

Memorandum

File No. 9563252

Responsible Officer: Sylvia Jeffreys

Subject: Erection of Site Notices

Planning Permit Application No: PLN-26-240

Address: 42 Stony Point, Drive Austins Ferry

Site Notice to be erected on: 09/10/2026

I erected site notice(s) for this application in the location(s) shown on the attached plan.

Regards

.....
Signature

Date notice erected/...../.....

APPLICATION FOR PERMIT

UNDER LAND USE PLANNING AND APPROVALS ACT 1993

NOTICE IS GIVEN THAT AN APPLICATION HAS BEEN MADE TO THE GLENORCHY CITY COUNCIL FOR A PERMIT FOR THE USE OR DEVELOPMENT OF LAND AS FOLLOWS:

APPLICATION NO:

PLN-26-240

SITE:

42 Stony Point Drive, Austins Ferry

PROPOSED DEVELOPMENT:

Single Dwelling (Residential)

THE APPLICATION, PLANS AND DOCUMENTS WILL BE AVAILABLE FOR INSPECTION AT THE COUNCIL OFFICES, 374 MAIN ROAD, GLENORCHY DURING NORMAL BUSINESS HOURS AND THE PLANS ARE AVAILABLE TO VIEW ON THE GLENORCHY CITY COUNCIL WEBSITE FOR A PERIOD OF FOURTEEN (14) DAYS COMMENCING ON THE DATE WHICH THE NOTICE OF THE APPLICATION IS GIVEN UNDER SECTION 57(3) OF THE LAND USE PLANNING AND APPROVALS ACT 1993. DURING THIS TIME ANY PERSON MAY MAKE REPRESENTATIONS RELATING TO THE APPLICATION 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.**

PLEASE NOTE: IF THE COUNCIL OFFICES ARE CLOSED DURING NORMAL BUSINESS HOURS WITHIN THE ABOVE PERIOD, THE PERIOD FOR MAKING REPRESENTATIONS IS EXTENDED BY THE NUMBER OF THOSE DAYS.

SIGNED:

DATE **09/10/2026**



Helen Ayers
Senior Statutory Planner

42 Stony Point Drive, Austins Ferry

B161 - PROPOSED HOUSE FOR BEENA ISSAC & JUISH GEORGE
AT 42 STONY POINT DRIVE, AUSTINS FERRY

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No ... PLN-26-240

DATE RECEIVED ... 14.09.2026

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Mob: 0407 721 824
Accreditation No. CC284T

Architectural Drawing No.	Description	Architectural Drawing No.	Description
01	SITE PLAN	08	LOWER FLOORING LAYOUT PLAN
02	DRAINAGE PLAN	08a	UPPER FLOORING LAYOUT PLAN
03	A LOWER FLOOR PLAN	09	LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
03a	A UPPER FLOOR PLAN	10	COMPLIANCE NOTES
04	A ELEVATIONS SHEET 1	10a	LIVABLE HOUSING NOTES 1 of 3
04a	A ELEVATIONS SHEET 2	10b	LIVABLE HOUSING NOTES 2 of 3
04b	PERSPECTIVES	10c	LIVABLE HOUSING NOTES 3 of 3
05	SECTION	11	WET AREA SPECIFICATIONS
06	ROOF PLAN	11a	STAIR NOTES
07	LOWER ELECTRICAL PLAN	11b	BALUSTRADE NOTES
07a	UPPER ELECTRICAL PLAN	12	B.A.L. CONSTRUCTION REQUIREMENTS

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

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
A	28 August 2026	03 - 04a	Floor plan changes



Climate Zone - 7

C.T. No. 179927/42

Wind Speed - N3

Soil Classification - P

Corrosion Environment - MEDIUM

FLOOR AREA

Lower Floor Area = 117.5m²

Upper Floor Area = 119.7m²

Total Area = 237.2m²

= 25.5 sq

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DRAWING: COVER SHEET

DATE: 21 August 2026

FILE NAME: B161 - DA - Rev A - 280826

DRAWN BY: CK

DWG No: COVER SHEET

● 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

NOTES:

This plan and associated digital model is prepared 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.

Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

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.

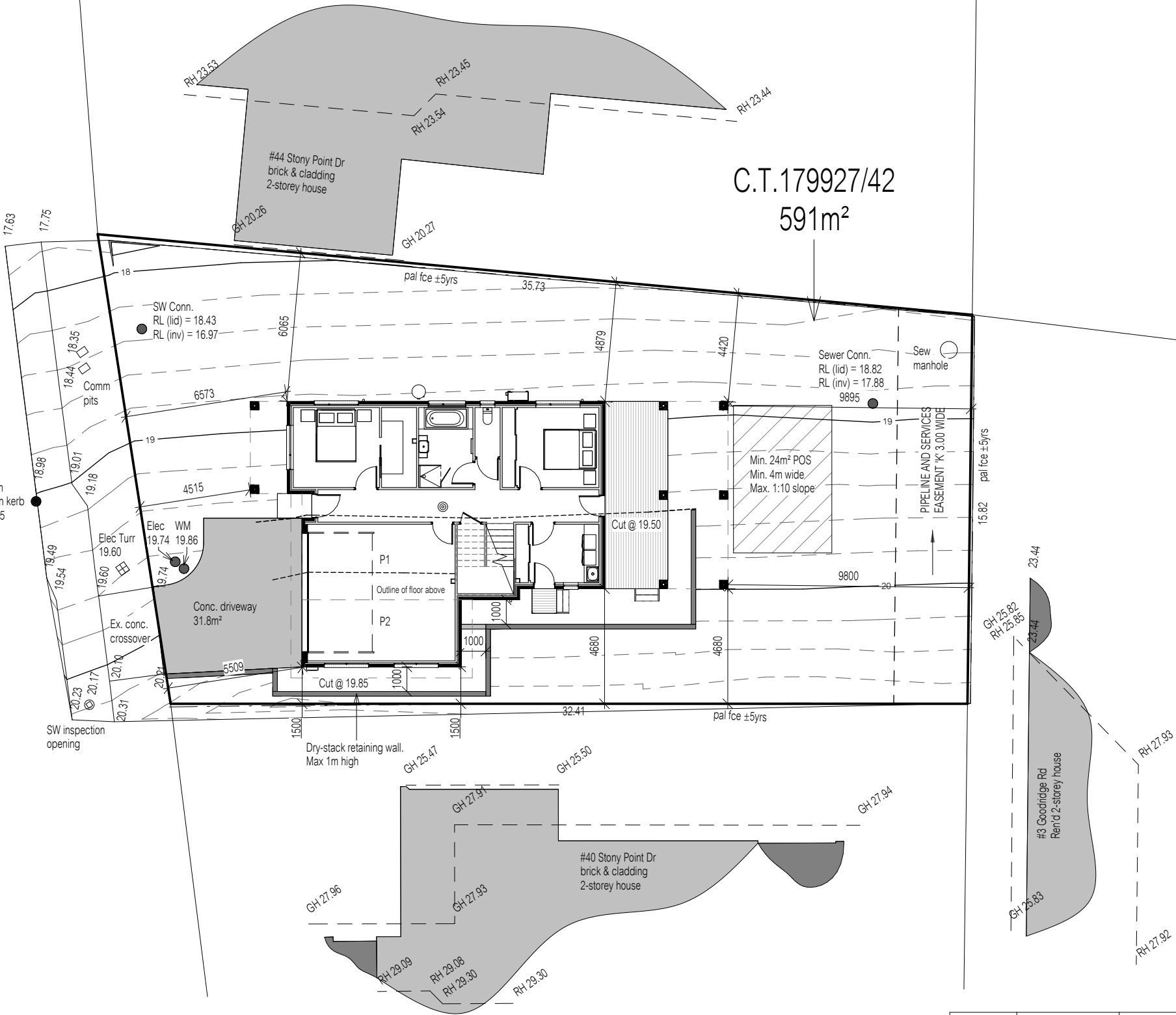
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SITE COVERAGE
Max. 50% of site = 295.5m²
Proposed site coverage:
172.6m² (29.2%)

