

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-24-137
<b>PROPOSED DEVELOPMENT:</b>	Multiple Dwellings (one new and two existing)
<b>LOCATION:</b>	24 Tilyard Street Montrose
<b>APPLICANT:</b>	Cle Co Pty Ltd
<b>ADVERTISING START DATE:</b>	17/02/2026
<b>ADVERTISING EXPIRY DATE:</b>	3/03/2026

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 **3/03/2026**.

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 **3/03/2026**, or for postal and hand delivered representations, by 5.00 pm on **3/03/2026**.

PROPOSED DWELLING  
FOR CLECO PTY LTD  
AT 24 TILYARD STREET MONTROSE  
TAS 7010

PROJECT SPECIFICATIONS:

L.C ACCREDITATION NUMBER - 15094275

TITLE REFERENCE - 128844/FOLIO 1

SOIL CLASSIFICATION - CLASS '??' IN ACCORDANCE WITH AS2870-2011

WIND CLASSIFICATION - N3 IN ACCORDANCE WITH AS4055

DESIGN WIND GUST SPEED -  $V_u = 50\text{m/s}$

CLIMATE ZONE - 7

26 INDIVIDUAL CLIMATE ZONE HOBART 7000

DRAWING SCHEDULE :

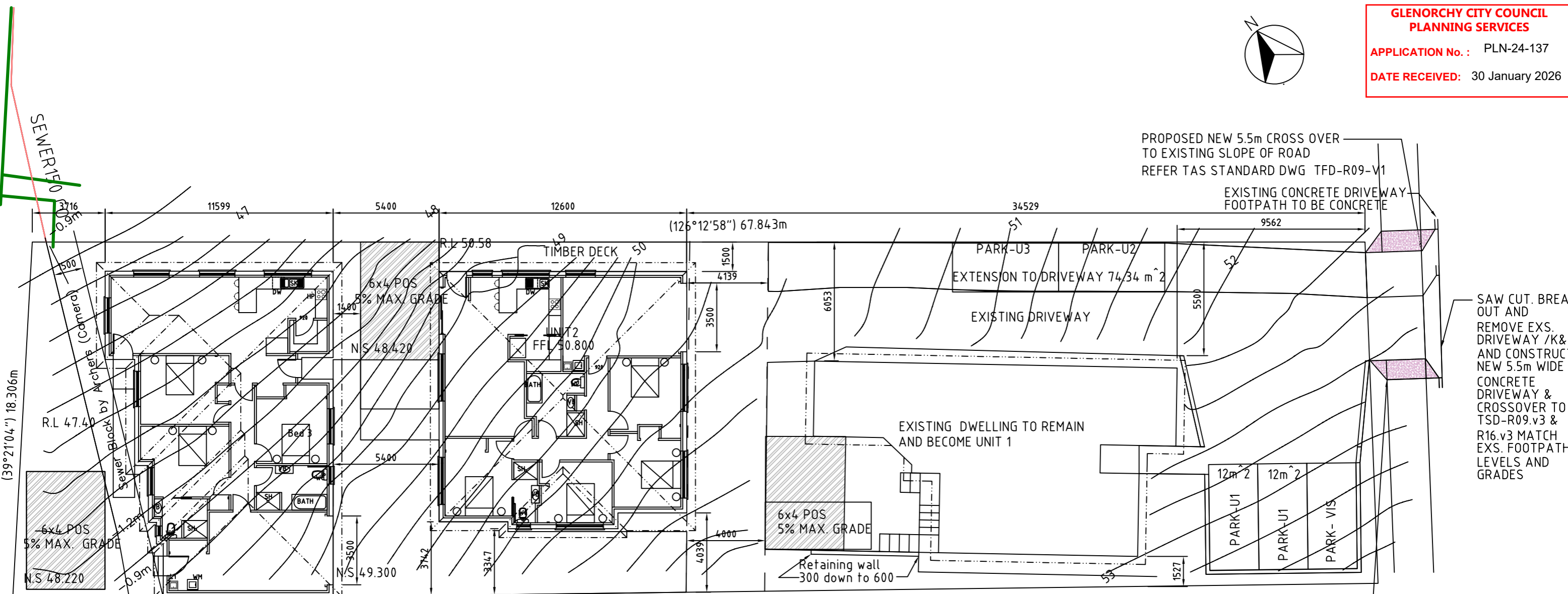
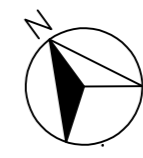
- A0 COVER PAGE
- A1 SITE PLAN
- A1-0 DEMOLITION PLAN
- A1-01 PROPOSED BOUNDARIES & SQUARE METERS OF OPEN SPACE
- A1-03 EXISTING HARDSTAND CALCULATIONS
- A1-04 PROPOSED HARDSTAND CALCULATIONS
- A2 FLOOR PLANS
- A3 BUILDING ELEVATIONS SHEET 1/2
- A4 BUILDING ELEVATIONS SHEET 2/2
- A5 BUILDING SECTION A-A
- A6 ROOF PLAN
- A7 DOORS & WINDOW SCHEDULE
- A8 WET AREA DETAILS
- A9 GENERAL SPECIFICATIONS
- A10 UNIT ONE FLOOR PLANS
- A11 UNIT 1 ELEVATIONS SHEET 1-2
- A12 UNIT 1 ELEVATIONS SHEET 2-2
- E1 ELECTRICAL LIGHTING PLANS
- H1 HYDRAULIC PLANS
- S1 FOUNDATION PLANS
- S1A DRIVEWAY LONG SECTION
- S2 SLAB AND FLOOR FRAMING PLANS
- S3 BRACING PLAN
- S4 ROOF FRAMING PLAN
- S5 FOUNDATION DETAILS 1-2
- S6 FOUNDATION DETAILS 2-2
- S7 DRIVEWAY LONG SECTION
- L1 PRIVACY & PARKING SHEET

AREA SCHEDULE:	
SITE AREA :	1227.00m <sup>2</sup>
NEW BUILDING AREA :	393.38m <sup>2</sup>
FLOOR AREA Unit 3-	202.37m <sup>2</sup>
FLOOR AREA Unit 2-	191.01m <sup>2</sup>
FLOOR AREA Unit 1-	162.74m <sup>2</sup>
TOTAL FLOOR AREA:	556.12m <sup>2</sup>
SITE COVERAGE	46.05%

Approximate Private open space Excluding driveways and parking :	
UNIT 3 Square Meterage:	122.66m <sup>2</sup>
UNIT 2 Square Meterage:	83.21m <sup>2</sup>
UNIT 1 Square Meterage:	102.95m <sup>2</sup>

REV:04 PLAN AND ELEVATIONS ADDED FOR UNIT 1 22-04-2025  
REV:03 BUILDING DIMENSIONS CHANGES 04-03-2025  
REV:02 INFORMATION ADDED 09-01-2025  
REV:01 DRAWINGS ADDED TO SET 09-12-2024

Project Title: PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD COVER PAGE		Scale: 1:100	A3
Designed by: L.C.		Accreditation Number: CC97F	Date: 22-05-24
Job No. ----		Drawing No. A0	Rev. 4

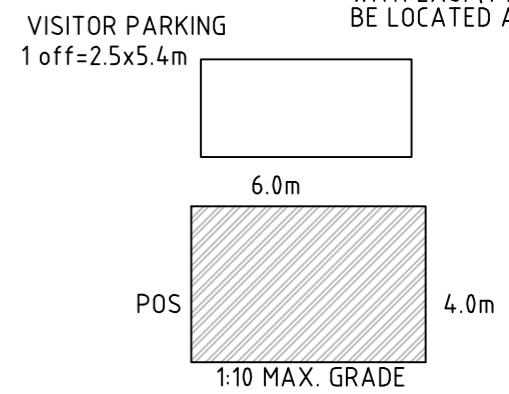


SAW CUT. BREAK OUT AND REMOVE EXS. DRIVEWAY /K&C AND CONSTRUCT NEW 5.5m WIDE CONCRETE DRIVEWAY & CROSSOVER TO TSD-R09.v3 & R16.v3 MATCH EXS. FOOTPATH LEVELS AND GRADES

SAW CUT EXS. CONCRETE PATH AND MARRY IN NEW WORKS WITH EXS. (TYP) SAW CUT TO BE LOCATED AT EXS. JOIN

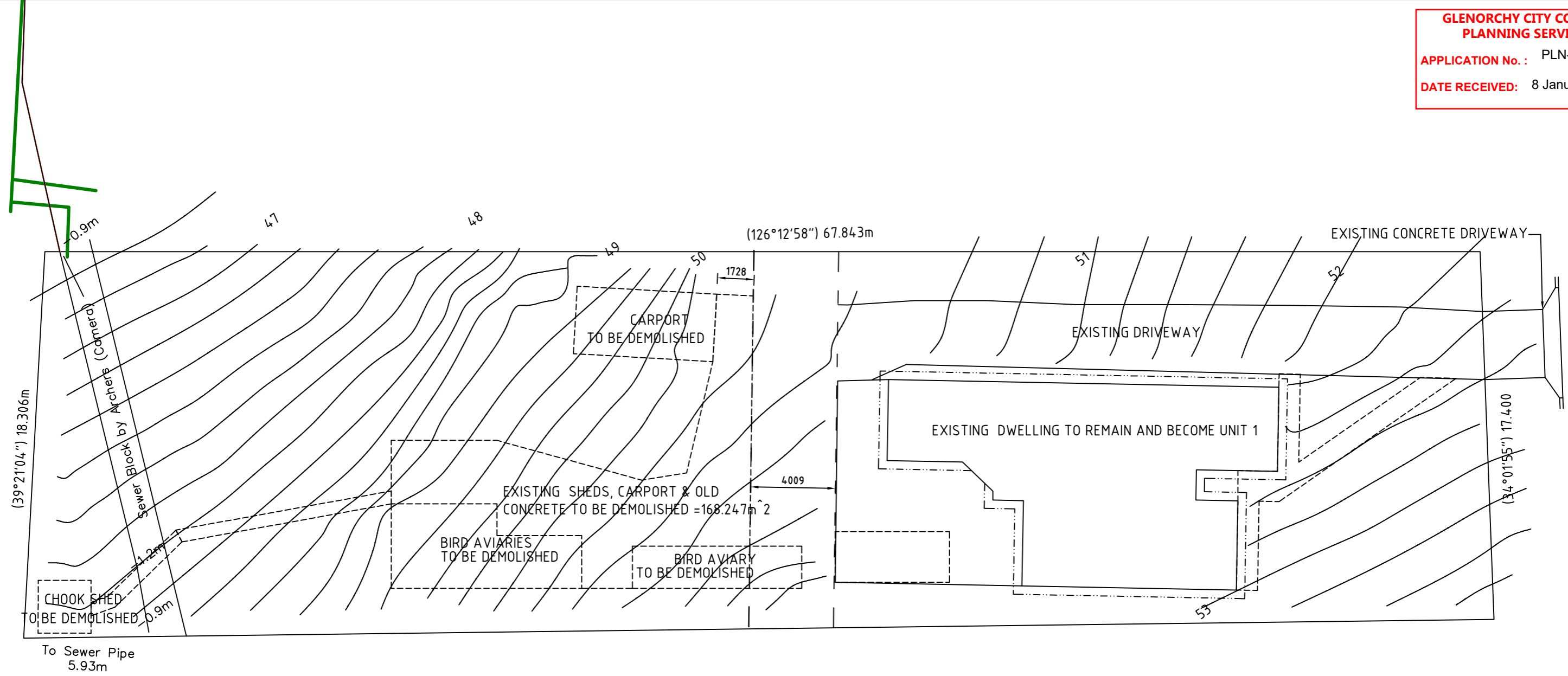
To Sewer Pipe 5.93m  
EXISTING BOUNDARY RETAINING WALL

**SITE PLAN**



- REV:09 CROSSOVER DETAILS ALTERED 29-01-2026
- REV:08 CROSSOVER DETAILS FIXED 19-01-2026
- REV:07 UNIT 2 RAISED 23/10/2025
- REV:06 CROSS OVER NOTES ADDED 03-08-2025
- REV:05 BUILDING DETAILS CHANGES 25-06-2025
- REV:04 RL'S ADDED POS CLARIFIED 22-04-2025
- REV:03 DRAWINGS CHANGED DUE TO BUILDING CHANGES 02-03-2025
- REV:02 DIMENTION ADDED PARKING CHANGED 17-12-2024

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD SITE PLAN		SCALE: 1:200	<b>A3</b>
Job No. 01		Drawing No. <b>A1</b>	Rev. 9
Designed by: L.C.	Accreditation Number: CC97F	Date: 07-10-24	

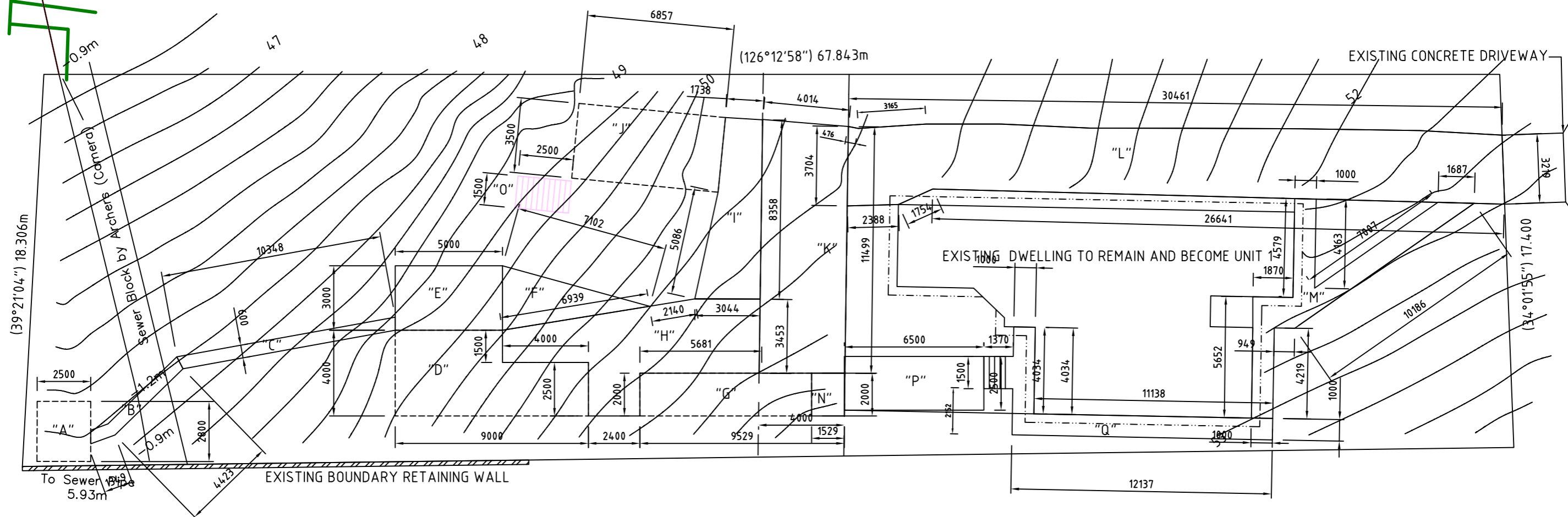


SITE PLAN

REV:03 RL'S ADDED 22-04-2025  
REV:02 EXTRA AREAS OF CONCRETE TO BE DEMOLISHED ADDED 02-03-2025  
REV:01 DRAWINGS ADDED TO SET 09-12-2024

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD DEMOLITION SITE PLAN	SCALE: 1:200	A3
	Job No. 01	
	Drawing No. A1-0	Rev. 3
Designed by: L.C.	Accreditation Number: CC97F	Date: 07-10-24





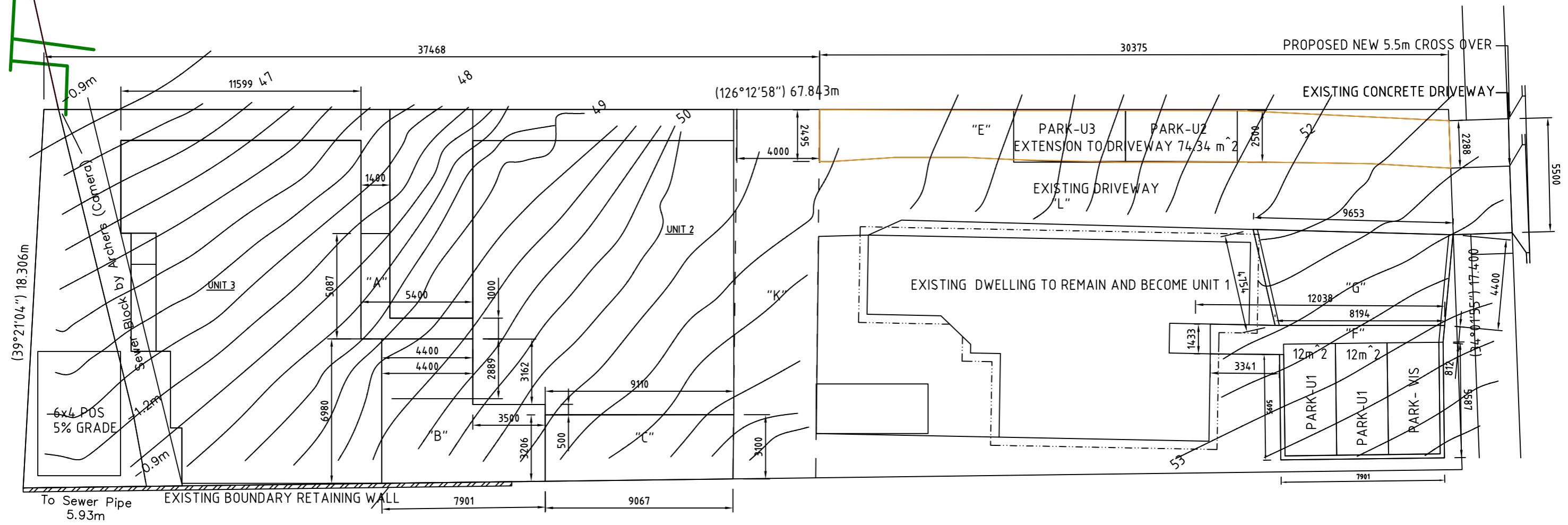
**SITE PLAN**

**CALCULATIONS OF EXISTING HARDSTAND**

A-CHOOK SHED SLAB	=	7m <sup>2</sup>
B-SECTION OF PATH	=	3.29m <sup>2</sup>
C-SECTION OF PATH	=	6.121m <sup>2</sup>
D-BIRD AVIARY SLAB	=	30.0m <sup>2</sup>
E-SLAB TO FRONT OF "D"	=	15.0m <sup>2</sup>
F-SLAB TO BESIDE "E"	=	10.27m <sup>2</sup>
G-BIRD AVIARY SLAB	=	16.00m <sup>2</sup>
H-ABOVE AVIARY SLAB	=	37.71m <sup>2</sup>
I-AREA ABOVE "H"	=	19.07m <sup>2</sup>
J-CARPORT SLAB	=	24m <sup>2</sup>
K-DRIVEWAY SLAB	=	46.6m <sup>2</sup>
L-DRIVEWAY SLAB	=	98.42m <sup>2</sup>
M-FOOTPATH SLAB	=	20.67m <sup>2</sup>
N-DRIVEWAY SLAB	=	3.09m <sup>2</sup>
O-STAIRS	=	3.75m <sup>2</sup>
P-CAR PARKING	=	9.00m <sup>2</sup>
Q-WALKING PATH + STAIR	=	18.22m <sup>2</sup>
<b>TOTAL OF EXISTING SLABS</b>	<b>=</b>	<b>368.238m<sup>2</sup></b>

REV:03 RL'S ADDED 22-04-2025  
REV:2 AREAS RECALCULATED FOR NEW STRUCTURES 02-03-2025  
REV:1 AREAS CLARIFIED AND EXTRA PATHS ADDED 22-02-25

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD EXISTING HARDSTAND CALCULATIONS	SCALE: 1:200	<b>A3</b>
	Job No. 01	
	Drawing No. <b>A1-03</b>	Rev. 3
Designed by: L.C.	Accreditation Number: CC97F	Date: 07-10-24



SITE PLAN



**CALCULATIONS OF NEW HARDSTAND**

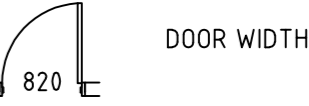
A-NEW DRIVEWAY	=	11.12m <sup>2</sup>
B-NEW DRIVEWAY	=	42.64m <sup>2</sup>
C-NEW DRIVEWAY	=	28.65m <sup>2</sup>
E-DRIVEWAY EXTENSION	=	72.45m <sup>2</sup>
F-PARKING AREA	=	55.71m <sup>2</sup>
G-NEW DRIVEWAY	=	40.18m <sup>2</sup>
K-DRIVEWAY SLAB	=	46.6m <sup>2</sup>
L-DRIVEWAY SLAB	=	98.42m <sup>2</sup>
<b>NEW DRIVEWAY</b>		<b>395.77 m<sup>2</sup></b>

REV:03 RL'S ADDED 22-04-2025  
REV:2 AREAS CLARIFIED AFTER STRUCTURE CHANGES 02-03-2025  
REV:1 AREAS CLARIFIED 29-01-2025

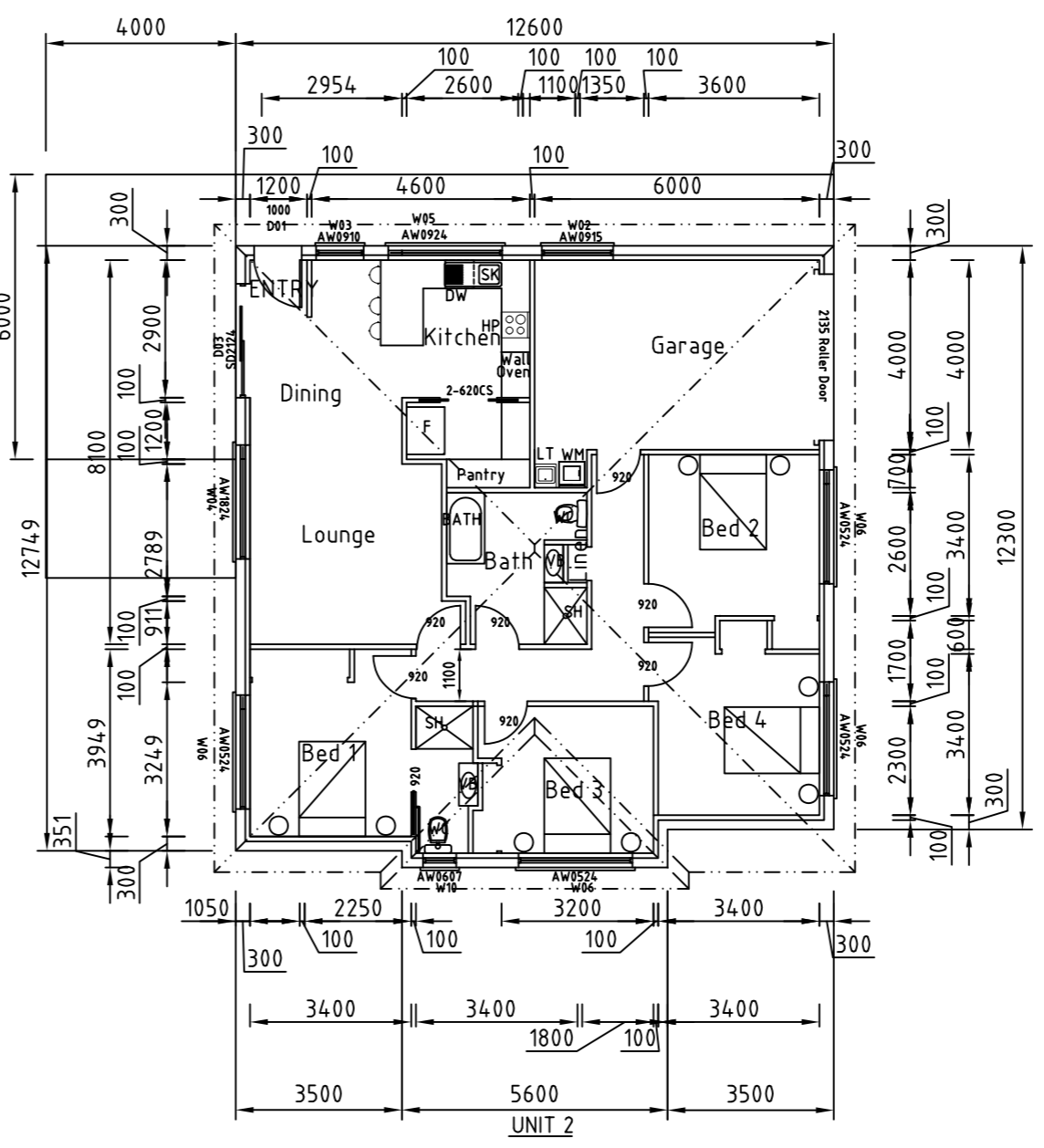
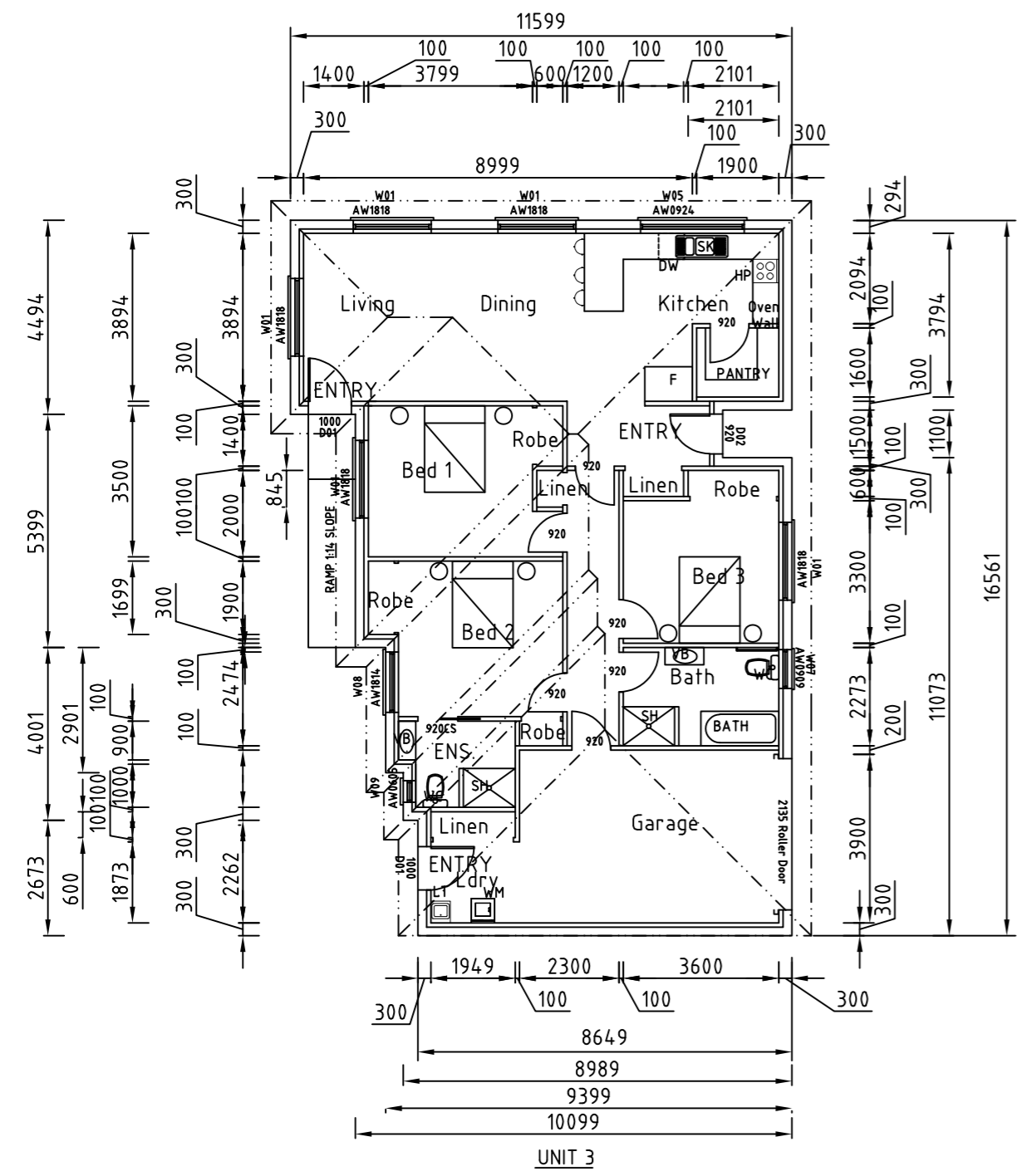
PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD PROPOSED HARDSTAND CALCULATIONS		SCALE: 1:200	A3
		Job No. 01	
Drawing No.		Rev.	
A1-04		3	
Designed by: L.C.	Accreditation Number: CC97F	Date: 07-10-24	

