

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-315
PROPOSED DEVELOPMENT:	Single Dwelling
LOCATION:	42 Wallcrest Road Berriedale
APPLICANT:	Wilson Homes Tasmania Pty Ltd
ADVERTISING START DATE:	06/01/2026
ADVERTISING EXPIRY DATE:	20/01/2026

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 **20/01/2026**.

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 **20/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **20/01/2026**.

SHEET INDEX

COVER SHEET	1
SITE PLAN	2
SOIL & WATER MANAGEMENT PLAN	3
GROUND FLOOR PLAN	4
ELEVATIONS	5
ELEVATIONS	6
ELEVATIONS / SECTION	7
WINDOW & DOOR SCHEDULES	8
ROOF DRAINAGE PLAN	9
FLOOR COVERINGS	10
KITCHEN DETAILS	11
BATHROOM DETAILS	12
ENSUITE DETAILS	13
LAUNDRY DETAILS	14
3D VIEWS	15

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-315

DATE RECEIVED 18 December 2025

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S): 2595mm
(CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)
ROOF PITCH (U.N.O.): 23.0°
ELECTRICITY SUPPLY: SINGLE PHASE
GAS SUPPLY: NONE

ROOF MATERIAL: SHEET METAL
ROOF COLOUR: N/A

WALL MATERIAL: BRICK VENEER

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING: R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)

EXTERIOR WALLS: R2.0 BATTS (EXCL. GARAGE)
WALL WRAP TO ENTIRE HOUSE
INTERIOR WALLS: R2.0 BATTS WHERE SHOWN ON PLANS AND WHERE ADJACENT TO GARAGE / SUBFLOOR / ROOF SPACES / SKYLIGHTS

BIAX SLAB R0.60
FLOOR INSULATION: R2.0 BATTS TO FLOOR SPACES ABOVE PORCH /ALFRESCO / GARAGE AREAS, IF APPLICABLE

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION: N3
CLIMATE ZONE: ZONE 7 - COOL TEMPERATE
WIND REGION: A
TERRAIN CATEGORY: TC2.5
SHIELDING FACTOR: PS - PARTIAL SHIELDING
TOPOGRAPHIC CLASSIFICATION: T2
DESIGN WIND SPEED: 50 m/sec

SITE CLASSIFICATION: S
SLAB CLASSIFICATION: TBC

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010

BAL-12.5 BUSHFIRE REQUIREMENTS

THE BUILDER USES MATERIALS THAT HAVE BEEN TESTED TO AS1530.8.1 IN ACCORDANCE WITH AS3959-2018 (CLAUSE 3.8).

- PROVIDE FOIL FACED BLANKET INSULATION TO COLORBOND SHEET ROOFING
- PROVIDE SARKING TO TILED ROOF WITH PRESTITE TO VALLEYS
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD/FRENCH/SLIDING/STACKER DOORS)
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING/STACKER DOORS
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS TO FIXED PANELS
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS
- PROVIDE SPARK ARRESTORS TO EXTERNAL BRICKWORK
- PROVIDE SEAL TO GARAGE DOOR
- EXTERNAL TIMBER POSTS TO BE FIRE RETARDANT
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE

(IF REQUIRED)

- PROVIDE MERBAU TIMBER POSTS AND EXPOSED BEAMS TO PATIO
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH AND DIAMOND GRILLE TO EXTERNAL HUNG DOORS

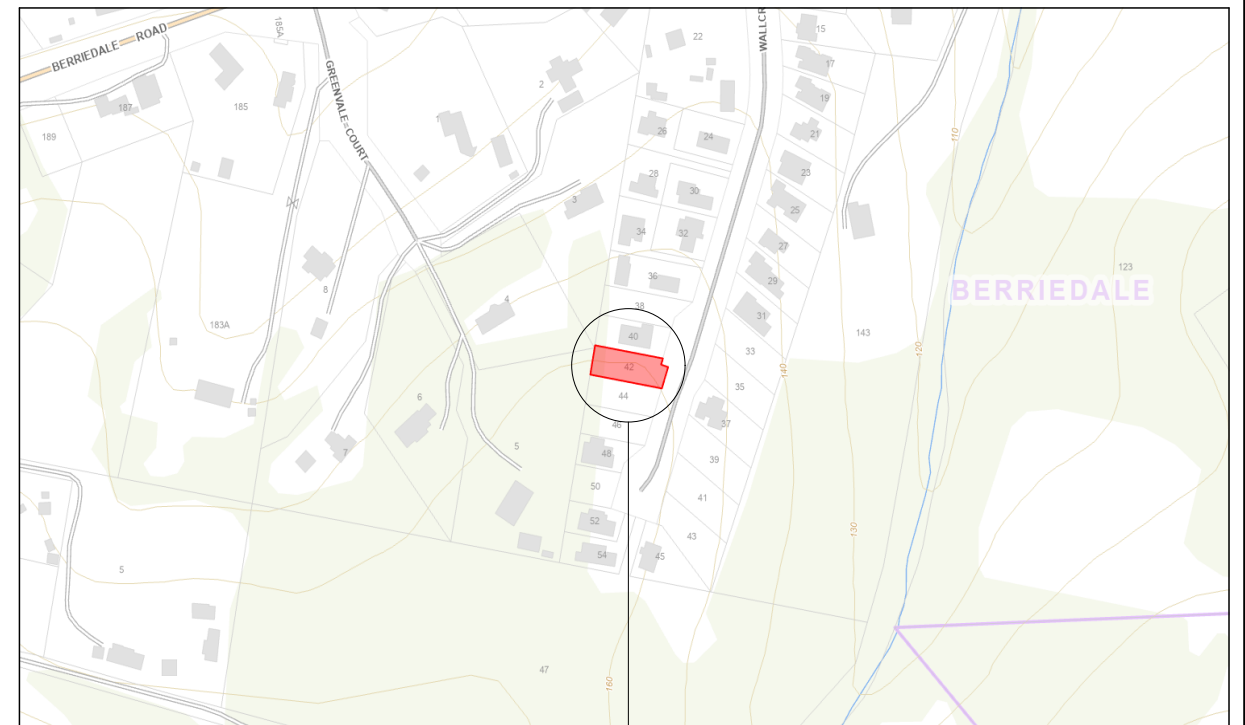
NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: ENSUITE
ACCESSIBLE SHOWER LOCATION: ENSUITE

GENERAL NOTES:

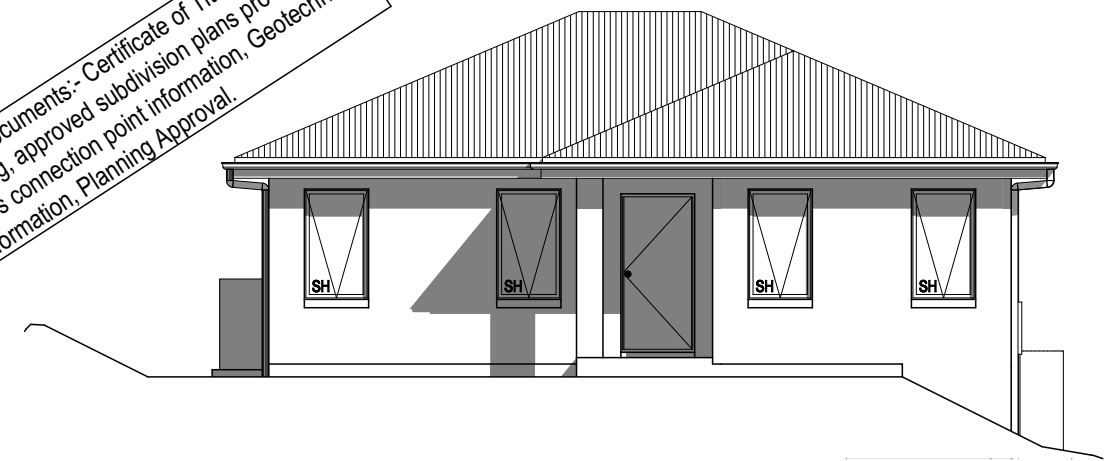
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX.5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

This Plan has been prepared prior to the receipt of one or more of the following documents:- Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.



SITE LOCATION

LOCATION MAP



PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
8	PRELIMINARY PLAN SET - PLANNING RFI UPDATE	ALL	2025.12.16	RT2	-
7	PRELIMINARY PLAN SET - UPDATES	ALL	2025.08.27	RCS	-
6	PRELIMINARY PLAN SET - VAR.REF.03 & RE-SITING	ALL	2025.08.20	RCS	-
5	PRELIMINARY PLAN SET - VAR.REF.01, 02 & FACADE UPDATE	ALL	2025.08.18	TNG	-
4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.07.14	DKZ	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.07.11	TDI	-

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: _____ DATE: _____

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

DATE: _____

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4 PRELIM PLANS - UPDATE	DKZ 2025.07.14
5 PRELIM PLANS - VAR.REF.1,2 & FACADE UPDATE	TNG 2025.08.18
6 PRELIM PLANS - VAR.REF.03 & RE-SITING	RCS 2025.08.20
7 PRELIM PLANS - UPDATES	RCS 2025.08.27
8 PRELIM PLANS- PLANNING RFI UPDATE	RT2 2025.12.16

CLIENT:
JESSICA LOUISE ELLIOT & SHANNON BLAIR WEIR

ADDRESS:
42 WALLCREST ROAD, BERRIDALE TAS 7011

LOT / SECTION / CT: **38 / - / 182104** COUNCIL: **GLENORCHY COUNCIL**

HOUSE DESIGN:
AMALFI ONE

FACADE DESIGN:
CLASSIC

SHEET TITLE:
COVER SHEET

SHEET No.: **1 / 15**

HOUSE CODE:
H-WDNAMF10SA

FACADE CODE:
F-WDNAMF10CLASB

SCALES:

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

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ZONE: 8.0 GENERAL RESIDENTIAL
5.54km DISTANCE FROM BREAKING SURF (OLD BEACH)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

