DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-071
PROPOSED DEVELOPMENT:	Single Dwelling
LOCATION:	1 Boston Court Claremont
APPLICANT:	H F Cruickshank
ADVERTISING START DATE:	26/05/2026
ADVERTISING EXPIRY DATE:	09/06/2026

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 **09/06/2026.**

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 **09/06/2026,** or for postal and hand delivered representations, by 5.00 pm on **09/06/2026.**

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

PROPOSED RESIDENCE
1, BOSTON CT, CLAREMONT

SHEET	DRAWING
BA 01	CONTENTS
BA 02	NOTES & STANDARDS
BA 03	SITE PLAN
BA 04	GROUND FLOOR PLAN
BA 05	FIRST FLOOR PLAN
BA 06	ROOF PLAN
BA 07	GROUND FLOOR REFLECTED CEILING PLAN
BA 08	FIRST FLOOR REFLECTED CEILING PLAN
BA 09	ELEVATIONS
BA 10	ELEVATIONS
BA 11	ELEVATIONS
BA 12	ELEVATIONS
BA 13	SECTION AA
BA 14	SECTION BB
BA 15	SECTION CC
BA 16	WET AREA DETAILS
BA 17	SCHEDULE WINDOWS
BA 18	SCHEDULE WINDOWS
BA 19	SCHEDULE WINDOWS
BA 20	SCHEDULE WINDOWS
BA 21	SCHEDULE DOORS
BA 22	SCHEDULE DOORS
BA 23	LIGHTING CALCULATOR
BA 24	GROUND FLOOR INSULATION PLAN
BA 25	FIRST FLOOR INSULATION PLAN
BA 26	FENCE ELEVATION

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-071

DATE RECEIVED: 7 May 2026

SITE INFORMATION	
CERTIFICATE OF TITLE	C.T. -
PROPERTY ID	-
SITE AREA	1,639m^2
WIND CLASS	N3
SOIL CLASS	-
CLIMATE ZONE	7
BAL	-
ALPINE AREA	-
CORROSION ENVIRONMENT	-
OTHER HAZARDS	-
FLOOR AREA:	452.1m^2

Accredited Building Designer	
Designer name	Marco Linardi
Accreditation number	No. CC392L

*NOTE
REFER TO SHEET BA 02 FOR BUILDING NOTES & NCC ADDENDUM
REFER TO SHEET BA 02 FOR CONSTRUCTION NOTES
FOR ENERGY EFFICIENCY REFER TO REPORT BY OTHERS
DIMENSIONS TO BE VERFIY ON SITE PRIOR TO COMMENCEMENT OF WORKS

AMENDMENT	DATE	DETAILS
4	13/12/2024	UPDATE DRAWING
5	12/02/2025	UPDATE DRAWING (ENERGY ASSESSMENT)
6	22/02/2026	UPDATE ADDRESS
7	06/05/2026	RFI-PLN-26-071

PROPOSED RESIDENCE
FOR MR H CRUICKSHANK
1, BOSTON CT, CLAREMONT
JOB NO. 2208

BA 01

LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
TCC REG NO. CC392L

LINARDI DESIGN + ARCHITECTURAL SERVICE

2208

Notes & Standards

1. Builder, Tradesmen, Sub-Contractors and Prefabricators to verify all drafting and dimensions on site prior to commencing any building works. Use written dimensions. Do not scale drawings.

2. Surveyor shall verify all dimensions, set outs, level (relative to AHD where possible) location of services, Easements, Title Covenants, Planning and Building permit requirements and any information relevant to the proposed building works.

3. Surveyor shall report all relevant variations and discrepancies to Designer / Drafters prior to commencing any building set outs. Give 24 hours minimum notice where amendments to design and drawings may be required.

4. Builder shall ensure that all building works are in compliance with Planning and Building permits. Materials and workmanship shall conform with the relevant S.A.A. codes, NCC 2022, (refer to the attached Addendum of likely compliance with NCC 2022), Local Council regulations and manufacturer's written instructions.

5. Engineer to provide all Structural, Civil, Hydraulic drawings, details and Certificates as required by Local Council and relevant authorities.

6. Architectural drawings and documents shall be read in conjunction with Engineer's, Surveyor's and Sub-contractors' drawings and details. Engineer's drawings shall over ride Architectural drawings. Refer to Engineer for associated queries or discrepancies.

7. Builder to report to Engineer and Designer / Drafters all relevant discrepancies, variations or changes before proceeding with any building works. Give 24 hours minimum notice where amendments to drawings are required.

8. All building works shall comply to the relevant Australian Standards. Refer to Standards Australia for specific requirements, the following are some of the commonly used standards of reference.

AS 1288 (2006) - Glass in buildings
AS 1428 (2009) - Design for access and mobility
AS 1554 (2011) - Structural steel welding
AS 1684 (2010) - Residential timber-framed construction
AS 2047 (1999) - Windows in buildings
AS 2588 (1998) - Gypsum plasterboard
AS 2870 (2011) - Residential slabs and footings
AS 2890 (2004) - Parking facilities
AS 3000 (2007) - Electrical installations
AS 3500 (2003) - Plumbing and drainage
AS 3623 (1993) - Domestic metal framing
AS 3740 (2010) - Waterproofing of domestic wet areas
AS 3786 (1993) - Smoke alarms
AS 4100 (1998) - Steel structures
AS 4773.2 (2010) - Masonry in small buildings
AS 4859.1 (2002) - Thermal insulation of buildings
AS 3959 (2009) - Construction of buildings in bushfire-prone areas

Addendum of likely compliance to NCC 2022

Site Preparation Part 3

Earthworks shall comply with the requirements of Table 3.2.1 and relevant clauses in 3.2.1.

Drainage shall comply with the requirements of clauses 3.3. For location of agricultural drains and other details refer to Architectural and Engineer's hydraulic drawings.

Footings and Slabs Part 4

Filling material and compaction shall comply with the requirements of clause 4.2.4

Provide vapour barriers such as continuous fortecon membrane to the underside of slabs in compliance with the requirements of clause 4.2.8

Refer to Engineer's details and drawings for Site Classification, Footing and Slab design in compliance with the requirements of clauses 4.2

Masonry Part 5

Refer to AS 4773.2 (2010) - Masonry in small buildings

Framing Part 6

Sub-floor ventilation shall comply with the requirements of clause 6.2.1. Provide a minimum clearance of 150mm above ground to the underside of all framing members.

All steel framing, fixings and bracing shall comply with AS1250, AS3623 or AS4100 and the requirements of NCC Part 6.3

All timber framing, fixings and bracing shall comply with AS1684
Manufactured sizes must not be undersized to those specified. For all timber sizes, stress grades, spacings and wall bracing refer to Engineer's details.

Pre-fabricated truss design shall be supplied by manufacturer prior to frame inspection.

Structural steel members shall comply with the requirements of clauses in Part 6.3.2
Refer to Engineer's details where provided.

Roof and Wall Cladding Part 7

Metal roof cladding shall comply with the requirements of clause 7.2
Corrosion protection and compatibility requirements of roofing to clause 7.2.2.
Span and fastenings shall comply with the requirements of clause 7.2.4 & 7.2.5

Roof and Wall Cladding Part 7 cont.

Roof tiling shall comply with the requirements of clause 7.3. Fixing details shall comply with the requirements of figure 7.3.2.

Roof space shall comply with Part 10.8 Condensation Management 10.8.3 Ventilation of Roof Space

Gutters and downpipes shall comply with the requirements of clauses in Part 7.4.

Glazing Part 8

All glazing shall comply with the requirements of AS1288 and NCC clauses in Part 8

Human impact safety requirements shall comply with the requirements of NCC clauses 8.4.

All aluminium window framing shall comply with AS2047 parts 1 and 2.

Fire Safety Part 9

Where the external walls of Class 1 buildings do not satisfy the requirements of clause 9.2.1 they shall comply with the requirements of clause 9.2.3.

Class 10a buildings shall comply with the requirements of clause 9.2.4.

Roof lights shall comply with the requirements of clause 9.2.10.

Smoke alarms shall be provided and installed in accordance with AS3786 and NCC clauses in Part 9.5.

Health and Amenity Part 10

Showers, baths and wall fixtures to all wet areas shall comply with the requirements of clauses 10.1.2, 10.2.

In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed floors are proposed. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, lamipanel or other approved water-resistant lining to a minimum height of 1800mm to shower walls and to a height of 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures. For the required extent of areas to be protected refer to clause 10.2.2. to 10.2.6.

Lighting for habitable rooms shall comply with the requirements of clauses in Part 10.5 where required.

Ventilation shall comply with the requirements of clauses in NCC Part 10.6

Health and Amenity Part 10 cont.

Where mechanical ventilation is required (eg. for internal wc's or baths) the exhaust is to be directed to outside the building by way of 100mm dia. colorbond steel, PVC or other approved ducting material.

Class 1 buildings requiring separating walls shall provide sound insulation in compliance with the requirements of clauses in Part 10.7

Ventilation of roof spaces in climate zones 6,7,8 shall comply with 10.8.3. and table 10.8.3.

Safe Movement and Access Part 11

All Stair design & construction shall comply with the requirements of clauses in Part 11.2.

Handrails to stairs

Barriers, including windows in external walls where floor levels are greater than 1m above ground level, shall comply with the performance requirements H5P2 for balustrades (eg. restrict window aperture size to 125mm for awning sashes by shortening winder chain accordingly).

Balustrade construction shall comply with the requirements of clause 11.3.4. Minimum height of 1000mm. Maximum aperture or gaps of 125mm.

Safety features to bedroom windows where you can fall more than 2m from an operable window

Ancillary Provisions and Additional Construction Requirements Part 12

Swimming pools shall comply with the requirements of clauses in Part H7D2.

Construction in Bushfire Prone areas refer to clauses in Part H7d4

Fixing decks and balconies to external walls refer to clauses in Part 12.3.2.

All heating appliances, installation of fire places, flues and free standing appliances shall comply with the requirements of clauses in Part 12.4.2.

Chimney and flue heights shall comply with the dimensions indicated in Figure 12.4.3, where the top of chimneys and flues shall terminate not less than 300mm above any part of the building within a horizontal distance of 3.6m.

Energy Efficiency Requirements Part 13

Energy Efficiency shall comply with NCC 13
In Tasmania, Section 13 is replaced with NCC 2019 Part 3.12.

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PROPOSED RESIDENCE
FOR MR H CRUICKSHANK
1, BOSTON CT, CLAREMONT
JOB NO. 2208

BA 02

LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
TCC REG NO. CC392L

LINARDI DESIGN + ARCHITECTURAL SERVICE

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1, BOSTON CT CLAREMONT TAS 7011 AUS
SITE INFORMATION

AREAS:	**M²**
SITE	1182
FLOOR AREAS	PROPOSED
SITE COVER	354.6
SITE COVERAGE	30.0%
LEVEL 1	274.7
DECK	2.8
PORCH	35.7
GAZEBO	17.8
BALCONY	23.6
FLOOR AREAS	
GROUND LEVEL	94.1
LEVEL 1	274.7
GARAGE / STORE	83.3
TOTAL	452.1
DECK	2.8
PORCH	35.7
GAZEBO (ROOFED)	17.8
BALCONY	23.6
FINISHED FLOOR LEVELS	
GROUND LEVEL	RL 94.200
LEVEL 1	RL 97.200
GARAGE	RL 94.150

KEY

- **BOUNDARY**
- EASEMENT
- SERVICES - SEWER PIPE
- SERVICES - STORMWATER
- SERVICES - WATER MAIN
- BUILDING ENVELOPE

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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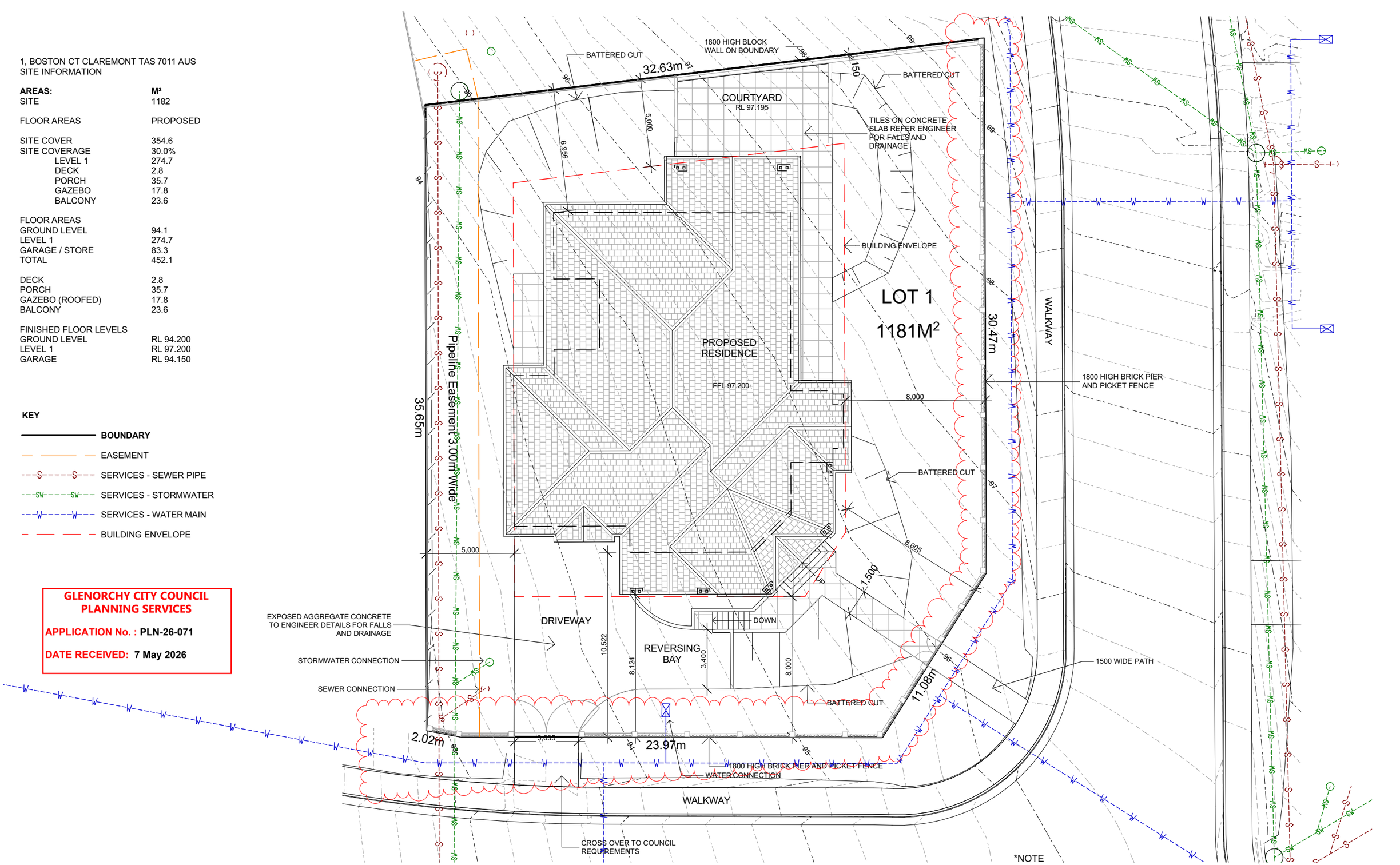

Site Plan

Scale 1:200 @ A3

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BA 03

LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
TCC REG NO. CC392L

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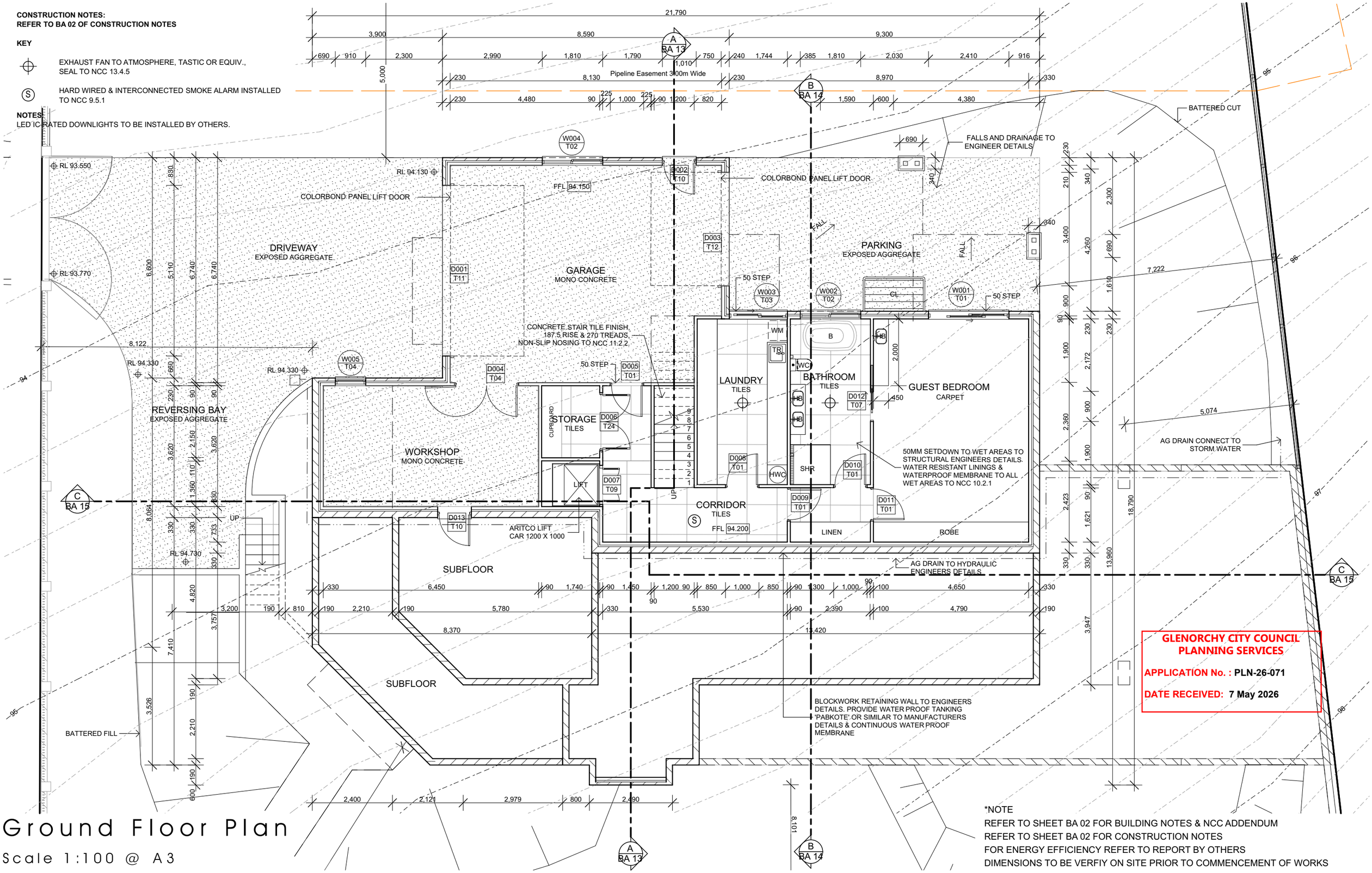
CONSTRUCTION NOTES:
REFER TO BA 02 OF CONSTRUCTION NOTES

KEY

⊕ EXHAUST FAN TO ATMOSPHERE, TASTIC OR EQUIV., SEAL TO NCC 13.4.5

Ⓢ HARD WIRED & INTERCONNECTED SMOKE ALARM INSTALLED TO NCC 9.5.1

NOTES:
LED IC RATED DOWNLIGHTS TO BE INSTALLED BY OTHERS.



