

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-015
<b>PROPOSED DEVELOPMENT:</b>	Carport and enclosed patio
<b>LOCATION:</b>	33 O'Brien Street Glenorchy
<b>APPLICANT:</b>	Spacewise Design Pty Ltd
<b>ADVERTISING START DATE:</b>	12/02/2025
<b>ADVERTISING EXPIRY DATE:</b>	25/02/2025

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](http://www.gcc.tas.gov.au)) until **25/02/2025**.

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](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **25/02/2025**, or for postal and hand delivered representations, by 5.00 pm on **25/02/2025**.

**GENERAL NOTES**

- WORKMANSHIP, MATERIALS AND DESIGN TO COMPLY WITH AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC), LOCAL COUNCIL REQUIREMENTS, AND RELEVANT CODES AND STANDARDS.

**TIMBER FRAMING**

- ALL TIMBERWORK TO BE IN ACCORDANCE WITH THE NCC, AS1684 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION" & AS 1720.1 "TIMBER STRUCTURES - DESIGN METHODS"
- TIMBER TO TIMBER MEMBER CONNECTION TO BE 10 PL ANGLE CLEAT WITH 2M16 BOLTS TO EACH MEMBER, UNLESS NOTED OTHERWISE.
- TIMBER WALL FRAMES TO BE CONSTRUCTED IN ACCORDANCE WITH NOTE 7.1, AND TO STANDARD BUILDING PRACTICE.
- ROOF STRUCTURE TO BE TIED DOWN TO RESIST UPLIFT AS PER AS1684 & AS4055 (WIND LOADS).
- ALL FLASHING, CLADDING & GUTTERS TO ARCHITECTURAL DETAILS. FLASHING TO BE OVER PARAPETS.

**STEELWORK**

- ALL FABRICATION, CONSTRUCTION & ERECTION OF STEELWORK IS TO BE IN ACCORDANCE WITH AS4100 "STEEL STRUCTURES" AND AS3623
- ALL WELDING IS TO BE IN ACCORDANCE WITH AS1554.1 "STRUCTURAL STEEL WELDING- WELDING OF STEEL STRUCTURES"
- ALL STEELWORK (INCLUDING FASTENERS) TO BE TREATED FOR CORROSION IN ACCORDANCE WITH CORROSION PROTECTION FOR STEELWORK
- STEEL ROOF BEAM ENDS MAY BE SPLAYED TO SUIT ROOF PITCH WHERE REQUIRED. MINIMUM END HEIGHT TO BE 60mm, UNLESS NOTED OTHERWISE
- TIMBER TO STEEL MEMBER CONNECTION TO BE 10 PL CLEAT FULLY WELDED TO WEB OF STEEL MEMBER WITH 2M12 BOLTS TO TIMBER MEMBER, UNLESS NOTED OTHERWISE
- STEEL TO STEEL MEMBER CONNECTION TO BE 10 PL CLEAT FULLY WELDED TO WEB OF CONTINUOUS MEMBER. FIX INTERSECTING MEMBER WITH 2M16 BOLTS, UNLESS NOTED OTHERWISE. ALTERNATIVELY, FULLY WELD CONNECTION.

SPECIFICATIONS AND NOTES ARE REFERRING TO THE REQUIRED BUILDING PRACTISE, CODE AND STANDARDS FOR THIS PROJECT. THERE COULD BE VARIATIONS BETWEEN THESE AND THE ACTUAL CONSTRUCTION AS THIS IS A RETROSPECTIVE APPROVAL AND NOT ALL STRUCTURAL ELEMENTS WERE VISIBLE AT THE TIME OF INSPECTION. REFER TO THE CSC FOR THE NOTED REQUIRED CHANGES OR ADDITIONAL WORK TO BE MADE TO COMPLY WITH THESE STANDARDS.

