

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-063
PROPOSED DEVELOPMENT:	Proposed outbuilding and Relocation of carpark
LOCATION:	1/239 Tolosa Street Glenorchy
APPLICANT:	Richmond Projects
ADVERTISING START DATE:	08/04/2025
ADVERTISING EXPIRY DATE:	28/04/2025

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) until **28/04/25**.

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 **28/04/25**, or for postal and hand delivered representations, by 5.00 pm on **28/04/25**.

SUBSTANTIAL COMPLIANCE & PROPOSED NEW DECK

239 TOLOSA ST, GLENORCHY

STAGE | DA/BA APPROVAL | REVISION 2

CLIENTS | NICHOLAS THOMAS

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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-24-063

DATE RECEIVED 26/03/2025



R RICHMOND PROJECTS
 M (+61 0) 423 826 156
 E I INFO@RICHMONDPROJECTS.NET

LICENCE NO: 15023031 (QLD), 035660588 (TAS)

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SITE DETAILS

PLANNING ZONE: GLENORCHY CITY COUNCIL
10.0 GENERAL RESIDENTIAL

EXISTING SITE AREA: 749.4M²

EX. DWELLING AREA: 265M²
 EX. DWELLING COVERAGE: 35.3%

PROPOSED DECK: 18.5M²

2

LOCATION PLAN

A0.0

1 : 2000

PROJECT INFORMATION

CLIENT: NICHOLAS THOMAS

TITLE REFERENCE: 57945/9

CLASSIFICATION: 1a CLASS

DESIGN WIND SPEED: N3

SOIL CLASS: CLASS M

CLIMATE ZONE: ZONE 7

BAL: N/A

CORROSION ENVIRONMENT: N/A

REV	AMENDMENT DETAILS	BY	DATE
02	ADDITIONAL INFORMATION	ER	13.03.25

PROJECT STAGE
DA/BA STAGE

PROJECT DETAILS
PROPOSED NEW DECK

**239 TOLOSSA STREET,
GLENORCHY TAS 7010**

CLIENT DETAILS
NICHOLAS THOMAS

DRAWING TITLE
COVER PAGE

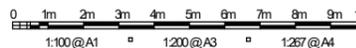
DRAWN
T.F

DESIGNED
E.R

CHECKED
E.R

ISSUE DATE
13/03/25

DRAWING SCALE SHEET SIZE
As indicated A3



PROJECT NUMBER
RP20_045

DRAWING NUMBER
A0.0

REVISION
02

STANDARD SPECIFICATIONS

SOME ITEMS MAY NOT BE APPLICABLE TO THIS PROJECT

GENERAL NOTES:

1. CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT MANAGER.
2. DO NOT SCALE OFF DRAWINGS.
3. REFER WRITTEN DIMENSIONS ONLY.
4. ALL DIMENSIONS ARE IN MILLIMETRES.
5. ALL DIMENSIONS TO BE CHECKED ON SITE.
6. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT LANDSCAPE, CIVIL, STRUCTURAL, ELECTRICAL, MECHANICAL, HYDRAULIC, FIRE & ENERGY EFFICIENCY DOCUMENTATION.
7. PROVIDE ADEQUATE NOGGING & SUBSTRATE FOR ALL RELEVANT JOINERY, FIXTURES & FITTINGS.
8. INSTALLATION OF ALL PROPRIETARY MATERIALS, FIXTURES & FITTINGS SHOULD BE REFERRED TO MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS AND DETAIL. DRAWINGS AND SUPPLEMENTARY SITE DATA PROVIDED.
9. ALL SECONDARY/SUB-CONTRACTORS TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING WORK.

CONSTRUCTION NOTES

QUERIES

REFER ALL QUERIES TO THE PROJECT MANAGER VIA MANAGING CONTRACTOR/SITE FOREMAN

EXTERNAL WORKS

CONSTRUCTION OF ALL CIVIL WORKS SHOULD BE CARRIED OUT TO COMPLY WITH RELEVANT STANDARDS, CODES AND REQUIREMENTS OF THE LOCAL AUTHORITY.

PLEASE CHECK AND CONFIRM EXISTING AND PROPOSED RL'S MATCH THOSE ON SITE. IF THERE ARE ANY DISCREPANCIES PLEASE ADVISE SITE FOREMAN IMMEDIATELY. DO NOT POUR PAVEMENT FINISH IF THERE ARE ANY DOUBTS.

PROVIDE TEMPORARY SAFETY FENCING, HOARDING AND GATES AS REQUIRED. CO-ORDINATE FENCING AND ACCESS POINTS WITH THE OWNER BEFORE INSTALLATION.

ONLY REMOVE VEGETATION AS INDICATED ON LANDSCAPE DRAWINGS. PROTECT ALL OTHER VEGETATION DURING CONSTRUCTION. MAKE GOOD AND RE-INSTATE ALL DISTURBED AREAS.

MAKE GOOD ALL DISTURBED WORK.

UNLESS NOTED OTHERWISE, EXTERNAL CONCRETE PAVEMENT TO BE AS PER CIVIL ENGINEERS DOCUMENTS

HYDRAULIC

REFER HYDRAULIC DOCUMENTS FOR ALL NEW HYDRAULIC WORKS INCLUDING ANY RELEVANT CODE COMPLIANCE REQUIREMENTS.

ELECTRICAL

REFER ELECTRICAL DOCUMENTS FOR ALL NEW ELECTRICAL WORKS INCLUDING ANY RELEVANT CODE COMPLIANCE REQUIREMENTS.

STRUCTURAL

REFER TO STRUCTURAL DOCUMENTS FOR ALL STRUCTURAL WORKS INCLUDING ANY RELEVANT CODE COMPLIANCE REQUIREMENTS

EMERGENCY LIGHTING (REFER ELECTRICAL DRAWINGS)

EMERGENCY LIGHTING TO COMPLY WITH CLAUSE E4.2 AND E4.4 OF THE BCA PROVIDE ILLUMINATED EXIT SIGNS AT ALL REQUIRED PATHS OF TRAVEL TO COMPLY WITH CLAUSES E4.5 AND 4.8 OF THE BCA.

CONSTRUCTION NOTES_CONTINUED

EXITS (REFER ELECTRICAL DRAWINGS)

PROVIDE ILLUMINATED EXIT SIGNS AT ALL REQUIRED PATHS OF TRAVEL TO COMPLY WITH CLAUSES E4.5 AND E4.8 OF THE BCA.

FIRE HOSE REELS (REFER HYDRAULIC DRAWINGS)

PROVIDE FIRE HOSE REEL LENGTH IN ACCORDANCE WITH CLAUSE E4.1 OF THE BCA & AS 2441.

FIRE EXTINGUISHERS (REFER HYDRAULIC DRAWINGS)

PROVIDE FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF THE BCA. TO BE PROVIDED AND INSTALLED TO COMPLY WITH AS1841.5 & AS.2444 ORDINARY HAZARD CLASS A.

FIRE HAZARD PROPERTIES (REFER BA CONDITIONS)

ALL BUILDING MATERIALS AND ASSEMBLIES TO COMPLY WITH CLAUSE C1.10 OF THE BCA.
FLAMMABILITY INDEX NOT MORE THAN 5 (SARKING TYPE MATERIAL) SPREAD OF FLAME INDEX NOT MORE THAN 9,
SMOKE DEVELOPMENT INDEX NOT MORE THAN 8 (IF SPREAD OF FLAME INDEX IS MORE THAN 5)

EXIT DOOR HARDWARE (REFER BA CONDITIONS)

TO COMPLY WITH CLAUSE D2.21 OF THE BCA AND CLAUSE 11, AS 1428.1. EXIT DOORS OR DOORS IN A PATH OF TRAVEL MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS.
DOOR HARDWARE TO BE LOCATED BETWEEN 900mm AND 1100mm ABOVE FFL.

ALL EXIT DOOR LATCHES AND HANDLES TO COMPLY WITH CLAUSE D2.21 OF THE BCA.

TOILET DOORS

TO HAVE KNOCK OFF HINGES TO COMPLY WITH CLAUSE F2.5 OF THE BCA.
IDENTIFICATION OF ACCESSIBLE DISABLED FACILITIES. PROVIDE SIGNAGE INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS TO COMPLY WITH AS.1428.1 TO IDENTIFY THE PATH OF TRAVEL TO EACH UNISEX DISABLED FACILITY.

FLOOR FINISHES

FLOOR SURFACES ARE TO COMPLY WITH CLAUSE P1 OF QDC PART 1.0. ALL FLOORS TO HAVE EVEN SLIP-RESISTANT SURFACE, WITHOUT OBSTRUCTIONS WHICH CREATE TRIPPING OR STUMBLING HAZARDS.

FLOOR SURFACES TO BE WASHED DOWN MUST HAVE SURFACE FINISH IMPERVIOUS TO LIQUIDS USED FOR CLEANING.

FLOOR COVERINGS ARE TO BE PROVIDED THAT PREVENT SLIPS, TRIPS AND FALLS TO COMPLY WITH CLAUSE P1 OF QDC PART MP5.1

FLOOR DRAINAGE(REFER HYDRAULIC DRAWINGS)

FLOOR DRAINAGE TO COMPLY WITH CLAUSE P2 OF QDC PART MP5.1 FLOOR AREAS TO BE HOSED DOWN TO HAVE MIN. GRADES 1:25.

INSTALLATIONS, MATERIALS AND WORKMANSHIP

TO BE IN ACCORDANCE WITH:

- a. NCC 2019 (NATIONAL CONSTRUCTION CODE)
- d. RELEVANT AUSTRALIAN STANDARD & BUILDING CODE REQUIREMENTS:

FORMWORK FOR CONCRETE & CONCRETE FINISHES	AS3610.1-2010
METAL ROOF SHEETING	AS 1562.1
PREPAINTED STEEL	AS 2728
POWDERCOATING	AS3715
AAMA COATING PERFORMACE SPEC	AAMA 2604
FLASHINGS & CAPPINGS	AS/NZS 2904
METAL RAINWATER GOODS	AS/NZS 2179
ROOF/STORMWATER DRAINAGE	AS/NZS 3500.3
SARKING	AS/NZS 4200 PARTS 1&2
SAFETY MESH	AS/NZS 4389
ROOF INSULATION (WITHOUT SAFETY MESH)	AS 4040.4
SAFETY SIGNS	AS 1319
FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS	AS 1657
GLAZED ASSEMBLIES	AS 2047 (BLDG CLASS 9b)
ALUMINIUM WINDOW & DOOR FRAMES	AS 1231
GLASS	AS 1288
WINDOWS & EXTERNAL GLAZING	AS 2047
BUILDING FACADE	AS4284
SAFETY GLASS	AS 2208
DAMP & WEATHERPROOFING - GENERAL	NCC 2019 BCA PART F1
WATERPROOFING OF WET AREAS	AS 3740 / NCC 2019 BCA PART F1
DAMP PROOF COURSE	AS/NZS 2904
TERMITE BARRIER	AS 3660
PLASTERBOARD	AS/NZS 2588 / AS 2589.1
FIBRE CEMENT	AS 2908.2
PAINTING	AS/NZS 2311
BALUSTRADES	NCC 2014 BCA PART D2.16
ENERGY EFFICIENCY	NCC 2019 BCA PART J
ACCESS & EGRESS	NCC 2019 BCA PART D
ACCESS FOR PEOPLE WITH A DISABILITY	NCC 2019 BCA PART D3
DISABILITY (ACCESS TO PREMISES - BUILDINGS)	STANDARDS 2010 / AS 1428.1
SIGNS & GRAPHICS FOR DISABLED ACCESS	AS 1428.1
TACTILE GROUND SURFACE INDICATORS	AS 1428.4
ROOF ACCESS SAFETY SYSTEM	WORK HEALTH & SAFETY REGULATIONS 2011 (FOR MAINTENANCE OF NEW ROOF & GUTTER)
FALL ARREST SYSTEM	AS/NZS 1891
SLIP RESISTANCE	AS/NZS 4586 / CSIRO HB 197/AS3661/AS4663
POWERED DOOR FOR PEDESTRIAN ACCESS & EGRESS	AS 5007
THE STORAGE OF GASSES IN CYLINDERS	AS 4332
INSTALLATION & USE OF INERT GASES FOR BEVERAGE DISPENSING	AS 5034
CONSTRUCTION AND FIT OUT OF FOOD PREMISES	AS 4674
SLIP RESISTANCE OF PEDESTRIAN SURFACES	AS/NZS 3661.2
STEEL STRUCTURES	AS 4100
BLOCKWORK/BRICKWORK:	
DESIGN	AS4773 PART 1
CONSTRUCTION	AS4772 PART 2
MASONRY STRUCTURE	AS3700
STRUCTURAL DESIGN	AS1170
UNITS	AS4455
TESTING	AS4456
THE STORAGE & HANDLING OF LP GAS	AS 1596
THE STORAGE & HANDLING OF FLAMMABLE & COMBUSTIBLE LIQUIDS	AS 1940
THE DESIGN, INSTALLATION & OPERATION OF UNDERGROUND PETROLEUM STORAGE SYSTEMS	AS 4897
EXPLOSIVE ATMOSPHERES - CLASSIFICATION OF AREAS	AS 60079.10.1
PARKING FACILITIES	AS/NZS 2890
SMOKE ALARMS	AS3786

