

Finished ground levels shall be graded to direct surface water away from the building in accordance with NCC 2022 Volume Two Part 3.3.3 and AS 2870. Surface water shall not pond against the building or be permitted to enter the building under any circumstances.

Surface water drainage shall comply with the following:

(a) Slab-on-ground construction

Provide a minimum fall of 25 mm over the first 1.0 m adjacent to pervious surfaces.
Provide a minimum fall of 50 mm over the first 1.0 m adjacent to impermeable surfaces, including paving, concrete and accessible paths of travel.
Finished slab levels shall be not less than:
100 mm above finished ground level in low rainfall intensity areas or sandy, well-drained areas;
50 mm above adjoining impermeable surfaces graded away from the building; or
150 mm above finished ground level in all other cases.

(b) Suspended floor construction

Grade the ground beneath suspended floors to prevent ponding beneath the building and direct surface water away from the building.

Where required, accessible paths of travel shall comply with the NCC Livable Housing Provisions while maintaining positive drainage away from the building.

The Builder shall ensure all finished surface levels, paving, landscaping and drainage works maintain positive falls away from the building and comply with the approved architectural, civil and engineering documentation.

## Subsoil Drainage

Subsoil drainage shall comply with NCC 2022 Volume Two Part 3.3.4, AS 2870 and AS/NZS 3500.3.

Where required, subsoil drainage shall be installed to divert subsurface water away from the building and shall:

(a) be laid to a uniform minimum grade of 1:300;

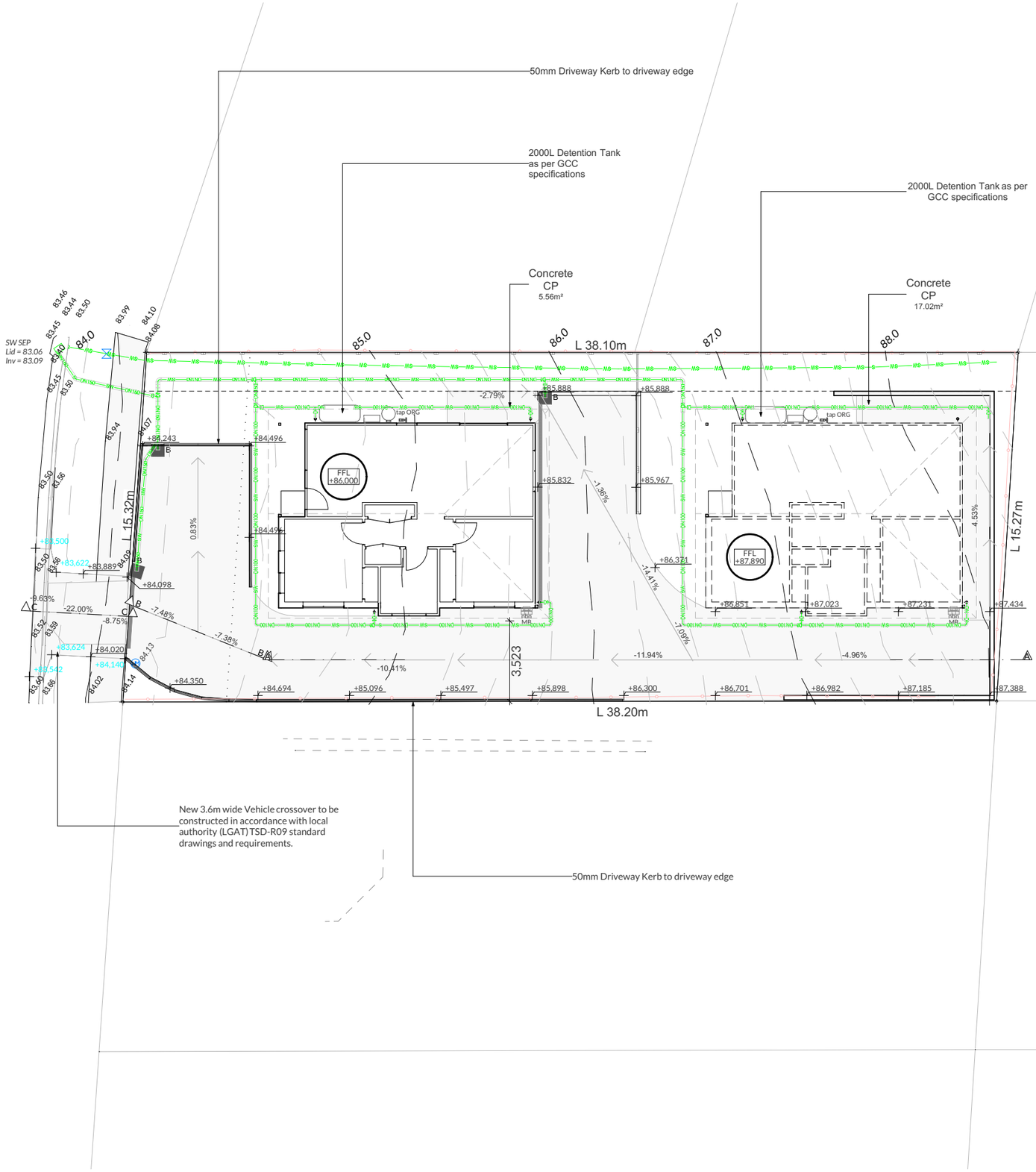
(b) discharge to an approved stormwater drainage system, sump, pit or legal point of discharge;

