DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-198
PROPOSED DEVELOPMENT:	Six (6) Multiple Dwellings
LOCATION:	2-4 Burgan Circle Chigwell
APPLICANT:	Pinnacle Drafting & Design
ADVERTISING START DATE:	10/11/2026
ADVERTISING EXPIRY DATE:	24/11/2026

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 **24/11/2026**.

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 **24/11/2026,** or for postal and hand delivered representations, by 5.00 pm on **24/11/2026.**

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: 3686076
Version: 1, Version Date: 06/11/2026

PINNACLE



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

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026

2 - 4 Burgan Cirle, Chigwell - 7011

Owner(s)	**Homes Tasmania**
Title Reference	**61049/28 & 61049/29**
Land Size	**1114 m²**
Zoning	**General Residential**
Building Classification	**1a**
Licensed Designer	**Jason Nickerson CC6073Y**
Climate Zone	**7**
Wind Speed	**TBA**
Soil Classification	**TBA**
Corrosion Environment	**Low**
Bushfire Attack Level(BAL)	**Low**
Alpine Area	**N/A**
Project Number	**056-2026**
Other Hazards	**N/A**

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

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Building Size		**Area (m²)**
Proposed Unit	Unit 1	73.29
Proposed Unit	Unit 2	80.34
Proposed Unit	Unit 3	87.93
Proposed Unit	Unit 4	86.42
Proposed Unit	Unit 5	86.42
Proposed Unit	Unit 6	87.93
		502.33 m²

Change List

ID	Change	Description	Date	Designer	Checked
1	CH-01	Unit 1 lifted to 79,110	03.09.2026	JRM	JD
2	CH-02	U3-U6 Reduce size, relocation on site, remove tanks	16.06.2026	JRM	JN
3	CH-03	Added Shadow diagrams, updates to civils	28.10.2026	JRM	JD



Location Plan/Satellite Imagery

Page No.	Sheet Name	Status Code	Change
A0001	Site Plan	DA - 01	CH-02
A0002	Overshadowing Plans - June 21st 0900h	DA - 01	CH-02, C...
A0003	Overshadowing Plans - June 21st 1200h	DA - 01	CH-03
A0004	Overshadowing Plans - June 21st 1500h	DA - 01	CH-03
A0101	U1 - Floor Plan	DA - 01	CH-01
A0102	U1 - Elevations	DA - 01	CH-01
A0103	U1 - Roof Plan	DA - 01	CH-01
A0104	U1 - Electrical Plan	DA - 01	CH-01
A0201	U2 - Floor Plan	DA - 01	
A0202	U2 - Elevations	DA - 01	CH-02
A0203	U2 - Roof Plan	DA - 01	
A0204	U2 - Electrical Plan	DA - 01	
A0301	U3 & U4 - Floor Plan	DA - 01	CH-02
A0302	U3 & U4 - Elevations	DA - 01	CH-02
A0303	U3 & U4 - Roof Plan	DA - 01	CH-02

Page No.	Sheet Name	Status Code	Change
A0304	U3 & U4 - Electrical Plan	DA - 01	CH-02
A0401	U5 & U6 - Floor Plan	DA - 01	CH-02
A0402	U5 & U6 - Elevations	DA - 01	CH-02
A0403	U5 & U6 - Roof Plan	DA - 01	CH-02
A0404	U5 & U6 - Electrical Plan	DA - 01	CH-02

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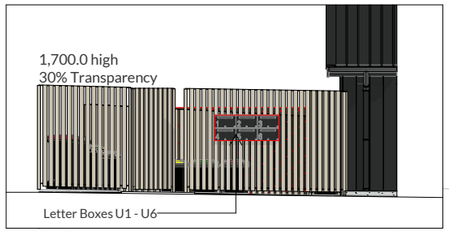
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

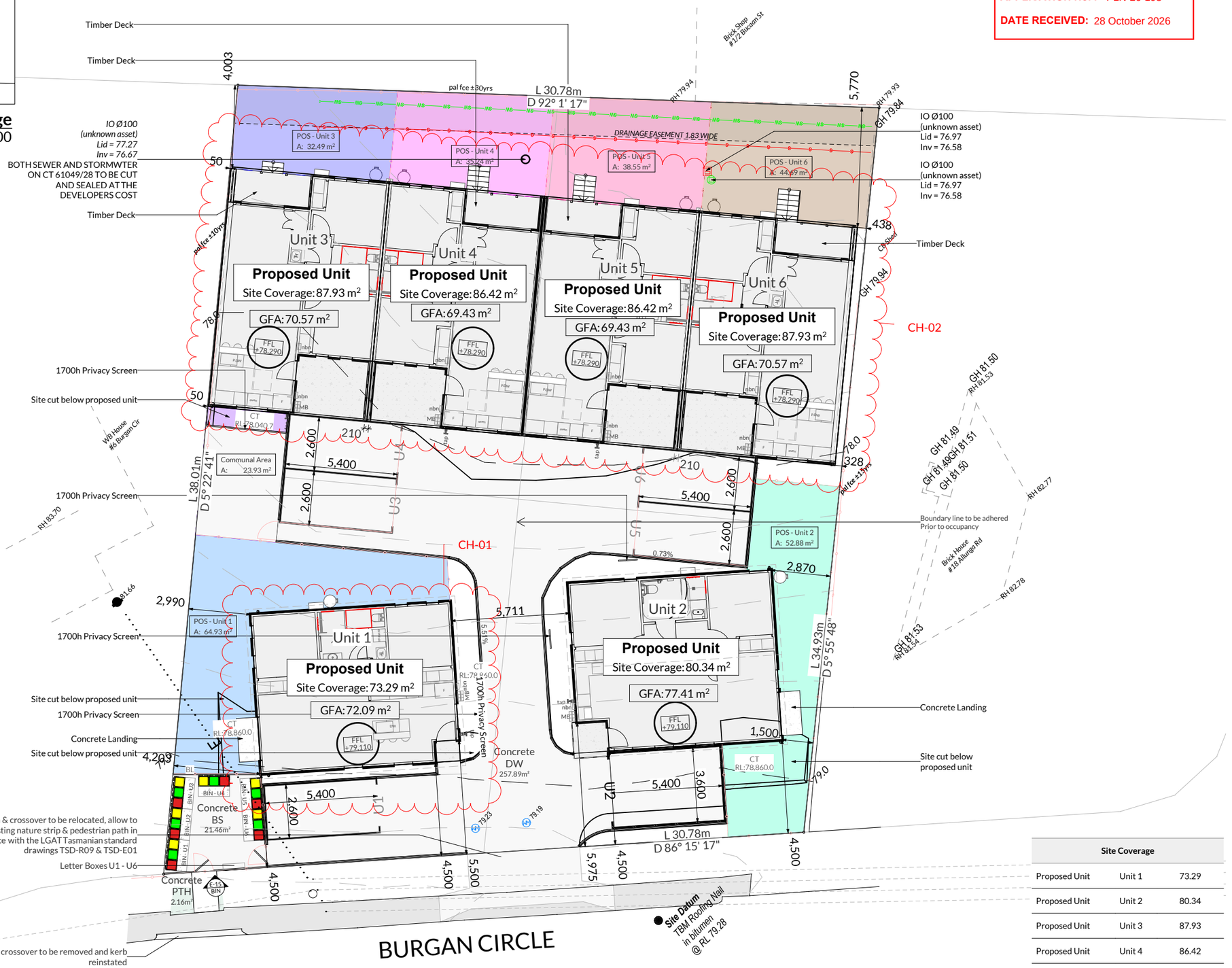
DATE RECEIVED: 28 October 2026

Legend

- Sewer connection
- Stormwater connection
- Water Meter



E-15 **Site Plan - Bin Frontage**
1:100



Site Coverage		
Proposed Unit	Unit 1	73.29
Proposed Unit	Unit 2	80.34
Proposed Unit	Unit 3	87.93
Proposed Unit	Unit 4	86.42
Proposed Unit	Unit 5	86.42
Proposed Unit	Unit 6	87.93
		502.33 m²

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.

Stormwater pit locations are indicative only and may be adjusted to suit site conditions, provided the approved drainage design, minimum grades and clearances are maintained. Refer any significant changes to the Designer prior to construction.

PINNACLE
DRAFTING & DESIGN

Project	Drawing	Scale	Date
2 - 4 Burgan Cirle, Chigwell - 7011	Site Plan	1:200, 1:100 @ A3	31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue **DA - 01** Drawing No. **A0001**

Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

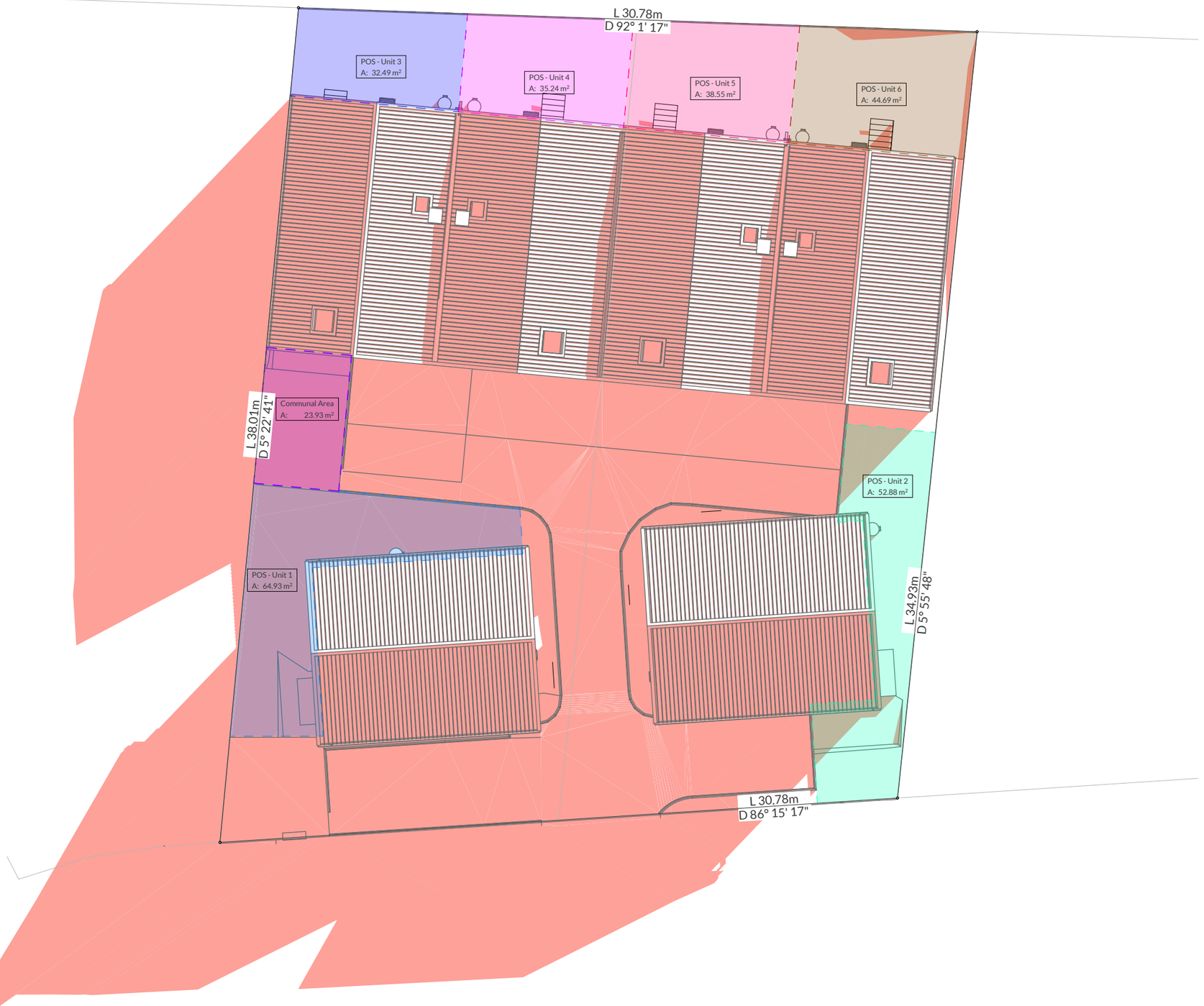
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PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026



01
-

Shadow Study 21 June at 0900h
1:200

PINNACLE
DRAFTING & DESIGN

Project
2 - 4 Burgan Cirle, Chigwell - 7011

Drawing
Overshadowing Plans - June 21st 0900h

Scale
1:200 @ A3

Date
31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue
DA - 01

Drawing No.
A0002

Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM
	CH-03	28.10.2026	JRM

Work in Progress

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APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026

02
-

Shadow Study 21 June at 1200h
1:200

PINNACLE
DRAFTING & DESIGN

Project
2 - 4 Burgan Cirle, Chigwell - 7011

Drawing
Overshadowing Plans - June 21st 1200h

Scale
1:200 @ A3

Date
31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue
DA - 01

Drawing No.
A0003

Development Application

Issue	Change	Date	Designer
01 - WIP	CH-03	28.10.2026	JRM

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PLANNING SERVICES
APPLICATION No. : PLN-26-198
DATE RECEIVED: 28 October 2026



03
-

Shadow Study 21 June at 1500h
1:200

PINNACLE
DRAFTING & DESIGN

Project
2 - 4 Burgan Cirle, Chigwell - 7011

Drawing
Overshadowing Plans - June 21st 1500h

Scale
1:200 @ A3

Date
31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue
DA - 01

Drawing No.
A0004

Development Application

Issue	Change	Date	Designer
01 - WIP	CH-03	28.10.2026	JRM

Work in Progress

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Unit 1 - Floor Plan Legend

	A/C
	Heat pump
	HWC
MB	MB
nbn	nbn
	NBN Internal
	Roof Access Panel
	Smoke Alarm
dn1	Tap

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).

