

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-345
PROPOSED DEVELOPMENT:	Three Multiple Dwellings
LOCATION:	209 Tolosa Street Glenorchy
APPLICANT:	Another Perspective Drafting Design
ADVERTISING START DATE:	24/03/2026
ADVERTISING EXPIRY DATE:	10/04/2026

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 **10/04/2026**.

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 **10/04/2026**, or for postal and hand delivered representations, by 5.00 pm on **10/04/2026**.



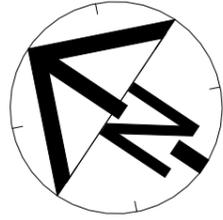
AP2023-2296 - PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY

SHEET		DRAWING TITLE
01	E	SITE PLAN
01a	B	DRAINAGE PLAN
01b	B	MANOEUVRING SHEET 1
01c	B	MANOEUVRING SHEET 2
01d	E	PERSPECTIVE VIEWS
01e	E	BUILDING ENVELOPE PERSPECTIVE VIEW
01f	B	BOUNDARY ELEVATIONS
01g	D	DRIVEWAY LONG SECTION
01h	E	SITE EXISTING GROUND LINE
01i	E	NORTH EAST CARPORT ELEVATIONS
02	B	U1 FLOOR PLAN
03	E	U1 ELEVATIONS
04	B	U2 FLOOR PLAN
05	E	U2 ELEVATIONS
06	B	U3 FLOOR PLAN
07	E	U3 ELEVATIONS

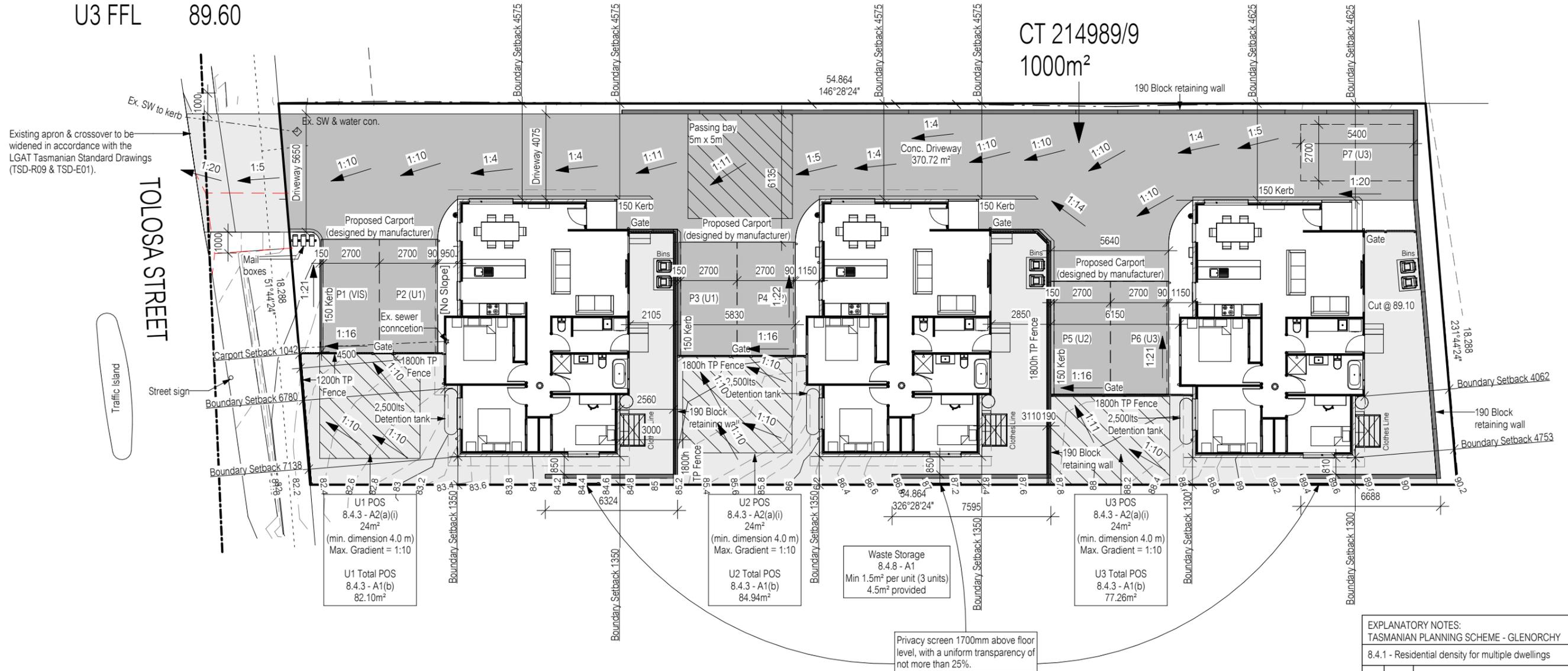


SITE IS NOT BUSHFIRE PRONE AREA AS PER TASMANIAN PLANNING SCHEME OVERLAY - GLENORCHY CITY COUNCIL
 No additional restrictions for construction methods / materials apply.

<table border="1"> <tr> <td>E</td> <td>Provided additional information on; Existing ground line, Max carport heights, P.O.S conditions. Update all relevant plans.</td> <td>20 Mar. 2026</td> <td>SW</td> <td>SF</td> <td>01, 01d, 01e, 01h, 01i, 03, 05, 07</td> </tr> <tr> <td>D</td> <td>Council RFI (03 Mar. 2026): Updated long section.</td> <td>03 Mar. 2026</td> <td>SW</td> <td>PJ</td> <td>01g</td> </tr> <tr> <td>C</td> <td>Council RFI (23 Jan. 2026): Inclusion of driveway long section. Gradients shown on driveway.</td> <td>23 Feb. 2026</td> <td>SW</td> <td>ST</td> <td>01, 01g</td> </tr> <tr> <td>B</td> <td>Updated driveway shape and levels, Updated FFLs, Reduced/removed retaining walls, Updated unit layouts, Addition of carports, Updated drainage & detention design. Updated all plans.</td> <td>06 Jan. 2026</td> <td>SW</td> <td>RJ</td> <td>01 - 07</td> </tr> <tr> <td>A</td> <td>Provide 2,500lts water tank to each unit and 1,000lts for site detention, Update all relevant plans</td> <td>09 Oct. 2024</td> <td>KV</td> <td>ST</td> <td>01 - 07</td> </tr> <tr> <td></td> <td>DA PLAN SET</td> <td>09 July 2024</td> <td>KV</td> <td>ST</td> <td>01 - 07</td> </tr> <tr> <td>No.</td> <td>Amendment</td> <td>Date</td> <td>Drawn</td> <td>Checked</td> <td>Sheet</td> </tr> </table>					E	Provided additional information on; Existing ground line, Max carport heights, P.O.S conditions. Update all relevant plans.	20 Mar. 2026	SW	SF	01, 01d, 01e, 01h, 01i, 03, 05, 07	D	Council RFI (03 Mar. 2026): Updated long section.	03 Mar. 2026	SW	PJ	01g	C	Council RFI (23 Jan. 2026): Inclusion of driveway long section. Gradients shown on driveway.	23 Feb. 2026	SW	ST	01, 01g	B	Updated driveway shape and levels, Updated FFLs, Reduced/removed retaining walls, Updated unit layouts, Addition of carports, Updated drainage & detention design. Updated all plans.	06 Jan. 2026	SW	RJ	01 - 07	A	Provide 2,500lts water tank to each unit and 1,000lts for site detention, Update all relevant plans	09 Oct. 2024	KV	ST	01 - 07		DA PLAN SET	09 July 2024	KV	ST	01 - 07	No.	Amendment	Date	Drawn	Checked	Sheet	<p>Notes</p> <ul style="list-style-type: none"> • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer. 		<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>		<p>Client / Project info</p> <p>PROPOSED M & K SIMPSON UNIT DEVELOPMENT 209 Tolosa Street GLENORCHY</p>		<p>Soil Classification: TBC Title Reference: CT214989/9 Floor Areas: Refer floor plans Porch / Deck Areas: Refer floor plans Wind Speed: TBC Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: Low Certified BAL: Not Bushfire prone Designed BAL: Not Bushfire prone (Refer to Standard Notes for Explanation)</p>		<p style="text-align: center;">COVER SHEET</p> <p style="text-align: right;">AP2023-2296</p> <table border="1"> <tr> <td>Date</td> <td>09 July 2024</td> <td>Sheet</td> <td>00/07</td> </tr> <tr> <td>Scale</td> <td></td> <td></td> <td></td> </tr> </table>		Date	09 July 2024	Sheet	00/07	Scale			
E	Provided additional information on; Existing ground line, Max carport heights, P.O.S conditions. Update all relevant plans.	20 Mar. 2026	SW	SF	01, 01d, 01e, 01h, 01i, 03, 05, 07																																																											
D	Council RFI (03 Mar. 2026): Updated long section.	03 Mar. 2026	SW	PJ	01g																																																											
C	Council RFI (23 Jan. 2026): Inclusion of driveway long section. Gradients shown on driveway.	23 Feb. 2026	SW	ST	01, 01g																																																											
B	Updated driveway shape and levels, Updated FFLs, Reduced/removed retaining walls, Updated unit layouts, Addition of carports, Updated drainage & detention design. Updated all plans.	06 Jan. 2026	SW	RJ	01 - 07																																																											
A	Provide 2,500lts water tank to each unit and 1,000lts for site detention, Update all relevant plans	09 Oct. 2024	KV	ST	01 - 07																																																											
	DA PLAN SET	09 July 2024	KV	ST	01 - 07																																																											
No.	Amendment	Date	Drawn	Checked	Sheet																																																											
Date	09 July 2024	Sheet	00/07																																																													
Scale																																																																



U1 FFL 84.60
 U2 FFL 87.30
 U3 FFL 89.60



EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - GLENORCHY	
8.4.1 - Residential density for multiple dwellings	
A1	Site Density: Min. 325m ² per unit 1000m ² / 3 (units) = 333.33m ² provided
8.4.3 - Site coverage and private open space for all dwellings	
A1 (a)	Site Coverage: Max. 50% of site = 500m ² Proposed site coverage (excl. eaves up to 0.6m): 306.68m ² (30.68%)

No.	Date	Int.
E	20 Mar. 2026	SW
C	23 Feb. 2026	SW
B	06 Jan. 2026	SW
A	09 Oct. 2024	KV

Amendment changes as per cover sheet

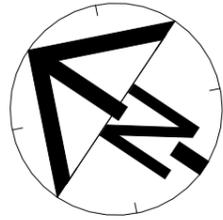
- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY

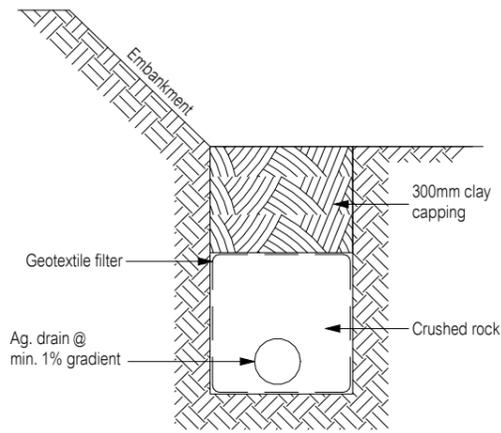


SITE PLAN		
Drawn	KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1:200	01/07