CORROSION LEVEL: MODERATE C2, LOW

# RETROSPECTIVE CARPORT, BATHROOM AND PATIO 33 O'BRIEN STRAAT GLENORCHY TAS

DRAWING No.	DESCRIPTION
A01	Cover Page
A02	Site Plan
A03	Carport as Construct
A04	Patio as Construct
A05	Bathroom

**Property Identification Number**

5387371

**Locality**

Glenorchy

**Planning Zones**

General Residential

**Total Area**

1032 sqm

**Certificate of Title Reference (Volume/Folio)**

14295/3

**Municipality**

Glenorchy

**Planning Codes Overlay**

Flood-prone areas, Waterway and coastal protection area

**Planning Scheme**

Tasmanian Planning Scheme

CLIENT: Khuong Tran  
 ADDRESS: 33 O'Brien Street GLENORCHY TAS

ZONING: General Residential COUNCIL: Glenorchy Council

DRAWING TITLE: Cover Page

AS CONSTRUCT

STAGE: Building Permit

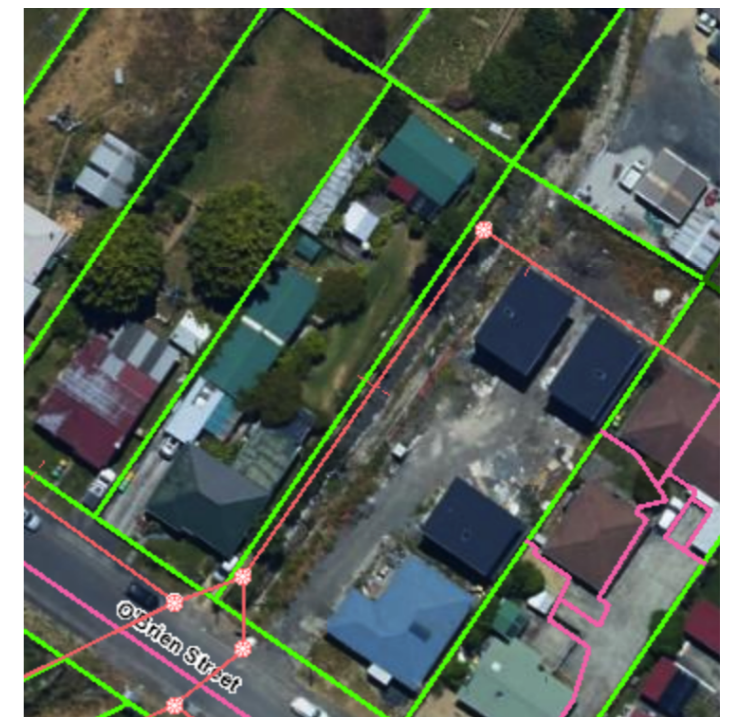
APPROVED BY CLIENT:

SHEET NR:  
A01

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PRINT DATE:  
17/1/2025

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No ..... PLN-25-015  
 DATE RECEIVED ..... 21/01.2025