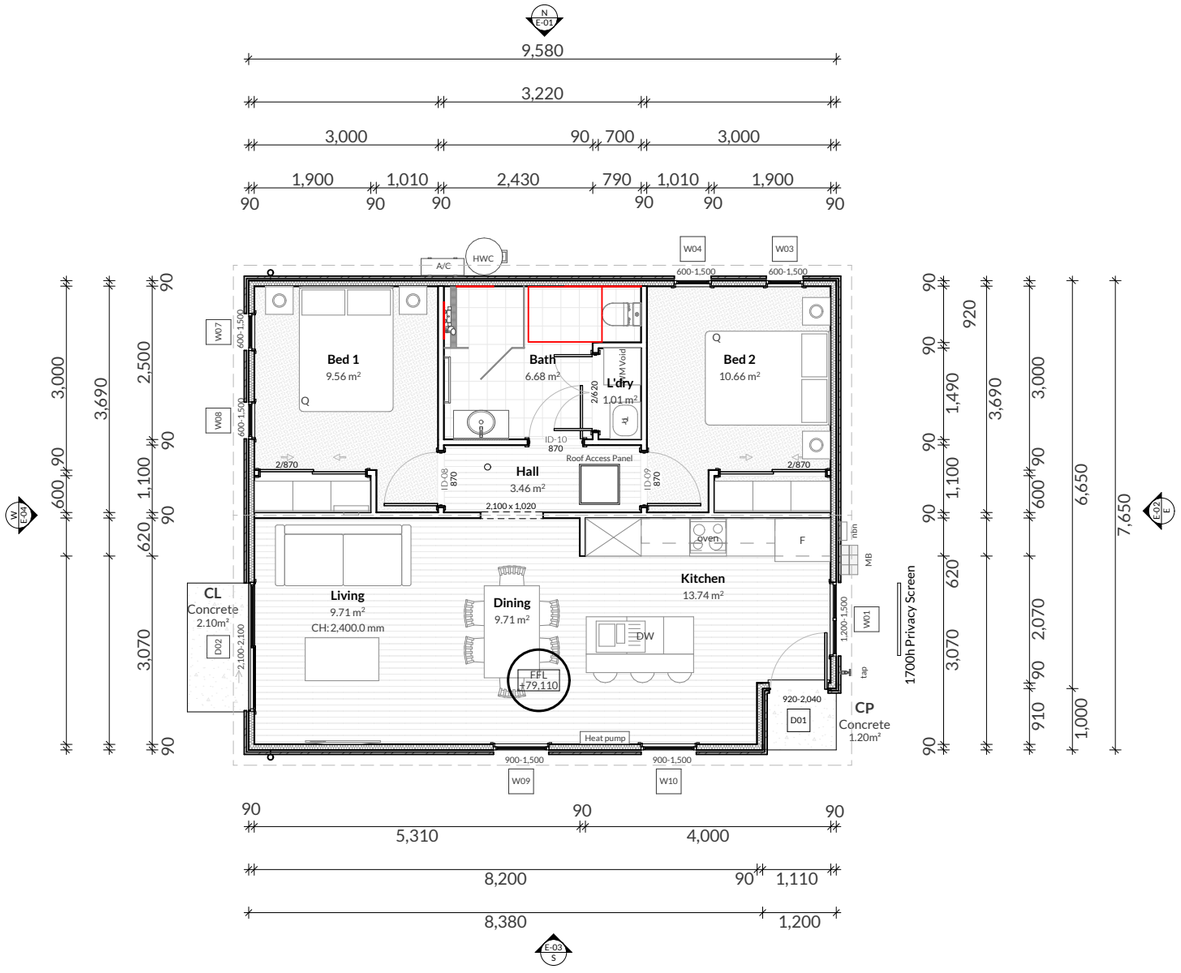
Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

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.
Bath - N/A
Shower - Figure 6.2c
Toilet - Figure 6.2e

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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

Unit 1 - Wall Types - Ground

110	10mm Gyprock Plasterboard; 90mm Timber Stud; 10mm Gyprock Plasterboard
100	Class 4 Vapour Permeable Membrane; 90mm Timber Stud, R2.0 Insulation; 10mm Gyprock Plasterboard

Unit 1 - Floor Covering

	Carpet
	Floorboards - 01
	Tiles - Tan 30x30

Unit 1 - Deck Areas

Storey	Name	Material	Area (m²)
Ground FFL:	CL	Concrete	2.10
Ground FFL:	CP	Concrete	1.20
			3.30 m²

Unit 1 - Gross Floor Area (GFA)

Storey		Area (m²)
Ground FFL:	Unit 1	72.09
		72.09 m²

PINNACLE DRAFTING & DESIGN

Project: **2 - 4 Burgan Cirle, Chigwell - 7011**

Drawing: **U1 - Floor Plan**

Scale: **1:100 @ A3**

Date: **31/07/2026**

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue: **DA - 01**

Drawing No.: **A0101**

Development Application

Issue	Change	Date	Designer
01	CH-01	03.09.2026	JRM

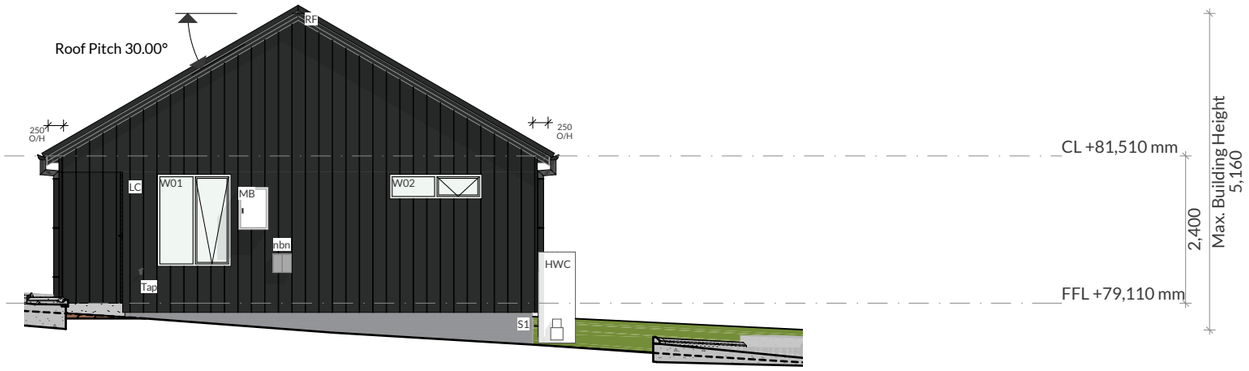
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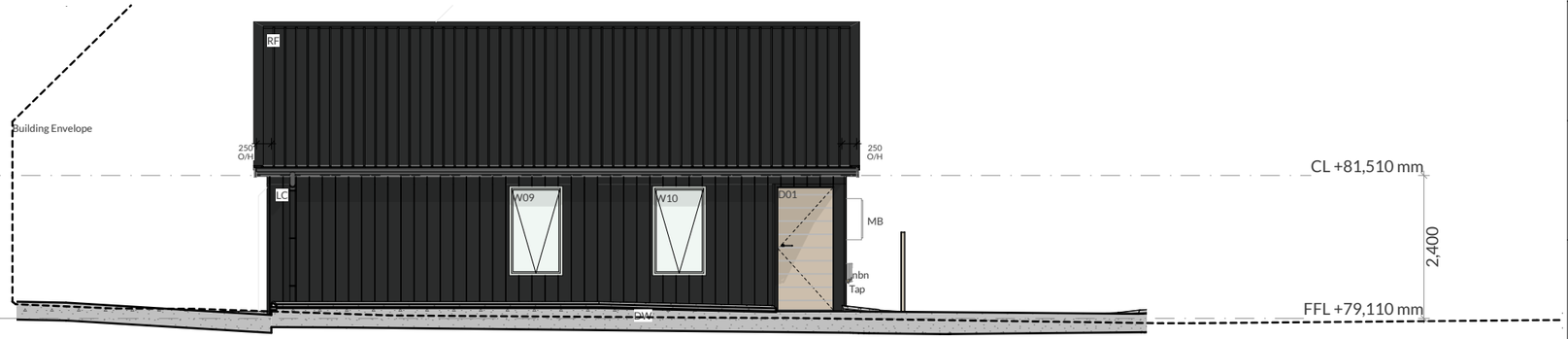
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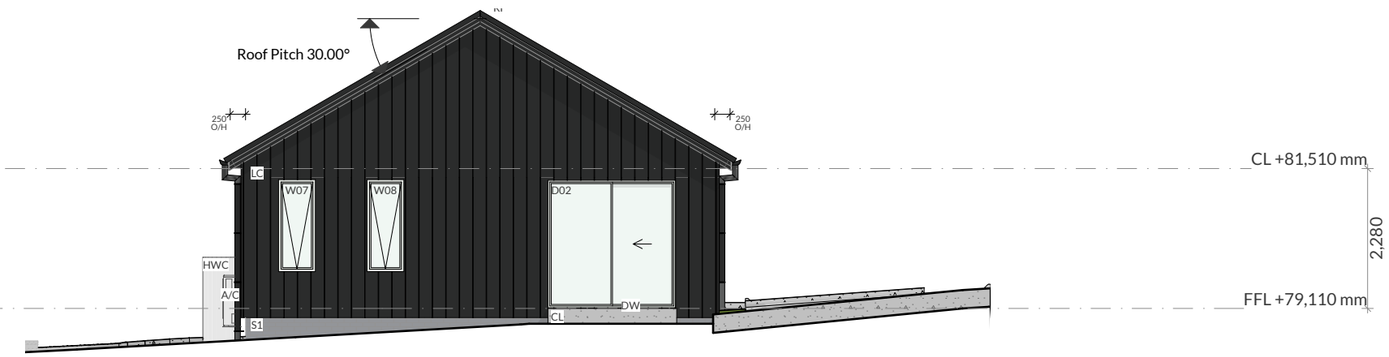
E-01 North Elevation
1:100



E-02 East Elevation
1:100



E-03 South Elevation
1:100



E-04 West Elevation
1:100

Unit 1 - Elevation Notes	
A/C	Air-conditioning condensate discharge to be connected to stormwater system or approved disposal point in accordance with AS/NZS 3500.2 and manufacturer's requirements.
BV	Masonry veneer to be installed in compliance with NCC 2022 Part 5.2, AS4773.1, AS4773.2 & AS3700 - Vapour permeable building wrap to external walls
CL	Concrete Landing
CP	Concrete Porch
HWC	Install hot water cylinder in accordance with manufacturer requirements and AS/NZS 3500
LC	Sheet metal cladding system to be installed in accordance with AS 1562.1 and manufacturer's specifications, including fixings, joints and flashings.
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	Trimdek 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. - Colorbond gutters and fascia. Provide 25mm continuous vent to eave and to parapet
S1	Concrete double brick core filled subfloor wall

Colour	Unit 1 - Material
	Colorbond 'Night Sky'
	Brick - IB - Graphite Exposed

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: 2 - 4 Burgan Cirle, Chigwell - 7011
Drawing: U1 - Elevations
Scale: 1:100 @ A3
Date: 31/07/2026

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

Issue: DA - 01
Drawing No.: A0102
Development Application

Issue	Change	Date	Designer
01	CH-01	03.09.2026	JRM

Refer to Cover Page for further details on changes

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Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a) is located-
- (i) immediately above the primary insulation layer; or
- (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
- (iii) immediately above ceiling insulation; and

(b) has a height of not less than 20 mm; and

(c) is either-
- (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
- (ii) located immediately underneath the roof tiles of an unsarked tiled roof.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling

(1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.
(2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

(a) comply with AS/NZS 2908.2 or ISO 8336; and

(b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
- (i) 2.8 × 30 mm fibre-cement nails; or
- (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
- (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

(a) Cappings must-
- (i) be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and
- (ii) extend not less than 50 mm down the sides of the parapet; and
- (iii) be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and
- (iv) be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.

(b) The top of the capping must slope a minimum of 5 degrees.

(c) Joints in cappings must-
- (i) overlap by not less than 50 mm in the direction of flow; and
- (ii) be securely fastened at intervals of not more than 40 mm; and
- (iii) have sealant installed between laps.

(d) Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.

(e) Lead cappings must not be used with prepainted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.

(f) Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-

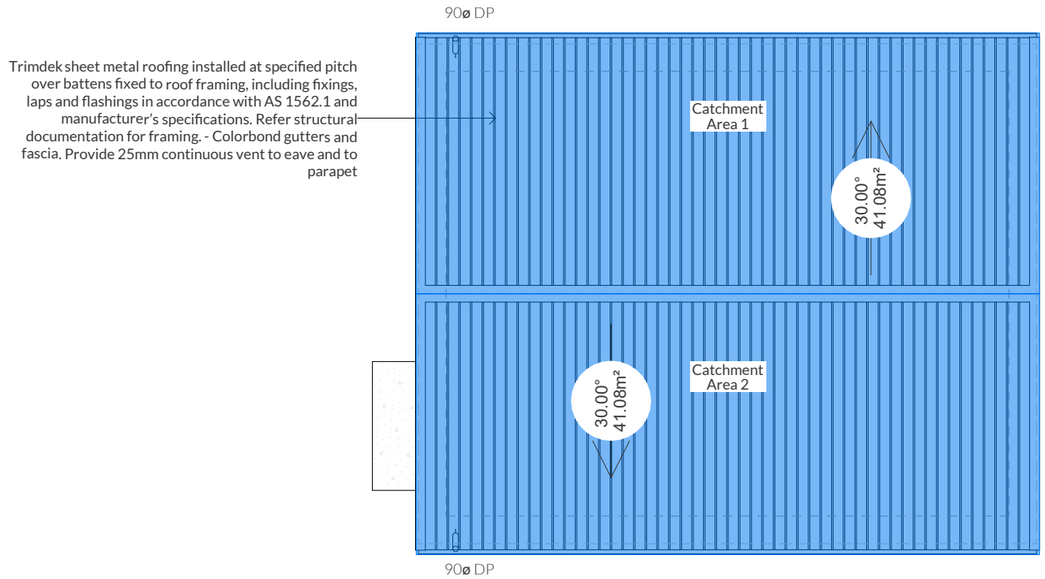
(i) each adjoining sheet or roll being-
- (A) overlapped not less than 150 mm; or
- (B) taped together; and

sarking fixed to supporting members at not more than 300 mm centres.

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Typical Solar Absorbency Values (S.A.V) for Roof Surfaces:

Colour	S.A.V
Slate (Dark Grey)	0.9
Red, Green	0.75
Yellow, Buff	0.6
Zinc Aluminium	0.55
Galvanised Steel	0.55
Light Grey	0.45
Off White	0.35
Light Cream	0.30

PINNACLE
DRAFTING & DESIGN

Project: **2 - 4 Burgan Cirle, Chigwell - 7011**

Drawing: **U1 - Roof Plan**

Scale: **1:100 @ A3**

Date: **31/07/2026**

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue: **DA - 01**

Drawing No.: **A0103**

Development Application

Issue	Change	Date	Designer
01	CH-01	03.09.2026	JRM

Refer to Cover Page for further details on changes

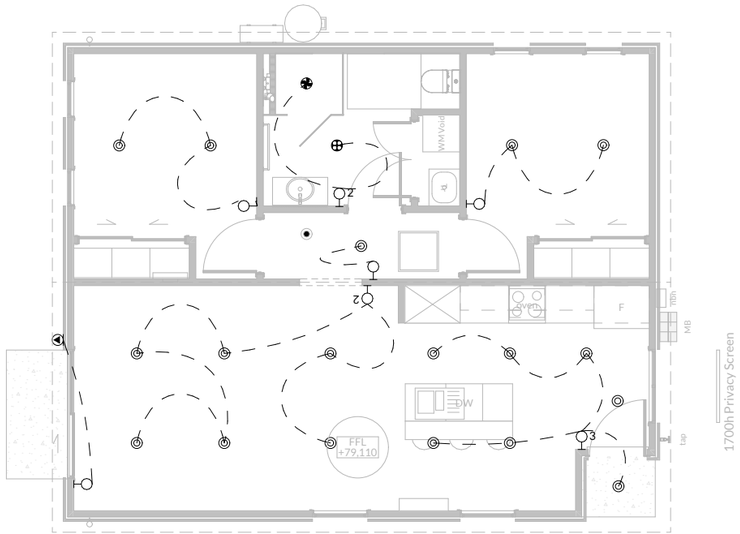
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Unit 1 - Electrical Legend			
Symbol	**Qty**	**Description**	**Allowance**
	1		
2	2	Data - Cat 6 (RJ45) - 2 Gang	
	1	Fan - 3 in 1 (4 Heat Lamp)	10W (LIGHT)
	1	Fan - Exhaust Fan	
	18	GPO - Double	
	2	GPO - Double Weatherproof	
ISO	1	GPO - Double with isolation switch	
	3	GPO - Single	
	18	Light - Downlight	10W
	1	Light - Wall Mounted	10W

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DATE RECEIVED: 28 October 2026



Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and
(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
(a)Where a smoke alarm is located on the ceiling it must be-
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space - See electrical plan.

