DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-001
PROPOSED DEVELOPMENT:	Residential (Dwelling) & driveway works
LOCATION:	13 Nielson Drive, Montrose
APPLICANT:	D C Graham
ADVERTISING START DATE:	20/04/2026
ADVERTISING EXPIRY DATE:	08/05/2026

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 **08/05/2026**.

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 **08/05/2026**, or for postal and hand delivered representations, by 5.00 pm on **08/05/2026**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

Document Set ID: 3606094
Version: 1, Version Date: 20/04/2026

PROJECT DETAILS

SITE INFORMATION

TOTAL SITE AREA:	14390m²
BUILD AREA FOOTPRINT:	330m²
HOUSE FLOOR AREA:	218m²
GARAGE/LAUNDRY/STORE FLOOR AREA:	59m²
TOTAL FLOOR AREA: (EXCLUDES DECKS)	**277m²**
DECK AREA:	88m²
PAVED AREA:	90.2m²
TOTAL SITE COVERAGE:	**2.3%**

Title Reference	**Vol. - 46375**
	Folio - 1
Wind Classification	
Soil Classification	**Class A**
Climate Zone	**7 (refer BCA)**
Corrosion Enviroment	**-**
BAL	**- 29**

DRAWING INDEX DA01

Development Application Set:

dwg no:	dwg title:	scale:	rev:	date:	by:
DA01	Title Page	N/A @ A3	None	16/12/25	EON
DA02	Proposed Location Plan	1:1000 @ A3	None	16/12/25	EON
DA03	Proposed Site Plan	1:500 @ A3	None	16/12/25	EON
DA04	Ground Floor Plan	1:100 @ A3	None	16/12/25	EON
DA05	Proposed Roof Plan	1:100 @ A3	None	16/12/25	EON
DA06	Proposed Elevations 01	1:100 @ A3	None	16/12/25	EON
DA07	Proposed Elevations 02	1:100 @ A3	None	16/12/25	EON

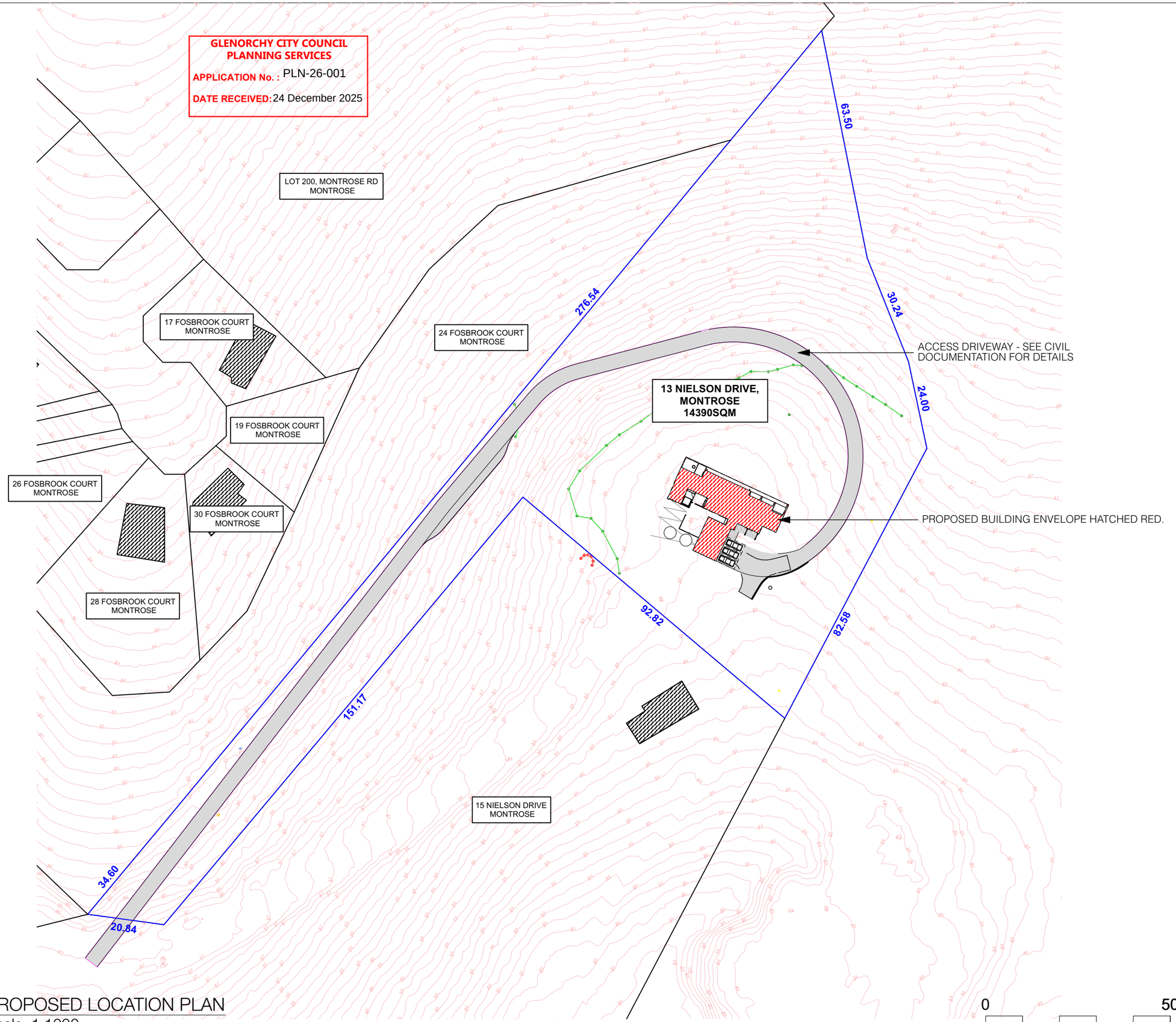
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24 December 2025

New Dwelling
2318

Alison Magill and David Graham
13 Nielson Drive, Montrose
Tasmania 7010

idw.
architecture + interiors
ACC NO. CC980Y

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026



PROPOSED LOCATION PLAN
Scale: 1:1000

0 50 M

north

NOT FOR CONSTRUCTION

DO NOT SCALE OFF DRAWINGS

Drawings are to be read in conjunction with all associated specifications, consultants' drawings, geotechnical report and any other written instructions

All works are to comply with the Building Code of Australia, relevant Australian Standards, local and any other relevant authority regulations and by-laws

Contractors are to verify all dimensions on site prioir to commencing any work or producing shop drawings

All dimensions are in millimetres unless otherwise noted

Report all discrepancies to IDW

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Rev
NO. DATE NOTE

Client
Alison Magill and David Graham

Address
13 Nielson Drive, Montrose

Project
New Dwelling

Drawing
Proposed Location Plan

Dwg No.
DA02

Scale
1:1000 @ A3

Date
16/12/25

Rev	Drawn	Checked
	EON	AW

Status	Job No.
DA	2318

idw. architecture + interiors
4/147 Liverpool St Hobart TAS 7000
T (03) 6234 5644
E info@idwarchitecture.com.au
W idwarchitecture.com.au
Acc No CC980Y

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Version: 1, Version Date: 17/04/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
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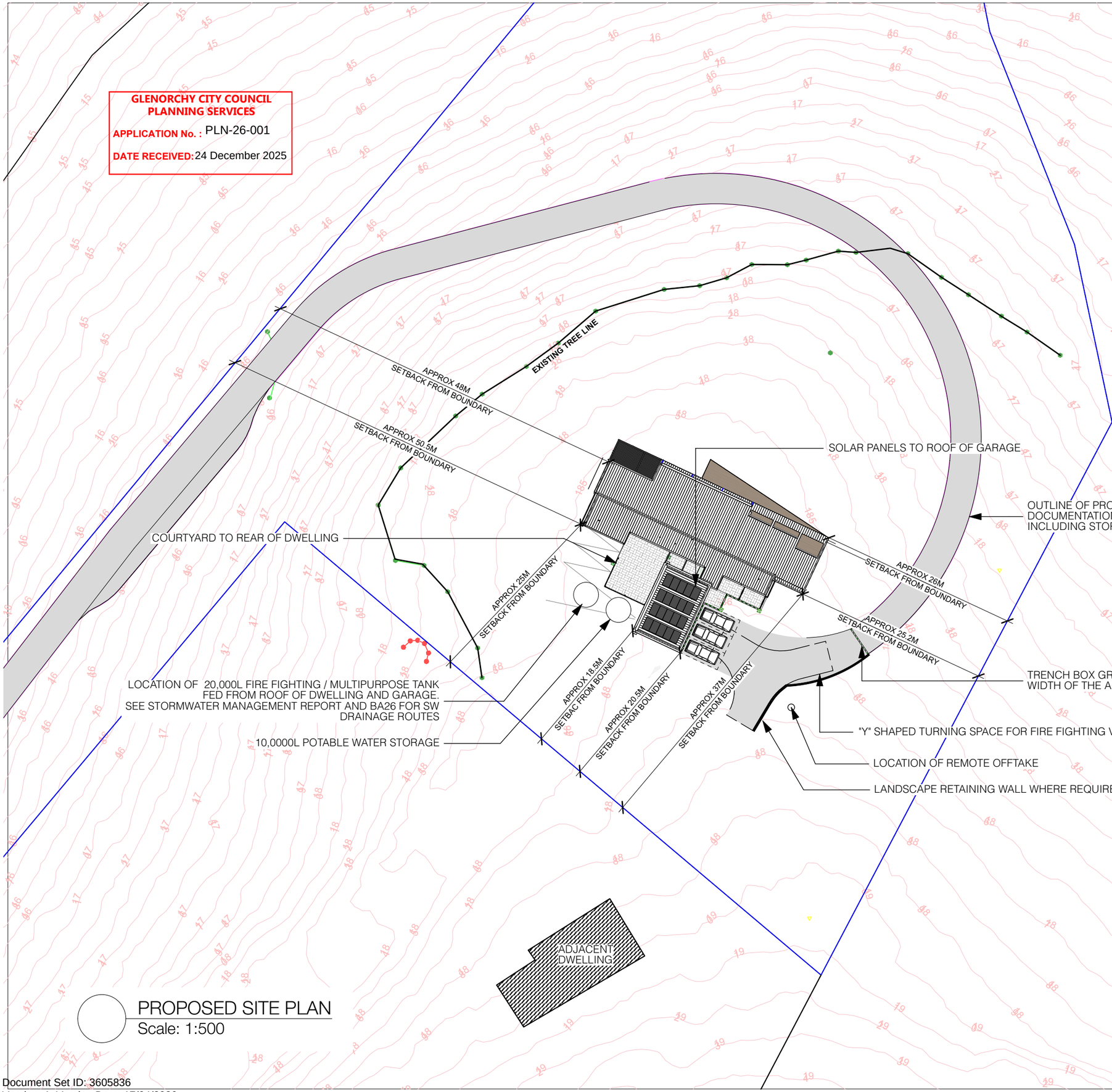

PROPOSED SITE PLAN
Scale: 1:500

north

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Rev
NO. DATE NOTE

Client
Alison Magill and David Graham

Address
13 Nielson Drive, Montrose

Project
New Dwelling

Drawing
Proposed Site Plan

Dwg No.
DA03

Scale
1:500 @ A3

Date
16/12/25

Rev	Drawn	Checked
	EON	AW

Status	Job No.
DA	2318

idw. architecture + interiors
4/147 Liverpool St Hobart TAS 7000
T (03) 6234 5644
E info@idwarchitecture.com.au
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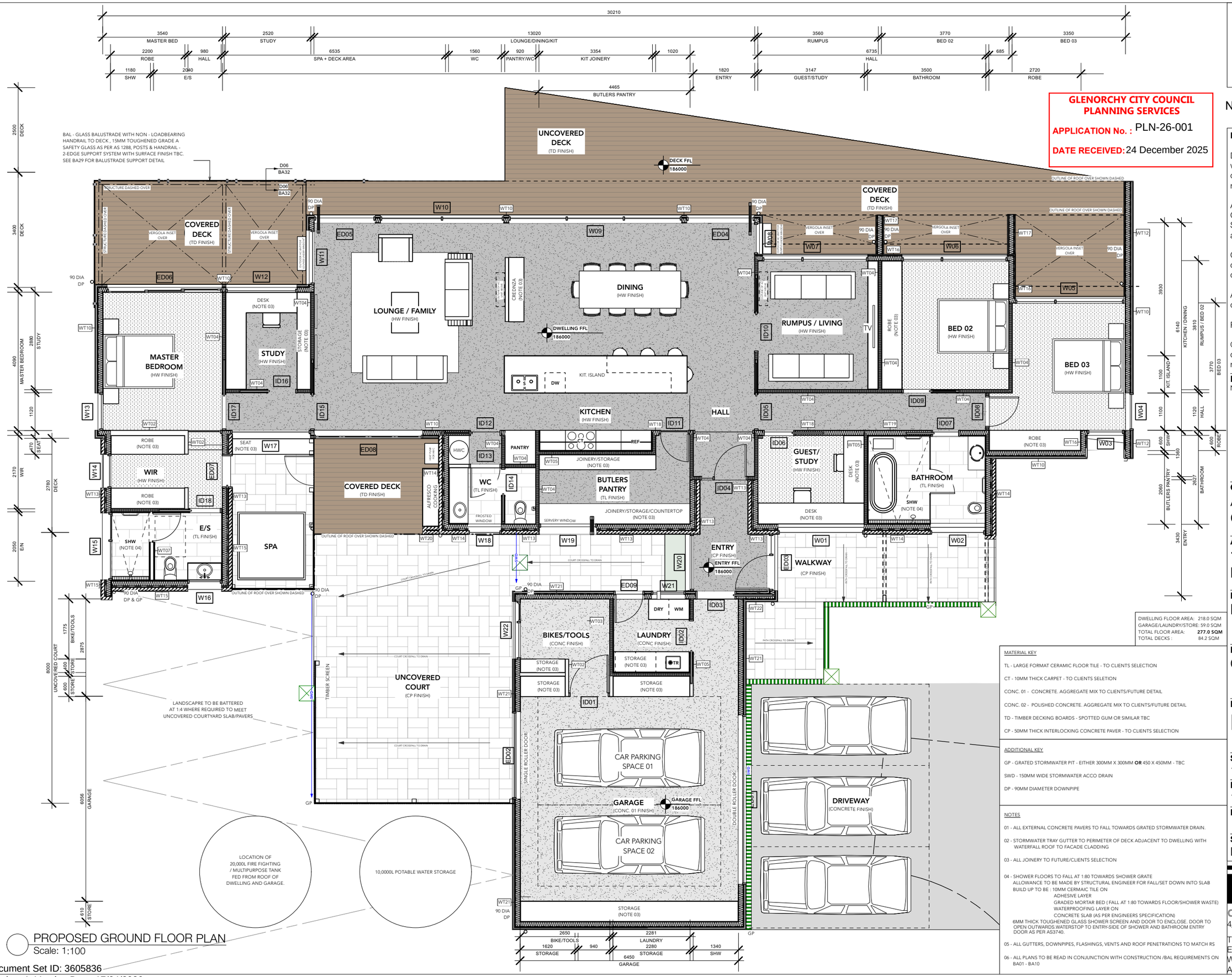

PROPOSED GROUND FLOOR PLAN
Scale: 1:100

DWELLING FLOOR AREA: 218.0 SQM
GARAGE/LAUNDRY/STORE: 59.0 SQM
TOTAL FLOOR AREA: **277.0 SQM**
TOTAL DECKS : 84.2 SQM

MATERIAL KEY

TL - LARGE FORMAT CERAMIC FLOOR TILE - TO CLIENTS SELECTION

CT - 10MM THICK CARPET - TO CLIENTS SELETION

CONC. 01 - CONCRETE. AGGREGATE MIX TO CLIENTS/FUTURE DETAIL

CONC. 02 - POLISHED CONCRETE. AGGREGATE MIX TO CLIENTS/FUTURE DETAIL

TD - TIMBER DECKING BOARDS - SPOTTED GUM OR SIMILAR TBC

CP - 50MM THICK INTERLOCKING CONCRETE PAVER - TO CLIENTS SELECTION

ADDITIONAL KEY

GP - GRATED STORMWATER PIT - EITHER 300MM X 300MM **OR** 450 X 450MM - TBC

SWD - 150MM WIDE STORMWATER ACCO DRAIN

DP - 90MM DIAMETER DOWNPIPE

NOTES

01 - ALL EXTERNAL CONCRETE PAVERS TO FALL TOWARDS GRATED STORMWATER DRAIN.

