

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-372
PROPOSED DEVELOPMENT:	Single dwelling
LOCATION:	2 Merton Street Glenorchy
APPLICANT:	Tassie Homes Pty Ltd
ADVERTISING START DATE:	06/03/2026
ADVERTISING EXPIRY DATE:	23/03/2026

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) until **23/03/2026**.

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.

Representations must be received by no later than 11.59 pm on **23/03/2026**, or for postal and hand delivered representations, by 5.00 pm on **23/03/2026**.

H1383 - NEW HOUSE FOR RYAN & JAYNE HOLLOWAY AT 2 MERTON STREET, GLENORCHY



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Architectural Drawing No.	Description	Architectural Drawing No.	Description
01	H SITE PLAN	07	H ELECTRICAL PLAN
01a	F VEHICLE MANOEUVRING PLAN	08	G FLOORING LAYOUT PLAN
01b	F DRIVEWAY CHAINAGE	09	H LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
01c	F SIGHT DISTANCE PLAN	10	COMPLIANCE NOTES
02	G DRAINAGE PLAN	10a	LIVABLE HOUSING NOTES 1 of 3
02a	F STORMWATER PIPE LONG SECTION	10b	LIVABLE HOUSING NOTES 2 of 3
03	H FLOOR PLAN	10c	LIVABLE HOUSING NOTES 3 of 3
04	G ELEVATIONS Sheet 1 of 3	11	WET AREA SPECIFICATIONS
04a	G ELEVATIONS Sheet 2 of 3	11a	STAIR NOTES
04b	G ELEVATIONS Sheet 3 of 3	11b	BALUSTRADE NOTES
04c	E PERSPECTIVES		
05	E SECTION		
06	G ROOF PLAN		



PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		General structural steel members	Lintels in masonry
LOW mild steel corrosion rate 1.3 to 25 µm/year Typically remote inland areas or more than 1 km from sheltered bays	INTERNAL	No protection required	
	EXTERNAL	Option 1 Hot dip galvanising - HDG75 Option 2 Duplex system. See N.C.C. Table 6.3.9c Option 3 Paint. See N.C.C. Table 6.3.9b - ALC2, ACC2, IZS1, PUR2A	

NOTES:

1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
A	05 Aug. 2025	01 - 04b	New floor plan
B	26 Sep. 2025	01, 03 - 04c	Client changes: re-locate water tank, remove eaves as indicated, remove door and landing from Garage, adjust cut and retaining location between Bed 1 & Bed 4, Various window changes & additions, Amend design to front door wall, Add brick to WIR surround, Re-locate sink, change kitchen external wall from brick veneer to lightweight cladding.
C	02 Oct. 2025	01, 03 - 04c	Client changes: Add eaves (Additional d.p. required due to increase in roof area), Change W05 to 2400 high, Amend cladding surrounding W27, Amend fall in Ens. shower, Add door to WIR
D	27 Oct. 2025	01 - 04a, 04c, 05, 07, 08, 09	Client changes: Amend water tank & note re-use of water, Show additional external taps, Insulate Garage external walls, SW to W07, Amend access doors as indicated, Move Bed 2 robe location, Add window above entry door, Extend external landing from Hall 2, Electrical changes, Flooring layout change.
E	26 November 2025	01 - 09	Redesign floor plan
F	20 January 2026	01 - 02a	Council RFI (8 January 2026): Demonstrate additional spot heights along front boundary, Provide max building height, confirm height of driveway/parking area out of ground, Provide a SW pipe long section connecting to lot connection point, Indicate additional spoon drain, Add vehicle manoeuvring plan, Add note regarding wheel stops, spot heights, gradients and long section information relating to driveway, Add sight distance plan, Add note to Site Plan addressing C9.0, Clarify notation regarding detention water tank. Update all affected plans.
G	20 January 2026	01, 02, 03 - 04b, 06 - 09	Client changes: Carpet in Bed 2, Sink in Bed 5 mirrored on bench, Amend W07 to a full awning in lieu of double hung, Amend WIP shelving & move wall between WIP & entry, Relocate meter box, Amend water tank size, Amend eaves to NW side of Bed 5.
H	xx February 2026	01, 03, 07, 09	Council RFI: Reduce deck width to be over 4m from rear boundary. Client changes: Electrical changes, mirror shower head in ensuite, add heat pump unit and indicate electric heating unit, change

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

Climate Zone - 7
C.T. No. C.T.187107/1
Wind Speed - N2
Soil Classification - S
Corrosion Environment - LOW

Floor Area = 198.4m²
21.4 sq

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: COVER SHEET

DATE: 27/9/25
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No: **COVER SHEET**

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

28 September 2025 Preliminary drawings

13 October 2025 Development application drawings (DA)

Preliminary construction drawings
 Engineer not to sign this copy, only provide notes, additions & amendments

Final construction drawings (BA)

Approved by Engineer

Approved by Building Surveyor

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM9608 with reputed AHD level of 126.864 from SURCOM on 16/09/2024

Date of Survey : 16/09/2024

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

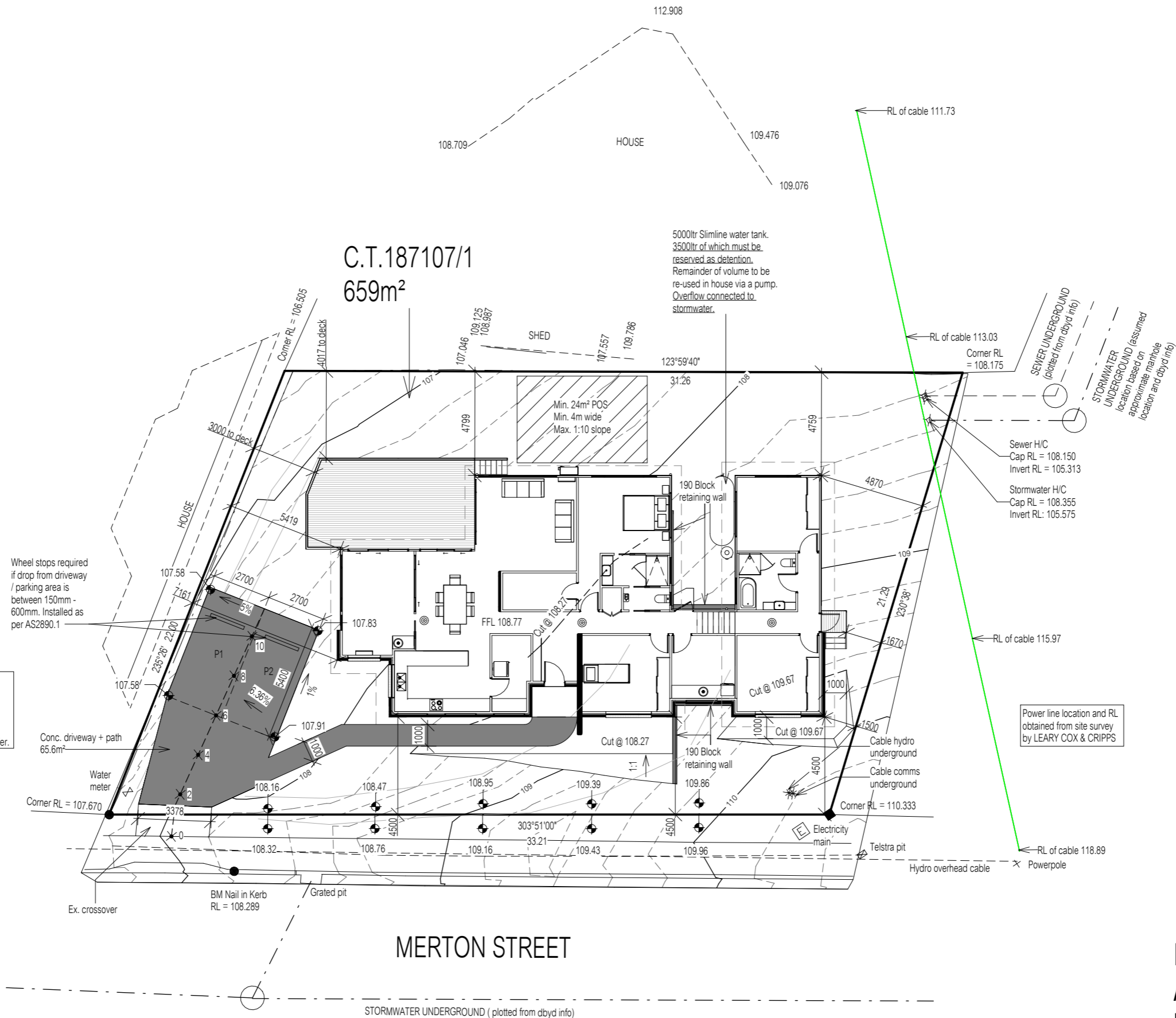
APPLICATION No **PLN-25-372**

DATE RECEIVED **16 February 2026**

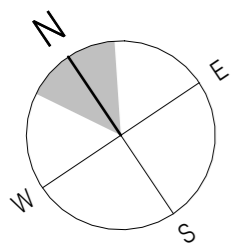


TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



DRIVEWAY INFORMATION
Average 1:15.6 downslope from crossover to end of driveway. Provide pit to low side of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into stormwater. Driveway to be concrete, by builder.



Lower FFL 108.77
Upper FFL 110.17

Scale 1 : 200

MERTON STREET

**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

REVISION	DATE	DESCRIPTION
A	05 Aug. 2025	Refer to cover sheet
B	26 Sep. 2025	Refer to cover sheet
C	02 Oct. 2025	Refer to cover sheet
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet
F	20 January 2026	Refer to cover sheet
G	20 January 2026	Refer to cover sheet
H	xx February 2026	Refer to cover sheet

BAL - Not Bushfire Prone
As shown in the Tasmanian Planning Scheme Overlay

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: SITE PLAN

DATE: 27/9/25
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

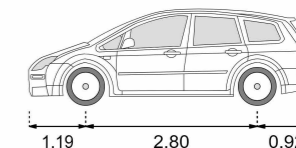
112.351



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Vehicle dimensions

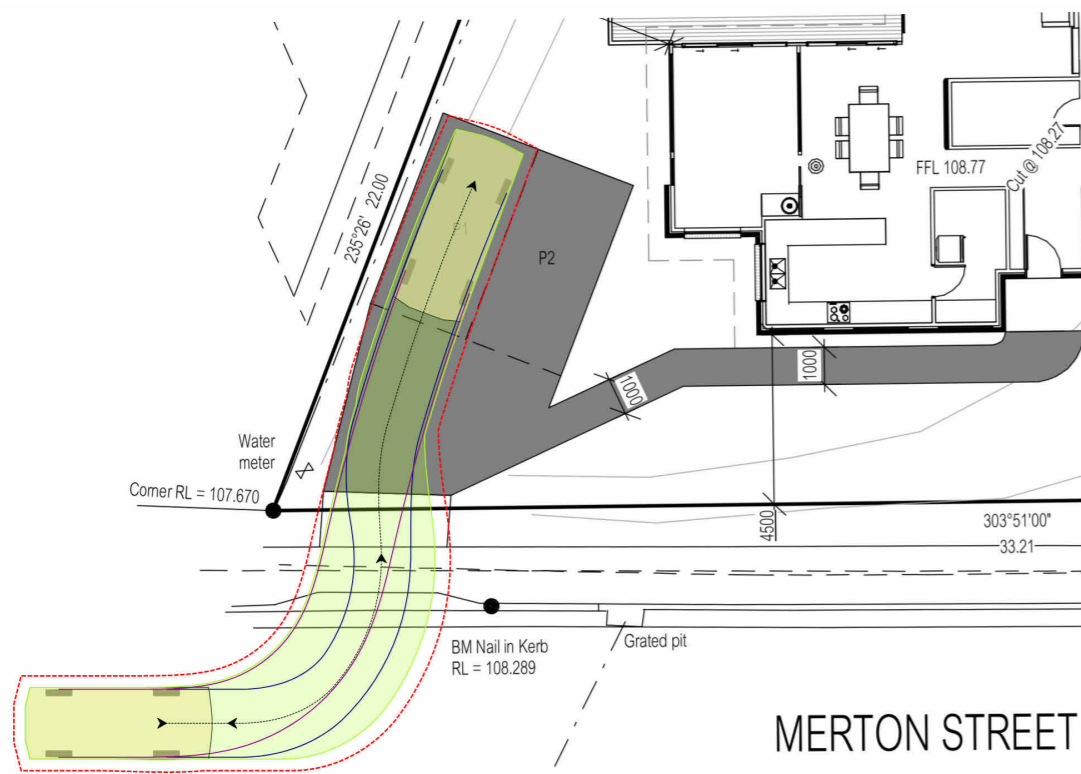


B85 Car

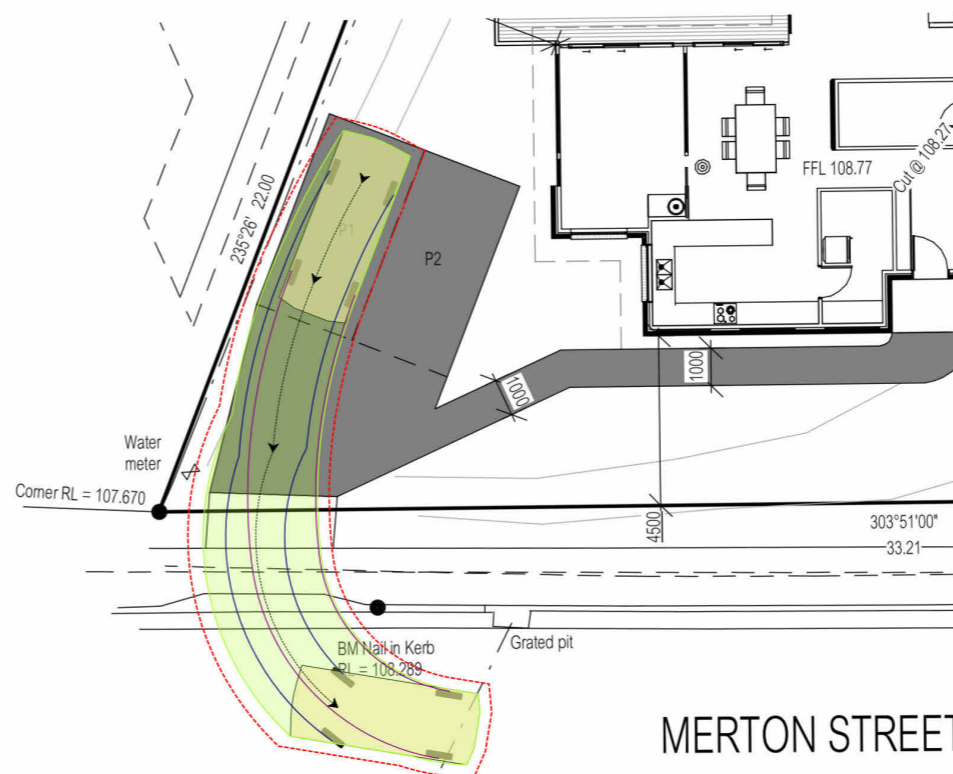
- Length: 4.86 m
- Max width: 1.87 m
- Lock to lock time: 4.0 s
- Max steering angle: 33.73°
- Turn radius (curb to curb): 5.80 m
- Turn radius (wall to wall): 6.50 m

NOTE:
Turning has been produced using
Invarion RapidPath Online software.
B85 turning template has been used.

