

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-094
PROPOSED DEVELOPMENT:	Partial demolition and construction of multiple dwellings (1 existing, 5 proposed)
LOCATION:	203 and 205 Tolosa Street, Glenorchy
APPLICANT:	Oramatis Studio
ADVERTISING START DATE:	23/05/2025
ADVERTISING EXPIRY DATE:	06/06/2025

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 **06/06/2025**.

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



ORAMATIS

DEVELOPMENT APPLICATION

203-205 Tolosa St, Glenorchy

UNIT DEVELOPMENT 203-205 TOLOSA ST, GLENORCHY

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-25-094

DATE RECEIVED 16 May 2025

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GENERAL NOTES

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DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN



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Document Set ID: 3489671

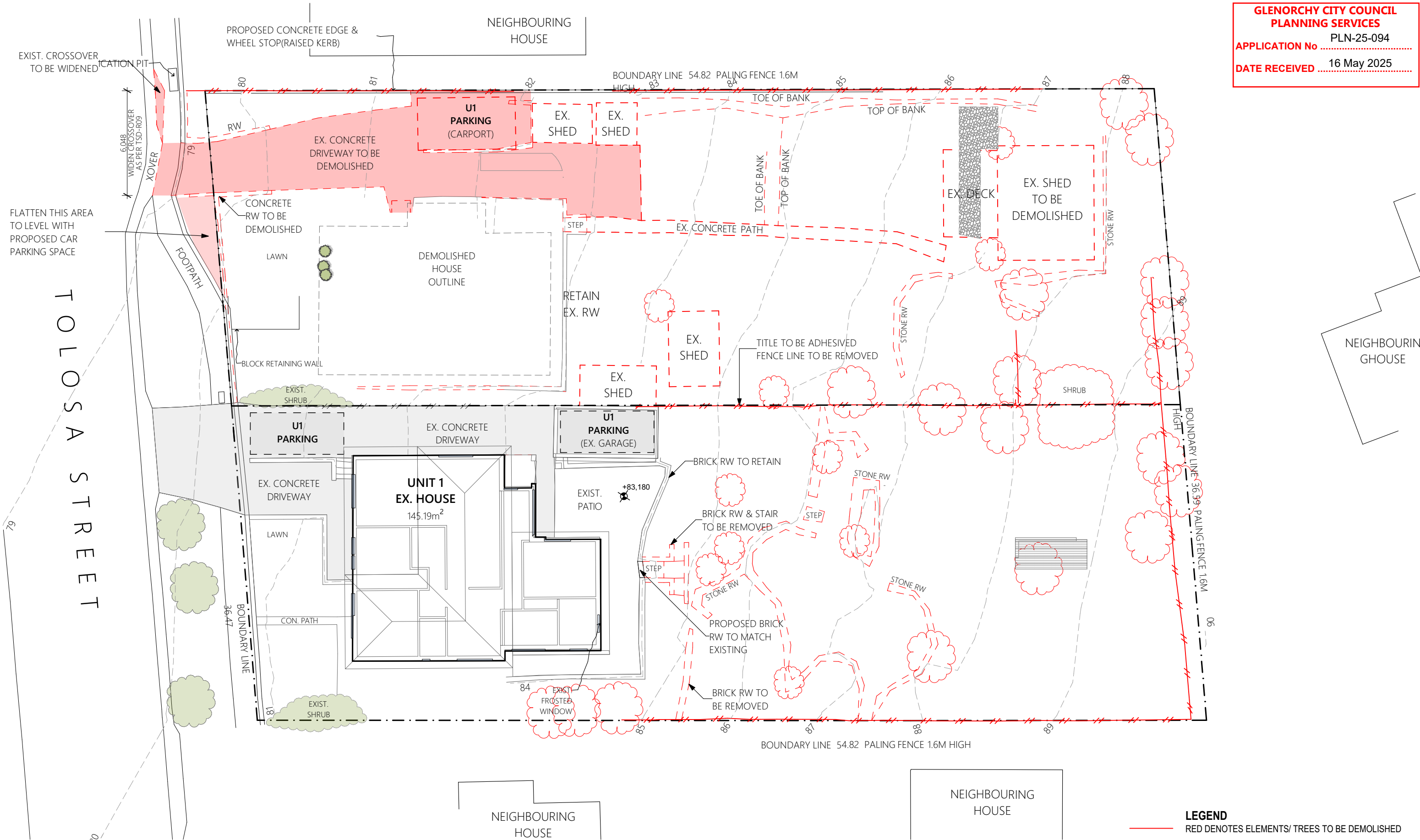
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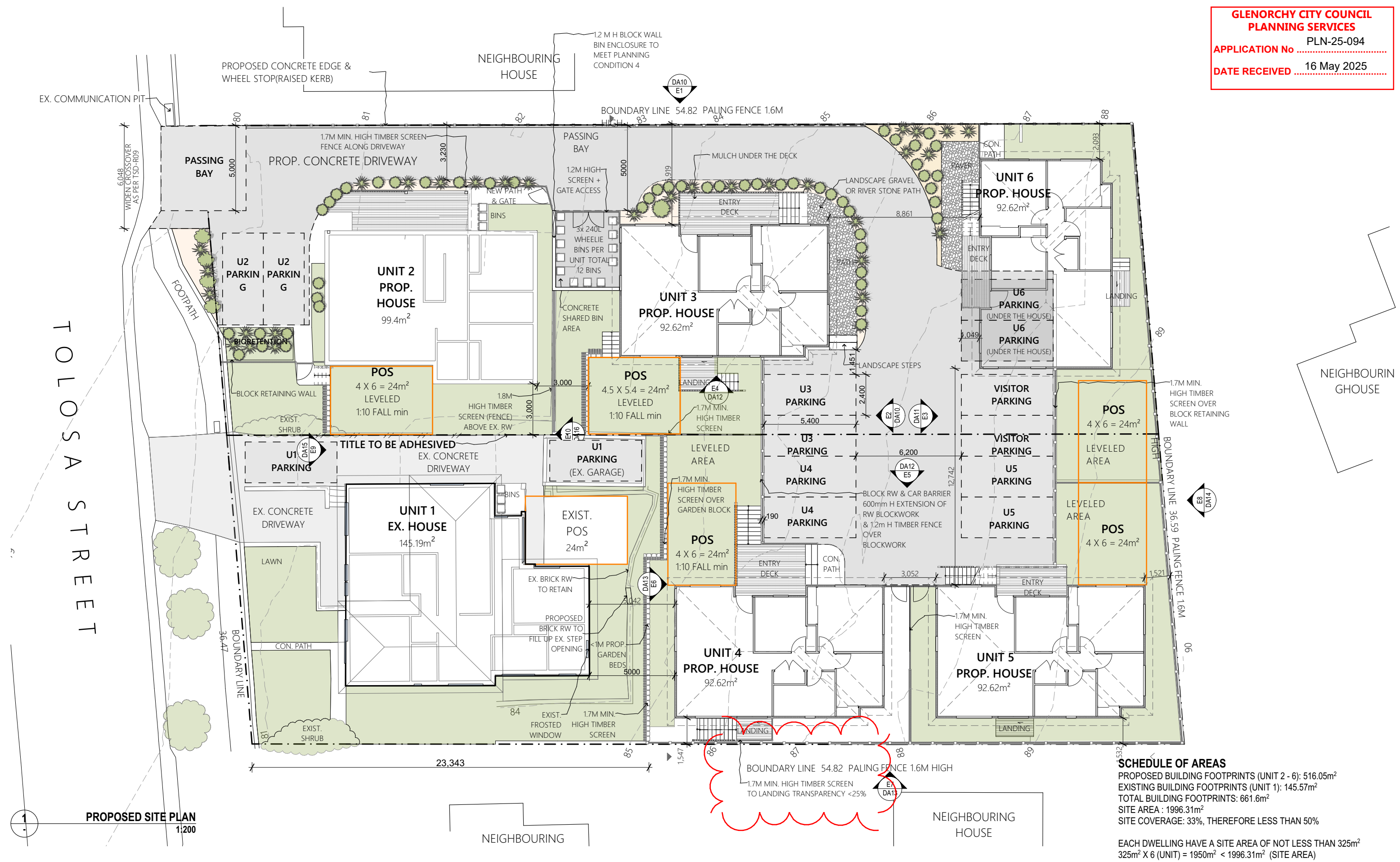
Rev ID	Description	Date
B	PRIVACY SCREEN ADDED TO UNIT 4 LANDING	16/05/2025