Ground Floor Plan

Scale 1:100 @ A3

GLENORCHY CITY COUNCIL
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BA 04

LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com

LINARDI DESIGN + ARCHITECTURAL SERVICE

CONSTRUCTION NOTES:
REFER TO BA 02 OF CONSTRUCTION NOTES

KEY

EXHAUST FAN TO ATMOSPHERE, TASTIC OR EQUIV., SEAL TO NCC 13.4.5

(S) HARD WIRED & INTERCONNECTED SMOKE ALARM INSTALLED TO NCC 9.5.1

NOTES:
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GLENORCHY CITY COUNCIL
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Pipeline Easement 3.00m Wide

DRIVEWAY
BEDROOM 2
CARPET
BEDROOM 3
CARPET
BEDROOM 1
CARPET
ROBE
SHR
BATH
TILES
WC
HB
B
ENS
TILES
WIR
WC
TILES
LIFT
GLASS LIFT
ARITCO LIFT
CAR 1200 X 1000
STUDY
TILES
KITCHEN
TILES
CUPBOARD
BAR
P
S
LOUNGE
TILES
DINING
TILES
BALCONY
TILES
1000H BALUSTRADE TO NCC 11.3.3
PARKING BELOW
PLAY
TILES
FAMILY
TILES
GAS FIRE
DECK
FALL
50 STEP
CONCRETE STAIRS TILE FINISH,
187.5 RISE & 270 TREADS,
NON-SLIP NOSING TO NCC 11.2.2.
UNDER RIDGE HEIGHT @ 4257
BULK HEAD @ 2700
BULKHEAD @ 2700
FFL 97.200
VERANDAH
TILES
PORCH
TILES
ENTRY
TILES
CUPBOARD
PATIO
NON SLIP TILES
GAZEBO
NON SLIP TILES
COURTYARD
BATTERED FILL
BATTERED CUT
DN
UP
W112 T15
W113 T11
W114 T16
W115 T17
W116 T11
W117A T14
W117 T18
W118 T19
W119 T20
W119A T24
W120 T19
W121 T21
W122 T22
W123 T19
W124 T23
W125 T25
W101 T05
W102 T06
W103 T06
W104 T07
W105 T08
W106 T09
W107 T10
W109 T12
W110 T13
W111 T14
D101 T07
D102 T07
D103 T07
D104 T08
D105 T09
D106 T01
D107 T03
D108 T01
D109 T01
D110 T01
D111 T01
D112 T07
A BA 13
B BA 14
C BA 15
2,650.8 mm
5,082.9 mm
32.63m

Level 1 Floor Plan

Scale 1:100 @ A3

2208

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BA 05

LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
TCC REG NO. CC392L

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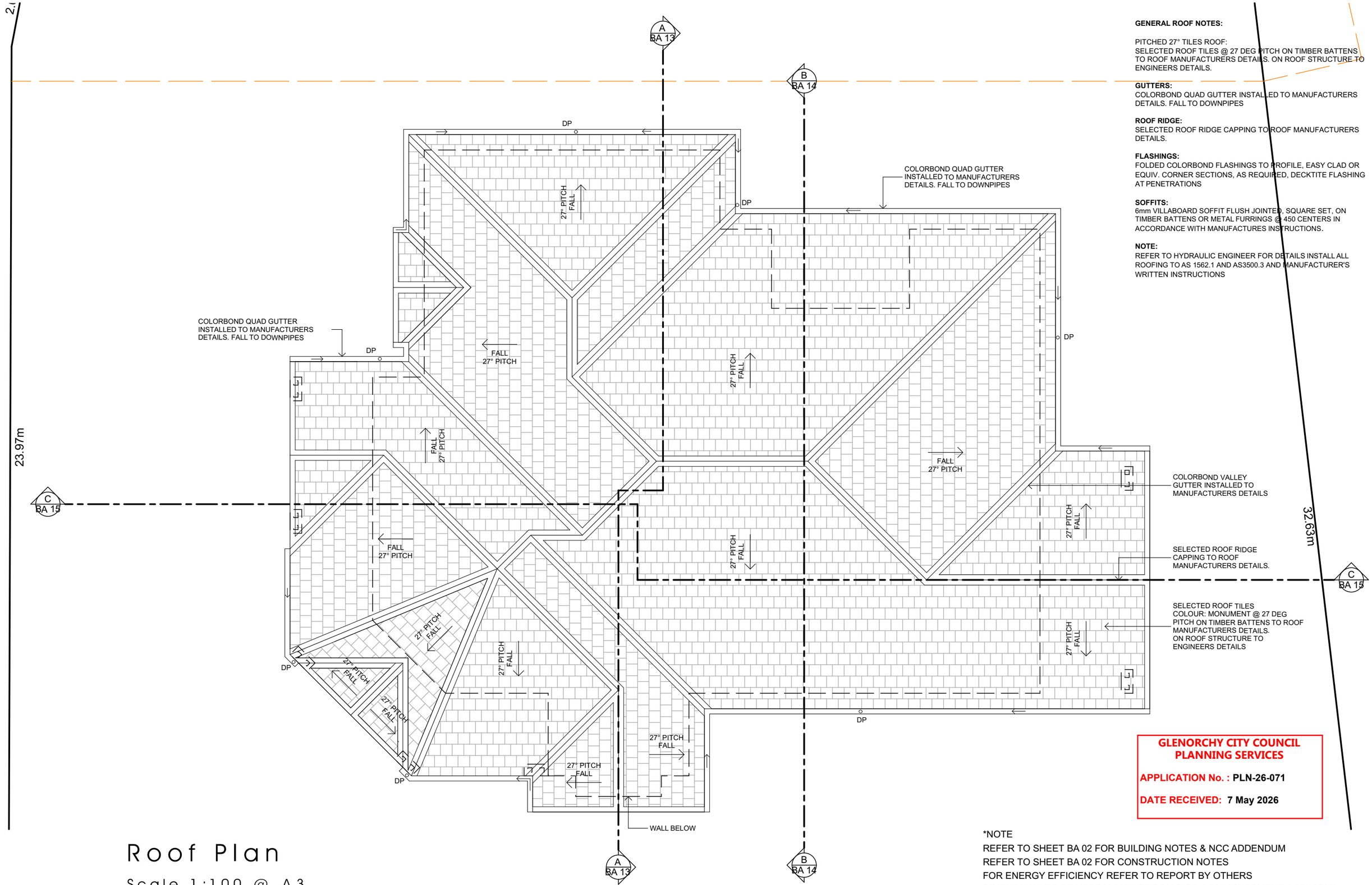

GENERAL ROOF NOTES:

PITCHED 27° TILES ROOF:
SELECTED ROOF TILES @ 27 DEG PITCH ON TIMBER BATTENS TO ROOF MANUFACTURERS DETAILS. ON ROOF STRUCTURE TO ENGINEERS DETAILS.

GUTTERS:
COLORBOND QUAD GUTTER INSTALLED TO MANUFACTURERS DETAILS. FALL TO DOWNPIPES

ROOF RIDGE:
SELECTED ROOF RIDGE CAPPING TO ROOF MANUFACTURERS DETAILS.

FLASHINGS:
FOLDED COLORBOND FLASHINGS TO PROFILE, EASY CLAD OR EQUIV. CORNER SECTIONS, AS REQUIRED, DECKTITE FLASHING AT PENETRATIONS

SOFFITS:
6mm VILLABOARD SOFFIT FLUSH JOINTED, SQUARE SET, ON TIMBER BATTENS OR METAL FURRINGS @ 450 CENTERS IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.

NOTE:
REFER TO HYDRAULIC ENGINEER FOR DETAILS INSTALL ALL ROOFING TO AS 1562.1 AND AS3500.3 AND MANUFACTURER'S WRITTEN INSTRUCTIONS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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Roof Plan

Scale 1:100 @ A3

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LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
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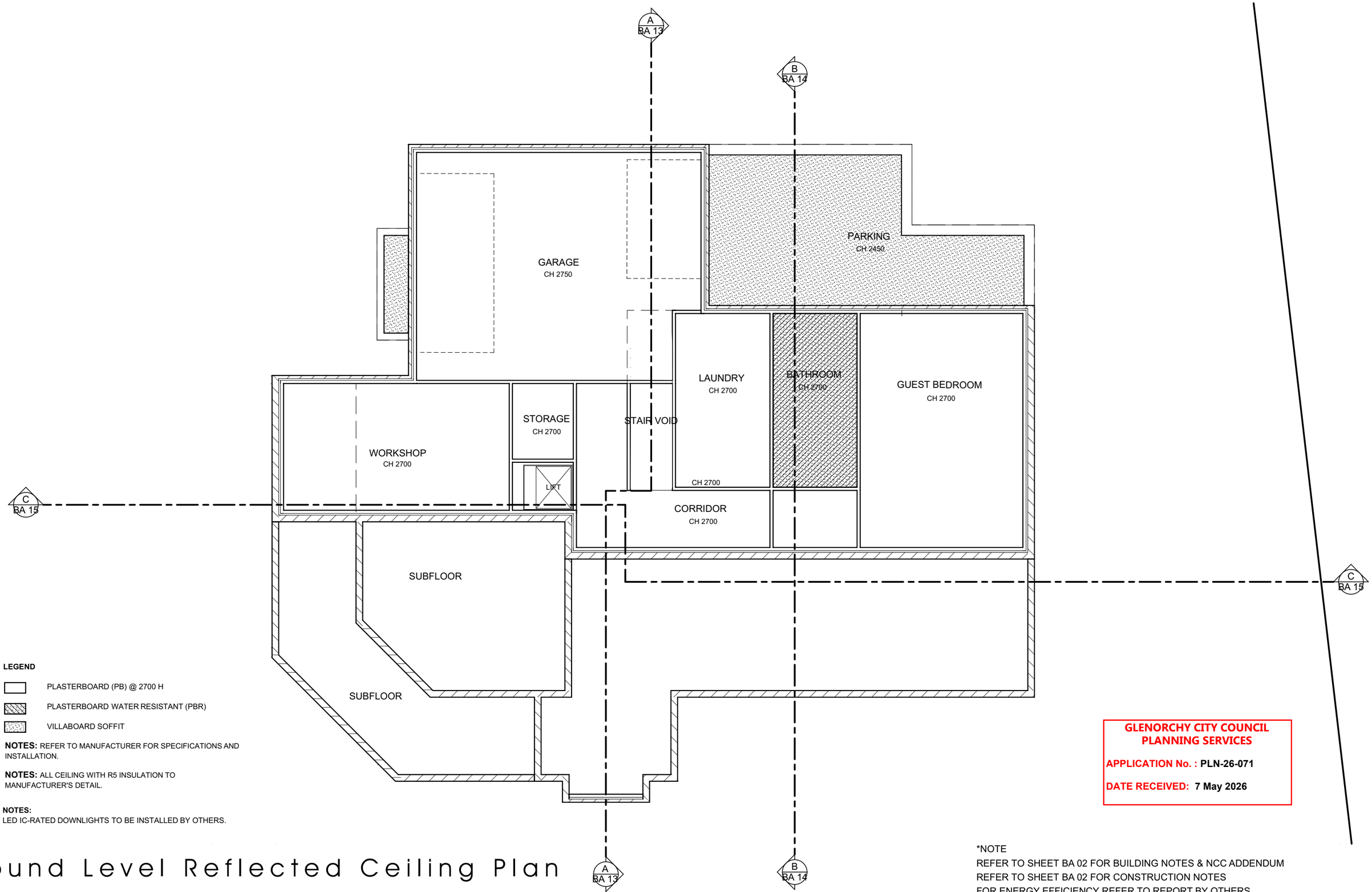

LEGEND

- PLASTERBOARD (PB) @ 2700 H
- PLASTERBOARD WATER RESISTANT (PBR)
- VILLABOARD SOFFIT

NOTES: REFER TO MANUFACTURER FOR SPECIFICATIONS AND INSTALLATION.

NOTES: ALL CEILING WITH R5 INSULATION TO MANUFACTURER'S DETAIL.

NOTES:
LED IC-RATED DOWNLIGHTS TO BE INSTALLED BY OTHERS.

GLENORCHY CITY COUNCIL
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Ground Level Reflected Ceiling Plan

Scale 1:100 @ A3

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e. linardi@bigpond.com
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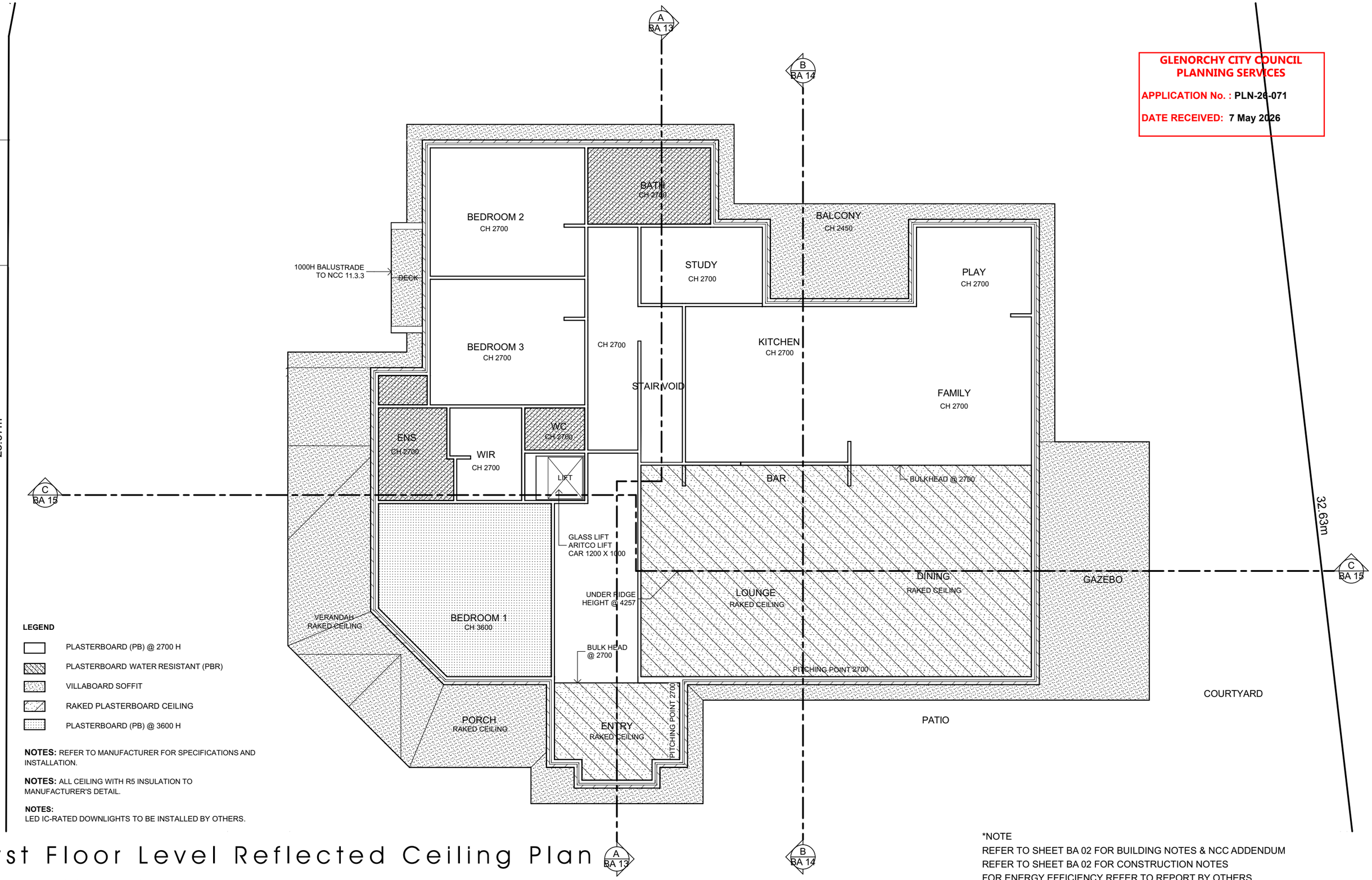

LEGEND

- PLASTERBOARD (PB) @ 2700 H
- PLASTERBOARD WATER RESISTANT (PBR)
- VILLABOARD SOFFIT
- RAKED PLASTERBOARD CEILING
- PLASTERBOARD (PB) @ 3600 H

NOTES: REFER TO MANUFACTURER FOR SPECIFICATIONS AND INSTALLATION.

NOTES: ALL CEILING WITH R5 INSULATION TO MANUFACTURER'S DETAIL.

NOTES:
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First Floor Level Reflected Ceiling Plan

Scale 1:100 @ A3

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BA 08

LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
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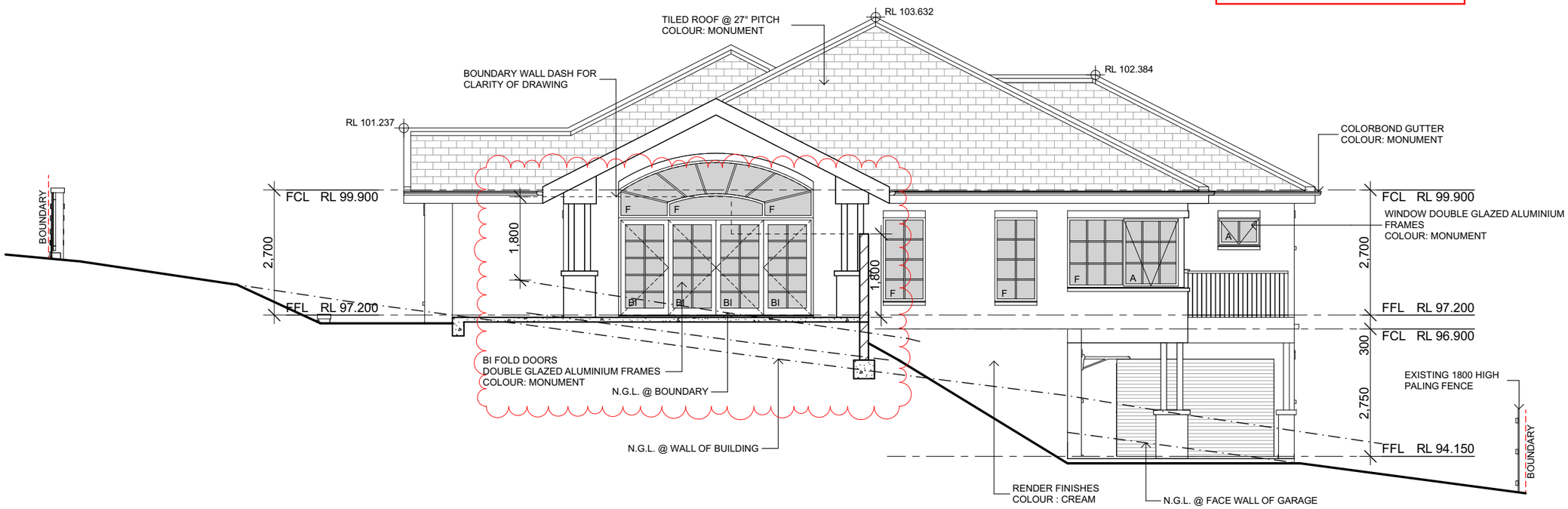

North Elevation

Scale 1:100 @ A3

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5	12/02/2025	UPDATE DRAWING (ENERGY ASSESSMENT)
6	22/02/2026	UPDATE ADDRESS
7	06/05/2026	RFI-PLN-26-071

PROPOSED RESIDENCE
FOR MR H CRUICKSHANK
1, BOSTON CT, CLAREMONT
JOB NO. 2208

BA 09

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South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
TCC REG NO. CC392L