LEGEND :

-  SMOKE DETECTOR HARD WIRED TO BATTERY BACKUP ALL SMOKE ALARMS TO BE INTERCONNECTED
-  EXTRACTOR FAN WITH HEATING ELEMENTS (OPTIONAL)
- CL - CEILING LEVEL
- DP - DOWNPIPE
- DW - DISHWASHER
- F - FRIDGE
- FFL - FINISHED FLOOR LEVEL
- FW - FLOOR WASTE
- GL - GROUND LEVEL
- HP - HOTPLATES
- HW - HOT WATER CYLINDER
- MH - MANHOLE
- NGL - NATURAL GROUND LEVEL
- PTY - PANTRY
- SK - STAINLESS STEEL SINK
- SH - SHOWER
- SPA - SPA BATH
- LT - LAUNDRY TROUGH
- UBO - UNDER BENCH OVEN
- VB - VANITY BASIN
- WO - WALL OVEN BANK
- WC - TOILET
- WM - WASHING MACHINE



SELECTED TILES TO FLOOR AS REQUIRED (WET AREA FLOORS)



SUB FLOOR VENTILATION TO PART 3.4.1  
REFER FIGURE 3.4.1 CLIMATE ZONES  
REFER TABLE 3.4.1.1 VENTILATION AND CLEARANCE

FIGURE 3.4.1 PART OF CLIMATE ZONE

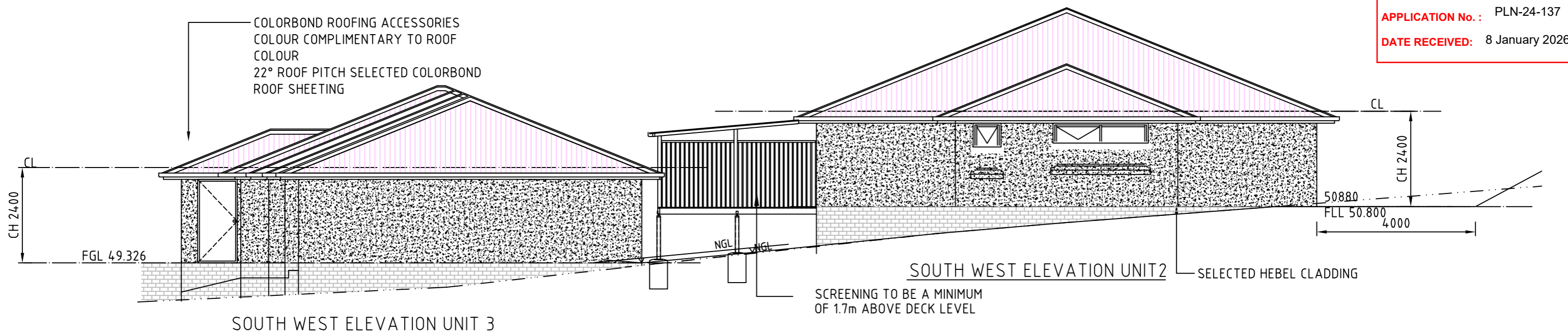
ZONE 3

ZONE 3-9am RH > 70% and 3pm RH > 60%  
RH = RELATIVE HUMIDITY

CLIMATE ZONE (SEE Figure 3.4.1)	Minimum sub-floor ventilation mm <sup>2</sup> /m of wall	
	No membrane	Ground sealed with impervious membrane
1	2000	1000
2	4000	2000
3	6000	3000

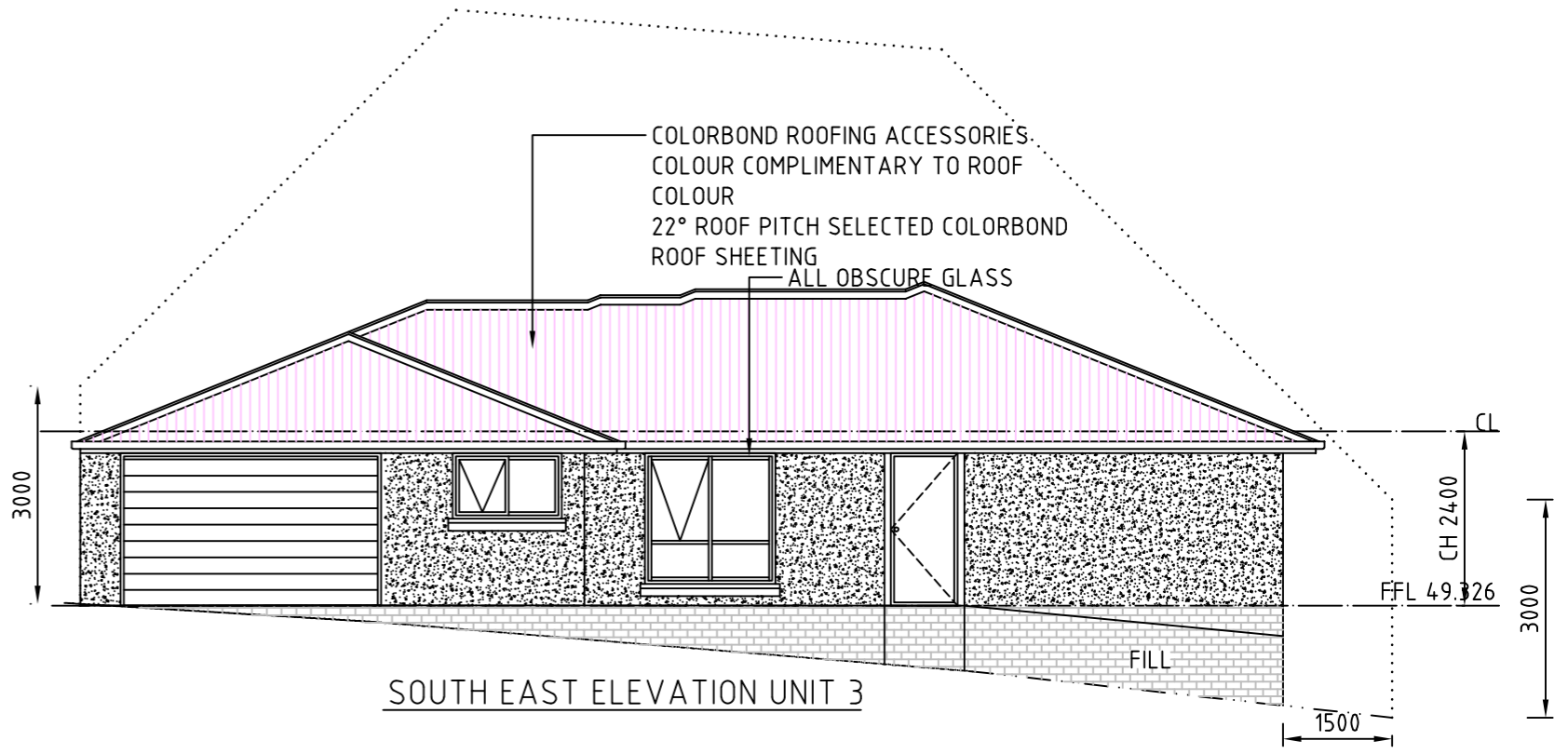
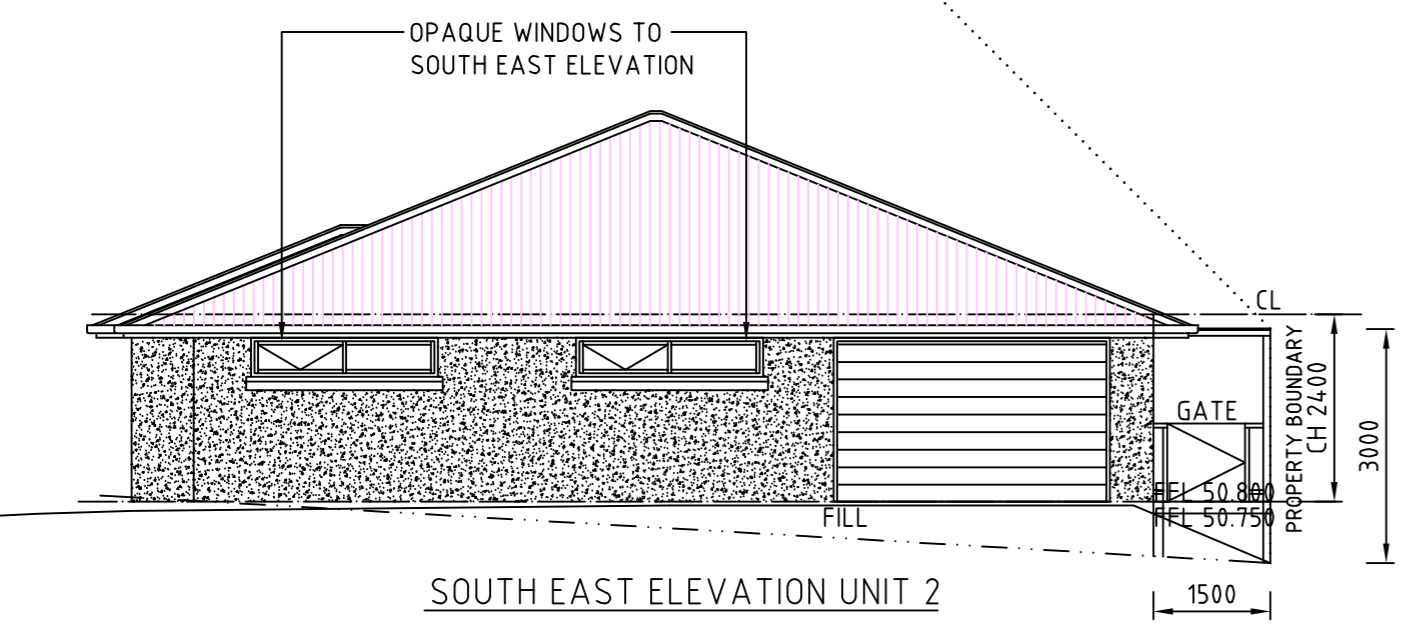
REV:03 PLAN & ELEVATIONS FOR UNIT 1 ADDED TO SET 22-04-2025  
REV:02 BUILDING DIMENSIONS CHANGES 02-03-2025  
REV:01 DRAWINGS ADDED TO SET 09-12-2024

Project Title: <b>PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD PROPOSED GROUND FLOOR PLAN</b>		SCALE: 1:150	<b>A3</b>
Designed by: L.C.		Accreditation Number: CC97F	Date: 07-10-24
Job No. 01		Drawing No. <b>A2</b>	Rev. 3



ALL WINDOWS ON SHARED  
DRIVEWAY ARE IF NOT HIGHLIGHT  
WINDOWS ARE TO BE OBSCURE  
GLASS OR HAVE A FILAMENT  
TO MAKE THEM OBSCURE

11599



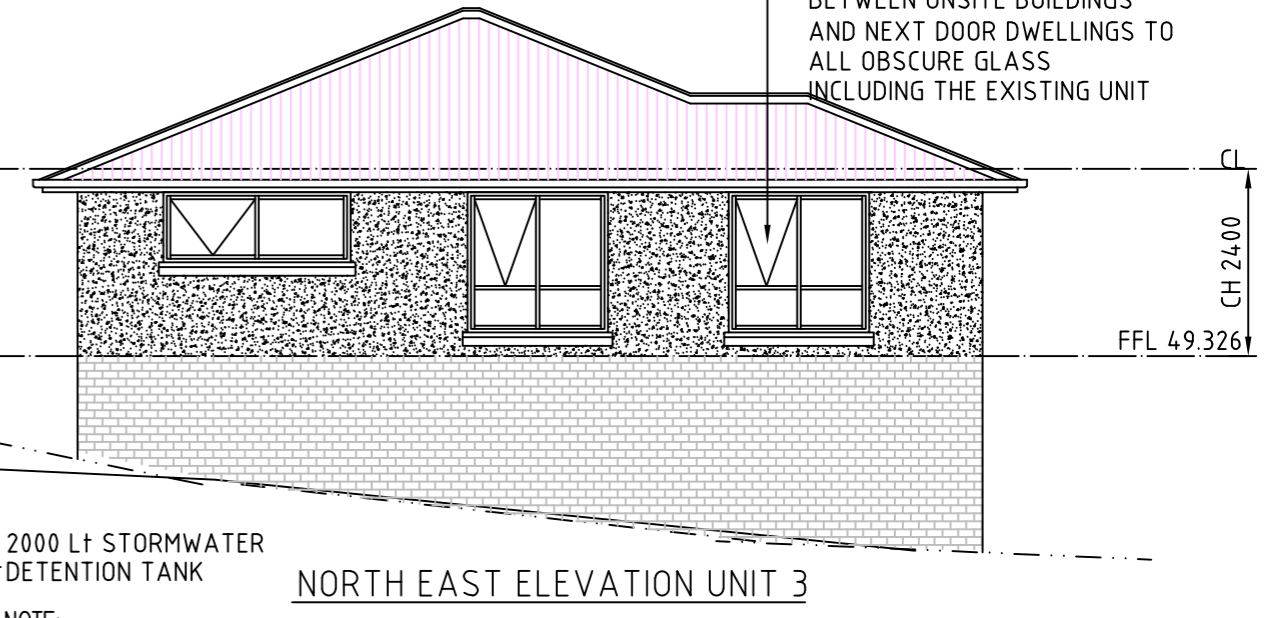
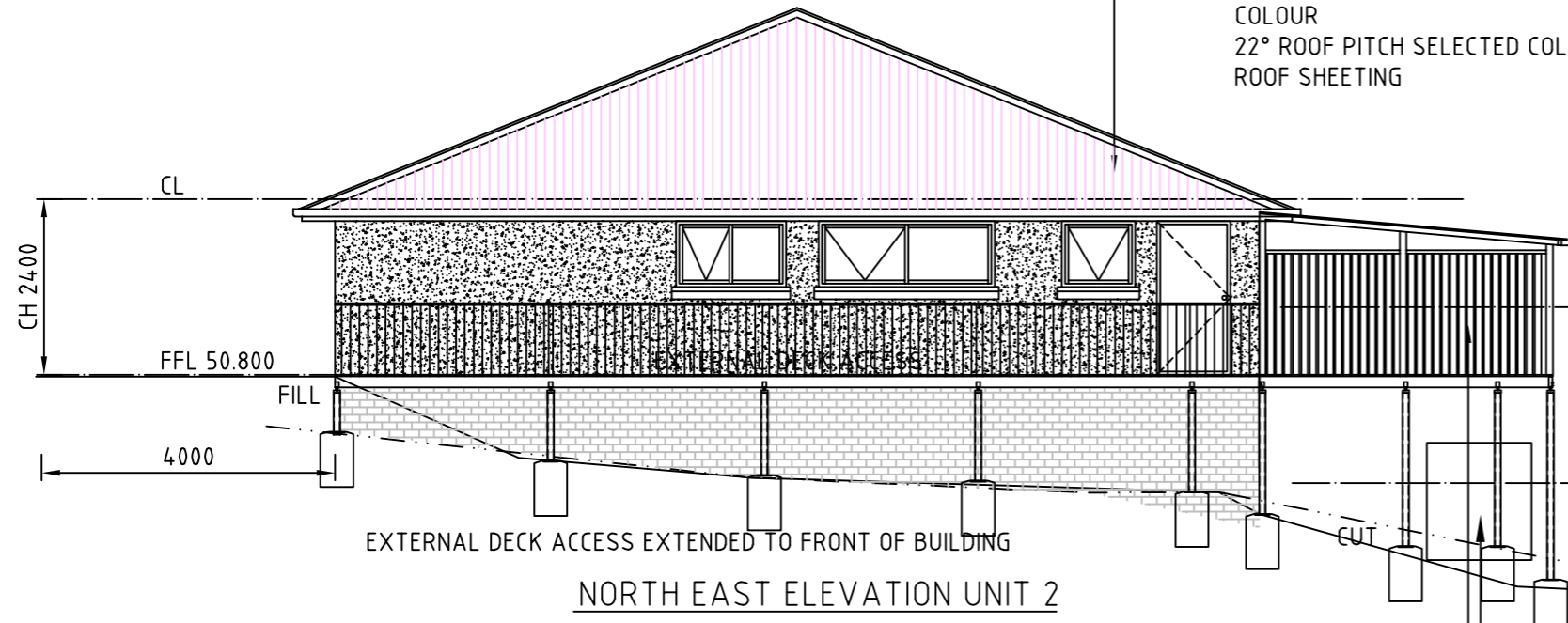
REV:06 UNIT 2 RAISED 23/10/2025  
REV:05 TWO WINDOWS CHANGED TO OPAQUE TWO STEPS ADDED 03-08-2025  
REV:04 ROOF OVER DECK & NOTES ADDED 22-04-2025  
REV:03 BUILDING DIMENSIONS CHANGES 04-03-2025  
REV:02 WINDOW & NOTE ADDED 09-12-2024  
REV:01 R.L.S CORRECTED 15-06-2024

LEGEND :-  
- - - - - NATURAL GROUND LEVEL (NGL)  
- - - - - PROPOSED GROUND LEVEL (FGL)  
- - - - - FINISHED FLOOR LEVEL (FLL)

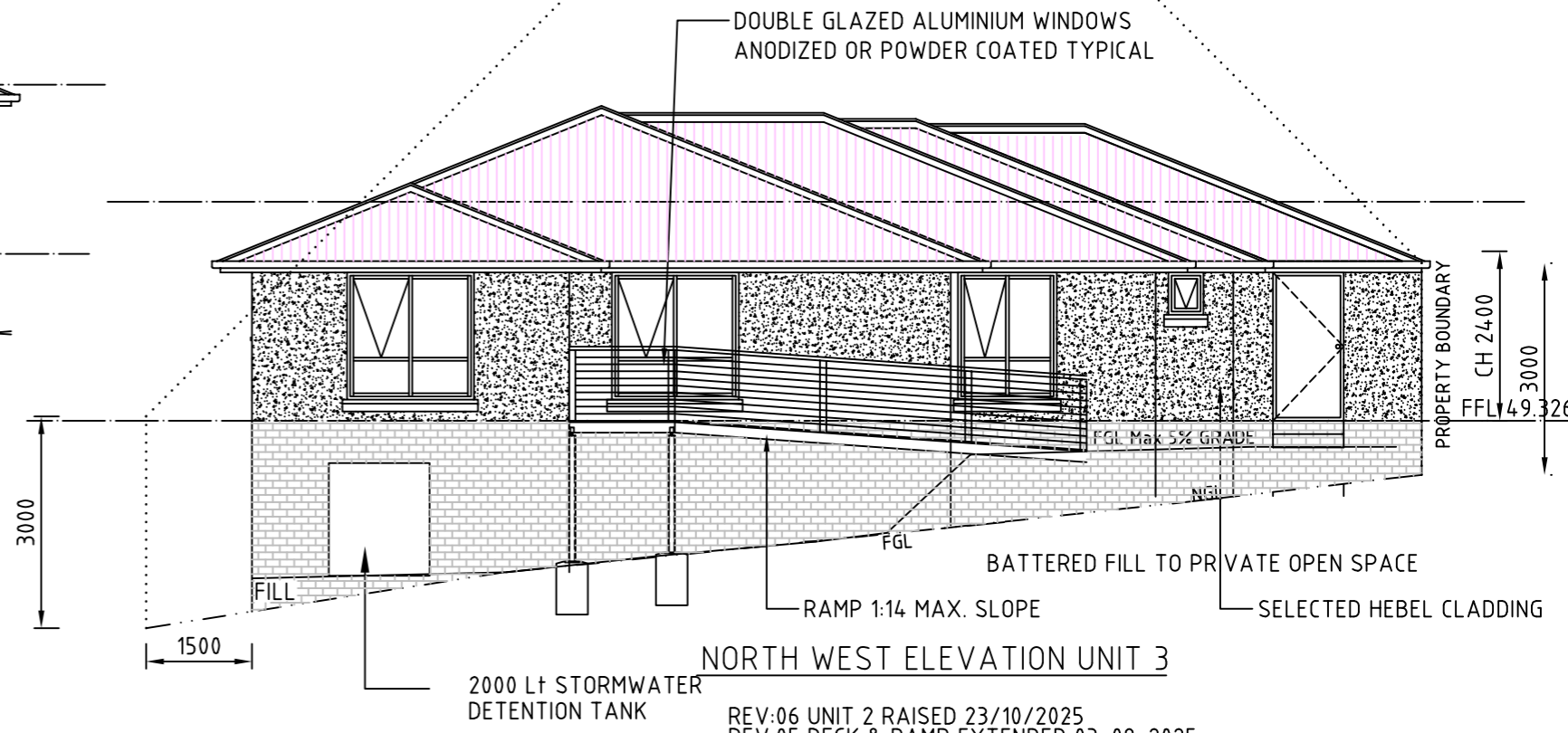
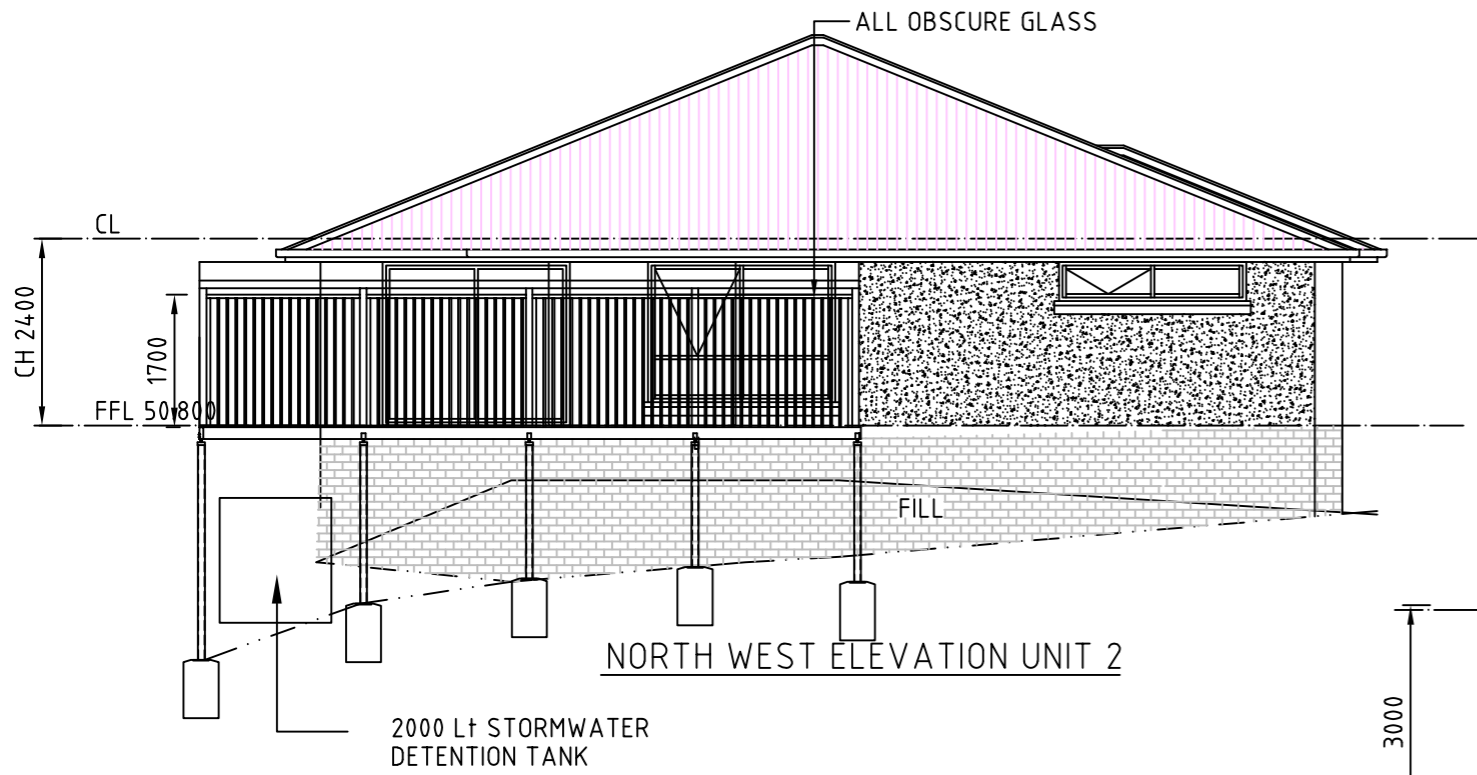
PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD BUILDING ELEVATIONS 1/2		SCALE: 1:100	A3
Designed by: L.C.		Accreditation Number: CC97F	Date: 22-05-24
Job No. 01		Drawing No. A3	Rev. 6

COLORBOND ROOFING ACCESSORIES  
COLOUR COMPLIMENTARY TO ROOF  
COLOUR  
22° ROOF PITCH SELECTED COLORBOND  
ROOF SHEETING