WIND CLASSIFICATION	N3
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

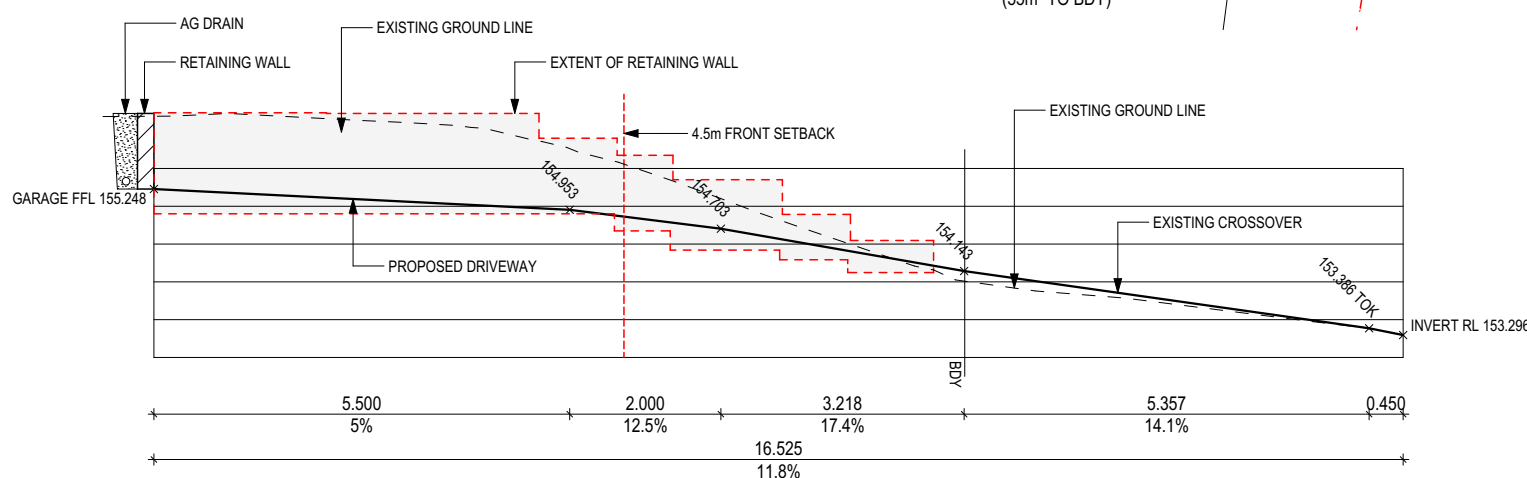
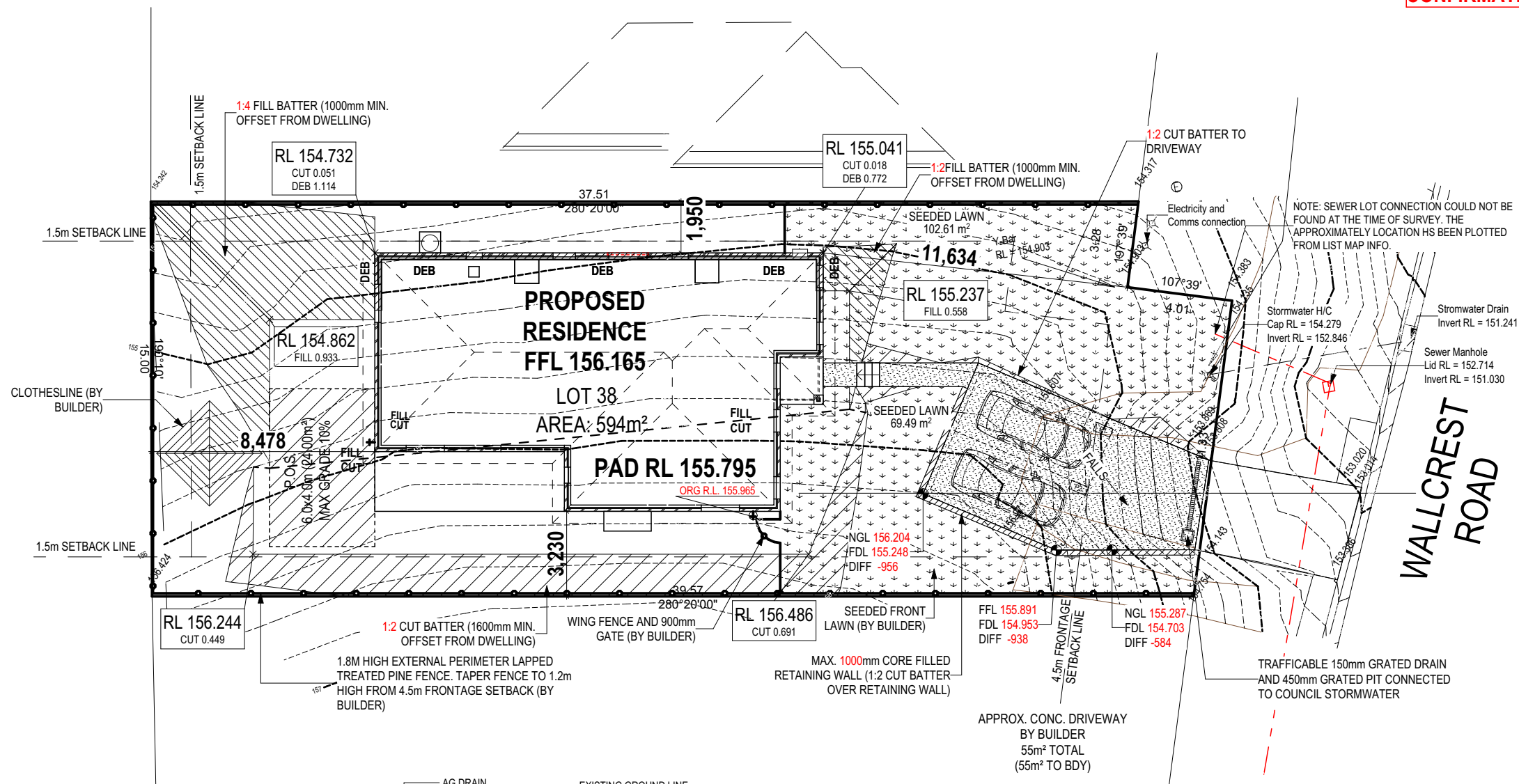
APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	55.93m³
FILL VOLUME	61.04m³
DIFFERENCE	5.11m³
TONNAGE: 5.11m³ x 2.25 = 11.50t 11 TONNES OF IMPORT FILL	

LOT SIZE: 594m²
HOUSE (COVERED AREA): 144.26m²
SITE COVERAGE: 24.28%

DEB AREA	
DROPPED EDGE BEAM AREA	
AREA (m²)	18.97

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PLANS ARE PRELIMINARY ONLY
PENDING FURTHER INVESTIGATION &
CONFIRMATION OF PROPERTY CONNECTIONS



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-25-315
DATE RECEIVED 18 December 2025

THIS PLAN ACCEPTED BY:

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SIGNATURE:

DATE:

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LOT / SECTION / CT:	38 / - / 182104
COUNCIL:	GLENORCHY COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SITE PLAN
SHEET No.:	2 / 15

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASB
SCALES:	1:200

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Last Published: Tuesday, 16 December 2025 12:38 PM
File Location: P:\8_Drafting\Job Files\714300\714313 - Weir - AC21\Plans\714313 Weir - AC21 - Prelim - 2025.12.16.plt
Template Version: 2.1.040

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

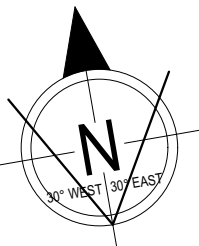
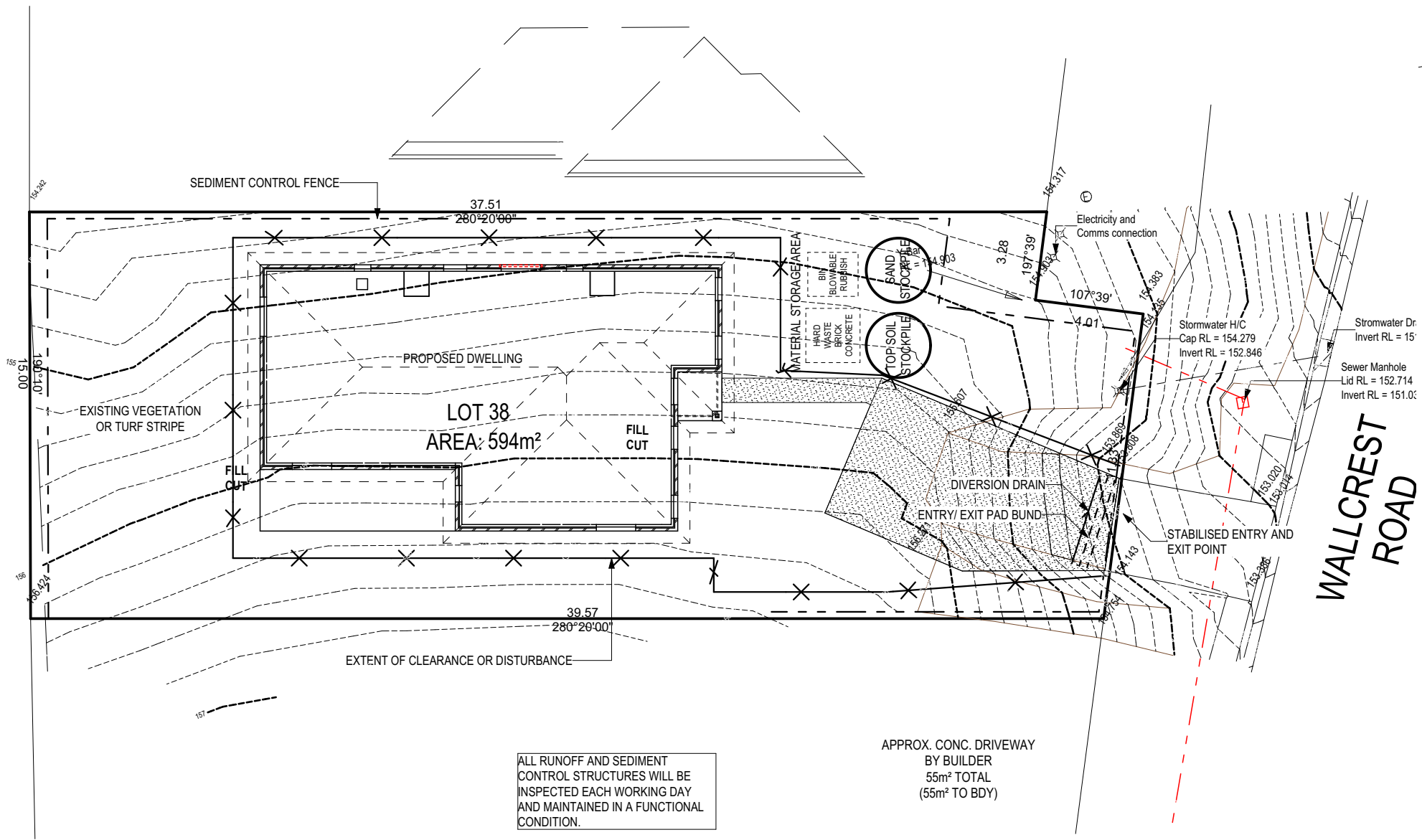
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
 7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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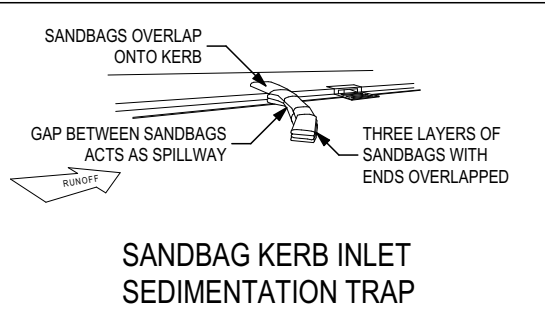
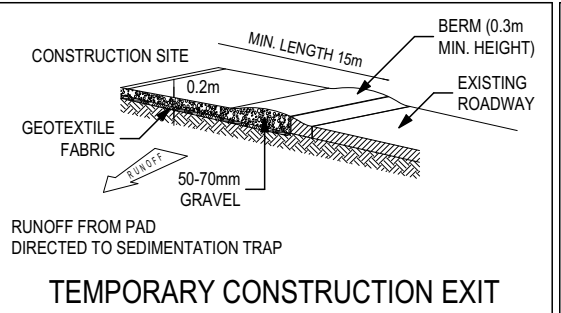
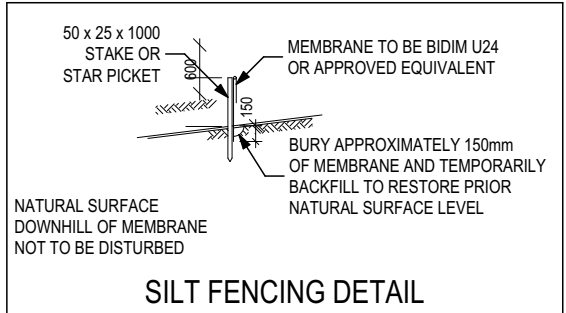
DATE RECEIVED 18 December 2025



ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

APPROX. CONC. DRIVEWAY BY BUILDER
55m² TOTAL
(55m² TO BDY)



THIS PLAN ACCEPTED BY:

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SIGNATURE:

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FACADE DESIGN:	CLASSIC
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN
SHEET No.:	3 / 15

HOUSE CODE:	H-WDNAMF10SA
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SCALES:	1:200

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

TOTAL FLOOR AREAS

LIVING	141.32
PATIO	16.34
PORCH	2.93
TOTAL	160.59 m²

REFER 'BRICK COURSING AND WINDOW FLASHING DETAIL' AND W-BRIC-001 FOR BRICK COURSING & WINDOW FLASHING DETAILS.

