

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-362
PROPOSED DEVELOPMENT:	Two (2) Multiple Dwellings
LOCATION:	30 Barry Street Glenorchy
APPLICANT:	Pinnacle Drafting & Design
ADVERTISING START DATE:	20/03/2026
ADVERTISING EXPIRY DATE:	8/04/2026

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 **8/04/2026**.

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 **8/04/2026**, or for postal and hand delivered representations, by 5.00 pm on **8/04/2026**.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-362

DATE RECEIVED: 5 March 2026

P I N N A C L E

PINNACLE



30 Barry Street, Glenorchy - 7010

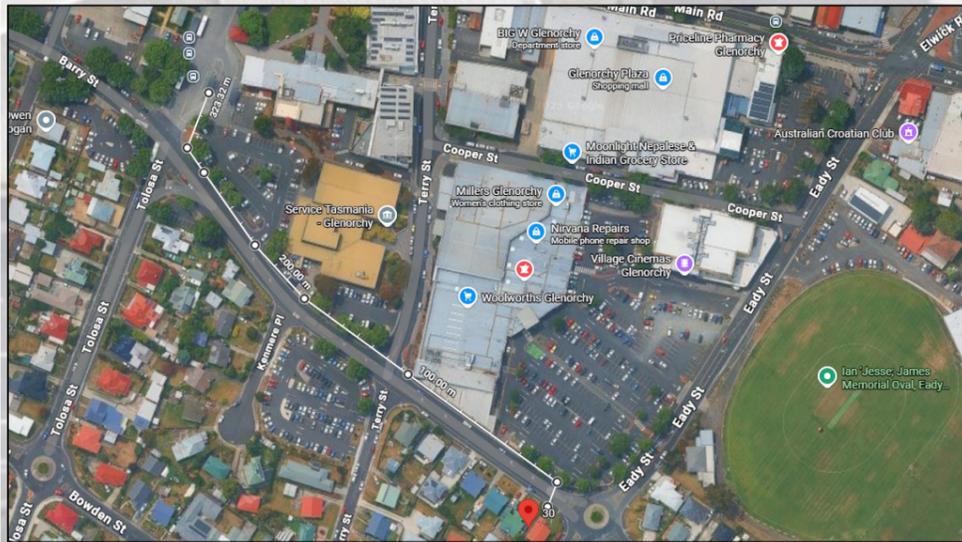
Owner(s) or Clients	Homes Tasmania	Title Reference	55737/9
Building Classification	1a	Zoning	Inner Residential
Designer	Jason Nickerson CC6073Y	Land Size	575m ²
Total Floor Area (Combined)	194.03m ² Deck 5.40m ²	Design Wind Speed	N2
Alpine Area	N/A	Soil Classification	M
Other Hazards <small>(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)</small>	Flood Prone Area	Climate Zone	7
		Corrosion Environment	Low
		Bushfire Attack Level (BAL)	Low

Changes List			
ID	Description of change	Date Changed	Designer

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-362
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ID	Sheet Name	Issue
A0.01	Location Plan	DA-03
A0.02	Site Plan	DA-03
A0.03	Setout Plan	DA-03
A1.01	U1 - Floor Plan	DA-03
A1.02	U1 - Elevations	DA-03
A1.03	U1 - Elevations	DA-03
A1.04	U1 - Roof Plan	DA-03
A1.05	U1 - Electrical Plan	DA-03
A2.01	U2 - Floor Plan	DA-03
A2.02	U2 - Elevations	DA-03
A2.03	U2 - Elevations	DA-03
A2.04	U2 - Roof Plan	DA-03
A2.05	U2 - Electrical Plan	DA-03
L.01	Landscaping Plan	DA-03
L.02	Planting Schedule & Details	DA-03
C.01	Parking U1 P1 Entering & Exiting	DA-03
C.02	Parking U1 P2 & U2 P1 Exiting	DA-03
C.03	Parking U2 P2 Exiting	DA-03

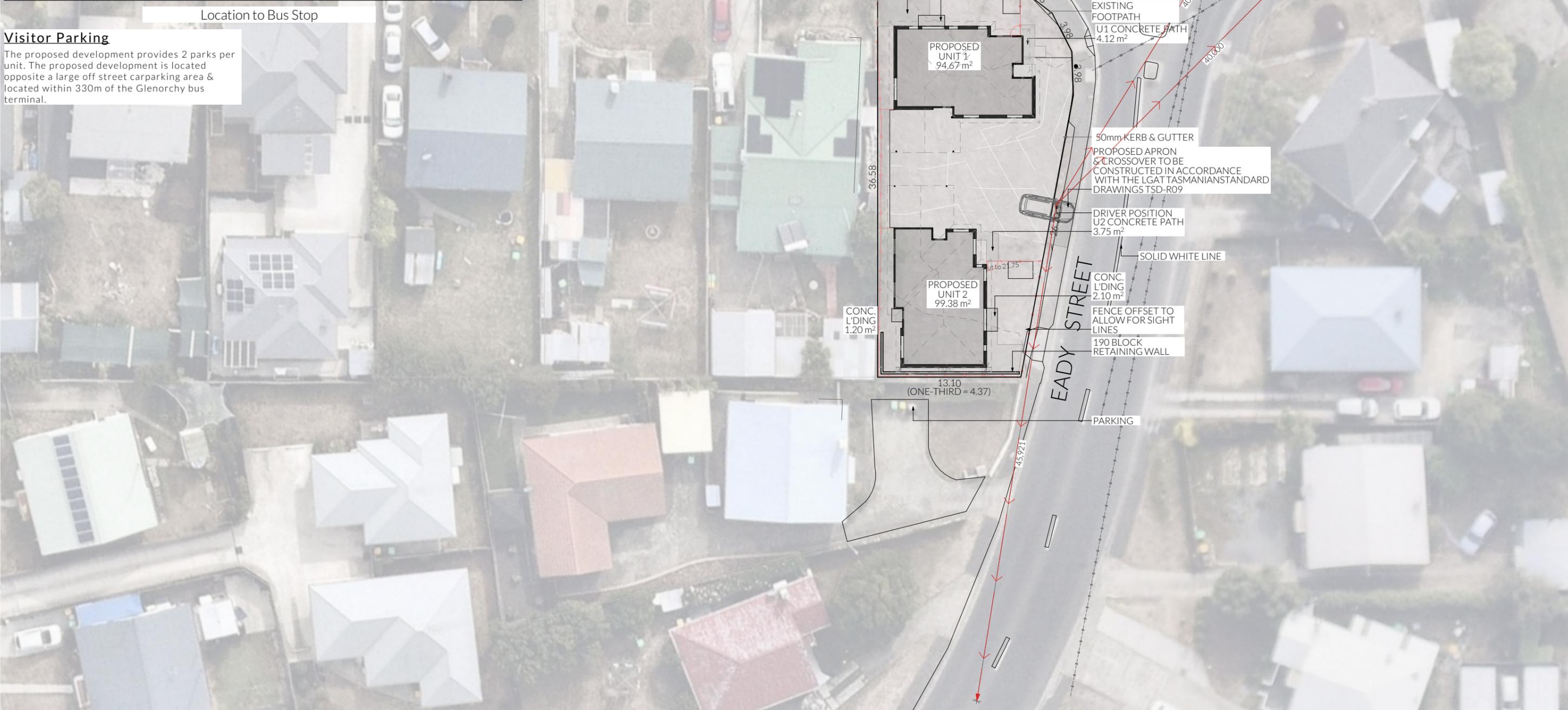
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Location to Bus Stop

Visitor Parking

The proposed development provides 2 parks per unit. The proposed development is located opposite a large off street carparking area & located within 330m of the Glenorchy bus terminal.



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Licence: CC6073Y

Location Plan
Revision: DA-03
Approved by: SH & JD

Scale: 1:350 @ A3
Pg. No: A0.01

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 30 Barry Street, Glenorchy - 7010

Date: 15/01/2026
Drawn by: CJ & JRM
Job No: 035-2025
Engineer: Aldanmark
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

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Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
 - (i) 25mm over the first 1m from the building
 - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
 - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
 - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
 - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
 - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Civil Plans Note:

Refer to Aldanmark Civil Drawings

Survey Notes from Surveyor

"this plan and associated digital model is prepared for pinnacle drafting & design from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

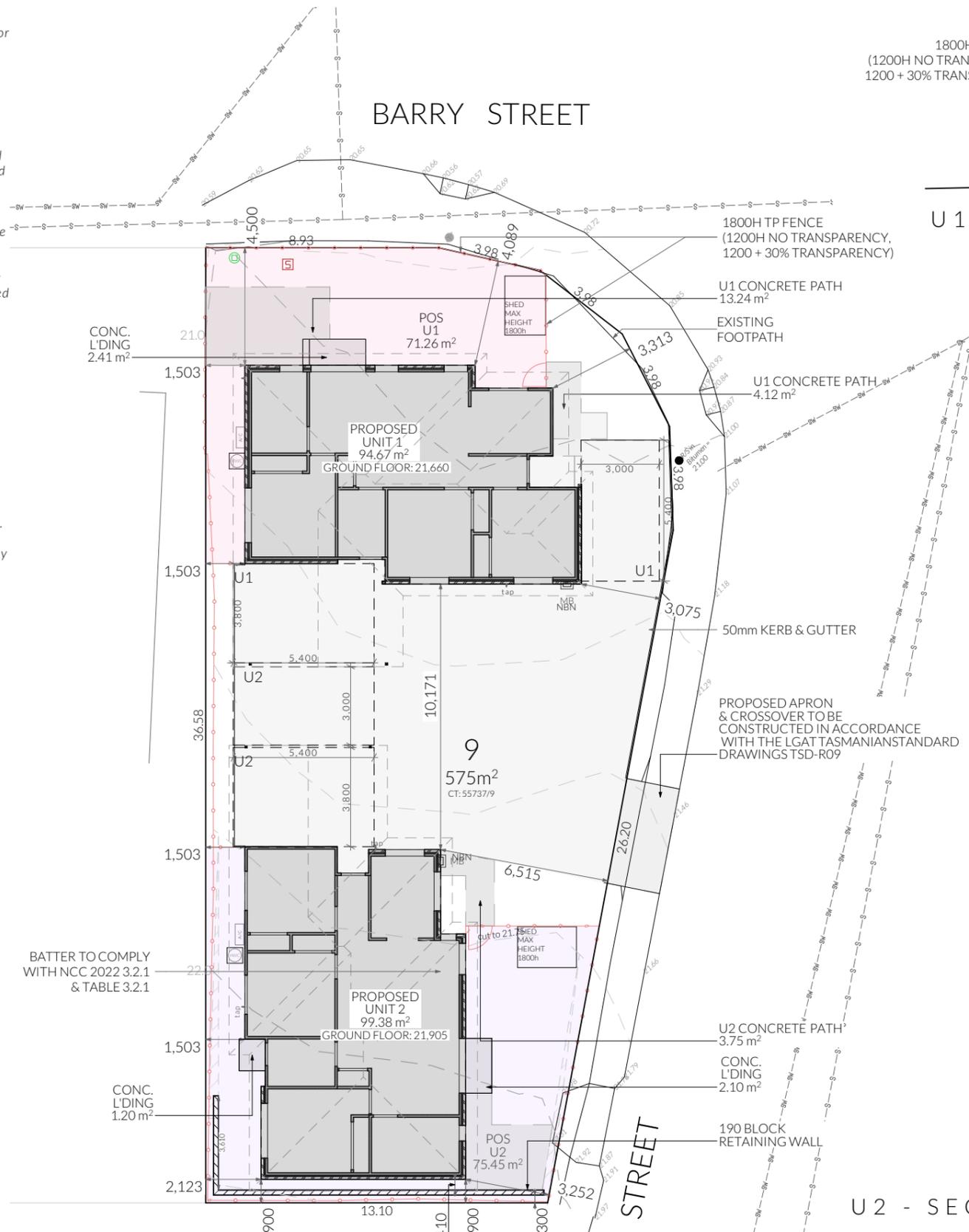
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Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the land titles office to support the boundary definition.

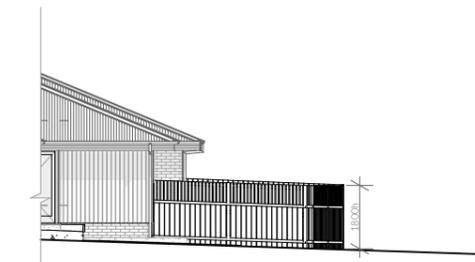
Services shown have been located where visible by field survey. Services denoted as being "per byda only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

If subsequent design is intended for construction setout, future surveying setout costs are increased if the digital data provided is rotated, scaled or moved.

This note forms an integral part of the plan/data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

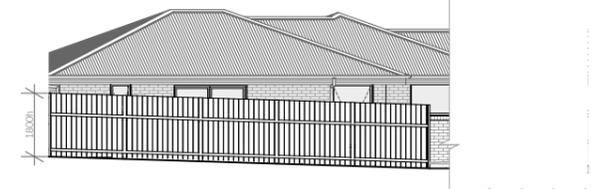


U1 PRIMARY FRONTAGE ELEVATION 1:200



U1 - FENCE ELEVATION 1:200

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U2 - SECONDARY FRONTAGE ELEVATION 1:200

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Site Areas	
Site Area	575 m ²
Building Footprint	191.54 m ²
Total Site Coverage	33.31%

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Site Plan	Scale: 1:200 @ A3 Pg. No: A0.02	Proposal: Government Housing Tender Client: Homes Tasmania Address: 30 Barry Street, Glenorchy - 7010	Date: 15/01/2026 Drawn by: CJ & JRM Job No: 035-2025 Engineer: Aldanmark Building Surveyor: LTBS	ID	Date	Designer		<p style="font-size: 8px;">These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2026. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</p>	
	Revision: DA-03 Approved by: SH & JD										

Note

Setout to be checked by registered surveyor or builder to ensure correct measurements.

Survey Notes from Surveyor

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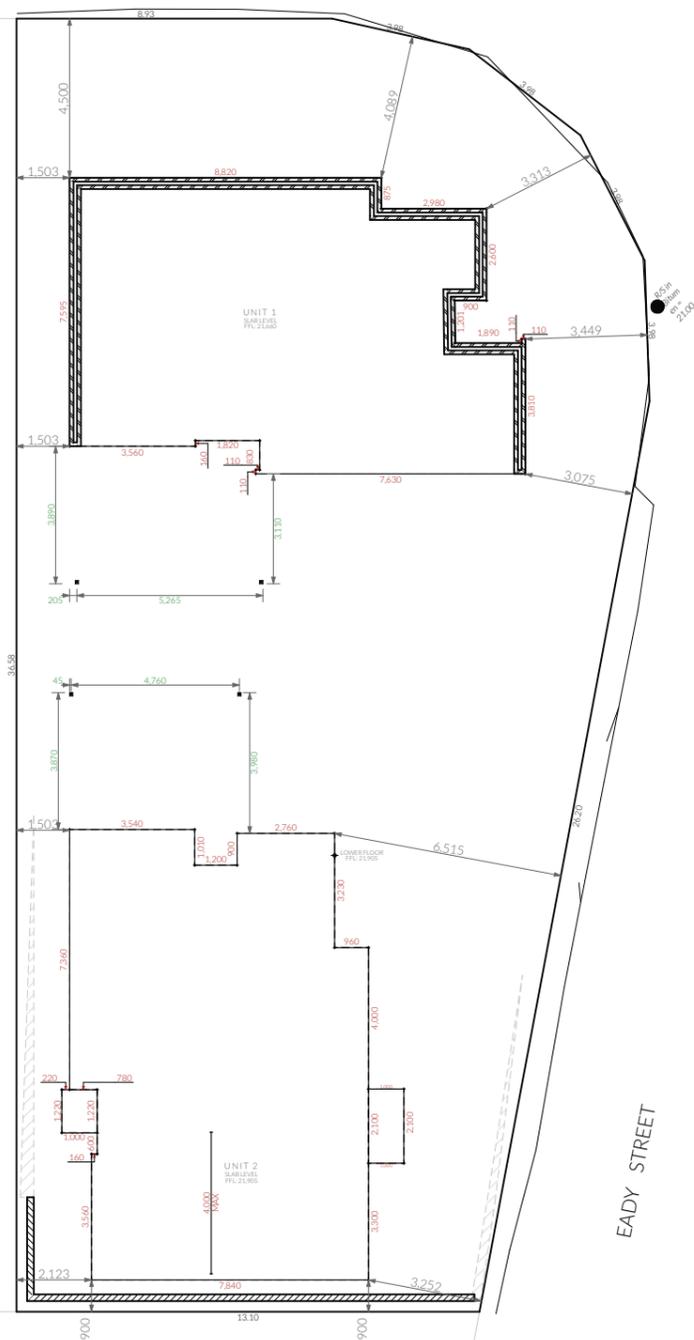
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BARRY STREET

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- Access Panel
- Articulation Joint
- Smoke Alarm

Important Note

Compliant bracing for livable housing standards - black dashed line represents location of reinforcement materials.

In accordance with the Livable Housing Provisions, acceptable options for reinforcement material include noggings with a minimum thickness of 25mm or structural grade plywood with a minimum thickness of 12mm.

Required reinforcement of bathroom and sanitary compartment in compliance with Livable Housing Design Standards 2022. <https://www.abcb.gov.au/sites/default/files/resources/2023/Livable-Housing-Design-Standard-2022-1.3.pdf>

Builder to refer to:
Shower - Figure 6.2c
Toilet - Figure 6.2e
Bath - Figure 6.2b

Important Note

Dwelling to be constructed to Livable Housing Guidelines "Gold Level". Builder to refer to Livable Housing Design Guidelines when constructing dwelling. Refer to General Notes (G1) on this plan set for specifications.