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-24-063

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02	ADDITIONAL INFORMATION	ER	13.03.25
REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE
DA/BA STAGE

PROJECT DETAILS
PROPOSED NEW DECK

239 TOLOSSA STREET,
GLENORCHY TAS 7010

CLIENT DETAILS
NICHOLAS THOMAS

DRAWING TITLE
GENERAL NOTES

DRAWN
T.F

DESIGNED

E.R

CHECKED

E.R

ISSUE DATE
13/03/25

DRAWING SCALE SHEET SIZE
1 : 50 A3

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100@A1 1:200@A3 1:267@A4

PROJECT NUMBER DRAWING NUMBER REVISION
RP20_045 A0.1 02

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A GLAZING TO BE IN ACCORDANCE WITH ASI288 AND AS2047 WIND SPEED 41M/S N3

SITE GENERAL NOTES

CONFIRM ALL DIMENSIONS ON SITE TO EXISTING DWELLINGS PRIOR TO COMMENCEMENT OF ANY WORK. EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED. BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER CIVIL ENGINEERS DOCUMENTATION. ALL SITE WORKS SHALL BE IN ACCORDANCE WITH N.C.C., CSIRO BTF 18,19,22 AND AS2870 MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT. SEDIMENT CONTROL; 'GEOLAB' SILT FENCE 1000 OR SIMILAR. TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, DEQUATELY RETAINED ALONG ALL EDGES. UNUSED STOCKPILES TO BE REMOVED FROM SITE OR USED FOR FUTURE LANDSCAPING.

SITE PREPARATION AND EXCAVATION

IN ACCORDANCE WITH PART 3.1 OF CURRENT N.C.C., AND TO LOCAL COUNCIL REQUIREMENTS. INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50 MM ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50 MM MIN. FALL FOR THE FIRST METRE AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

FOOTINGS

CONCRETE FOOTINGS AND SLABS IN ACCORDANCE WITH PART 3.2 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS SPECS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 25MPA / SLAB 25MPA. STRIP FOOTINGS TO BE PLACED WITH A MECHANICAL VIBRATOR. CONCRETE SLABS TO BE MOISTURE CURED FOR MIN. OF 7 DAYS OR APPLY APPROVED CURING COMPOUND. PROVIDE WALL CAVITY DRAINAGE WITH WEEPHOLES AT 960 MAX CENTRES ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

WORKPLACE HEALTH AND SAFETY

BUILDER SHALL COMPLY WITH ALL WORKPLACE HEALTH AND SAFETY REQUIREMENTS REQUIRED BY LEGISLATION FOR THE CONSTRUCTION OF THE STRUCTURE AND SHALL ASSES ALL WORKPLACE HEALTH AND SAFETY ISSUES BEFORE COMMENCEMENT OF CONSTRUCTION AND LIASE WITH THE DESIGNER IF NECESSARY TO AVOID/MINIMISE RISKS DURING CONSTRUCTION.

SERVICES

BUILDER TO LOCATE ALL SERVICES BEFORE COMMENCEMENT OF CONSTRUCTION. SEWERAGE TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND WATER SUPPLY ACT 1949. ROOF WATER DISCHARGE TO DOWNPIPES TO RAINWATER STORAGE TANKS IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. TANK OVERFLOW TO BE DIRECTED OR DISCHARGE AS PER LOCAL AUTHORITY REQUIREMENTS. RAINWATER TANK AND WASTE SERVICES TO BE CONNECTED TO LOCAL AUTHORITY SEWERAGE SYSTEM OR AS PER HYDRAULIC ENGINEERS DEISGN.

NOTE: RICHMOND PROJECTS GIVES NO WARRANTY REGARDING THE PRECENSE OF LOCATION OF BURIED SERVICES, INCLUDING NEW-INSTALLED SERVICES. "AS CONSTRUCTED" LOCATIONS MAY DIFFER FROM WHAT IS DRAWN ON THIS PLAN.

INITIAL IDENTIFICATION AS PER DBYD (DIAL BEFORE YOU DIG - TELEPHONE: 1100 HTTP://WWW.1100.COM.AU)



SITE INFORMATION

SITE AREA	749.4M²
TOTAL BUILDING AREA	265M²
Development Density	35.3%

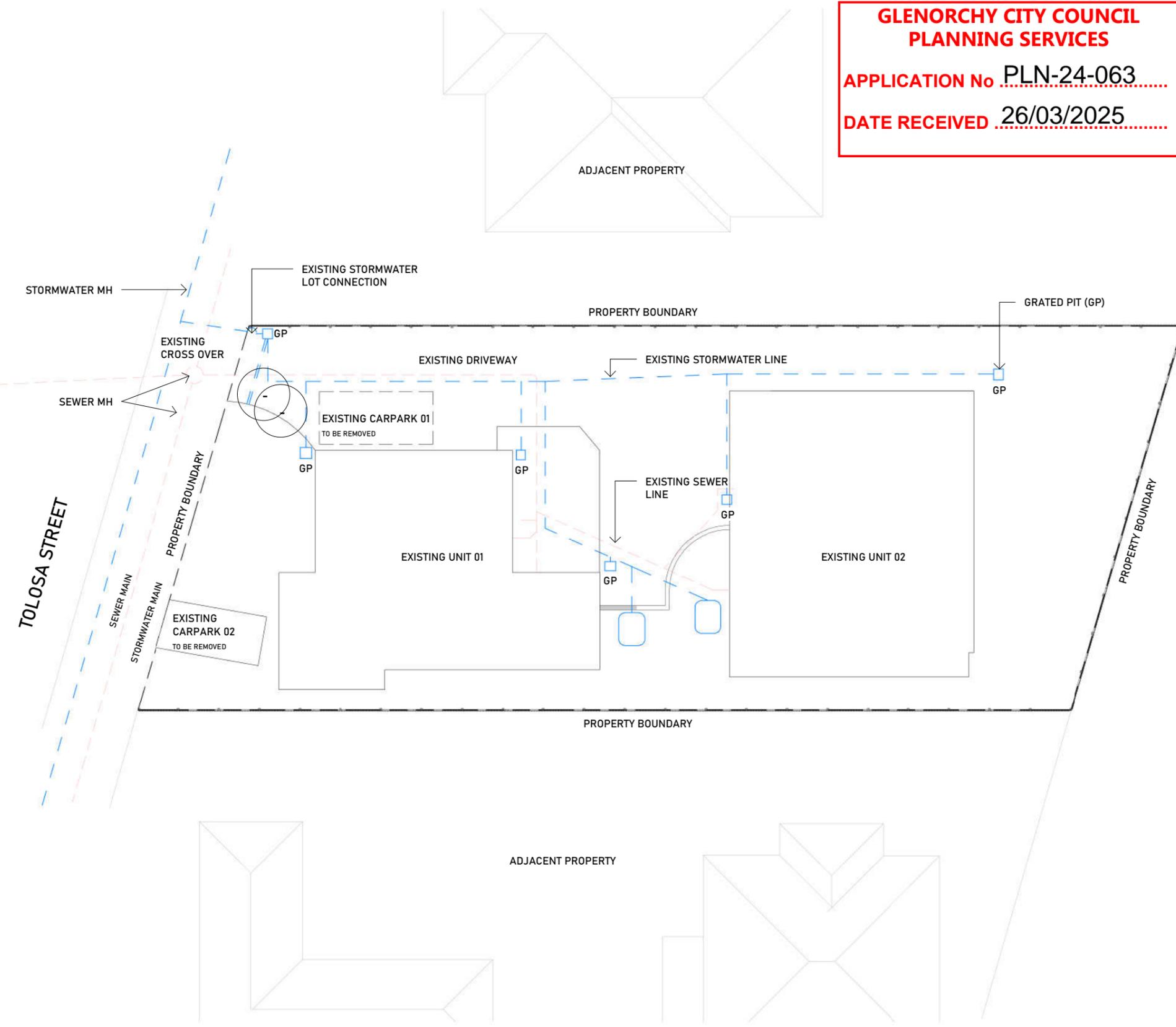
Version: 2, Version Date: 03/04/2025

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No **PLN-24-063**
DATE RECEIVED **26/03/2025**

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1 EXISTING SITE PLAN
A.1.1 1 : 200

02	ADDITIONAL INFORMATION	ER	13.03.25
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DA/BA STAGE

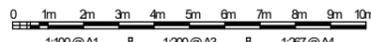
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239 TOLOSSA STREET,
GLENORCHY TAS 7010

NICHOLAS THOMAS

EXISTING SITE PLAN

DRAWN
T.F
DESIGNED
E.R
CHECKED
E.R
ISSUE DATE
13/03/25
DRAWING SCALE SHEET SIZE
As indicated A3



PROJECT NUMBER **RP20_045** DRAWING NUMBER **A1.1** REVISION **02**

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A GLAZING TO BE IN ACCORDANCE WITH ASI288 AND AS2047 WIND SPEED 41M/S N3

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SITE INFORMATION

SITE AREA	749.4M²
TOTAL BUILDING AREA	283.5M²
Domestic Density	4.229 37.8%
Version: 2, Version Date:	03/04/2025