(c) where discharging to a sump or pit, provide the outlet not less than 50 mm below the invert level of the receiving drainage line; and

(d) include suitable access for inspection, cleaning and maintenance.

## General Notes

1. Remove all topsoil, vegetation and unsuitable material from beneath proposed driveway areas. Prepare and compact subgrade in accordance with AS 3798. Any soft or unsuitable material is to be removed and replaced with approved fill compacted in layers.
2. Provide minimum 100 mm compacted FCR basecourse beneath driveway, compacted to the satisfaction of the superintendent.
3. Construct concrete driveways in accordance with the approved engineering documentation or, where not engineered, provide a minimum 100 mm thick 32 MPa reinforced concrete pavement with SL72 mesh and 30–40 mm cover. Increase thickness where required to suit site conditions or anticipated vehicle loading.
4. Provide control joints at max. 3–4 m centres and expansion joints at 8–12 m centres or as required to suit layout.
5. Concrete to be placed, vibrated and finished in accordance with relevant standards. Cure all concrete for a minimum of 7 days.
6. Driveway grades, crossfalls and transitions to comply with AS2890.1, ensuring safe vehicle access without scraping.
7. Provide minimum 2% crossfall, unless noted otherwise, to direct surface water away from buildings.
8. Surface and subsoil drainage to be provided where required. Subsoil drainage to consist of 100 mm agricultural drain at base of cut, connected to the stormwater system in accordance with AS/NZS 3500.3.
9. Driveway drainage is to ensure no stormwater is discharged onto adjoining properties or buildings.
10. Construct the driveway crossover within the road reserve in accordance with the relevant Council and LGAT Standard Drawings, or as otherwise approved by the road authority.




## Legend

- SW — SW — Stormwater Line (refer to size)
- AG — — — — Ag Drain
- Stormwater Connection
- A — Class A 300mm Stormwater Pit
- B — Class B 450mm Stormwater Pit
- Trafficable grate drain

All driveway pits and grate drains to be Class B. Stormwater pits are indicative. Location may vary depending on site conditions.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

PINNACLE
DRAFTING & DESIGN

| Project | Drawing | Scale | Date |
|---|---|---|---|
| 15 Garden Grove, West Moonah - 7009 | Civil Plan | 1:200 @ A3 | 23/07/26 |

Refer to consultant documentation when directed

| | |
|---|---|
| Structural Engineer | TBA |
| Civil Engineer | TBA |
| Building Surveyor | TBA |