<https://livablehousingaustralia.org.au/design-guidelines/>

Circulation space for Gold Standard

Construction of sanitary compartments 10.4.2 of NCC 2022

- The door to a fully enclosed sanitary compartment must -
- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
 Riser: Min 115mm - Max 190mm
 Going: Min 240mm - Max 355mm
 Slope (2R+G): Max 550 - Min 700
 For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

- Heights of rooms and other spaces must not be less than;
- (a) in a *habitable room* excluding a kitchen - 2.4 m; and
- (b) in a kitchen - 2.1 m; and
- (c) in a corridor, passageway or the like - 2.1 m; and
- (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
- (f) in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

Floor Areas

Unit 1 Floor Area	94.67m ²
U1 L'ding	2.16m ²

U1 - Floor Plan

Revision: **DA-03**
 Approved by: **SH & JD**

Scale: **1:100 @ A3**
 Pg. No: **A1.01**

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 Client: Homes Tasmania
 Address: 30 Barry Street, Glenorchy - 7010

Date: 15/01/2026
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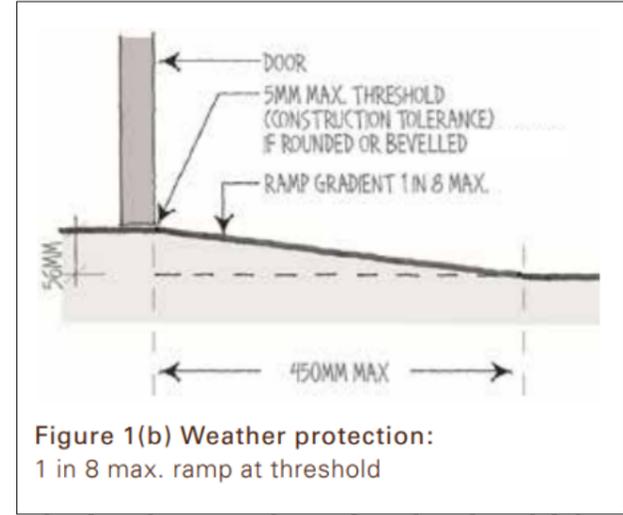
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**Figure 1(b) Weather protection:
 1 in 8 max. ramp at threshold**

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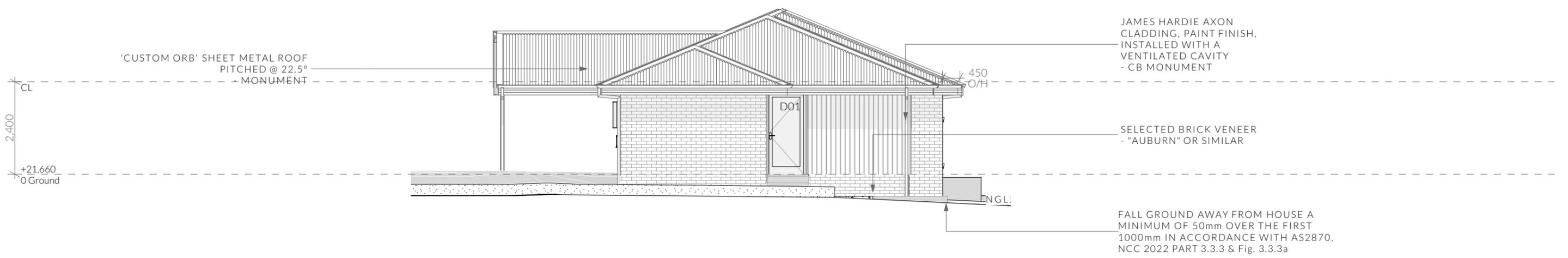
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Unit 1 - North East Elevation

1:100



Unit 1 - South East Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.
U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

NOT FOR CONSTRUCTION

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Unit 1 - South West Elevation

1:100



Unit 1 - North West Elevation

1:100

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Ventilation of roof spaces NCC 2022

Part 10.8.3

A roof must have a roof space that-

- (a) is located-
 - (i) immediately above the primary insulation layer; or
 - (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
 - (iii) immediately above ceiling insulation; and
- (b) has a height of not less than 20 mm; and
- (c) is either-
 - (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii) located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

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

Refer to table 7.5.5 for trimmer and fastener spacings.

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ROOF PITCH >15° and <75°
HIP/GABLE ROOF

REQUIRED VENT AREA

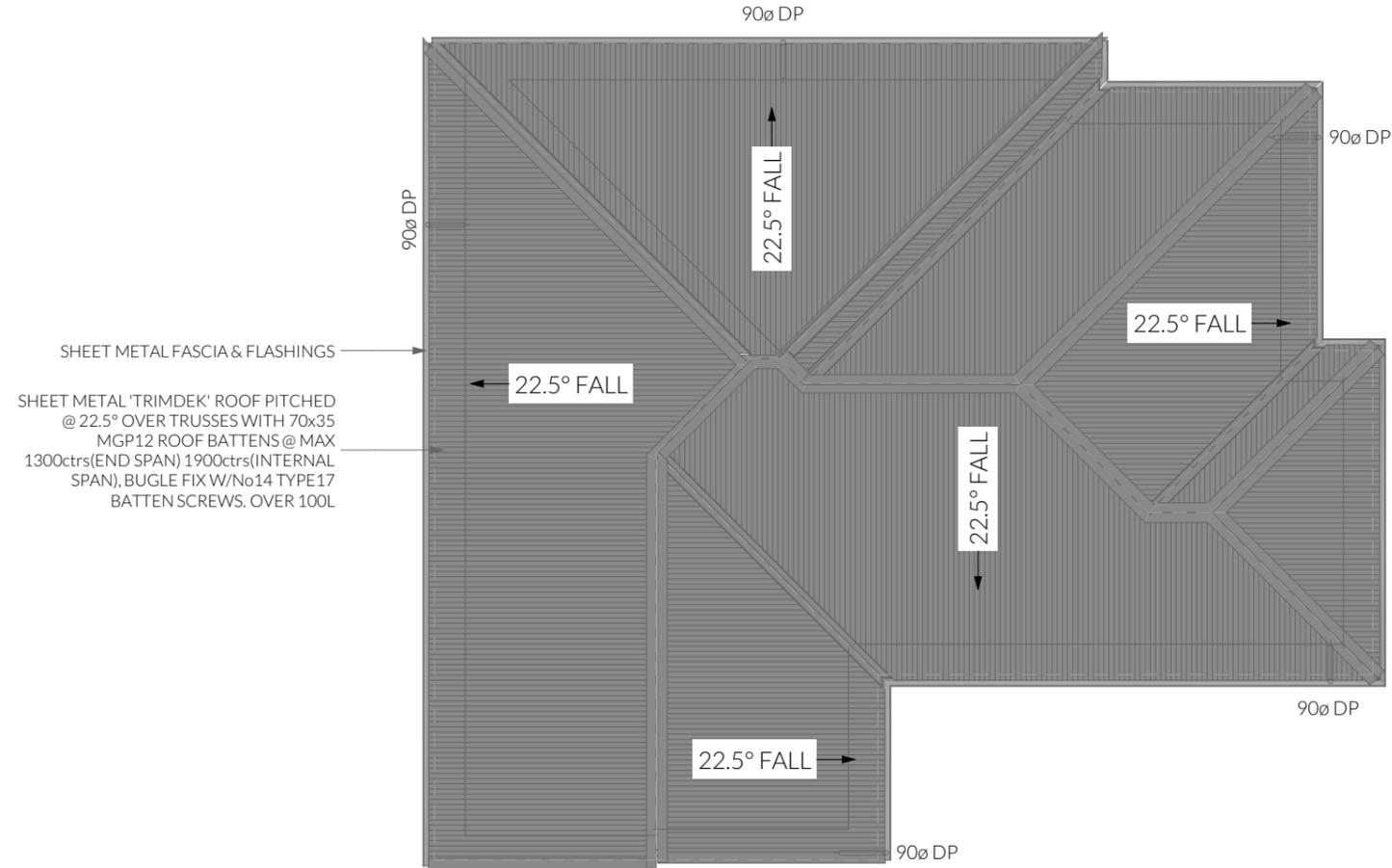
Low Vents = 0.28m² (39.555m x 7.000mm²)
High Vents = 0.038m² (7.697 m x 5.000mm²)

EAVE VENTS

BUILDERS EDGE EAVE VENT (EV4020)
7x 400X200mm(0.042m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT

RIDGE VENT SYSTEM

RIDGE CAP (Continuous 5mm gap in sarking)



NOT FOR CONSTRUCTION

	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	U1 - Roof Plan Revision: DA-03 Approved by: SH & JD	Scale: 1:100 @ A3 Pg. No: A1.04	Proposal: Government Housing Tender Client: Homes Tasmania Address: 30 Barry Street, Glenorchy - 7010	Date: 15/01/2026 Drawn by: CJ & JRM Job No: 035-2025 Engineer: Aldanmark Building Surveyor: LTBS	<table border="1"> <thead> <tr> <th>ID</th> <th>Date</th> <th>Designer</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ID	Date	Designer					These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2026. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	
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Document Set ID: 3595819 Version: 1, Version Date: 18/03/2026		NOTE: Refer to cover page for further details on changes.													

ELECTRICAL LEGEND - UNIT 1 - Lower Floor

Symbol	Description	Allowance	Quantity
▽ ^P	DATA- CAT 6 (RJ45) - 1 GANG		4
⌋ ^{TV}	DATA- TV CONNECTION		2
■	FAN - 3 IN 1 (4 LAMP)	10W (LIGHT)	2
⊙	FAN - CEILING - EXHAUST		4
⌋	GPO - (1) SINGLE		6
⌋ ²	GPO - (2) DOUBLE		37
⌋ ^{ISO}	GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH)		2
⌋ ^{W/PROOF}	GPO - WEATHER PROOF DOUBLE		4
⊗ _R	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	43
▬	LIGHT - CEILING - LED BATTEN	20W	4
⌋	SWITCH - LIGHT 1 GANG		10
⌋ ²	SWITCH - LIGHT 2 GANG		8
⌋ ³	SWITCH - LIGHT 3 GANG		3

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-362

DATE RECEIVED: 5 March 2026

Smoke Alarms Part 9.5 of NCC 2022

- Smoke alarms must-
- (a) be located in-
 - (i) a Class 1a building in accordance with 9.5.2 and 9.5.4; and
 - (ii) a Class 1b building in accordance with 9.5.3 and 9.5.4; and
 - (b) comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
 - (c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

- In a Class 1a building, smoke alarms must be located in-
- (a) any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
 - (b) each other storey not containing bedrooms.

- Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
- (a) Where a smoke alarm is located on the ceiling it must be-
 - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
 - (b) Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Exhaust Fans

- Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have:
- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
 - (a) 25 L/s for a bathroom or sanitary compartment; and
 - (b) 40 L/s for a kitchen or laundry.
 - Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
 - Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
 - An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
 - (a) be interlocked with the room's light switch; and
 - (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Preparation for future Solar Installation:

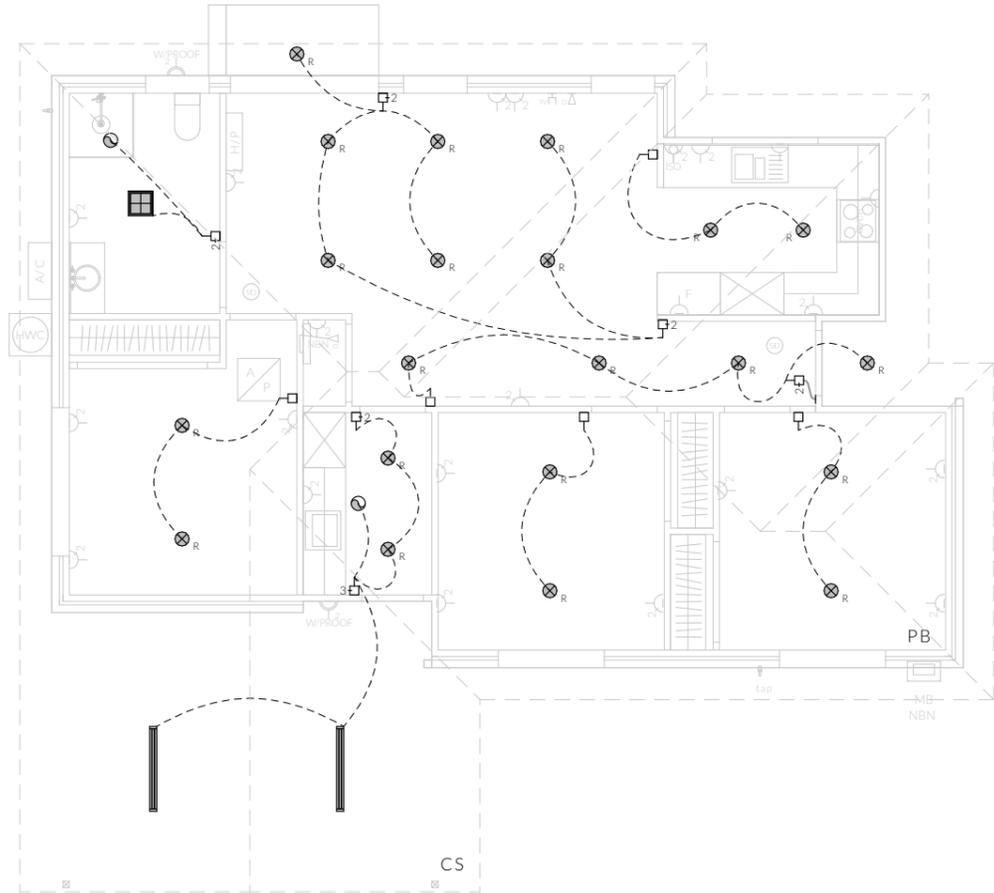
Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space.

Note: Lighting

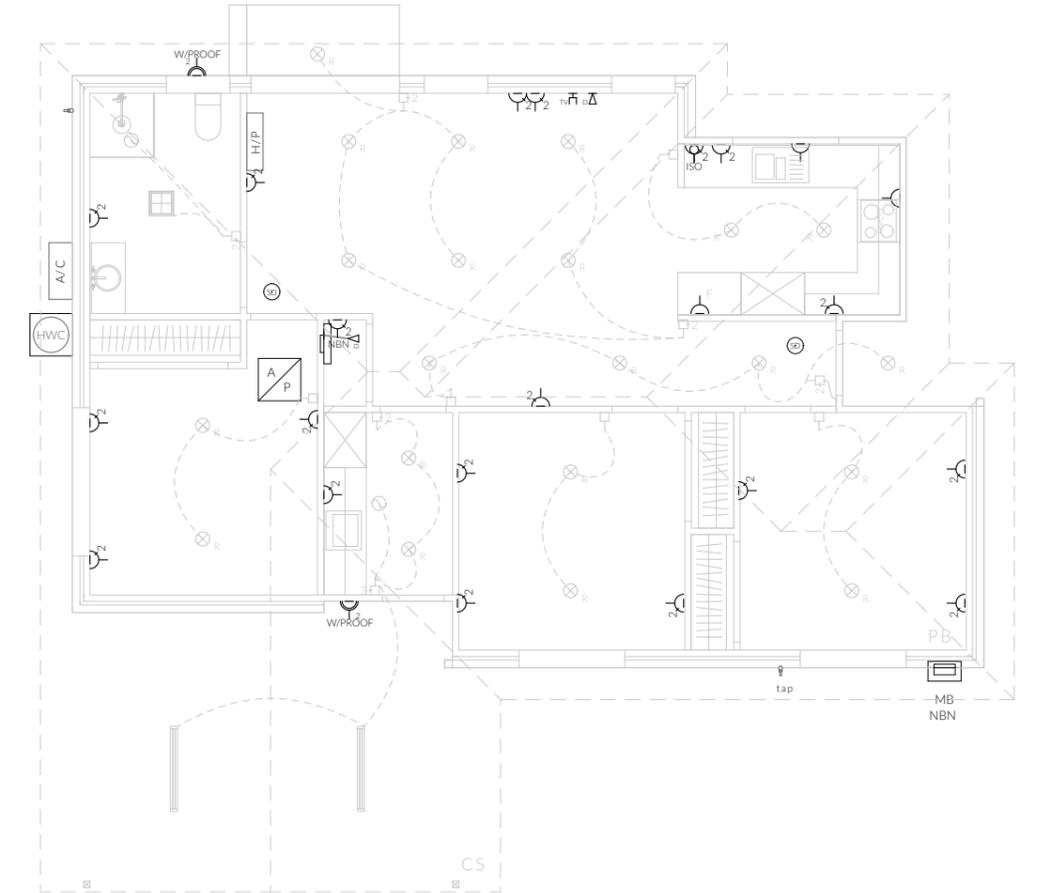
Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:

- 5W/m² in class 1a dwellings
- 4W/m² to veranda, balcony or the like
- 3W/m² in a class 10a dwelling associated with the class 1a dwelling

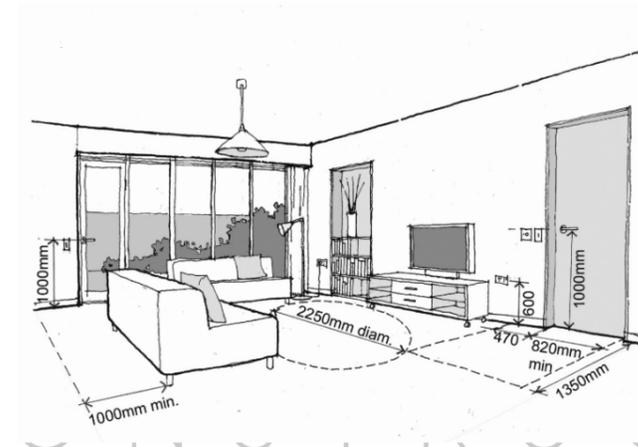
U.N.O - All downlights are to be Insulation Contact (IC) rated.



Electrical Plan - Light/Reflected Ceiling



Electrical Plan - Power



Notes

- U.N.O ceilings are to be plasterboard.
- ◊---◊ Dimmable Circuit
- ⌋---⌋ Timer Circuit(as fan note)
- PB - Plasterboard
- CS - Cement Sheet Eaves

PINNACLE

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Licence: CC6073Y

U1- Electrical Plan

Scale: @A3
Pg. No: A1.05

Revision: DA-03
Approved by: SH & JD

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 30 Barry Street, Glenorchy - 7010

Date: 15/01/2026
Drawn by: CJ & JRM
Job No: 035-2025
Engineer: Aldanmark
Building Surveyor: LTBS

ID	Date	Designer



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-  Access Panel
-  Articulation Joint
-  Smoke Alarm

Important Note

Compliant bracing for livable housing standards - black dashed line represents location of reinforcement materials.

In accordance with the Livable Housing Provisions, acceptable options for reinforcement material include noggings with a minimum thickness of 25mm or structural grade plywood with a minimum thickness of 12mm.

Required reinforcement of bathroom and sanitary compartment in compliance with Livable Housing Design Standards 2022. <https://www.abcb.gov.au/sites/default/files/resources/2023/Livable-Housing-Design-Standard-2022-1.3.pdf>

Builder to refer to:
Shower - Figure 6.2c
Toilet - Figure 6.2e
Bath - Figure 6.2b

Important Note

Dwelling to be constructed to Livable Housing Guidelines "Gold Level". Builder to refer to Livable Housing Design Guidelines when constructing dwelling. Refer to General Notes (G1) on this plan set for specifications.