LINARDI DESIGN + ARCHITECTURAL SERVICE

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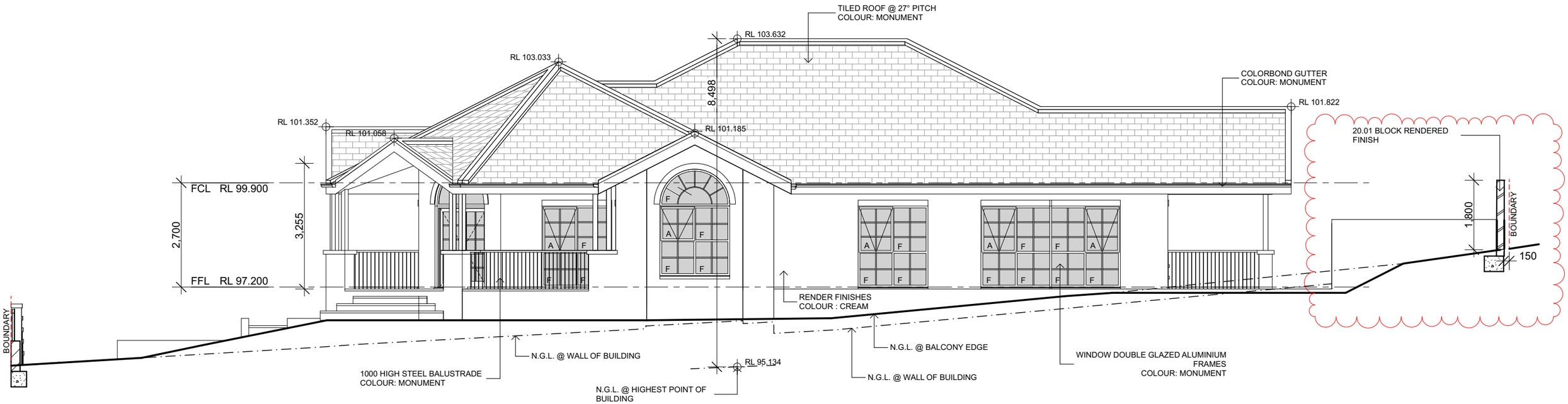

East Elevation

Scale 1:100 @ A3

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BA 10

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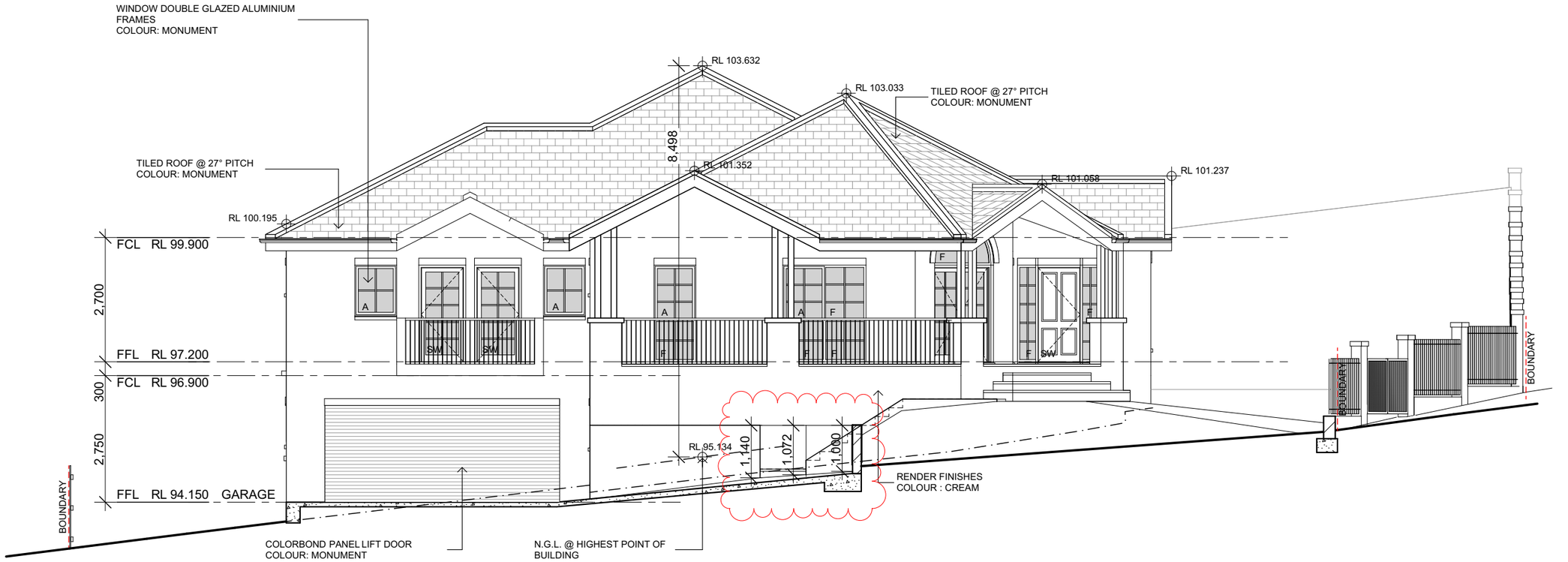

South Elevation

Scale 1:100 @ A3

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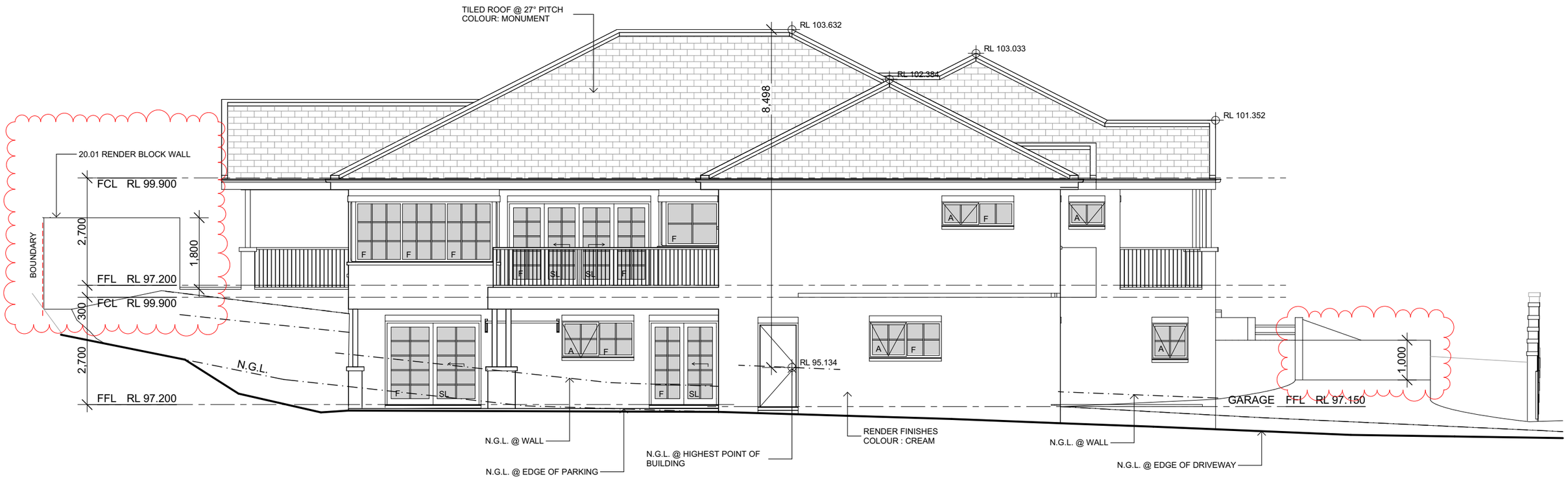

West Elevation

Scale 1:100 @ A3

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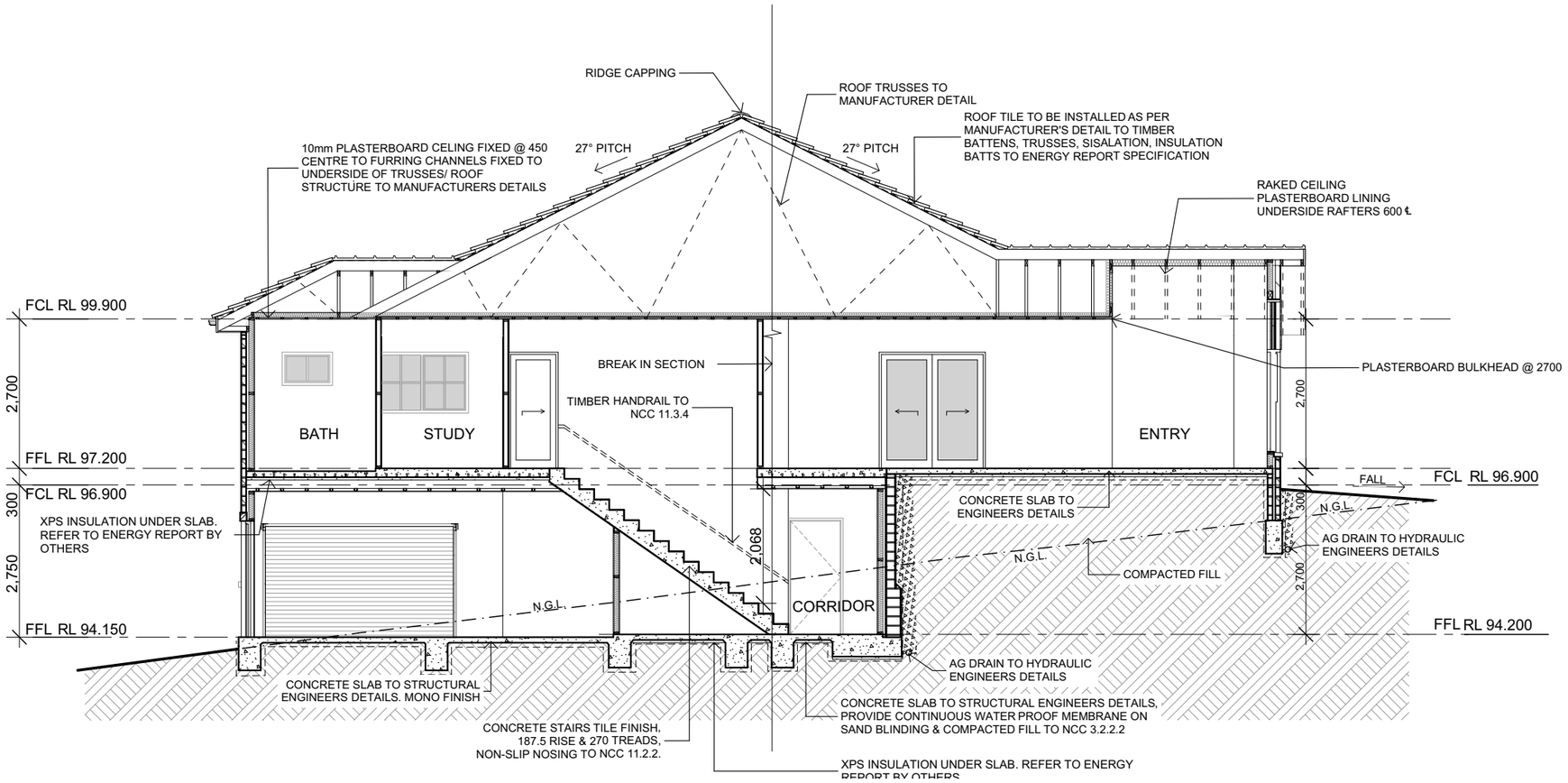

Section AA

Scale 1:100 @ A3

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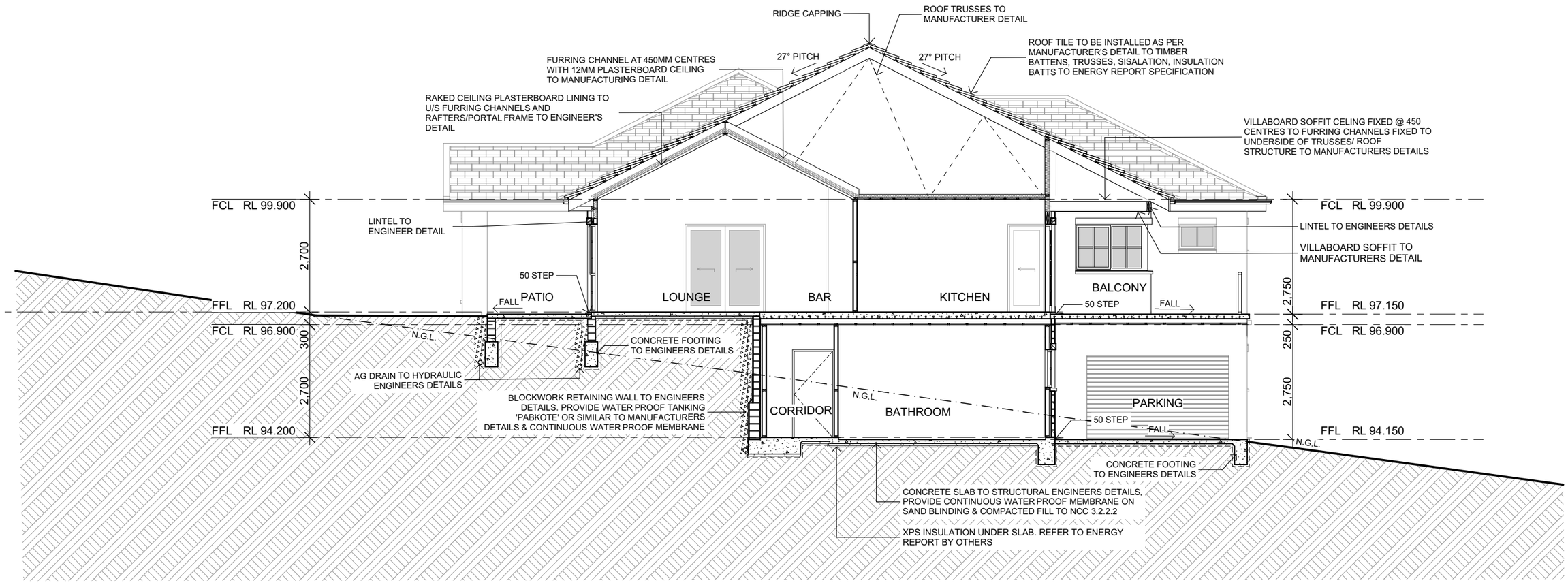

Section BB

Scale 1:100 @ A3

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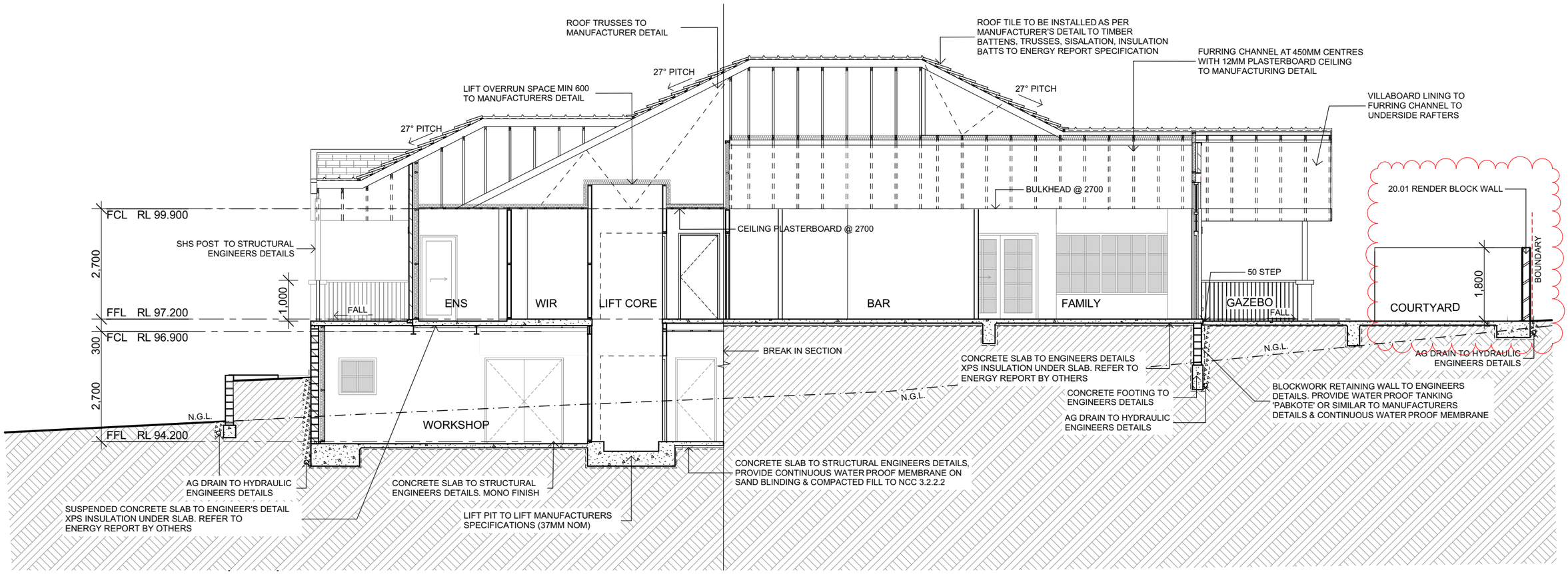

Section CC

Scale 1:100 @ A3

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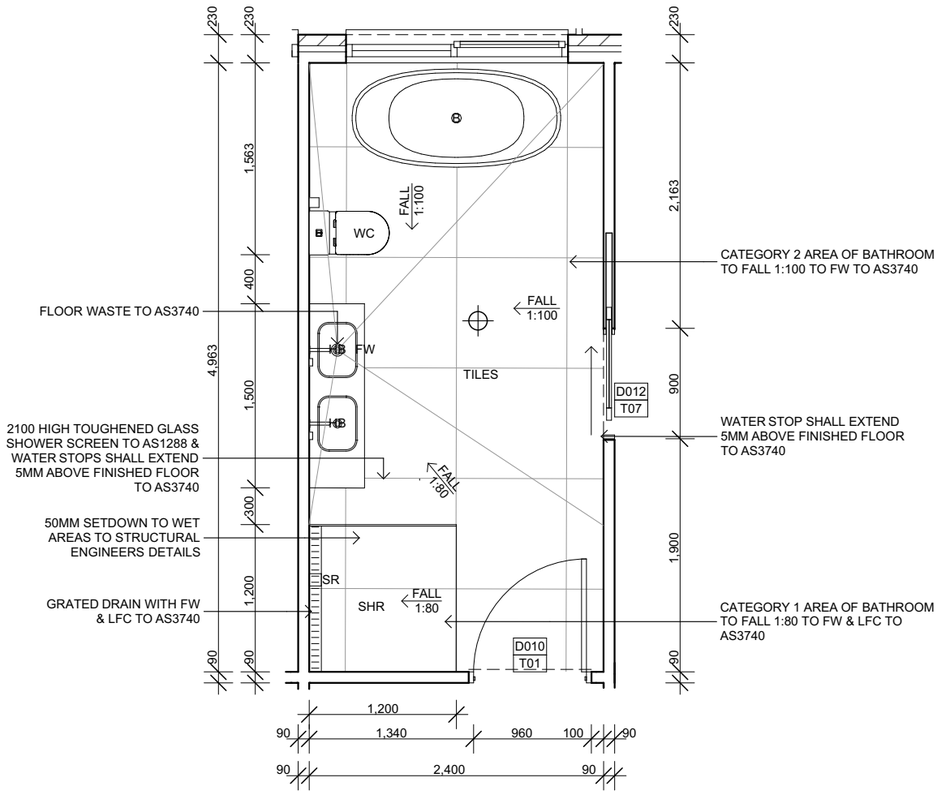
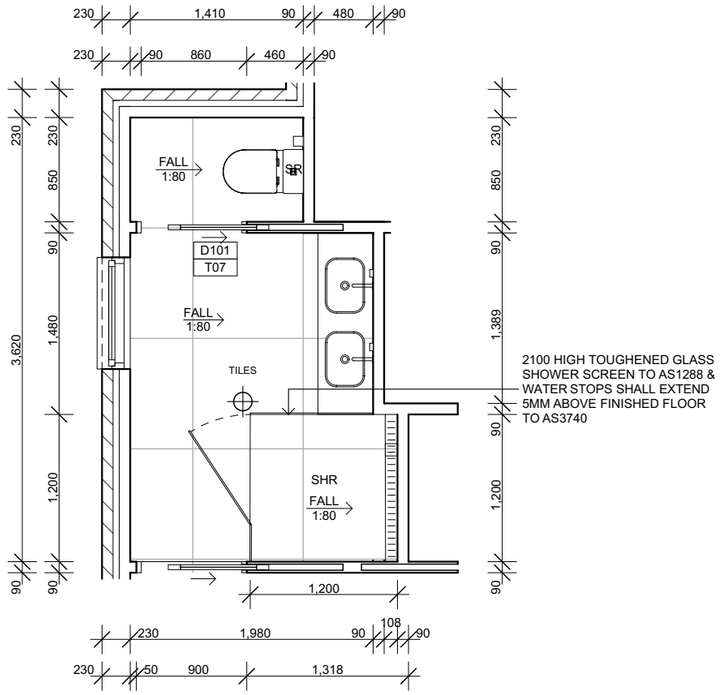


