

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-383
<b>PROPOSED DEVELOPMENT:</b>	New Dwelling
<b>LOCATION:</b>	13A Tilyard Street Montrose
<b>APPLICANT:</b>	Urban Space Designers
<b>ADVERTISING START DATE:</b>	20/02/2026
<b>ADVERTISING EXPIRY DATE:</b>	6/03/2026

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](http://www.gcc.tas.gov.au)) until **6/03/2026**.

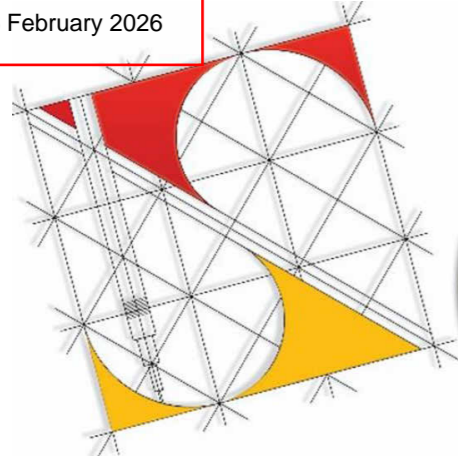
During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **6/03/2026**, or for postal and hand delivered representations, by 5.00 pm on **6/03/2026**.

GLENORCHY CITY COUNCIL  
PLANNING SERVICES

APPLICATION No. : PLN-25-383

DATE RECEIVED: 6 February 2026



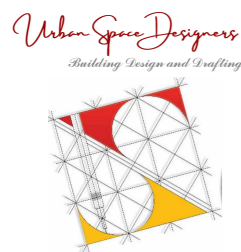
*Urban Space Designers*  
Building Design and Drafting

## PROPOSED TWO STOREY DWELLING

AT

**13A TILYARD STREET  
MONTROSE, TAS - 7010**

Sheet List		
Sheet No.	Sheet Name	Revision
A00	COVER SHEET	2
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A04	GROUND FLOOR PLAN	2
A05	FIRST FLOOR PLAN	2
A06	ROOF PLAN	2
A07	ELEVATIONS	2
A08	ELEVATIONS	2
A18	SHADOWS	2
A19	3D VIEWS	2
A20	SWEPT PATH	2



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Client:  
  
Project:  
TWO STOREY DWELLING  
Address:  
13A TILYARD STREET,  
MONTROSE, TAS - 7010

Rev	Description	Date
1	Setbacks revised. Privacy screen added to front deck. W13 to be Obscure till 1.7m	01/12/2025
2	Drawings revised as per RFI dt. 13/01/2026	05/02/2026

**DESIGN DRAWINGS**  
**CHECK** all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings.  
**ALL** work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices. Drawings to be read in conjunction with specifications and schedules.

Sheet: COVER SHEET		
Drawn: GK		
Scale:	Size: A3	Date: 07/10/2025
Project: 13TSM/TAS/ARCH-2025	Sheet No.: <b>A00</b>	Rev: <b>2</b>

**GENERAL NOTES**

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING ACT 1993, BUILDING REGULATIONS 2018, NCC 2022 AND RELEVANT STANDARDS THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION. ARCHITECTURAL DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. BUILDER TO ADHERE TO ALL BUILDING PERMIT CONDITIONS AND PLANNING PERMIT CONDITIONS. PLEASE CONSULT ARCHITECT IF THERE ARE ANY DISCREPANCIES. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, NCC 2022 AND LOCAL COUNCIL BY- LAWS.

**DO NOT SCALE DRAWINGS**

PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS IN ACCORDANCE WITH NCC PART 10.2  
CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS3500.3-2015  
PROVIDE 90MM DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT. SMOKE ALARMS TO COMPLY WITH AS3786-2014.  
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 9.5. SMOKE ALARMS MUST BE INTERCONNECTED DIRECTLY TO MAINS POWERS. REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.  
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH NCC PART 10.6 AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING.

**PART 4 FOOTINGS & SLABS**

REINFORCED CONCRETE STRIP FOOTINGS & PAD FOOTINGS TO ENGINEERS DESIGN. FOOTING CONSTRUCTION TO COMPLY WITH NCC PART 4.2 & AS2870-2011

**PART 6 & 7 WALL FRAMING**

TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES.  
PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. ALL STRUCTURAL STEEL IS TO COMPLY WITH AS4100-1998 (R2016) WALL TIE DOWNS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 7 OF THE NCC 2022. THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS. ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL (PART 6.3 OF THE NCC 2022).

**PART 5 MASONRY**

ALL MASONARY WORK IS TO COMPLY WITH AS4773-SET:2015 AND NCC PART 5.2

**PART 4 & 5 CONCRETE STRUCTURES**

ALL CONCRETE STRUCTURES ARE TO COMPLY WITH AS 3600-2009 AND NCC PART 4 & 5

**INSULATION**

REFER TO ENERGY REPORT FOR INSULATION REQUIREMENTS IN WALLS AND CEILINGS.  
PROVIDE SOUND-DAMPENING AND SARKING TO METAL ROOFS: 50 MM THICK FIBERGLASS BLANKETS. SISILATION FLAMMABILITY INDEX NO GREATER THAN 5. SUPPLY AND INSTALL.

**PART 8 WINDOWS/GLAZING**

ALL WINDOWS SHALL CONFORM TO AS2047-2014 AND ALL GLAZING TO AS1288 -2006 & NCC PART 8.3  
GLAZING WITHIN 2000MM OF THE F.F.L IN BATHROOMS OR ENSUITES IS TO BE GRADE A SAFETY GLASS  
ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES. NON-STANDARD WINDOWS TO HAVE SIZES CHECKED ON SITE PRIOR TO MANUFACTURING. REFER TO ELEVATIONS FOR SASH ARRANGEMENT. ALL WINDOW SIZES & CLEARANCES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.  
GRADE A SAFETY GLASS IS REQUIRED TO ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS, SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0 M ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE PLEASE NOTE THAT WINDOWS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING AND GREATER THEN 500MM IN WIDTH, 1M IN HEIGHT AND WITHIN 700MM OF THE FINISHED FLOOR ARE TO BE PROVIDED WITH A MID-HEIGHT MOTIF WITHIN ITS PANEL IN ACCORDANCE WITH PART 8.4 OF THE NCC 2022.

**TIMBER FRAMING**

TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES. PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. WALL BRACING LAYOUT IN CONJUNCTION WITH THE WALL TIE DOWN DETAILS (TOP PLATES TO STUDS) ARE TO COMPLY WITH AS1684-2010. WALL TIE DOWNS (TOP PLATES TO STUDS) ARE TO BE INSTALLED AT MINIMUM 1800 CTRS (EVERY 4TH STUD). THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS, BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS. WALL BRACING NO GREATER THEN 9M APART.

**TRUSS/POSISTRUTT**

PROVIDE AN ELECTRONIC COPY OF THE ROOF TRUSS/POSISTRUTT MANUFACTURER'S DESIGN AND LAYOUT OF THE BEAMS ARE TO BE SUBMITTED PRIOR TO THE FRAME INSPECTION BEING CARRIED OUT. NOTE: THE FRAME INSPECTION WILL NOT BE CARRIED OUT UNTIL SUCH TIME THAT COPY OF FULL TRUSS COMPUTATIONS AND LAYOUT PLANS ARE PROVIDED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR. NOTE DISCS WILL NOT BE ACCEPTED

**DRAINAGE**

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.  
STORM-WATER DRAINS SHALL BE 100MM DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.  
ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.  
ALL U-PVC PIPES SHALL CONFORM TO AS1260-2009 "PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION"  
THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50MM OVER THE FIRST METER. WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AGGIE DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

**FLOORING**

REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

**SUB-FLOOR**

SUB-FLOOR VENTILATION IS TO BE INSTALLED AT A MINIMUM OF EVERY 6000MM<sup>2</sup> PER METER RUN OF WALL IN COMPLIANCE WITH PART 6.2 OF THE NCC 2022. THE SUB-FLOOR ACCESS DOOR IS TO BE LOCATED IN A READILY ACCESSIBLE POSITION.