<https://livablehousingaustralia.org.au/design-guidelines/>

Circulation space for Gold Standard

Construction of sanitary compartments 10.4.2 of NCC 2022

- The door to a fully enclosed sanitary compartment must -
- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
 Riser: Min 115mm - Max 190mm
 Going: Min 240mm - Max 355mm
 Slope (2R+G): Max 550 - Min 700
 For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

- Heights of rooms and other spaces must not be less than;
- (a) in a *habitable room* excluding a kitchen - 2.4 m; and
 - (b) in a kitchen - 2.1 m; and
 - (c) in a corridor, passageway or the like - 2.1 m; and
 - (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
 - (e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
 - (f) in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

PINNACLE

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U2 - Floor Plan

Revision: **DA-03**
 Approved by: **SH & JD**

Scale: **1:100**
 @A3
 Pg. No: **A2.01**

Proposal: Government Housing Tender
 Client: Homes Tasmania
 Address: 30 Barry Street, Glenorchy - 7010

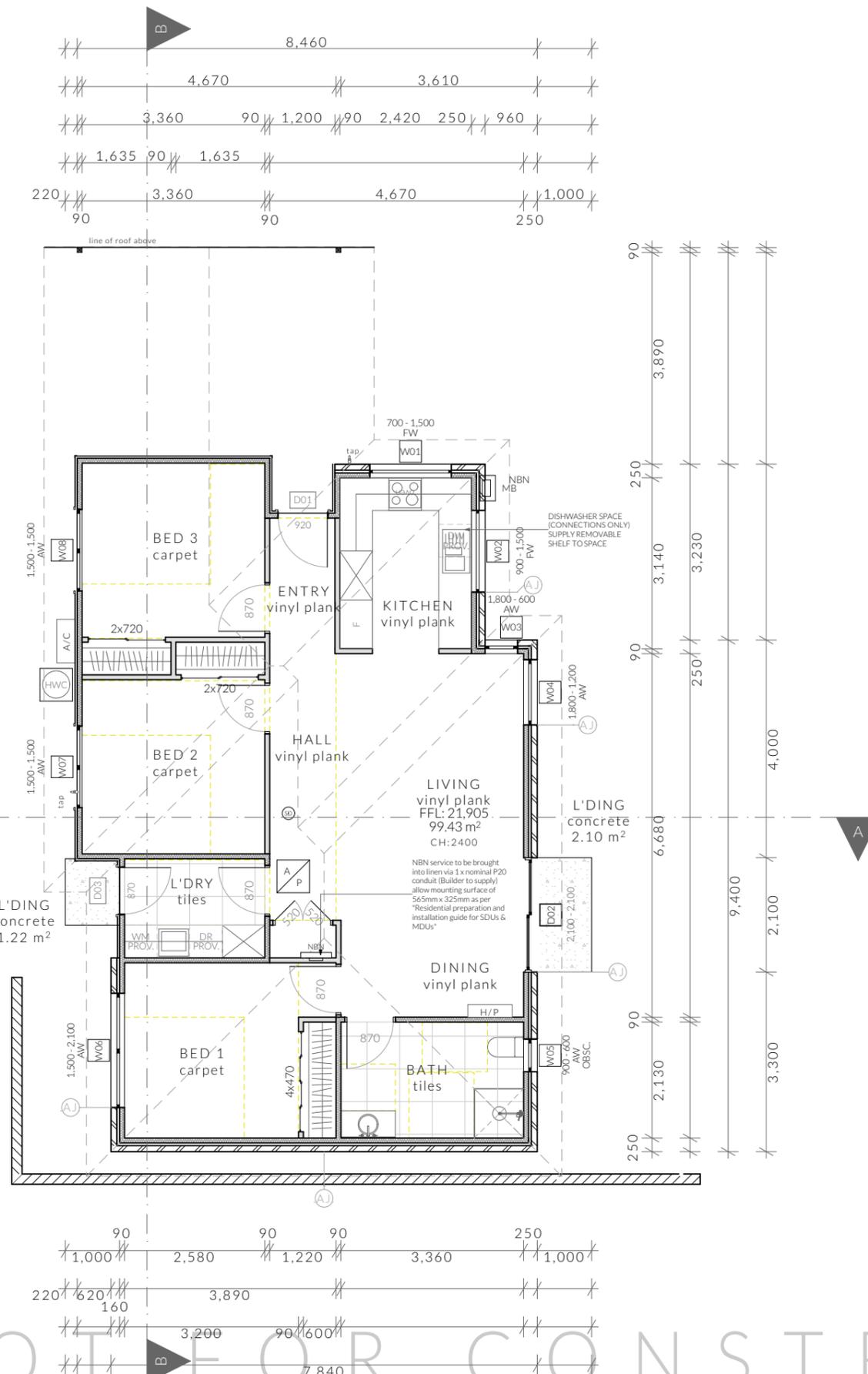
Date: 15/01/2026
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Floor Areas

U2 Floor Area	99.36m ²
Landing	3.55m ²

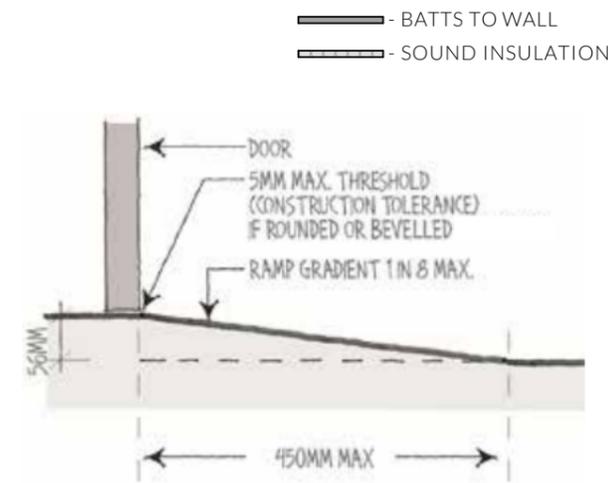


Figure 1(b) Weather protection:
1 in 8 max. ramp at threshold

**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**
APPLICATION No. : PLN-25-362
DATE RECEIVED: 5 March 2026

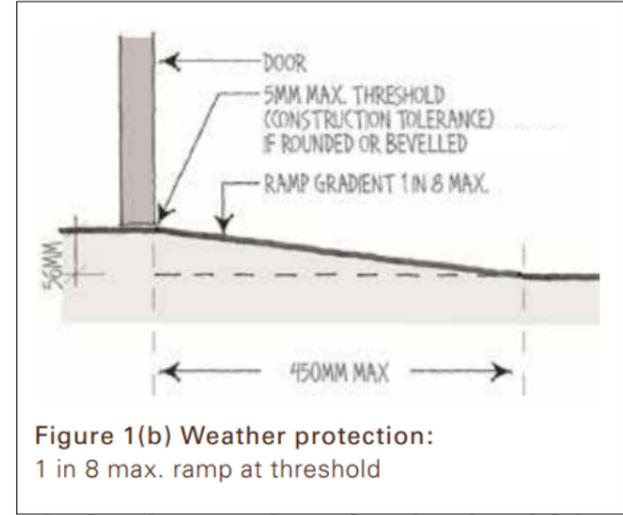
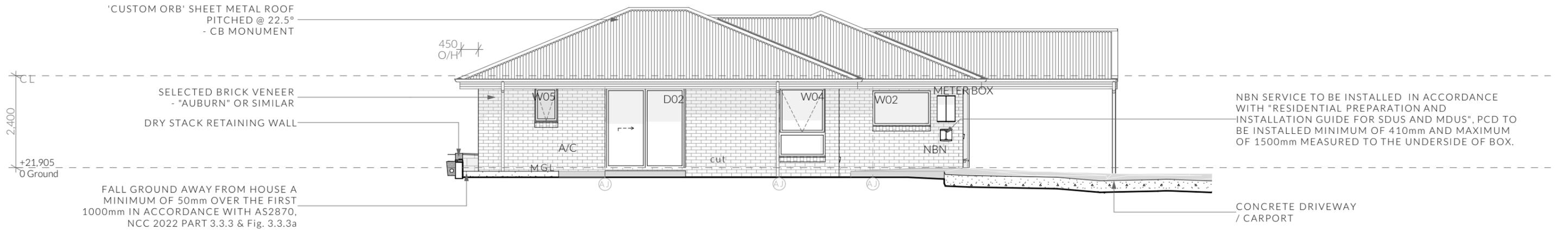


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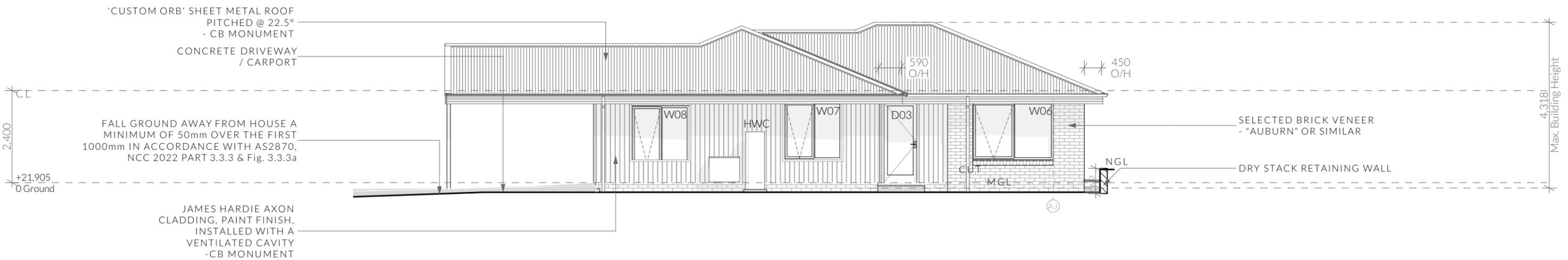
Unit 2 - South East Elevation

1:100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-362

DATE RECEIVED: 5 March 2026



Unit 2 - North West Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

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

As per NCC parts 11.3.7 and 11.3.8,

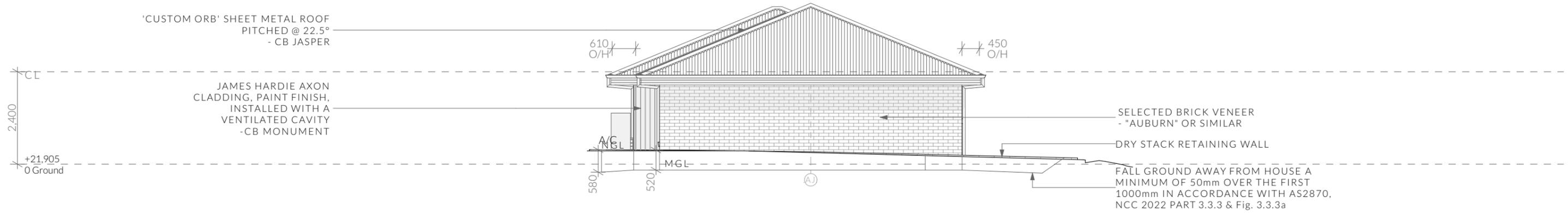
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

NOT FOR CONSTRUCTION

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	U2 - Elevations	Scale: 1:100 @ A3 Pg. No: A2.02	Proposal: Government Housing Tender Client: Homes Tasmania Address: 30 Barry Street, Glenorchy - 7010	Date: 15/01/2026 Drawn by: CJ & JRM Job No: 035-2025 Engineer: Aldanmark Building Surveyor: LTBS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Date</th> <th>Designer</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ID	Date	Designer				<p>These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2026. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</p>
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Unit 2 - South West Elevation

1:100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-362
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1:100

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Ventilation of roof spaces NCC 2022

Part 10.8.3

A roof must have a roof space that-

- (a) is located-
 - (i) immediately above the primary insulation layer; or
 - (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
 - (iii) immediately above ceiling insulation; and
- (b) has a height of not less than 20 mm; and
- (c) is either-
 - (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii) located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

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

Refer to table 7.5.5 for trimmer and fastener spacings.

ROOF PITCH >15° and <75°
HIP/GABLE ROOF

REQUIRED VENT AREA

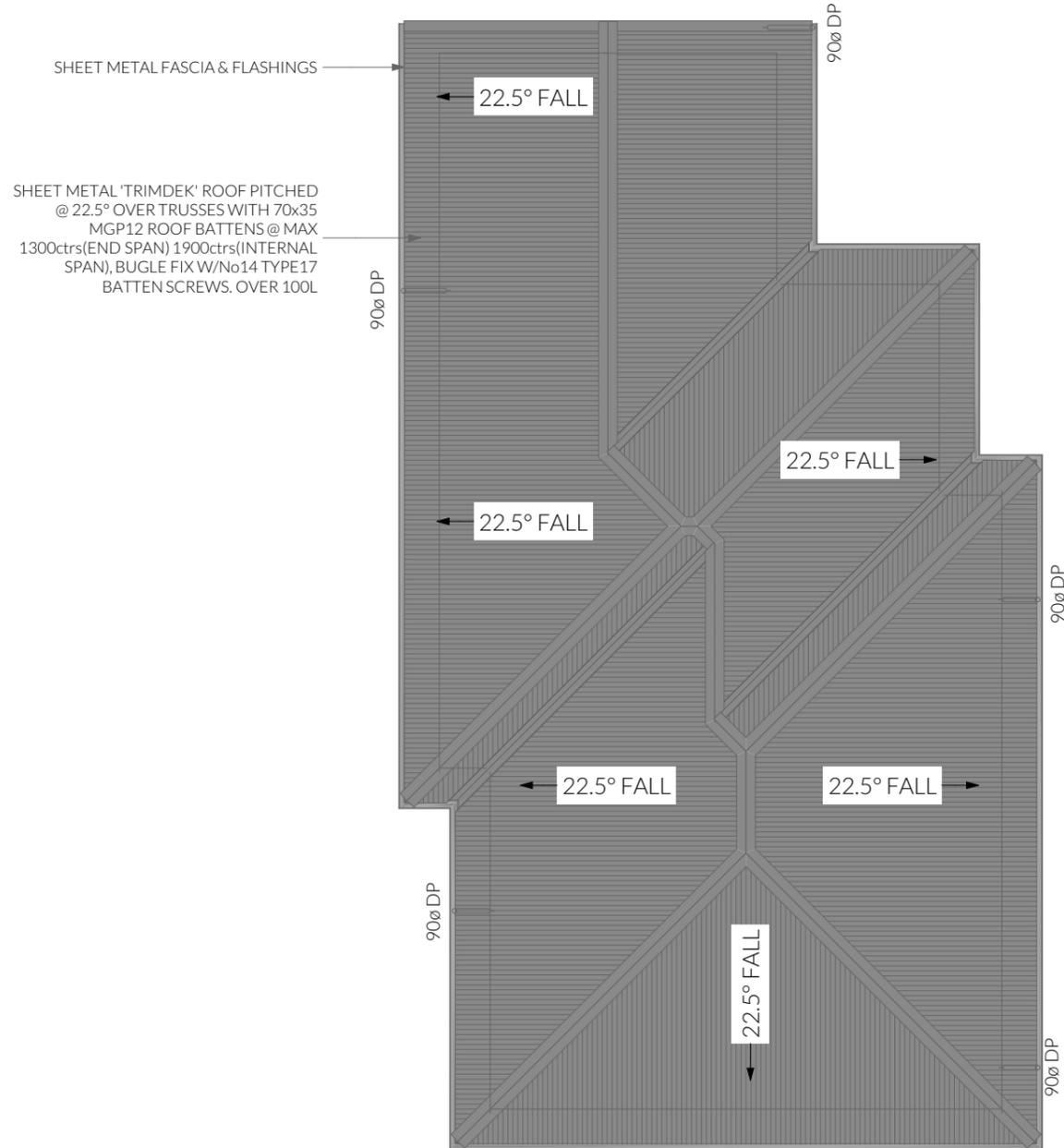
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High Vents = 0.038m² (7.697 m x 5.000mm²)

EAVE VENTS

BUILDERS EDGE EAVE VENT (EV4020)
7x 400X200mm(0.042m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT

RIDGE VENT SYSTEM

RIDGE CAP (Continuous 5mm gap in sarking)



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ELECTRICAL LEGEND - UNIT 2 - Lower Floor

Symbol	Description	Allowance	Quantity
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□	DATA - TV CONNECTION		2
■	FAN - 3 IN 1 (4 LAMP)	10W (LIGHT)	2
⊙	FAN - CEILING - EXHAUST		4
⌒	GPO - (1) SINGLE		6
⌒	GPO - (2) DOUBLE		37
⌒	GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH)		2
⌒	GPO - WEATHER PROOF DOUBLE		4
⊗	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	43
—	LIGHT - CEILING - LED BATTEN	20W	4
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□	SWITCH - LIGHT 3 GANG		3

Smoke Alarms Part 9.5 of NCC 2022

- Smoke alarms must-
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- In a Class 1a building, smoke alarms must be located in-
- (a) any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
 - (b) each other storey not containing bedrooms.

- Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
- (a) Where a smoke alarm is located on the ceiling it must be-
 - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
 - (b) Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Exhaust Fans

- Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have:
- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
 - (a) 25 L/s for a bathroom or sanitary compartment; and
 - (b) 40 L/s for a kitchen or laundry.
 - Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
 - Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
 - An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
 - (a) be interlocked with the room's light switch; and
 - (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:

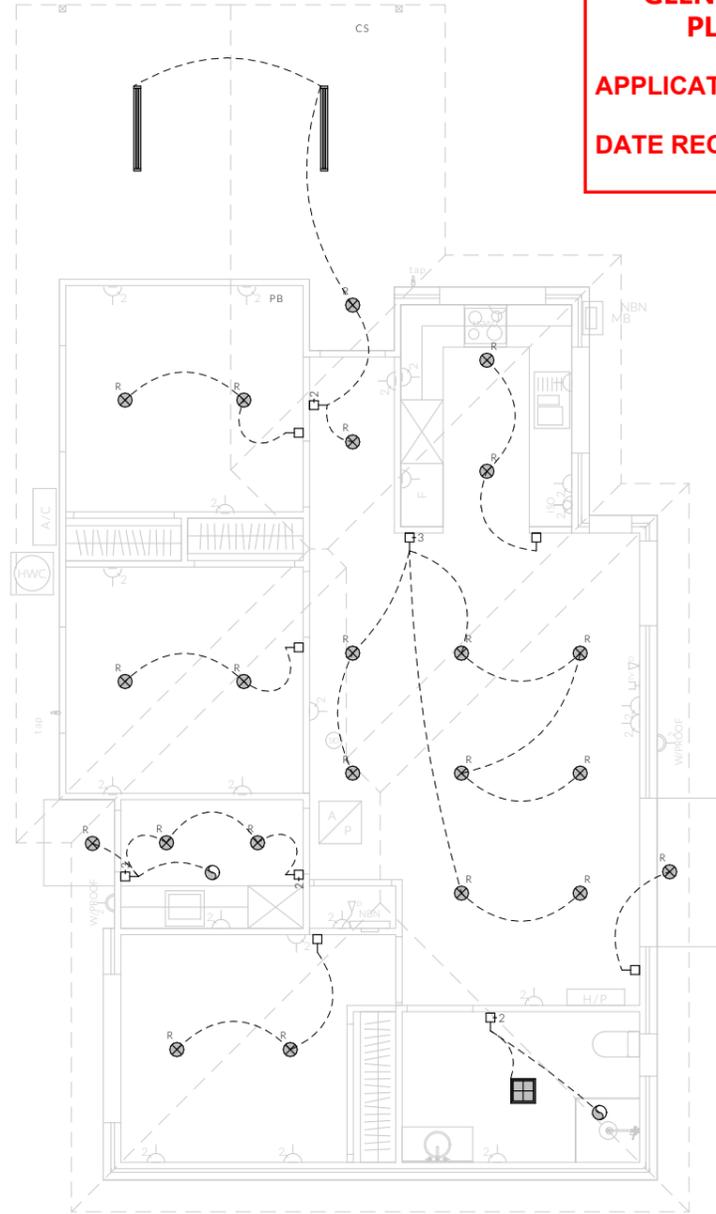
- 5W/m² in class 1a dwellings
- 4W/m² to veranda, balcony or the like
- 3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

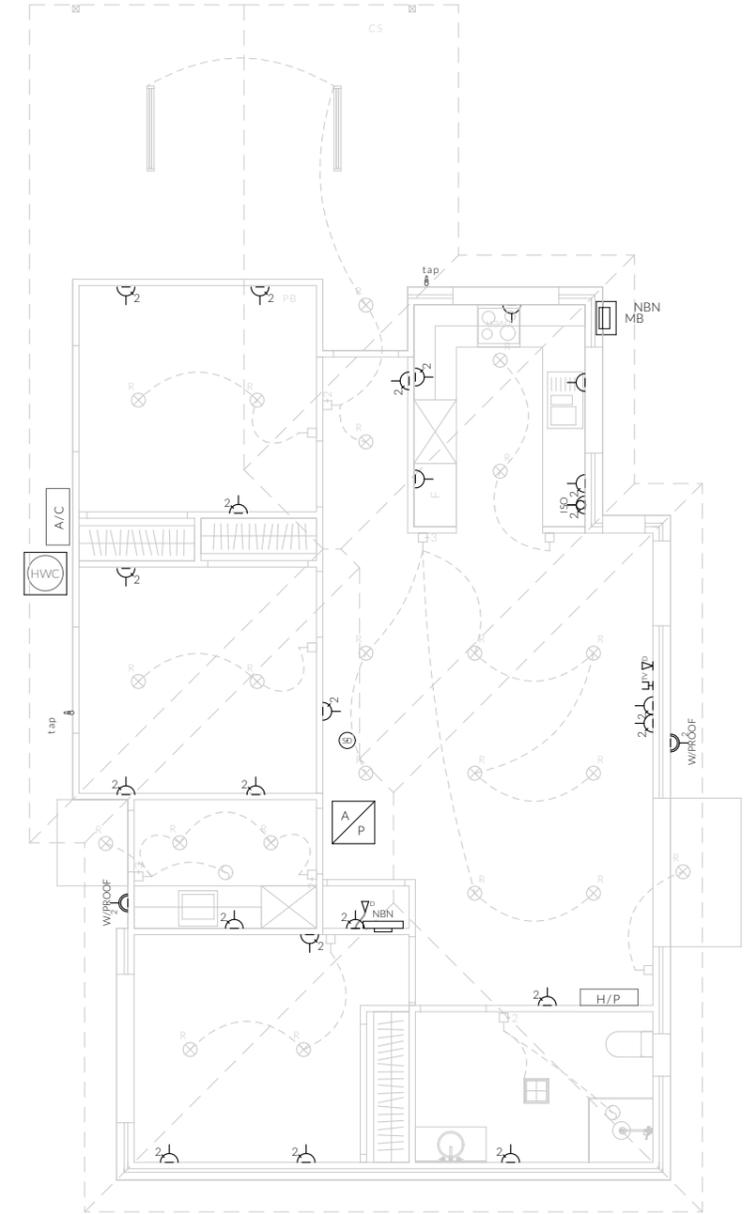
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-362