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No ... **PLN-26-240**
DATE RECEIVED ... **14.09.2026**

STONY POINT DRIVE



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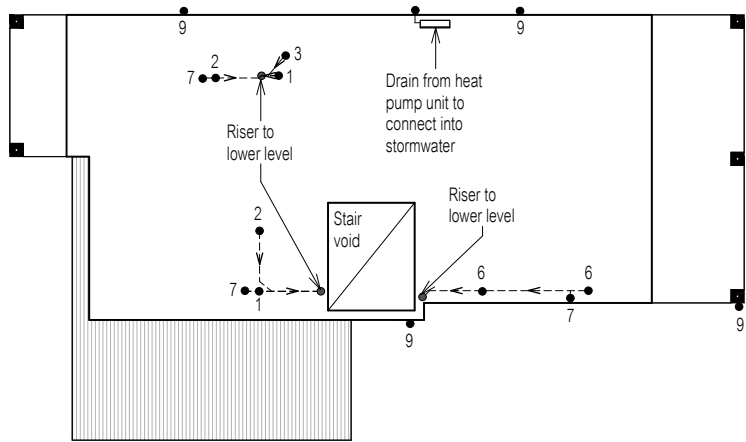
No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

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.

DRAINAGE NOTES:

- 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



UPPER FLOOR DRAINAGE PLAN - scale 1:200

IMPORTANT NOTE:
"P" classification soil type
requires Civil Engineer design
& certification. This drainage
plan is concept only.

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PLANNING SERVICES
APPLICATION No. PLN-26-240
DATE RECEIVED 14.09.2026

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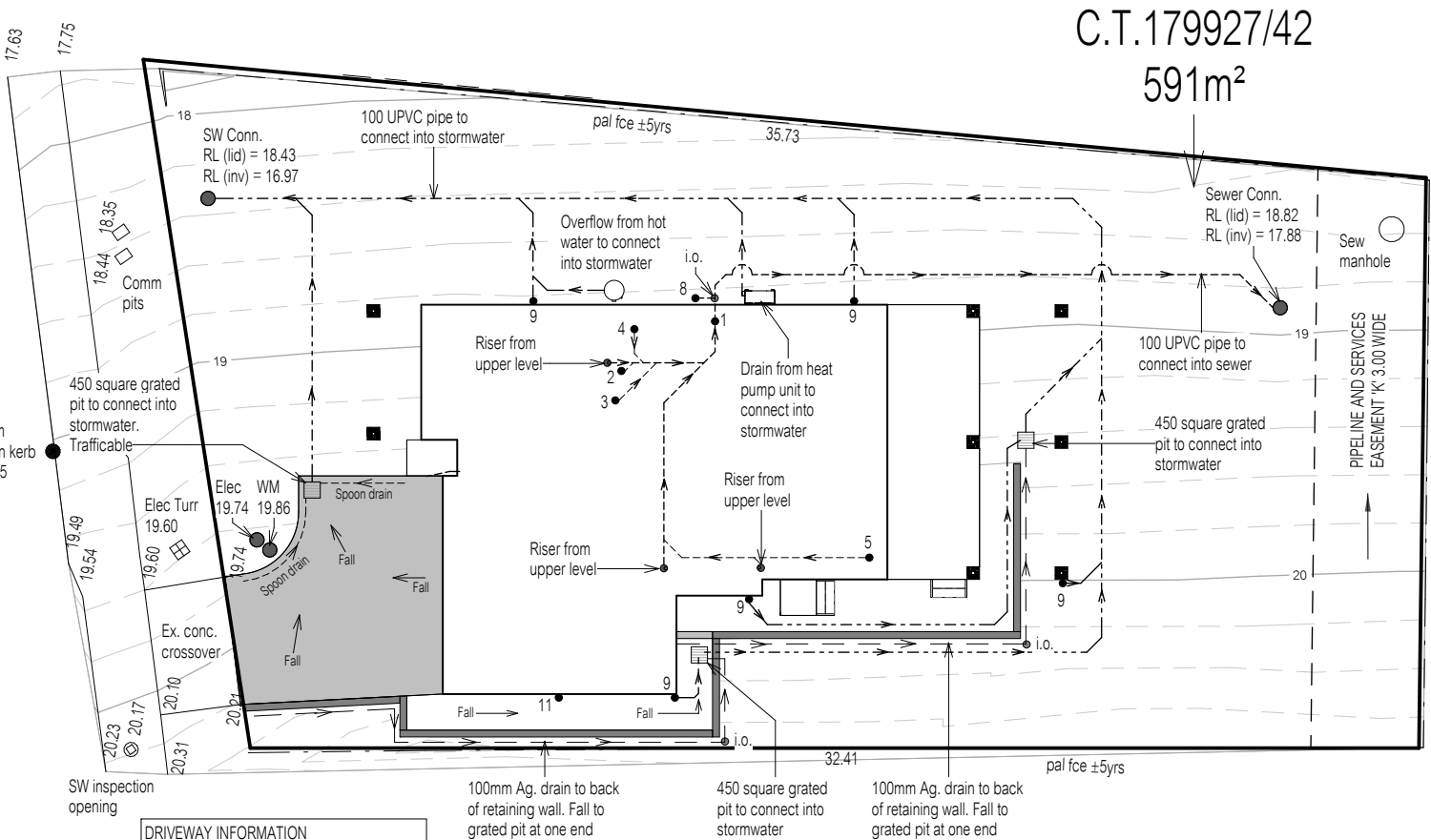
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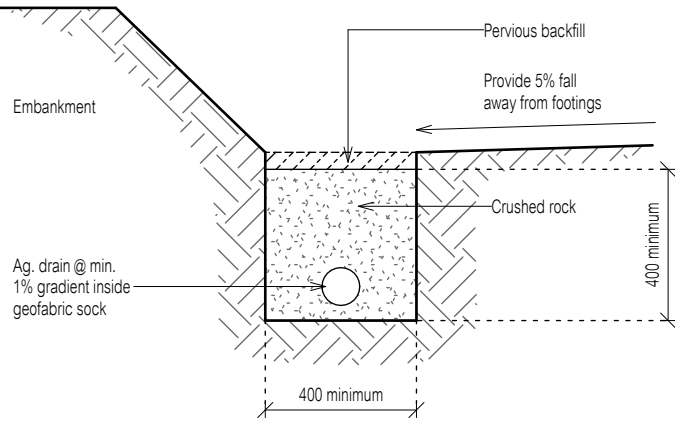
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DRAINAGE LEGEND