**ROOFING**

TIMBER ROOF FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES TIMBER ROOF TRUSSES AT 900MM CTS TO MANUFACTURERS SPECIFICATIONS PROVIDE GALV. IRON CROSS BRACING OVER ROOF TRUSSES EXPOSED COLORBOND GUTTERS AND FASCIAS, INSTALLED PER NCC 2022 PART 7. ALL ROOF STORMWATER DRAINAGE SHALL COMPLY WITH AS3500.3-2015 ENSURE ALL SARKING BENEATH ROOFS IS PROVIDED IN ACCORDANCE WITH PART 3.5 OF THE NCC, AND HAS A FLAMMABILITY INDEX OF NOT MORE THAN 5

**STEEL PROTECTION**

ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL, PLEASE CONFIRM THIS ON PLAN. (PART.6.3 OF THE NCC 2022).

**STAIRS**

STAIRS, STEPS & LANDINGS TO COMPLY WITH NCC. PART 11.2.  
RISERS - 115MM MIN, 190MM MAX.  
GOINGS - 240MM MIN 355MM MAX  
HANDRAIL TO BE 865MM ABOVE NOSING OF TREAD  
1000MM HIGH BALUSTRADING & 865 ABOVE STAIR NOSING  
125MM MAXIMUM BETWEEN BALUSTERS  
PROVIDE 2000MM MIN HEAD ROOM CLEARANCE FROM TREAD NOSING.  
MAX 3 RISERS OR 570MM WITHOUT A LANDING TO DOOR OPENING.  
SLOPE RELATIONSHIP 2R + G 550MIN - 700MAX THE MAXIMUM GAP BETWEEN RISERS  
IN OPEN STAIRS IS 125MM WHERE THE STAIR IS IN EXCESS OF 1000MM ABOVE THE ADJACENT FLOOR LEVEL.  
ALL TREADS ARE TO HAVE A NON-SLIP FINISH OR A NON-SLIP STRIP IS TO BE PROVIDED TO THE NOSING.

**HANDRAILS**

A HANDRAIL IS TO BE PROVIDED ALONG AT LEAST ONE SIDE OF THE INTERNAL STAIRS. THE TOP SURFACE OF THE HANDRAIL IS TO BE NOT LESS THAN 865MM VERTICALLY ABOVE THE NOSINGS OF THE STAIR TREADS AND HAVE NO OBSTRUCTION ON OR ABOVE.

**CONCRETE:**

ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE AS3600-2009 CONCRETE STRUCTURES CODE.  
ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600- 2009.  
ALL REINFORCEMENT TO BE LAID AND LAPPED TO MANUFACTURERS SPECIFICATIONS ON APPROVED BAR CHAIRS.  
CONCRETE STRENGTH 25MPA (MIN) AT 28 DAYS.  
ALL WORKS TO BE IN ACCORDANCE WITH AS2870-2011 - "RESIDENTIAL SLABS AND FOOTING CONSTRUCTION" OWNERS MUST RECOGNIZE THEIR RESPONSIBILITIES NOTED IN AS 2870-2011 AND MORE DETAIL IN C.S.I.R.O PUBLICATION "GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND PERFORMANCE."  
ALL EXCAVATIONS SHOULD BE CAREFULLY INSPECTED BY A COMPETENT PERSON AND THIS OFFICE CONTACTED IMMEDIATELY IF CONDITIONS OTHER THAN THOSE DESCRIBED IN THE SOIL REPORT ARE ENCOUNTERED.  
CONCRETE SLAB REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

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**SURFACE DRAINAGE**

THE GROUND BENEATH SUSPENDE FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. TERMITE TREATMENT SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS3660.1 TO LOCAL AUTHORITIES SATISFACTION AS3660.1 TERMITE MANAGEMENT REQUIRES A MINIMUM OF 400MM CLEARANCE FROM GROUND LEVEL TO THE UNDERSIDE OF THE BEARER (THIS CAN BE REDUCED TO 200MM ON A SLOPING SITE)

**MECHANICAL VENTS**

ANY CONTAMINATED AIR FROM A SANITARY COMPARTMENT OR BATHROOM MUST  
A. EXHAUST DIRECTLY TO OUTSIDE THE BUILDING BY WAY OF DUCTS; OR  
B. EXHAUST INTO THE ROOF SPACE PROVIDED-  
(I) IT IS ADEQUATELY VENTILATED THAT COMPLIES WIT PART 10.8.3 OF THE NCC 2022  
(II) THE ROOF IS CLAD IN ROOFING TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH WOULD PREVENT VENTING THROUGH GAPS BETWEEN TILES EXHAUST FAN DISCHARGE RATES TO BE  
A. SANTITARY COMPARTMENTS AND BATHROOMS - 25l/s  
B. KITCHEN AND LAUNDRY - 40l/s

**DOWNPIPES**

100X50 OR 90MM DIAMETER DOWNPIPES ARE REQUIRED TO BE PROVIDED AT 12 METER MAXIMUM SPACING.  
MINIMUM BOX GUTTER DIMENSIONS SHALL BE 200MM WIDE X 100MM DEEP.  
ALL DOWNPIPES ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

**WASTE PIPE LAGGING**

PROVIDE SOUND ABSORBING INSULATION AROUND ALL WASTE PIPES FROM FIRST FLOOR WET AREAS (BATHROOMS/ENSUITES/LAUNDRY) TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR ARE TO SWING OUT, OR BE SLIDING WHERE THE HINGE IS WITHIN 1200MM OF THE PAN.

**WEEPHOLES**

OPEN PERPENDICULAR JOINTS 'WEEPHOLES' MUST BE PROVIDED ABOVE ALL OPENINGS OVER 1200MM WIDE AND 1200MM CTRS IMMEDIATELY ABOVE THE DPC.

**WET AREAS**

TO COMPLY WITH AS3740-2010

**PLIABLE BUILDING MEMBRANE**

PLIABLE BUILDING MEMBRANE TO BE PROVIDED IN ACCORANCE WITH PART 10.8.1 OF THE BCA AND TO BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE.  
ALL PLIABLE BUILDING MEMBRANES SHALL COMPLY WITH AS4200.1 AND INSTALLED IN ACCORDANCE WITH AS4200.2

**BUSHFIRE ATTACK LEVEL**

CLASSIFICATION TO BE DETERMINED BY REGISTERED BUILDING SURVEYOR IF REQUIRED.

**FLASHING**

ALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904-1995 AND COMPLY WITH THE BCA

**ARTICULATION JOINTS**

ARTICULATION JOINTS ARE TO COMPLY WITH PART 5.6.8 OF THE NCC 2022 (MINIMUM EVERY 5M CENTRES).

**LOGS FOR PILES OR PIERS**

UPON COMPLETION, PROVIDE A COMPLETE COPY OF THE RECORDS FOR THE PILE/PIER DRIVING OPERATIONS

**LIGHTING**



MAINS ELECTRICITY SUPPLY, TELSTRA AND OTHERS TO BE LOCATED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES REQUIREMENTS. ALL ELECTRICAL SWITCHES AND POINTS SHALL BE INSTALLED IN ACCORDANCE WITH AS3000-2018, NCC AND ELECTRICAL AUTHORITIES REQUIREMENTS. PROVIDE SAFETY SWITCHES (RCD) TO ALL LIGHTING AND POWER POINT CIRCUITS.