PINNACLE
DRAFTING & DESIGN

Project: **2 - 4 Burgan Cirle, Chigwell - 7011**
Drawing: **U1 - Electrical Plan**
Scale: **1:100 @ A3**
Date: **31/07/2026**

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

Issue: **DA - 01**
Drawing No.: **A0104**
Development Application

Issue	Change	Date	Designer
01	CH-01	03.09.2026	JRM

Refer to Cover Page for further details on changes

Document Set ID: 3684802
Version: 1, Version Date: 03/11/2026

Unit 2 - Floor Plan Legend

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

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

Unit 2 - Wall Types - Ground

110	10mm Gyprock Plasterboard; 90mm Timber Stud; 10mm Gyprock Plasterboard
100	Class 4 Vapour Permeable Membrane; 90mm Timber Stud, R2.0 Insulation; 10mm Gyprock Plasterboard

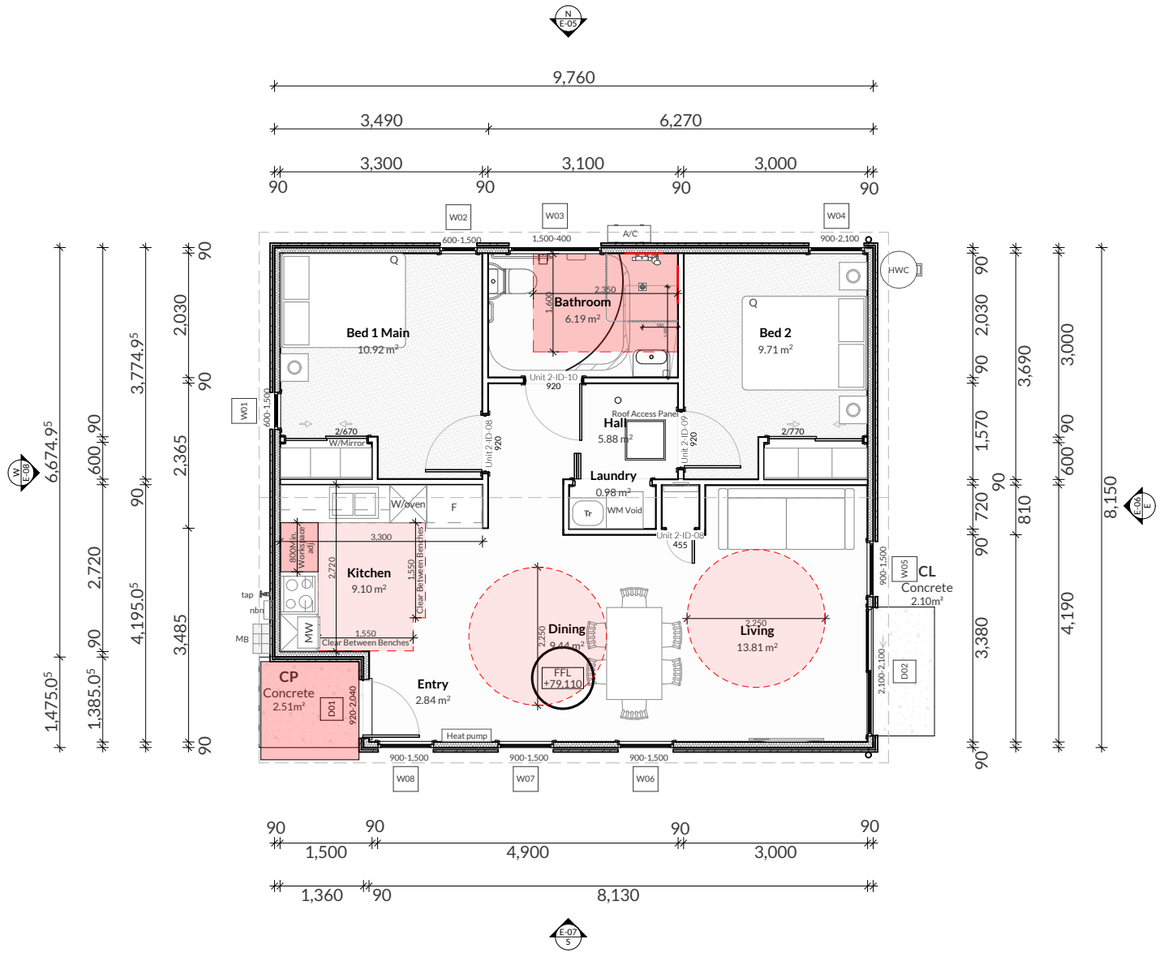
Unit 2 - Floor Covering - Ground

	Carpet
	Vinyl

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026



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.
Bath - N/A
Shower - Figure 6.2c
Toilet - Figure 6.2e

Unit 2 - Gross Floor Area - Deck

Storey	Name	Material	Area (m²)
Ground FFL:	CL	Concrete	2.10
Ground FFL:	CP	Concrete	2.51
			4.61 m²

Unit 2 - Gross Floor Area - Building

Storey	Area (m²)
Ground FFL:	77.41
	77.41 m²

PINNACLE
DRAFTING & DESIGN

Project: **2 - 4 Burgan Cirle, Chigwell - 7011**
Drawing: **U2 - Floor Plan**
Scale: **1:100 @ A3**
Date: **31/07/2026**

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue: **DA - 01**
Drawing No.: **A0201**
Development Application

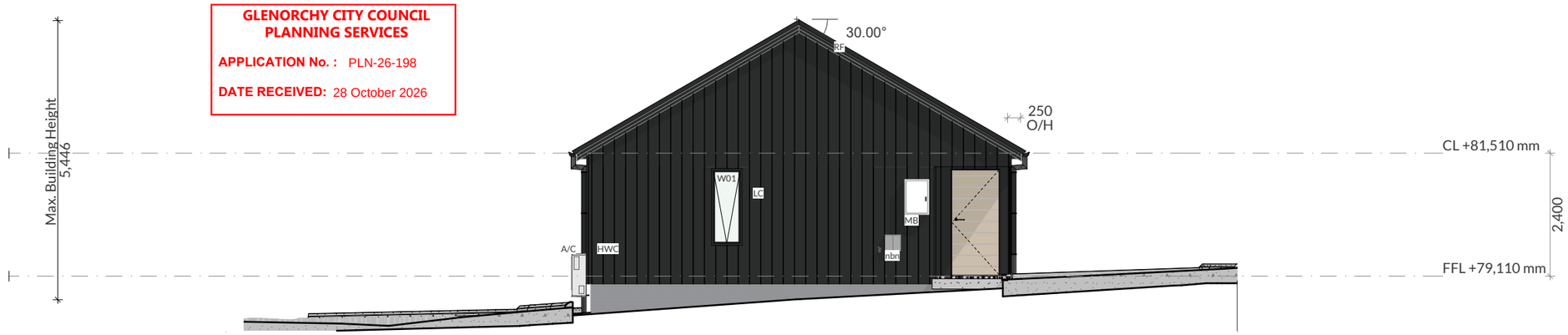
Issue	Change	Date	Designer
01			

Refer to Cover Page for further details on changes

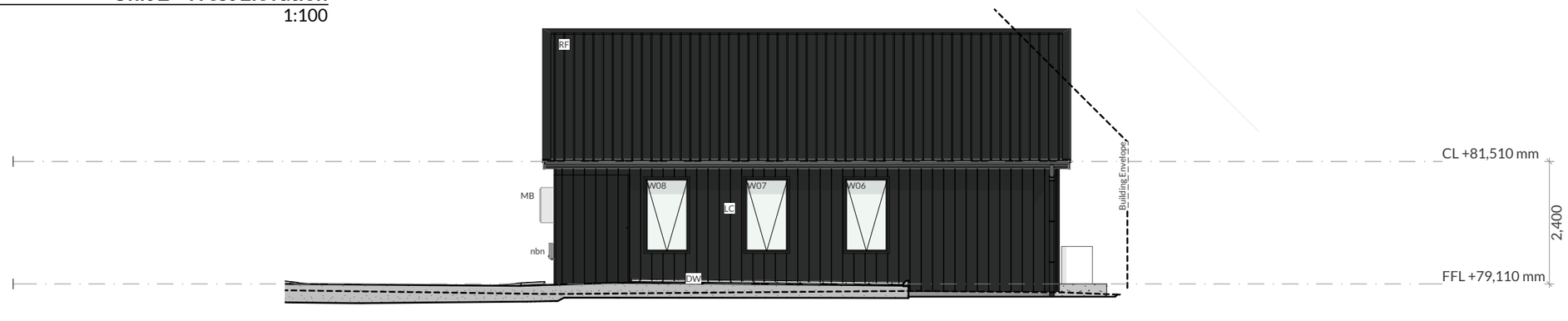
Pinnacle Drafting & Design, 1 Burgan Circle, Chigwell, 7011 Way,Cambridge 7170 03 6248 4218
Print Date: 28/10/2026 3:07 PM

Document Set ID: 3684802
Version: 1, Version Date: 03/11/2026

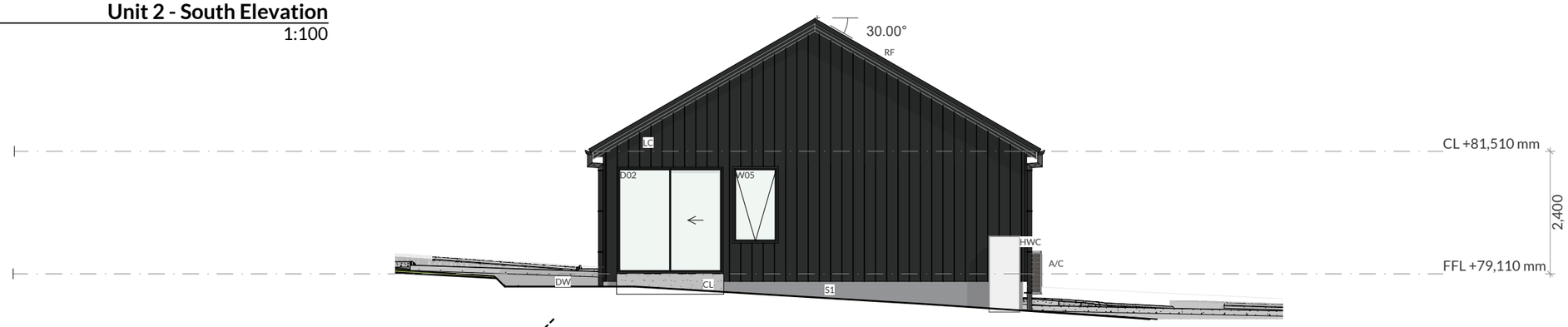
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-198
DATE RECEIVED: 28 October 2026



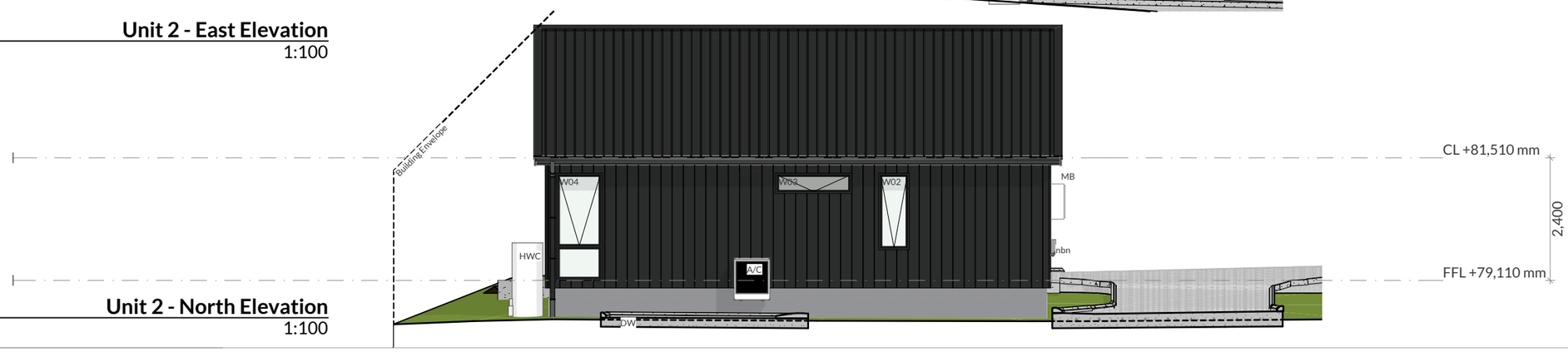
E-08 Unit 2 - West Elevation
1:100



E-07 Unit 2 - South Elevation
1:100

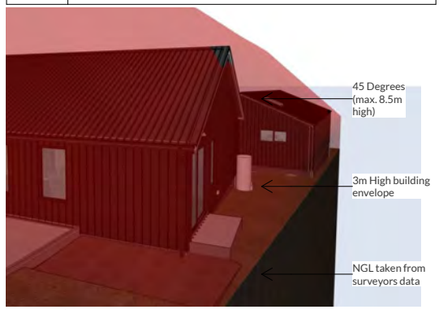


E-06 Unit 2 - East Elevation
1:100



E-05 Unit 2 - North Elevation
1:100

Unit 2 - Elevation - Schedule	
A/C	Air-conditioning condensate discharge to be connected to stormwater system or approved disposal point in accordance with AS/NZS 3500.2 and manufacturer's requirements.
BV	Masonry veneer to be installed in compliance with NCC 2022 Part 5.2, AS4773.1, AS4773.2 & AS3700 - Vapour permeable building wrap to external walls
CL	Concrete Landing
CP	Concrete Porch
HWC	Install hot water cylinder in accordance with manufacturer requirements and AS/NZS 3500
LC	Sheet metal cladding system to be installed in accordance with AS 1562.1 and manufacturer's specifications, including fixings, joints and flashings.
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	Trimdek 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. - Colorbond gutters and fascia
RF	Trimdek 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. - Colorbond gutters and fascia. Provide 25mm continuous vent to eave and to parapet



Unit 2 - East Building Envelope

Colour	Material
	Colorbond 'Night Sky'
	Brick - IB - Graphite Exposed

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: 2 - 4 Burgan Cirle, Chigwell - 7011
Drawing: U2 - Elevations
Scale: 1:100 @ A3
Date: 31/07/2026

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

Issue: DA - 01
Drawing No.: A0202
Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

Refer to Cover Page for further details on changes

Document Set ID: 3684802
Version: 1, Version Date: 03/11/2026

Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-

(i)immediately above the primary insulation layer; or

(ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or

(iii)immediately above ceiling insulation; and

(b)has a height of not less than 20 mm; and

(c)is either-

(i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or

(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

(a)comply with AS/NZS 2908.2 or ISO 8336; and

(b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-

(i) 2.8 × 30 mm fibre-cement nails; or

(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or

(iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

(a)Cappings must-

(i)be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and

(ii)extend not less than 50 mm down the sides of the parapet; and

(iii)be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and

(iv)be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.