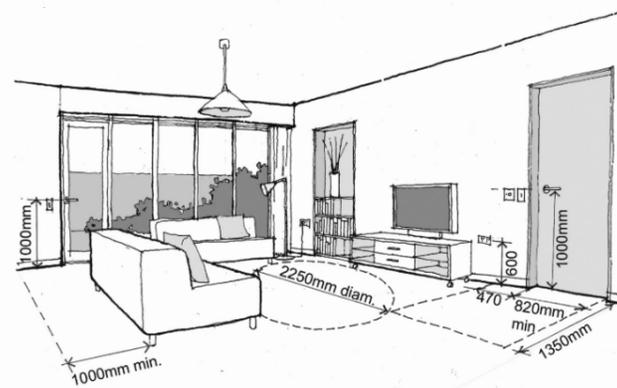
DATE RECEIVED: 5 March 2026



Electrical Plan - Light/Reflected Ceiling



Electrical Plan - Power



Notes

- U.N.O ceilings are to be plasterboard.
- ◁---▷ Dimmable Circuit
- ⊥---⊥ Timer Circuit(as fan note)
- PB - Plasterboard
- CS - Cement Sheet Eaves

N O T I N S T R U C T I O N

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 7/3 Abernant Way, Cambridge 7170
 03 6248 4218
 admin@pinnacledrafting.com.au
 www.pinnacledrafting.com.au
 Licence: CC6073Y

U2 - Electrical Plan
 Scale: @A3
 Revision: DA-03
 Approved by: SH & JD
 Pg. No: A2.05

Proposal: Government Housing Tender
 Client: Homes Tasmania
 Address: 30 Barry Street, Glenorchy - 7010

Date: 15/01/2026
 Drawn by: CJ & JRM
 Job No: 035-2025
 Engineer: Aldanmark
 Building Surveyor: LTBS

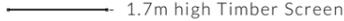
ID	Date	Designer



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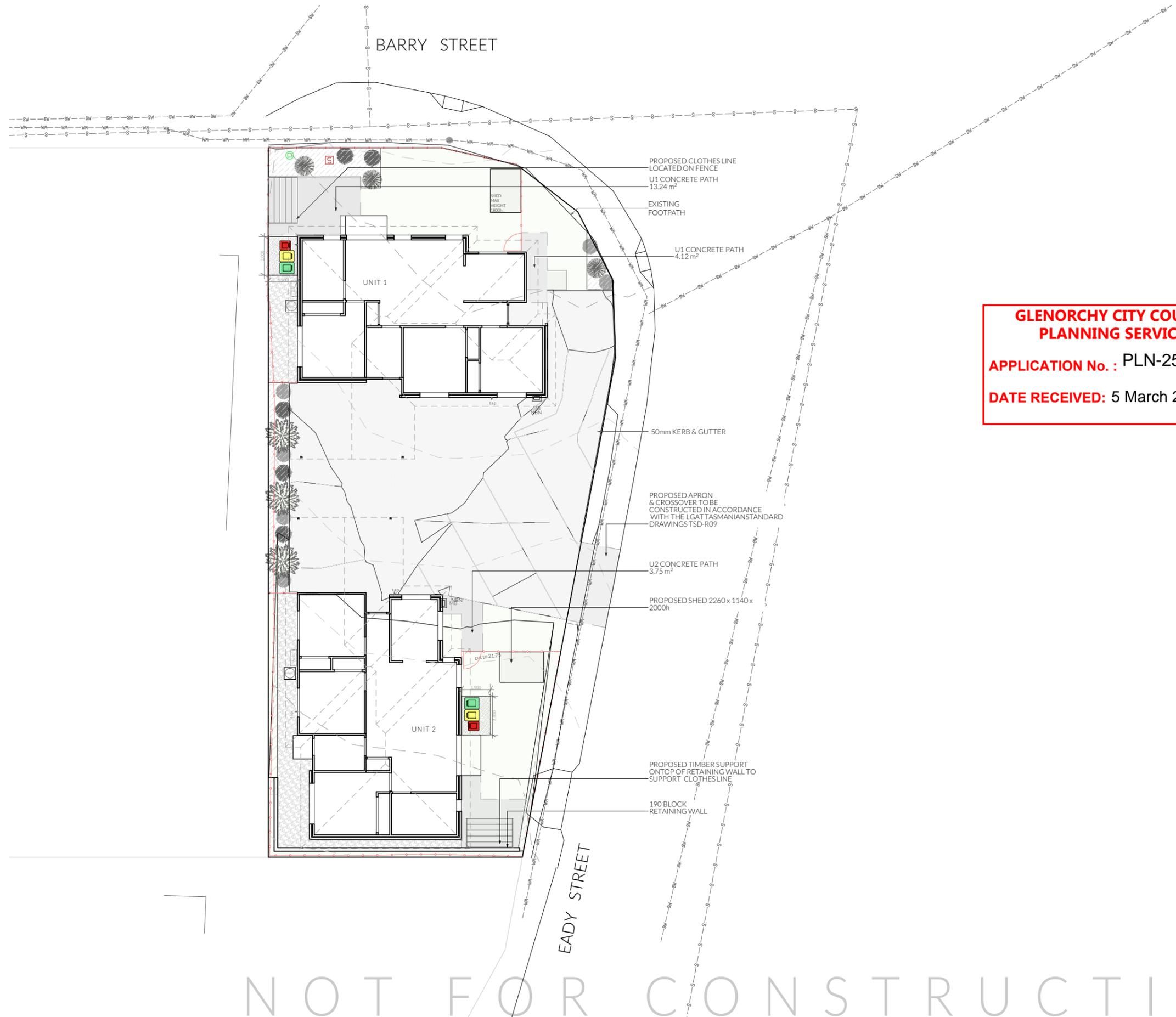


Legend

-  - General Waste Bin
-  - Recycling Bin
-  - Green Waste Bin
-  - Clothesline
-  - Air Conditioner unit
-  - Meter Box
-  - Hot Water Cylinder
-  - 1.8 Paling Fence (REFER TO SITE PLAN)
-  - 1.7m high Timber Screen
-  - 1.2m Timber Fence
-  - Solar Bollard Lighting
-  - Spotlight with Sensor
-  - Seeded Lawn
-  - Mulched Garden Bed
-  - Gravel Area - Fine
-  - Decorative Pebble

Note

Refer to Planting Schedule & Details page for plant information.



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-362

DATE RECEIVED: 5 March 2026

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<h1 style="margin: 0;">PINNACLE</h1>	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Landscaping Plan Revision: DA-03 Approved by: SH & JD	Scale: 1:200 @ A3 Pg. No: L.01	Proposal: Government Housing Tender Client: Homes Tasmania Address: 30 Barry Street, Glenorchy - 7010	Date: 15/01/2026 Drawn by: CJ & JRM Job No: 035-2025 Engineer: Aldanmark Building Surveyor: LTBS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">ID</th> <th style="width: 20%;">Date</th> <th style="width: 20%;">Designer</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ID	Date	Designer					These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2026. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	 
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NOTE: Refer to cover page for further details on changes.															

Planting Schedule

Symbol	Name	Qty	Pot Size	Height	Spread
	Dianella tasmanica or similar	3	tubestock	1,000	1,000
	Grevillea sp. or similar	3	35L	1,500	1,800
	Lavandula sp. or similar	6	140mm	700	800
	Lomandra sp. or similar	5	tubestock	600	800

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-362

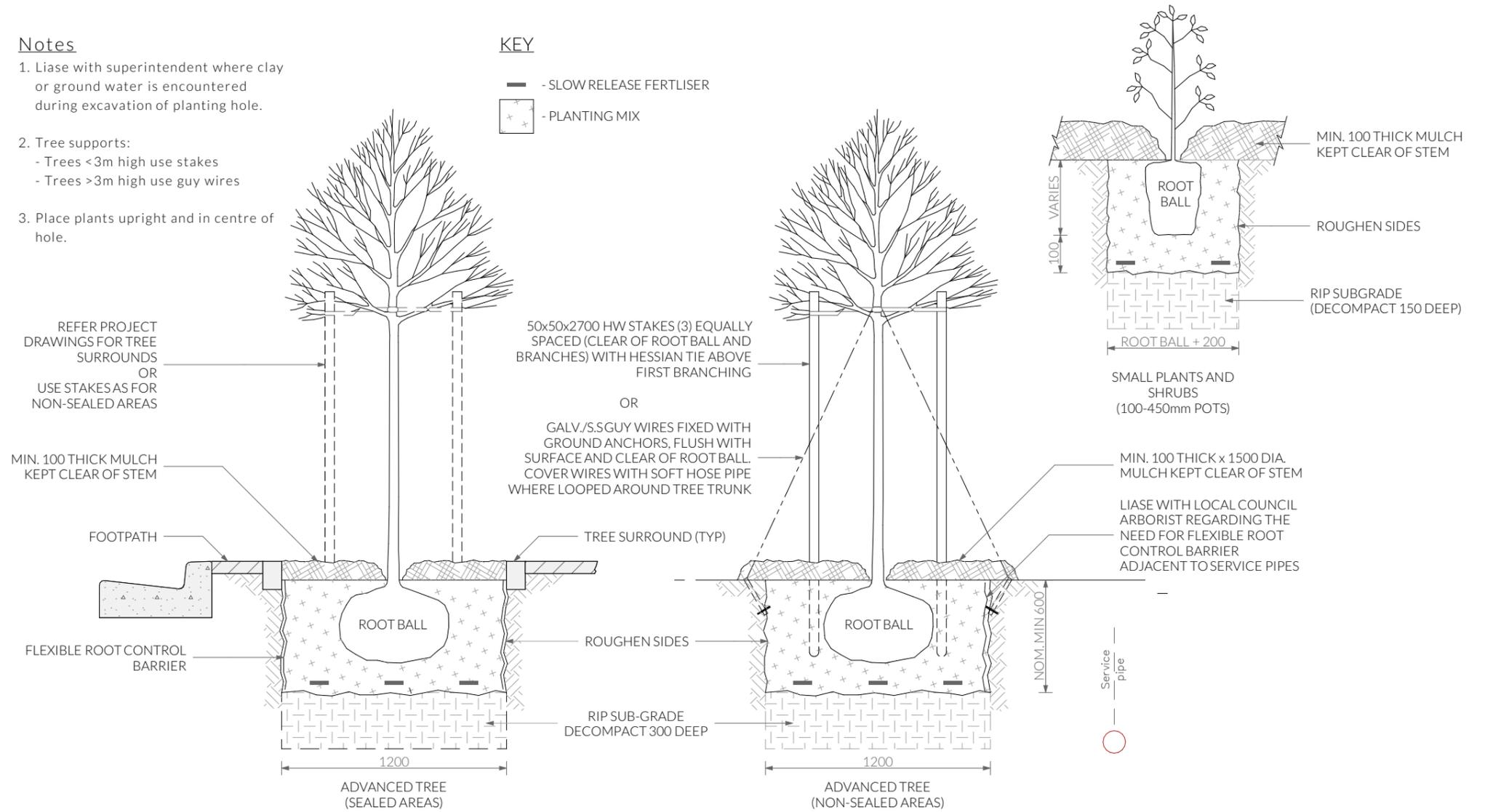
DATE RECEIVED: 5 March 2026

Notes

- Liase with superintendent where clay or ground water is encountered during excavation of planting hole.
- Tree supports:
 - Trees <3m high use stakes
 - Trees >3m high use guy wires
- Place plants upright and in centre of hole.

KEY

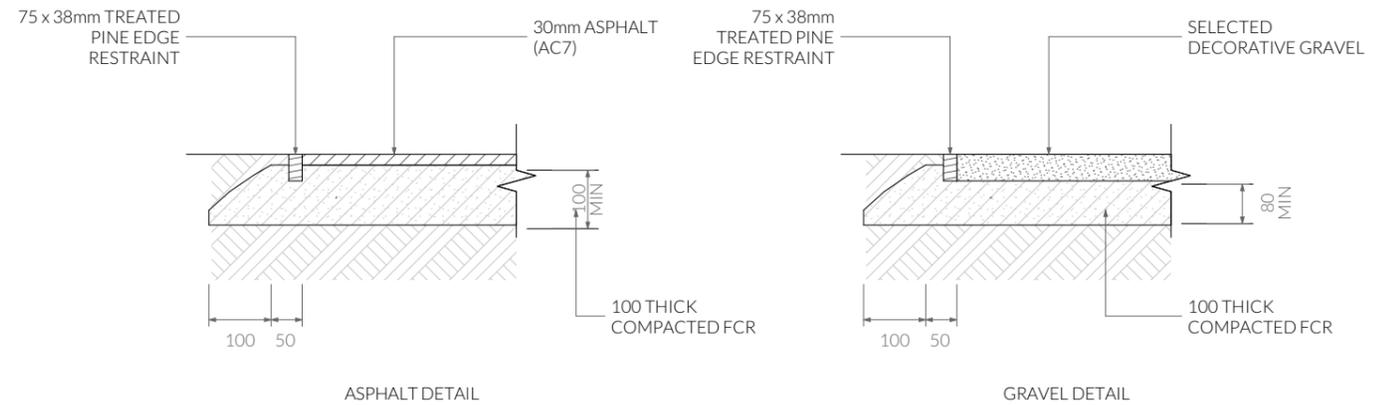
-  - SLOW RELEASE FERTILISER
-  - PLANTING MIX



Note

Plants have been selected to be drought tolerant and low maintenance once established, it is recommended that a dripper system or similar be put into place until established. Plant locations are indicative and may be altered where suitable growing conditions cannot be met. Garden areas to be mulched with 75mm cover of selected mulch and plants are to be fertilised 6 monthly or where required until established. Garden edges are to be timber, steel, or brick. Plantings that are unsuccessful will be replaced where required.

Tree and Shrub Planting



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Pavement Details 1:20

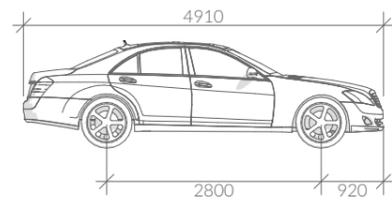
PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Planting Schedule & Details	Scale: @A3 Pg. No: L.02	Proposal: Government Housing Tender Client: Homes Tasmania Address: 30 Barry Street, Glenorchy - 7010	Date: 15/01/2026 Drawn by: CJ & JRM Job No: 035-2025 Engineer: Aldanmark Building Surveyor: LTBS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Date</th> <th>Designer</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ID	Date	Designer				These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2026. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	 
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Vehicle Movement Notes

- Movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

- The base dimensions of the vehicle template represent the B85 (85th Percentile) Vehicle

- The swept path of the vehicle represent the outer extents of the vehicle.



B85 Vehicle Dimensions

Width: 1870
Track: 1770
L-L Time: 6.0
Turning Radius: 5800

Parking Space requirements

As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

Width: 2600 2800 3000 3200
Length: 5400 5400 5400 5400
Aisle Width: 6400 5800 5200 4800

Parking Dimensions - 45°

Width: 2600
Length: 5400
Aisle Width: 3500

Parking Dimensions - Parallel

Width: 2300
Length: 6700
Aisle Width: 3600

Legend

- - Solar Bollard Lighting
- ▽ - Spotlight with Sensor

Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- ← DIRECTION OF TRAVEL

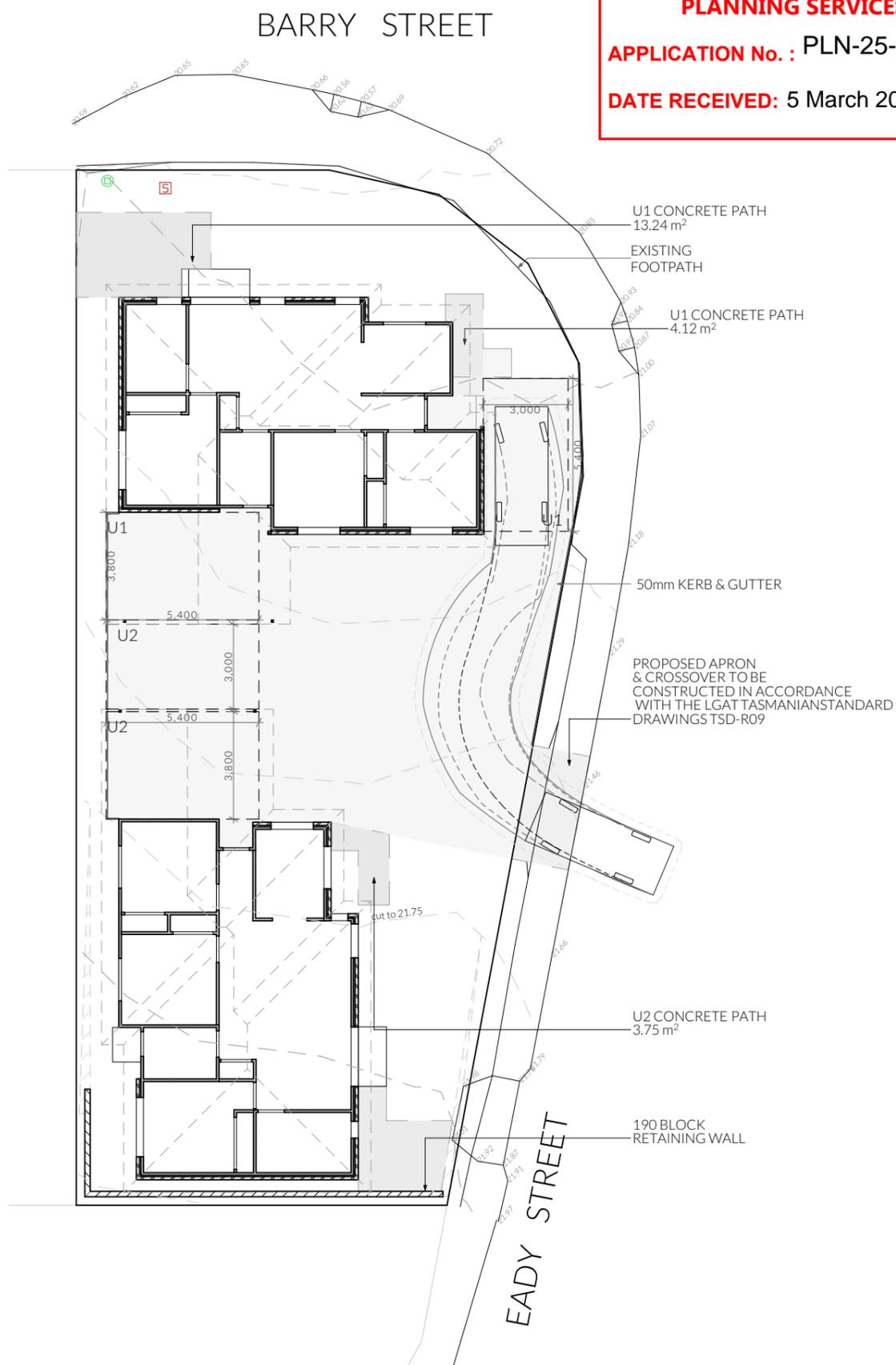
Visitor Parking

The proposed development provides 2 parks per unit. The proposed development is located opposite a large off street carparking area & located within 330m of the Glenorchy bus terminal.