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

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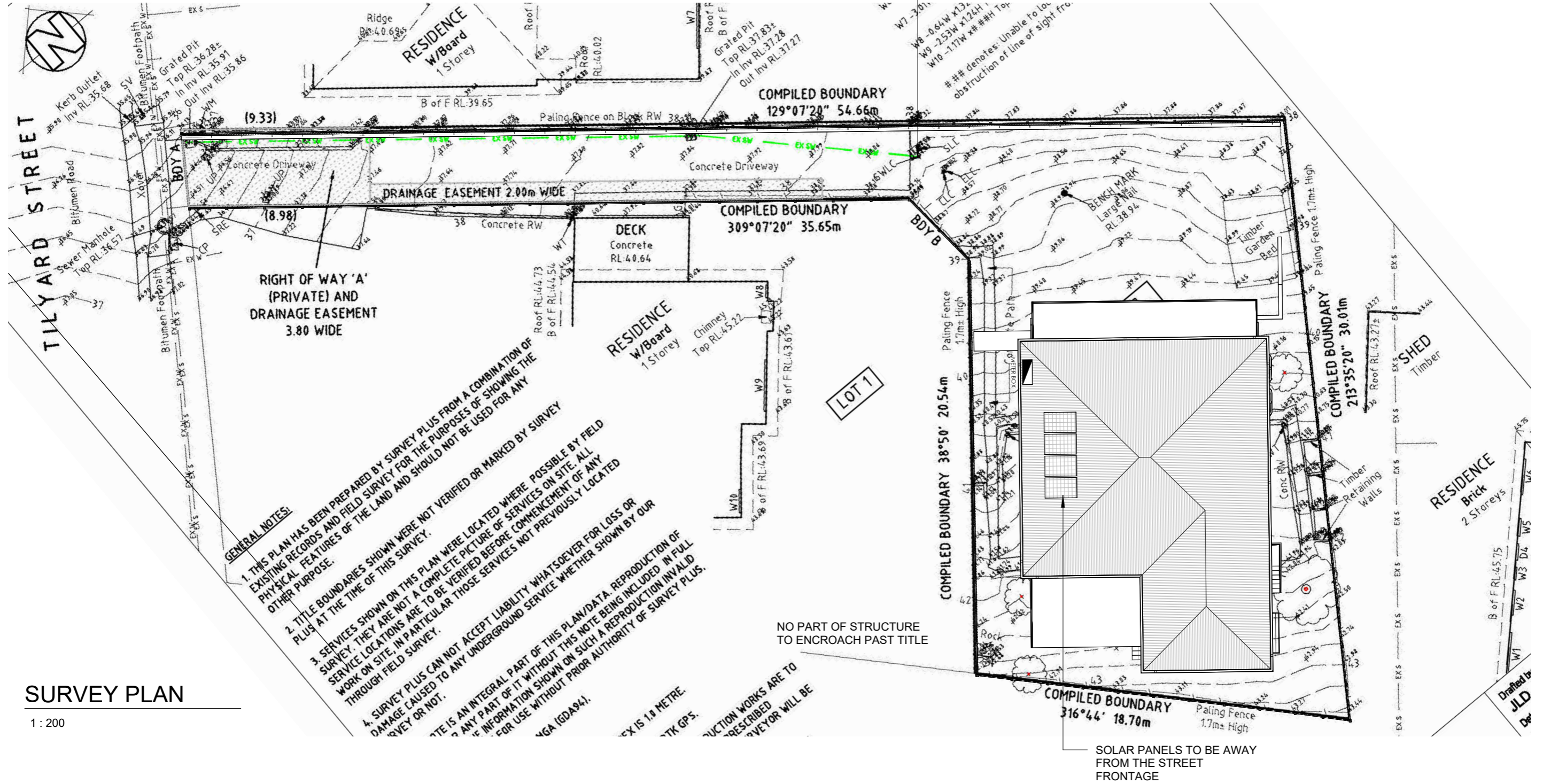
**Waterproofing to be constructed in accordance with AS4654.2**

 <p>Urban Space Designers Building Design and Drafting</p> <p>Phone: 0402438170</p> <p>Email: info@urbanspacedesigners.com.au Website: www.urbanspacedesigners.com.au</p> <p>Accreditation: TAS - 381246362 VIC - DP-AD 72846</p>	<p>The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to Urban Space Designers for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. Do not scale from drawings.</p> <p>USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically.</p> <p><b>IF IN DOUBT ASK.</b></p> <p>The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue. Read these drawings in conjunctions with drawings prepared by USD. Refer any discrepancies with the architect before proceeding with any building works. The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.</p>	<p>Client: </p> <p>Project: TWO STOREY DWELLING</p> <p>Address: 13A TILYARD STREET, MONTROSE, TAS - 7010</p>	<p>Rev</p> <p>1</p>	<p>Description</p> <p>Setbacks revised. Privacy screen added to front deck. W13 to be Obscure till 1.7m</p>	<p>Date</p> <p>01/12/2025</p>	<p><b>DESIGN DRAWINGS</b></p> <p><b>CHECK</b> all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings.</p> <p><b>ALL</b> work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices. Drawings to be read in conjunction with specifications and schedules.</p>	<p>Scale: _____ Size: A3 Date: 07/10/2025</p> <p>Project: 13TSM/TAS/ARCH-2025 Sheet No.: <b>A01</b> Rev: <b>2</b></p>
			<p>2</p>	<p>Drawings revised as per RFI dt. 13/01/2026</p>	<p>05/02/2026</p>		



STORMWATER DRAIN NOTE:  
 PROVIDE 100mm DIAMETER P.V.C STORMWATER PIPE  
 WITH MINIMUM FALL OF 1:100.  
 STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY &  
 WILL BE LAID AT THE DRAINERS' DISCRETION.  
 PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM  
 CENTRES.  
 CONNECT STORMWATER TO RAINWATER TANK AND  
 DISCHARGE THE OVERFLOW TO FRONT CENTER.  
 TO BE ADVISED.

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**SURVEY PLAN**

1 : 200

**GENERAL NOTES:**  
 1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.  
 2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.  
 3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.  
 4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.  
 THIS IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL INFORMATION SHOWN ON SUCH A REPRODUCTION IS INVALID FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.  
 MGA (GDA84).  
 EX IS 1.0 METRE.  
 WITH GPS.  
 CONSTRUCTION WORKS ARE TO BE PRESCRIBED BY THE SURVEYOR WILL BE



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 Accreditation: TAS - 381246362  
 VIC - DP-AD 72846

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 Project: TWO STOREY DWELLING  
 Address: 13A TILYARD STREET, MONTROSE, TAS - 7010