(b)The top of the capping must slope a minimum of 5 degrees.

(c)Joints in cappings must-

(i)overlap by not less than 50 mm in the direction of flow; and

(ii)be securely fastened at intervals of not more than 40 mm; and

(iii)have sealant installed between laps.

(d)Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.

(e)Lead cappings must not be used with prepainted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.

(f)Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-

(i)each adjoining sheet or roll being-

(A)overlapped not less than 150 mm; or

(B)taped together; and

sarking fixed to supporting members at not more than 300 mm centres.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling

(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

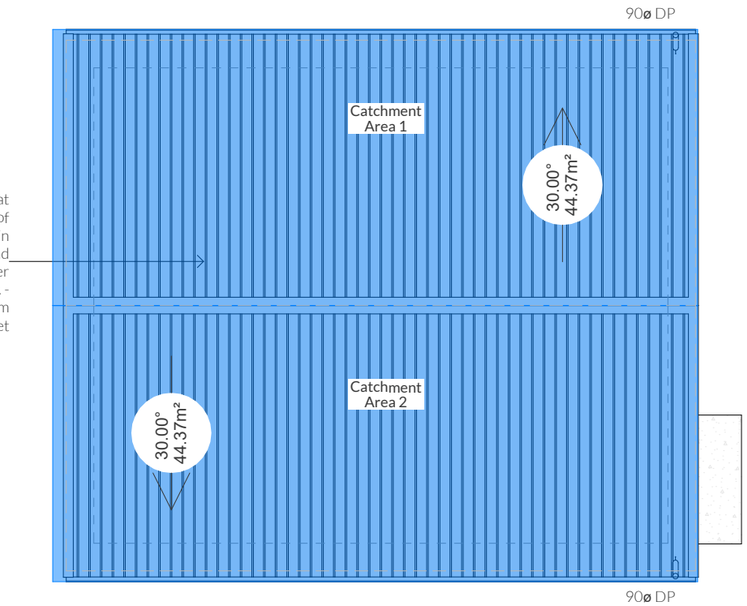
(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026

Trimdek 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. - Colorbond gutters and fascia. Provide 25mm continuous vent to eave and to parapet



Typical Solar Absorbency Values (S.A.V) for Roof Surfaces:

Colour	S.A.V
Slate (Dark Grey)	0.9
Red, Green	0.75
Yellow, Buff	0.6
Zinc Aluminium	0.55
Galvanised Steel	0.55
Light Grey	0.45
Off White	0.35
Light Cream	0.30

PINNACLE
DRAFTING & DESIGN

Project
2 - 4 Burgan Cirle, Chigwell - 7011

Drawing
U2 - Roof Plan

Scale
1:100 @ A3

Date
31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue
DA - 01

Drawing No.
A0203

Development Application

Issue	Change	Date	Designer
01			

Refer to Cover Page for further details on changes

Unit 1, 1 Cambridge Park Drive, Cambridge 7170 03 6248 4218

Print Date: 28/10/2026 3:07 PM

Document Set ID: 3684802
Version: 1, Version Date: 03/11/2026

U2 - Electrical Legend			
Symbol	**Qty**	**Description**	**Allowance**
	1	Fan - 3 in 1 (4 Heat Lamp)	10W (LIGHT)
	1	Fan - Exhaust Fan	
	13	GPO - Double	
	19	Light - Downlight	10W
	8	Switch - Light 1 Gang	
2	2	Switch - Light 2 Gang	
	1	Telephone	
	1	TELEPHONE	

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026

Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and
(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
(a)Where a smoke alarm is located on the ceiling it must be-
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

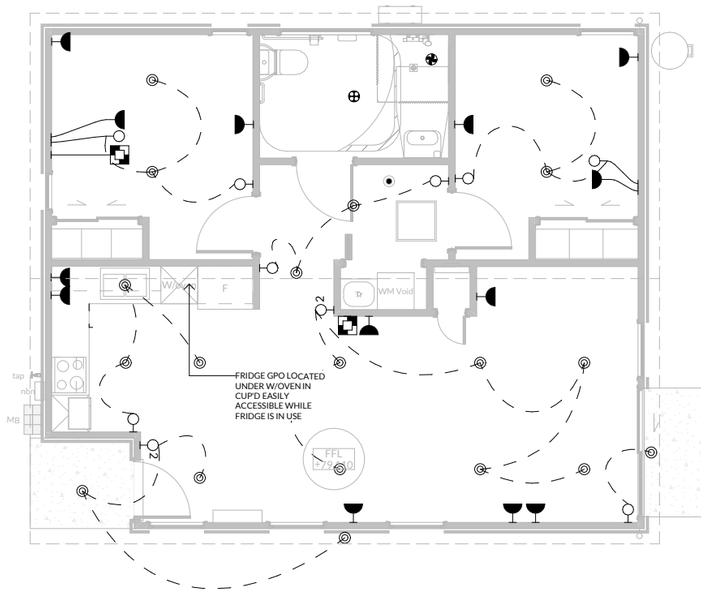
Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space - See electrical plan.



PINNACLE
DRAFTING & DESIGN

Project	Drawing	Scale	Date
2 - 4 Burgan Cirle, Chigwell - 7011	U2 - Electrical Plan	1:100 @ A3	31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue: DA - 01
Drawing No.: A0204
Development Application

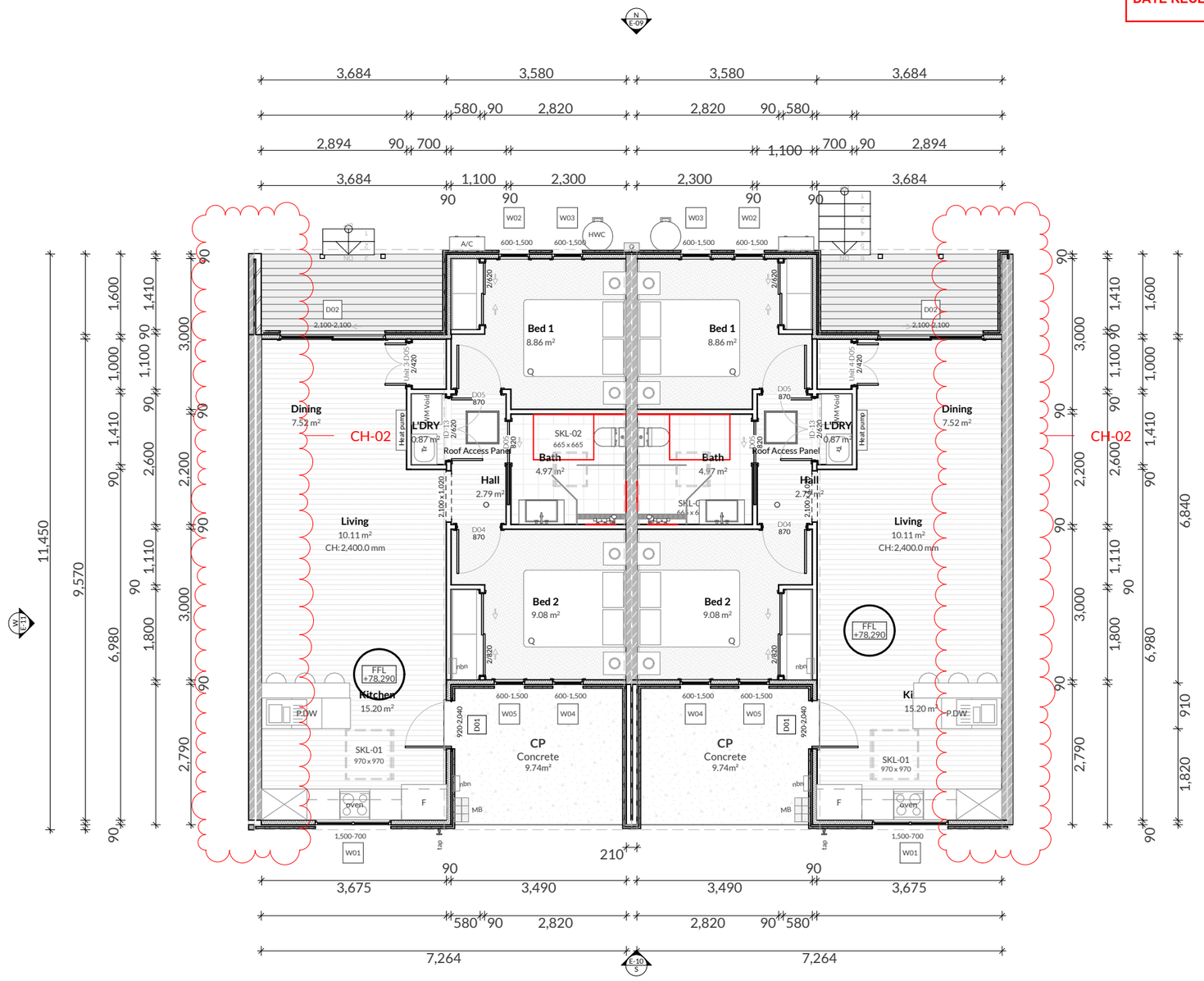
Issue	Change	Date	Designer
01			

Refer to Cover Page for further details on changes

Document Set ID: 3684802
Version: 1, Version Date: 03/11/2026

Unit 3 & 4 - Floor Plan Legend

A/C	A/C
Heat pump	Heat pump
HWC	HWC
MB	MB
nbn	nbn
Roof Access Panel	Roof Access Panel
Smoke Alarm	Smoke Alarm
tap	Tap



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.
Bath - N/A
Shower - Figure 6.2c
Toilet - Figure 6.2e

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-198
DATE RECEIVED: 28 October 2026

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

Unit 3 & 4 - Wall Types - Ground

110	10mm Gyprock Plasterboard; 90mm Timber Stud; 10mm Gyprock Plasterboard
90	90mm Timber Stud
110	Brick - Finish
280	Brick - Finish; Air Space; Class 4 Vapour Permeable Membrane; 90mm Timber Stud, R2.0 Insulation; 10mm Gyprock Plasterboard
100	Class 4 Vapour Permeable Membrane; 90mm Timber Stud, R2.0 Insulation; 10mm Gyprock Plasterboard
228	James Hardie 9mm Villaboard lining; 90mm Timber Stud, W/JH60mm Fire Insulation; Air Cavity; 90mm Timber Stud, W/JH60mm Fire Insulation; James Hardie 9mm Villaboard lining

Unit 3 & 4 - Floor Covering

Carpet

Vinyl

Unit 3 & 4 - Gross Floor Area - Deck

Storey		Name	Material	Area (m²)
Ground FFL:	Unit 3	CP	Concrete	9.74
Ground FFL:	Unit 3	DK	Selected Timb...	5.63
Ground FFL:	Unit 4	CP	Concrete	9.74
Ground FFL:	Unit 4	DK	Selected Timb...	5.63
				30.74 m²

Unit 3 & 4 - Gross Floor Area - Building

Storey		Name	Area (m²)
Ground FFL:	Unit 3		70.57
Ground FFL:	Unit 4		69.43
			140.00 m²

PINNACLE DRAFTING & DESIGN

Project: **2 - 4 Burgan Cirle, Chigwell - 7011**
Drawing: **U3 & U4 - Floor Plan**
Scale: **1:100 @ A3**
Date: **31/07/2026**

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

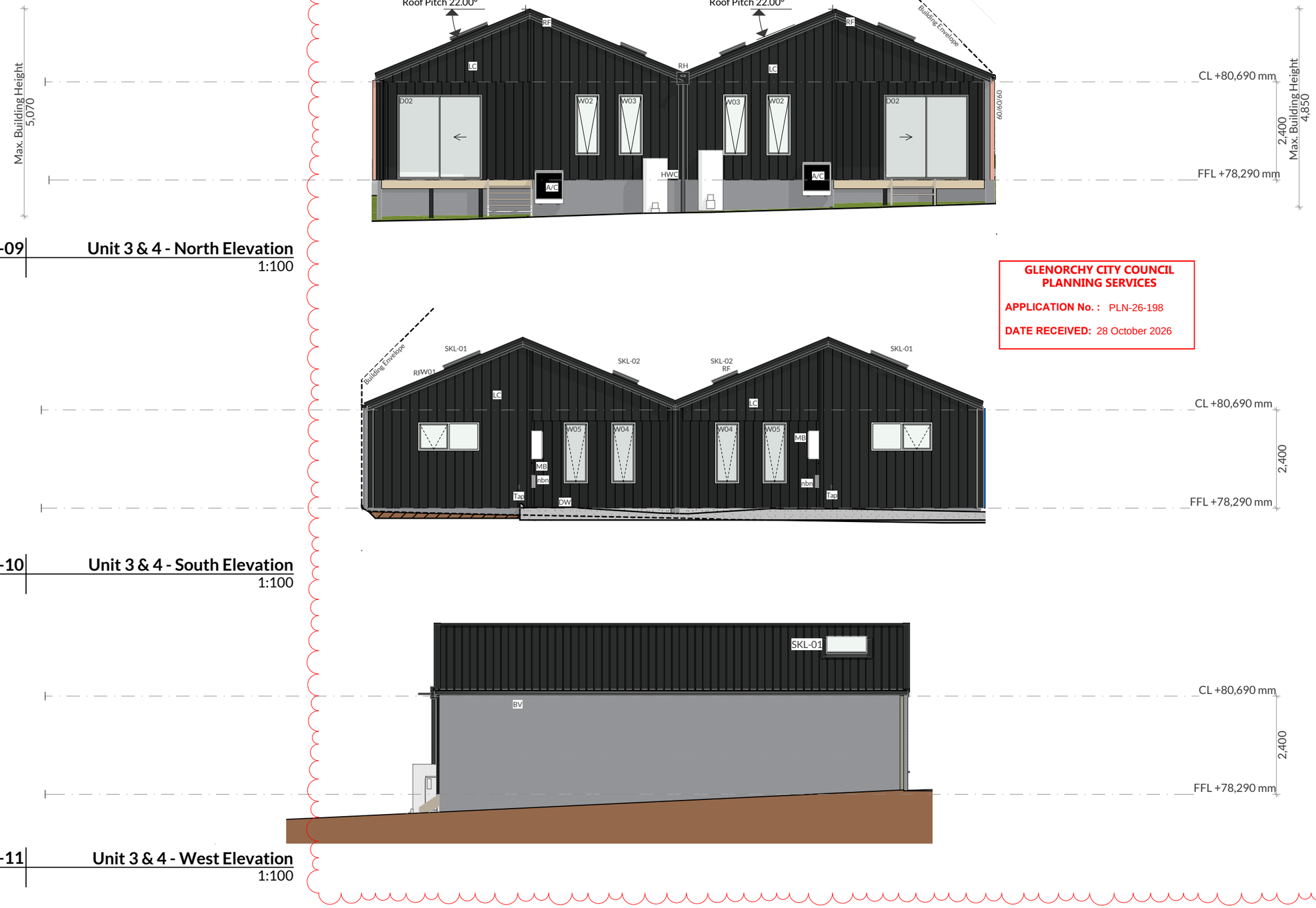
Issue: **DA - 01**
Drawing No.: **A0301**
Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