02 - STORMWATER TRAY GUTTER TO PERIMETER OF DECK ADJACENT TO DWELLING WITH WATERFALL ROOF TO FACADE CLADDING

03 - ALL JOINERY TO FUTURE/CLIENTS SELECTION

04 - SHOWER FLOORS TO FALL AT 1:80 TOWARDS SHOWER GRATE
ALLOWANCE TO BE MADE BY STRUCTURAL ENGINEER FOR FALL/SET DOWN INTO SLAB
BUILD UP TO BE : 10MM CERMAIC TILE ON
ADHESIVE LAYER
GRADED MORTAR BED (FALL AT 1:80 TOWARDS FLOOR/SHOWER WASTE)
WATERPROOFING LAYER ON
CONCRETE SLAB (AS PER ENGINEERS SPECIFICATION)
6MM THICK TOUGHENED GLASS SHOWER SCREEN AND DOOR TO ENCLOSE. DOOR TO OPEN OUTWARDS.WATERSTOP TO ENTRY-SIDE OF SHOWER AND BATHROOM ENTRY DOOR AS PER AS3740.

05 - ALL GUTTERS, DOWNPIPES, FLASHINGS, VENTS AND ROOF PENETRATIONS TO MATCH RS

06 - ALL PLANS TO BE READ IN CONJUNCTION WITH CONSTRUCTION /BAL REQUIREMENTS ON BA01 - BA10

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

north

GLENORCHY CITY COUNCIL PLANNING SERVICES
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Rev
NO. DATE NOTE

Client
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Address
13 Nielson Drive, Montrose

Project
New Dwelling

Drawing
Ground Floor Plan

Dwg No.
DA04

Scale
1:100 @ A3

Date
16/12/25

Rev	Drawn	Checked
	EON	AW

Status	Job No.
DA	2318

idw. architecture + interiors
4/147 Liverpool St Hobart TAS 7000
T (03) 6234 5644
E info@idwarchitecture.com.au
W idwarchitecture.com.au
Acc No CC980Y

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PLANNING SERVICES

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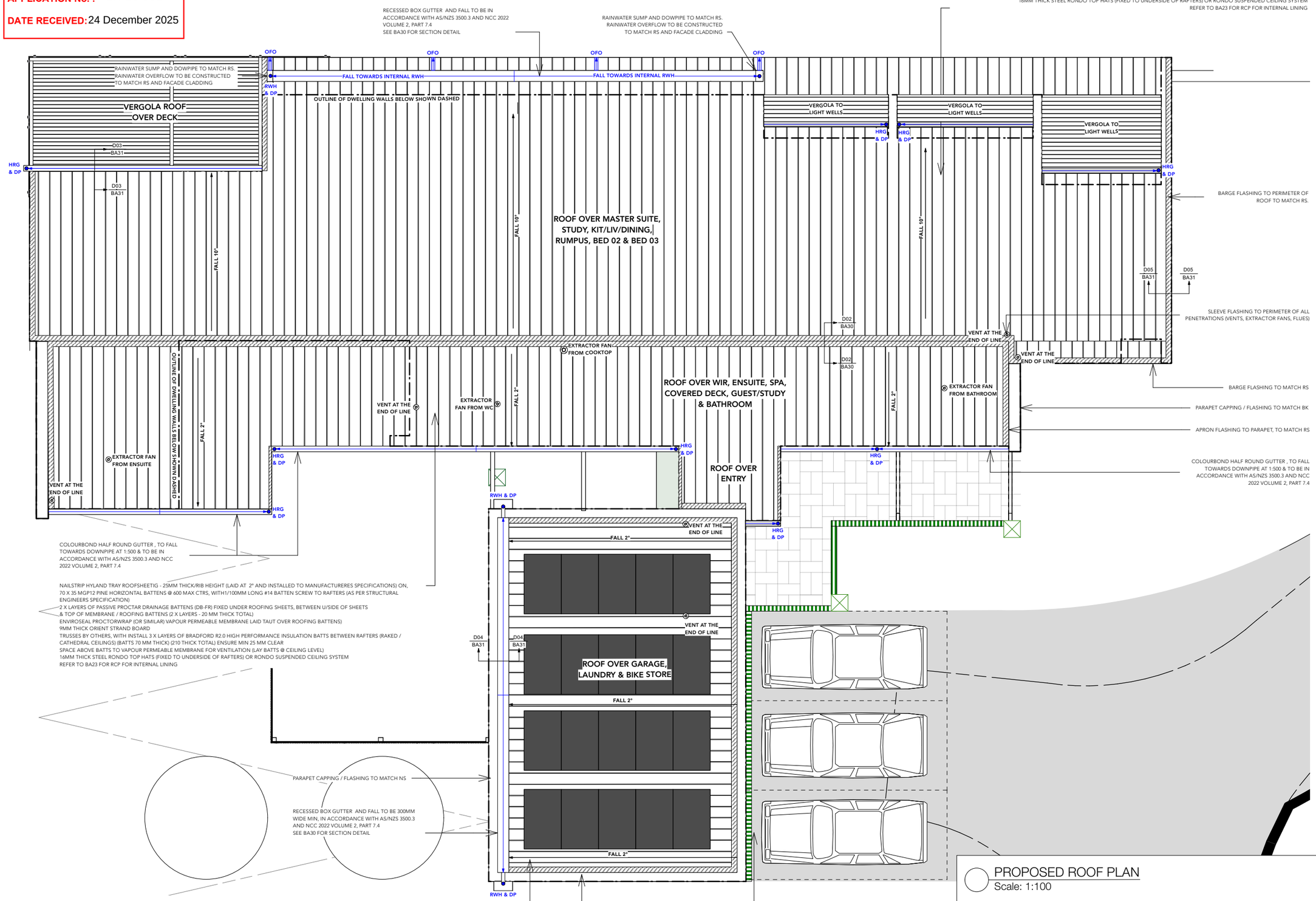

PROPOSED ROOF PLAN
Scale: 1:100

OFO STORMWATER GUTTER OVERFLOW OUTLET
HRG 150MM WIDE, 75MM DEEP HALF ROUND GUTTER, COLOURBOND, COLOUR TO MATCH RS
DP 90MM DIAMETER DOWNPIPE, STEEL FINISH. COLOUR TO MATCH ADJACENT WALL CLADDING
RWH RAINWATERHEAD / SUMP (INTERNAL OR EXTERNAL AS SPECIFIED ON DRAWINGS)

north

NOT FOR CONSTRUCTION

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Rev
NO. DATE NOTE

Client
Alison Magill and David Graham

Address
13 Nielson Drive, Montrose

Project
New Dwelling

Drawing
Proposed Roof Plan

Dwg No.
DA05

Scale
1:100 @ A3

Date
16/12/25

Rev	Drawn	Checked
	EON	AW

Status	Job No.
DA	2318

idw. architecture + interiors
4/147 Liverpool St Hobart TAS 7000
T (03) 6234 5644
E info@idwarchitecture.com.au
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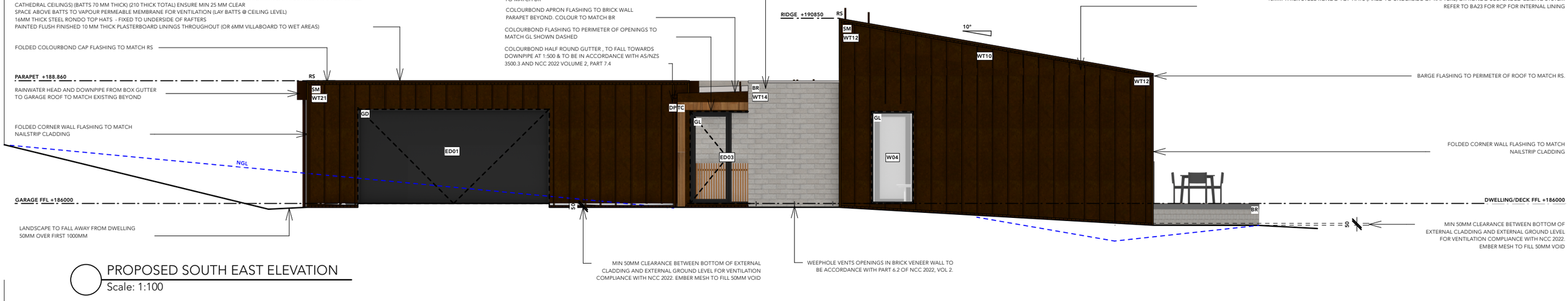
NORTH EAST ELEVATION
Scale: 1:100

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-001

DATE RECEIVED: 24 December 2025



PROPOSED SOUTH EAST ELEVATION
Scale: 1:100

MATERIAL KEY

TC - 19MM THICK VERTICAL SPOTTED GUM CLADDING - V JOINT, FIXED EXTERNALLY TO HORIZONTAL PINE BATTENS

BAL - GLASS BALUSTRADE WITH NON - LOADBEARING HANDRAIL TO DECK,15MM TOUGHTENED GRADE A SAFETY GLASS AS PER AS 1288, POSTS & HANDRAIL - 2-EDGE SUPPORT SYSTEM WITH SURFACE FINISH TBC

GL - POWDERCOATED ALUMINIUM FRAME, DOUBLE GLAZED PANES, DOUBLE GLAZED PANES. COLOURBOND FLASHING TO PERIMETER OF OPENING

SM - 25MM VERTICAL NAILSTRIP CLADDING - UNICOTE LUX "CORTEN RED" OR "WEATHERED IRON",INSTALLED TO MANUFACTUERES SPECIFICATION (LRV AT 28.7%)

RS - 25MM VERTICAL NAILSTRIP CLADDING - UNICOTE LUX "CORTEN RED"OR "WEATHERED IRON",LAID AT 10° AND INSTALLED TO MANUFACTUERES SPECIFICATION.

BR - 76MM (H) X 110MM (W) X 230MM (L) BRICK, AUSTRALBRICKS "INDUSTRIAL ALLOY" OR SIMILAR. MORTAR TO BE LIGHT GREY/ MATCH BRICK COLOUR (LRV AT 28.7%)

BK - 190MM D X 200MM H X 400MM L CONCRETE BLOCKWORK, ADBRI MASONRY VERSASMOOTH BLOCK, COLOUR TO BE "NATURAL"

TP - BAL-29 RESISTANT SPOTTED GUM POST AND BEAMS TO FRONT AND REAR PEROGOLA STRUCTURES (TO ENGINEERS SPECIFICATIONS)

GD - TILT-UP DOOR, TO MATCH GL

NOTES

1. ALL DOWN PIPES, GUTTERS, FLASHINGS, VENTS, FLUES TO MATCH RS
2. ALL MATERIALS TO COMPLY WITH BAL 29 CONSTRUCTION REQUIREMENTS

NATURAL GROUND LINE

OFO - STORMWATER BOX GUTTER OVERFLOW OUTLET

idw. architecture + interiors
4/147 Liverpool St Hobart TAS 7000
T (03) 6234 5644
E info@idwarchitecture.com.au
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NO. DATE NOTE
Rev

New Dwelling
Project

Alison Magill and David Graham
Client

13 Nielson Drive, Montrose
Address

DA
Status

2318
Job No.

Rev | EON **Drawn** | AW **Checked**

16/12/25
Date

1:100 @ A3
Scale

Proposed Elevations 01
Drawing

DA06
Dwg No.

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

NAILSTRIP HYLAND TRAY ROOFSHEETIG - 25MM THICK/RIB HEIGHT (LAID AT 2° AND INSTALLED TO MANUFACTURERES SPECIFICATIONS) ON,
70 X 35 MGP12 PINE HORIZONTAL BATTENS @ 600 MAX CTRS, WITH1/100MM LONG #14 BATTEN SCREW TO RAFTERS (AS PER STRUCTURAL ENGINEERS SPECIFICATION)
2 X LAYERS OF PASSIVE PROCTAR DRAINAGE BATTENS (DB-FR) FIXED UNDER ROOFING SHEETS, BETWEEN U/SIDE OF SHEETS & TOP OF MEMBRANE / ROOFING BATTENS (2 X LAYERS - 20 MM THICK TOTAL)
ENVIROSEAL PROCTORWRAP (OR SIMILAR) VAPOUR PERMEABLE MEMBRANE LAID TAUT OVER ROOFING BATTENS)
9MM THICK ORIENT STRAND BOARD
TRUSSES BY OTHERS, WITH INSTALL 3 X LAYERS OF BRADFORD R2.0 HIGH PERFORMANCE INSULATION BATTS BETWEEN RAFTERS (RAKED / CATHEDRAL CEILINGS) (BATTS 70 MM THICK) (210 THICK TOTAL) ENSURE MIN 25 MM CLEAR
SPACE ABOVE BATTS TO VAPOUR PERMEABLE MEMBRANE FOR VENTILATION (LAY BATTS @ CEILING LEVEL)
16MM THICK STEEL RONDO TOP HATS - FIXED TO UNDERSIDE OF RAFTERS
PAINTED FLUSH FINISHED 10 MM THICK PLASTERBOARD LININGS THROUGHOUT (OR 6MM VILLABOARD TO WET AREAS)

FOLDED CORNER WALL FLASHING TO MATCH NAILSTRIP CLADDING

SLEEVE FLASHING TO PERIMETER OF ALL PENETRATIONS (VENTS, EXTRACTOR FANS, FLUES)

FOLDED COLOURBOND CAP FLASHING TO BRICK WALL PARAPET . COLOUR TO MATCH BR

COLOURBOARD HALF ROUND TO FALL TOWARDS DOWNPIPE. GUTTER AND FALL TO BE IN ACCORDANCE WITH AS/NZS 3500.3 AND NCC 2022 VOLUME 2, PART 7.4

WEEPHOLE VENTS OPENINGS IN BRICK VENEER WALL TO BE ACCORDANCE WITH PART 6.2 OF NCC 2022, VOL 2.