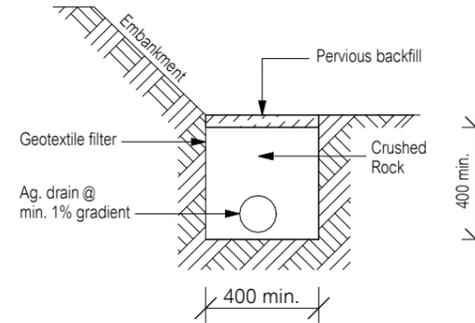


Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



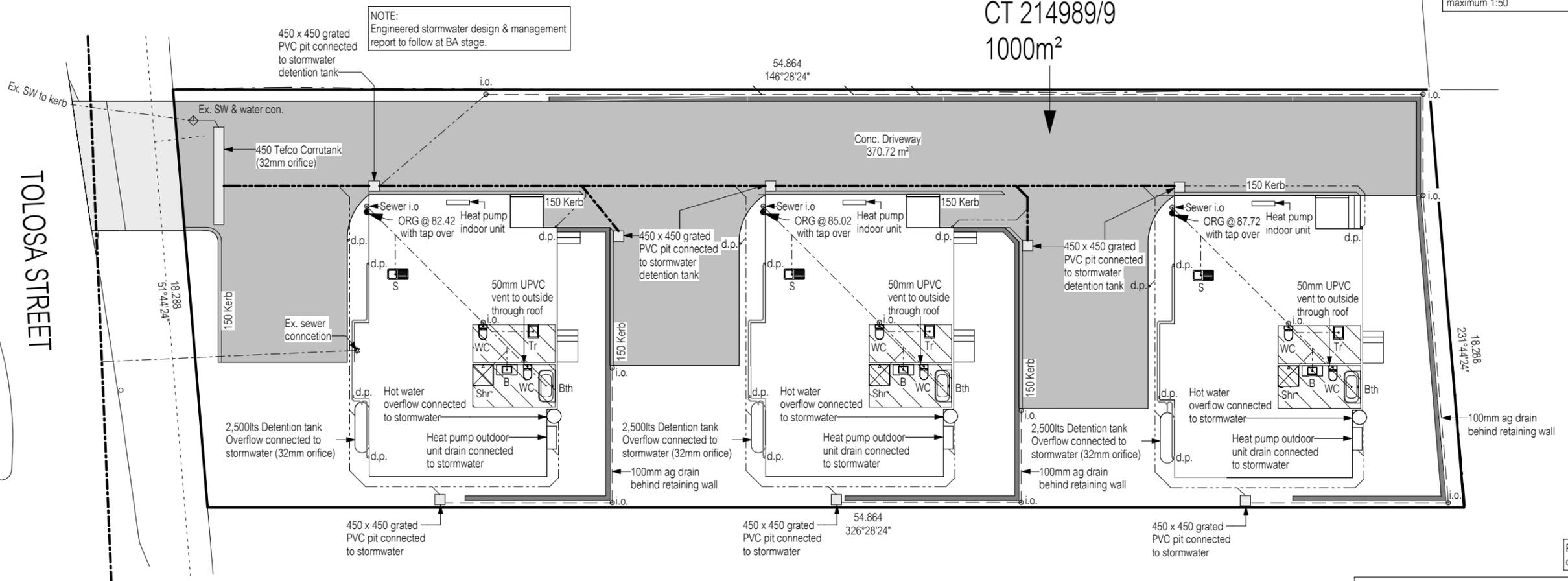
TYPICAL AG. DRAIN DETAIL (<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL (>1800 FROM HOUSE)
Not to scale

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)
--- Sewer Line (1000 UPVC) (unless noted otherwise) --- Stormwater Line (1000 UPVC) (unless noted otherwise) --- Stormwater Line (1500 UPVC) (unless noted otherwise)		

NOTES:
 1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
 2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
 3. 500 required for multiple shower heads.
 4. Showers to comply with N.C.C. 10.2.14.
 5. Falls to floor waste to be minimum 1:80 & maximum 1:50

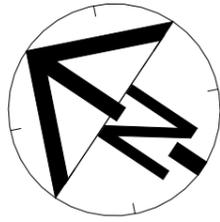


All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
 Min. medium rectangular gutter & min. 900 downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²



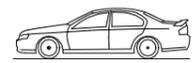
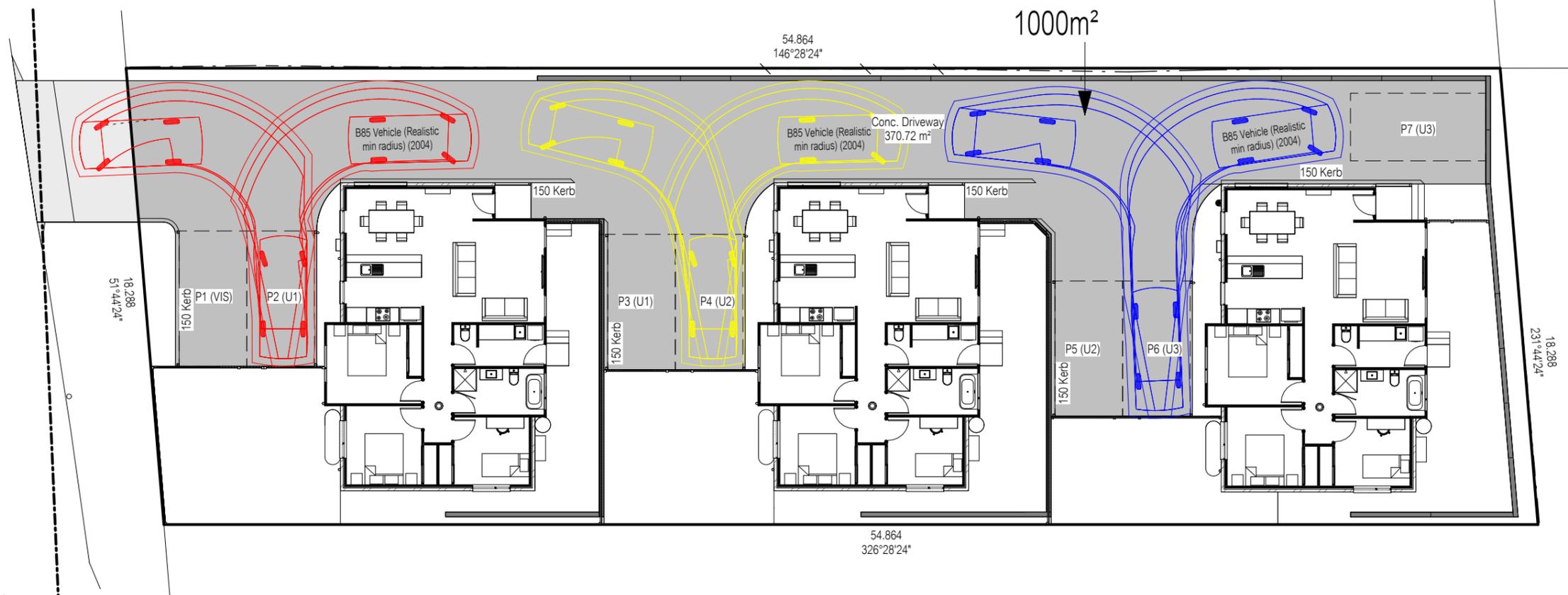
Soil classification: TBC	Notes	Designer:	Client / Project info		DRAINAGE PLAN Drawn KV AP2023-2296 Date 09 July 2024 Sheet Scale 1:200 01a/07
Refer to Soil Report for nominated founding depth and description of founding material.	<ul style="list-style-type: none"> • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer. 	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED M & K SIMPSON UNIT DEVELOPMENT 209 Tolosa Street GLENORCHY		
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3	- Wet areas to comply with NCC 10.2 and AS3740				
Amendment changes as per cover sheet					



TOLOSA STREET

Traffic Island

CT 214989/9
1000m²



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4,910m
Overall Width	1,870m
Overall Body Height	1,421m
Min Body Ground Clearance	0,159m
Track Width	1,770m
Lock to Lock Time	4,00s
Curb to Curb Turning Radius	5,750m

* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.

B	06 Jan. 2026	SW
A	09 Oct. 2024	KV
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

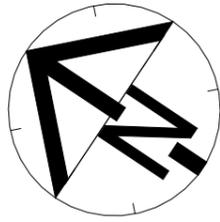
Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED M & K SIMPSON UNIT DEVELOPMENT
209 Tolosa Street
GLENORCHY

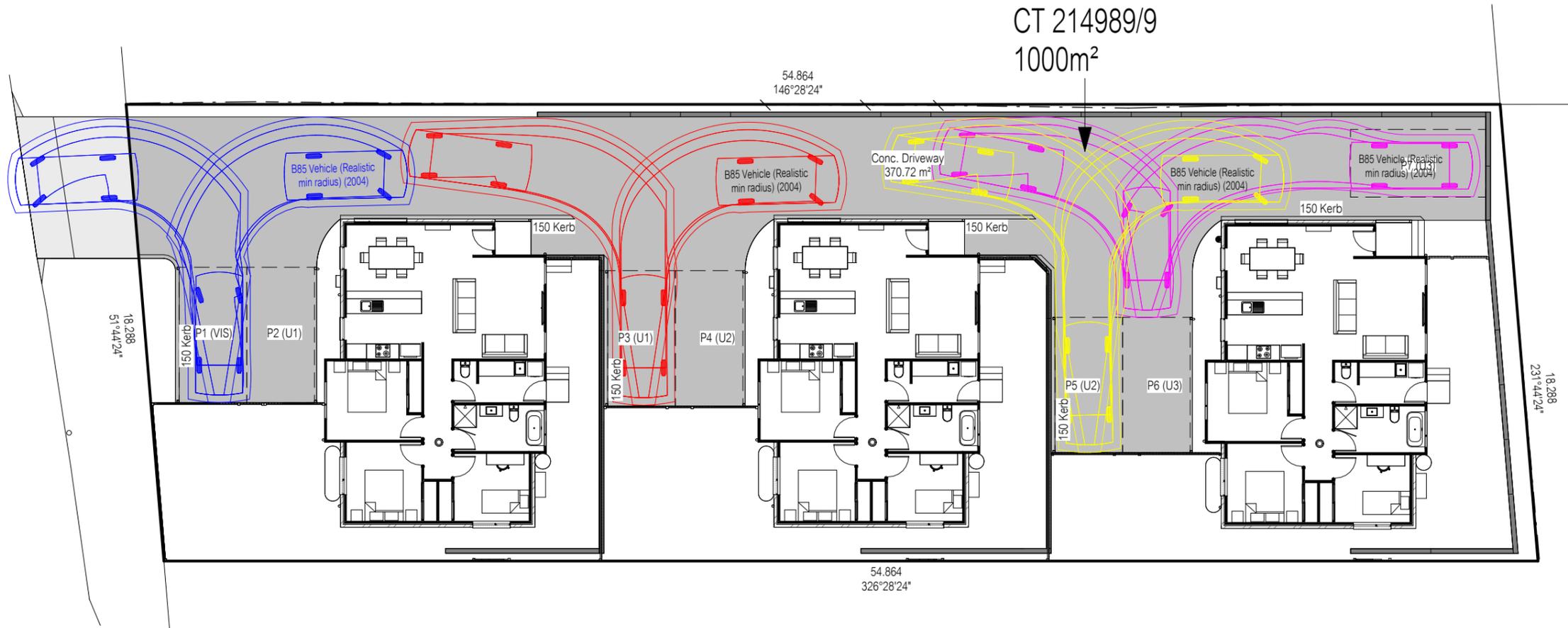


MANOEUVRING SHEET 1

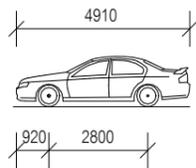
Drawn	KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1:200	01b/07



TOLOSA STREET



CT 214989/9
1000m²



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4,910m
Overall Width	1,870m
Overall Body Height	1,421m
Min Body Ground Clearance	0,159m
Track Width	1,770m
Lock to Lock Time	4,00s
Curb to Curb Turning Radius	5,750m

* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED M & K SIMPSON UNIT DEVELOPMENT
209 Tolosa Street
GLENORCHY

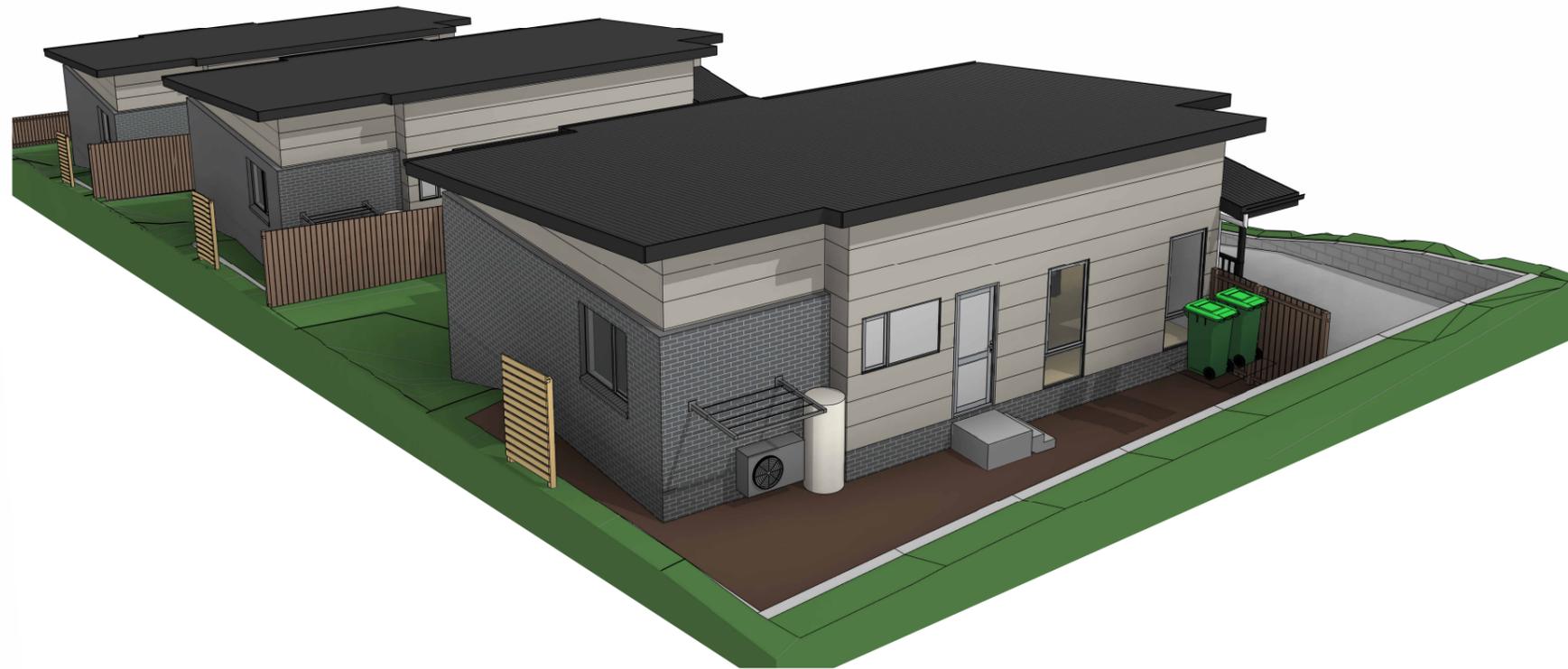


MANOEUVRING SHEET 2

Drawn	KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1:200	01c/07

B	06 Jan. 2026	SW
A	09 Oct. 2024	KV
No.	Date	Int.

Amendment changes as per cover sheet



No.	Date	Int.
E	20 Mar. 2026	SW
B	06 Jan. 2026	SW
A	09 Oct. 2024	KV

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

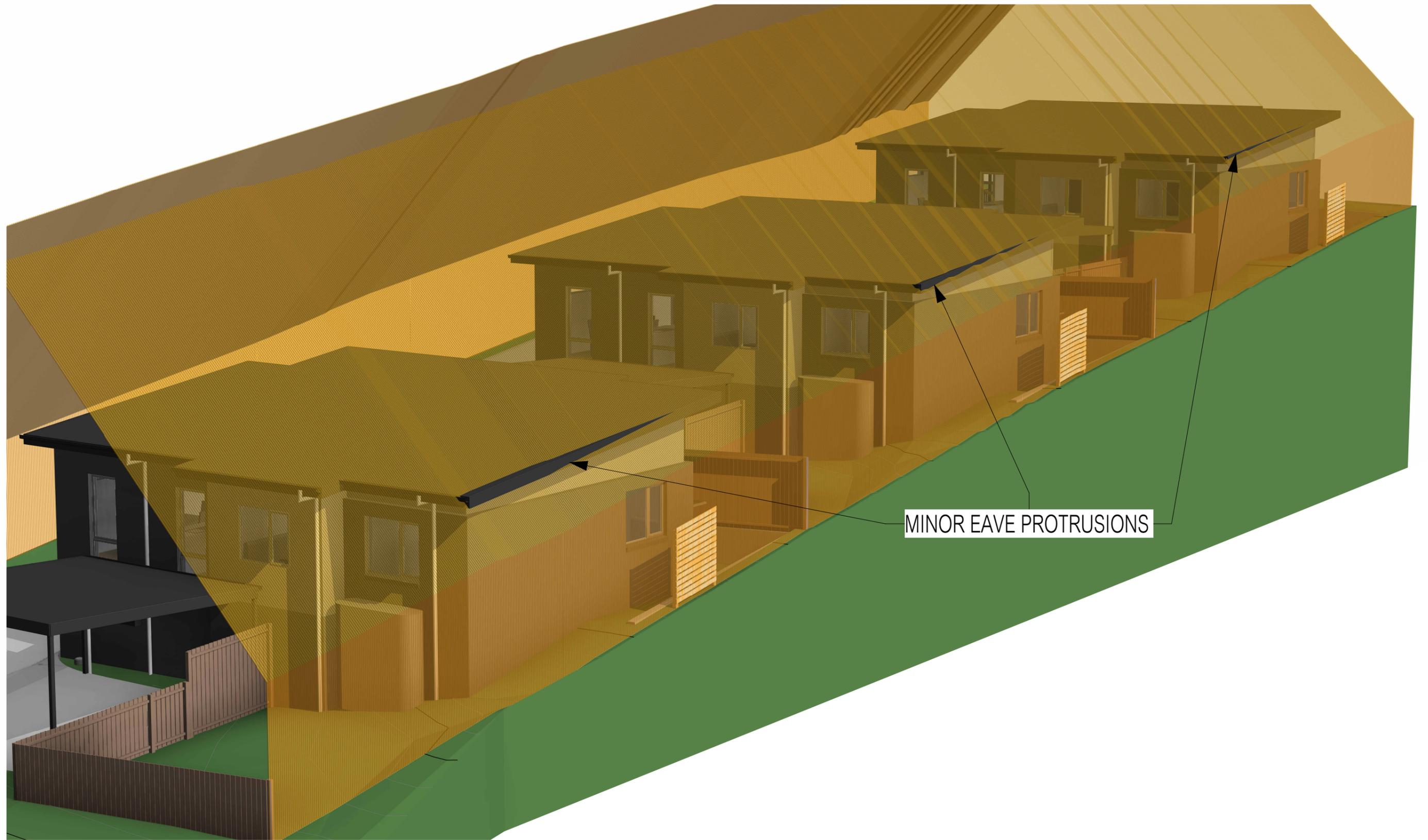
Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



PERSPECTIVE VIEWS

Drawn	ST / KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1 : 20	01d/07
Copyright ©		



MINOR EAVE PROTRUSIONS

E	20 Mar. 2026	SW
B	06 Jan. 2026	SW
A	09 Oct. 2024	
No.	Date	

Perspective Masking BE

Shadows shown for stylisations purpose only

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

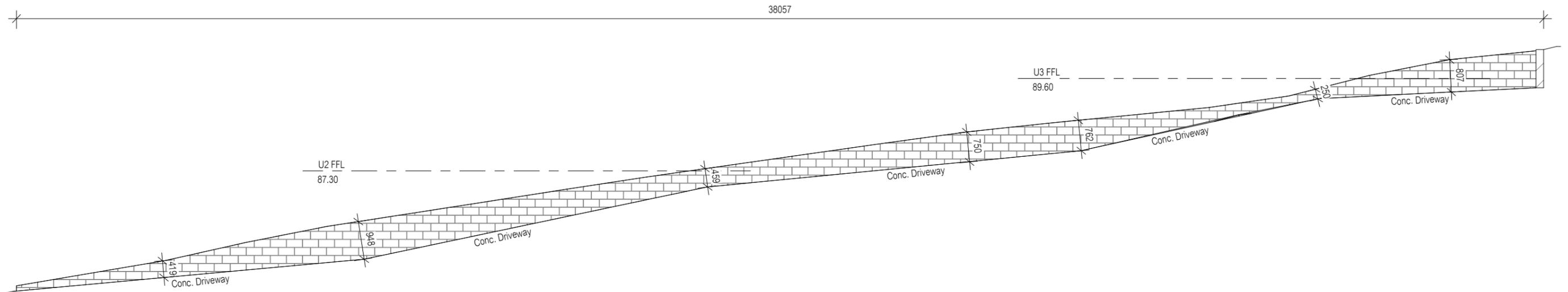
Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



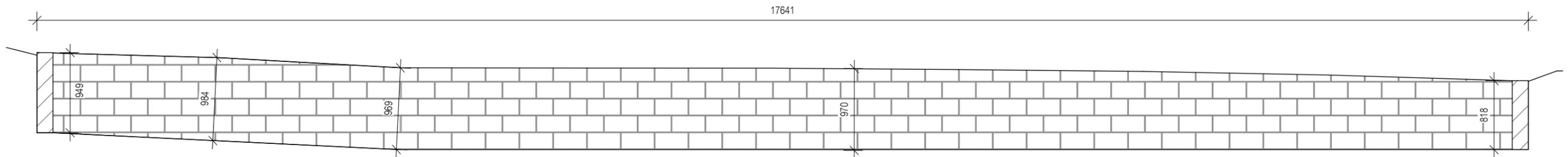
BUILDING ENVELOPE
 PERSPECTIVE VIEW

Drawn	ST / KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1 : 20	
Copyright ©		01e/07



North East Boundary Elevation

SCALE: 1 : 100



South East Boundary Elevation

SCALE: 1 : 50

B	06 Jan. 2026	SW
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

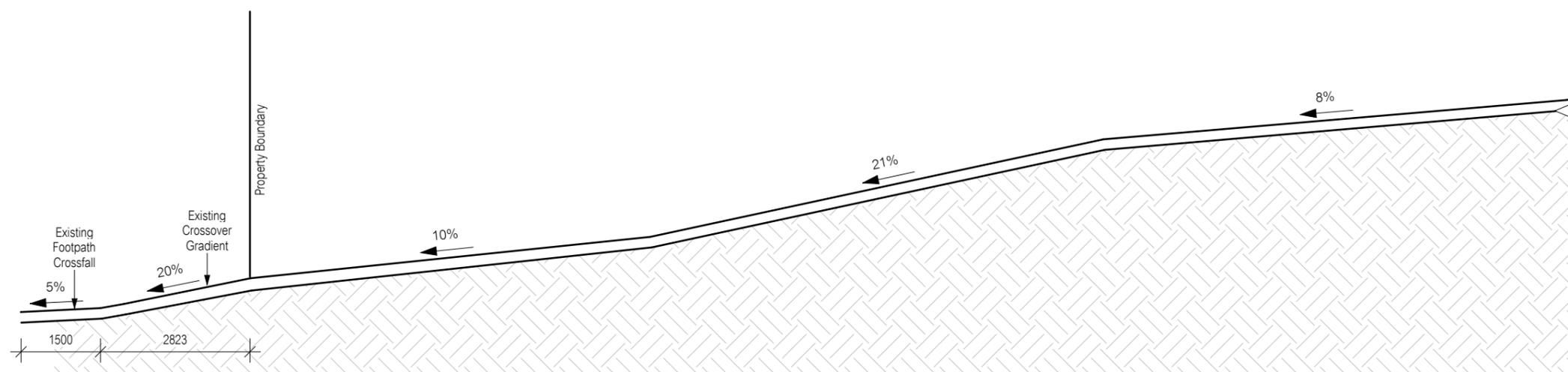
Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