Refer to Cover Page for further details on changes

Document Set ID: 3684802
Version: 1, Version Date: 03/11/2026



E-09 Unit 3 & 4 - North Elevation
1:100

E-10 Unit 3 & 4 - South Elevation
1:100

E-11 Unit 3 & 4 - West Elevation
1:100

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026

Unit 3 & 4 - Elevation - Schedule

A/C	Air-conditioning condensate discharge to be connected to stormwater system or approved disposal point in accordance with AS/NZS 3500.2 and manufacturer's requirements.
BV	Masonry veneer to be installed in compliance with NCC 2022 Part 5.2, AS4773.1, AS4773.2 & AS3700 - Vapour permeable building wrap to external walls
BV	Rendered masonry veneer to be installed in compliance with NCC 2022 Part 5.2, AS4773.1, AS4773.2 & AS3700 - Vapour permeable building wrap to external walls
CP	Concrete Porch
DB	Selected Single Brick Wall
DK	Timber Deck
HWC	Install hot water cylinder in accordance with manufacturer requirements and AS/NZS 3500
LC	Sheet metal cladding system to be installed in accordance with AS 1562.1 and manufacturer's specifications, including fixings, joints and flashings.
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	Trimdek 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. - Colorbond gutters and fascia
RH	Rainheads to comply with AS/NZS 3500.3

CH-02

Colour	Unit 1 - Material
	Colorbond 'Night Sky'
	Brick - IB - Graphite Exposed

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: 2 - 4 Burgan Cirle, Chigwell - 7011

Drawing: U3 & U4 - Elevations

Scale: 1:100 @ A3

Date: 31/07/2026

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

Issue: DA - 01

Drawing No.: A0302

Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

Refer to Cover Page for further details on changes

Unit 1, 2 Burgan Circle, Chigwell 7011 Australia 03 6248 4218

Print Date: 28/10/2026 3:07 PM

Document Set ID: 3684802
Version: 1, Version Date: 03/11/2026

Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-

(i)immediately above the primary insulation layer; or

(ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or

(iii)immediately above ceiling insulation; and

(b)has a height of not less than 20 mm; and

(c)is either-

(i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or

(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

(a)comply with AS/NZS 2908.2 or ISO 8336; and

(b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-

(i) 2.8 × 30 mm fibre-cement nails; or

(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or

(iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

(a)Cappings must-

(i)be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and

(ii)extend not less than 50 mm down the sides of the parapet; and

(iii)be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and

(iv)be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.

(b)The top of the capping must slope a minimum of 5 degrees.

(c)Joints in cappings must-

(i)overlap by not less than 50 mm in the direction of flow; and

(ii)be securely fastened at intervals of not more than 40 mm; and

(iii)have sealant installed between laps.

(d)Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.

(e)Lead cappings must not be used with prepainted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.

(f)Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-

(i)each adjoining sheet or roll being-

(A)overlapped not less than 150 mm; or

(B)taped together; and

sarking fixed to supporting members at not more than 300 mm centres.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling

(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026



Typical Solar Absorbency Values (S.A.V) for Roof Surfaces:

Colour	S.A.V
Slate (Dark Grey)	0.9
Red, Green	0.75
Yellow, Buff	0.6
Zinc Aluminium	0.55
Galvanised Steel	0.55
Light Grey	0.45
Off White	0.35
Light Cream	0.30

PINNACLE
DRAFTING & DESIGN

Project
2 - 4 Burgan Cirle, Chigwell - 7011

Drawing
U3 & U4 - Roof Plan

Scale
1:100 @ A3

Date
31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue
DA - 01

Drawing No.
A0303

Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

Refer to Cover Page for further details on changes

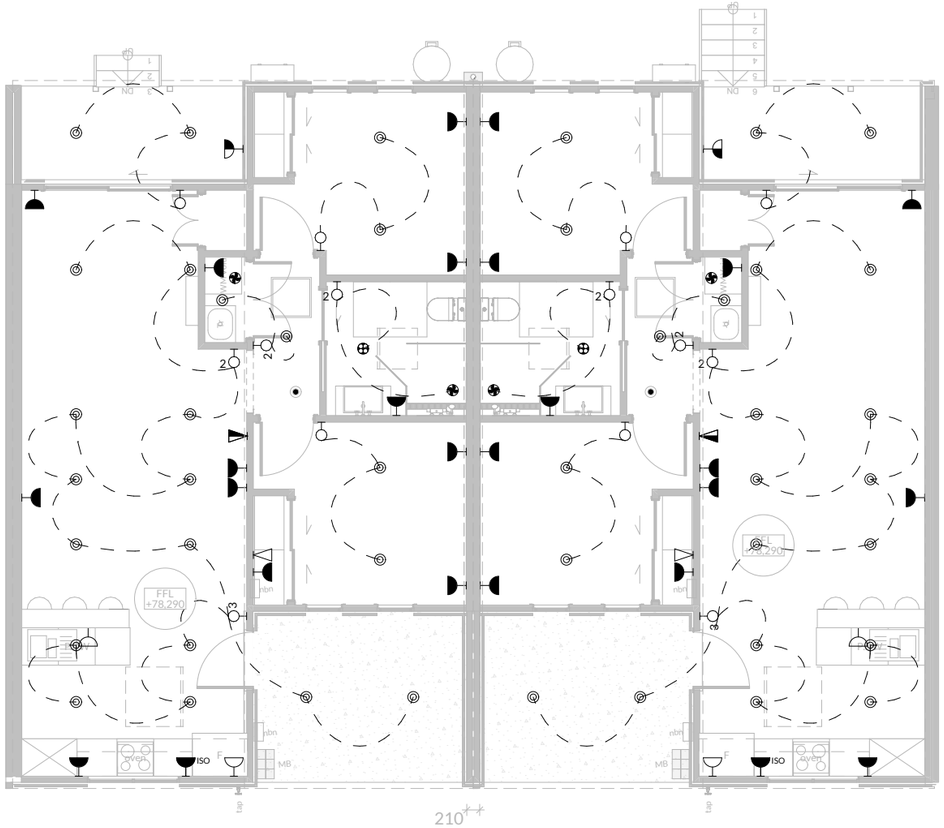
Document Set ID: 3684802
Version: 1, Version Date: 03/11/2026

U3 - Electrical Legend				U4 - Electrical Legend			
Symbol	Qty	Description	Allowance	Symbol	Qty	Description	Allowance
	1	Data - Cat 6 (RJ45) - 1 Gang			1	Data - Cat 6 (RJ45) - 1 Gang	
	1	Data - Cat 6 (RJ45) - 6 Gang and TV			1	Data - Cat 6 (RJ45) - 6 Gang and TV	
	1	Fan - 3 in 1 (4 Heat Lamp)	10W (LIGHT)		1	Fan - 3 in 1 (4 Heat Lamp)	10W (LIGHT)
	2	Fan - Exhaust Fan			2	Fan - Exhaust Fan	
	13	GPO - Double			13	GPO - Double	
	1	GPO - Double Weatherproof			1	GPO - Double Weatherproof	
ISO	1	GPO - Double with isolation switch		ISO	1	GPO - Double with isolation switch	
	2	GPO - Single			2	GPO - Single	
	22	Light - Downlight	10W		22	Light - Downlight	10W
	3	Switch - Light 1 Gang			3	Switch - Light 1 Gang	
2	3	Switch - Light 2 Gang		2	3	Switch - Light 2 Gang	
3	1	Switch - Light 3 Gang		3	1	Switch - Light 3 Gang	

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026



CH-02

Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and
(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
(a)Where a smoke alarm is located on the ceiling it must be-
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space - See electrical plan.

PINNACLE
DRAFTING & DESIGN

Project: 2 - 4 Burgan Cirle, Chigwell - 7011

Drawing: U3 & U4 - Electrical Plan

Scale: 1:100 @ A3

Date: 31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue: DA - 01

Drawing No.: A0304

Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

Refer to Cover Page for further details on changes

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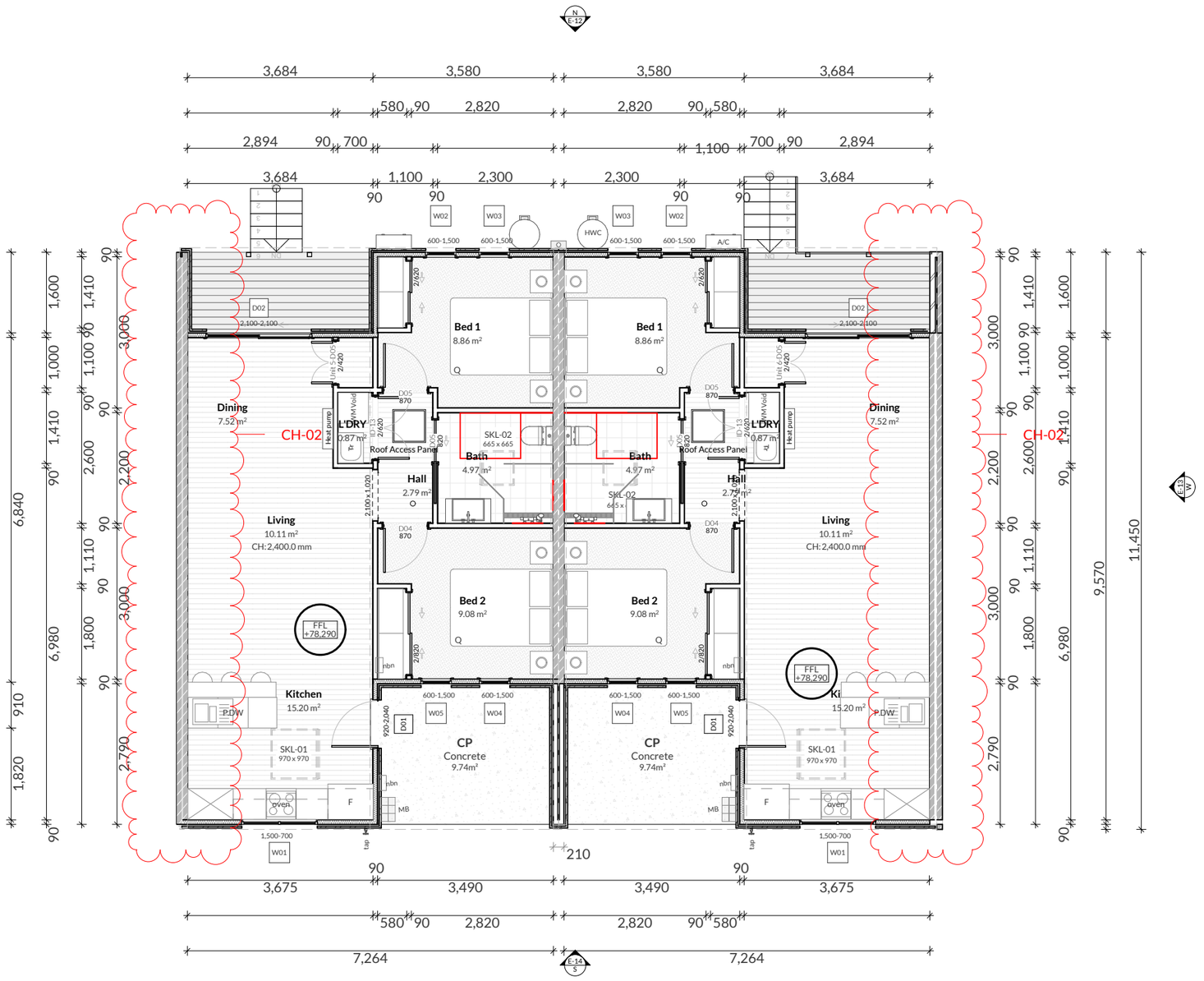
Unit 5 & 6 - Floor Plan Legend

- A/C
- Heat pump
- HWC
- MB
- nbn
- Roof Access Panel
- Smoke Alarm
- Tap

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026



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

Unit 5 & 6 - Wall Types - Ground

110	10mm Gyprock Plasterboard; 90mm Timber Stud; 10mm Gyprock Plasterboard
90	90mm Timber Stud
110	Brick - Finish
280	Brick - Finish; Air Space; Class 4 Vapour Permeable Membrane; 90mm Timber Stud, R2.0 Insulation; 10mm Gyprock Plasterboard
100	Class 4 Vapour Permeable Membrane; 90mm Timber Stud, R2.0 Insulation; 10mm Gyprock Plasterboard
228	James Hardie 9mm Villaboard lining; 90mm Timber Stud, W/JH60mm Fire Insulation; Air Cavity; 90mm Timber Stud, W/JH60mm Fire Insulation; James Hardie 9mm Villaboard lining

Unit 5 & 6 - Floor Covering

- Carpet
- Floorboards - 01
- Tiles - Tan 30x30

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.
Bath - N/A
Shower - Figure 6.2c
Toilet - Figure 6.2e

Unit 5 & 6 - Gross Floor Area - Deck

Storey		Name	Material	Area (m²)
Ground FFL:	Unit 5	CP	Concrete	9.74
Ground FFL:	Unit 5	DK	Selected Timb...	5.63
Ground FFL:	Unit 6	CP	Concrete	9.74
Ground FFL:	Unit 6	DK	Selected Timb...	5.63
				30.74 m²

Unit 5 & 6 - Gross Floor Area - Building

Storey		Name	Area (m²)
Ground FFL:	Unit 5		69.43
Ground FFL:	Unit 6		70.57
			140.00 m²