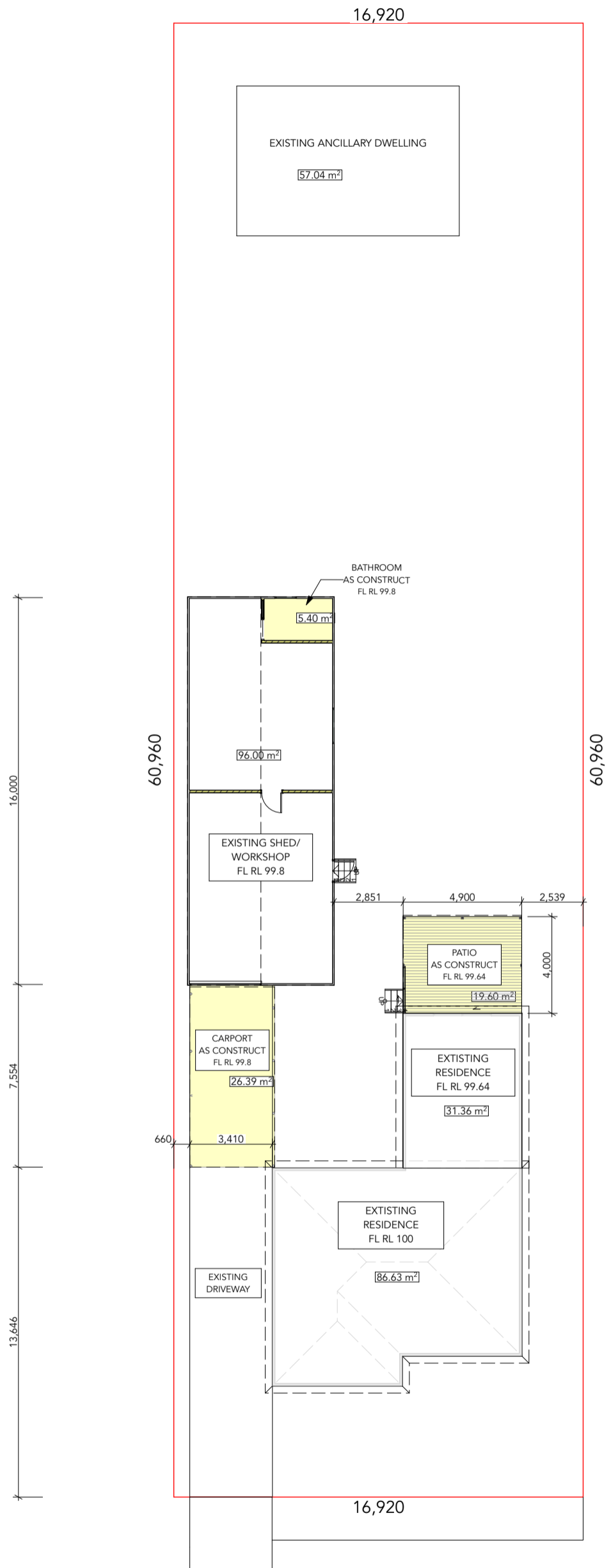


LOCATION PLAN



Spacewise Design Pty Ltd  
 ABN 72 604 335 408  
 mariska@spacewisedesign.com.au  
 0412 040 035 License number: 665044574