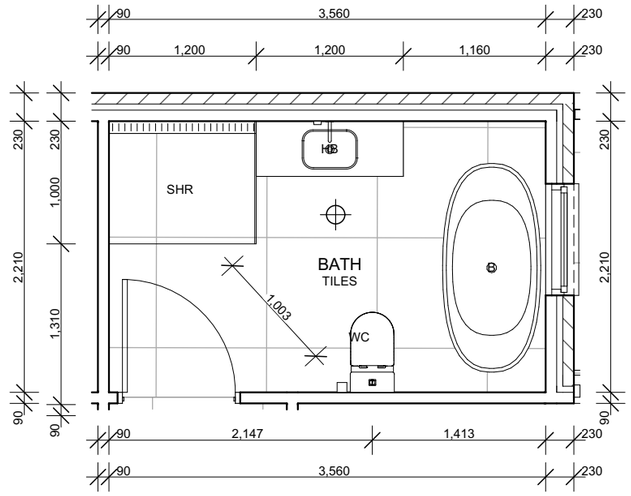
GL Bathroom Detail

Scale 1:50 @ A3



L1 Bed 1 Ensuite Detail

Scale 1:50 @ A3



L1 Bathroom Details

Scale 1:50 @ A3

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WINDOW SCHEDULE

REF. NO.	LEVEL NO.	TYPE	LOCATION	NOMINAL SIZE (HxW)	SILL	WINDOW DETAILS						GLAZING						HARDWARE	TRIM	ORIENTATION	NOTES
						MANUFACT.	MATERIAL	FINISH	COLOUR	OPENING TYPE	INSTALL. METHOD	GLASS TYPE	GLASS THICK	GLASS COLOUR	INSTALL. METHOD	U-VALUE	SHGC				
W001	GL	T01	Guest Bed	2100 x 2410	0		Aluminium	PC		SL F	to AS 2047	Double Glazed	to AS 1288	Clear	to AS 1288	0.45	0.61	Manuf. Standard		West	2 Panel Sliding Door
W002	GL	T02	Bathroom	900 x 1810	1200		Aluminium	PC		A F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		West	
W003	GL	T03	Laundry	2100 x 1740	0		Aluminium	PC		F SL	to AS 2047	Double Glazed	to AS 1288	Clear	to AS 1288	0.45	0.61	Manuf. Standard		West	1 Panel Sliding Door
W004	GL	T02	Garage	900 x 1810	1200		Aluminium	PC		A F	to AS 2047		to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		West	
W005	GL	T04	Workshop	900 x 910	1200		Aluminium	PC		A	to AS 2047		to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		West	
W101	L1	T05	Dining	3342 x 4210	0		Aluminium	PC		BI BI BI BI	to AS 2047	Double Glazed	to AS 1288	Clear	to AS 1288	0.45	0.61	Manuf. Standard		North	4 Panel Bifold, Arched Windo
W102	L1	T06	Family	1800 x 910	300		Aluminium	PC		F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		North	
W103	L1	T06	Family	1800 x 910	300		Aluminium	PC		F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		North	
W104	L1	T07	Playroom	1500 x 2420	600		Aluminium	PC		F A	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		North	
W105	L1	T08	Playroom	1500 x 3430	600		Aluminium	PC		F F F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		West	
W106	L1	T09	Playroom	1500 x 1630	600		Aluminium	PC		A F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		South	
W107	L1	T10	Kitchen	2100 x 3600	0		Aluminium	PC		F SL SL F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		West	
W109	L1	T12	Study	1100 x 1630	1000		Aluminium	PC		F A	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		North	
W110	L1	T13	Study	1100 x 1320	1000		Aluminium	PC		F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		West	
W111	L1	T14	Bathroom	600 x 910	1500		Aluminium	PC		A	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		North	
W112	L1	T15	Bedroom 2	600 x 1810	1500		Aluminium	PC		A F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		West	
W113	L1	T11	Bedroom 2	1100 x 910	1000		Aluminium	PC		A	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		South	
W114	L1	T16	Bedroom 2	2100 x 1020	0		Aluminium	PC		SW	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		South	920 Glazed Door
W115	L1	T17	Bedroom 3	2100 x 1020	0		Aluminium	PC		SW	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		South	920 Glazed Door
W116	L1	T11	Bedroom 3	1100 x 910	1000		Aluminium	PC		A	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		South	
W117	L1	T18	Ensuite	2100 x 910	0		Aluminium	PC		A F	to AS 2047	Double Glazed	to AS 1288	Frosted	to AS 1288	0.45	0.5	Manuf. Standard		South	Frozed Glazing
W117A	L1	T14	Ensuite	600 x 910	1500		Aluminium	PC		A	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		West	
W118	L1	T19	Bedroom 1	2100 x 1810	0		Aluminium	PC		A F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		South	
W119	L1	T20	Bedroom 1	2100 x 1810	0		Aluminium	PC		SW SW	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		South East	2 X 855 Glazed Doors
W119A	L1	T24	Bedroom 1	2100 x 1740	0		Aluminium	PC		SW SW	to AS 2047		to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		Internal	2 X 820 Glazed Doors
W120	L1	T19	Bedroom 1	2100 x 1810	0		Aluminium	PC		A F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		East	
W121	L1	T21	Entry	2100 x 1810	0		Aluminium	PC		F SW F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		South	920 Door
W122	L1	T22	Entry	2755 x 1810	300		Aluminium	PC		A F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		East	Arched Window
W123	L1	T19	Lounge	2100 x 1810	0		Aluminium	PC		A F	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		East	
W124	L1	T23	Dining	2100 x 3610	0		Aluminium	PC		A F F A	to AS 2047	Double Glazed	to AS 1288		to AS 1288	0.45	0.61	Manuf. Standard		East	
W125	L1IN	T25	Lounge Lift	2100 x 880	0		Aluminium	PC		F	to AS 2047		to AS 1288		to AS 1288	0.45	0.5	Manuf. Standard		Internal	Lift Shaft Window

KEY

A	Awning
B	Bi-Fold
BJ	Butt Joint
F	Fixed
PC	Powder Coating
S	Sliding
SW	Swing
R	Right
L	Left

NOTE:

1. All Doors, Windows, Frames, Hardware & associated Accessories are to be verified & measured on site before ordering, manufacture & installation.
   Builder to confirm frames applicability & suitability. Refer to Owner & Energy Report by Others to confirm WINDOW FRAMES and GLASS TYPE
2. Glass type, thickness, grade is to be specified by glazier & shall comply with minimum requirements in accordance with NCC & AS1288
3. Provide weather seals to all external windows
4. Provide flyscreens to all Openings (not doors)

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-071

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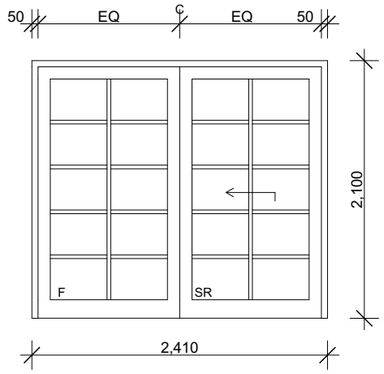
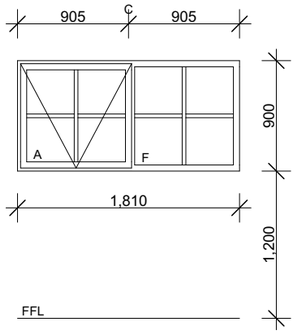
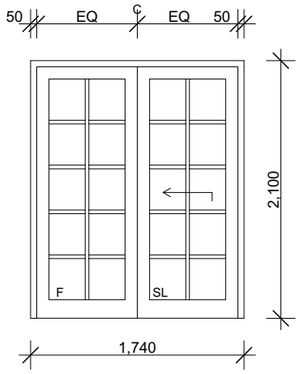
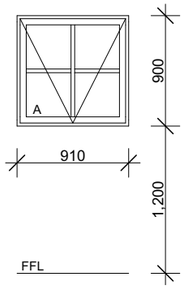
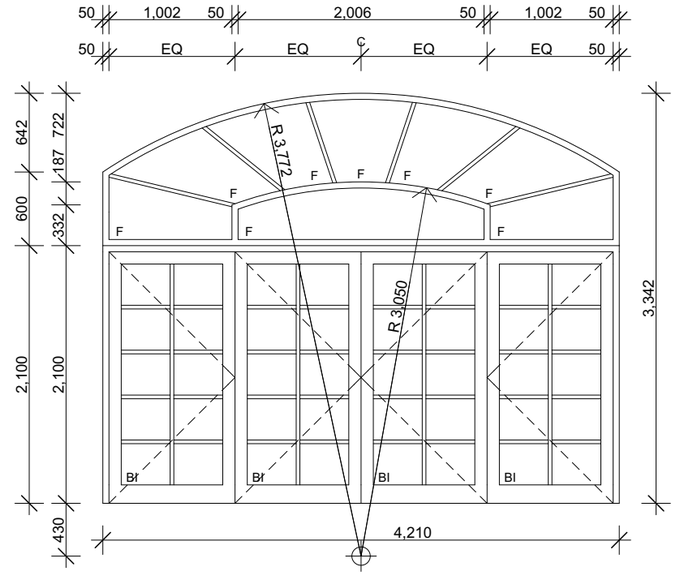
Elevation View					
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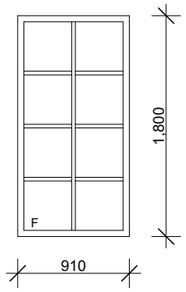
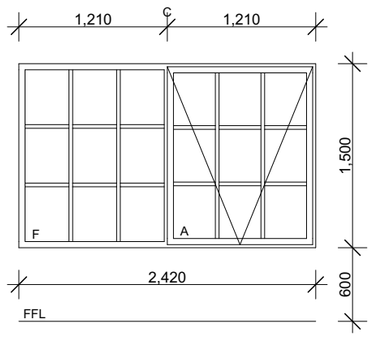
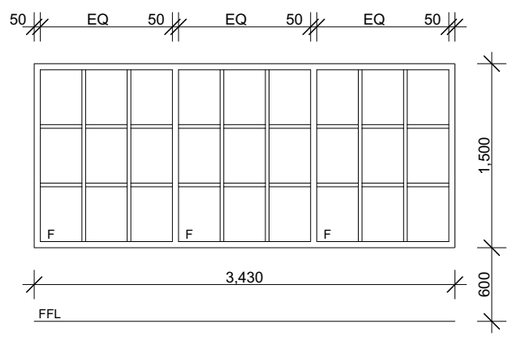
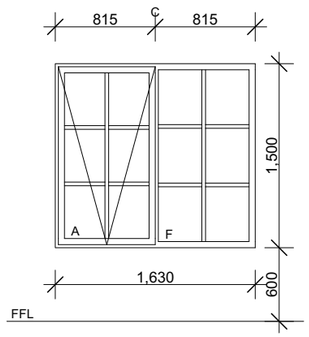
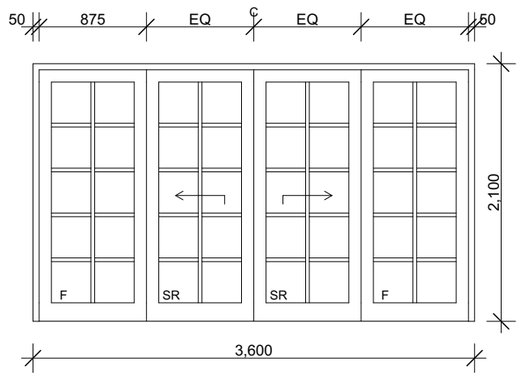
Quantity	1	2	1	1	1

Elevation View					
Number	W TYPE 06	W TYPE 07	W TYPE 08	W TYPE 09	W TYPE 10
Quantity	2	1	1	1	1

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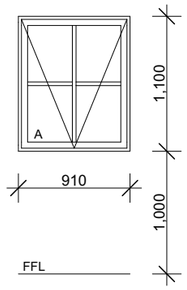
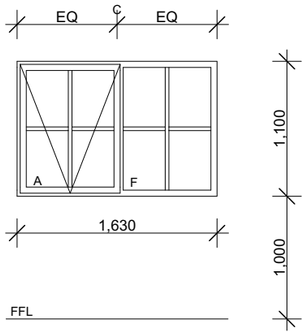
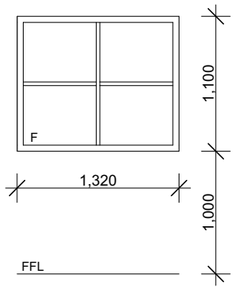
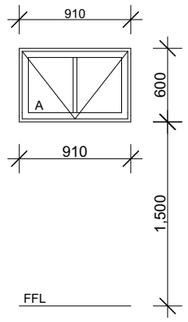
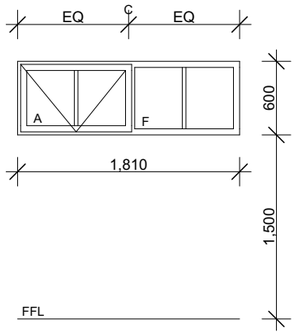
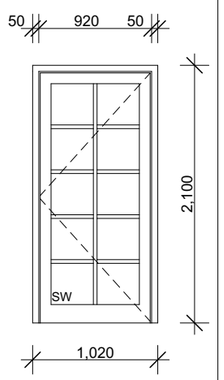
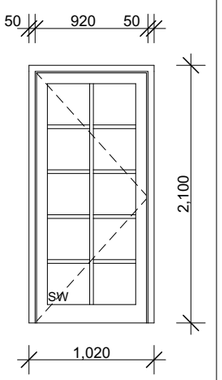
Elevation View							
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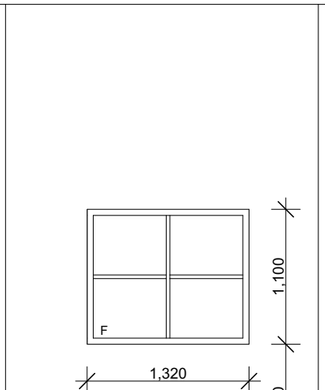
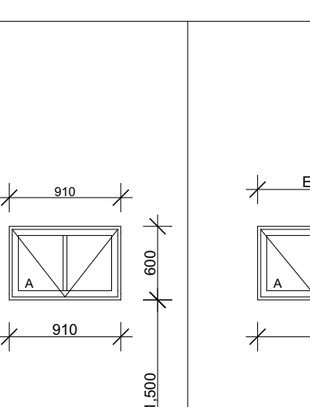
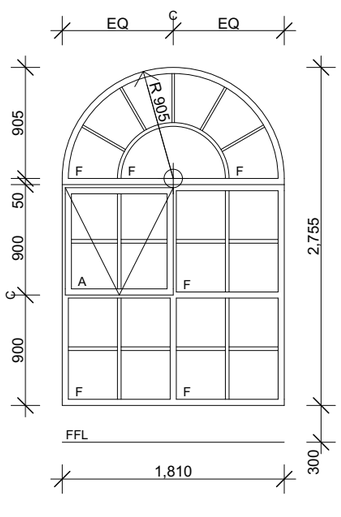
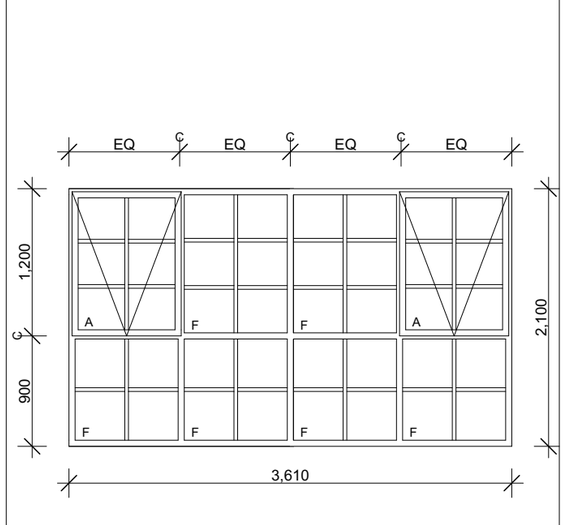
Quantity	2	1	1	2	1	1	1

Elevation View						
Number	W TYPE 18	W TYPE 19	W TYPE 20	W TYPE 21	W TYPE 22	W TYPE 23
Quantity	1	3	1	1	1	1

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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JOB NO. 2208

BA 19

LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
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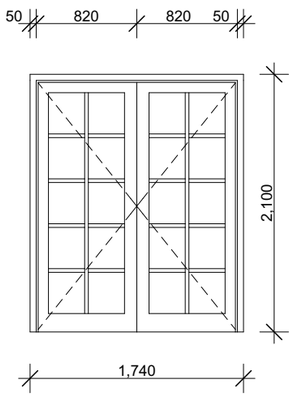
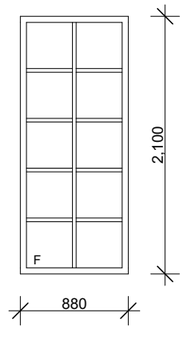
Elevation View		
Number	W TYPE 24	W TYPE 25
Quantity	2	1

Natural Light and Ventilation

NCC 2022 10.5 LIGHT
Minimum 10% of the floor area of a habitable room required (natural light).

NCC 2022 10.6 VENTILATION
Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for a sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

Complies ✓

Natural Light and Ventilation

Room	Area	Window No.	Light required	Light achieved		Ventilation required	Ventilation achieved	
Lounge, Dining, Family, Kitchen Playroom	114.51 m2	W101 - W107 W123, W124	11.45 m2	31.99m2	✓	5.73 m2	16.64m2	✓
Study	7.78 m2	W109 - W110	0.78 m2	2.78m2	✓	0.39 m2	0.76m2	✓
Bedroom 1	22.6 m2	W118 - W120 W119A	2.26 m2	9.97m2	✓	1.13 m2	5.19m2	✓
Bedroom 2	15.2 m2	W112 - W114	1.52 m2	2.78m2	✓	0.76 m2	2.97m2	✓
Bedroom 3	14.9 m2	W115, W116	1.49 m2	2.02m2	✓	0.75 m2	2.61m2	✓
Guest Bedroom	28.29 m2	W001	2.83 m2	3.44m2	✓	1.41 m2	2.37m2	✓

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BA 20

LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
TCC REG NO. CC392L

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DOOR SCHEDULE

REF. NO.	LEVEL	LOCATION	TYPE	NOMINAL SIZE (HxWxTH)	DOOR DETAILS MANUFACT.	DESCRIPTION		MATERIAL	FINISH	COLOUR	FRAME DETAILS /MATERIAL	FINISH	COLOUR	OPENING	INSTALL.	GLAZING GLASS	NOTES
D001	GL	Garage	T 11	2100 x 5110		External	Panel Lift Door	CB	PF			PF		PL	to Manuf.		
D002	GL	Garage	T 10	2040 x 920 x 40		External	Solid Core Panel	Timber	PF			PF		SW	to Manuf.		
D003	GL	Garage	T 12	2040 x 3310		External	Panel Lift Door	CB	PF			PF		PL	to Manuf.		
D004	GL	Workshop	T 04	2040 x 1840 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW SW	to Manuf.		2 x 920 Doors
D005	GL	Garage	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D006	GL	Storage	T 24	2040 x 1840 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW SW	to Manuf.		2 x 920 Doors
D007	GL	Lift	T 09	2040 x 920 x 35		Internal	Glazed Lift Doors		PF			PF		SW SW	to Manuf.		To Lift Manufactures Details
D008	GL	Laundry	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D009	GL	Corridor	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D010	GL	Bathroom	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D011	GL	Guest Bedroom	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D012	GL	Bathroom	T 07	2040 x 900 x 35		Internal	Frosted Glazed Doors	Timber	PF			PF		CS	to Manuf.		
D013	GL	Workshop	T 10	2040 x 920 x 40		Internal	Solid Core Panel	Timber	PF			PF		SW	to Manuf.		
D101	L1	Bedroom 1 Ensuite	T 07	2040 x 820 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		CS	to Manuf.		
D102	L1	Bedroom 1 Ensuite	T 07	2040 x 820 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		CS	to Manuf.		
D103	L1	Bedroom 1 W I R	T 07	2040 x 820 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		CS	to Manuf.		
D104	L1	Lounge	T 08	2040 x 1840 x 35		Internal	Glazed Doors	Timber	PF			PF		CS CS	to Manuf.		2 x 920 Glazed Doors
D105	L1	Lift	T 09	2040 x 920 x 35		Internal	Glazed Lift Doors		PF			PF		SW SW	to Manuf.		To Lift Manufactures Details
D106	L1	Corridor	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D107	L1	WC	T 03	2040 x 720 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D108	L1	Bedroom 3	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D109	L1	Bedroom 2	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D110	L1	Bathroom	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D111	L1	Study	T 01	2040 x 920 x 35		Internal	Honeycomb Flush Panel	Timber	PF			PF		SW	to Manuf.		
D112	L1	Kitchen	T 07	2040 x 820 x 35		Internal	Glazed Door	Timber	PF			PF		CS	to Manuf.		

