

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-063
PROPOSED DEVELOPMENT:	Residential (Dwelling)
LOCATION:	44 Wallcrest Road Berriedale
APPLICANT:	Cunic Homes
ADVERTISING START DATE:	19/05/2026
ADVERTISING EXPIRY DATE:	02/06/2026

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 **02.06.2026**.

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 **02.06.2026**, or for postal and hand delivered representations, by 5.00 pm on **02.06.2026**.

PROPOSED NEW RESIDENCE

44 WALLCREST ROAD, BERRIEDALE

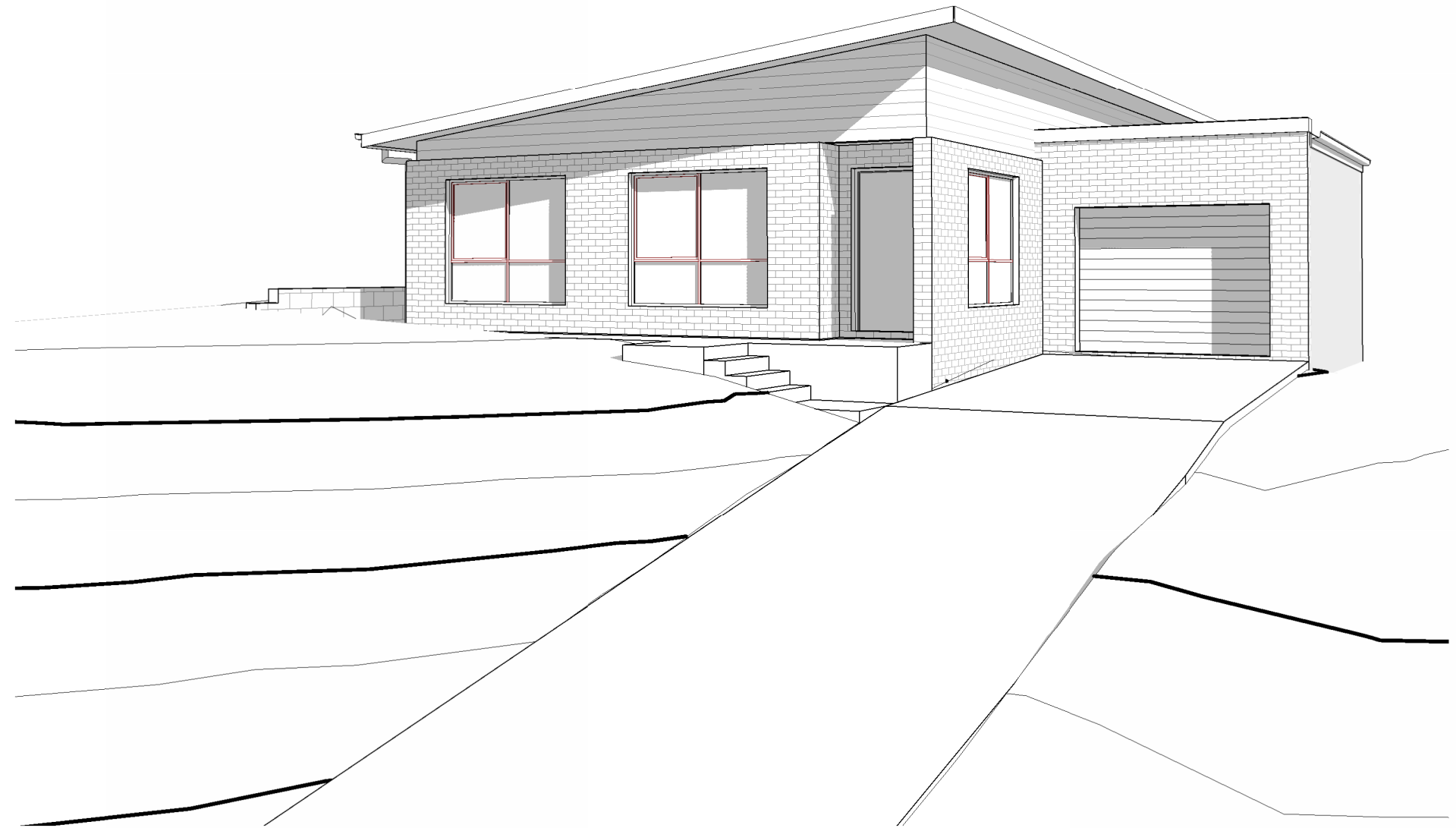
H933

P. BASNET

PD25411

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	CUT & FILL PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	FLOOR FINISHES PLAN
11	ELECTRICAL/REFLECTED CEILING PLAN
12	PERSPECTIVES



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-063

DATE RECEIVED: 7 May 2026



FLOOR AREA	130.01	m2	(13.99 SQUARES)
GARAGE AREA	25.17	m2	(2.71 SQUARES)
TOTAL AREA	155.18		16.70

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 182104/37
 SITE AREA: APPROX 579m2
 DESIGN WIND SPEED: N3
 SOIL CLASSIFICATION: S
 CLIMATE ZONE: 7
 ALPINE AREA: N/A
 CORROSIVE ENVIRONMENT: N/A
 BAL RATING: 12.5
 OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA,
 BUSHFIRE PRONE AREA

COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



L: 10 Goodman Court , Invermay, 7248
 p() + 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009
 p(h)+ 03 6228 4575
 info@primedesigntas.com.au
 Accredited Building Practitioner:

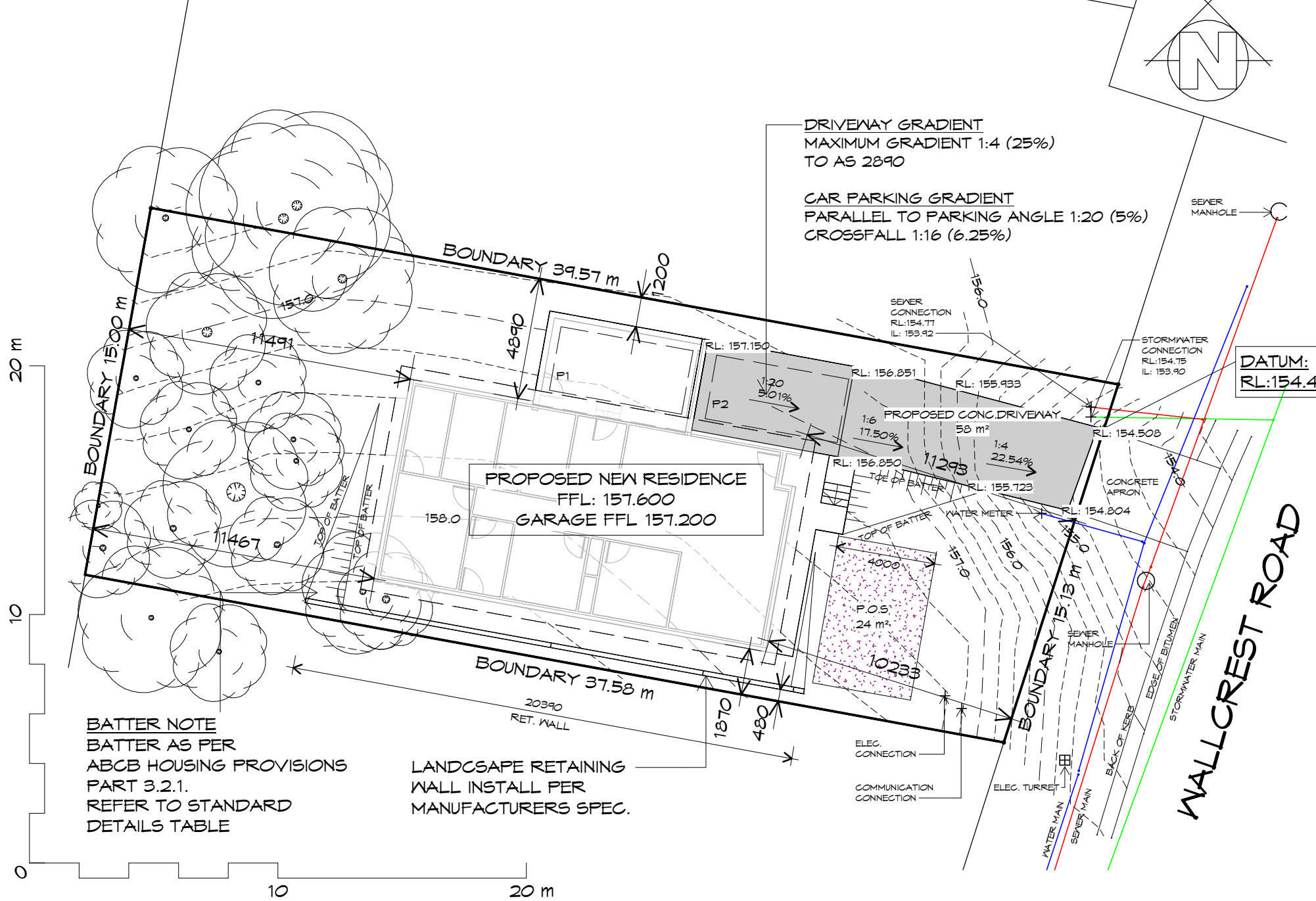


primedesigntas.com.au
 Frank Geskus -No CC246A

REV.	DATE	DESCRIPTION
2	07.05.2026	ADD DRIVEWAY DETAILS

MAY 2026

PLANNING



NOTE
 "THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR CUNIC HOMES 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.

THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.

SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER AS-CONSTRUCTED" HAVE BEEN IMPORTED FROM EXISTING AS-CONSTRUCTED DRAWINGS FROM THIS SUBDIVISION. 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.

HORIZONTAL DATUM IS GDA2020, COORDINATES ARE PLANE
 COORDINATE ORIGIN: SPM9786 (IN MODEL)
 E 519168.890 N 5259792.186 PER SURCOM
 CONTOUR INTERVAL: 0.250m

- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
 - DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

BATTER NOTE
 BATTER AS PER ABCB HOUSING PROVISIONS PART 3.2.1. REFER TO STANDARD DETAILS TABLE

LANDSCAPE RETAINING WALL INSTALL PER MANUFACTURERS SPEC.

SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE GENERAL CITY COUNCIL PLANNING SERVICES U.N.O.

APPLICABLE TO THIS PLAN HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5 REFER TO ASSESSMENT FOR FURTHER DETAILS. DATE RECEIVED: 7 May 2026 ALL CONSTRUCTION MUST COMPLY WITH AS3959.

SETBACKS
 REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
 BUILDING FOOTPRINT 155.18m²/SITE AREA 579m² = 0.268
 TOTAL SITE COVERAGE 26.8%

PRIVATE OPEN SPACE
 24m² MINIMUM,
 WITH A MINIMUM DIMENSION OF 4m
 GRADIENT NO STEEPER THAN 1:10



REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
 P. BASNET

Project:
 PROPOSED NEW RESIDENCE
 44 WALLCREST ROAD,
 BERRIEDALE

Date: 07.05.2026
 Drafted by: M.C
 Approved by: Approver

Project/Drawing no: PD25411 - 01
 Scale: 1 : 200
 Revision: 02

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

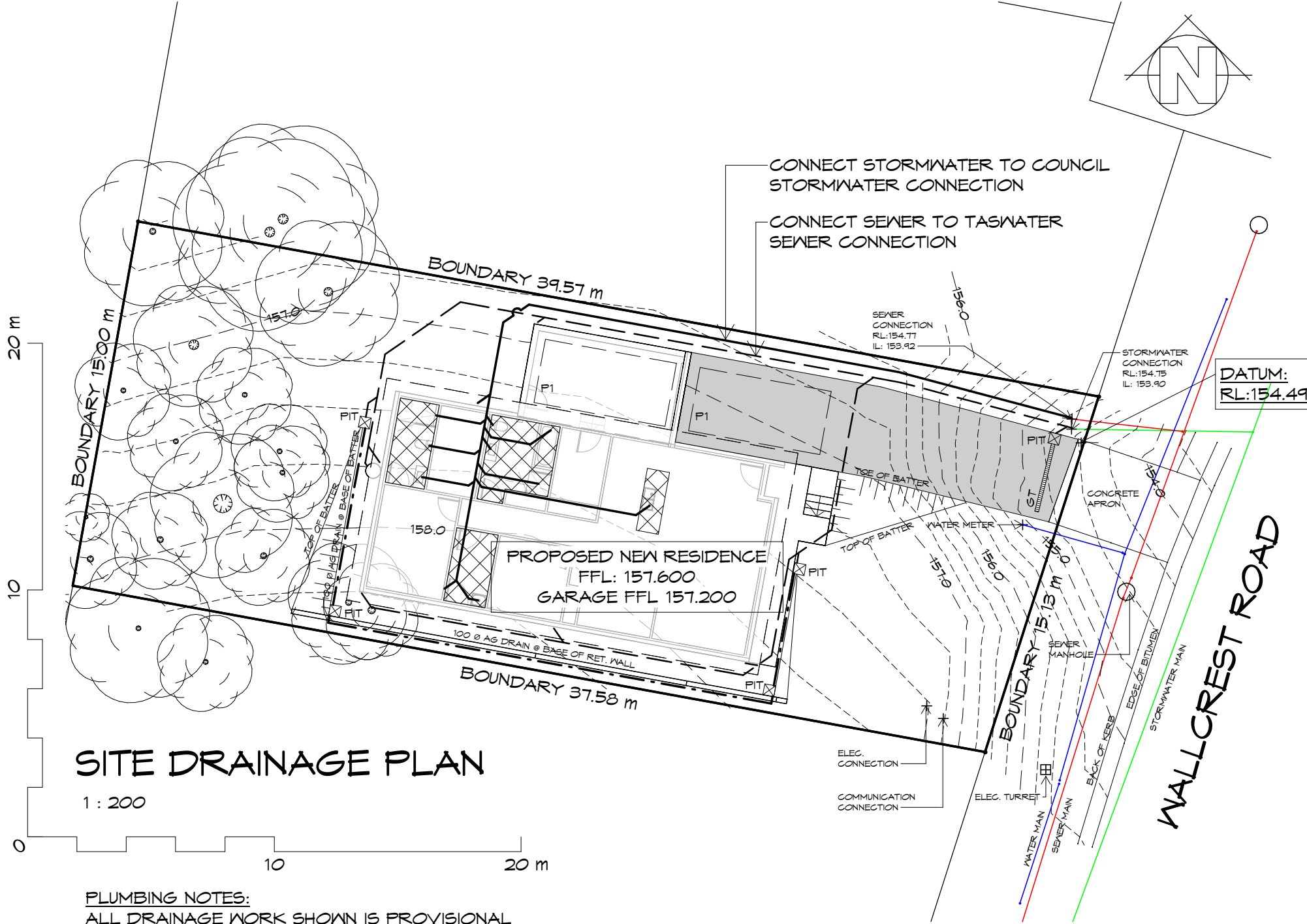
Drawing:
 SITE PLAN

Accredited building practitioner: Frank Geskus -No CC246A
 COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au





LEGEND

- 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100φ AG DRAIN
- GRATED TRENCH

PLUMBING NOTES:
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

- SEWER AND WATER SERVICES**
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
 - WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST
- TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

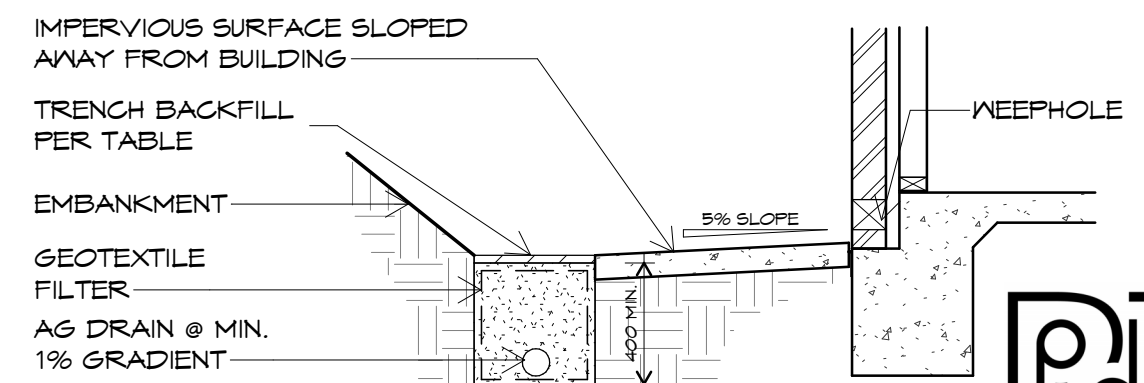
SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY

SITE DRAINAGE PLAN

1 : 200

PLUMBING NOTES:
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. : PLN-26-063
 DATE RECEIVED: 7 May 2026



TYPICAL AG DRAIN DETAIL

N.T.S.