**GLENORCHY CITY COUNCIL  
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O' BRIEN STREET

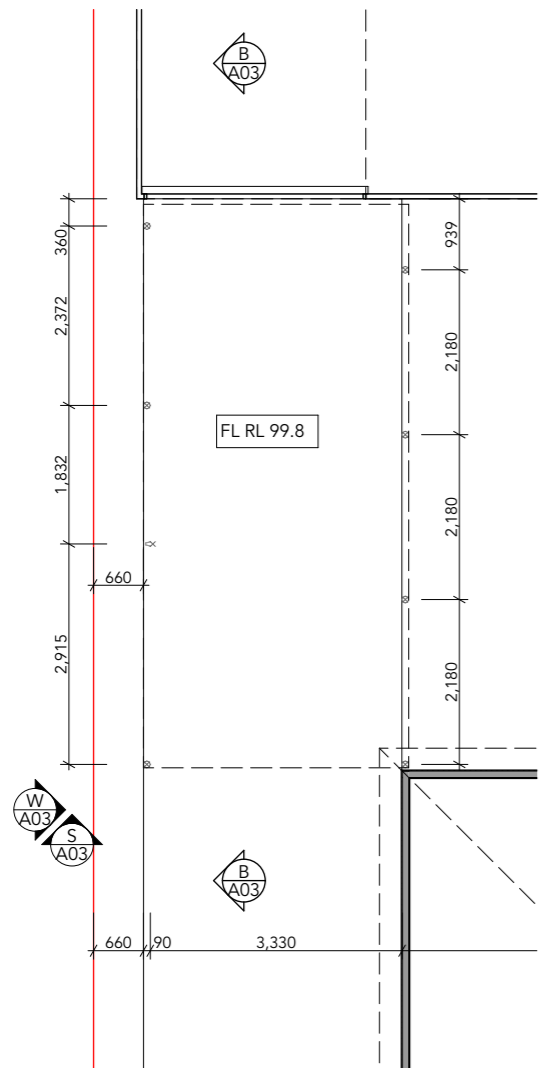


Site Plan 1:200

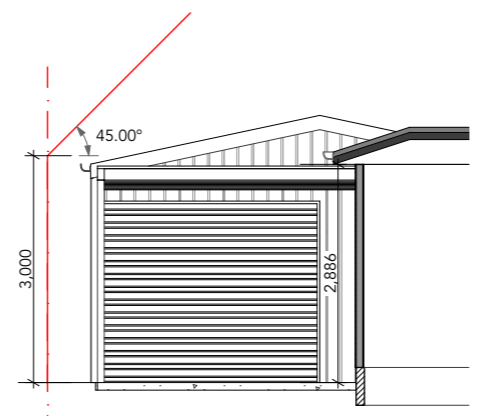
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	CLIENT: Khuong Tran ADDRESS: 33 O'Brien Street GLENORCHY TAS ZONING: General Residential COUNCIL: Glenorchy Council	DRAWING TITLE: Site Plan STAGE: Building Permit	APPROVED BY CLIENT: AS CONSTRUCT	PRINT DATE: 17/1/2025 SHEET NR: A02
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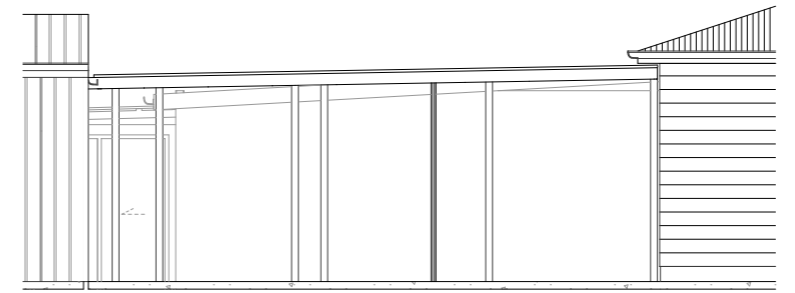
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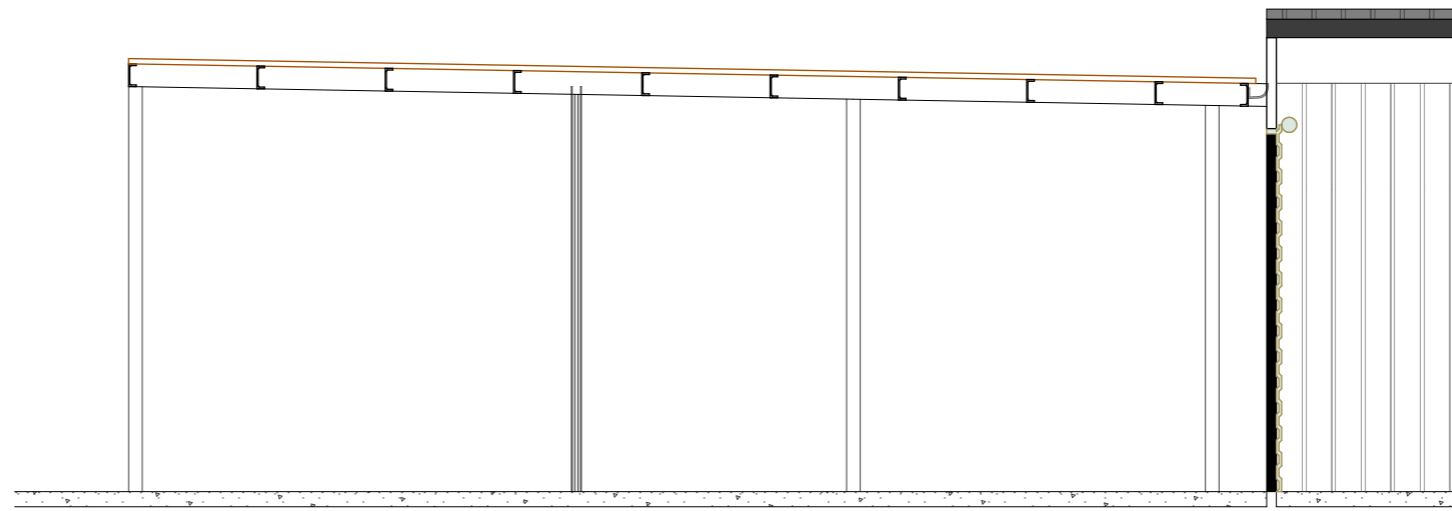
Floor Plan 1:100



Southern Elevation 1:100



Western Elevation 1:100



Section BB 1:50

- MATERIALS**
- COLORBOND CUSTUM ORB ROOFING
  - COLORBOND GUTTER
  - UPVC DOWN PIPE
  - GALVANISHED STEEL POSTS AND ROOF FRAMING



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 ADDRESS: 33 O'Brien Street GLENORCHY TAS  
 ZONING: General Residential COUNCIL: Glenorchy Council