Issue DA - 01
Drawing No. C001

| Issue | Change | Date | Designer |
|---|---|---|---|

Refer to Cover Page for further details on changes

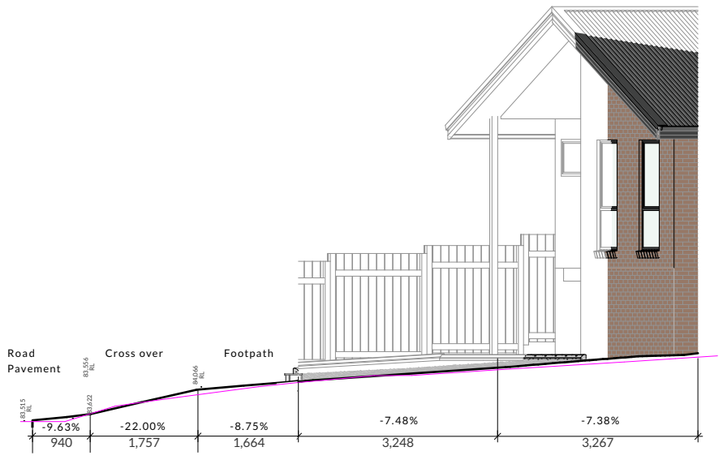


Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

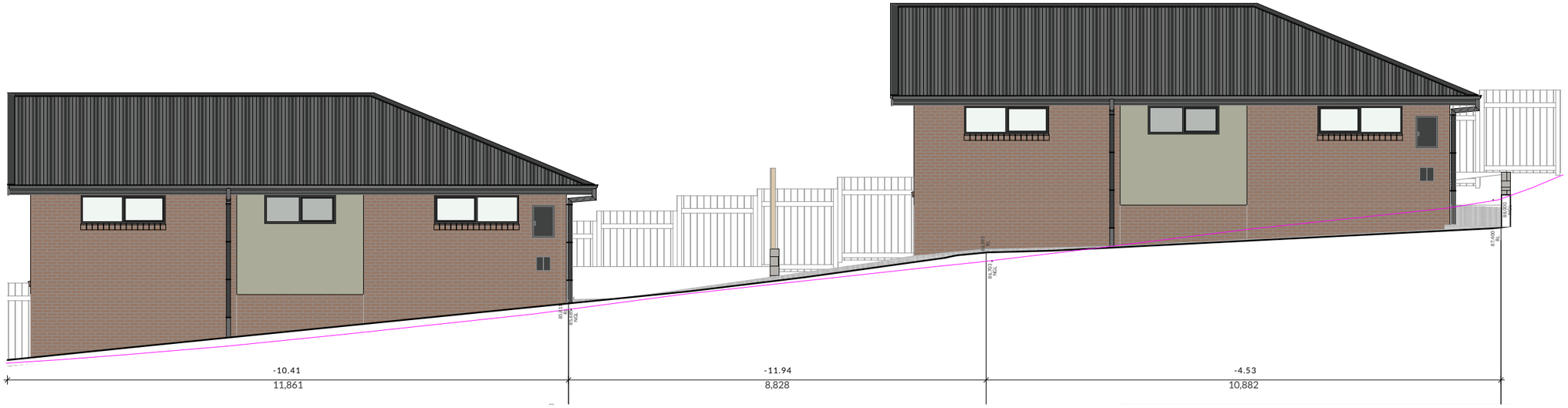
Natural Ground Line

Proposed Ground Line




**CS 3** | **C - C** 1:100

**CS 2** | **B - B** 1:100




**CS 1** | **A - A** 1:100

PINNACLE
DRAFTING & DESIGN

Project
**15 Garden Grove, West Moonah - 7009**

Drawing
**Driveway Long Section**

Scale
**1:100 @ A3**

Date
**23/07/26**

Refer to consultant documentation when directed

| | |
|---|---|
| Structural Engineer | TBA |
| Civil Engineer | TBA |
| Building Surveyor | TBA |

Issue
**DA - 01**

Drawing No.
**C002**

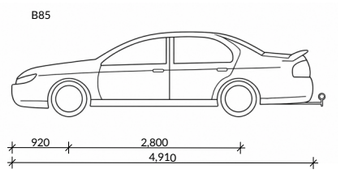
| Issue | Change | Date | Designer |
|---|---|---|---|

Refer to Cover Page for further details on changes



Document Set ID: 3679957
Version: 1, Version Date: 21/10/2026

## Vehicle Movement Notes




B85 Vehicle Dimensions

Width: 1,870mm
Kerb to Kerb: 11,500mm

**Note - Turning paths have been completed using autoturn, while images of vehicles have been shown above, the turning paths shown are that of AS2890.1**

Parking Space requirements
As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