ALL HABIT  
BETWEEN ONSITE BUILDINGS  
AND NEXT DOOR DWELLINGS TO  
ALL OBSCURE GLASS  
INCLUDING THE EXISTING UNIT



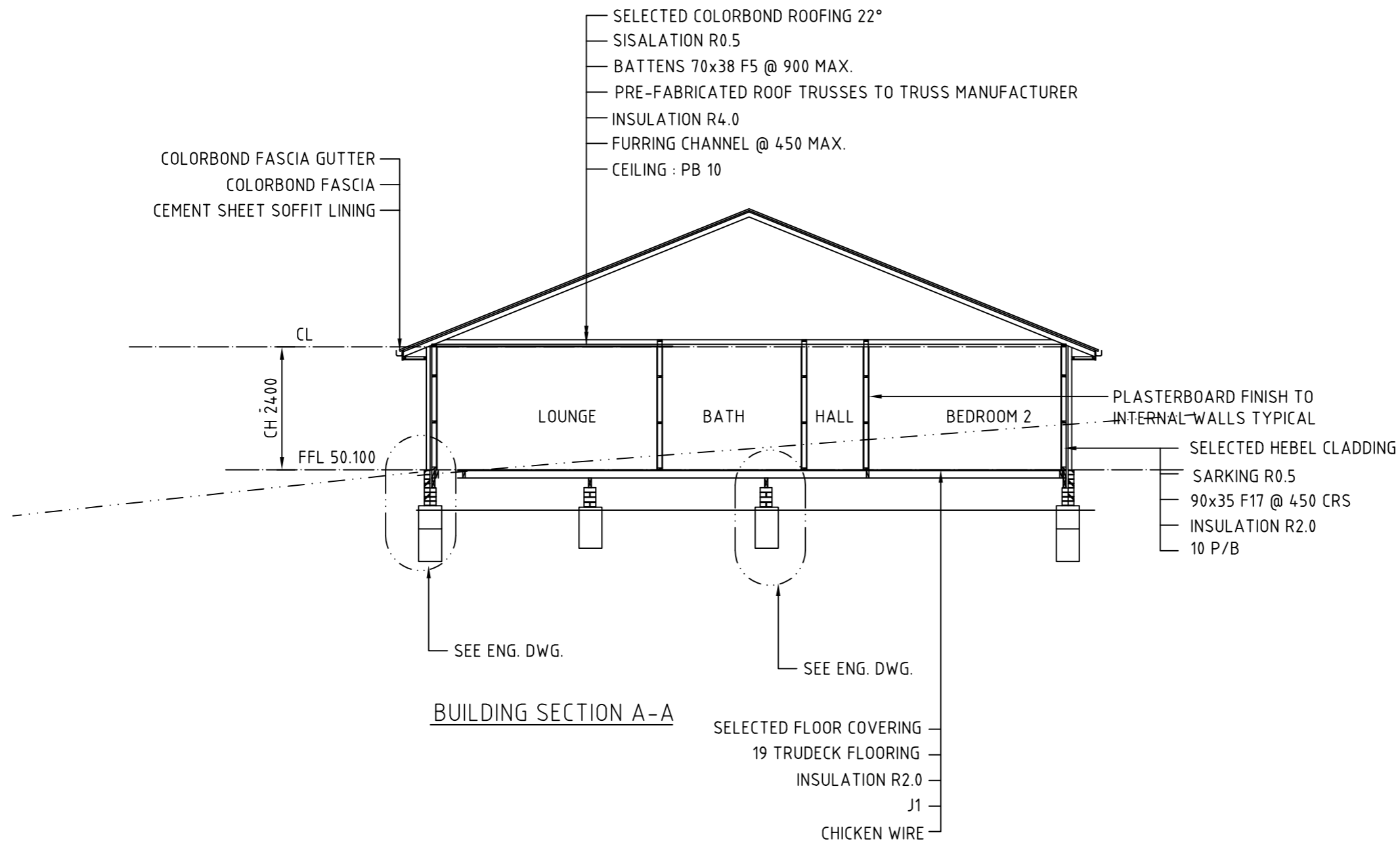
NOTE:  
PLACE A 1.7m HIGH PRIVACY SCREENING ABOVE



REV:06 UNIT 2 RAISED 23/10/2025  
REV:05 DECK & RAMP EXTENDED 03-08-2025  
REV:04 ROOF OVER DECK ADDED & RAMPS CLARIFIED 22-04-2025  
REV:03 BUILDING DIMENSIONS CHANGES 04-03-2025  
REV:02 BUILDING DIMENSIONS CHANGES 02-03-2025  
REV:01 DRAWINGS ADDED TO SET 09-12-2024

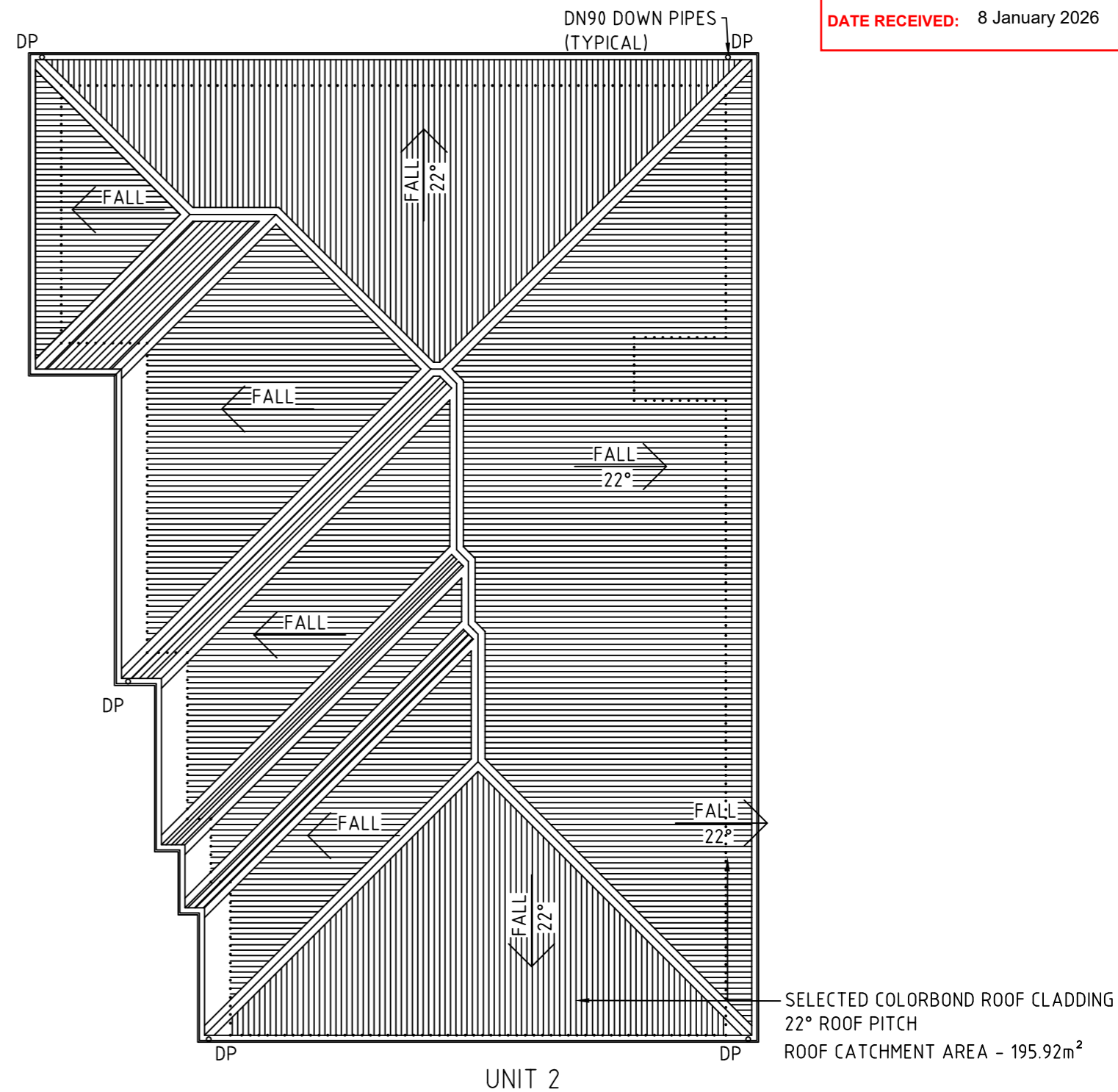
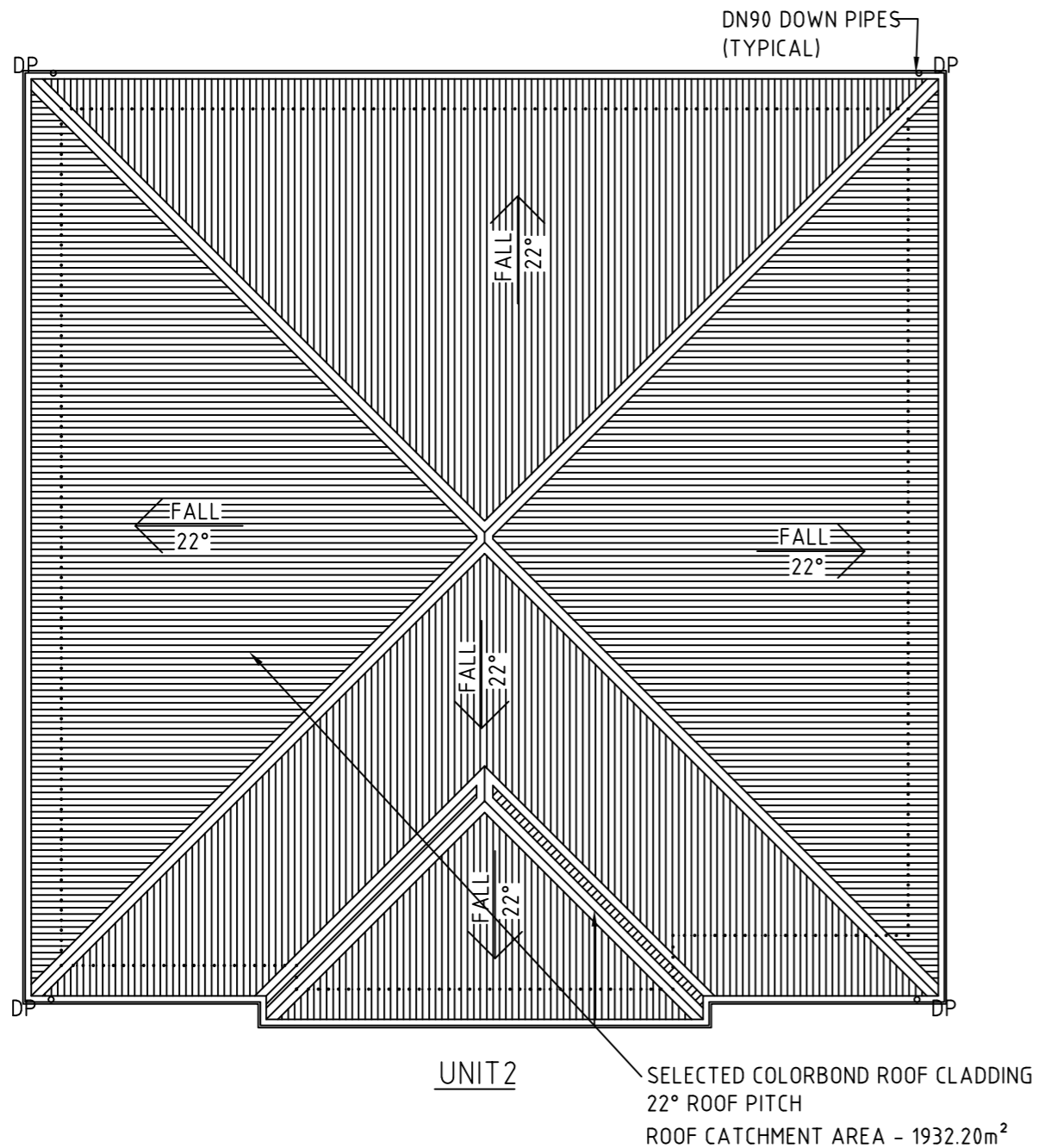
LEGEND :-  
- - - - - NATURAL GROUND LEVEL  
- - - - - PROPOSED GROUND LEVEL  
- - - - - FINISHED FLOOR LEVEL

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD BUILDING ELEVATIONS 2/2		SCALE: 1:100	A3
Designed by: L.C.		Accreditation Number: CC97F	Date: 07-05-24
Job No. 01		Drawing No. A4	Rev. 6



REV:04 PLAN & ELEVATIONS FOR UNIT 1 ADDED TO SET 22-04-2025  
 REV:03 BUILDING DIMENSIONS CHANGES 02-03-2025  
 REV:02 DRAWING ADDED TO SET 09-12-24  
 REV:01 DRAWINGS ADDED TO SET 09-12-2024

Project Title: PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD CROSS SECTION A-A	SCALE: 1:100	<b>A3</b>
	Job No. 01	
	Drawing No. <b>A5</b>	Rev. 4
Designed by: L.C.	Accreditation Number: CC97F	Date: 2205-24



**NOTES :-**

ROOF CLADDING TO BE CUSTOM ORB, COLOUR NOT SPECIFIED  
 COLOURBOND FASCIA AND GUTTER, 75 DIA DOWN PIPE POPS.  
 ROOF CLADDING TO BE FIXED TO HARDWOOD ROOF BATTENS AT NOMINAL 900mm CRS.  
 ROOF BATTENS TO BE FIXED AND SECURED TO TRUSSES IN A/W AS1684 PROVIDE  
 SISALATION 436 FOIL TO UNDERSIDE OF COLOURBOND ROOF CLADDING.

ROOF INSTALLATION MUST BE PERFORMED IN COMPLIANCE WITH P2.1 AND P2.2.2  
 PERFORMANCE REQUIREMENTS AND COMPLIES WITH ONE OF THE FOLLOWING MANUALS:  
 1. AS1562.1 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING METAL  
 2. AS/NZ1562.2 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.

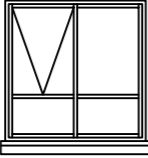
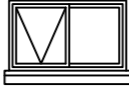

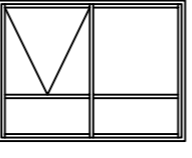
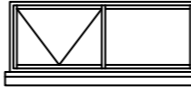
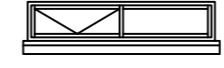




CORROSION PROTECTION AND INSTALLATION OF DIS-SIMILAR MATERIALS MUST COMPLY WITH TABLE 3.5.1.1 OF THE BCA 2019  
 ACCEPTABILITY OF CONTRACT BETWEEN DIFFERENT ROOFING MATERIALS MUST COMPLY WITH TABLE 3.5.1.2 OF THE BCA 2019  
 MAXIMUM SPAN AND FIXING FOR THE METAL SHEET ROOFING INCLUDING END AND INTERNAL SPANS MUST COMPLY WITH  
 FIGURE 3.5.1.5a AND 3.5.1.5b BCA 2016  
 TYPICAL ROOF PENETRATIONS AND FLASHING OF SKYLIGHTS MUST COMPLY WITH FIGURES 3.5.1.8 OF BCA 2019

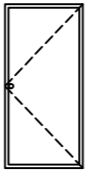
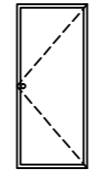
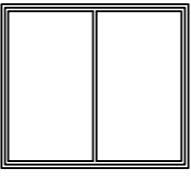
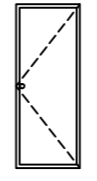
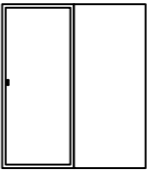
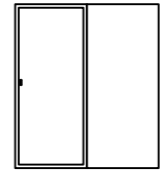
MANUFACTURES OF GUTTERS AND DOWN PIPES MUST BE DONE IN ACCORDANCE WITH AS 2197 FOR METAL AND AS1273 FOR UPVC.

**IMPORTANT NOTE FOR COMPLIANCE WITH PERFORMANCE PROVISION BCA 2019 OF 3.5.2.5 DOWN PIPES SIZE AND INSTALLATION:**  
 DOWN PIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND IF THE DOWN PIPES IS MORE THAN 1.2m  
 FROM THE VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE.  
 THE SPACING BETWEEN DOWN PIPES MUST NOT BE MORE THAN 12m UNLESS IT CAN BE PROVEN THE COMPLIANCE  
 WITH THE PERFORMANCE PROVISION FOR THIS INSTALLATION CAN BE MET.

REV:03 PLAN & ELEVATIONS FOR UNIT 1 ADDED TO SET 22-04-2025  
 REV:02 BUILDING DIMENSIONS CHANGES 02-03-2025  
 REV:01 DRAWING ADDED TO SET 09-12-24

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD ROOF PLAN		SCALE: 1:100	<b>A3</b>
		Job No. 01	
		Drawing No. <b>A6</b>	Rev. 2
Designed by: L.C.	Accreditation Number: CC97F	Date: 22-05-24	

FIRST FLOOR WINDOW LIST										
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	
No off	5	1	1	1	2	4	1	1	1	1
TYPE	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING
GLAZING	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED
U-VALUE										
SHGC										
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
WIDTH	1800	1500	1000	2400	2400	2400	900	1400	500	700
HEIGHT	1800	900	900	1800	900	500	900	1800	600	600
SILL HEIGHT	300	1200	1200	300	1200	1600	1200	300	1500	1500
AREA	3.24	1.35	0.90	4.32	2.16	1.20	0.81	2.52	0.30	0.42
ELEVATION										

GROUND FLOOR DOOR LIST				(INTERNAL)		
No off	3-D01	1-D02	1-D03	14	2	2
TYPE	SWINGING	SWINGING	SWINGING	SWINGING	CAVITY SLIDER	CAVITY SLIDER
GLAZING	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED			
U-VALUE						
SHGC						
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM	TIMBER	TIMBER	TIMBER
WIDTH	1000	900	2400	920	920	620
HEIGHT	2100	2100	2100	2100	2100	2100
HEAD HEIGHT	2100	2100	2100	2100	2100	2100
AREA	2.10	2.10	4.20	1.932	1.932	1.26
ELEVATION						

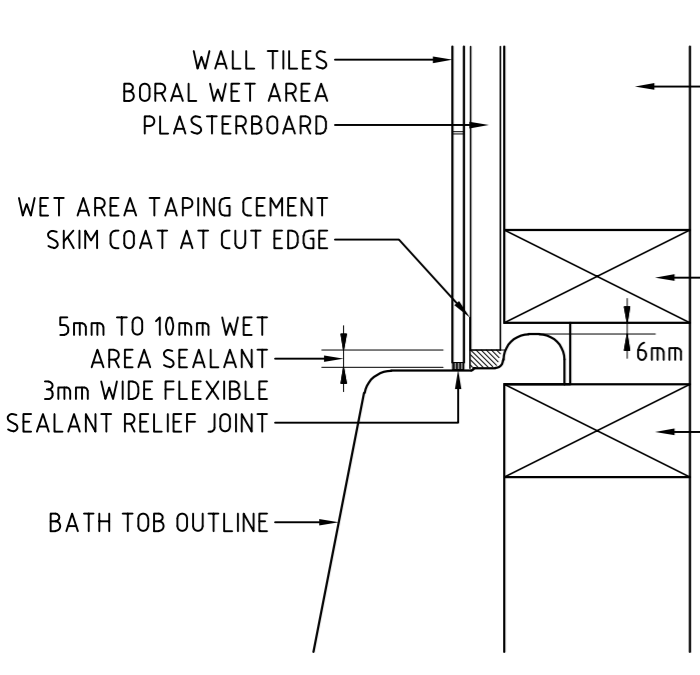
**DOORS & WINDOWS SCHEDULE**

BORAL WINDOWS MANUFACTURERS  
DESIGN & SPECIFICATIONS

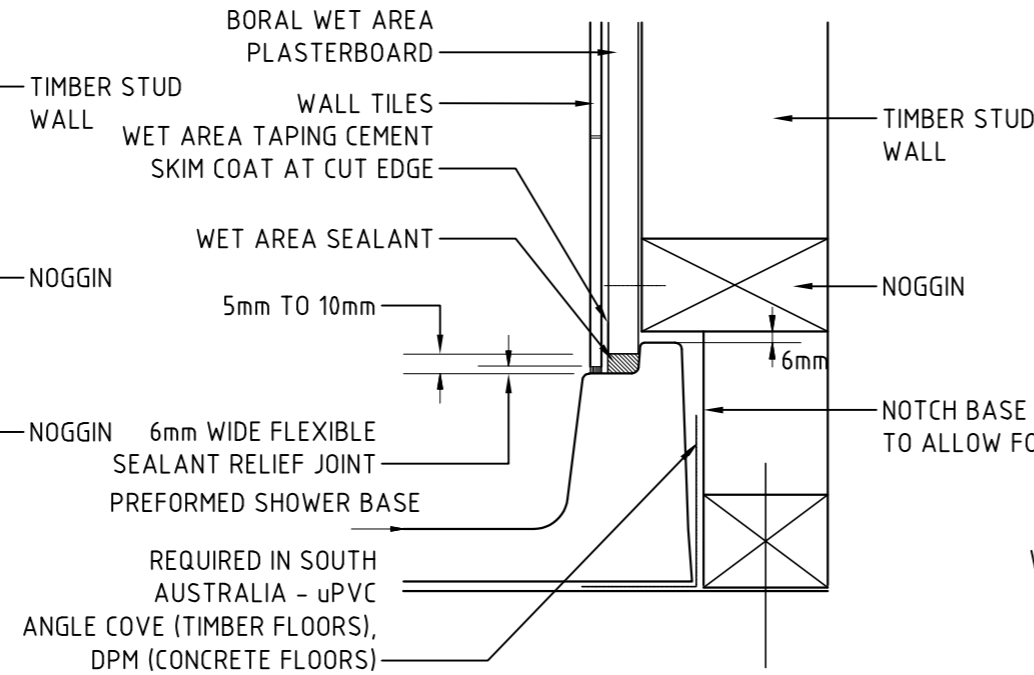
LOWER FLOOR WINDOWS NOT INCLUDED  
SLIDING CONCERTINA DOOR INCLUDED ON SCHEDULE

REV:04 PLAN & ELEVATIONS FOR UNIT 1 ADDED TO SET 22-04-2025  
REV:03 WINDOW SCHEDULE ALTERED 054-03-2025  
REV:02 WINDOW CHANGED & NOTE ADDED 09-01-2025  
REV:01 DRAWINGS ADDED TO SET 09-12-2024

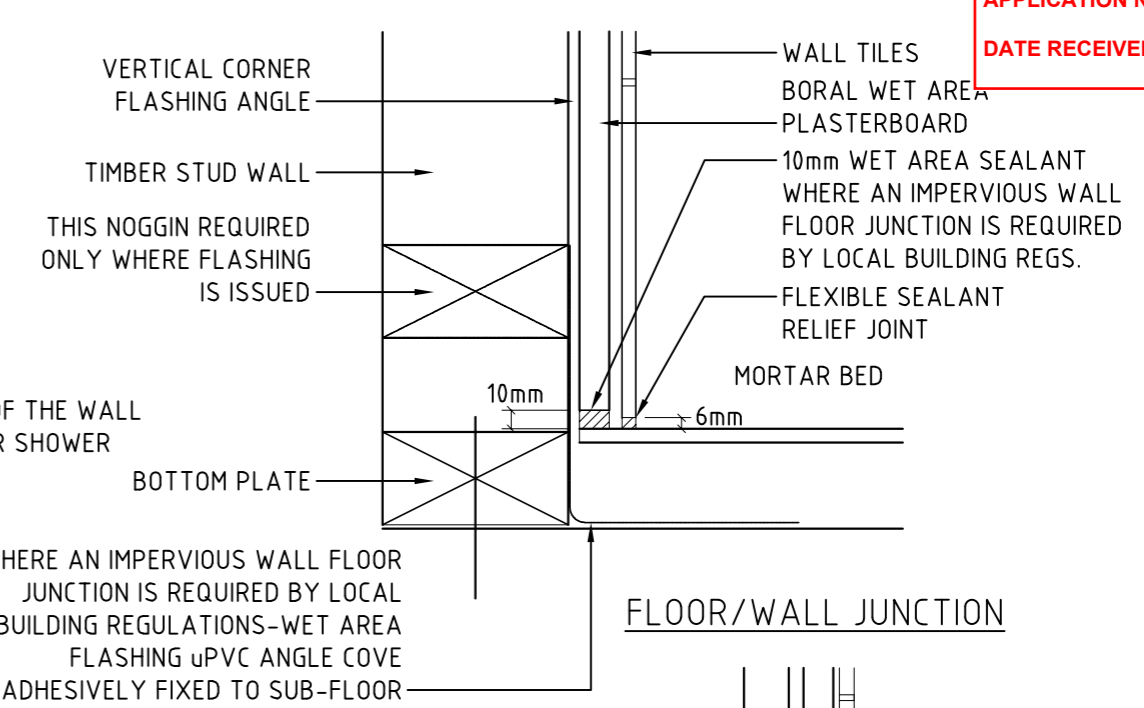
PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD WINDOW & DOOR SCHEDULE	SCALE: 1:100	<b>A3</b>
	Job No. 01	
	Drawing No. <b>A7</b>	Rev. 4
Designed by: L.C.	Accreditation Number: CC97F	Date: 22-05-24



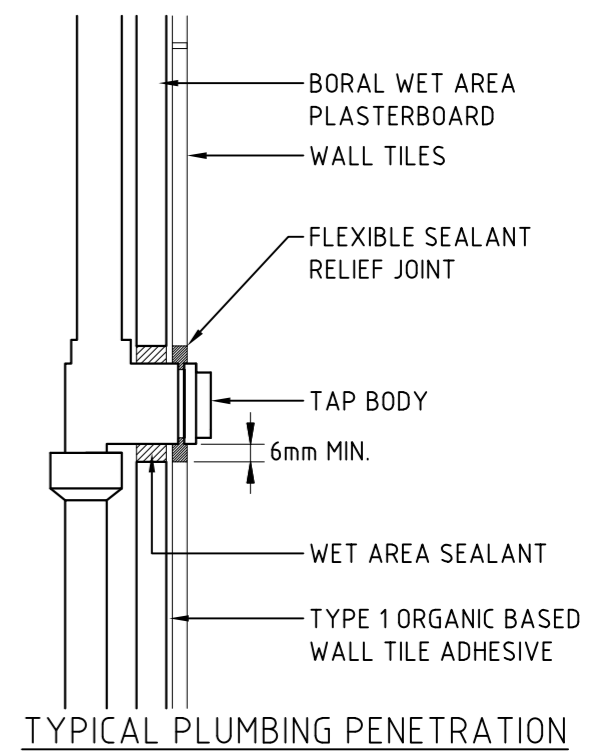
**BATH RIM FIXING (TS02)**  
NON FIRE RATED



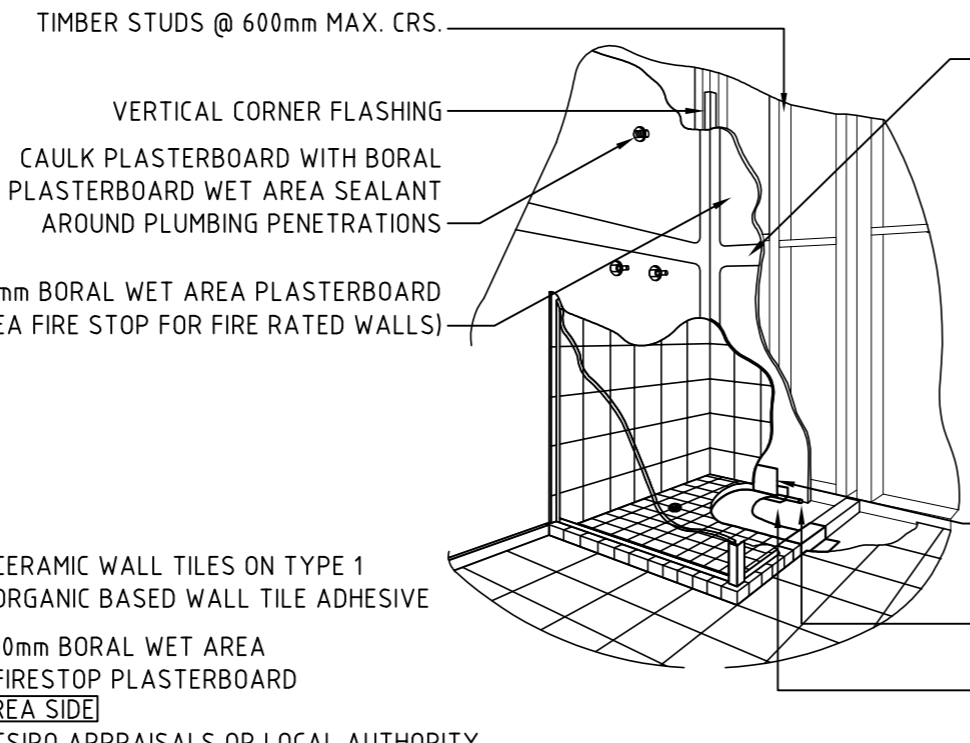
**SECTION THRU PREFORMED SHOWER BASE (TS08)**  
NON FIRE RATED