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au

Client name:
P. BASNET

Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

Date: 07.05.2026
 Drafted by: M.C
 Approved by: Approver

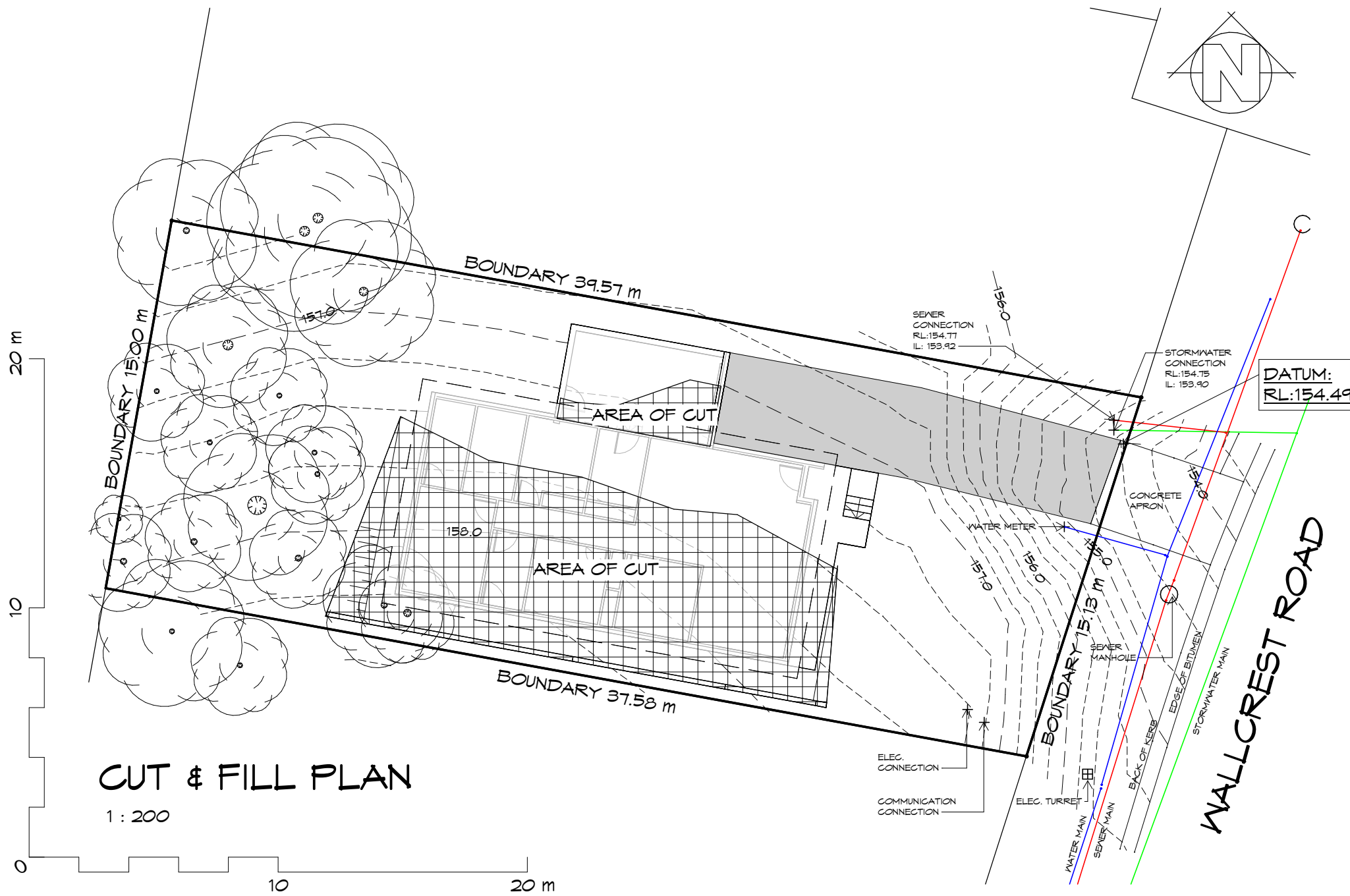
REV.	DATE	DESCRIPTION

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
SITE DRAINAGE PLAN

Project/Drawing no: PD25411 - 02
 Scale: As indicated
 Revision: 02

Accredited building practitioner: Frank Geskus - No CC246A
 COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
94.05	1.37

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY REVIT ARE APPROXIMATE, GENERALLY PROVIDING RESULTS WITH +/- 1% TO 2% ACCURACY

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-26-063
DATE RECEIVED: 7 May 2026



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Client name:
P. BASNET

Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

Date: 07.05.2026
Drafted by: M.C
Approved by: Approver

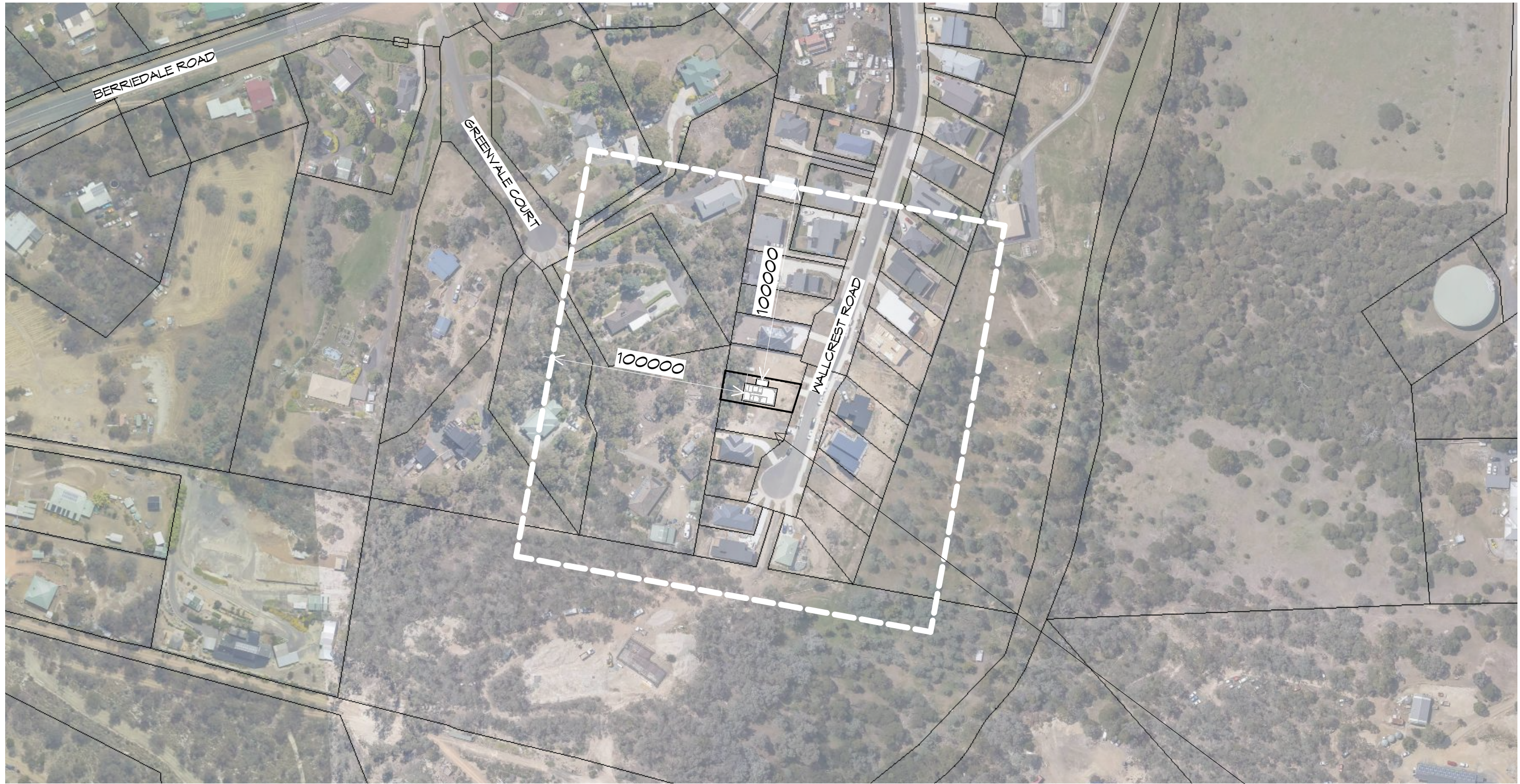
REV. DATE DESCRIPTION

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
CUT & FILL PLAN

Project/Drawing no: PD25411 - 03
Scale: 1 : 200
Revision: 02

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION NO: PLN-25-043
 DATE RECEIVED: 7 May 2026

LOCALITY PLAN

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND FALLS WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE **REQUIRES** A BUSHFIRE ASSESSMENT.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL 12.5**
 ALL CONSTRUCTION MUST COMPLY WITH 3959.
 THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