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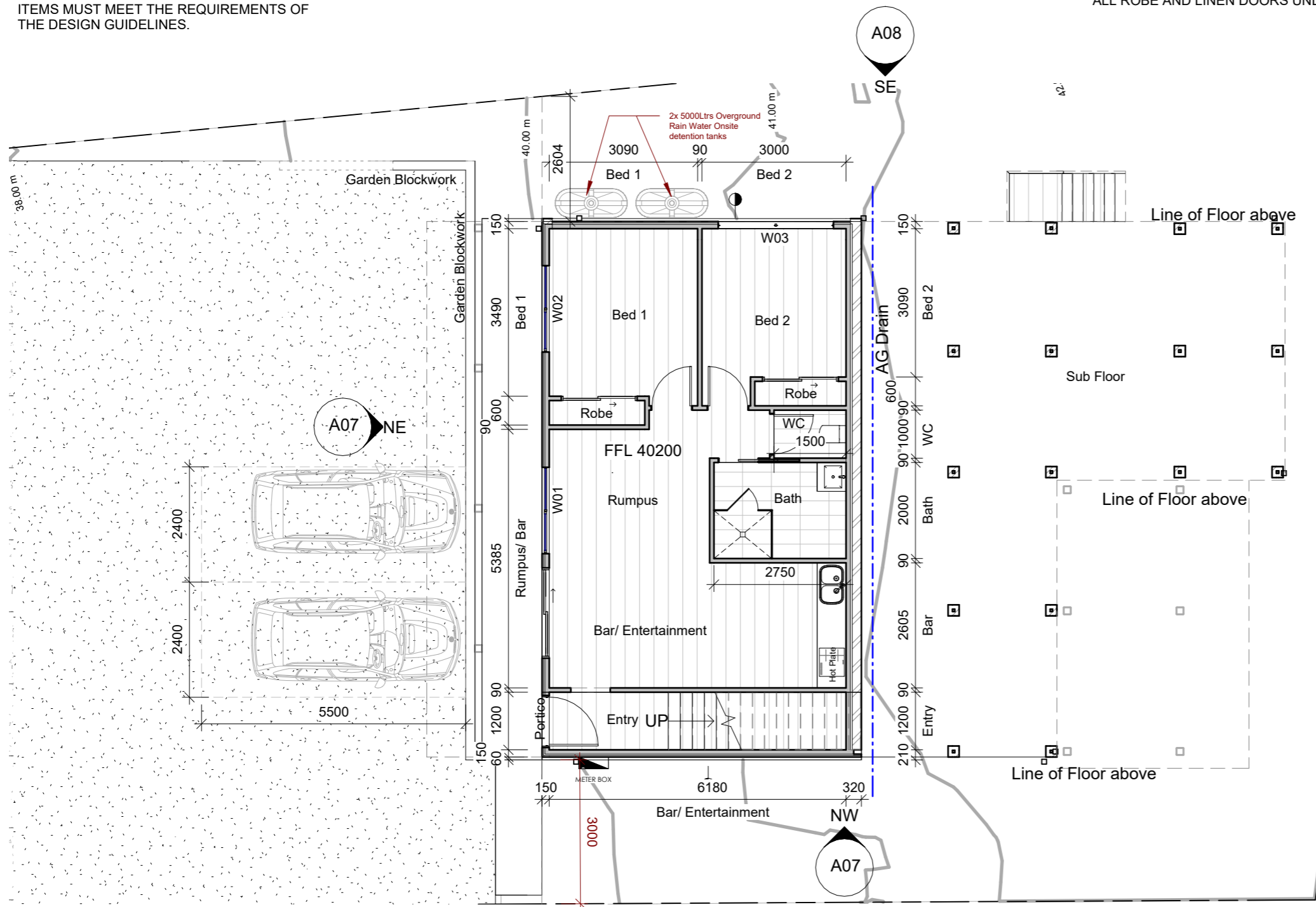
Sheet: SURVEY PLAN		
Drawn: GK		
Scale: 1 : 200	Size: A3	Date: 07/10/2025
Project: 13TSM/TAS/ARCH-2025	Sheet No.: A03	Rev: 2

DWELLING MUST INCORPORATE PLUMBING THAT ALLOWS FOR CONNECTION TO ANY FUTURE RECYCLED WATER SUPPLY. HOUSE TO HAVE ACCESS TO A FIBRE TO THE HOME NETWORK PROVIDED BY NBN CO. MUST BE WIRED IN ACCORDANCE WITH NBN REQUIREMENTS. ANY OUTBUILDINGS, EXTERNAL LIGHT FITTING, SERVICE EQUIPMENT, AND OTHER ANCILLARY ITEMS MUST MEET THE REQUIREMENTS OF THE DESIGN GUIDELINES.

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**ARTIFICIAL LIGHTING NOT TO EXCEED:**  
· 5W/M<sup>2</sup> FOR DWELLING  
· 4W/M<sup>2</sup> FOR VERANDAH, BALCONY  
· 3W/M<sup>2</sup> FOR GARAGE  
ENERGY RATING  
INSULATION  
WALL : R2.5  
ROOF : R5.0  
ALL INTERNAL DOORS TO BE 2340 HIGH INCLUDING ALL ROBE AND LINEN DOORS UNLESS MENTIONED

**NOTES:**  
ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY, SEE THE ROOF MANUFACTURERS DRAWINGS FOR EXACT DESIGN.  
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CHECK ON SITE BEFORE COMMENCING BEFORE COMMENCING ON SITE PLEASE CHECK ALL DIMENSIONS



AREA ANALYSIS	
LAND AREA	641.00 sqm
GROUND FLOOR	74.60 sqm
FIRST FLOOR:	145.50sqm
TOTAL BUILT UP AREA	220.10 sqm
TIMBER DECK (FRONT & REAR):	44.10 sqm
GROUND COVERAGE	22.70%
POS	>24.00 sqm
TOTAL GREEN	186.00 sqm
DRIVEWAY	309.00 sqm

**GROUND FLOOR**

1 : 100

ARTICULATION JOINT (AJ)



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**Client:**  
  
**Project:**  
TWO STOREY DWELLING  
**Address:**  
13A TILYARD STREET,  
MONTROSE, TAS - 7010

Rev	Description	Date
1	Setbacks revised. Privacy screen added to front deck. W13 to be Obscure till 1.7m	01/12/2025
2	Drawings revised as per RFI dt.	05/02/2026

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Sheet: GROUND FLOOR PLAN		
Drawn: GK		
Scale: 1 : 100	Size: A3	Date: 07/10/2025
Project: 13TSM/TAS/ARCH-2025	Sheet No.:	Rev:
	<b>A04</b>	<b>2</b>



**Gutter and Down Pipes - NCC 2022 Part 7.4**

- Colorbond metal fascias and gutters.
- Eaves gutters installed with a fall of 1:500 (normally).
- Box gutters fall of 1:100.
- Spacing between downpipes maximum 12m.
- Downpipes to be located 1.2m from a valley or provisions made for overflow.
- Gutters and downpipes to be selected in accordance with NCC Vol 2 Part 7.4.3 and table

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**7.4.3b**

and 7.4.3c.

Zincalume color (B.M.T) 0.500 protected steel sheet to Australian Standard AS139\ Fascia clips/brackets shall be attached to fascia /barge at a max 1.2m centres using recommended fasteners.

**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  $\mu\text{Eg}/\text{N.s}$ , 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 or 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.