DRAWING TITLE: Carport as Construct

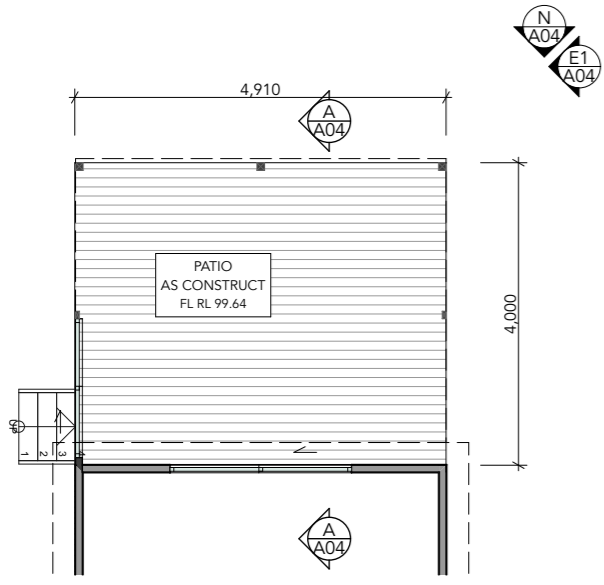
AS CONSTRUCT  
 STAGE: Building Permit

APPROVED BY CLIENT:

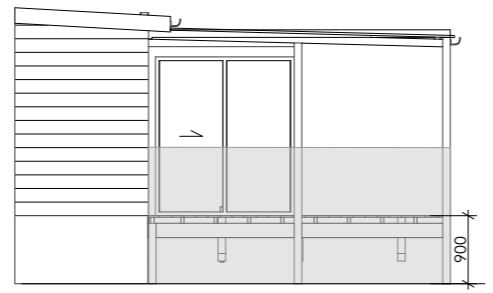
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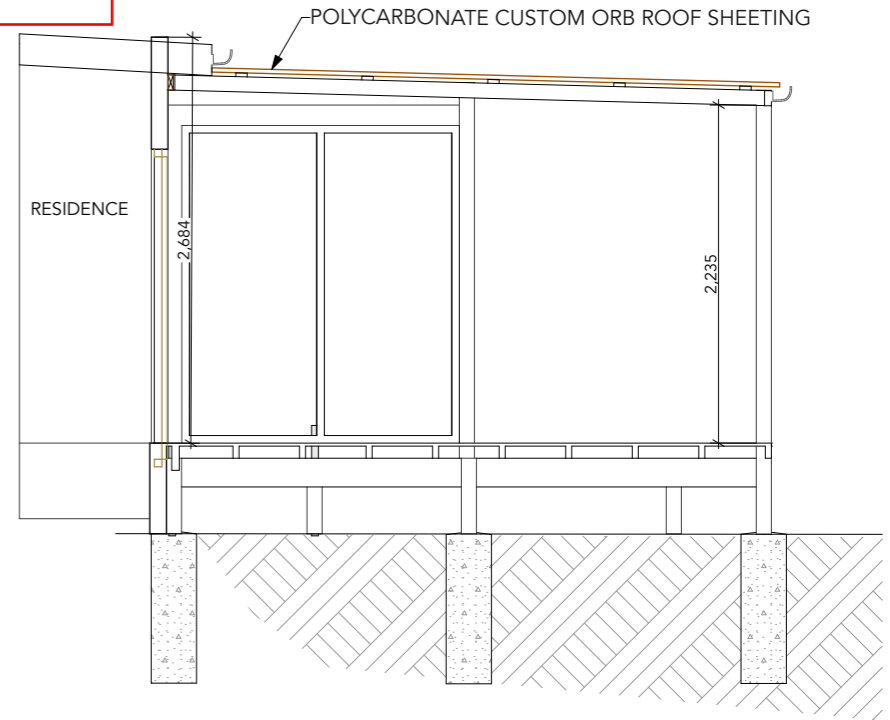
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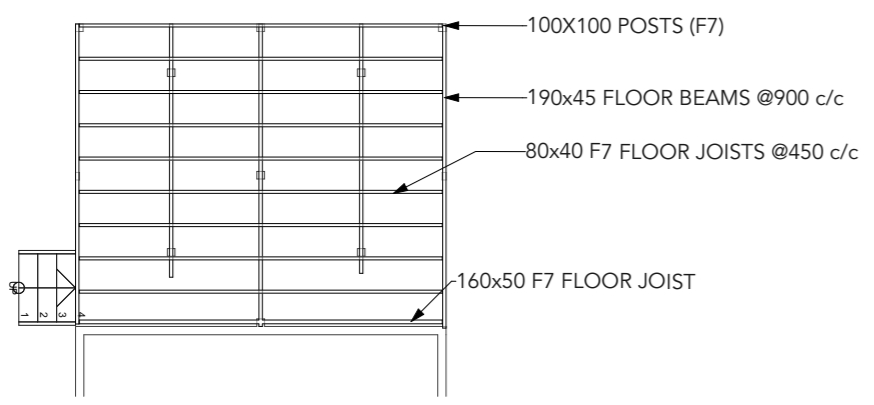
Floor Plan 1:100