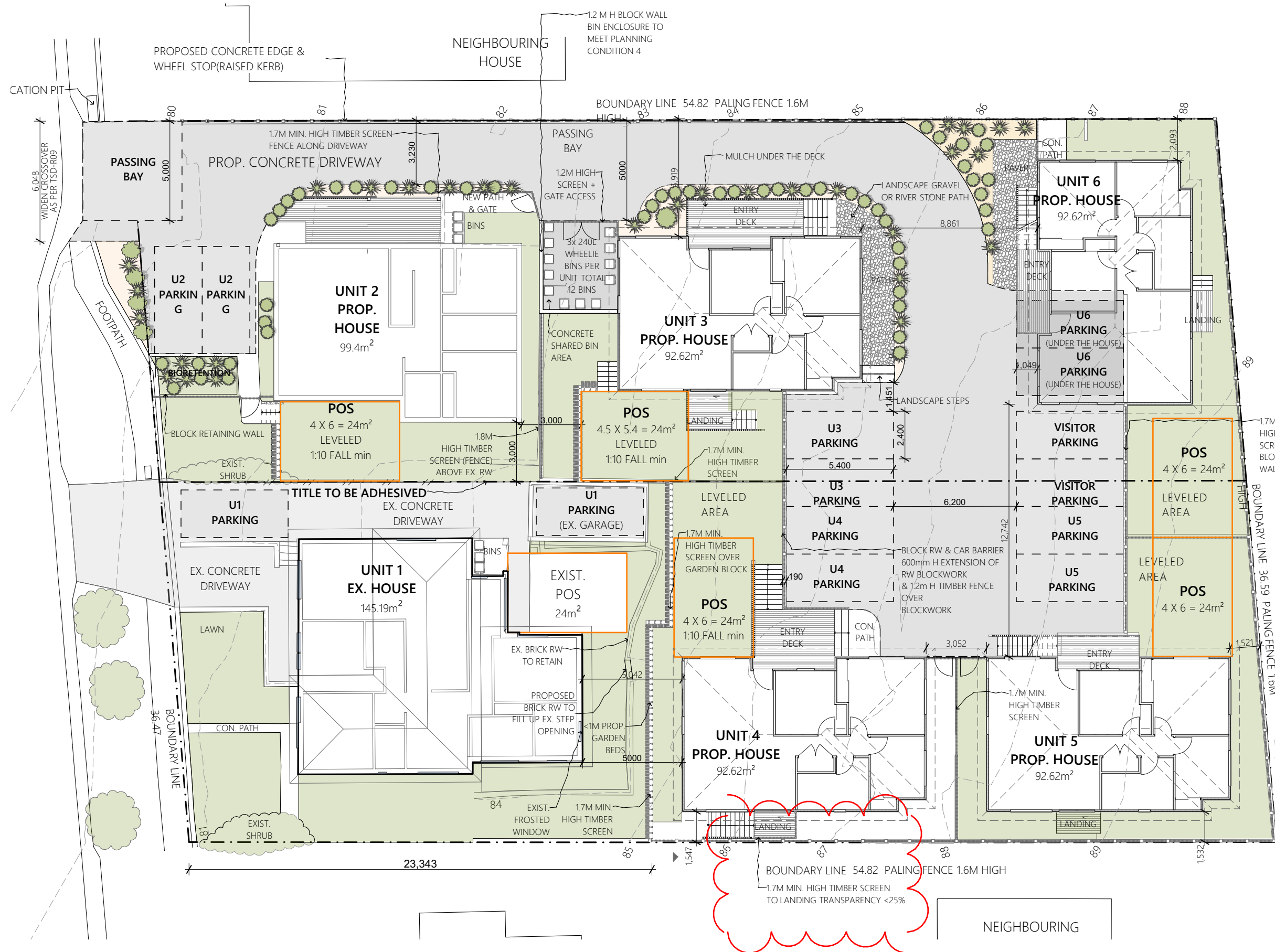
PROJECT	REVISION	DATE	SCALE
UNIT DEVELOPMENT 203-205 Tolosa St, Glenorchy		16/05/2025	AS SHOWN @ A3
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY
MITCHELL JOHN CAMPBELL	2301	D.DJEKANOVIC	C.LI

PAGE	NORTH
DA02	
DRAWING	
NOTES & SITE LOCATION PLAN	





1 **EXISTING & DEMOLITION SITE PLAN** 1:200





EXISTING LANDSCAPE LEGEND

-  EXISTING TREES TO RETAIN
-  EXISTING SHRUBS TO RETAIN

PROPOSED PLANTATIONS LEGEND

- 
- The diagram illustrates a garden bed layout with a central path and several planting areas. The plants are represented by icons and labeled as follows:
- FRAXINUS GRIFFITHII TREE**: A large, rounded green tree icon.
 - ALYXIA BUXIFOLIA SHRUB**: A smaller, rounded green shrub icon.
 - LAVANDULA ANGUSTIFOLIA SHRUB**: A small, rounded green shrub icon.
 - MIXED USE OF TWO TYPES OF GRASS:**: A starburst icon representing grass.
 - MICHELIA FIGO 'PORT WINE'**: A small, rounded green shrub icon.
 - MAGNOLIA' HEDGE**: A small, rounded green shrub icon.
 - GRASS**: A small, rounded green shrub icon.
- The layout shows the FRAXINUS GRIFFITHII TREE at the top left, ALYXIA BUXIFOLIA SHRUB at the top right, LAVANDULA ANGUSTIFOLIA SHRUB at the bottom left, and the MIXED USE OF TWO TYPES OF GRASS at the bottom right. The MICHELIA FIGO 'PORT WINE' and MAGNOLIA' HEDGE are located in the center, and the GRASS is at the bottom center.

1 LANDSCAPE PLAN 1:200



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Version: 1. Version Date: 19/05/2025

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PROJECT	REVISION	DATE	SCALE
UNIT DEVELOPMENT 203-205 Tolosa St, Glenorchy		16/05/2025	AS SHOWN @ A3
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY
MITCHELL JOHN CAMPBELL	2301	D.DJEKANOVIC	C.LI

PAGE

DA05

DRAWING

SITE LANDSCAPE PLAN

NORTH

NOTE

ALL DIMENSION ARE TO FACE UNLESS NOTED OTHERWISE

REFER TO PROPOSED SECTION FOR WALL, CEILING, FLOOR, ROOF, LANDINGS & STAIRS

EXTERNAL WALL BUILD UP SCHEDULE

CLADDING-1	JAMES HARDIE AXON 133mm SMOOTH COLOUR: DULUX FLOODED GUM
CAVITY	19mm JAMES HARDIE CAVITY BATTEN
WALL WRAP	VAPOUR PERMEABLE WALL WRAP
FRAME	90mm STUD MPG 10 GRADE
INSULATION	R2.5 BATT (U.N.O)
LINING	PLASTERBOARD PAINT FINISH

INSULATION

CEILING	R4.1 INSULATION TO ALL CEILINGS
EXTERNAL WALLS	R2.5 INSULATION TO ALL EXTERNAL WALLS
FLOOR	R2.0 INSULATION TO TIMBER FLOORS

GENERAL NOTES

1. PLEASE NOTE R-VALUES NOTED REPRESENT ADDED INSULATION AND NOT TOTAL R-VALUE.

2. R2.5 INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT RESTRICTIONS WHERE APPLICABLE.

3. ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999.

FLOOR FINISHES

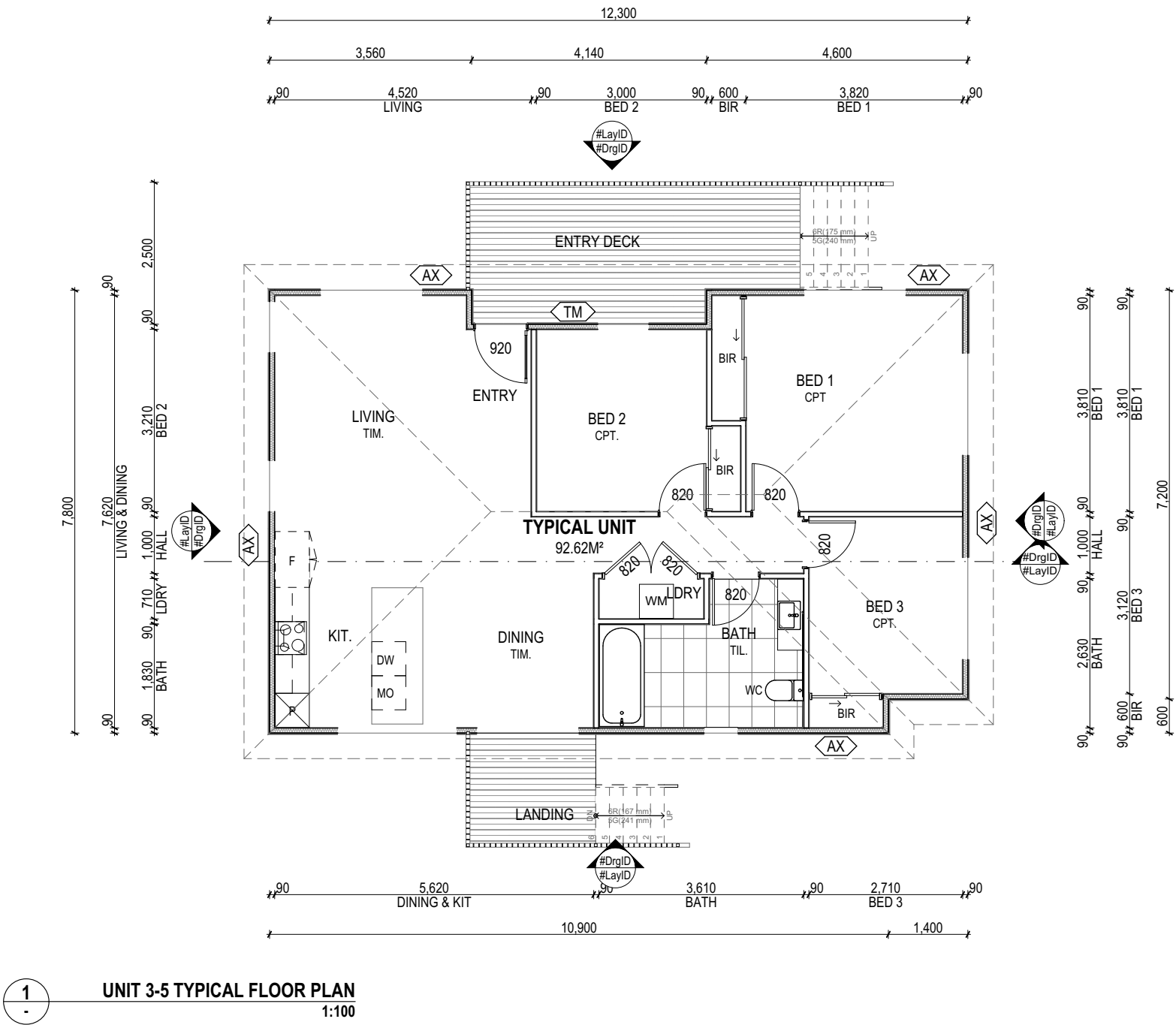
CPT.	CARPET FLOORING SELECTION: TO BE SELECTED BY CLIENT
TIL.	TILE FLOORING SELECTION: TO BE SELECTED BY CLIENT
TIM.	TIMBER FLOORING SELECTION: TO BE SELECTED BY CLIENT

FLOOR PLAN LEGEND

HW	HOT WATER CYLINDER
HPU	HEAT PUMP UNIT
BIR	BUILT IN ROBE
T	TOILET
B	HAND BASIN
SH	SHOWER
TUB	BATH TUB
TR	LAUNDRY TROUGH
WM	WASHING MACHINE
MV	MIRCOWAVE
PT	PANTRY
ST	STOVE WITH OVEN
FR	FRIDGE