PINNACLE
DRAFTING & DESIGN

Project
2 - 4 Burgan Cirle, Chigwell - 7011

Drawing
U5 & U6 - Floor Plan

Scale
1:100 @ A3

Date
31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue
DA - 01

Drawing No.
A0401

Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

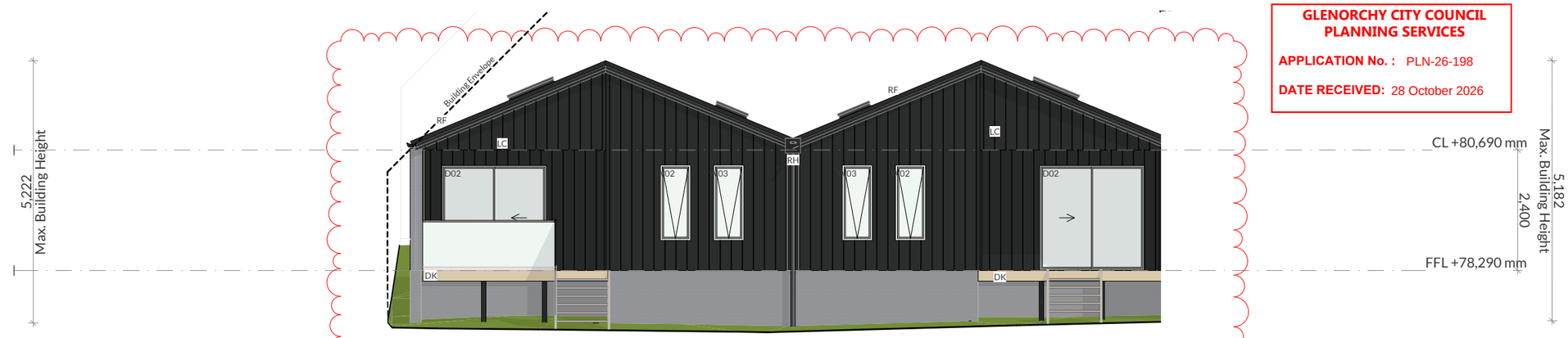
Refer to Cover Page for further details on changes

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Version: 1, Version Date: 03/11/2026

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PLANNING SERVICES

APPLICATION No. : PLN-26-198

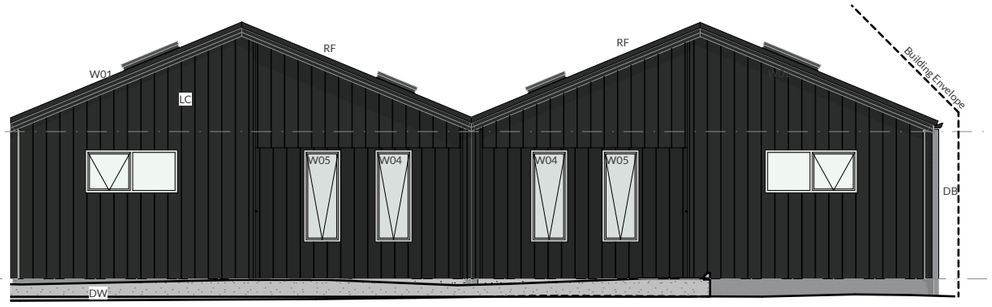
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E-12 Unit 5 & 6 - North Elevation
1:100

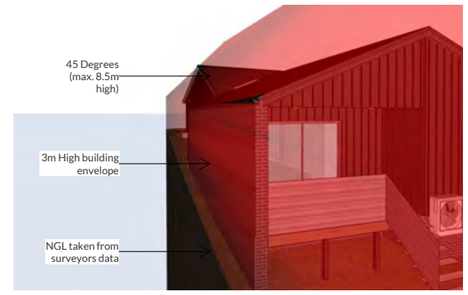


E-13 Unit 5 & 6 - East Elevation
1:100



E-14 Unit 5 & 6 - South Elevation
1:100

Unit 5 & 6 - Elevation - Schedule	
A/C	Air-conditioning condensate discharge to be connected to stormwater system or approved disposal point in accordance with AS/NZS 3500.2 and manufacturer's requirements.
BV	Masonry veneer to be installed in compliance with NCC 2022 Part 5.2, AS4773.1, AS4773.2 & AS3700 - Vapour permeable building wrap to external walls
BV	Rendered masonry veneer to be installed in compliance with NCC 2022 Part 5.2, AS4773.1, AS4773.2 & AS3700 - Vapour permeable building wrap to external walls
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DB	Selected Single Brick Wall
DK	Timber Deck
HWC	Install hot water cylinder in accordance with manufacturer requirements and AS/NZS 3500
LC	Sheet metal cladding system to be installed in accordance with AS 1562.1 and manufacturer's specifications, including fixings, joints and flashings.
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	Trimdek 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. - Colorbond gutters and fascia
RH	Rainheads to comply with AS/NZS 3500.3



Unit 6 - East Building Envelope

Colour	Material
	Colorbond 'Night Sky'
	Brick - IB - Graphite Exposed

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: 2 - 4 Burgan Cirle, Chigwell - 7011

Drawing: U5 & U6 - Elevations

Scale: 1:100 @ A3

Date: 31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue: DA - 01

Drawing No.: A0402

Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

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Document Set ID: 3684802
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Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-

(i)immediately above the primary insulation layer; or

(ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or

(iii)immediately above ceiling insulation; and

(b)has a height of not less than 20 mm; and

(c)is either-

(i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or

(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

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(a)comply with AS/NZS 2908.2 or ISO 8336; and

(b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-

(i) 2.8 × 30 mm fibre-cement nails; or

(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or

(iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

(a)Cappings must-

(i)be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and

(ii)extend not less than 50 mm down the sides of the parapet; and

(iii)be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and

(iv)be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.

(b)The top of the capping must slope a minimum of 5 degrees.

(c)Joints in cappings must-

(i)overlap by not less than 50 mm in the direction of flow; and

(ii)be securely fastened at intervals of not more than 40 mm; and

(iii)have sealant installed between laps.

(d)Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.

(e)Lead cappings must not be used with prepainted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.

(f)Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-

(i)each adjoining sheet or roll being-

(A)overlapped not less than 150 mm; or

(B)taped together; and

sarking fixed to supporting members at not more than 300 mm centres.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

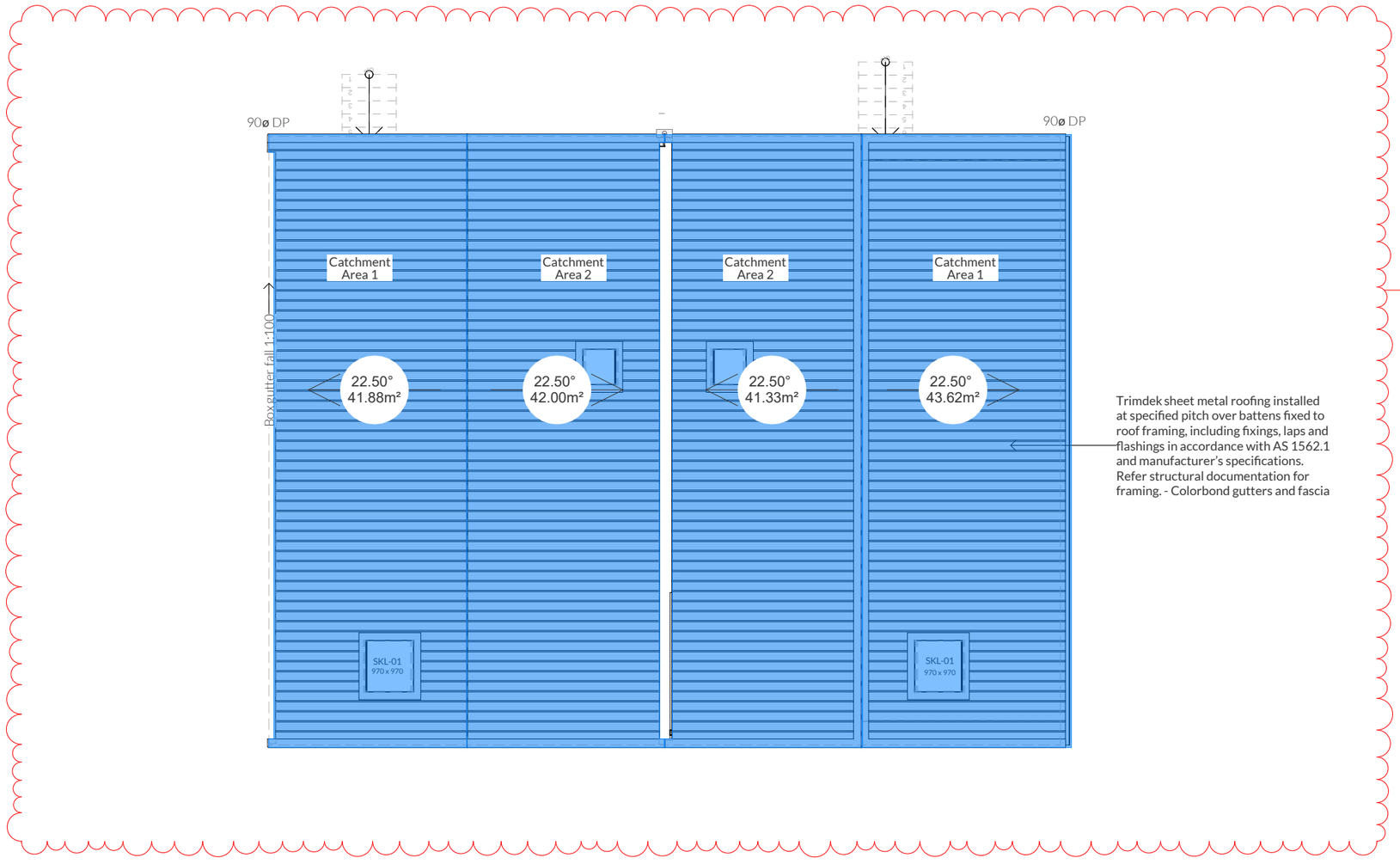
APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling

(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.



Typical Solar Absorbency Values (S.A.V) for Roof Surfaces:

Colour	S.A.V
Slate (Dark Grey)	0.9
Red, Green	0.75
Yellow, Buff	0.6
Zinc Aluminium	0.55
Galvanised Steel	0.55
Light Grey	0.45
Off White	0.35
Light Cream	0.30

PINNACLE
DRAFTING & DESIGN

Project: **2 - 4 Burgan Cirle, Chigwell - 7011**

Drawing: **U5 & U6 - Roof Plan**

Scale: **1:100 @ A3**

Date: **31/07/2026**

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue: **DA - 01**

Drawing No.: **A0403**

Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

Refer to Cover Page for further details on changes

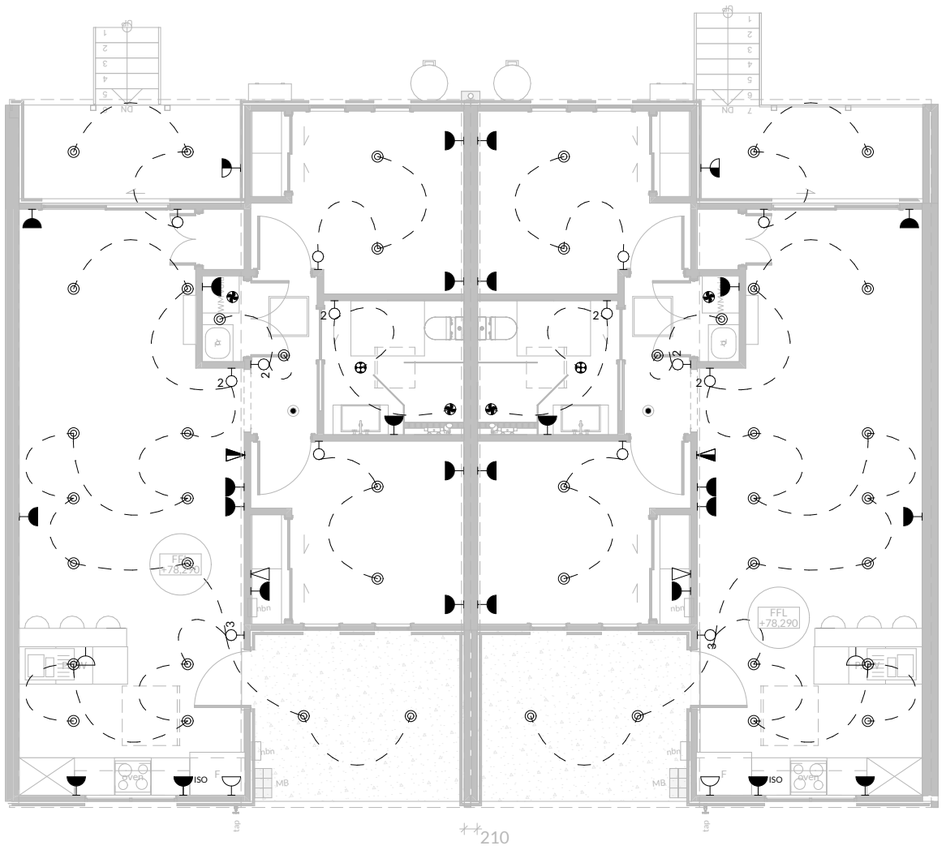
Document Set ID: 3684802
Version: 1, Version Date: 03/11/2026

U5 - Electrical Legend				U6 - Electrical Legend			
Symbol	Qty	Description	Allowance	Symbol	Qty	Description	Allowance
	1	Data - Cat 6 (RJ45) - 1 Gang			1	Data - Cat 6 (RJ45) - 1 Gang	
	1	Data - Cat 6 (RJ45) - 6 Gang and TV			1	Data - Cat 6 (RJ45) - 6 Gang and TV	
	1	Fan - 3 in 1 (4 Heat Lamp)	10W (LIGHT)		1	Fan - 3 in 1 (4 Heat Lamp)	10W (LIGHT)
	2	Fan - Exhaust Fan			2	Fan - Exhaust Fan	
	13	GPO - Double			13	GPO - Double	
	1	GPO - Double Weatherproof			1	GPO - Double Weatherproof	
ISO	1	GPO - Double with isolation switch		ISO	1	GPO - Double with isolation switch	
	2	GPO - Single			2	GPO - Single	
	22	Light - Downlight	10W		22	Light - Downlight	10W
	3	Switch - Light 1 Gang			3	Switch - Light 1 Gang	
2	3	Switch - Light 2 Gang		2	3	Switch - Light 2 Gang	
3	1	Switch - Light 3 Gang		3	1	Switch - Light 3 Gang	

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

DATE RECEIVED: 28 October 2026



CH-02

Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and
(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
(a)Where a smoke alarm is located on the ceiling it must be-
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space - See electrical plan.