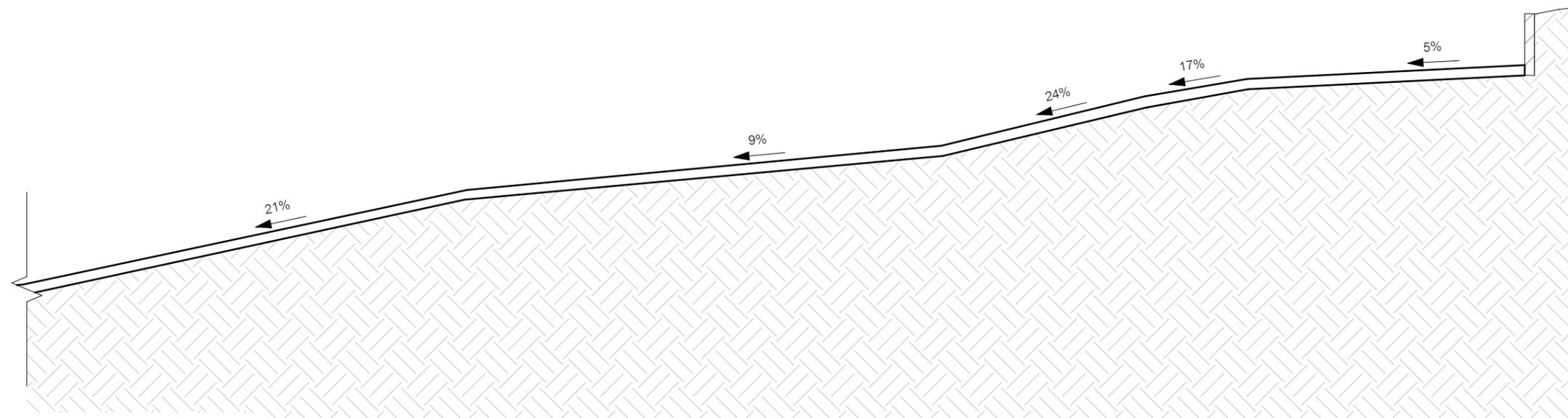
BOUNDARY ELEVATIONS

Drawn	SW	AP2023-2296
Date	17 September 2025	Sheet
Scale	As indicated	01f/07



Driveway Long Section 1

SCALE: 1 : 100



Driveway Long Section 2

SCALE: 1 : 100

D	03 Mar. 2026	SW
C	23 Feb. 2026	SW
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

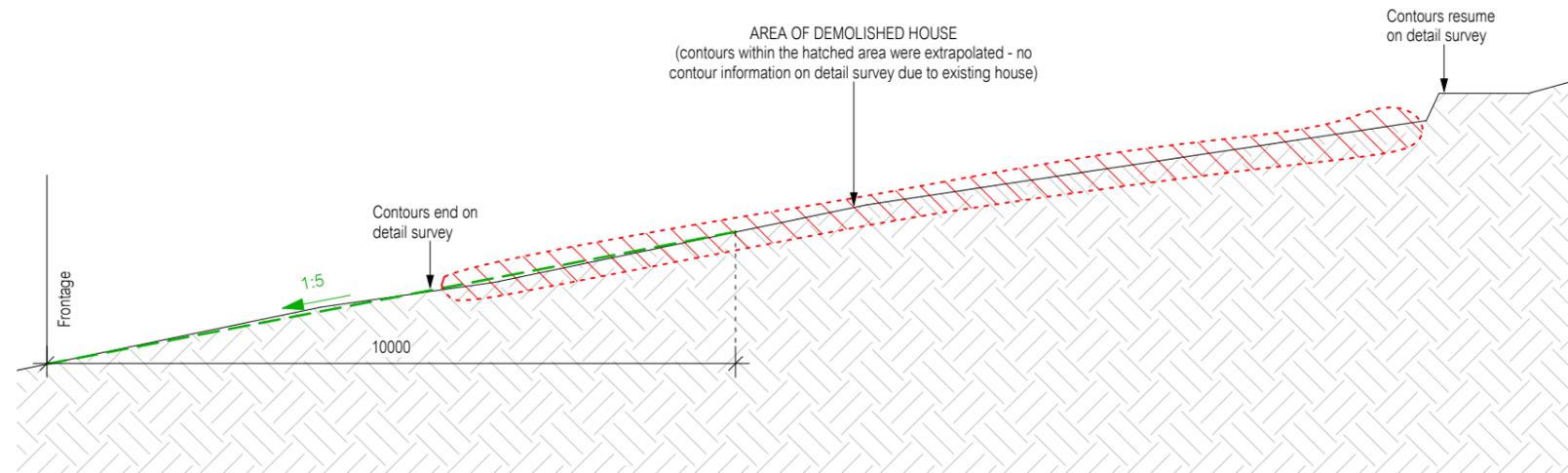
Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



DRIVEWAY LONG SECTION

Drawn	SW	AP2023-2296
Date	30 January 2026	Sheet
Scale	1 : 100	01g/07



E	20 Mar. 2026	SW
D	03 Mar. 2026	SW
C	23 Feb. 2026	SW
No.	Date	Int.

Amendment changes as per cover sheet		
--------------------------------------	--	--

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

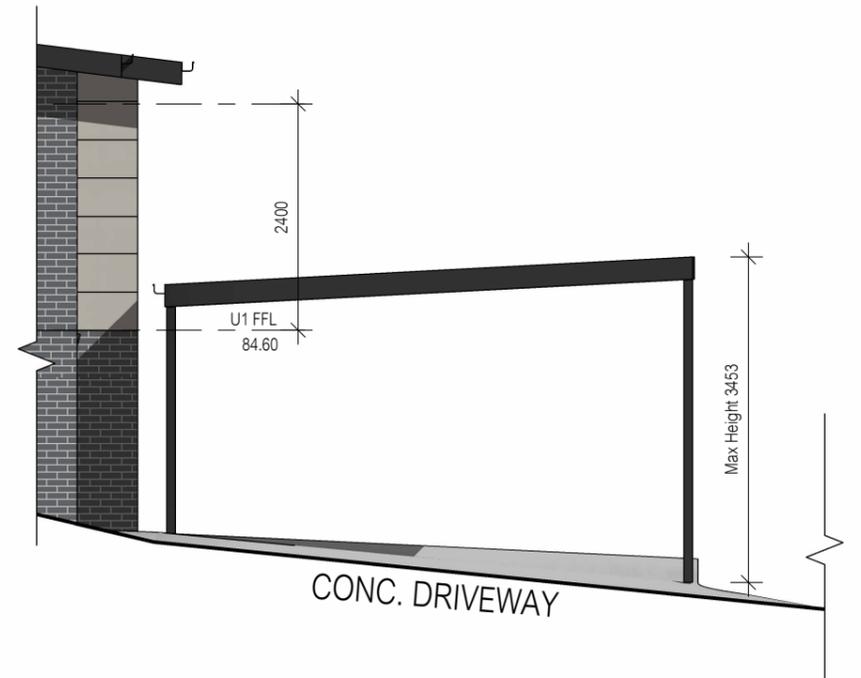
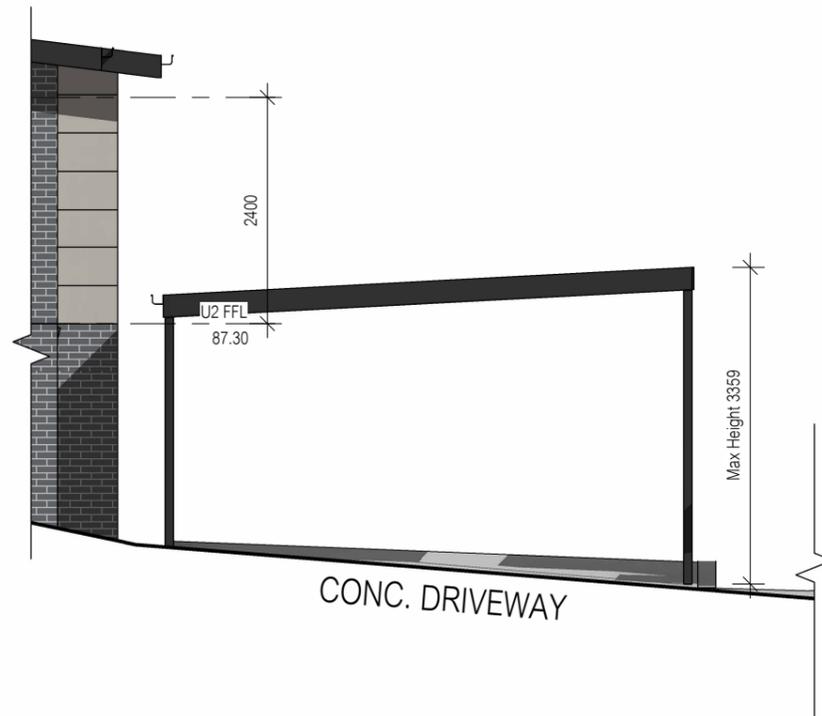
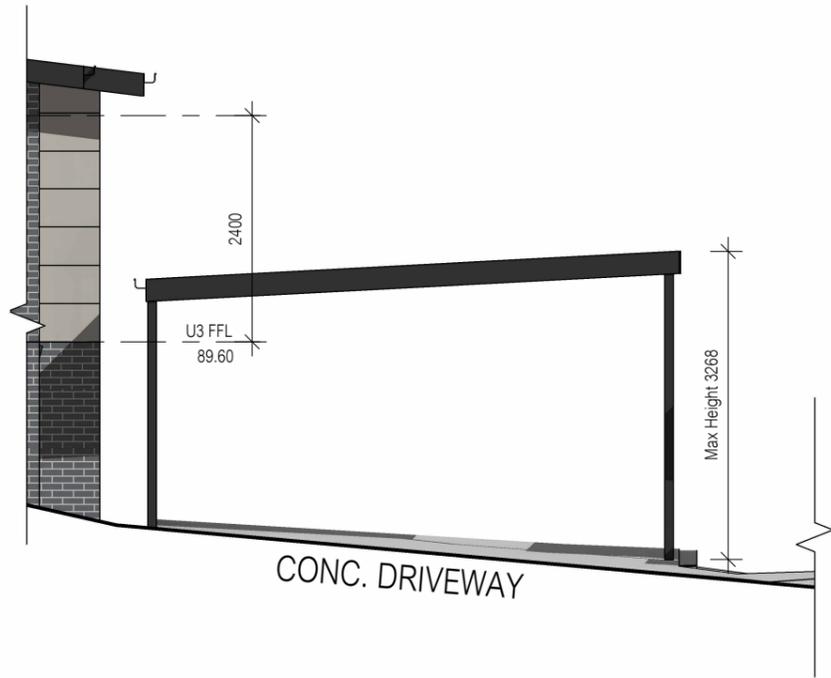
ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info

PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



SITE EXISTING GROUND LINE		
Drawn	SW	AP2023-2296
Date	20 March 2026	Sheet
Scale	1:100	01h/07



E	20 Mar. 2026	SW
D	03 Mar. 2026	SW
C	23 Feb. 2026	SW
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

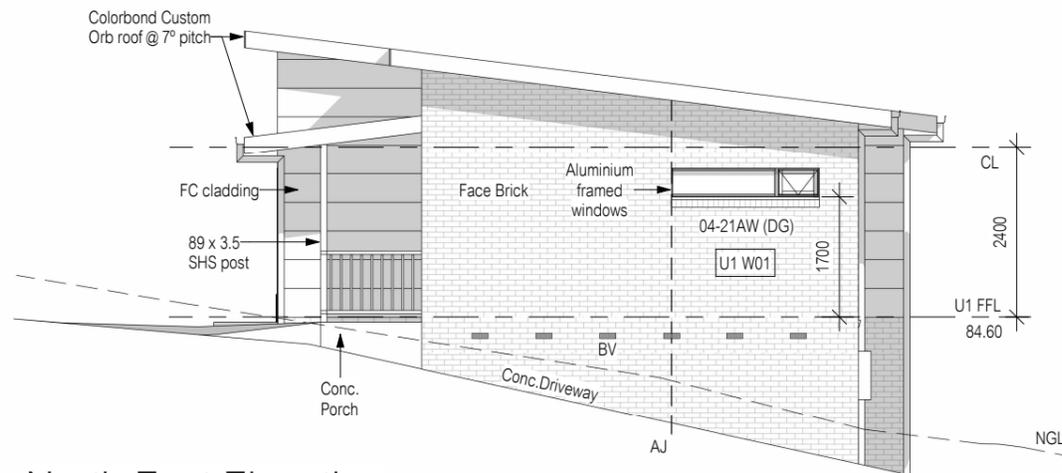
Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY

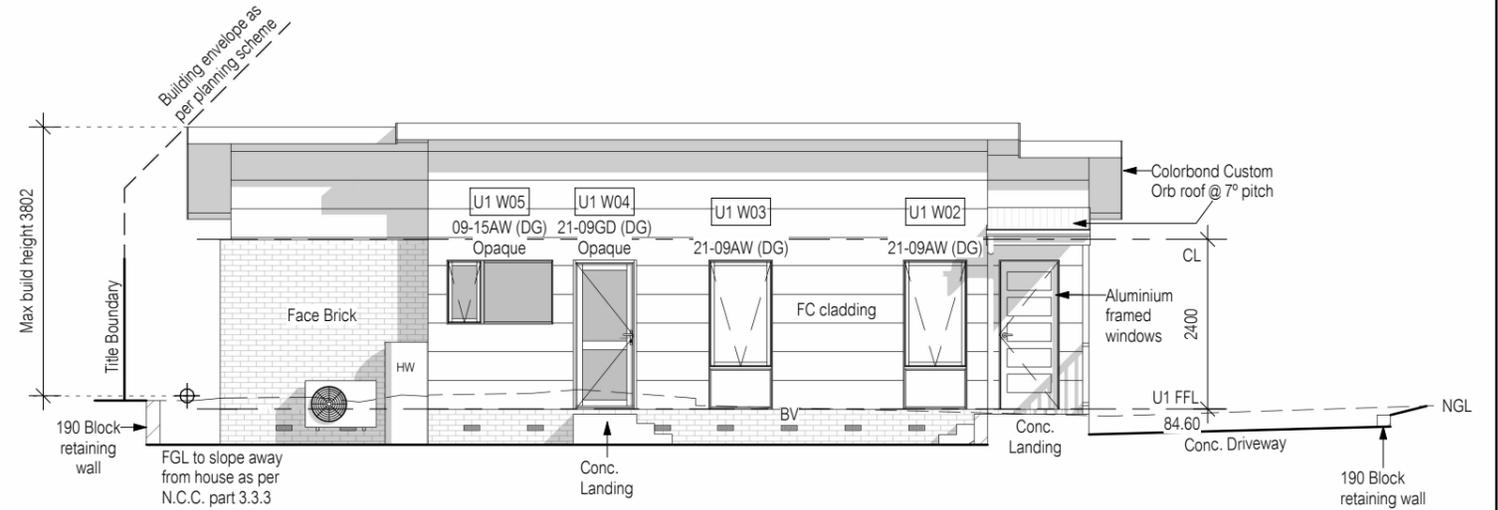


NORTH EAST CARPORT ELEVATIONS		
Drawn	SW	AP2023-2296
Date	20 March 2026	Sheet
Scale	1:75	01i/07

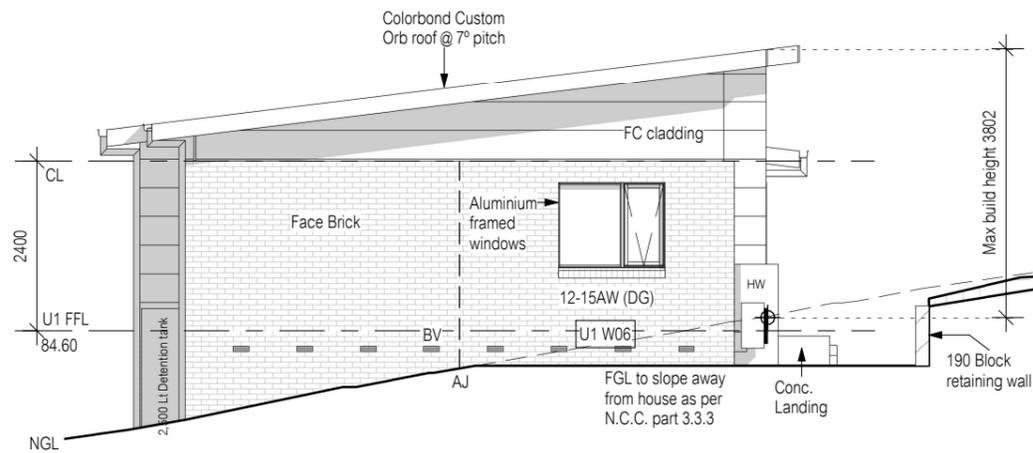
Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



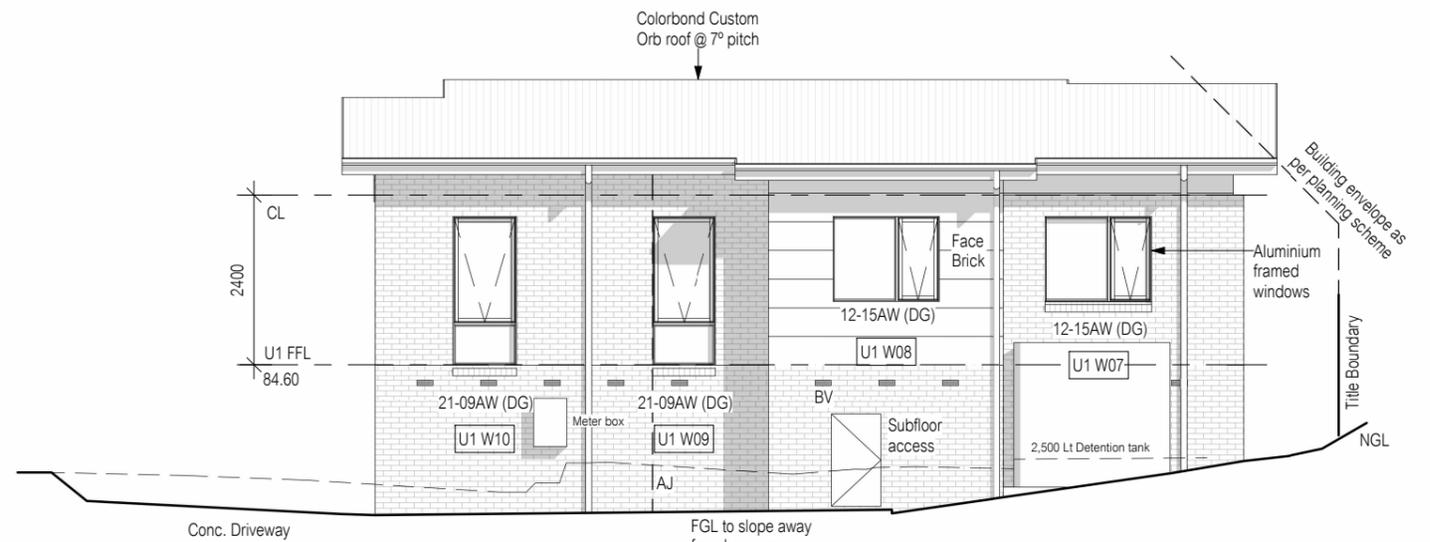
North East Elevation



South East Elevation



South West Elevation



North West Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959. e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

No.	Date	Int.
E	20 Mar. 2026	SW
B	06 Jan. 2026	SW
A	09 Oct. 2024	KV

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
 AJ - Articulation Joint
 BV - Brick Vent

Amendment changes as per cover sheet
 Shadows shown for stylisation purposes only