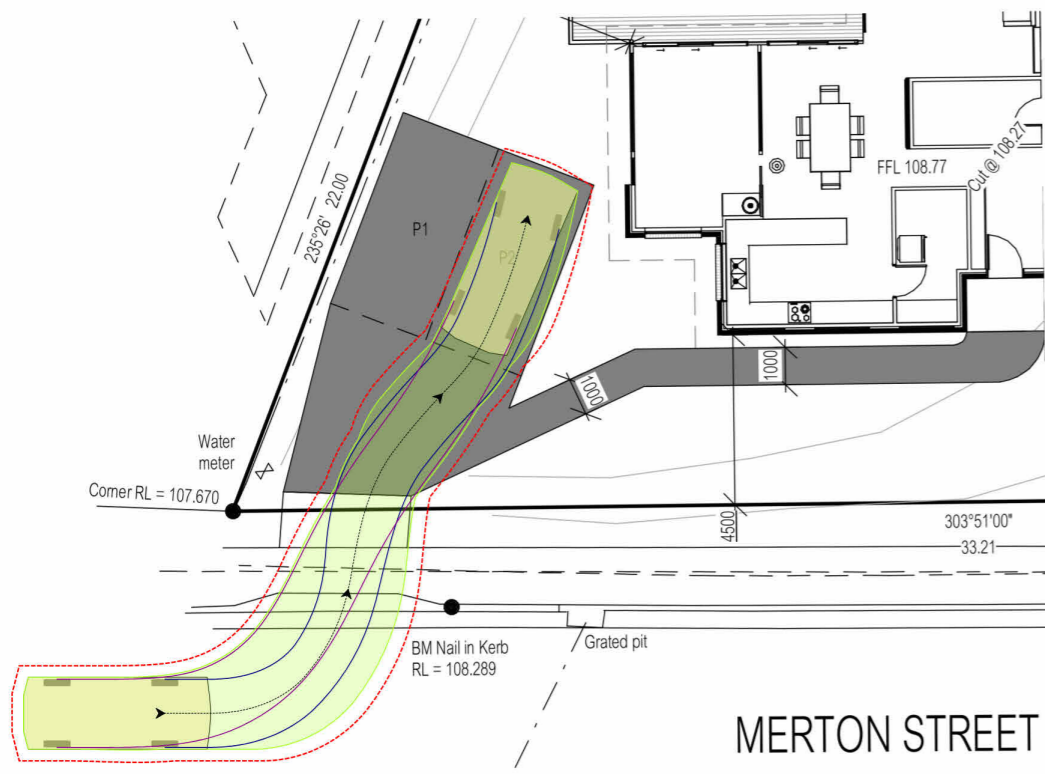
BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay



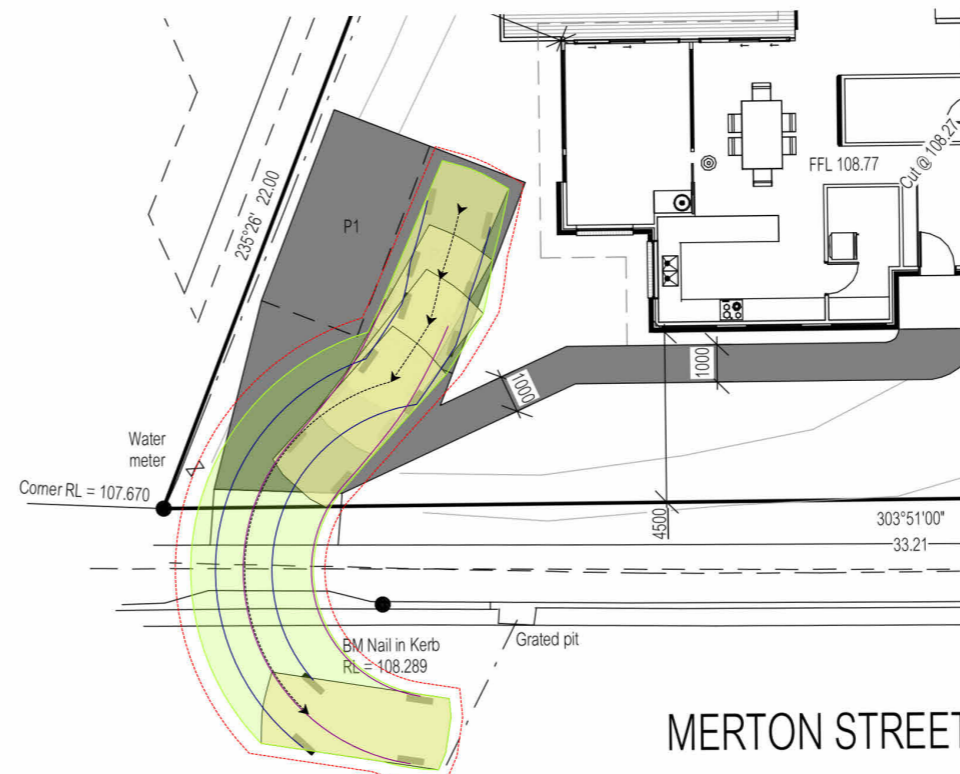
P1 - IN



P1 - OUT



P2 - IN



P2 - OUT

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372

DATE RECEIVED 16 February 2026

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

REVISION	DATE	DESCRIPTION
F	20 January 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: VEHICLE MANOEUVRRING PLAN

DATE: 20 January 2026
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

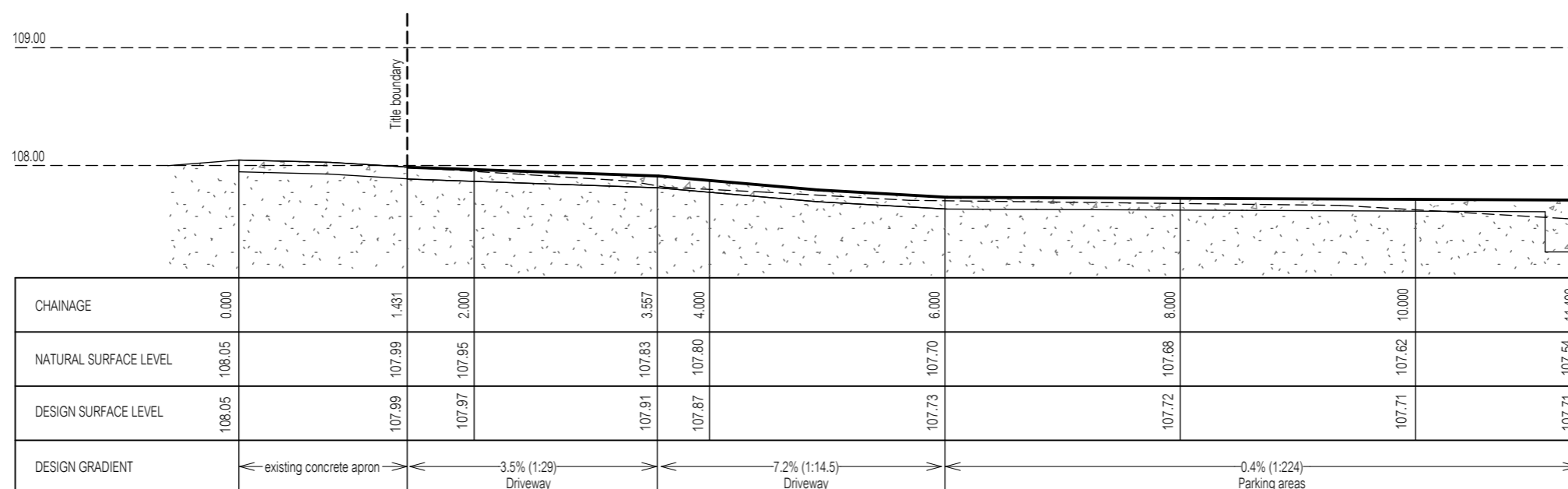
Scale 1 : 200

01a



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
F	20 January 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: DRIVEWAY CHAINAGE

DATE: 20 January 2026
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale 1 : 50

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

01b

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

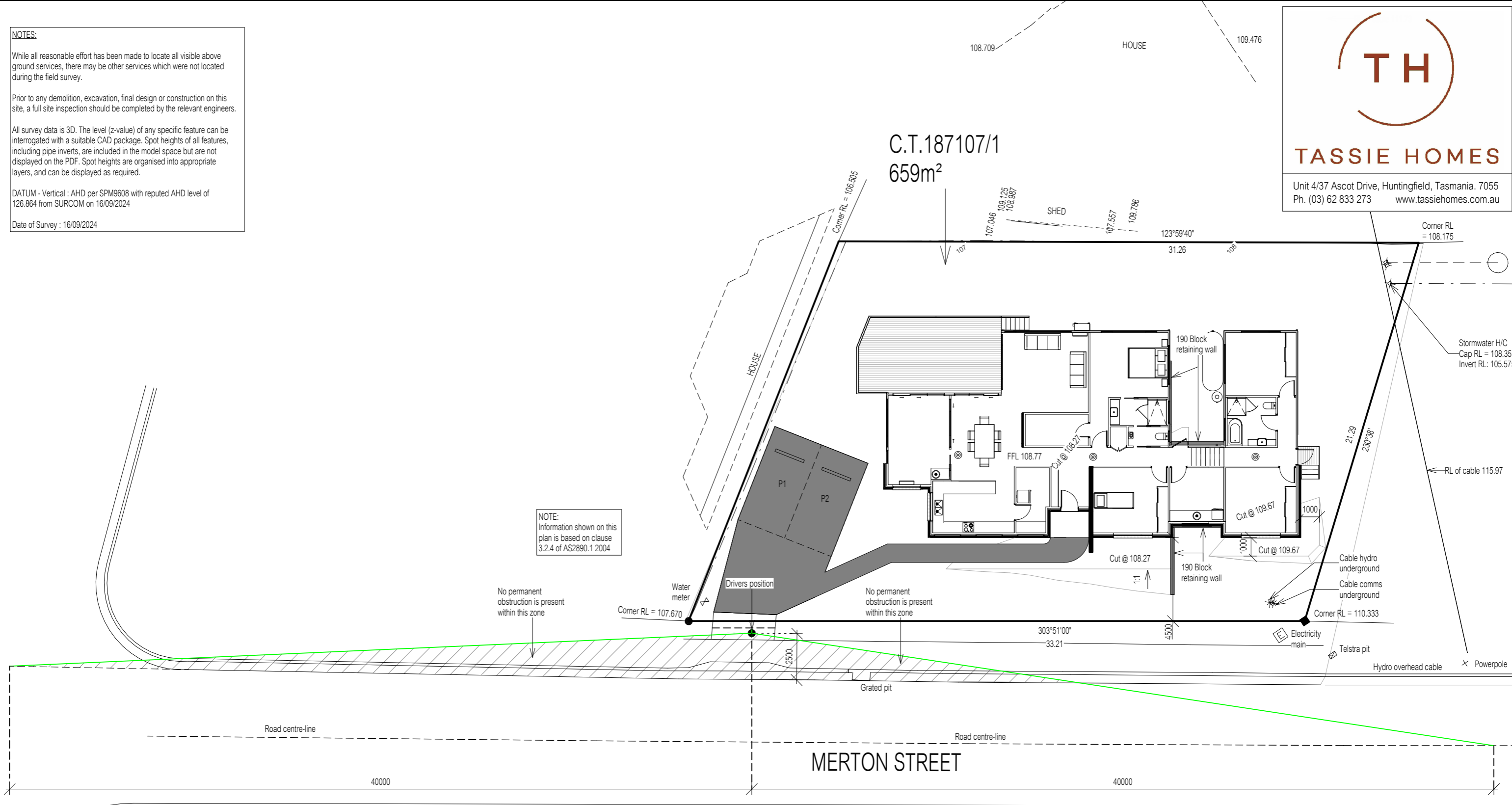
DATUM - Vertical : AHD per SPM9608 with reputed AHD level of 126.864 from SURCOM on 16/09/2024

Date of Survey : 16/09/2024



TASSIE HOMES

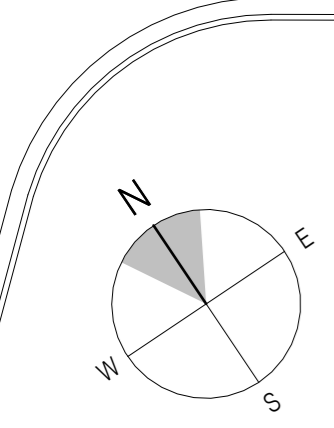
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



NOTE:
Information shown on this plan is based on clause 3.2.4 of AS2890.1 2004

No permanent obstruction is present within this zone

No permanent obstruction is present within this zone



Scale 1 : 200

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372

DATE RECEIVED 16 February 2026

**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

REVISION	DATE	DESCRIPTION
F	20 January 2026	Refer to cover sheet

BAL - Not Bushfire Prone
As shown in the Tasmanian Planning Scheme Overlay

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: SIGHT DISTANCE PLAN

DATE: 20 January 2026
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

01c

NOTES:

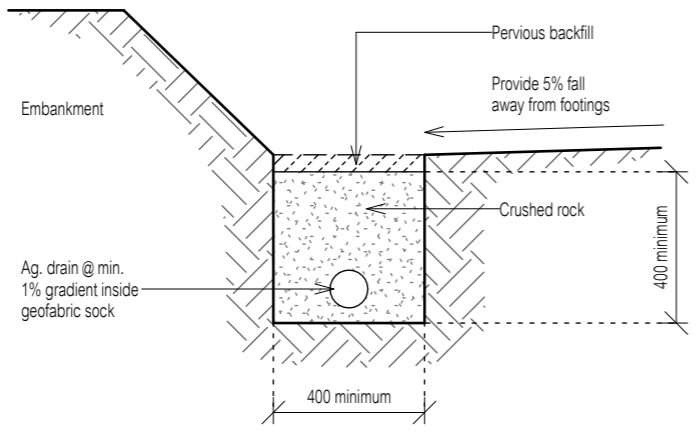
While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM9608 with reputed AHD level of 126.864 from SURCOM on 16/09/2024

Date of Survey : 16/09/2024



Refer to sheet 02a for demonstration of SW pipe connection to the Lot SW connection point. Example is taken from the driveway pit to the lot connection point.