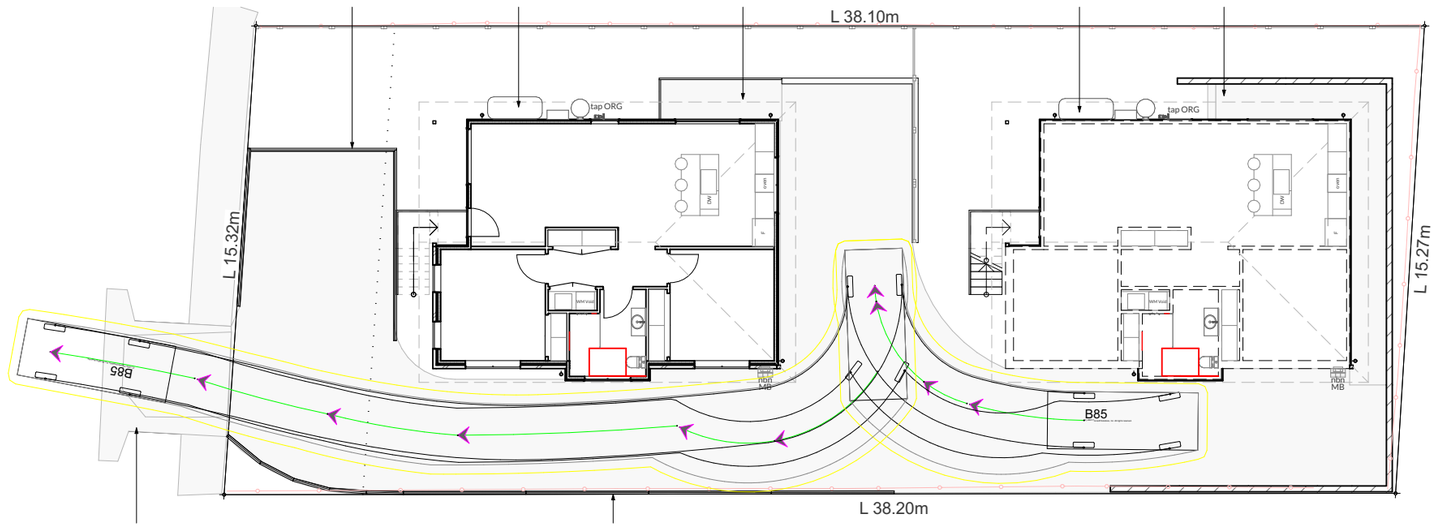
| | | | | |
|---|---|---|---|---|
| Width: | 2600 | 2800 | 3000 | 3200 |
| Length: | 5400 | 5400 | 5400 | 5400 |
| Aisle Width: | 6400 | 5800 | 5200 | 4800 |