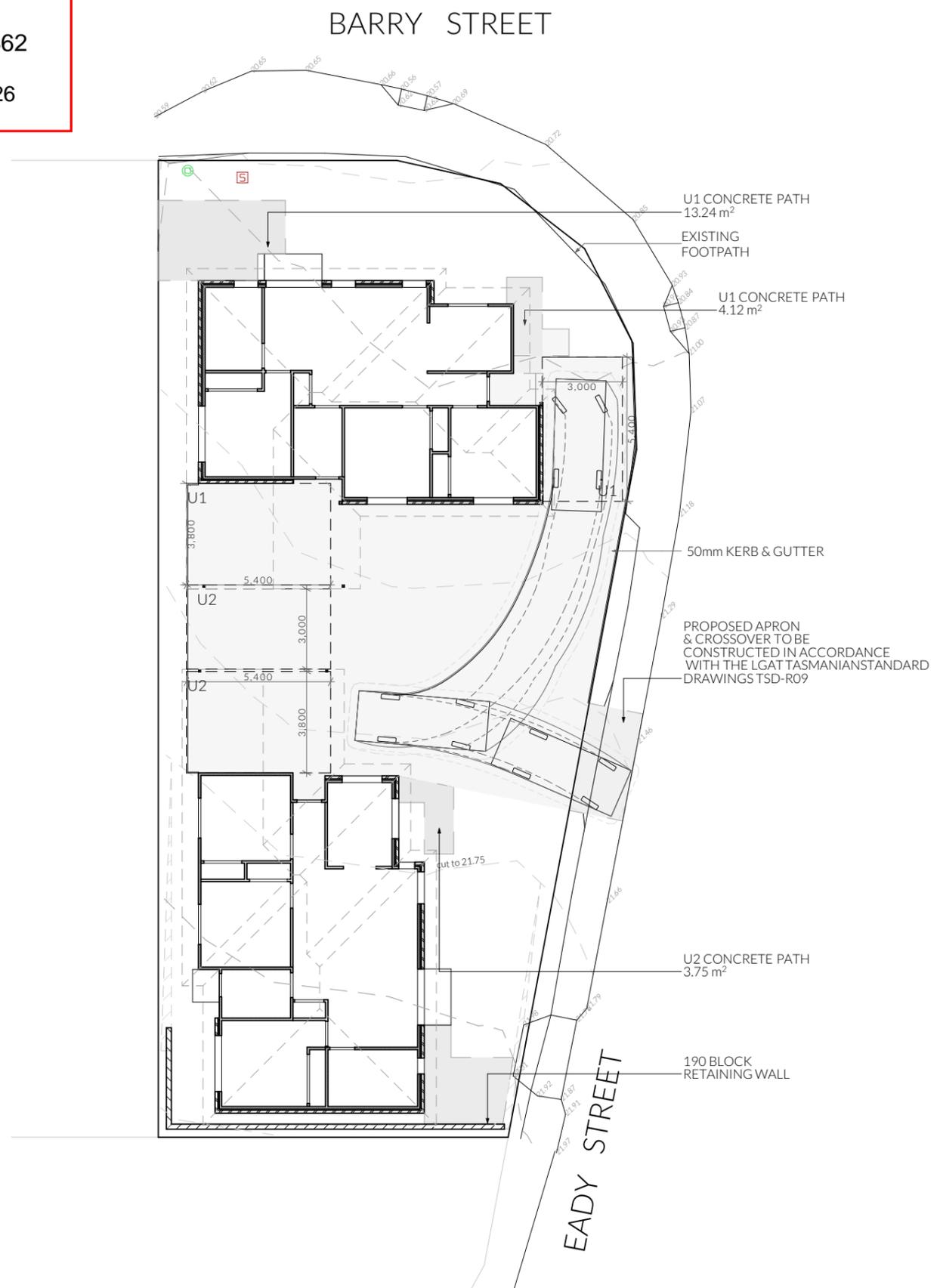
GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-25-362

DATE RECEIVED: 5 March 2026



Parking U1 P1 Entering 1:200



Parking U1 P1 Exiting 1:200

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Parking U1 P1 Entering & Exiting
Scale: 1:200 @ A3
Pg. No: C.01
Revision: DA-03
Approved by: SH & JD

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 30 Barry Street, Glenorchy - 7010

Date: 15/01/2026
Drawn by: CJ & JRM
Job No: 035-2025
Engineer: Aldanmark
Building Surveyor: LTBS

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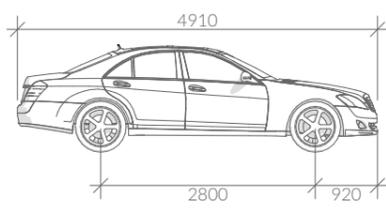


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Aisle Width: 3500

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Length: 6700
Aisle Width: 3600

Legend

- - Solar Bollard Lighting
- ▽ - Spotlight with Sensor

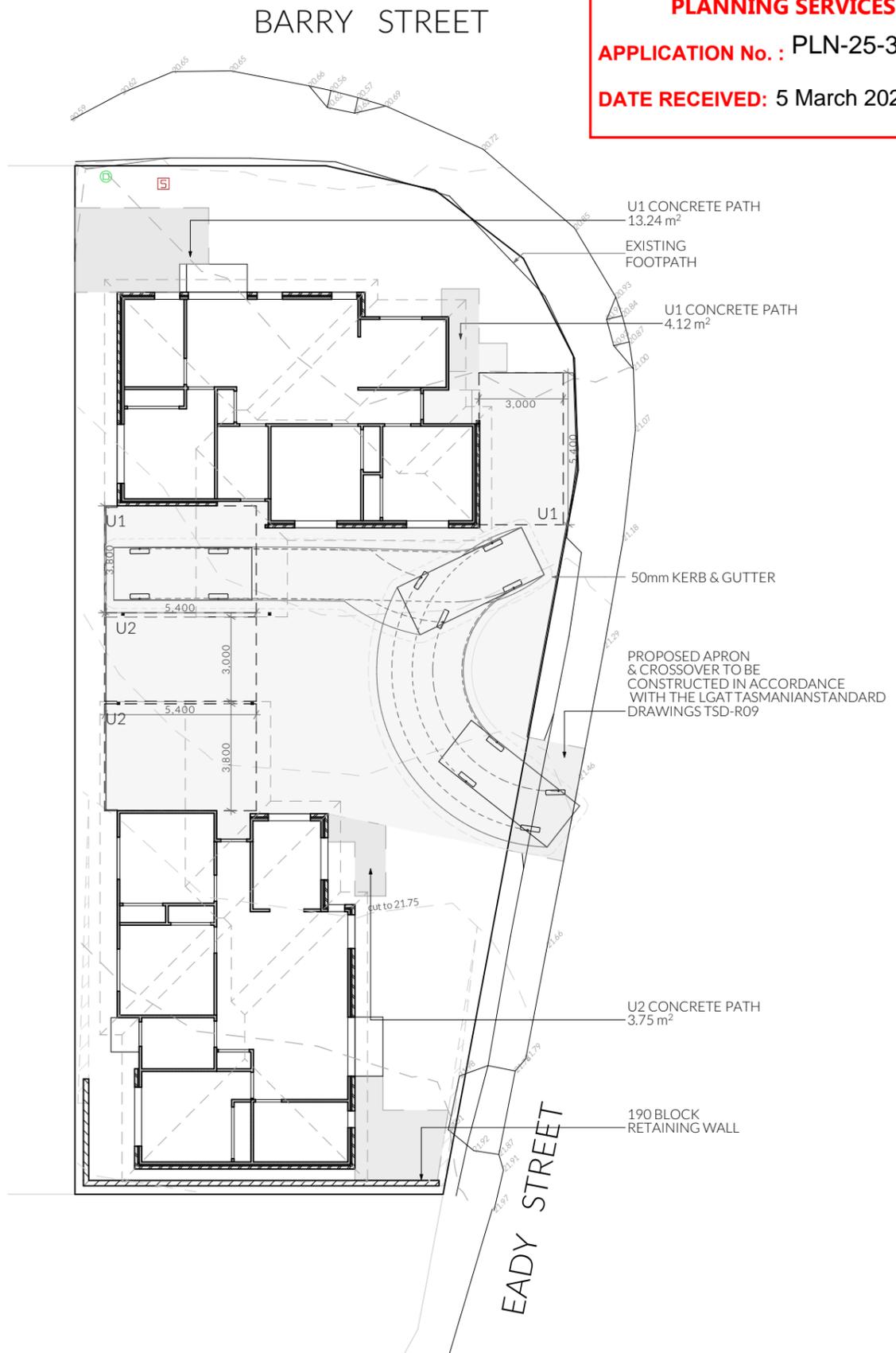
Turning Path Legend

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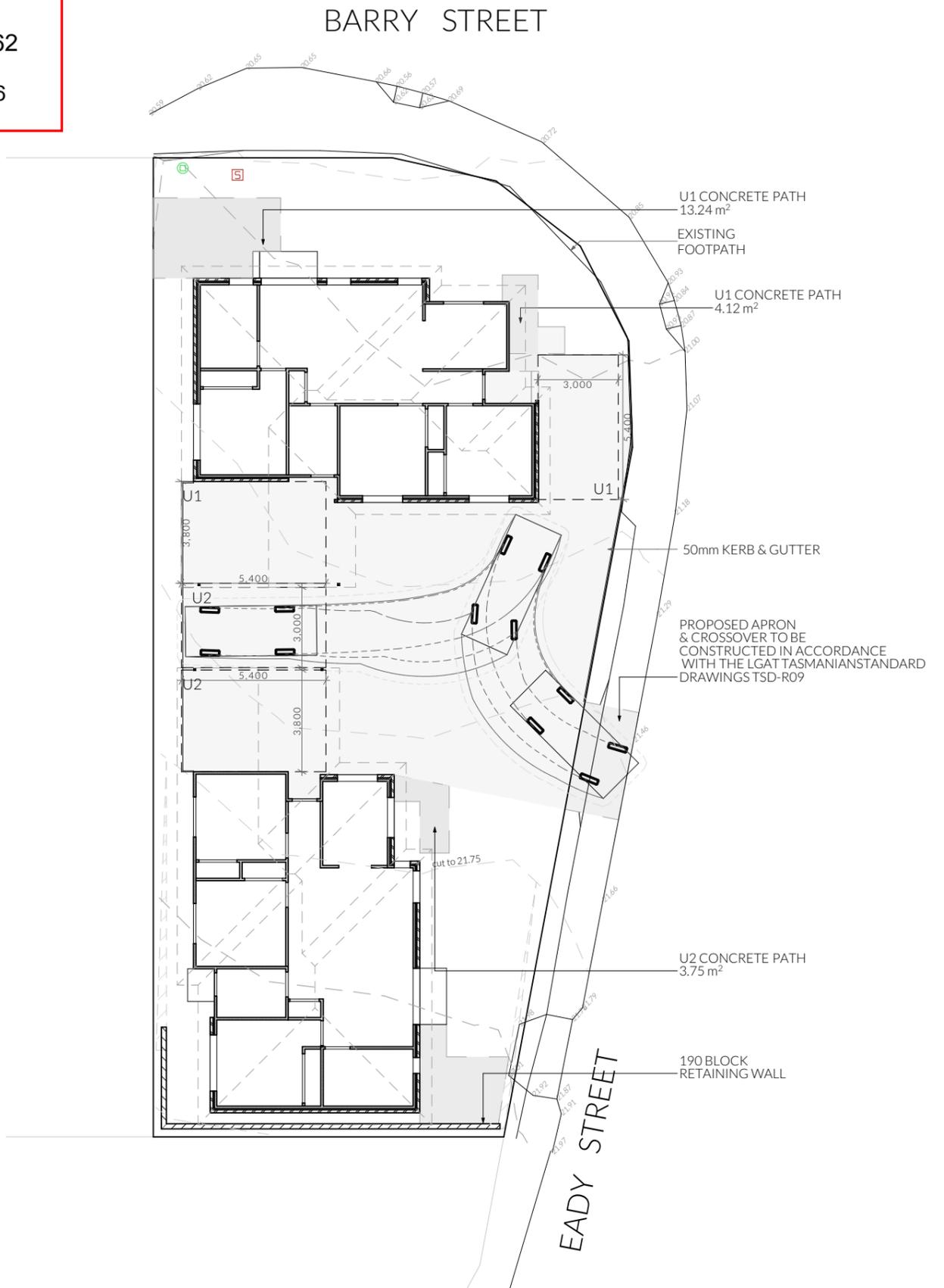
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The proposed development provides 2 parks per unit. The proposed development is located opposite a large off street carparking area & located within 330m of the Glenorchy bus terminal.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-362
DATE RECEIVED: 5 March 2026



Parking U1 P2 Exiting 1:200



Parking U2 P1 Exiting 1:200

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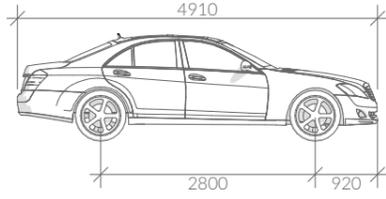
PINNACLE	Pinnacle Drafting & Design 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Parking U1 P2 & U2 P1 Exiting Scale: 1:200 @ A3 Pg. No: C.02 Approved by: SH & JD	Proposal: Government Housing Tender Client: Homes Tasmania Address: 30 Barry Street, Glenorchy - 7010	Date: 15/01/2026 Drawn by: CJ & JRM Job No: 035-2025 Engineer: Aldanmark Building Surveyor: LTBS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Date</th> <th>Designer</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ID	Date	Designer					These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2026. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	
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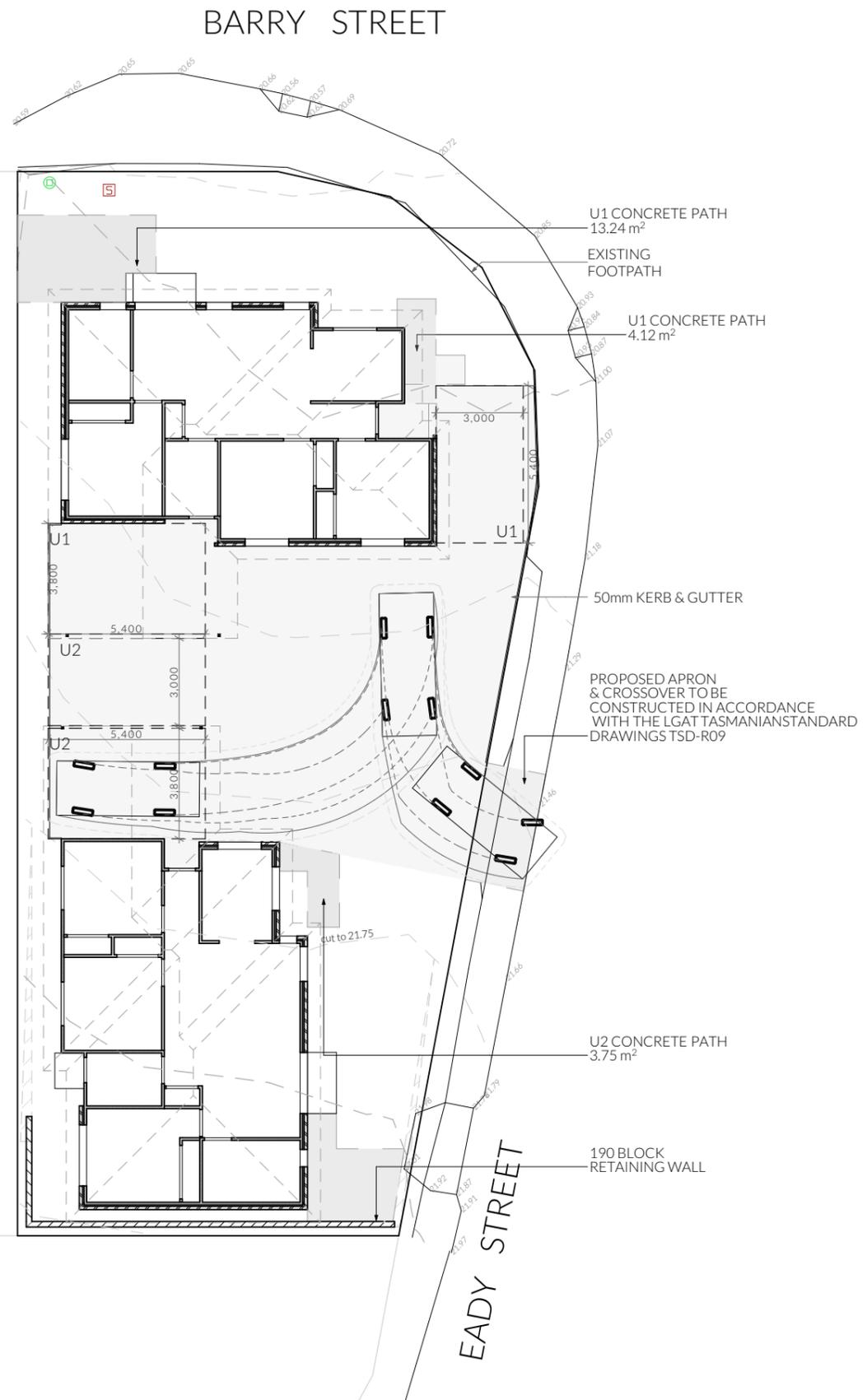
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-362
DATE RECEIVED: 5 March 2026

Parking U2 P2 Exiting 1:200

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CIVIL DRAWINGS
 GOVERNMENT HOUSING
 30 BARRY STREET
 GLENORCHY

GLENORCHY CITY COUNCIL
 PLANNING SERVICES
 APPLICATION No. : PLN-25-362
 DATE RECEIVED: 5 March 2026

C001	COVER	B	24/02/2026
C101	SITE PLAN	A	07/01/2026
C102	STORMWATER PLAN - SHEET 1	B	24/02/2026
C103	STORMWATER PLAN - SHEET 2	B	24/02/2026
C104	SEWER AND WATER PLAN - SHEET 1	A	07/01/2026
C105	SEWER AND WATER PLAN - SHEET 2	A	07/01/2026
C201	LONG SECTIONS	B	24/02/2026
C401	CONSTRUCTION DETAILS	B	24/02/2026

			DRAWN:	EB	  <p>Lower Ground 199 Macquarie Street Hobart TAS 7000 03 6234 8666 mail@aldanmark.com.au www.aldanmark.com.au</p>	PROJECT: GOVERNMENT HOUSING	ADDRESS: 30 BARRY STREET GLENORCHY	SHEET: COVER			
			CHECKED:	DE					SCALE:	TOTAL SHEETS: 8	SIZE: A1
B	COUNCIL RFI	24/02/2026	CHECKED:	DE				CLIENT: LYDEN BUILDERS			
A	DEVELOPMENT APPROVAL	07/01/2026	VERIFIED:	NM					PROJECT No: 25E52 - 45	SHEET: C001	REV: B
REV	ISSUE	DATE	APPROVAL								



SITE & EXISTING SERVICES LEGEND	
	BOUNDARY
	EASEMENT
PAVEMENT LEGEND	
	ASPHALT
	CONCRETE DRIVEWAY
	CONCRETE FOOTPATH
	GRAVEL
NOTES	
THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.	
THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.	
BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.	