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

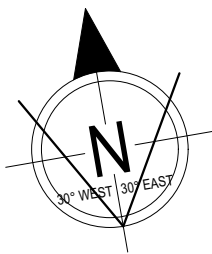
REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

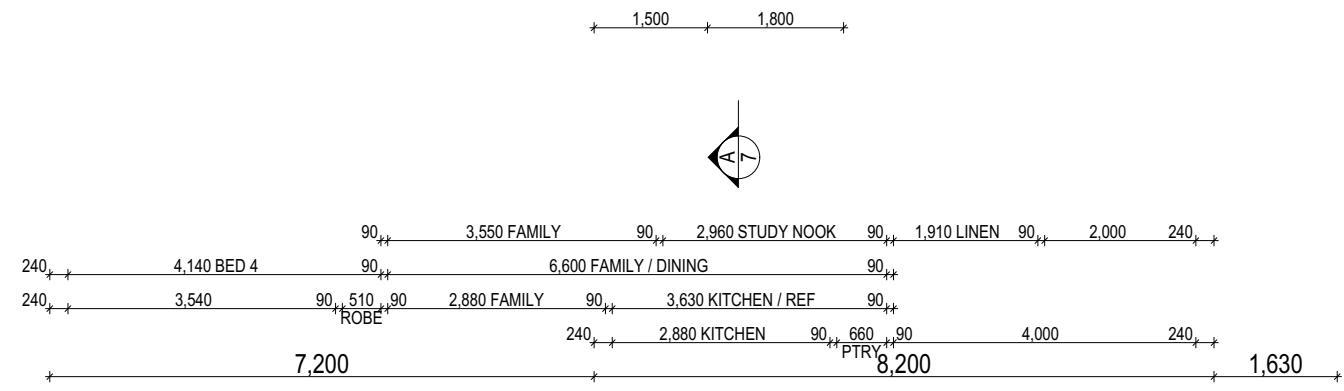
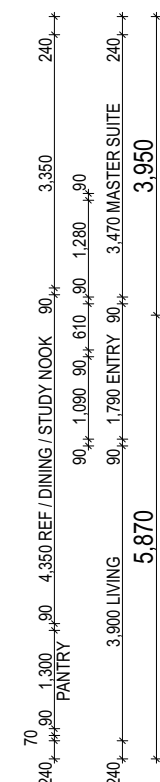
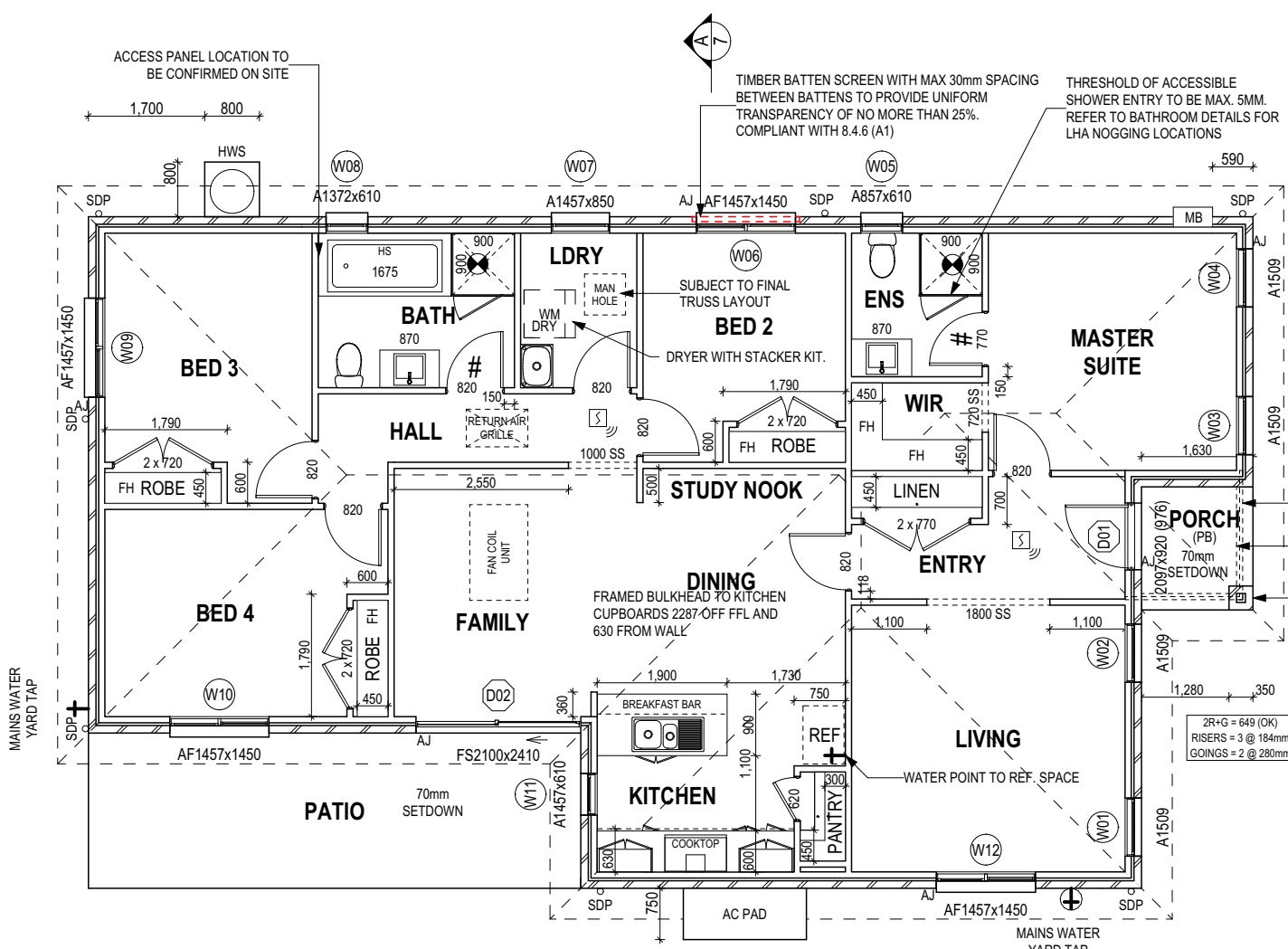
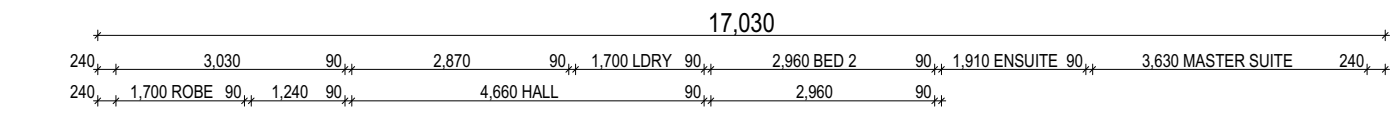
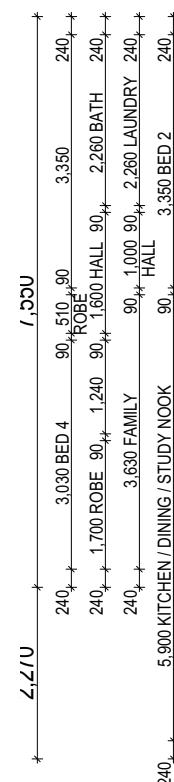


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FLOOR PLAN LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- [Symbol] FACE BRICK / COMMON BRICK
- [Symbol] RENDER
- [Symbol] SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- [Symbol] MECHANICAL VENTILATION
- L.B.W LOAD BEARING WALL
- PB PLASTERBOARD
- FC FIBRE CEMENT
- [Symbol] THIS DOOR OPENS FIRST
- [Symbol] SMOKE ALARM
- # LIFT OFF HINGE
- † WATER POINT
- [Symbol] FLOOR WASTE
- [Symbol] CLEAN OUT POINT
- [Symbol] GAS BAYONET



ALL DIMENSIONS ARE FRAME DIMENSIONS

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PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
	WIDTH	HEIGHT
"SMALL"	470 x 380mm	446mm
"MEDIUM"	800 x 380mm	446mm
"LARGE"	1500 x 380mm	1578mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	GROUND FLOOR PLAN
SHEET No.:	4 / 15