DOOR TYPE
T 01 - 920 Hollow Core Door - Internal
~~T 02 - 820 Hollow Core Door - Internal~~
T 03 - 720 Hollow Core Door - Internal
T 04 - 2 x 920 Hollow Core Door - Internal
~~T 05 - 920 Cavity Slider Hollow Core Door - Internal~~
~~T 06 - 920 Cavity Slider Frosted Glazed Door - Internal~~
T 07 - 820 Cavity Slider Frosted Glazed Door - Internal
T 08 - 2 x 920 Cavity Slider Glazed Door - Internal
T 09 - 920 (2 x 460) Lift Door - Internal
T 10 - 920 Solid Door - External
T 11 - 4810 x 2100H Panel Lift Door - External
T 12 - 3310 x 2100H Panel Lift Door - External

Note: For Door Hardware details refer to schedule by others.

KEY

CB	Colorbond
CS	Cavity Slider
PC	Powder Coating
PF	Paint Finish - Ready Coat Doors + 2 coats of Dulux Wash & Wear Semi Gloss
PL	Panel Lift
SW	Swing

NOTE: 1 All Doors, Windows, Frames, Hardware & associated Accessories are to be verified & measured on site before ordering, manufacture & installation. Builder to confirm frames applicability & suitability.
2. Alternative manufacturers products of equivalent quality may be used to the clients approval
3. For external glazed doors refer to Windows Schedule

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BA 21

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119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
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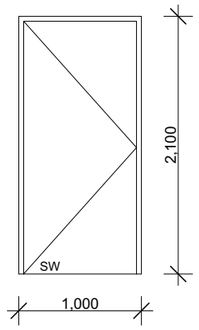
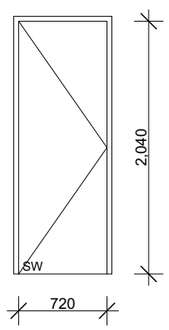
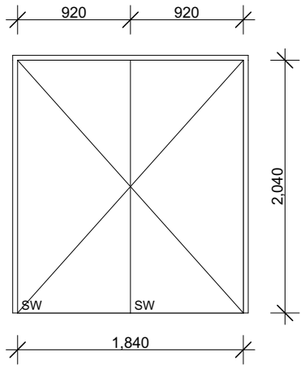
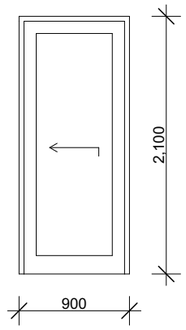
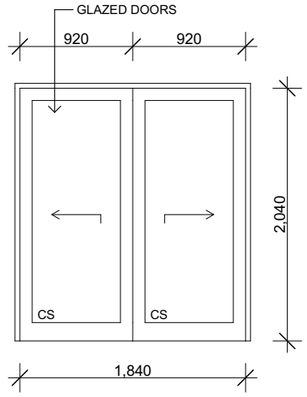
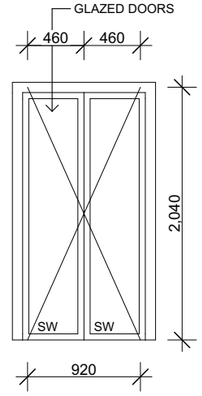
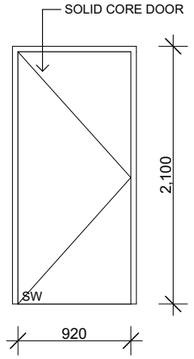
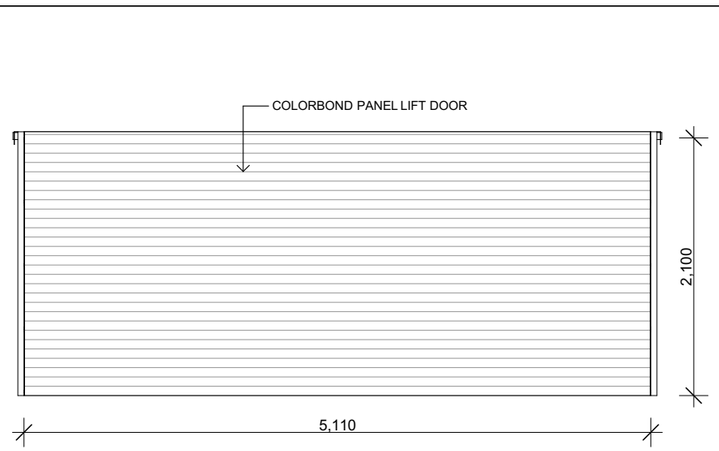
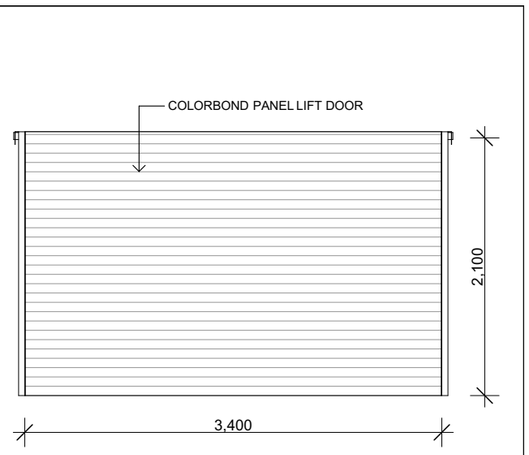
Elevation View							
Type	D TYPE 01	D TYPE 03	D TYPE 04	D TYPE 07	D TYPE 08	D TYPE 09	D TYPE 10
Quantity	10	1	1	5	1	2	2

Elevation View		
Type	D TYPE 11	D TYPE 12
Quantity	1	1

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South Arm Tasmania 7022
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e. linardi@bigpond.com
w. linardidesign.com
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Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
Lot 1, 8 Parkwood Court, Claremont	Class 1

Number of rows preferred in table below	4	*(as currently displayed)*

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
						Adjustment factors						
1	GL Class 1 Building	Other	76.9 m²	380 W	Class 1 building					5.0 W/m²	4.9 W/m²	**49% of 100%**
2	L1 Class 1 Building	Other	256.6 m²	1290 W	Class 1 building					5.0 W/m²	5.0 W/m²	**51% of 100%**
3	Sub Floor & Garage	Other	187.5 m²	560 W	Class 10a building					3.0 W/m²	3.0 W/m²	**100% of 100%**
4	L1 Balcony & Gazebo	Verandah or balcony	129.3 m²	517 W	Verandah or balcony					4.0 W/m²	4.0 W/m²	**100% of 100%**

650.3 m²	2747 W

	Allowance	***Design average***
Class 1 building	5.0 W/m²	5.0 W/m²
Verandah or balcony	4.0 W/m²	4.0 W/m²
Class 10a building (associated with a Class 1 building)	3.0 W/m²	3.0 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

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Lighting Calculator

Scale NTS @ A3

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m. 0417 878 723
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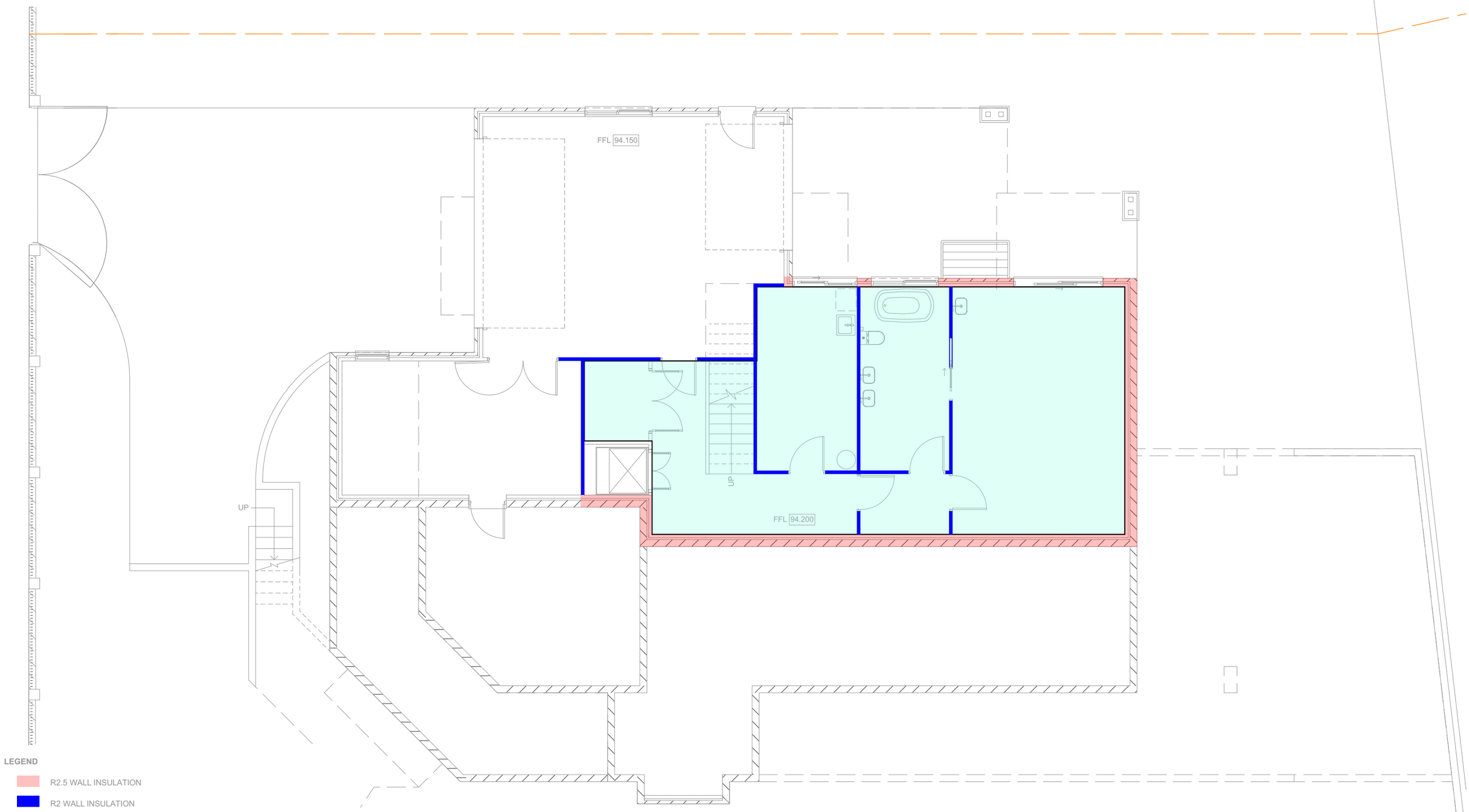

LEGEND

- R2.5 WALL INSULATION
- R2 WALL INSULATION
- 50mm XPS 1.8 FLOOR INSULATION

NOTES: REFER TO MANUFACTURER FOR SPECIFICATIONS AND INSTALLATION.

GROUND FLOOR INSULATION PLAN

Scale 1:100 @ A3

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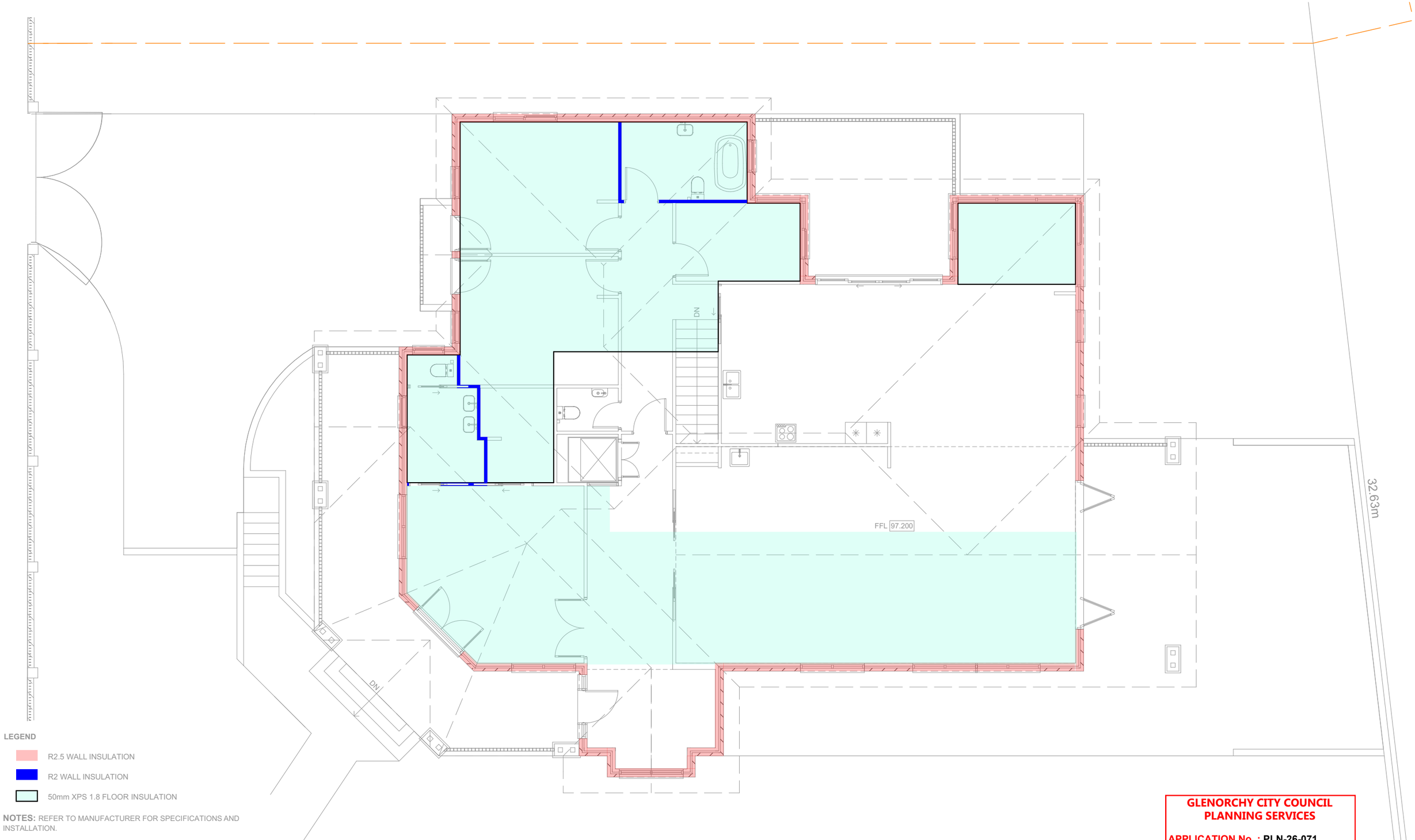


LEGEND

- R2.5 WALL INSULATION
- R2 WALL INSULATION
- 50mm XPS 1.8 FLOOR INSULATION

NOTES: REFER TO MANUFACTURER FOR SPECIFICATIONS AND INSTALLATION.

FIRST FLOOR INSULATION PLAN

Scale 1:100 @ A3

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-071

DATE RECEIVED: 7 May 2026

AMENDMENT	DATE	DETAILS
4	13/12/2024	UPDATE DRAWING
5	12/02/2025	UPDATE DRAWING (ENERGY ASSESSMENT)
6	22/02/2026	UPDATE ADDRESS
7	06/05/2026	RFI-PLN-26-071

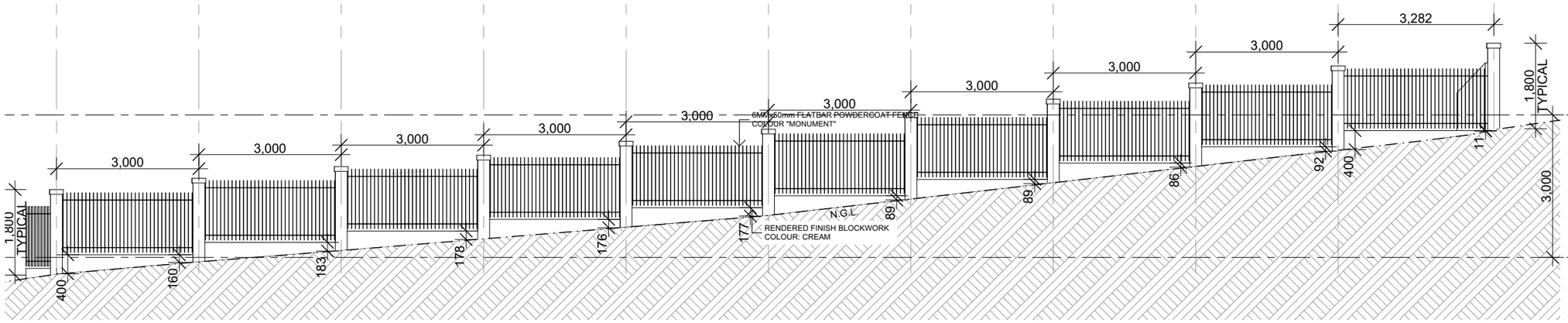
2208

PROPOSED RESIDENCE
FOR MR H CRUICKSHANK
1, BOSTON CT, CLAREMONT
JOB NO. 2208

BA 25

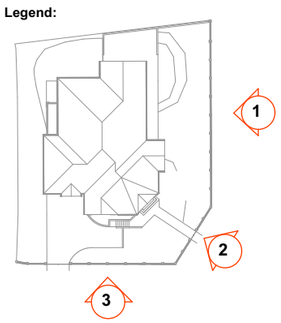
LINARDI PTY. LTD ACN 062 237 530
119 Roaring Beach Road
South Arm Tasmania 7022
m. 0417 878 723
e. linardi@bigpond.com
w. linardidesign.com
TCC REG NO. CC392L

LINARDI DESIGN + ARCHITECTURAL SERVICE



Fence Elevation 1

Scale 1:100 @ A3



GLENORCHY CITY COUNCIL
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APPLICATION No. : PLN-26-071

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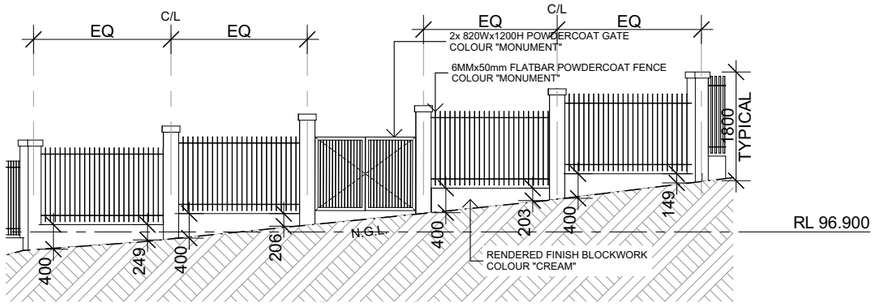
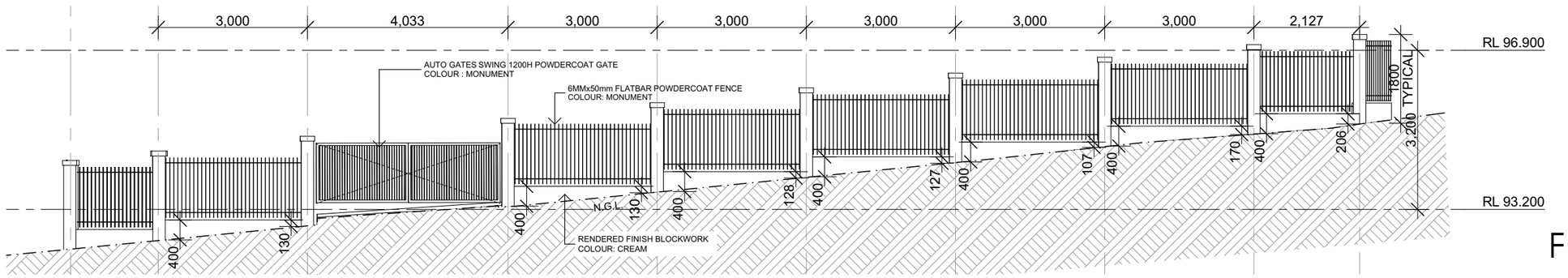


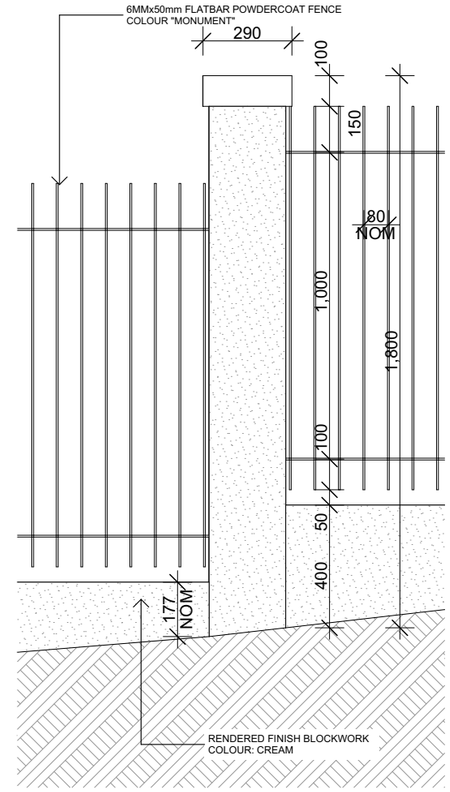
Fence Elevation 2

Scale 1:100 @ A3



Fence Elevation 3

Scale 1:100 @ A3



Fence Typical Detail

Scale 1:20 @ A3

AMENDMENT	DATE	DETAILS
4	13/12/2024	UPDATE DRAWING
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e. linardi@bigpond.com
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LINARDI DESIGN + ARCHITECTURAL SERVICE

DWG NO.	DRAWING	REV
C100	COVER PAGE	01
C101	HYDRAULICS PLAN	01
C102	CIVIL NOTES	01
C103	STANDARD RETAINING WALL DETAIL	01
SCH01	WORKPLACE HEALTH & SAFETY NOTES	05
SCH02	WORKPLACE HEALTH & SAFETY NOTES	05

BEFORE YOU DIG www.byda.com.au

BEWARE OF ALL UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THE DRAWING ARE APPROXIMATE ONLY AND NOT ALL MAY BE SHOWN. EXACT POSITIONS OF ALL UNDERGROUND SERVICES SHOULD BE LOCATED ONSITE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DRAWING MUST BE DISTRIBUTED IN FULL COLOUR

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-071

DATE RECEIVED: 7 May 2026

BUILDING APPROVAL

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

NORTH

CIVIL ENGINEERING FOR NEW RESIDENCE

LOT-1, 8 PARKWOOD COURT, CLAREMONT, TAS, 7011

MR H CRUICKSHANK SCALE: **(A3)**

REV	AMENDMENT	DATE
01	BUILDING APPROVAL	17/01/2025

ISSUED BY: **JNg**

DRAWN BY: **JNg**

APPROVED BY:

COVER PAGE

DWG: **C100** REV: **01**

PROJECT: **EE956**

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-071

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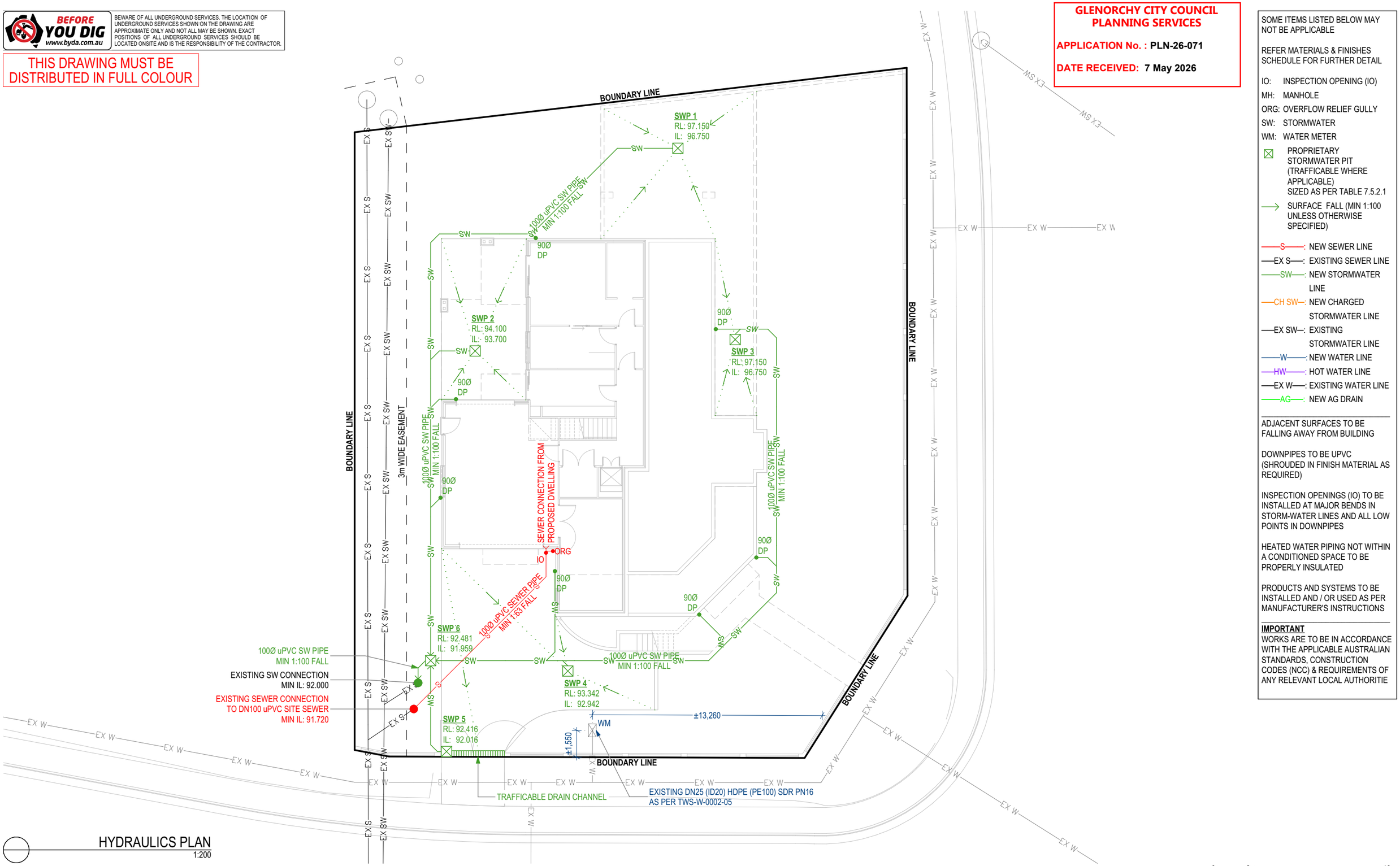

HYDRAULICS PLAN
1:200

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL

IO: INSPECTION OPENING (IO)
MH: MANHOLE
ORG: OVERFLOW RELIEF GULLY
SW: STORMWATER
WM: WATER METER
⊠ PROPRIETARY STORMWATER PIT (TRAFFICABLE WHERE APPLICABLE) SIZED AS PER TABLE 7.5.2.1
→ SURFACE FALL (MIN 1:100 UNLESS OTHERWISE SPECIFIED)

—S—: NEW SEWER LINE
—EX S—: EXISTING SEWER LINE
—SW—: NEW STORMWATER LINE
—CH SW—: NEW CHARGED STORMWATER LINE
—EX SW—: EXISTING STORMWATER LINE
—W—: NEW WATER LINE
—HW—: HOT WATER LINE
—EX W—: EXISTING WATER LINE
—AG—: NEW AG DRAIN

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING

DOWNPIPES TO BE UPVC (SHROUDED IN FINISH MATERIAL AS REQUIRED)

INSPECTION OPENINGS (IO) TO BE INSTALLED AT MAJOR BENDS IN STORM-WATER LINES AND ALL LOW POINTS IN DOWNPIPES

HEATED WATER PIPING NOT WITHIN A CONDITIONED SPACE TO BE PROPERLY INSULATED

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

IMPORTANT
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIE

BUILDING APPROVAL

0m 2m 10m

NORTH

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LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
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CIVIL ENGINEERING FOR NEW RESIDENCE

LOT-1, 8 PARKWOOD COURT, CLAREMONT, TAS, 7011

MR H CRUICKSHANK

SCALE: **1:200 (A3)**

REV	AMENDMENT	DATE
01	BUILDING APPROVAL	17/01/2025

ISSUED BY: **JNg**
DRAWN BY: **JNg**
APPROVED BY:

HYDRAULICS PLAN

DWG: **C101** REV: **01**

PROJECT: **EE956**

EXCEED ENGINEERING
www.exceedengineering.com.au

G:\Projects\EXCEED\956 Cruickshank - Parkwood Court Claremont\WORKING FILES\EE956 8 PARKWOOD COURT(updated).pln 17/01/2025

GENERAL

G1 NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

G2 NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE BUT INDICATES THE REQUIRED PROPERTIES OF THE ITEM. SIMILAR ALTERNATIVES HAVING THE REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

G3 REFER ANY DISCREPANCY TO THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.

G4 DO NOT OBTAIN DIMENSIONS BY SCALING FROM THE DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES U.N.O.

G5 THE DATUM FOR ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.

G6 ALL CODES REFERENCED IN THESE DOCUMENTS WILL BE THE LATEST EDITION AVAILABLE UNLESS NOTED OTHERWISE.

G7 WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:
HORIZONTALLY:
- 300mm ALONG A LENGTH GREATER THAN 2 METRES.
- 500mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
- 150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.

VERTICALLY:
- 150mm MINIMUM
- 300mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.

ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

G8 THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION. IT IS EXPECTED THE CONTRACTOR WILL RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN CONJUNCTION WITH THE SUPERINTENDENT.

G9 CLEARANCE REQUIREMENTS AS FOLLOWS UNLESS NOTED OTHERWISE: - -
- GAS MAIN - 500mm HORIZONTAL; 300mm VERTICAL
- GAS HOUSE CONNECTIONS - 300mm HORIZONTAL; 150mm VERTICAL
- TELSTRA / NBN - 600mm HORIZONTAL; 150mm VERTICAL
- TASNETWORKS HV / LV CABLES - 450mm
- STORMWATER - 600mm HORIZONTAL; 150mm VERTICAL
- TASWATER SEWER MAIN - 600mm HORIZONTAL; 500mm VERTICAL

WATER SENSITIVE URBAN DESIGN / ENVIRONMENTAL

E1 CONSTRUCTION SHALL COMPLY WITH ALL ENVIRONMENTAL AND LEGISLATIVE REQUIREMENTS.

E2 ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM EPA/NRM SOUTH, COMPRISING THE FOLLOWING:
- FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
- FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
- FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
- FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
- FACT SHEET 5: MINIMISE SOIL DISTURBANCE
- FACT SHEET 6: PRESERVE VEGETATION
- FACT SHEET 7: DIVERT UP-SLOPE WATER
- FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
- FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
- FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
- FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS
- FACT SHEET 12: STABILISED SITE ACCESS ·
- FACT SHEET 13: WHEEL WASH
- FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
- FACT SHEET 15: PROTECTION OF STORM WATER PITS
- FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
- FACT SHEET 17: SEDIMENT BASINS
- FACT SHEET 18: DUST CONTROL
- FACT SHEET 19: SITE RE-VEGETATION

E2 CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EACH SITE DISTURBANCE AND SITE DISTURBANCE SHALL BE STAGED WHERE POSSIBLE

E4 WORK SHALL BE RESTRICTED TO THE WELL-DEFINED WORKS ZONES

E5 A SOIL RETENTION SYSTEM (E.G., GRAVEL SHAKEDOWN ZONE) SHALL BE PROVIDED AT ALL SITE ACCESS

E6 ANY SOIL MATERIAL TRACKED OFF-SITE ONTO ROADWAYS SHALL BE IMMEDIATELY REMOVED

E7 ALL CHEMICAL STORAGE SHALL BE MANAGED (E.G., BUNDED) IN ACCORDANCE WITH WORKCOVER OR EPA GUIDELINES

E8 THE EXTENT OF CUT AND FILLS SHALL BE MINIMISED. CUT AND FILL BATTER GRADES SHALL IDEALLY BE AT 1:3

E9 DISTURBED SOIL AREAS SHALL BE EFFECTIVELY MANAGED BY STAGING, MINIMISING AREA EXPOSED AT ANY ONE TIME, AND MINIMISING THE EXPOSURE TIMEFRAME OF EACH

E10 SEDIMENT FILTERS (E.G., SEDIMENT FENCE) SHALL BE USED TO FILTER ALL 'SHEET FLOW' RUNOFF FROM DISTURBED AREAS AND STOCKPILES TO PREVENT SEDIMENT FROM ENTERING STORMWATER SYSTEMS

E11 TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE CATCHMENT THEY ARE SERVICING IS STABILISED (FOR GRASS THIS WILL MEAN 70% GROUNDCOVER).

E12 ALL SOIL LOADED TRUCKS LEAVING OR ENTERING THE SITE SHALL BE TARPED

E13 TOPSOIL SHALL BE RE-SPREAD OVER ALL EXPOSED SOIL SURFACES WHERE VEGETATION IS REQUIRED. A MAXIMUM DEPTH OF 50MM SHALL BE PLACED ON SLOPES STEEPER THAN 1:3 AND A MINIMUM DEPTH OF 100MM SHALL BE PLACED ON SLOPES LESS THAN 1:3

E14 AN NPK 11-34-11 FERTILISER OR SIMILAR AS APPROPRIATE SHALL BE APPLIED AT A RATE OF 200-400KG/HA. CARE IS TO BE TAKEN TO AVOID ANY FERTILISER DIRECTLY ENTERING WATERCOURSES.

E15 SCARIFYING OR DIRECT DRILLING SHOULD BE USED TO IMPROVE SEED STRIKE RATES

E16 REVEGETATION WORKS SHALL BE MAINTAINED/ENHANCED (E.G., RESEEDING, FERTILISING, WATERING) UNTIL A MINIMUM OR 70% GROUND COVER IS ESTABLISHED

E17 NO TREES TO BE REMOVED WITHOUT THE APPROVAL OF THE SUPERINTENDENT REPRESENTATIVE

E18 MINIMISE AIR POLLUTION INCLUDING DUST AND NOISE THAT MIGHT INTERFERE WITH NEIGHBOURING PROPERTIES

STORMWATER

SW1 ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A.S 3500.3:2021 STORM WATER DRAINAGE.

SW2 WHERE RELEVANT, REFER TO IPWEA/LGAT TASMANIAN STANDARD DRAWINGS ISSUED MAY 2020

SW3 ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

WATER

W1 ALL WATER SUPPLY CONSTRUCTION TO:
- WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION · WATER SERVICES ASSOCIATION OF AUSTRALIA - TASWATER SUPPLEMENT
- TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES
- WATER METERING POLICY/METERING GUIDELINES
- TASWATER'S STANDARD DRAWINGS TWS-W-0003 - FOR PROPERTY SERVICE CONNECTIONS - CAGE FOR WATER METER ASSEMBLY
- BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2021. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL WATER AUTHORITY WORKS SUPERVISOR.

WORK HEALTH AND SAFETY

WHS1 ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH:
- RELEVANT WORK HEALTH AND SAFETY LEGISLATION
- RELEVANT SAFE WORK AUSTRALIA CODES OF PRACTICE
- SITE SPECIFIC SAFETY PLANS
- IF THE CONTRACTORS PROPOSES AN ALTERNATIVE DESIGN, A SAFETY RISK ASSESSMENT SHOULD BE UNDERTAKEN AND SUBMITTED TO THE SUPERINTENDENT FOR REVIEW

EARTHWORKS

EW1 EARTHWORKS SHALL BE IN ACCORDANCE WITH THIS SPECIFICATION AND AS 3798.

EW2 AREAS OF FILL
REMOVE TOP SOIL AND ORGANIC MATERIAL
PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDING
- 100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
- PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

EW3 AREAS OF CUT
REMOVE TOP SOIL AND ORGANIC MATERIAL B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

ROAD WORKS

WERE RELEVANT, REFER TO IPWEA/ LGATS TASMANIAN SUBDIVISION STANDARD DRAWINGS ISSUED - MAY 2020.

SURVEY

SU1 SURVEY DETAILS
THE FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:
- SURVEYOR:
- SURVEY REF:
- SURVEY DATE:
- SITE LOCATION:
- COORDINATE SYSTEM: GDA94 MGA55 · LEVEL DATUM: AHD 83
- SERVICE MARKER:

SU2 PROPERTY BOUNDARY OVERLAYS, WHERE SUPPLIED, VARY IN ACCURACY BUT ARE GENERALLY TO 0.5m. THEREFORE A LAND SURVEY, AS DEFINED UNDER THE SURVEYING ACT 2002, SHOULD BE UNDERTAKEN BEFORE ANY CONSTRUCTION ACTIVITY IS CARRIED OUT ON OR NEAR THE LAND BOUNDARIES DEPICTED BY THIS MODEL.

SU3 SURVEY CONTROL INFORMATION IS REGARDED AS SUITABLE FOR THE SURVEY AND CORRECT AT THE TIME OF SURVEY. BUT SHOULD BE VERIFIED BEFORE BEING USED FOR ANY PURPOSE.

SU4 NO DESIGN SHOULD BE UNDERTAKEN OUTSIDE OF SURVEY EXTENTS. IF DESIGN EXCEEDS SURVEY EXTENTS, ADDITIONAL SURVEY DATA SHOULD BE ACQUIRED.

SU5 UNDERGROUND SERVICES: THE LOCATION OF ALL EXISTING UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY. EXCEED TAKES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION & DEPTH/ INVERT LEVEL OF ALL EXISTING UNDERGROUND SERVICES, IN CONJUNCTION WITH THE RELEVANT SERVICE AUTHORITY & ANY CONFLICTS WITH THE PROPOSED DESIGN/ PIPE ALIGNMENT ARE TO BE RESOLVED PRIOR TO CONSTRUCTION

SEWERAGE

S1 ALL SEWER WORKS TO BE IN ACCORDANCE WITH WSA SEWER CODE AND TAS WATER STANDARDS AND SUPPLEMENTS. ANY MODIFICATIONS TO THESE STANDARDS REQUIRES APPROVAL FROM SUPERINTENDENT AND TAS WATER.