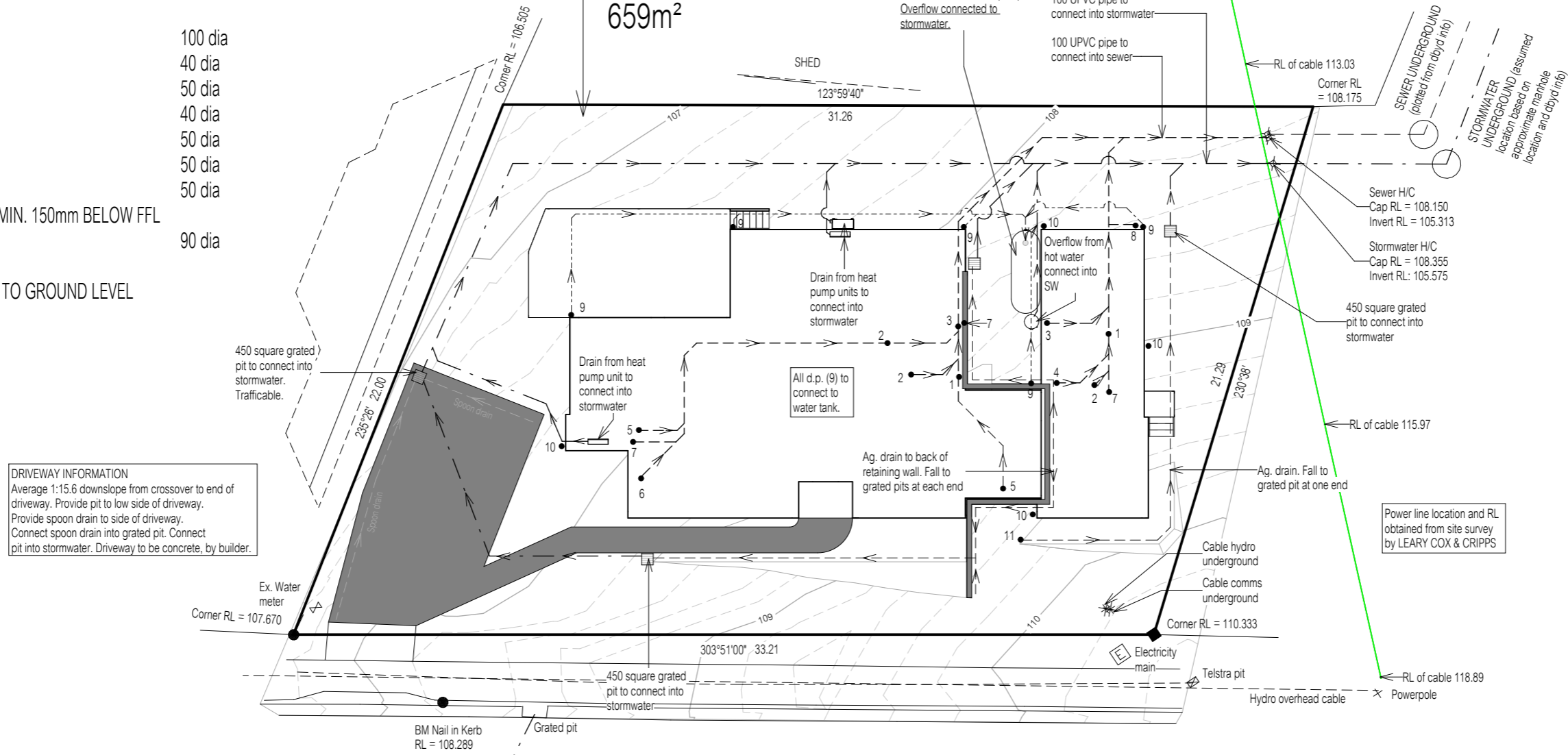
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

DRAINAGE LEGEND

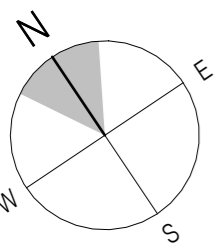
- 1 WC 100 dia
- 2 HANDBASIN 40 dia
- 3 SHOWER 50 dia
- 4 BATH 40 dia
- 5 LAUNDRY TROUGH 50 dia
- 6 KITCHEN SINK 50 dia
- 7 VENT 50 dia
- 8 TAP CHARGED O.R.G. MIN. 150mm BELOW FFL
- 9 DOWNPIPE 90 dia
- 10 TAP
- 11 INSPECTION OPENING TO GROUND LEVEL
- f/w FLOOR WASTE

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

C.T.187107/1
659m²



DRIVEWAY INFORMATION
Average 1:15.6 downslope from crossover to end of driveway. Provide pit to low side of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into stormwater. Driveway to be concrete, by builder.



MERTON STREET

DRAINAGE PLAN

1 : 200

**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

BAL - Not Bushfire Prone
As shown in the Tasmanian Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
C	02 Oct. 2025	Refer to cover sheet
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet
F	20 January 2026	Refer to cover sheet
G	20 January 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: DRAINAGE PLAN

DATE: 27/9/25
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale As indicated

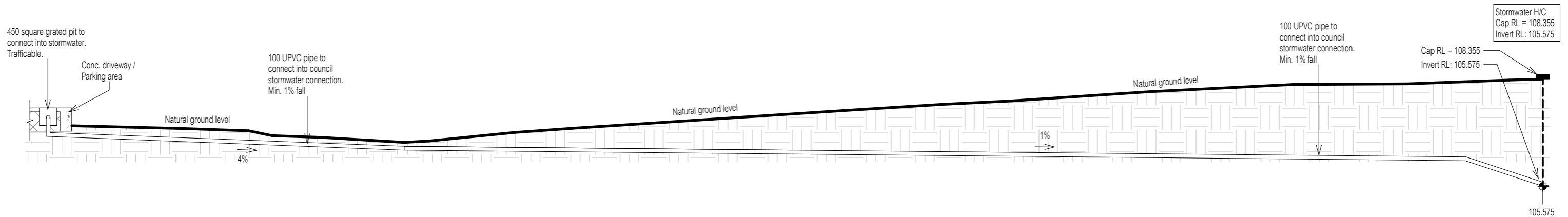
NOTES:

- Stormwater pipe design based on *AS3500 & N.C.C. Housing Provisions 3.3.5*. Not for construction. Demonstrating connection possibility.
- 100mm clearance shown above pipe to NGL.
- Design shown indicative only. A more practical installation method may be possible on site. Plan demonstrates proposed SW pipe with 1% fall can connect to the lot connection invert.



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
F	20 January 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes. Drafted by Cem Kali, Licence Number: 627300775

DRAWING: STORMWATER PIPE LONG SECTION

DATE: 19 January 2026
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale 1 : 100

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

02a

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:

Floor Area = 198.4m²

Deck Areas = 35.3m²

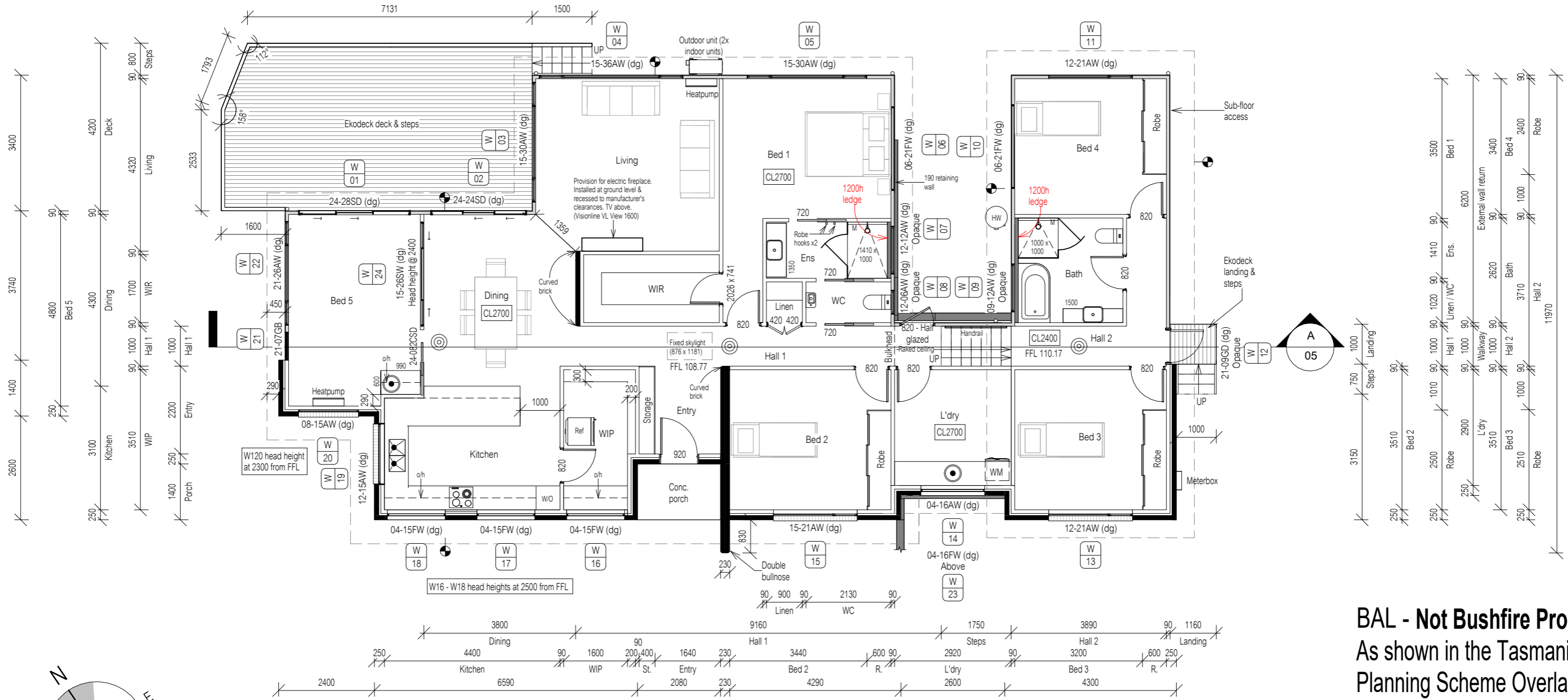
Porch Area = 2.9m²



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Articulation joint



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

REVISION	DATE	DESCRIPTION
A	05 Aug. 2025	Refer to cover sheet
B	26 Sep. 2025	Refer to cover sheet
C	02 Oct. 2025	Refer to cover sheet
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet
G	20 January 2026	Refer to cover sheet
H	xx February 2026	Refer to cover sheet

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

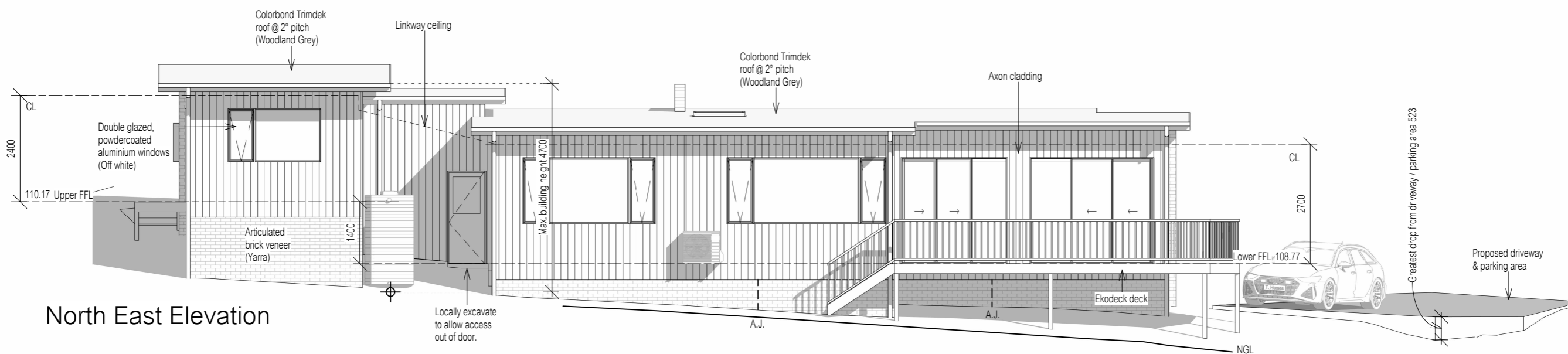
© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775
DRAWING: FLOOR PLAN
DATE: 27/9/25
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale 1 : 100

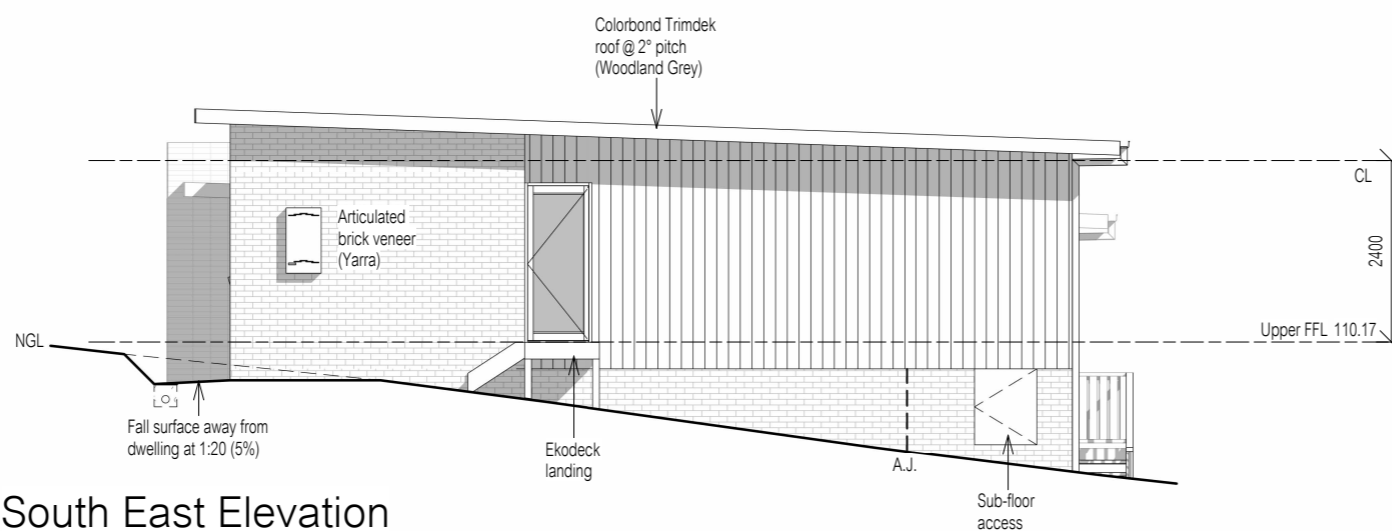


TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



North East Elevation



South East Elevation

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
A	05 Aug. 2025	Refer to cover sheet
B	26 Sep. 2025	Refer to cover sheet
C	02 Oct. 2025	Refer to cover sheet
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet
F	20 January 2026	Refer to cover sheet
G	20 January 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: ELEVATIONS Sheet 1 of 3