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
 APPLICATION No. : PLN-25-362
 DATE RECEIVED: 5 March 2026

SITE PLAN
SCALE 1:200 (A1)



			DRAWN:	EB
			CHECKED:	DE
			DESIGN:	EB
			CHECKED:	DE
A	DEVELOPMENT APPROVAL	07/01/2026	VERIFIED:	NM
REV	ISSUE	DATE	APPROVAL	

Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: GOVERNMENT HOUSING

ADDRESS: 30 BARRY STREET
GLENORCHY

CLIENT: LYDEN BUILDERS

SHEET: SITE PLAN	
SCALE: 1:200	TOTAL SHEETS: 8
PROJECT No: 25E52 - 45	SIZE: A1
SHEET: C101	REV: A

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No.: PLN-25-362
DATE RECEIVED: 5 March 2026



STORMWATER LEGEND	
	PVC STORMWATER DN150 S/N8 U.N.O.
	SLOTTED PVC AG DRAIN
	TABLE DRAIN
	EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT
SEWER LEGEND	
	uPVC SEWER DN100 S/N6 U.N.O.
	EXISTING SEWER
	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
	INSPECTION OPENING
	INSPECTION OPENING TO SURFACE
	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELSTRA
	EXISTING NBN
	EXISTING GAS
NOTES	
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STORMWATER PLAN - SHEET 1
SCALE 1:50 (A1)

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A	DEVELOPMENT APPROVAL	07/01/2026	VERIFIED: NM

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PROJECT: GOVERNMENT HOUSING
ADDRESS: 30 BARRY STREET GLENORCHY
CLIENT: LYDEN BUILDERS

SHEET: STORMWATER PLAN - SHEET 1	SCALE: 1:50	TOTAL SHEETS: 8	SIZE: A1
PROJECT No: 25E52 - 45	SHEET: C102	REV: B	



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Version: 1, Version Date: 18/03/2026

BARRY STREET

32 BARRY STREET

EXISTING STORMWATER MAIN AS PER BYDA

EXISTING STORMWATER SIDE ENTRY PIT AS PER BYDA

EXISTING COMMUNICATION PIT LOCATED BY SURVEYOR

EXISTING CONCRETE PEDESTRIAN RAMP AS PER SURVEY

EXISTING POWER POLE AS LOCATED BY SURVEY

EXISTING COMMUNICATION PIT LOCATED BY SURVEYOR

EXISTING BACK OF KERB AS PER SURVEY

EXISTING CONCRETE PEDESTRIAN RAMP AS PER SURVEY

PROVIDE NEW STORMWATER PROPERTY CONNECTION TO EXISTING MANHOLE IN ACCORDANCE WITH LGAT TSD-SW-25/26.

2x HUDSON CIVIL BELOW-GROUND 2000L CONCRETE DETENTION TANK DISCHARGING THROUGH 50mm ORIFICE TO DN150 SN8 PVC OUTFLOW AS PER STORMWATER REPORT. REFER C401 FOR DETAIL.

EXISTING STORMWATER MANHOLE AND SIDE ENTRY PIT LOCATED BY SURVEY. MANHOLE LID RL 21.05

PROVIDE 150mm BARRIER KERB WITH DROP DOWN EDGE BEAM. REFER C401 FOR DETAIL.

EXISTING BACK OF KERB

NEW CLASS B 450X450 STORMWATER PIT

EADY STREET

NEW CLASS B 450X450 STORMWATER PIT TO BE INSTALLED IN LOCALISED SAG.

UNIT 1 ROOFED CAR PORT

STEEL SHS COLUMNS OF UNIT 1 CAR PORT

TRAFFICABLE 600x600 DETENTION TANK ACCESS LID AT RL 21.502

PROPOSED UNIT 1
FFL 21.660

STORMWATER PLAN - SHEET 2
SCALE 1:50 (A1)

STORMWATER LEGEND	
	SWD PVC STORMWATER DN150 SN8 U.N.O.
	SSD SLOTTED PVC AG DRAIN
	TABLE DRAIN
	EX SWD EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT

SEWER LEGEND	
	S uPVC SEWER DN100 SN6 U.N.O.
	EX S EXISTING SEWER
	SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307
	MAINTENANCE SHAFT
	INSPECTION OPENING
	IOS INSPECTION OPENING TO SURFACE
	ORG OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

SITE & EXISTING SERVICES LEGEND	
	26.0 DESIGN SURFACE CONTOUR (MAJ/MIN)
	26.0 EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	OH EXISTING OVERHEAD POWER
	E EXISTING UNDERGROUND POWER
	OP EXISTING TELSTRA
	FOC EXISTING NBN
	G EXISTING GAS

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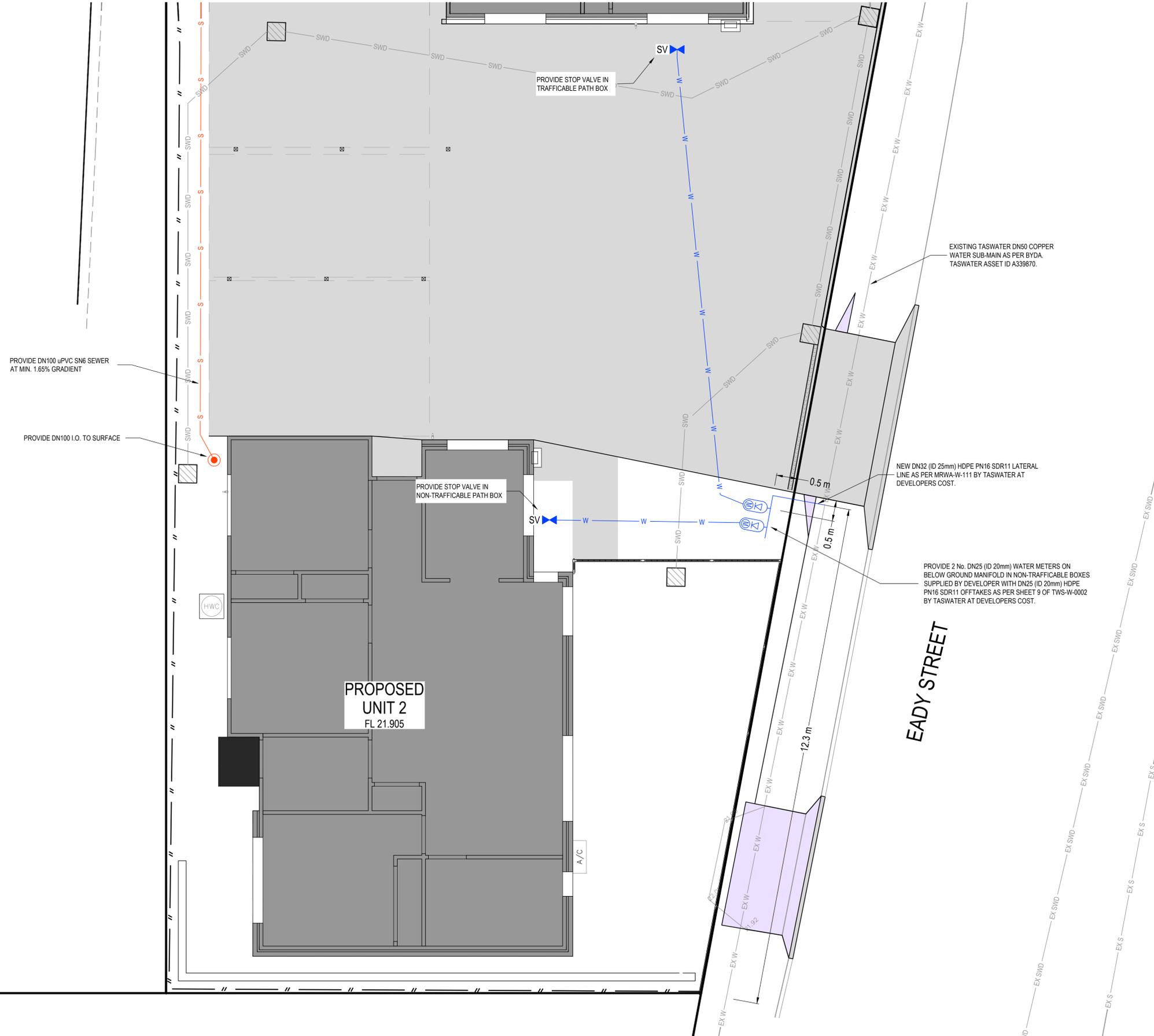
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ADDRESS: 30 BARRY STREET GLENORCHY
CLIENT: LYDEN BUILDERS

SHEET: STORMWATER PLAN - SHEET 2	
SCALE: 1:50	TOTAL SHEETS: 8
PROJECT No: 25E52 - 45	SHEET: C103
REV: B	SIZE: A1



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No.: PLN-25-362
DATE RECEIVED: 5 March 2026



STORMWATER LEGEND	
	SWD PVC STORMWATER DN150 SN8 U.N.O.
	SSD SLOTTED PVC AG DRAIN
	TABLE DRAIN
	EX SWD EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT

SEWER LEGEND	
	S uPVC SEWER DN100 SN6 U.N.O.
	EX S EXISTING SEWER
	SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
	IO INSPECTION OPENING
	IOS INSPECTION OPENING TO SURFACE
	ORG OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

WATER SERVICES LEGEND	
	W DN150 O-PVC PN16 WATER MAIN OR APPROVED EQUIVALENT UNO
	HDPE WATER
	EX W EXISTING WATER MAIN
	250D POLY (20ID) CONNECTION WITH 20mm WATER METER INCL. OF BACKFLOW PREVENTION AS PER TWS-W-0002
	DN100 CONDUIT TO ROAD CROSSING
	CV CHECK VALVE
	SV WATER VALVE
	FH HYDRANT

SITE & EXISTING SERVICES LEGEND	
	26.0 DESIGN SURFACE CONTOUR (MAJ/MIN)
	26.0 EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	OH EXISTING OVERHEAD POWER
	E EXISTING UNDERGROUND POWER
	OP EXISTING TELSTRA
	FOC EXISTING NBN
	G EXISTING GAS

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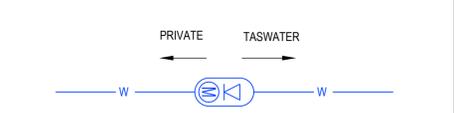
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WATER METER ASSEMBLY TO BE HOUSED IN VANDAL PROOF CAGE AS PER TWS-W-0003. DEVELOPER TO LIAISE WITH TASWATER FOR SUPPLY OF ABOUY LOCK AND PIN AT DEVELOPERS COST



SEWER AND WATER PLAN - SHEET 1
SCALE 1:50 (A1)

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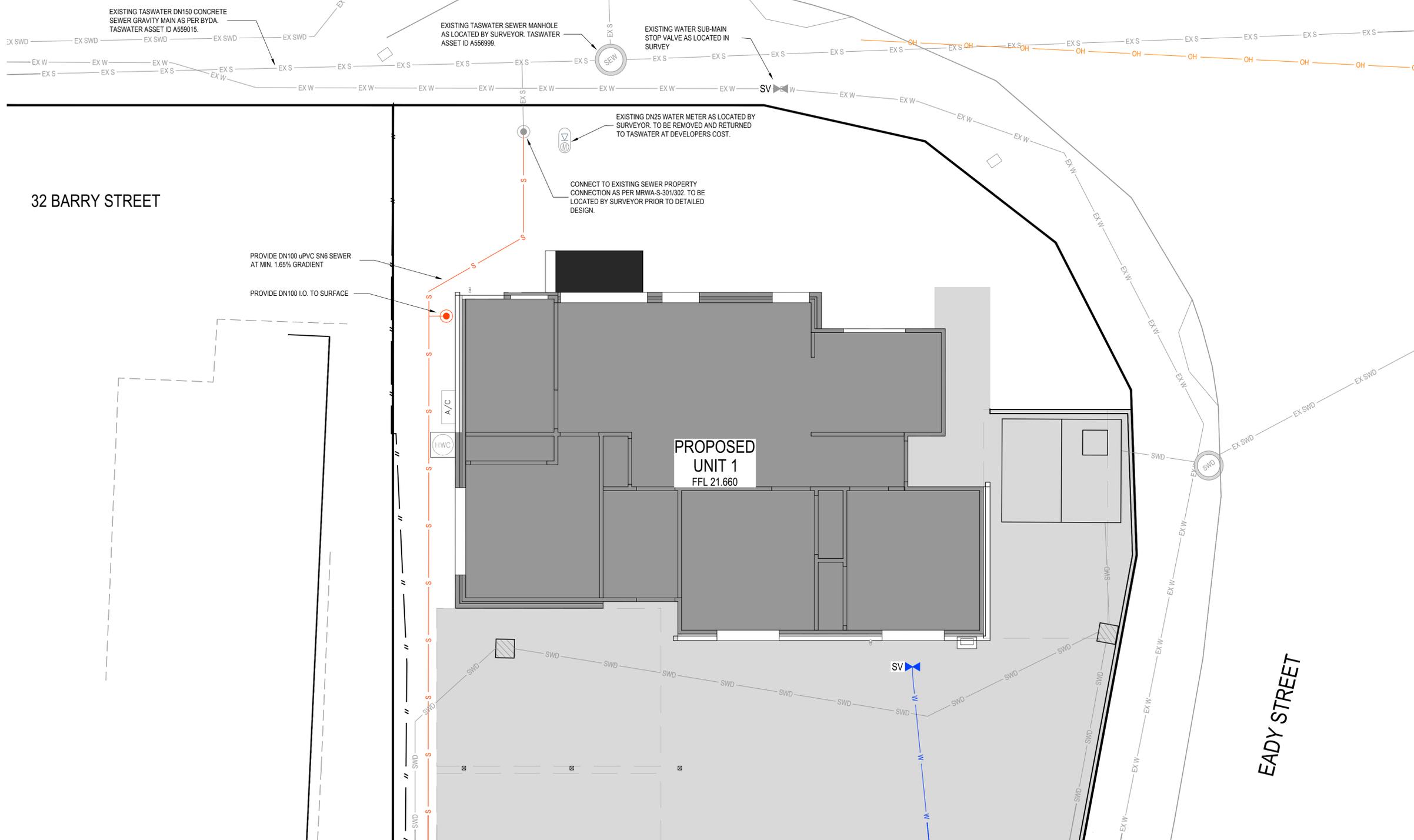
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BARRY STREET

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No.: PLN-25-362
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STORMWATER LEGEND	
	PVC STORMWATER DN150 SN8 U.N.O.
	SLOTTED PVC AG DRAIN
	TABLE DRAIN
	EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT

SEWER LEGEND	
	uPVC SEWER DN100 SN6 U.N.O.
	EXISTING SEWER
	SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FITTURE
	INSPECTION OPENING
	INSPECTION OPENING TO SURFACE
	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

WATER SERVICES LEGEND	
	DN150 O-PVC PN16 WATER MAIN OR APPROVED EQUIVALENT UNO
	HDPE WATER
	EXISTING WATER MAIN
	250D POLY (20ID) CONNECTION WITH 20mm WATER METER INCL. OF BACKFLOW PREVENTION AS PER TWS-W-0002
	DN100 CONDUIT TO ROAD CROSSING
	CHECK VALVE
	WATER VALVE
	HYDRANT

SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELSTRA
	EXISTING NBN
	EXISTING GAS

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SEWER AND WATER PLAN - SHEET 2
SCALE 1:50 (A1)

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ADDRESS: 30 BARRY STREET
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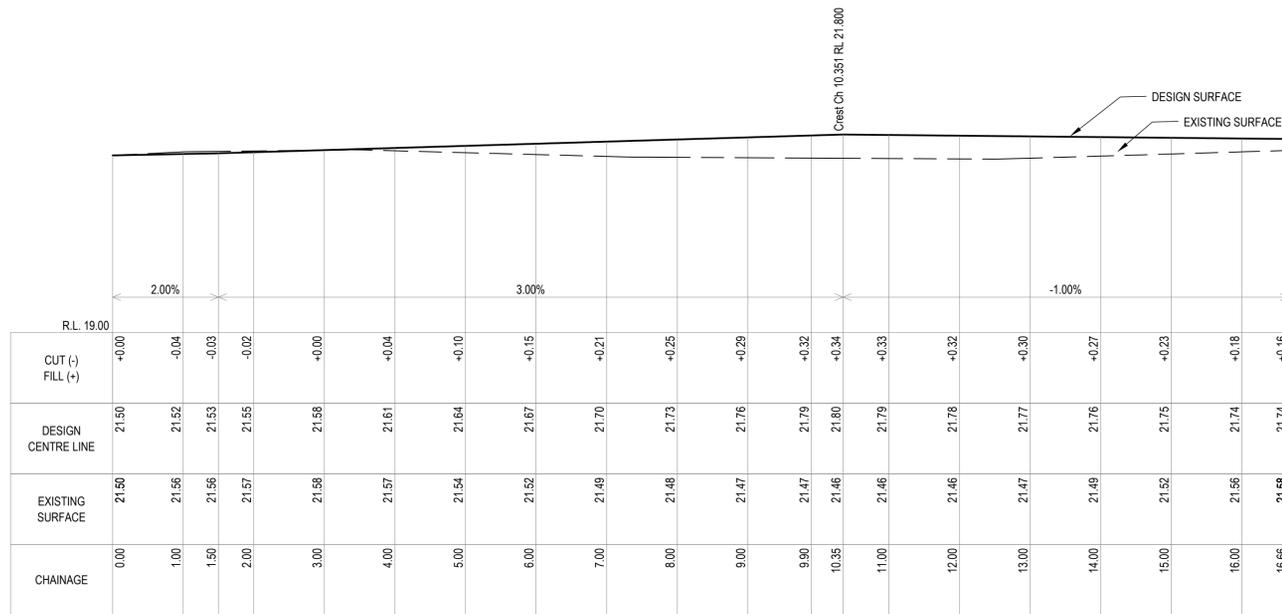
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PROJECT No: 25E52 - 45	SHEET: C105	REV: A	



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From 0.000m To 16.659m Scales: H 1:50 V 1:50

LONG SECTIONS
SCALES: H 1:50 V 1:50

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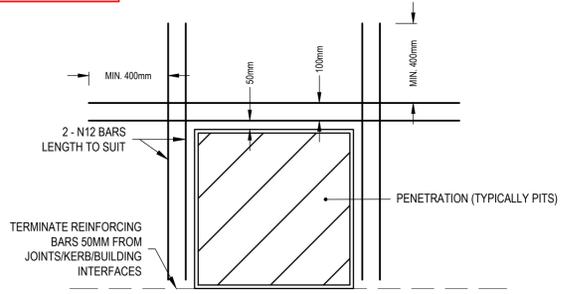
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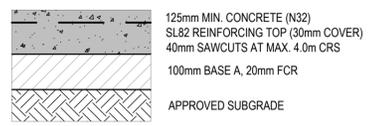
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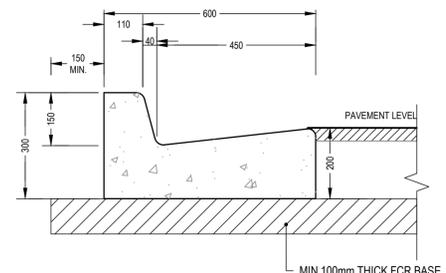
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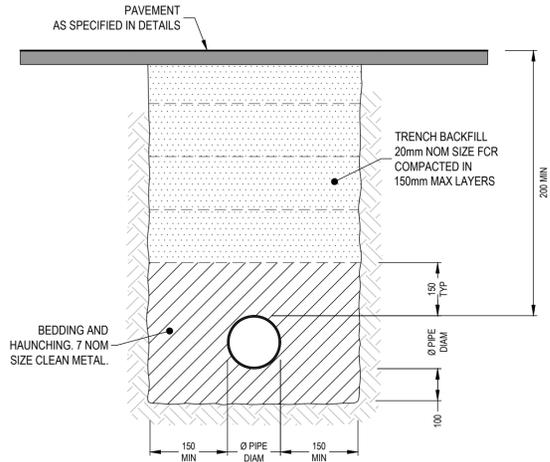
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SCALE 1:20 (A1)



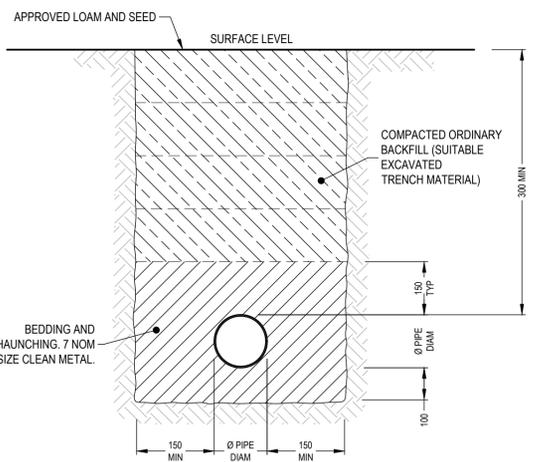
CONCRETE PAVEMENT DETAIL
NOTE: CONCRETE PAVEMENT NOT DESIGNED FOR SPECIAL SURFACE FINISHES SUCH AS EXPOSED AGGREGATE.



