DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-300
PROPOSED DEVELOPMENT:	Residential (Single Dwelling)
LOCATION:	10 Kastoria Court Granton
APPLICANT:	Bryden Homes Pty Ltd
ADVERTISING START DATE:	20/11/2026
ADVERTISING EXPIRY DATE:	04/12/2026

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 **04/12/2026**.

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 **04/12/2026**, or for postal and hand delivered representations, by 5.00 pm on **04/12/2026**.

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

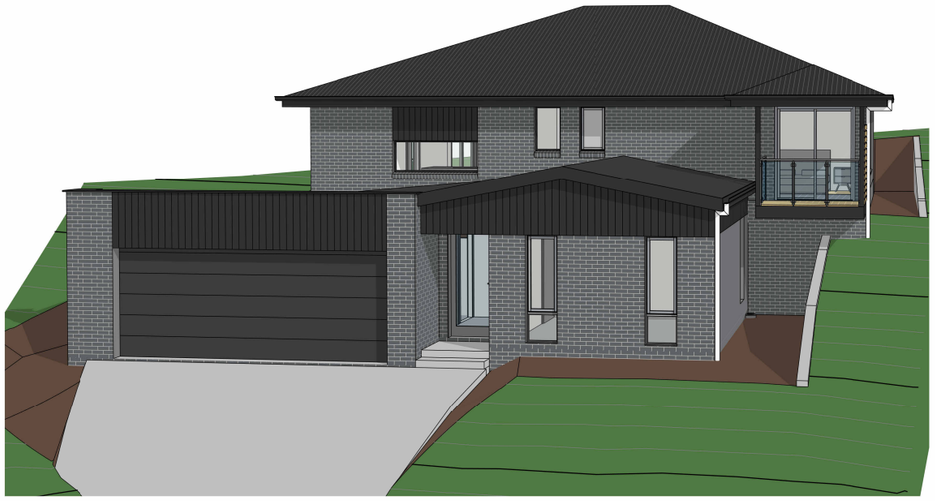
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-300
DATE RECEIVED 29/10/2026

BRYDEN homes
QUALITY BUILDERS

AP2026-2592 - PROPOSED VARGHESE & THOMAS RESIDENCE
10 Kastoria Court,
GRANTON

SHEET		DRAWING TITLE
01	A	SITE PLAN
01a	A	DRAINAGE PLAN
02	A	GROUND FLOOR PLAN
02a	A	FIRST FLOOR PLAN
03	A	ELEVATIONS SHEET 1
03a	A	ELEVATIONS SHEET 2
03b	A	PERSPECTIVE VIEWS



No.	Amendment	Date	Drawn	Checked	Sheet
A	Levels updated. 300mm split level between ground and first floors. Vanity wall reduced. W09 to be F720 with rangehood above. Outdoor unit removed. Ensuite shower door removed. W07 to be 10-06. W10 repositioned. Double sink and 4-burner cooktop in WIP. Smoke alarms to garage and living room. Garage door to be 820mm.	24 Sep. 2026	JP	SW	01-03
	DA PLAN SET	09 Sep. 2026	JP	SW	01-03

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Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED VARGHESE & THOMAS RESIDENCE
10 Kastoria Court,
GRANTON

Soil Classification:	M
Title Reference:	CT178727/97
Floor Areas:	203.97m²
Porch / Deck Areas:	21.06m²
Wind Speed:	N3
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	Medium
Certified BAL:	Not bushfire prone
Designed BAL:	Not bushfire prone
(Refer to Standard Notes for Explanation)	

COVER SHEET

AP2026-2592
Date 08 Sep. 2026
Scale
Sheet 00/03

Document Set ID: 3690077
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Garage FFL	14.74
Ground Floor FFL	15.04
First Floor FFL	17.14
Upper First Floor FFL	17.44

GLENORCHY CITY COUNCIL
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KASTORIA COURT

Site Datum
TBM R/S
in Manhole Surround
@ RL 13.40

#8 Kastoria Ct
Brick house
2 storey

#8 Pantos Ct
Brick house
2 storey

#6 Pantos Ct
Brick house
2 storey

#4 Pantos Ct
Brick house
2 storey

#14 Kastoria Ct
Brick house
1 storey

C.T.178727/97
612m²

POS
8.4.3 - A2(a)(i)
24m² (min 4.0 m)
Gradient = 1:10

Rear Setback 5000

Front Setback 4362

Front Setback 4951

Front Setback 8319

Side Setback 2303

Side Setback 1444

Side Setback 3791

Side Setback 1524

Side Setback 7469

Side Setback 4857

Side Setback 10512

190 Core filled block Retaining wall

Soil to be battered at 1:1

Privacy screen 1700H

Conc. Driveway 38.29 m²

S Conn. (no cap)
RL (pipe) = 14.12
RL (inv) = 12.65

SW Conn.
RL (cap) = 14.15
RL (inv) = 12.46

Cut @ 16.94
Cut @ 14.89
Cut @ 16.64
Cut @ 14.59

WM 15.14

pal. fce ±5yrs

wire fce ±1.2yrs

0 2 4 6 8m
1:200

EXPLANATORY NOTES:
TASMANIAN PLANNING SCHEME - GLENORCHY

8.4.3 - Site coverage and private open space for all dwellings

A1	(a)	Site Coverage: Max. 50% of site = 306m² Proposed site coverage (excl. eaves up to 0.6m): 223.03m² (36.44%)

No.	Date	Int.	Amendment changes as per cover sheet
A	24 Sep. 2026	JP	

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PROPOSED VARGHESE & THOMAS RESIDENCE
10 Kastoria Court,
GRANTON

BRYDEN homes
QUALITY BUILDERS

SITE PLAN

Drawn	JP	AP2026-2592	
Date	08 Sep. 2026	Sheet	01/03
Scale	1 : 200		

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
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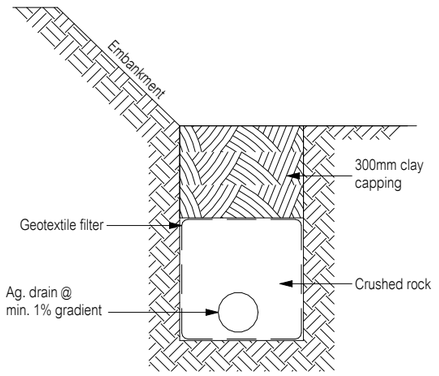
Where ag drain is < 1.8m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