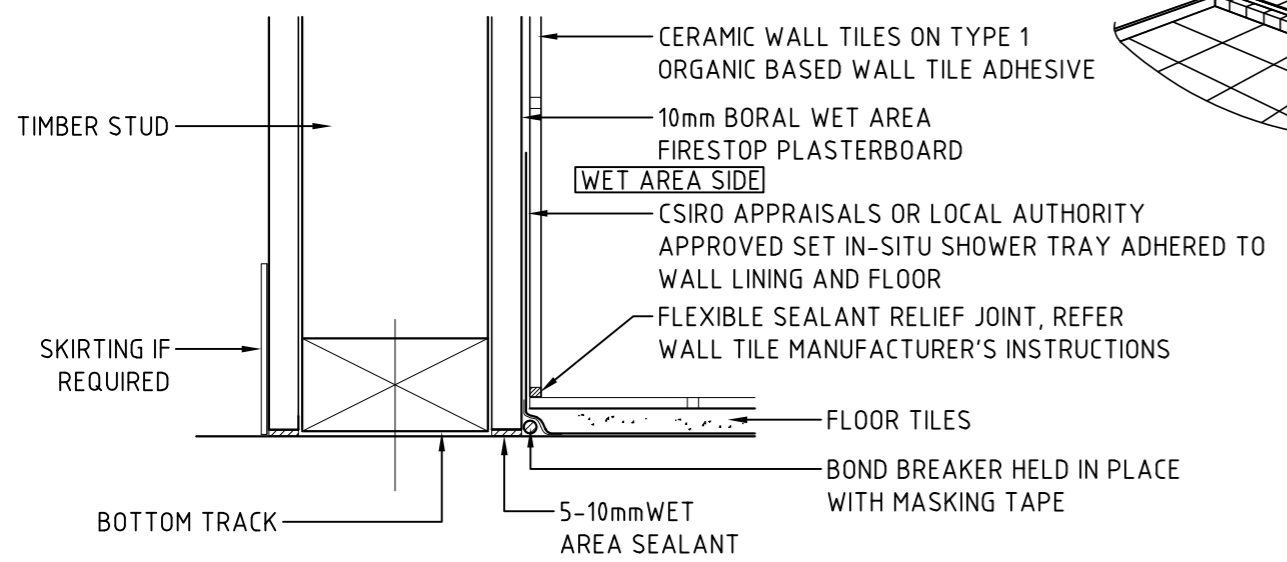
WHERE AN IMPERVIOUS WALL FLOOR JUNCTION IS REQUIRED BY LOCAL BUILDING REGULATIONS - WET AREA FLASHING uPVC ANGLE COVE ADHESIVELY FIXED TO SUB-FLOOR



**TYPICAL PLUMBING PENETRATION**



**DETAIL OF COMPLIANCE PREFORMED SHOWER BASE**  
IN COMPLIANCE WITH FIGURE 3.8.1.5 OF THE AS3740 PART 3.8 HEALTH AND AMENITY



**WET AREA FLOOR WALL JUNCTION (USING IN-SITU MEMBRANE) (TS05)**

REV:02 PLAN & ELEVATIONS FOR UNIT 1 ADDED TO SET 22-04-2025  
REV:01 DRAWINGS ADDED TO SET 09-12-2024

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD WET AREA DETAILS		SCALE: 1:100	A3
		Job No. 01	
		Drawing No. A8	Rev. 2
Designed by: L.C.	Accreditation Number: CC97F	Date: 22-05-24	

NOTES:

- BUILDER, TRADES, EN, SUB-CONTRACTORS, AND PREFABRICATORS TO VERIFY ALL DRAFTING AND DIMENSIONS ON SITE PRIOR TO COMMENCING AND BUILDING WORKS. USE WRITTEN DIMENSIONS. DO NOT SCALE DRAWINGS.
- SURVEYOR SHALL VERIFY ALL DIMENSIONS, SET OUTS, LEVELS (RELATIVE TO AHD WHERE POSSIBLE) LOCATION OF SERVICES, EASEMENTS, TITLE COVENANTS, PLANNING AND BUILDING PERMIT REQUIREMENTS AND ANY INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.
- SURVEYOR SHALL ENSURE ALL RELEVANT VARIATIONS AND DISCREPANCIES TO DESIGNERS/DRAFTERS PRIOR TO COMMENCING AND BUILDING SET OUTS. GIVE 24 HOURS MIN. NOTICE WHERE AMENDMENTS TO DESIGN AND DRAWING MAY BE REQUIRED.
- BUILDER SHALL ENSURE THAT ALL THE BUILDING WORKS ARE IN COMPLIANCE WITH PLANNING AND BUILDING PERMITS. MATERIALS AND WORKMANSHIP SHALL CONFIRM WITH THE RELEVANT S.A.A. CODES, BCA 2016 (REFER TO THE ATTACHED ADDENDUM OF LIKELY COMPLIANCE WITH BCA 2019), LOCAL COUNCIL REGULATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ARCHITECTURAL DRAWINGS AND DOCUMENTS SHALL BE IN CONJUNCTION WITH ENGINEER'S SURVEYOR'S AND SUB CONTRACTOR'S DRAWINGS AND DETAILS. ENGINEER'S DRAWINGS SHALL OVER RIDE ARCHITECTURAL DRAWINGS. REFER TO ENGINEER'S FOR ASSOCIATED QUERIES OR DISCREPANCIES.
- BUILDERS'S TO REPORT TO ENGINEER'S AND DESIGNER'S/DRAFTERS ALL RELEVANT DISCREPANCIES, VARIATIONS OR CHANGES BEFORE PROCEEDING WITH ANY BUILDING WORKS. GIVE 24 HOURS MIN. NOTICE WHERE AMENDMENTS TO DRAWINGS ARE REQUIRED.

HEALTH AND AMENITY PART 3.8: BCA 2019

- SHOWERS, BATH AND WALL FIXTURES TO ALL WET AREAS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 AND 3.8.1.6. BCA 2019
- IN ALL WET AREAS PROVIDE SELECTED CERAMIC TILES TO CONCRETE FLOORS OR OVER 15mm CEMENT SHEETING WHERE TIMBER FRAMED FLOORS ARE PROPOSED. PROVIDE WATERPROOF PLASTERBOARD SHEETING TO ALL WALLS AND CEILINGS. PROVIDE CERAMIC TILES, LAMIPANEL OR OTHER APPROVED WATER-RESISTANT LINING TO A SINKS, TROUGHES, WASHING MACHINES AND WALL FIXTURES. FOR THE REQUIRED EXTANT OF AREAS TO BE PROTECTED REFER TO FIGURES 3.8.1.1, 3.8.1.2 AND 3.8.1.3. BCA 2019 FOR THE TYPICAL INSTALLATION REQUIREMENTS OF SHOWER RECESSES, TAP FLANGES, SHOWER TRAYS, FLOORS AND WATERPROOF MEMBRANES REFER TO 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 AND 3.8.1.9. BCA 2019 FOR TYPICAL INSTALLATION REQUIREMENTS AND SEALING OF WALL JUNCTIONS WITH BENCH TOPS, LAUNDRY SINKS AND BATHS REFER TO FIGURES 3.8.1.10 AND 3.8.1.11. BCA 2019 MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.8.1.3, 3.8.1.4 AND 3.8.1.5. BCA 2019

- LIGHTING FOR HABITABLE ROOMS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.8.4 BCA 2019 WHERE REQUIRED. VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN BCA 2016 PART 3.8.5. WHERE MECHANICAL VENTILATION IS REQUIRED (Eg. FOR INTERNAL WC'S OR BATHS) THE EXHAUST IS TO BE DIRECTED TO OUTSIDE THE BUILDING BY THE WAY OF 100mm DIA. STEEL, PVC OR OTHER APPROVED DUCTING MATERIAL. ALTERNATIVELY, THE EXHAUST MAY BE RELEASED INTO THE ROOF SPACE IN ACCORDANCE WITH BCA 2019 CLAUSE 3.8.5.0 PART (B.)
- CLASS 1 BUILDINGS REQUIRING SEPARATING WALLS SHALL PROVIDE SOUND INSULATION IN COMPLIANCE WITH THE REQUIREMENTS OF BCA 2019 CLAUSES IN PART 3.8.6.
- SAFE MOVEMENTS AND ACCESS PART 3.9 BCA 2019
- STAIR CONSTRUCTIONS SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSES IN PART 3.9.1.
- BARRIERS, INCLUDING WINDOWS IN EXTERNAL WALLS WHERE FLOOR LEVELS ARE GREATER THAN 1m ABOVE GROUND LEVEL, SHALL COMPLY WITH THE PERFORMANCE REQUIREMENTS P2.5.2 FOR BALUSTRADES (Eg. RESTRICT WINDOW APERTURE SIZE TO 125mm FOR AWNING SASHES BY SHORTENING WINDER CHAIN ACCORDINGLY).
- BALUSTRADE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSE 3.9.2.3. MINIMUM HEIGHT OF 1000mm. MAXIMUM APERTURE OR GAPS OF 125mm. SWIMMING POOLS SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2016 CLAUSES IN PART 3.9.3.

PART 3.9.3.

ADDENDUM OF LIKELY COMPLIANCE TO BCA 2019  
SITE PREPARATION PART 3.1

EARTHWORKS SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 TABLE 3.1.1.1 AND RELEVANT CLAUSES IN 3.1.1.1.

DRAINAGE SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSES 3.1.2.2. FOR LOCATION OF AGRICULTURAL DRAINS AND OTHER DETAILS REFER TO ARCHITECTURAL AND ENGINEER'S HYDRAULIC DRAWINGS.

FOOTINGS AND SLABS PART 3.2

FILLING MATERIALS AND COMPACTION SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSES 3.2.2.2. PROVIDE VAPOUR BARRIERS SUCH AS CONTINUOUS FORTECON MEMBRANE TO THE UNDERSIDE OF SLABS IN COMPLIANCE WITH THE REQUIREMENTS OF BCA 2019 CLAUSE 3.2.2.6.

REFER TO ENGINEER'S DETAILS AND DRAWINGS FOR SITE CLASSIFICATION, FOOTING AND SLAB DESIGN IN

COMPLIANCE WITH THE REQUIREMENTS OF BCA 2019 CLAUSES 3.2.4.1, 3.2.5.1 AND 3.2.5.2.

MASONRY BCA 2016 PART 3.3

ACCEPTABLE CONSTRUCTION PRACTICE FOR UN-REINFORCED MASONRY IN WIND-SPEED AREAS OF NOT MORE THAN W41 SHALL COMPLY WITH THE BCA 2019 CLAUSES IN PART 3.3.1. REFER TO ENGINEER'S WIND SPEED CLASSIFICATION REPORT FOR DETAILS.  
 EXTERNAL WALLS SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSE 3.3.1.2 AND 3.3.1.3 AND 3.3.1.3(e) FOR CLASS 10a BUILDINGS.  
 ISOLATED PIERS SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSE 3.3.1.8 VERTICAL ARTICULATION JOINTS SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSE 3.3.1.8.  
 SUB-FLOOR VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSE 3.3.1.9, PART 3.4.1 AND FIGURE 3.4.1. VENTS TO BE PROVIDED AT A RATE OF NOT LESS THAN 7300mm<sup>2</sup> PER LENGTH OF WALL.  
 ACCEPTABLE CONSTRUCTION PRACTICE FOR REINFORCED MASONRY IN WIND SPEED AREAS OF NOT MORE THAN W41 SHALL COMPLY WITH THE BCA 2019 CLAUSES IN PART 3.3.2. REFER TO ENGINEER'S WIND SPEED CLASSIFICATION REPORT FOR DETAILS.  
 EXTERNAL WALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSES 3.3.2.2. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.  
 WALL TIES, FIXING STRAPS AND TIE DOWN SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSE 3.3.3.2 AND 3.3.3.3. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.  
 STEEL LINTELS SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSE 3.3.3.5. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.  
 DAMP-COURSE AND FLASHING SHALL COMPLY WITH THE REQUIREMENTS OF BCA 2019 CLAUSES IN PART 3.3.4.

FRAMING PART 3.4

SUB-FLOOR VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.4.1.2. PROVIDE A MINIMUM CLEARANCE OF 150mm ABOVE GROUND TO THE UNDERSIDE OF ALL FRAMING MEMBERS.  
 ALL STEEL FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS1250, AS3623 OR AS4100 AND THE REQUIREMENTS OF BCA PART 3.4.2.  
 ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STEEL GRADES, SPACING AND WALL BRACING REFER TO ENGINEER'S DETAILS. TIE DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9.  
 PRE-FABRICATED TRUSS DESIGN SHALL BE SUPPLIED BY MANUFACTURER PRIOR TO FRAME INSPECTION.  
 STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.

ROOF AND WALL CLADDING PART 3.5

ROOF TILING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.5.1.2. FIXING DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF FIGURE 3.5.1.1 AND 3.5.1.2 WHERE ROOF PITCH IS NOT MORE THAN 35°.  
 METAL ROOF CLADDING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.5.1.3. SPAN AND FASTENING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.5.1.5. GUTTERS AND DOWN PIPES SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE IN PART 3.5.2.

GLAZING PART 3.6

ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 1288 AND BCA CLAUSE IN PART 3.6. HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH THE REQUIREMENTS OF BCA CLAUSES 3.6.4. ALL ALUMINIUM WINDOW FRAMING SHALL COMPLY WITH AS2047 PARTS 1 AND 2.

FIRE SAFETY PART 3.7

WHERE THE EXTERNAL WALLS OF CLASS 1 BUILDINGS DO NOT SPECIFY THE REQUIREMENTS OF CLAUSE 3.7.1.3 THEY SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.7.1.5. CLASS 10a BUILDINGS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.7.1.10. SMOKE ALARMS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786 AND BCA CLAUSES IN PART 3.7.2.  
 ALL HEATING APPLIANCES, INSTALLATION OF FIRE PLACES, FLUES AND FREE STANDING APPLIANCES SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.7.3.  
 CHIMNEY AND FLUE HEIGHTS SHALL COMPLY WITH THE DIMENSIONS INDICATED IN FIGURE 3.7.3.2, WHERE THE TOP OF CHIMNEYS AND FLUES SHALL TERMINATE NOT LESS THAN 300mm ABOVE ANY PART OF THE BUILDING WITHIN A HORIZONTAL DISTANCE OF 3.6m

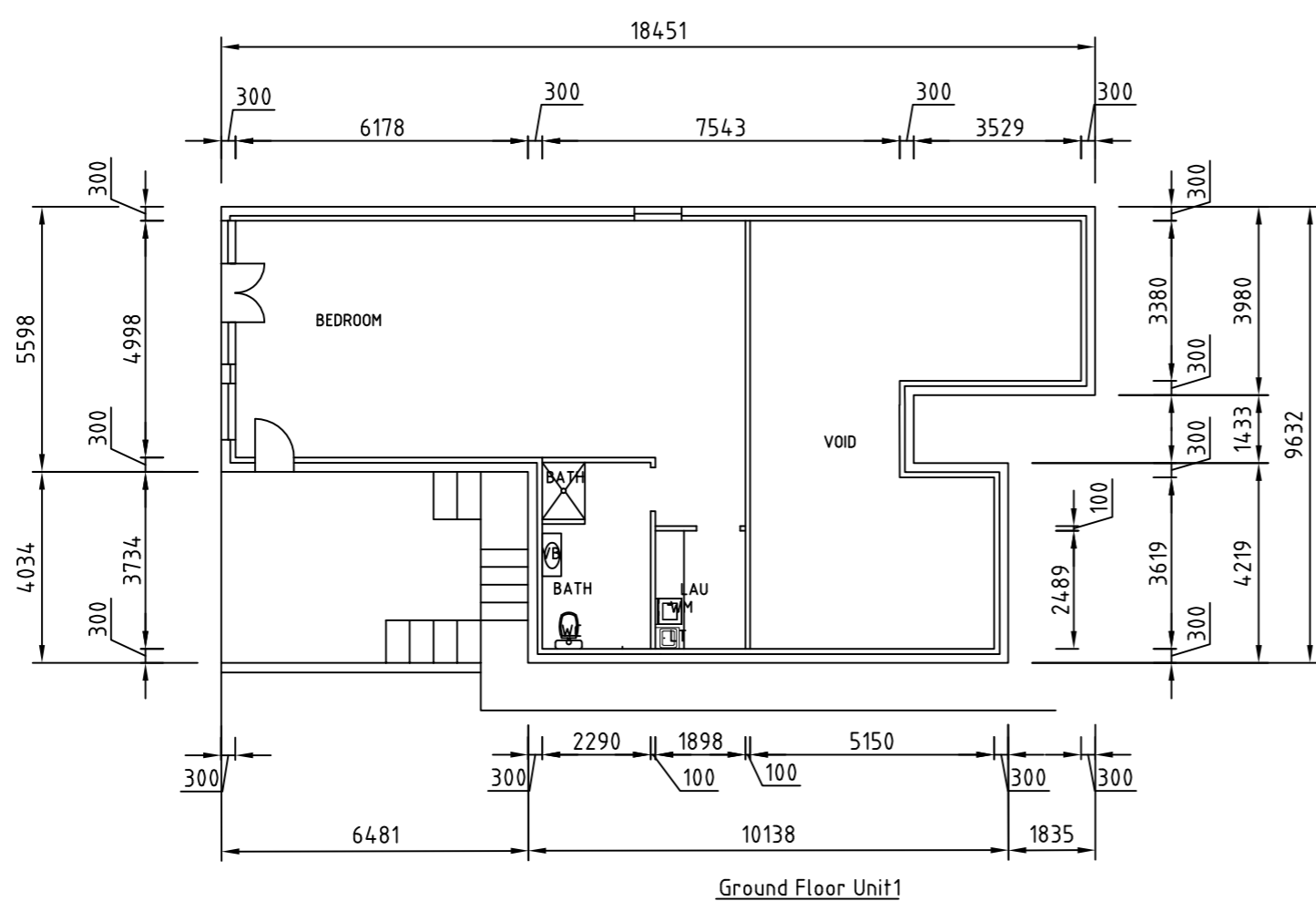
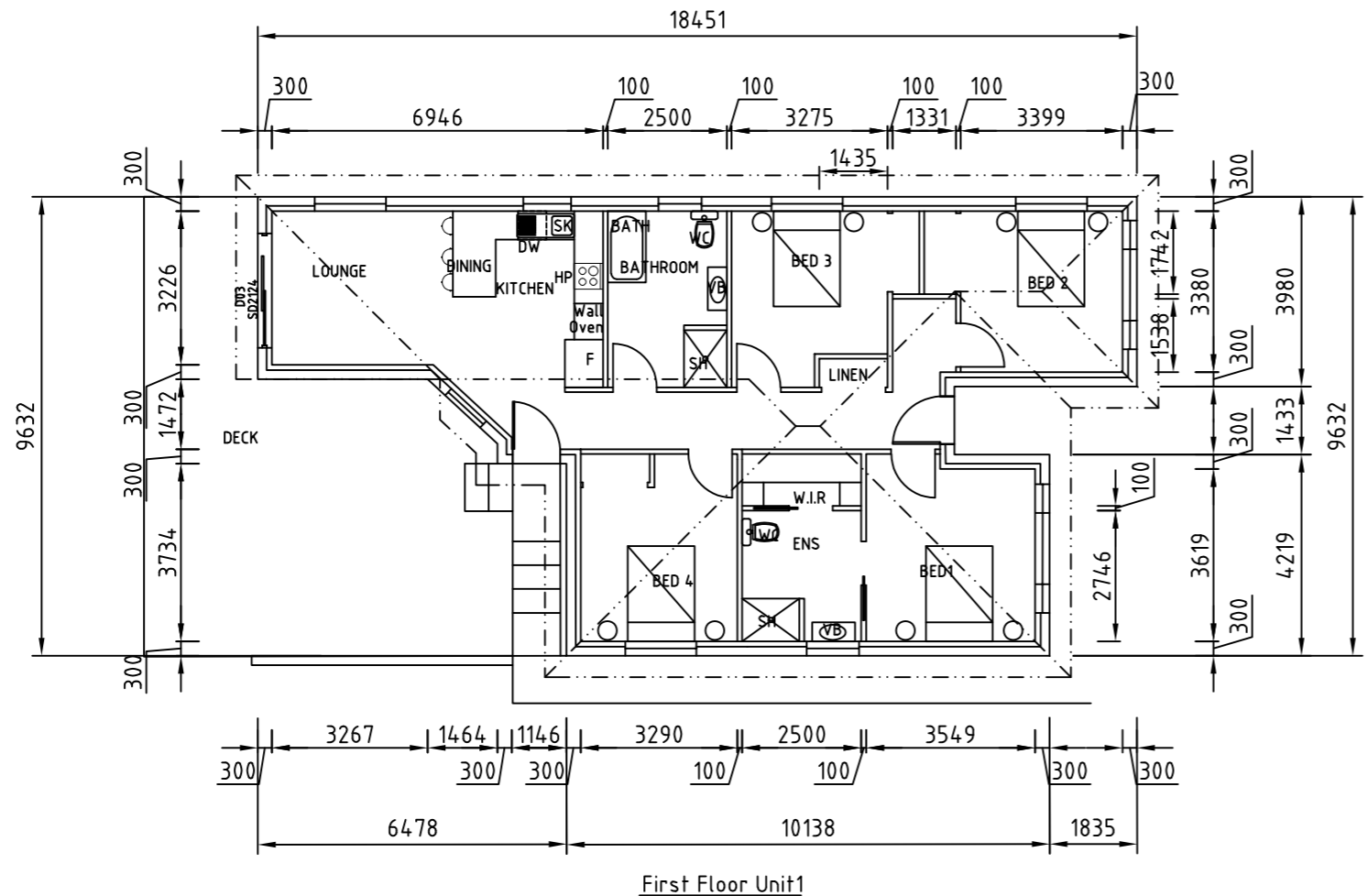
REV:02 PLAN AND ELEVATIONS FOR UNIT 1 ADDED TO SET 22-04-2025  
 REV:01 DRAWINGS ADDED TO SET 09-12-2024

**GLENORCHY CITY COUNCIL  
 PLANNING SERVICES**

APPLICATION No. : PLN-24-137

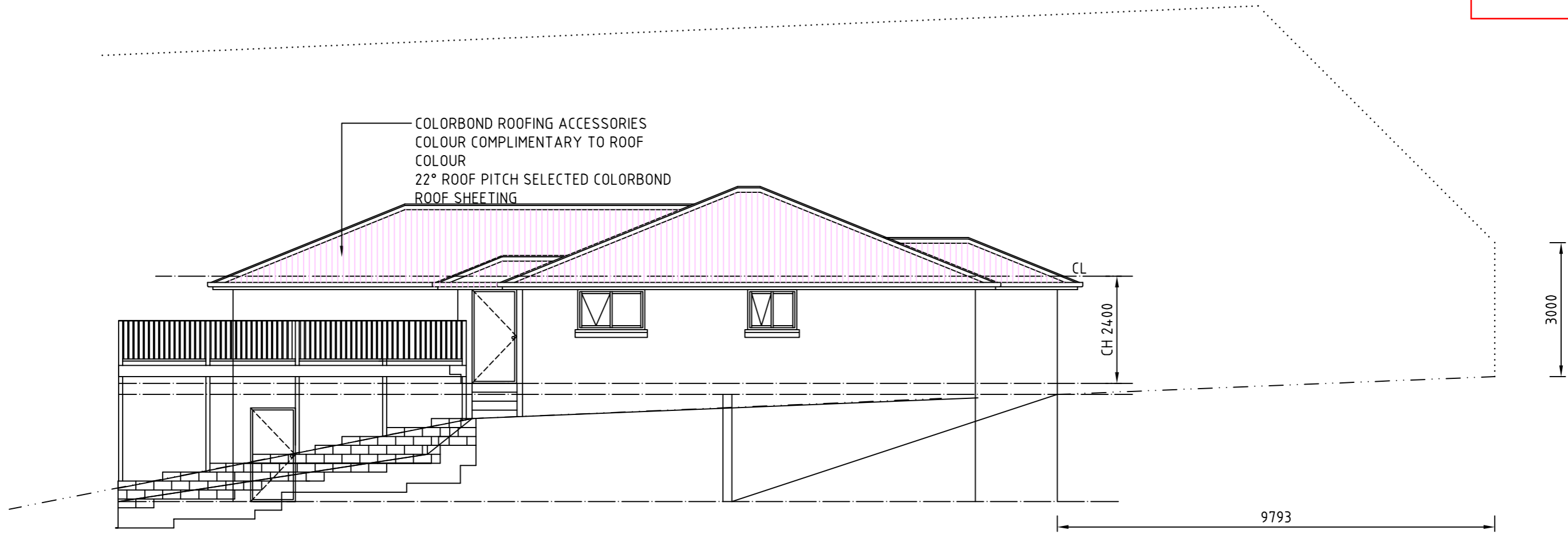
DATE RECEIVED: 8 January 2026

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD GENERAL SPECIFICATIONS		SCALE: 1:100	<b>A3</b>
		Job No. 01	
		Drawing No. A9	Rev. 2
Designed by: L.C.	Accreditation Number: CC97F	Date: 22-05-24	

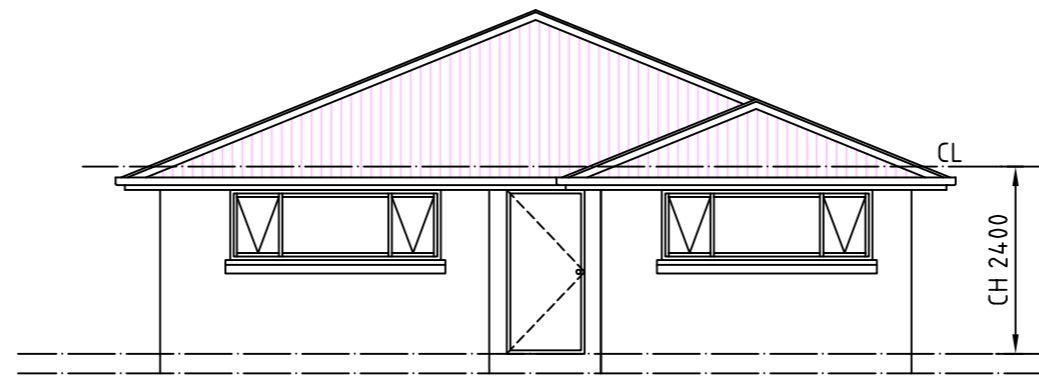


- LEGEND :
- SMOKE DETECTOR HARD WIRED TO BATTERY BACKUP ALL SMOKE ALARMS TO BE INTERCONNECTED
  - EXTRACTOR FAN WITH HEATING ELEMENTS (OPTIONAL)
  - CL - CEILING LEVEL
  - DP - DOWNPIPE
  - DW - DISHWASHER
  - F - FRIDGE
  - FFL - FINISHED FLOOR LEVEL
  - FW - FLOOR WASTE
  - GL - GROUND LEVEL
  - HP - HOTPLATES
  - HW - HOT WATER CYLINDER
  - MH - MANHOLE
  - NGL - NATURAL GROUND LEVEL
  - PTY - PANTRY
  - SK - STAINLESS STEEL SINK
  - SH - SHOWER
  - SPA - SPA BATH
  - LT - LAUNDRY TROUGH
  - UBO - UNDER BENCH OVEN
  - VB - VANITY BASIN
  - WO - WALL OVEN BANK
  - WC - TOILET
  - WM - WASHING MACHINE
- DOOR WIDTH 820
- SELECTED TILES TO FLOOR AS REQUIRED (WET AREA FLOORS)