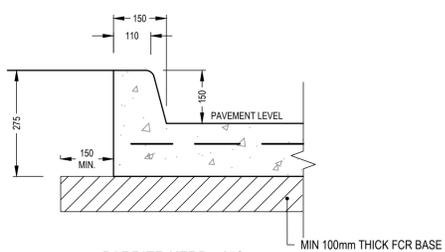
KERB AND CHANNEL - TYPE KC
SCALE 1:10 (A1)



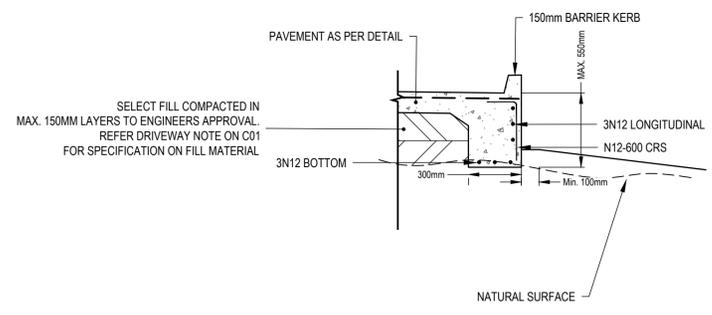
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SCALE 1:10 (A1)



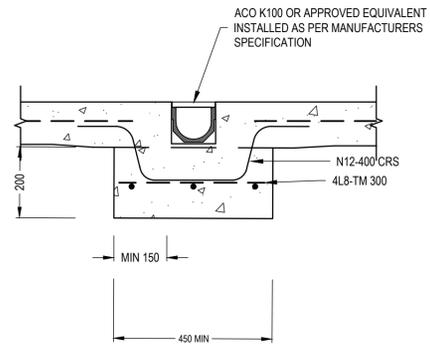
TYPICAL CROSS SECTION - NON TRAFFICABLE
SCALE 1:10 (A1)



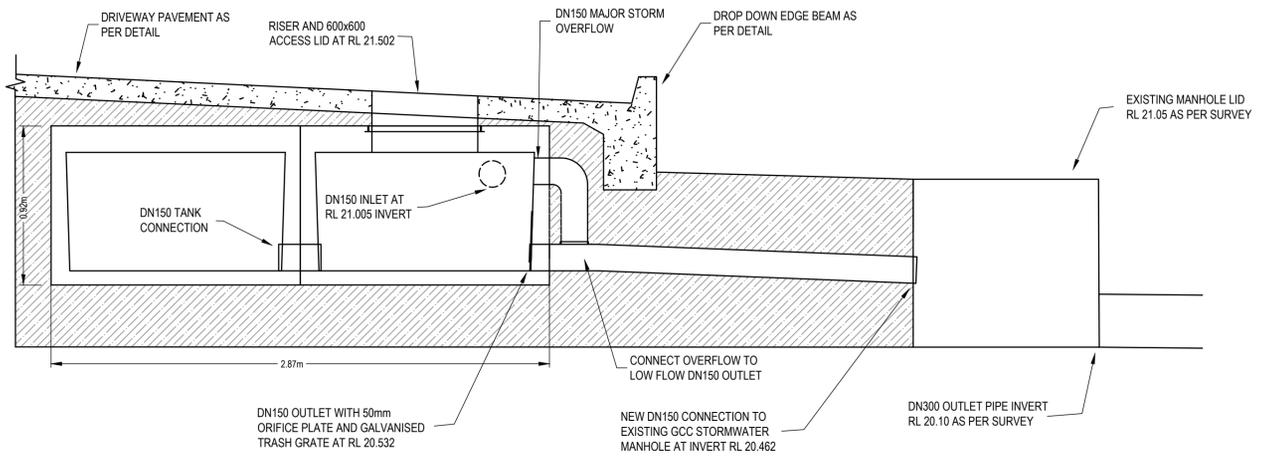
BARRIER KERB - 150mm
SCALE 1:10 (A1)



DROP DOWN EDGE BEAM DETAIL
SCALE 1:20 (A1)



ACO K100 TRENCHDRAIN THICKENING DETAIL
SCALE 1:10 (A1)



DETENTION TANK AND PROPERTY STORMWATER CONNECTION DETAIL
SCALE 1:20 (A1)

CONSTRUCTION DETAILS
SCALE AS INDICATED

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			DESIGN: EB
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PROJECT:	GOVERNMENT HOUSING
ADDRESS:	30 BARRY STREET GLENORCHY
CLIENT:	LYDEN BUILDERS

SHEET:	CONSTRUCTION DETAILS		
SCALE:	AS INDICATED	TOTAL SHEETS:	8
PROJECT No:	25E52 - 45	SHEET:	C401

SIZE:	A1
REV:	B

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No.: PLN-25-362

DATE RECEIVED: 5 March 2026

STORMWATER REPORT

Government Housing
30 Barry Street
Glenorchy TAS 7010

13/01/2026 SR 25 E 52 - 45 REV A



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ABN 79 097 438 714

PROJECT INFORMATION

DOCUMENT TITLE	Stormwater Report - 25 E 52 - 45 Rev A
PROJECT LOCATION	30 Barry Street, Glenorchy TAS 7010
CLIENT ORGANISATION	Lyden Builders
CLIENT REFERENCE	Government Housing
CLIENT CONTACT/S	(admin@lydenbuilders.com.au)
ALDANMARK REFERENCE	25 E 52 - 45
ALDANMARK CONTACT/S	Elliott Beswick (ebeswick@aldanmark.com.au)

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REVISION	DATE	REVISION DETAILS	PREPARED	VERIFIED	APPROVED
A	13/01/2026	Development Approval			

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1. INTRODUCTION

Aldanmark have been engaged to provide a stormwater report for the proposed development at 30 Barry Street, Glenorchy. The development must comply with the stormwater quantity requirements of the Glenorchy City Council (GCC) Stormwater Management Policy (2021):

- Any increase in stormwater runoff must be accommodated:
 - Within an existing public stormwater system to the satisfaction Council; or
 - Public infrastructure upgraded by the developer as part of the development proposal to the satisfaction of Council; or
 - On-site detention is designed to offset the increase in stormwater runoff caused by the development, to the satisfaction of Council.
- Stormwater runoff from the site will be no greater than pre-existing runoff for a 5% AEP rainfall event

This report aims to demonstrate that the development at 30 Barry Street, Glenorchy complies with the above stormwater quality and quantity requirements.

2. SITE OVERVIEW

The site contains one existing dwelling and an existing garden shed. The existing site stormwater system discharges to the stormwater lot connection.

Two residential units are proposed to be constructed on the subject site, as well as new concrete driveway and parking areas. The increase in impervious area within the site is expected to increase the quantity of site stormwater runoff.

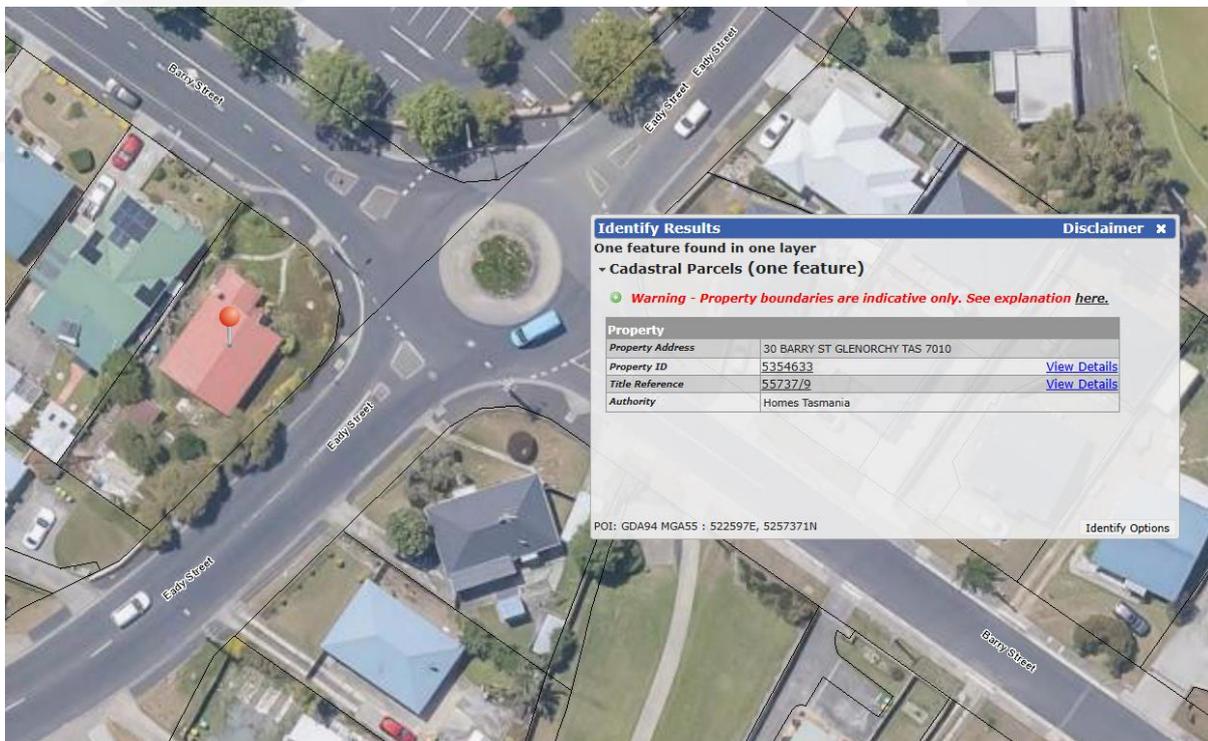


Figure 1: Site Locality

3. CATCHMENT MODEL

3.1 MODELLING APPROACH

DRAINS software was utilised to calculate the site runoff and to determine the size of the site’s stormwater conveyance and detention infrastructure. A screen shot of the DRAINS model can be found in Section 5.4.

The Initial Loss / Continuing Loss (IL-CL) loss model was applied within DRAINS. The parameters for the loss model were retrieved from the ARR Data Hub website (<https://data.arr-software.org/>).

3.2 DESIGN RAINFALL DEPTHS

Rainfall depths for the model were retrieved from the Bureau of Meteorology website (<http://www.bom.gov.au/water/designRainfalls/revised-ifd/>). Temporal patterns, pre-burst rainfall depths and rural losses were sourced from the ARR Data Hub website. For the post – development scenario, the climate change factors have been applied to the below values.

Table 1: IFD Design Rainfall Depths

Duration (minutes)	5% AEP (mm)
1	2.3
5	7.1
10	10.6
20	14.7
25	16.1
30	17.3
45	20.3
60	22.7
90	26.7
120	30.2

3.3 STORM LOSSES

Rural initial and continuing losses were sourced from the ARR Data Hub website. Impervious area losses have been set as per advice in ARR 2019 Book 5 Chapter 3 Section 3.5.3.1.2. Table 3.3 shows the storm losses assumed in the DRAINS model.

Table 2: Assumed Storm Losses (ARR)

Impervious Area Initial Losses (mm)	1
Impervious Area Continuing Losses (mm/hr)	0
Pervious Area Initial Losses (mm)	27
Pervious Area Continuing Losses (mm/hr)	3.8

3.4 SITE CATCHMENTS

The site catchments assumed for the runoff calculations were determined from the architectural site plan prepared by Pinnacle Drafting & Design dated October 2025, and civil design drawings produced by Aldanmark-Rare. Table 3 below outlines the proportions of the effective impervious area (EIA), remaining impervious area (RIA) and pervious area (PA) of the site in pre-development and post-development conditions. The pre-development catchment was simulated as a single homogenous catchment. In the post-development scenarios, separate sub-catchments were defined for each inlet pit and each unit roof area. Refer to Appendix A for the site catchment plan.

Times of concentration for all catchments were determined within DRAINS using the kinematic wave equation.

Table 3: Site Catchment Breakdown

CATCHMENT	AREA (m ²)	AREA (ha)	EIA (%)	RIA (%)	PA (%)
Pre-development	575	0.0575	27.4	0	72.6
Post -development	575	0.0575	77.5	0	24.5

4. PROPOSED DEVELOPMENT PEAK OUTFLOWS

Table 4: Peak Site Runoff

5% AEP	SITE RUNOFF (L/S)	CRITICAL 5% AEP STORM DURATION (MINS)
Site Discharge		
Pre-development	4	5
Post-development (Unmitigated)	11	5

5. DETENTION MODEL RESULTS

5.1 PEAK FLOWS

The results from the DRAINS Analysis model show that the post-development site runoff for 30 Barry Street, Glenorchy is increased by 7 L/s over pre-existing runoff quantities for a 5% AEP storm event as shown in Table 5. Refer to Appendix 0 for box and whisker plots of pre & post development outflows.

5.2 ONSITE DETENTION

To reduce the post-development site outflow below pre-development quantities, an on-site detention system was modelled in DRAINS. The results of the model show that an end-of-line detention tank with a 3000L capacity fitted with an orifice of 50mm is required to reduce the post – development outflow below the pre – development outflow. Specifications for the tank can be found in Appendix A including further results.

5.3 ONSITE DETENTION OUTFLOW

Table 5: Detention Model Summary - 5% AEP

5 % AEP RUNOFF	SITE RUNOFF (L/S)	CRITICAL STORM DURATION (MINS)
Site Discharge		
Pre-development	4	5
Post-development (Unmitigated)	11	5
Post-development with OSD	4	15

5.4 DRAINS MODEL SCHEMETISATION

The minor piped stormwater drainage system for the proposed development has been designed to accommodate flows for a rainfall event with an ARI of 20 years (5% AEP). An analysis of the 5% AEP event using DRAINS, shows that the proposed piped drainage system can accommodate these flows and discharge to the receiving environment without restriction and overflows from the system. Refer to Figure 2 for an overview of the post-development DRAINS model.

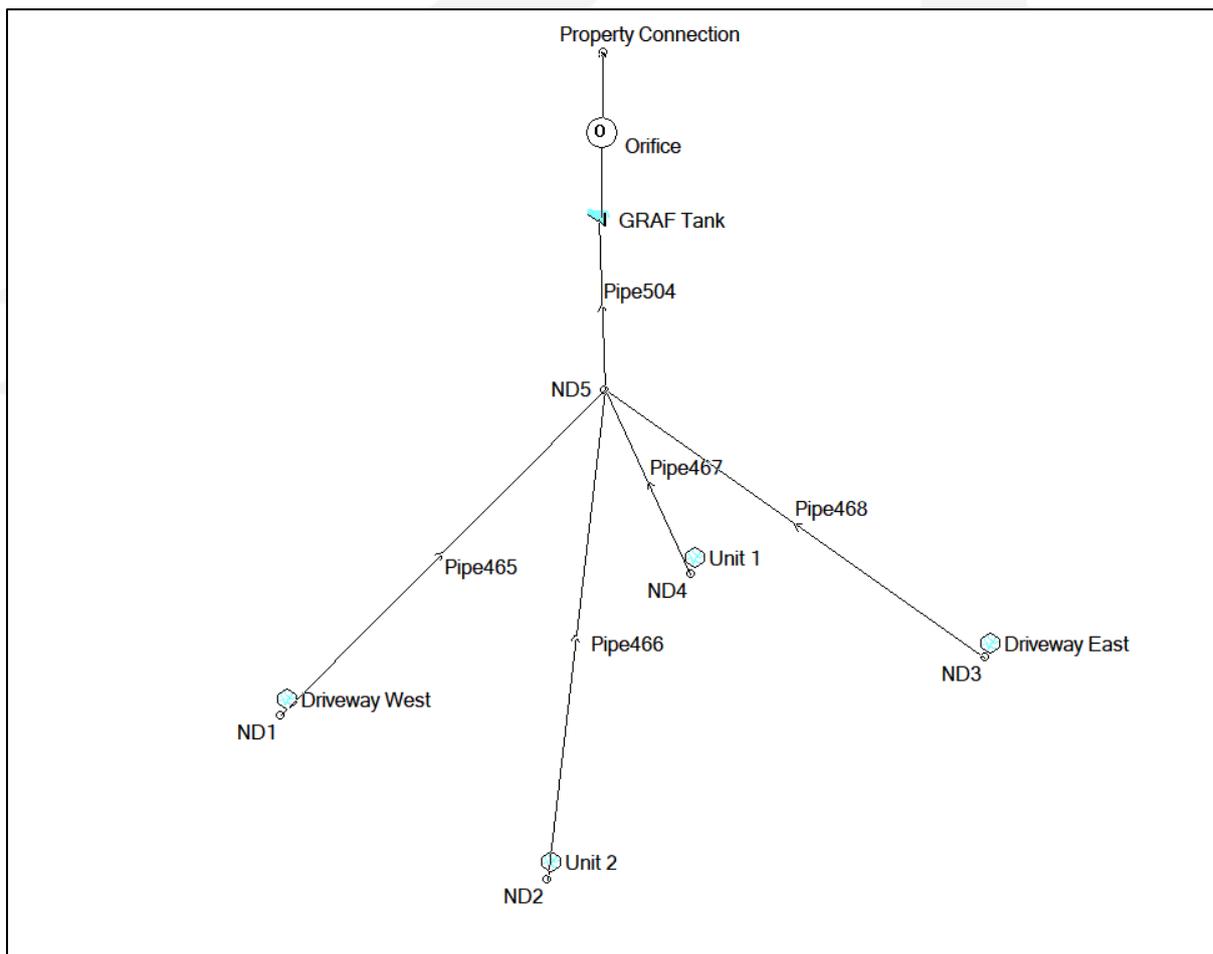


Figure 2: DRAINS Post Development Model Schematisation

5.5 DETENTION SYSTEM STORAGE CURVES

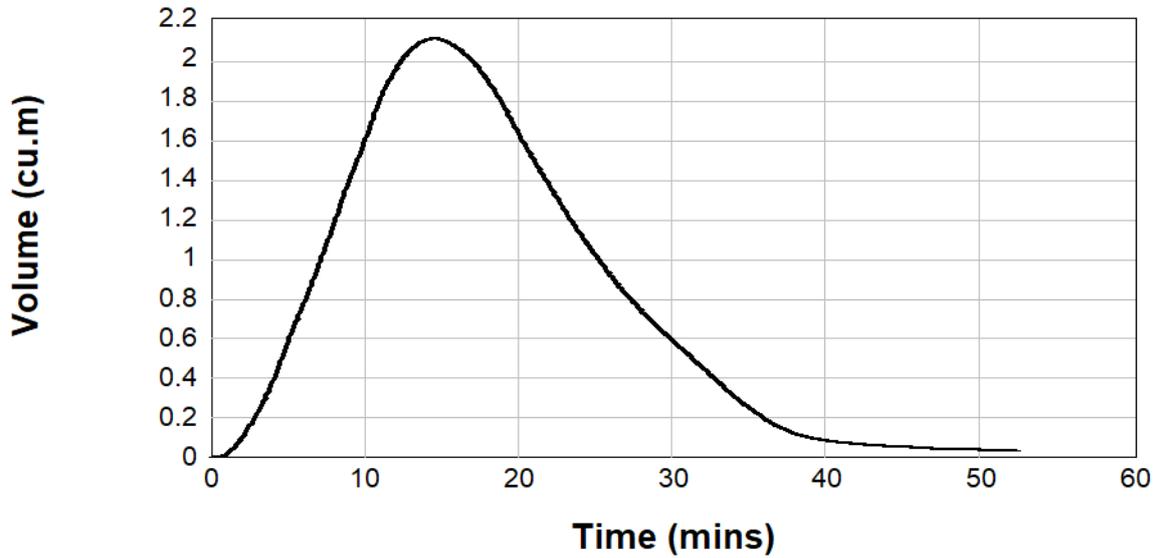


Figure 3: Site Stormwater Detention Storage Curve for the Critical 5% AEP Event (15 minute TP08)

6. STORMWATER QUALITY MODEL

The proposed development does not involve the creation of new impervious area greater than 500m². As per clause 5 (a) (iii) in the GCC Stormwater Management Policy (2021), the site is exempt from the policy’s Stormwater Quality Management Requirements.