DWELLING/DECK / GARAGE FFL +186000

LANDSCAPE TO BE BATTERED AT 1:4 WHERE REQUIRED TO MEET COURTYARD

FOLDED COLOURBOND CAP FLASHING TO MATCH RS

COLOURBOND APRON FLASHING TO ROOF JUNCTION

COLOURBOND FLASHING TO PERIMETER OF OPENINGS TO MATCH GL SHOWN DASHED

RAINWATER HEAD AND DOWNPIPE FROM BOX GUTTER TO GARAGE ROOF TO MATCH SM

LYSARGHT TRIMDEK ROOF SHEETING - 29MM THICK/RIB HEIGHT (LAID AT 2° AND INSTALLED TO MANUFACTURERES SPECIFICATIONS) ON,
70 X 35 MGP12 PINE HORIZONTAL BATTENS @ 600 MAX CTRS, WITH1/100MM LONG #14 BATTEN SCREW TO RAFTERS (AS PER STRUCTURAL ENGINEERS SPECIFICATION)
2 X LAYERS OF PASSIVE PROCTAR DRAINAGE BATTENS (DB-FR) FIXED UNDER ROOFING SHEETS, BETWEEN U/SIDE OF SHEETS & TOP OF MEMBRANE / ROOFING BATTENS (2 X LAYERS - 20 MM THICK TOTAL)
ENVIROSEAL PROCTORWRAP (OR SIMILAR) VAPOUR PERMEABLE MEMBRANE LAID TAUT OVER ROOFING BATTENS)
9MM THICK ORIENT STRAND BOARD
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SPACE ABOVE BATTS TO VAPOUR PERMEABLE MEMBRANE FOR VENTILATION (LAY BATTS @ CEILING LEVEL)
16MM THICK STEEL RONDO TOP HATS - FIXED TO UNDERSIDE OF RAFTERS
PAINTED FLUSH FINISHED 10 MM THICK PLASTERBOARD LININGS THROUGHOUT (OR 6MM VILLABOARD TO WET AREAS)

NAILSTRIP HYLAND TRAY ROOFSHEETIG - 25MM THICK/RIB HEIGHT (LAID AT 10° AND INSTALLED TO MANUFACTURERES SPECIFICATIONS) ON,
2 X LAYERS OF PASSIVE PROCTAR DRAINAGE BATTENS (DB-FR) FIXED UNDER ROOFING SHEETS, BETWEENU/SIDE OF SHEETS & TOP OF MEMBRANE / ROOFING BATTENS (2 X LAYERS - 20 MM THICK TOTAL)
ENVIROSEAL PROCTORWRAP (OR SIMILAR) VAPOUR PERMEABLE MEMBRANE LAID TAUT OVER ROOFING BATTENS)
70 X 35 MGP12 PINE HORIZONTAL BATTENS @ 600 MAX CTRS, WITH1/75MM LONG #14 BATTEN SCREW TO RAFTERS (AS PER STRUCTURAL ENGINEERS SPECIFICATION)
290 X 45 LVLS AT 900 CTRS, WITH 210MM THICK KNAUF EARTHWOOL R5 - LAID INBETWEEN LVLS
200MM THICK SERVICE CAVITY
16MM THICK STEEL RONDO TOP HATS (FIXED TO UNDERSIDE OF RAFTERS) OR RONDO SUSPENDED CEILING SYSTEM
REFER TO BA23 FOR RCP FOR INTERNAL LINING

BARGE FLASHING TO PERIMETER OF ROOF TO MATCH RS.

FOLDED CORNER WALL FLASHING TO MATCH NAILSTRIP CLADDING

MIN 50MM CLEARANCE BETWEEN BOTTOM OF EXTERNAL CLADDING AND EXTERNAL GROUND LEVEL FOR VENTILATION COMPLIANCE WITH NCC 2022. EMBER MESH TO FILL 50MM VOID

WEEPHOLE VENTS OPENINGS IN BRICK VENEER WALL TO BE ACCORDANCE WITH PART 6.2 OF NCC 2022, VOL 2.

SOUTH WEST ELEVATION
Scale: 1:100

NAILSTRIP HYLAND TRAY ROOFSHEETIG - 25MM THICK/RIB HEIGHT (LAID AT 10° AND INSTALLED TO MANUFACTURERES SPECIFICATIONS) ON,
2 X LAYERS OF PASSIVE PROCTAR DRAINAGE BATTENS (DB-FR) FIXED UNDER ROOFING SHEETS, BETWEENU/SIDE OF SHEETS & TOP OF MEMBRANE / ROOFING BATTENS (2 X LAYERS - 20 MM THICK TOTAL)
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200MM THICK SERVICE CAVITY
16MM THICK STEEL RONDO TOP HATS (FIXED TO UNDERSIDE OF RAFTERS) OR RONDO SUSPENDED CEILING SYSTEM
REFER TO BA23 FOR RCP FOR INTERNAL LINING

250MM DEEP TIMBER BEAMS TO ENCLOSE VERGOLA LOUVRES. BEAMS TO BE SPOTTED GUM OR SIMILAR BAL-29 RESISTANT TIMBER. TIMBER POSTS TO MATCH

FOLDED CORNER WALL FLASHING TO MATCH NAILSTRIP CLADDING

SPACING OF SUBFLOOR VENTS OPENINGS IN BRICKWORK WALL IN ACCORDANCE WITH PART 6.2 OF NCC 2022, VOL 2. NOTE MIN 150MM VENTILATION CLEARANCE BETWENE UNDERSIDE OF LOWEST STRUCTURAL MEMBER AND GROUND LINE AS PER FIGURE 6.2.1B

COLOURBOARD HALF ROUND TO FALL TOWARDS DOWNPIPE. GUTTER AND FALL TO BE IN ACCORDANCE WITH AS/NZS 3500.3 AND NCC 2022 VOLUME 2, PART 7.4

FOLDED COLOURBOND CAP FLASHING TO MATCH RS

FOLDED COLOURBOND CAP FLASHING TO BRICK WALL PARAPET . COLOUR TO MATCH BR

COLOURBOND FLASHING TO PERIMETER OF OPENINGS TO MATCH GL SHOWN DASHED

WEEPHOLE VENTS OPENINGS IN BRICK VENEER WALL TO BE ACCORDANCE WITH PART 6.2 OF NCC 2022, VOL 2.

LYSARGHT TRIMDEK ROOF SHEETING - 29MM THICK/RIB HEIGHT (LAID AT 2° AND INSTALLED TO MANUFACTURERES SPECIFICATIONS) ON,
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PAINTED FLUSH FINISHED 10 MM THICK PLASTERBOARD LININGS THROUGHOUT (OR 6MM VILLABOARD TO WET AREAS)

BARGE FLASHING TO PERIMETER OF ROOF TO MATCH RS.

RAINWATER HEAD AND DOWNPIPE FROM BOX GUTTER TO GARAGE ROOF TO MATCH EXISTING BEYOND

FOLDED CORNER WALL FLASHING TO MATCH NAILSTRIP CLADDING

MIN 50MM CLEARANCE BETWEEN BOTTOM OF EXTERNAL CLADDING AND EXTERNAL GROUND LEVEL FOR VENTILATION COMPLIANCE WITH NCC 2022. EMBER MESH TO FILL 50MM VOID

LANDSCAPE TO BE BATTERED AT 1:4 WHERE REQUIRED TO MEET COURTYARD

SOUTH WEST ELEVATION
Scale: 1:100

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24 December 2025

MATERIAL KEY

TC - 19MM THICK VERTICAL SPOTTED GUM CLADDING - V JOINT, FIXED EXTERNALLY TO HORIZONTAL PINE BATTENS

BAL - GLASS BALUSTRADE WITH NON - LOADBEARING HANDRAIL TO DECK,15MM TOUGHTENED GRADE A SAFETY GLASS AS PER AS 1288, POSTS & HANDRAIL - 2-EDGE SUPPORT SYSTEM WITH SURFACE FINISH TBC

GL - POWDERCOATED ALUMINIUM FRAME, DOUBLE GLAZED PANES, DOUBLE GLAZED PANES. COLOURBOND FLASHING TO PERIMETER OF OPENING

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BK - 190MM D X 200MM H X 400MM L CONCRETE BLOCKWORK, ADBRI MASONRY VERSASMOOTH BLOCK, COLOUR TO BE "NATURAL"

TP - BAL-29 RESISTANT SPOTTED GUM POST AND BEAMS TO FRONT AND REAR PEROGOLA STRUCTURES (TO ENGINEERS SPECIFICATIONS)

GD - TILT-UP DOOR, TO MATCH GL

TF - 19MM THICK X 42MM BATTENS, SPOTTED GUM OR SIMILAR BAL RESISTANT TIMBER WITH TIMBER CROSSRAIL WITH 125 MM X 125 MM POSTS WHERE REQUIRED

NOTES

1. ALL DOWN PIPES, GUTTERS, FLASHINGS, VENTS, FLUES TO MATCH RS
2. ALL MATERIALS TO COMPLY WITH BAL 29 CONSTRUCTION REQUIREMENTS

NATURAL GROUND LINE

idw. architecture + interiors
4/147 Liverpool St Hobart TAS 7000
T (03) 6234 5644
E info@idwarchitecture.com.au
W idwarchitecture.com.au
Acc No. CC980Y

DO NOT SCALE OFF DRAWINGS
Drawings are to be read in conjunction with all associated specifications, consultants' drawings, geotechnical report and any other written instructions
All works are to comply with the Building Code of Australia, relevant Australian Standards, local and any other relevant authority regulations and by-laws
Contractors are to verify all dimensions on site prior to commencing any work or producing shop drawings
All dimensions are in millimetres unless otherwise noted
Report all discrepancies to IDW
© Drawings are protected by the laws of copyright and may not be copied or reproduced without written permission

NO. DATE NOTE
Rev

New Dwelling
Project

Alison Magill and David Graham
Client

13 Nielson Drive, Montrose
Address

DA **Status** | 2318 **Job No.**

Rev | EON **Drawn** | AW **Checked**

16/12/25
Date

1:100 @ A3
Scale

Proposed Elevations 02
Drawing

DA07
Dwg No.

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

North

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-001

DATE RECEIVED: 24/12/25

13 NIELSON DRIVE
MONTROSE

DN100 UPVC
GRAVITY SEWER

PROPOSED POTABLE
WATER STORAGE TANK
AND TRANSFER PUMP

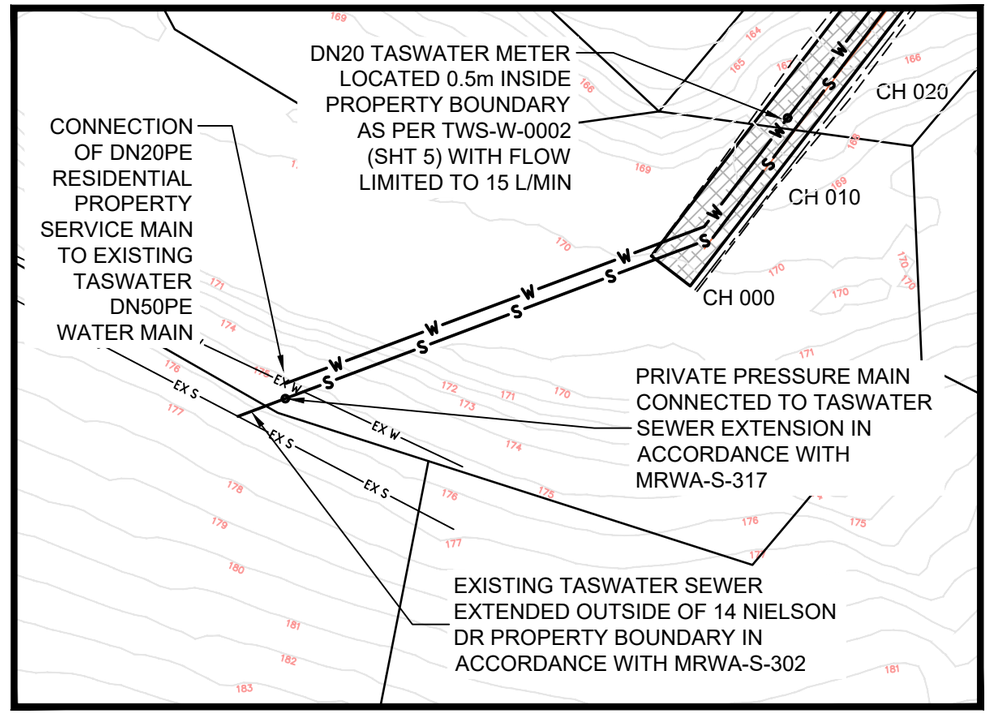
SINGLE USER PRIVATE
PUMP STATION (SUPPS) TO
TASWATER SPECIFICATION

DN63PE SEWER
RISING MAIN

EXTEND EXISTING
TASWATER POTABLE
WATER SYSTEM

REFER INSET

14 NIELSON DRIVE
MONTROSE



SEWER AND WATER CONNECTION DETAIL (SCALE 1:500)

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM

ADDRESS: 13 NIELSON DRIVE MONTROSE

SHEET: CONCEPT SEWER & WATER SKETCH

PROJECT NAME: NEW DWELLING

ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: 1:1000 (UNO)

SIZE: A3

S&E REF: 24383

DRAWING: C113

REVISION: 1

Document Set ID: 3670808
Version: 1, Version Date: 02/01/2026

NEW DWELLING
13 NIELSON DRIVE
MONTROSE

DRAWING INDEX

LEGEND

9.60	Existing surface level (surveyed)
9.60 EX	Existing surface level (interpolated)
9.80	Proposed bulk earthworks level
9.80	Proposed finished surface level
EX W EX W EX W	Existing water supply external to building
W W W	Proposed water supply external to building
EX FS EX FS EX FS	Existing fire supply
FS FS FS	Proposed fire supply
EX S EX S EX S	Existing sewer drain
S S S	Proposed sewer drain
GW GW GW	Proposed sewer drain (greasy waste)
TW TW TW	Proposed sewer drain (trade waste)
EX SW EX SW EX SW	Existing stormwater drain
SW SW SW	Proposed stormwater drain
	Proposed stormwater (larger)
	Proposed DN100 ag. drain and geofabric sock

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25

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Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: DRAWING INDEX
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN	DESIGNED	VERIFIED	DATE
NE	NE	-	12/12/24

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SIZE: A3
S&E REF: 24383
DRAWING: C001
REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

GENERAL

1. These drawings shall be read in conjunction with all other contract drawings and specifications. Any discrepancies shall be referred to S&E for clarification.
2. Setting out dimensions and levels shown on the drawings shall be verified by the Contractor prior to commencement.
3. Dimensions shall not be obtained by scaling these drawings.
4. During construction the Contractor shall maintain excavations and structures in a stable condition and ensure that no part is overstressed under construction activities.
5. The contractor is responsible for the creation and maintenance of temporary site accesses. Strengthening of design pavements to carry construction vehicles (in excess of the design allowance) shall be at the contractor's expense.
6. Location and verification of existing services is the contractor's responsibility. Refer any services discovered onsite which are not shown on the drawings, or are in a different location to that shown to S&E. Seek confirmation from S&E that redundant services are able to be sealed and abandoned prior to doing so.
7. Protect all existing services and other infrastructure from damage during construction. Should damage occur, advise S&E immediately along with details of proposed remedial action. The cost of remedial work (including redesign if required) shall be borne by the contractor.
8. The contractor is responsible for undertaking whatever dilapidation surveys of existing buildings/infrastructure they consider necessary prior to construction commencing, and consultation with adjoining land owners to minimise disruption to services/access etc. during construction.
9. All works are to be undertaken by the contractor and his subcontractors unless noted otherwise on the drawings.
10. Proposed changes to the design of any part of the works shall be submitted to S&E for review. The contractor shall bear all costs associated with the design change.
11. The contractor is to allow for all testing of raw materials and constructed works that is required to demonstrate compliance with the nominated Australian Standards, specifications, and standard drawings.

EARTHWORKS

E1. All earthworks shall be in accordance with AS3798 "Guidelines on earthworks for commercial and residential developments" with testing methods in accordance with AS1289 "Methods of testing soils for engineering purposes".

E2. All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Top soil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.

E3. For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m^3 per hour using a standard 20 tonne excavator attached with a rock breaker.

E4. Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H.

E5. All excavations shall be inspected by the Engineer and/or the Local Authority before proceeding any further. Inspection and testing shall occur after each lift during filling. Testing (in accordance with Table 8.1 of AS3798.1) shall be arranged by the contractor such that results are available at time of inspection.

E6. Subgrade shall be compacted to achieve 98% standard density ratio for cohesive soil, and 75% density index for cohensionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of witnessing soil deflection from the tyre of a single rear axle truck driven at walking speed with a minimum 8 tonne rear axle load and a tyre pressure of 550 kPa. The allowable deflection of subgrade shall not be more than is just visible to an observer standing still as the test vehicle passes, and no visible movement is allowed for sub-base and base tests. Other vehicles that may be allowed by the Engineer are a 12 tonne static roller with 6 tonne/m load, or 20 tonne plant with 450 kPa tyres and greater than 0.035 m^2 contact area per tyre.

E7. Fill shall be placed in horizontal layers of 200 to 300 mm deep loose measurement, unless testing can demonstrate to the Engineer that compaction is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Maximum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear density testing as directed to achieve 98% standard density ratio. For material 60 mm and courser, in-lieu of density testing a test by deflection to done using spot level difference at representative locations before and after rolling three times with 12 tonne roller, with acceptable differences being less than 2 mm.