PINNACLE
DRAFTING & DESIGN

Project
2 - 4 Burgan Cirle, Chigwell - 7011

Drawing
U5 & U6 - Electrical Plan

Scale
1:100 @ A3

Date
31/07/2026

Refer to consultant documentation when directed

Structural Engineer	TBA
Civil Engineer	TBA
Building Surveyor	TBA

Issue
DA - 01

Drawing No.
A0404

Development Application

Issue	Change	Date	Designer
02 - WIP	CH-02	16.06.2026	JRM

Work in Progress

Refer to Cover Page for further details on changes

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CIVIL DRAWINGS

HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

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C001	COVER	B	28/10/2026
C101	SITE PLAN	B	28/10/2026
C102	DEMOLITION PLAN	B	28/10/2026
C301	SOIL AND WATER MANAGEMENT PLAN	B	28/10/2026
C401	ROAD AND DRAINAGE PLAN - 1	B	28/10/2026
C402	ROAD AND DRAINAGE PLAN - 2	B	28/10/2026
C421	DRIVEWAY LONG SECTION	B	28/10/2026
C471	JOINTING PLAN	B	28/10/2026
C601	SEWER AND WATER PLAN - 1	B	28/10/2026
C602	SEWER AND WATER PLAN - 2	B	28/10/2026

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DRAWN:	DE			
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DESIGN:	DE			
CHECKED:	NM	B	PLANNING APPROVAL - RFI RESPONSE	28/10/2026
VERIFIED:		A	PLANNING APPROVAL	1/10/2026

PROJECT: HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET: COVER

SCALE: 1:100 (A1)

PROJECT No. 26E52-39

SHEET No. C001

REV. B

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Version: 1, Version Date: 03/11/2026

EXISTING DN100 STORMWATER MAIN AS LOCATED BY PROTECH LOCATION SERVICES

EXISTING DN150 TASWATER SEWER MAIN (ASSET ID A235229) LOCATED BY PROTECH LOCATION SERVIES

EXISTING DN100 STORMWATER MAIN AS LOCATED BY PROTECH LOCATION SERVICES TO BE UPGRADED TO DN150 PVC SN8 MATCHING EXISTING ALIGNMENT AND LEVELS. DIRECTIONAL DRILLING CONSTRUCTION TO BE USED UNDER NEIGHBOURING OUTBUILDING

EXISTING STORMWATER MAINTENANCE STRUCTURE (ASSET ID 3112089) AS LOCATED BY SURVEYOR
LID LEVEL = 76.24
DEPTH = 1.2m (GCC GIS DATA)
APPROX. INVERT LEVEL = 75.04

EXISTING TASWATER SEWER MANHOLE (ASSET ID A231739) AS LOCATED BY SURVEYOR
LID LEVEL = 76.31
DEPTH = 1.38 (TASWATER GIS)
APPROX. INVERT LEVEL = 74.93

PROPOSED
UNITS 3, 4, 5 & 6
FFL 78.29

PROPOSED
UNIT 1
FFL 79.11

PROPOSED
UNIT 2
FFL 79.11

#6 BURGAN CIRCLE
C.T 61049/27

#18 ALLUNGA ROAD
C.T 61049/30

BURGAN CIRCLE

GP1 SV FH

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY - SURVEYED
	EASEMENT - SURVEYED
EX OH	EXISTING OVERHEAD POWER
EX LV	EXISTING UNDERGROUND POWER
EX COM	EXISTING COMMS - TELSTRA
EX COM	EXISTING COMMS - NBN
EX GAS	EXISTING GAS

PAVEMENT LEGEND

	ASPHALT
	CONCRETE FOOTPATH
	CONCRETE
	GRAVEL
BK	150H BARRIER KERB AS PER TSD-R14-V3
FK	150W FLUSH KERB AS PER TSD-R14-V3
KC	600W KERB & CHANNEL AS PER TSD-R14-V3

STORMWATER LEGEND

SWS	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
SW	NEW STORMWATER MAIN
EX SW	EXISTING STORMWATER MAIN
EX SWS	EXISTING STORMWATER - PRIVATE
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GP1 - 450 SQ PIT ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP2 - 600 SQ PIT ACO TYPE 66 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP3 - 750 SQ PIT ACO TYPE 66 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP4 - 900 SQ PIT ACO TYPE 66 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP5 - 350 SQ PIT ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GRATED TRENCH WITH PIT. ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE

SEWER LEGEND

SS	uPVC SEWER DN100 SN6 U.N.O.
S	NEW SEWER MAIN
EX SS	EXISTING SEWER - PRIVATE
EX S	EXISTING SEWER MAIN
SCH	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

WATER SERVICES LEGEND

WS	DN150 O-PVC PN16 WATER MAIN OR APPROVED EQUIVALENT UNO
W	NEW WATER MAIN
EX W	EXISTING WATER MAIN
EX WS	EXISTING WATER SERVICE - PRIVATE
	250D POLY (201D) CONNECTION WITH 20mm WATER METER INCL. OF BACKFLOW PREVENTION AS PER TWS-W-0002
	DN100 CONDUIT TO ROAD CROSSING
	CHECK VALVE
SV	WATER VALVE
FH	HYDRANT

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

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PROJECT:
HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET:
SITE PLAN

SCALE:		PROJECT No.	SHEET No.	REV.
1:100	(A1)	26E52-39	C101	B

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DEMOLITION LEGEND

xSx	SEWER FOR DEMOLITION
xSWx	STORMWATER FOR DEMOLITION
xWx	WATER FOR DEMOLITION
	FOR DEMOLITION
	FOR DEMOLITION

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PROJECT: HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET: DEMOLITION PLAN

SCALE:		PROJECT No.	SHEET No.	REV.
1:100	(A1)	26E52-39	C102	B

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

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EROSION & SEDIMENT LEGEND

SOIL FENCE

NOTES:

1. GENERAL:
   - A. CONTROL MEASURES TO BE IMPLEMENTED BY DEVELOPERS CONTRACTOR AND INSTALLED IN ACCORDANCE WITH "EROSION AND SEDIMENT CONTROL, THE FUNDAMENTALS FOR DEVELOPMENT IN TASMANIA AND ASSOCIATED GUIDELINE DOCUMENTS (TEER & DEP, 2023)".
   - B. TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
   - C. ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE EARTHWORKS.
   - D. ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
   - E. CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
   - F. IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
   - G. STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.
   - H. ANY DISTURBED GROUND TO BE RE-VEGETATED AND MADE GOOD.
2. SEDIMENT FENCE:
   - A. NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
   - B. NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.6 HA PER 100m LENGTH OF FENCE.
   - C. WOVEN FABRICS ARE PREFERRED, NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
   - D. FENCES ARE REQUIRED 2m MIN FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1M MIN AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.
3. STRAW BALE BANKS:
   - A. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR,IN A ROW WITH ENDS TIGHLY ABUTTING THE ADJACENT BALES.
   - B. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINMUM OF 100mm ON THE DOWNSTREAM SIDE AND PLACED SO THE BINDINGS ARE HORIZONTAL.
   - C. BALES SHALL BE SECURELY ANCHORED IN PLACE WITH EITHER TWO STAKES OR STEEL PICKETS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER.
   - D. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. REPLACE AT LEAST 3 MONTHLY.
4. SAFETY ISSUES MUST BE CONSIDERED AT ALL TIMES, INCORPORATE TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT.
5. ADVICE:
   - EROSION AND SEDIMENT TRANSPORTATION CONTROL DEVICES TO BE ESTABLISHED ON SITE PRIOR TO THE DISTURBANCE OF ANY SOIL OR EXCAVATION.
   - FORMAL CONNECTION TO THE STORMWATER NETWORK FROM IMPERVIOUS SURFACES SUCH AS ROOFS OR HARDSTAND ARE TO MADE AS EARLY AS POSSIBLE, EVEN IF ONLY TEMPORARY IN CONSTRUCTION
   - KEEP ANY EARTHWORKS TO THE MINIMUM AREA REQUIRED AND TIMED WITH THE COMMENCMENT OF BUILDING AND CONSTRUCTION WORKS
   - ANY DISPERSIVE SOIL ON SITE TO BE TREATED AS PER RECOMMENDATION OF GEOTECHNICAL REPORT/SOIL REPORT
   - RETAIN AS MUCH NATURAL VEGETATION AS POSSIBLE THROUGHOUT CONSTRUCTION
   - ANY WASH DOWN OF EQUIPMENT ON-SITE TO BE COMPLETED IN DESIGNATED AREA WITH ADEQUATE CONTROLS IN PLACE
   - PLACE STOCKPILES AWAY FROM ON-SITE DRAINAGE OR STORMWATER FLOW. INSTALL SEDIMENT FENCING DOWNSLOPE OF STOCKPILES AND COVER WITH GEOFABRIC OR PLASTIC WHEN NOT IN USE.
   - IF A TEMPORARY SITE ACCESS IS TO BE USED, ENSURE THE ENTRANCE TO THE SITE IS STABILISED AND DESIGNATED AS THE SINGULAR ENTRY TO SITE. ANY DEBRIS TRACKED ONTO PUBLIC ROADS TO BE REMOVED VIA SHOVEL OR BROOM TO AVOID ENTRY TO THE PUBLIC STORMWATER SYSTEM
   - IF SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE ERECTED IN STAGES, CONTRACTOR IS TO ENSURE ADEQUATE PROTECTION IS PROVIDED AT ALL TIMES.

PLEASE REFER TO THE DERWENT ESTUARY WEBSITE FOR FURTHER INFORMATION REGARDING THE BEST PRACTICE FOR SOIL AND WATER MANAGEMENT ON SITE.

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APPROVAL		REV	DESCRIPTION	DATE
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CHECKED:	NM	B	PLANNING APPROVAL - RFI RESPONSE	28/10/2026
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PROJECT: HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET: SOIL AND WATER MANAGEMENT PLAN

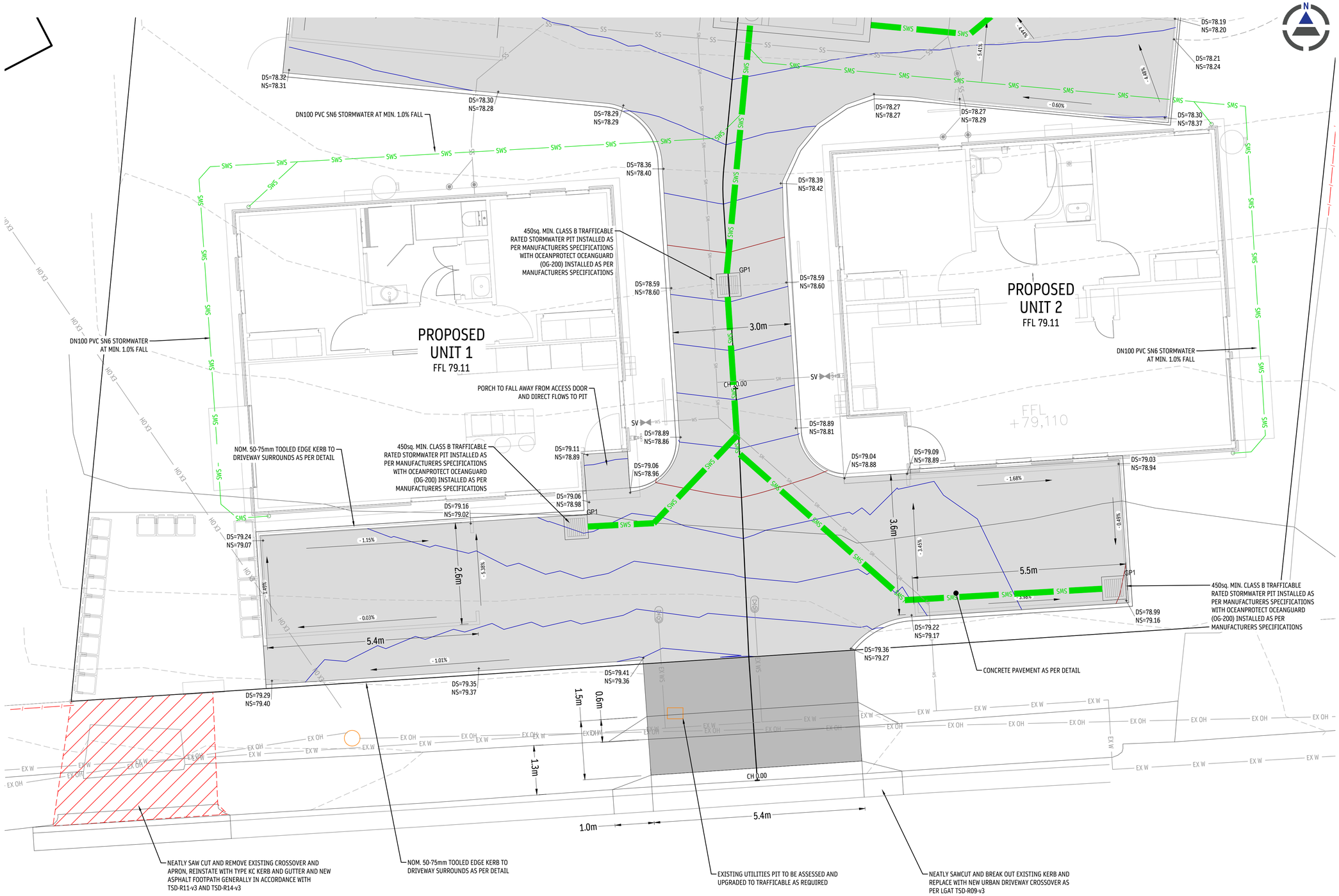
SCALE: 1:100 (A1)

PROJECT No. 26E52-39

SHEET No. C301

REV. B

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SITE & EXISTING SERVICES LEGEND

- DESIGN SURFACE CONTOUR (MAJ/MIN)
- EXISTING SURFACE CONTOUR (MAJ/MIN)
- BOUNDARY - SURVEYED
- EASEMENT - SURVEYED
- EX OH — EXISTING OVERHEAD POWER
- EX LV — EXISTING UNDERGROUND POWER
- EX COM — EXISTING COMMS - TELSTRA
- EX COM — EXISTING COMMS - NBN
- EX GAS — EXISTING GAS

PAVEMENT LEGEND

- ASPHALT
- CONCRETE FOOTPATH
- CONCRETE
- GRAVEL
- BK — 150H BARRIER KERB AS PER TSD-R14-V3
- FK — 150W FLUSH KERB AS PER TSD-R14-V3
- KC — 600W KERB & CHANNEL AS PER TSD-R14-V3

STORMWATER LEGEND

- SWS — PVC STORMWATER DN150 SN8 U.N.O.
- SSD — SLOTTED PVC AG DRAIN
- TABLE DRAIN
- SW — NEW STORMWATER MAIN
- EX SW — EXISTING STORMWATER MAIN
- EX SWS — EXISTING STORMWATER - PRIVATE
- STORMWATER MANHOLE
- INSPECTION OPENING
- GP1 - 450 SQ PIT — ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
- GP5 - 350 SQ PIT — ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
- GRATED TRENCH WITH PIT. ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-198

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PROJECT: HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET: ROAD AND DRAINAGE PLAN - 1

SCALE: 1:50 (A1)

PROJECT No.: 26E52-39

SHEET No.: C401

REV.: B

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EXISTING DN100 STORMWATER MAIN AS LOCATED BY PROTECH LOCATION SERVICES

EXISTING DN150 TASWATER SEWER MAIN (ASSET ID A235229) LOCATED BY PROTECH LOCATION SERVIES

EXISTING 1.8m WIDE DRAINAGE EASEMENT

EXISTING SEWER CONNECTION FOR #4 BURGAN CIRCLE TO BE CAPPED, SEALED AND MADE REDUNDANT BY TASWATER AT DEVELOPERS COST

EXISTING STORMWATER CONNECTION FOR #2 BURGAN CIRCLE TO BE UPGRADED TO DN150 PVC SN8 GENERALLY IN ACCORDANCE WITH LGAT TSD-SW25-v3. MATCHING EXISTING INVERT LEVELS WITH NEW CONNECTION
LID LEVEL: 76.97
INVERT LEVEL: 76.58
AS LOCATED BY PROTECH LOCATION SERVICES