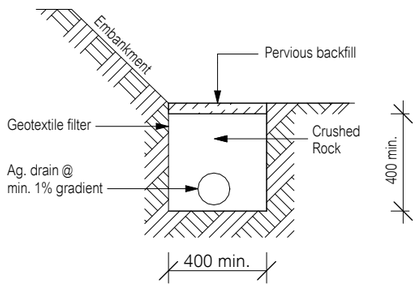
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

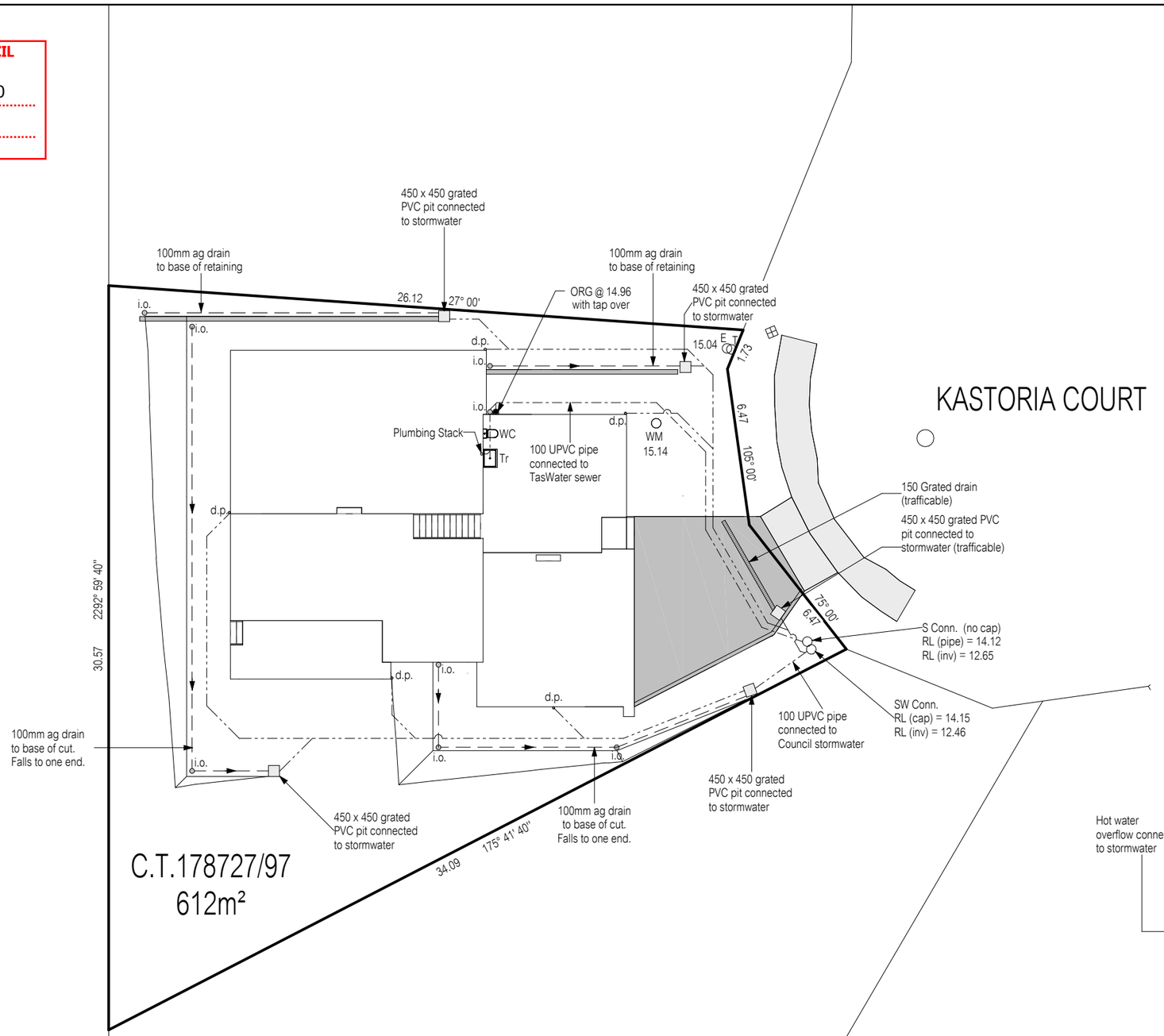
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)

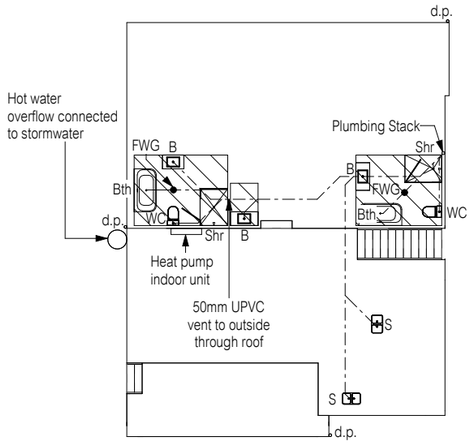
Sewer Line (100Ø UPVC) (unless noted otherwise)
Stormwater Line (100Ø UPVC) (unless noted otherwise)
Stormwater Line (150Ø UPVC) (unless noted otherwise)

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads. 65Ø where outlet is being used as a FWG
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

All works are to in accordance with AS3500 & the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

Refer to Roof Plan for downpipe calculations



First Floor Drainage Plan

0 2 4 6 8m
1:200

Soil classification: M

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

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BRYDEN homes
QUALITY BUILDERS