**Roof Cladding**

R5.0 Insulation batts to roof space above ceiling lining.  
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-

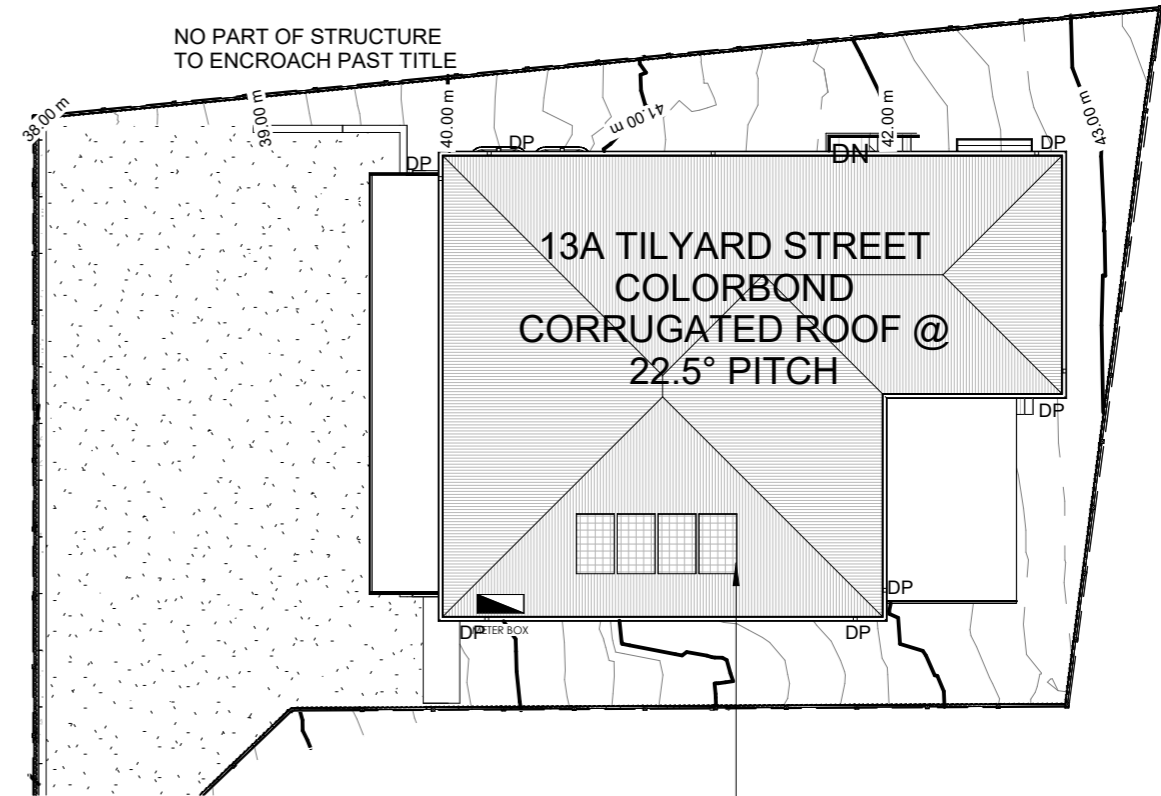
- (a) comply with AS/NZS 2908.2 or ISO 8336; and
- (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
  - (i) 2.8 x~ 30 mm fibre-cement nails; or
  - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
  - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

F8D3 External wall construction

2 (b) for climate zone 6,7,& 8, 1.14  $\mu\text{g}/\text{N.s}$

Class 4 vapour control membranes meet the vapour permeance requirements of F8D3(2)(b)



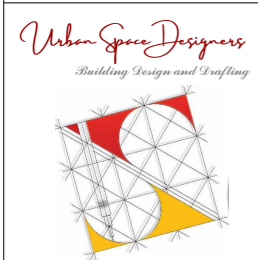
**ROOF PLAN**

1 : 200

SOLAR HOT WATER SYSTEM  
TO BE AWAY FROM THE  
STREET FRONTAGE

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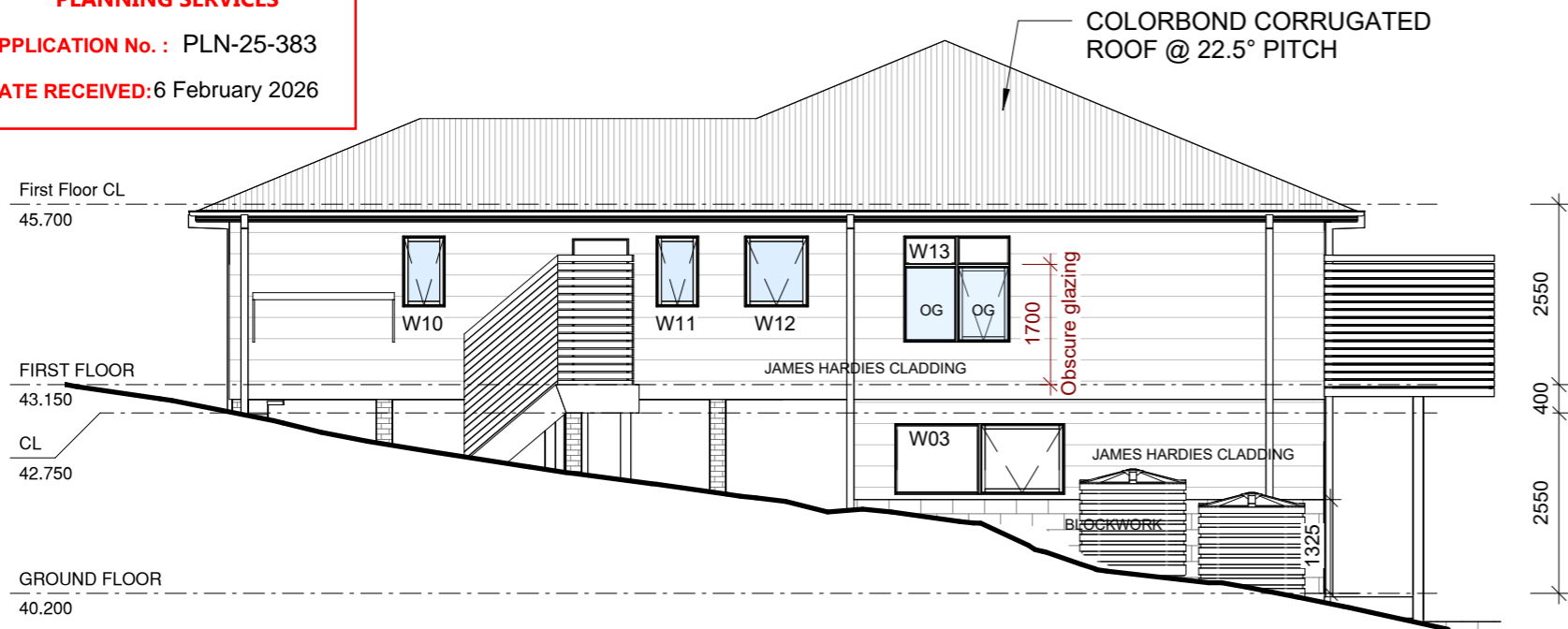
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<b>Sheet:</b> ROOF PLAN		
<b>Drawn:</b> GK		
<b>Scale:</b> 1 : 200	<b>Size:</b> A3	<b>Date:</b> 07/10/2025
<b>Project:</b> 13TSM/TAS/ARCH-2025	<b>Sheet No.:</b> A06	<b>Rev:</b> 2