EXISTING SEWER CONNECTION FOR #2 BURGAN CIRCLE TO BE UTILISED FOR PROPOSED DEVELOPMENT
LID LEVEL: 77.01
INVERT LEVEL: 76.34
AS LOCATED BY PROTECH LOCATION SERVICES

EXISTING DN100 STORMWATER MAIN AS LOCATED BY PROTECH LOCATION SERVICES TO BE UPGRADED TO DN150 PVC SN8 MATCHING EXISTING ALIGNMENT AND INVERT LEVELS. DIRECTIONAL DRILLING CONSTRUCTION TO BE USED UNDER NEIGHBOURING OUTBUILDING

450sq. NON- TRAFFICABLE STORMWATER PIT INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

GP1

PROPOSED
UNITS 3, 4, 5 & 6
FFL 78.29

DN150 PVC SN8 STORMWATER AT 1.0 % FALL

DN100 PVC SN6 STORMWATER AT MIN. 1.0% FALL

MIN. 8,000 L UNDERGROUND CONCRETE DETENTION TANK (NOM. 4.0m L x 2.0m W x 1.0m H) FITTED WITH 40mm LOW FLOW ORIFICE AND DN150 OVERFLOW. PROVIDE 600sq. OPEN GRATE OVER INLET WITH 600sq. SOLID COVER OVER OUTLET. TANK TO HOUSE 1 x STANDARD(460) OCEANPROTECT STORMFILTER CARTRIDGE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

DN100 PVC SN6 STORMWATER AT MIN. 1.0% FALL

CONSTRUCT 300mm W x 100mm DEEP CONCRETE DISH DRAIN TO CONVEY OVERLAND FLOW TO REAR OFF PROPERTY REFER DETAIL FOR DRAIN PROFILE

LANDSCAPING TO BE GENTLY GRADED TO DIRECT FLOW TO DISH DRAIN

LOCALLY LOWER KERB TO FLUSH TO ALLOW OVERLAND FLOW TO ESCAPE

NOM. 50-75mm TOOLED EDGE KERB TO DRIVEWAY SURROUNDS AS PER DETAIL

CONCRETE PAVEMENT AS PER DETAIL

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY - SURVEYED
	EASEMENT - SURVEYED
EX OH	EXISTING OVERHEAD POWER
EX LV	EXISTING UNDERGROUND POWER
EX COM	EXISTING COMMS - TELSTRA
EX COM	EXISTING COMMS - NBN
EX GAS	EXISTING GAS

PAVEMENT LEGEND

	ASPHALT
	CONCRETE FOOTPATH
	CONCRETE
	GRAVEL
BK	150H BARRIER KERB AS PER TSD-R14-V3
FK	150W FLUSH KERB AS PER TSD-R14-V3
KC	600W KERB & CHANNEL AS PER TSD-R14-V3

STORMWATER LEGEND

SWS	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
SW	NEW STORMWATER MAIN
EX SW	EXISTING STORMWATER MAIN
EX SWS	EXISTING STORMWATER - PRIVATE
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GP1 - 450 SQ PIT ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP2 - 600 SQ PIT ACO TYPE 66 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP3 - 750 SQ PIT ACO TYPE 66 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP4 - 900 SQ PIT ACO TYPE 66 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP5 - 350 SQ PIT ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GRATED TRENCH WITH PIT. ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE

GLENORCHY CITY COUNCIL
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PROJECT: HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET: ROAD AND DRAINAGE PLAN - 2

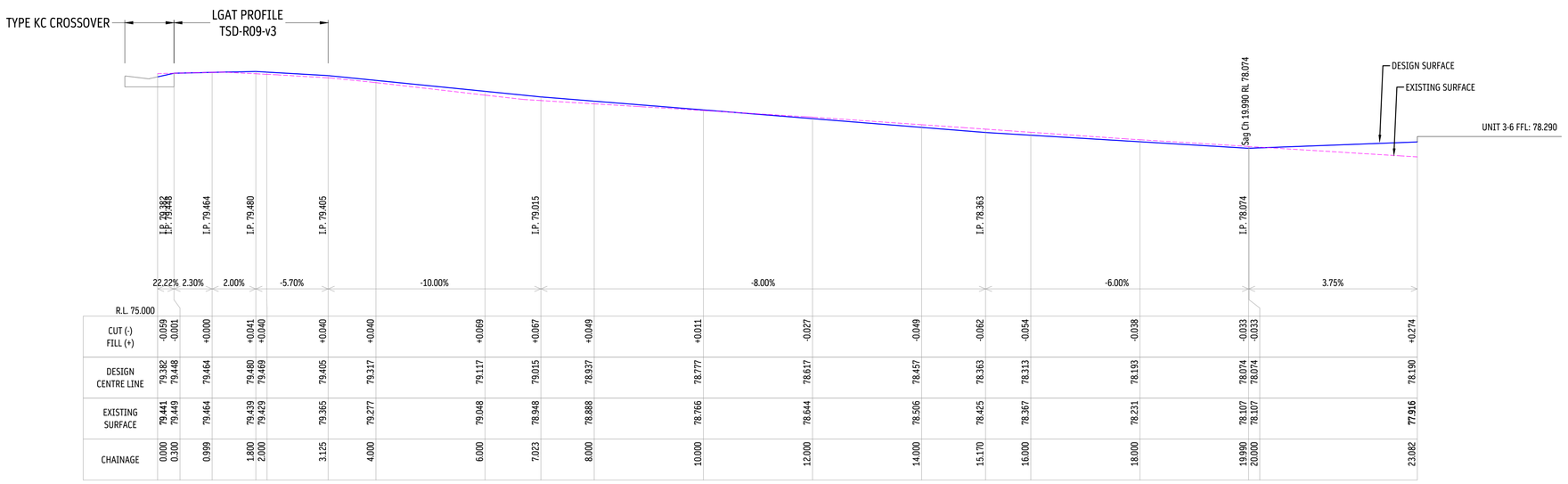
SCALE:		PROJECT No.	SHEET No.	REV.
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CUT (-) FILL (+)	-0.059	-0.001	+0.000	+0.041	+0.040	+0.040	+0.040	+0.069	+0.067	+0.049	+0.011	-0.027	-0.049	-0.062	-0.054	-0.038	-0.033	-0.033	+0.274					
DESIGN CENTRE LINE	79.382	79.446	79.464	79.480	79.469	79.405	79.317	79.117	79.015	78.937	78.777	78.617	78.457	78.363	78.313	78.193	78.074	78.074	78.190					
EXISTING SURFACE	**79.441**	79.449	79.464	79.439	79.429	79.365	79.277	79.048	78.948	78.888	78.766	78.644	78.506	78.425	78.367	78.231	78.107	78.107	**77.916**					
CHAINAGE	0.000	0.300	0.999	1.800	2.000	3.125	4.000	6.000	7.023	8.000	10.000	12.000	14.000	15.170	16.000	18.000	19.990	20.000	23.082					

From 0.000m To 23.082m Scales: H 1:50 V 1:50

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PROJECT: HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET: DRIVEWAY LONG SECTION

SCALE: - (A1)

PROJECT No. 26E52-39

SHEET No. C421

REV. B

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JOINT LEGEND

- SC — SAWCUT JOINT
- EJ — EXPANSION JOINT
- I — ISOLATION JOINT
- CJ — CONSTRUCTION JOINT
- TRIMMER BAR

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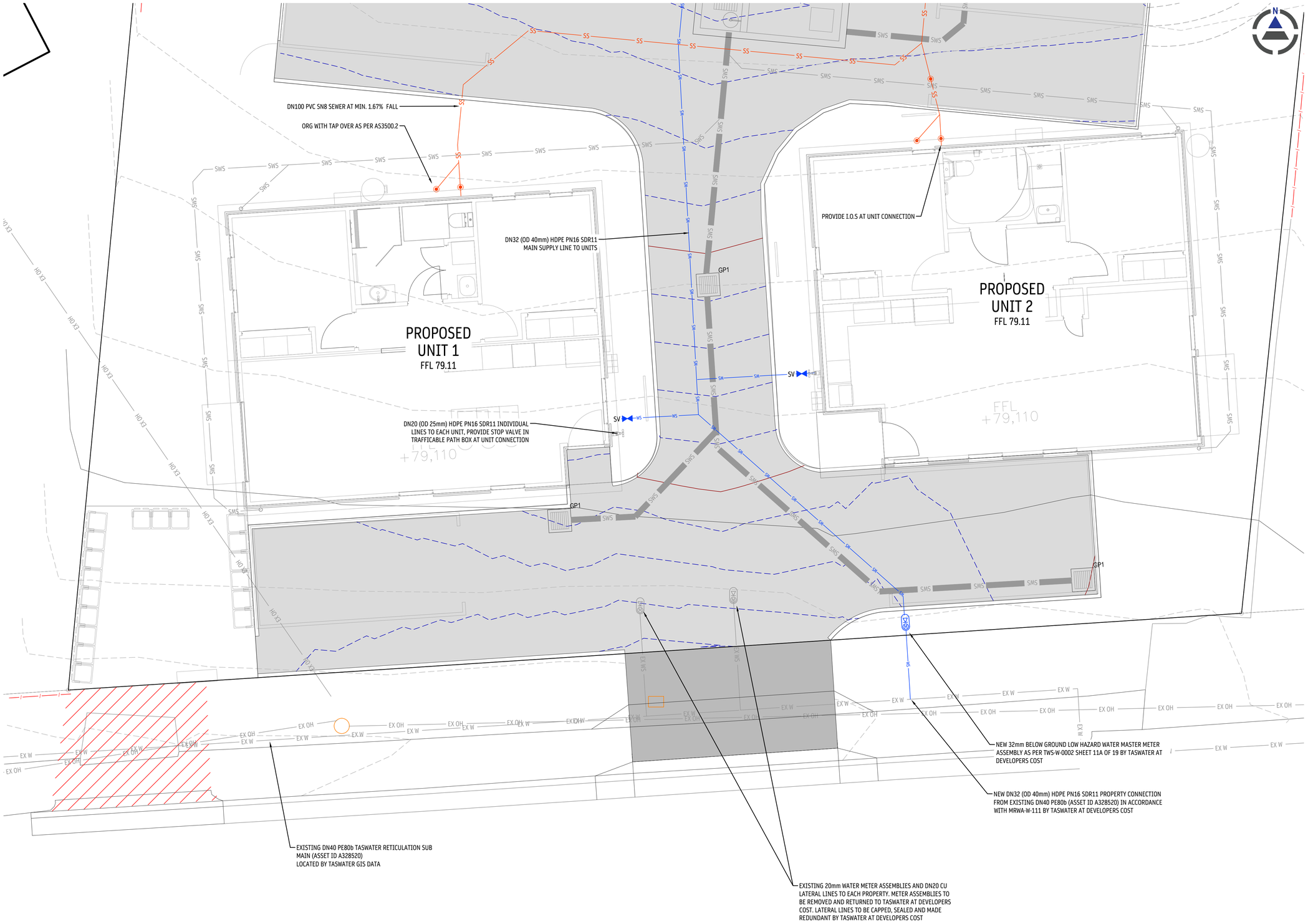
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PROJECT:
HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET:
JOINTING PLAN

SCALE:		PROJECT No.	SHEET No.	REV.
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SEWER LEGEND

SS	uPVC SEWER DN100 SN6 U.N.O.
S	NEW SEWER MAIN
EX SS	EXISTING SEWER - PRIVATE
EX S	EXISTING SEWER MAIN
SMH	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

WATER SERVICES LEGEND

WS	DN150 O-PVC PN16 WATER MAIN OR APPROVED EQUIVALENT UNO
W	NEW WATER MAIN
EX W	EXISTING WATER MAIN
EX WS	EXISTING WATER SERVICE - PRIVATE
	250D POLY (201D) CONNECTION WITH 20mm WATER METER INCL. OF BACKFLOW PREVENTION AS PER TWS-W-0002
	DN100 CONDUIT TO ROAD CROSSING
	CHECK VALVE
SV	WATER VALVE
FH	HYDRANT

PRIVATE TASWATER

WS WS W

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PROJECT: HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET: SEWER AND WATER PLAN - 1

SCALE: 1:50 (A1)

PROJECT No. 26E52-39

SHEET No. C601

REV. B

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EXISTING DN150 TASWATER SEWER MAIN (ASSET ID A235229)
LOCATED BY PROTECH LOCATION SERVIES

EXISTING SEWER CONNECTION FOR #4 BURGAN CIRCLE TO BE
CAPPED, SEALED AND MADE REDUNDANT BY TASWATER AT
DEVELOPERS COST

PROVIDE I.O DIRECTLY UPSTREAM OF
BRANCH CONNECTION TO MAIN
DRAIN AS PER AS3500.2

EXISTING SEWER CONNECTION FOR #2 BURGAN CIRCLE TO BE
UTILISED FOR PROPOSED DEVELOPMENT
LID LEVEL: 77.01
INVERT LEVEL: 76.34
AS LOCATED BY PROTECH LOCATION SERVICES

EXISTING 1.8m WIDE DRAINAGE EASEMENT

ORG WITH TAP OVER AS PER AS3500.2

PROVIDE I.O.S AT UNIT CONNECTION

GP1

PROPOSED
UNITS 3, 4, 5 & 6
FFL 78.29

DN100 PVC SN8 SEWER AT MIN. 1.67% FALL

DN20 (OD 25mm) HDPE PN16 SDR11 INDIVIDUAL
LINES TO EACH UNIT, PROVIDE STOP VALVE IN
TRAFFICABLE PATH BOX AT UNIT CONNECTION

PROVIDE I.O DIRECTLY UPSTREAM OF
BRANCH CONNECTION TO MAIN
DRAIN AS PER AS3500.2

DN32 (OD 40mm) HDPE PN16 SDR11
MAIN SUPPLY LINE TO UNITS

FFL +78,290

SEWER LEGEND

SS	uPVC SEWER DN100 SN6 U.N.O.
S	NEW SEWER MAIN
EX SS	EXISTING SEWER - PRIVATE
EX S	EXISTING SEWER MAIN
SMH	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

WATER SERVICES LEGEND

WS	DN150 O-PVC PN16 WATER MAIN OR APPROVED EQUIVALENT UNO
W	NEW WATER MAIN
EX W	EXISTING WATER MAIN
EX WS	EXISTING WATER SERVICE - PRIVATE
	25OD POLY (20ID) CONNECTION WITH 20mm WATER METER INCL. OF BACKFLOW PREVENTION AS PER TWS-W-0002
	DN100 CONDUIT TO ROAD CROSSING
	CHECK VALVE
SV	WATER VALVE
FH	HYDRANT

PRIVATE TASWATER

WS WS W

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PROJECT: HOMES TAS 2-4 BURGAN CIRCLE
2-4 BURGAN CIRCLE
CHIGWELL

SHEET: SEWER AND WATER PLAN - 2

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