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	

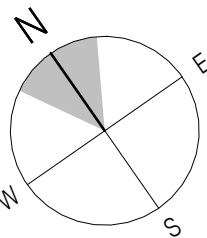


DRAINAGE PLAN - scale 1:200



All materials and construction to comply with AS/NZS3500, 2025 and to be inspected and approved by a qualified engineer.

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Scale As indicated

PROPOSED HOUSE FOR BEENA ISSAC & JUIH GEORGE
AT 42 STONY POINT DRIVE, AUSTINS FERRY

REVISION	DATE	DESCRIPTION
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DRAWING: DRAINAGE PLAN

DATE: 09 September 2026
FILE NAME: B161 - DA - Rev A - 280826
DRAWN BY: CK
DWG No:

Liveable Housing Design (H8):
820* - Part 3: Ensure CSD installed flush when open to allow for a clear opening width of 820mm

- Part 4: 900 x 1200 circulation space

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-26-240**

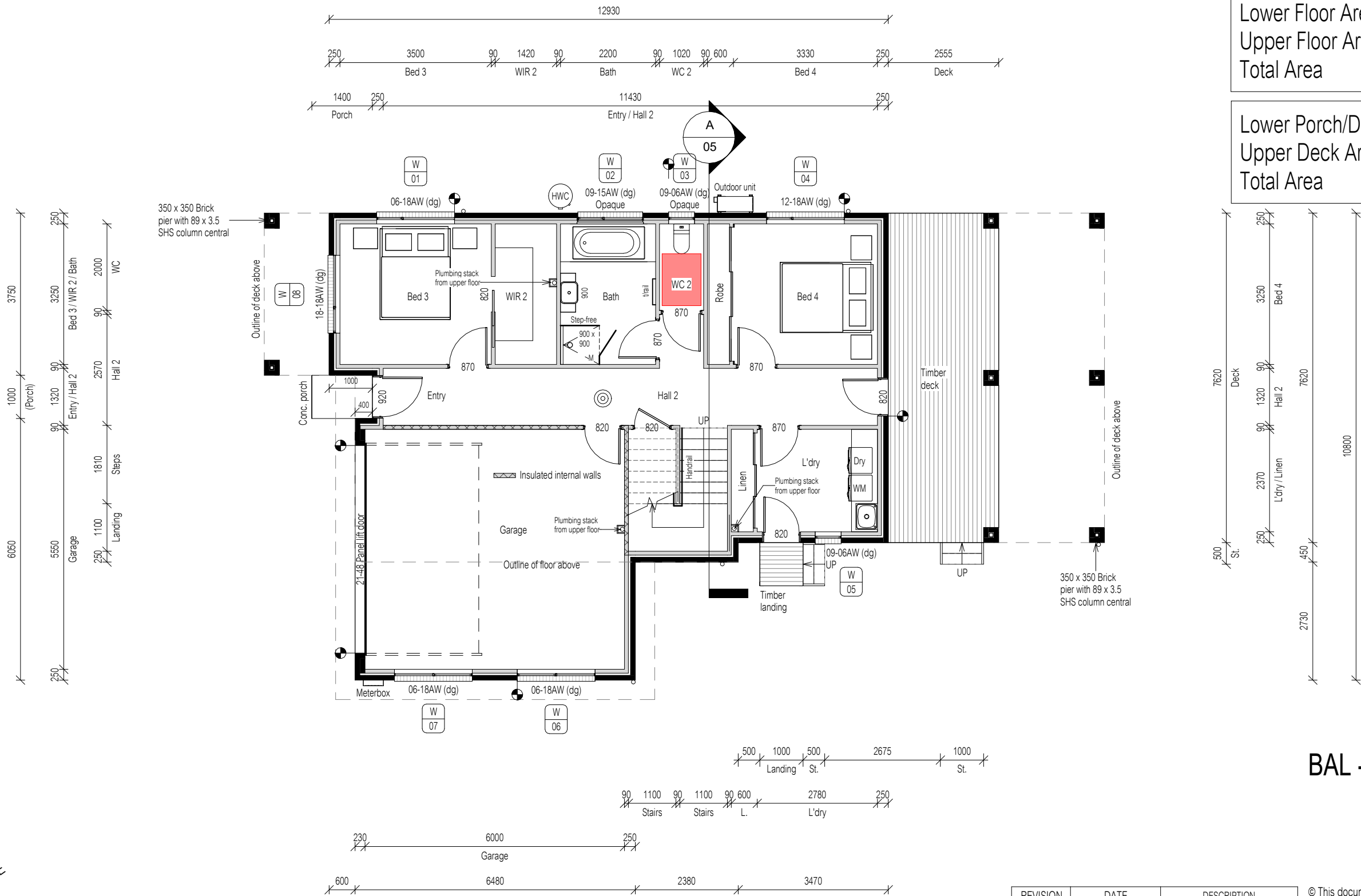
DATE RECEIVED **14.09.2026**

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Lower Floor Area = 117.5m²
Upper Floor Area = 119.7m²
Total Area = 237.2m²

Lower Porch/Deck Areas = 22.5m²
Upper Deck Areas = 23.6m²
Total Area = 46.1m²



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REVISION	DATE	DESCRIPTION
A	28 August 2026	Changes as per Cover Sheet