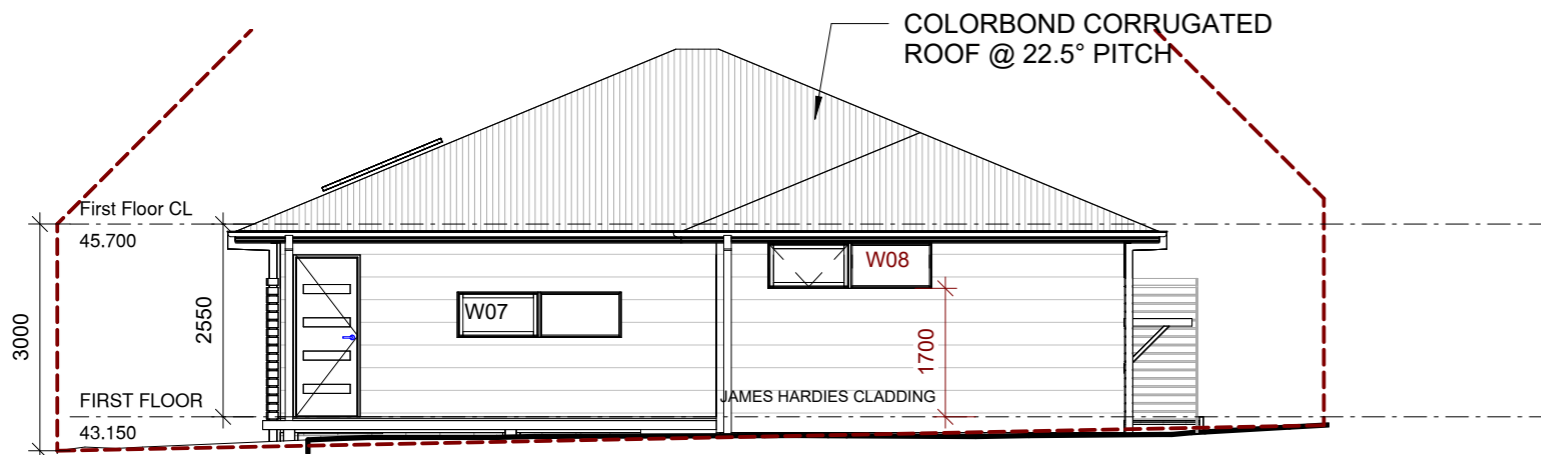


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### SOUTH EAST ELEVATION

1 : 100



### SOUTH WEST ELEVATION

1 : 100

Window Schedule				
Number	Height	Width	Head Height	Sill Height
W01	1200	1800	2100	900
W02	1200	1800	2100	900
W03	1000	2400	2400	1400
W04	1200	1800	2100	900
W05	600	2170	2300	1700
W06	600	2170	2300	1700
W07	600	2170	1650	1050
W08	600	2170	2300	1700
W10	1000	600	2100	1100
W11	1000	600	2100	1100
W12	1000	900	2100	1100
W13	1500	1500	2100	600

**STRUCTURAL ENGINEERING DISCLAIMER:**

ALL STRUCTURAL METHODS SET OUT IN THIS ARCHITECTURAL DOCUMENTATION PACKAGE, EITHER DIAGRAMMATICAL OR ANNOTATED ARE NEITHER EXCLUSIVELY OR EXHAUSTIVE, AND ARE IN ALL CASES SUPERSEDED BY THE RELEVANT STRUCTURAL ENGINEERING DOCUMENTATION. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION AND COMPUTATIONS FOR ALL ENGINEERING METHODS.

ALL ROOF PENETRATIONS AND FLASHINGS AS PER THE NCC 2022 PART 7.2.7 WET AREA COMPLIANCE WITH AS3740. THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING.

WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS IF NOT CLEAR PLEASE CONFIRM DIMENSIONS BEFORE COMMENCE WORK ON SITE

AJ : DENOTES CONTROL JOINT TO FULL HEIGHT OF BRICKWORK @5M MAX. CENTRES. ALL JOINTS TO CONFIRM TO NOTE CN9 OF THE BRICKWORK AND CONCRETE ASSOCIATION.

INFORMATION CONTAINED IN THE SOIL REPORT REGARDING CONTROL JOINTS TAKES RECEDENCE.

WEEPHOLES - WEEP HOLES AT 1.2 METRE SPACING AND ABOVE WINDOWS MORE THAN 1.0 METRE WIDE.

NOTE: PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS

**NOTE:**

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.

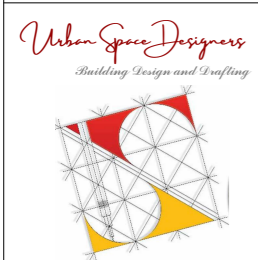
U.N.O in builder's specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

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 that 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



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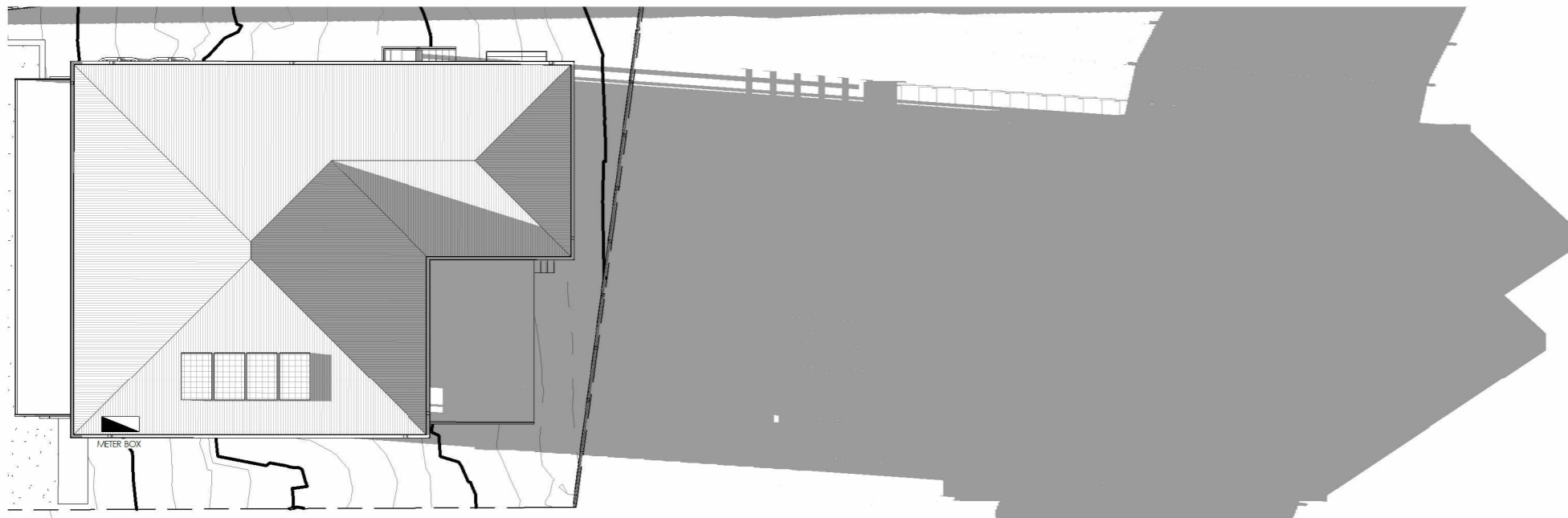
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Sheet: <b>ELEVATIONS</b>			
Drawn: GK			
Scale: 1 : 100	Size: A3	Date: 07/10/2025	
Project: 13TSM/TAS/ARCH-2025	Sheet No.:	Rev:	
	<b>A08</b>	<b>2</b>	