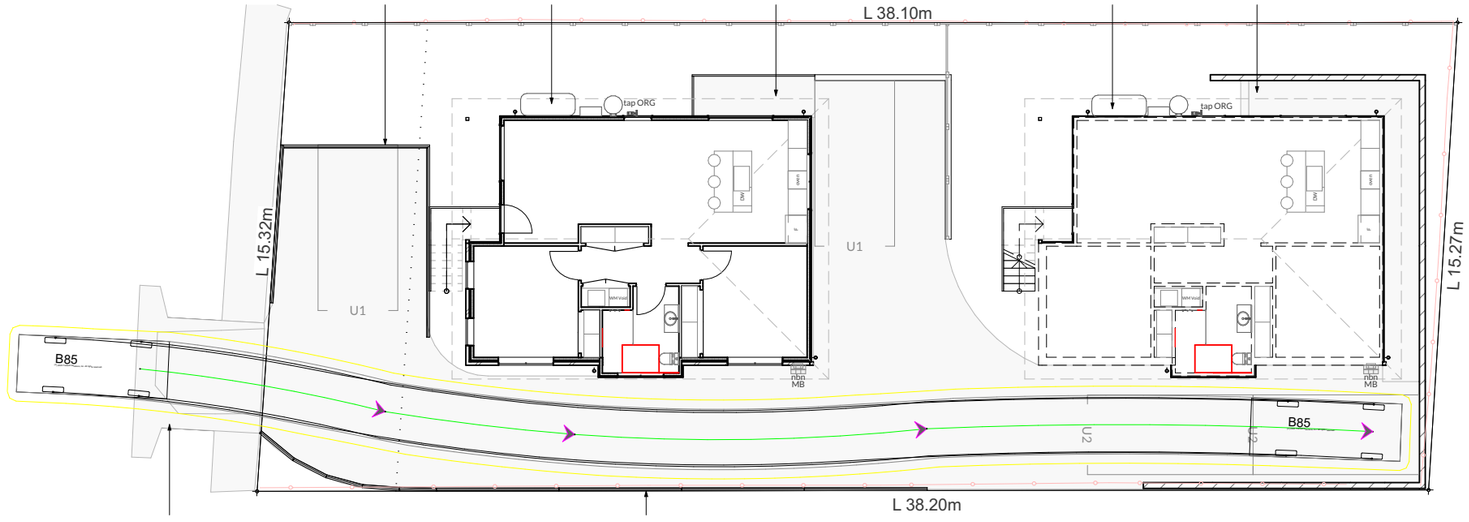
Parking Dimensions - 45°

| | |
|---|---|
| Width: | 2600 |
| Length: | 5400 |
| Aisle Width: | 3500 |

Parking Dimensions - Parallel

| | |
|---|---|
| Width: | 2300 |
| Length: | 6700 |
| Aisle Width: | 3600 |




## Turning Path Legend

- Line of body
- 300mm body clearance
- Direction of travel

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

PINNACLE DRAFTING & DESIGN

Project: **15 Garden Grove, West Moonah - 7009**

Drawing: **Parking Plan**

Scale: **1:200 @ A3**

Date: **23/07/26**

Refer to consultant documentation when directed

| | |
|---|---|
| Structural Engineer | TBA |
| Civil Engineer | TBA |
| Building Surveyor | TBA |

Issue: **DA - 01**

Drawing No.: **C003**

DA 01

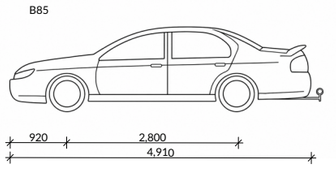
| Issue | Change | Date | Designer |
|---|---|---|---|

Refer to Cover Page for further details on changes




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## Vehicle Movement Notes




B85 Vehicle Dimensions

Width: 1,870mm
Kerb to Kerb: 11,500mm

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Parking Space requirements
As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

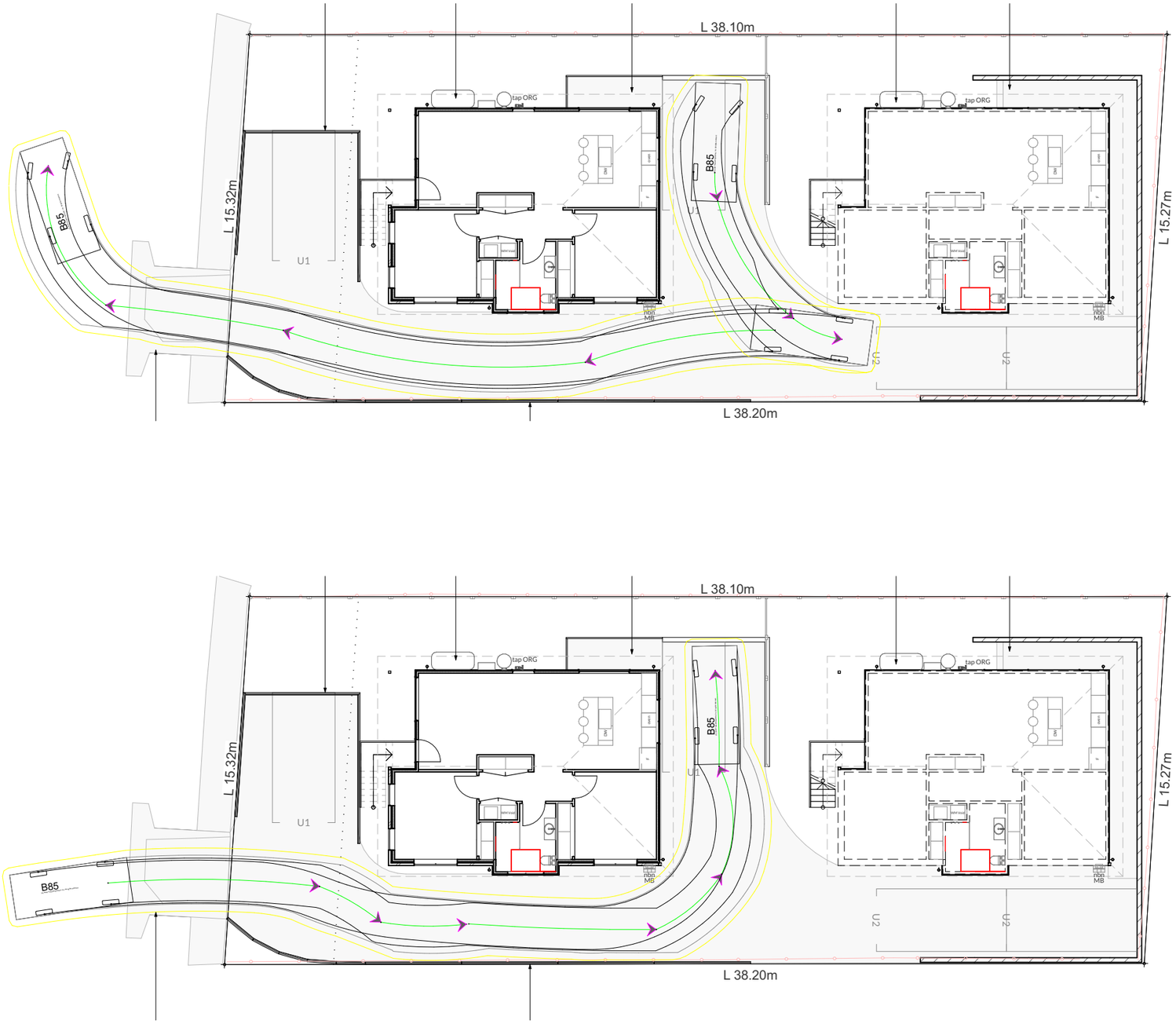
| | | | | |
|---|---|---|---|---|
| Width: | 2600 | 2800 | 3000 | 3200 |
| Length: | 5400 | 5400 | 5400 | 5400 |
| Aisle Width: | 6400 | 5800 | 5200 | 4800 |