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DRAWING: LOWER FLOOR PLAN

DATE: 21 August 2026
FILE NAME: B161 - DA - Rev A - 280826
DRAWN BY: CK
DWG No:

- Part 4: 900 x 1200 circulation space

1500 15485 2445

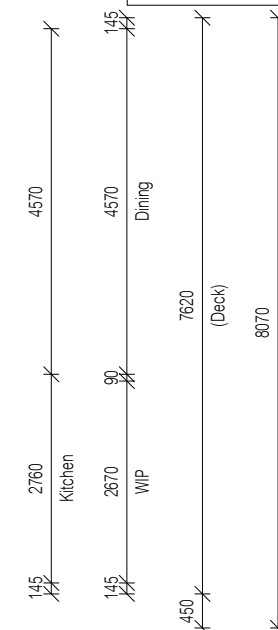
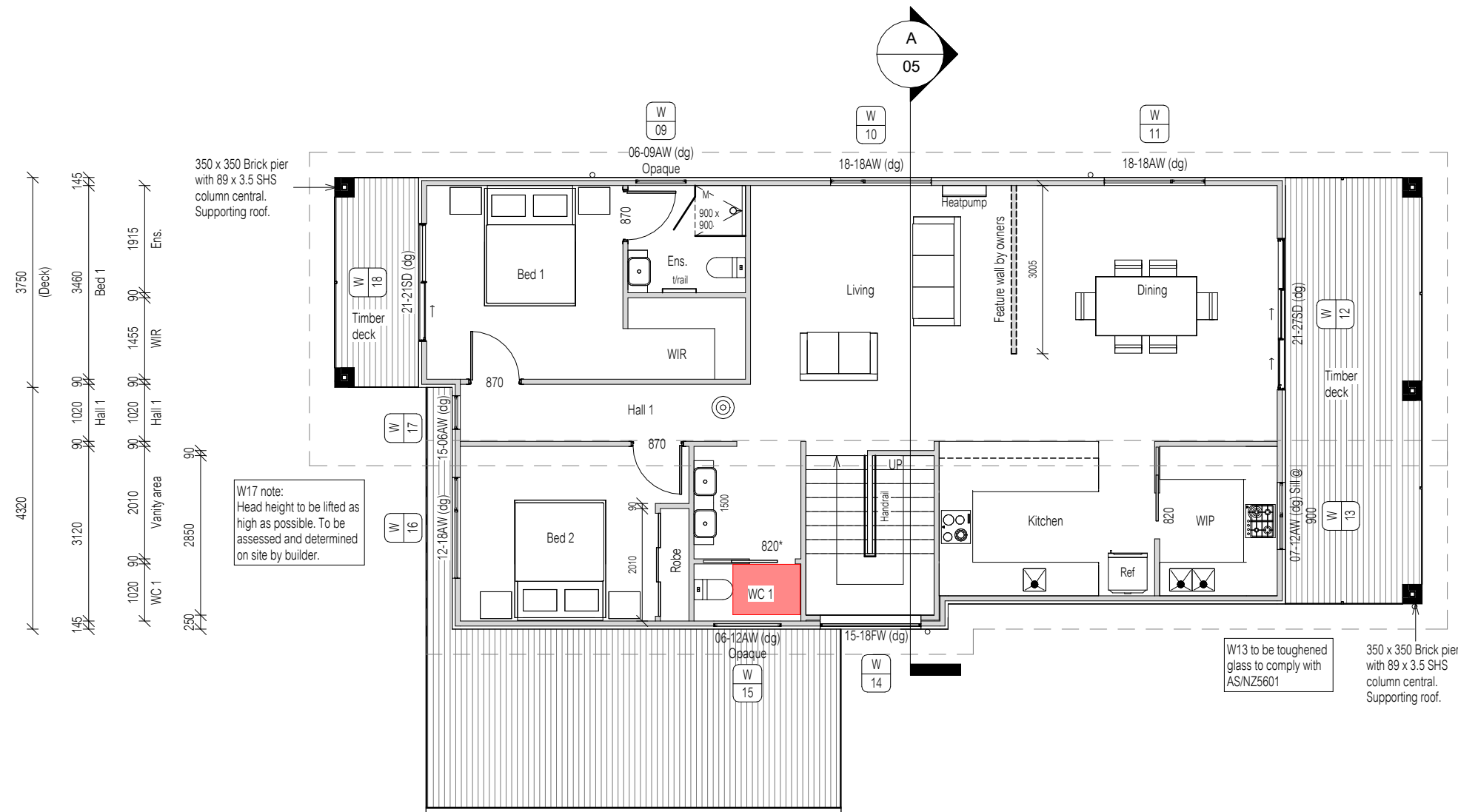
1500 145 3505 90 2100 90 4660 90 4660 145 2445

Deck Bed 1 Ens. Living Dining Deck

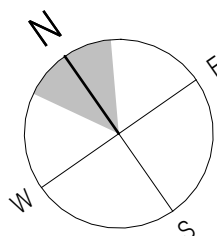
DATE RECEIVED14.09.2026

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Lower Porch/Deck Areas	= 22.5m ²
Upper Deck Areas	= 23.6m ²
Total Area	= 46.1m ²



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Scale 1 : 100

PROPOSED HOUSE FOR BEENA ISSAC & JUIH GEORGE
AT 42 STONY POINT DRIVE, AUSTINS FERRY

REVISION	DATE	DESCRIPTION
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DRAWING: UPPER FLOOR PLAN

DATE: 21 August 2026
FILE NAME: B161 - DA - Rev A - 280826
DRAWN BY: CK
DWG No:

03a

NOTE:
Low reflectance glass
surfaces to be used.