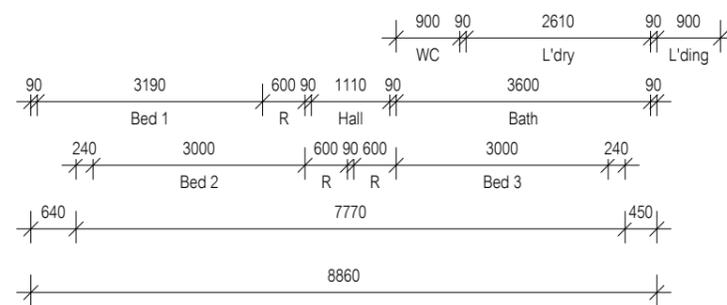
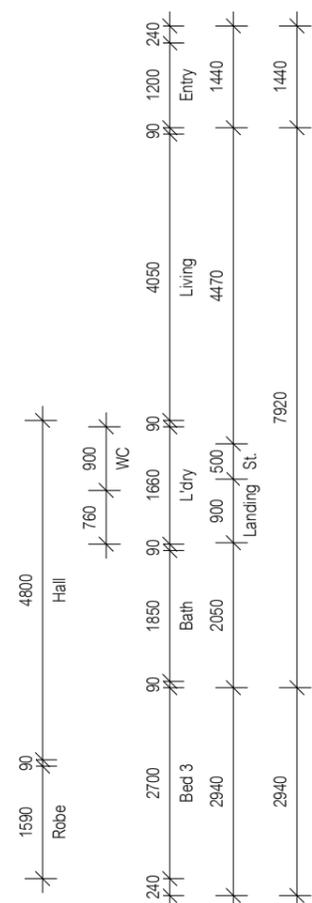
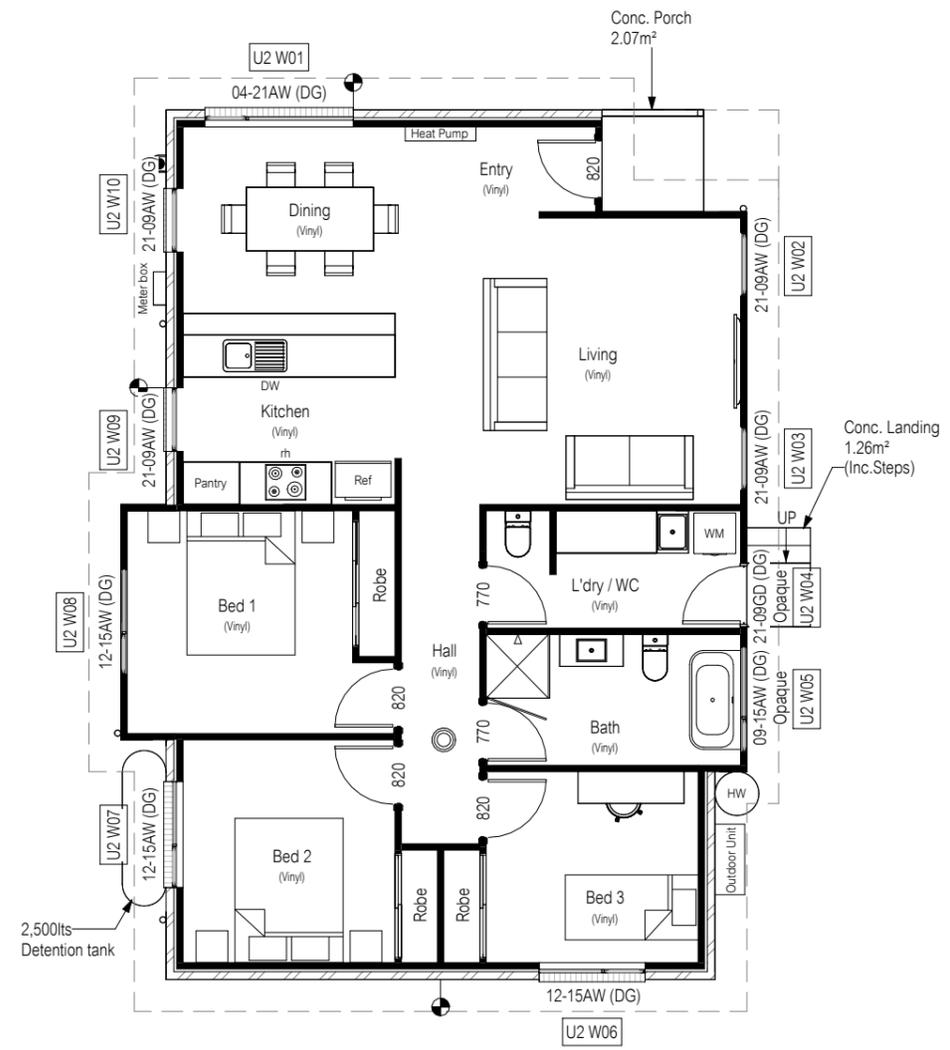
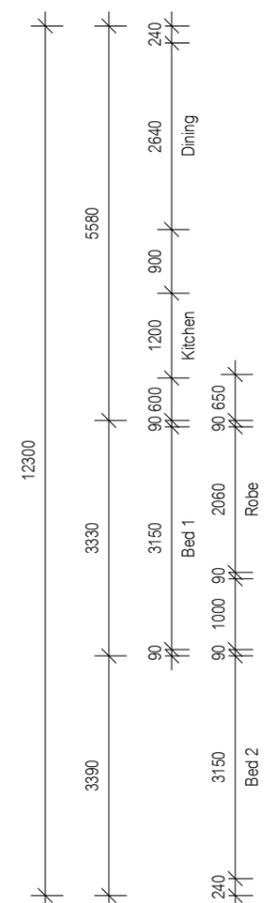
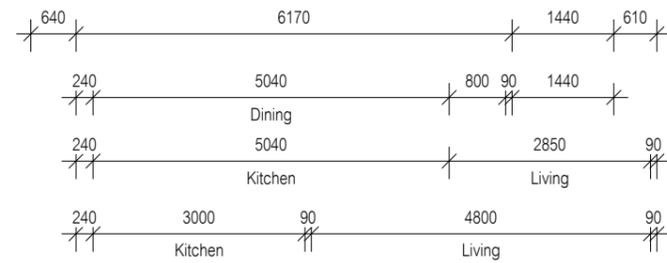
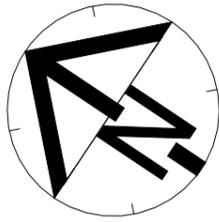
- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY

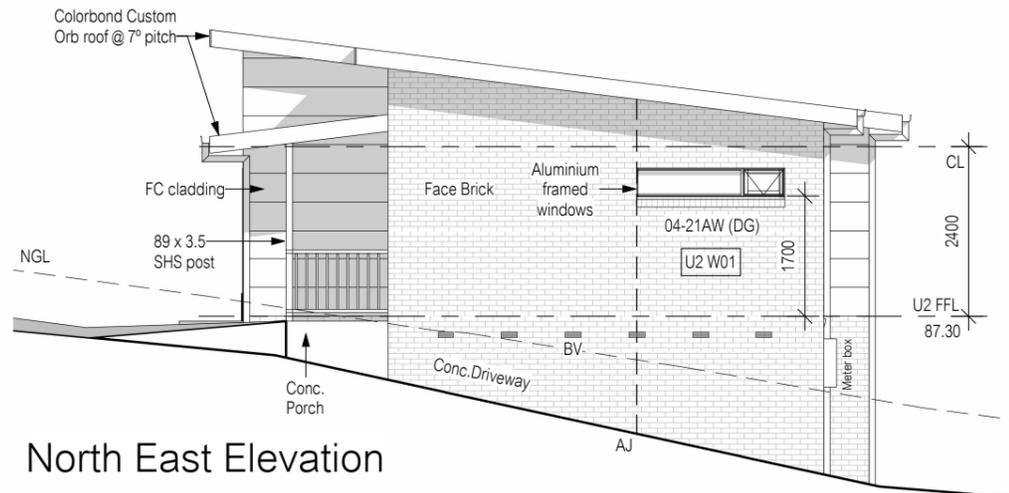


U1 ELEVATIONS		
Drawn	KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1:100	03/07
Copyright ©		



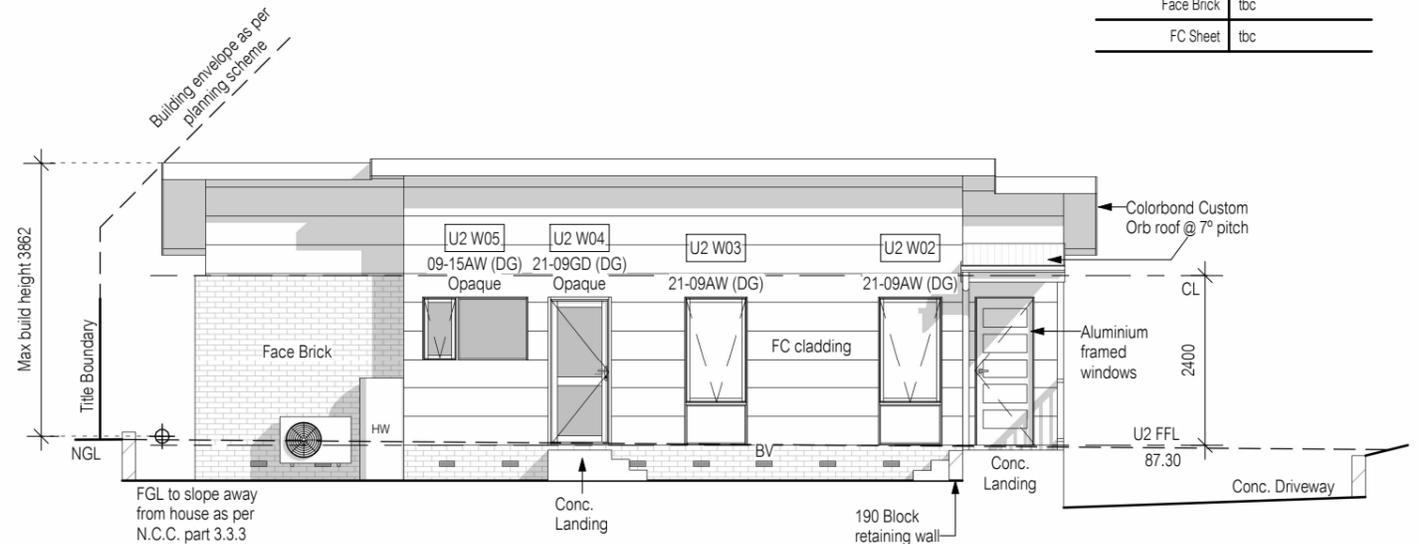
Floor Area = 98.96m ² Articulation joints Smoke Alarm (interconnected where more than 1) All window sizes to be checked and/or confirmed on site prior to ordering glazing units			Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.		Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		Client / Project info PROPOSED M & K SIMPSON UNIT DEVELOPMENT 209 Tolosa Street GLENORCHY		U2 FLOOR PLAN Drawn ST / KV AP2023-2296 Date 09 July 2024 Sheet Scale 1:100 Copyright © 04/07	
Amendment changes as per cover sheet										

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

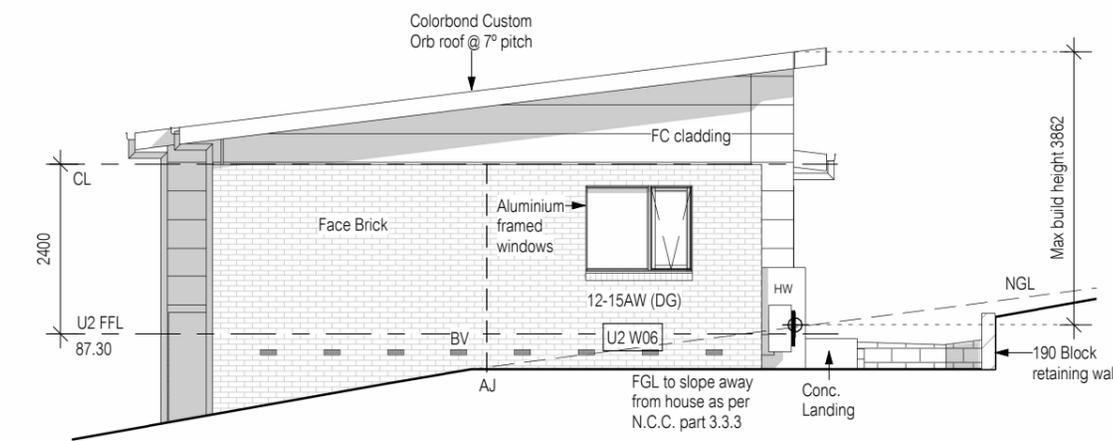


North East Elevation

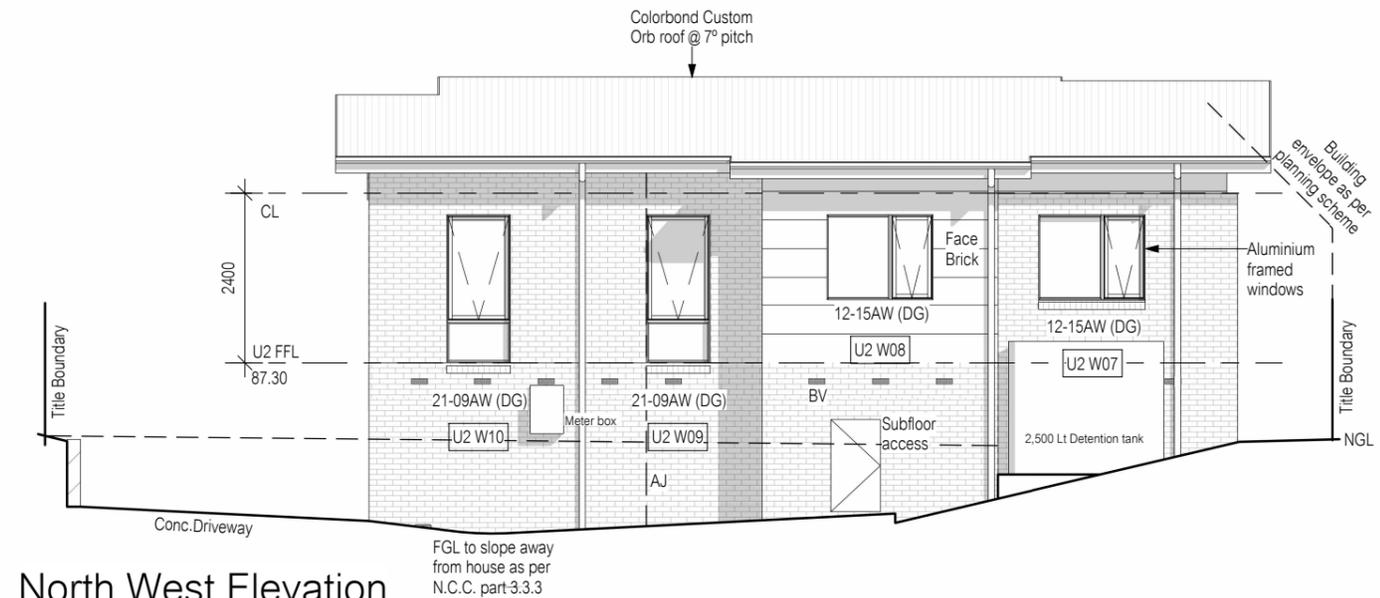
FGL to slope away from house as per N.C.C. part 3.3.3