E8. Cohesionless (granular) fill to be used unless otherwise approved by the Engineer. Cohesionless (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesionless fill shall be compacted to the requirements of Table 5.1 of AS3798. Cohesive fill shall have a minimum 4 day soaked CBR of 5% and a maximum CBR swell of 1%. Minimum standard density ratios for cohesive material shall be as per Table 5.1 of AS3798. Reactive clay shall have a maximum standard density ratio of 100%. Landscaping zones should be compacted to standard density ratio of 85% unless noted otherwise.

ROADWORKS

R1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.

R2. It is assumed roads accessing the development site are adequate to take the design traffic load during the design life of 40 years.

R3. Pavement depth shall be as shown on the typical cross section but shall be subject to CBR testing of subgrade or proof rolling, with final depth shall be confirmed by the Engineer.

R4. R5. Subsoil drains shall be formed as shown on the drawings and in accordance with AS/NZS3500.

R7. All radii are to the back of kerb.

R8. The road profile and cross-fall shall be finished to the satisfaction of the Engineer and shall be to line and level indicated on the drawings, free of any local high or low areas which may hold water.

R9. All gravel to comply with the following DIER specifications: (or as otherwise approved by Engineer on site)

Base course: R40 class A - 19 mm Fine Crushed Rock (FCR)

Sub-base course: Sub-base 1 - 40 mm FCR

R10. Sub-base shall have a minimum modified density ratio of 95% and base to have a minimum modified density ratio of 98%, with nuclear density test results available at proof roll inspection. Tests to be taken at a frequency based on AS3798 (typically the greater of four tests per inspection or one test per 1000 m^3).

R11. Proof roll shall be with a Truck using a single rear axle, tyres at 550 kPa, and the load over rear axle shall be 8 tonnes.

R12. All landscaped areas affected by the works are to be reinstated to match existing. Refer Landscape Architect for specific requirements.

R13. Concrete footpaths and driveways are to be constructed to the Municipal Standard drawings unless noted otherwise.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25

APPROVALS

1. Prior to construction commencing, the Contractor is responsible for ensuring that a valid building and engineering permit is in place for the work & that the relevant authorities are notified and allowed to inspect at the nominated hold points.
2. Unless nominated otherwise, the following inspection regime is to be adopted:
   - Road formations:
     Inspection of subgrade, subbase and base lifts, kerbing and seal undertaken by S&E;
   - Stormwater:
     Inspection of stormwater infrastructure to be undertaken by the local council;
   - Sewer and water:
     Sewer and water infrastructure to be owned by TasWater inspected and self certified by civil contractor or their subcontractor;
   - As-built services surveys
     Water, sewer, stormwater surveys undertaken by contractor's licensed surveyor (depth of water reticulation recorded prior to backfilling);
   - Installation of other in-ground services
     Power, communications, gas etc. undertaken by the relevant managing authority.
3. A minimum of 24 hours notice is required for S&E to attend the site. Do not rely upon facsimile or email to communicate requests - make contact with our office to confirm attendance.
4. Inspection of road formations may involve proof rolling with a test vehicle. Confirm with S&E and ensure a suitable vehicle is available at the time of inspection.
5. Photographic documentation is not an adequate basis to proceed beyond a hold point unless approved by S&E.

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: GENERAL NOTES 1
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: N.T.S
SIZE: A3
S&E REF: 24383
DRAWING: C002
REVISION: 1

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Version: 1, Version Date: 17/04/2026

STORMWATER

SW1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.

SW2. All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by-laws and AS/NZS3500.

SW3. Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within Local Authority infrastructure for 20 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to protected future climate change in Tasmania (above the 30-years-to-1983 intensities compared to projected ones in approximately 2080).

SW4. Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type HS2 support.

SW5. Below ground pipework and fittings to be PVC-U SWHD, joints shall be of solvent cement type or flexible joints made with approved rubber rings.

SW6. Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally shaped to drain to grated pits and trenches without ponding (acceptable limit is 3 mm under a 2 m straight edge).

SW7. Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as detailed or as specified by the manufacturer. Grated pits to have 150 mm sumps. Pits and lids to be Class A in non-trafficked areas, and pre-cast concrete Class C elsewhere. Convey trench water into pits/manholes through weep holes on upstream side using 2 m of DN100 ag-drain with filter sock.

SW8. Install all agricultural drains to the requirements of AS/NZS3500 and part 3.1.2. of the BCA.

SW9. All hydraulic connections and tapings to be clear of driveways and trafficked areas.

SW10. Where both stormwater and sewer lines are along rear and side boundaries they shall be located to fit inside a 3.0 m easement unless noted otherwise. A single line shall fit within a 2.0 m easement.

SW11. All manholes to be located clear of future fencelines.

SW12. Property connections to be clear of driveways and clear of future fencelines.

SEWER

S1. All works in accordance with the Sewerage Code of Australia W.S.A. 02-2002-2.3 M.R.W.A. Edition - Version 1 and TasWater's Supplement (Draft 05 issued May 2013).

WATER

W1. All works in accordance with the Water Supply Code of Australia W.S.A. 03-2011-3.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013)

GLENORCHY CITY COUNCIL
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Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: GENERAL NOTES 2
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

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REVISION: 1

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25

CONSTRUCTION RISK ASSESSMENT

THIS CONSTRUCTION RISK ASSESSMENT IS TO HIGHLIGHT TO THE BUILDER, SUB CONTRACTORS AND SUB CONSULTANTS THE MAIN RICK FACTORS IN UNDERTAKING THE CONSTRUCTION OF THE WORKS TO WHICH THESE NOTES FORM PART OF THE WORKING DRAWINGS.

THIS ASSESSMENT IN NOT EXHAUSTIVE AND THE BUILDER IS TO UNDERTAKE THEIR OWN SIMILAR ASSESSMENT AND MAINTAIN APPROPRIATE RISK MANAGEMENT ACTIVITIES FOR THE DURATION OF THE CONSTRUCTION PERIOD.

IT IS THE BUILDER RESPONSIBILITY TO ENSURE ALL PERSONNEL THAT ENTER THE CONSTRUCTION SITE ARE BRIEFED ON THE SPECIFIC SAFETY HAZARDS AND RISKS ASSOCIATED WITH THE DAILY ACTIVITIES.

WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT WORK AND WORK AND HEALTH SAFETY REQUIREMENTS.

THIS SITE SPECIFIC RISK ASSESSMENT ASSIGNS A RISK RATING ACCORDING TO THE FOLLOWING MATRIX. THIS ASSIGNS THE MAIN CONSTRUCTION TASK A LIKELIHOOD (L), SEVERITY (S) AND RESULTING RISK RATING (R).

S&E HAS TO THE BEST OF THEIR ABILITY, UNDERTAKEN TO IDENTIFY POTENTIAL CONSTRUCTION HAZARDS AND MINIMIZE THE RISK POTENTIAL TO THOSE INVOLVED WITH THE CONSTRUCTION OF THESE WORKS.

			Severity (S)					
			H	Fatality, major injury causing long tenm disability	M	Injury or illness causing short term disability	L	Other injury or illness
Likelihood (L)	H	Certain or near certain	3		3		2	
	M	Reasonably likely	3		2		1	
	L	Very seldom	2		1		1	

Risk Rating (R)

3	High risk	Action required by contractor to mitigate or eliminate risk.
2	Medium risk	Action required by contractor to reduce risk.
1	Low risk	No direct action required by the contractor.

Hazard risk register and design safety response			Before control				After control			
Category	Hazard (factor/event)	Consequence Description	Likelihood	Consequence	Uncontrolled Risk Rating	Control Measure	Control type	Likelihood	Consequence	Controlled Risk Rating	Drawing number(s)
DEMOLITION (prior to construction)											
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Administration	Rare	Extreme	M	
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace	Engineering	Rare	Extreme	M	
	Contamination / Hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Extreme	M	
	Erosion	Uncontrolled erosion pollutes stormwater systems and/or watercourses downstream	Likely	Minor	M	Install erosion protection and follow Stormwater Management Plan (SWMP)	Engineering	Rare	Minor	L	
Existing Services	Stormwater services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Minor	L	
	Sewer services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Minor	L	
	Water supply	Damage to existing service and injury to worker and/or undermining of adjacent structure	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Extremely Rare	Extreme	L	
	Electrical services	Electrocution and serious injury/fatality	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Extremely Rare	Extreme	L	
CONSTRUCTION											
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Administration	Rare	Extreme	M	
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace	Engineering	Rare	Extreme	M	
	Contamination/hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Extreme	M	
	Construction loading	Construction loads (due to traffic, back propping etc.) on structures exceed design load allowances, collapse, serious injury and/or fatality	Unlikely	Extreme	H	Limit construction loads to the documented design loads. Engage a Temporary Works Engineer to provide specific advice where higher construction loads are required.	Administration	Rare	Extreme	M	
	Manual handling of heavy materials & equipment	Major injury	Possible	Major	H	Make sure to use proper lifting techniques, Use appropriate lifting equipment and adhere to recognised safe work procedures.	Administration	Rare	Major	L	
	Use of vibrating equipment (rock breaker, vibrating roller etc.) adjacent to existing buildings/infrastructure	Damage to neighbouring property, possible minor injury	Possible	Major	H	Dilapidation survey prior to work starting, use appropriate sized plant and monitor neighbouring property	Administration	Rare	Major	L	
	Construction in confined spaces	Entrapment, suffocation leading to serious injury and/or fatality	Possible	Extreme	H	Entry to confined spaces by permit only and by trained personnel. Work in accordance with Safe Work Australia Code of Practice: Confined Spaces	Administration	Extremely Rare	Extreme	L	
	Construction traffic	Uncontrolled site traffic entering and leaving site causes serious injury/fatality	Unlikely	Extreme	H	Develop and implement site specific traffic management plan and direct traffic on site	Administration	Rare	Extreme	M	
	Working in remote or extreme environment	unreliable or infrequent access to essential services and supplies in the event of an	Unlikely	Extreme	H	Develop and implement site specific disaster plan, including communication and transport plans	Administration	Extremely Rare	Extreme	L	
Excavation	Extreme weather/natural disaster	high winds, earthquake, bushfire etc. makes site unsafe. Serious injury/fatality	Unlikely	Extreme	H	Prepare site and monitor weather, and secure site and evacuate in a timely manner as required	Administration	Extremely Rare	Extreme	L	
	Deep excavations (>1.5m deep)	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage a Temporary Works Engineer to provide specific shoring advice.	Engineering	Extremely Rare	Extreme	L	
	Shallow excavations (<1.5m deep)	Collapse of excavation, serious injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work.	Administration	Extremely Rare	Moderate	L	
	Steep slopes	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage Geotechnical Engineer &/or Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Extreme	L	
In-ground concrete	High level spread footings	Fall, injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars	Administration	Rare	Moderate	L	
	Bored, cast insitu piles/piers	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Pour concrete as soon as practical after excavation	Administration	Extremely Rare	Extreme	L	
	Lift overrun shafts	Fall leading to serious injury and/or fatality	Possible	Major	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars or other potential impalement hazards.	Administration	Extremely Rare	Major	L	
Retaining walls	Temporary support until slabs are poured	Collapse leading to serious injury and/or fatality	Almost Certain	Extreme	E	Do not backfill wall prior to completion of supporting structure and adequate curing time. Engage Temporary Works Engineer to provide specific advice if early backfilling required.	Engineering	Extremely Rare	Extreme	L	
	Temporary support whilst backfilling	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Do not back fill until concrete footing and grout fill to wall have reached 28 day strength. Alternatively engage a Temporary Works Engineer to provide specific advice.	Engineering	Extremely Rare	Extreme	L	
	Installation of tanking, drainage etc. behind wall	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Install without accessing rear of wall. Alternatively engage a Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Extreme	L	
Precast concrete	Transport, handling and erection of precast elements	Collapse leading to serious injury and/or fatality	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific	Engineering	Extremely Rare	Catastrophic	M	
	Temporary support of precast elements	Collapse leading to serious injury and/or fatality	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Catastrophic	M	
Suspended concrete	Formwork support	Collapse leading to serious injury and/or fatality	Possible	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M	
	Back propping	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M	
	Live edges	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Protect live edges and/or install temporary floors. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Isolation	Extremely Rare	Extreme	L	
	Openings in formwork	Fall leading to serious injury and/or fatality	Likely	Extreme	E	Protect live edges and/or install temporary floors Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Isolation	Extremely Rare	Extreme	L	
Framing	Transport, handling and erection of steel/timber framing	Collapse of structure or fall from height, leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Temporary Works Engineer to provide specific advice. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Engineering	Extremely Rare	Extreme	L	
OPERATION (in service)											
Performance	Services/infrastructure is fit for purpose and safe to use	Loss of amenity	Unlikely	Major	M	Services/infrastructure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Extreme	L	
	Structure is fit for purpose and safe to use	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Structure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Catastrophic	M	
Modifications	Alterations and additions affecting structure	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Structural Engineer to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L	
	Alterations affecting civil or hydraulic services	Impaired functionality, reduced safety leading to serious injury and/or fatality	Possible	Extreme	H	Engage a specialist (civil, hydraulic, traffic engineer) to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L	
Post disaster functions	Natural disaster (earthquake, flood, bushfire etc.)	Building is not operational during or after a natural disaster and cannot deliver essential services	Possible	Catastrophic	E	Design building to relevant Australian Standards, NCC and consult with building operator for specific requirements which exceed these standards.	Engineering	Extremely Rare	Catastrophic	M	

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
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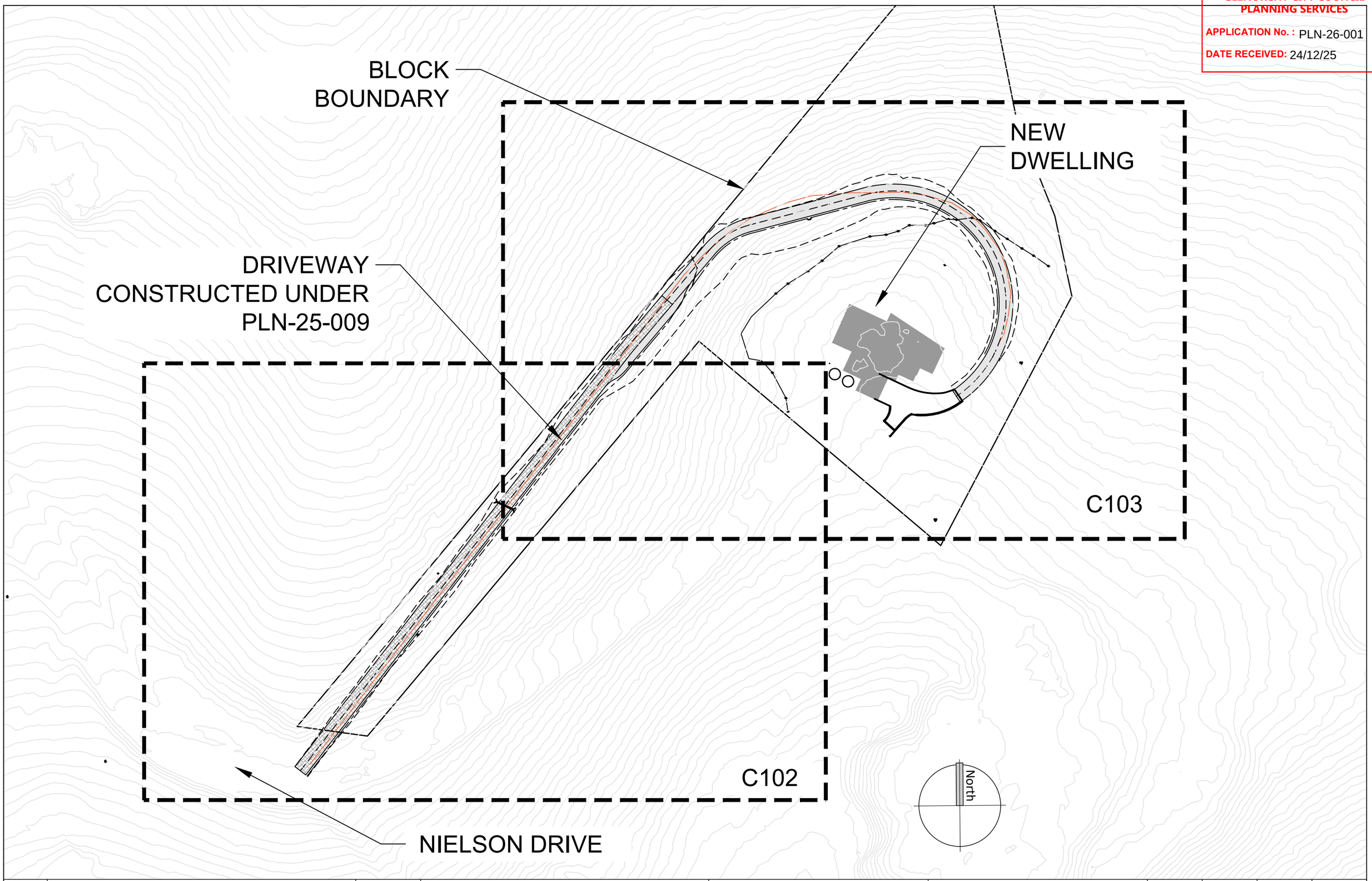
Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: SAFETY IN DESIGN
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION
DRAWN: NE | DESIGNED: NE | VERIFIED: - | DATE: 12/12/24
SCALE: N.T.S | SIZE: A3
S&E REF: 24383 | DRAWING: C004 | REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25



REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM

ADDRESS: 13 NIELSON DRIVE MONTROSE

SHEET: OVERALL SITE PLAN

PROJECT NAME: NEW DWELLING

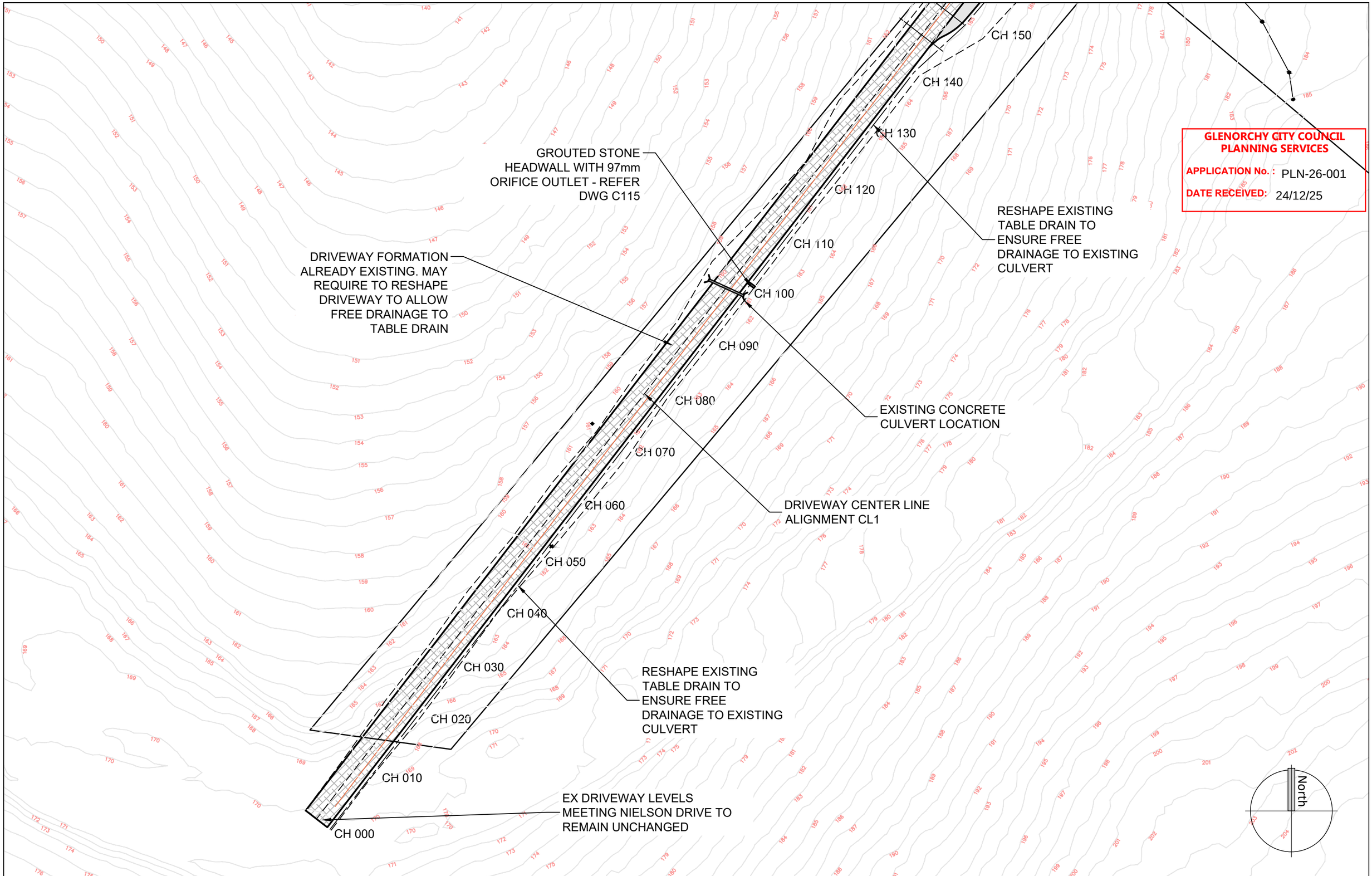
ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE:	SIZE:
1:1000	A3

S&E REF:	DRAWING:	REVISION:
24383	C101	1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: SITEWORKS PLAN 1
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: 1:500
SIZE: A3
S&E REF: 24383
DRAWING: C102
REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

NEW HEADWALL AND ROCK-PITCHING TO MUNICIPAL STANDARD DRAWINGS & COUNCIL REQUIREMENTS

GROUTED STONE HEADWALL WITH 97mm ORIFICE OUTLET - REFER DWG C115

NEW TABLE DRAIN

DRIVEWAY CENTER LINE ALIGNMENT CL1

DRIVEWAY FORMATION ALREADY EXISTING. MAY REQUIRE TO RESHAPE DRIVEWAY TO ALLOW FREE DRAINAGE TO TABLE DRAIN

DN150 SW LINE AT 2.0% MIN GRADE

SW TANK OVERFLOW POINT

NEW DWELLING

PROPOSED PASSING BAY, 6.0m WIDE BY 20m LONG

RESHAPE EXISTING TABLE DRAIN TO ENSURE FREE DRAINAGE TO EXISTING CULVERT

DRIVEWAY TO CONTINUE TO PROPOSED DWELLING - GRADES AND LEVELS TO FUTURE DETAILS

GRATED TRENCH DRAIN

2.2m^3 BUFFER STORAGE VOLUME OSD WITH 50mm ORIFICE OUTLET

GROUTED STONE HEADWALL WITH 97mm ORIFICE OUTLET - REFER DWG C115

CH 090 CH 100 CH 110 CH 120 CH 130 CH 140 CH 150 CH 160 CH 170 CH 190 CH 200 CH 210 CH 220 CH 230 CH 240 CH 250 CH 260 CH 270 CH 280 CH 290 CH 300 CH 310 CH 320 CH 330

North

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

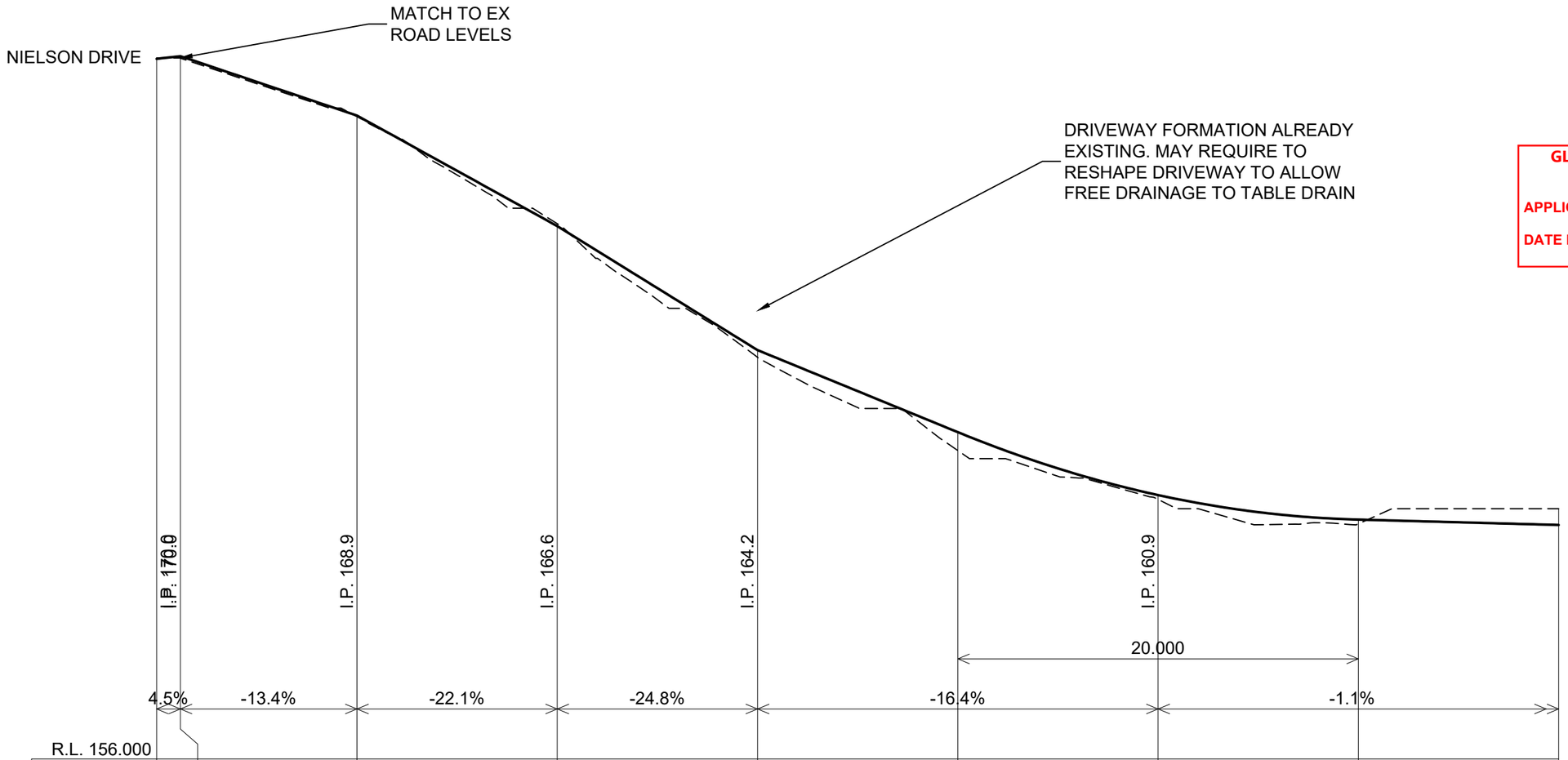
Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: SITEWORKS PLAN 2
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: 1:500
SIZE: A3
S&E REF: 24383
DRAWING: C103
REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026



DESIGN SURFACE	169.983	170.037	168.851	166.644	164.167	162.528	161.272	160.782	160.675
EXISTING SURFACE	170.00	170.00	168.83	166.69	164.02	162.16	161.18	160.70	161.00
CHAINAGE	0.000	1.185	10.000	20.000	30.000	40.000	50.000	60.000	70.000

LONGITUDINAL SECTION
CL1 Ch 0.000 to Ch 70.000
SCALES: HORIZONTAL 1:250 VERTICAL 1:100

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
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REV	DESCRIPTION	DATE
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Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: LONGITUDINAL SECTION PLAN 1
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

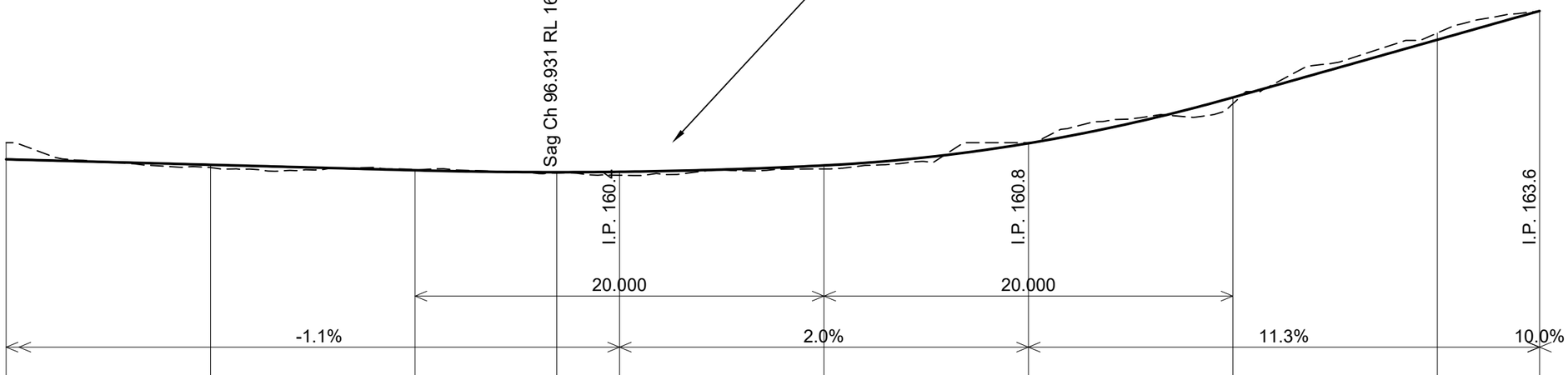
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: AS SHOWN
SIZE: A3
S&E REF: 24383
DRAWING: C104
REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

DRIVEWAY FORMATION ALREADY EXISTING. MAY REQUIRE TO RESHAPE DRIVEWAY TO ALLOW FREE DRAINAGE TO TABLE DRAIN

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25



R.L. 156.000										
DESIGN SURFACE	160.675	160.568	160.461	160.423	160.431	160.555	160.989	161.885	163.013	163.578
EXISTING SURFACE - – – – -	161.00	160.51	160.47	160.41	160.36	160.49	161.00	161.76	163.15	163.57
CHAINAGE	70.000	80.000	90.000	96.931	100.000	110.000	120.000	130.000	140.000	145.000

LONGITUDINAL SECTION
CL1 Ch 70.000 to Ch 145.000
SCALES: HORIZONTAL 1:250 VERTICAL 1:100

REV	DESCRIPTION	DATE
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Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: LONGITUDINAL SECTION PLAN 2
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: AS SHOWN
SIZE: A3
S&E REF: 24383
DRAWING: C105
REVISION: 1