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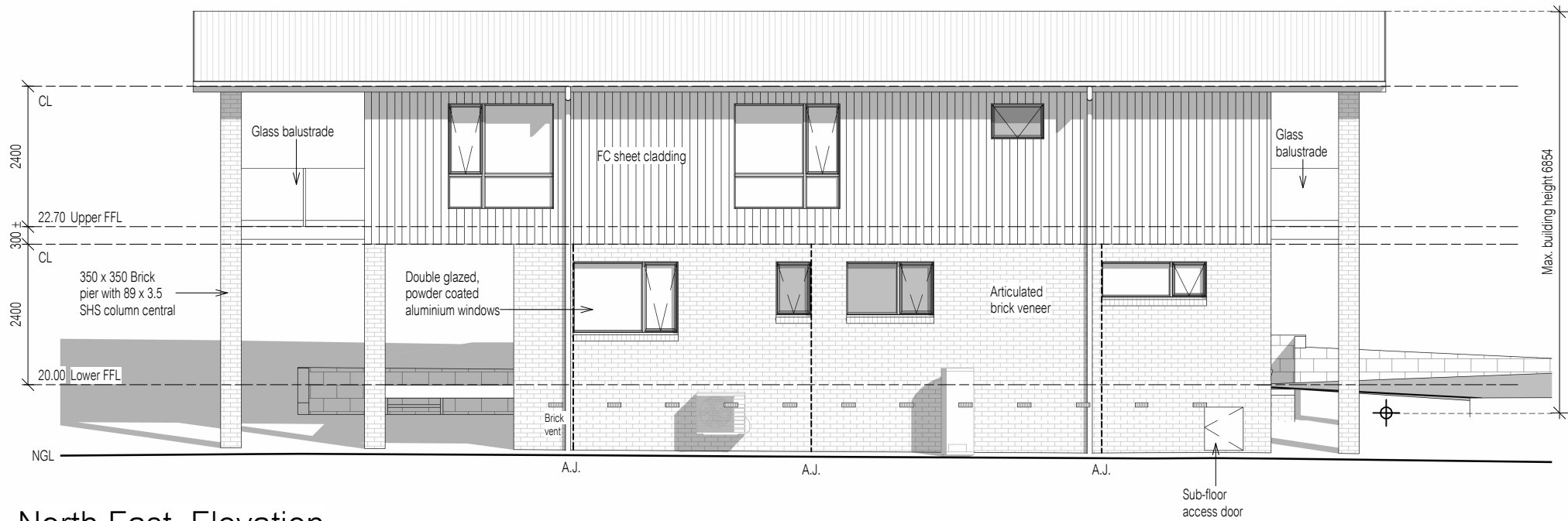
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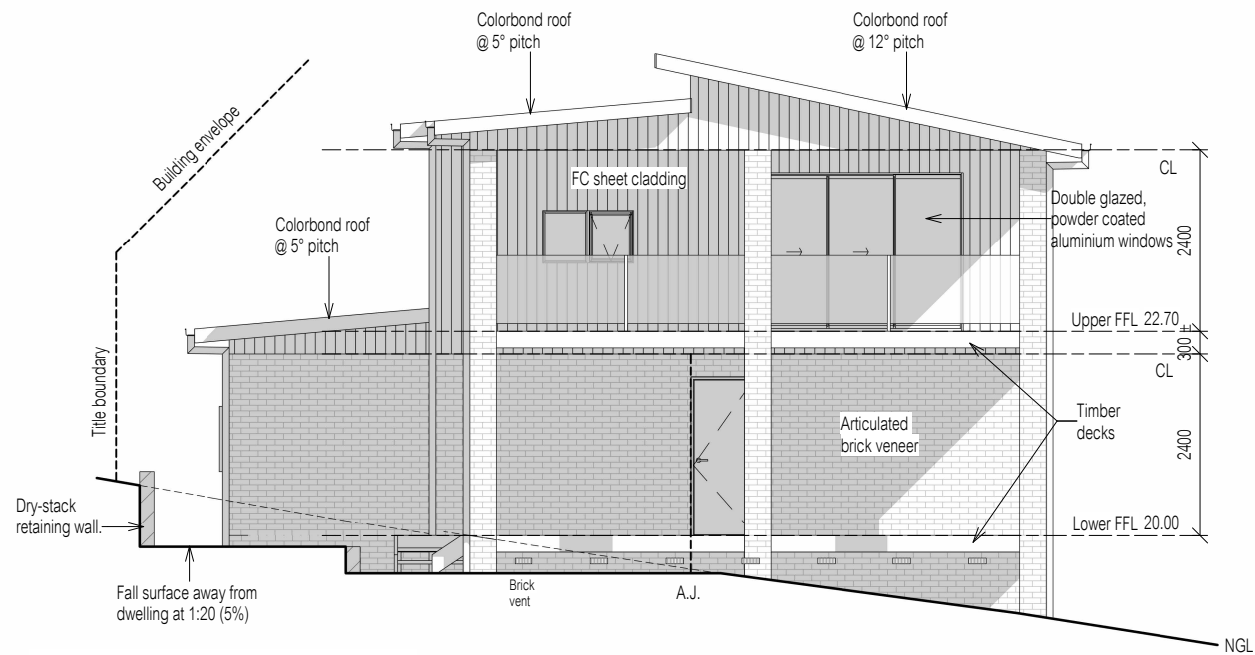
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PLANNING SERVICES

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North East Elevation



South East Elevation

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DRAWING: ELEVATIONS SHEET 1

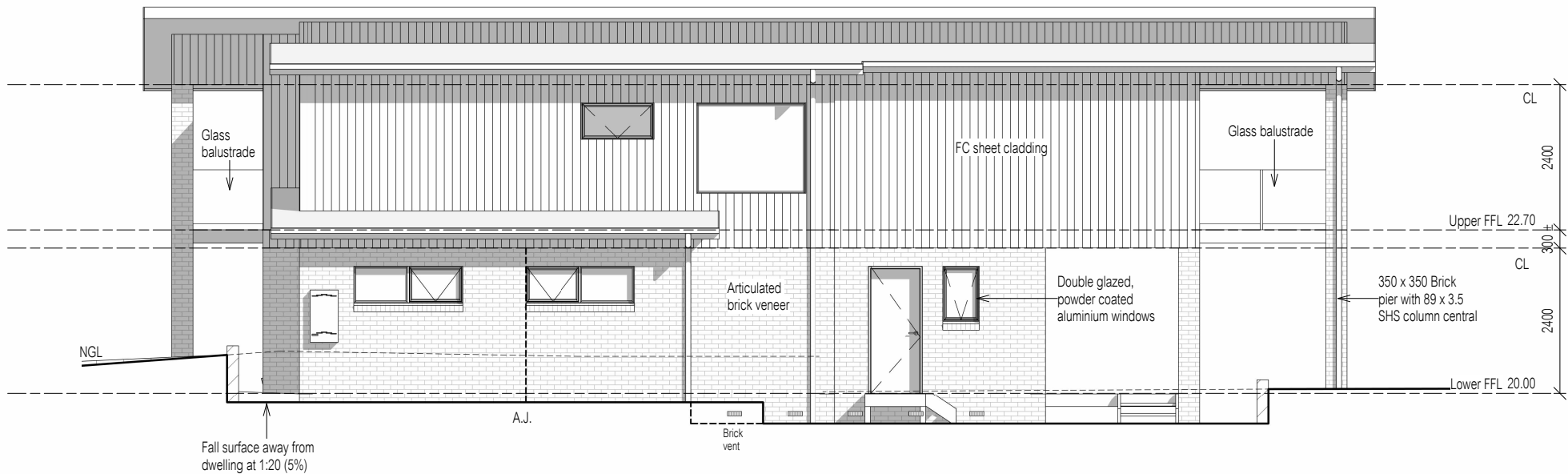
DATE: 21 August 2026
FILE NAME: B161 - DA - Rev A - 280826
DRAWN BY: CK
DWG No:

Scale 1 : 100

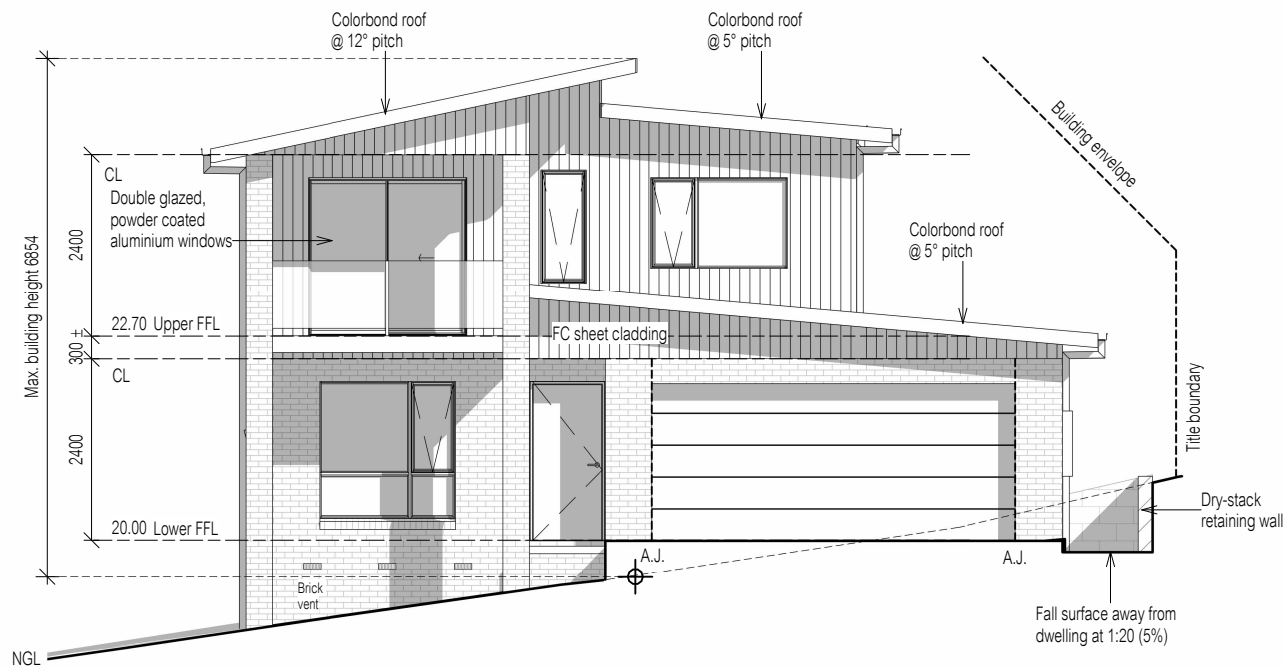
PROPOSED HOUSE FOR BEENA ISSAC & JUISH GEORGE
AT 42 STONY POINT DRIVE, AUSTINS FERRY

NOTE:
Low reflectance glass
surfaces to be used.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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South West Elevation



North West Elevation

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DRAWING: ELEVATIONS SHEET 2

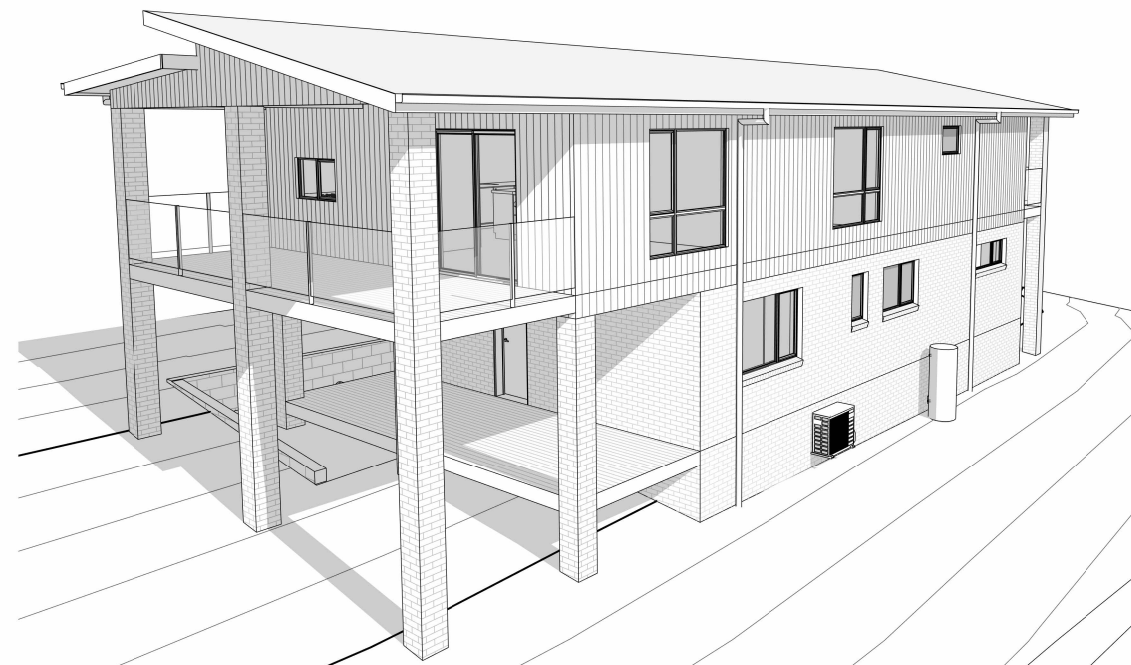
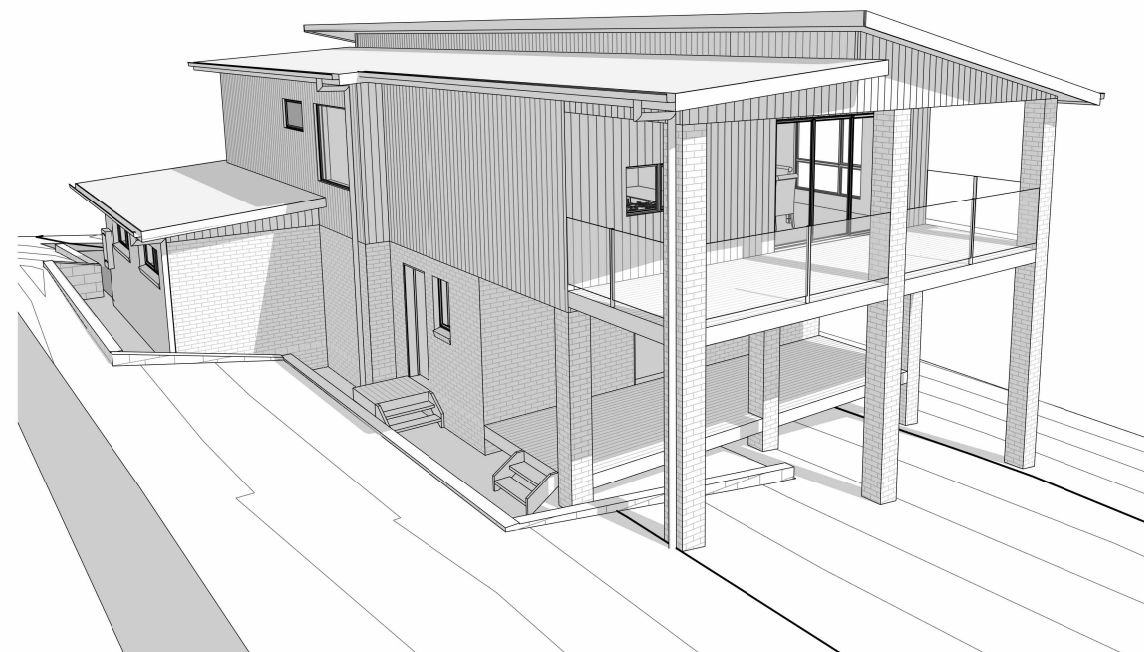
DATE: 21 August 2026
FILE NAME: B161 - DA - Rev A - 280826
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED HOUSE FOR BEENA ISSAC & JUISH GEORGE
AT 42 STONY POINT DRIVE, AUSTINS FERRY