South East Elevation



South West Elevation



North West Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959. e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

No.	Date	Int.
E	20 Mar. 2026	SW
B	06 Jan. 2026	SW
A	09 Oct. 2024	KV

Amendment changes as per cover sheet

Shadows shown for stylisation purposes only

LEGEND:
 AJ - Articulation Joint
 BV - Brick Vent

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

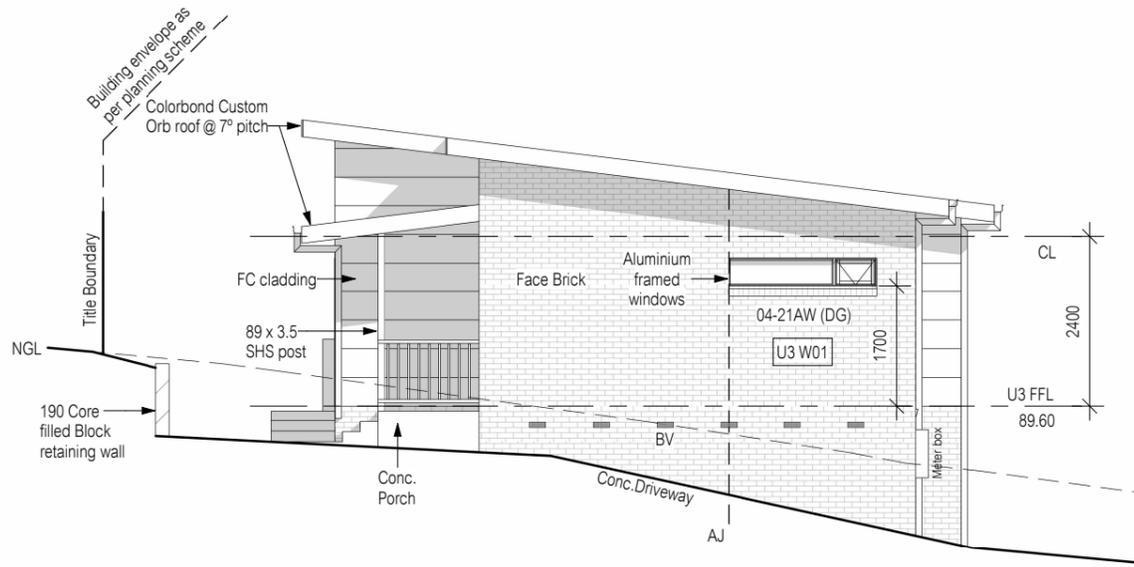
Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



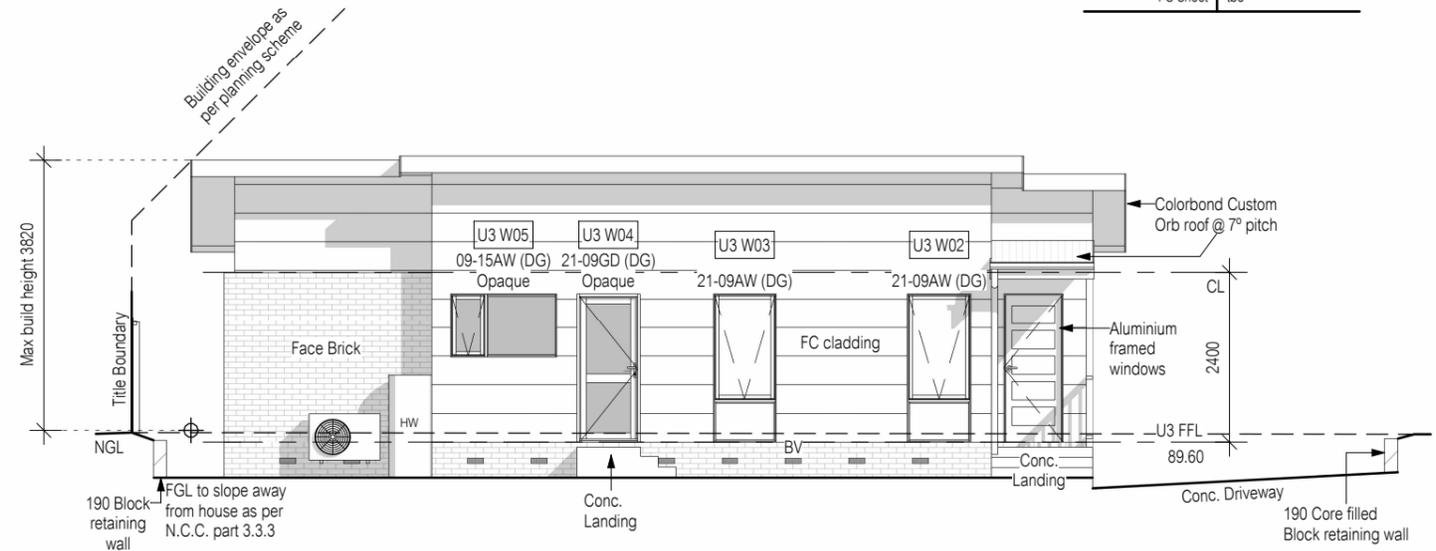
U2 ELEVATIONS

Drawn	KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1:100	
Copyright ©		05/07

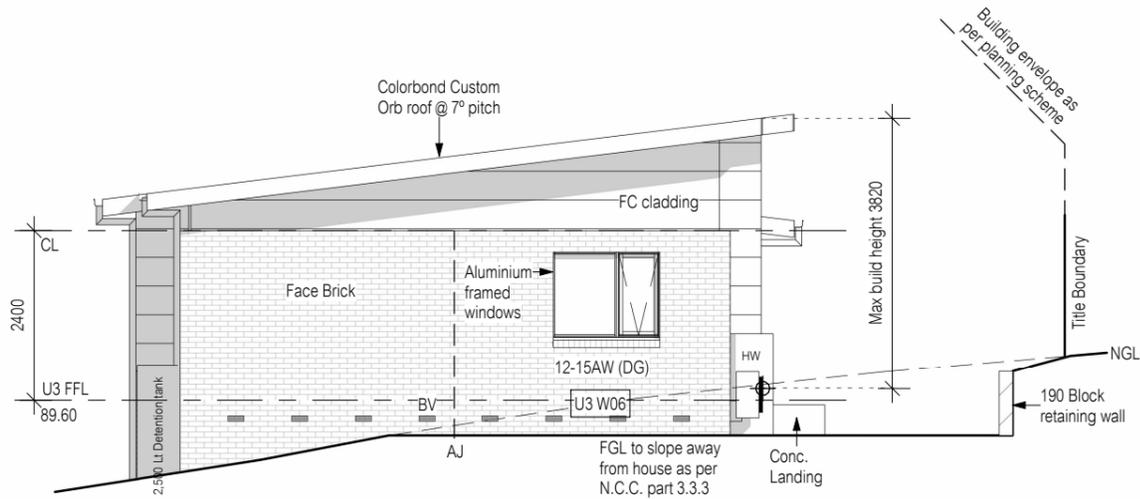
Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



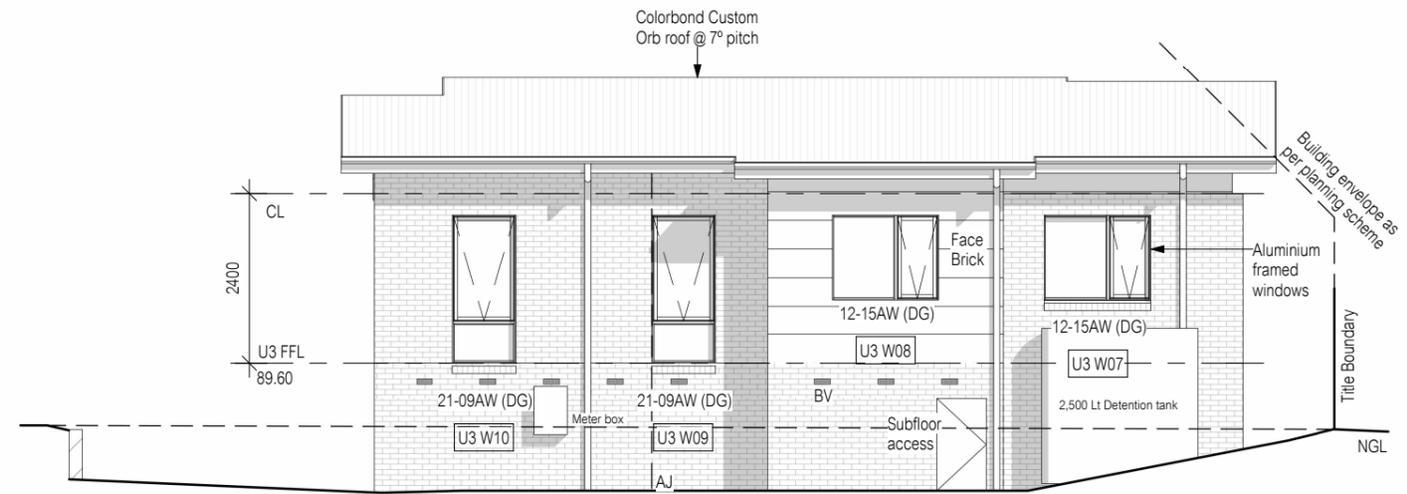
North East Elevation



South East Elevation



South West Elevation



North West Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959. e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