AREA SCHEDULE:

TYPICAL UNIT: 92.6m²



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Rev ID	Description	Date

PROJECT	UNIT DEVELOPMENT 203-205 Tolosa St, Glenorchy
CLIENT	MITCHELL JOHN CAMPBELL

REVISION	DATE
	16/05/2025
PROJECT ID	CHECKED BY
2301	D.DJEKANOVIC

SCALE	PAGE
AS SHOWN @ A3	DA06
DRAWN BY	DRAWING
C.LI	TYPICAL UNIT FLOOR PLAN

NOTE
ALL DIMENSION ARE TO FACE

REFER TO PROPOSED
LANDINGS & STAIRS

EXTERNAL WALL BUILD UP SCHEDULE

CLADDING-1	JAMES HARDIE AXON 133mm SMOOTH COLOUR: DULUX FLOODED GUM
CAVITY	19mm JAMES HARDIE CAVITY BATTEN
WALL WRAP	VAPOUR PERMEABLE WALL WRAP
FRAME	90mm STUD MPG 10 GRADE
INSULATION	R2.5 BATT (U.N.O)
LINING	PLASTERBOARD PAINT FINISH
BRICK-2	SELECTED BRICK, RENDER FINISH COLOUR: TBC
CAVITY	40MM CAVITY
WALL WRAP	VAPOUR PERMEABLE WALL WRAP
FRAME	90mm STUD MPG 10 GRADE
INSULATION	R2.5 BATT (U.N.O)
LINING	PLASTERBOARD PAINT FINISH

INSULATION

CEILING	R4.1 INSULATION TO ALL CEILINGS
EXTERNAL WALLS	R2.5 INSULATION TO ALL EXTERNAL WALLS
FLOOR	R2.0 INSULATION TO TIMBER FLOORS

GENERAL NOTES
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2. R2.5 INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT RESTRICTIONS WHERE APPLICABLE.
3. ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999.

FLOOR FINISHES

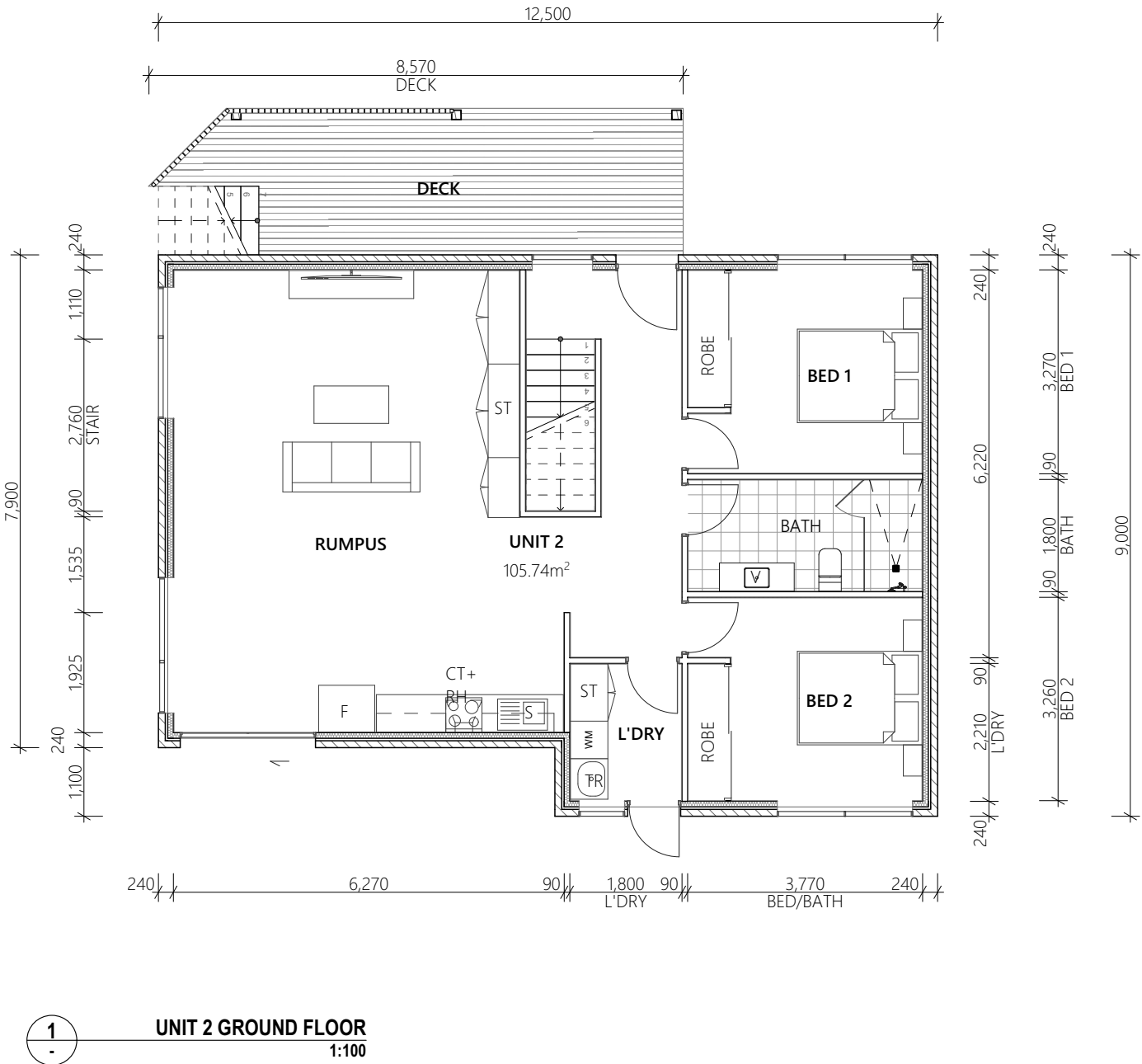
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TIL.	TILE FLOORING SELECTION: TO BE SELECTED BY CLIENT
TIM.	TIMBER FLOORING SELECTION: TO BE SELECTED BY CLIENT

FLOOR PLAN LEGEND

HW	HOT WATER CYLINDER
HPU	HEAT PUMP UNIT
BIR	BUILT IN ROBE
T	TOILET
B	HAND BASIN
SH	SHOWER
TUB	BATH TUB
TR	LAUNDRY TROUGH
WM	WASHING MACHINE
MV	MIRCOWAVE
PT	PANTRY
ST	STOVE WITH OVEN
FR	FRIDGE

AREA SCHEDULE:

FOOTPRINT:	105.7m²
GROUND FLOOR:	95m²
FIRST FLOOR:	89.4m²



1 UNIT 2 GROUND FLOOR 1:100

NOTE

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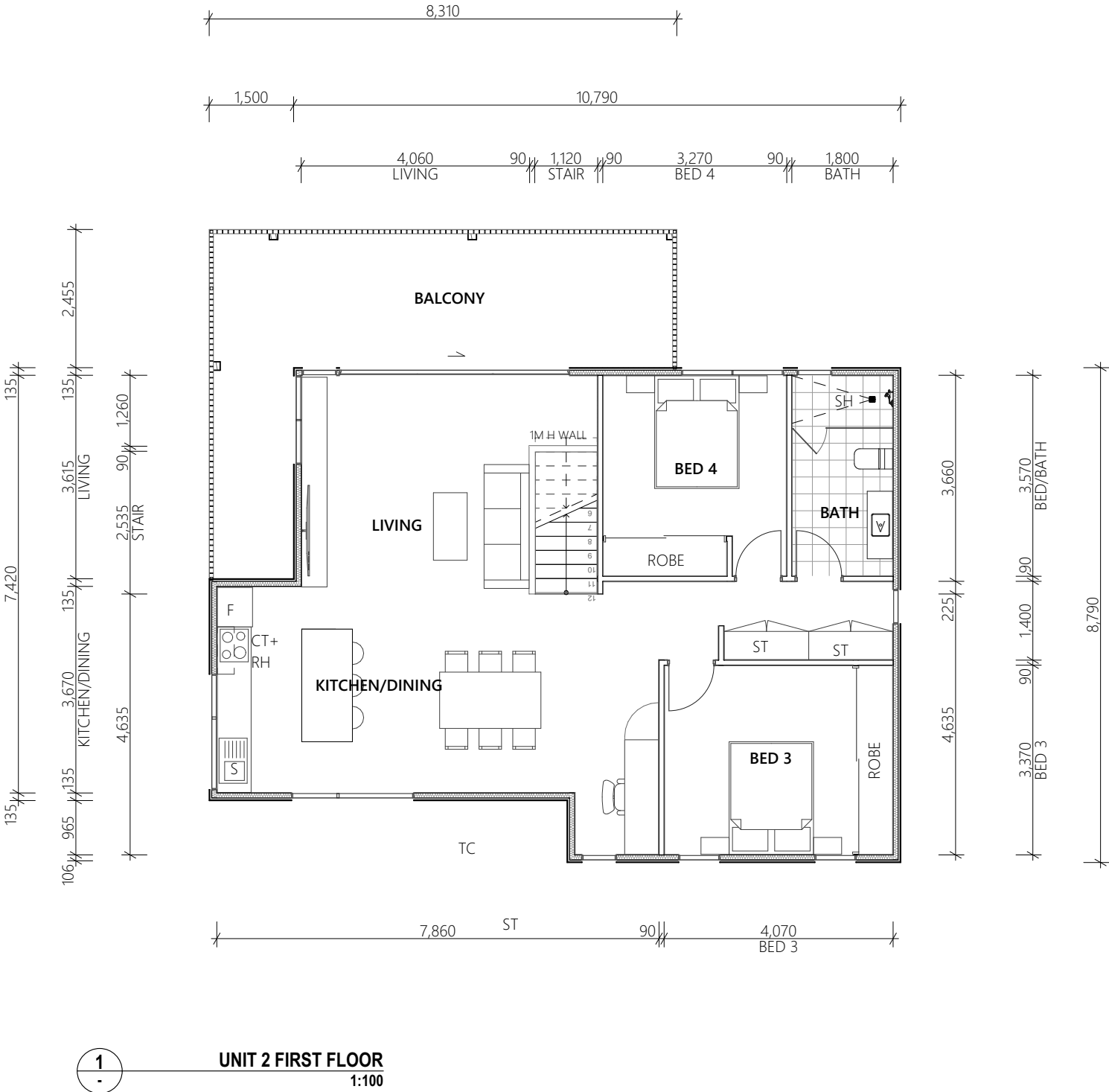
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FLOOR PLAN LEGEND

HW	HOT WATER CYLINDER
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TUB	BATH TUB
TR	LAUNDRY TROUGH
WM	WASHING MACHINE
MV	MIRCOWAVE
PT	PANTRY
ST	STOVE WITH OVEN
FR	FRIDGE

AREA SCHEDULE:

FOOTPRINT:	105.7m ²
GROUND FLOOR:	95m ²
FIRST FLOOR:	89.4m ²



NOTE
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EXTERNAL WALL BUILD UP SCHEDULE

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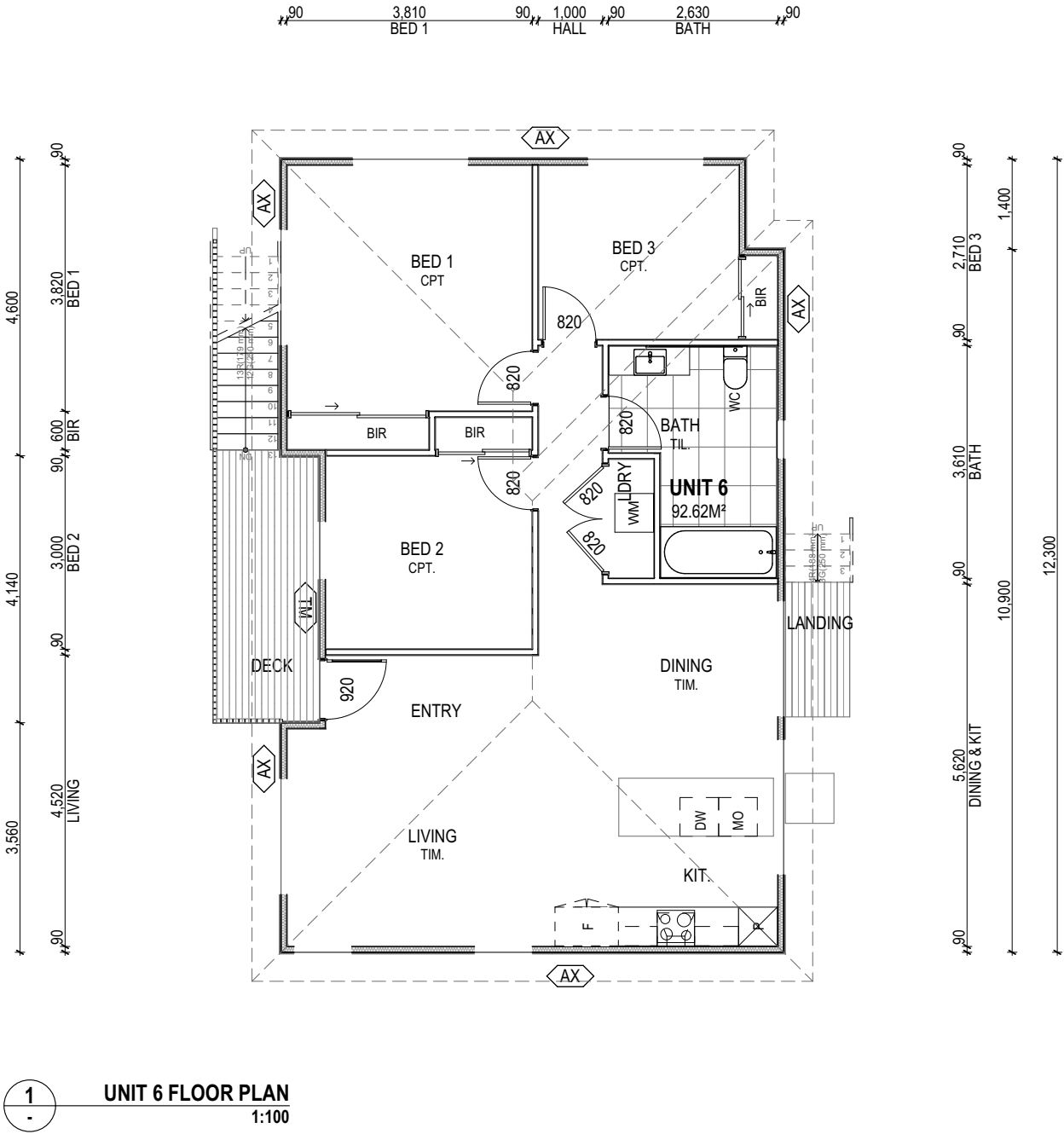
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FLOOR PLAN LEGEND

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HPU	HEAT PUMP UNIT
BIR	BUILT IN ROBE
T	TOILET
B	HAND BASIN
SH	SHOWER
TUB	BATH TUB
TR	LAUNDRY TROUGH
WM	WASHING MACHINE
MV	MIRCOWAVE
PT	PANTRY
ST	STOVE WITH OVEN
FR	FRIDGE

AREA SCHEDULE:

UNIT 6:	92.6m ²
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Architectural elevation drawing showing two industrial units, Unit 3 and Unit 4, with various annotations and dimensions.

Unit 4 (Left):

- Dimensions:** MAX. BUILDING HEIGHT 4.458, CEILING HEIGHT 2.400.
- Annotations:** PALING FENCE, BUILDING ENVELOPE, UNIT 4, R-1, G-1, CL-1, RW, WINDOW WITH 1.7M SILL HEIGHT, FROSTED WINDOW WITH 1.7M SILL HEIGHT, 1.7M MIN. HEIGHT TIMBER SCREEN/DOOR ACCESS, F.G.L., N.G.L.
- Material/Finish:** CUSTOM ORB ROOF CLADDING INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & AS1562.

Unit 3 (Right):

- Dimensions:** MAX. BUILDING HEIGHT 4.621, CEILING HEIGHT 2.400.
- Annotations:** BUILDING ENVELOPE, UNIT 3, R-1, G-1, CL-1, 1.7M MIN. HEIGHT TIMBER SCREEN, WINDOW WITH 1.7M SILL HEIGHT, PALING FENCE.

Central Area:

- Dimensions:** 1.7M MIN. HEIGHT TIMBER SCREEN.
- Annotations:** PARKING ZONE REFER TO SITE PLAN, F.G.L., N.G.L.

E2 **SITE SOUTH-EAST ELEVATION - UNIT 3 & 4**
- 1:100

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

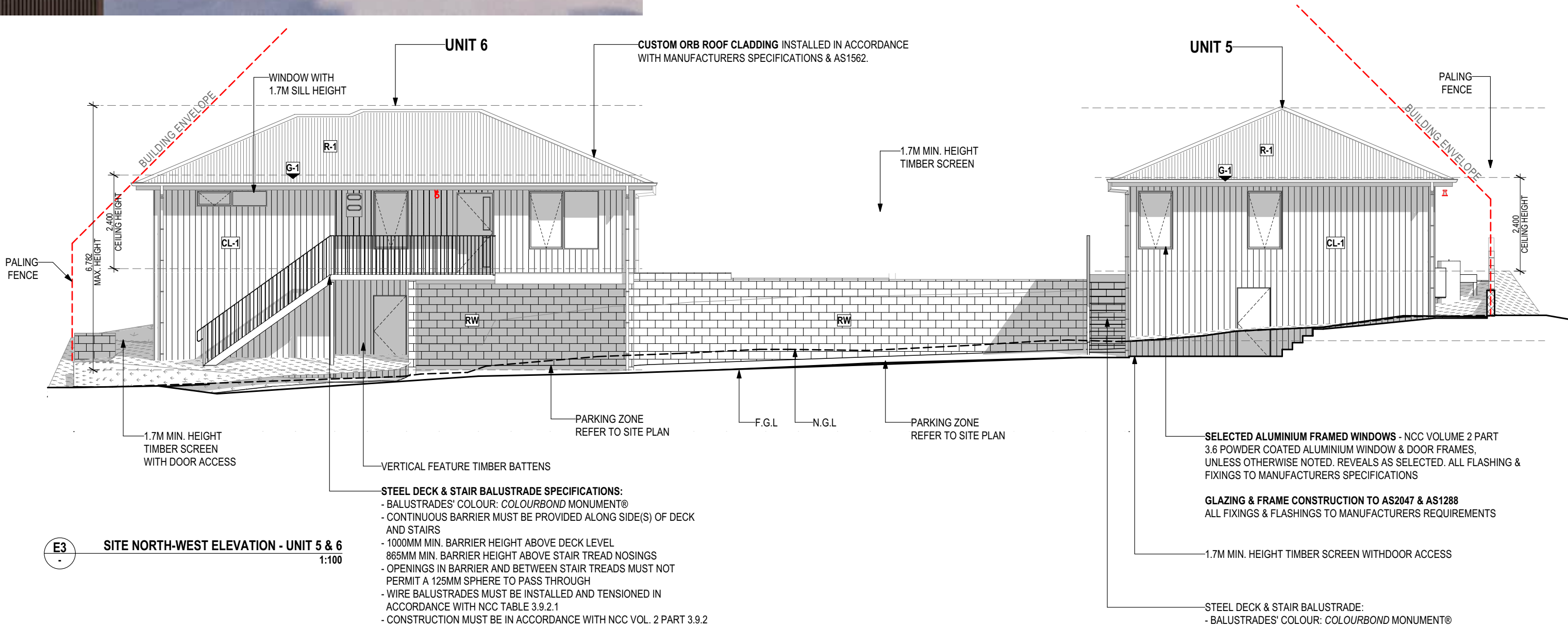


- R-1
- G-1

GUTTERS
COLOUR: COLOURBOND MONUMENT®
- CL-1

WALL
HARDIE AXON™CLADDING
COLOUR: DULUX FLOODED GUM
- RW

RETAINING WALL



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Rev ID	Description	Date
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PROJECT
UNIT DEVELOPMENT
203-205 Tolosa St, Glenorchy

CLIENT
MITCHELL JOHN CAMPBELL

REVISION

PROJECT ID
2301

DATE

CHECKED BY
D.DJEKANOVIC

SCALE

DRAWN BY
C.LI

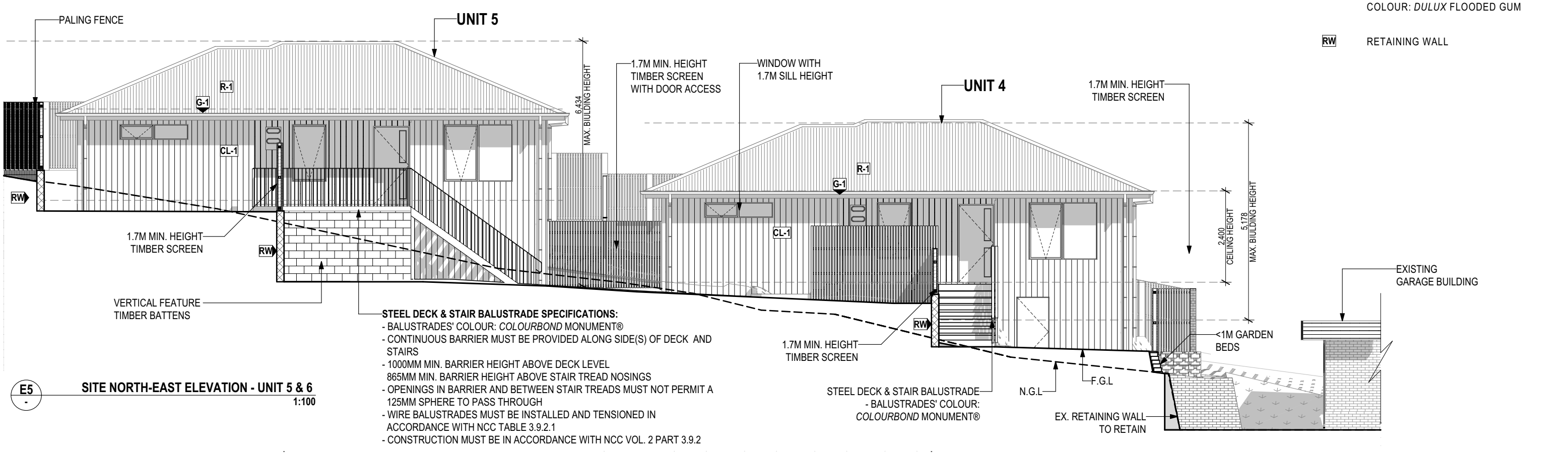
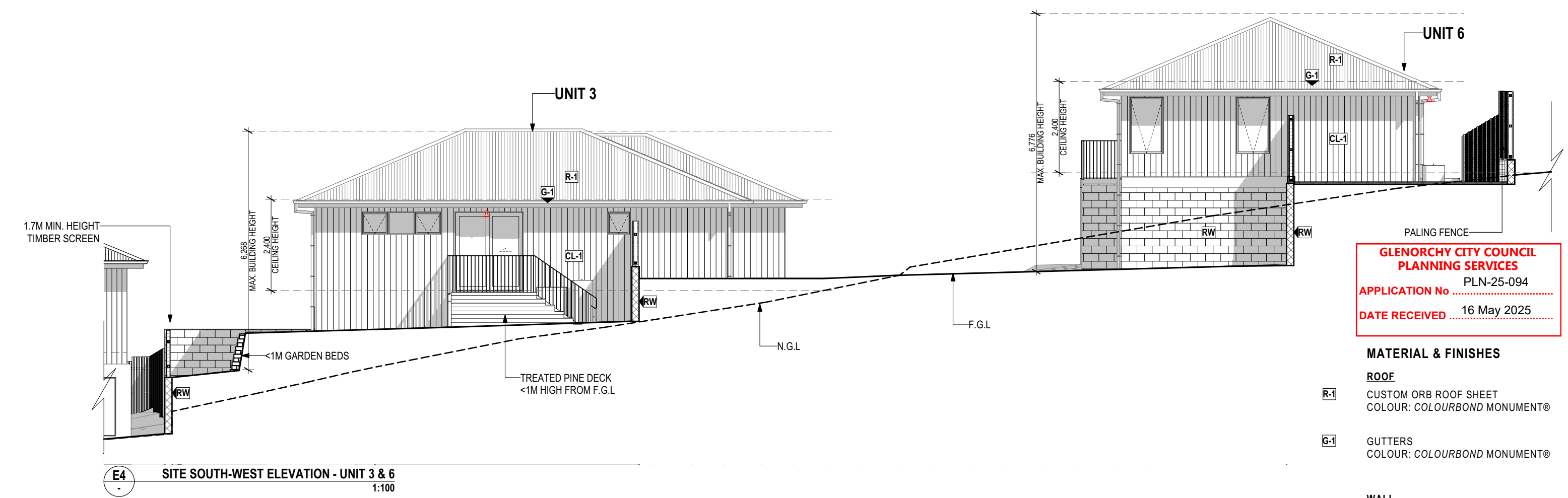
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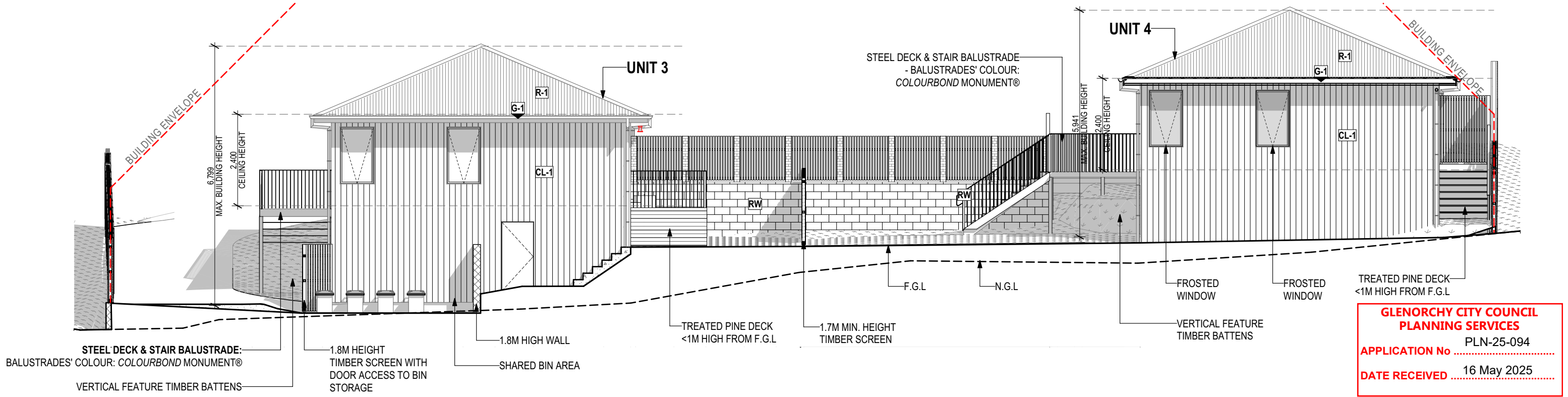
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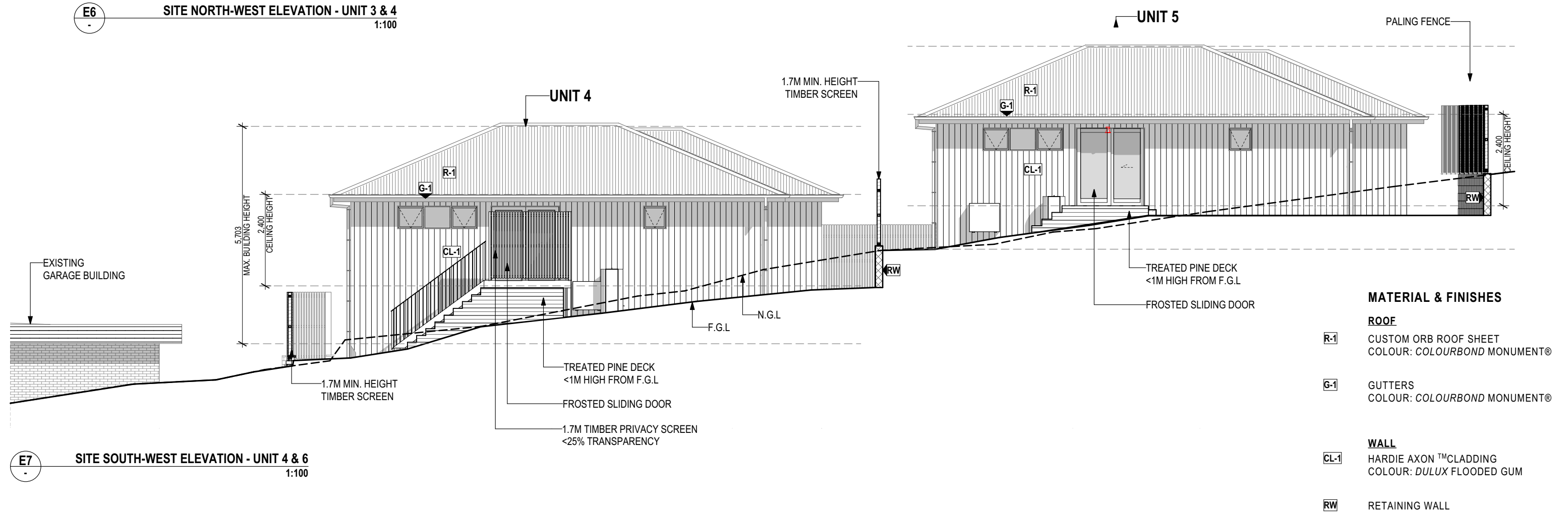
SITE ELEVATIONS #2

NORTH





E6 SITE NORTH-WEST ELEVATION - UNIT 3 & 4
1:100



E7 SITE SOUTH-WEST ELEVATION - UNIT 4 & 5
1:100

MATERIAL & FINISHES

- ROOF**
- R-1** CUSTOM ORB ROOF SHEET
COLOUR: COLOURBOND MONUMENT®
- G-1** GUTTERS
COLOUR: COLOURBOND MONUMENT®
- WALL**
- CL-1** HARDIE AXON™ CLADDING
COLOUR: DULUX FLOODED GUM
- RW** RETAINING WALL



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CLIENT
MITCHELL JOHN CAMPBELL

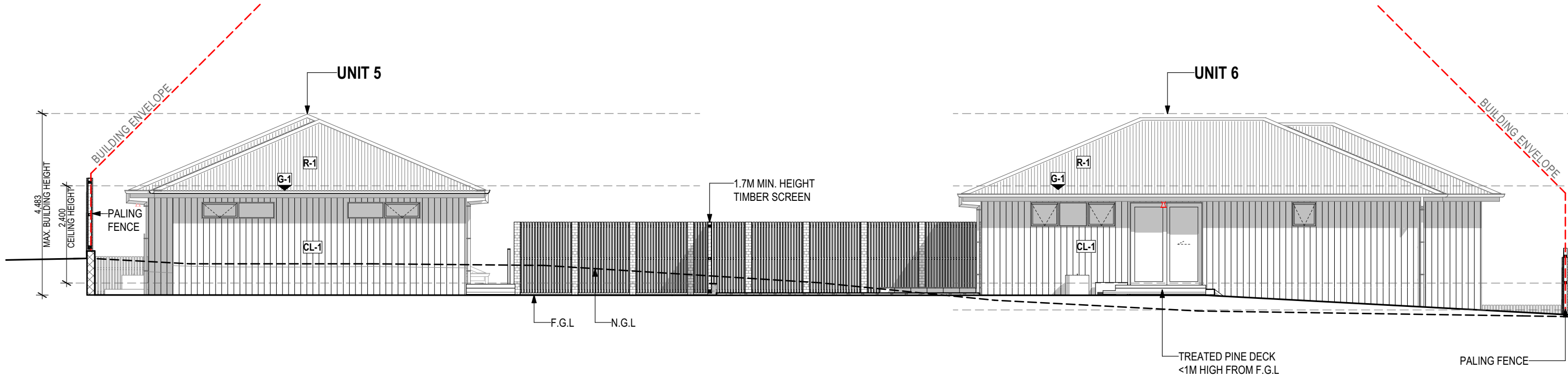
REVISION
DATE
16/05/2025

PROJECT ID
2301
CHECKED BY
D.DJEKANOVIC

SCALE
AS SHOWN @ A3

DRAWN BY
C.LI

PAGE
DA13
DRAWING
SITE ELEVATIONS #4



E8

SITE SOUTH-EAST ELEVATION - UNIT 5 & 6

1:100

MATERIAL & FINISHES

ROOF

R-1 CUSTOM ORB ROOF SHEET
COLOUR: COLOURBOND MONUMENT®

G-1 GUTTERS
COLOUR: COLOURBOND MONUMENT®

WALL

CL-1 HARDIE AXON™CLADDING
COLOUR: DULUX FLOODED GUM

RW RETAINING WALL



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UNIT DEVELOPMENT 203-205 Tolosa St, Glenorchy		16/05/2025	AS SHOWN @ A3
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY
MITCHELL JOHN CAMPBELL	2301	D.DJEKANOVIC	C.LI

PAGE	NORTH
DA14	
DRAWING	
SITE ELEVATIONS #5	



R-1

G-1

GUTTERS

COLOUR: COLOURBOND MONUMENT®

CL-1

WALL

HARDIE AXON™CLADDING

COLOUR: DULUX FLOODED GUM

BR-1

BRICK - WHITEHAVEN

BR-2

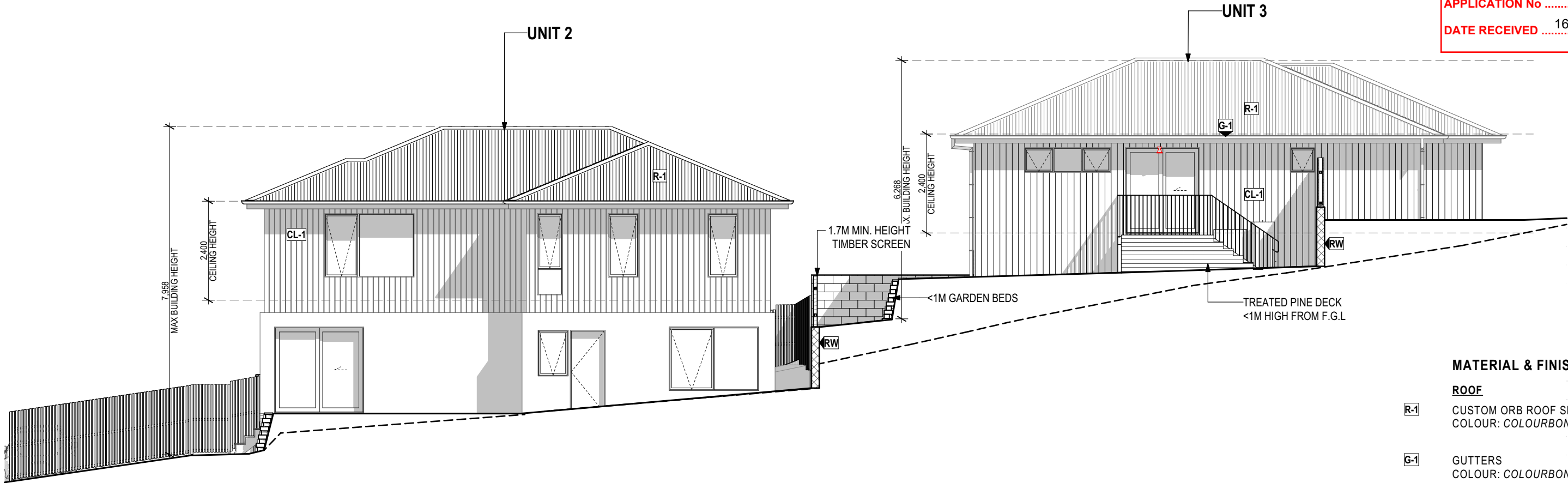
BRICK VENEER WALL

RENDER FINISH: COLOUR *TBC*

RW

RETAINING WALL





E5

SOUTH-WEST ELEVATION - UNIT 2 & 3
1:100

MATERIAL & FINISHES

ROOF

R-1 CUSTOM ORB ROOF SHEET
COLOUR: COLOURBOND MONUMENT®

G-1 GUTTERS
COLOUR: COLOURBOND MONUMENT®

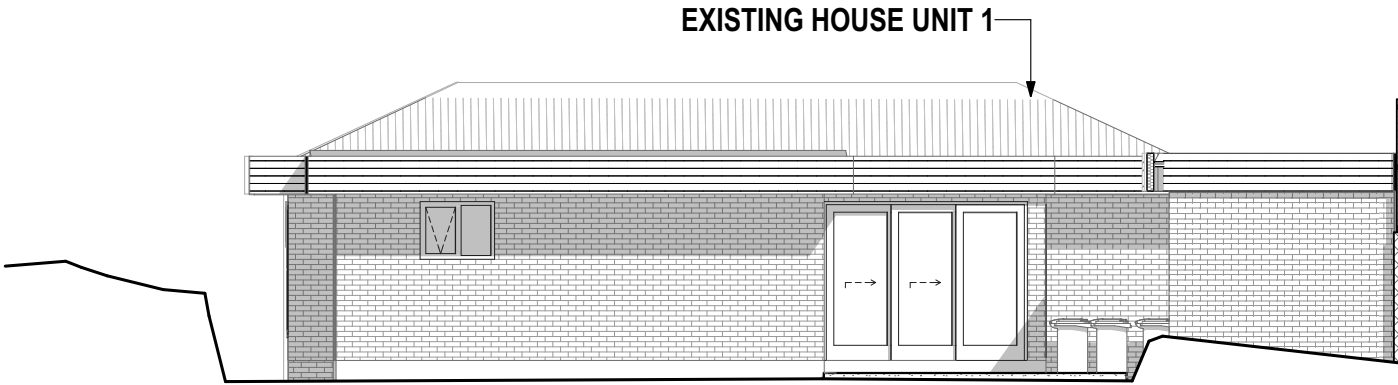
WALL

CL-1 HARDIE AXON™ CLADDING
COLOUR: DULUX FLOODED GUM

BR-1 BRICK - WHITEHAVEN

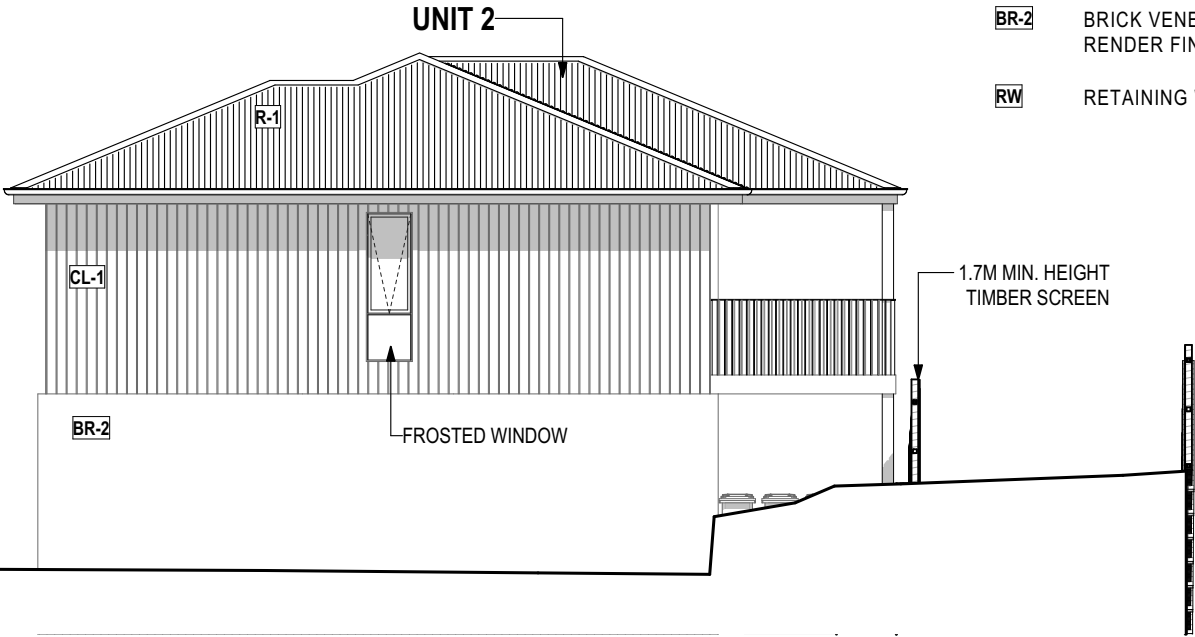
BR-2 BRICK VENEER WALL
RENDER FINISH: COLOUR *TBC*

RW RETAINING WALL



E10

SOUTH-EAST ELEVATION UNIT 1 & 2
1:100



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Building Practitioner Accreditation CC6540
Document Set ID: 3489671

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CONTRACTORS SHALL SUBMIT SAMPLES AND SHOP DRAWINGS BEFORE COMMENCING WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. THESE DESIGNS, PLANS, SPECIFICATIONS AND THE COPYRIGHT HEREIN ARE THE PROPERTY OF ORAMATIS STUDIO AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ORAMATIS STUDIO.

Rev ID	Description	Date
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PROJECT
UNIT DEVELOPMENT
203-205 Tolosa St, Glenorchy

CLIENT
MITCHELL JOHN CAMPBELL

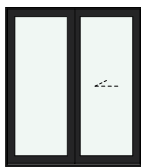
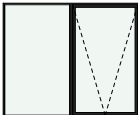




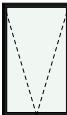
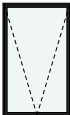
REVISION	DATE
	16/05/2025

PROJECT ID	CHECKED BY
2301	D.DJEKANOVIC

SCALE
AS SHOWN @ A3

DRAWN BY
C.LI

PAGE	NORTH
DA16	
DRAWING	
SITE ELEVATIONS #7	

GLAZING SCHEDULE								
								
ID	D02	W08	W08	W08	W08	W09	W10	W11
SIZE	1,800×2,100	1,800×1,500	1,800×400	2,100×400	600×600	1,800×400	900×1,500	900×1,500
SILL HEIGHT	0	600	1,700	1,700	1,500	1,700	600	600
MODEL S=SLIDING F=FIXED A=AWNING	FS2118	AW1518	AW0418	AW0421	AW0606	AW0418	AW1509	AW1509
FRAME FINISH	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT	POWDERCOAT
FRAME COLOUR	MONUMENT	MONUMENT	MONUMENT	MONUMENT	MONUMENT	MONUMENT	MONUMENT	MONUMENT
NOTE	FROSTED SLIDING DOOR (ONLY FOR UNIT 4 & UNIT 5)-	-	-	-	-	FROSTED WINDOW (ONLY FOR UNIT 4)	-	-



TYPICAL UNIT GLAZING

Scale 1:1

GLAZING NOTES

1. WINDOW MANUFACTURER: AWS
2. ALL WINDOW FRAMES TO BE WEATHER STRIPPED
3. ALL WINDOWS DOUBLE GLAZED - ENERGY RATING AS PER ASSOCIATED ENERGY ASSESSMENT
4. ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MINIMUM U & SHGC VALUES

GLAZING SCHEDULE									
									
ID	W01	W01	W01	W02	W03	W04	W05	W06	W07
SIZE	2,170×1,540	2,170×1,540	2,170×1,540	2,100×1,810	970×1,972	730×1,114	730×1,543	610×1,972	2,050×1,029
SILL HEIGHT/ SETDOWN	560	580	860	290	53	911	857	428	1,371
SYSTEM	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE
FRAME FINISHES	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
FRAME COLOUR	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE
REVEAL	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM
OPENING TYPE	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING
OPENING NOTES	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>

GLAZING SCHEDULE					
					
ID	W08	W09	W10	W11	W12
SIZE	1,570×1,543	610×1,543	610×1,972	610×514	1,810×1,030
SILL HEIGHT/ SETDOWN	857	857	428	1,886	1,370
SYSTEM	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE	COMMERCIAL ALUMINUM SUITE
FRAME FINISHES	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
FRAME COLOUR	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE	HAYMES - SOOTHE
REVEAL	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM	SQUARE SET PLASTER; PREPRIMED MERANTI 19x110MM
OPENING TYPE	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING
OPENING NOTES	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>

1

UNIT 2 GLAZING

1:1

- GLAZING NOTES
1. WINDOW MANUFACTURER: AWS

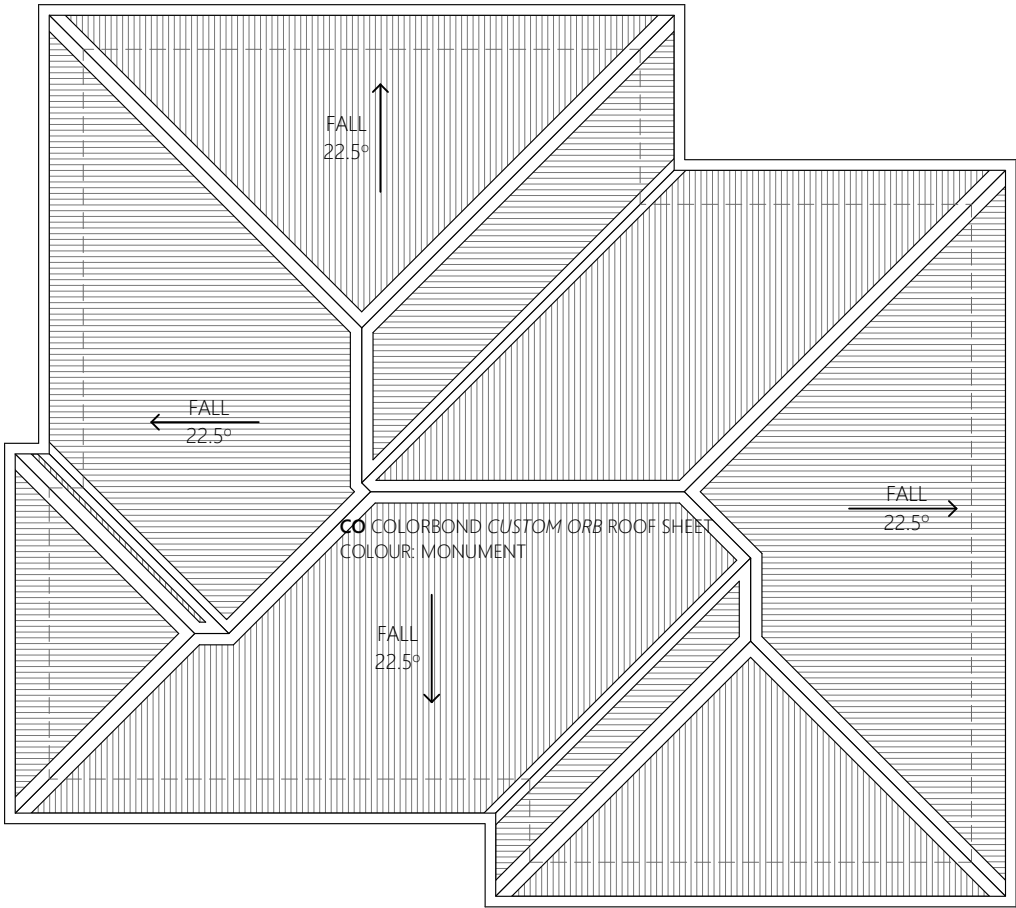
2. ALL WINDOW FRAMES TO BE WEATHER STRIPPED

3. ALL WINDOWS DOUBLE GLAZED - ENERGY RATING AS PER ASSOCIATED ENERGY ASSESSMENT

4. ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MINIMUM U & SHGC VALUES

Version: 1, Version Date: 19/05/2025

Document Set ID: 3489671



ROOF BUILD UP SCHEDULE

- CO
- CUSTOM ORB ROOF SHEETING @23° PITCH
- DRAINAGE BATTEN
- VAPOUR PERMEABLE ROOF SARKING
- 35X70 TIMBER BATTEN MGP12@ 900mm CTS
- ROOF TRUSS BY MANUFACTURE
- R4.1 BULK INSULATION TO ROOF SPACE (SARKING ONLY TO GARAGE)

ROOF NOTE

COLORBOND CUSTOM ORB 0.42 ROOF SHEETING CREST FIXED AT SIDE LAPS WITH 3 FIXINGS FOR INTERNAL SPANS AND 5 FOR END SPANS. FIX WITH ROOFZIPS M6 X 50MM (OR EQUAL).