DATE: 27/9/25
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

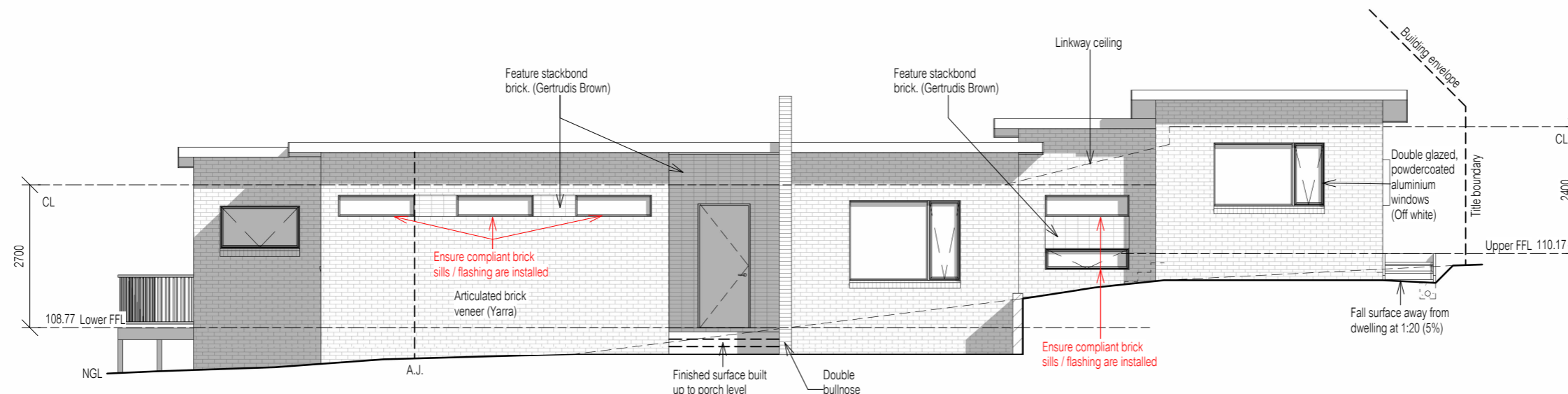
Scale 1 : 100

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

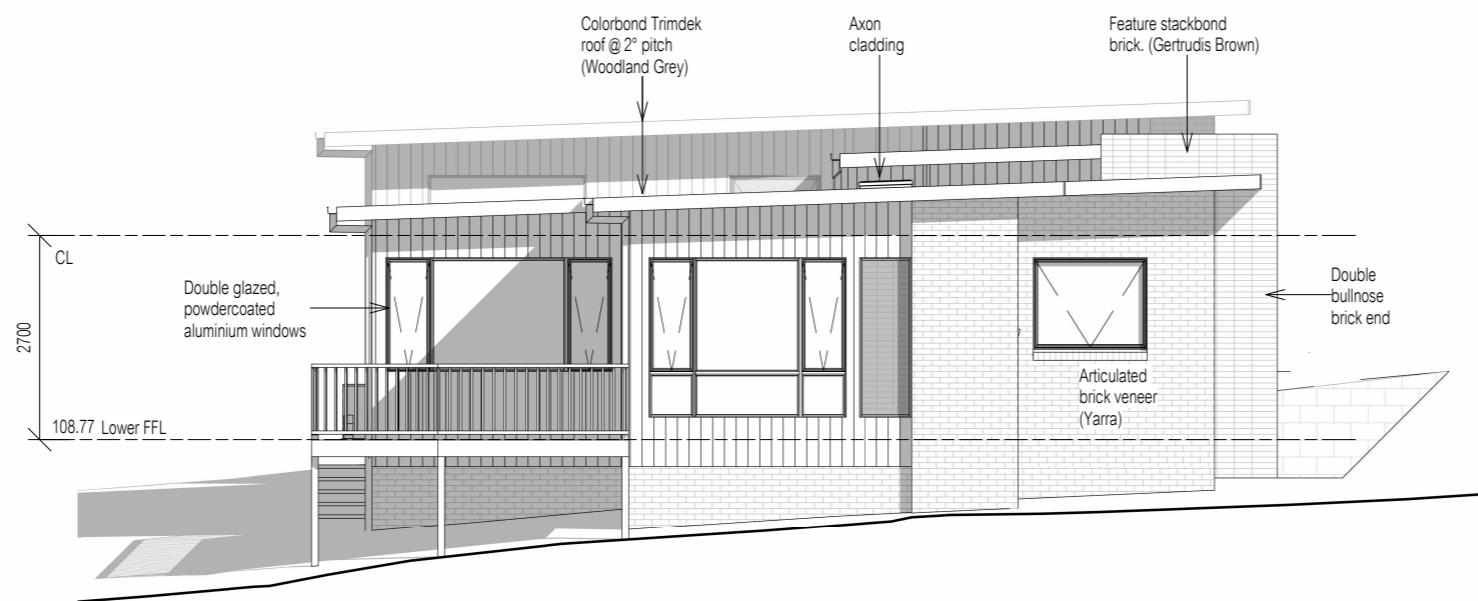


TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



South West Elevation



North West Elevation

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).

SIGNATURE:

DATE:

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
A	05 Aug. 2025	Refer to cover sheet
B	26 Sep. 2025	Refer to cover sheet
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet
G	20 January 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: ELEVATIONS Sheet 2 of 3

DATE: 27/9/25
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale 1 : 100

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

04a



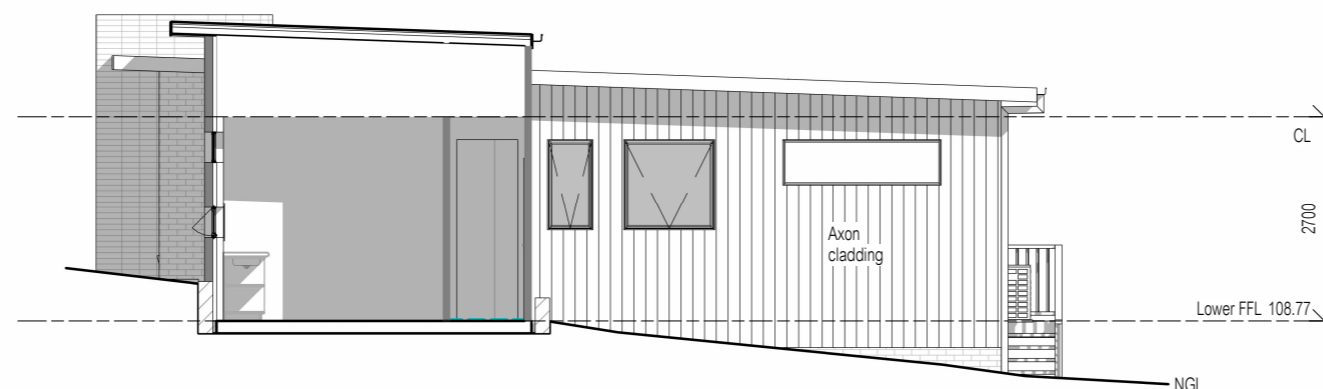
TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

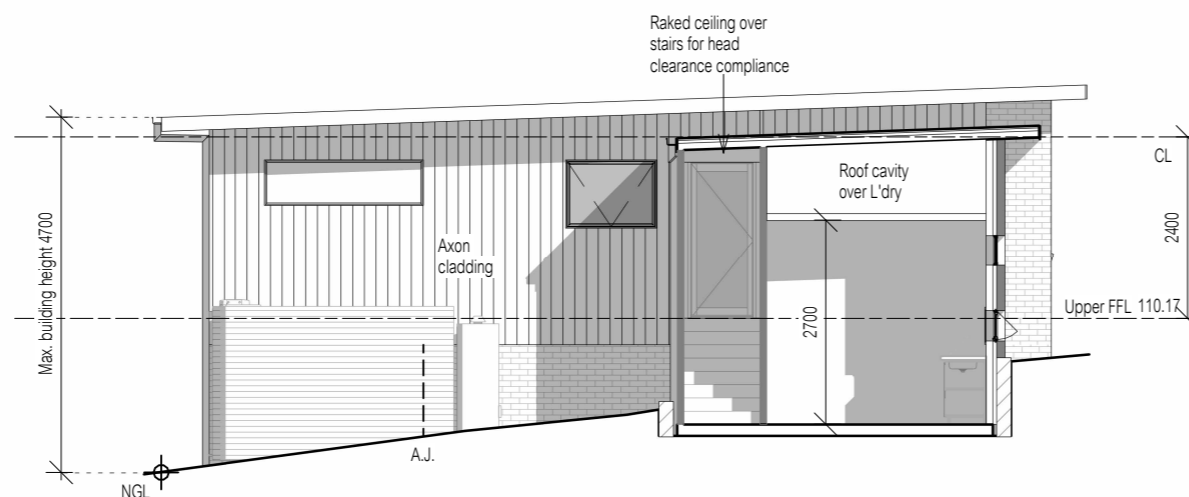
THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:



South East Elevation - Lower Floor
Direction



North West Elevation - Upper Floor
Direction

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
E	26 November 2025	Refer to cover sheet
F	20 January 2026	Refer to cover sheet
G	20 January 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: ELEVATIONS Sheet 3 of 3

DATE: 27/9/25
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale 1 : 100

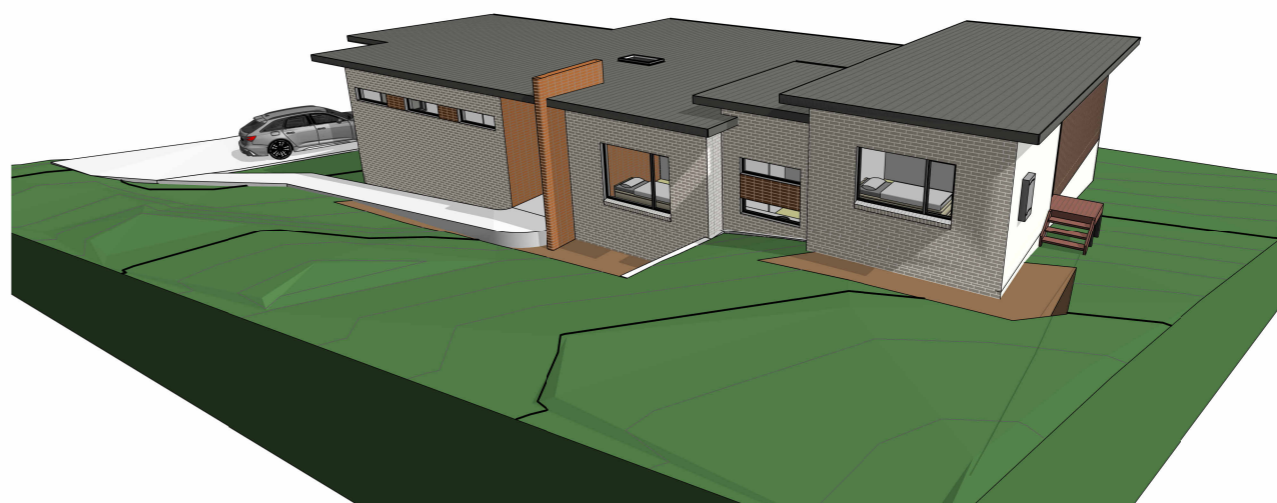
NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

04b



TASSIE HOMES

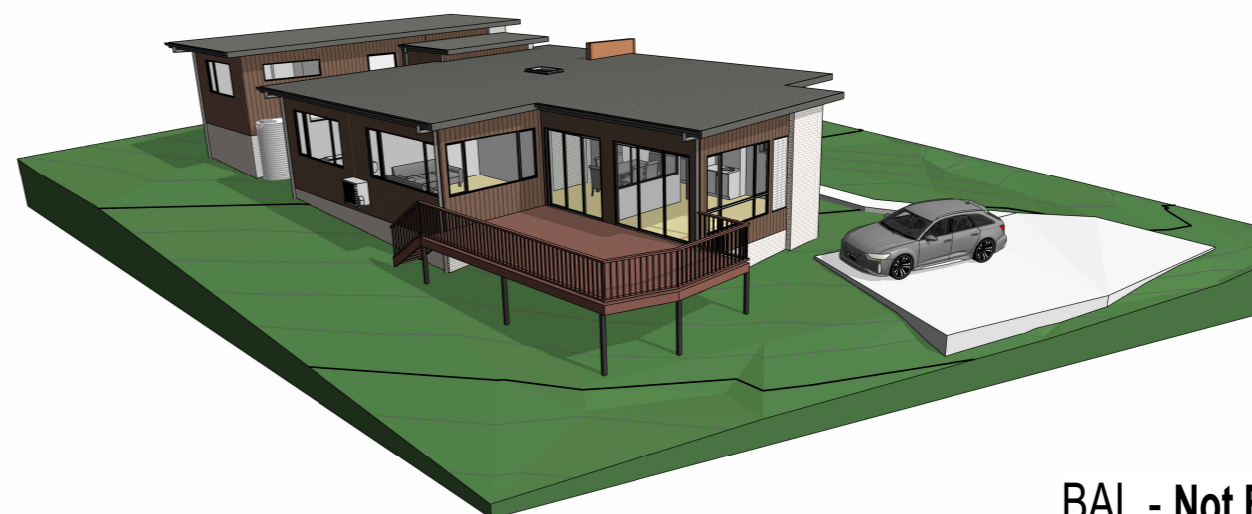
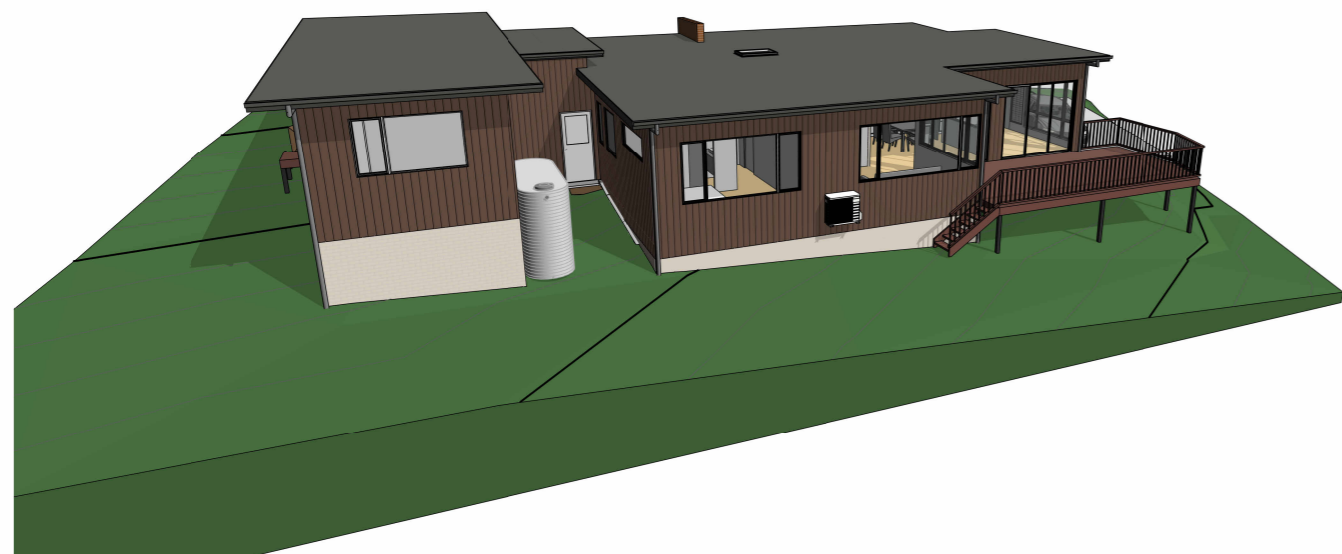
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:



BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

REVISION	DATE	DESCRIPTION
A	05 Aug. 2025	Refer to cover sheet
B	26 Sep. 2025	Refer to cover sheet
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: PERSPECTIVES

DATE: 27/9/25
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

04c

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:

STAIRCASE COMPLIANCE NOTES

(N.C.C. ABCB H.P.S. 2022 - Parts 10.3, 11.2 & 11.3):

- Slope relationship:
Req: $(2R + G) = \text{Max. } 700 - \text{Min. } 550$
Provided: $(2 \times 175 + 250) = 600$
- Risers must not allow a 125mm sphere to pass through treads.
- Handrails to be provided to one side of stairway flight, must not be less than 865mm above stair tread nosing & balustrades/barriers not less than 1000mm above finished floor of landing, hallway etc.
- Not less than 2000mm head height clearance measured vertically above the nosing line of stairway treads.

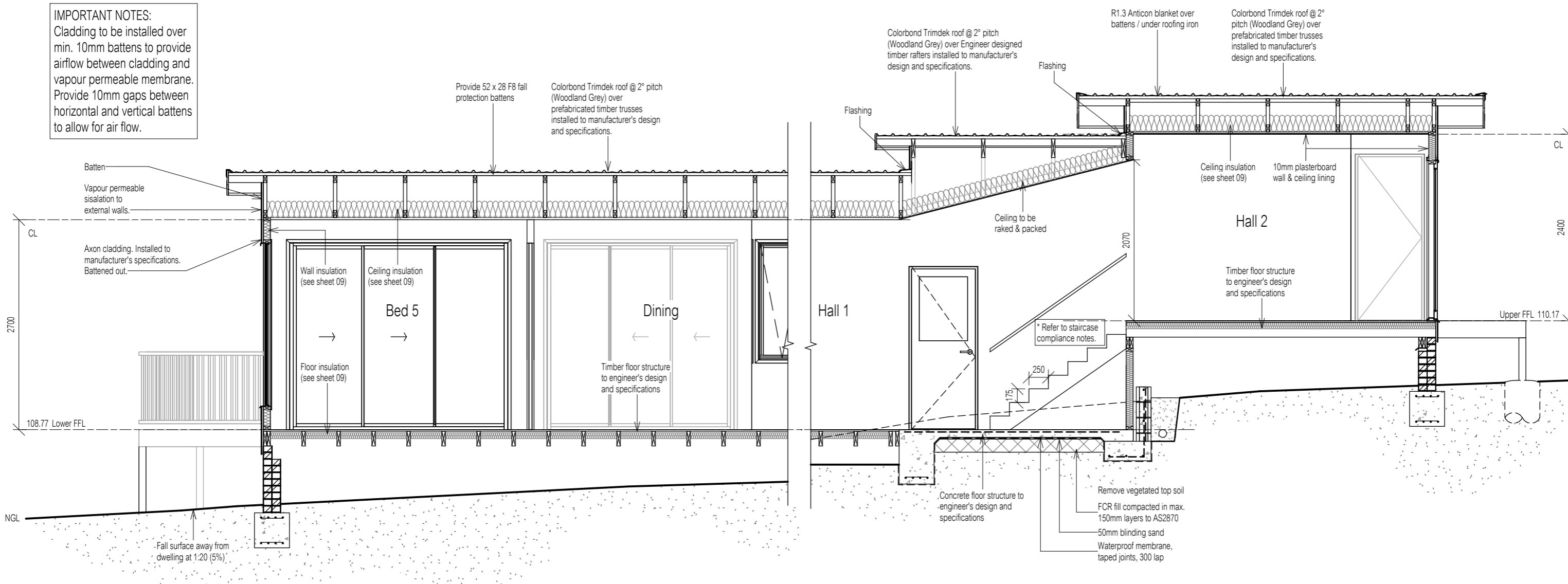


TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

IMPORTANT NOTES:

Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane. Provide 10mm gaps between horizontal and vertical battens to allow for air flow.



SECTION A

A
03

Scale 1 : 50

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: SECTION

DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale 1 : 50

**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

05

**ROOF VENTILATION CALCULATIONS
ROOF 1 - (2° skillion roof - Flat Ceiling)**

200 x 400 eave vents (0.08m²)
Ceiling area = 132.1m² / 150 = 0.881m²

Exhaust: See note below.
25% of 0.881m² = 0.220m²
0.220m² / 0.08m² = 2.75 (x2) = 6 ridge vents
Supply:
75% of 0.881m² = 0.661m²
0.661m² / 0.08m² = 8.26 (x2) = 17 eaves vents

- RV 200 x 400 ridge vent (50% opening)
- EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (If BAL 12.5 & over).

**ROOF VENTILATION CALCULATIONS
ROOF 2 - (2° skillion roof - Flat/Raked Ceiling)**

200 x 400 eave vents (0.08m²)
Ceiling area = 11.6m² / 150 = 0.077m²

Exhaust: See note below.
25% of 0.077m² = 0.019m²
0.019m² / 0.08m² = 0.24 (x2) = 1 ridge vent
Supply:
75% of 0.077m² = 0.058m²
0.058m² / 0.08m² = 0.72 (x2) = 2 eaves vents

- RV 200 x 400 ridge vent (50% opening)
- EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (If BAL 12.5 & over).

**ROOF VENTILATION CALCULATIONS
ROOF 3 - (2° skillion roof - Flat Ceiling)**

200 x 400 eave vents (0.08m²)
Ceiling area = 41.0m² / 150 = 0.273m²

Exhaust: See note below.
25% of 0.273m² = 0.068m²
0.068m² / 0.08m² = 0.85 (x2) = 2 ridge vents
Supply:
75% of 0.273m² = 0.205m²
0.205m² / 0.08m² = 2.56 (x2) = 6 eaves vents

- RV 200 x 400 ridge vent (50% opening)
- EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (If BAL 12.5 & over).

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-25-372**

DATE RECEIVED **16 February 2026**

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

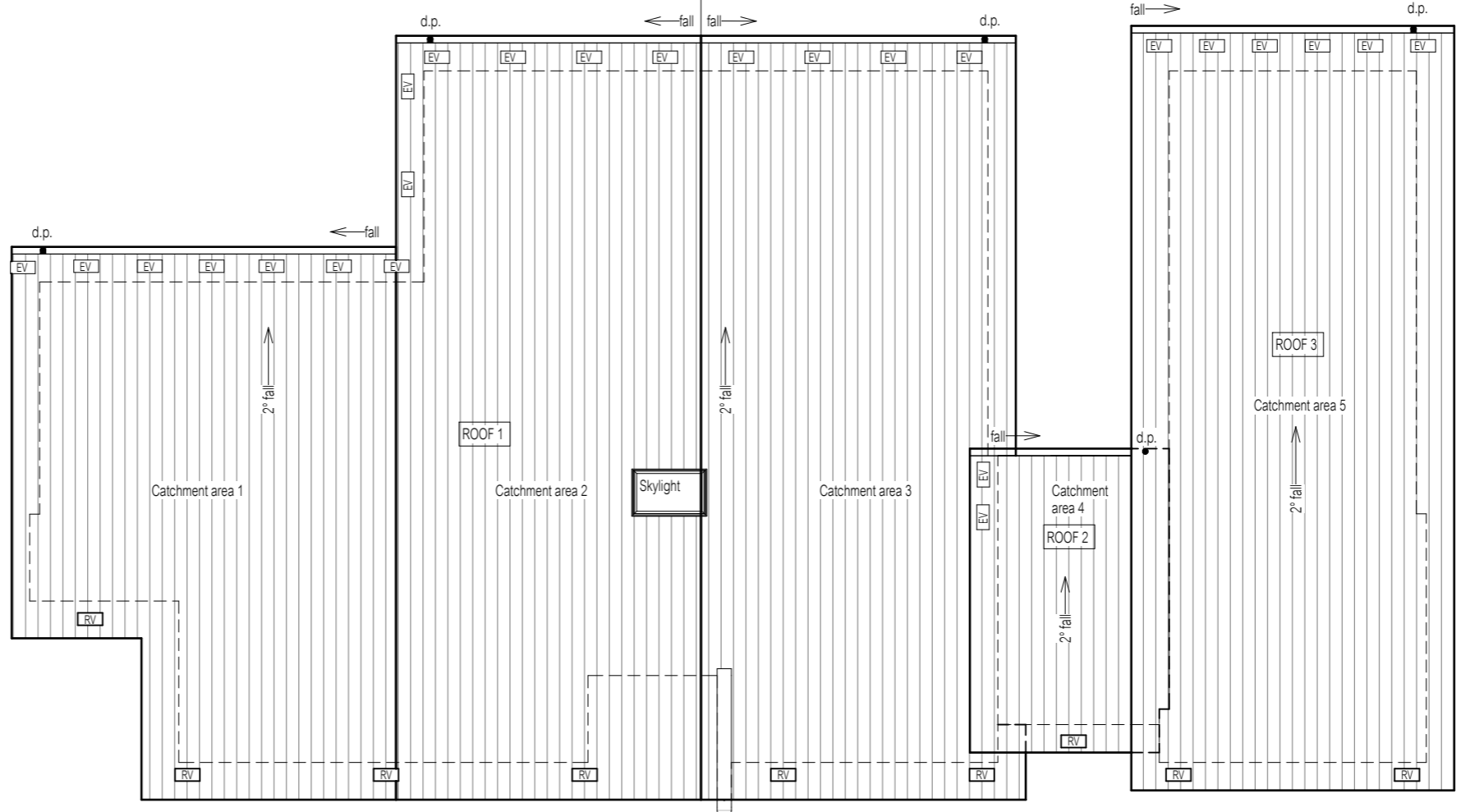
DATE:



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

CATCHMENT AREAS NOTES:
Colorbond skillion roof @ 2° pitch
CATCHMENT AREA 1 = 50.7m²
CATCHMENT AREA 2 = 61.6m²
CATCHMENT AREA 3 = 62.5m²
CATCHMENT AREA 4 = 15.9m²
CATCHMENT AREA 5 = 65.3m²



- denotes roof area
- d.p. ● denotes downpipe
- ← denotes direction of fall
- RV denotes 200 x 400 ridge vent
- EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented.
Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces'.

Symbol	Value	Description
Ah	245.8	Area of roof (including 115mm Quad Gutter) (m ²)
Ac	250.7	Ah x slope factor (determined from Table 3.4.3.2 from AS/NZS 3500.3) (m ²)
Gutter type	A	Cross sectional area 6500mm ² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall Intensity (determined from NCC Table 7.4.3d)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	3.6	$\frac{Ac}{Acdp}$
Downpipes Provided	5	Additional d.p. due to roof design

REVISION	DATE	DESCRIPTION
E	26 November 2025	Refer to cover sheet
G	20 January 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: ROOF PLAN
DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

Scale 1 : 100

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:

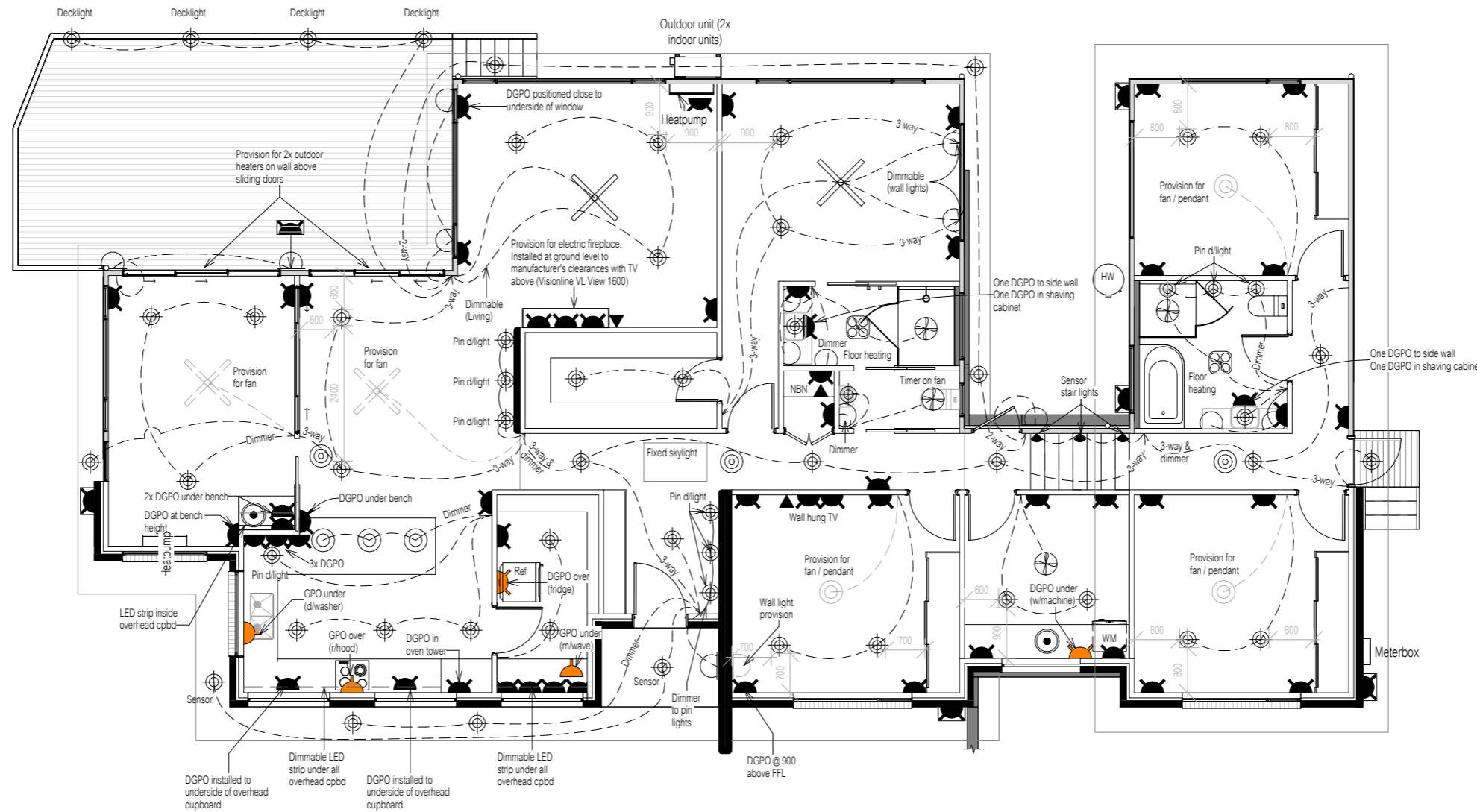
IMPORTANT NOTES:

Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2022, Part 9.5.
Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside.
All downlights are to be sealed and IC-F rated.



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



- Batten light (28W)
- ◐ Wall light (28W)
- ⊕ TV point
- ⊙ Smoke alarm
- ▽ Phone / NBN point
- ⊙ Pendant light (28W)
- LED strip light (10W/m)
- ◑ LED spotlight (sensor)
- ⊕ LED downlight (10W)
LED Pin downlights (12W)
- Single GPO
- Double GPO
- Double GPO (external)
- ▬ Fluorescent light (19W)
- ⊕ Ducted exhaust fan
- ▼ Data point
- ⊕ 4-light Tastic (10W centre light only)
- ▲ Stair lights (5W)
- ⊗ Ceiling fan

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet
G	20 January 2026	Refer to cover sheet
H	xx February 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: ELECTRICAL PLAN

DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale 1 : 100

**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:




DATE:

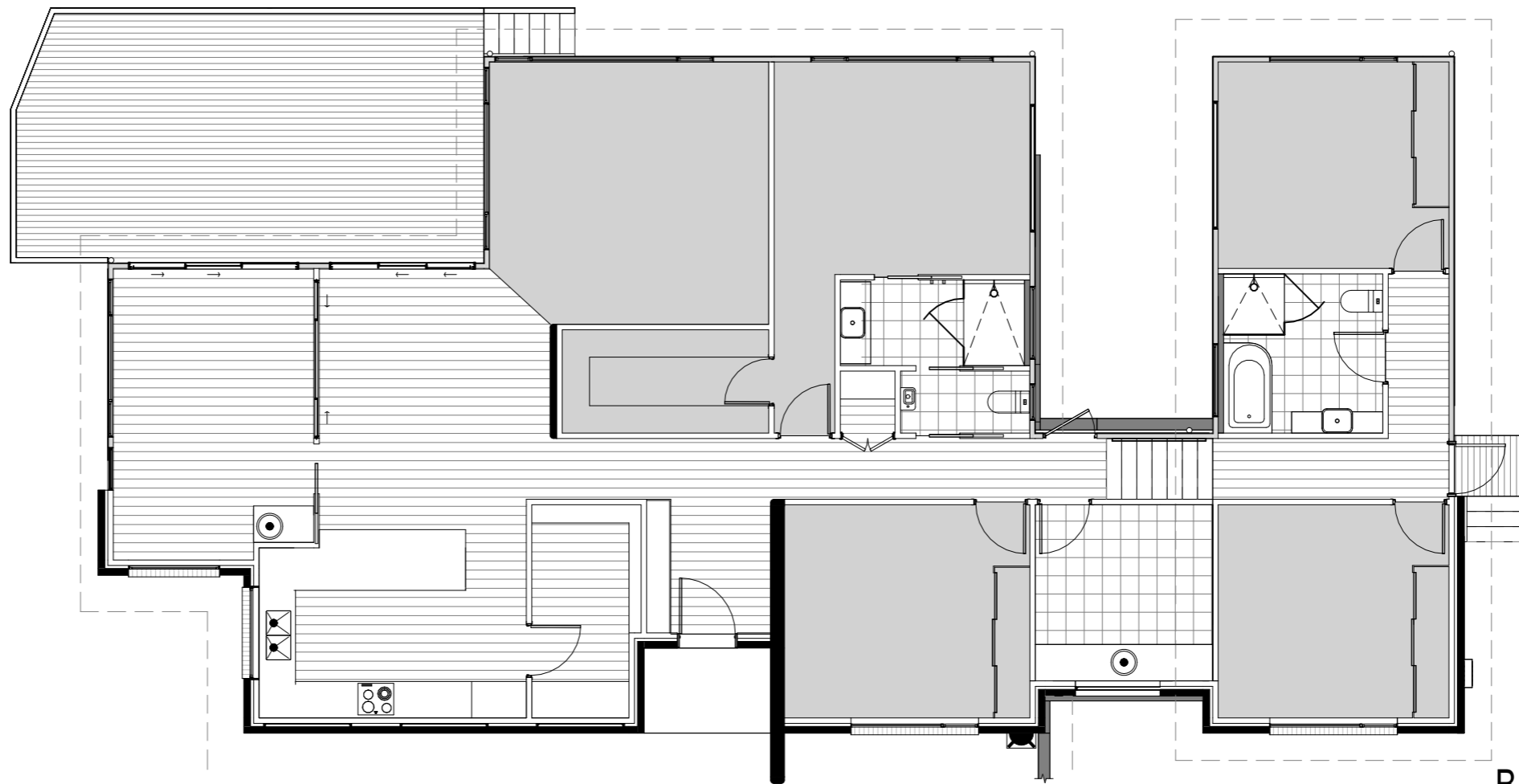


TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

FLOORING LEGEND

- Floating Flooring 
- Carpet 
- Tiles 



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet
G	20 January 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775


DRAWING: FLOORING LAYOUT PLAN

DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale 1 : 100


NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY


LIGHTING CALCULATIONS



Lighting

Class 1 & 10a buildings






Calculator

Building name/description	Classification
H1383 - 2 Merton Street, GLENORCHY (HOLLOWAY)	Class 1
Number of rows preferred in table below	17 <small>(as currently displayed)</small>


ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6			
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	System allowance
1	Bed 5	Bedroom	15.6 m ²	30 W	Class 1 building	(c) Manual dimming system	100%			5.9 W/m ²	1.9 W/m ²	1% of 100%
2	DINING	Living room	16.0 m ²	56 W	Class 1 building					5.0 W/m ²	3.5 W/m ²	3% of 100%
3	LIVING	Living room	19.0 m ²	30 W	Class 1 building	(c) Manual	100%			5.9 W/m ²	1.6 W/m ²	1% of 100%
4	BED 1	Bedroom	17.0 m ²	76 W	Class 1 building	(c) Manual	75%			5.9 W/m ²	4.5 W/m ²	3% of 100%
5	ENS.	Bathroom	4.0 m ²	104 W	Class 1 building	(c) Manual	75%			5.9 W/m ²	26.0 W/m ²	20% of 100%
6	BED 4	Bedroom	13.0 m ²	48 W	Class 1 building					5.0 W/m ²	3.7 W/m ²	3% of 100%
7	WC	Toilet	2.0 m ²	38 W	Class 1 building	(c) Manual	100%			5.9 W/m ²	19.0 W/m ²	15% of 100%
8	HALL 1	Corridor	11.0 m ²	45 W	Class 1 building					5.0 W/m ²	4.1 W/m ²	3% of 100%
9	BATH	Bathroom	7.0 m ²	112 W	Class 1 building	(c) Manual	100%			5.9 W/m ²	16.0 W/m ²	12% of 100%
10	BED 3	Bedroom	13.0 m ²	48 W	Class 1 building					5.0 W/m ²	3.7 W/m ²	3% of 100%
11	BED 2	Bedroom	14.0 m ²	48 W	Class 1 building					5.0 W/m ²	3.4 W/m ²	3% of 100%
12	WIP	Other	6.0 m ²	36 W	Class 1 building					5.0 W/m ²	6.0 W/m ²	5% of 100%
13	KITCHEN	Living room	13.0 m ²	159 W	Class 1 building	(c) Manual dimming system	75%			5.9 W/m ²	12.2 W/m ²	9% of 100%
14	HALL 2	Corridor	7.0 m ²	20 W	Class 1 building	(c) Manual dimming system	100%			5.9 W/m ²	2.9 W/m ²	2% of 100%
15	LAUNDRY	Laundry	8.0 m ²	20 W	Class 1 building					5.0 W/m ²	2.5 W/m ²	2% of 100%
16	ENTRY	Corridor	3.0 m ²	46 W	Class 1 building					5.0 W/m ²	15.3 W/m ²	12% of 100%
17	WIR	Other	6.0 m ²	20 W	Class 1 building					5.0 W/m ²	3.3 W/m ²	3% of 100%

	Allowance	Design average	
174.6 m ²	936 W	Class 1 building	5.4 W/m ² 5.4 W/m ²

if inputs are valid 

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

 © Commonwealth of Australia and the States and Territories of Australia 2023, published by the Australian Building Codes Board. The material in this publication is licensed under a Creative Commons Attribution—4.0 International licence, with the exception of third party materials and any trade marks. It is provided for general information only and without warranties of any kind. More information on this CC BY licence is

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING
* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
(i) 5W per m² in Class 1 building;
(ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
(iii) 3W per m² in a Class10a building associated with a Class 1 building.
* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2019 3.12.5.5 (f)

Scale

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

WINDOW SCHEDULE

WINDOW MANUFACTURER: *CLARK WINDOWS*

Window Number (W)	Size & Type	Glass	ID	Uw	SHGC
01	24-28SD (dg)	Clear	BRD-035-001	4.10	0.65
02	24-24SD (dg)	Clear	BRD-035-001	4.10	0.65
03	15-30AW (dg)	Clear	BRD-189-08	3.80	0.58
04	15-36AW (dg)	Clear	BRD-189-08	3.80	0.58
05	15-30AW (dg)	Clear	BRD-189-08	3.80	0.58
06	06-21FW (dg)	Clear	BRD-153-015	3.70	0.63
07	12-12AW (dg) Opaque	Opaque	BRD-189-08	3.80	0.58
08	12-06AW (dg) Opaque	Opaque	BRD-189-08	3.80	0.58
09	09-12AW (dg) Opaque	Opaque	BRD-189-08	3.80	0.58
10	06-21FW (dg)	Clear	BRD-153-015	3.70	0.63
11	12-21AW (dg)	Clear	BRD-189-08	3.80	0.58
12	21-09GD (dg) Opaque	Opaque	BRD-032-342	4.70	0.31
13	12-21AW (dg)	Clear	BRD-189-08	3.80	0.58
14	04-16AW (dg)	Clear	BRD-189-08	3.80	0.58
15	15-21AW (dg)	Clear	BRD-189-08	3.80	0.58
16	04-15FW (dg)	Clear	BRD-153-015	3.70	0.63
17	04-15FW (dg)	Clear	BRD-153-015	3.70	0.63
18	04-15FW (dg)	Clear	BRD-153-015	3.70	0.63
19	12-15AW (dg)	Clear	BRD-189-08	3.80	0.58
20	08-15AW (dg)	Clear	BRD-189-08	3.80	0.58
21	21-07GB	Clear	Manufacturer spec	-	-
22	21-26AW (dg)	Clear	BRD-189-08	3.80	0.58
23	04-16FW (dg) Above	Clear	BRD-153-015	3.70	0.63
24	15-26SW (dg)	Clear	BRD-154-336	4.00	0.55

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, GD = Glazed door, FD = French door, TW = Transom window, DH = Double Hung Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.

INSULATION

INSULATION SCHEDULE	
AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.5 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaced below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.1 bulk insulation;
240mm for R5.0 bulk insulation;
260mm for R6.0 bulk insulation;
290mm for R7.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL - Not Bushfire Prone
As shown in the Tasmanian Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
D	27 Oct. 2025	Refer to cover sheet
E	26 November 2025	Refer to cover sheet
G	20 January 2026	Refer to cover sheet
H	xx February 2026	Refer to cover sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kaili, Licence Number: 627300775
DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES



REVISION	DATE	DESCRIPTION
----------	------	-------------

SITE PREPARATION

Excavation and filling of site to be in accordance with NCC Part 3.2 and AS 2870.
 Drainage works to be in accordance with NCC Part 3.3 & AS 3500.3.2.
 Surface drainage - finished ground to fall away from building 50mm in 1000mm.
 Finished slab level to be;
 Minimum 150 above finished ground;
 Minimum 50 above paved surfaces;
 Prevent ponding of water under suspended floors.
 All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
 Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
 All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.
 Roof cladding to be in accordance with NCC 3.5.1 and;
 Roof tiles to AS 2049 & AS 2050;
 Metal sheet roofing to AS 1562.1;
 Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
 Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
 Eaves, internal and valley guttering to have cross sectional area of 6500mm².
 Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
 Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

SAFE MOVEMENT AND ACCESS

Stair and ramp construction to be in accordance with NCC 11.2.
 Maximum of 18 risers to each flight; Riser opening to be less than 125;
 Treads to have non-slip surface or nosing;
 RISERS - min. 115, max. 190;
 TREADS min. 240, max. 355.
 Balustrade is generally in accordance with NCC 11.3.
 Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing. 1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
 Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

GLAZING

Generally glazing to be in accordance with NCC Part 8 and AS 1288.
 Refer to window legend for sizes and type.
 Windows to comply with NCC 8.4 'Protection of Openable Windows'.
 Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
 Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

ANCILLARY PROVISIONS

Generally in accordance with NCC Part 12.
 Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLIANCES to NCC 12.4.5

FIRE SAFETY

Generally to be in accordance with NCC Part 9.
 Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
 Sarking to have a flammability index less than 5.
 Roof lights not to be placed closer than 900 from boundary.
 Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
 Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
 Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
 Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918, Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
 Construction in Bush Fire Area to be in accordance with AS 3959.

ENERGY EFFICIENCY

Generally in accordance with BCA 2019 Part 3.12
 Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
 Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
 To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
 To maintain thickness and position after installation. Continuous cover without voids except around services/fittings.
ROOF INSULATION-
 Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.
 Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
 External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise. Wall surface density minimum - 220kg/m²
FLOORS-
 Generally in accordance with 3.12.1.5. Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0. Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
 External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
 All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
 Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
 Heating and cooling ductwork to NCC 13.7.4
 Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage. External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations. Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter. Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices. Windows and external door weatherproofing to AS 2047.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
 Ceiling heights to be in accordance with NCC 10.3.
 Construction of sanitary compartments to NCC 10.4.2.
 Required facilities to NCC 10.4.1.
 Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
 Artificial lighting to NCC 10.5.2.
 Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof. Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
 Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
 Sound insulation requirements generally to NCC Part 10.7.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	2:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS

Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
 Preparation for placement of concrete and reinforcement to be to AS 2870.
 Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
 The site classification to be in accordance with AS 2879.
 Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY

Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
 Un-reinforced masonry to NCC 5.2 & 5.3;
 Reinforced masonry to NCC 5.4;
 Masonry accessories to NCC 5.6;
 Vertical articulation joints to NCC 5.6.8;
 Weatherproofing of to NCC 5.7.

FRAMING

Timber framing to be in accordance with AS 1684.
 Manufactured timber members to be in accordance with prescribed framing manual.
 Sub-floor ventilation in accordance with NCC 6.2.
 Sub-floor area to be clear of organic materials & rubbish.
 Provide vent openings in substructure walls at a rate of not less than 6000mm² per meter of wall length, with vents not more than 600mm from corners.
 150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
 Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
 Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**
APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

THIS PLAN IS ACCEPTED BY:

 PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
 SIGNATURE:

 DATE:

BAL - Not Bushfire Prone As shown in the Tasmanian Planning Scheme Overlay

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
 Drafted by Cem Kali, Licence Number: 627300775
 DRAWING: COMPLIANCE NOTES
 DATE: 13/10/2025
 FILE NAME: H1383 - DA - Rev H - 050226
 DRAWN BY: CK
 DWG No:

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY AT 2 MERTON STREET, GLENORCHY

Scale



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION
----------	------	-------------

THIS PLAN IS ACCEPTED BY:

.....
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372

DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LIVABLE HOUSING NOTES 1 of 3

DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

10a

STEP-FREE ACCESS PATH

A continuous path to a dwelling entrance door must be provided from -

- (1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
 - (a) an appurtenant Class 10a garage or carport; or
 - (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
- (c) Access for the purposes of (1) must be -
- (2) via a pathway that -
 - (a) has no steps; and
 - (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
 - (ii) if crossfall is provided, has a crossfall not more than 1:40; and
 - (iii) has a minimum width of 1000mm; and
 - (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
 - (v) connects to a dwelling entrance door that complies with Section 2; or
 - (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
- (3) For the purposes of (2), the following applies:
 - (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
 - (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard - Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
- (4) Where one or more ramps are used, the following applies:
 - (a) The aggregate length of ramping (excluding landings) must not be more than—
 - (i) 9 m for a 1:14 gradient; or
 - (ii) 15 m for a 1:20 gradient; or
 - (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
 - (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
 - (c) At each end of a ramp there must be a landing that is -
 - (i) not less than 1200mm long; and
 - (ii) at least as wide as the ramp to which it connects; and
 - (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
 - (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
- (5) The access path may incorporate one step ramp having a -
 - (a) height of not more than 190mm; and
 - (b) gradient not more than 1:10; and
 - (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
 - (d) maximum length of 1900mm.

THRESHOLD NOTES:

The threshold of an entrance door must -

- (a) be level; or
- (b) have a sill height of not more than 5mm if the lip is rounded or bevelled; or
- (c) have a ramped threshold that -
 - (i) does not extend beyond the depth of the door jamb; and
 - (ii) has a gradient not steeper than 1:8; and
 - (iii) is at least as wide as the minimum clear opening width of the entrance door; and
 - (iv) does not intrude into the minimum dimensions of the required landing area; or
- (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
 - (i) have no lip or upstand greater than 15mm within the sill profile; and
 - (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:

An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -

- (a) unobstructed (other than by a gate or a screen door); and
- (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

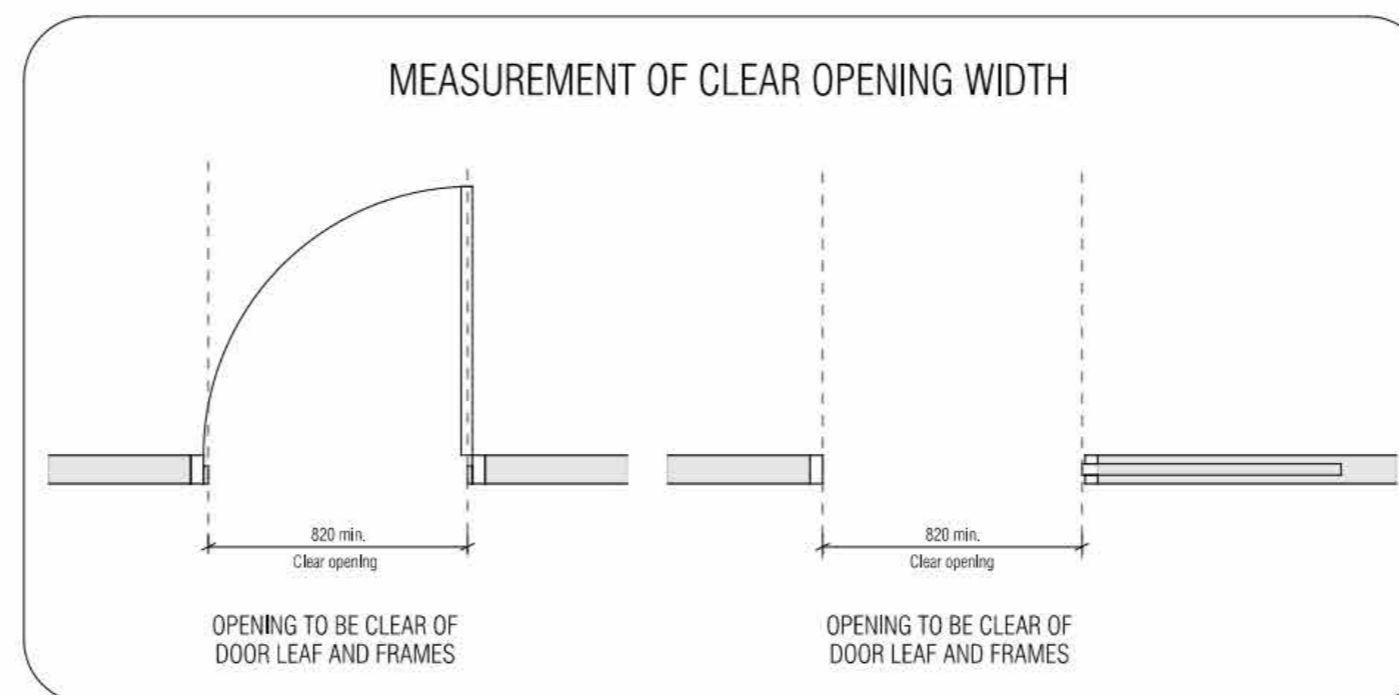
WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE

Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:

- (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
- (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
 - (i) 8mm; or
 - (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
- (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES

Internal doorways must provide a minimum clear opening width of 820mm.
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.



**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

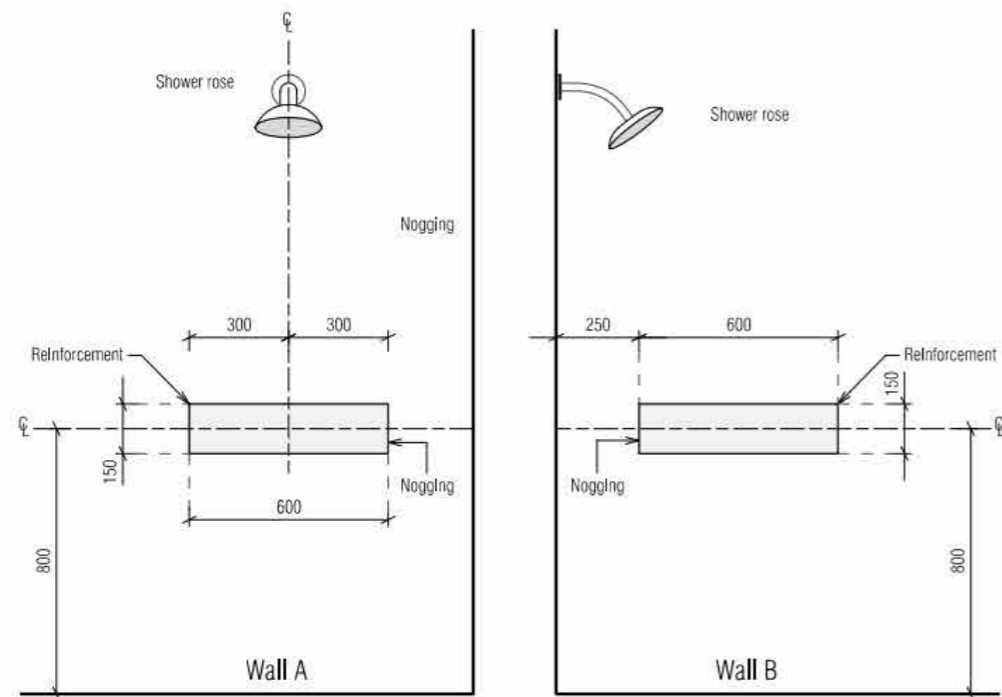
Scale



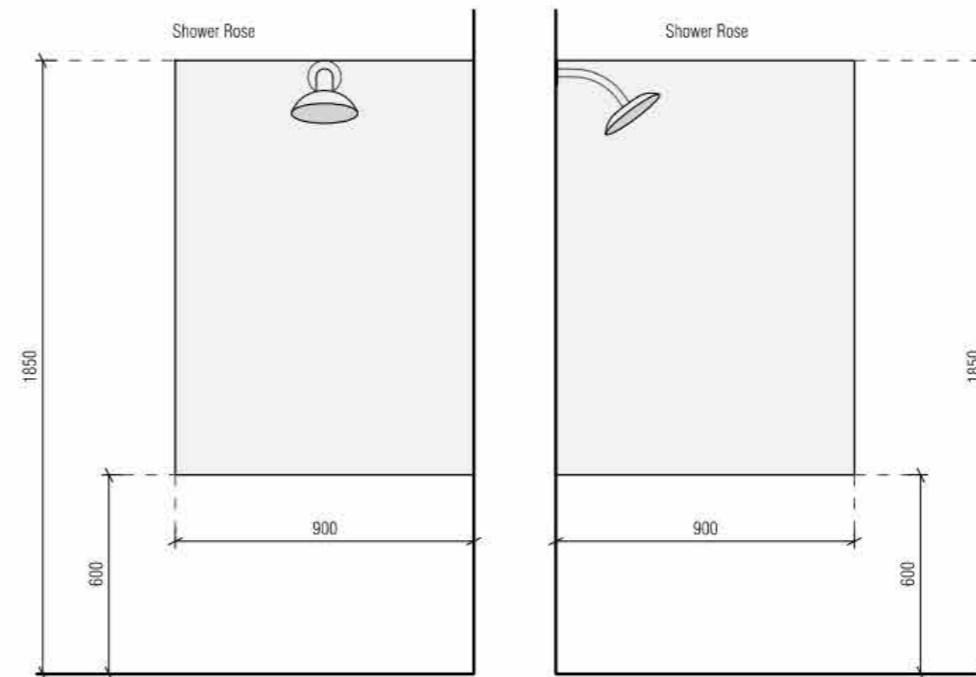
TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

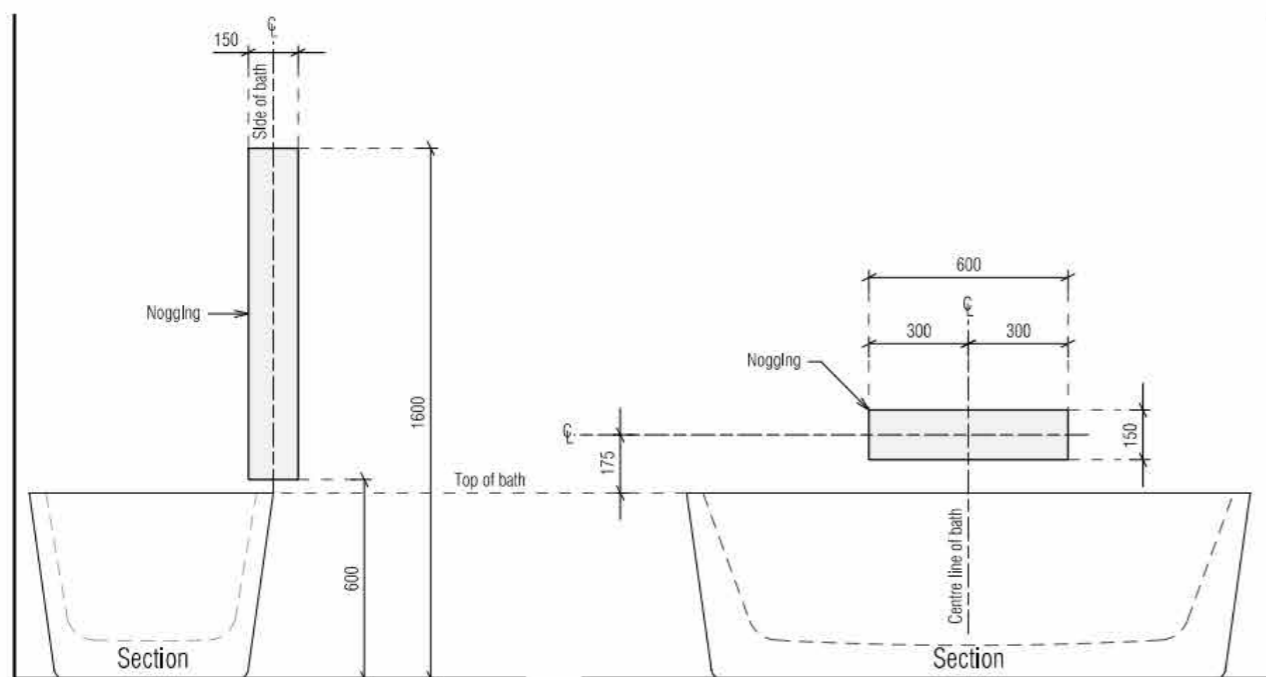
REVISION	DATE	DESCRIPTION



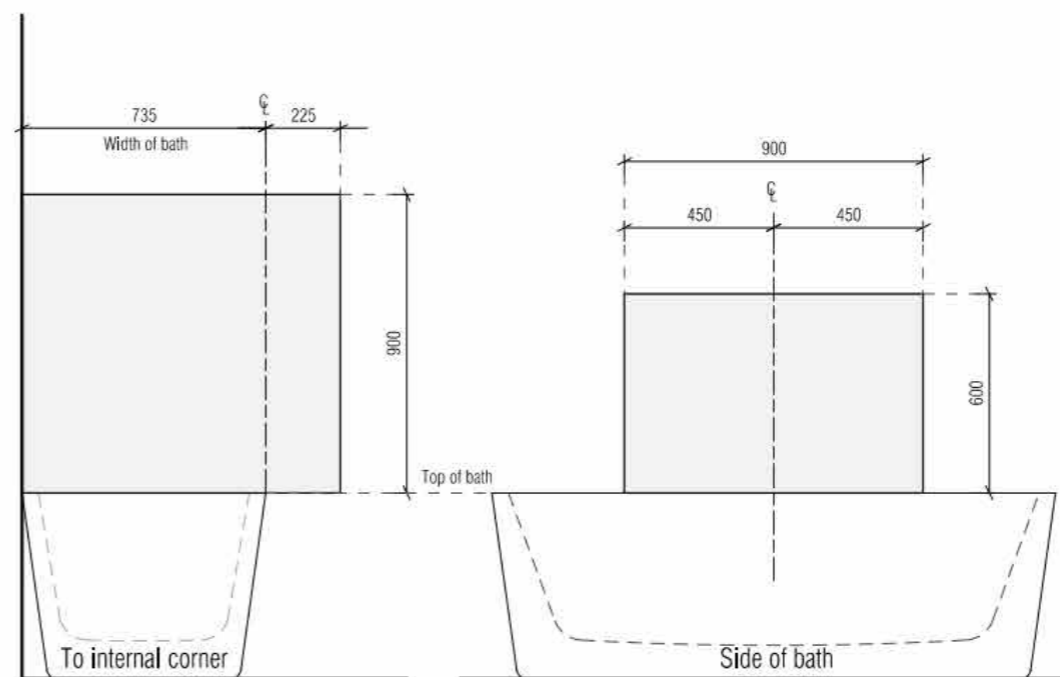
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).

SIGNATURE:

DATE:

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-25-372
DATE RECEIVED 16 February 2026

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

Scale

© This document is copyright and may not be reproduced without the written consent of Tassie Homes. Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LIVABLE HOUSING NOTES 2 of 3

DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

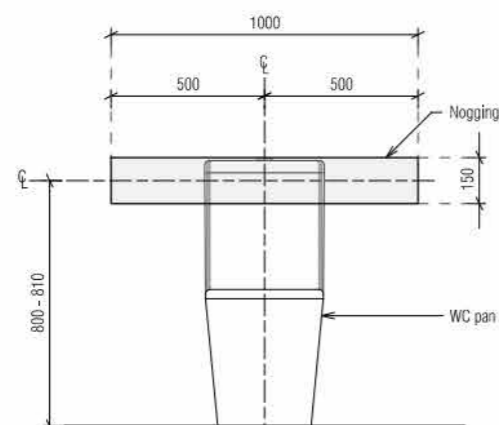
10b



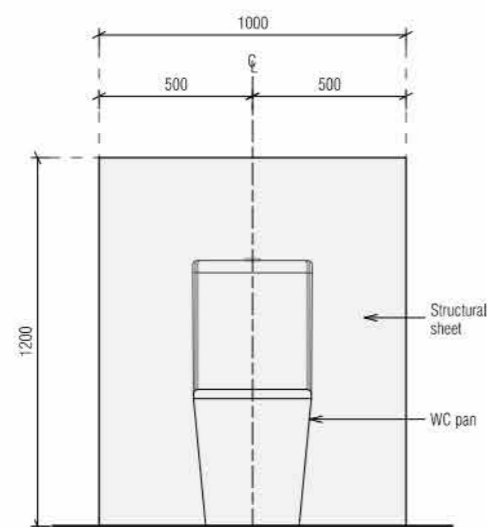
TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

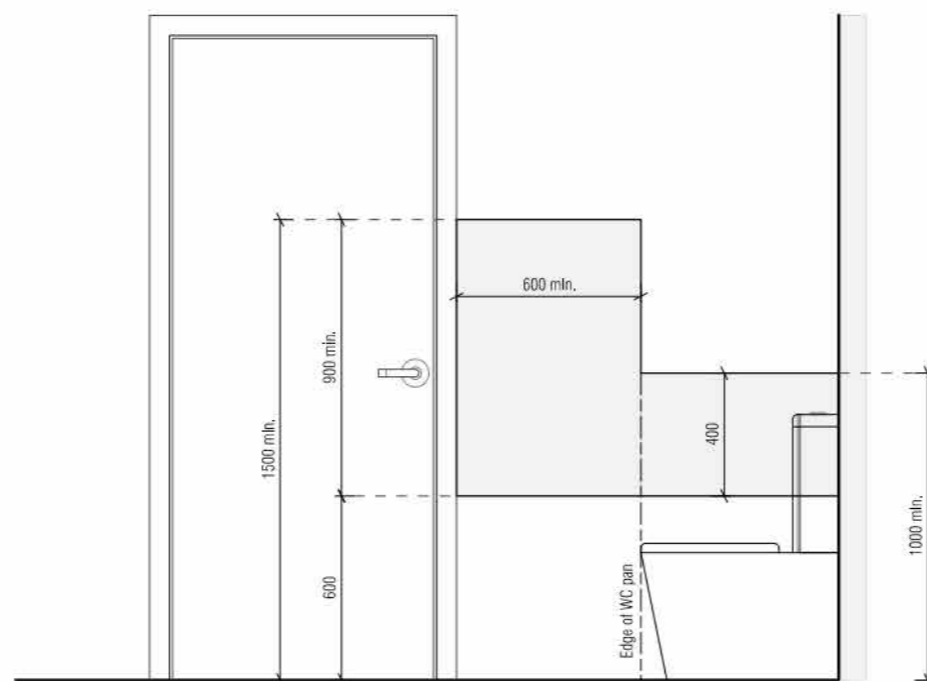
REVISION	DATE	DESCRIPTION



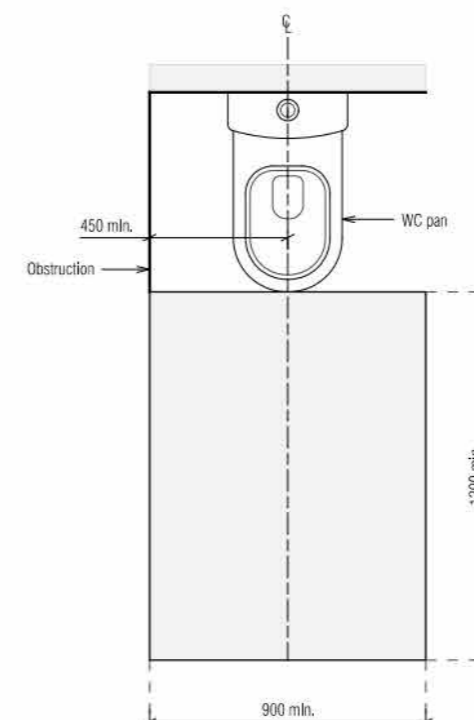
LOCATION OF NOGGINGS FOR A WALL BEHIND TOILET PAN



LOCATION OF SHEETING BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE FOR A TOILET PAN

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).

SIGNATURE:

DATE:

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372

DATE RECEIVED 16 February 2026

Scale

NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

© This document is copyright and may not be reproduced without the written consent of Tassie Homes. Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LIVABLE HOUSING NOTES 3 of 3

DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

10c

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372

DATE RECEIVED 16 February 2026



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION
----------	------	-------------

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shell area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

IMPORTANT NOTES:

- If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
- N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
- Certification to be provided to the Building Surveyor.
- Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
- The above information is for general guidance and is indicative only. Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

- Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:
- Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
 - Ensure extractor fans are used every time when bathing;
 - Ensure extractor fans are ducted to the outside; *
 - Ensure non-condensing clothes dryers are ducted to the outside; **
 - Install a rangehood or limit steam from cooking activities, i.e. by keeping lids on pots etc;
 - Avoid the use of unflued gas heaters;
 - Do not store large quantities of firewood inside the home in unventilated spaces;
 - Avoid plants and water features in unventilated spaces;
 - Ensure covers are kept on aquariums;
 - Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;
- * these details are also noted on the plans for the builders, or install separate air extractor on ceiling. However, direct ducting is recommended.
- **

**BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay**

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: WET AREA SPECIFICATIONS

DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale

**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m ²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
RECOMMENDED THICKNESS OF TREAD (mm)					
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
SCREW TYPE / NUMBER					
	3#10	3#10	3#10	3#12	3#12

STRINGER TO WALL FIXING

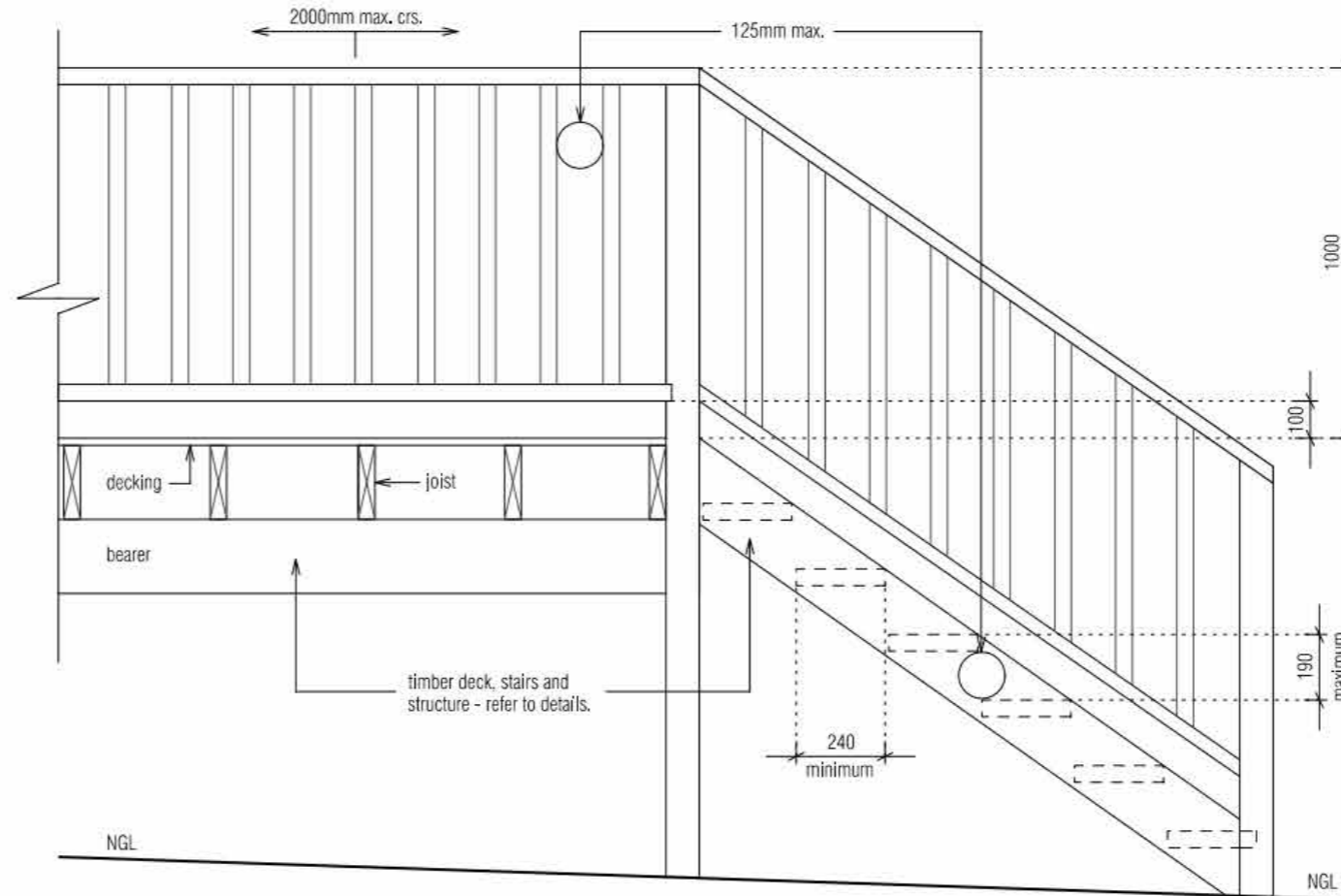
INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

19mm THICK DECKING BOARD FIXING REQUIREMENTS

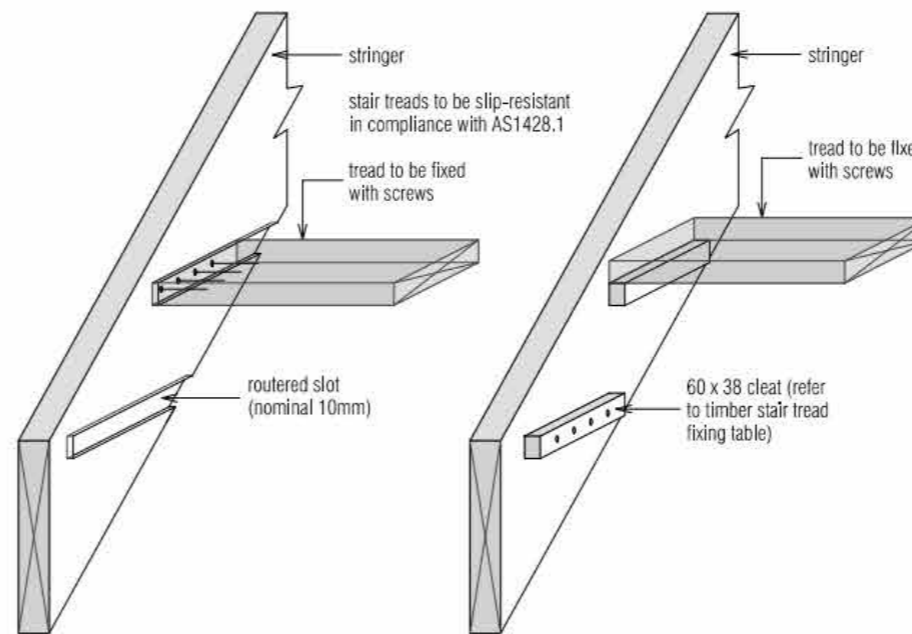
DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:

- DS - Deformed shank
- 1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
- 2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
- 3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION
----------	------	-------------

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-372

DATE RECEIVED 16 February 2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

© This document is copyright and may not be reproduced without the written consent of Tassie Homes. Drafted by Cem Kali, Licence Number: 627300775

DRAWING: STAIR NOTES

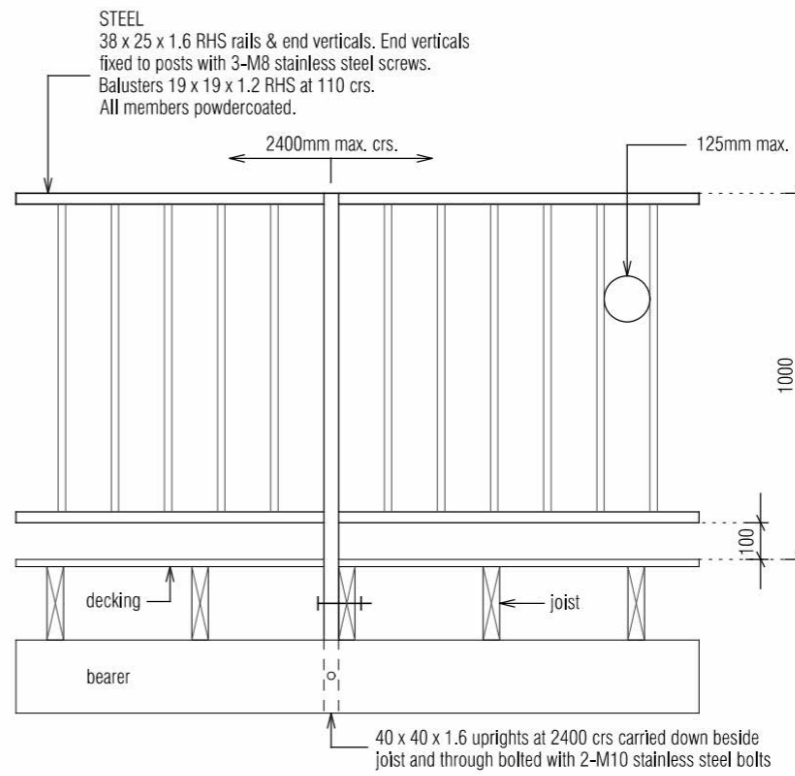
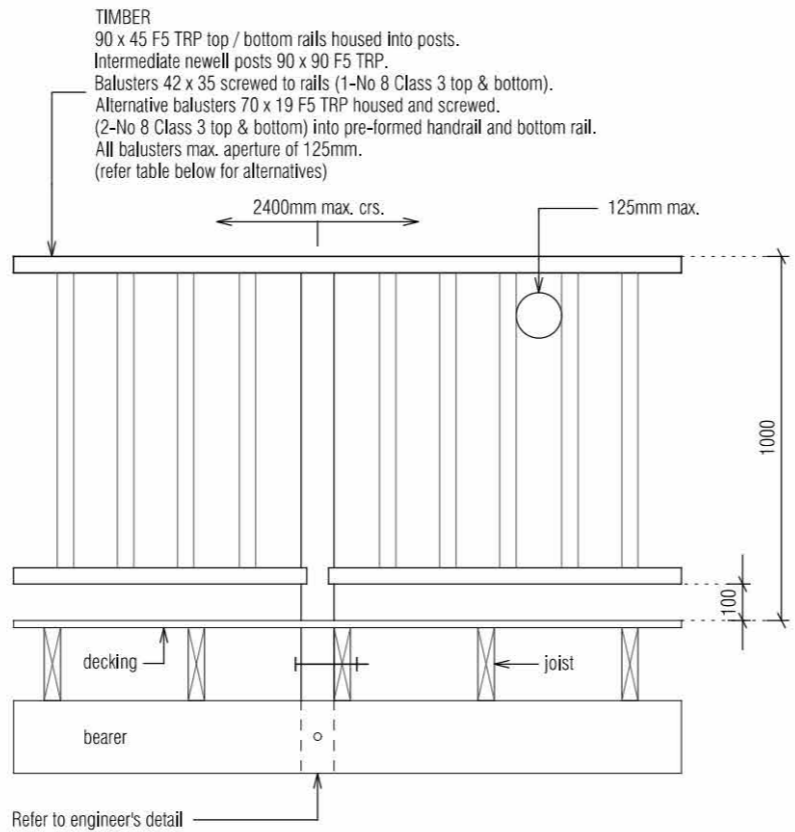
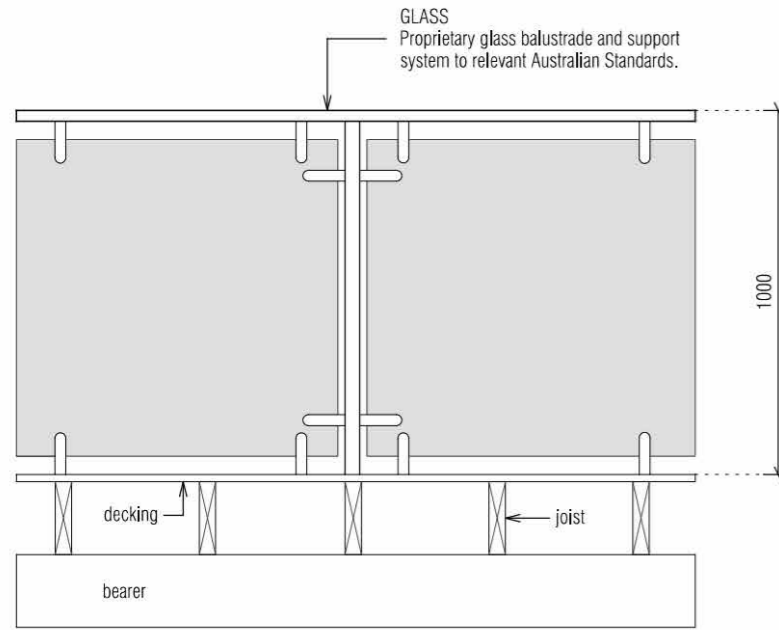
DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

Scale

**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

11a

REVISION	DATE	DESCRIPTION



THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals). SIGNATURE:

.....

DATE:

.....

TIMBER STRINGERS

TIMBER TYPE	SECTION* SIZES (mm)	STAIR WIDTH (mm)				
		750	1000	1200	1500	1800
Treated Pine, Cypress	190 x 35	10	8	8	7	6
	190 x 45	11	10	9	8	7
	240 x 35	12	11	10	9	8
	240 x 45	14	12	11	10	9
	290 x 35	15	13	12	11	10
	290 x 45	17	15	14	12	11
Jarrah, other hardwoods or Kwila	190 x 35	13	12	11	10	10
	190 x 45	14	13	12	11	11
	240 x 35	16	15	14	13	12
	240 x 45	18	16	15	14	13
	290 x 35	18	18	17	16	15
	290 x 45	18	18	8	17	16

* Sizes stated are minimum sizes.

NOTE:
The building regulations limit the number of risers in a single flight of stairs to a maximum of 18.

SIZES OF HANDRAILS

HANDRAIL TIMBER	SUPPORT SPACING (mm)				
	900	1200	1500	1800	2400
	RECOMMENDED HANDRAIL SIZE* (mm)				
Treated Pine, Cypress	70 x 35 70 x 45	120 x 35 70 x 45	170 x 35 70 x 45	290 x 35 140 x 45	240 x 45
Jarrah, other hardwoods	70 x 35 70 x 45	70 x 35 70 x 45	90 x 35 70 x 45	170 x 35 90 x 45	290 x 35 140 x 45
Kwila	70 x 35 70 x 45	70 x 35 70 x 45	70 x 35 70 x 45	170 x 35 70 x 45	290 x 35 120 x 45

*Section sizes can be used in either a vertical or horizontal position.

- NOTES:
- Handrails for 900, 1200 and 1500mm support spacings have been designed as continuous over two spans (continuous lengths of 1800, 2400 and 3000mm respectively).
 - The sizes shown are minimum allowable dressed sections sizes. Sections sizes shall not be less than those stated.

* WIRE HANDRAILS AS PER CLAUSE 11.3.6 OF N.C.C.
* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS

TIMBER TYPE	BOARD WIDTH (mm)	APPROXIMATE SHRINKAGE (mm)
Kwila	70	2 (unseasoned)
Jarrah	65	0 (seasoned)
		5 (unseasoned)
Treated Pine	70	0 (seasoned)
Cypress	70	2 (unseasoned)

EXAMPLE:
For a 6mm final gap using 70mm Kwila decking boards, the required spacer thickness would be 6 - 2 = 4mm

BAL - Not Bushfire Prone
As shown in the Tasmanian Planning Scheme Overlay

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: BALUSTRADE NOTES
DATE: 13/10/2025
FILE NAME: H1383 - DA - Rev H - 050226
DRAWN BY: CK
DWG No:

**NEW HOUSE FOR RYAN & JAYNE HOLLOWAY
AT 2 MERTON STREET, GLENORCHY**

Scale