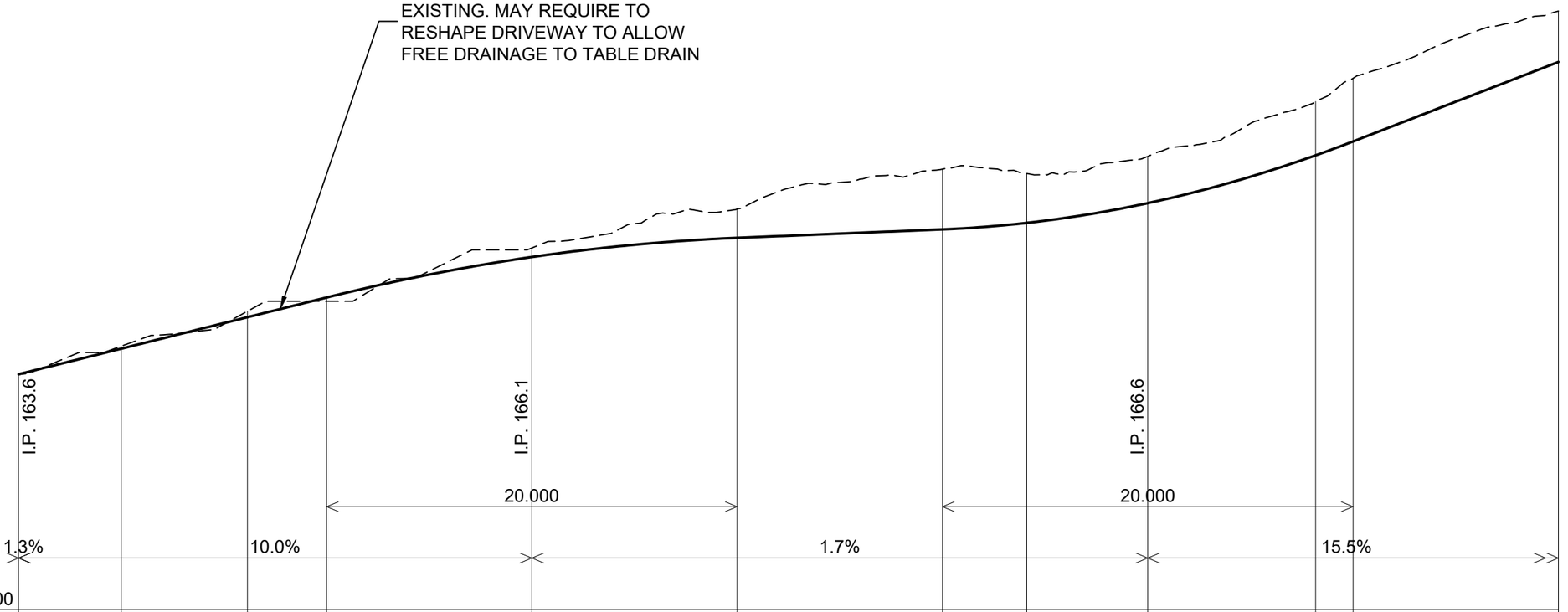
Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-001

DATE RECEIVED: 24/12/25

DRIVEWAY FORMATION ALREADY EXISTING. MAY REQUIRE TO RESHAPE DRIVEWAY TO ALLOW FREE DRAINAGE TO TABLE DRAIN



R.L. 159.000

DESIGN SURFACE	163.578	164.076	164.688	165.072	165.861	166.234	166.399	166.525	166.910	167.841	168.112	169.659
EXISTING SURFACE	163.57	164.12	**164.80**	165.00	166.04	166.79	167.57	**167.49**	167.82	**168.89**	169.34	170.65
CHAINAGE	145.000	150.000	156.149	160.000	170.000	180.000	190.000	194.104	200.000	208.174	210.000	220.000

LONGITUDINAL SECTION
CL1 Ch 145.000 to Ch 220.000
SCALES: HORIZONTAL 1:250 VERTICAL 1:100

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM

ADDRESS: 13 NIELSON DRIVE MONTROSE

SHEET: LONGITUDINAL SECTION PLAN 3

PROJECT NAME: NEW DWELLING

ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: AS SHOWN

SIZE: A3

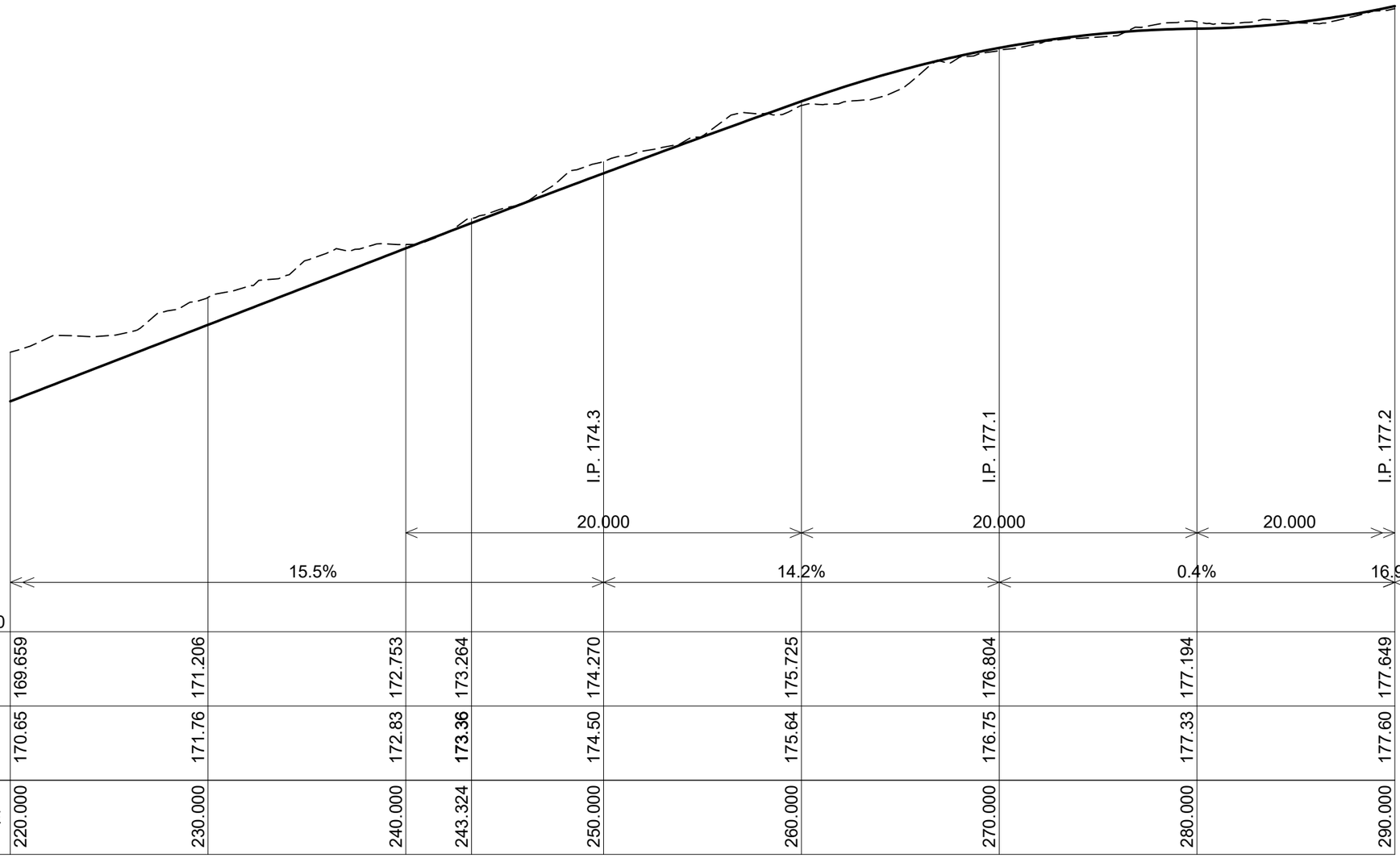
S&E REF: 24383

DRAWING: C106

REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25



R.L. 165.000									
DESIGN SURFACE	169.659	171.206	172.753	173.264	174.270	175.725	176.804	177.194	177.649
EXISTING SURFACE	170.65	171.76	172.83	**173.36**	174.50	175.64	176.75	177.33	177.60
CHAINAGE	220.000	230.000	240.000	243.324	250.000	260.000	270.000	280.000	290.000

LONGITUDINAL SECTION
CL1 Ch 220.000 to Ch 290.000
SCALES: HORIZONTAL 1:250 VERTICAL 1:100

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

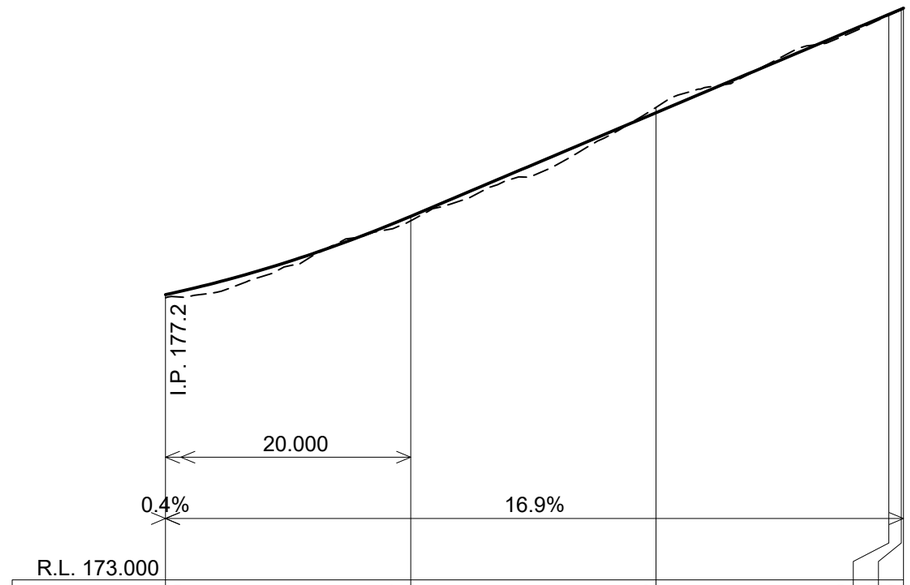
CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: LONGITUDINAL SECTION PLAN 4
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: AS SHOWN
SIZE: A3
S&E REF: 24383
DRAWING: C107
REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25



DESIGN SURFACE	177.649	178.927	180.616	182.219	182.304	182.320
EXISTING SURFACE	177.60	178.85	180.70	182.20	182.30	182.32
CHAINAGE	290.000	300.000	310.000	319.493	320.000	320.093

LONGITUDINAL SECTION
CL1 Ch 290.000 to Ch 320.093
SCALES: HORIZONTAL 1:250 VERTICAL 1:100

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: LONGITUDINAL SECTION PLAN 5
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

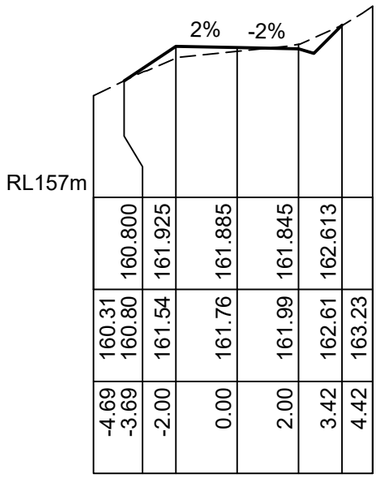
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE:	SIZE:
AS SHOWN	A3

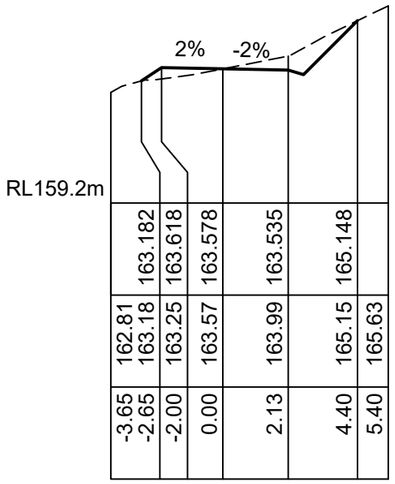
S&E REF:	DRAWING:	REVISION:
24383	C108	1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

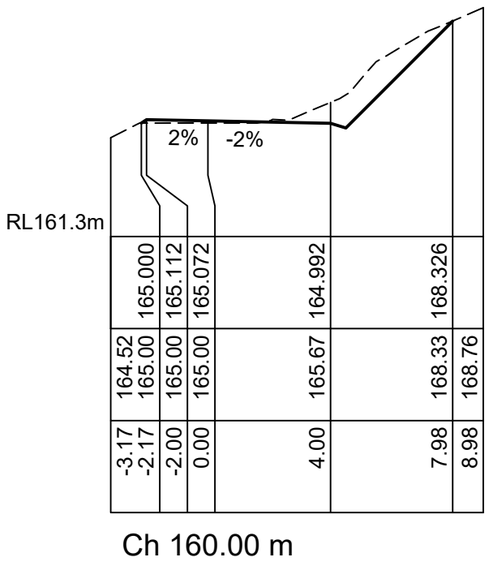
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25



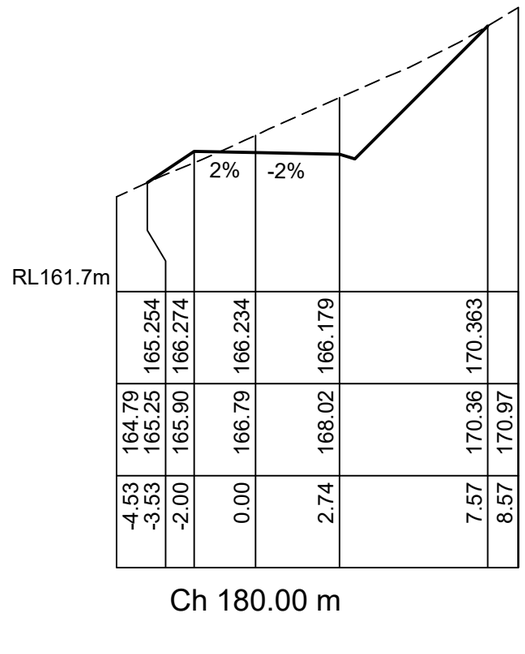
Ch 130.00 m



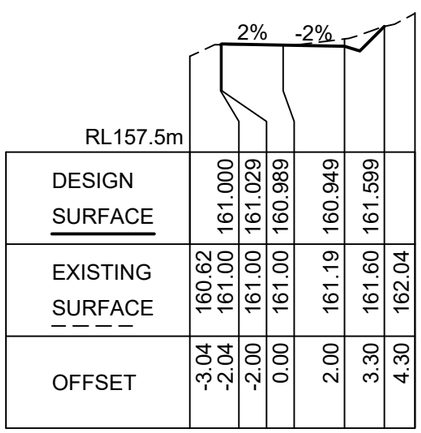
Ch 145.00 m



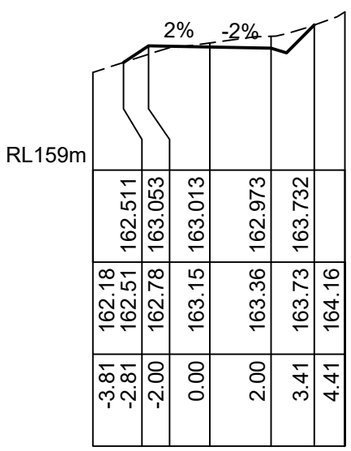
Ch 160.00 m



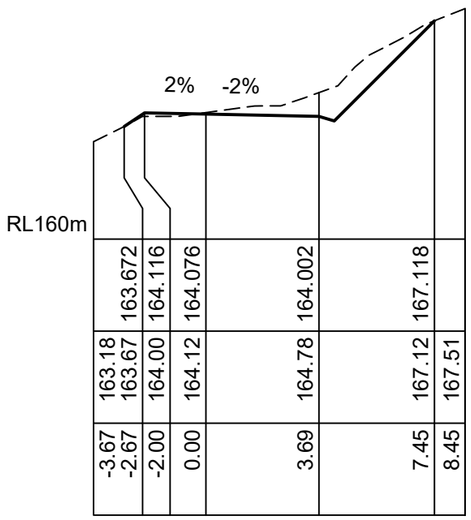
Ch 180.00 m



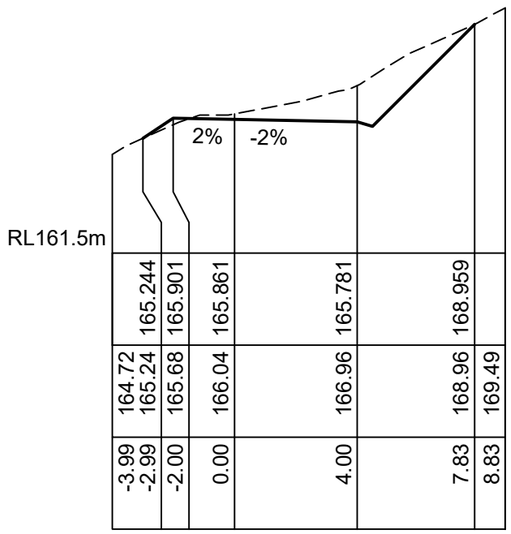
Ch 120.00 m



Ch 140.00 m



Ch 150.00 m



Ch 170.00 m

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

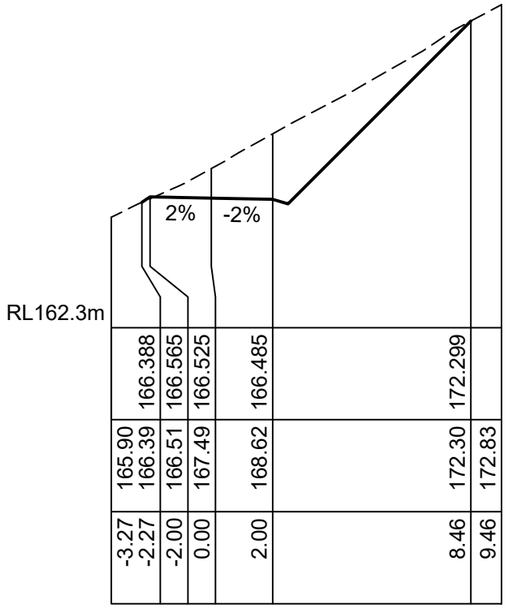
CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: CROSS SECTIONS PLAN 1
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