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASB
SCALES:	1:100

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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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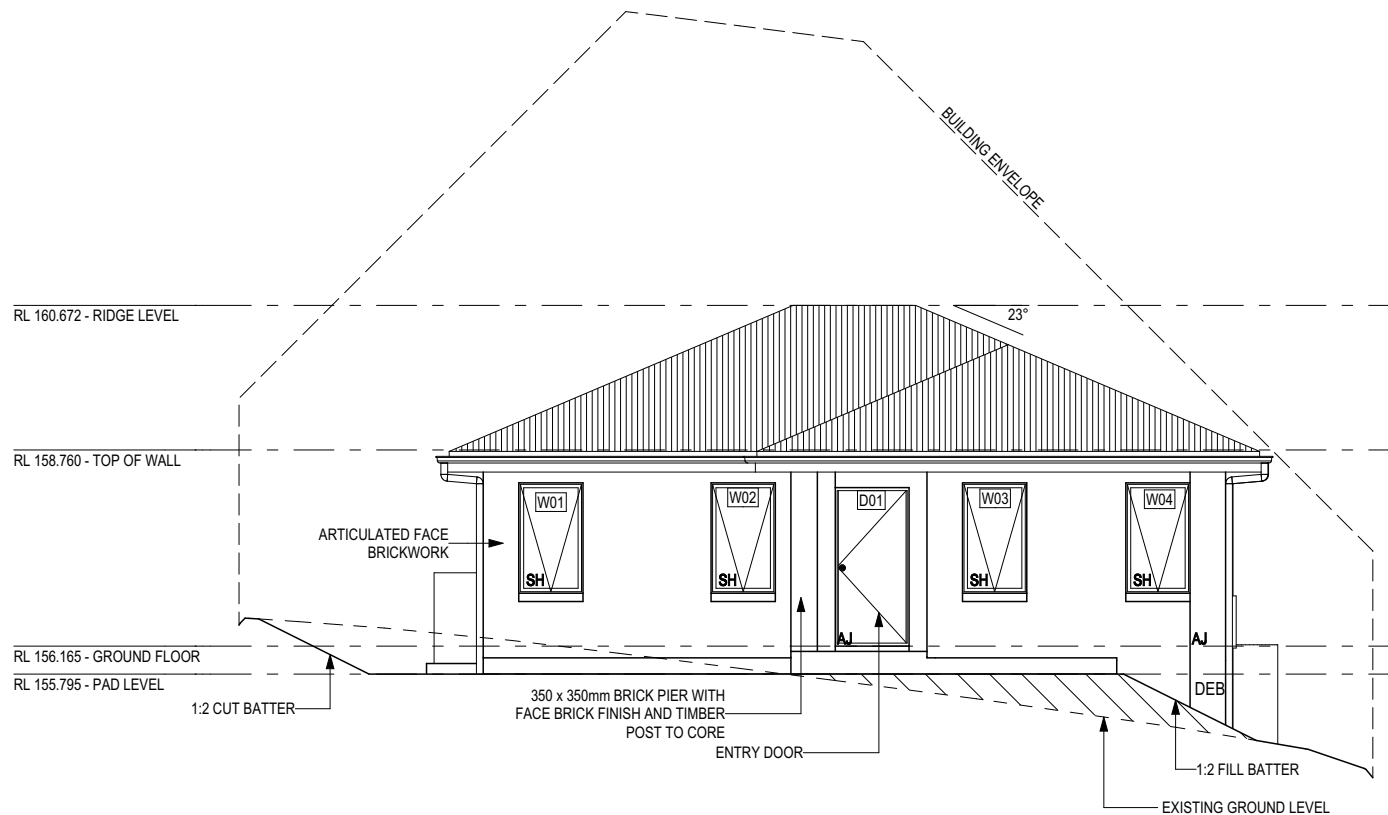
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SH = SNAP HEADER SILL

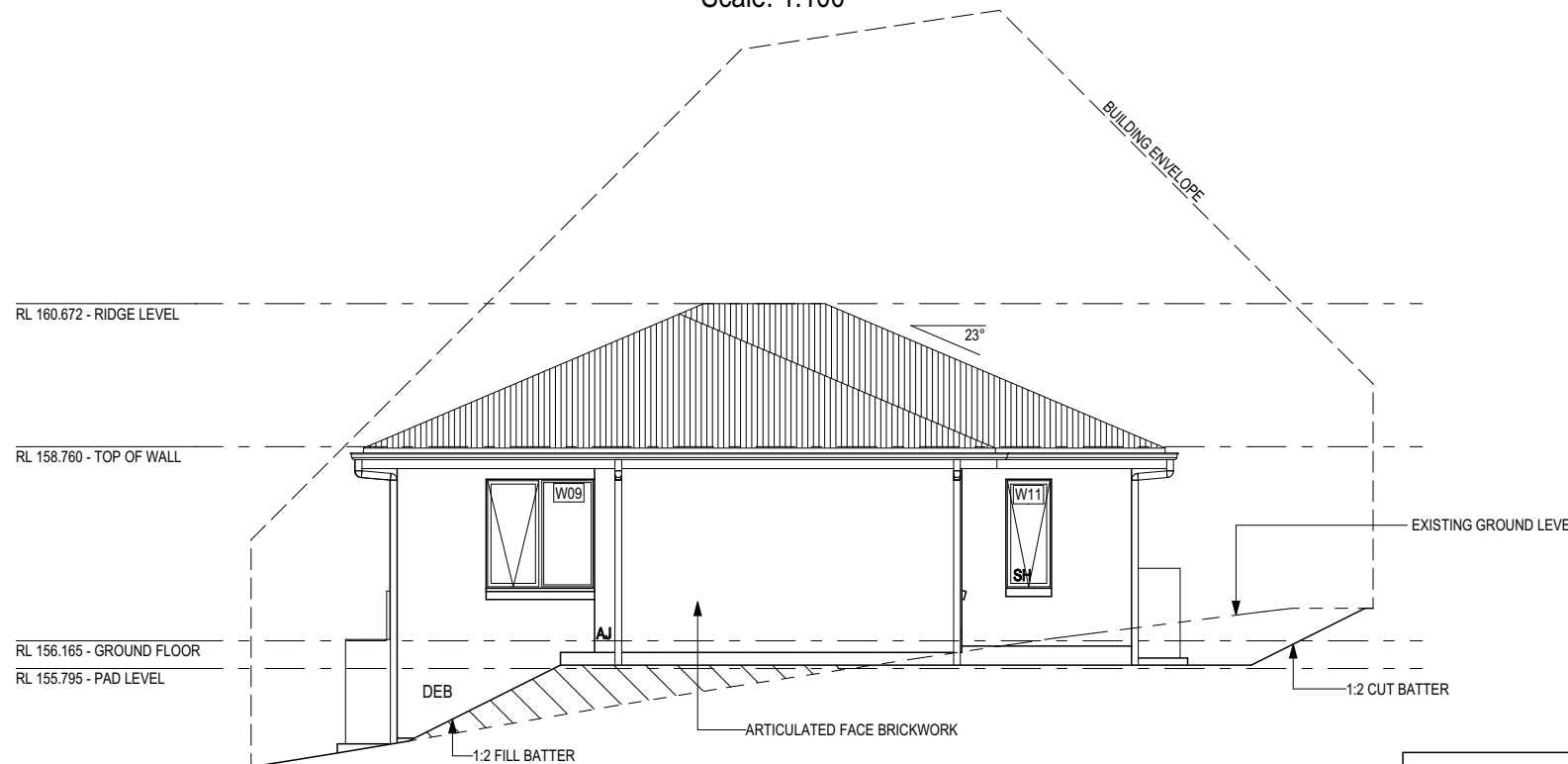
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

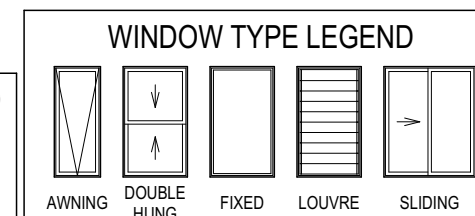
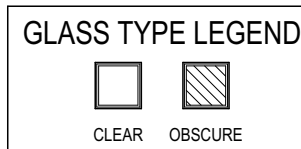
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



EAST ELEVATION
Scale: 1:100



WEST ELEVATION
Scale: 1:100



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4 PRELIM PLANS - UPDATE	DKZ 2025.07.14
5 PRELIM PLANS - VAR.REF.1,2 & FACADE UPDATE	TNG 2025.08.18
6 PRELIM PLANS - VAR.REF.03 & RE-SITING	RCS 2025.08.20
7 PRELIM PLANS - UPDATES	RCS 2025.08.27
8 PRELIM PLANS - PLANNING RFI UPDATE	RT2 2025.12.16

CLIENT:	JESSICA LOUISE ELLIOT & SHANNON BLAIR WEIR
ADDRESS:	42 WALLCREST ROAD, BERRIDALE TAS 7011
LOT / SECTION / CT:	38 / - / 182104
COUNCIL:	GLENORCHY COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ELEVATIONS
SHEET No.:	5 / 15

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASB
SCALES:	1:100

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File Location: P:\8_Drafting\Job Files\714300\714313 - Weir - AC21\Plans\714313 Weir - AC21 - Prelim - 2025.12.16.ph

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

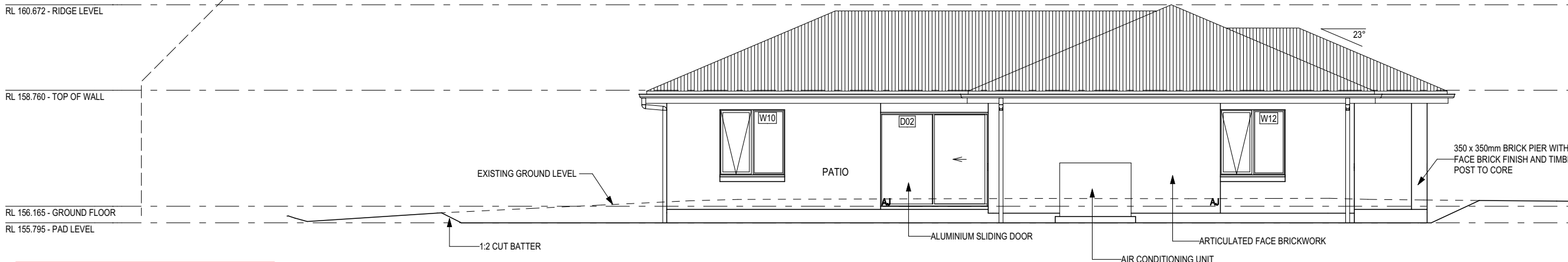
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

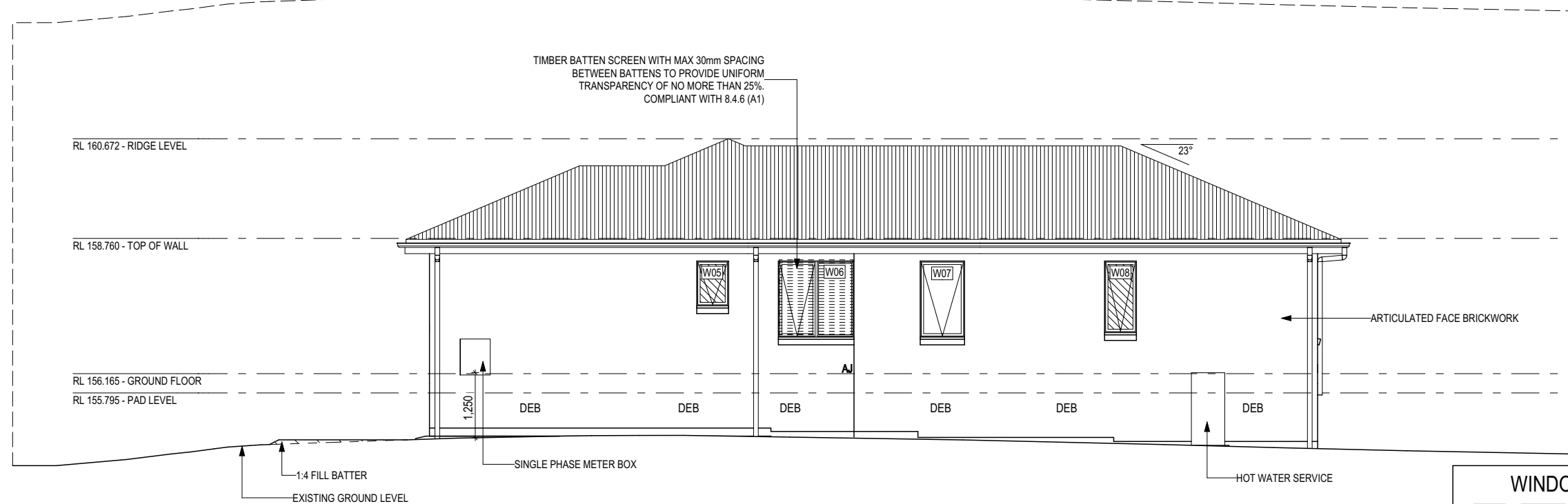
ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