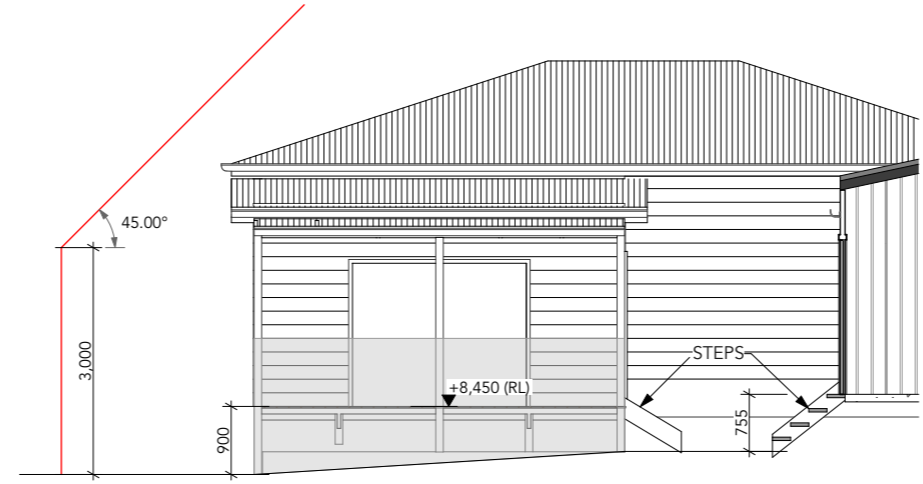
Eastern Elevation 1:100



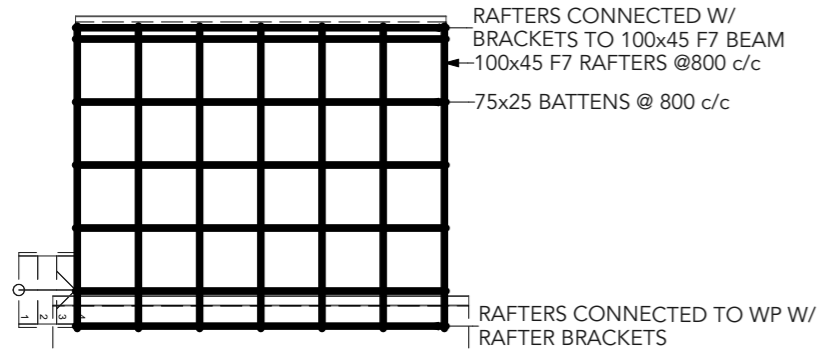
Section AA 1:50



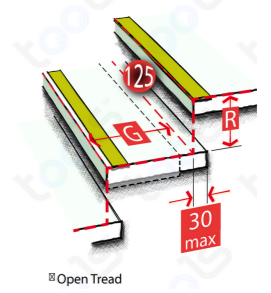
Subfloor Decking 1:100



Northern Elevation 1:100



Roof Framing Plan 1:100

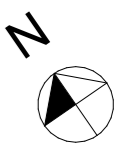


**Riser & Going Public & Private Stairs**

Building Class	Riser (mm)	Going (mm)	2xR + G Comfort (mm)
1 to 4 Private	115 to 190	240 to 355	550 to 700
2 to 9 Public	115 to 190	250 to 355	550 to 700
1 & 10 Infrequent	130 to 225	215 to 355	540 to 700
Comfortable	160 to 180	280 to 320	