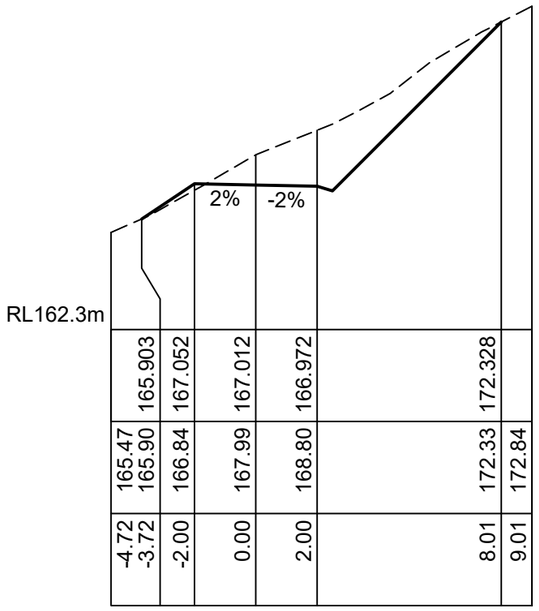
SCALE: 1:200
SIZE: A3
S&E REF: 24383
DRAWING: C109
REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

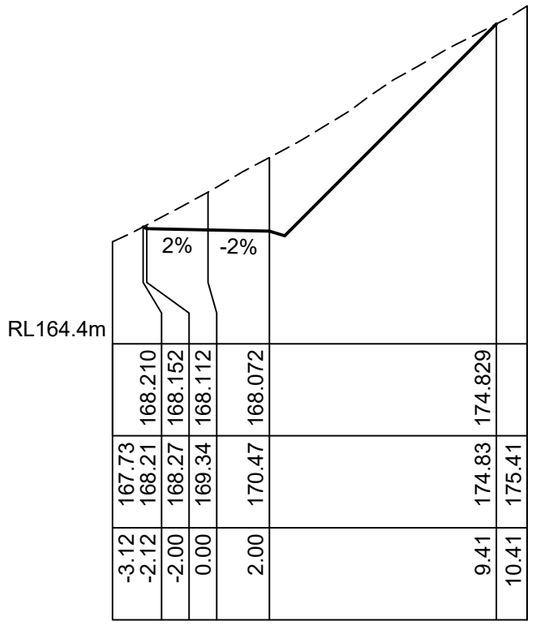
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25



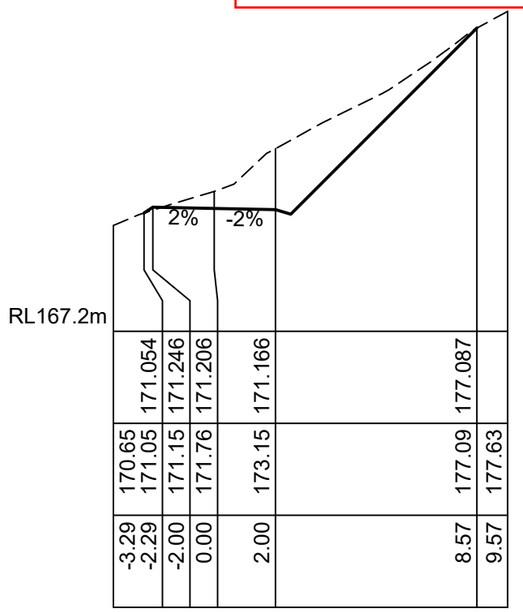
Ch 194.10 m



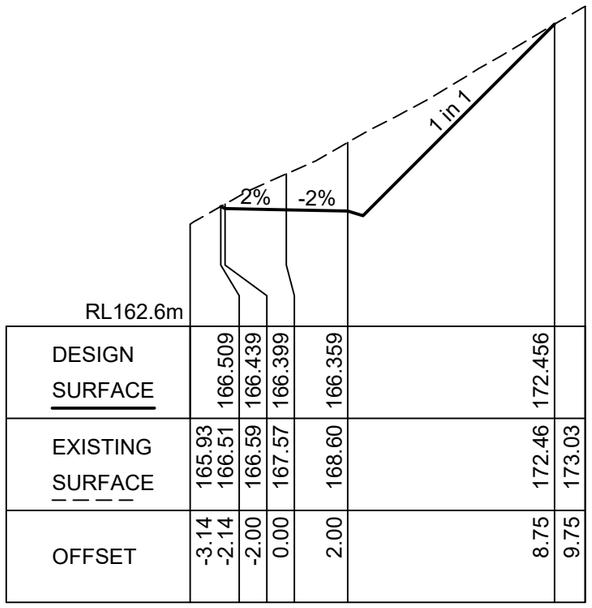
Ch 201.14 m



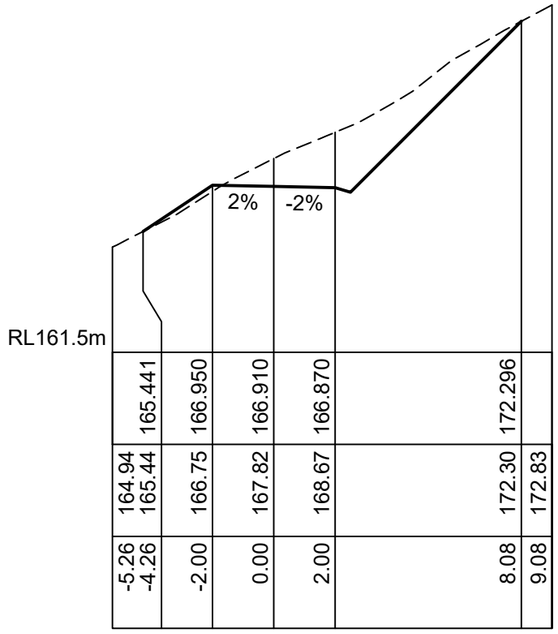
Ch 210.00 m



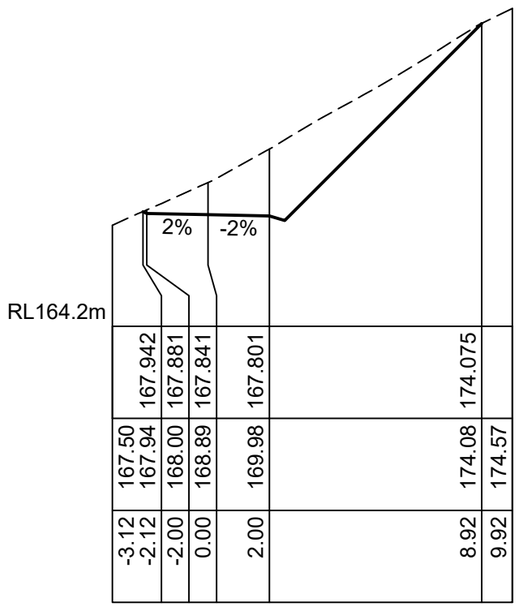
Ch 230.00 m



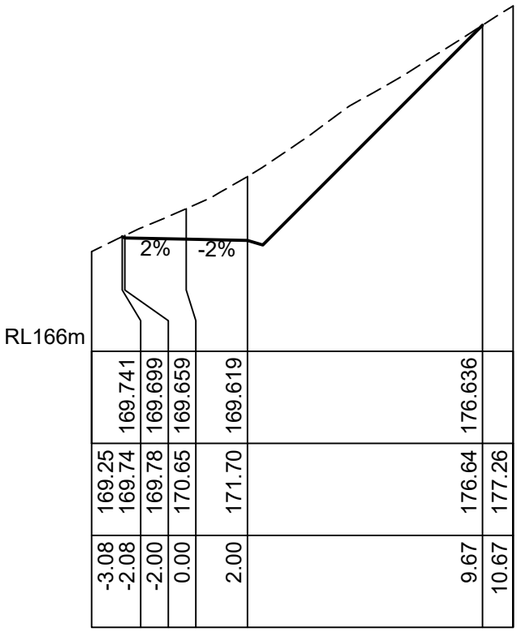
Ch 190.00 m



Ch 200.00 m



Ch 208.17 m



Ch 220.00 m

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM

ADDRESS: 13 NIELSON DRIVE MONTROSE

SHEET: CROSS SECTIONS PLAN 2

PROJECT NAME: NEW DWELLING

ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: 1:200 SIZE: A3

S&E REF: 24383 DRAWING: C110 REVISION: 1

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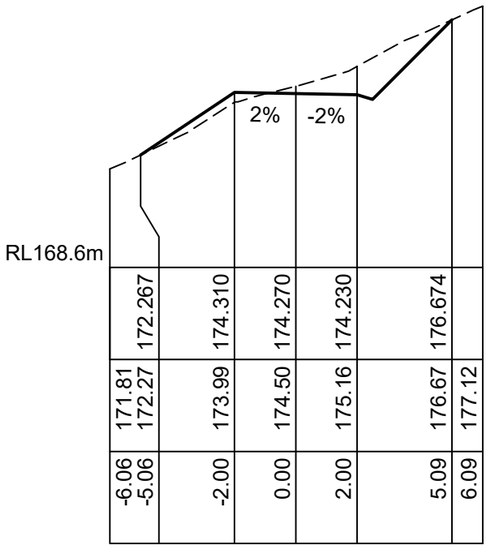
Version: 1, Version Date: 17/04/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25



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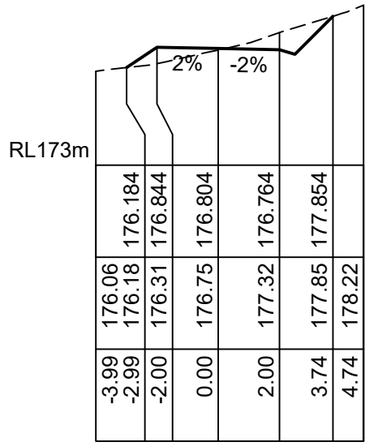
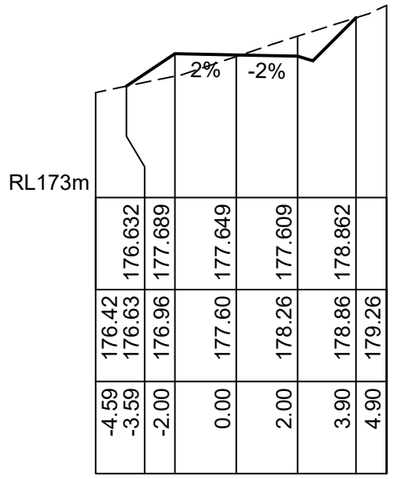


Ch 270.00 m



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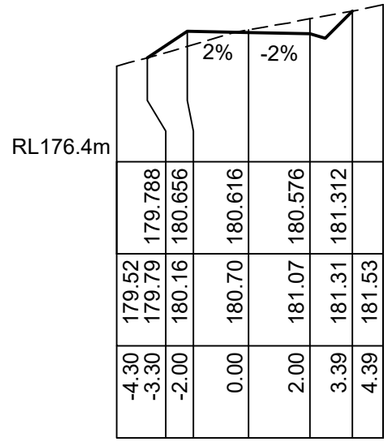

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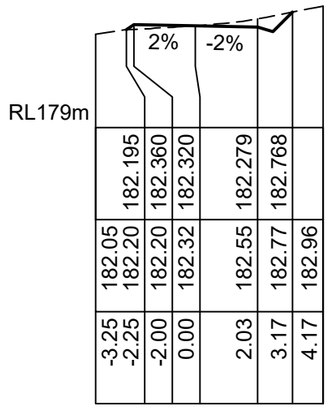

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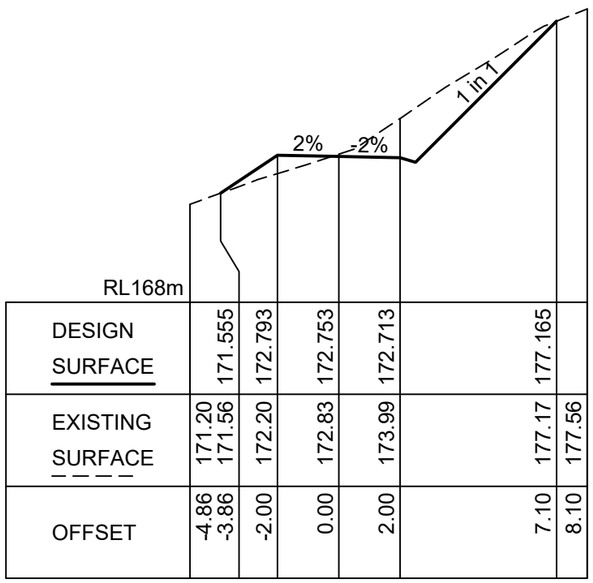

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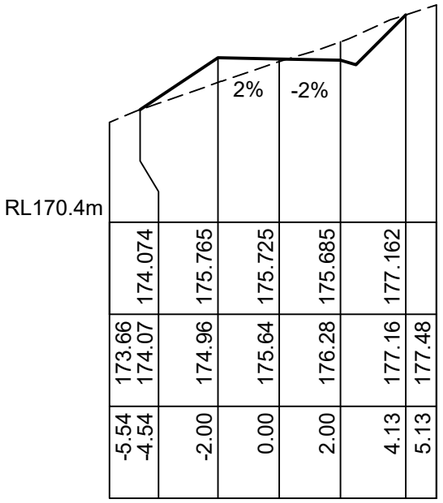

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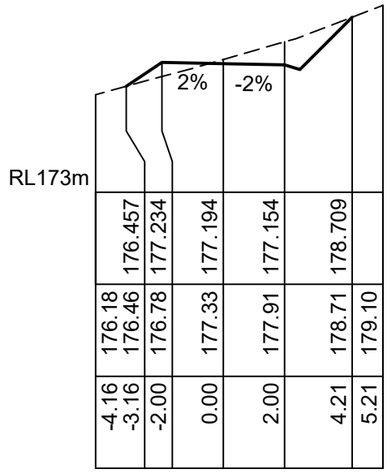

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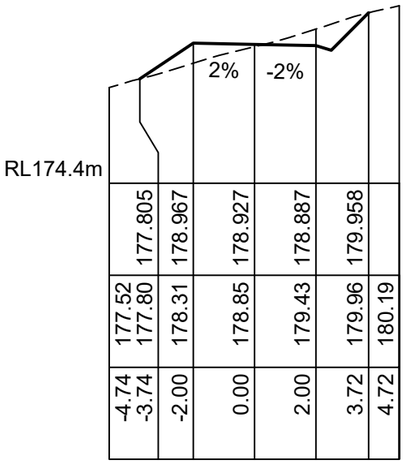