**GLENORCHY CITY COUNCIL
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DRAWING: PERSPECTIVES

DATE: 21 August 2026
FILE NAME: B161 - DA - Rev A - 280826
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR BEENA ISSAC & JUIH GEORGE
AT 42 STONY POINT DRIVE, AUSTINS FERRY

04b

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.
- Note, this section is for energy calculation purposes. Please refer to structural set for construction detailing.

STAIRCASE COMPLIANCE NOTES
(N.C.C. ABCB H.P.S. 2022 - Parts 10.3, 11.2 & 11.3):
- Slope relationship:
Req: (2R + G) = Max. 700 - Min. 550
Provided: (2x169 + 250) = 588
- Risers must not allow a 125mm sphere to pass through treads.
- Handrails to be provided to one side of stairway flight, must not be less than 865mm above stair tread nosing & balustrades/barriers not less than 1000mm above finished floor of landing, hallway etc.
- Not less than 2000mm head height clearance measured vertically above the nosing line of stairway treads.

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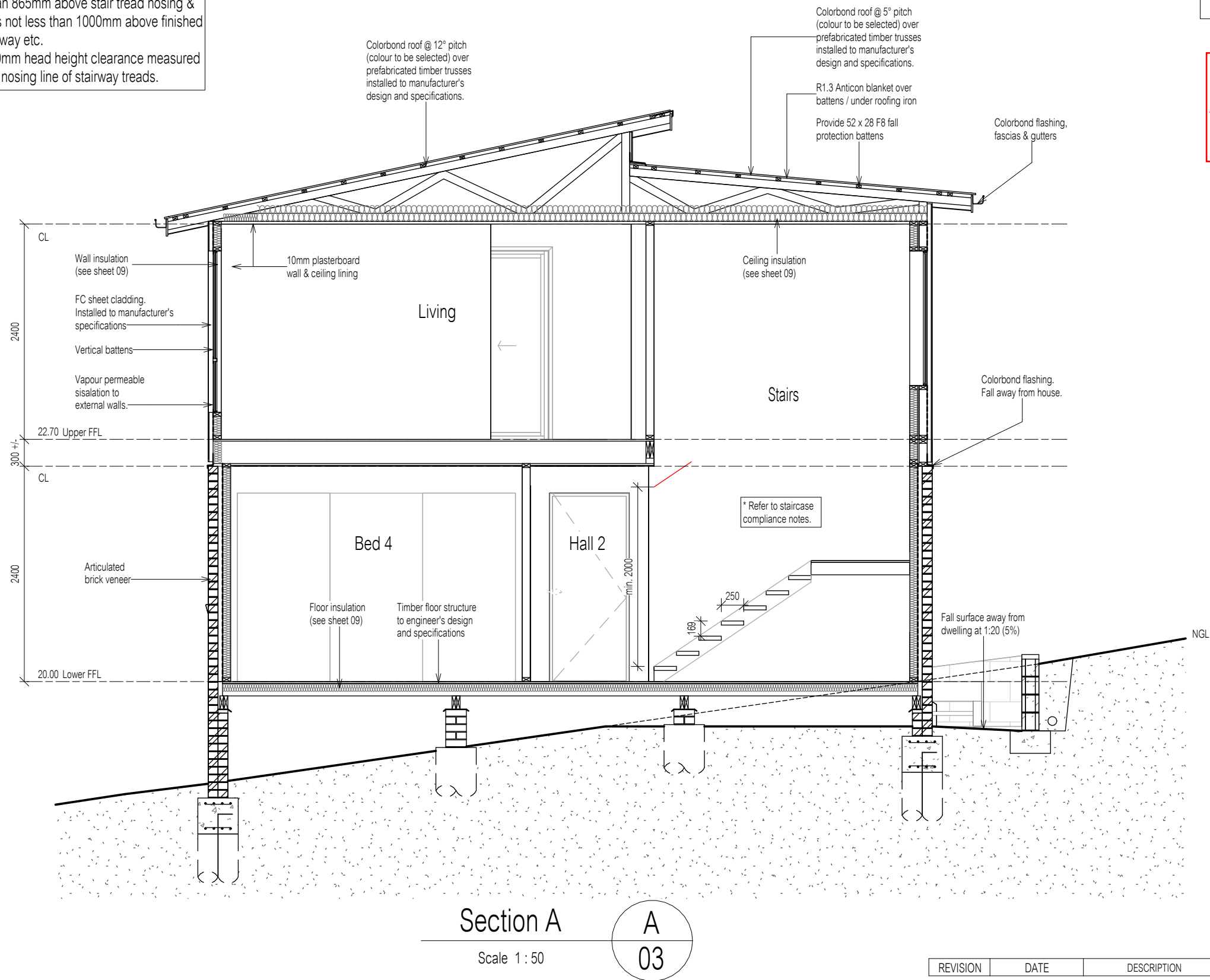
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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No **PLN-26-240**

DATE RECEIVED **14.09.2026**



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ROOF VENTILATION CALCULATIONS: ROOF 1
(12° & 5° Skillion Roofs - Flat Ceilings)

200 x 400 eave vents (0.08m²)
Ceiling area = 112.9m² / 150 = 0.753m²

Exhaust: See note below.
25% of 0.753m² = 0.188m²
0.188m² / 0.08m² = 2.35 (x2) = 5 ridge vents
evenly spaced

Supply:
75% of 0.753m² = 0.565m²
0.565m² / 0.08m² = 7.06 (x2) = 15 eaves vents
evenly spaced

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).