PROPOSED NEW RESIDENCE
 44 WALLCREST, BERRIEDALE



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au



Client name:
 P. BASNET

Project:
 PROPOSED NEW RESIDENCE
 44 WALLCREST ROAD,
 BERRIEDALE

Date: 07.05.2026
 Drafted by: M.C
 Approved by: Approver

REV. DATE DESCRIPTION

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

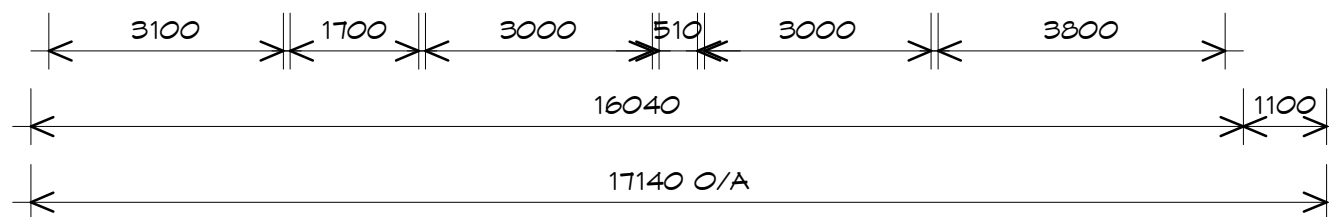
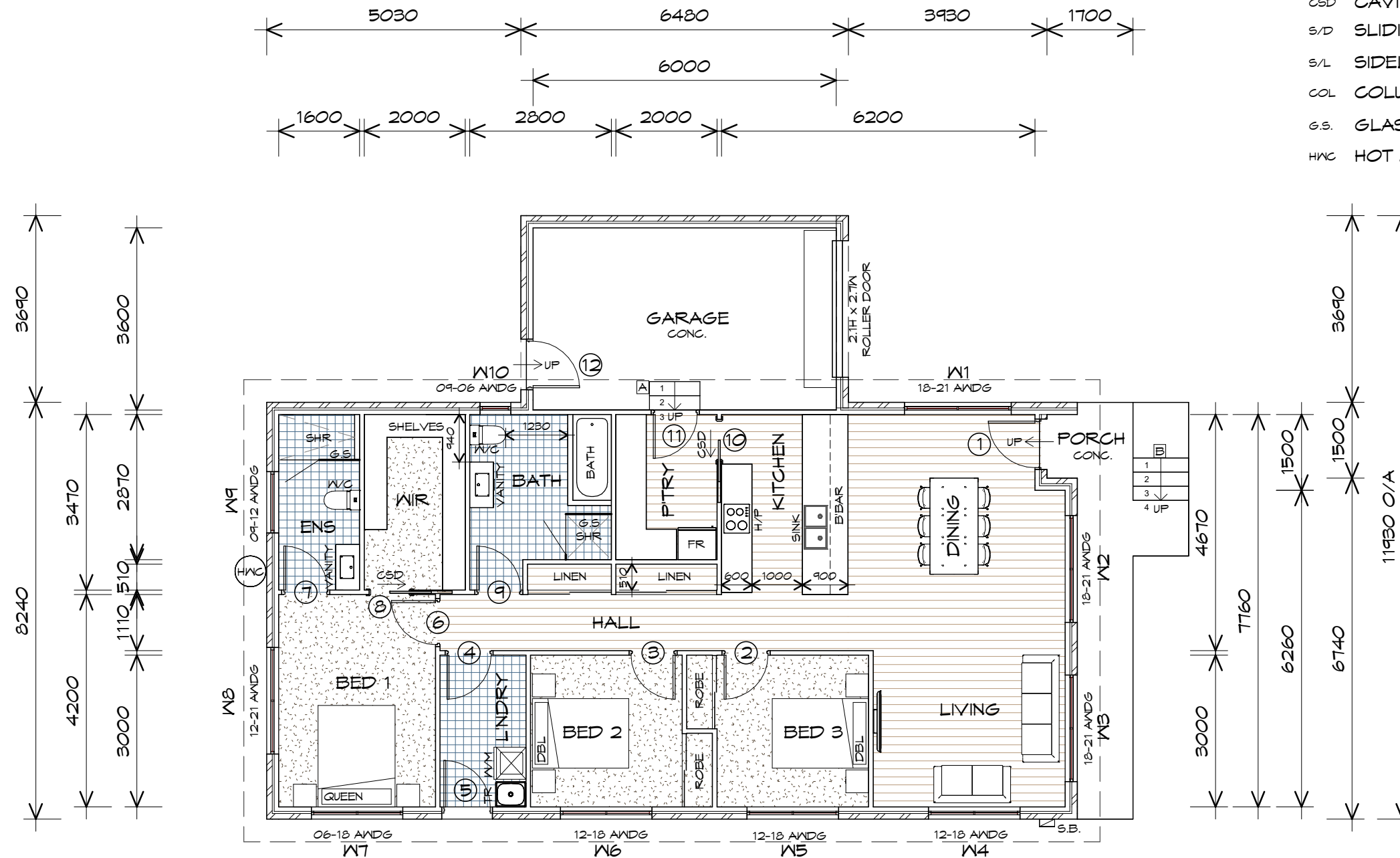
Drawing:
 LOCALITY PLAN

Project/Drawing no: PD25411 - 04
 Scale: 1 : 2000
 Revision: 02

Accredited building practitioner: Frank Geskus - No CC246A
 COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER



STAIRS

STAIR	No RISERS	RISER H'T	TREAD DEPTH
A	3	133	280
B	4	166	280

NON SLIP TO COMPLY NCC 2022

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-26-063
DATE RECEIVED: 7 May 2026

FLOOR PLAN

1 : 100

FLOOR AREA	130.01	m ²	(13.99 SQUARES)
GARAGE AREA	25.17	m ²	(2.71 SQUARES)
TOTAL AREA	155.18		16.70

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Client name:
P. BASNET

Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

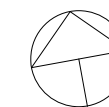
Date: 07.05.2026
Drafted by: M.C
Approved by: Approver

REV. DATE DESCRIPTION

Project/Drawing no: PD25411 - 05
Scale: 1 : 100
Revision: 02

PLANNING

Drawing:
FLOOR PLAN



Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	UNDERCUT
5	920	EXTERNAL SOLID DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
8	820	CAVITY SLIDING DOOR	
9	870	INTERNAL TIMBER DOOR	
10	820	CAVITY SLIDING DOOR	
11	870	INTERNAL TIMBER DOOR	
12	920	EXTERNAL SOLID DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	2110	AWNING WINDOW	
W2	1800	2110	AWNING WINDOW	
W3	1800	2110	AWNING WINDOW	
W4	1200	1810	AWNING WINDOW	
W5	1200	1810	AWNING WINDOW	
W6	1200	1810	AWNING WINDOW	
W7	600	1810	AWNING WINDOW	
W8	1200	2110	AWNING WINDOW	
W9	900	1210	AWNING WINDOW	OPAQUE
W10	900	610	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT 12.5 BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-063

DATE RECEIVED: 7 May 2026



Document Set ID: 3615313
Version: 1, Version Date: 14/05/2026

REV.	DATE	DESCRIPTION

Client name:
P. BASNET

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

Drawing:
DOOR AND WINDOW SCHEDULES

Prime Design

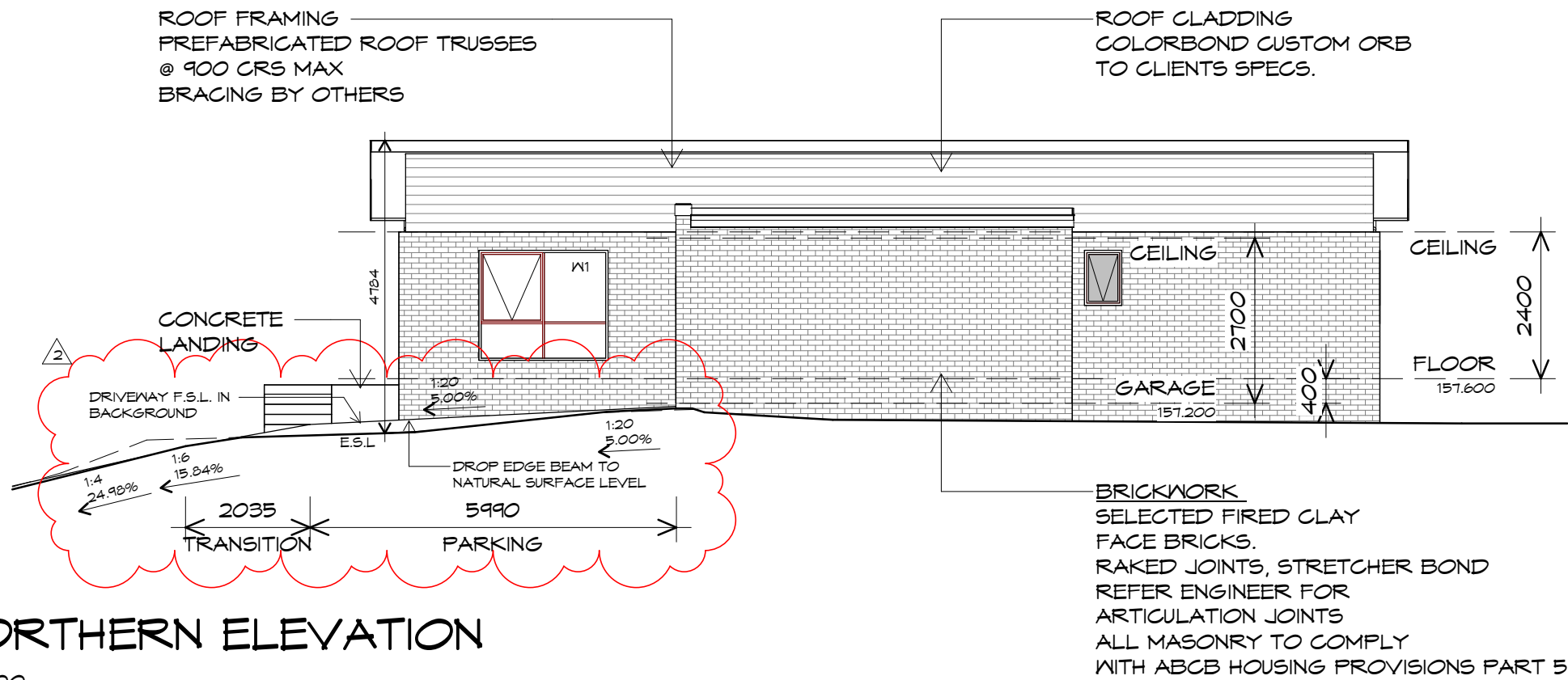
L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Date: 07.05.2026	Drafted by: M.C	Approved by: Approver
---------------------	--------------------	--------------------------