SOUTH ELEVATION
Scale: 1:100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. PLN-25-315
DATE RECEIVED 18 December 2025



NORTH ELEVATION
Scale: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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CLIENT: JESSICA LOUISE ELLIOT & SHANNON BLAIR WEIR	
ADDRESS: 42 WALLCREST ROAD, BERRIDALE TAS 7011	
LOT / SECTION / CT: 38 / - / 182104	COUNCIL: GLENORCHY COUNCIL

HOUSE DESIGN: AMALFI ONE
FACADE DESIGN: CLASSIC
SHEET TITLE: ELEVATIONS
SHEET No.: 6 / 15

HOUSE CODE: H-WDNAMF10SA
FACADE CODE: F-WDNAMF10CLASB
SCALES: 1:100

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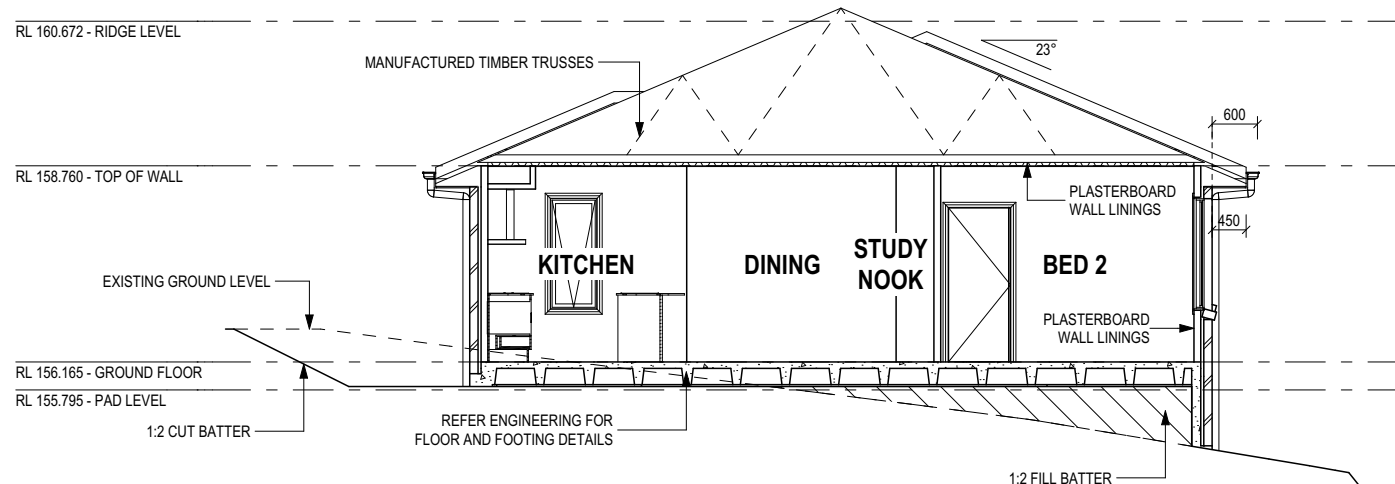
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SH = SNAP HEADER SILL

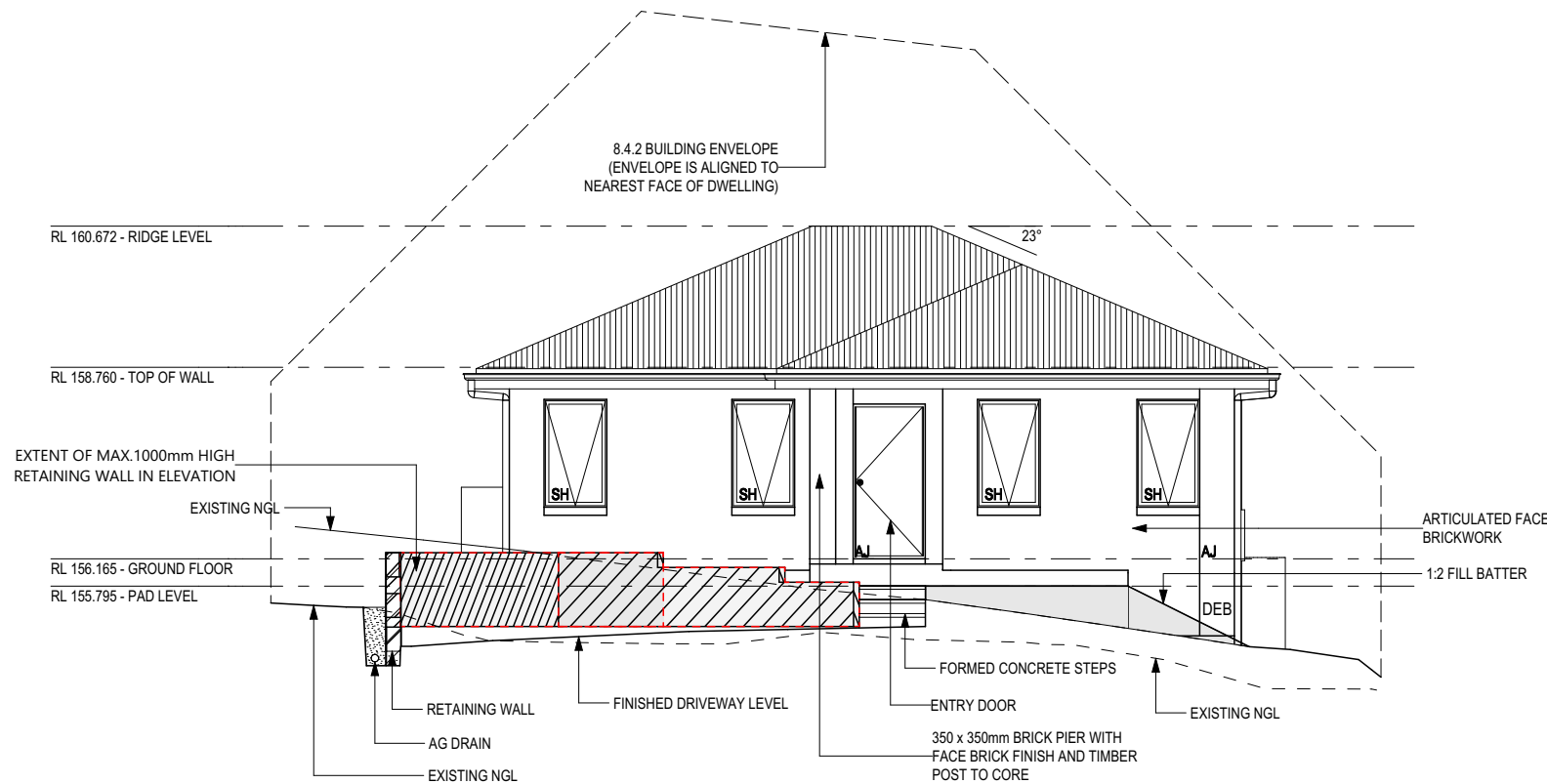
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

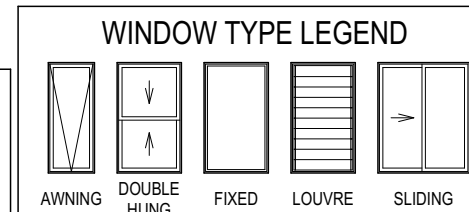
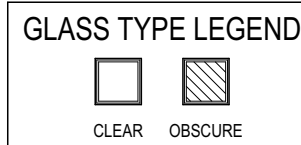
REFER TO THE FOLLOWING DETAILS:
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SECTION A-A
Scale: 1:100



DRIVEWAY ELEVATION
Scale: 1:100



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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-25-315
DATE RECEIVED 18 December 2025

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COUNCIL:	GLENORCHY COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ELEVATIONS / SECTION
SHEET No.:	7 / 15

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASB
SCALES:	1:100

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WINDOW SCHEDULE

^{0,3} ASSUME LOOKING FROM OUTSIDE ^{1,2} ASSUME LOOKING FROM INSIDE

ID	CODE ⁰	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE	ADDITIONAL INFORMATION ¹
W01	A1509	LIVING	1,460	850	4,620	1.24	ALUMINIUM	BAL-12.5	SNAP HEADER	E	0.96	CLEAR, DOUBLE GLAZED	
W02	A1509	LIVING	1,460	850	4,620	1.24	ALUMINIUM	BAL-12.5	SNAP HEADER	E	0.96	CLEAR, DOUBLE GLAZED	
W03	A1509	MASTER SUITE	1,460	850	4,620	1.24	ALUMINIUM	BAL-12.5	SNAP HEADER	E	0.96	CLEAR, DOUBLE GLAZED	
W04	A1509	MASTER SUITE	1,460	850	4,620	1.24	ALUMINIUM	BAL-12.5	SNAP HEADER	E	0.96	CLEAR, DOUBLE GLAZED	
W05	A857x610	ENS	857	610	2,934	0.52	ALUMINIUM	BAL-12.5	ANGLED	N	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W06	AF1457x1450	BED 2	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-12.5	ANGLED	N	1.70	CLEAR, DOUBLE GLAZED	MP 725
W07	A1457x850	LDRY	1,457	850	4,614	1.24	ALUMINIUM	BAL-12.5	ANGLED	N	0.96	CLEAR, DOUBLE GLAZED	
W08	A1372x610	BATH	1,372	610	3,964	0.84	ALUMINIUM	BAL-12.5	ANGLED	N	0.60	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W09	AF1457x1450	BED 3	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-12.5	ANGLED	W	1.70	CLEAR, DOUBLE GLAZED	MP 725
W10	AF1457x1450	BED 4	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-12.5	ANGLED	S	1.70	CLEAR, DOUBLE GLAZED	MP 725
W11	A1457x610	KITCHEN	1,457	610	4,134	0.89	ALUMINIUM	BAL-12.5	SNAP HEADER	W	0.64	CLEAR, DOUBLE GLAZED	
W12	AF1457x1450	LIVING	1,457	1,450	5,814	2.11	ALUMINIUM	BAL-12.5	ANGLED	S	1.70	CLEAR, DOUBLE GLAZED	MP 725
						16.89							13.19

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.
Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

EXTERIOR DOOR SCHEDULE

^{0,1} ASSUME LOOKING FROM OUTSIDE

ID	CODE ⁰	ROOM	HEIGHT	WIDTH	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE	ADDITIONAL INFORMATION ¹
D01	2097x920	ENTRY	2,097	976	2.05	ALUMINIUM	BAL-12.5	SNAP HEADER	E	CLEAR	SWINGING	
D02	FS2100x2410	FAMILY	2,100	2,410	5.06	ALUMINIUM	BAL-12.5	SNAP HEADER	S	CLEAR, DOUBLE GLAZED, TOUGHENED	SLIDING	
					7.11 m²							