ROOF VENTILATION CALCULATIONS: ROOF 2
(5° Skillion Roofs - Flat Ceilings)

200 x 400 eave vents (0.08m²)
Ceiling area = 15.8m² / 150 = 0.105m²

Exhaust: See note below.
25% of 0.105m² = 0.026m²
0.026m² / 0.08m² = 0.33 (x2) = 1 ridge vents
evenly spaced

Supply:
75% of 0.105m² = 0.079m²
0.079m² / 0.08m² = 0.98 (x2) = 2 eaves vents
evenly spaced

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

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CATCHMENT AREAS NOTES:
Colorbond roof @ 12° & 5° pitch
CATCHMENT AREA 1 = 64.5m²
CATCHMENT AREA 2 = 64.5m²
CATCHMENT AREA 3 = 42.7m²
CATCHMENT AREA 4 = 32.7m²
CATCHMENT AREA 5 = 29.1m²

- denotes roof area
- d.p. ●

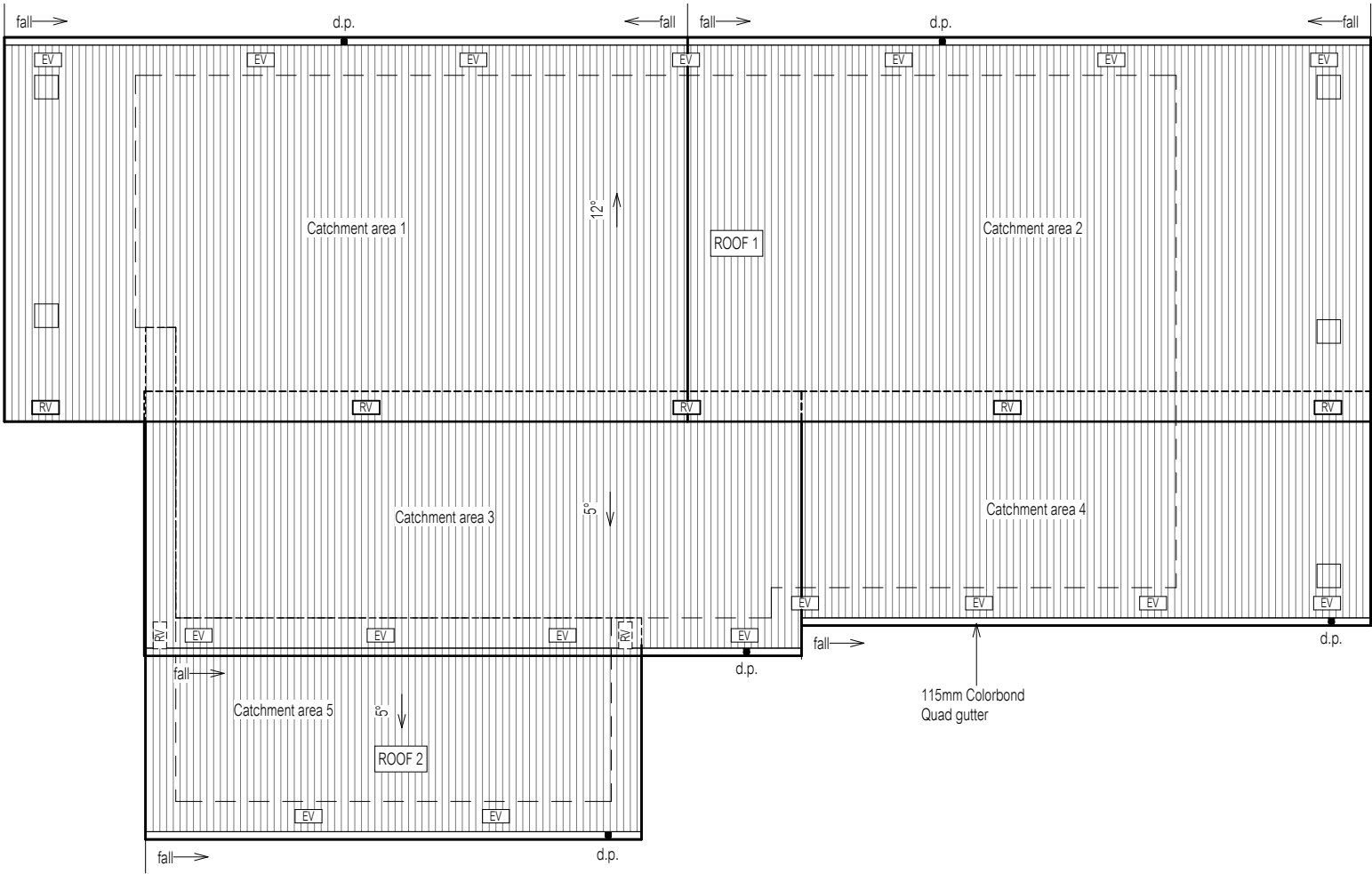
denotes downpipe
- ←

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'.



DOWNPipe & ROOF CATCHMENT AREA CALCULATIONS (as per NCC part 7.4.1)		
Ah	191.0	Area of roof (including 115mm Quad Gutter) (m²)
Ac	212.0	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	3.02	$\frac{Ac}{Acdp}$
Downpipes Provided	5	Additional d.p. due to roof design

REVISION	DATE	DESCRIPTION
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DRAWING: ROOF PLAN

DATE: 09 September 2026
FILE NAME: B161 - DA - Rev A - 280826
DRAWN BY: CK
DWG No:

PROPOSED HOUSE FOR BEENA ISSAC & JUISH GEORGE
AT 42 STONY POINT DRIVE, AUSTINS FERRY

Scale 1 : 100