Parking Dimensions - 45°

| | |
|---|---|
| Width: | 2600 |
| Length: | 5400 |
| Aisle Width: | 3500 |

Parking Dimensions - Parallel

| | |
|---|---|
| Width: | 2300 |
| Length: | 6700 |
| Aisle Width: | 3600 |




**Turning Path Legend**

- Line of body
- 300mm body clearance
- Direction of travel

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

PINNACLE DRAFTING & DESIGN

Project: **15 Garden Grove, West Moonah - 7009**
Drawing: **Parking Plan**
Scale: **1:200 @ A3**
Date: **23/07/26**

Refer to consultant documentation when directed
Structural Engineer TBA
Civil Engineer TBA
Building Surveyor TBA

Issue: **DA - 01**
Drawing No.: **C004**
DA 01

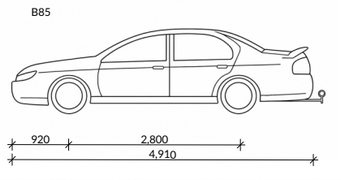
| Issue | Change | Date | Designer |
|---|---|---|---|

Refer to Cover Page for further details on changes



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## Vehicle Movement Notes




B85 Vehicle Dimensions

Width: 1,870mm
Kerb to Kerb: 11,500mm

**Note - Turning paths have been completed using autoturn, while images of vehicles have been shown above, the turning paths shown are that of AS2890.1**

Parking Space requirements
As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

| | | | | |
|---|---|---|---|---|
| Width: | 2600 | 2800 | 3000 | 3200 |
| Length: | 5400 | 5400 | 5400 | 5400 |
| Aisle Width: | 6400 | 5800 | 5200 | 4800 |