Equal size Risers & Going in each Flight  
 • ±5 adjacent Tread  
 • ±10 overall Flight

STEPS TO NCC 2022 11.2.2



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CLIENT: Khuong Tran  
 ADDRESS: 33 O'Brien Street GLENORCHY TAS  
 ZONING: General Residential COUNCIL: Glenorchy Council

DRAWING TITLE: **Patio as Construct**

AS CONSTRUCT  
 STAGE: Building Permit

APPROVED BY CLIENT:

SHEET NR:  
 A04

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BUILDING ELEMENTS IN WET AREAS TO BE WATERPROOF OR WATER RESISTANT TO NCC SPECIFICATION 26, PART 10.2, & AS 3740

**BATHROOM**

**WALL LINING INSTALLATION**

- 8MM GAP TO SLAB
- WATERPROOFER TO SEAL GAP WITH FLEXIBLE WATERPROOF SEALANT

**SHOWER WALL RULES**

**CRITICAL**

BUILDING ELEMENTS IN WET AREAS TO BE WATERPROOF OR WATER RESISTANT TO NCC SPECIFICATION 26, PART 10.2.2, & AS 3740

- ≥ 1.8M ABOVE FFL WITHIN A SHOWER TO BE WATERPROOFED
- WALLS & JUNCTIONS
- PENETRATIONS
- WATERPROOFING CONTINUOUS OVER THE JUNCTION
- ≥ 12MM RADIUS FILLET

**PLUMBING PENETRATIONS**

**CRITICAL**

BUILDING ELEMENTS IN WET AREAS TO BE WATERPROOF OR WATER RESISTANT TO NCC SPECIFICATION 26, NCC PART 10.2, & AS 3740 SEALING

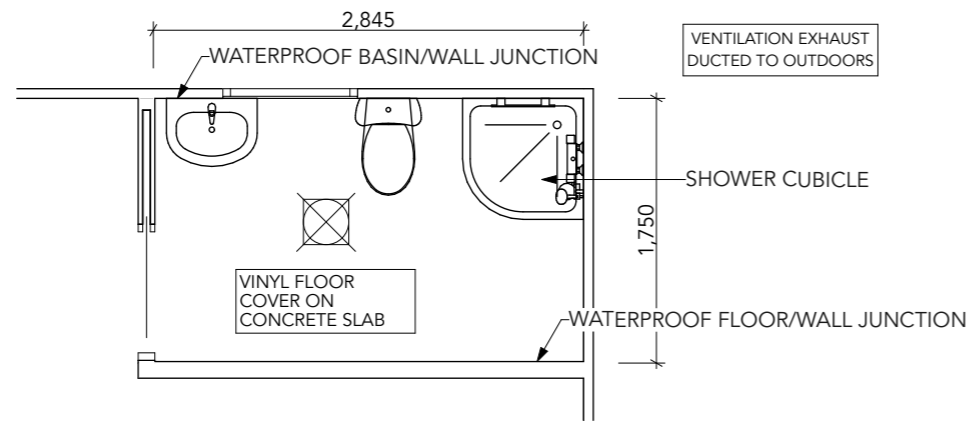
- FULLY WATERPROOF GAP BETWEEN PLUMBING OUTLET & WALL MEMBRANE
  - PROPRIETARY FLANGE ADHERED TO WALL
  - SEALANT TO WALL & TAP BODY JUNCTION
- SEAL MUST NOT IMPEDE SERVICING TAP WASHERS OR CERAMIC DISKS

- PENETRATIONS IN THE WC AREA MUST BE WATERPROOF.

**INSTALLATION BEST PRACTICE**

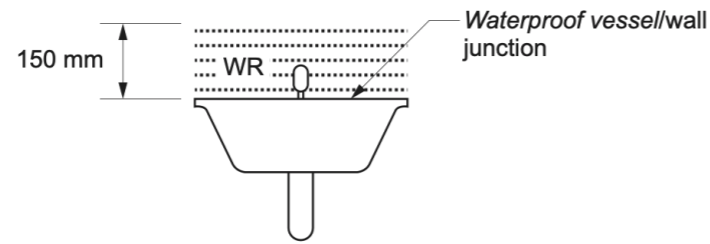
- INSTALL CONTINUOUS WATERPROOFING MEMBRANE OVER FLANGE
- SEAL OVER JUNCTIONS AND PENETRATIONS
- COMPRESSED FIBRE CEMENT WALL LINING
- USE ADHESIVE TO FIX FLANGE OVER WALL LINING