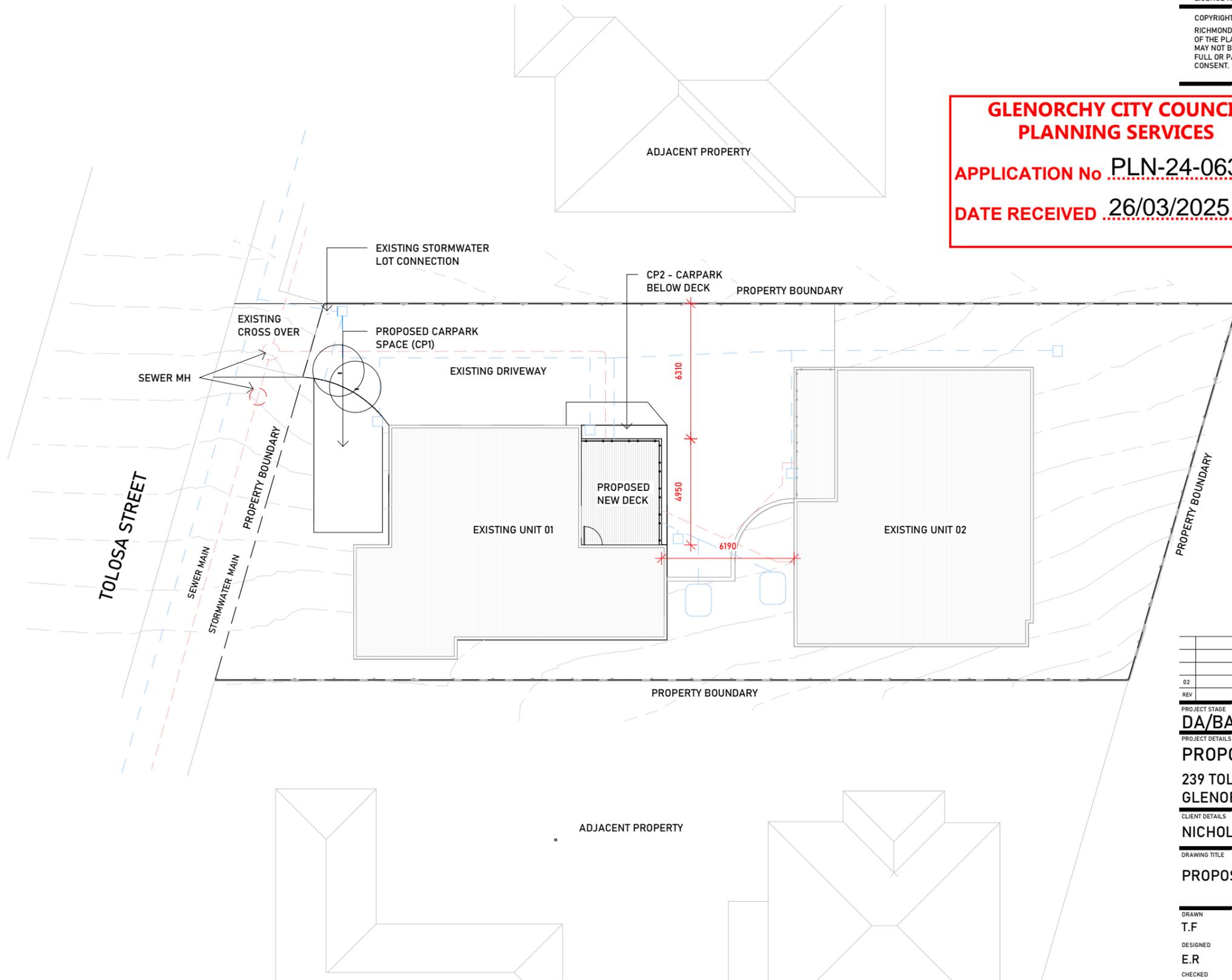


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1 PROPOSED SITE PLAN
A1.2 1: 200

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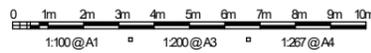
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PROPOSED NEW DECK

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NICHOLAS THOMAS

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DRAWN
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DESIGNED
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13/03/25
DRAWING SCALE SHEET SIZE
As indicated A3



1:100@A1 1:200@A3 1:267@A4

PROJECT NUMBER DRAWING NUMBER REVISION
RP20_045 A1.2 101

SERVICE LOCATOR REQUIRED TO IDENTIFY APPROXIMATE LOCATION OF EXISTING DRAINAGE LINES PRIOR ANY WORKS

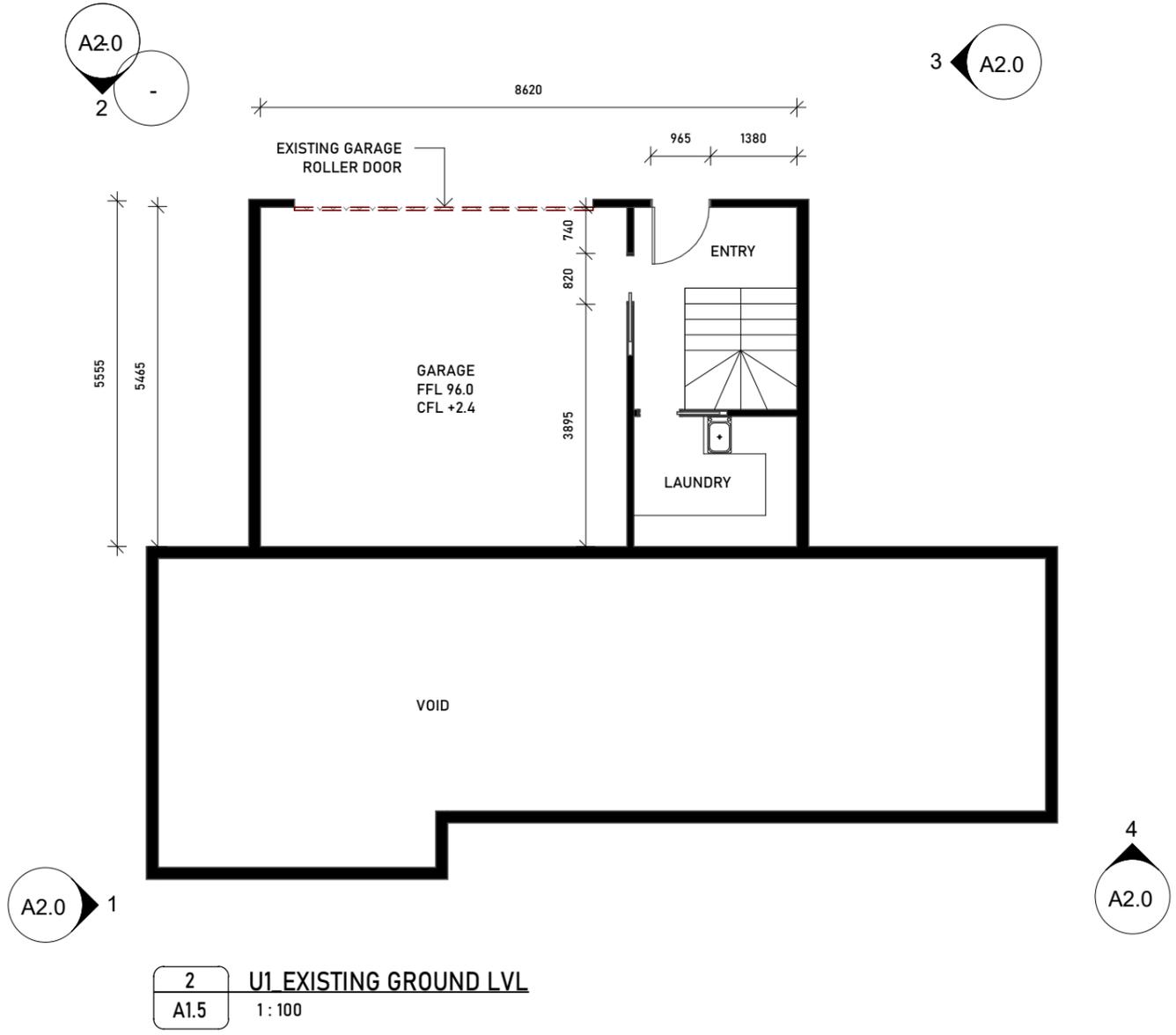
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PROPOSED NEW DECK
239 TOLOSSA STREET,
GLENORCHY TAS 7010

CLIENT DETAILS
NICHOLAS THOMAS

DRAWING TITLE
U1_EXISTING GROUND LVL

DRAWN
T.F

DESIGNED
E.R

CHECKED
E.R

ISSUE DATE
13/03/25

DRAWING SCALE SHEET SIZE
As indicated A3

PROJECT NUMBER DRAWING NUMBER REVISION
RP20_045 A1.5 02

1m 2m 3m 4m 5m

FLOOR INFORMATION	
FLOOR AREA	119.6M ²
DECK AREA	0M ²
Document ID: 3474229	119.6M ²
Version: 2, Version Date: 03/04/2025	

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A
GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047 WIND SPEED 41M/S N3

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-24-063**

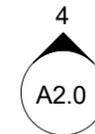
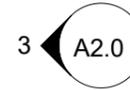
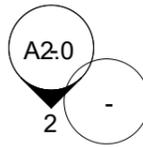
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1 U1_EXISTING UPPER FLOOR PLAN
A1.6 1:100

REV	AMENDMENT DETAILS	BY	DATE
02	ADDITIONAL INFORMATION	ER	13.03.25

DA/BA STAGE

PROPOSED NEW DECK

239 TOLOSSA STREET,
GLENORCHY TAS 7010

NICHOLAS THOMAS

U1_EXISTING UPPER LVL

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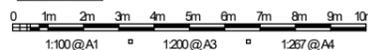
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PROJECT NUMBER **RP20_045** DRAWING NUMBER **A1.6** REVISION **02**



FLOOR INFORMATION

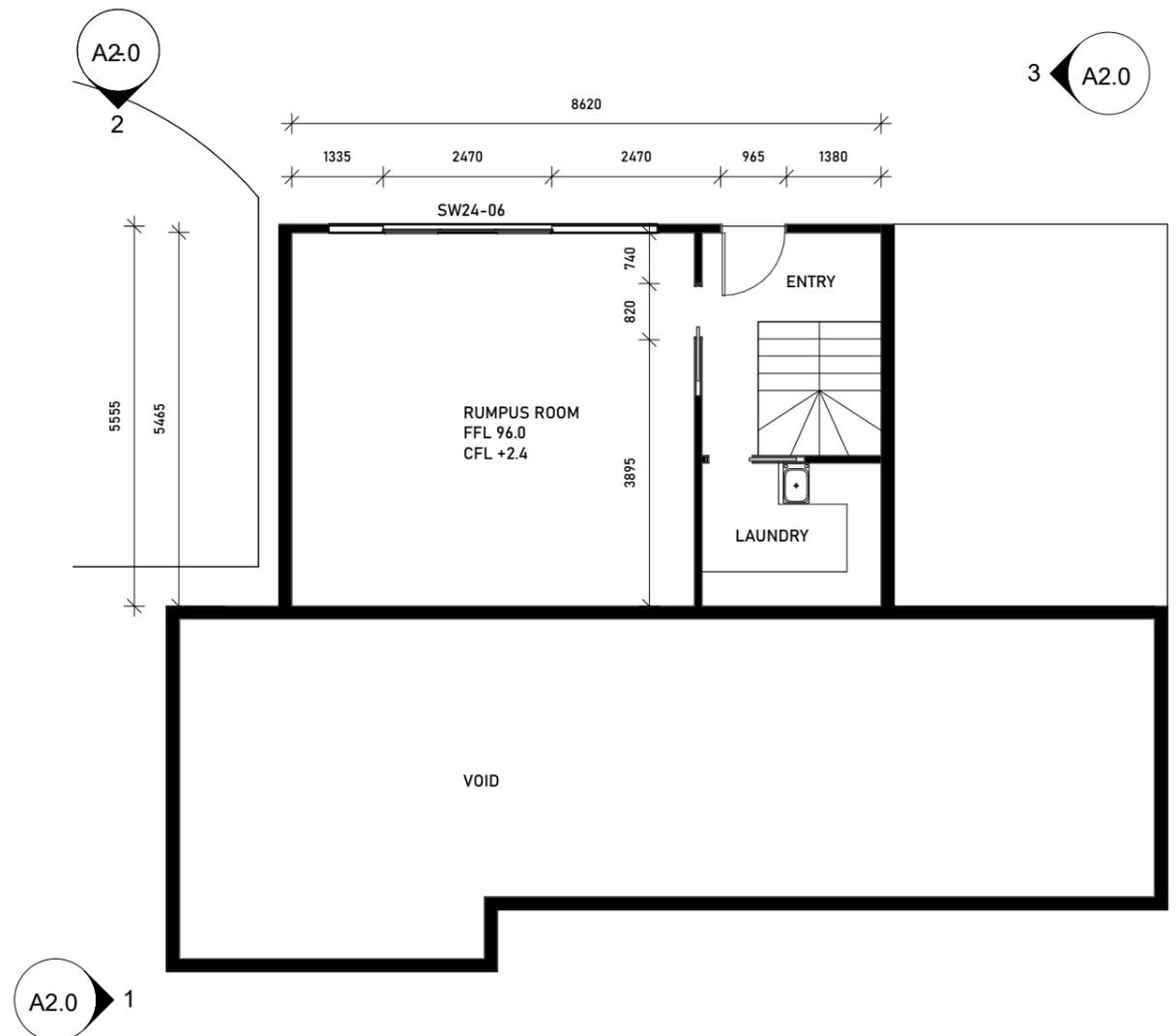
FLOOR AREA	119.6M ²
DECK AREA	0M ²

Drawings ID: 3474229 119.6M²
Version: 2, Version Date: 03/04/2025

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A
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APPLICATION No PLN-24-063
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3 U1_PROPOSED GROUND LVL
A1.8 1:100



1 U1_PROPOSED UPPER LVL
A1.8 1:100

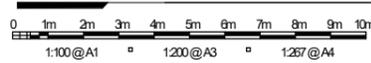
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PROJECT STAGE
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PROJECT DETAILS
PROPOSED NEW DECK
239 TOLOSSA STREET,
GLENORCHY TAS 7010

CLIENT DETAILS
NICHOLAS THOMAS

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PROPOSED DECK

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PROJECT NUMBER
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DRAWING NUMBER
A1.8
REVISION
02



FLOOR INFORMATION

FLOOR AREA	119.6M ²
DECK AREA	18.5M ²
TOTAL AREA	138.1M ²

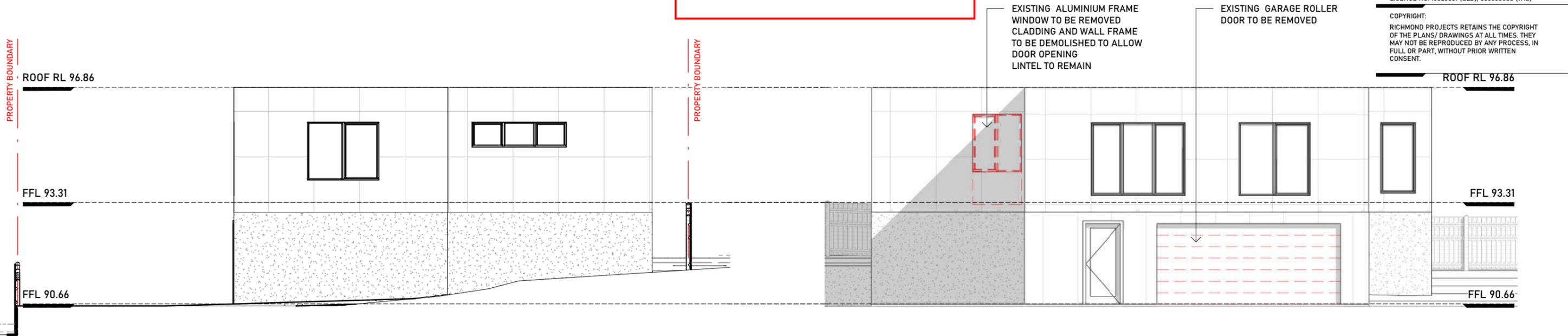
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**GLENORCHY CITY COUNCIL
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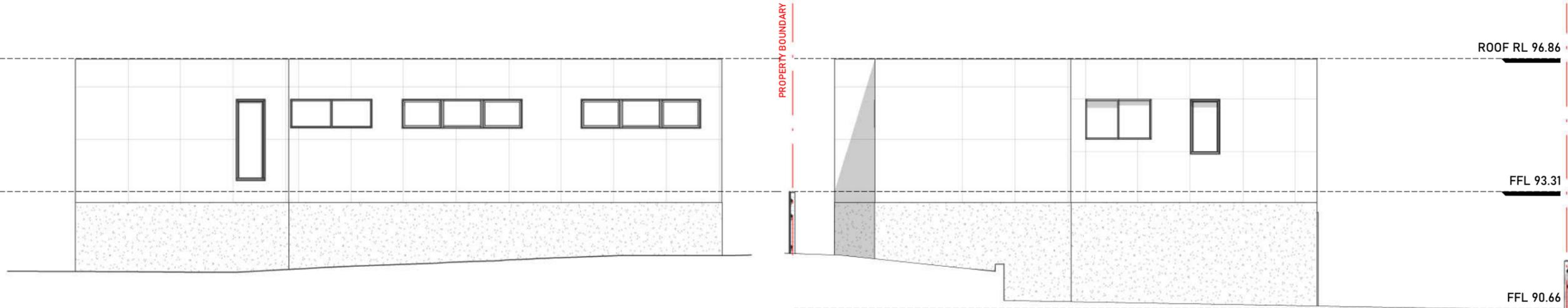
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1 EX WEST ELEVATION
A2.0 1:100

2 EX NORTH ELEVATION
A2.0 1:100



4 EX SOUTH ELEVATION
A2.0 1:100

3 EX EAST ELEVATION
A2.0 1:100

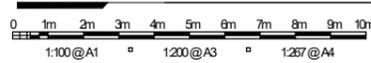
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RP20_045	A2.0	02

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A GLAZING TO BE IN ACCORDANCE WITH ASI288 AND AS2047 WIND SPEED 41M/S N3

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

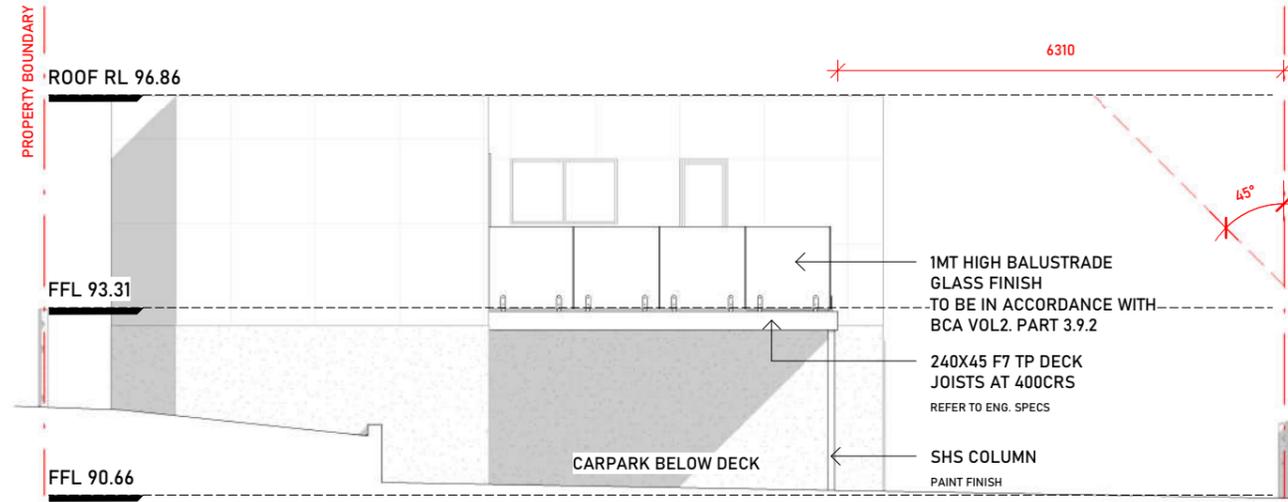
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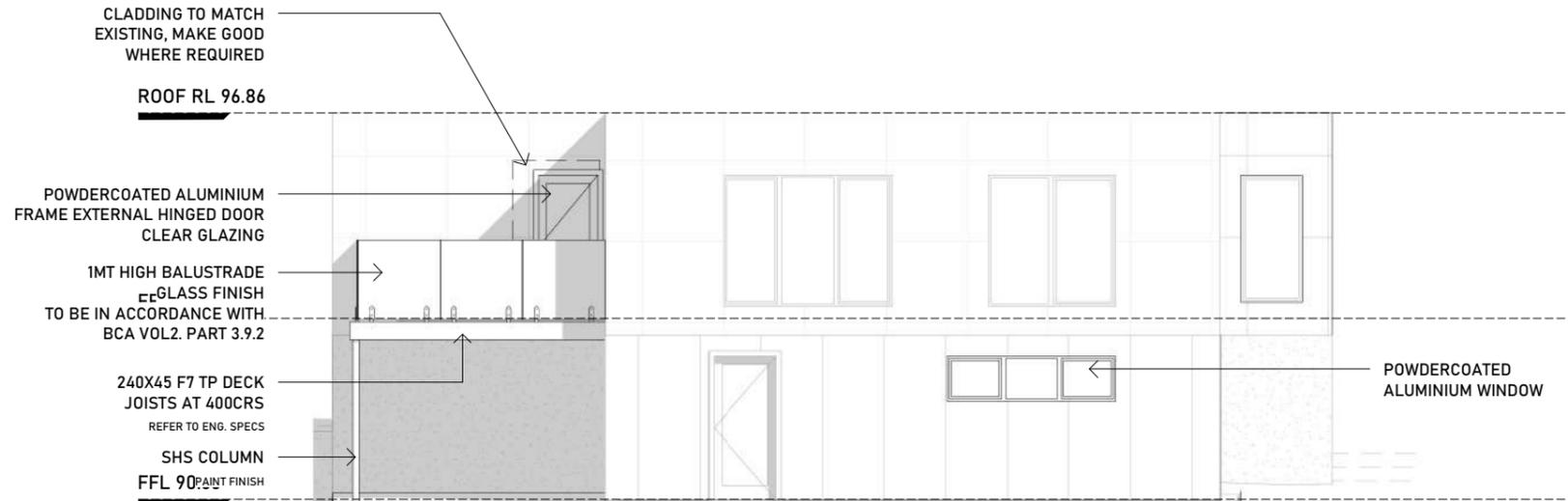
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2 PR EAST ELEVATION
A2.1 1:100



1 PR NORTH ELEVATION
A2.1 1:100

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GLENORCHY TAS 7010

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NICHOLAS THOMAS

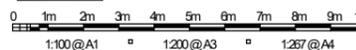
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PART 3.8.7 CONDENSATION MANAGEMENT.

3.8.7.2 PLIABLE BUILDING MEMBRANE

(A) WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, IT MUST--
(I) COMPLY WITH AS/NZS 4200.1; AND
(II) BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND
(III) BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 AND 8; AND
(IV) BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING.
(B) EXCEPT FOR SINGLE SKIN MASONRY OR SINGLE SKIN CONCRETE, WHERE A PLIABLE BUILDING MEMBRANE IS NOT INSTALLED IN AN EXTERNAL WALL, THE PRIMARY WATER CONTROL LAYER MUST BE SEPARATED FROM WATER SENSITIVE MATERIALS BY A DRAINED CAVITY.

3.8.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS.

(A) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF--
(I) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
(II) 40 L/S FOR A KITCHEN OR LAUNDRY.
(B) EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED--
(I) DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR
(II) TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4

3.8.7.4 VENTILATION OF ROOF SPACES

(A) WHERE AN EXHAUST SYSTEM COVERED BY 3.8.7.3 DISCHARGES INTO A ROOF SPACE, THE ROOF SPACE MUST BE VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS.
(B) OPENINGS REQUIRED BY (A) MUST HAVE A TOTAL UNOBSTRUCTED AREA OF 1/300 OF THE RESPECTIVE CEILING AREA IF THE ROOF PITCH IS MORE THAN 22°, OR 1/150 OF THE RESPECTIVE CEILING AREA IF THE ROOF PITCH IS NOT MORE THAN 22°.
(C) 30% OF THE TOTAL UNOBSTRUCTED AREA REQUIRED BY (B) MUST BE LOCATED NOT MORE THAN 900 MM BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF SPACE, MEASURED VERTICALLY, WITH THE REMAINING REQUIRED AREA PROVIDED BY EAVE VENTS.

SUB-FLOOR VENTILATION
IN ACCORDANCE WITH PART 3.4.1 OF CURRENT N.C.C., MINIMUM RATE OF SUB-FLOOR VENTILATION TO BE 6000mm² PER METRE OF EXTERNAL PERIMETER WALL.

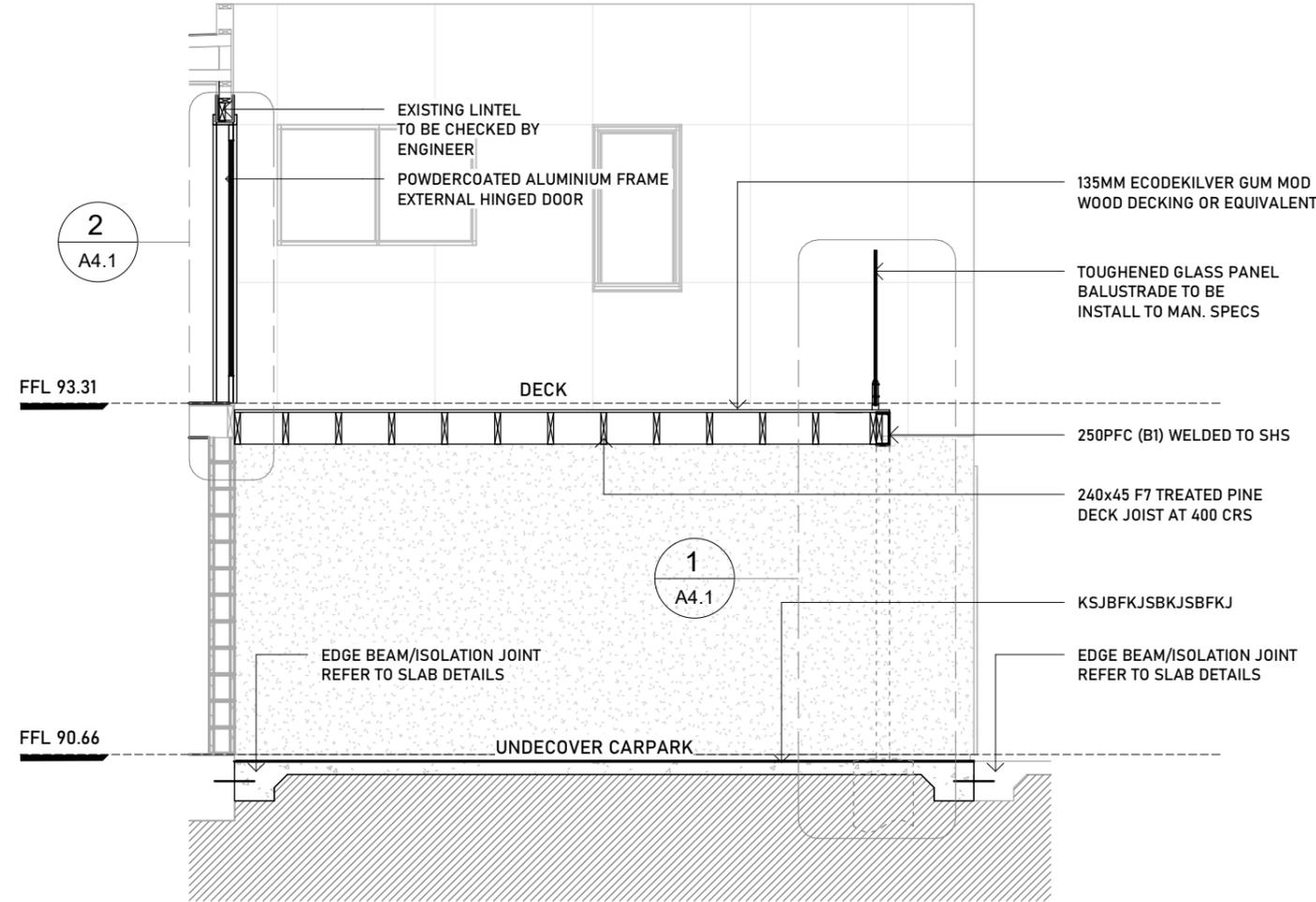
DAMP PROOFING
IN ACCORDANCE WITH PART PART 3.3.4 OF CURRENT N.C.C. AND TO AS/NZS 2904.

TIMBER FRAMING
DESIGN WIND SPEED N3.
TIMBER FRAMING, TIE DOWN AND WIND BRACING DETAILS TO AS 1684.2.

WALL CLADDING
IN ACCORDANCE WITH PART 3.5 OF CURRENT N.C.C. AND MANUFACTURER'S SPECIFICATIONS.

ROOF CLADDING, GUTTERING AND DOWNPIPES
IN ACCORDANCE WITH 3.5.1 AND PARTS 3.5.2 OF CURRENT N.C.C. AND AS/NZS 3500.5. INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

WINDOWS & GLAZING
ALL WINDOWS AND GLAZING TO AS 2047 AND AS 1288 AND PART 3.6 OF CURRENT N.C.C. MANUFACTURER TO PROVIDE CERTIFICATION OF COMPLIANCE.
ALL WINDOW MEASUREMENT SHOWN ARE NOMINAL ONLY AND ARE TO BE VERIFIED ON SITE, PRIOR TO ORDERING.



1 CROSS SECTION 01
A4.0 1:50

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DA/BA STAGE

PROJECT DETAILS
PROPOSED NEW DECK

239 TOLOSSA STREET,
GLENORCHY TAS 7010

CLIENT DETAILS
NICHOLAS THOMAS

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CROSS SECTION

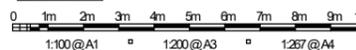
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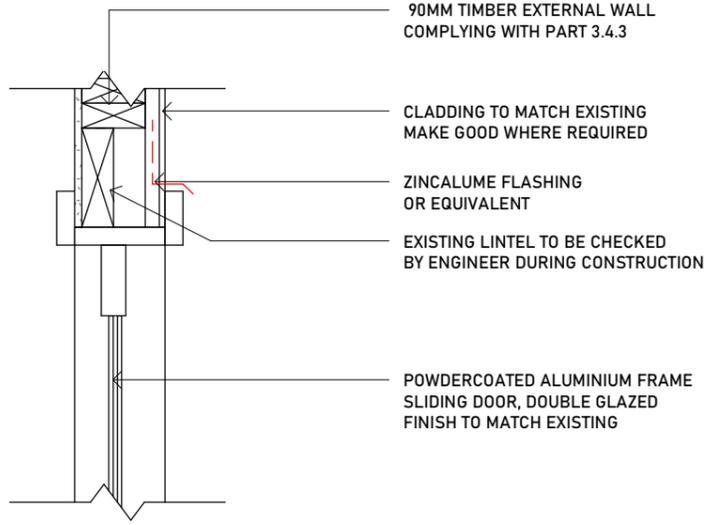


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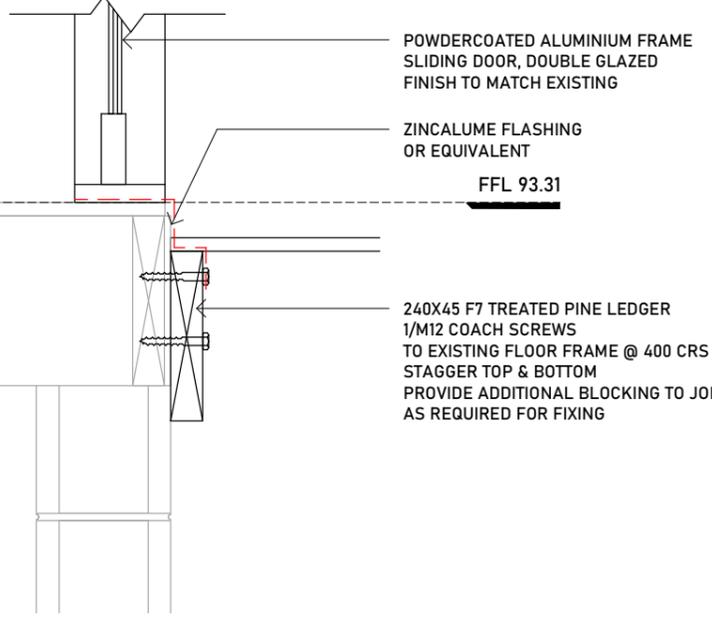
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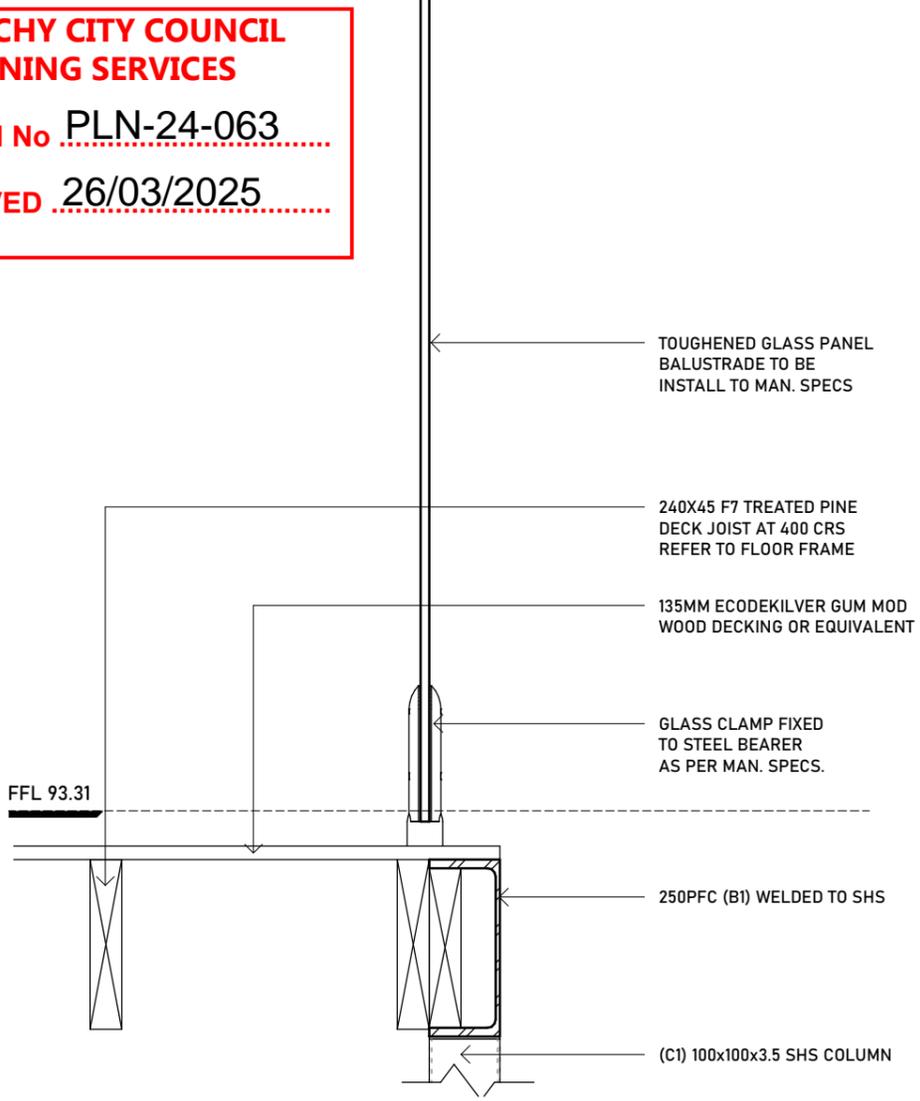


90MM TIMBER EXTERNAL WALL COMPLYING WITH PART 3.4.3
CLADDING TO MATCH EXISTING MAKE GOOD WHERE REQUIRED
ZINCALUME FLASHING OR EQUIVALENT
EXISTING LINTEL TO BE CHECKED BY ENGINEER DURING CONSTRUCTION
POWDERCOATED ALUMINIUM FRAME SLIDING DOOR, DOUBLE GLAZED FINISH TO MATCH EXISTING

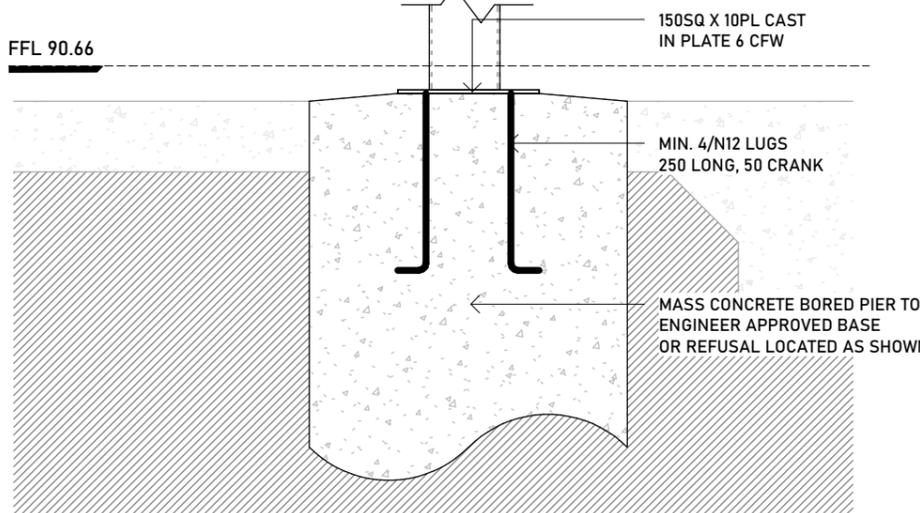


POWDERCOATED ALUMINIUM FRAME SLIDING DOOR, DOUBLE GLAZED FINISH TO MATCH EXISTING
ZINCALUME FLASHING OR EQUIVALENT
FFL 93.31
240X45 F7 TREATED PINE LEDGER 1/M12 COACH SCREWS TO EXISTING FLOOR FRAME @ 400 CRS STAGGER TOP & BOTTOM PROVIDE ADDITIONAL BLOCKING TO JOISTS AS REQUIRED FOR FIXING

2 WALL DETAIL
A4.1 1:10



TOUGHENED GLASS PANEL BALUSTRADE TO BE INSTALL TO MAN. SPECS
240X45 F7 TREATED PINE DECK JOIST AT 400 CRS REFER TO FLOOR FRAME
135MM ECODEKILVER GUM MOD WOOD DECKING OR EQUIVALENT
GLASS CLAMP FIXED TO STEEL BEARER AS PER MAN. SPECS.
250PFC (B1) WELDED TO SHS
(C1) 100x100x3.5 SHS COLUMN



FFL 93.31
150SQ X 10PL CAST IN PLATE 6 CFW
MIN. 4/N12 LUGS 250 LONG, 50 CRANK
MASS CONCRETE BORED PIER TO ENGINEER APPROVED BASE OR REFUSAL LOCATED AS SHOWN

1 DECK DETAIL
A4.1 1:10

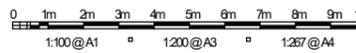
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DA/BA STAGE
PROJECT DETAILS
PROPOSED NEW DECK
239 TOLOSSA STREET,
GLENORCHY TAS 7010

CLIENT DETAILS
NICHOLAS THOMAS

DRAWING TITLE
SECTION DETAILS

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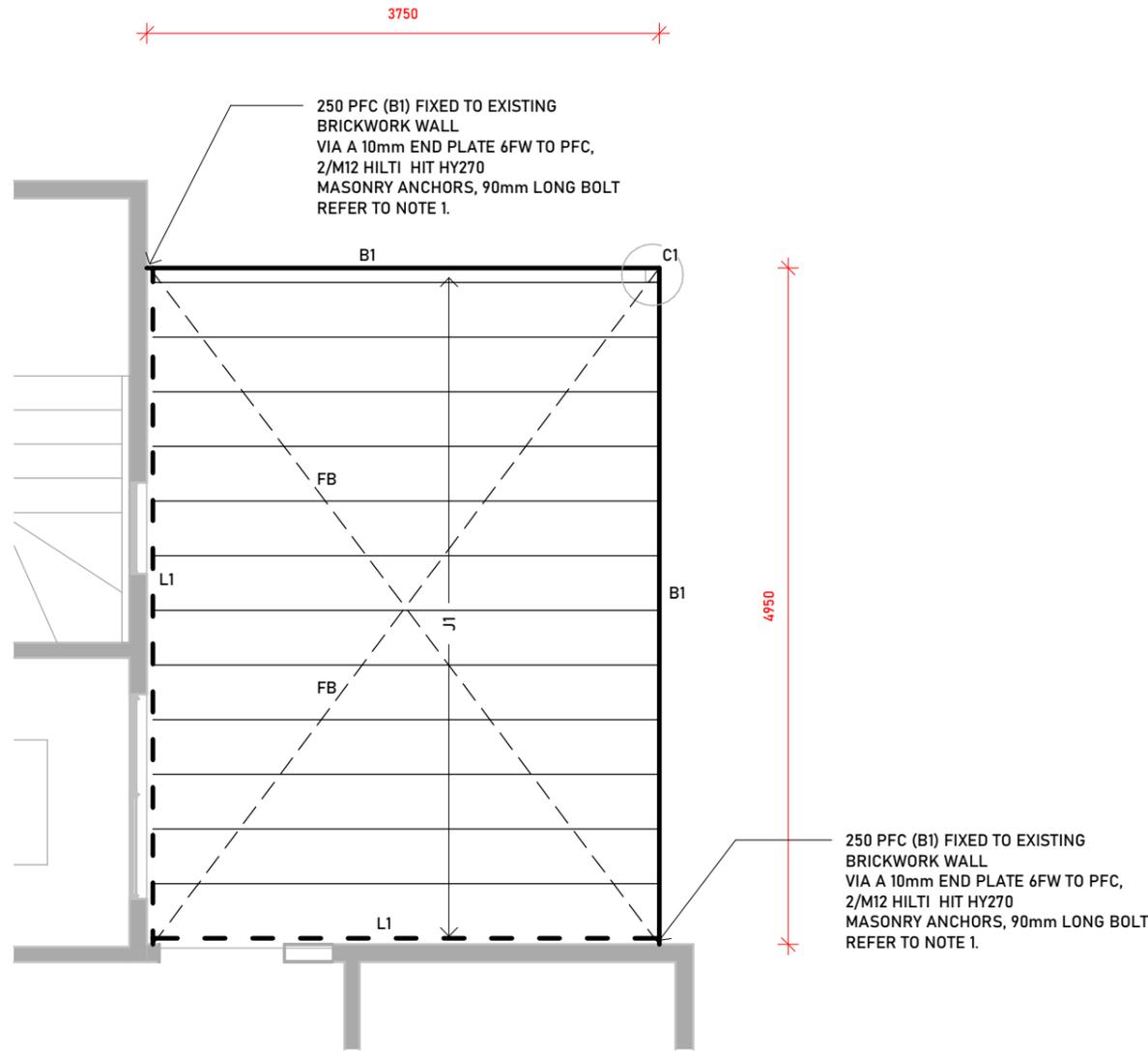
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SCHEDULE LEGEND	
L1	240X45 F7 TREATED PINE LEDGER 1/M12 COACH BOLTS TO FLOOR FRAME @ 400 CRS STAGGER TOP & BOTTOM
B1	250 PFC BEARER WELDED TO SHS COLUMN
C1	100x100x3.5 SHS COLUMN
FB	30X0.8mm GALVANISED METAL STRAPS (GMS) FIXED TO JOIST
J1	240X45 F7 TREATED PINE DECK JOIST @ 400 CRS

ENGINEERING NOTES

- MASONRY CHEMICAL ANCHORING
10mm THICK LEDGERS TO 110 BRICKWORK
CHEMICAL - HILTI HIT HY270
ROD - HAS-U (GRADED 5.8 GALVANISED) M12 90mm LONG
SLEEVE - HIT-SC 18x50mm LONG
- CONSULT WITH ENGINEER FOLLOWING
DEMOLITION WORKS TO CONFIRM FLOOR CONDITION
AND DESIGN.



1 PROPOSED FLOOR FRAME
A5.0 1 : 50

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

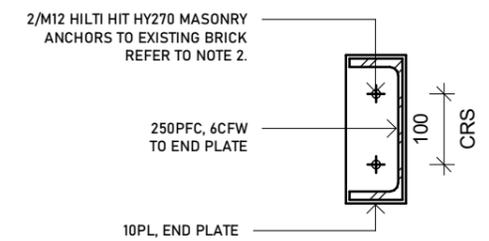
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2 BEAM FIXING DETAIL
A5.0 1 : 10

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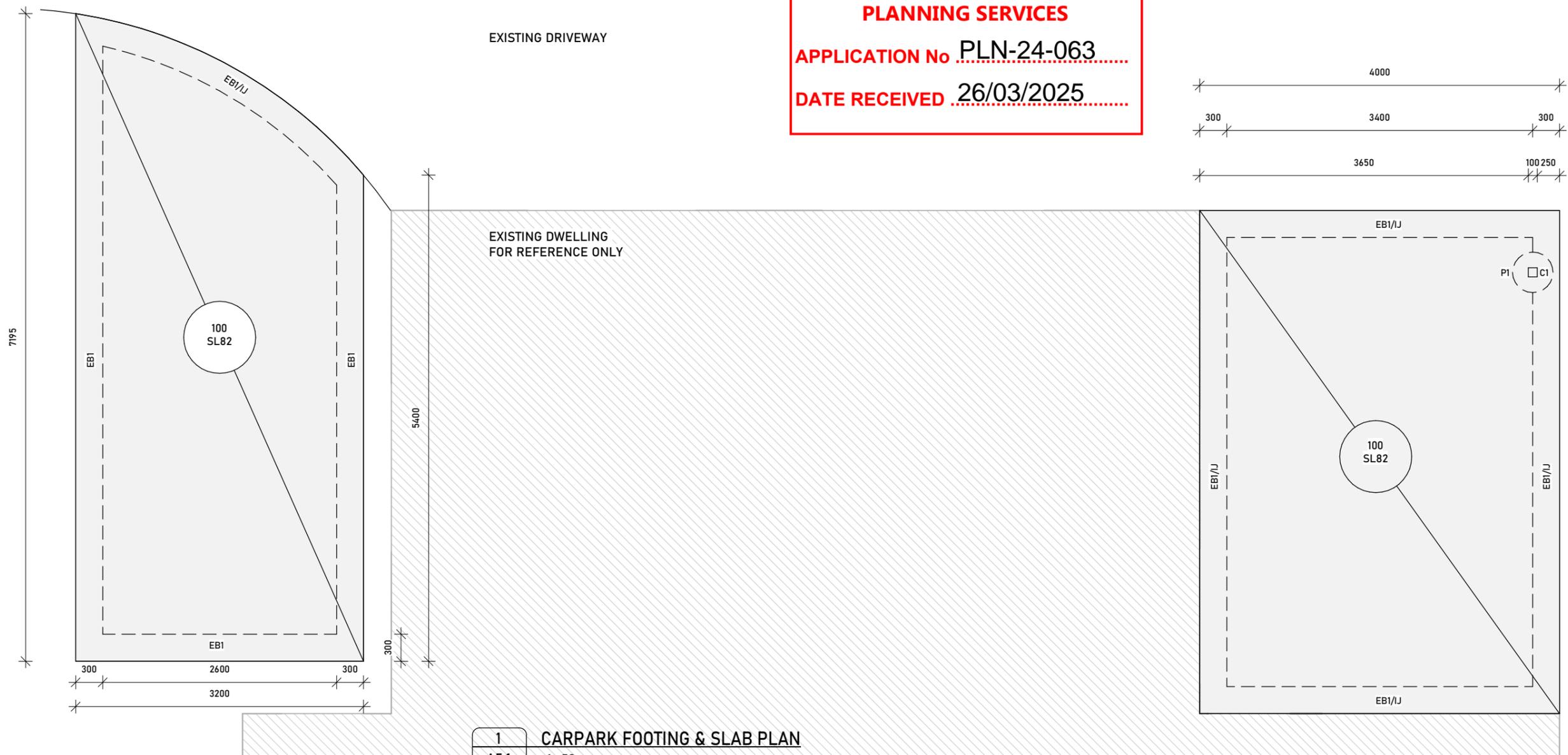
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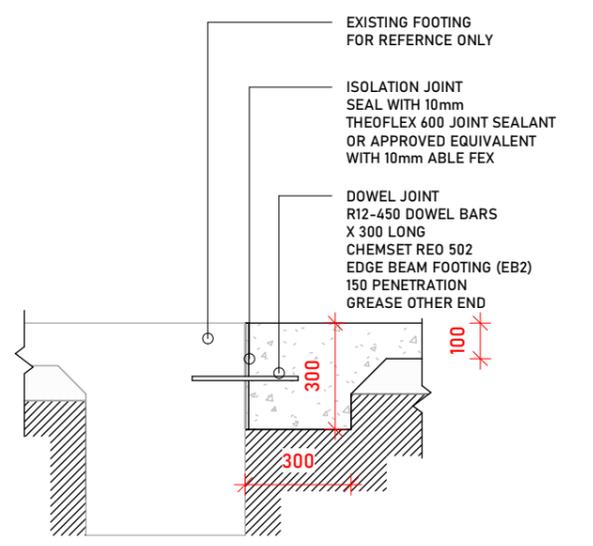
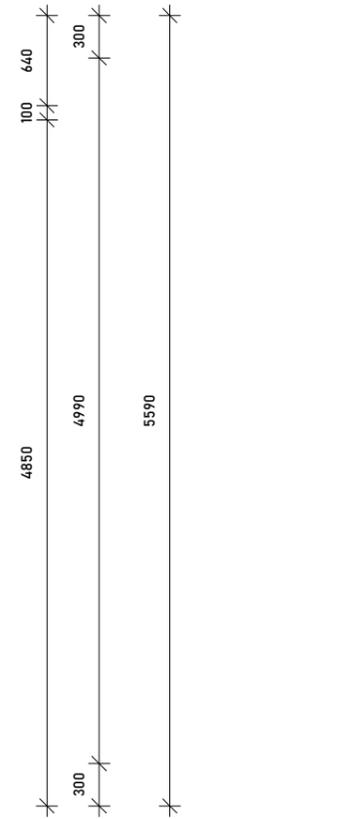
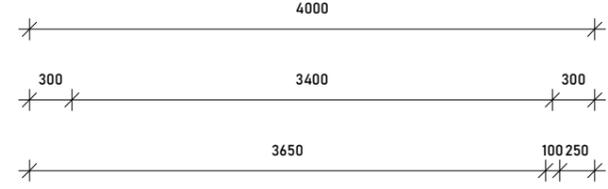


1 CARPARK FOOTING & SLAB PLAN
A5.1 1: 50

LEGEND	
SYMBOL	DESCRIPTION
	DENOTES 100mm THICK SLAB WITH SL82 MESH TOP- 40 COVER
P1	Ø 450 MASS CONCRETE BORED PIERS TO ROCK OR ENGINEER APPROVED BASE, SUPPORTING C1-100x100x3.5 SHS POST ON 150 or 200SQ. x 10PL. CAST IN PLATE. MIN. 2/N12 LUGS CAST INTO CONCRETE FOOTING, 6 CFW TO STEELWORK OVER.
EB1	DENOTES EDGE BEAM 1 - REFER TO DETAILS
SJ	DENOTES SAWN JOINT - REFER TO DETAILS
IJ	DENOTES ISOLATION JOINT - REFER TO DETAILS

FOOTING/SLAB NOTES:
FOOTINGS SHALL BE FOUNDED ON APPROVED MATERIAL HAVING A BEARING CAPACITY OF 100kPa
CONCRETE SLUMP: 80mm
CONCRETE STRENGTH: 32MPa
AGGREGATE SIZE: 20mm NOMINAL
FINISH: STEEL TROWEL

ALL CONCRETE SHALL BE CURED FOR 7 DAYS. THE ENGINEER'S APPROVAL OF THE PROPOSED METHOD OF CURING SHALL BE OBTAINED BEFORE POURING.



2 EDGE BEAM/ISOLATION JOINT DETAIL
A5.1 1: 20

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NICHOLAS THOMAS

FOOTING & SLAB PLAN

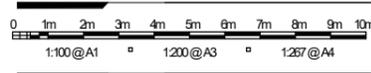
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DRAWING SCALE SHEET SIZE
As indicated A3



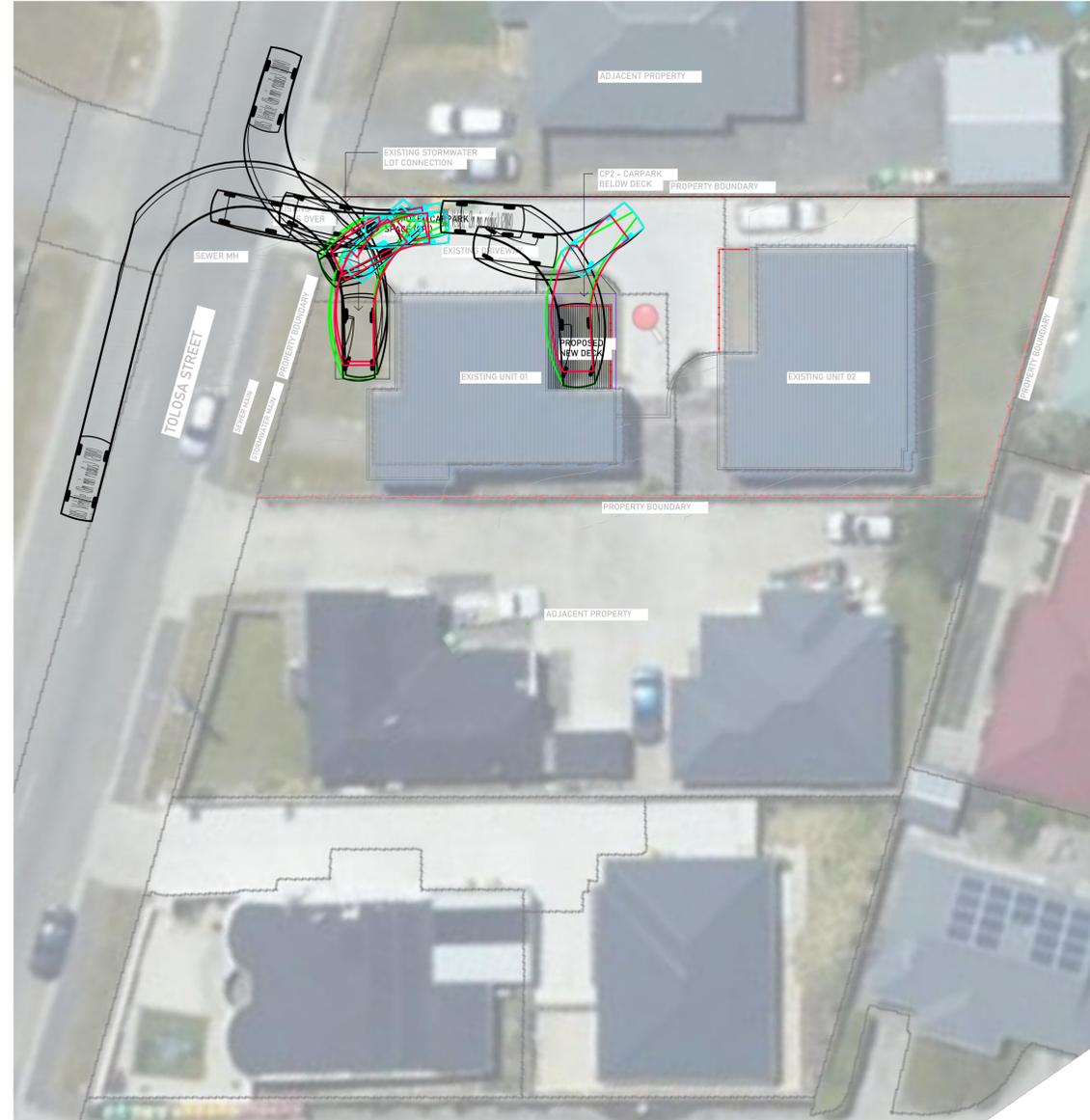
PROJECT NUMBER	DRAWING NUMBER	REVISION
RP20_045	A5.1	02

CIVIL DRAWINGS
PROPOSED DRIVEWAY ALTERATIONS
NICHOLAS THOMAS
239 TOLOSA STREET, GLENORCHY

GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. **PLN-24-063**
 DATE RECEIVED **26/03/2025**

DRAWING SCHEDULE

SHEET	DRAWING TITLE	REV	DATE
C01	TITLE & OVERALL PLAN	0	16/09/2024
C07	VEHICLE TURNPATH 1	0	16/09/2024
C08	VEHICLE TURNPATH 2	0	16/09/2024



OVERALL PLAN
 SCALE 1:200 (mm) (A1)

WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN

NOT FOR CONSTRUCTION



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR APPROVAL	CF 16/09/2024			

BASE SURVEY SUPPLIED BY
 LEARY AND COX
 SURVEYED ON: 13/05/2022
 HORIZONTAL DATUM: MGA2020 AHD 83
 GRID: GDA2020, ZONE 55
 LEVEL DATUM: AHD



FYSH DESIGN
 UNIT 4, 160 BUNGANA WAY
 CAMBRIDGE TAS
 PH: 0414 149 394
 ACCREDITATION: BSD LICENCE NO. 479819732



TURNPATHS
 CLIENT: NICHOLAS THOMAS
 239 TOLOSA STREET, GLENORCHY
 DRAWING TITLE
 TITLE AND OVERALL PLAN

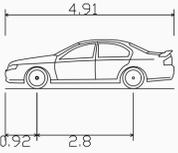
DESIGNED	DRAWN
CF	CF
PROJECT	SHEET NO.
CKD-CIV-139	C01