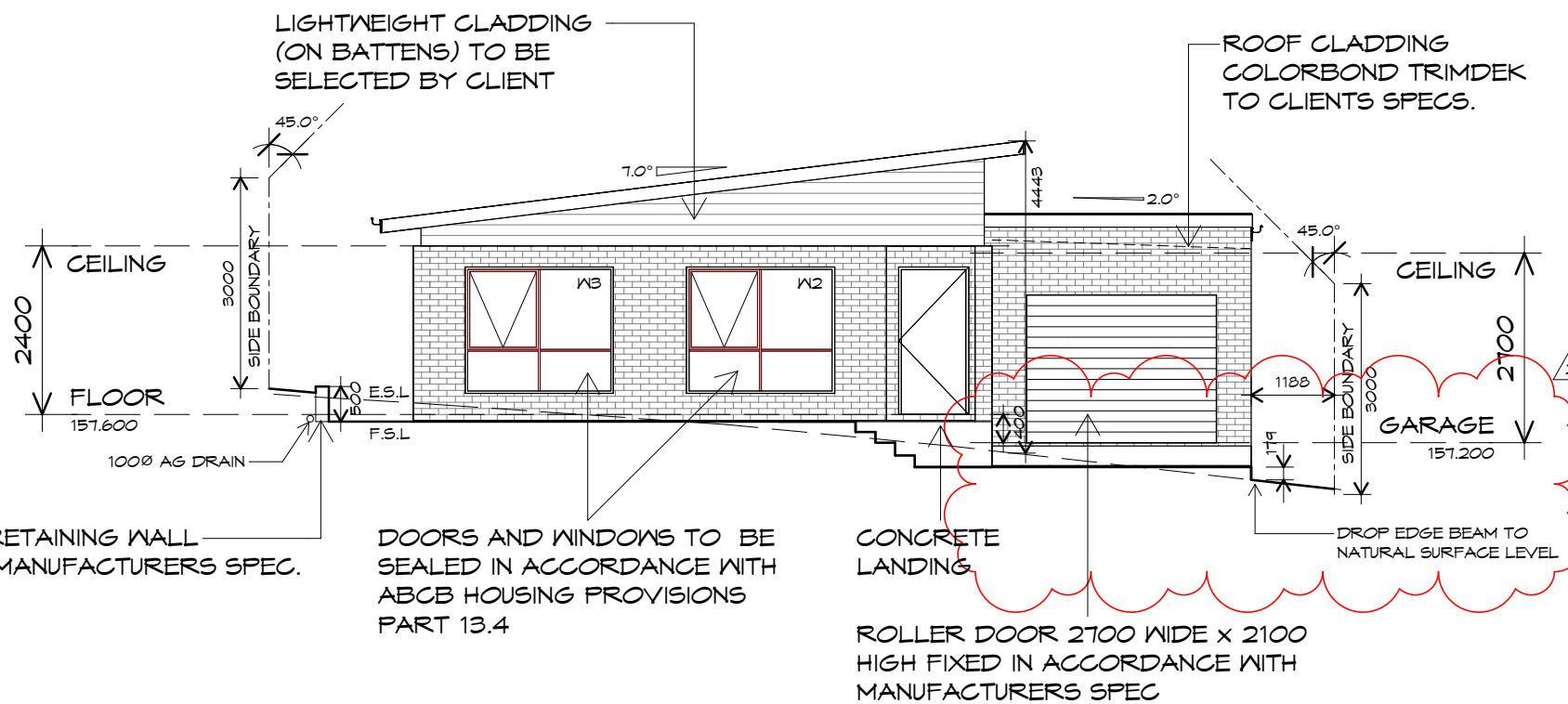
Project/Drawing no: PD25411 - 06	Scale:	Revision: 02
-------------------------------------	--------	-----------------

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-26-063
DATE RECEIVED: 7 May 2026



Document Set ID: 3615313
Version: 1, Version Date: 14/05/2026

REV.	DATE	DESCRIPTION
2	07.05.2026	ADD DRIVEWAY DETAILS

Client name:
P. BASNET

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

Drawing:
ELEVATIONS



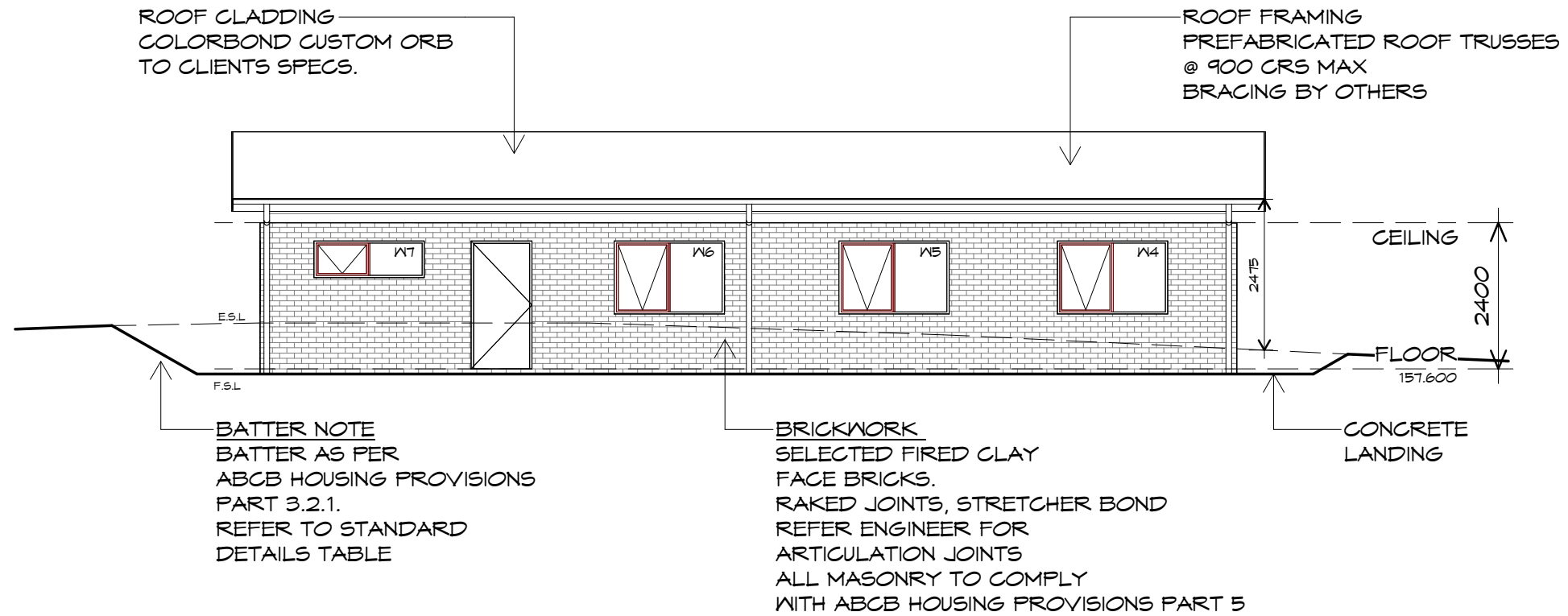
L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Date: 07.05.2026
Drafted by: M.C
Approved by: Approver