REV:02 BUILDING DETAILS CHANGES 25-06-2025 REV:01 DRAWINGS ADDED TO SFT 22-04-2025		SCALE: 1:150	A3
Project Title: PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD UNIT 1 EXISTING FLOOR PLANS		Job No. 01	Rev. 2
Designed by: L.C.	Accreditation Number: CC97F	Date: 07-10-24	A10



SOUTH WEST ELEVATION UNIT 1



SOUTH EAST ELEVATION UNIT 1

LEGEND :-

- · · — NATURAL GROUND LEVEL (NGL)
- — — PROPOSED GROUND LEVEL (FGL)
- — — FINISHED FLOOR LEVEL (FFL)

REV:02 BUILDING DETAILS CHANGES 25-06-2025  
REV:01 ELEVATIONS ADDED TO DRAWING SET 22-04-2025

PROPOSED DWELLING ALTERATIONS  
24 TILYARD STREET MONTROSE  
FOR CLECO PTY LTD  
BUILDING ELEVATIONS 1/2

SCALE:  
1:100      **A3**

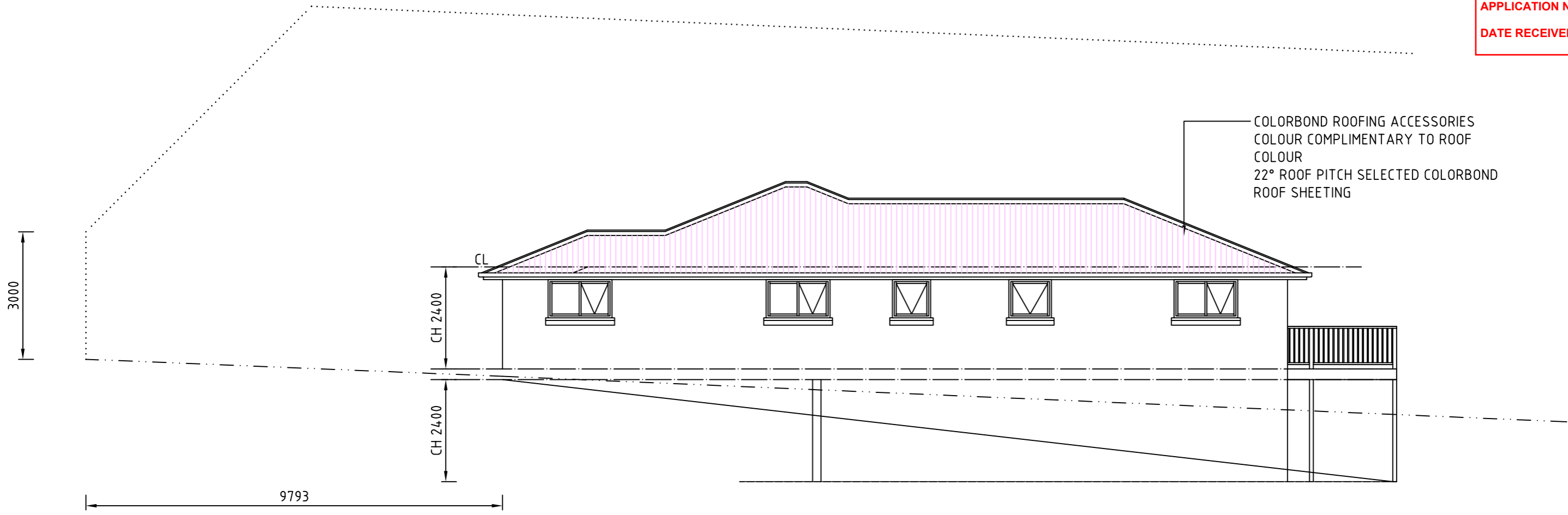
Job No.  
01

Drawing No.      Rev.  
**A11**                      2

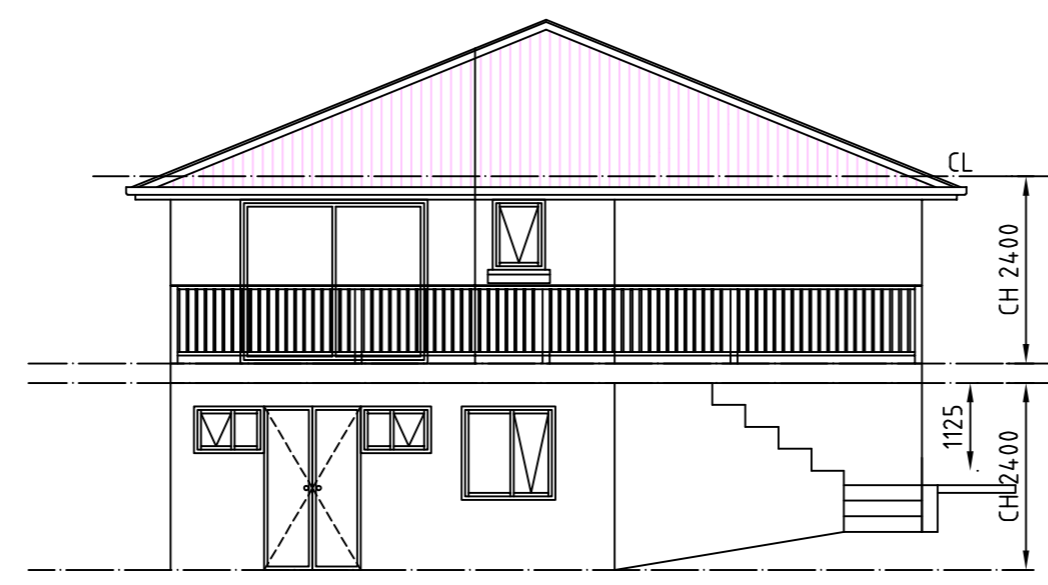
Designed by:  
L.C.

Accreditation Number:  
CC97F

Date:  
22-05-24



NORTH EAST ELEVATION UNIT 1

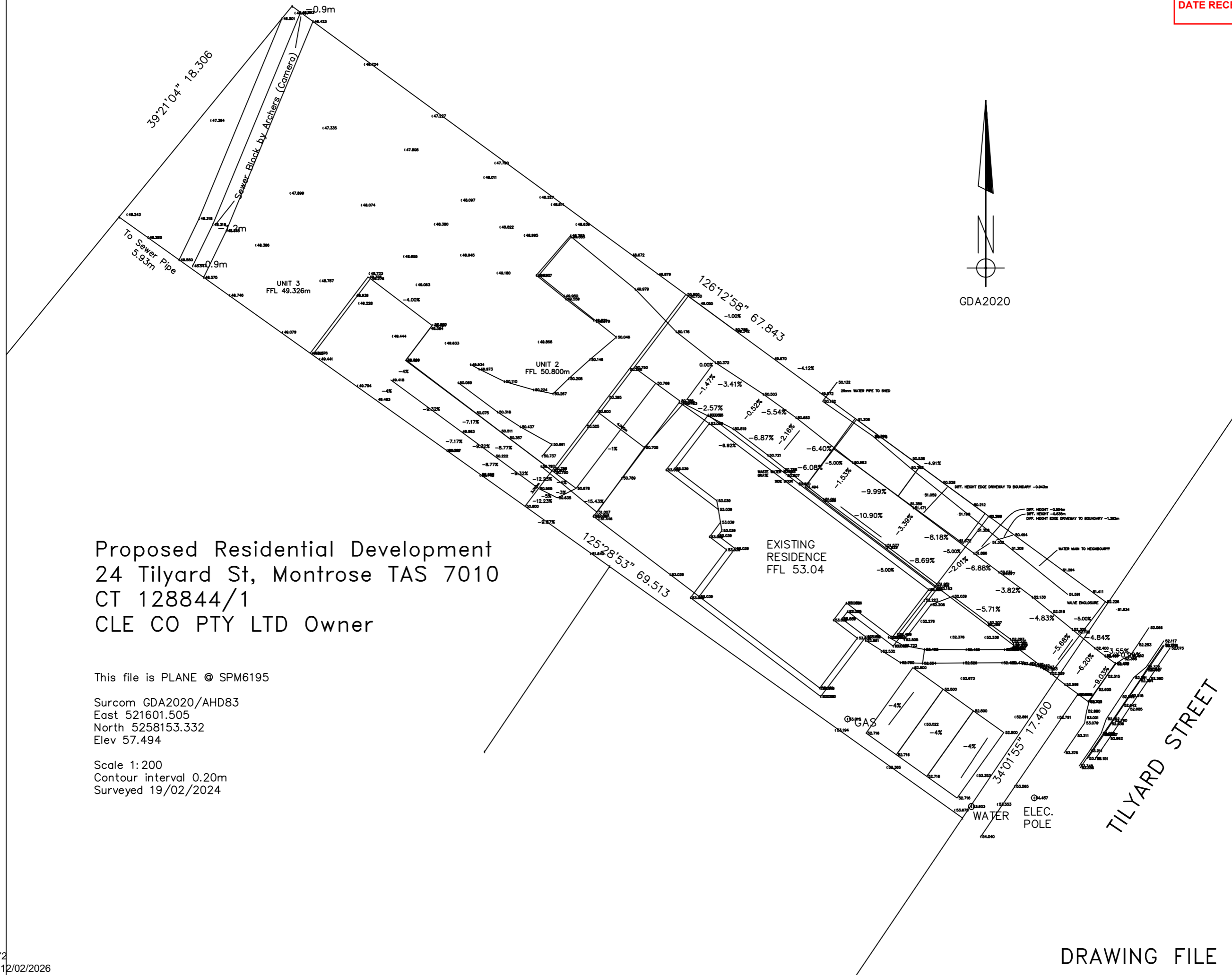


NORTH WEST ELEVATION UNIT 1

LEGEND :-  
 - - - - - NATURAL GROUND LEVEL  
 - - - - - PROPOSED GROUND LEVEL  
 - - - - - FINISHED FLOOR LEVEL

REV:04 BUILDING DETAILS CHANGES 25-06-2025  
 REV:03 BUILDING DIMENSIONS CHANGES 04-03-2025  
 REV:02 BUILDING DIMENSIONS CHANGES 02-03-2025  
 REV:01 DRAWINGS ADDED TO SET 09-12-2024

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD BUILDING ELEVATIONS 2/2	SCALE: 1:100	A3
	Job No. 01	
	Drawing No. A12	Rev. 4
Designed by: L.C.	Accreditation Number: CC97F	Date: 07-05-24

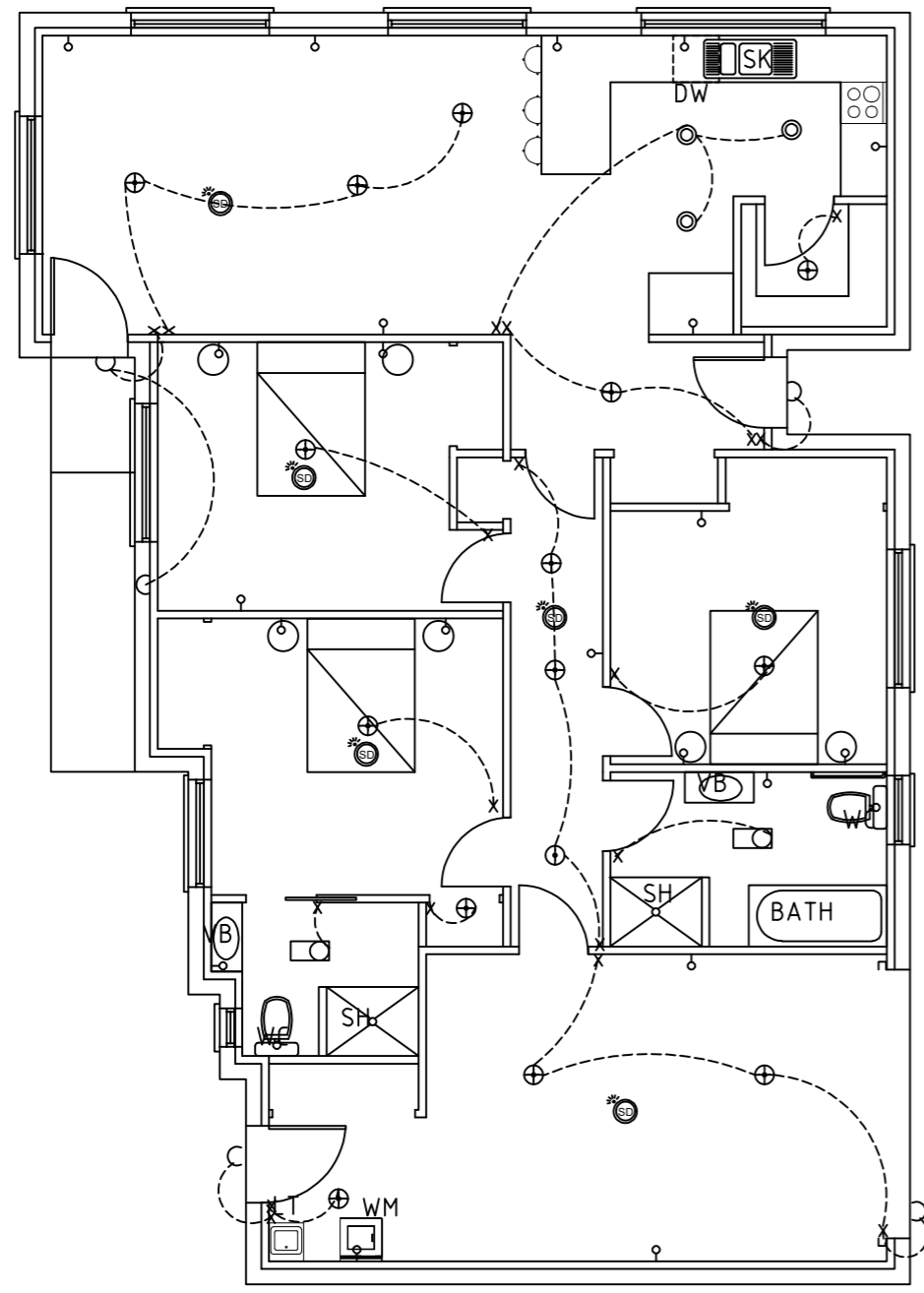


Proposed Residential Development  
24 Tilyard St, Montrose TAS 7010  
CT 128844/1  
CLE CO PTY LTD Owner

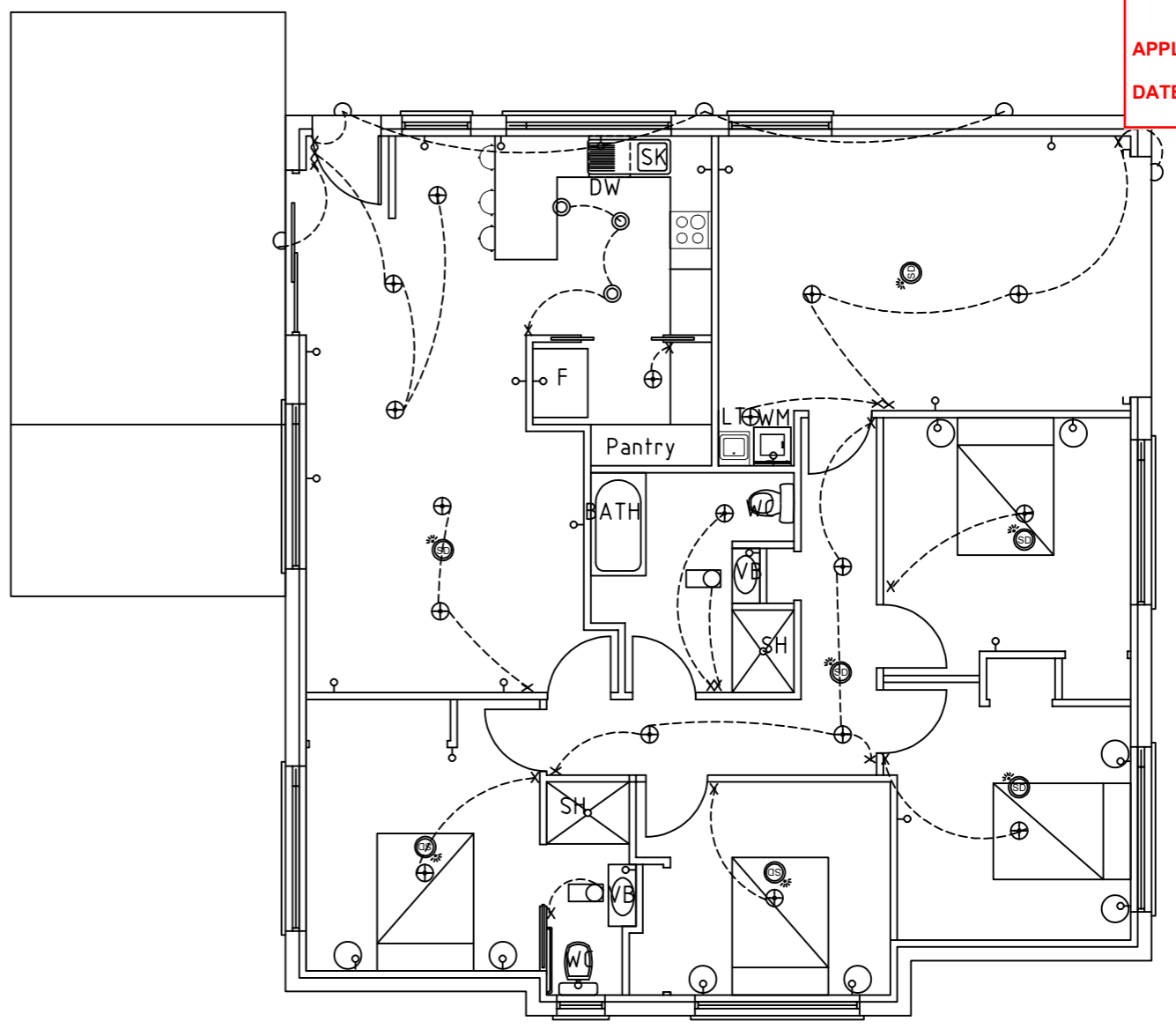
This file is PLANE © SPM6195

Surcom GDA2020/AHD83  
East 521601.505  
North 5258153.332  
Elev 57.494

Scale 1:200  
Contour interval 0.20m  
Surveyed 19/02/2024



UNIT 3



UNIT 2

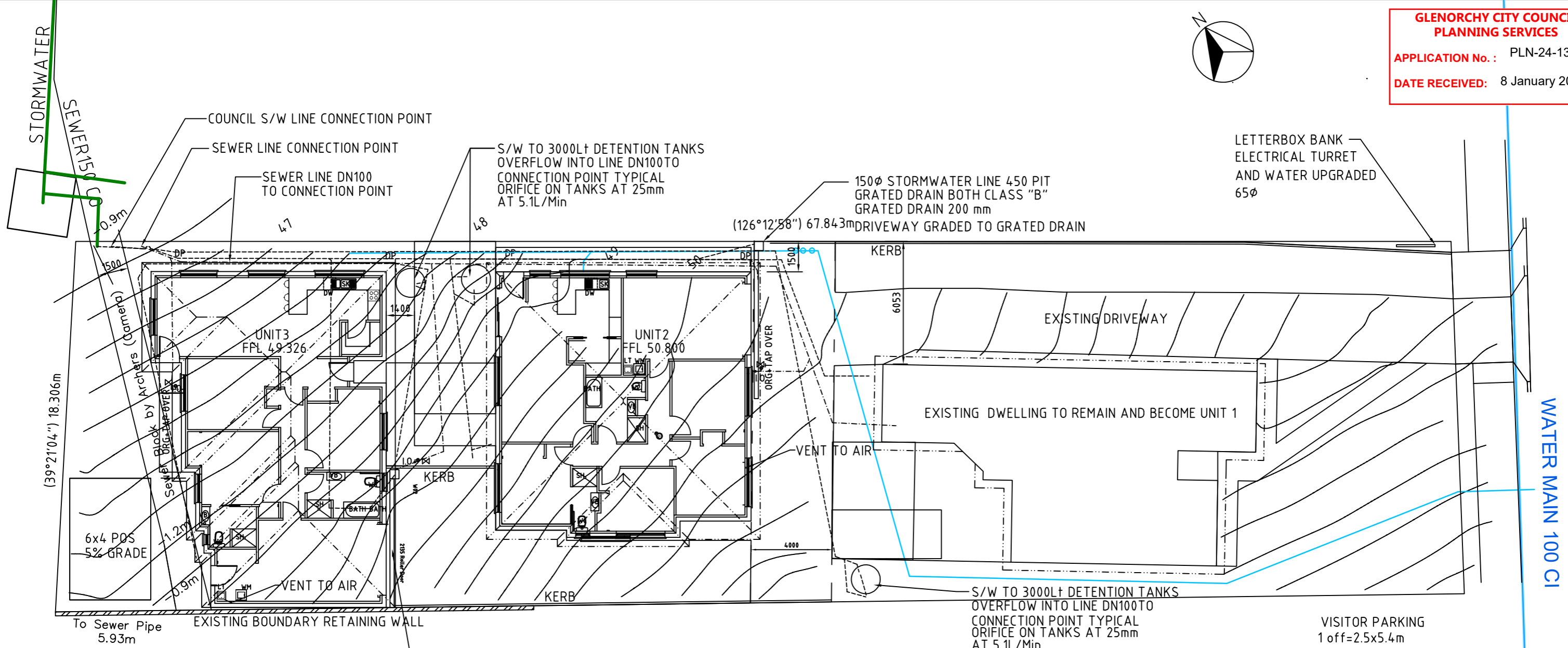
- LEGEND :-
- DOWNLIGHTS LIGHTS
  - ⊕ BATTEN HOLDER LIGHTS
  - × LIGHTING PANEL
  - WALL LIGHTS
  - ◻ HEAT LAMP & FAN
  - ⚡ DOUBLE POWER POINTS
  - ▬ PANEL HEATER
  - ▨ METRE BOX EXT.
  - TV OUTLET
  - ⊞ EXT. POWER POINTS
  - ⊞ (HW) HOT WATER CYLINDER
  - ⊕ (S) SENSOR LIGHT

ELECTRICAL LIGHTING PLAN

NOTE : LIGHT RESTRICTED TO 5w/m<sup>2</sup>

REV:04 PLAN & ELEVATIONS FOR UNIT 1 ADDED TO SET 22-04-2025  
 REV:03 BUILDING DIMENSIONS CHANGES 02-03-2025  
 REV:02 DRAWING ADDED TO SET 09-12-2024  
 REV:01 LAYOUT ALTERED 15-06-2024

Project Title: PROPOSED DWELLING ALTERATIONS 2 SUNDANCE WAY RUNAWAY BAY QLD FOR CLECO PTY LTD ELECTRICAL LIGHTING PLAN		Scale: 1:100	<b>A3</b>
Designed by: L.C.		Accreditation Number: CC97F	Date: 22-05-24
Job No. 01		Drawing No. E1	Rev. 4



**DRAINAGE PLAN**

**PLUMBING NOTES**

SEWER AND STORM WATER LINES ARE TO BE RUN ALONG THE UNDERSIDE OF THE TIMBER FLOOR FRAMING OR WITHIN THE FLOOR CAVITY SPACE. INSTALLATION TO COMPLY WITH AS 3500  
ALL PLUMBING TO BE INSPECTED BY RELEVANT COUNCIL INSPECTOR PRIOR TO COVERING IN

**PIPE SIZES RECOMMENDED**

- PLUMBING LEGEND:**  
1. WC DN 100  
2. SINK DN 50  
3. BASIN DN 40 OR DN 50  
4. BATH DN 50  
5. SHOWER DN 65, DN 100 RECOMMENDED  
6. TROUGH DN 50, DN 65 or DN100

FWG FLOOR WASTE GULLY PRIMED BY BASIN, SINK OR TROUGH DN 50 OR FROM WHICH FIXTURE SIZE IS PRIMING

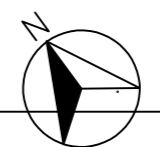
- ✕ EXTERNAL BRASS TAP
- RUN VENTS IN STUD WALL LINE AS INDICATED
- PROVIDE DEKTITE FLASHINGS THROUGH ROOF
- SEWAGE INTO 100Ø U.P.V.C TO SEWER LINE
- ORG AS PER AS-NZ 3500, MIN. 150mm BELOW LOWEST FIXING

**NOTES**

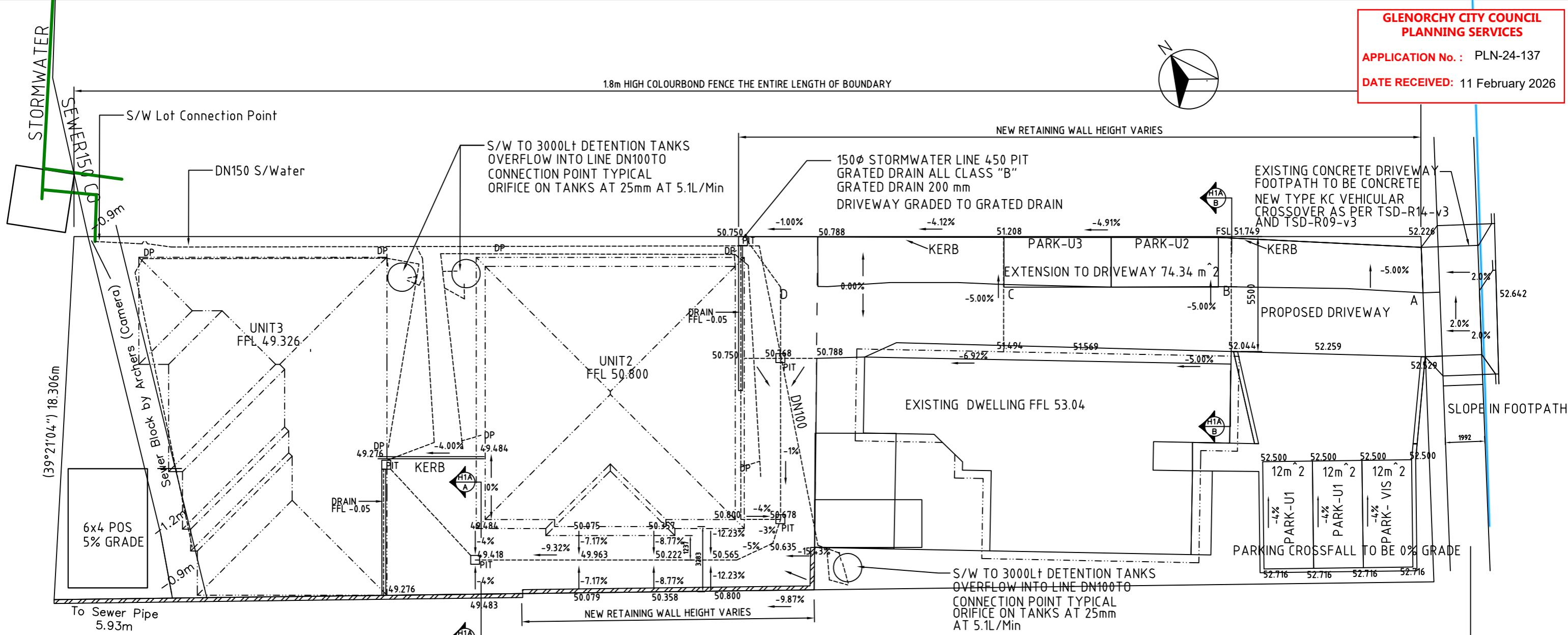
WATER STOP VALVE  
TASWATER TO UPGRADE WATER MAIN WHERE REQUIRED TO DN32, WORK TO BE COMPLETED AT THE DEVELOPERS COST  
MANIFOLD WITH 4-20mm WATER METERS & BOXES IN THE GARDEN REFER TWS-W-0002 PAGE 9  
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VESION 3.1 MRWA EDITION V2.0 AND SEWAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES.