DRAINAGE PLAN

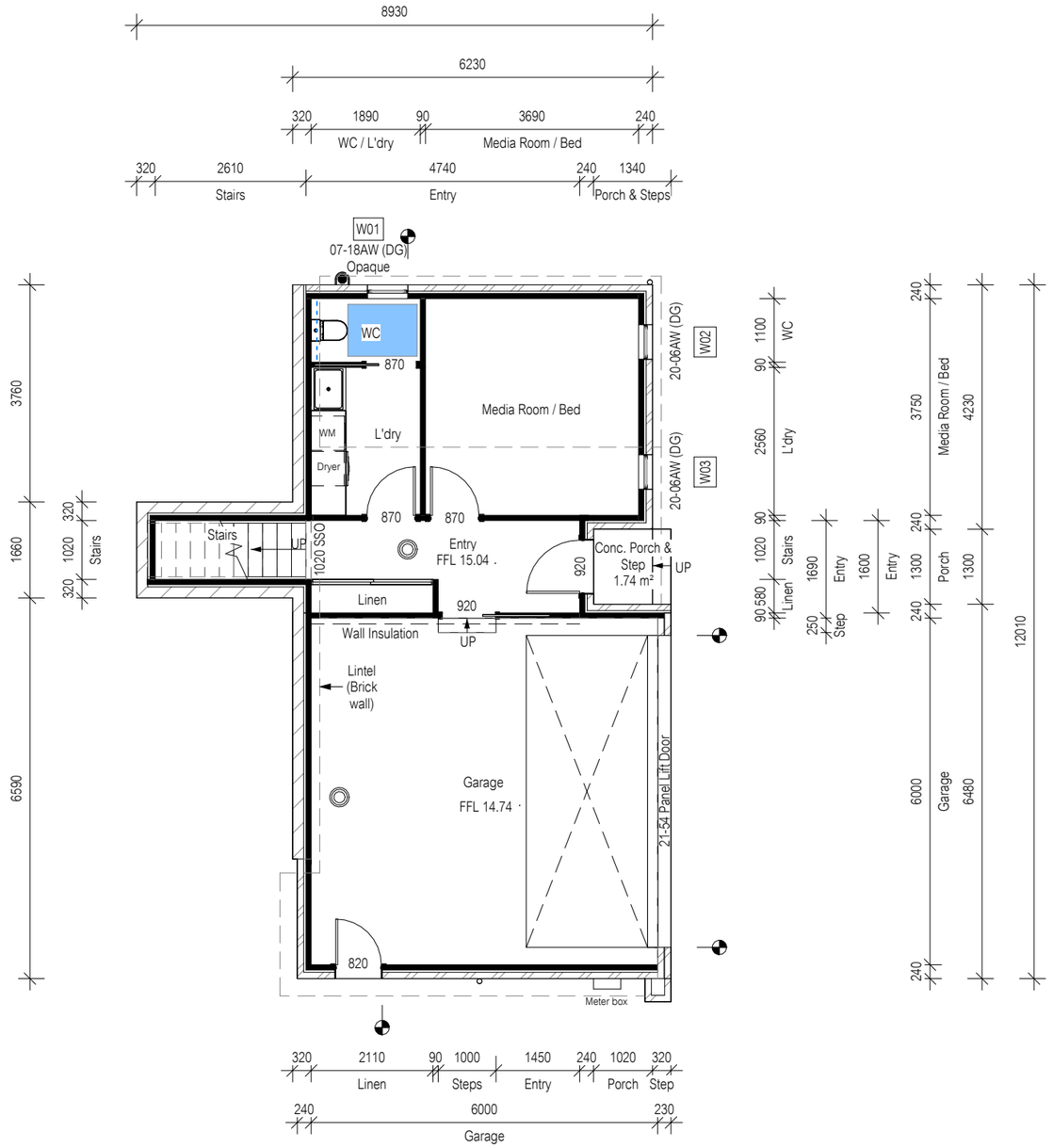
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Date	08 Sep. 2026	Sheet	01a/03
Scale	1 : 200		

No.	Date	Int.
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Amendment changes as per cover sheet

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Location of wall reinforcement to comply with Part 6 of the *Livable Housing Design Standard.*

0 1 2 3 4m
1:100

Floor Area = 80.01m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Circulation space to comply with Part 4.2 of the *Livable Housing Design Standard.*

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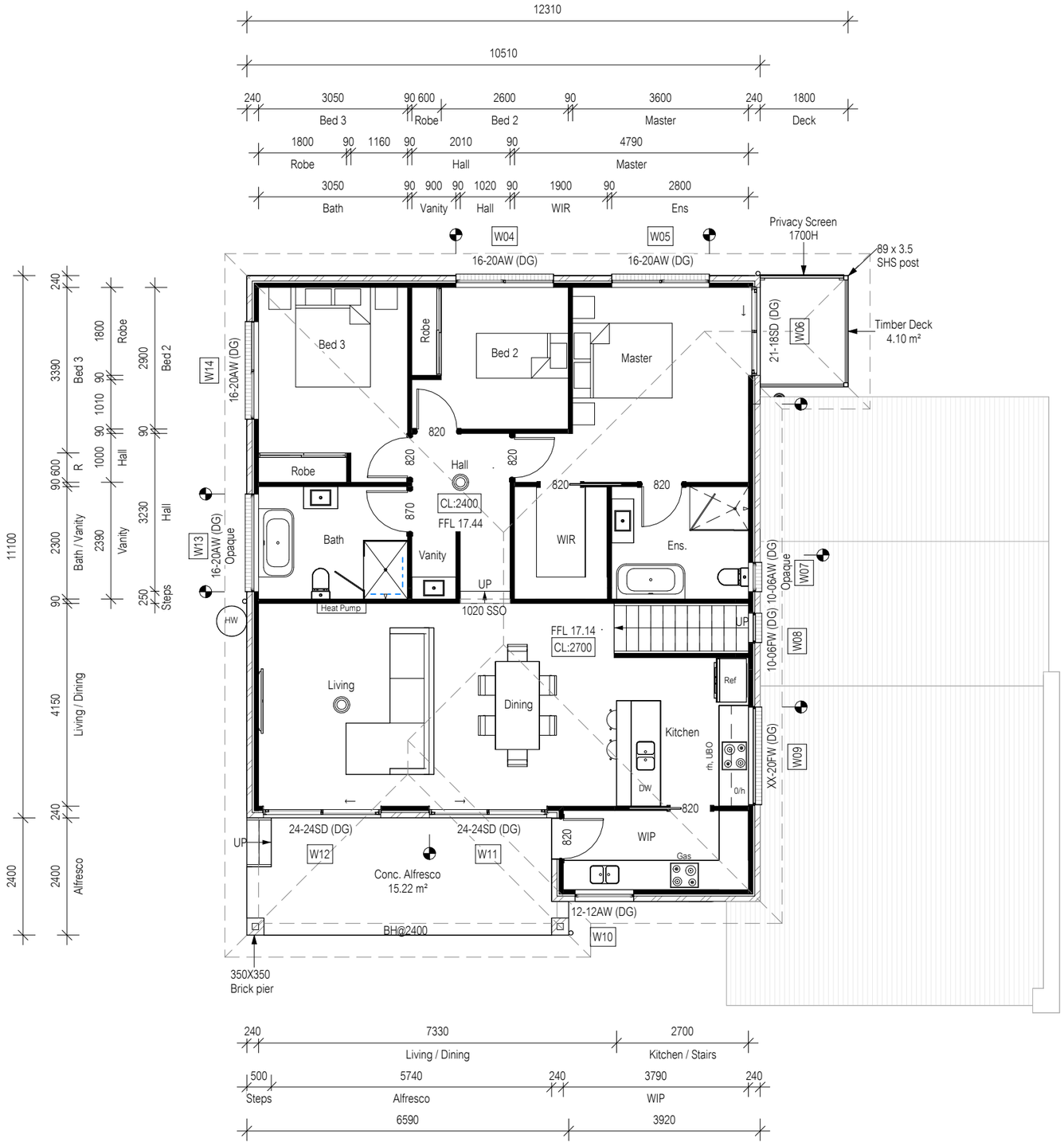
BRYDEN homes
QUALITY BUILDERS