S2 ALL NEW LIVE SEWER CONNECTIONS TO EXISTING TAS WATER SEWERAGE INFRASTRUCTURE TO BE COMPLETED BY TAS WATER UNLESS OTHERWISE AGREED AND APPROVED AT OWNERS EXPENSE.

S3 ALL DRAINAGE WORKS TO BE INSPECTED AND TESTED IF REQUIRED. CONTRACTOR IS RESPONSIBLE FOR ORGANISING INSPECTIONS AT BUT NOT LIMITED TO THE FOLLOWING STAGES;
- TRENCHING AND PIPEWORK BEDDING
- PIPE INSTALLED AND PRIOR TO BACKFILLING
- AFTER BACKFILLING

SHOULD ANY INSPECTIONS OR TESTING FAIL TO MEET THE REQUIREMENTS PRESCRIBED BY THE STATUTORY AUTHORITY THE SECTION FAILING THE TESTING/INSPECTION SHOULD BE REMOVED AND REINSTALLED TO MEET THE STATUTORY REQUIREMENTS AND DIRECTIONS PROVIDED. COST OF REINSTALLATION IS AT CONTRACTORS EXPENSE.

S4 TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DESIGN DRAWINGS AND TAS WATER STANDARDS. ELECTROMAGNETIC METAL IMPREGNATED TAPE SHOULD BE INSTALLED IN ALL NON METALLIC PIPE TRENCHES

S5 ALL MANHOLES ARE TO BE PRECAST CONCRETE MINIMUM 1050ID AND INSTALLED IN ACCORDANCE WITH WSA AND TAS WATER STANDARDS. MANHOLE COVERS TO BE HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS IN TRAFFICABLE AREAS AND MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS IN NON TRAFFICABLE AREA.

S6 THE CONTRACTOR IS RESPONSIBLE FOR THE PRODUCTION OF ALL AS CONSTRUCTED DRAWINGS AND DOCUMENTATION. AS CONSTRUCTION DOCUMENTATION SHOULD BE IN ACCORDANCE WITH TAS WATER REQUIREMENTS AND STANDARDS AND BE CERTIFIED BY CHARTERED OR REGISTERED ENGINEER.

S7 ALL REDUNDANT SECTIONS OF PIPE TO BE FILLED WITH "LIQUIFILL" GRADE PC.1 0.5-2.0MPa OR APPROVED EQUIVALENT

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-071
DATE RECEIVED: 7 May 2026

BUILDING APPROVAL

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NORTH

CIVIL ENGINEERING FOR NEW RESIDENCE

LOT-1, 8 PARKWOOD COURT, CLAREMONT, TAS, 7011

MR H CRUICKSHANK

SCALE: (A3)

REV	AMENDMENT	DATE
01	BUILDING APPROVAL	17/01/2025

ISSUED BY: JNg
DRAWN BY: JNg
APPROVED BY:

CIVIL NOTES
DWG: C102 REV: 01
PROJECT: EE956

EXCEED ENGINEERING
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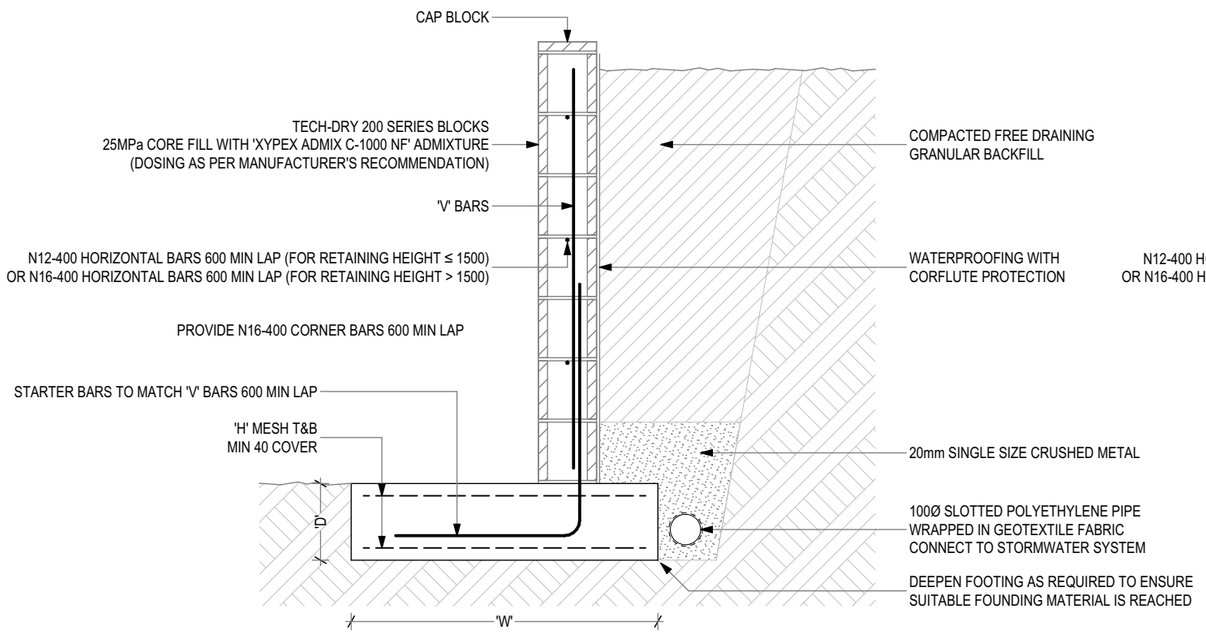
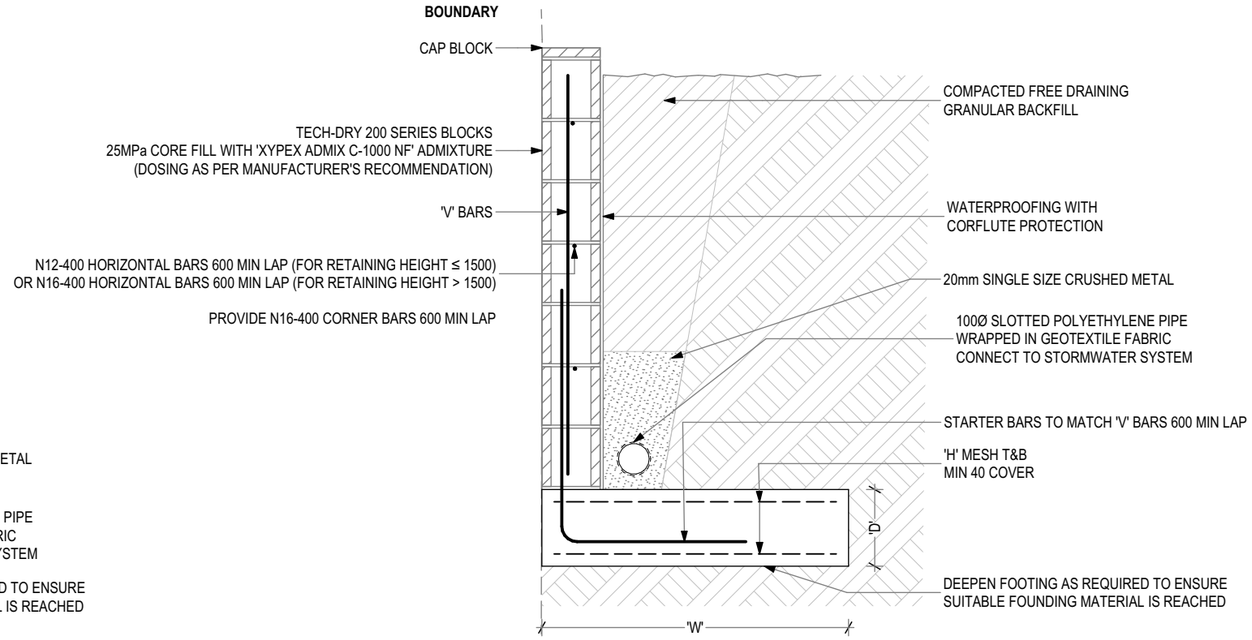
G:\Projects\EXCEED\956 Cruickshank - Parkwood Court Claremont\WORKING FILES\EE956 8 PARKWOOD COURT(updated).pln 17/01/2025



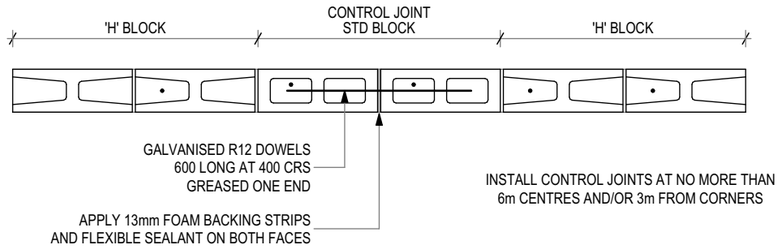
TYPICAL BLOCKWORK RETAINING WALL DETAIL
N.T.S.

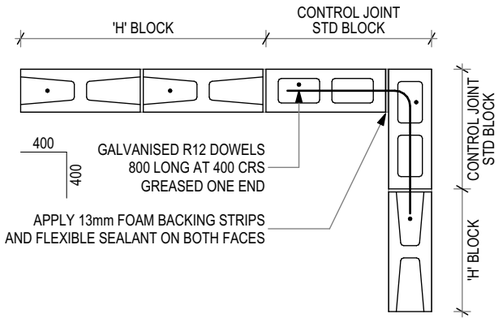


TYPICAL BLOCKWORK RETAINING WALL DETAIL - TOE IN
N.T.S.

BLOCKWORK RETAINING WALLS

RETAINING HEIGHT	BASE WIDTH 'W' (mm)	BASE DEPTH 'D' (mm)	'V' BARS	'H' MESH
1000	800	250	N12-400	SL82
1200	900	250	N12-400	SL81
1400	1000	250	N16-400	SL81
1600	1100	300	N16-400	SL81
1800	1100	300	N16-400	SL81
2000	1200	300	N20-400	SL81





BLOCKWORK CONTROL JOINT DETAILS
N.T.S.

WATERPROOFING OF BLOCKWORK WALLS

SEAL JOINTS AND RETURNS WITH 'BOSTIK SEAL N FLEX' JOINT SEALANT.
ENSURE JOINT AT FOOTING HAS A SEALANT COVE.

PRIME ALL SURFACES WITH 'BASF BARRA EMULSION AC'.
APPLY FROM FRONT FACE OF FOOTING TO MINIMUM 25mm ABOVE FSL.

APPLY A STRIPE COAT OF 'BASF MASTERSEAL 556' OVER JOINT/RETURN
AND TO 50mm EACH SIDE OF JOINT.

APPLY BODY AND TOP COAT OF 'BASF MASTERSEAL 556'
TO 2mm WET FILM THICKNESS.

APPLICATION TO BE BY AN APPROVED APPLICATOR.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-071

DATE RECEIVED: 7 May 2026

STANDARD STRUCTURAL DETAILS
1:20

BUILDING APPROVAL

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

NORTH

ENGINEERING FOR NEW RESIDENCE

LOT-1, 8 PARKWOOD COURT, CLAREMONT, TAS, 7011

MR H CRUICKSHANK

SCALE: **1:20 (A3)**

REV	AMENDMENT	DATE
01	BUILDING APPROVAL	17/01/2025

ISSUED BY: **JNg**
DRAWN BY: **JNK**
APPROVED BY:

STANDARD RETAINING WALL DETAIL

DWG: **C103** REV: **01**

PROJECT: **EE956**

EXCEED ENGINEERING
www.exceedengineering.com.au

G:\Projects\EXCEED\956 Cruickshank - Parkwood Court Claremont\WORKING FILES\EE956 8 PARKWOOD COURT(updated).pln 17/01/2025

ENGINEERING FOR NEW RESIDENCE

LOT-1, 8 PARKWOOD COURT, CLAREMONT, TAS, 7011

MR H CRUICKSHANK

PROJECT: **EE956**

Exceed Engineering
LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250
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SCH01 WORKPLACE HEALTH & SAFETY NOTES

17/01/2025

BUILDING APPROVAL

WORKPLACE HEALTH & SAFETY NOTES

GENERAL NOTES

1. The following risk mitigation notes have been articulated to provide guidance to the 'person conducting a business or undertaking' (PCBU) regarding the health and safety considerations of the design, in accordance with the Work Health and Safety Act 2011 (WHS Act 2011). These notes are applicable whenever the building functions as a workplace.

2. It is important to acknowledge that these notes may not comprehensively address all aspects of construction, operation, maintenance, and demolition practices, as well as the associated safety risks. The inclusion or exclusion of any specific item or information does not release the owner, contractor, user, maintainer, or demolisher from their legal obligations to undertake appropriate risk management activities. Furthermore, it should be emphasized that the presence or absence of any item mentioned in these notes does not imply that the responsibility lies with the designer.

3. Additional guidance on workplace health and safety is provided in the following Codes of Practice are approved under Section 274 of the Work Health and Safety Act (the WHS Act):

Works Health and Safety Consultation, Co-operation and Coordination is an approved code of practice under Section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/whsconsultationcooperationcoordination.pdf>

Managing the Work Environment and Facilities is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/managing_work_environment_and_facilities2.pdf>

Managing the Risks of Plant in the Workplace is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-managing-risks-of-plant-in-the-workplace-v3.pdf>

Managing Noise and Preventing Hearing Loss at Work is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/managing_noise_preventing_hearing_loss_work.pdf>

Managing Electrical Risks in the Workplace is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-managing-electrical-risks_in_the_workplace-v3.pdf>

How to Manage Work Health and Safety Risks is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/how_to_manage_whs_risks.pdf>

Hazardous Manual Tasks is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-hazardous-manual-tasks-v2.pdf>

Confined Spaces is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-confined-spaces-v3.pdf>

4. Additional and revised codes of practice, along with other guidance materials aimed at minimising risks to workplace health and safety, are periodically released by Safe Work Australia (www.safeworkaustralia.gov.au <http://www.safeworkaustralia.gov.au>) and the respective state safe working authorities (<https://www.worksafe.tas.gov.au>). It is crucial to refer to these resources and consult them prior to commencing any work on site.

5. The specific risks related to this project have been evaluated and are outlined, as appropriate, in the attached risk assessment and hazard identification reports.

6. The contractor bears the responsibility of identifying all risks associated with the construction process and must prepare comprehensive 'Safe Work Method Statements' (SWMS - https://worksafe.tas.gov.au/topics/Health-and-Safety/safety-by-industry/construction/safe-work-method-statements-swms#:~:text=A%20SWMS%20is%20a%20document,place%20to%20control%20the%20risks <https://worksafe.tas.gov.au/topics/Health-and-Safety/safety-by-industry/construction/safe-work-method-statements-swms>) and job safety analysis to ensure adequate safety measures are in place.

7. Temporary structures and contractor erection procedures are only specified when necessary for the proper implementation of the design outlined in the provided documents. Detailed procedures should be obtained before commencing any work. The contractor is responsible for engaging a third party to assist, certify, and supervise the erection of the works for all associated temporary structure or erection design and certification.

SITE

Site excavation activities can result in the rupture of services, posing various risks such as the release of hazardous materials. Existing services may be present on or near the construction site. While efforts have been made to identify these services on the drawings, the exact location and extent of the services may differ. It is crucial to locate the services using suitable methods, employ proper excavation practices, and enlist the services of specialist contractors when necessary to mitigate potential risks.

Site Access / Traffic Management:
1. The contractor is required to carry out all work in compliance with the "Traffic Management in Workplaces" code of practice, adhering to the standard control measures outlined in the code.
2. Buildings on a major, narrow, or steeply inclined road; parking, loading and unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Where applicable, a traffic management plan supervised by trained traffic management personnel is to be implemented for the work site.
3. Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access are to be provided. Where electrical installations, excavations, plant or loose materials are present, they are to be secured when not fully supervised.
4. Building owners and occupiers are responsible for pedestrian access ways, to ensure that surfaces are not uneven or cracked, which could pose a trip hazard. Additionally, any spills, loose materials, stray objects, or other substances that could cause slipping or tripping hazards should be promptly cleaned or removed from the access ways.
5. Contractors to maintain a clean and organized work site to minimize the risk of trips and falls. To reduce the potential for accidents and injuries contractor is to store construction materials and maintenance equipment in designated areas that are separate from access ways and work areas.
6. To create a secure environment, ensure safe access to the building is prioritise, including essential elements such as handrails, scaffolding, access stairs, and fall arrest systems. These elements are to be completed before proceeding with any other construction works that will rely on their presence.

Water:
If the building site is adjacent to any body of water adequate protection and access prevention shall be provided. The contractor is to prepare a safe work method statement for any works required to be undertaken over water.

Lighting and ventilation:
The contractor is to provide adequate lighting and ventilation to all areas required to be occupied during construction. Prior to the commissioning of the building, final lighting and ventilation must be provided in accordance with the requirements of the National Construction Codes.

Fire and emergency:
Adequate site-specific fire equipment and emergency evacuation procedures are to be provided and maintained by the contractor during works onsite according to a safe work method statement to be prepared by the contractor prior to works commencing onsite. Prior to the commissioning of the building, final fire protection equipment shall be provided in accordance with the requirements of the National Construction Codes.

Electrical: Refer to Designer's / Engineer's drawings and specifications.
1. The contractor is to conduct works in accordance with the following codes of practice and Australian Standard:
a. Working in the vicinity of overhead and underground electric lines, refer to <https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/general-guide-working-vicinity-overhead-and-underground-electric-lines> ,
b. Managing electrical risks in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-electrical-risks-workplace>, and
c. AS 3012 Construction Electrical Installations.
2. Underground power lines may be located in or around the site. All underground power lines must be accurately located and either disconnected or adequate exclusion zones delineated prior to any construction, maintenance or demolition work commencing.
3. Overhead power lines may be located on or near the site. These pose a significant risk if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, clearly identified exclusion zones and approach distances shall be established and maintained.

EXCAVATION

Refer to Engineer's drawings and specifications.
1. The contractor is to conduct works in accordance with code of practice, Excavation work, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-excavation-work>,
2. Installation in excavation areas should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area shall be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations shall be provided.
3. All bores are to be provided with adequate protection and access prevention and concrete filled as soon as possible.
4. The contractor is to consult any site investigation reports etc. Before conducting any excavation works. In the case of any areas being identified as having ground contamination present, a qualified specialist consultant shall be engaged to provide remedial works design and risk mitigation strategies.

CONSTRUCTION

Formwork:
Refer to Engineer's drawings and specifications.
1. The contractor is to conduct works in accordance with the code of practice Formwork and falsework, refer to <https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/formwork-and-falsework-information-sheet>.
2. All formwork and supporting scaffold structures must be deigned to carry the construction loading specified with this set of documentation.
3. In-situ formwork e.g. bondek / condeck must be installed to manufactures instructions and supported during construction as recommended. Temporary supports are not provided as part of this documentation.
4. Slabs that support continued temporary structure must be back propped. Back propping must be checked and approved prior to any additional construction loading.
5. Walls, column and other vertical formwork must be checked and designed for potential hydrostatic loading during concrete placement.

Precast panel erection:
1. Refer to Engineer's drawings and specifications.
2.The contractor is to conduct works in accordance with the following code of practice and Australian Standard:
a. Precast tilt-up and concrete elements in building construction, refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/codeofpractice_precasttiltupandconcreteelementsbuildingconstruction_2008_pdf.pdf>, and
b. AS3850 Tilt-up concrete construction.
3. Contractor is to ensure that crane size and location is adequately assessed for capacity before panels are erected. This it to include but is not limited to crane support bearing, location of underground services, overturning, lifting capacity, overheard obstructions and traffic hazards.
4. Chain and sling setup for panels is to be checked against approved panel lifting points. Where appropriate an approved spreader beam is to be used.
5. Pathways of overhead travel of panels are to be clearly marked and access to these restricted during lifting.
6. Panel bearing and locating plates and dowels are to be checked for final location.
7. Panel propping and temporary support must be located with approved anchors and appropriate checks and designs for capacity, number and configuration of props is to be conducted prior to erection. Temporary supporting structure during construction is not provided as part of these design documents and must be obtained prior to erection.