INTERIOR DOOR SCHEDULE

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
1	1800 SS	SQUARE SET OPENING	2,155	1,800	N/A	
3	2 x 720	SWINGING	2,040	1,440	N/A	
1	2 x 770	SWINGING	2,040	1,540	N/A	
1	620	SWINGING	2,040	620	N/A	
1	720 SS	SQUARE SET OPENING	2,155	720	N/A	
1	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
6	820	SWINGING	2,040	820	N/A	
1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES

PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)
-----	------	--------	-------	------------------------

SINGLE GLAZING U.N.O. REFER TO GENERAL NOTES FOR FURTHER DETAIL AND REQUIREMENTS.
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-25-315
DATE RECEIVED 18 December 2025

Manufacturer - Dowell Windows
NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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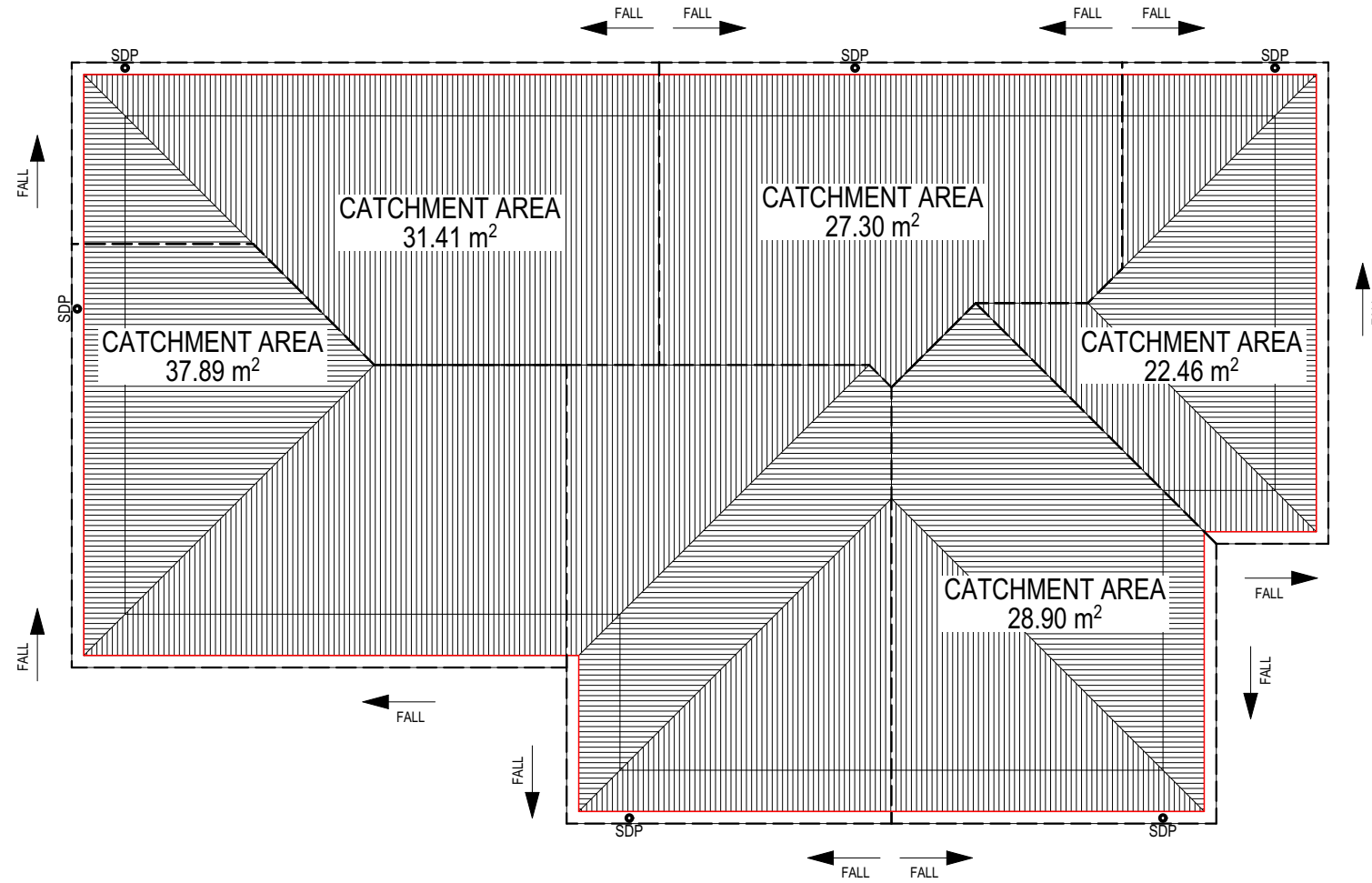
REVISION	DRAWN
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ADDRESS: 42 WALLCREST ROAD, BERRIDALE TAS 7011
LOT / SECTION / CT: 38 / - / 182104
COUNCIL: GLENORCHY COUNCIL

HOUSE DESIGN: AMALFI ONE
FACADE DESIGN: CLASSIC
SHEET TITLE: WINDOW & DOOR SCHEDULES
SHEET No.: 8 / 15

HOUSE CODE: H-WDNAMF10SA
FACADE CODE: F-WDNAMF10CLASB
SCALES:

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WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data

169.23	Flat Roof Area (excluding gutter and slope factor) (m ²)
183.86	Roof Surface Area (includes slope factor, excludes gutter) (m ²)

Downpipe roof calculations (as per AS/NZ3500.3:2021)

Ah	179.43	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	217.11	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	3.7	Ac / Acdp
Downpipes Provided	6	

EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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COUNCIL: GLENORCHY COUNCIL

HOUSE DESIGN: AMALFI ONE
FACADE DESIGN: CLASSIC
SHEET TITLE: ROOF DRAINAGE PLAN
SHEET No.: 9 / 15

HOUSE CODE: H-WDNAMF10SA
FACADE CODE: F-WDNAMF10CLASB
SCALES: 1:100








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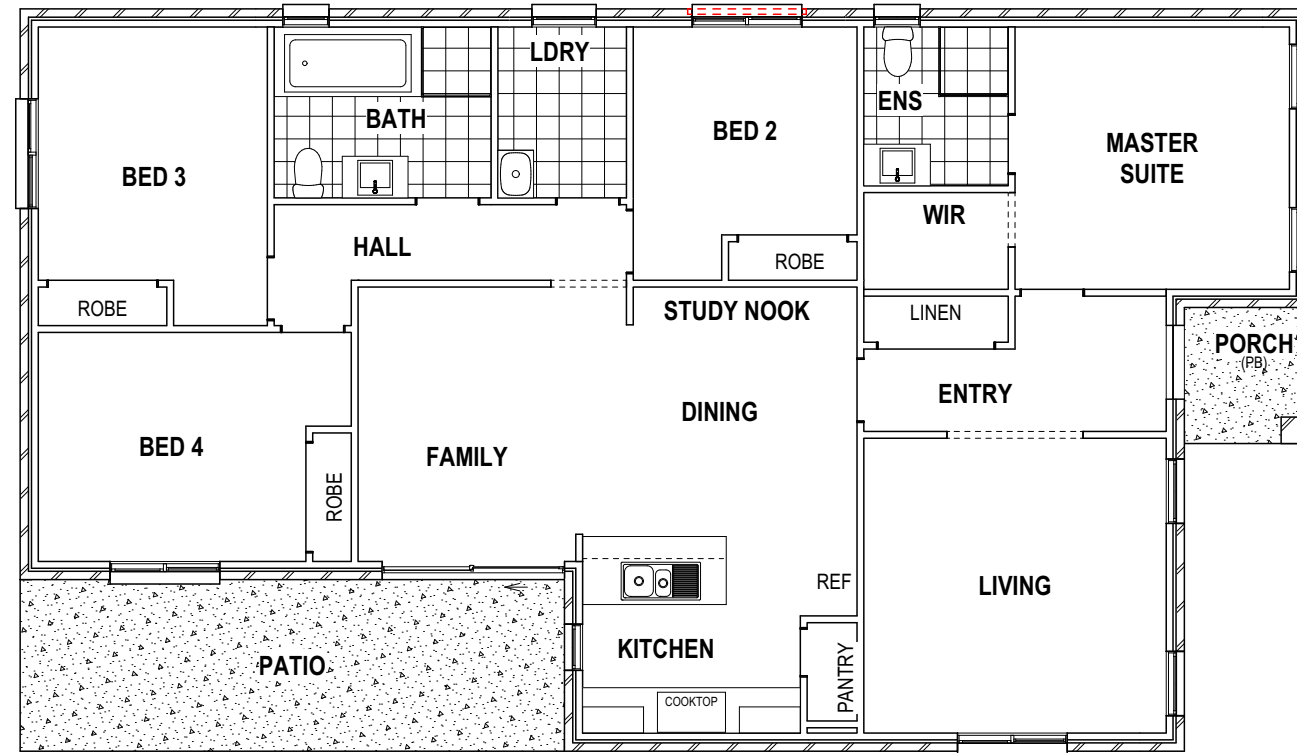
PRELIMINARY

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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 - GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

-  NO COVERING
-  COVER GRADE CONCRETE
-  CARPET
-  LAMINATE
-  TILE (STANDARD WET AREAS)
-  TILE (UPGRADED AREAS)
-  DECKING



**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**
 APPLICATION No PLN-25-315
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**BAL-12.5 BUSHFIRE REQUIREMENTS
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FACADE DESIGN: CLASSIC
SHEET TITLE: FLOOR COVERINGS
SHEET No.: 10 / 15