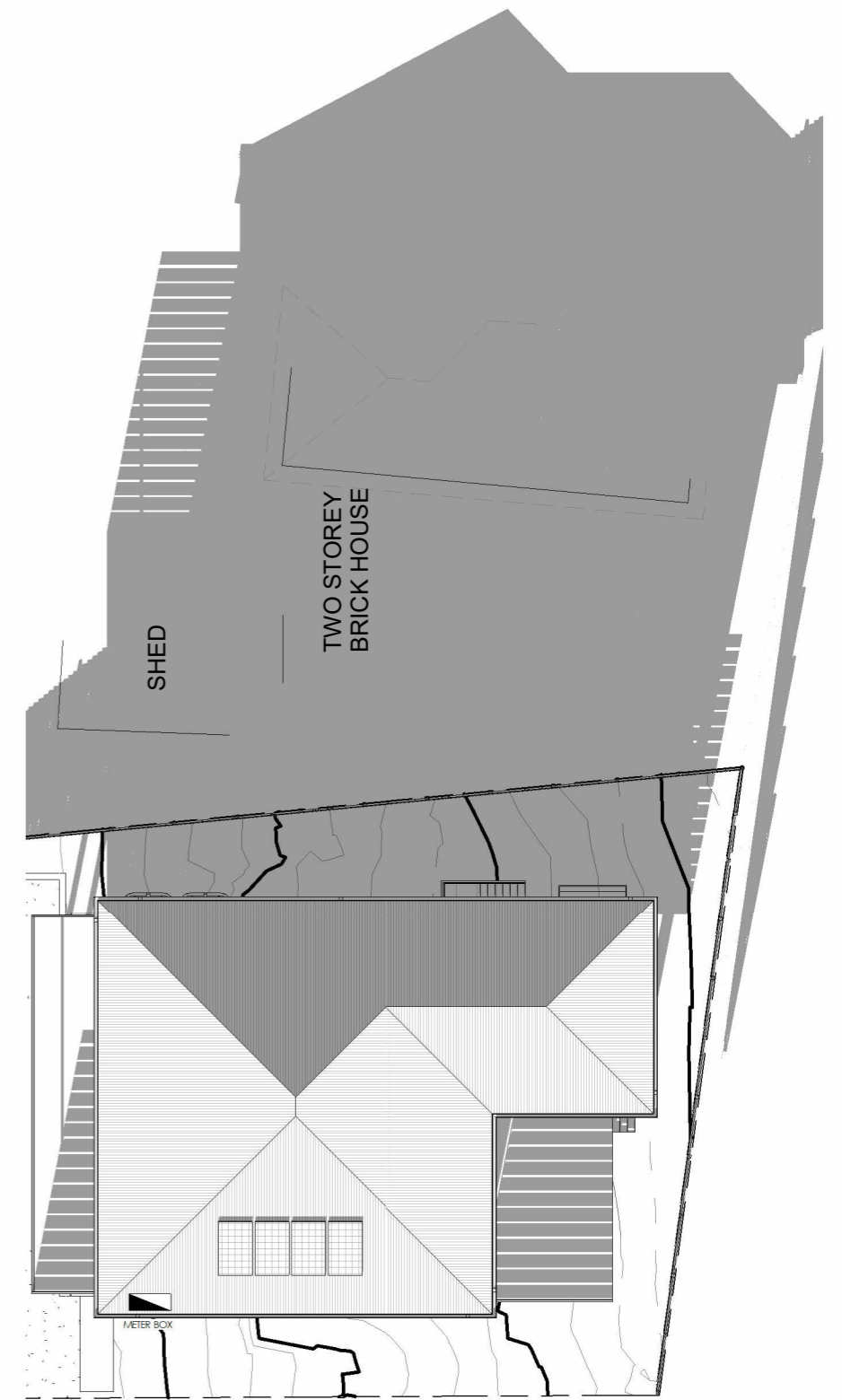
SHADOW @ 0900AM

1 : 200



SHADOW @ 1200PM

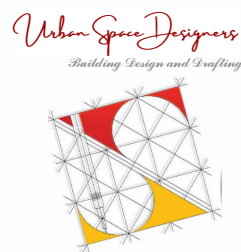
1 : 200



SHADOW @ 0300PM

1 : 200

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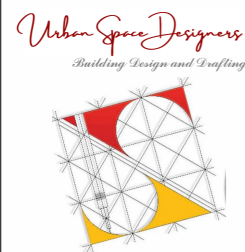
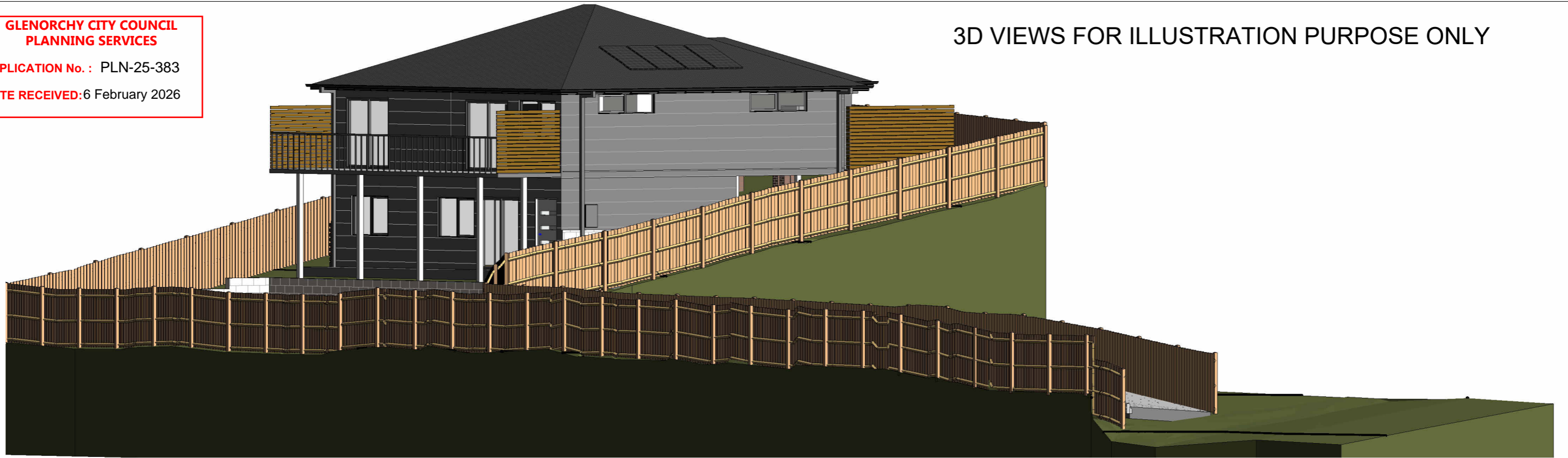
Sheet: SHADOWS		
Drawn: GK		
Scale: 1 : 200	Size: A3	Date: 07/10/2025
Project: 13TSM/TAS/ARCH-2025	Sheet No.: <b>A18</b>	Rev: <b>2</b>

**GLENORCHY CITY COUNCIL  
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**3D VIEWS FOR ILLUSTRATION PURPOSE ONLY**



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**TASSIE DREAMS**  
Your Dream Building Team