Structural steel erection:
Refer to Engineer's drawings and specifications.
The contractor is to conduct works in accordance with the following codes of practice:
a. Welding processes, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-welding-processes>,
b. abrasive blasting, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-abrasive-blasting>, and
c. Spray painting and powder coating, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-spray-painting-and-powder-coating>
2. Contractor is to ensure that crane size and location is adequately assessed for capacity before the frame is erected. This it to including but is not limited to crane support bearing, location of underground services, overturning, lifting capacity, overheard obstructions and traffic hazards.
3. Chain and sling setup for framing members is to be checked against approved lifting points. Where appropriate an approved spreader beam is to be used.
4. Pathways of overhead travel of framing members are to be clearly marked and access to these restricted during lifting.
5. Temporary propping work is to be provided to ensure stability of the frames during erection. All steel frames are to be temporary braced, until structure is fully erected and all connections bolted or welded together as required. Temporary supporting structure during construction is not provided as part of these design documents and must obtained prior to erection.
6. Site based treatments of steel framing members (e.g. Cutting, welding, grit blasting, spray painting, etc.) Is to be minimised wherever possible. If site-based treatment is unavoidable, adequate protection, screening and ventilation to minimise hazards to personnel is to be provided.
7. Avoid site base hot works where possible. If unavoidable, site specific procedures for hot works permits etc. Are to be followed.

Working at heights:
1. The contractor is to conduct works in accordance with the following codes of practice and Australian Standard:
a. Managing the risk of falls at workplaces, refer to, <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risk-falls-housing-construction>
b. Preventing falls in housing construction, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risk-falls-housing-construction>
c. Scaffolds and scaffolding work, refer to <https://www.safeworkaustralia.gov.au/doc/scaffolds-and-scaffolding-work-general-guide>, and
d. AS 1657, Fixed platforms, walkways, stairways and ladders - Design, construction and installation.
2. Scaffolding must be secured and braced to resist overturning. Single props must not be used unless a design check on stability is made and they are fixed to a stable base at midpoints.
3. Contractor is to use passive fall prevention device if possible (i.e., Fixed platform, cherry pickers etc.).

Concrete stressing:
Refer to Engineer's drawings and specifications.
1. Contractor is to ensure that concrete strength meets required capacity at time of stressing.
2. Restricted stressing areas are to be provided to all areas where stressing is taking placed both at live and dead ends of stressing ducts.
3. Contractor must ensure that at all times during stressing only qualified and approved personnel have access to designated stressing areas.
4. Slabs that support continued temporary structure must be back propped. Back propping must be checked and approved prior to any additional construction loading.

Cranes and other mechanical plant:
1. The contractor is to conduct works in accordance with the following codes of practice and Australian Standard:
a. Cranes, refer to <https://www.safeworkaustralia.gov.au/safety-topic/hazards/cranes/resources>,
b. Managing the risks of plant in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risks-plant-workplace>,
c. Industrial lift trucks, refer to <https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/industrial-lift-trucks-guidance-material>, and
d. AS 2550 Cranes, hoists and winches - Safe use General requirements
2. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.
3. Contractor is to ensure that crane size and location is adequately assessed for capacity before any lift. This it to include but is not limited to crane support bearing, location of underground services, overturning, lifting capacity, overheard obstructions and traffic hazards.

ENGINEERING FOR NEW RESIDENCE

LOT-1, 8 PARKWOOD COURT, CLAREMONT, TAS, 7011

MR H CRUICKSHANK

PROJECT: **EE956**

Exceed Engineering

LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250

P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

SCH02 WORKPLACE HEALTH & SAFETY NOTES

17/01/2025

BUILDING APPROVAL

EXCAVATION

Refer to Designer's / Engineer's drawings and specifications.

EXISTING BUILDINGS

Demolition:

1. The contractor is to conduct works in accordance with the code of practice demolition work, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-demolition-work>
2. Locations of existing embedded live services are to be accurately established prior to any penetration of existing structure.
3. Do not cut or remove any structural member prior to inspection by a suitably qualified structural engineer.
4. Seek advice from a suitably qualified structural engineer prior to coring, chasing, cutting or removal of existing concrete and reinforcement.

Existing structural adequacy:

1. Where existing structural elements are damaged or exhibit significant section loss, a suitably qualified structural engineer shall be engaged to design a system for stabilising / supporting the existing structure, such that all work areas will be adequately safe for building works to commence. Any significant section loss or corrosion of existing structural elements shall be reported to the engineer prior to proceeding with works.
2. Any existing retaining structures present on the site shall be inspected by a suitably qualified structural engineer to ascertain the extent of any exclusion zones required, especially with regard to any excavation, the operation of heavy surface plant and equipment, or stockpiling material adjacent to existing retaining structures.
3. No excavation shall be performed adjacent to any existing structure, especially below the 45° line from the underside of an existing footing without the express permission of the structural engineer.

Asbestos:

Refer to the buildings Asbestos Register.

1. The contractor is to conduct works in accordance with the following codes of practice:

a. How to manage and control asbestos in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-how-manage-and-control-asbestos-workplace>, and

b. How to safely remove asbestos, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-how-safely-remove-asbestos>.

2. For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:

- 1990 - it may contain asbestos;
- 1986 - it is likely to contain asbestos;

Either in cladding material or in fire-retardant insulation material. In either case, the builder should inspect and, if necessary, have any asbestos removed by a suitable qualified person before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

Existing coatings:

1. Prior to any works commencing an appropriate method of paint removal and disposal is to be determined, particularly on historic structures. Coatings containing coal tar epoxies, bitumen and asphalts, zinc chromate and lead among others present a health risk. Adequate screening is to be provided to the public and the surrounding environment during paint removal and cleaning operations. Environmentally appropriate methods are to be employed during maintenance and repair work.

Hazardous substances

The contractor is to conduct works in accordance with the code of practice Managing risks of hazardous chemicals in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risks-hazardous-chemicals-workplace>.

Powdered materials:

Many materials used in construction can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear personal protective equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

Treated timber:

During the construction, operational maintenance, or demolition of a building, it is important to consider the potential use of treated timber within the structure. It should be noted that dust or fumes arising from this material can be hazardous to health. Therefore, individuals working on or in the building should prioritize good ventilation and wear appropriate personal protective equipment. This includes protection against inhalation of harmful materials when engaging in activities such as sanding, drilling, cutting, or any other process that may release hazardous substances from treated timber. It is crucial to avoid burning treated timber, as this can also lead to the release of harmful substances. Taking these precautions helps to ensure the safety and well-being of those involved in the construction process.

Volatile organic compounds:

Certain substances commonly used in construction and maintenance, such as glues, solvents, spray packs, paints, varnishes, cleaning materials, and disinfectants, can emit hazardous emissions. It is crucial to maintain proper ventilation in areas where these materials are being used, both during application and for a period after installation. This helps to minimize the risk of exposure to harmful fumes. Additionally, wearing appropriate personal protective equipment may be necessary to ensure safety. It is important to strictly adhere to the manufacturers' recommendations for the use of these substances. By following these guidelines, potential health hazards can be minimized, creating a safer working environment.

Synthetic mineral fibre:

When working with thermal or acoustic insulation materials such as glass fiber, rock wool, ceramic, and other similar substances, it is important to be aware that they may contain synthetic mineral fibers that can be harmful if inhaled or come into contact with the skin, eyes, or other sensitive parts of the body. To ensure personal safety, it is necessary to use appropriate personal protective equipment when handling, installing, removing, or working near bulk insulation materials. This includes protection against inhalation of harmful materials. By taking these precautions and following safety guidelines, the risk of potential harm can be minimized, providing a safer working environment.

HAZARDOUS MANUAL TASKS

1. The contractor is to conduct works in accordance with the code of practice Hazardous manual tasks, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-hazardous-manual-tasks>.
2. In order to ensure safe lifting practices and prevent injuries, it is important to follow certain guidelines. These include:

a. Components with a mass exceeding 25 kg should be lifted by either two or more workers or by using a mechanical lifting device. This helps distribute the weight and reduces the risk of strain or injury.

b. It is recommended that all packaging, building materials, and maintenance components clearly display the total mass of the packages. This information allows workers to assess the weight and take necessary precautions during lifting.

c. Whenever possible, items should be stored on-site in a manner that minimizes the need for bending before lifting. This reduces the strain on the body and lowers the risk of back injuries.

d. Adequate advice and guidance should be provided to workers on safe lifting methods in all areas where lifting tasks may occur. This includes proper lifting techniques, body positioning, and the use of appropriate equipment.

By adhering to these guidelines and promoting safe lifting practices, the risk of injuries associated with lifting heavy objects can be significantly reduced, creating a safer working environment for all involved.

CONFINED SPACES

1. The contractor is to conduct works in accordance with the following code of practice and Australian Standard

a. Confined spaces, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-confined-spaces>, and

b. AS 2865 Confined spaces.

2. Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. Where workers are required to enter enclosed spaces, air testing equipment and personal protective equipment shall be provided. Only trained personnel are to enter a confined space and the contractor is to prepare a work method statement addressing mitigation of risks for any such works. Adequate signage is to be provided to all temporary and permanent confined spaces in accordance with AS 2865.

NOISE

The contractor is to conduct works in accordance with the code of practice Managing noise and preventing hearing loss at work, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-noise-and-preventing-hearing-loss-work>.

OPERATIONAL USE OF BUILDING

The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

CONTACT NUMBERS

Police, Fire and Ambulance	000 and 112
Ambulance Tasmania - Non emergencies	1800 008 008
Tasmania Fire Service - Non emergencies	1800 000 699
Tasmania Police	13 14 44
Poisons Information Centre	13 11 26
Health Direct - after hours advise	1800 022 222
State Emergency Services	13 25 00 or 6334 5333
Aurora Hotline	1300 132 003
Fallen Power Line	132004
Council - LCC	6434 0511
Dial Before You Dig	1100
Gas - TasGas	1800 2111
Gas - TasGas Pipeline	1800 195 666
TasNetwork	1300 137 008
Taswater	13 69 92 or 13 699 2837
Telstra Hotline	1321 25
Workcover	1300 776 572
WorkSafe Tasmania	1300 366 322

PROJECT CONTACTS

Engineer - Structural	Exceed Engineering
Engineer - Civil	Exceed Engineering
Engineer - Hydraulic	Exceed Engineering
Engineer - Mechanical	TBA
Engineer - Fire	TBA
Engineer - Electrical	TBA
Client/Representative	TBA
Owner/Landlord	TBA
Architect/Designer	TBA
Building Surveyor	TBA

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : **PLN-26-071**

DATE RECEIVED: **7 May 2026**

ENGINEERING FOR NEW RESIDENCE

LOT-1, 8 PARKWOOD COURT, CLAREMONT, TAS, 7011

MR H CRUICKSHANK

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-071

DATE RECEIVED: 7 May 2026

PROJECT: **EE956**

Exceed Engineering

LTN: 51 York Street, PO Box 1971, Launceston, TAS 7250

P: +613 6332 6955 | E: info@exceedengineering.com.au | A: CC5339H

T001 DRAWING TRANSMITTAL

17/01/2025

BUILDING APPROVAL

DWG NO.	DRAWING	REV	ISSUED
AT001	TWS-W-0002-05		☒
C100	COVER PAGE	01	☒
C101	HYDRAULICS PLAN	01	☒
C102	CIVIL NOTES	01	☒
C103	STANDARD RETAINING WALL DETAIL	01	☒
S100	COVER PAGE	04	☐
S101	SUB FLOOR SLAB & FOOTING PLAN	04	☐
S102	SUB FLOOR CONTROL JOINT PLAN	04	☐
S103	GROUND FLOOR CONTROL JOINT PLAN	04	☐
S104	GROUND FLOOR SLAB & FRAMING PLAN	04	☐
S105	ROOF FRAMING PLAN	04	☐
S106	SUB-FLOOR BRACING PLAN	04	☐
S107	GROUND FLOOR WALL BRACING PLAN	04	☐
S108	STRUCTURAL DETAILS	04	☐
S109	STRUCTURAL DETAILS	04	☐
S110	STRUCTURAL DETAILS	03	☐
S111	STANDARD STRUCTURAL DETAILS	04	☐
S112	STANDARD STRUCTURAL DETAILS	04	☐
S113	STANDARD STRUCTURAL DETAILS	04	☐
S114	STANDARD STRUCTURAL DETAILS	03	☐
S115	STANDARD STRUCTURAL DETAIL	03	☐
S116	TIE-DOWN & WALL BRACING DETAILS	04	☐
S117	STRUCTURAL NOTES	04	☐
S118	STRUCTURAL NOTES	04	☐
SCH01	WORKPLACE HEALTH & SAFETY NOTES	05	☒
SCH02	WORKPLACE HEALTH & SAFETY NOTES	05	☒

RECIPIENT	DATE / ISSUE FORMAT				
	21/11/2024	22/11/2024	12/12/2024	15/01/2025	17/01/2025
CLIENT:	E	E	E	E	E
MR H CRUICKSHANK					
ARCHITECT / BUILDING DESIGNER:	-	-	-	-	-
LINARDI DESIGN					
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FORMATS: **D** DWG / DXF / BIMx **E** ELECTRONIC (PDF) **H** HARD COPY

ADDITIONAL ASSOCIATED DOCUMENTS	MARK	ISSUED
FORM 35 - STRUCTURAL DESIGN CERTIFICATION	-	-
-	-	-
-	-	-
-	-	-
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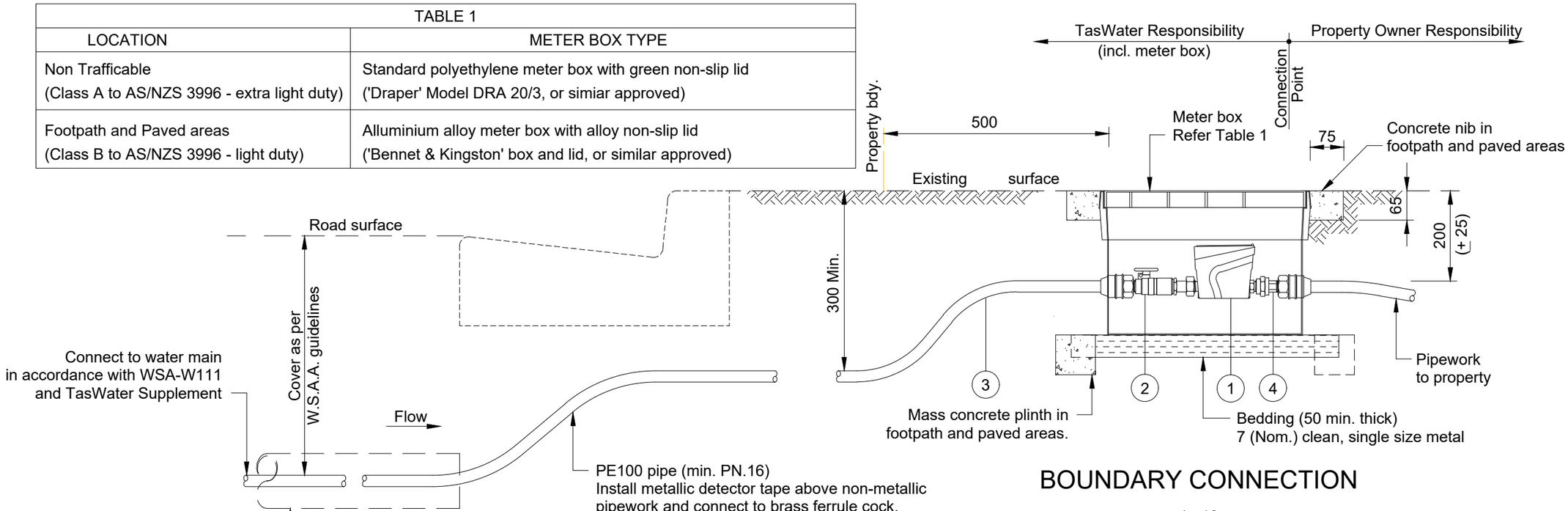
TABLE 1	
LOCATION	METER BOX TYPE
Non Trafficable (Class A to AS/NZS 3996 - extra light duty)	Standard polyethylene meter box with green non-slip lid ('Draper' Model DRA 20/3, or simiar approved)
Footpath and Paved areas (Class B to AS/NZS 3996 - light duty)	Alluminium alloy meter box with alloy non-slip lid ('Bennet & Kingston' box and lid, or similar approved)



BOUNDARY CONNECTION

1 : 10

SCHEDULE OF ITEMS		
No.	DESCRIPTION	COMMENTS
(1)	'Sensus' Water Meter with Dual Check Valve	Supplied by TasWater
(2)	Ball Valve - W/MRK Lockable Quarter Turn Brass DZR, Resilient Seated with Extendable Nut and Tail	Supplied by TasWater
(3)	Pipe and Fittings (PN.16 minimum)	
(4)	Brass Nut and Tail	Supplied by TasWater

VALVE & EQUIPMENT SCHEDULE

1. Only use products with watermark certification and approved for use by TasWater and listed within TasWater's approved products catalogue.
2. Installation must comply with manufacturer's written instructions
3. TPFNR ferrule cock, connectors, tapping band and gate valve must be pressure rated PN16 minimum body dezincification brass to AS/NZS 2345 and comply with potable water contact to AS/NZS 4020.
4. All valves must be resilient seated, clockwise closing to AS 1628 with 316 stainless steel bolts and washers.
5. In footpaths and paved areas the meter box must be supported with insitu N25 concrete.
6. Unless approved otherwise the water meter/s, tails and meter boxes are to be supplied by TasWater.

0 0.2 0.4 0.6 0.8 1.0 metres
SCALE - 1 : 10

GENERAL NOTES

1. All dimensions in millimeters (mm), unless noted otherwise.
2. DN refers to the nominal internal diameter of the installation/components.
3. Water connection to be located next to driveway entrance.
4. Water connection point to be located between driveway entrance and nearest side boundary, unless otherwise approved.
5. Light trafficable areas are defined as areas with Class 'B' wheel loadings to AS/NZS 3996. In areas with wheel loadings greater than Class 'B' then an aluminium alloy pit with concrete surround is unsuitable.
6. In rural and semi-rural situations the cast iron mains cover may be replaced with a DN.150 PVC end connection and screw cap where approved by authorised officer.
7. Refer to TasWater's boundary backflow containment guidelines for hazard ratings.
8. Any pressure limiting valves installed under the requirements of clause 3.3.4 of AS.3500.1-2003 are to be installed outside of and downstream of the meter box.
9. After installation of meter, TasWater must be notified by returning meter sheet to "Development@taswater.com.au" stating TasWater reference number in subject line.
10. Failure to install or contact TasWater after installation will result in non issue of any compliance certificates.

Revision Notes					
5. AMENDMENTS TO SHEETS 7, 12 AND 17 6. UPDATE GEN NOTES TO SHEETS 1, 2, 3, 5, 6, 8, 9, 10 AND 11					
Rev.	6	Date	28/06/2023	Approved	G. HENDERSON

Scale	1 : 10
Datum	N/A
Sheet Size	A3
References	

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Designed	R. CAMERON		08/02/2017
Verified	R. JAMES		20/03/2017
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DRAWING ISSUE

APPROVED

TASWATER STANDARD DRAWING
PROPERTY SERVICE CONNECTIONS
DN.25 WATER METERS
BELOW GROUND (LOW HAZARD)

TASMANIAN WATER & SEWAGE CORPORATION PTY LTD
ABN: 47 162220 653

Drawing Number	Sheet Number	REVISION
TWS-W-0002	05 of 19	6