No.	Date	Int.
E	20 Mar. 2026	SW
B	06 Jan. 2026	SW
A	09 Oct. 2024	KV

Amendment changes as per cover sheet

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



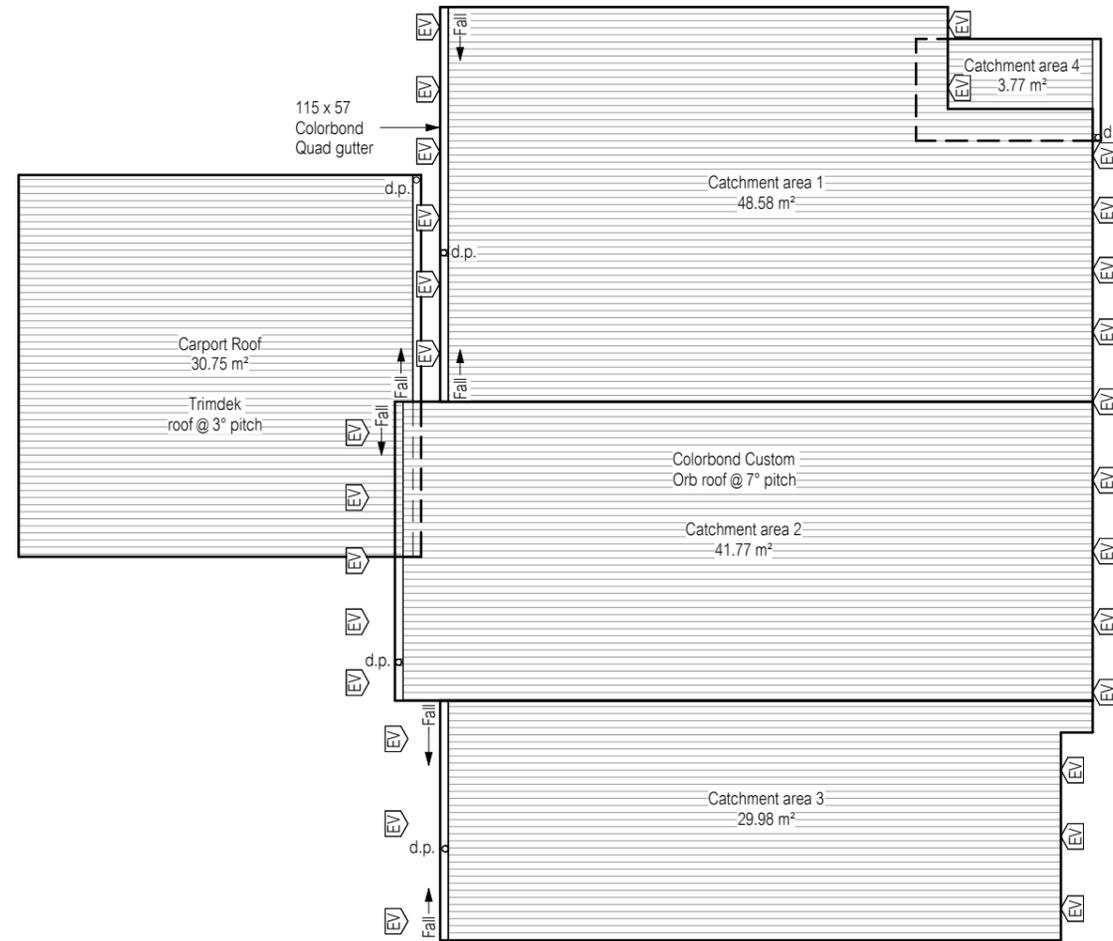
U3 ELEVATIONS		
Drawn	KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1:100	07/07

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
 Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
 The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
 75 x 38 F8
 @ 900 Centre

Colorbond fixings:
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Sarking to be cut / discontinuous along ridge line.
 Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

EAVES VENT NOTE:
 BRADFORD CSR POLY EAVE VENT (23,700mm²).
 14 VENTS (28 TOTAL) TO BE EVENLY SPACED AT EACH OF TWO OPPOSING ENDS

Position and quantity of downpipes are not to be altered without consultation with designer

ROOF DRAINAGE NOTE:
 Min. medium rectangular gutter & min. 90e downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

B	06 Jan. 2026	SW
No.	Date	Int.

Amendment changes as per cover sheet

- Notes**
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



U1 ROOF PLAN

Drawn KV AP2023-2296

Date 09 July 2024 Sheet

Scale 1:100

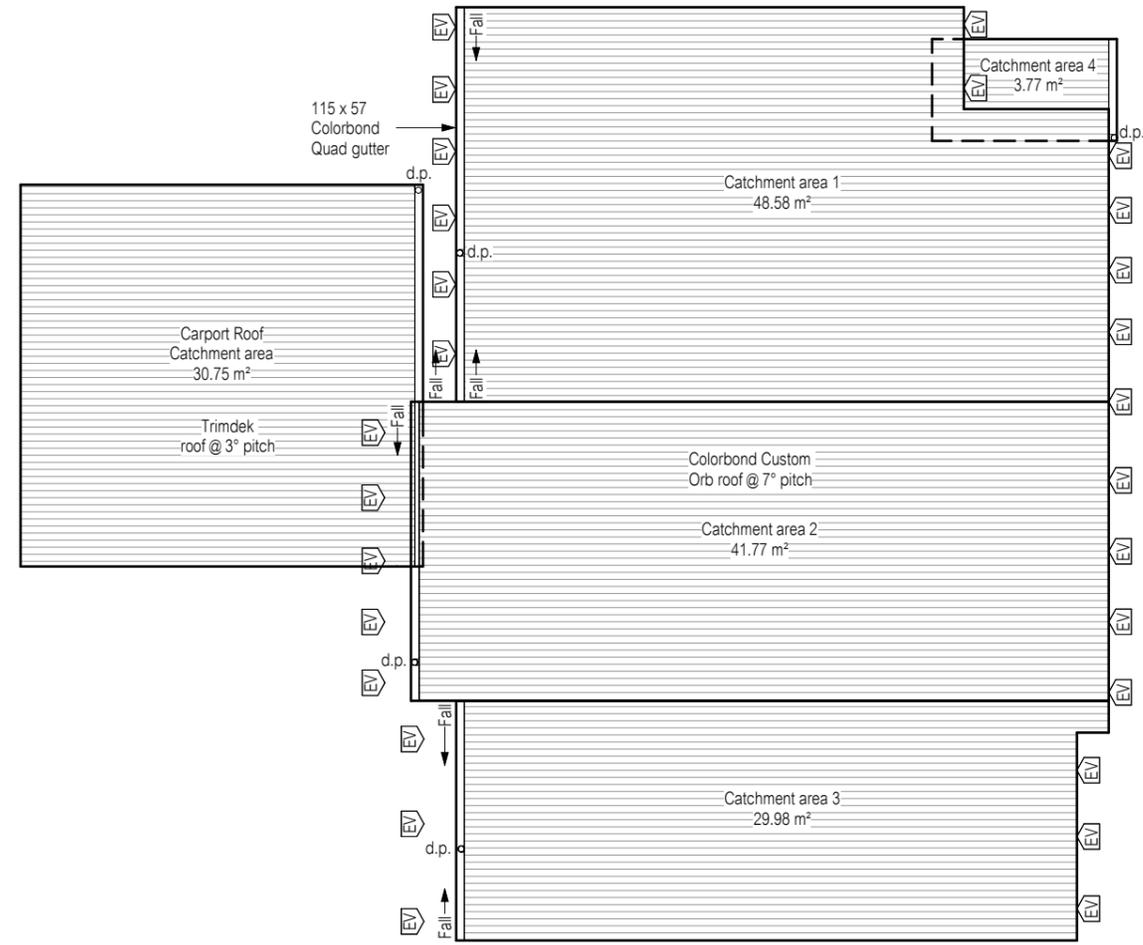
11/07

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
 Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
 The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
 75 x 38 F8
 @ 900 Centre

Colorbond fixings:
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Sarking to be cut / discontinuous along ridge line.
 Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

EAVES VENT NOTE:
 BRADFORD CSR POLY EAVE VENT (23,700mm²).
 14 VENTS (28 TOTAL) TO BE EVENLY SPACED AT EACH OF TWO OPPOSING ENDS

ROOF DRAINAGE NOTE:
 Min. medium rectangular gutter & min. 90e downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

Position and quantity of downpipes are not to be altered without consultation with designer

- Notes**
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



U2 ROOF PLAN		
Drawn	KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1:100	11a/07

B	06 Jan. 2026	SW
No.	Date	Int.

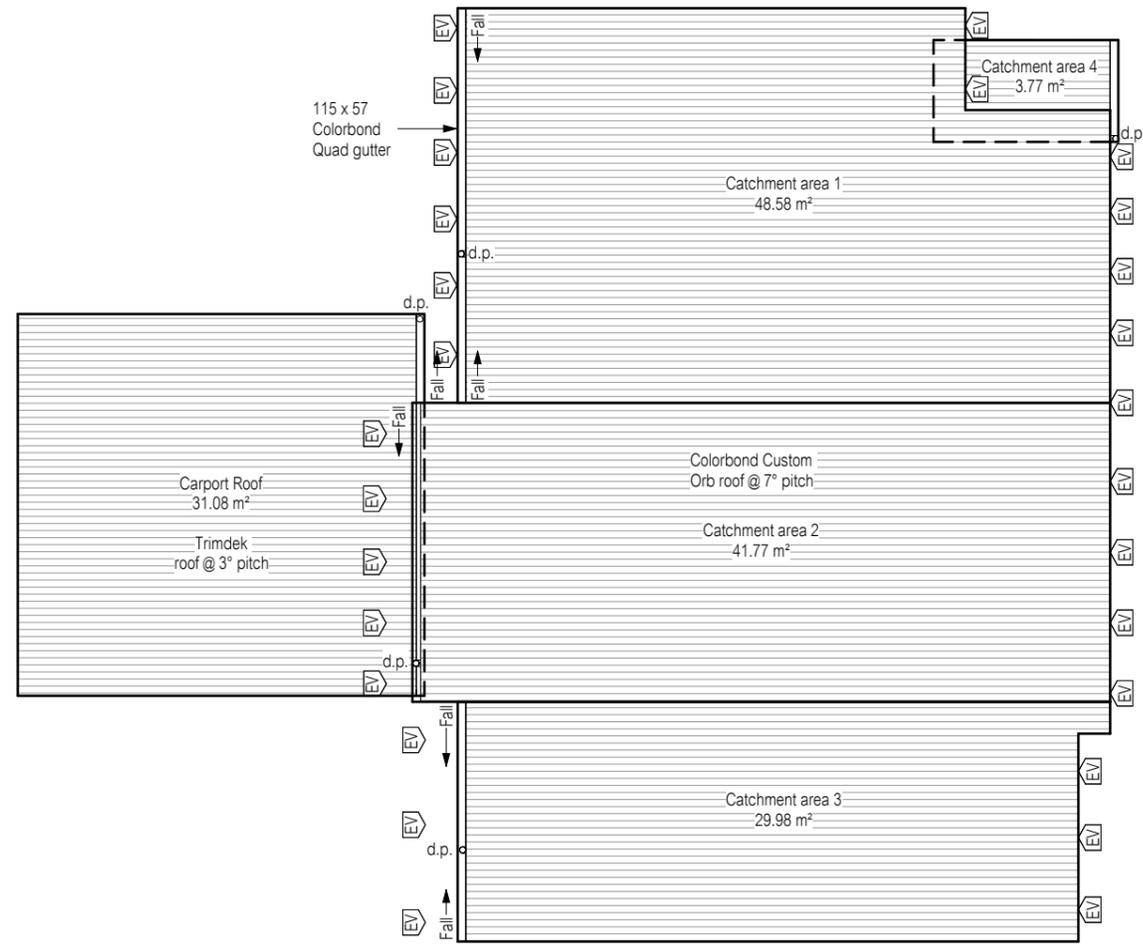
Amendment changes as per cover sheet

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
 Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
 The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
 75 x 38 F8
 @ 900 Centre

Colorbond fixings:
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Sarking to be cut / discontinuous along ridge line.
 Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

Position and quantity of downpipes are not to be altered without consultation with designer

ROOF DRAINAGE NOTE:
 Min. medium rectangular gutter & min. 90e downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

EAVES VENT NOTE:
 BRADFORD CSR POLY EAVE VENT (23,700mm²).
 14 VENTS (28 TOTAL) TO BE EVENLY SPACED AT EACH OF TWO OPPOSING ENDS

B	06 Jan. 2026	SW
No.	Date	Int.

Amendment changes as per cover sheet

- Notes**
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED M & K SIMPSON UNIT DEVELOPMENT
 209 Tolosa Street
 GLENORCHY



U3 ROOF PLAN		
Drawn	KV	AP2023-2296
Date	09 July 2024	Sheet
Scale	1:100	11b/07