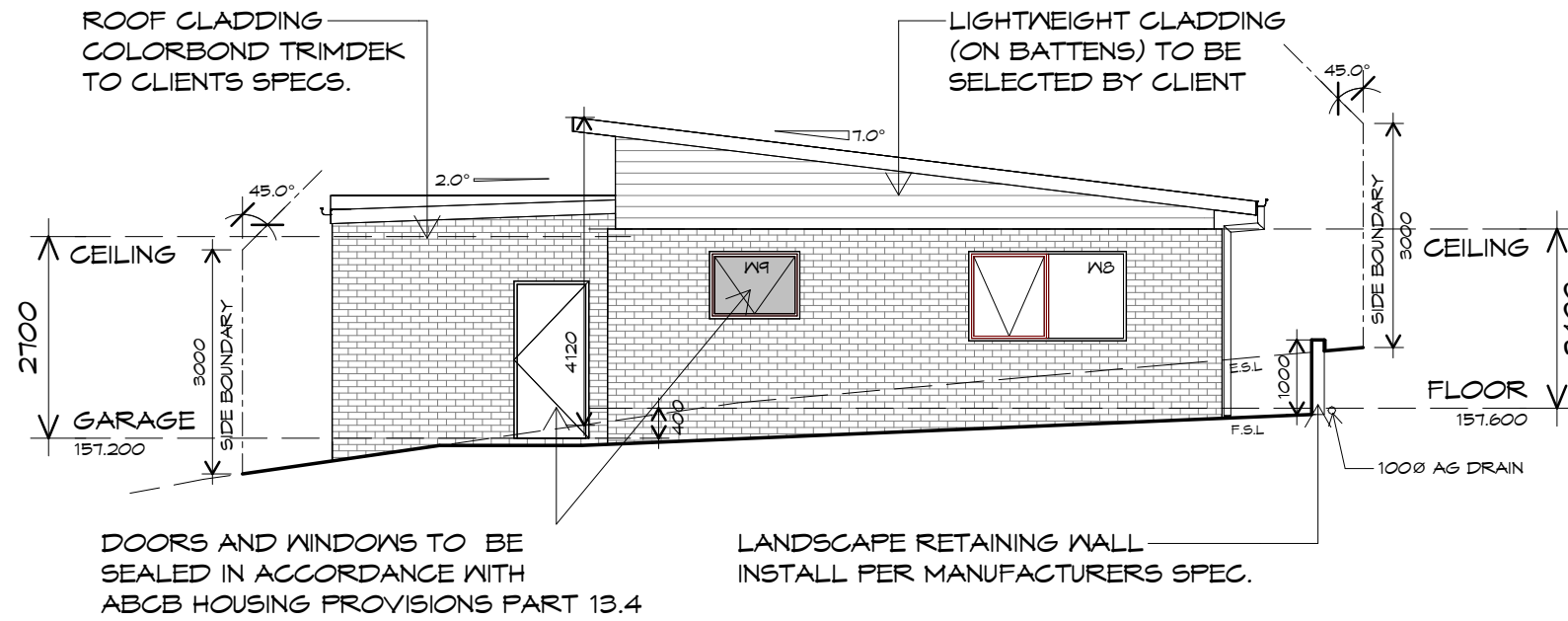
Project/Drawing no: PD25411 - 07
Scale: 1 : 100
Revision: 02

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-26-063
DATE RECEIVED: 7 May 2026



Document Set ID: 3615313
Version: 1, Version Date: 14/05/2026

REV.	DATE	DESCRIPTION

Client name:
P. BASNET

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

Drawing:
ELEVATIONS



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Date: 07.05.2026	Drafted by: M.C	Approved by: Approver
---------------------	--------------------	--------------------------

Project/Drawing no: PD25411 - 08	Scale: 1 : 100	Revision: 02
-------------------------------------	-------------------	-----------------

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:500 FOR EAVES GUTTER BOX GUTTERS IN ACCORDANCE WITH AS33500.3:2021

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF

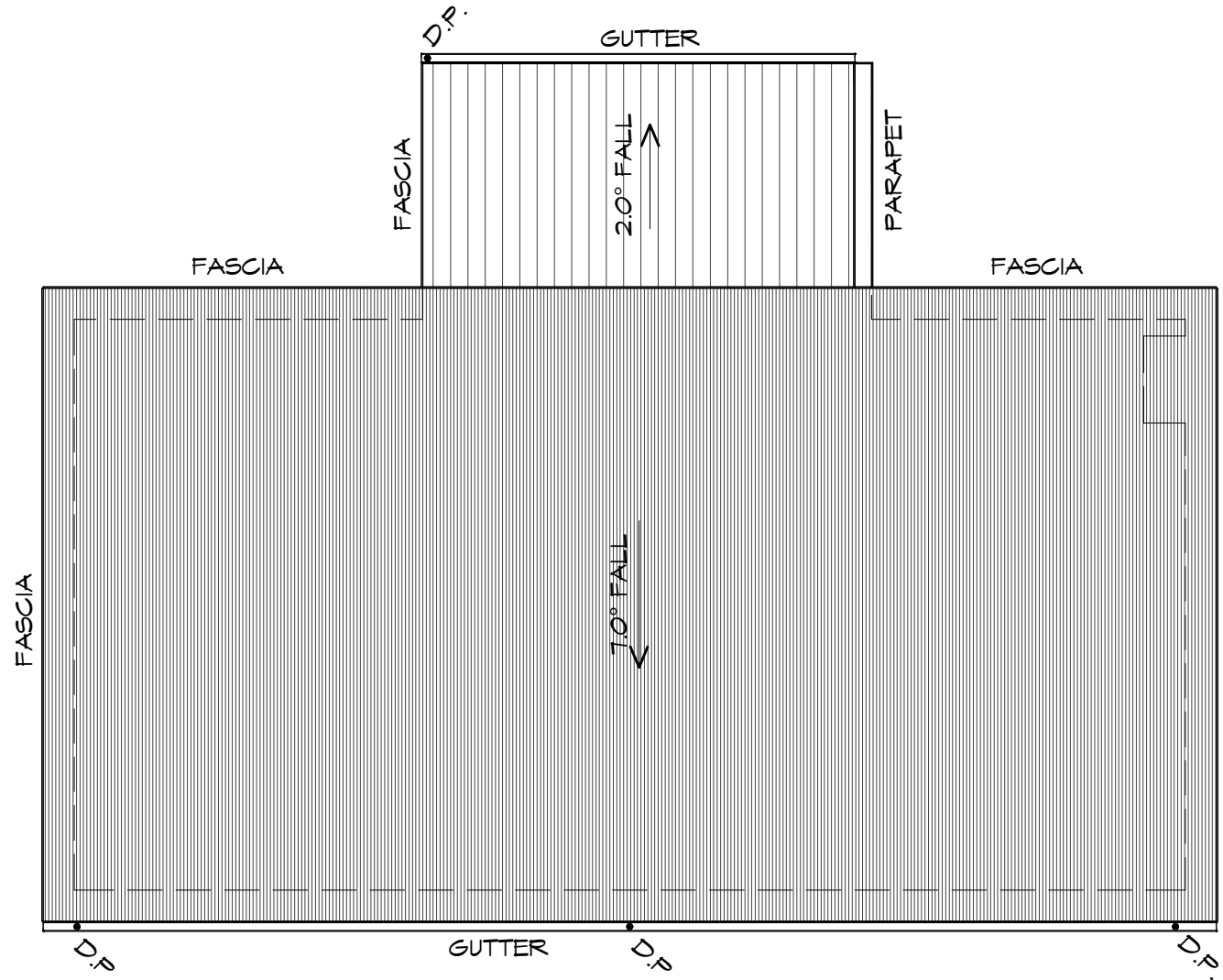
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5-7.2.7 ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5-7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

OVERFLOW MEASURES

INSTALL FRONT FACE SLOTTED GUTTER OR 10mm CONTROLLED BACK GAP, STAND OFF BRACKET WITH SPACER. BACK OF GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF FASCIA INSTALL IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.6

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR, NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.