GROUND FLOOR PLAN

Drawn	JP	AP2026-2592	
Date	08 Sep. 2026	Sheet	02/03
Scale	1 : 100		

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0 1 2 3 4m
1:100

Floor Area = 123.96m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

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FIRST FLOOR PLAN

Drawn	JP	AP2026-2592
Date	08 Sep. 2026	Sheet 02a/03
Scale	1 : 100	

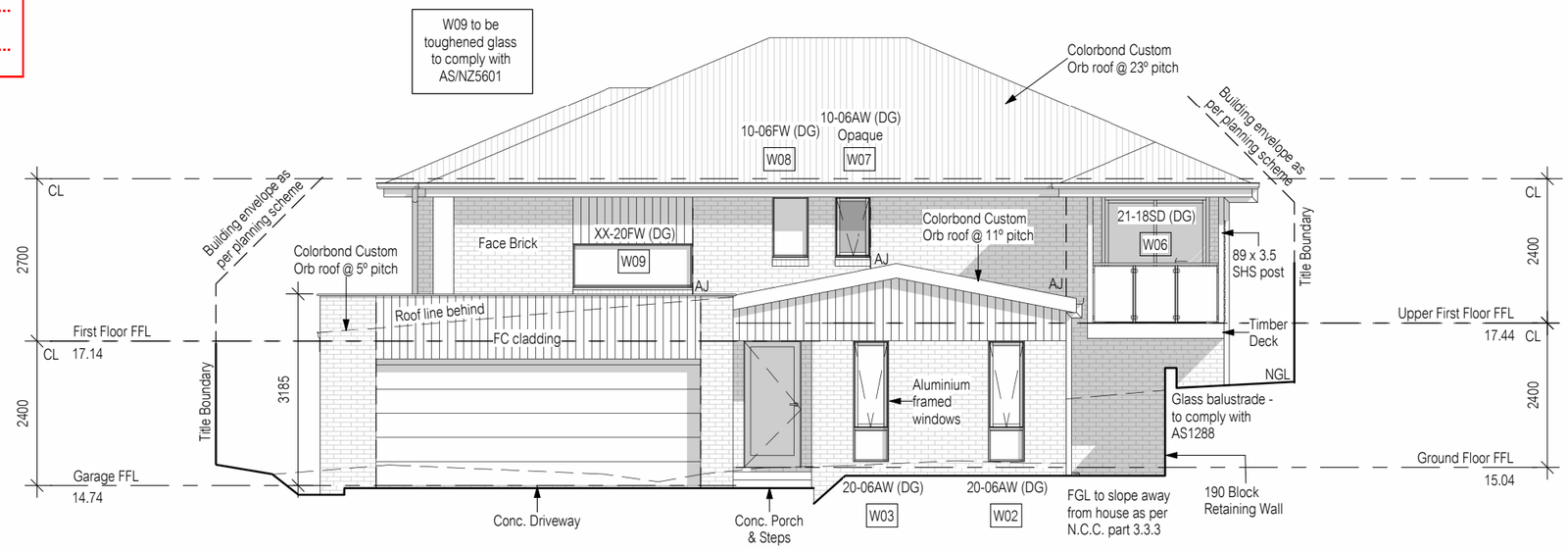
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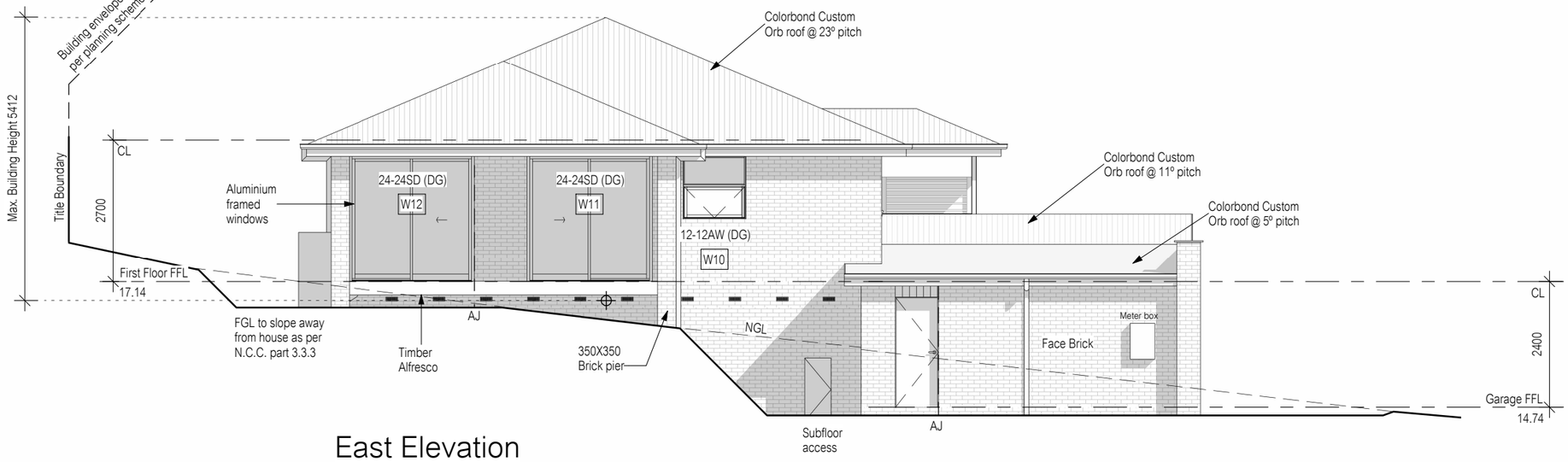
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Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