7. MAINTENANCE

The recommended maintenance schedule for the on-site detention specified in this report are outlined in

The manufacturer’s maintenance requirements for the stormwater detention and treatment devices that are installed will form part of the project’s Plumbing Maintenance Schedule.

Table 6: Maintenance Plan for Rainwater Tanks

ACTIVITY	FREQUENCY
Visual inspection of rainwater detention tank for sediment accumulation, sludge, and algae growth, and clogging at outlet orifice.	Every 6 months
Vacuum truck sediment removal/desludging of rainwater detention tank	Approximately every 2-3 years or if sediment/'sludge' is evident upon inspection
Inspection and cleaning of gutters	Every 6 months

8. CONCLUSION

This report has demonstrated that the proposed development at 30 Barry Street, Glenorchy complies with the GCC Stormwater Management Policy (2021).

Note:

- No assessment has been undertaken of Council's stormwater infrastructure and its capacity.
- This report assumes the Council stormwater main has capacity for the pre-development peak discharge.
- It is the responsibility of Council to assess their infrastructure and determine the impact (if any) of altered inflows into their stormwater network.

Please contact me at ebeswick@aldanmark.com.au if you require any additional information.

Yours faithfully,



Elliott Beswick BEng Civil (Hons)
Civil Engineer

9. APPENDIX A

9.1 DETENTION SPECIFICATIONS

Table 7: OSD Tank Design Parameters

TANK ID	GRAF Tank
DESCRIPTION	GRAF Platin Flat Tank 3000L
INLET INVERT (M)	TBC as part of detailed design
OUTLET INVERT (M)	TBC as part of detailed design
DETENTION CAPACITY (L)	3000
PEAK DISCHARGE RATE (L/S)	4
MAX. VOLUME 5% AEP (L)	2100
EMPTYING TIME (MINS)	60

APPENDIX B – BOX AND WHISKER PLOTS

9.3 PRE DEVELOPMENT

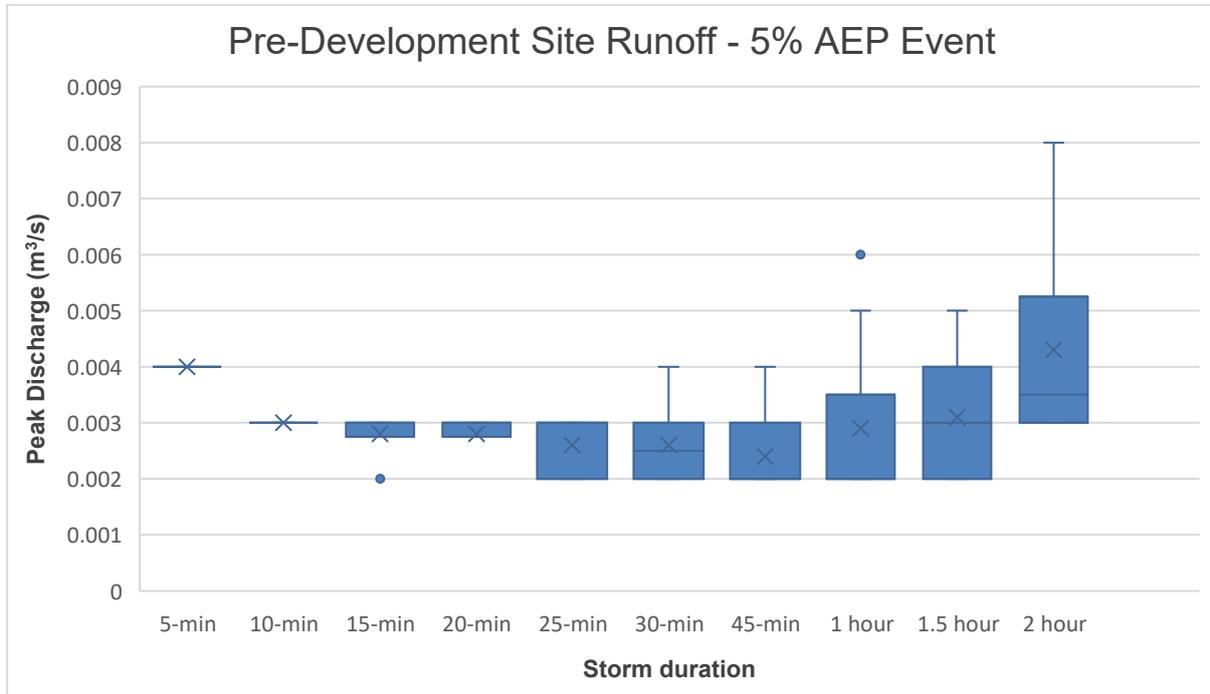


Figure 5: Pre-Development 5% AEP Site Runoff Results

9.4 POST DEVELOPMENT

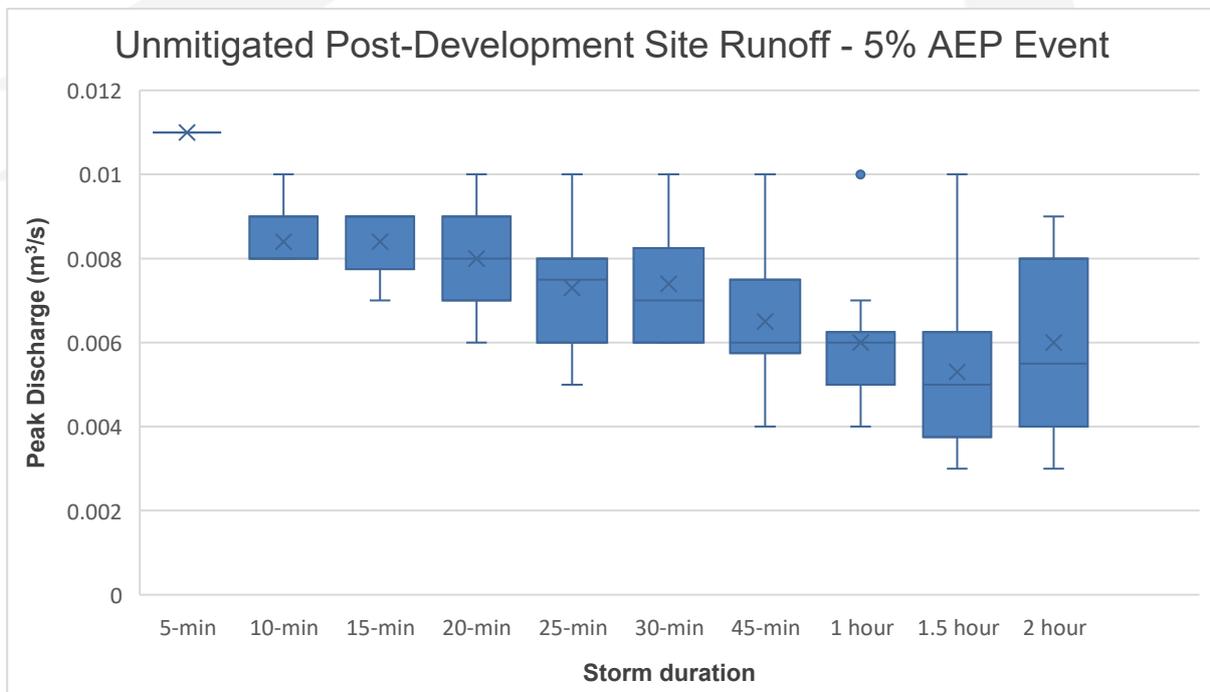


Figure 6: Unmitigated Post-Development 5% AEP Site Runoff Results

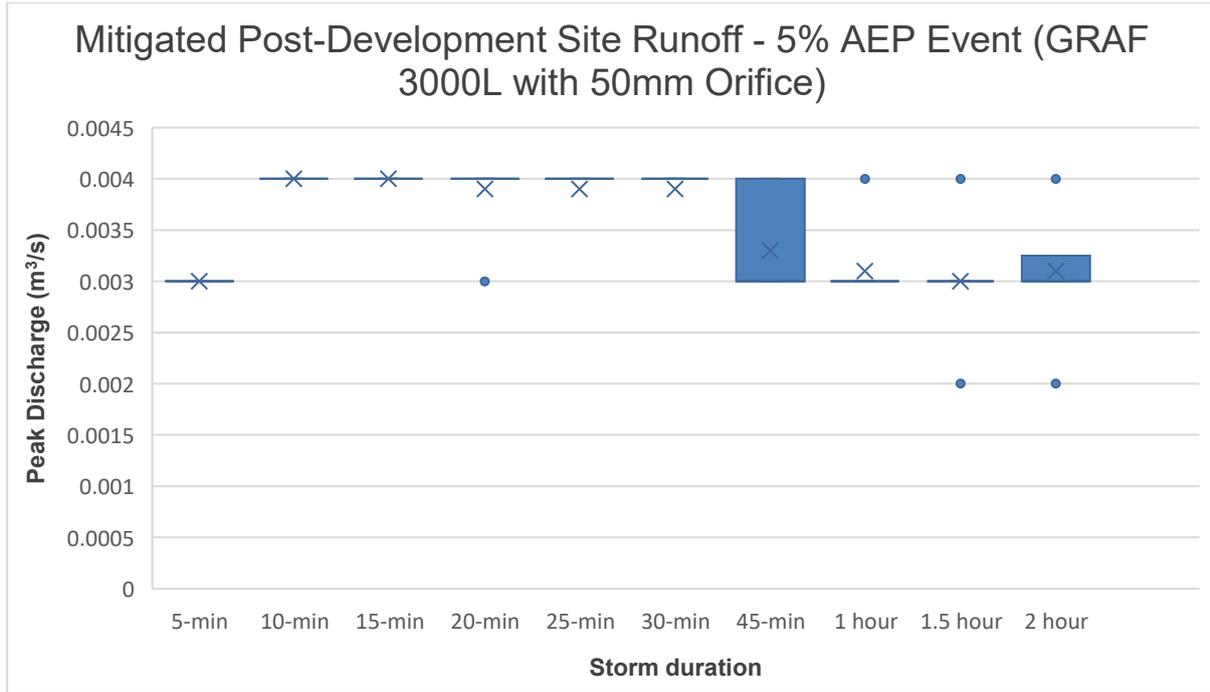


Figure 7: Post-Development 5% AEP Runoff Results with Stormwater Detention GRAF 3000L Tank and 50mm Orifice

APPLICATION REQUIREMENTS

An application does not become valid until all items below are met:

- Completed Planning Permit Application Form;
- Full copy of current Certificate Title including the folio text, folio plans and schedule of easements (if any);
- One (1) copy of plans drawn to scale (refer to separate Information Checklist for information to be shown on the plans);
- Full description of the proposed use/development; and
- Application Fees Paid



Planning Application Form

374 Main Road Glenorchy
P.O. Box 103 GLENORCHY

Phone (03) 6216 6800

gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au

You may also need to provide:

- Stormwater Concept Servicing plan showing how the stormwater will be managed and be connected to public infrastructure in accordance with Council's Stormwater Management policy
- Landscape plan
- Detailed documentation if the place is listed on the Tasmanian Heritage Register, noting that Council will refer any Applications for work to these places to the Tasmanian Heritage Council.
- Detailed documentation if the place is heritage listed at the local level (GLE-C6.0 Local Historic Heritage Code)

TYPE OF APPLICATION BEING APPLIED FOR

PRELIMINARY ASSESSMENT	Select if: your application is eligible for a <i>No Permit Required</i> assessment.	<input type="radio"/>
REGULAR ASSESSMENT	Select if: you are lodging an application for a planning permit	<input checked="" type="radio"/>

APPLICANT

Company	Pinnacle Drafting
Contact Name	Jason Nickerson
Phone	6248 4218
Email	admin@pinnacledrafting.com.au
Address	7/3 Abernant Way, Cambridge

PROPERTY OWNER(S)

Name (s)	Homes Tasmania
<i>If property is owned by Council/The Crown, ensure the Owner s declaration on the final page is fully completed.</i>	
Phone	(03) 6166 3578
Email	rachael.benjamin@homes.tas.gov.au
Address	Level 4 134 Macquarie St, Hobart, Tas 7000

APPLICATION SITE

PID 5354633

Street Address	30 Barry St		
Suburb	Glenorchy	Site Area (m ²)	575

PROPOSED USE / DEVELOPMENT	Estimated Cost of Works	\$ 540,000
Provide a summary of the purpose of the development, and activities proposed to be carried out on the site. A full description of the proposal in a covering letter or as a planning report should be attached with this Application.		
two unit development		

PRE-APPLICATION MEETING		
Has a meeting been held with Council Planning staff in relation to this application?		Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>If YES, please provide details:</i>	Name of Council's Planning Officer, Development Engineer and/or Heritage Officer	
	Date of Meeting	

STAGING	
Is the proposal to be carried out in more than one stage?	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Note to applicant: if answering YES to the question above, ensure stages are marked on plans and provide details of the number and order of staging below.</i>	

SUBDIVISION	
Is a subdivision or boundary adjustment proposed?	Yes <input type="radio"/> No <input checked="" type="radio"/>
How many lots are to be created?	
Is public open space proposed in accordance with Local Government (Building and Miscellaneous Provisions) Act 1993 and Council's Public Open Space policy?	Yes <input checked="" type="radio"/> No <input type="radio"/>

PRESENT USE OF THE LAND/BUILDINGS	
If vacant, give last known use.	
Vacant	

SIGNS	
Does the proposal involve the display of advertising signs?	Yes <input type="radio"/> No <input checked="" type="radio"/>
<i>Note to applicant: if answering YES to the question above, ensure plans include dimensions of sign (height, width, total height above ground), content of the sign, where the sign will be located on the site, how it will be attached or supported, and details of any proposed illumination.</i>	

FLOOR AREA OF NEW BUILDINGS / EXTENSIONS / CHANGES OF USE

State the gross floor area of proposed building/extension, or the area of land affected by the change of use (if any)

Hectares
 m²

192m²

MATERIALS

COLOUR

Walls	Brick/Cement Sheet	Monument/Auburn
Roof	Steel	Monument
Boundary fences, walls etc	Timber	

SURFACING MATERIALS

Driveway area/ Access Road	Concrete
Total Parking Area(s)	3

ACCESSIBILITY

Does the proposal involve new or altered access to a road?

If YES, ensure the location & width of existing and/or proposed accesses are marked on plans

Yes No

VEHICLES VISITING OR DELIVERING TO OR FROM SITE

TYPE	NUMBER	TRIPS PER DAY	TYPE	NUMBER	TRIPS PER DAY
Car			Commercial Vehicle		

PARKING ON SITE

TYPE	EXISTING	PROPOSED	TYPE	EXISTING	PROPOSED
Standard			Special (long/wide)		

SERVICES

How will sewage be disposed of?	existing sewer connection on lot
How will surface water be disposed of?	existing sewer connection on lot
What arrangements will be made for refuse storage and collection?	n/a
Are there any special water supply requirements?	n/a

EMPLOYMENT *(please indicate if these numbers are estimates only)*

How many people are employed on the site now?

How many people are proposed to be employed?

HOURS OF OPERATION

What are the proposed maximum hours of operation?

AM

PM

Weekdays

Saturdays

Sundays

Public Holidays

STORAGE

Will goods be stored outside?

Yes No

Is provision made for loading/unloading on site?

Yes No

Note to applicant: if answering YES to either question above, ensure storage and unloading areas are marked on plans.

TREES

Does the proposal involve the removal of trees or shrubs?

Yes No

Note to applicant: if answering YES to the question above, state the number and identify the precise position and species on the plans.

PRIVACY NOTICE

Council collects personal information to carry out its operations as a Tasmanian Local Government. This personal information may be used for other purposes permitted by law. The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations.

You do not have to provide your personal information but if full information is not provided the Council may be unable to action your application or request.

You can find out more about how the Council manages personal information and how you can request access or corrections to it in the Council's Privacy Policy available on the Council website or on request.

APPLICANT'S DECLARATION

This section MUST be completed before an Application will be accepted.

I/we hereby apply for a planning permit to carry out the use and/or development described in this application and the accompanying plans.

- a) Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.
- b) I/we declare that the information contained in the form and any attached plans and documents is correct.
- c) I/we own the land, or have notified the owner/s of the land of the intention to make this application in accordance with Section 52 of the *Land Use Planning and Approvals Act 1993*.
- d) By providing Council with the plans and documents attached to this application ("Documents"), I/we:
 - i. warrant to Council I/we own all copyright in the Documents or am a licensee of the copyright owner with the right to grant the following authority;
 - ii. authorise Council to copy the Documents, attach copies to Agendas for any relevant Council meetings and release copies to the public; and
 - iii. acknowledge Council is relying on my/our warranty and authorisation and may seek recovery of any damages suffered by it if my/our warranty and/or authority is incorrect.

Signed by the Applicant:



Date:

02/12/2025

LAND OWNED BY COUNCIL OR THE CROWN

Is the land owned by Council or the Crown (i.e. government land)?

Yes No

If the answer above is YES:

- a) The form must be signed by the Minister of the Crown responsible for the administration of the land or by the General Manager of the Council; and
- b) be accompanied by the written permission of that Minister or General Manager to the making of the application. A copy of the delegation must be provided.

I/we hereby give my/our permission for the lodgement of this application.

Signed by the Owner(s):

Date:

If completing the following section by hand, please ensure legibility. The use of ALL CAPITALS is preferred.

Name/s – please print

Title/s (if the owner is a company)

Written permission to the making of the Application is provided with this form:

Yes No

A copy of the delegation is provided:

Yes No