GRADE 'A' SAFETY GLAZING TO BE USED FOR SHOWER SCREENS

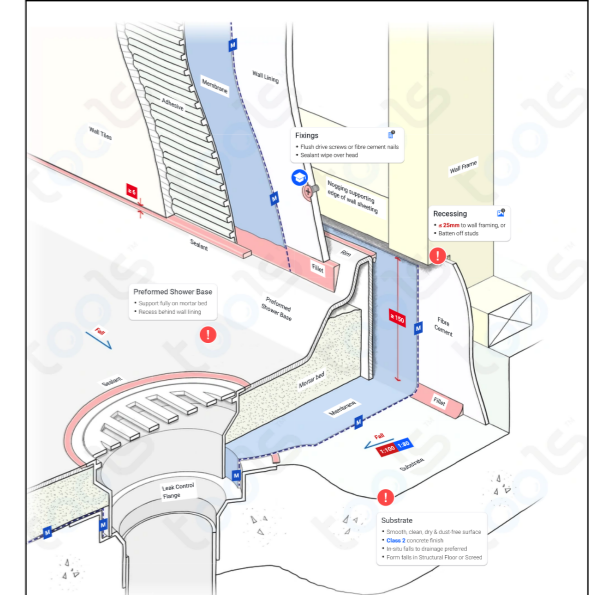
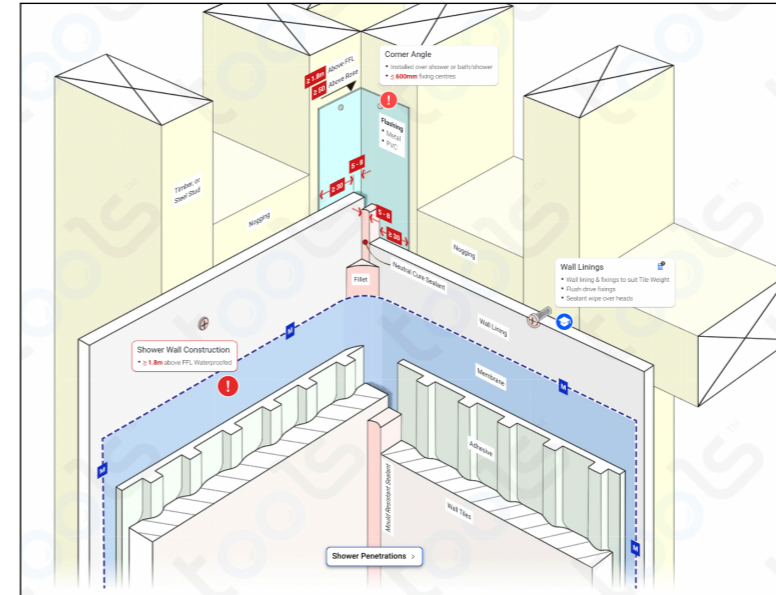


Layout Bath 1:50

**Bath and vessel abutting wall — areas to be protected**



(a) Vessel abutting wall



**INSTALLATION RULES**

BUILDING ELEMENTS IN WET AREAS TO BE WATERPROOF OR WATER RESISTANT TO THE NCC 2022 F2D2, S26C3, & HP10.2.19 [2019 F1.7, 3.8.1] AND AS 3740 2021, 4.14

BASE SUPPORTED TO COUNTERACT FRACTURING OR DEFORMATION

- MORTAR BED OR TO MANUFACTURER'S RECOMMENDATIONS
- FOAM FILLER NOT ALLOWED
- ≥ 6MM THICK SEALANT JOINT AT THE BASE OF WALL TILES TO ALLOW FOR MOVEMENT
- ≥ 150MM TURN UP AT WALLS, FULLY WATERPROOF FLOOR BELOW THE SHOWER BASE

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ZONING: General Residential COUNCIL: Glenorchy Council

DRAWING TITLE: Bathroom

AS CONSTRUCT  
STAGE: Building Permit

APPROVED BY CLIENT:

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