North Elevation



East Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959. e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

No.	Date	Int.
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All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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ELEVATIONS SHEET 1

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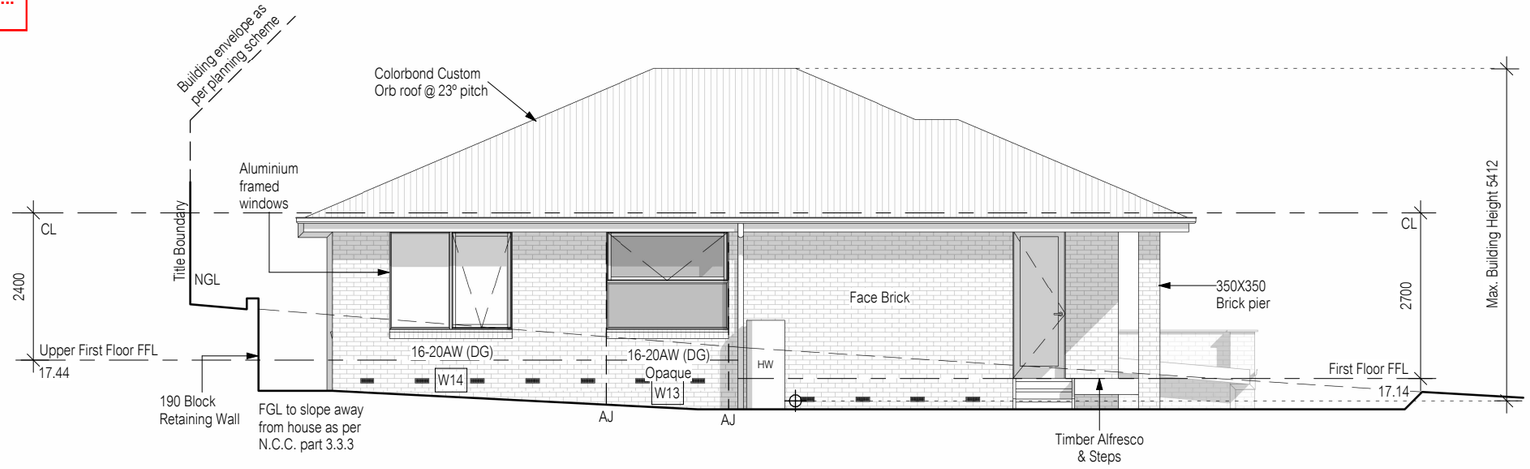
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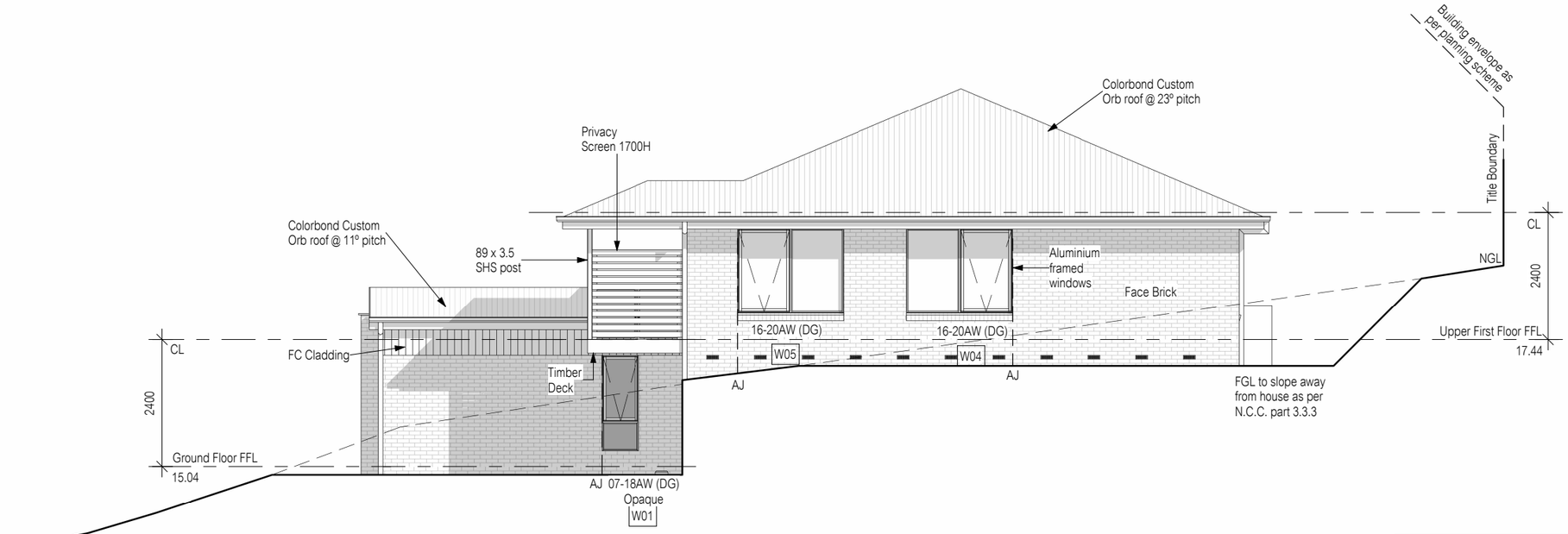
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Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