- REV:05 UNIT 2 RAISED 23/10/2025
- REV:04 GRATED DRAIN NOTES ADDED
- REV:03 RL'S ADDED 22-04-2025
- REV:02 DRAWINGS ALTERED DUE TO CHANGES IN STRUCTURE 02-03-2025
- REV:01 DRAWINGS ADDED TO SET 09-12-2024

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD HYDRAULIC PLANS		SCALE: 1:200	<b>A3</b>
		Job No. 01	Rev. 5
Designed by: L.C.	Accreditation Number: CC97F	Date: 22-05-24	Drawing No. H1



1.8m HIGH COLOURBOND FENCE THE ENTIRE LENGTH OF BOUNDARY



**STORMWATER DRAINAGE PLAN**

WATERPROOF BACK OF BLOCK RETAINING WALL WITH 3 COATS PABCO HYDROSEAL APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE CORFLUTE PROTECTION BOARD

FALL AWAY FROM WALL TO SURFACE DRAIN

LEVELS SHOWN FOR DRIVEWAY & PARKING ARE FINISHED SURFACE LEVELS

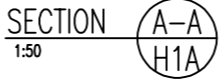
MAX 1:4 BACK SLOPE G.L 49.483  
300mm BLUE METAL FREE DRAINING BACKFILL  
WRAP DRAIN IN BIDIM GEOFABRIC  
190 POOL BLOCKS CONCRETE FILL TO DRAINAGE SUMPS.

NATURAL SURFACE LEVEL  
N16 @ 400 CRS. STARTER BARS  
N12 @ 300 DISTRIBUTION  
125 SLAB SL82 (T)

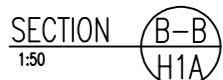
UNIT 2 EXISTING DRIVEWAY & NATURAL SURFACE  
FSL 49.484

WRAP DRAIN IN BIDIM GEOFABRIC COVER  
NEW DRIVEWAY FSL 51.749

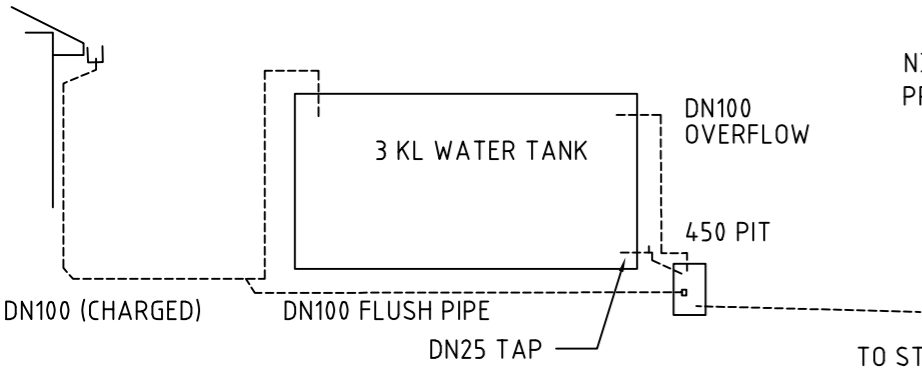
90Ø SLOTTED PVC DRAIN, DISCHARGING  
N32 10mm MAX. AGGREGATE 230 SLUMP  
PROVIDE CLEAN-OUT BLOCK AT BASE



ENGINEER TO CONFIRM DESIGNS

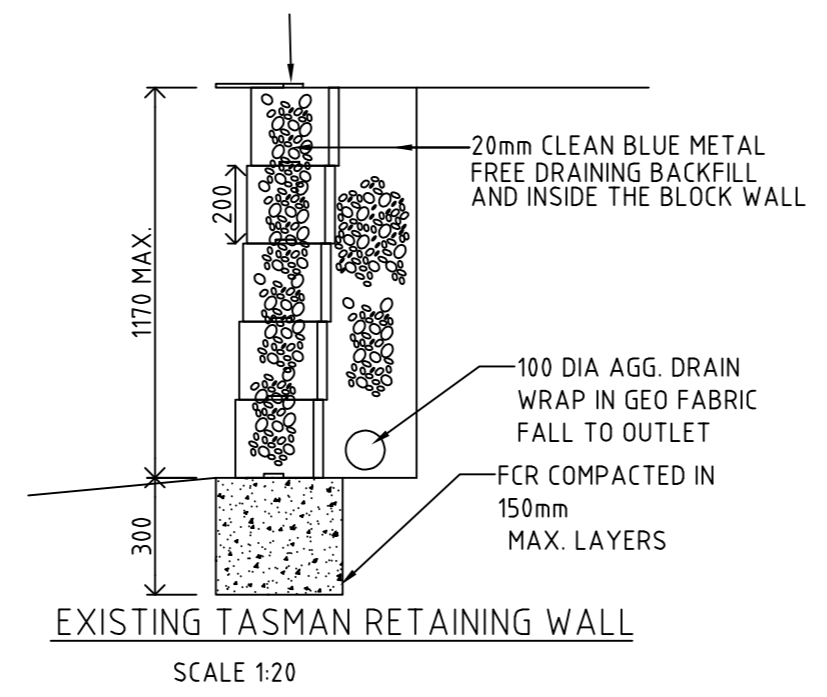
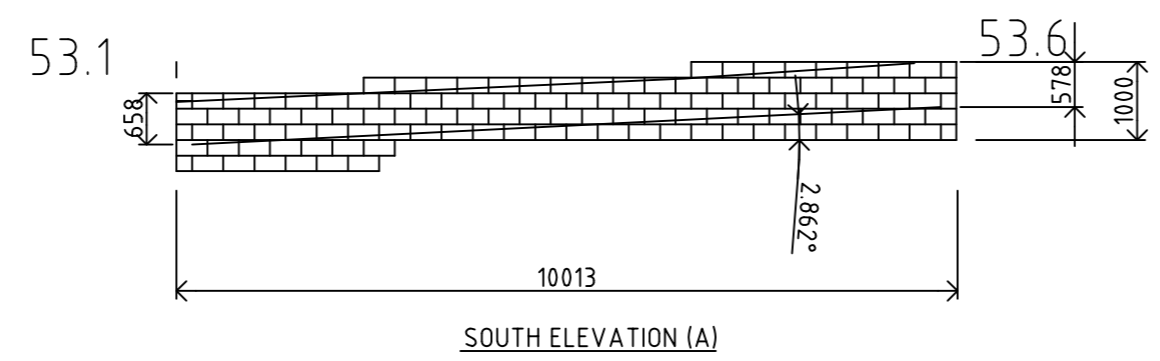
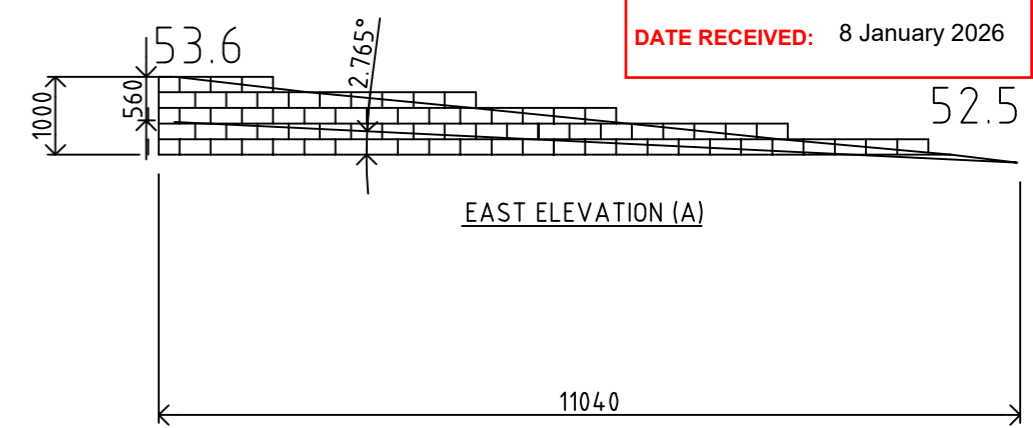
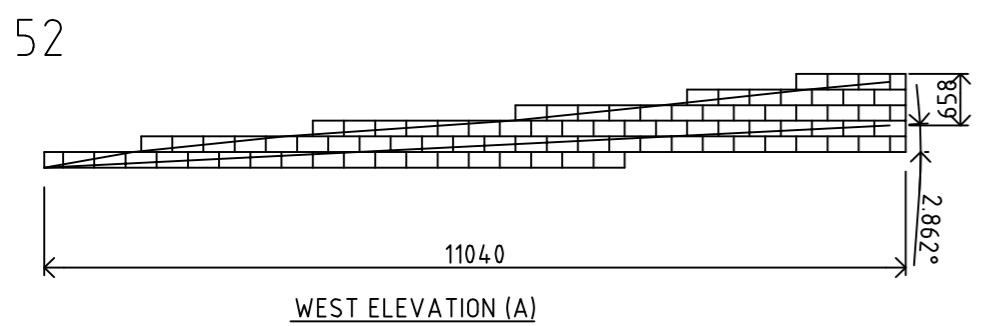


LEVELS ARE REFERENCED TO AHD83



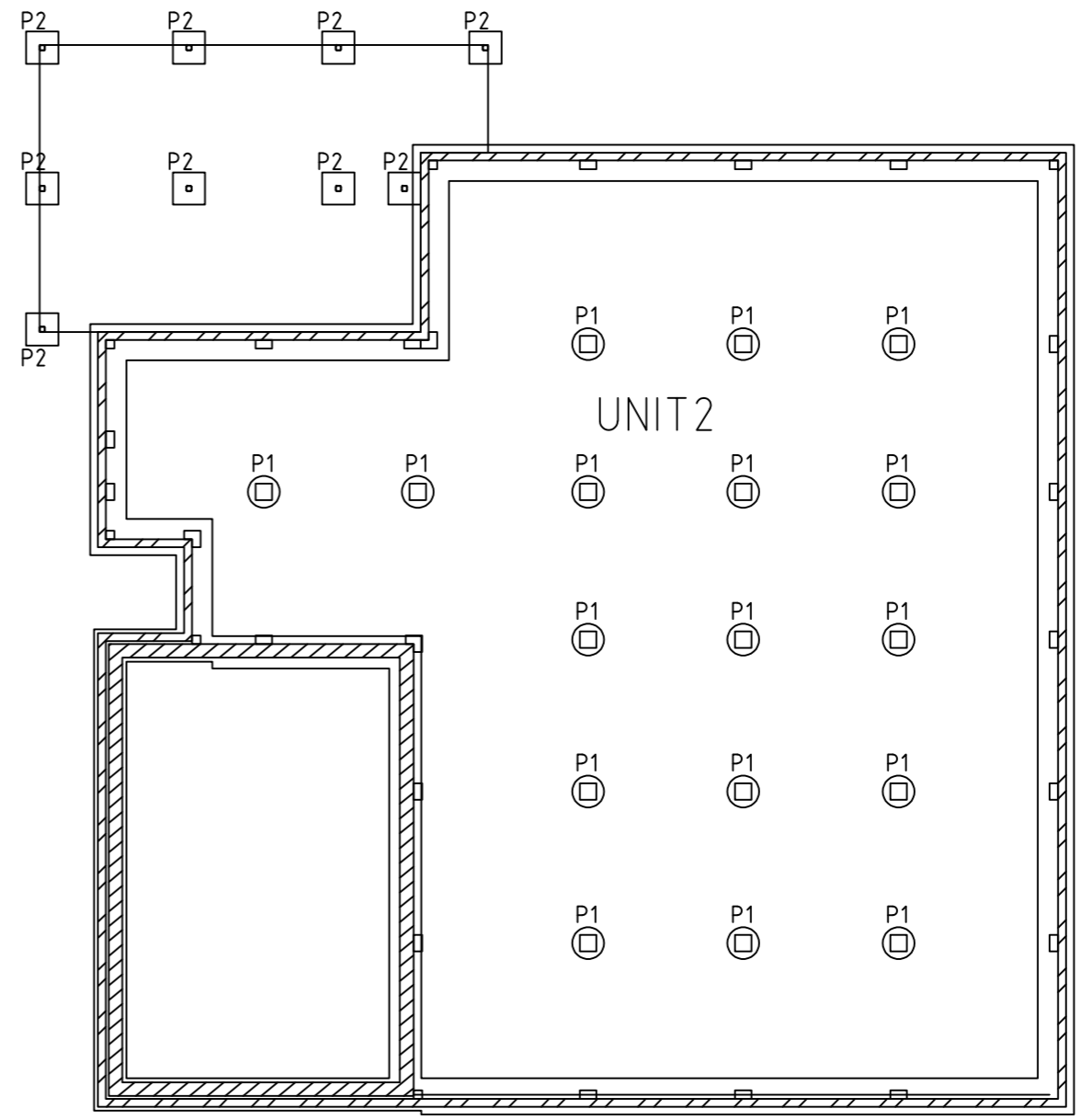
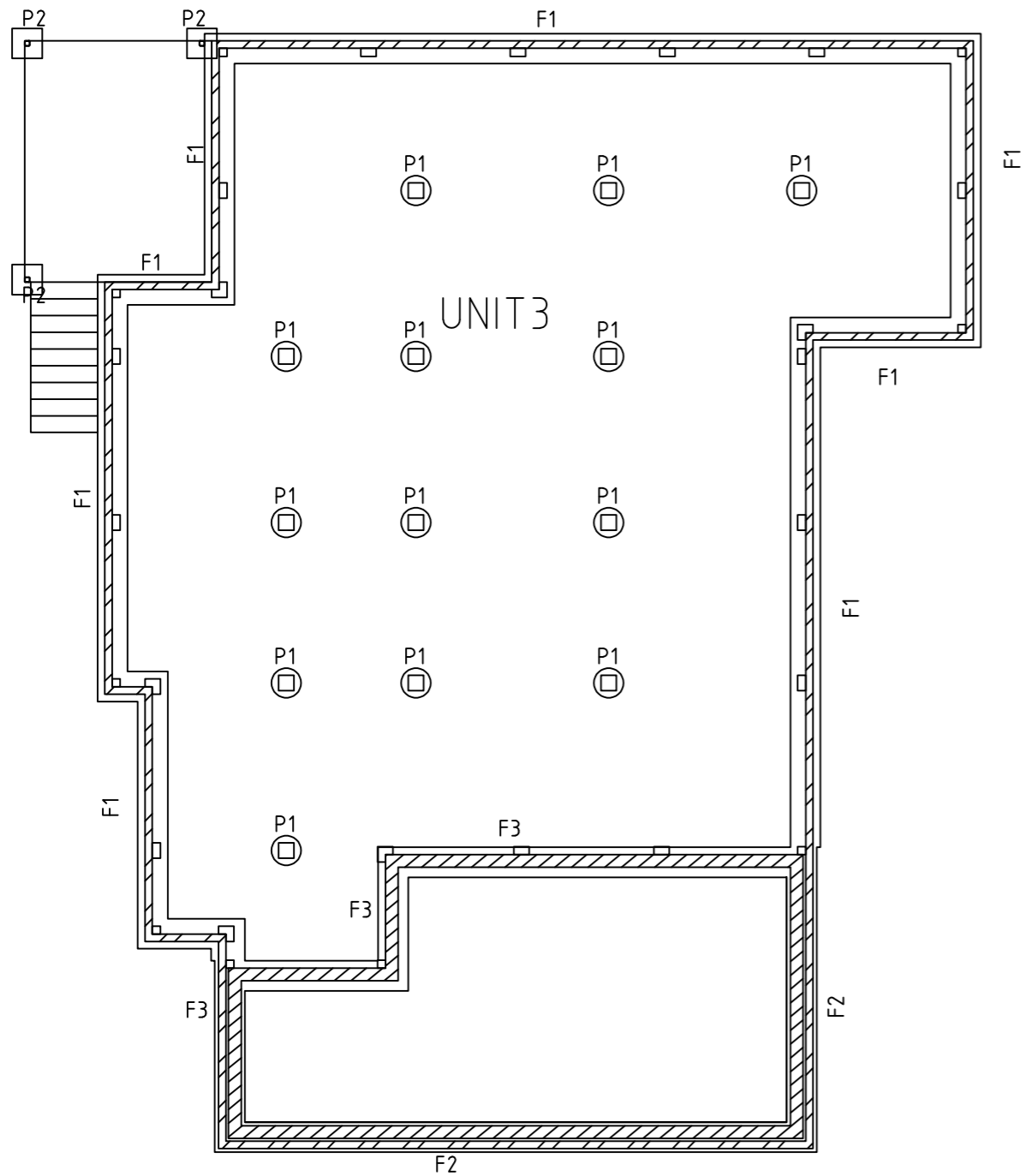
REV:06 RETAINING WALL, BOUNDARY FENCE ALTERED 10-02-2026  
REV:05 CROSSOVER NOTES ADDED 29-01-2026  
REV:04 FENCE DETAILS DETAILS ADDED 19-01-25  
REV:03 DETAILS ADDED 08-12-25

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD HYDRAULIC PLANS & PROPOSED DRIVEWAY		SCALE: 1:200	A3
Designed by: L.C.		Accreditation Number: CC97F	Job No. 01
Date: 02-04-25		Drawing No. H1A	Rev. 5



REV:02 PLAN & ELEVATIONS FOR UNIT 1 ADDED TO SET 22-04-2025  
REV:01 DRAWING ADDED TO SET 09-12-2024

Project Title: PROPOSED MULTIPLE DWELLINGS AT 58 BAROSSA ROAD GLENORCHY FOR CLECO PTY LTD PRIVACY & PARKING SHEET RETAINING WALL DETAILS	SCALE: 1:100	A3
	Job No. 01	
	Drawing No. L1	Rev. 2
Designed by: L.C	Accreditation Number: CC97F	Date: 22-05-24



**FOUNDATION PLAN**

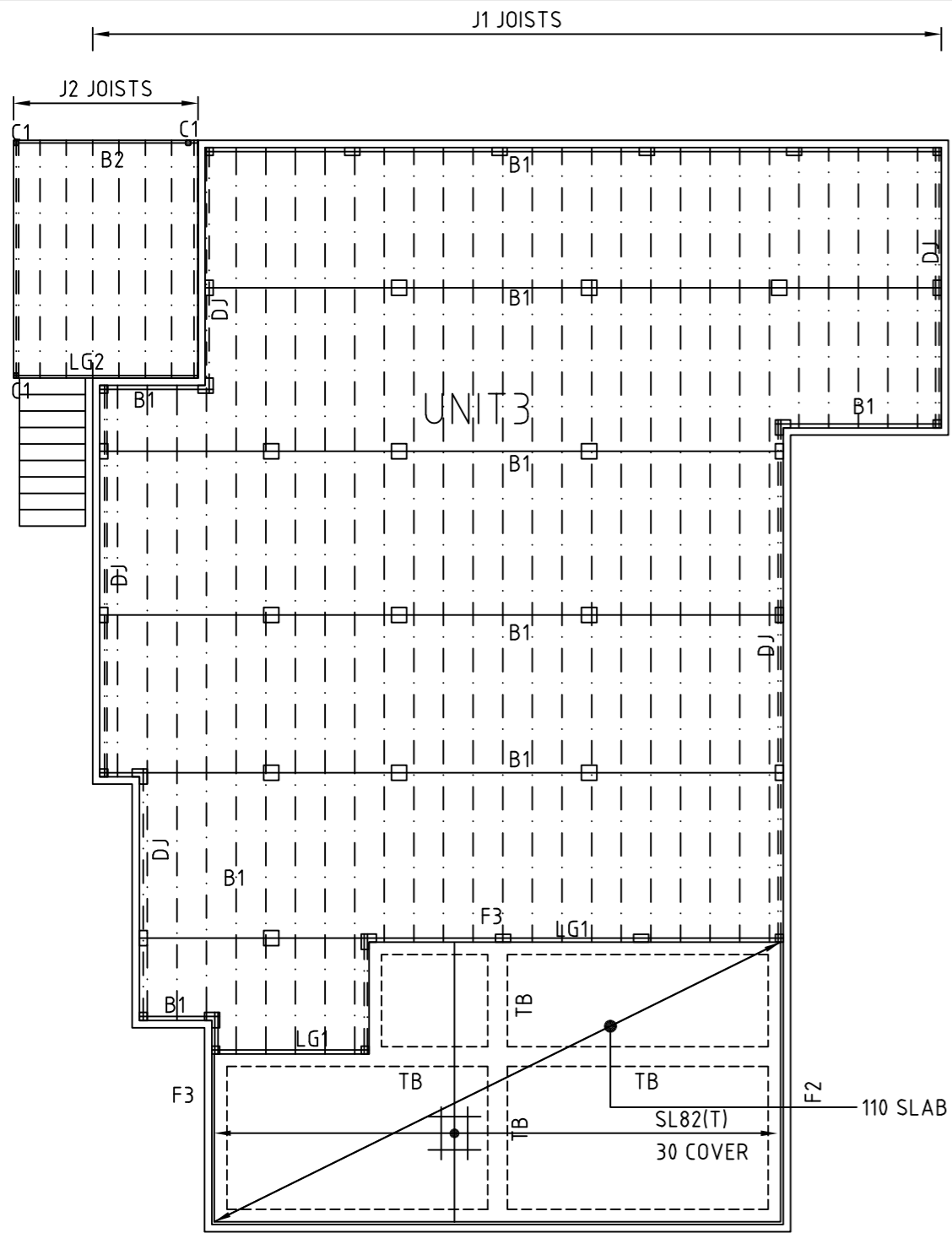
- NOTES:-
1. BORED PIERS EXCAVATED TO APPROVED BASE
  2. PIERS TO BE POURED SEPARATELY TO STRIP FOOTINGS
  3. N20 CONCRETE IN ALL FOOTINGS
  4. 75 COVER TO BOT STEEL 50 COVER TO TOP & SIDES
  5. FOR TENDER PURPOSES ASSUME APPROVED BASE AT 1200 BELOW EXISTING G.L. (REFER GEO-TECH REPORT)

NOTE : PROVIDE CONTROL JOINTS TO EXTERNAL BRICKWORK AT 6000 MAX CRS REFER ARCH DWGS FOR LOCATION

**FOUNDATION PLAN (DECK)**

- NOTES:-
1. N20 CONCRETE IN ALL FOOTINGS
  2. 75 COVER TO BOT STEEL 50 COVER TO TOP & SIDES
  3. FOR TENDER PURPOSES ASSUME APPROVED BASE AT 600 BELOW EXISTING G.L. (REFER GEO-TECH REPORT)

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD FOUNDATION PLAN		SCALE: 1:100	<b>A3</b>
		Job No. 01	
		Drawing No. S1	Rev. 0
Designed by: L.C.	Accreditation Number: CC97F	Date: 26-11-24	



ALL STEELWORK TO BE PRIMED AND PAINTED AS FOLLOWS:  
 1. POWER WIRE BRUSH ALL STEELWORK & PLATES  
 2. PRIME STEELWORK WITH DULUX METALSHIELD HB ZB PRIMER TO A DFT OF 40 MICRONS  
 3. APPLY 2 COATS WEATHERSHIELD GLOSS TOP COATS TO A DFT OF 40 MICRONS (EACH COAT)

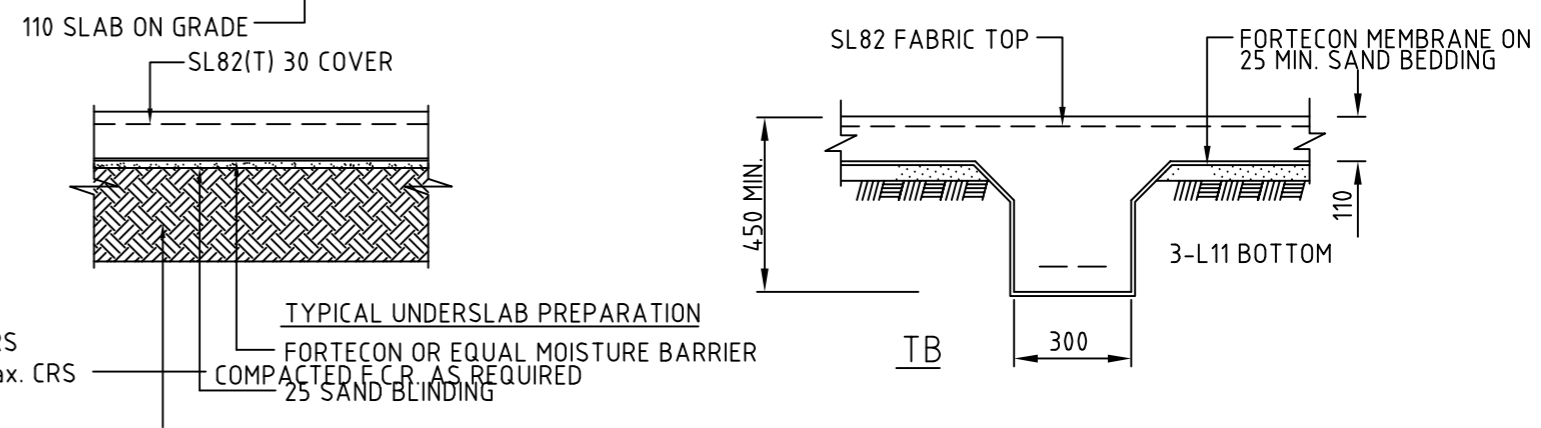
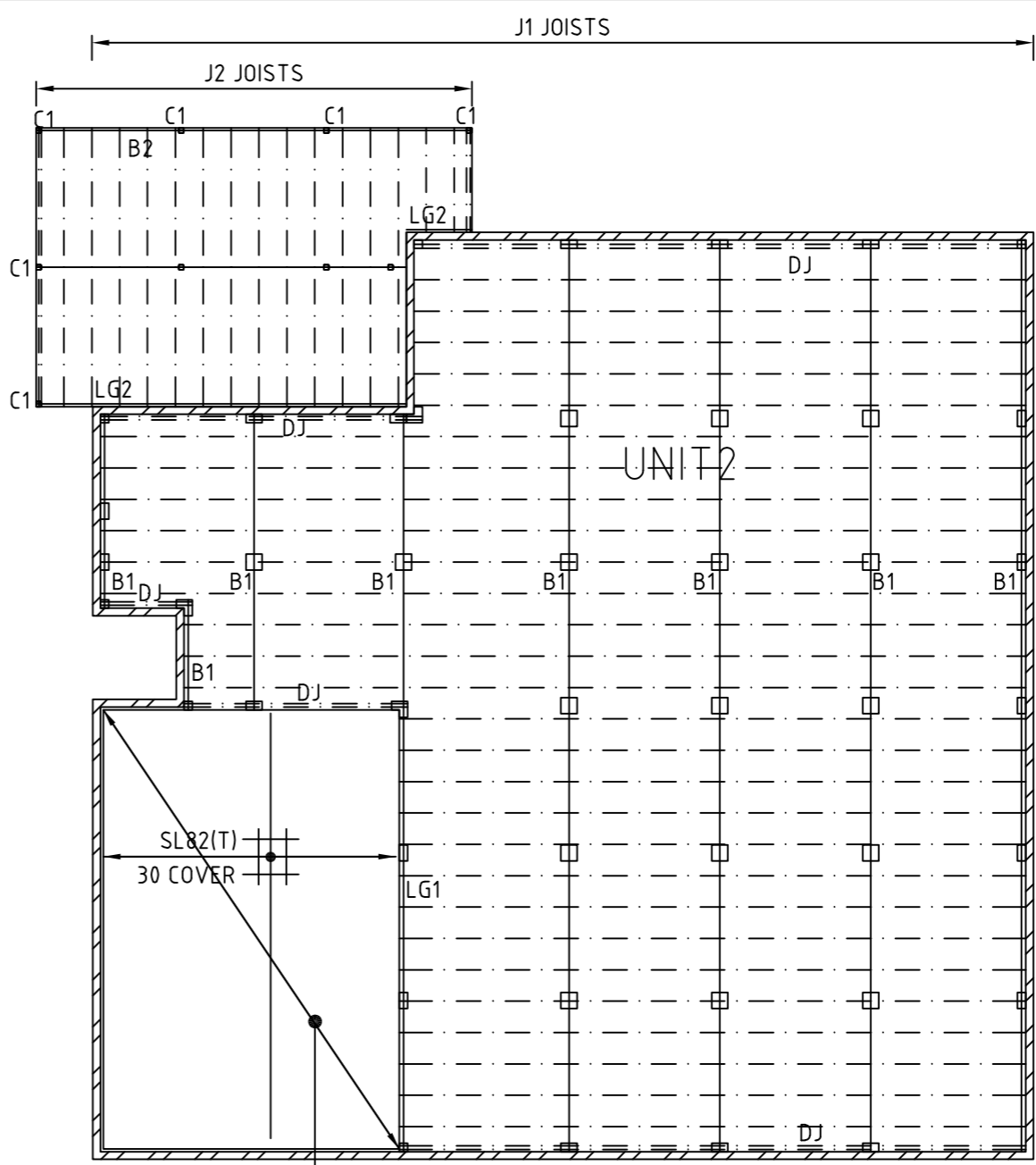
**SLAB & FLOOR FRAMING PLAN**