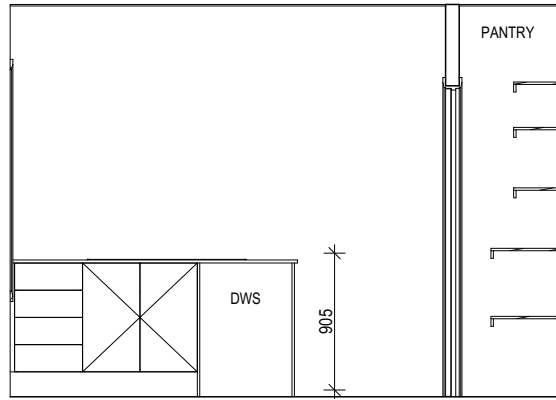
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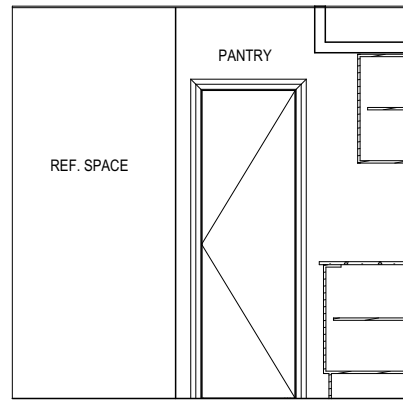
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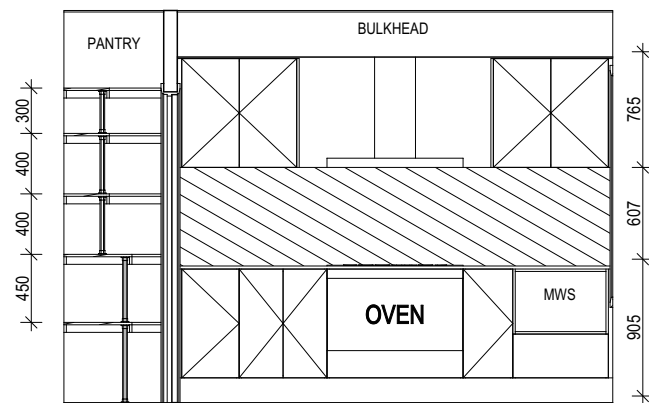
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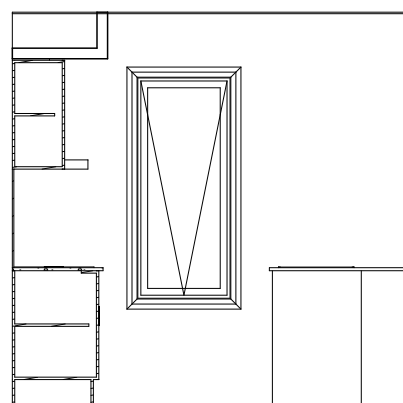
ELEVATION A
Scale: 1:50



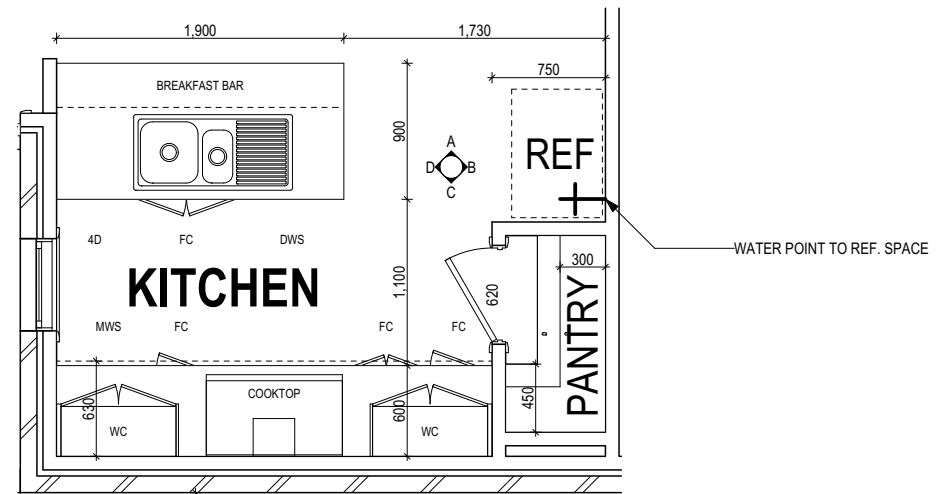
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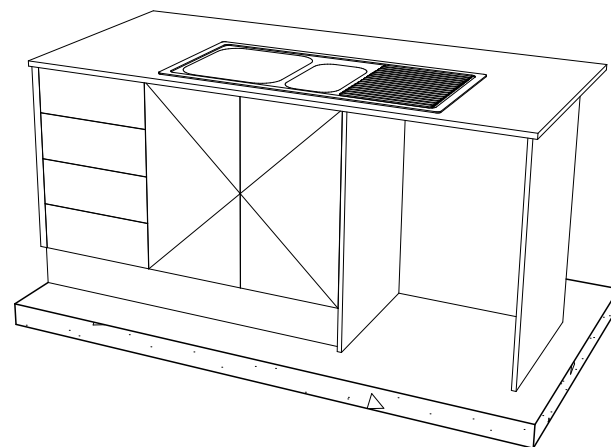
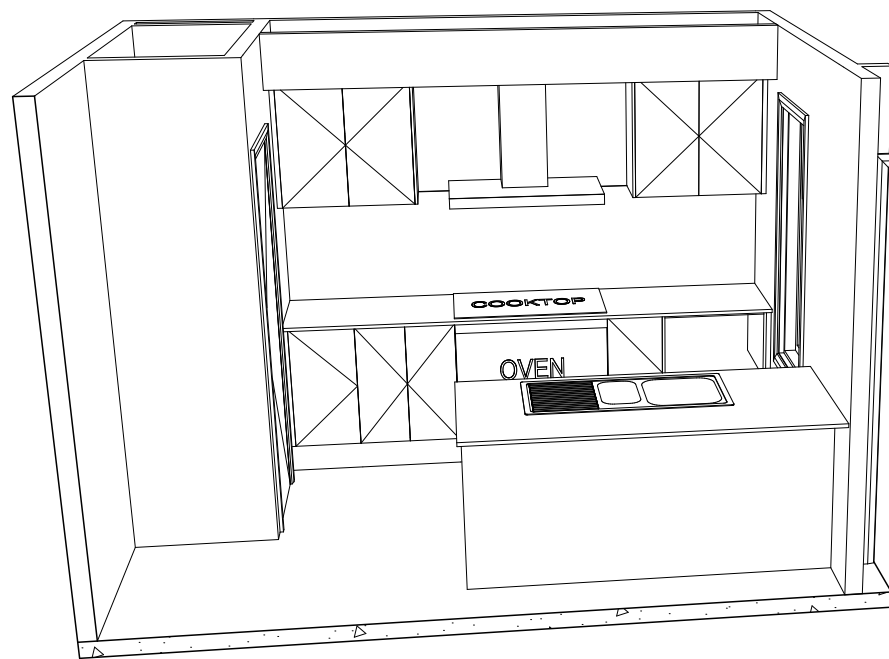
ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



KITCHEN PLAN
Scale: 1:50



PRELIMINARY

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5 PRELIM PLANS - VAR.REF.1,2 & FACADE UPDATE	TNG 2025.08.18
6 PRELIM PLANS - VAR.REF.03 & RE-SITING	RCS 2025.08.20
7 PRELIM PLANS - UPDATES	RCS 2025.08.27
8 PRELIM PLANS-PLANNING RFI UPDATE	RT2 2025.12.16

CLIENT:	JESSICA LOUISE ELLIOT & SHANNON BLAIR WEIR
ADDRESS:	42 WALLCREST ROAD, BERRIDALE TAS 7011
LOT / SECTION / CT:	38 / - / 182104
COUNCIL:	GLENORCHY COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	KITCHEN DETAILS
SHEET No.:	11 / 15

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASB
SCALES:	1:50

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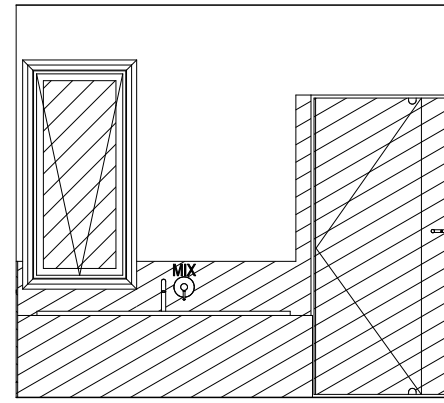
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No ... PLN-25-315
DATE RECEIVED ... 18 December 2025

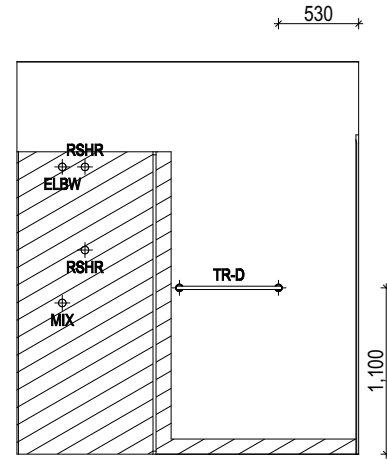
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

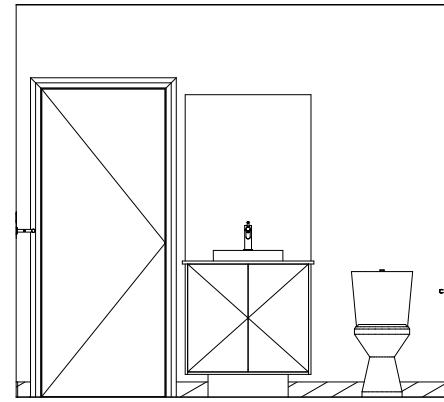
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA



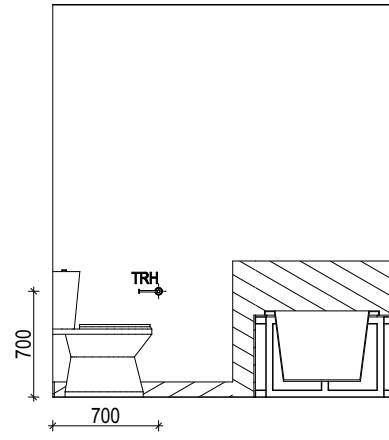
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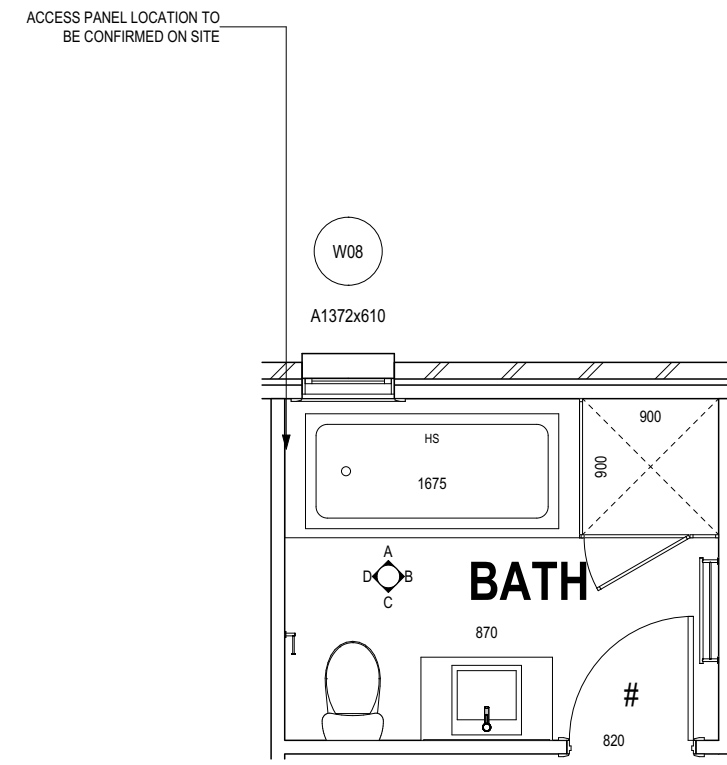
ELEVATION B
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



BATHROOM PLAN
Scale: 1:50

LEGEND

- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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8 PRELIM PLANS- PLANNING RFI UPDATE	RT2 2025.12.16