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South Elevation



West Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

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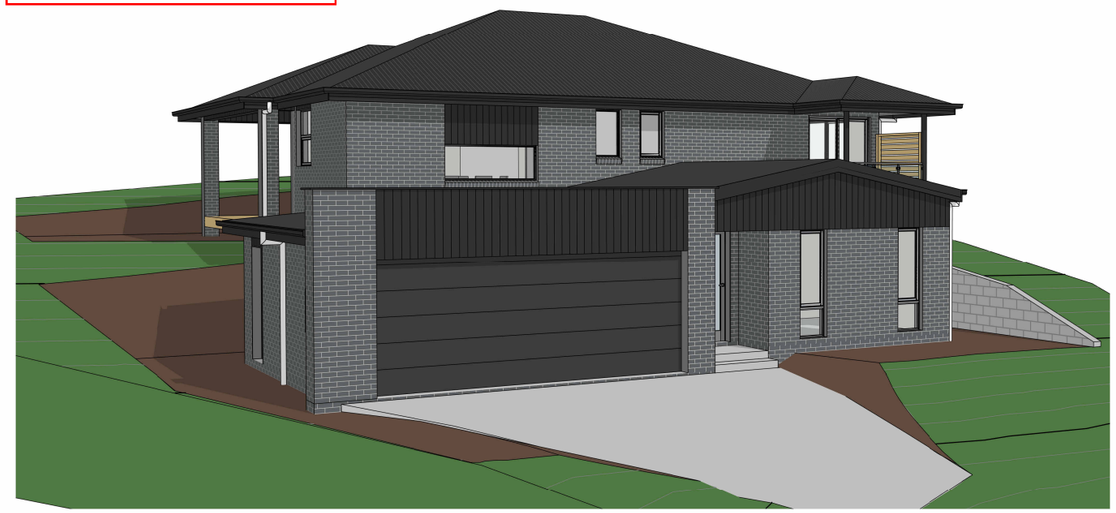
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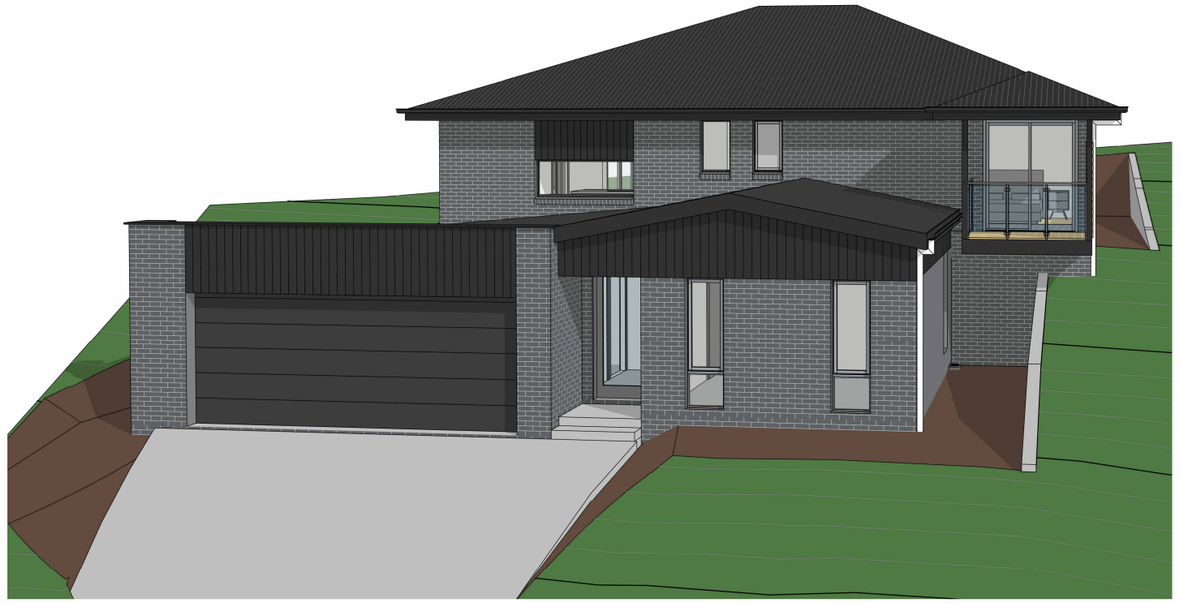
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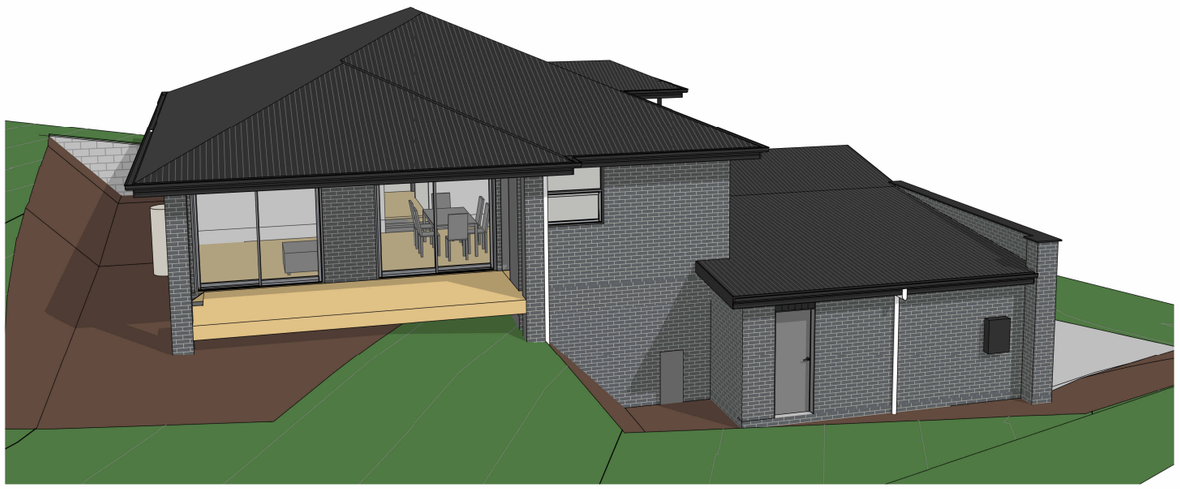
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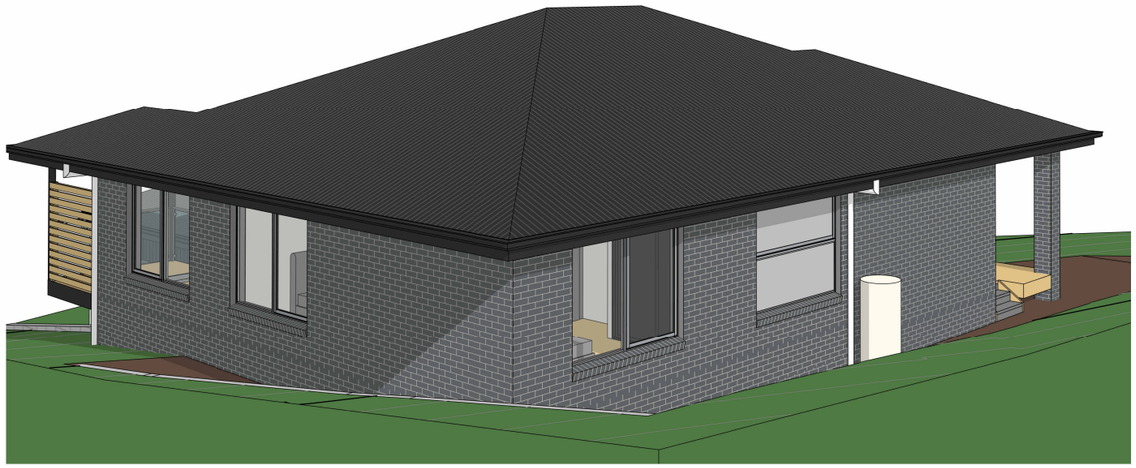
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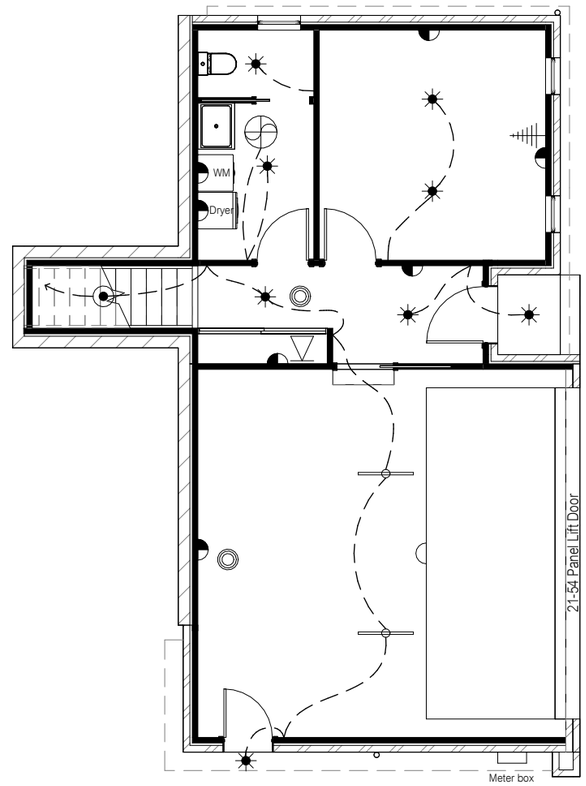
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NOTE
NBN CAT6 data point &
GPO located second shelf
from top in Linen