Parking Dimensions - 45°

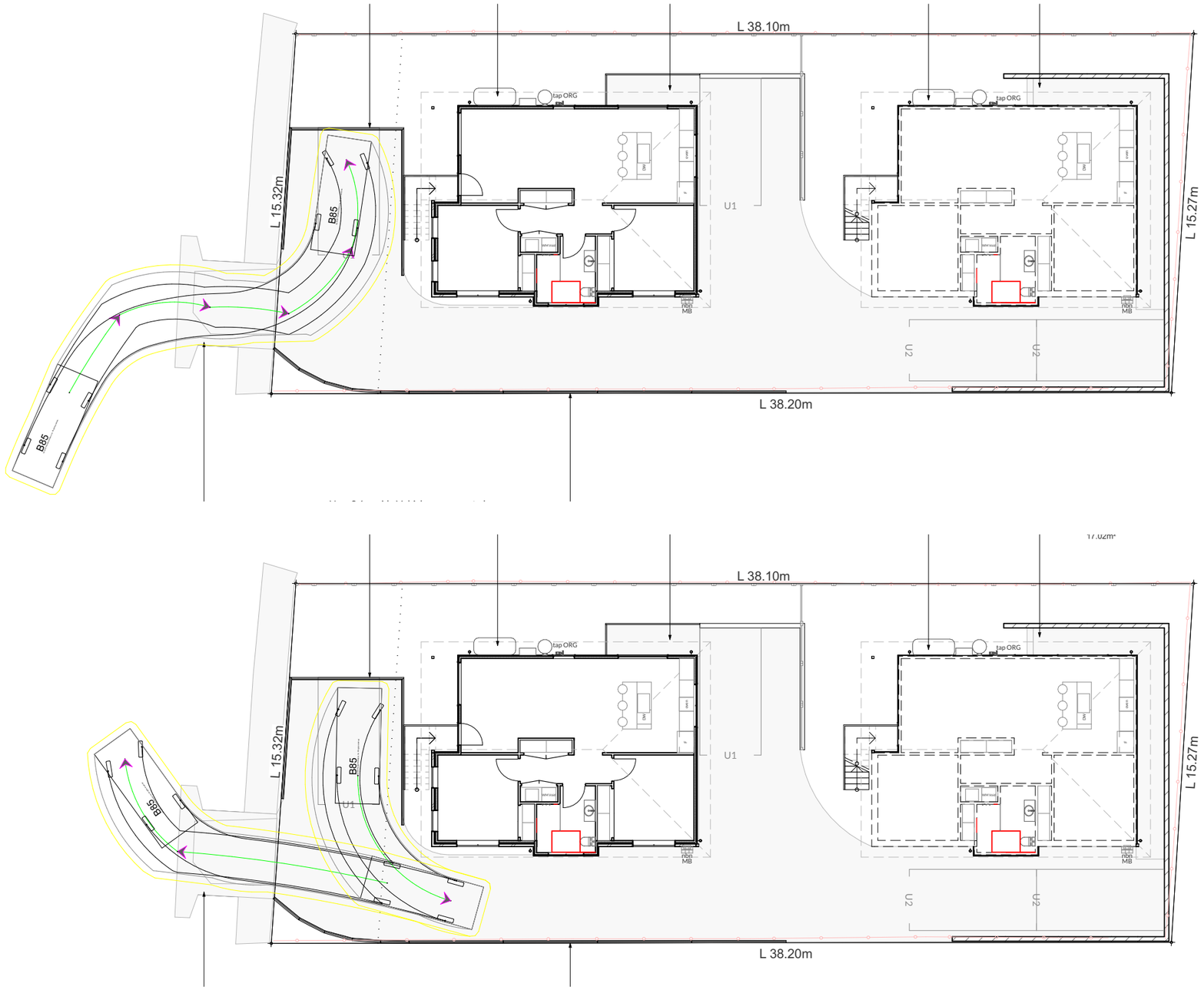
| | |
|---|---|
| Width: | 2600 |
| Length: | 5400 |
| Aisle Width: | 3500 |

Parking Dimensions - Parallel

| | |
|---|---|
| Width: | 2300 |
| Length: | 6700 |
| Aisle Width: | 3600 |

## Turning Path Legend

- Line of body
- 300mm body clearance
- Direction of travel




GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-193
DATE RECEIVED: 16 October 2026

PINNACLE DRAFTING & DESIGN

Project: 15 Garden Grove, West Moonah - 7009
Drawing: Parking Plan
Scale: 1:200 @ A3
Date: 23/07/26

Refer to consultant documentation when directed
Structural Engineer TBA
Civil Engineer TBA
Building Surveyor TBA

Issue: DA - 01
Drawing No.: C005
DA 01

| Issue | Change | Date | Designer |
|---|---|---|---|

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