

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-214
PROPOSED DEVELOPMENT:	Retaining wall (retrospective)
LOCATION:	9 Binya Street Glenorchy 128 Brent Street Glenorchy
APPLICANT:	Another Perspective Drafting Design
ADVERTISING START DATE:	07/10/2025
ADVERTISING EXPIRY DATE:	21/10/2025

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 **21/10/2025**.

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.

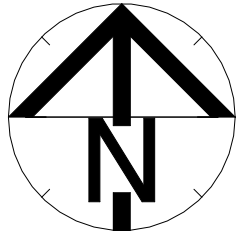
Representations must be received by no later than 11.59 pm on **21/10/2025**, or for postal and hand delivered representations, by 5.00 pm on **21/10/2025**.



AP2025-2442 - AS CONSTRUCTED RETAINING WALL (NIELSEN)
9 Binya Street,
GLENORCHY

SHEET		DRAWING TITLE
01	C	SITE PLAN
02	C	AS CONSTRUCTED ELEVATIONS
03	C	PROPOSED ELEVATIONS
04	B	DETAILS
05		STANDARD NOTES

C	Remove referene to retaining wall.	11 September 225	ST	SF	01 - 03	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info AS CONSTRUCTED RETAINING WALL (NIELSEN) 9 Binya Street, GLENORCHY	Soil Classification: Title Reference: Floor Areas: Porch / Deck Areas: Wind Speed: Climate Zone: Alpine Zone: Corrosion Environment: Certified BAL: Designed BAL: (Refer to Standard Notes for Explanation) N/A CT54566/74 N/A N/A N/A 7 N/A LOW N/A N/A	COVER SHEET		
B	Remove reference to balustrade and note change in elevation to be less than 1m. Update Title reference for neighbouring lot, note connection to stormwater.	9 September 2025	ST	CK	01, 03, 04					AP2025-2442		
	BA PLAN SET	26 August 2025	ST	CK	01 - 05					Date	29 July 2025	Sheet
A	Council RFI - Clarify existing retaining wall, provide heights of balustrade above NGL.	22 August 2025	ST	CK	01 - 02					Scale	00/05	
	PLAN SET	29 July 2025	ST	RJ	01 - 02							
No.	Amendment	Date	Drawn	Checked	Sheet							



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-25-214
DATE RECEIVED 17 September 2025



NOTES:
The title boundaries as shown on this plan were not marked at the time of the survey.
Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers. All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.
DATUM - Vertical : AHD per SPM 10432 with reputed AHD level of 124.436 from SURCOM on 17/07/2025
At the time of this survey, CT.54566/74 was owned by GILES WILLIAM NIELSEN & JULIE CARMEL NIELSEN
Date of Survey : 30/06/2025

LEGEND
95.56 Denotes spot height
96.44 Denotes RL on top of retaining wall
(0.14) Denotes offset from boundary to nearest edge of new retaining wall

Note:
• Boundary follows existing paling fence that runs atop existing stone and concrete retaining wall
• Fence RL's within the DWG represent the TOP of fence and is the highest points along the boundary.
• Further RL's are available within the supplied dwg. Excess RL's removed to reduce clutter and improve readability.



C	11 September 225	ST
B	9 September 2025	ST
A	22 August 2025	ST
No.	Date	Int.

Amendment changes as per cover sheet

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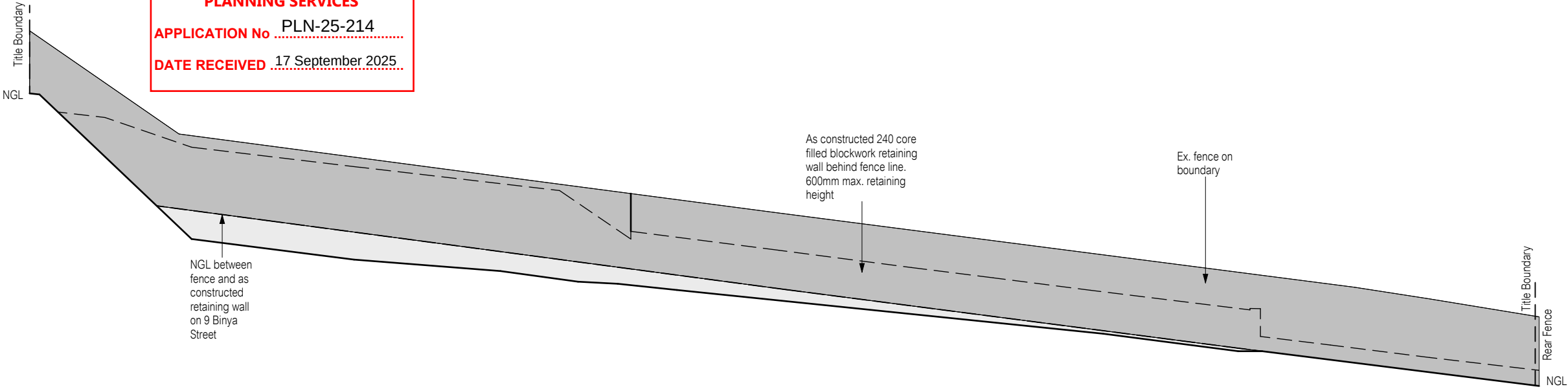
Designer:
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Email:
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Client / Project info
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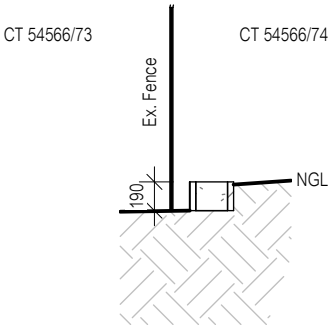
SITE PLAN		
Drawn	ST	AP2025-2442
Date	29 July 2025	Sheet
Scale	1 : 200	01/05

GLENORCHY CITY COUNCIL
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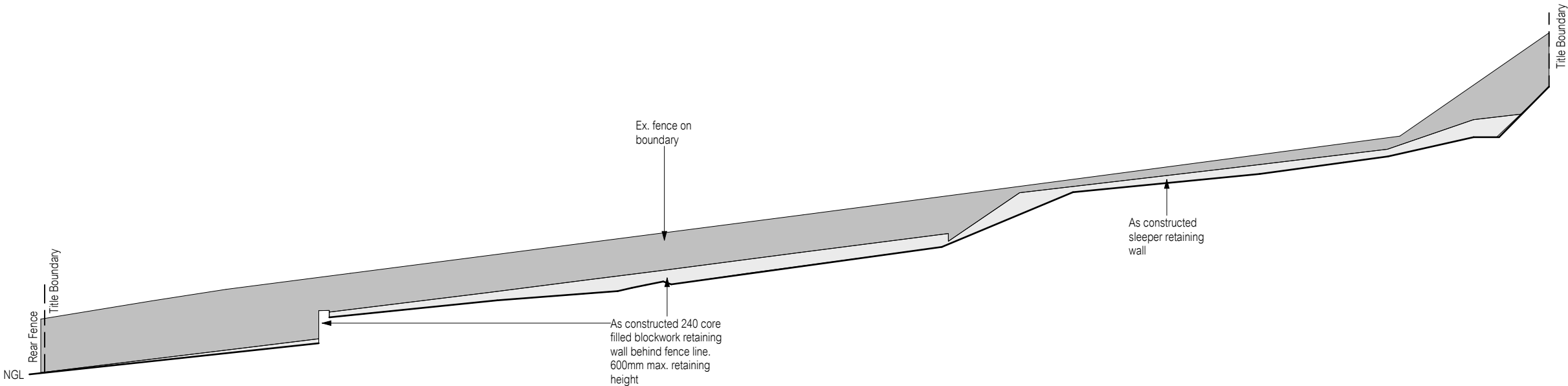
View from 7 Binya Street

SCALE: 1 : 100



Elevation at Rear Boundary

SCALE: 1 : 50



View from 9 Binya Street

SCALE: 1 : 100

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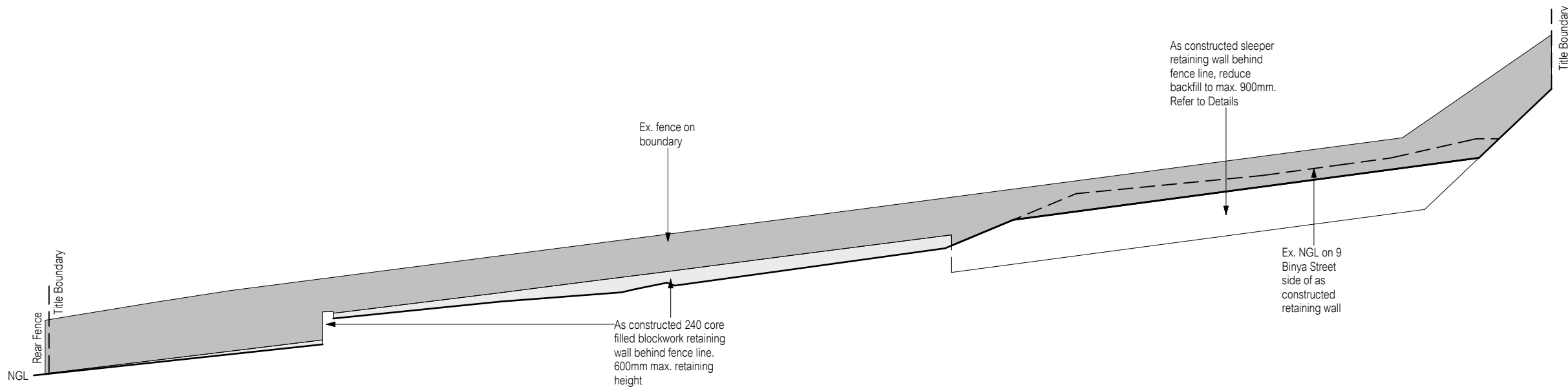
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GLENORCHY



AS CONSTRUCTED ELEVATIONS		
Drawn	ST	AP2025-2442
Date	29 July 2025	Sheet
Scale	As indicated	02/05
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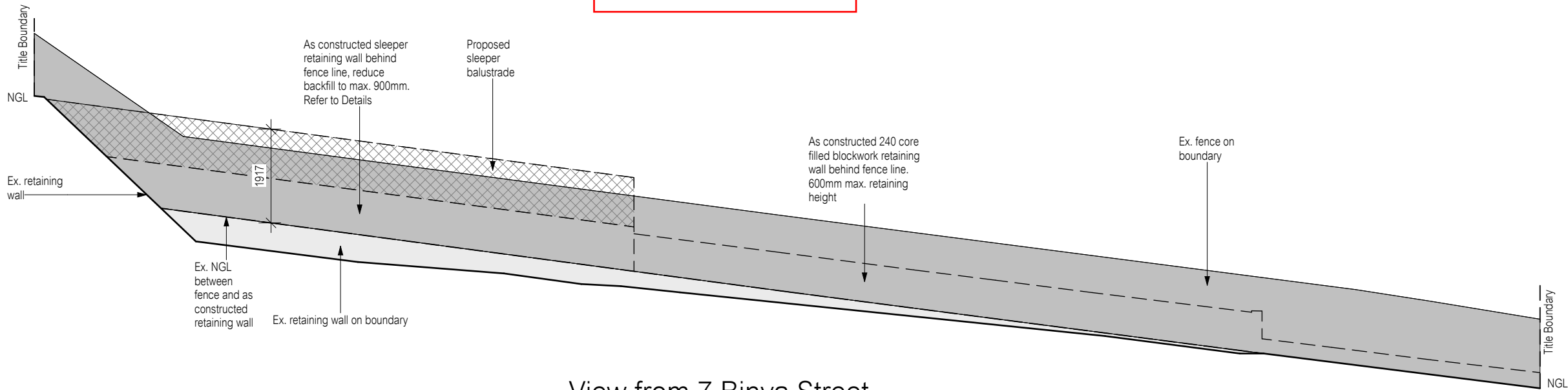
View from 7 Binya Street



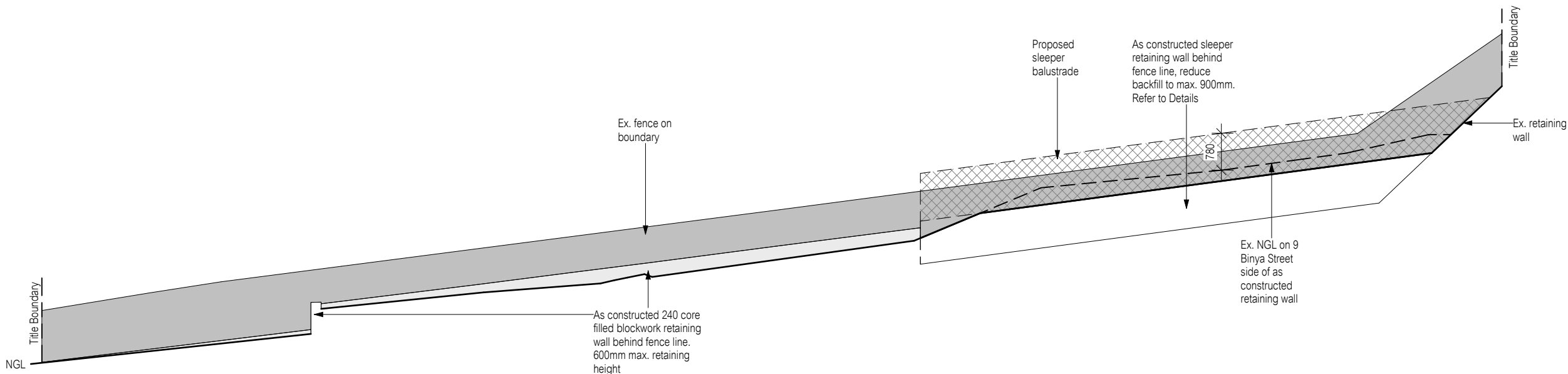
View from 9 Binya Street

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					Drawn	ST
					Date	26 August 2025
					Scale	1 : 100
					Copyright ©	



View from 7 Binya Street



View from 9 Binya Street

No.	Date	Int.	Amendment changes as per cover sheet
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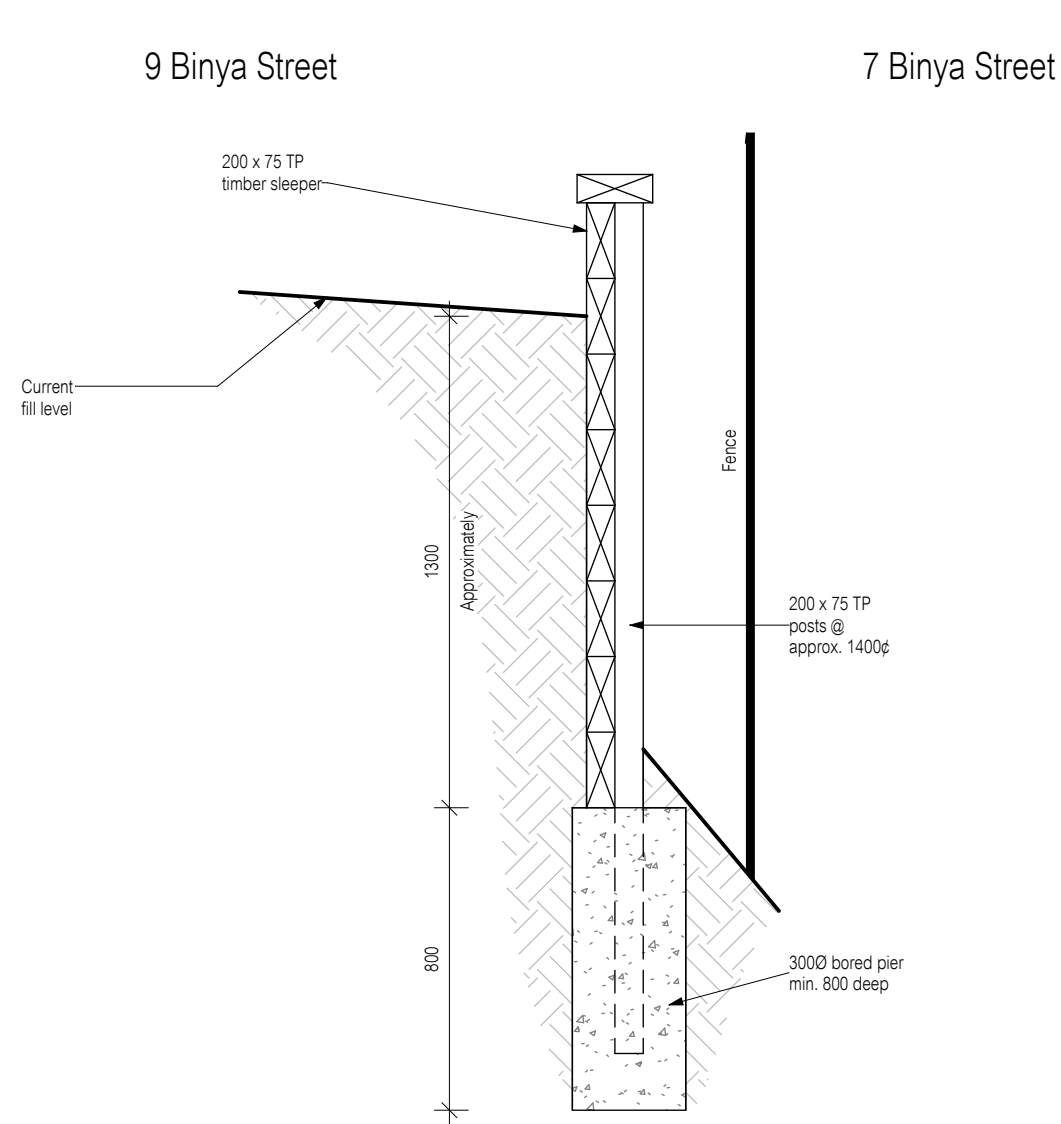
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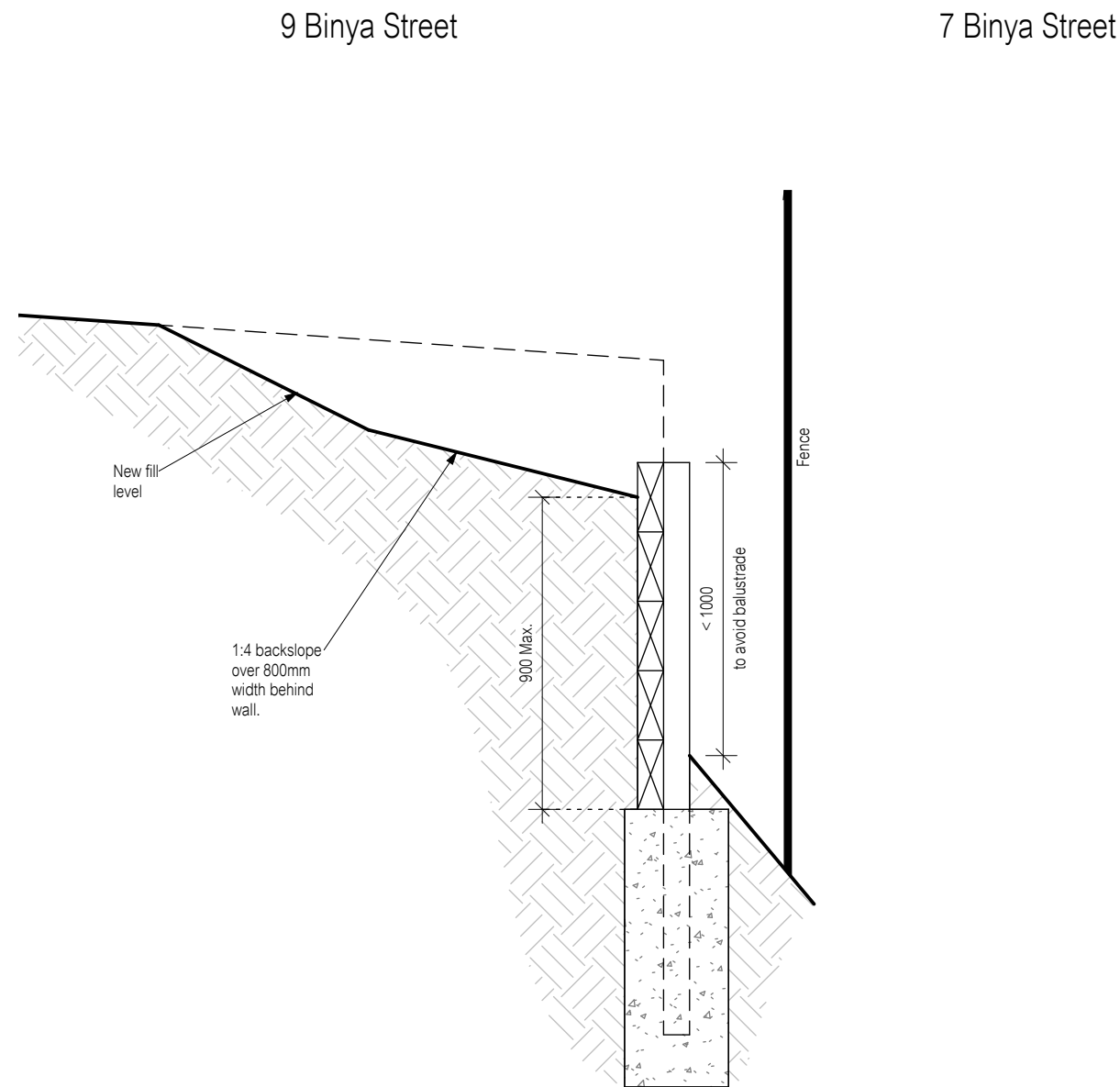


PROPOSED ELEVATIONS		
Drawn	ST	AP2025-2442
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Scale	1 : 100	03/05
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Existing Sleepers Wall & Back Fill

SCALE: 1 : 20



New Fill Level Detail

SCALE: 1 : 20

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					Date	26 August 2025	Sheet
					Scale	1 : 20	04/05

GENERAL

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current National Construction Code.
- Internal dimensions are to wall framing only and does not include wall lining.
- Dimensions to take precedence over scale. Do not scale from these drawings.
- All materials to be installed according manufacturers specifications.

SITEWORKS

- Cut and batter are indicative. Batter to comply with the current National Construction Code Table 3.2.1.
- All cuts and FFL's shown (DA drawings) are subject to engineering advice once a satisfactory soil test has been received and reviewed.
- All earthworks to comply to the current N.C.C. Part 3.2.1.
- All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
- Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
- All unprotected embankments must comply with the slope ratios for soil type in Table 3.2.1 of the current N.C.C.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	COMPACTED FILL	CUT
Stable Rock (A)	3:3	8:1
Sand (A)	1:2	1:2
Firm Clay (M-E)	1:2	1:1
Soft Clay (M-E)	Not Suitable	2:3

MASONRY

- All masonry is to be constructed in accordance with AS3700.
- External walls to be 110mm brickwork unless noted otherwise.
- Mortar to be mixed 1:1.6 cement: lime: sand unless stated otherwise by engineer.
- Damp-proof course in all perimeter walls cut into external walls below floor level with weep holes at 1200 crs. in accordance with AS2904
- Vertical articulation joints to be provided 6m max centres for unreinforced masonry walls except where built on site classification A or S and spaced as per AS3700 Section 12.6.4.
- Where necessary, steel lintels are to be provided in accordance with AS4100 and AS3700.

ELECTRICAL

- Exhaust fans to comply with current N.C.C. Part 10.6.2 Section C.
- Exhaust fans to be sealed and ducted to outside of dwelling, or discharged into a roof space that complies with the current N.C.C. Part 10.8.2 (2).
- Electrician is to ensure that all GPO's in wet areas meet all Standard and Code requirements.

TIMBER FRAMING

All work to be carried out in accordance with the current National Construction Code.

All timber framing to be carried out in accordance with AS1684 - *Residential Timber Framing Code*.

- Stud frames to be 90 x 35 MGP10 at 450 crs, unless noted otherwise.
- Galvanised wall ties to masonry at 450 crs horizontally and 600 crs vertically, with spacing reduced by 50% around openings.

BRACING / LINTELS

- Wall bracing to be as per AS1684.2 2021 *Residential Timber Framing Code* and AS1170 *Wind Loads*.

- Wall bracing as shown on plan is a minimum only. Builder to provide additional bracing to suit the construction of wall frames in accordance with good building practise.

- Plywood bracing in accordance with AS1684.2 2021 Table 8-18 (h) method B 900mm wide sheet ply bracing panels (6.0mm thick F11 or 4mm thick F14) to be fixed to stud frame with 2.8mm dia. X 30mm long min. flat head nails.

TIMBER LINTELS for single (or Upper Storey) to be F17 Hardwood as follows

- 0 - 1500 120 x 35
- 1500 - 2400 140 x 35
- 2400 - 2700 190 x 35
- Tie down and fixing connections to comply with AS1684

STEEL LINTELS for single (or Upper Storey) to be as follows

- 0 - 2700 90 x 90 x 6 EA
- 2700 - 3200 100 x 100 x 8 EA
- 3200 - 4000 150 x 90 x 8 UA
- Lintels require 150mm bearing either side of opening

ROOFING

- Roof to be Colorbond 'Custom Orb' metaldeck provided and installed in accordance with AS1562.1. (If roof is to be tiled, refer to AS2050. 2018)
- Prefabricated roof trusses to be supplied and installed to manufacturer's specification. Truss manufacturer to confirm lintel sizes.

SUSPENDED CEILINGS

- All suspended ceilings to be installed in accordance with AS2785:2020.

BUILDING FABRIC & INSULATION

- To be in accordance with the current N.C.C. part 13.
- Where an alternative energy efficiency design is proposed as an *Alternative Solution*, that *proposal must comply with Performance Requirement P2.6*
- Reflective building membrane installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be lapped minimum 150.
- Stated R values are for additional insulation required and are NOT Rt values (Total System Value)
- Insulation to be installed to manufacturers specifications and any relevant standards.
- Bulk insulation is not to be compressed as this reduces the effective R rating.
- Recessed downlights are to be shrouded to allow for insulation over (no insulation is possible over shrouding in raked ceilings).

WINDOWS

- Windows to be aluminium framed unless noted otherwise.

- All windows to be fabricated and installed in accordance with AS1288 and AS2047 to specific wind speed as per engineer's report.

- All opening windows to comply to current N.C.C. 8 requirements.

- 11.3.7 Protection of openable windows - bedrooms

- (1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.
- (2) Where the lowest level of the window opening covered by (1) is less than 1.7m above the floor, the window opening must comply with the following:
 - (a) The openable portion of the window must be protected with -
 - (i) a device capable of restricting the window opening; or
 - (ii) a screen with secure fittings.
 - (b) A device or screen required by (a) must -
 - (i) not permit a 125 mm sphere to pass through the window opening or screen; and
 - (ii) resist an outward horizontal action of 250 N against the -
 - (A) window restrained by a device; or
 - (B) screen protecting the opening; and
 - (iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
 - (3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to the openable window in addition to window protection.
 - (4) A barrier covered by (3) must not -
 - (1) permit a 125 mm sphere to pass through it; and
 - (2) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing (see Figure 11.3.7).

- 11.3.8 Protection of openable windows - rooms other than bedrooms

- (1) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.
 - (2) The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865 mm above the floor.
 - (3) A barrier required by (2) must not -
 - (a) permit a 125 mm sphere to pass through it; and
 - (b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. (See Figure 11.3.8).
- Glazing installed in areas with high potential for human impact to comply N.C.C. Part 8.4.

WET AREA

- Walls to wet areas to be finished with wet area plasterboard.

- Comply with N.C.C. Table 10.2, and AS3740.

- All unenclosed showers above baths to have min 900 shower screen or floor waste within 1500 of shower connection, as per AS3740.

STAIRCASES, HANDRAILS AND BALUSTRADES

- Stair treads - 240mm min. - 355mm max.
Stair risers - 115mm min. - 190mm max.
- Handrail required where change of level between floors / landings ≥ 1m as per current N.C.C. 11.3.5.
- Handrail height min 865mm above nosing of stair treads or floor of ramp as per N.C.C. 11.3.4.
- No gaps in staircase or balustrades to be greater than 125mm.
- A balustrade is required where the level of a trafficable surface is 1000mm or greater above the adjacent surface beneath.
- Balustrade to be minimum 1000mm above finished floor level (including any floor coverings).
- Doors opening outwards externally must open to a landing (min. 750mm wide) where the difference in levels is greater than 570mm.
- Non Slip Treads: All stairs are to comply with N.C.C. 11.2.4.

DRAINAGE

- Drainage to be designed and constructed in accordance with AS3500 and Local Authority.

- Stormwater pipes to be UPVC Class HD

- Sewer pipes to be UPVC Class SH

- Provide 20Ø K2 polyethylene water reticulation

- Type B stop valve to be located adjacent to entry.

- Backfill all trenches beneath vehicle pavement and slabs on grade to full depth with 20 FCR.

- Provide overflow relief gully with tap over. Invert level to be a minimum of 150mm below finished floor level.

- Cut and batter are indicative. Batter to comply with current National Construction Code Table 3.2.1.

- Provide surface drainage in accordance with AS2870 section 5.6.3.

- Provide flexible joints in all drainage emerging from underneath or attached to building in accordance with AS2870 2011 section 5.6.4 for all class H & E sites. Refer Geotech for y_s

WOOD HEATERS

- All wood heaters are to comply to manufacturers specifications and N.C.C. Part 12.4.

FIRE SAFETY

- Smoke alarms to be mains powered and installed as per AS3786. Locations as per current N.C.C. 9.5.
- Smoke alarms to be interconnected where there is more than one alarm.
- Installation of wood heaters to comply with AS2918. Provide local authorities with installation and compliance certificates.

CONCRETE

- Concrete footings and slabs to be in accordance with AS2870.
- Concrete to be manufactured to comply with AS3600 and:
 - Have a strength at 28 days of not less than 25Mpa (N25 grade);
 - Have a 20mm nominal aggregate size;
 - Have a nominal 80mm slump
- Concrete slab to be laid over 0.2mm polythene membrane, 50mm well bedded sand and minimum 100mm compacted FCR (20mm)
- Slab thickness and reinforcement to be as per engineer's design.

IMPORTANT NOTICE FOR THE ATTENTION OF THE OWNER AND THE BUILDER

- The owner who is responsible for the maintenance of the building foundation and the site should be familiar with the performance and maintenance requirements set out in *CSIRO Building Technology File 18. A copy of this document is provided in association with engineering certification of these drawings and forms an integral part of the construction documents.*

SITE INFORMATION EXPLANATION

Land Title Reference:	Certificate volume and folio
Wind Classification:	Site classification to AS4055-2021
Soil Classification:	Site classification to AS2870-2011
Climate Zone:	Refer to www.abcb.gov.au map
Alpine Area:	Refer to N.C.C. Schedule 1, figure 1.
Corrosion Environment:	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to N.C.C. section 6.3.9 & Tables 6.3.9a, 6.3.9b & 6.3.9c. Cladding and fixings to manufacturer's recommendations.
BAL Level:	As determined by registered Bushfire Assessor, or Council Overlay.