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LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

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NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED VARGHESE & THOMAS RESIDENCE

10 Kastoria Court,
GRANTON

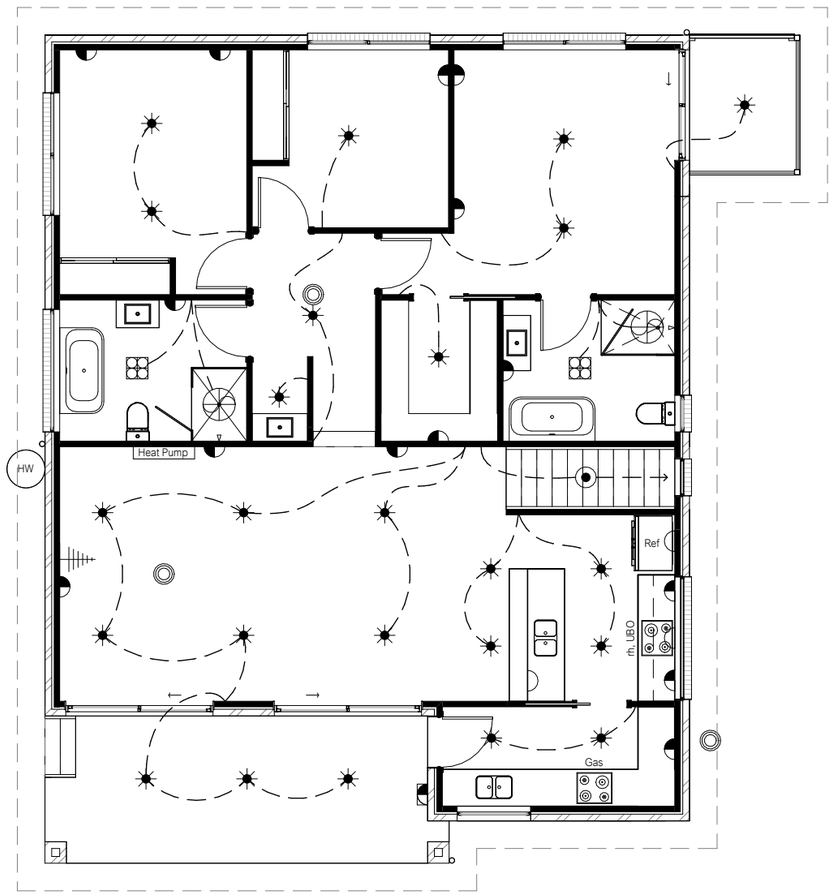
BRYDEN homes
QUALITY BUILDERS

ELECTRICAL PLAN - GROUND FLOOR

Drawn	JP	AP2026-2592	
Date	09 Sep. 2026	Sheet	09/03
Scale	1 : 100		

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LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