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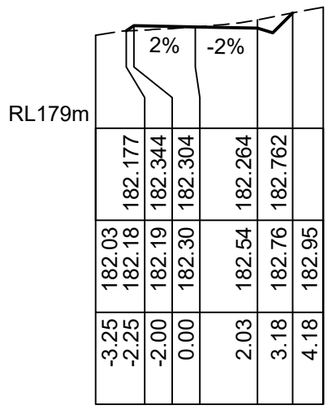


Ch 320.00 m

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM

ADDRESS: 13 NIELSON DRIVE MONTROSE

SHEET: CROSS SECTIONS PLAN 3

PROJECT NAME: NEW DWELLING

ISSUE: DEVELOPMENT APPLICATION

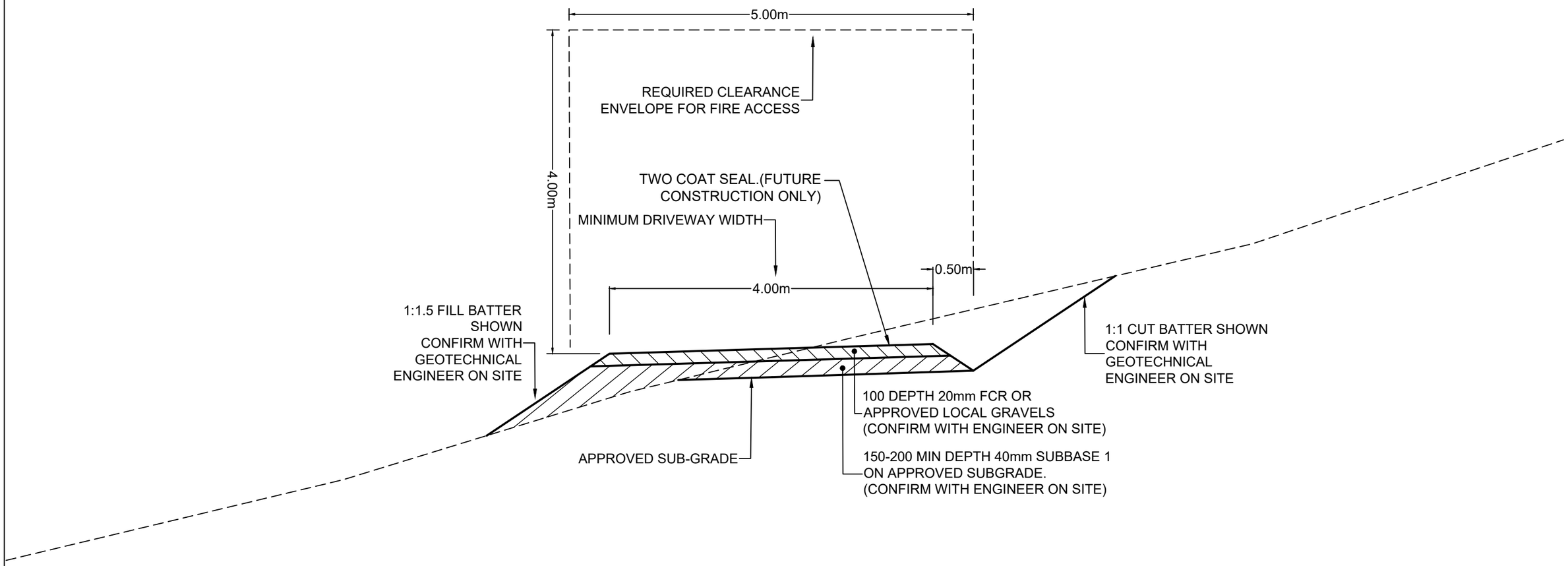
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: 1:200 | SIZE: A3

S&E REF: 24383 | DRAWING: C111 | REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25



REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: DETAILS PLAN 1
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: NTS
SIZE: A3
S&E REF: 24383
DRAWING: C112
REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

North

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-001

DATE RECEIVED: 24/12/25

13 NIELSON DRIVE
MONTROSE

DN100 UPVC
GRAVITY SEWER

PROPOSED POTABLE
WATER STORAGE TANK
AND TRANSFER PUMP

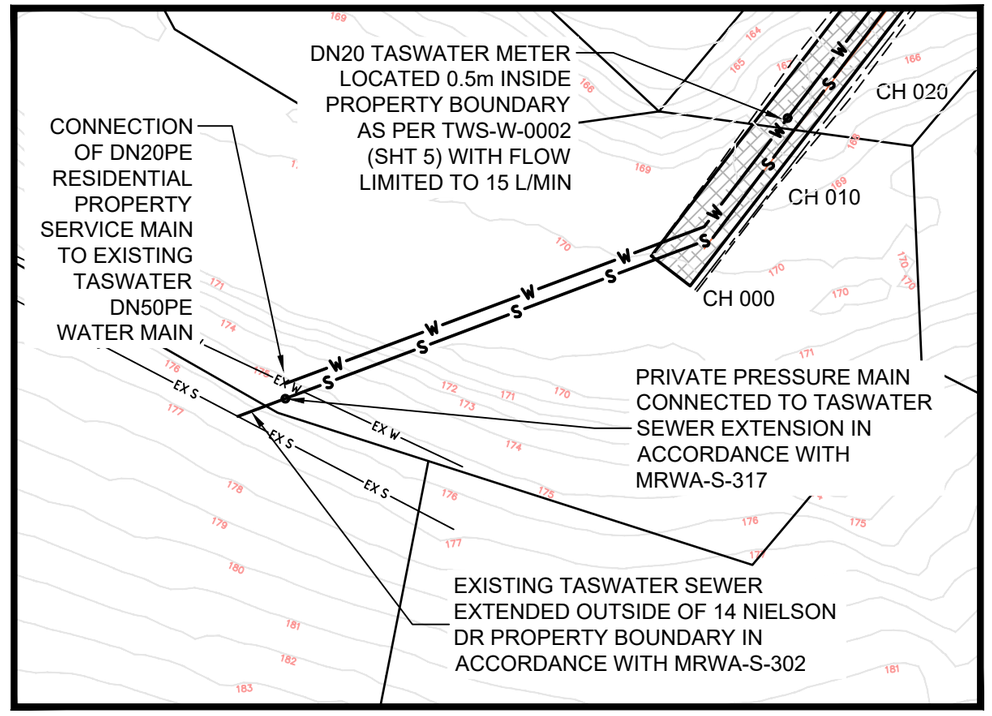
SINGLE USER PRIVATE
PUMP STATION (SUPPS) TO
TASWATER SPECIFICATION

DN63PE SEWER
RISING MAIN

EXTEND EXISTING
TASWATER POTABLE
WATER SYSTEM

REFER INSET

14 NIELSON DRIVE
MONTROSE



SEWER AND WATER CONNECTION DETAIL (SCALE 1:500)

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM

ADDRESS: 13 NIELSON DRIVE MONTROSE

SHEET: CONCEPT SEWER & WATER SKETCH

PROJECT NAME: NEW DWELLING

ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: 1:1000 (UNO)

SIZE: A3

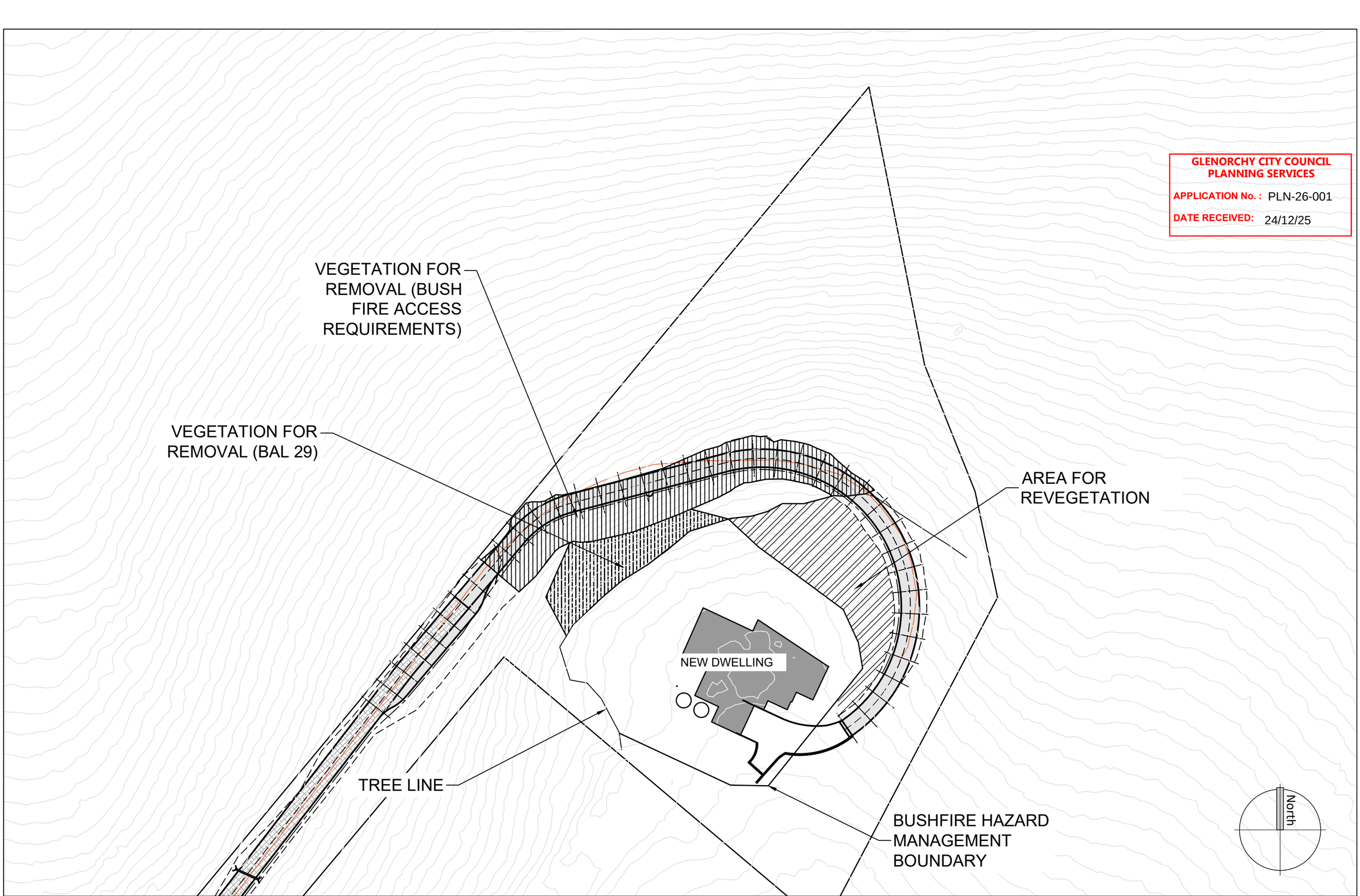
S&E REF: 24383

DRAWING: C113

REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-001
DATE RECEIVED: 24/12/25



REV	DESCRIPTION	DATE
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1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

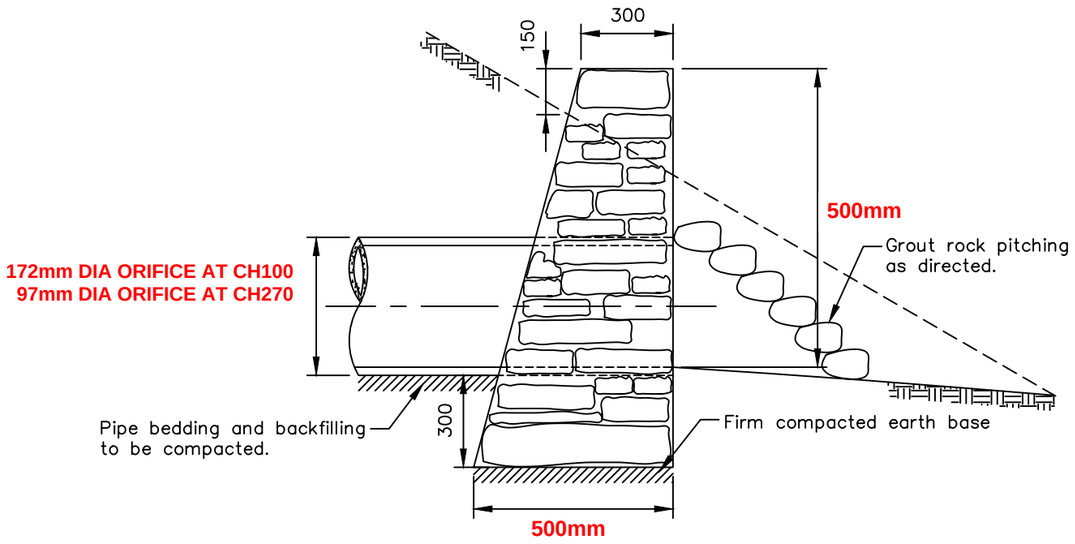
CLIENT: MAGILL & GRAHAM
ADDRESS: 13 NIELSON DRIVE MONTROSE
SHEET: VEGETATION CLEARANCE PLAN
PROJECT NAME: NEW DWELLING
ISSUE: DEVELOPMENT APPLICATION

DRAWN	DESIGNED	VERIFIED	DATE
NE	NE	-	12/12/24

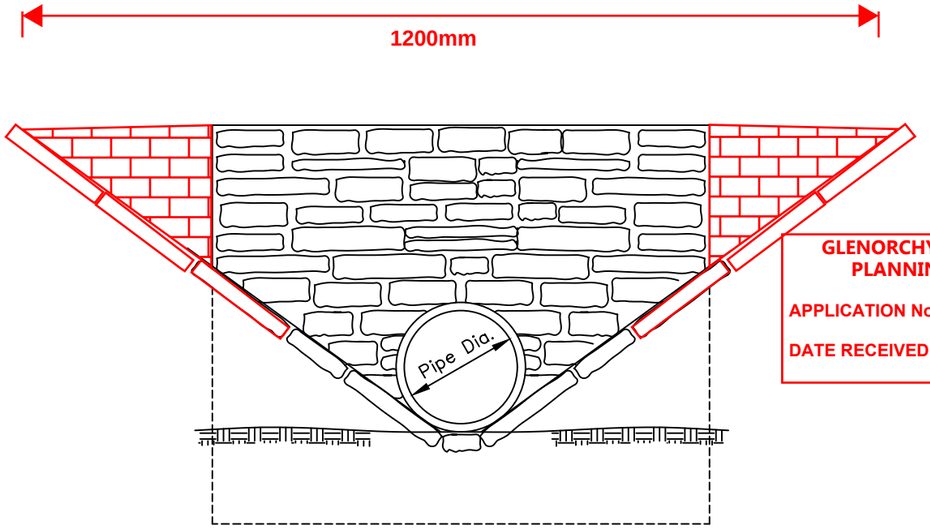
SCALE: 1:750 | SIZE: A3

S&E REF: 24383 | DRAWING: C114 | REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026



SECTION A–A



FRONT ELEVATION

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-001

DATE RECEIVED: 24/12/25

NOTES

1. All stones to be set in mortar consisting of 1 part cement to 3 parts clean sand.
2. All stones to be clean, hand and durable and shall have weight of between 10 & 70kg.
3. All stones shall have a length of at least 1.5 times the width and shall be bedded to the course below on their broadest base.

REV	DESCRIPTION	DATE
0	FOR DEVELOPEMNT APPLICATION	12/12/24
1	FOR DEVELOPMENT APPLICATION RESUBMISSION	18/12/25

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MAGILL & GRAHAM

ADDRESS: 13 NIELSON DRIVE MONTROSE

SHEET: GROUTED STONE HEADWALL DETAIL

PROJECT NAME: NEW DWELLING

ISSUE: DEVELOPMENT APPLICATION

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/12/24

SCALE: NTS

SIZE: A3

S&E REF: 24383

DRAWING: C115

REVISION: 1

Document Set ID: 3605836
Version: 1, Version Date: 17/04/2026