- NOTES :-
1. N25 CONCRETE IN SLAB
  2. PROVIDE BAR CHAIRS AT 1000 MAX. CRS
  3. STRIP SIDE OF TOPSOIL & VEGETATION TO APPROVAL BEFORE PLACING FILL
  4. FILL TO U/SIDE SLAB WITH 20mm FCR COMPACT WITH VIBRATING ROLLER IN 150mm MAX. LAYERS

- LEGEND :-
- J1 : 140x42 SMART LVL15 JOISTS @ 450 CRS. (CONTI.)
  - B1 : 190x58 SMART LVL15 BEARERS (CONTI.)
  - LG1 : 190x42 SMART LVL15 LEDGER FIX TO BLOCK WALL WITH M12 HILTI-HIT ANCHORS @ 600 CRS.
  - DJ : DOUBLE JOISTS

**DECK FRAMING PLAN**

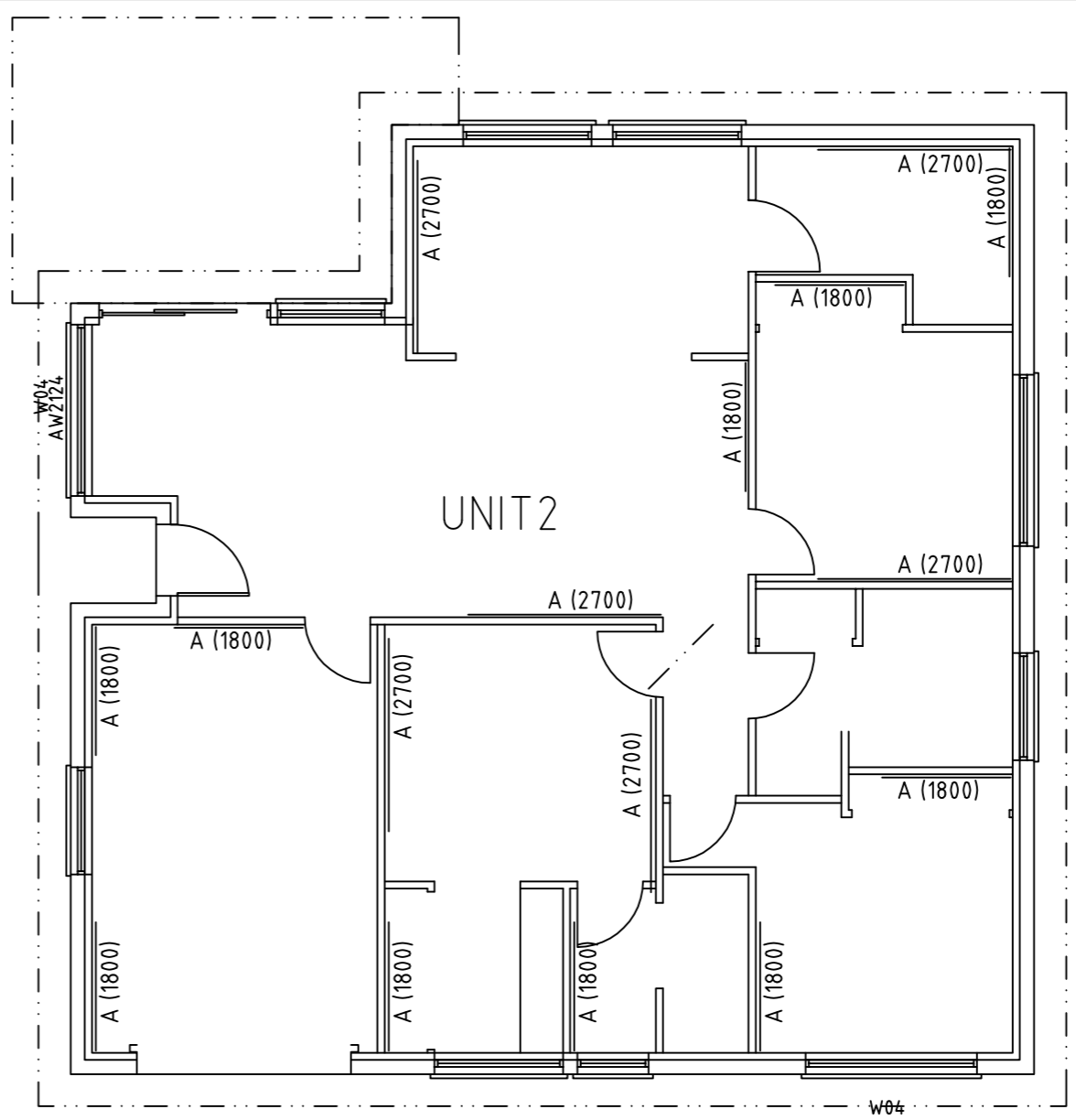
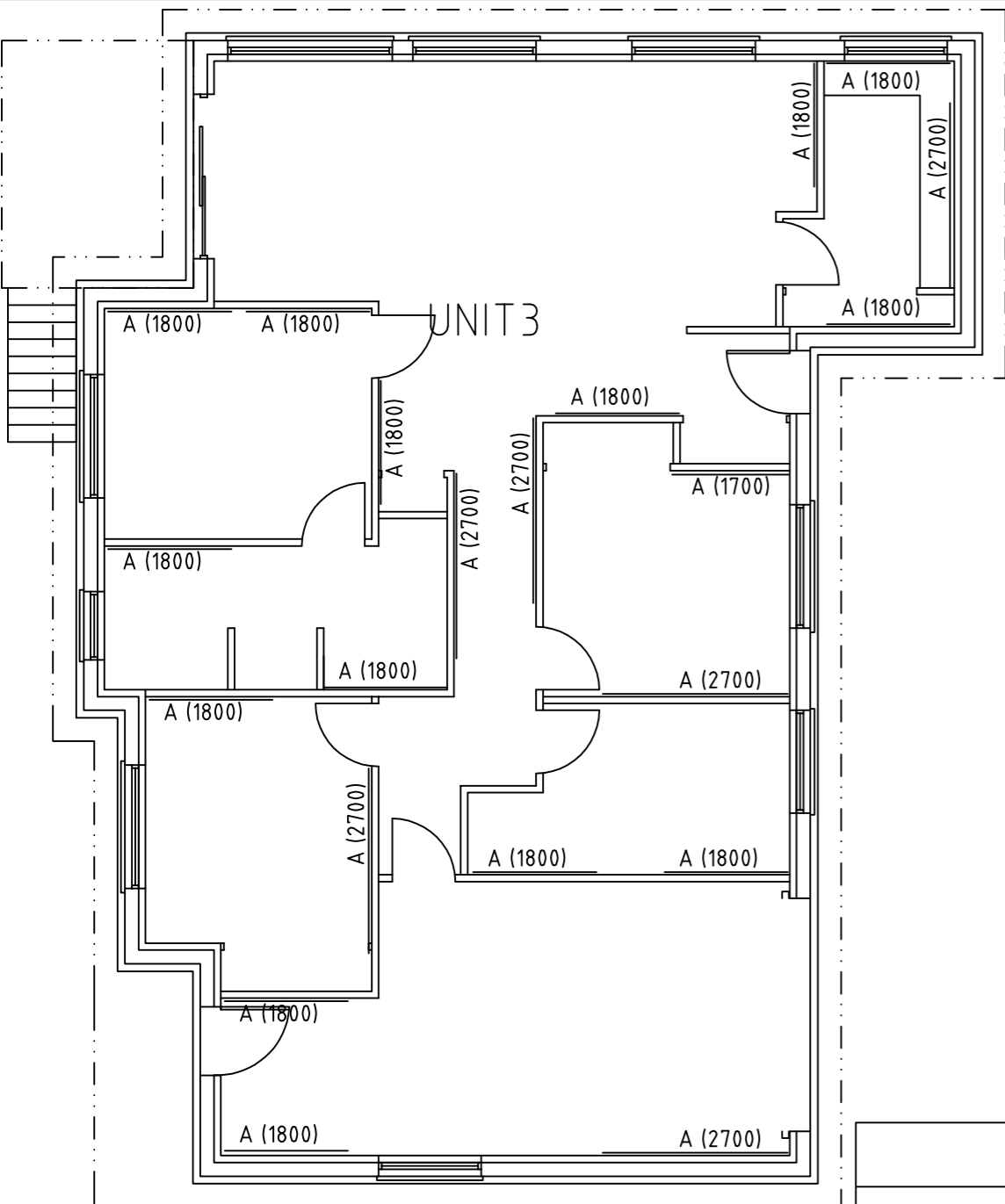
- LEGEND :-
- C1 : 89x3.5 SHS COL.
  - J2 : 290x45 F5 T.P JOISTS @ 400 CRS.
  - DJ : DOUBLE 190x45 JOISTS
  - B2 : 290x45 F5 T.P BEARERS POSTS AT 1.5m CRS
  - B3 : 290x45 F5 T.P BEARERS POSTS AT 1.5m Max. CRS
  - LG2 : 190x45 F5 T.P M12 HILTI HIT @900 CRS. TO EXISTING MASONRY



**U/SLAB PREP**

NOTE: STRIP SIDE OF TOPSOIL VEGETATION ROOT BALLS AND SOFT AREAS TO APPROVAL BEFORE PLACING ANY FILL BELOW SLAB STRIP A MIN 150mm

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD SLAB & FLOOR FRAMING PLANS		SCALE: 1:100	<b>A3</b>
Job No. 01	Drawing No. S2	Rev. 0	
Designed by: L.C.	Accreditation Number: CC97F	Date: 26-11-24	

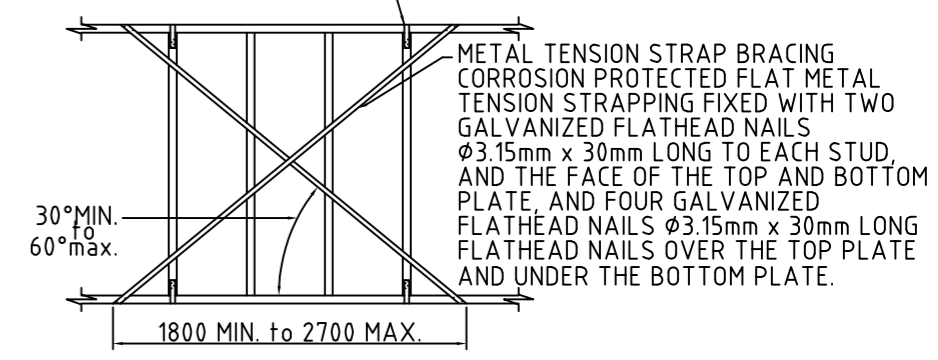


**WALL BRACING PLAN**

- GENERAL NOTES:
1. ALL WORK SHALL COMPLY WITH THE BCA AND RELEVANT CITY COUNCIL REQUIREMENTS
  2. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH RELEVANT AUSTRALIAN STANDARDS
  3. TIMBER FRAMING SHALL COMPLY WITH AS 1684 & TAS TIMBER FRAMING MANUAL

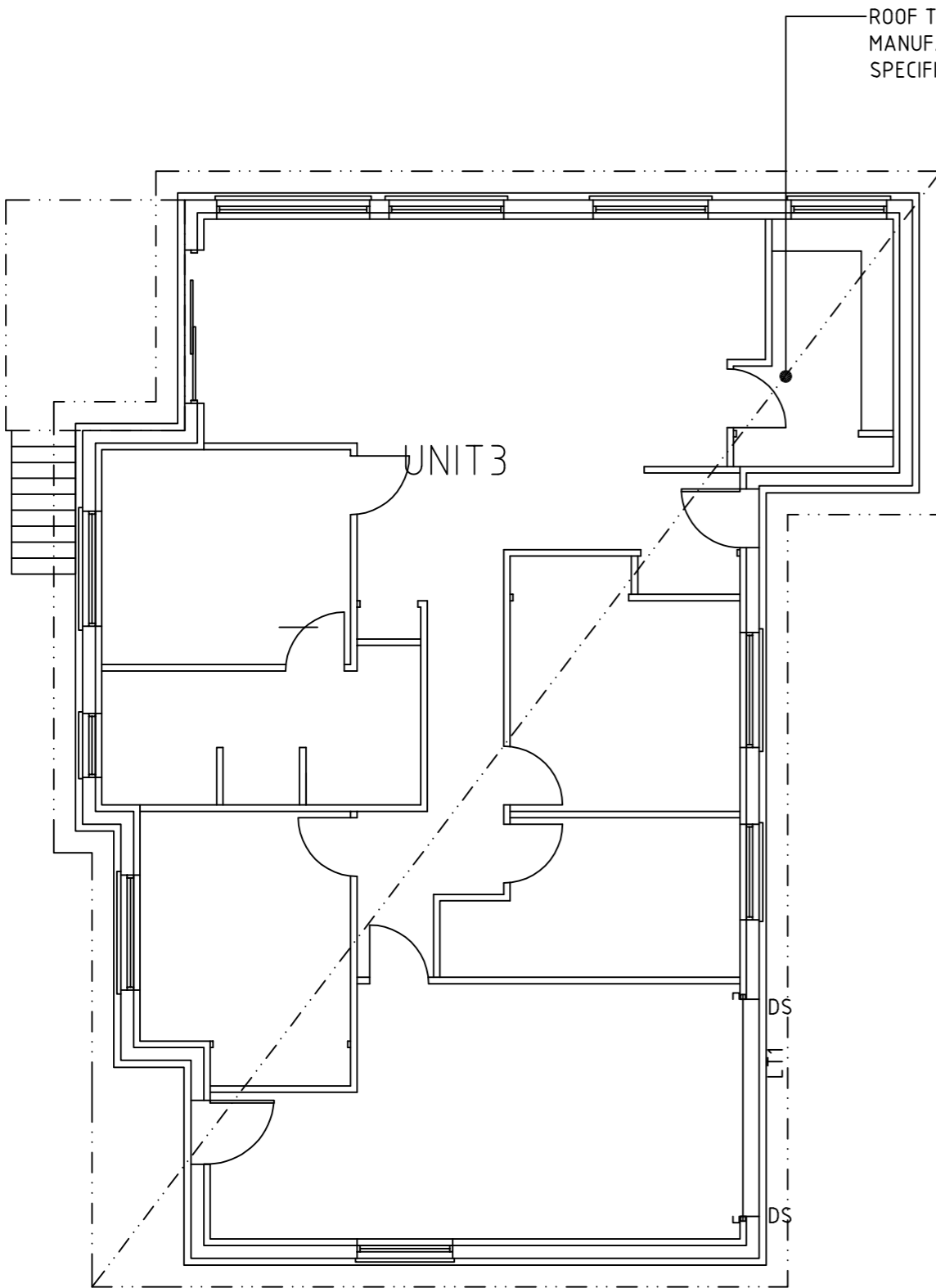
CONNECTION FIXINGS FOR N3 $V_u = 50$ m/s		
JOINT LOCATION	FIXING	DETAIL
FLOOR JOISTS TO BEARERS	2 X 75 mm SKEW NAILS	
BOTTOM PL TO JOISTS	1 X 90mm No 14 SCREW MIN 33mm INTO JOIST	
STUDS AT SIDES OF OPENINGS UP TO 3.0M	30 x 0.8 GALV STRAP OVER TOP & BOT pL MIN 250 mm HIGH 4 X 2.8φ NAILS EACH END	
ROOF BATTENS TO RAFTERS	1 X 90mm No 14 SCREW MIN 50mm INTO RAFTER	
TRUSSES TO TOP pL	2 x TRIP-L GRIP CONNECTORS 4 X 2.8φ NAILS EACH END	

GALVANIZED METAL STRAP  
30mm x 0.8mm LOOPED OVER PLATE  
AND FIXED TO STUD WITH FOUR  
GALVANISED FLATHEAD NAILS  
φ2.8mm x 30mm LONG EACH END TYP.



**TYPE A BRACING UNIT**  
N.T.S. NOGGINS OMITTED FOR CLARITY

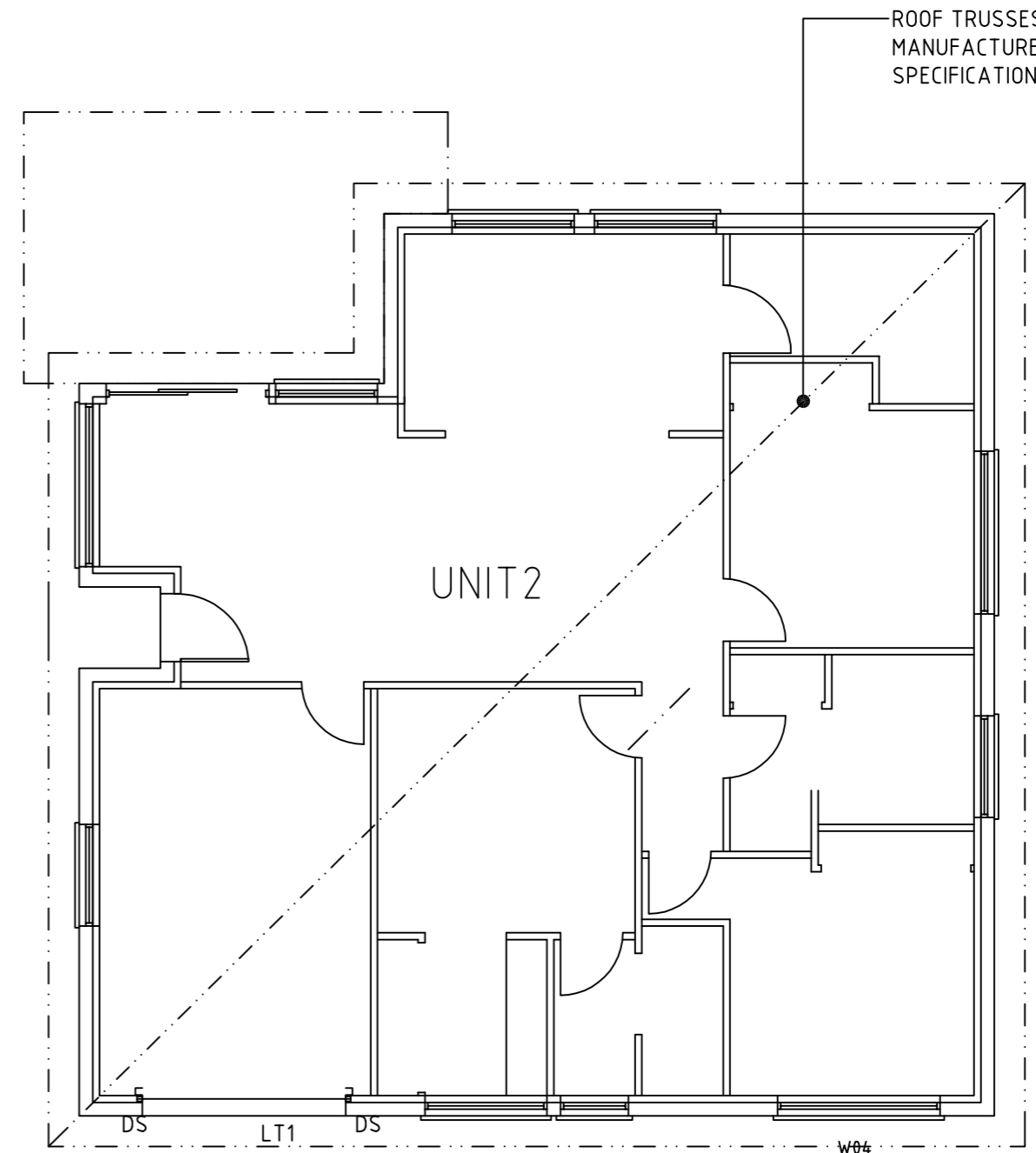
PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD BRACING PLAN	SCALE: 1:100	<b>A3</b>
	Job No. 01	Rev. 0
	Drawing No. S3	
Designed by: L.C.	Accreditation Number: CC97F	Date: 27-11-24