No.	Date	Int.	Amendment changes as per cover sheet
A	24 Sep. 2026	JP	

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

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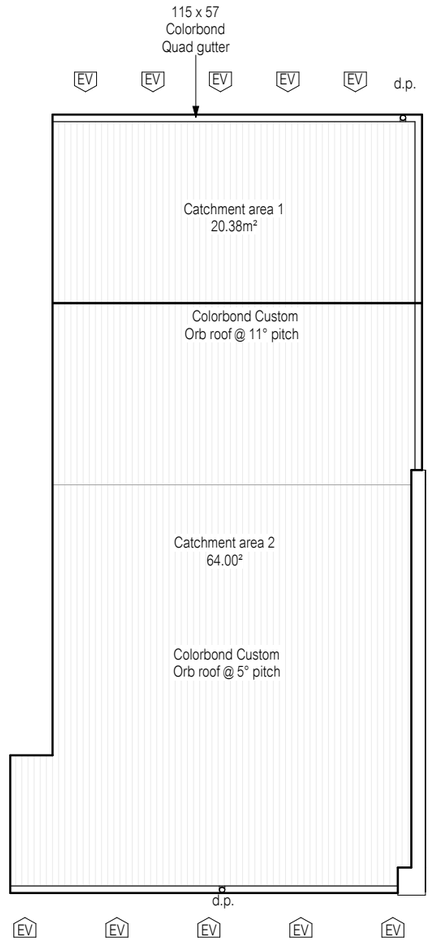
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ELECTRICAL PLAN - FIRST FLOOR

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GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a: Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.

Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	74.64	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	76.71	Area of Roof (including 115mm Quad gutter) (m²)
Ac	84.38	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	76	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	1.11	Ac ÷ Acdp
Downpipes Provided	2	

Sarking to be cut / discontinuous along ridge line. Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

EV EAVES VENT NOTE: BRADFORD CSR POLY EAVE VENT (23,700mm²). 10 VENTS EVENLY SPACED

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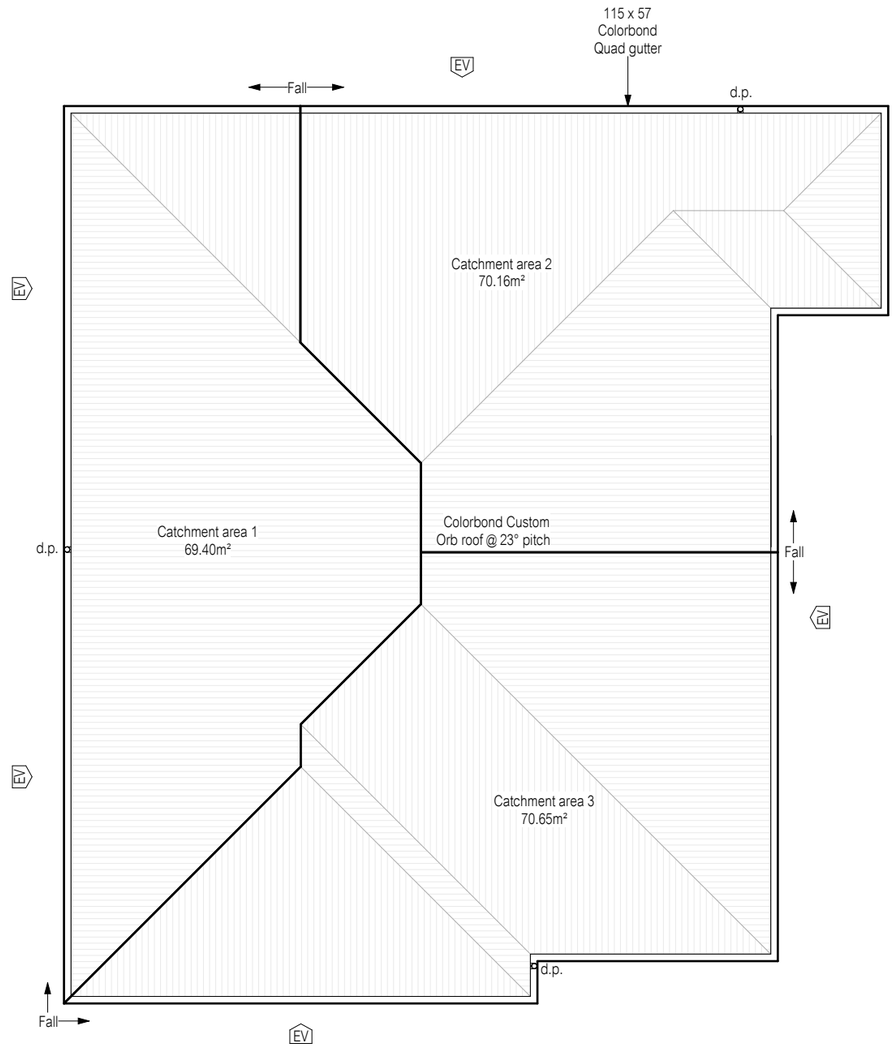
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QUALITY BUILDERS

ROOF PLAN- GROUND FLOOR

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GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a: Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.

Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	167.32	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	173.26	Area of Roof (including 115mm Quad gutter) (m²)
Ac	210.65	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	76	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	2.77	Ac ÷ Acdp
Downpipes Provided	3	

Sarking to be cut / discontinuous along ridge line. Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

EV EAVES VENT NOTE: BRADFORD CSR POLY EAVE VENT (23,700mm²). 5 VENTS EVENLY SPACED

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