CLIENT: JESSICA LOUISE ELLIOT & SHANNON BLAIR WEIR
ADDRESS: 42 WALLCREST ROAD, BERRIDALE TAS 7011
LOT / SECTION / CT: 38 / - / 182104
COUNCIL: GLENORCHY COUNCIL

HOUSE DESIGN: AMALFI ONE
FACADE DESIGN: CLASSIC
SHEET TITLE: BATHROOM DETAILS

HOUSE CODE: H-WDNAMF10SA
FACADE CODE: F-WDNAMF10CLASB
SHEET No.: 12 / 15
SCALES: 1:50

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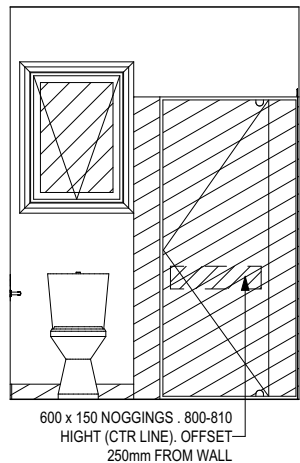
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-25-315
DATE RECEIVED 18 December 2025

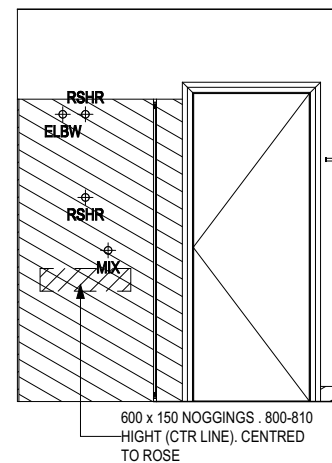
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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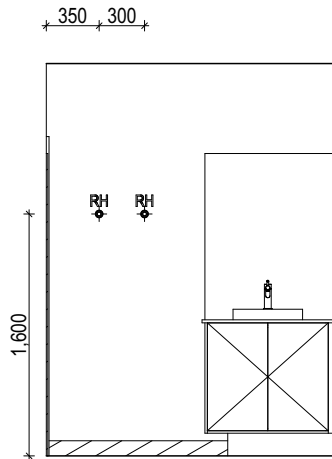
REFER TO THE FOLLOWING DETAILS:
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WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA



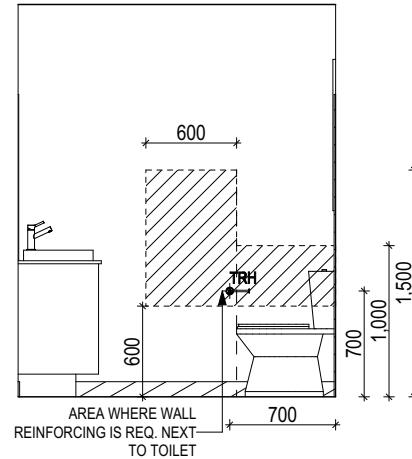
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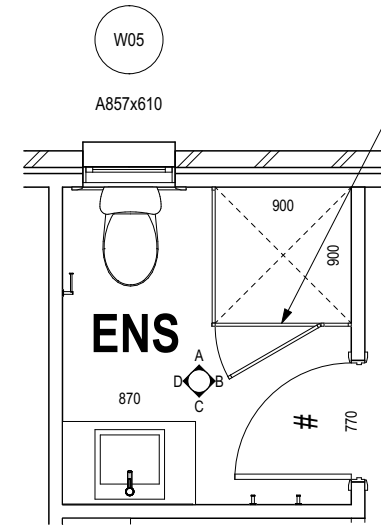
ELEVATION B
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



ENSUITE PLAN
Scale: 1:50

LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
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TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
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SOAP	SOAP HOLDER

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CLIENT:	JESSICA LOUISE ELLIOT & SHANNON BLAIR WEIR
ADDRESS:	42 WALLCREST ROAD, BERRIDALE TAS 7011
LOT / SECTION / CT:	38 / - / 182104
COUNCIL:	GLENORCHY COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ENSUITE DETAILS
SHEET No.:	13 / 15

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASB
SCALES:	1:50

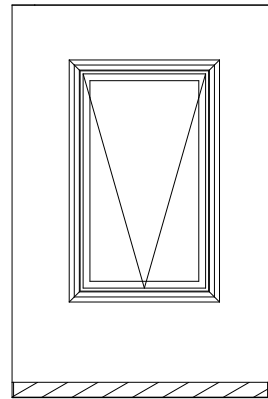
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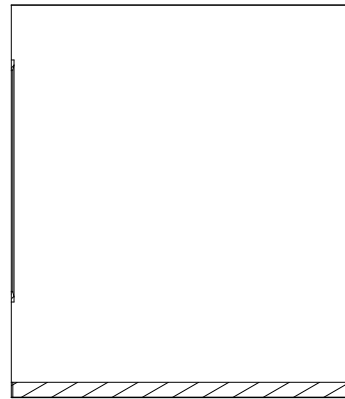
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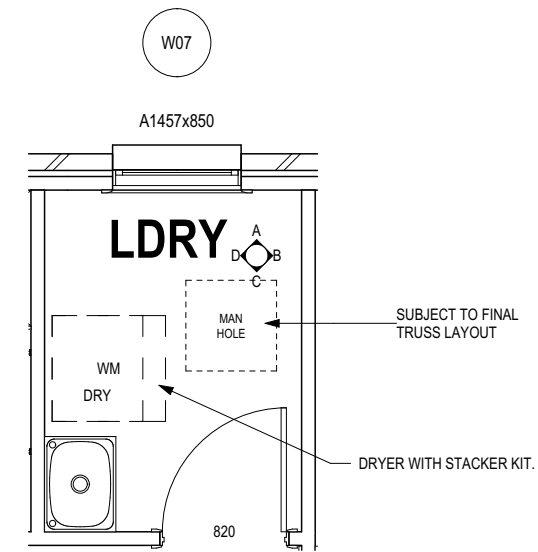
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No ... PLN-25-315 ...
DATE RECEIVED ... 18 December 2025 ...



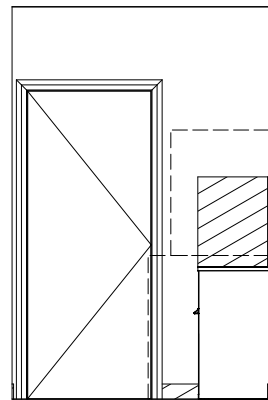
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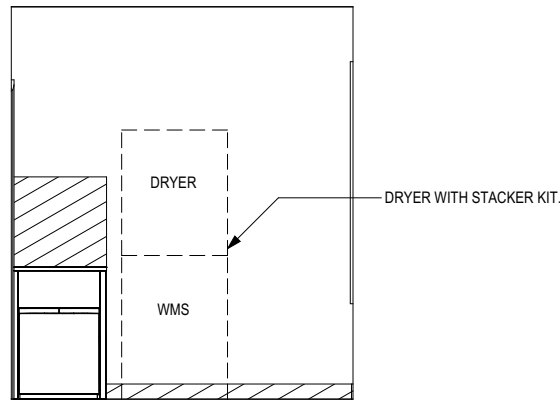
ELEVATION B
Scale: 1:50



LAUNDRY PLAN
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50

PRELIMINARY

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LOT / SECTION / CT:	38 / - / 182104
COUNCIL:	GLENORCHY COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	LAUNDRY DETAILS
SHEET No.:	14 / 15

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASB
SCALES:	1:50

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FRONT LEFT 3D

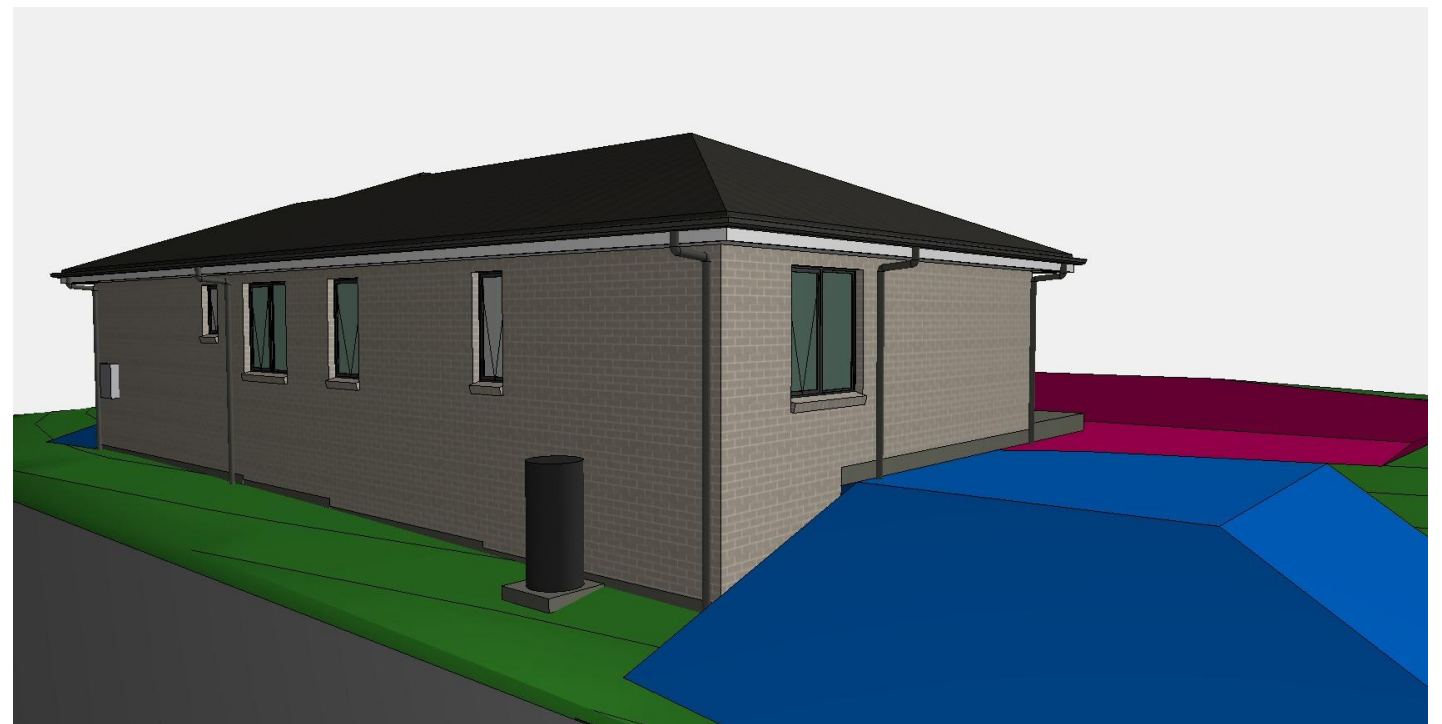


FRONT RIGHT 3D

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-25-315
DATE RECEIVED 18 December 2025



REAR LEFT 3D



REAR RIGHT 3D

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COUNCIL:	GLENORCHY COUNCIL

HOUSE DESIGN:	AMALFI ONE
FACADE DESIGN:	CLASSIC
SHEET TITLE:	3D VIEWS
SHEET No.:	15 / 15

HOUSE CODE:	H-WDNAMF10SA
FACADE CODE:	F-WDNAMF10CLASB
SCALES:	

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