ROOF FRAMING PLAN UNIT 3

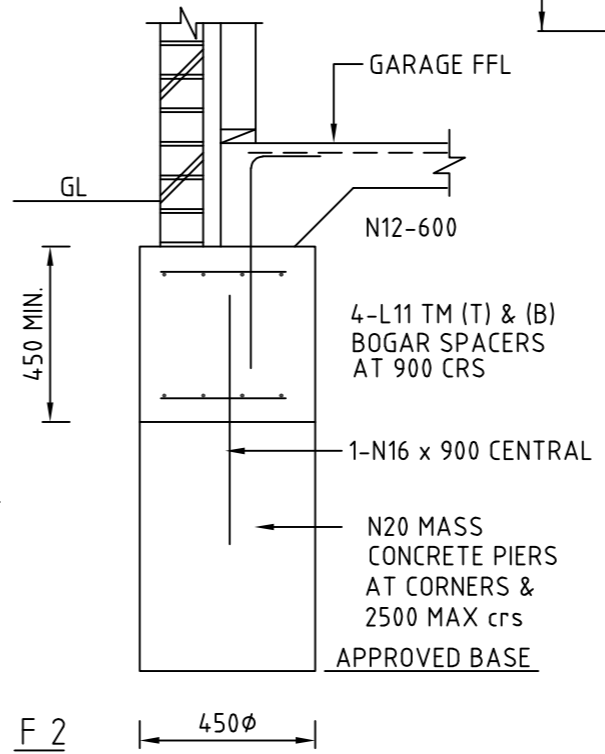
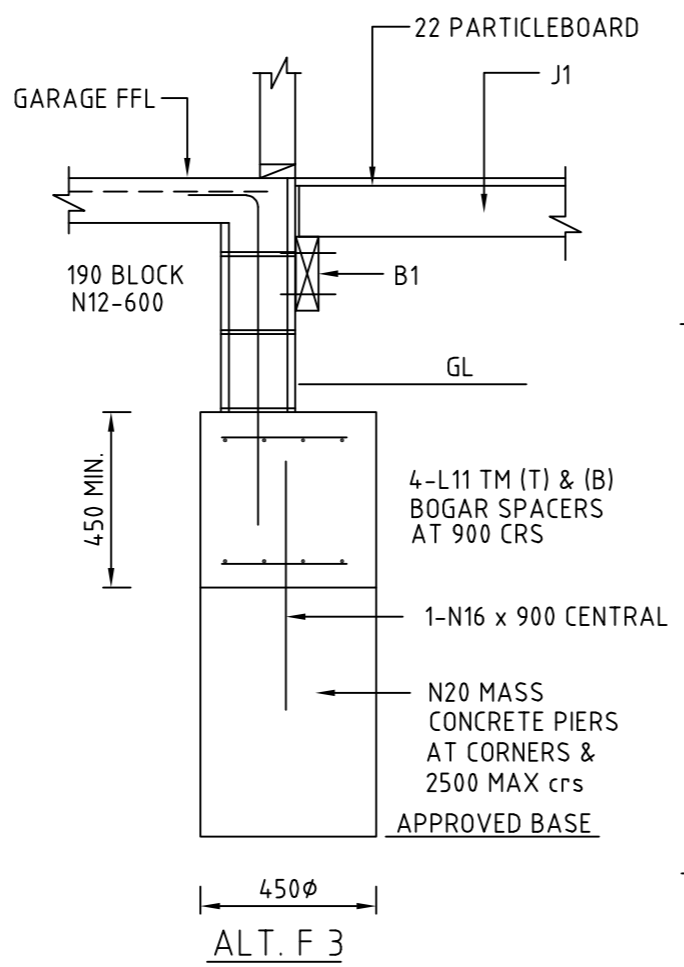
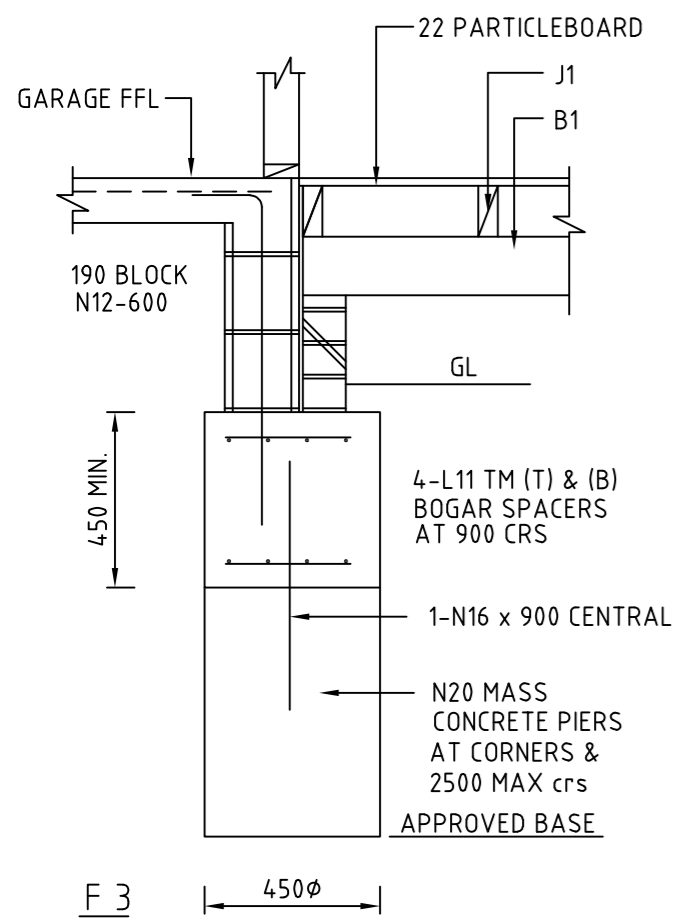
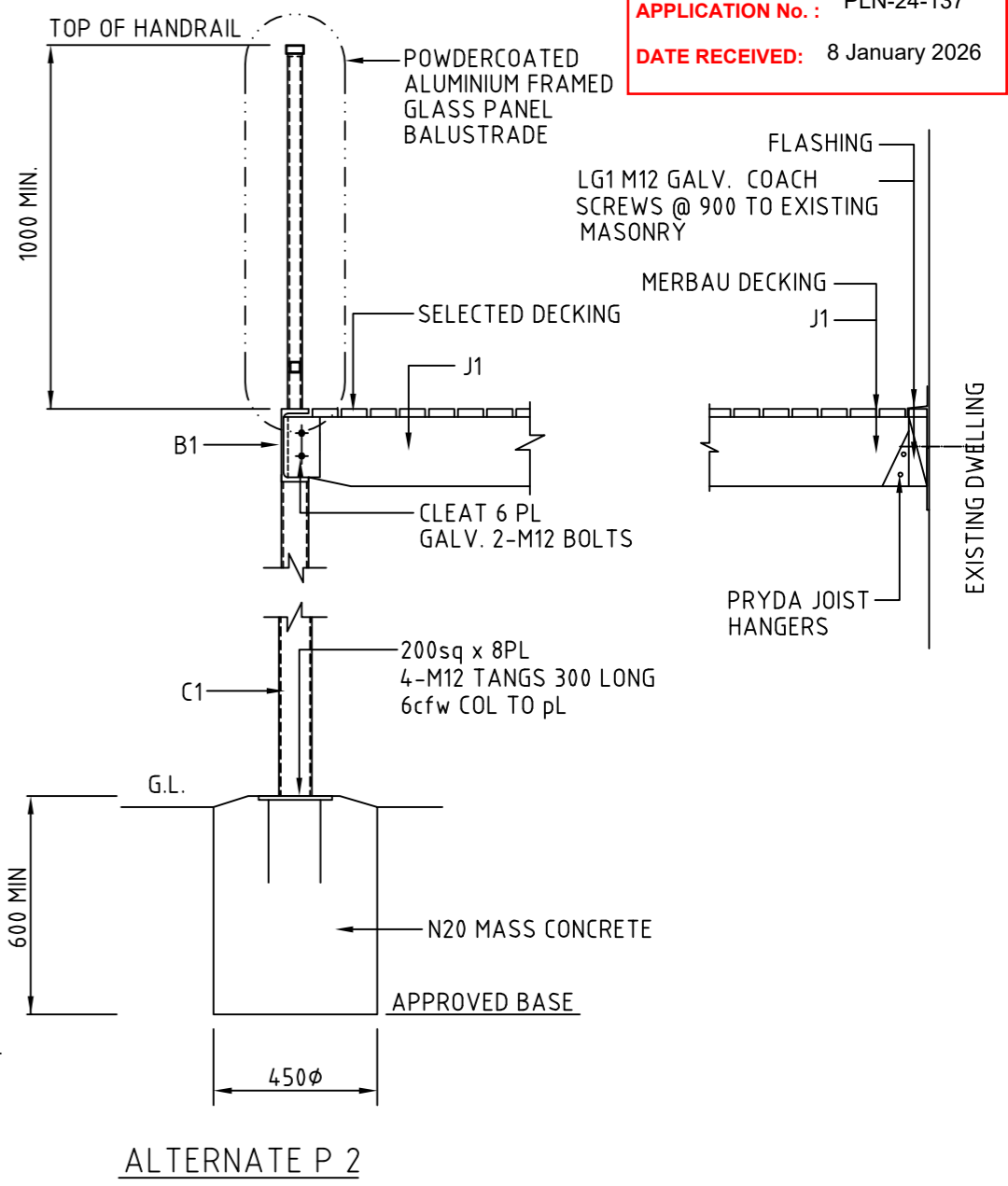
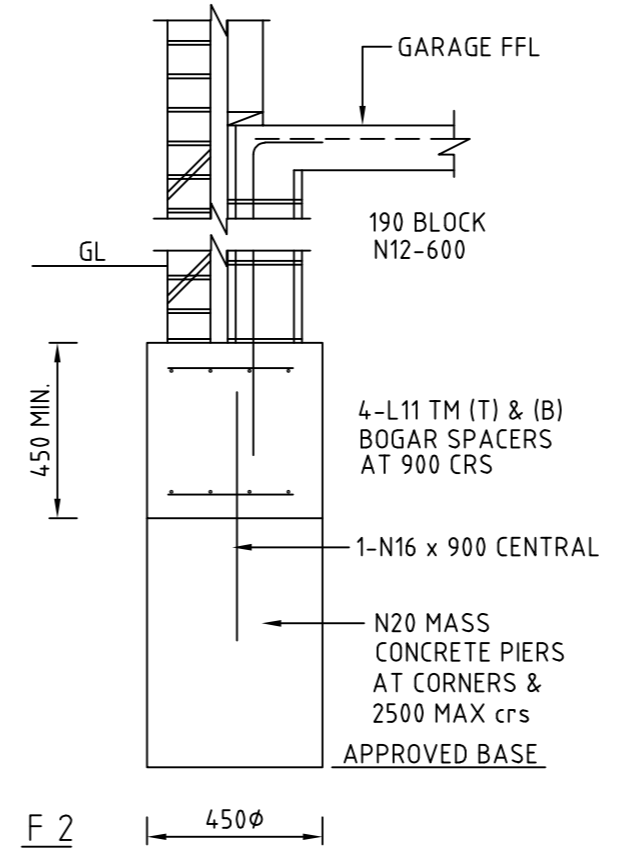
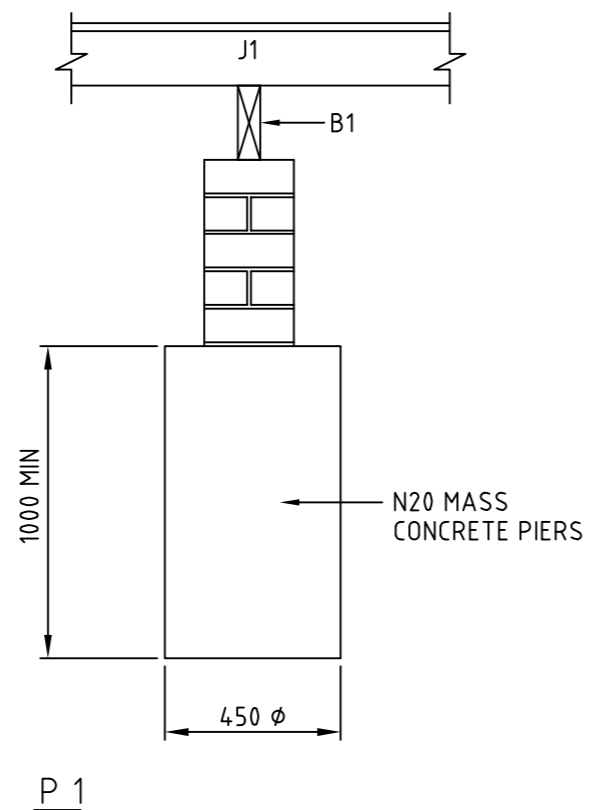
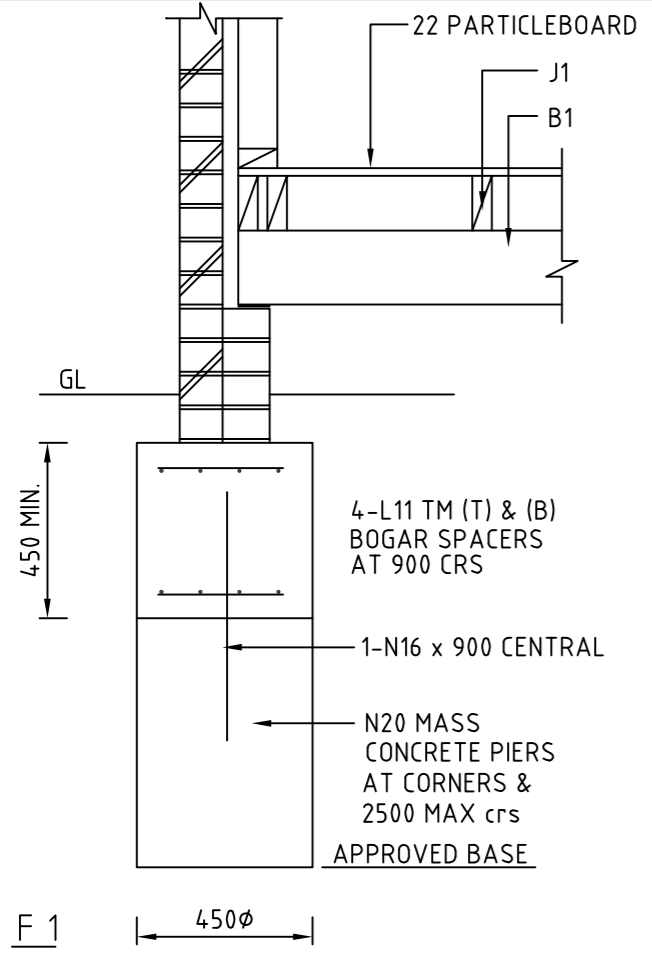
TIMBER LINTEL SCHEDULE	
0 - 1200 SPAN	90 x 45 F17 HW
1200 - 1800 SPAN	145 x 45 F17 HW
1800 - 2400 SPAN	195 x 45 F17 HW
2400 - 3000 SPAN	245 x 45 F17 HW
3000 - 3400 SPAN	295 x 45 F17 HW

LEGEND :-  
DS : DOUBLE STUD  
LT1 : 245x45 F17 HW

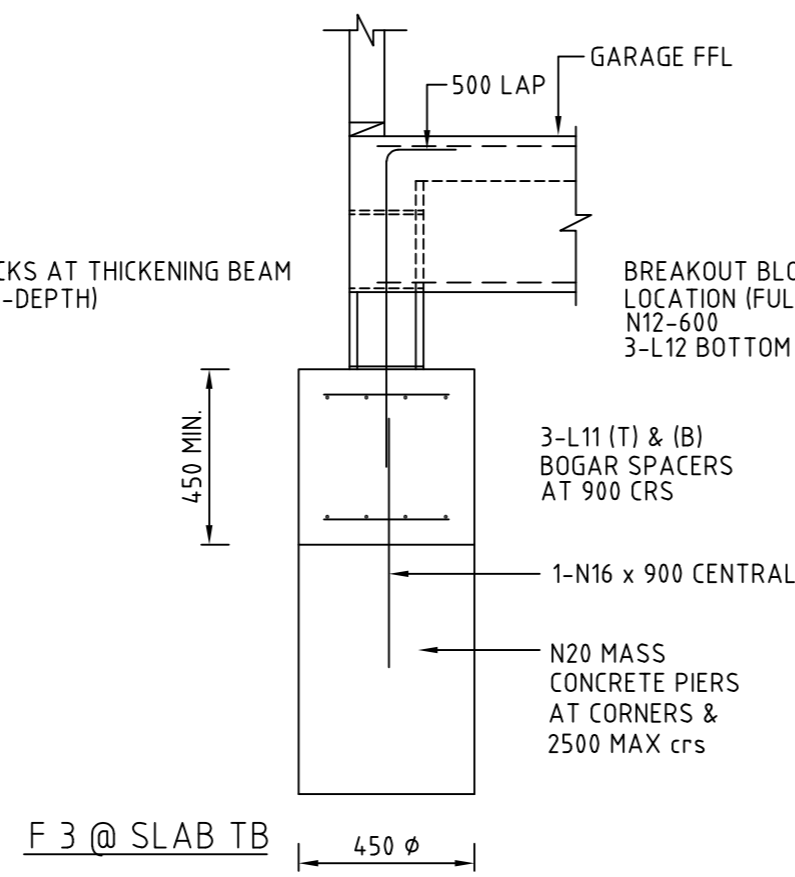
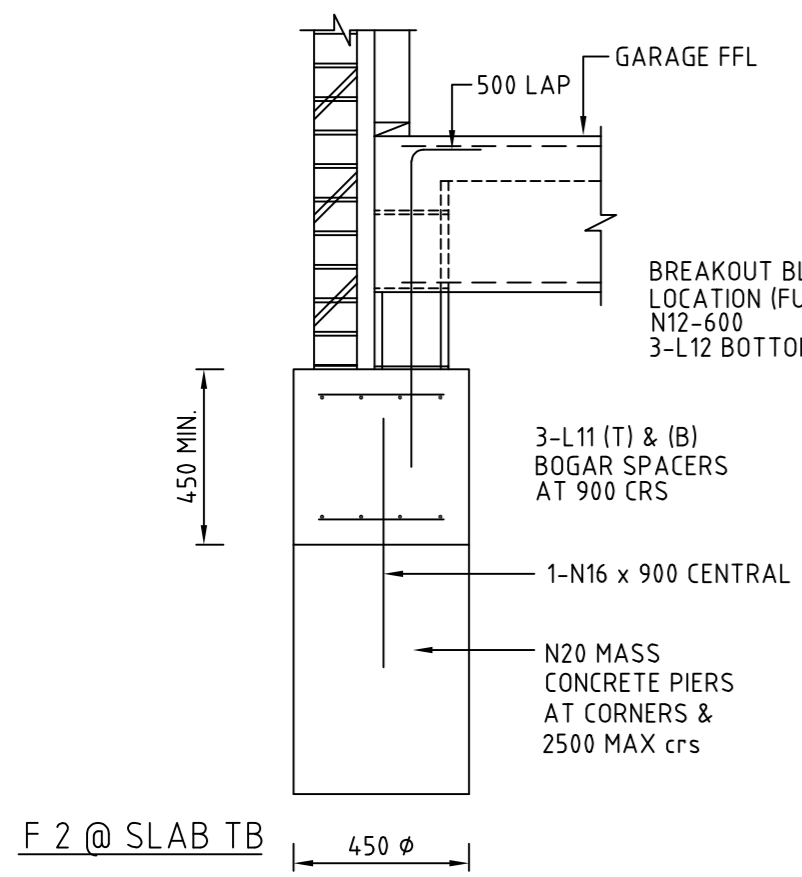
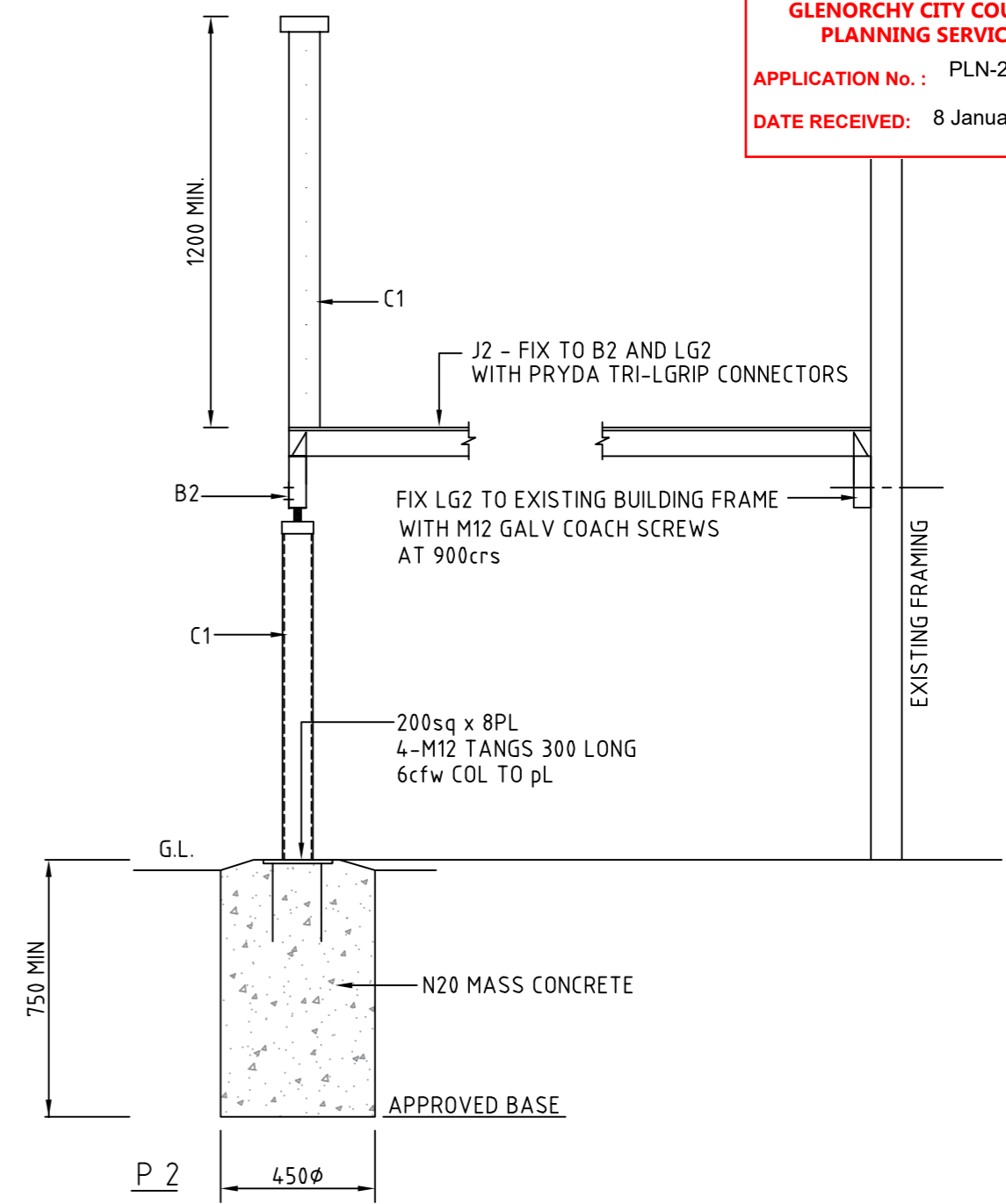
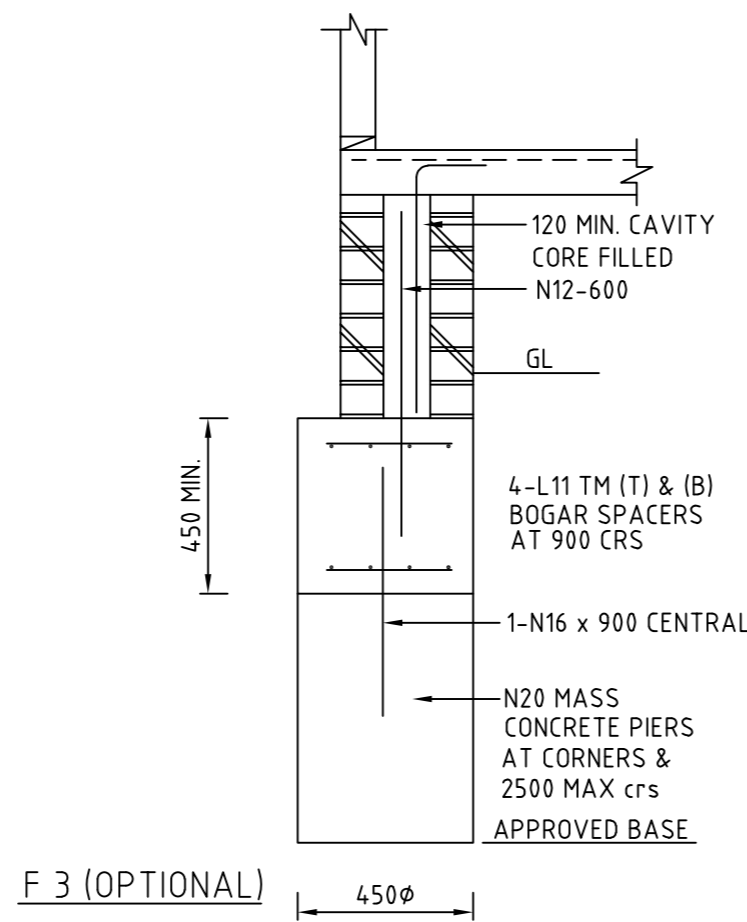
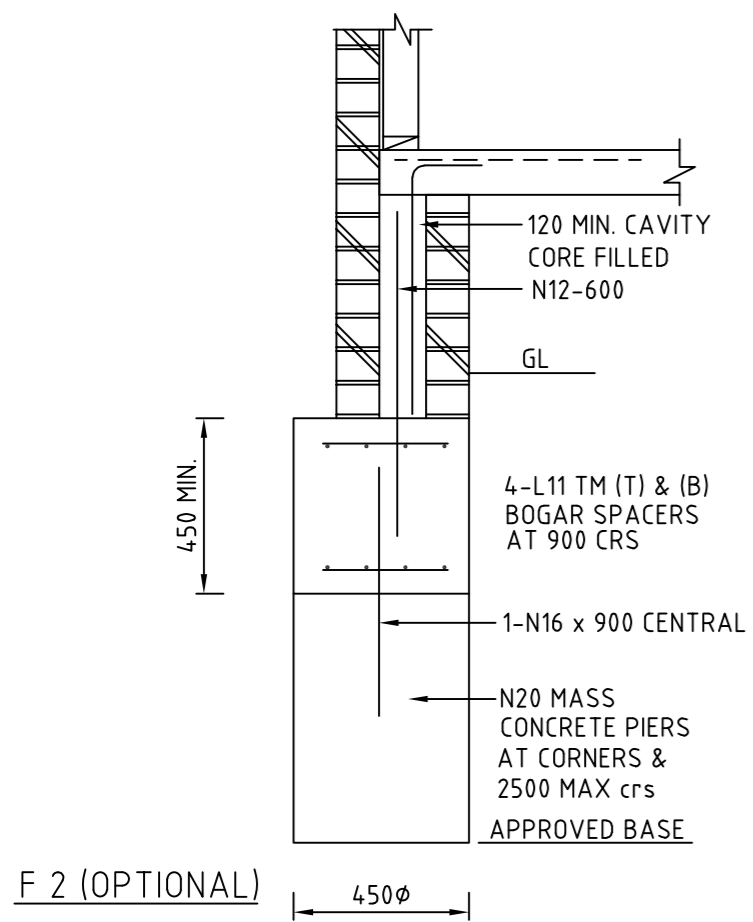


ROOF FRAMING PLAN UNIT 2

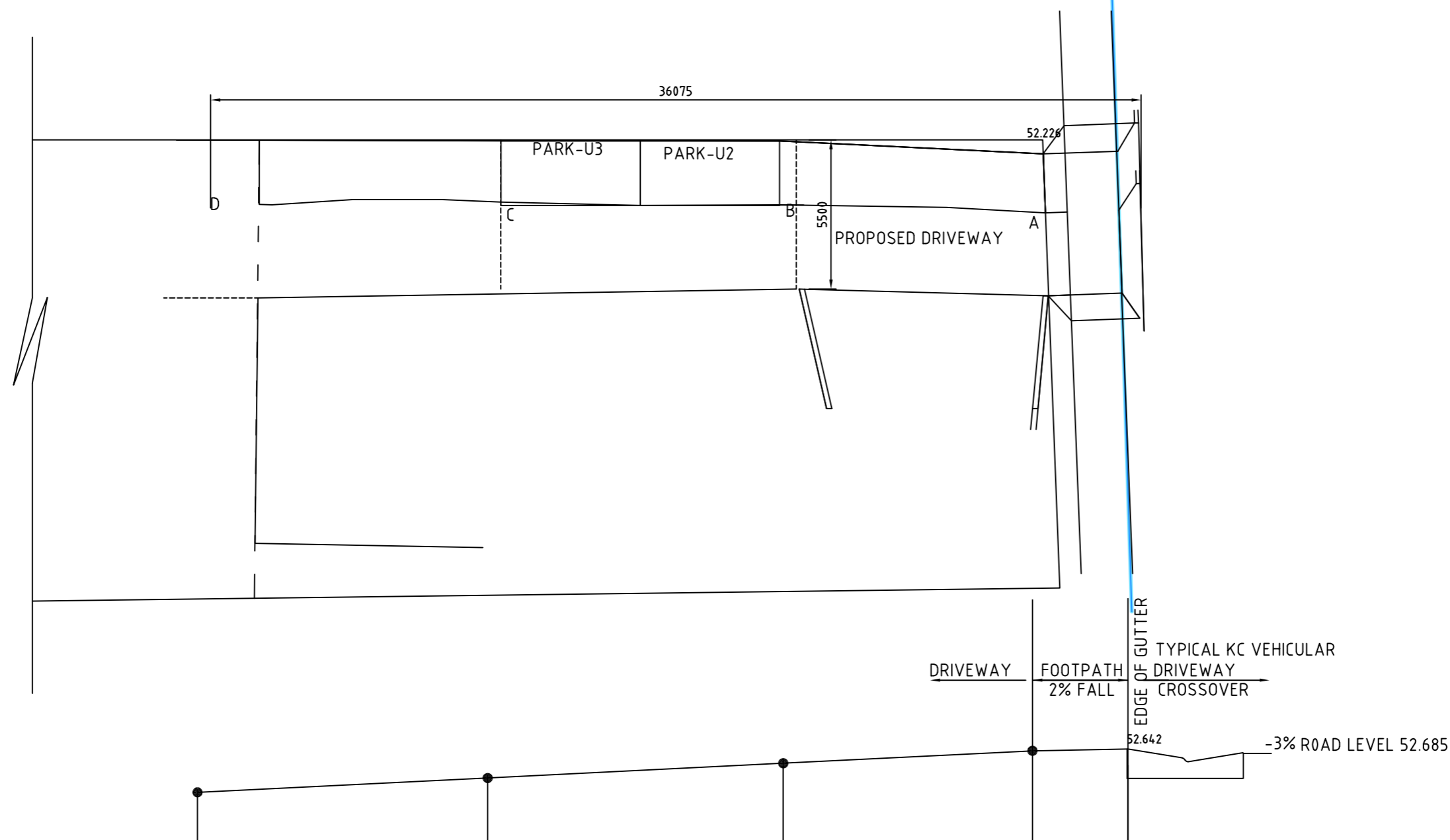
PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD ROOF FRAMING PLAN	SCALE: 1:100	<b>A3</b>
	Job No. 01	
	Drawing No. S4	Rev. 0
Designed by: L.C.	Accreditation Number: CC97F	Date: 27-11-24



PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD FOUNDATION DETAILS SHEET 1/2		SCALE: 1:100	A3
Job No. 01		Drawing No. S5	Rev. 0
Designed by: L.C.	Accreditation Number: CC97F	Date: 27-11-24	



PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD FOUNDATION DETAILS SHEET 2/2		SCALE: 1:100	<b>A3</b>
		Job No. 01	
		Drawing No. S6	Rev. 0
Designed by: L.C.	Accreditation Number: CC97F	Date: 27-11-24	



4.95%	5%	5%	2%	0.0	CHANGE OF GRADE
36075	24824	13.364	3700	0	CHAINAGE
50.788	51.345	51.986	52.611	52.685	FINISHED G.L
D	C	B	A		ROAD C/L

TYPICAL DRIVEWAY TO CROSSOVER LONG SECTION

REV 2 H1A DETAILS ADDED 10-02-2026  
REV:01 NOTES ADDED 29-01-2026

PROPOSED DWELLING ALTERATIONS 24 TILYARD STREET MONTROSE FOR CLECO PTY LTD FINISHED LEVELS DRIVEWAY LONG SECTION DETAILS	SCALE: 1:200	A3
	Job No. 01	
	Drawing No. S7	Rev. 2
Designed by: L.C.	Accreditation Number: CC97F	Date: 07-10-24