ROOF PLAN

1 : 100

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION NO: P10/2026
DATE RECEIVED: 7 May 2026



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
P. BASNET

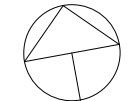
Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

Date: 07.05.2026	Drafted by: M.C	Approved by: Approver
---------------------	--------------------	--------------------------

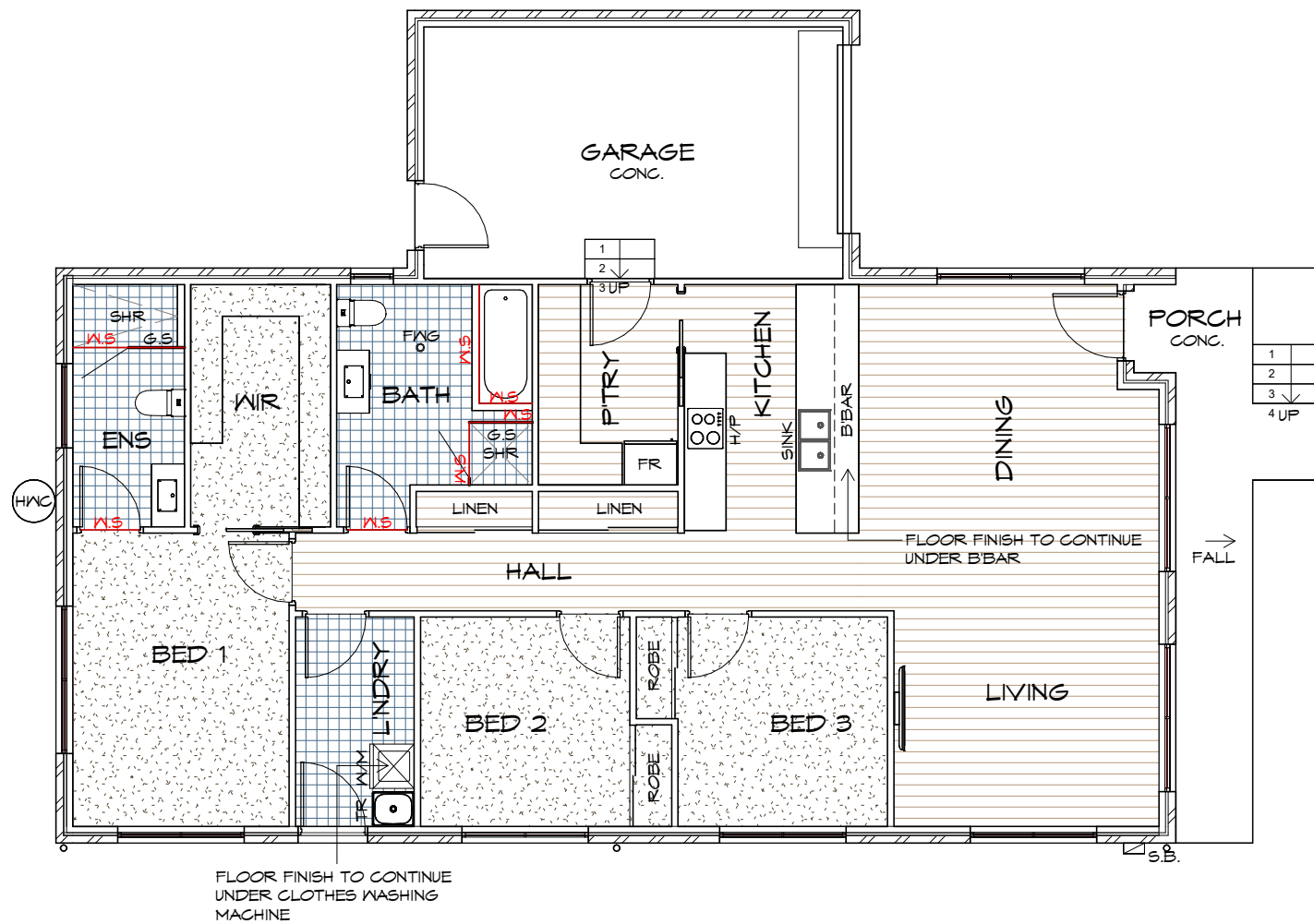
Project/Drawing no: PD25411 - 09	Scale: 1 : 100	Revision: 02
-------------------------------------	-------------------	-----------------

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS






Drawing:
ROOF PLAN



Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



LEGEND

-  CARPET
-  TILES
-  TIMBER HYBRID FLOORING
-  WATERSTOP
-  FLOOR WASTE

FLOOR FINISHES PLAN

1 : 100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-26-063
DATE RECEIVED: 7 May 2026



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Client name:
P. BASNET

Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

Date: 07.05.2026
Drafted by: M.C
Approved by: Approver

REV.	DATE	DESCRIPTION
------	------	-------------

Project/Drawing no: PD25411 - 10
Scale: 1 : 100
Revision: 02




PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
FLOOR FINISHES PLAN

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



ELECTRICAL INDEX

LIGHTING





-  FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
-  L.E.D. - SEALED DOWN LIGHT *
-  TWIN TUBE FLUORESCENT LIGHT

*INSTALL AS PER MANUFACTURERS SPECIFICATION

SWITCH TYPE

-  ONE-WAY SWITCH
-  TWO-WAY SWITCH

WALL OUTLETS

-  GENERAL PURPOSE OUTLET (DOUBLE)
-  WEATHER PROOF OUTLET
-  HOTPLATE SAFETY CUT-OFF
-  T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE





ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

- ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m² FOR CLASS 1 BUILDING
 - 4W/m² FOR VERANDAHS & BALCONIES
 - 3W/m² FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

BATHROOMS WITHOUT NATURAL VENTILATION
EXHAUST FAN WITH 10 MINUTE TIMED FAN CONNECTED TO LIGHT SWITCH. UNDERCUT DOOR 20mm TO PROVIDE MAKE UP AIR, TO COMPLY WITH HOUSING PROVISIONS 10.8.2



OTHER

-  240V SMOKE ALARM
-  SWITCH BOX
-  EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
-  RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER

CEILING

-  DENOTES CEILING HEIGHT
-  ROOF OVERHANG/EAVES

HEATING

-  HEAT PUMP
-  HEAT PUMP, OUTDOOR UNIT

SMOKE ALARMS

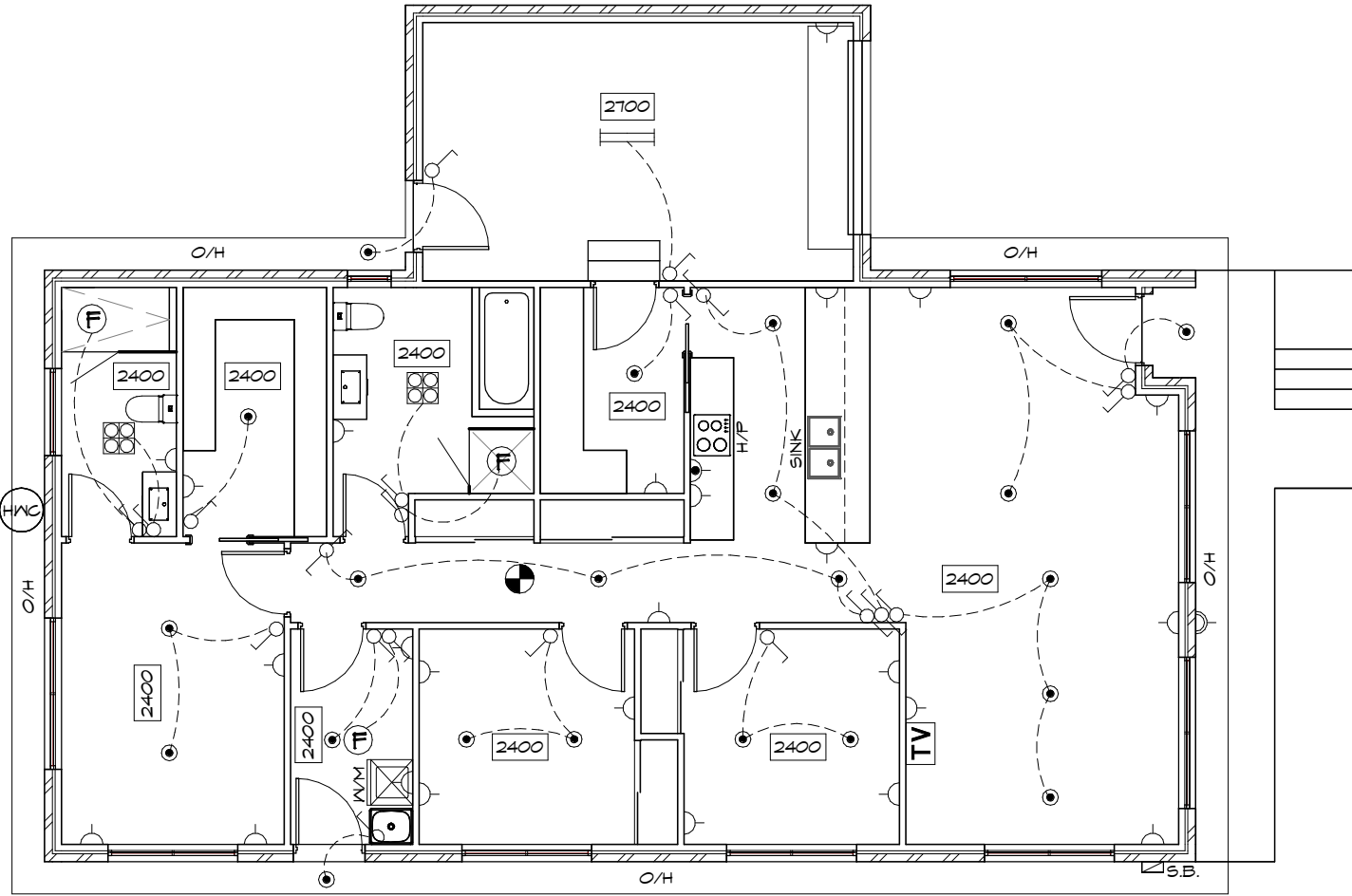
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ELECTRICAL

ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000

EXHAUST FANS

EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2



ELECTRICAL / REFLECTED CEILING PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT. IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. : PLN-26-063
DATE RECEIVED: 7 May 2026



Client name:
P. BASNET

Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

Drawing:
ELECTRICAL/REFLECTED CEILING PLAN



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

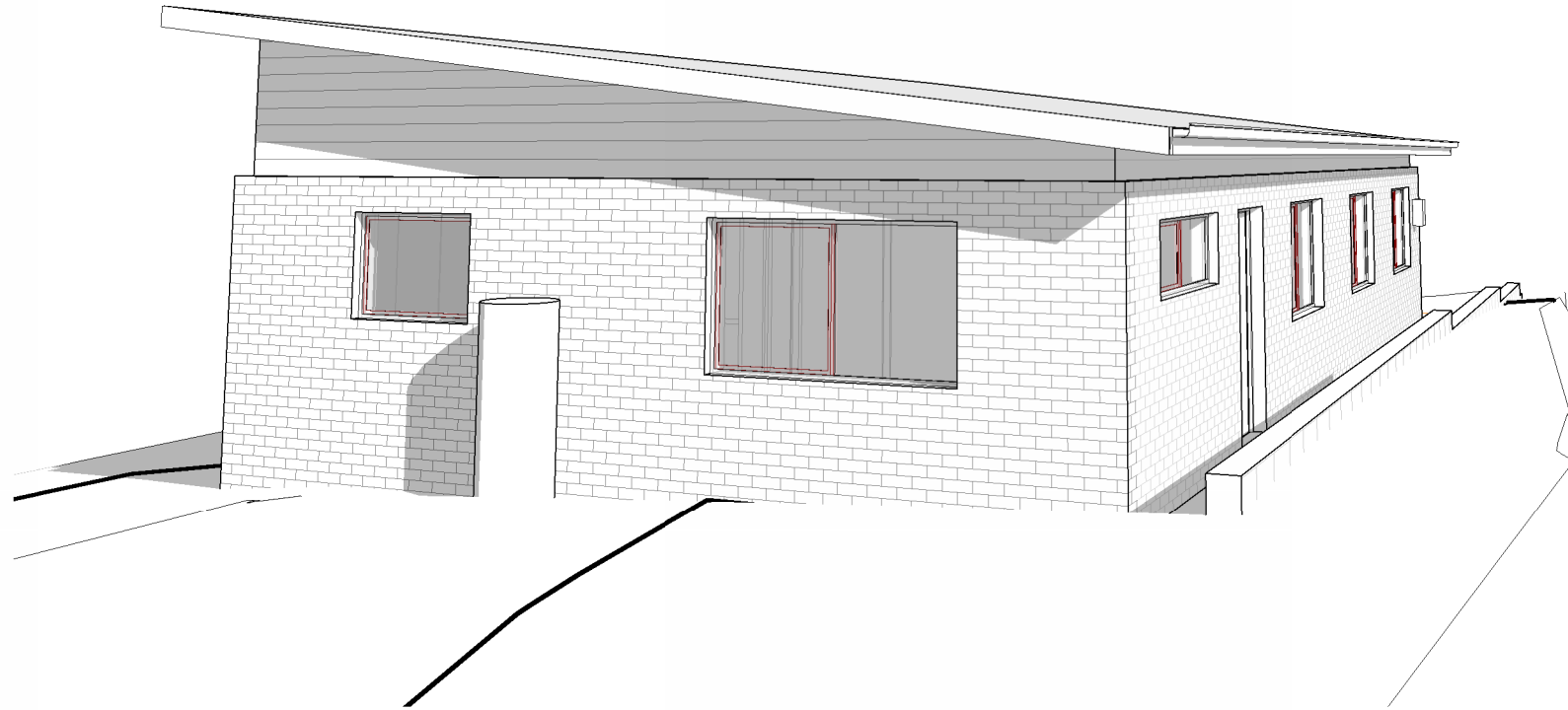
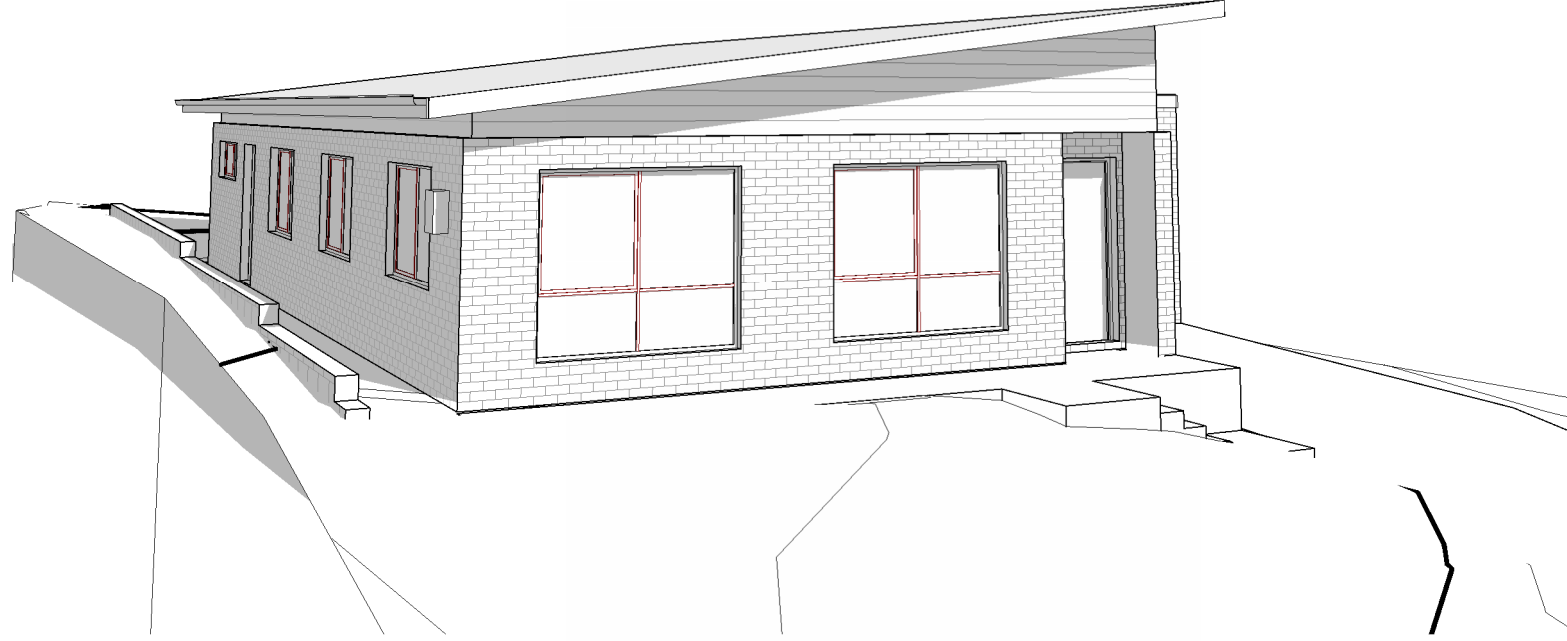
Date: 07.05.2026
Drafted by: M.C
Approved by: Approver

Project/Drawing no: PD25411 - 11
Scale: 1 : 100
Revision: 02

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

REV. DATE DESCRIPTION

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-26-063
DATE RECEIVED: 7 May 2026



Document Set ID: 3615313
Version: 1, Version Date: 14/05/2026

REV.	DATE	DESCRIPTION

Client name:
P. BASNET

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
44 WALLCREST ROAD,
BERRIEDALE

Drawing:
PERSPECTIVES



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Date: 07.05.2026	Drafted by: M.C	Approved by: Approver
---------------------	--------------------	--------------------------

Project/Drawing no: PD25411 - 12	Scale:	Revision: 02
-------------------------------------	--------	-----------------

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd