

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-273
PROPOSED DEVELOPMENT:	Two Multiple Dwellings (future Lot 34)
LOCATION:	Lot 102 Toffolis Road Claremont
APPLICANT:	Island Life Designers
ADVERTISING START DATE:	16/04/2025
ADVERTISING EXPIRY DATE:	06/05/2025

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 **06/05/2025**.

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 **06/05/2025**, or for postal and hand delivered representations, by 5.00 pm on **06/05/2025**.

GENERAL INFORMATION

Land Title Referene	-	185903/102
Building Class	-	1a
Property Zone	-	General Residential
Wind Classification	-	T.B.C.
Soil Classification (AS 2870)	-	T.B.C
Climate Zone (NCC 3.12)	-	Zone 7
Alpine Area (900m above AHD) -	-	NA
BAL Rating (AS3959)	-	T.B.C.
Heritage Building	-	NO
Flood Prone Area	-	NO
Coastal Ingress Area	-	NO
Coastal Erosion Area	-	NO
Corrosion Environment	-	Moderate

OTHER CONSULTANTS

Structural Engineer	-	T.B.C
Geological Report (Soil)	-	T.B.C
Energy Assessment	-	T.B.C
Waste Water Report	-	NA
Bushfire Assessment	-	NA
Civil Engineer	-	NA
Mechanical Engineer	-	NA
Electrical Engineer	-	NA
Site Survey	-	PDA

Hydrologist Report	-	T.B.C
Contaminated Site Survey	-	NA

AREA SCHEDULE (All measurements in m²)

Site Plan	-	15116m2
Existing Residence	-	NA
Residence (Ground Floor)	-	Refer to floor plans
Residence (First Floor)	-	Refer to floor plans
Alfresco Area	-	NA
Verandah Area	-	NA
Porch (Laundry)	-	Refer to floor plans
Detached Office / Study	-	NA
Porch	-	NA
Decking Area	-	Refer to floor plans
Balcony (existing)	-	NA
Garage	-	NA
Residential Shed / Outbuilding	-	NA

Proposed 2x Units

LOT 102 Toffolis Road
Claremeont TAS 7011

Drawing Schedule:







[illegible]

ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No. 456943679
CONTACT: nick@islandlifedesigners.com

General Notes

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All boundaries and contours subject to survey

[illegible]

stage	
	sketch design
	design development
	contract documentation
	DA
	BA
	construction drawings

PROJECT NAME :
Proposed 2x Units

CLIENT :
HBS DEVELOPMENTS PTY LTD

SITE :
102 Toffolis Road
Claremont TAS 7011

DRAWING TITLE :
Cover Page

REVISION NO. B

DRAWING NO. 01

SCALE As noted on
A3 paper size

DRAWN BY : NY

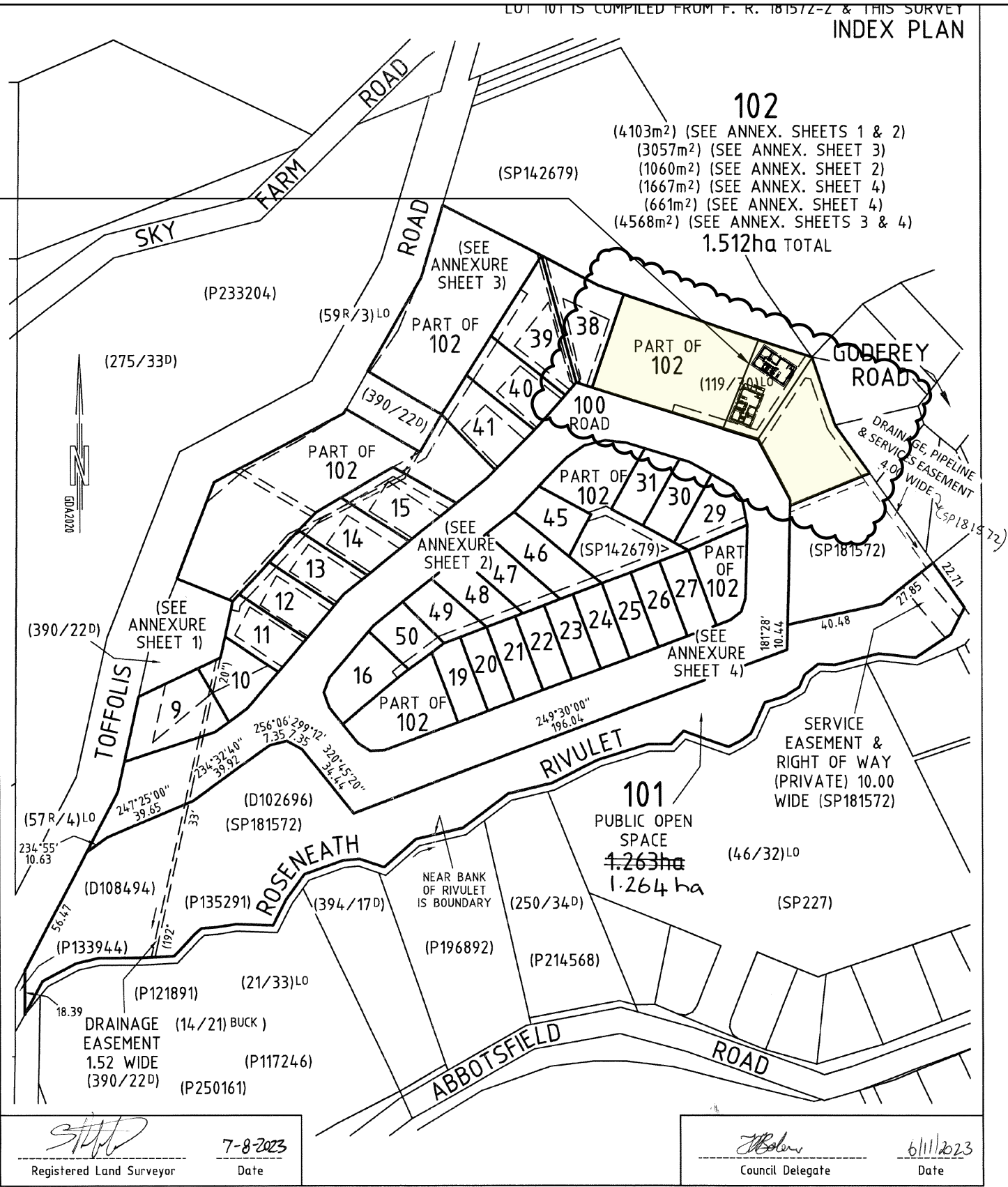
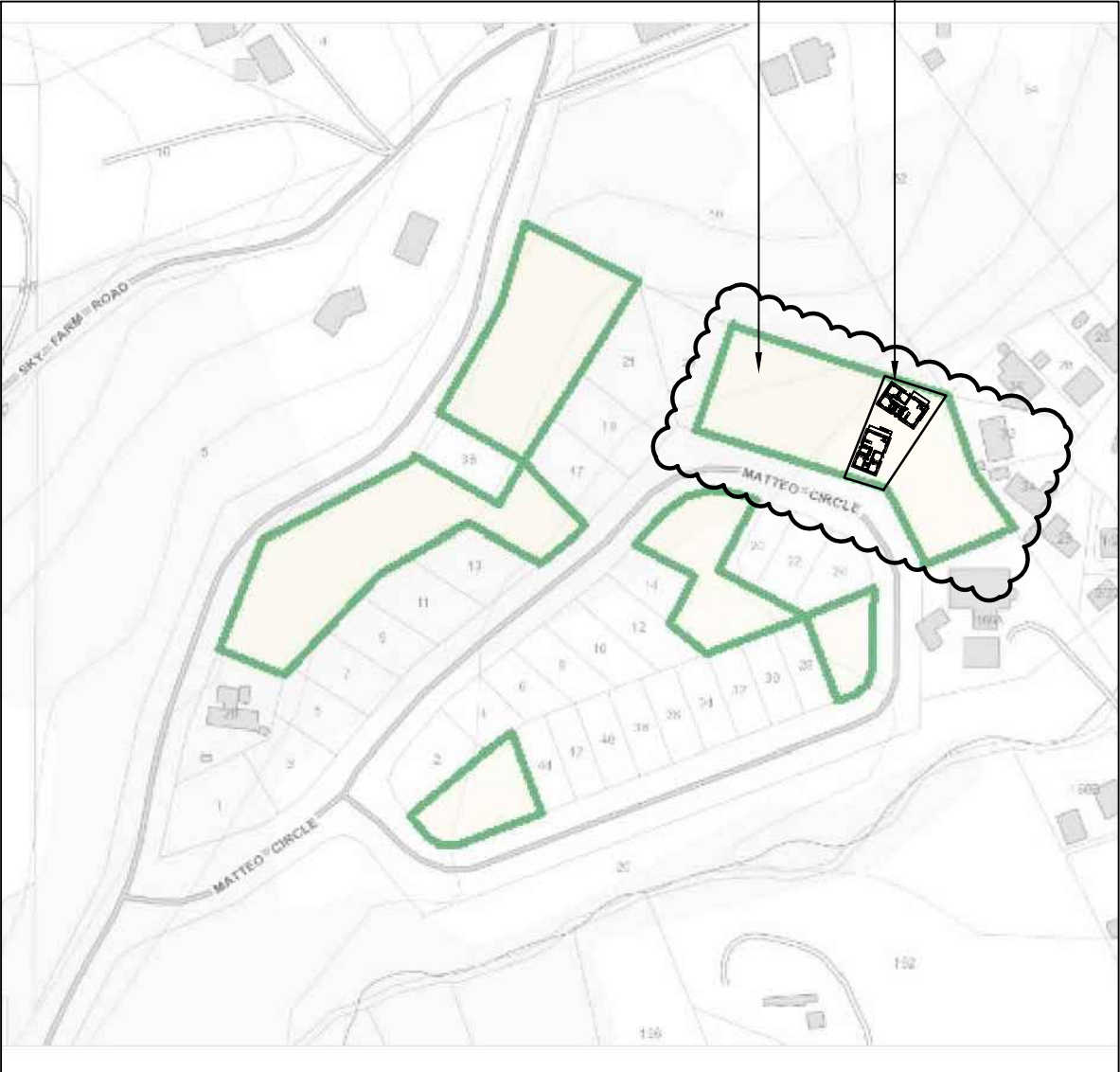
CHECKED BY : Nicholas Young

PROJECT NO. 24-008

Plot Date: 19.03.2025

Location of proposed Units

LOT 102 Toffolis Road Claremont TAS 7011



Site Plan Overall Location
Scale 1:200 @A3



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notes	revision
Unit 1 5.5M setback & privacy screens	A
Unit 1 Remove Deck/ Updated Civil	B

stage	
<input type="checkbox"/> sketch design	
<input type="checkbox"/> design development	
<input type="checkbox"/> contract documentation	
<input checked="" type="checkbox"/> DA	
<input type="checkbox"/> BA	
<input type="checkbox"/> construction drawings	

PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
102 Toffolis Road
Claremont TAS 7011

DRAWING TITLE:
Site Plan Overall

REVISION NO. B

DRAWING NO. 01A

SCALE: As noted on A3 paper size

DRAWN BY: NY

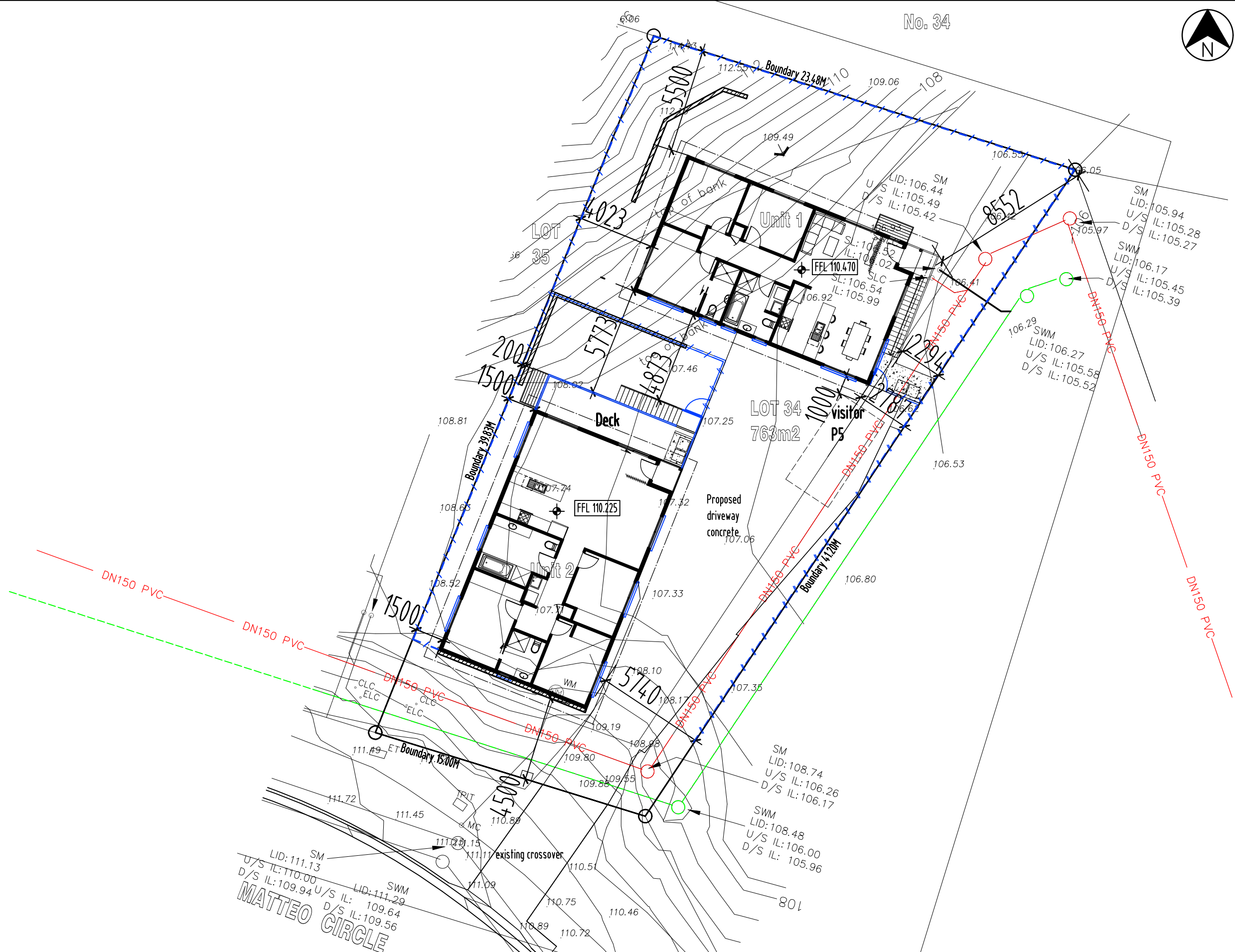
CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 19.03.2025



No. 34



Location Plan
Scale 1:200 @A3



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sketch design	
design development	
contract documentation	
DA	
BA	
construction drawings	

PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
**102 Toffolis Road
Claremont TAS 7011**

DRAWING TITLE:
Location plan

REVISION NO. 8

DRAWING NO. 03

SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 19.03.2025

Certificate of Title: 185903/102
LOT 102 Toffolis Road Claremont TAS 7011
Site Area: Part of Lot 102 15116m2 (Lot 34 = 763m2)
Proposed Unit1: 104.38m2
Proposed Unit2: 116.34m2/ Deck 16.90m2
Unit 1 & 2 Site Cover: 220.72m2 = 28.92%
Total Units 1/2 & Deck Site Cover: 237.62m2 = 31.14%

LEGEND & NOTES

NEW PIPEWORK

SEWER DN100 uPVC

SUB SOIL DRAINAGE Ø90

STORMWATER DN100 uPVC

COLD WATER DN20

FINISHED FLOOR LEVELS

PRIVACY SCREENING 25% TRANSPARENCY

RETAINING WALL

PRIVATE OPEN SPACE - P.O.S.

DRIVEWAY

Soil & Water Management Strategies

Downpipes to be connected as soon as the roof is installed.

Install AG drain prior to footing excavation. See drawing

Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

Construction vehicles to be parked on the street or the driveway once concreted, to prevent transferring debris onto Example Street.

Protection Work

(Section 121 of the Building Act)

If excavation is to a level below that of the adjoining owner's footings, along the title boundary or within 3 metres of a building belonging to an adjoining owner, the builder must (as a minimum) provide and maintain a guard to supervise the excavation. Adjoining owner to be notified using Form 6 (Building and Protection Work Notice) by the Building Surveyor.












Site Plan
Scale 1:200 @A3



	ISLAND LIFE DESIGNERS BUILDING SERVICES PROVIDER LICENCE No. 456943670 CONTACT: nick@islandlifedesigners.com	notes Unit 1 5.5M setback & privacy screens Unit 1 Remove Deck/ Updated Civil	revision A B	stage sketch design design development contract documentation DA BA construction drawings	PROJECT NAME: Proposed 2x Units	SITE: 102 Toffolis Road Claremont TAS 7011 DRAWING TITLE: Site plan	REVISION NO. 8 DRAWING NO. 04 SCALE: As noted on A3 paper size	DRAWN BY: NY CHECKED BY: Nicholas Young PROJECT NO. 24-008 Plot Date: 19.03.2025
					CLIENT: HBS DEVELOPMENTS PTY LTD			

	Land area each dwelling	Floor area each dwelling (site cover)	Private open space (North facing)	Private open space total	Driveways/ parking space/ pathway	Remaining: Landscaping/ open area
Unit 1	333.93m2	104.38m2 = 31.25%	24m2	187.25m2	19.76m2	17.31m2
Unit 2	429.07m2	116.34m2 = 27.11%	16.90m2	60.81m2	154.03m2	73.58m2
TOTAL	763m2	220.72m2	40.90m2	248.06m2	170.79m2	90.89m2

LEGEND & NOTES

-  CONCRETE
-  SEL. TURF
-  PRIVATE OPEN SPACE - P.O.S.
-  EXISTING FENCE
-  FENCE AND GATES (MIN. 1700mm HT)
-  RETAINING WALL
-  LOMANDRA CONFERTIFOLIA 'SEASCAPE'
-  CORDYLINE RED STAR
-  CLOTHES LINE
-  WASTE BINS
-  FINISHED FLOOR LEVELS

Soil & Water Management Strategies
Downpipes to be connected as soon as the roof is installed.

Install AG drain prior to footing excavation. See drawing

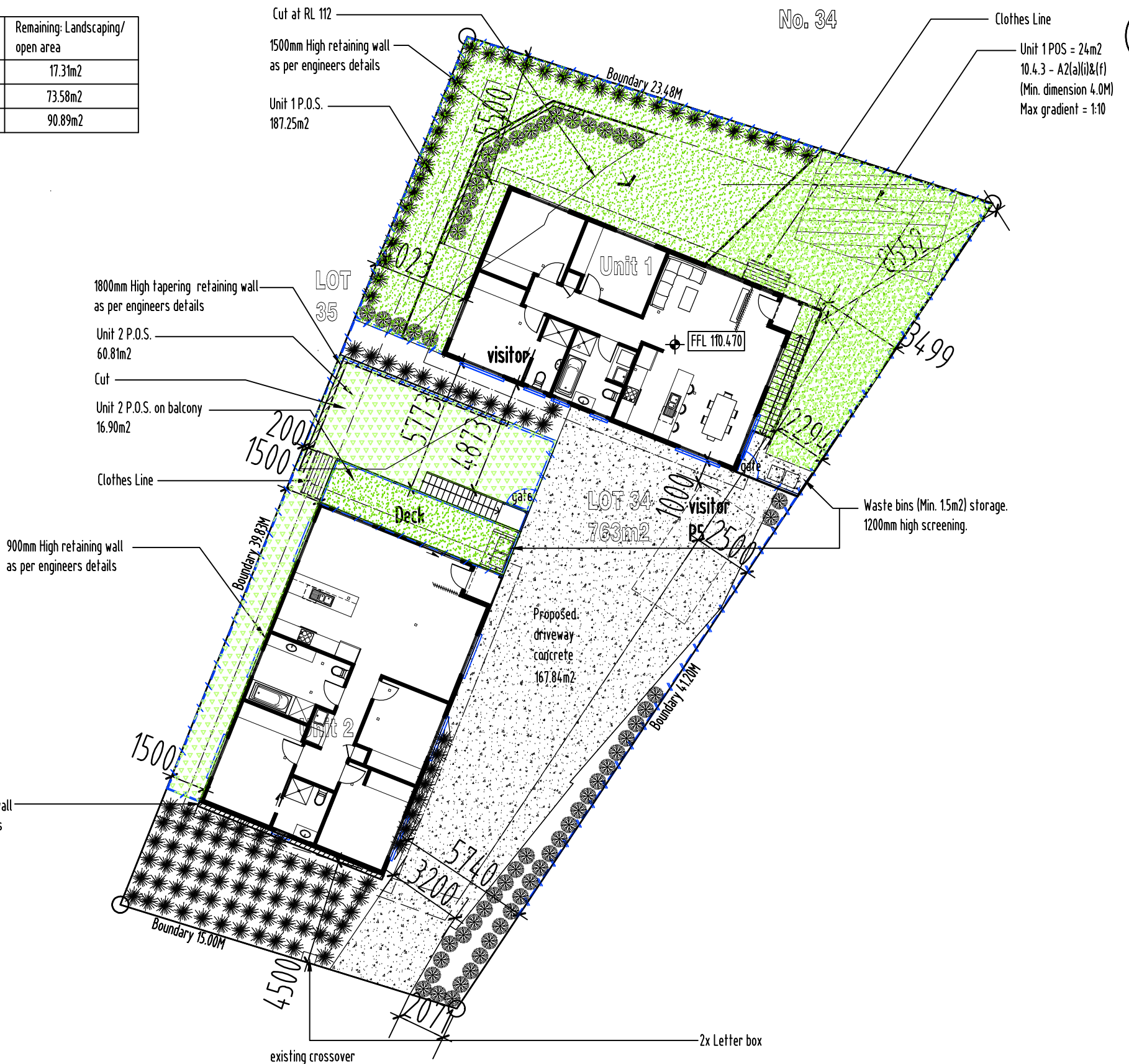
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 **Landscape Plan**
Scale 1:200 @A3

MATTEO CIRCLE



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notes
Unit 1 5.5M setback & privacy screens
Unit 1 Remove Deck/ Updated Civil

revision	stage
A	sketch design
B	design development
	contract documentation
	DA
	BA
	construction drawings

PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
102 Toffolis Road
Claremont TAS 7011

DRAWING TITLE:
Landscape plan

REVISION NO. 8

DRAWING NO. 05

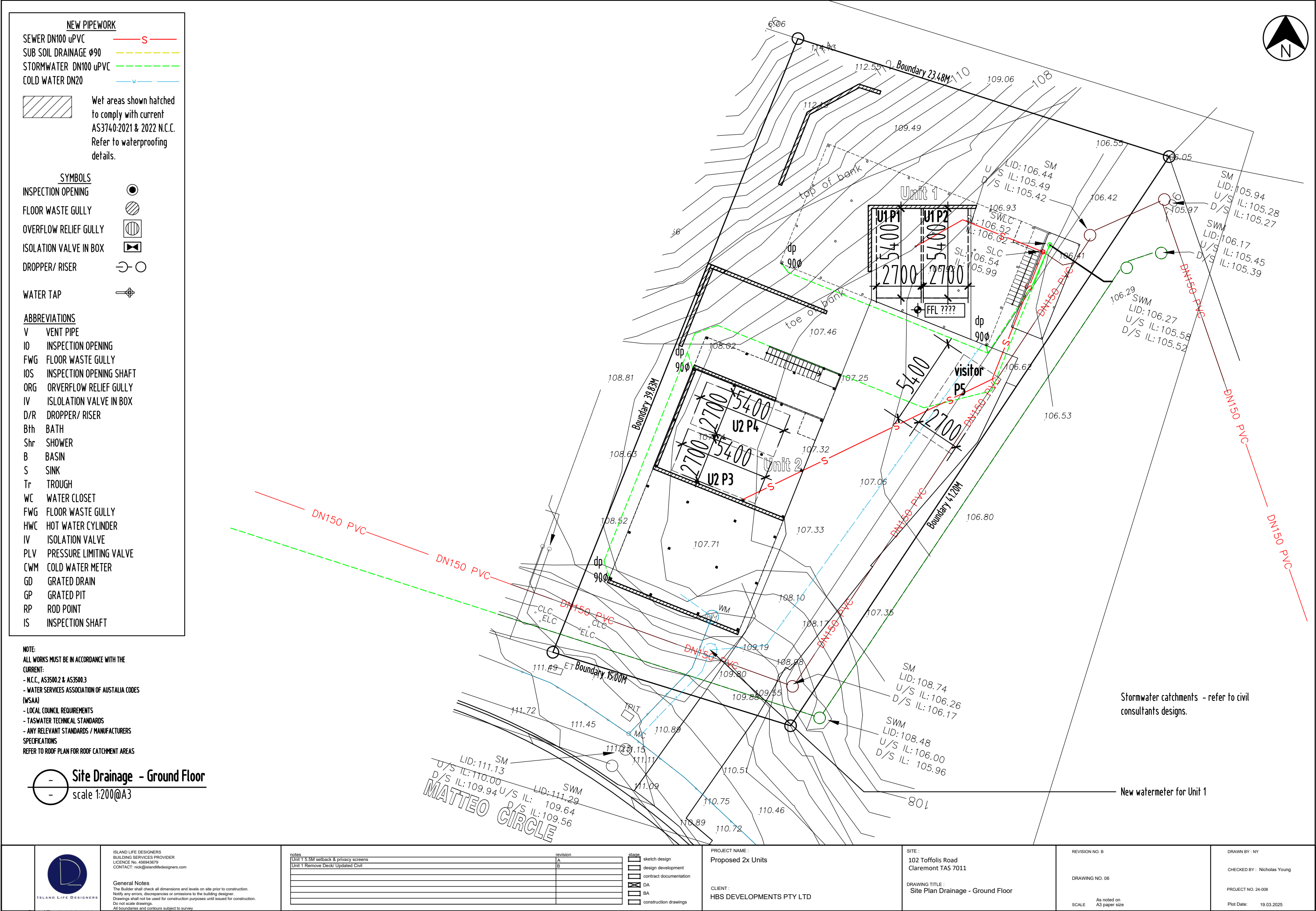
SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 19.03.2025



NEW PIPEWORK

SEWER DN100 uPVC

SUB SOIL DRAINAGE Ø90

STORMWATER DN100 uPVC

COLD WATER DN20

Wet areas shown hatched to comply with current AS3740:2021 & 2022 N.C.C. Refer to waterproofing details.

SYMBOLS

INSPECTION OPENING

FLOOR WASTE GULLY

OVERFLOW RELIEF GULLY

ISOLATION VALVE IN BOX

DROPPER/ RISER

WATER TAP

ABBREVIATIONS

V VENT PIPE

IO INSPECTION OPENING

FWG FLOOR WASTE GULLY

IOS INSPECTION OPENING SHAFT

ORG ORVERFLOW RELIEF GULLY

IV ISLOLATION VALVE IN BOX

D/R DROPPER/ RISER

Bth BATH

Shr SHOWER

B BASIN

S SINK

Tr TROUGH

WC WATER CLOSET

FWG FLOOR WASTE GULLY

HWC HOT WATER CYLINDER

IV ISOLATION VALVE

PLV PRESSURE LIMITING VALVE

CWM COLD WATER METER

GD GRATED DRAIN

GP GRATED PIT

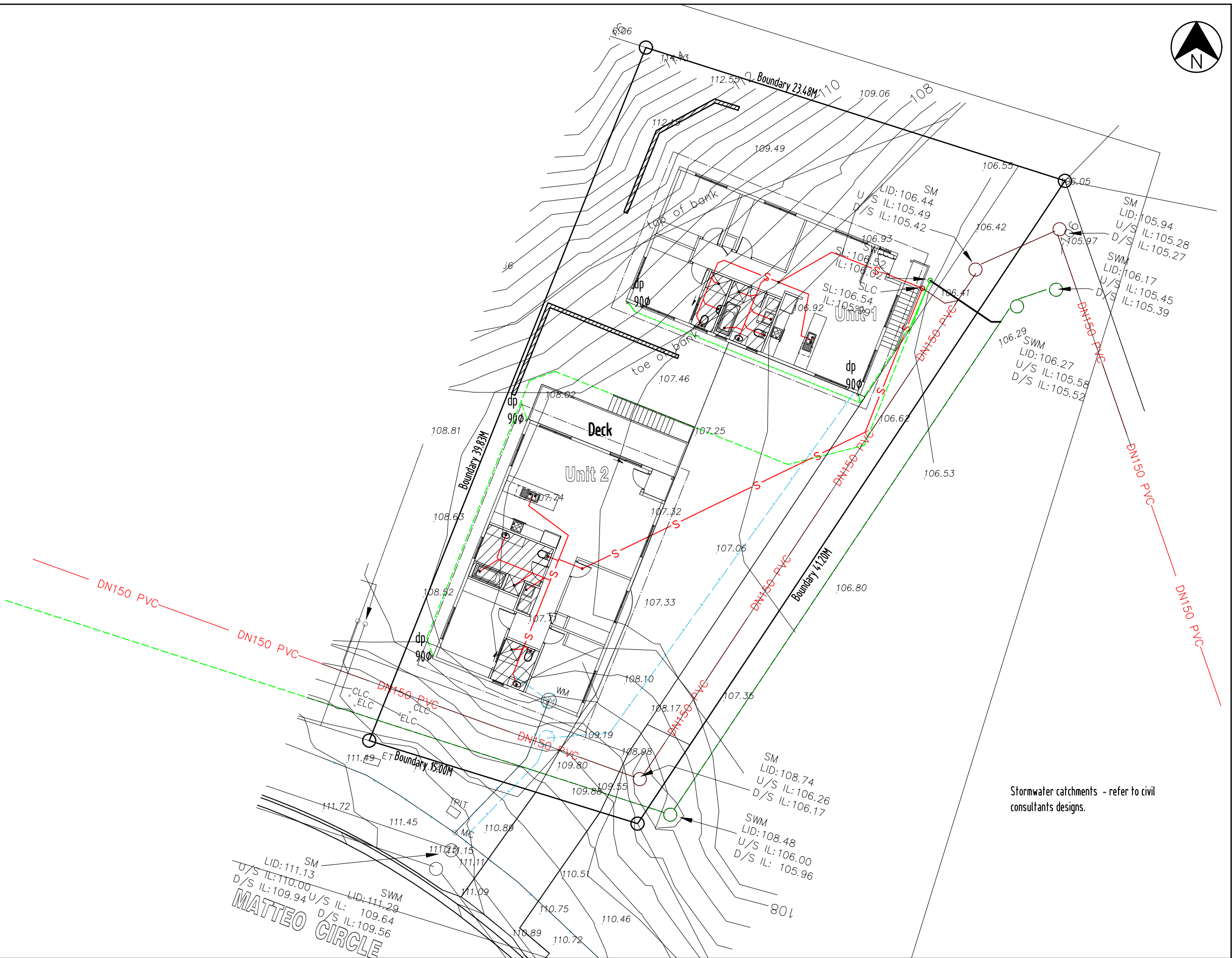
RP ROD POINT

IS INSPECTION SHAFT

NOTE:
ALL WORKS MUST BE IN ACCORDANCE WITH THE CURRENT:
- N.C.C., AS3500.2 & AS3500.3
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODES (WSAA)
- LOCAL COUNCIL REQUIREMENTS
- TASWATER TECHNICAL STANDARDS
- ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS
REFER TO ROOF PLAN FOR ROOF CATCHMENT AREAS

Site Drainage - First Floor
scale 1:200@A3

Stormwater catchments - refer to civil consultants designs.



Stormwater catchments - refer to civil consultants designs.



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notes
Unit 1 5.5M setback & privacy screens
Unit 1 Remove Deck/ Updated Civil

revision	description
A	Unit 1 5.5M setback & privacy screens
B	Unit 1 Remove Deck/ Updated Civil

stage	description
sketch design	
design development	
contract documentation	
DA	
BA	
construction drawings	

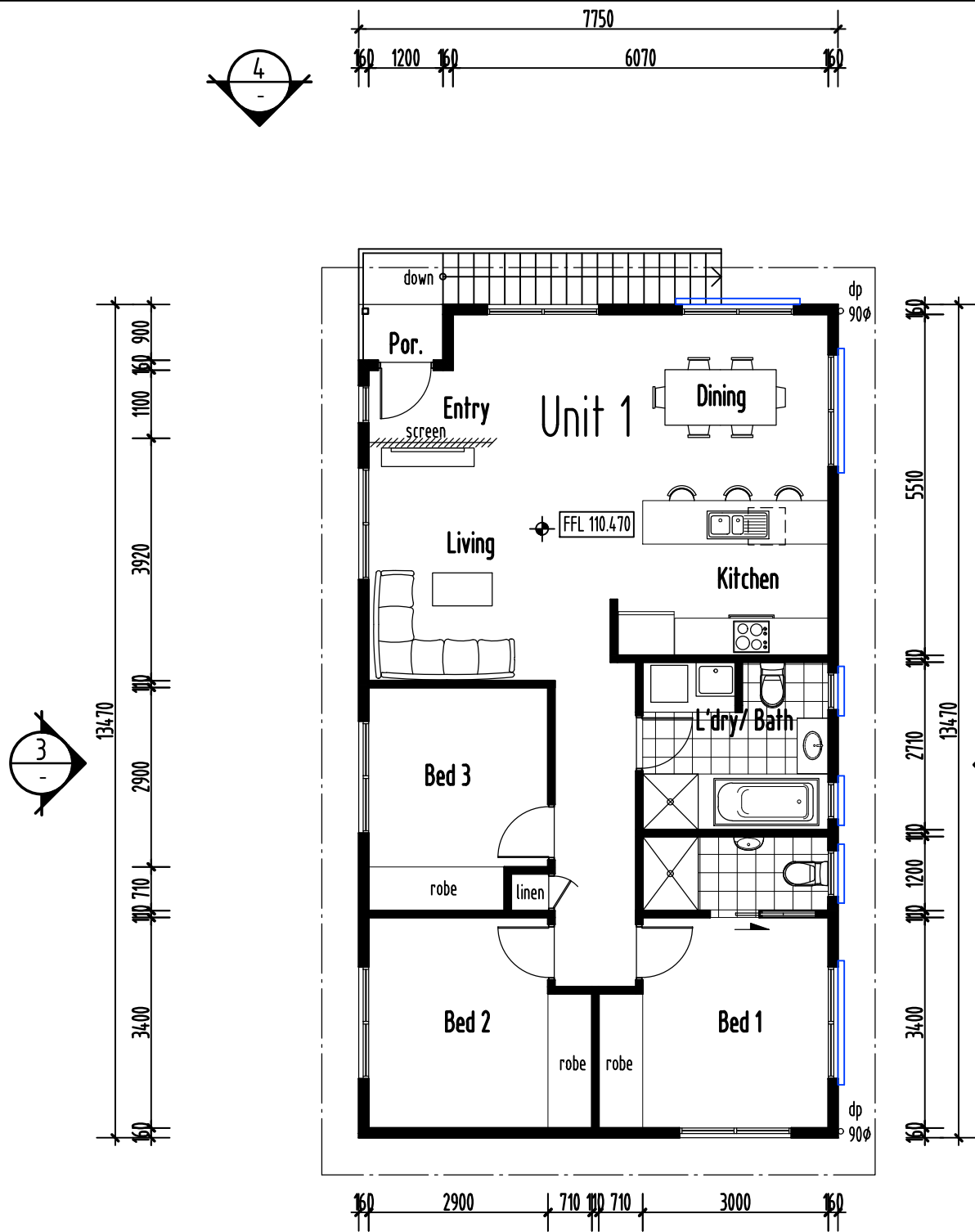
PROJECT NAME:
Proposed 2x Units
CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
102 Toffolis Road
Claremont TAS 7011
DRAWING TITLE:
Site Plan Drainage - First Floor

REVISION NO. 8
DRAWING NO. 07
SCALE: As noted on A3 paper size

DRAWN BY: NY
CHECKED BY: Nicholas Young
PROJECT NO. 24-008
Plot Date: 19.03.2025

Note:
25% privacy screening to
glazed windows/ doors
minimize direct view of
neighbouring property.

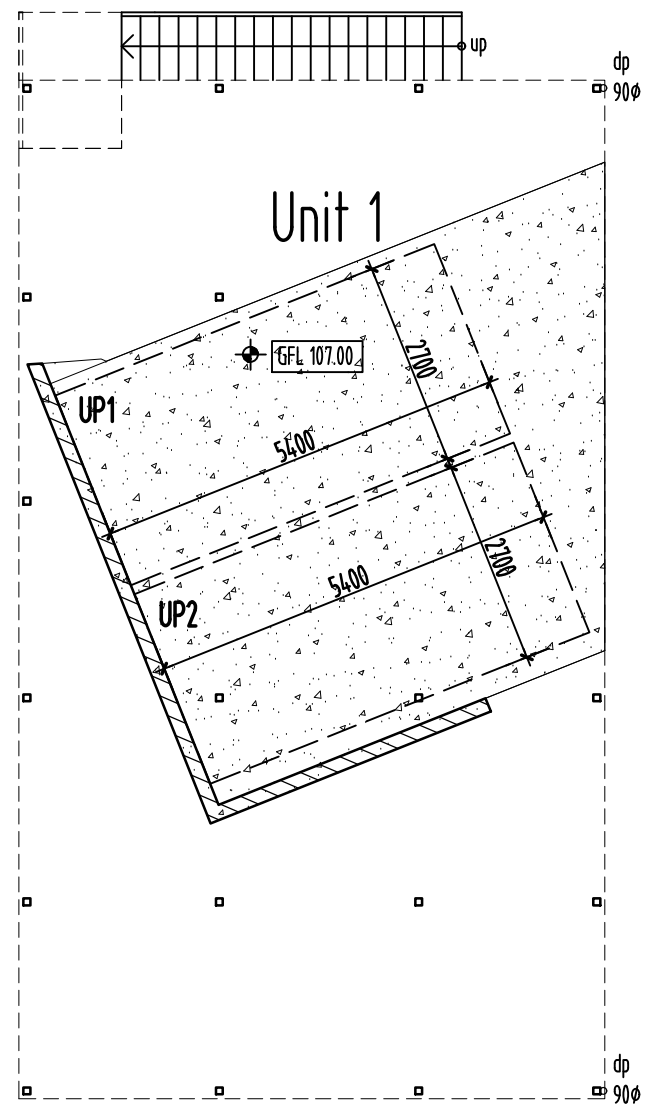


AREAS

Living:	103.16m ²
Porch:	1.22m ²
TOTAL FLOOR AREA:	104.38m ²

Excludes Deck = 12.30m²

Unit 1 - First Floor Plan
scale: 1:100 @A3



Unit 1 - Ground Floor Plan
scale: 1:100 @A3



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notes	revision
Unit 1 5.5M setback & privacy screens	A
Unit 1 Remove Deck/ Updated Civil	B

stage	
sketch design	
design development	
contract documentation	
DA	
BA	
construction drawings	

PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
102 Toffolis Road
Claremont TAS 7011

DRAWING TITLE:
Unit 1 Ground/ First floor plans

REVISION NO. 8

DRAWING NO. 08

SCALE: As noted on A3 paper size

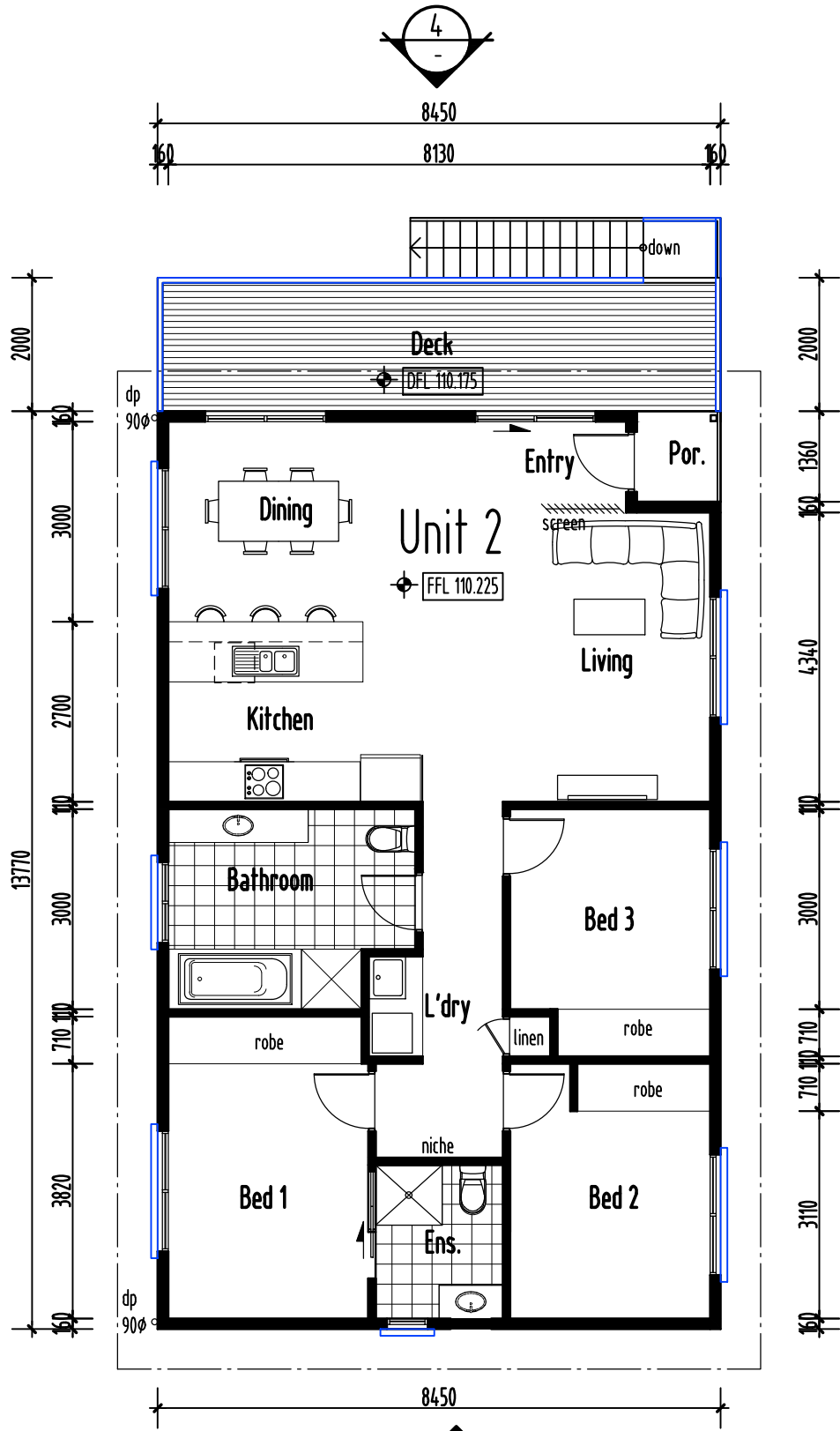
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PROJECT NO. 24-008

Plot Date: 19.03.2025

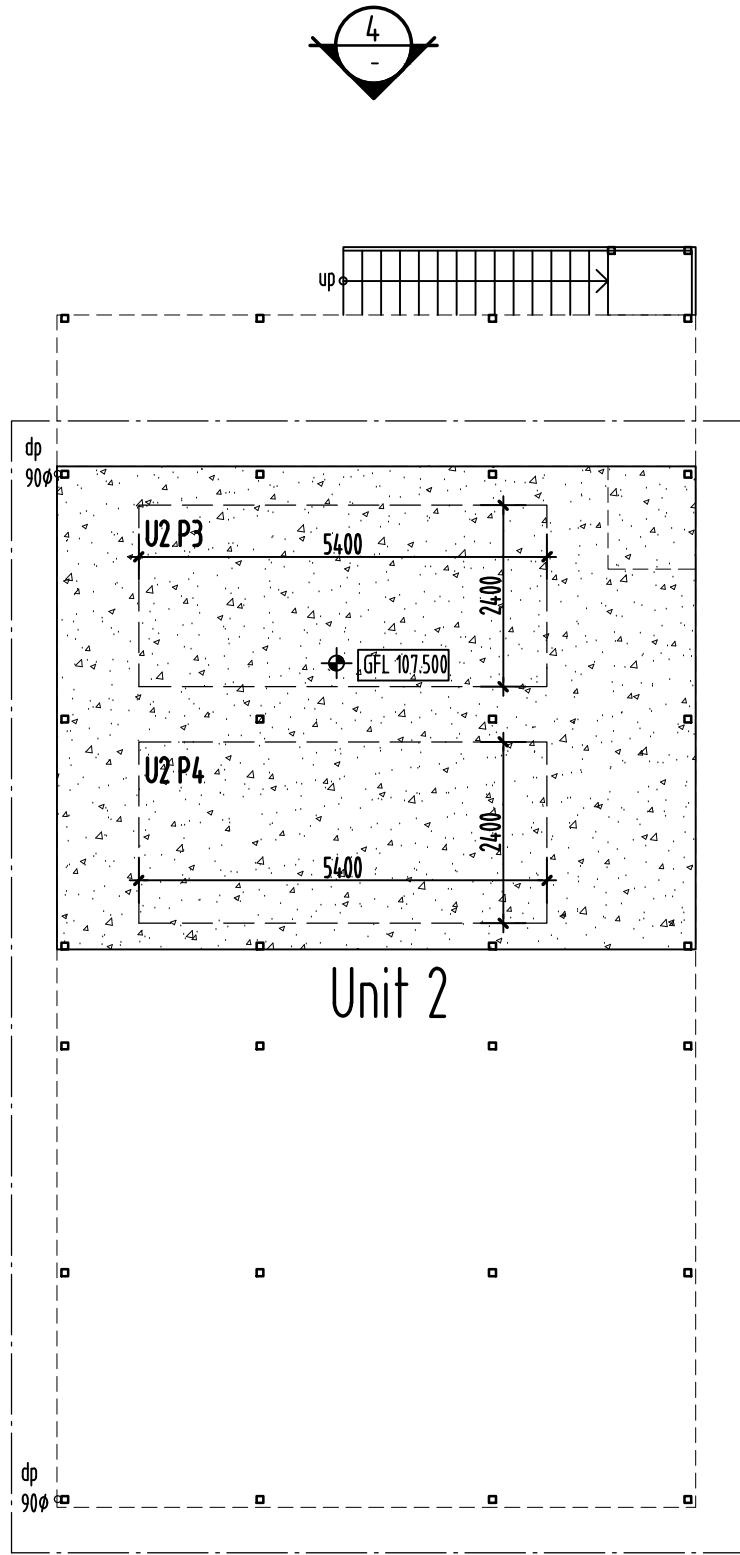
Note:
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minimize direct view of
neighbouring property.



AREAS	
Living:	114.64m ²
Porch:	1.71m ²
TOTAL FLOOR AREA:	116.34m ²

Excludes Deck = 16.90m²

Unit 2 - First Floor Plan
scale: 1:100 @A3



AREAS	
Garage:	29.15m ²
TOTAL FLOOR AREA:	29.15m ²

Unit 2 - Ground Floor Plan
scale: 1:100 @A3



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A	
B	

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Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
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Claremont TAS 7011

DRAWING TITLE:
Unit 2 Ground/ First floor plans

REVISION NO. 8

DRAWING NO. 09

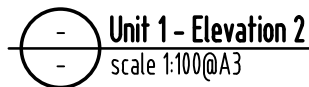
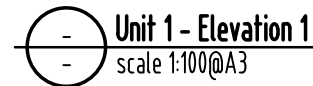
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Plot Date: 19.03.2025









FL.	Floor level	S.	Sliding window
CL.	Ceiling level	AWN.	Awning window
F.	Fixed window	SLD.	Sliding door
DP.	Downpipe 90Ø PVC Colour: to be confirmed		
CL:01	James Hardie Linea Cladding Profile Dimensions= Length 4200mm x Width 180mm x thickness 16mm (Refer to James Hardie for installation guide & fixing methods). Colour: Colorbond - T.B.C		
CL:02	Lysaght Longline 305 Cladding Profile Dimensions= Length T.B.C x Width 305mm x Height 48mm thickness T.B.C. (Refer to Lysaght for installation guide & fixing methods). Colour: Colorbond - T.B.C		
RF:01	Colorbond metal roofing 7.5° roof slope, installed as per manufacturers specifications. Colour: Colorbond - T.B.C		
G:01	Colorbond metal gutters, installed as per manufacturers specifications. Colour: Colorbond - T.B.C		
WF:01	Powder coated aluminium window / door frames Colour: Colorbond - T.B.C		
B:01	Selected p.c. alumin. balustrade, min. 1,000mm high to comply with AS1288. Selected handrail and verticals, supplied as a complete approved system.		



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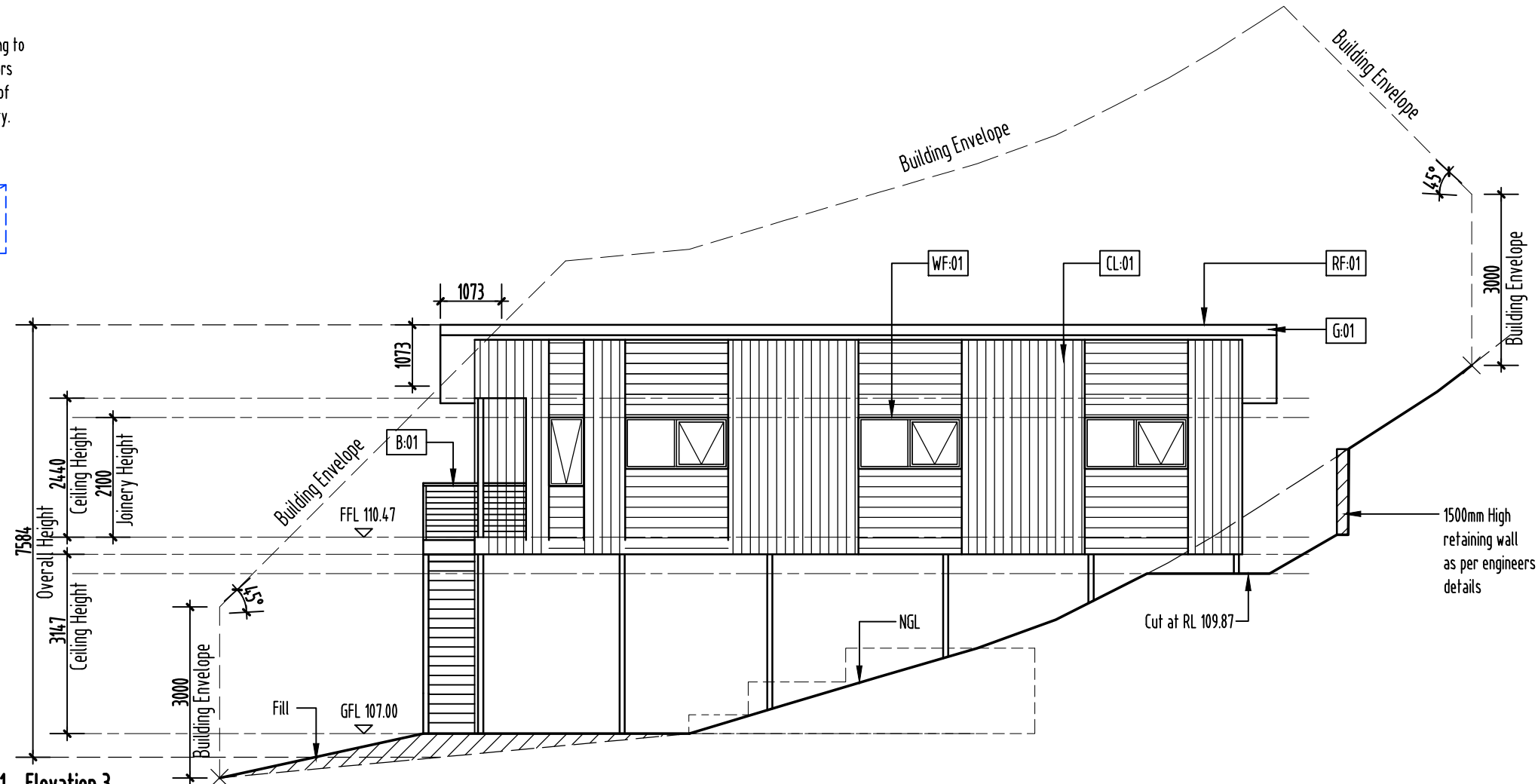
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Unit 1 Elevations 1 & 2

DRAWING NO. 10

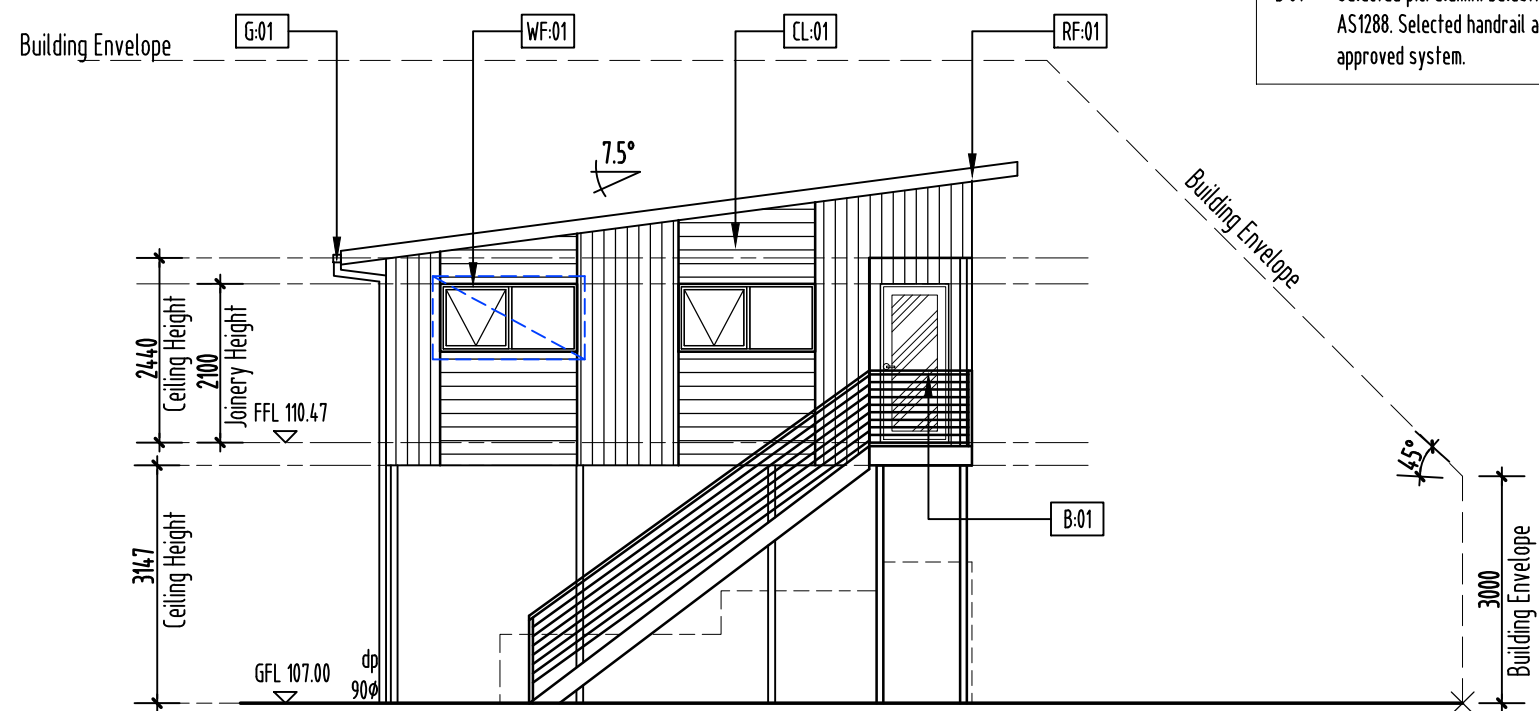
SCALE As note
A3 paper

PROJECT NO. 24-008

Plot Date: 19.03.2025



Unit 1 - Elevation 3
scale 1:100@A3









Unit 1 - Elevation 4
scale 1:100@A3

FL.	Floor level	S.	Sliding window
CL.	Ceiling level	AWN.	Awning window
F.	Fixed window	SLD.	Sliding door
DP.	Downpipe 90Ø PVC Colour: to be confirmed		
CL:01	James Hardie Linea Cladding Profile Dimensions= Length 4200mm x Width 180mm x thickness 16mm (Refer to James Hardie for installation guide & fixing methods). Colour: Colorbond - T.B.C		
CL:02	Lysaght Longline 305 Cladding Profile Dimensions= Length T.B.C x Width 305mm x Height 48mm thickness T.B.C. (Refer to Lysaght for installation guide & fixing methods). Colour: Colorbond - T.B.C		
RF:01	Colorbond metal roofing 7.5° roof slope, installed as per manufacturers specifications. Colour: Colorbond - T.B.C		
G:01	Colorbond metal gutters, installed as per manufacturers specifications. Colour: Colorbond - T.B.C		
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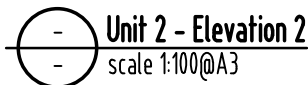
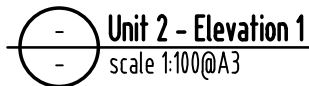
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SITE :
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DRAWING TITLE :
Unit 1 Elevations 3 & 4

SCALE As noted on
A3 paper size

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CL.	Ceiling level	AWN.	Awning window
F.	Fixed window	SLD.	Sliding door
DP.	Downpipe 90Ø PVC Colour: to be confirmed		
CL:01	James Hardie Axon Cladding Groove spacing 133 profile Dimensions= Length 2450mm x Width 1200mm x thickness = 9mm (Refer to James Hardie for installation guide & fixing methods). Colour: Colorbond - T.B.C		
CL:02	James Hardie Stria Cladding Groove spacing 405 profile Dimensions= Length 4200mm x Width 405mm x thickness = 14mm (Refer to James Hardie for installation guide & fixing methods). Colour: Colorbond - T.B.C		
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[illegible]

stage	
	sketch design
	design development
	contract documentation
	DA
	BA
	construction drawings

CLIENT :
HBS DEVELOPMENTS PTY LTD

DRAWING TITLE :
Unit 2 Elevations 1 & 2

SCALE As noted on
A3 paper size

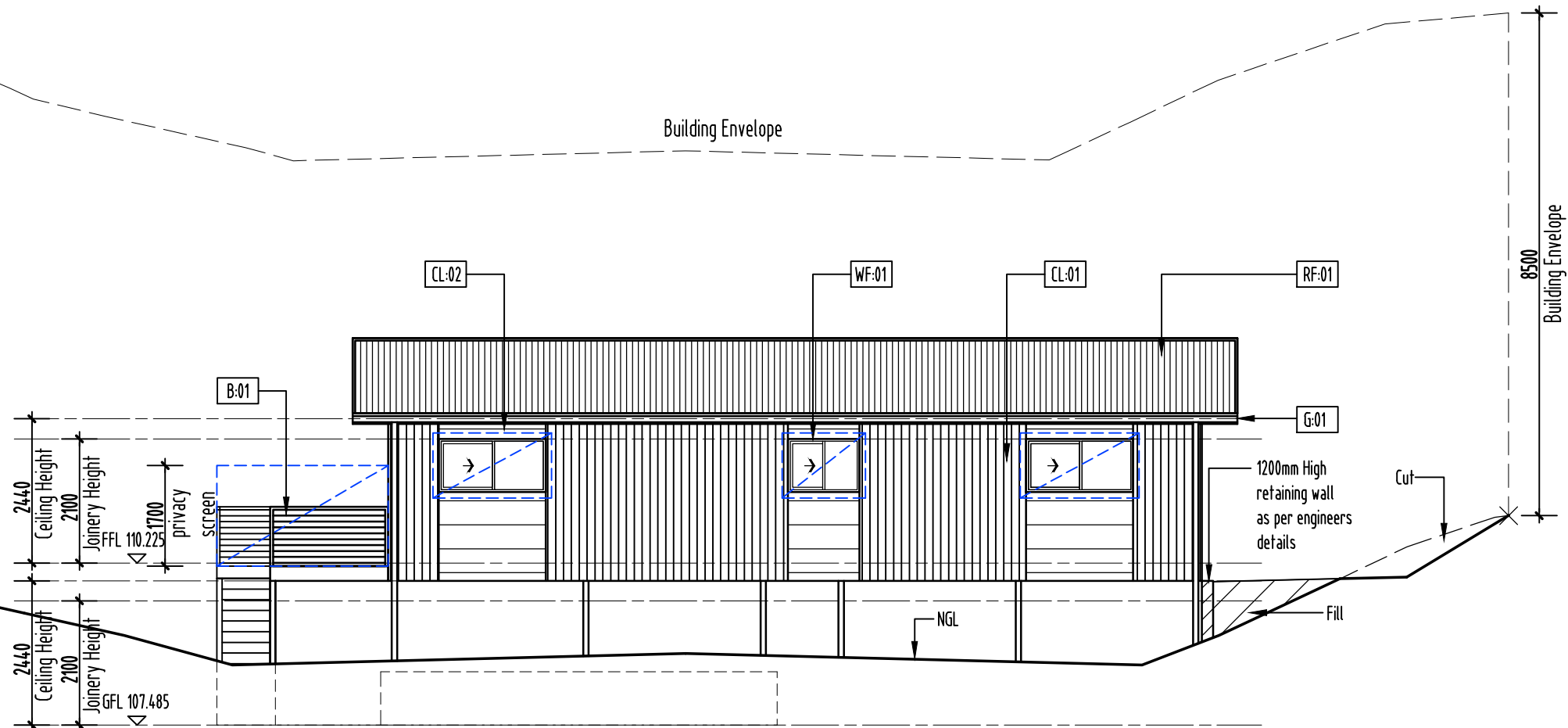
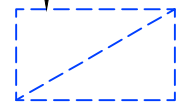
DRAWN BY : NY

CHECKED BY : Nicholas Young

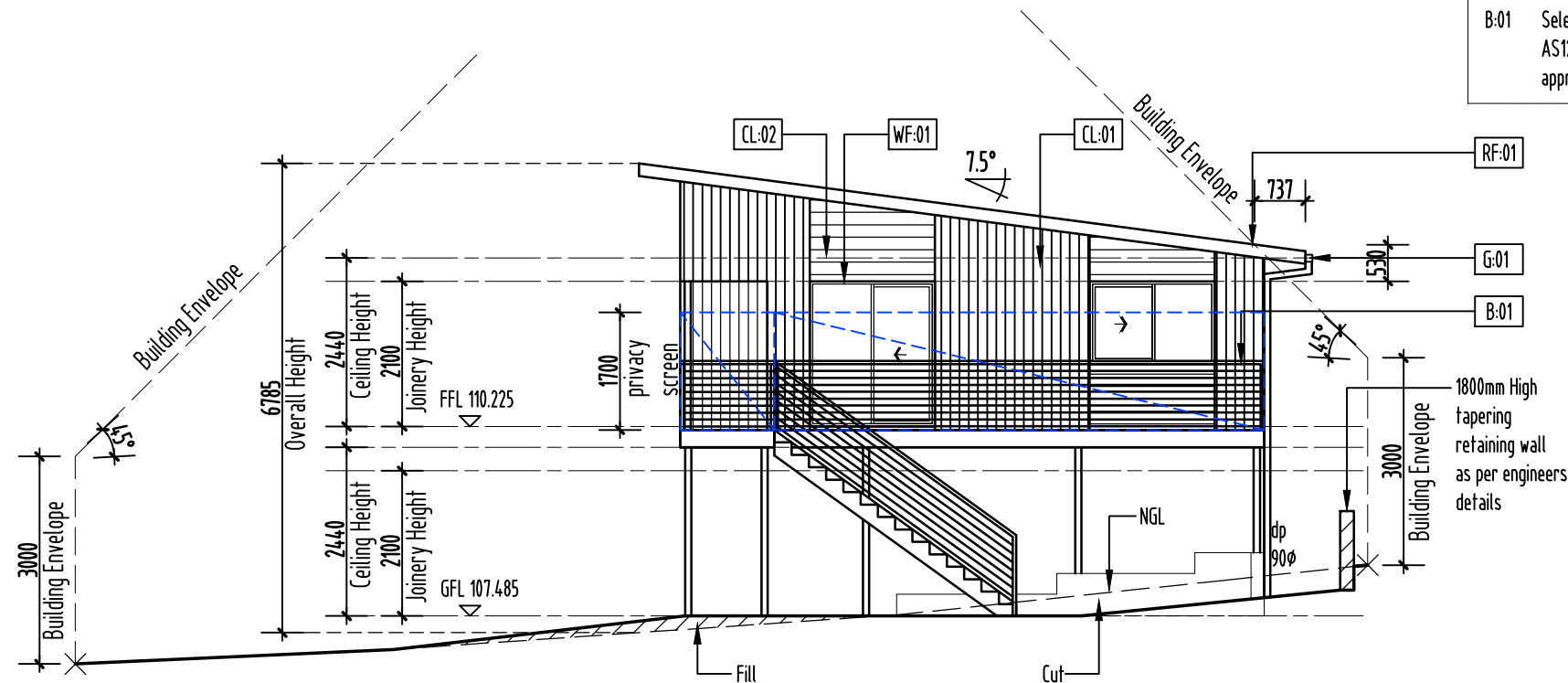
PROJECT NO. 24-008


Plot Date: 19.03.2025

Note:
25% privacy screening to
glazed windows/ doors
minimize direct view of
neighbouring property.



 **Elevation 3**
scale 1:100@A3



 **Unit 2 - Elevation 4**
scale 1:100@A3

LEGEND & NOTES

FL.	Floor level	S.	Sliding window
CL.	Ceiling level	AWN.	Awning window
F.	Fixed window	SLD.	Sliding door
DP.	Downpipe 90Ø PVC Colour: to be confirmed		
CL-01	James Hardie Axon Cladding Groove spacing 133 profile Dimensions= Length 2450mm x Width 1200mm x thickness = 9mm (Refer to James Hardie for installation guide & fixing methods). Colour: Colorbond - T.B.C		
CL-02	James Hardie Stria Cladding Groove spacing 405 profile Dimensions= Length 4200mm x Width 405mm x thickness = 14mm (Refer to James Hardie for installation guide & fixing methods). Colour: Colorbond - T.B.C		
RF-01	Colorbond metal roofing 7.5° roof slope, installed as per manufacturers specifications. Colour: Colorbond - T.B.C		
G-01	Colorbond metal gutters, installed as per manufacturers specifications. Colour: Colorbond - T.B.C		
WF-01	Powder coated aluminium window / door frames Colour: Colorbond - T.B.C		
B-01	Selected p.c. alumin. balustrade, min. 1,000mm high to comply with AS1288. Selected handrail and verticals, supplied as a complete approved system.		



ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No. 456943670
CONTACT: nick@islandlifedesigners.com

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notes
Unit 1 5.5M setback & privacy screens
Unit 1 Remove Deck/ Updated Civil

revision	
A	
B	

stage	
sketch design	
design development	
contract documentation	
DA	
BA	
construction drawings	

PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
**102 Toffolis Road
Claremont TAS 7011**

DRAWING TITLE:
Unit 2 Elevations 1 & 2

REVISION NO. 8

DRAWING NO. 13

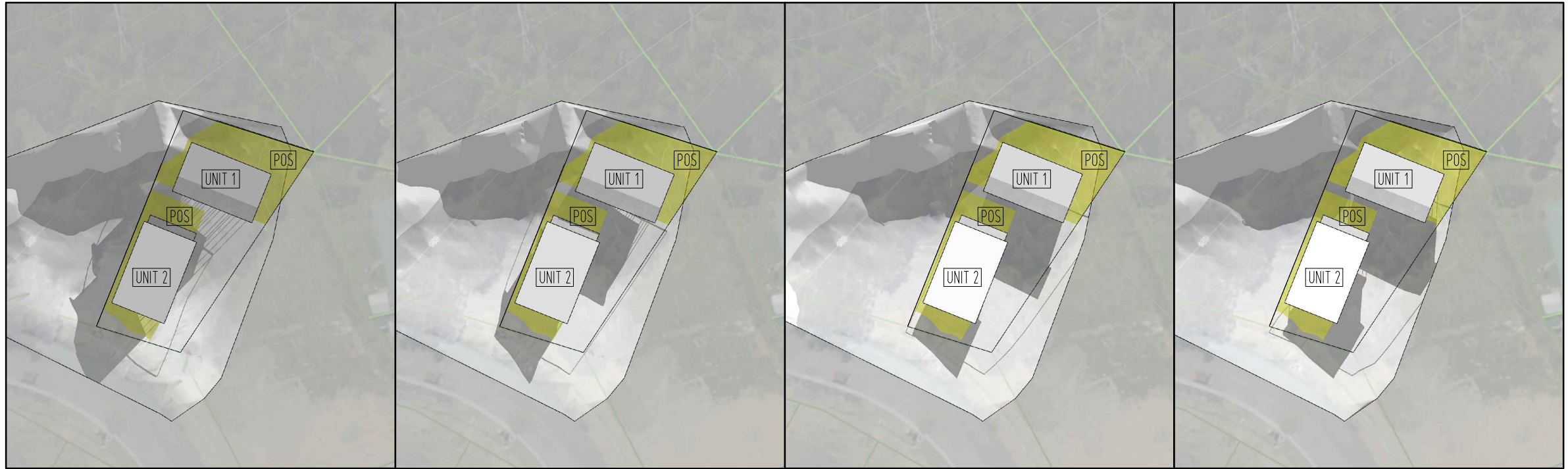
SCALE: As noted on
A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 19.03.2025



SUN SHADOW DIAGRAM 21st JUNE-9am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-10am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-11am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-12am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-1pm
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-2pm
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-3pm
SCALE NTS



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notes
Unit 1 5.5M setback & privacy screens
Unit 1 Remove Deck/ Updated Civil

revision	stage
A	sketch design
B	design development
	contract documentation
	DA
	BA
	construction drawings

PROJECT NAME:
Proposed 2x Units

CLIENT:
HBS DEVELOPMENTS PTY LTD

SITE:
102 Toffolis Road
Claremont TAS 7011

DRAWING TITLE:
Sun Shadow Diagrams

REVISION NO. 8

DRAWING NO. 14

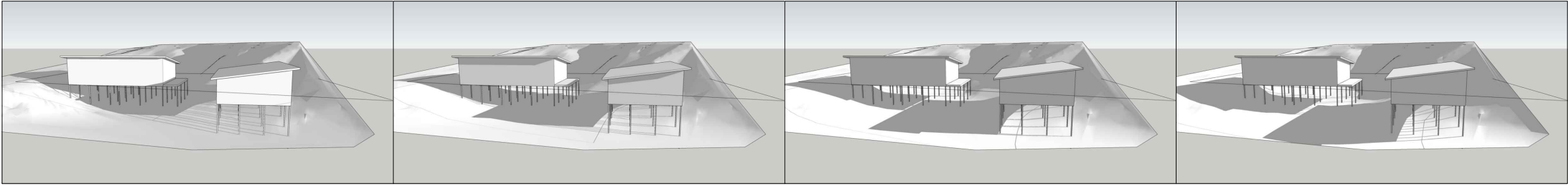
SCALE: As noted on
A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 19.03.2025



SUN SHADOW DIAGRAM 21st JUNE-9am
SCALE NTS



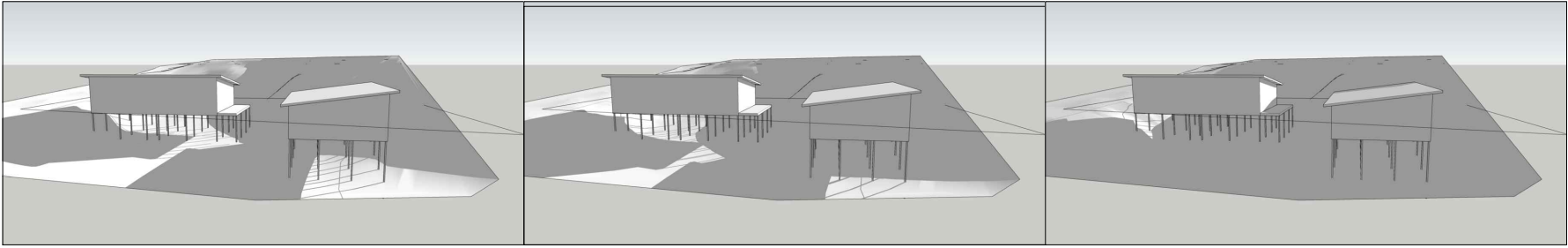
SUN SHADOW DIAGRAM 21st JUNE-10am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-11am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-12am
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-1pm
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-2pm
SCALE NTS



SUN SHADOW DIAGRAM 21st JUNE-3pm
SCALE NTS



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notes

Unit 1 5.5M setback & privacy screens
Unit 1 Remove Deck/ Updated Civil

revision

revision	description
A	Unit 1 5.5M setback & privacy screens
B	Unit 1 Remove Deck/ Updated Civil

stage

- sketch design
- design development
- contract documentation
- DA
- BA
- construction drawings

PROJECT NAME :
Proposed 2x Units

CLIENT :
HBS DEVELOPMENTS PTY LTD

SITE :
102 Toffolis Road
Claremont TAS 7011

DRAWING TITLE :
Sun Shadow Diagrams

REVISION NO. 8

DRAWING NO. 15

SCALE: As noted on
A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-008

Plot Date: 19.03.2025

LEGEND
PAGE 1# COVER PAGE
PAGE 2# CAR PARKING PLAN
PAGE 3# DRIVEWAY SECTIONS
PAGE 4# CAR TURNING PLAN

COUNCIL – GLENORCHY COUNCIL
ZONE – GENERAL RESIDENTIAL
CODE – BUSHFIRE PRONE AREA
– PRIORITY VEGETATION AREA
LANDSLIDE BAND – NIL

TITLE REF. = 188303/34

ALPINE AREA – N/A LESS THAN 900m AHD

CORROSION ENVIRONMENT – MEDIUM

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE CLADDING UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES THEN THESE MUST BE CONFIRMED ONSITE BY A SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED 'APPROVED' PLANS BY BUILDING SURVEYOR AND PERMIT AUTHORITY

IF ANY DISCREPANCIES, APPARENT ERROR, ANOMALY OR AMBIGUITY WITHIN THE DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE CONTACTED PRIOR TO ANY MORE CONSTRUCTION CONTINUING.

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**PROPOSED UNIT
DEVELOPMENT**

**DRIVEWAY/ PARKING
DETAILS**

**FOR HBS DEVELOPMENTS
PTY LTD**

**AT 31 MATTEO CIRCLE
CLAREMONT 7011**

REVISION NUMBER	DATE
REVISION 1	09 / 03 / 2025

C

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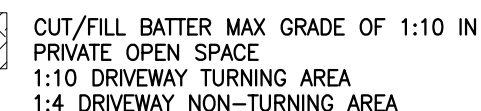
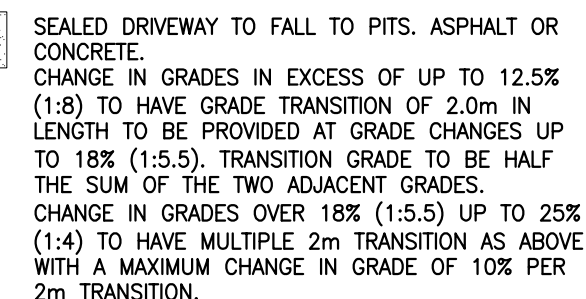
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MEINDERT VAN DER MOLEN
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PH 0407 802 037
EMAIL : MVCONSULTINGTAS@GMAIL.COM

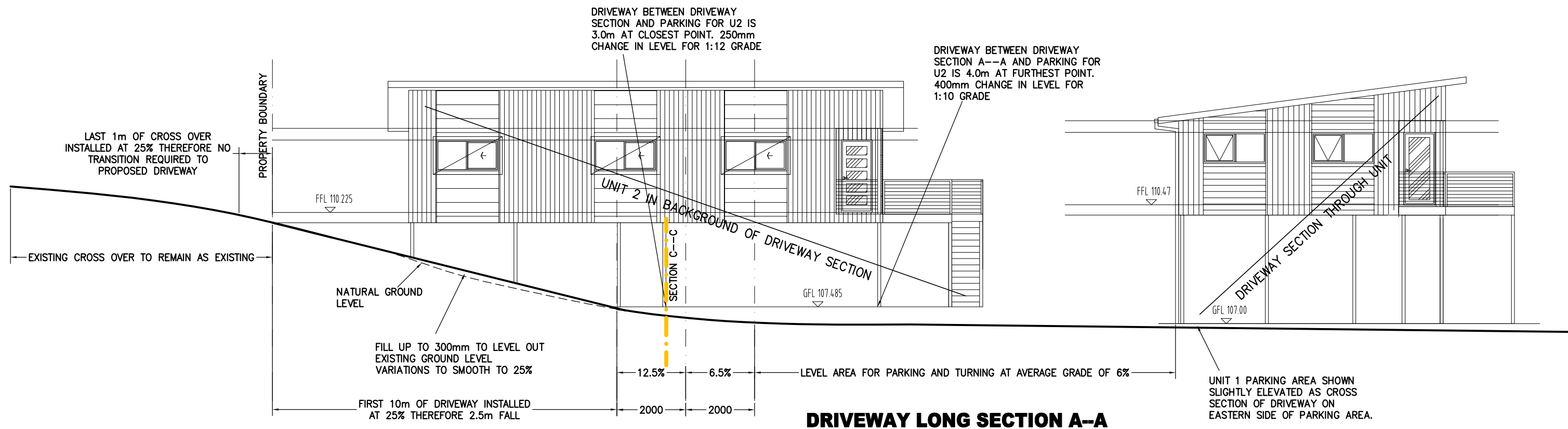


VISITOR PARKING, TO HAVE SIGNAGE TO INDICATE IT IS A COMMUNAL VISITOR PARKING SPACE.

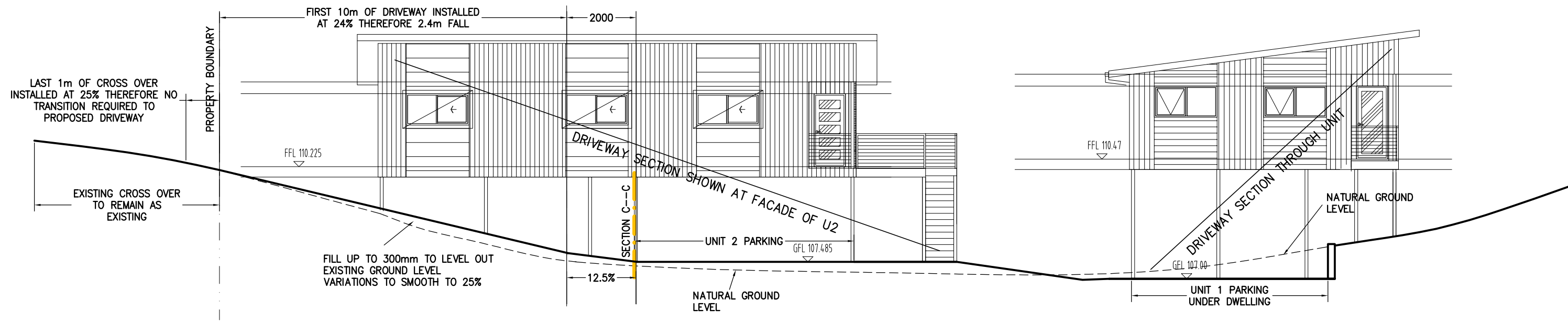


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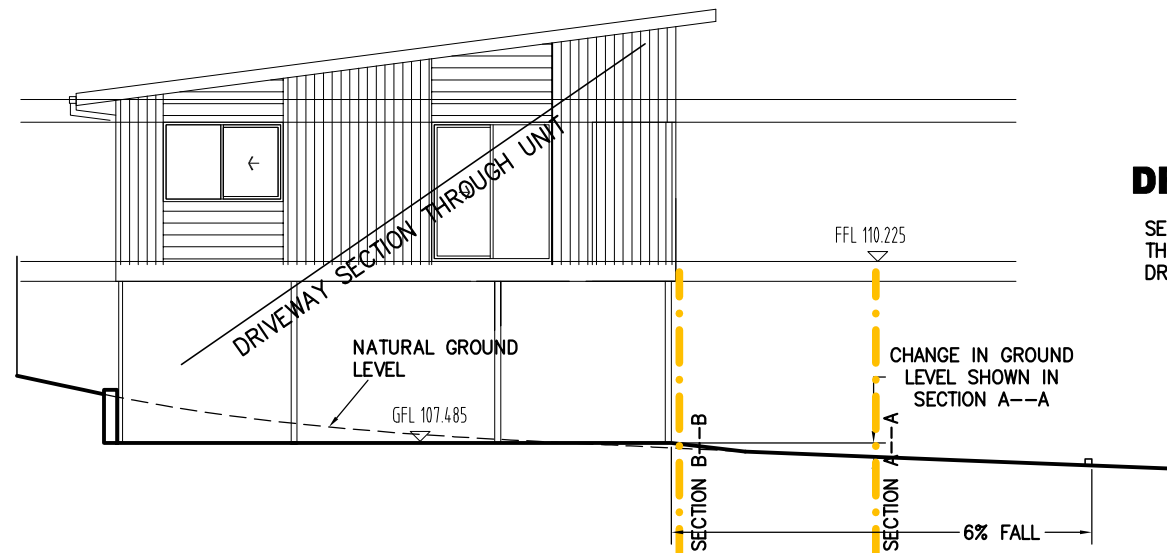
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DRIVEWAY LONG SECTION A-A



DRIVEWAY LONG SECTION B-B



DRIVEWAY SHORT SECTION C-C

SECTION SHOWN AT SOUTH END OF U2 PARKING AREA. THEREFORE THE SECTION WITH THE GREATEST CROSS FALL AS DRIVEWAY IS AT ITS NARROWEST

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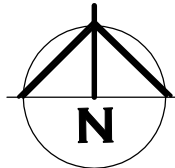
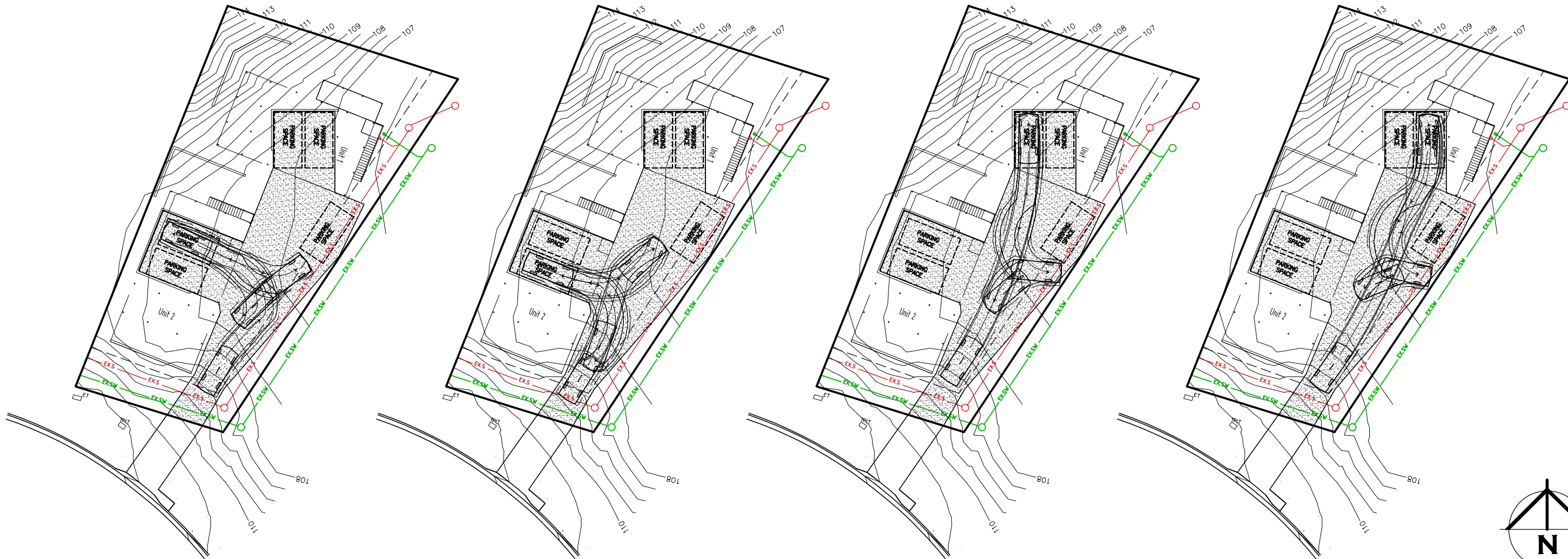
PROJECT: PROPOSED UNIT DEVELOPMENT
FOR HBS DEVELOPMENTS PTY LTD
AT 31 MATTEO CIRCLE
CLAREMONT 7011

DRAWING: DRIVEWAY SECTIONS

REVISION NUMBER	DATE
REVISION 1	09 / 03 / 2025

DESIGNED: M. v. d. M.
DRAWN: B. v. Z.
APPROVED.
DATE: 09 / 03 / 25

SCALE - A3 - 1:125.
DRAWING No.:
HBS0325-1 - 3/4



UNIT 2 –
TWO PARKING
SPACES

UNIT 1 –
TWO PARKING
SPACES

ONE VISITOR
PARKING SPACE

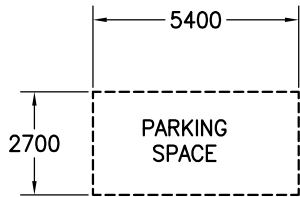
ALL SWEEP PATHS SHOWN FOR
B85 CAR WITH DASHED LINES
AS 300mm BODY CLEARANCE

CAR TURNING PLAN

EXTERNAL PARKING SPACES TO BE CLEARLY DELINEATED.

INDIVIDUAL UNITS, EXTERNAL PARKING TO HAVE SIGNAGE OF WHICH UNIT IT IS ASSOCIATED WITH.

VISITOR PARKING, TO HAVE SIGNAGE TO INDICATE IT IS A COMMUNAL VISITOR PARKING SPACE.



REVISION NUMBER	DATE
REVISION 1	09 / 03 / 2025

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ACCREDITATION CC565H
116 ALANVALE RD
NEWNHAM 7248
PH 0407 802 037
EMAIL : MVCONSULTINGTAS@GMAIL.COM

PROJECT: PROPOSED UNIT DEVELOPMENT
FOR HBS DEVELOPMENTS PTY LTD
AT 31 MATTEO CIRCLE
CLAREMONT 7011

DRAWING: CAR TURNING PLAN

DESIGNED: M. v. d. M.
DRAWN: B. v. Z.

APPROVED.
DATE: 09 / 03 / 25

SCALE – A3 – 1:400.

DRAWING No.:
HBS0325-1 – 4/4

LEGEND
PAGE 1# COVER PAGE
PAGE 2# STORMWATER PLUMBING DESIGN

COUNCIL – GLENORCHY COUNCIL
ZONE – GENERAL RESIDENTIAL
CODE – BUSHFIRE PRONE AREA
– PRIORITY VEGETATION AREA
LANDSLIDE BAND – NIL

TITLE REF. = 188303/34

ALPINE AREA – N/A LESS THAN 900m AHD

CORROSION ENVIRONMENT – MEDIUM

OTHER HAZARDS – N/A

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**PROPOSED UNIT
DEVELOPMENT**

**STORMWATER PLUMBING
DESIGN**

**FOR HBS DEVELOPMENTS
PTY LTD**

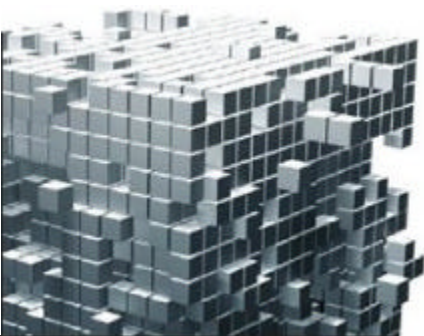
**AT 31 MATTEO CIRCLE
CLAREMONT 7011**

REVISION NUMBER	DATE
REVISION 1	09 / 03 / 2025

C

MEINDERT VAN DER MOLEN 2025

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EMAIL : MVCONSULTINGTAS@GMAIL.COM

THIS PAGE FEATURES COLORED LINES AND SHOULD ONLY BE PRINTED IN COLOR. GREEN TEXT IN THE NOTE SECTION SERVES AS A REFERENCE

DETAILED PLUMBING FOR STORMWATER DETENTIONS WILL BE INCLUDED IN PLANS FOR PLUMBING PERMIT APPLICATION.
DETAILS INCLUDED IN THIS PLAN ARE CONCEPTUAL ONLY FOR PLANNING PURPOSE TO SHOW PROOF OF CONCEPT. HYDRAULIC ENGINEERING WILL BE ENGAGED ONCE PLANNING APPROVAL IS GRANTED
SEWERAGE PLUMBING TO BE PROVIDED BY DESIGNER

DESIGN COMMENTS REQUIRED IN PLANING APPROVAL PERMIT. TO ALLOW FOR HYDRAULIC DESIGN.

GLENORCHY CITY COUNCIL
STORMWATER MANAGEMENT POLICY

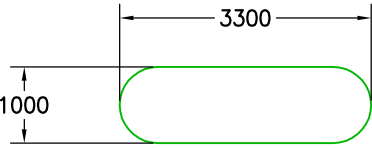
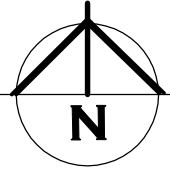
POLICY STATEMENT
POINT 3 – STORMWATER SYSTEM DESIGN REQUIREMENTS
*COUNCIL TO PROVIDE DETAILS ON IF DEVELOPMENT SHALL BE DESIGN FOR 5% OR 1% AEP.

POINT 5 – STORMWATER QUALITY MANAGEMENT REQUIREMENT (C)
*CASH CONTRIBUTION AMOUNT SHALL BE PROVIDED BY COUNCIL TO BE DETERMINED BY DEVELOPER IF WSUD SYSTEM IS INSTALLED.

POINT 6 – STORMWATER QUANTITY MANAGEMENT REQUIREMENTS
*HYDRAULIC ENGINEER WILL BE ENGAGED ONCE PLANNING APPROVAL IS GRANTED AND RAIN EVENT IS SPECIFIED BY GCC

EACH UNIT ROOF STORMWATER TO BE DIRECTION TO ABOVE GROUND SLIM LINE TANK WITH SEPARATE ORIFICE (SIZE AND DETAILS TBA) PRIOR TO CONNECTING INTO DRIVEWAY STORMWATER SYSTEM

◦ D.P. 90mm DOWNPIPE WITH EXPANSION JOINTS. REFER TO PLUMBING DETAILS PAGE. AS PER AS3500.3:2021 4.3.2
← OPEN ARROW DENOTES DIRECTION OF FALL



5000L SLIMLINE WATER TANK 2.0m HIGH

GRATED DRAIN TO STORMWATER PIT INSTALLED AT BOTTOM OF STEEP SECTION OF DRIVEWAY AT CHANGE IN GRADE

EXISTING STORMWATER CONNECTION
SL. 106.52m
IL. 106.02m

130mm FALL FROM OUTLET ORIFICE TO CONNECTION POINT
10m = 1:75 FALL

MAIN 600x600x900D
LID LEVEL 106.9m
OUTLET WITH 150mm SUMP 176.15m
STORMWATER PIT WITH MAIN ORIFICE
OUTLET TO STORMWATER CONNECTION POINT.

EDGE OF SLAB FORMED UP 350mm
MAX FROM LOWEST POINT OF DRIVEWAY AREA 106.6m TO 106.95m DRIVEWAY LEVEL

DRIVEWAY DETENTION STORED IN TEFCO OR SIMILAR STORMWATER PIPE MINIMUM SN8 GRADE. VOLUME TBA

DRIVEWAY INSIDE OF EASEMENT TO BE BUILT UP ENOUGH TO DRAIN STORMWATER BACK OUTSIDE OF EASEMENT INTO PITS

BARRIER KERB INSTALLED ON EASTERN SIDE OF DRIVEWAY TO DIRECT WATER TO GRATED PITS AND PROVIDE WHEEL STOP TO DROP OFF WHERE DRIVEWAY IS BUILT UP.

DRIVEWAY TO GENERALLY FALL EAST TO EDGE OF EASEMENT AND INTO PITS

REVISION NUMBER	DATE
REVISION 1	09 / 03 / 2025

STORMWATER PLUMBING PLAN

- SW — SW — PROPOSED NON CHARGED PLUMBING SHOWN IN "GREEN" FOR CLARITY
- SW — SW — PROPOSED CHARGED PLUMBING, INSPECTION OPENING WITH SCREW CAPS SHOWN IN "ORANGE" FOR CLARITY
- SW — SW — PROPOSED NON CHARGED PLUMBING ON LOW SIDE OF ORIFICE SHOWN IN "BLUE" FOR CLARITY

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ACCREDITATION CC565H
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NEWNHAM 7248
PH 0407 802 037
EMAIL : MVCONSULTINGTAS@GMAIL.COM

PROJECT: PROPOSED UNIT DEVELOPMENT FOR HBS DEVELOPMENTS PTY LTD AT 31 MATTEO CIRCLE CLAREMONT 7011

DRAWING: STORMWATER PLUMBING DESIGN

DESIGNED: M. v. d. M.
DRAWN: B. v. Z.
APPROVED.
DATE: 09 / 03 / 25

SCALE – A3 – 1:200.
DRAWING No.: HBS0325-2 – 2/2