SCALE
 1:100 @ A1
 REVISION
 0

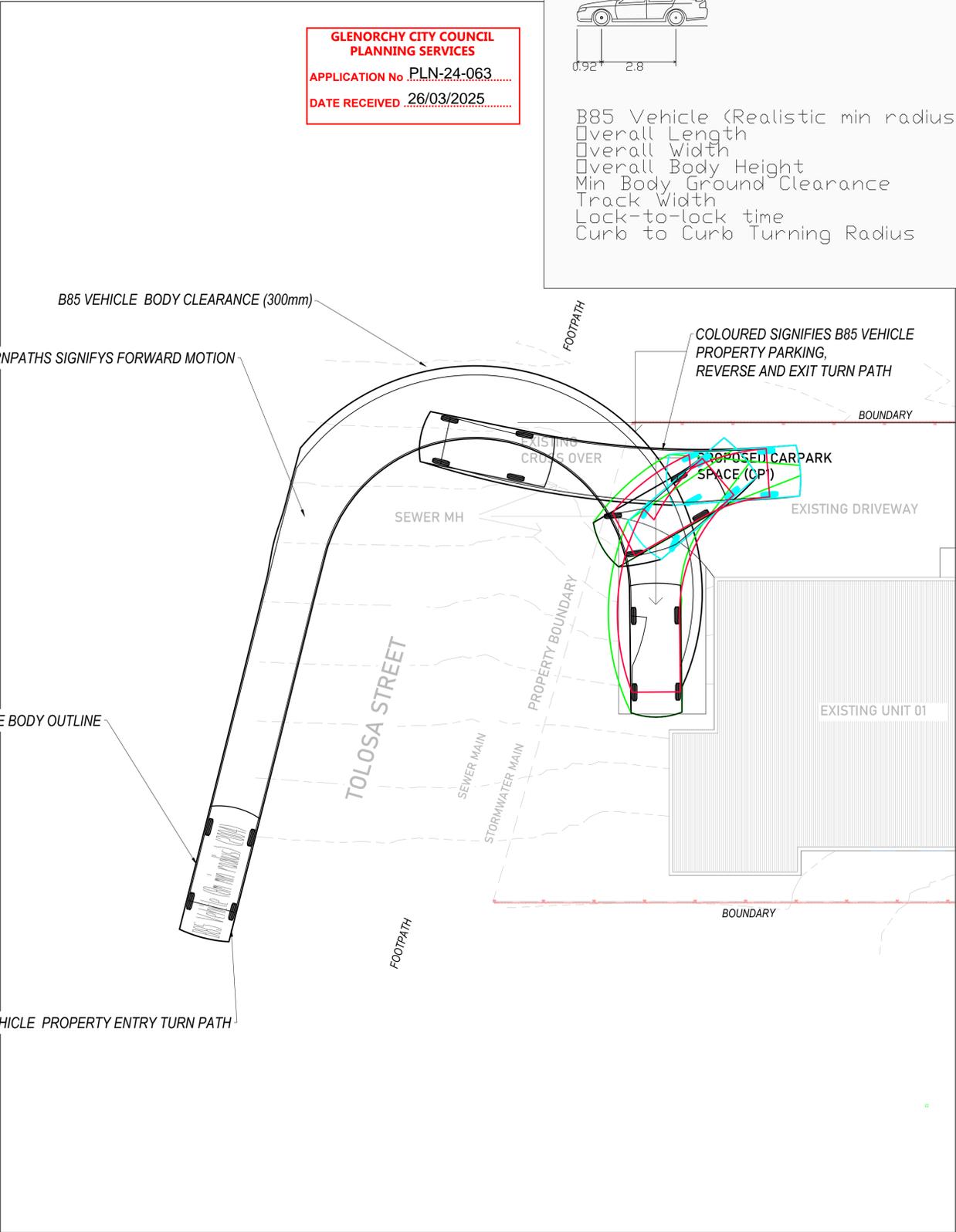
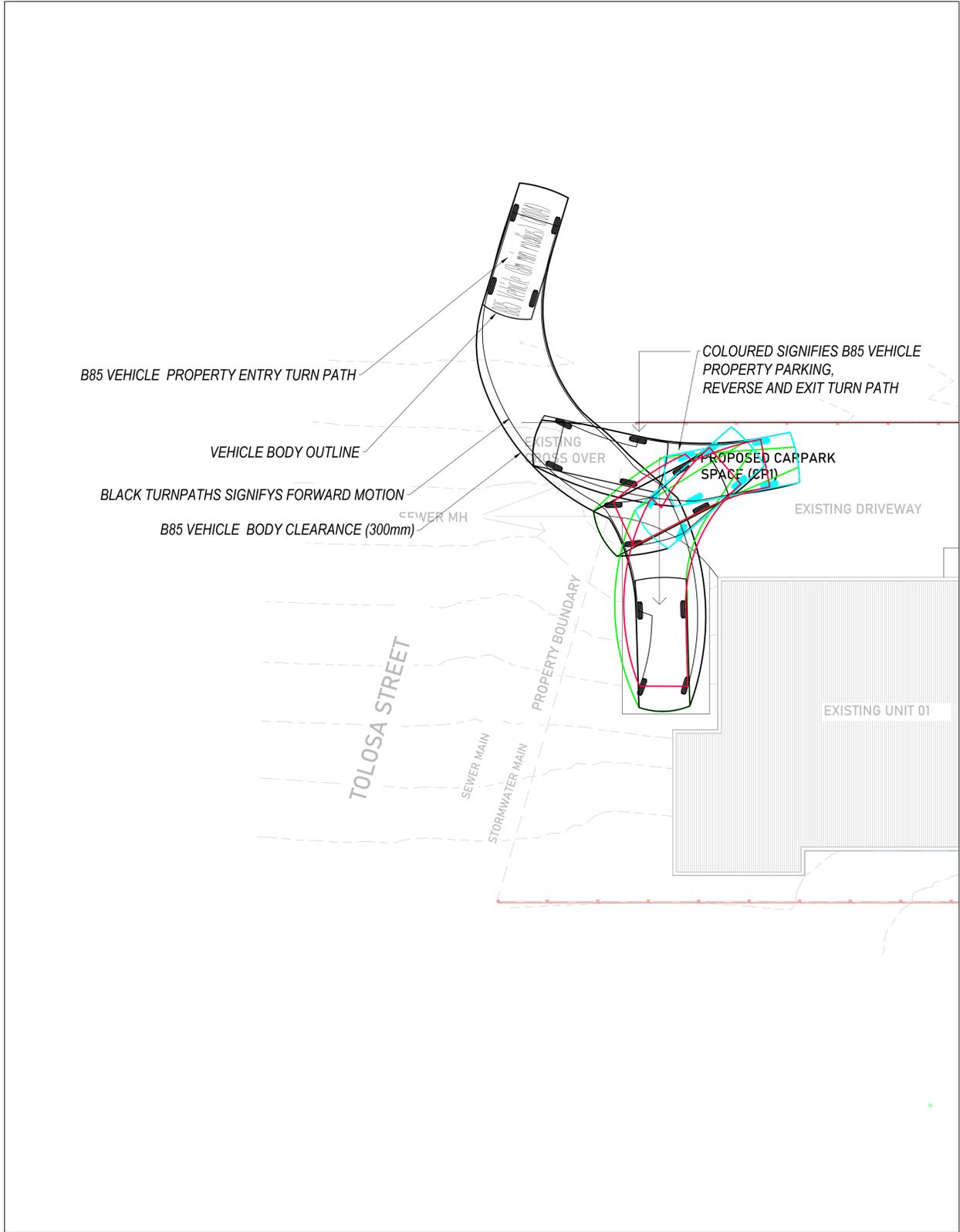
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. **PLN-24-063**

DATE RECEIVED **26/03/2025**



B85 Vehicle (Realistic min radius) (2004)
 Overall Length 4.910m
 Overall Width 1.870m
 Overall Body Height 1.421m
 Min Body Ground Clearance 0.159m
 Track Width 1.770m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 5.750m



TURNPATHS 1
SCALE 1:100(mm)

TURNPATHS 2
SCALE 1:100(mm)

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR APPROVAL	16/09/2024			



FYSH DESIGN
 UNIT 4, 160 BUNGANA WAY
 CAMBRIDGE TAS
 PH: 0414 149 394
 ACCREDITATION: BSD LICENCE NO. 479819732

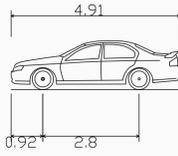


TURNPATHS
 CLIENT: NICHOLAS THOMAS
 239 TOLOSA STREET, GLENORCHY
 DRAWING TITLE
 TURN PATHS SHEET 1

DESIGNED CF	DRAWN CF
PROJECT CKD-CIV-139	SHEET NO. C02

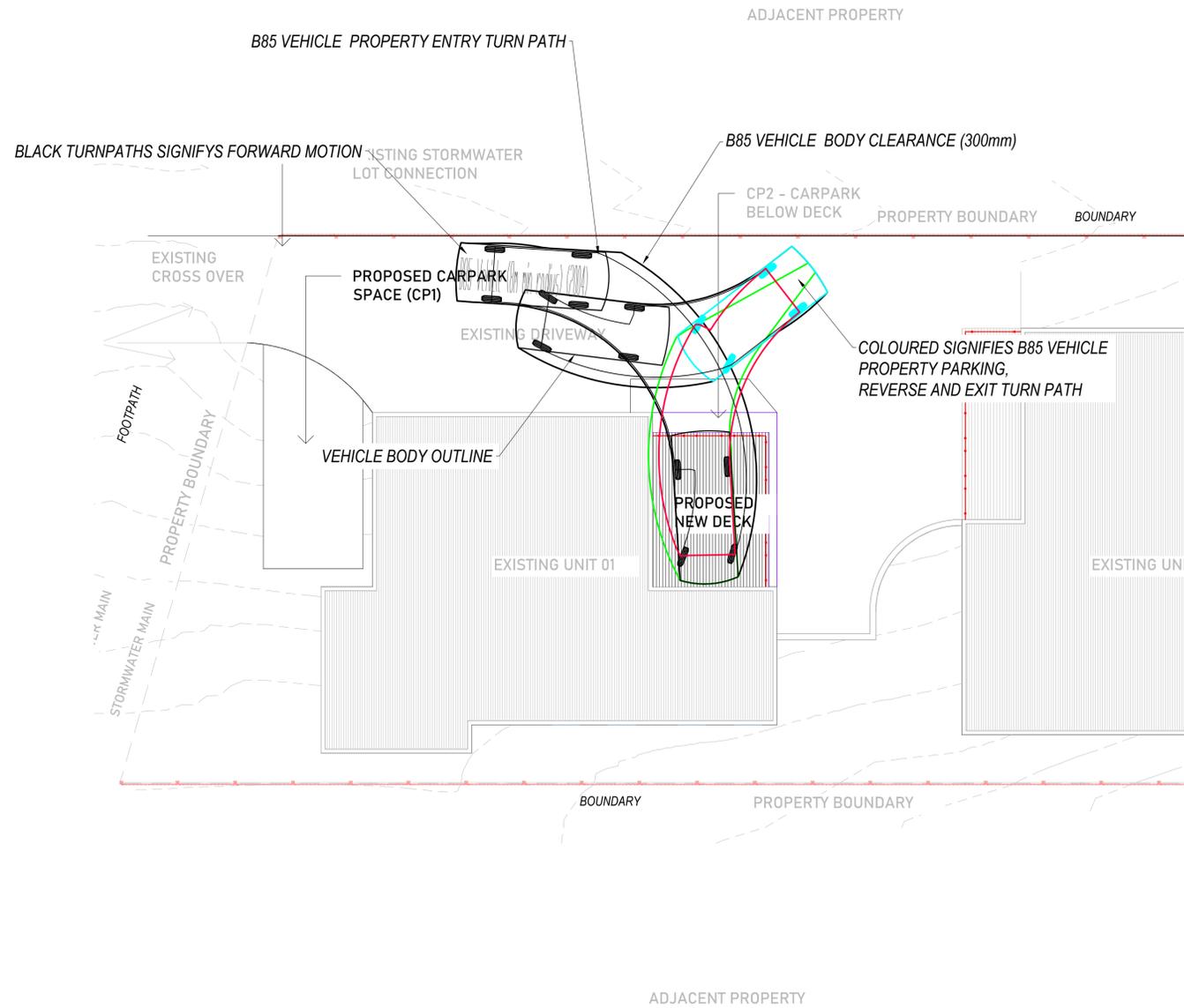
SCALE
1:100 @ A1
 REVISION
0





B85 Vehicle (Realistic min radius) (2004)
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GLENORCHY CITY COUNCIL
 PLANNING SERVICES
 APPLICATION No PLN-24-063
 DATE RECEIVED 26/03/2025



TURNPATHS 3
 SCALE 1:100 (mm)

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR APPROVAL	16/09/2024			



FYSH DESIGN
 UNIT 4, 160 BUNGANA WAY
 CAMBRIDGE TAS
 PH: 0414 149 394
 ACCREDITATION: BSD LICENCE NO. 479819732



TURNPATHS
 CLIENT: NICHOLAS THOMAS
 239 TOLOSA STREET, GLENORCHY
 DRAWING TITLE
 TURN PATHS SHEET 2

DESIGNED CF	DRAWN CF
PROJECT CKD-CIV-139	SHEET NO. C03

SCALE
1:100 @ A1
 REVISION
0