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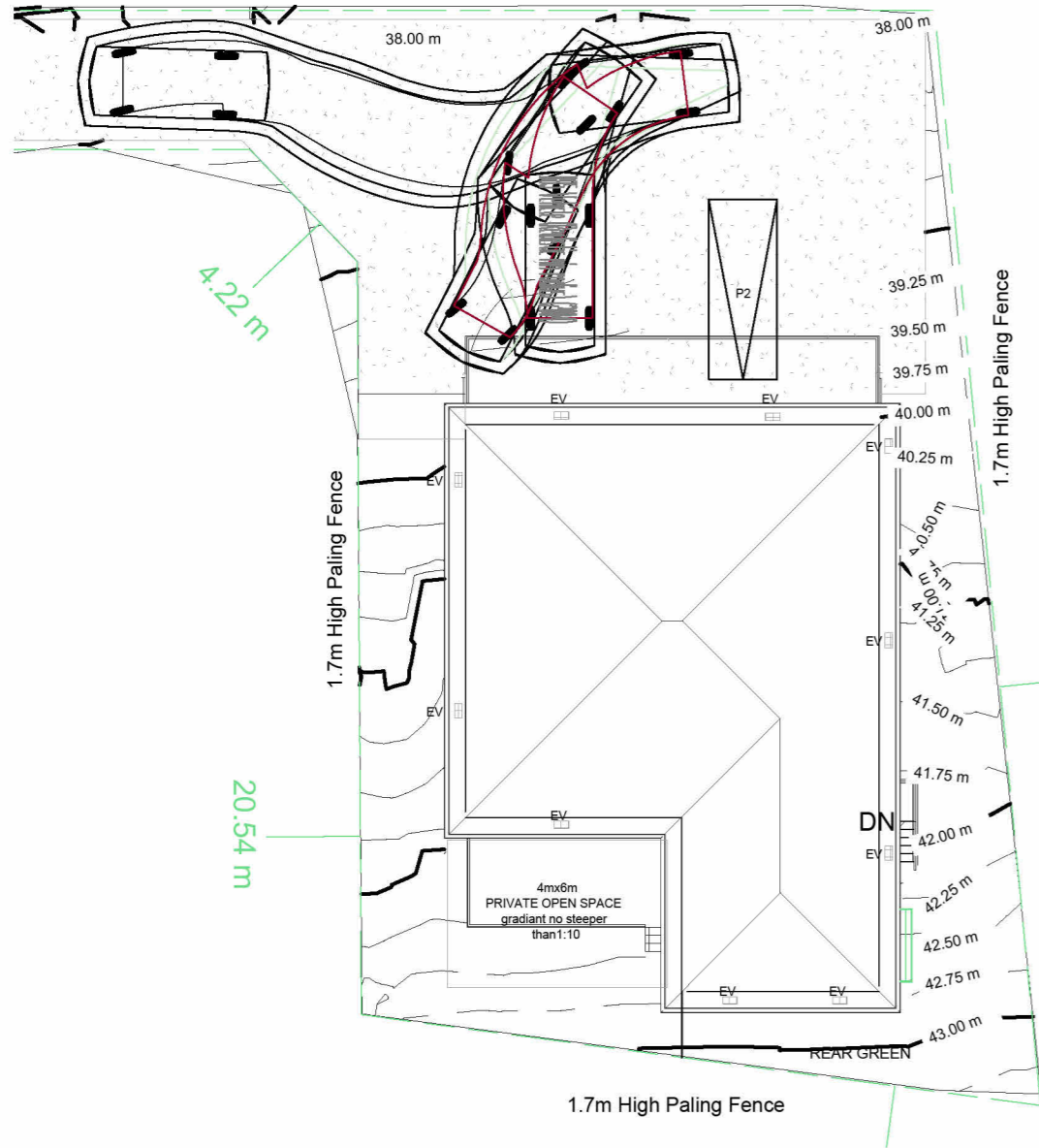
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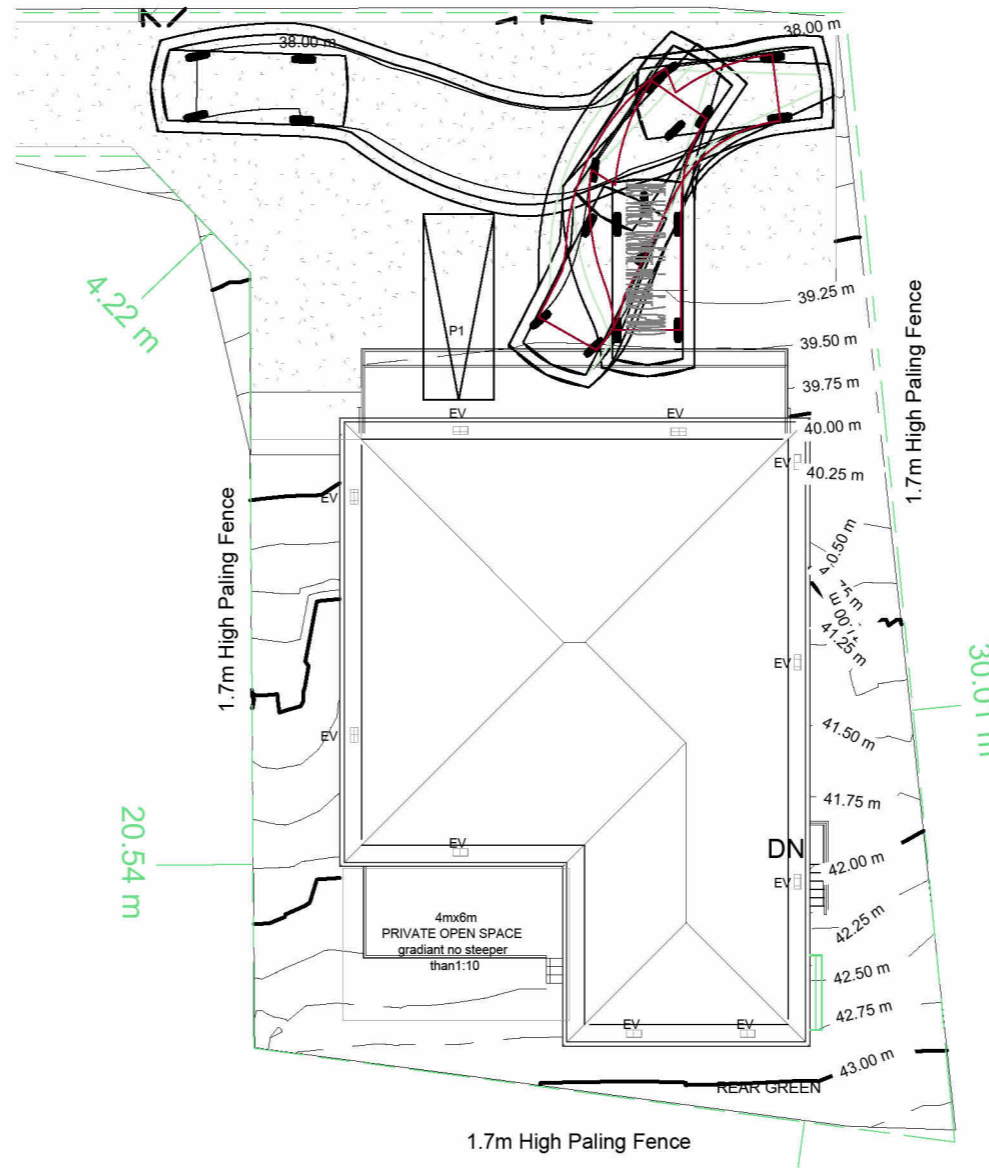
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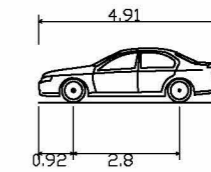
<b>Sheet:</b> 3D VIEWS		
<b>Drawn:</b> GK		
<b>Scale:</b>	<b>Size:</b> A3	<b>Date:</b> 07/10/2025
<b>Project:</b> 13TSM/TAS/ARCH-2025	<b>Sheet No.:</b> A19	<b>Rev:</b> 2



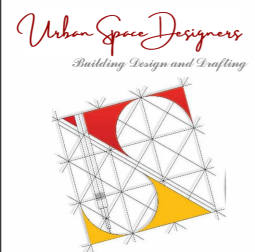
**SWEPT PATH P1**



**SWEPT PATH P2**



B85 Vehicle (Realistic min radius) (2004)  
 Overall Length 4.910m  
 Overall Width 1.870m  
 Overall Body Height 1.421m  
 Min Body Ground Clearance 0.159m  
 Track Width 1.770m  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 5.750m



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<b>Sheet:</b> SWEPT PATH		
<b>Drawn:</b> GK		
<b>Scale:</b>	<b>Size:</b> A3	<b>Date:</b> 07/10/2025
<b>Project:</b> 13TSM/TAS/ARCH-2025	<b>Sheet No.:</b> A20	<b>Rev:</b> 2