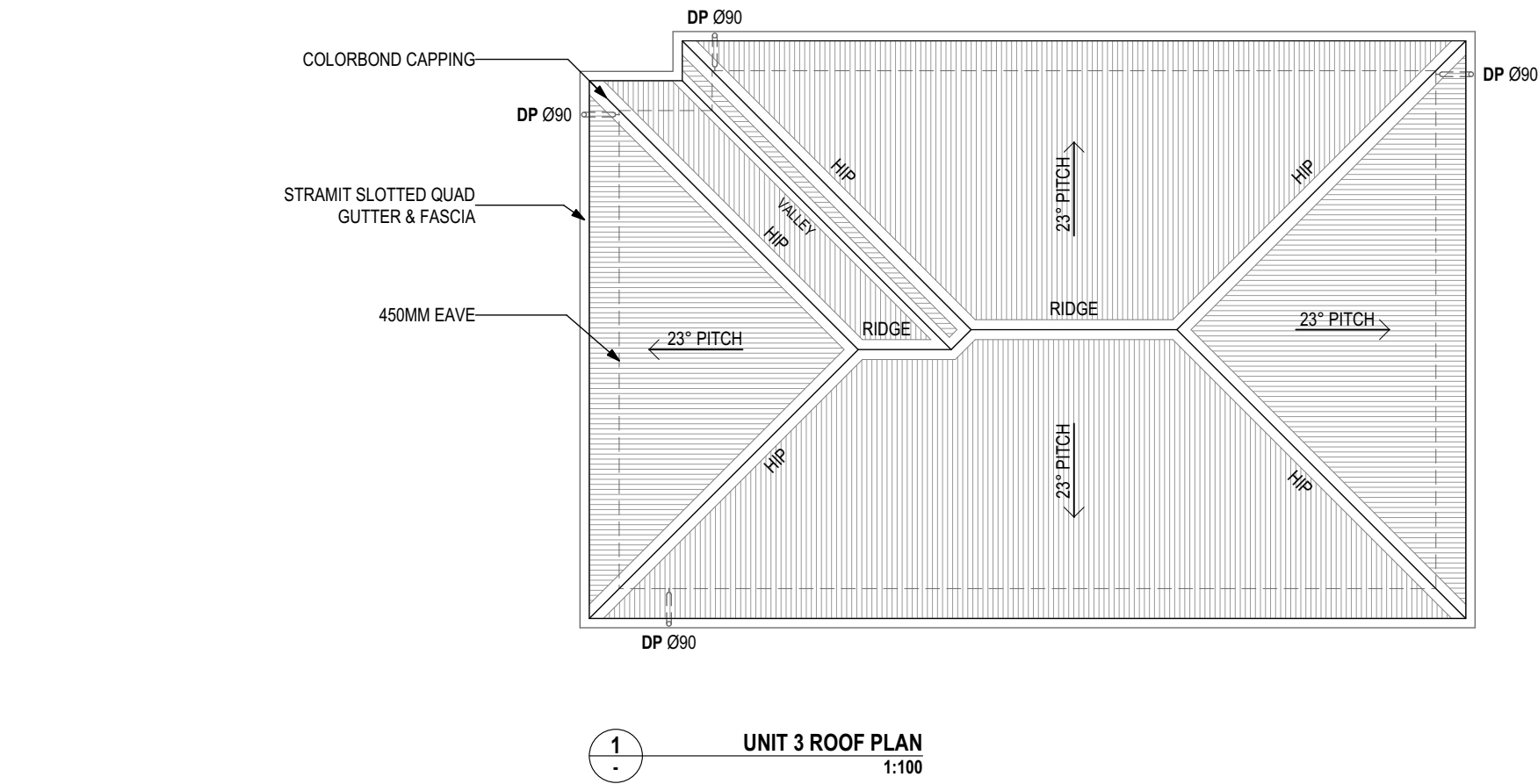
VAPOUR PERMEABLE SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. ENSURE THERE IS A CLEAR UNIMPEDED PATH OF TRAVEL FOR WATER TO ESCAPE FROM SARKING INTO THE EAVES GUTTER. ADDITIONAL BATTENS OR BLOCKING PIECES MAY BE REQUIRED.

SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2.

DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE.

1
-

UNIT 2 ROOF
1:100



ROOF BUILD UP SCHEDULE

- CO
- CUSTOM ORB ROOF SHEETING @23° PITCH
- DRAINAGE BATTEN
- VAPOUR PERMEABLE ROOF SARKING
- 35X70 TIMBER BATTEN MGP12@ 900mm CTS
- ROOF TRUSS BY MANUFACTURE
- R4.1 BULK INSULATION TO ROOF SPACE (SARKING ONLY TO GARAGE)

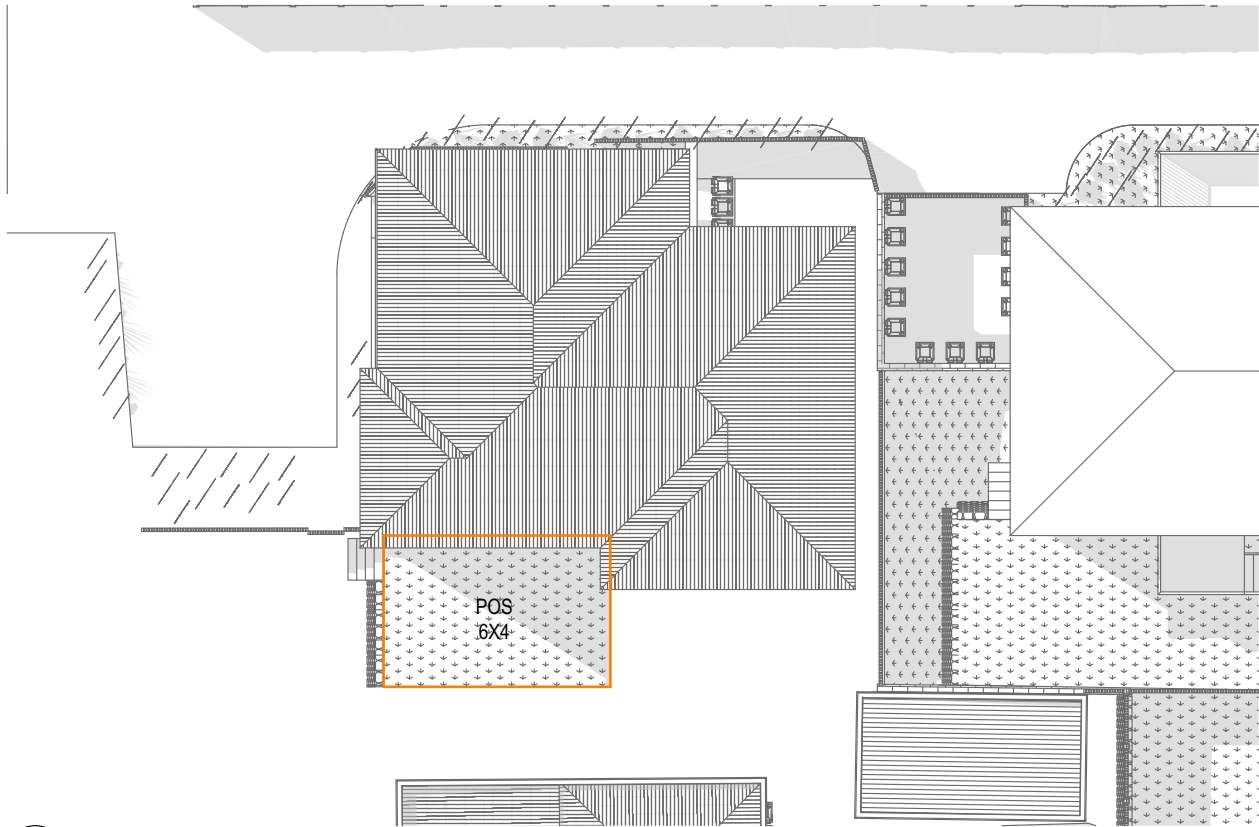
ROOF NOTE

COLORBOND CUSTOM ORB 0.42 ROOF SHEETING CREST FIXED AT SIDE LAPS WITH 3 FIXINGS FOR INTERNAL SPANS AND 5 FOR END SPANS. FIX WITH ROOFZIPS M6 X 50MM (OR EQUAL).

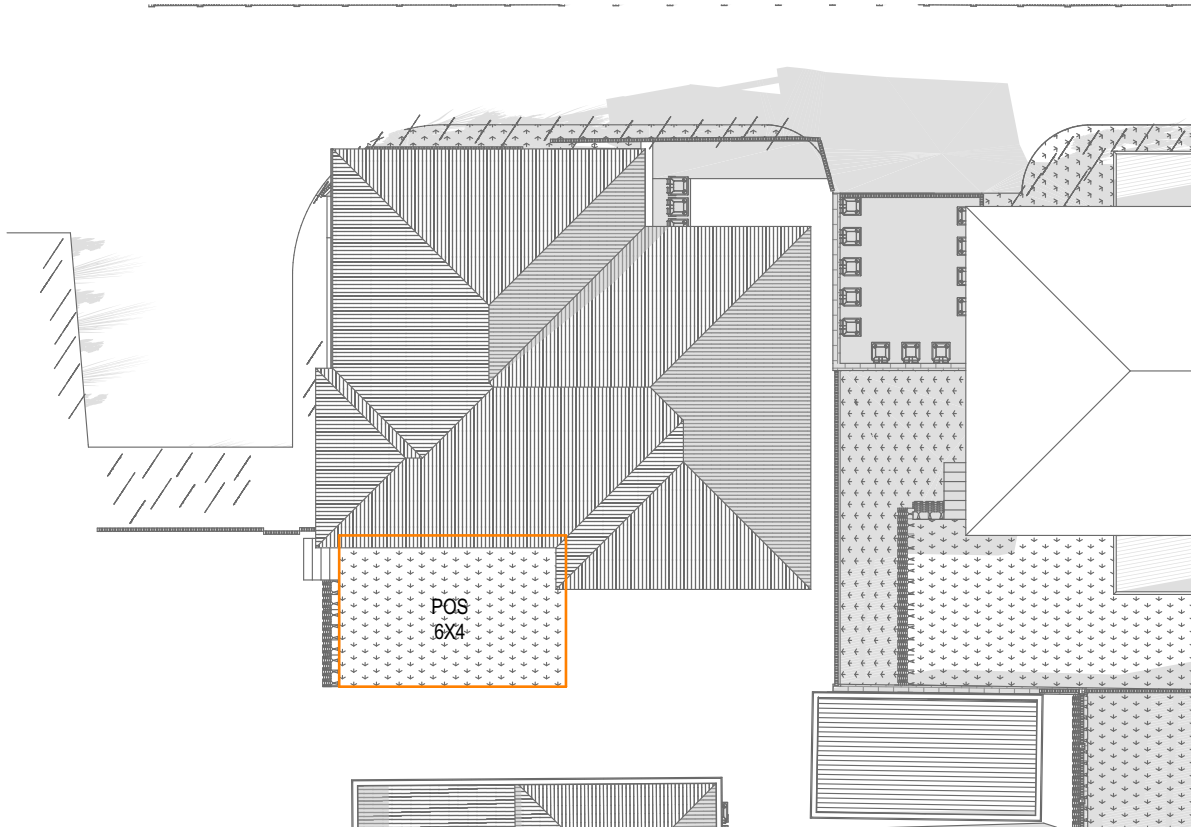
VAPOUR PERMEABLE SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. ENSURE THERE IS A CLEAR UNIMPEDED PATH OF TRAVEL FOR WATER TO ESCAPE FROM SARKING INTO THE EAVES GUTTER. ADDITIONAL BATTENS OR BLOCKING PIECES MAY BE REQUIRED.

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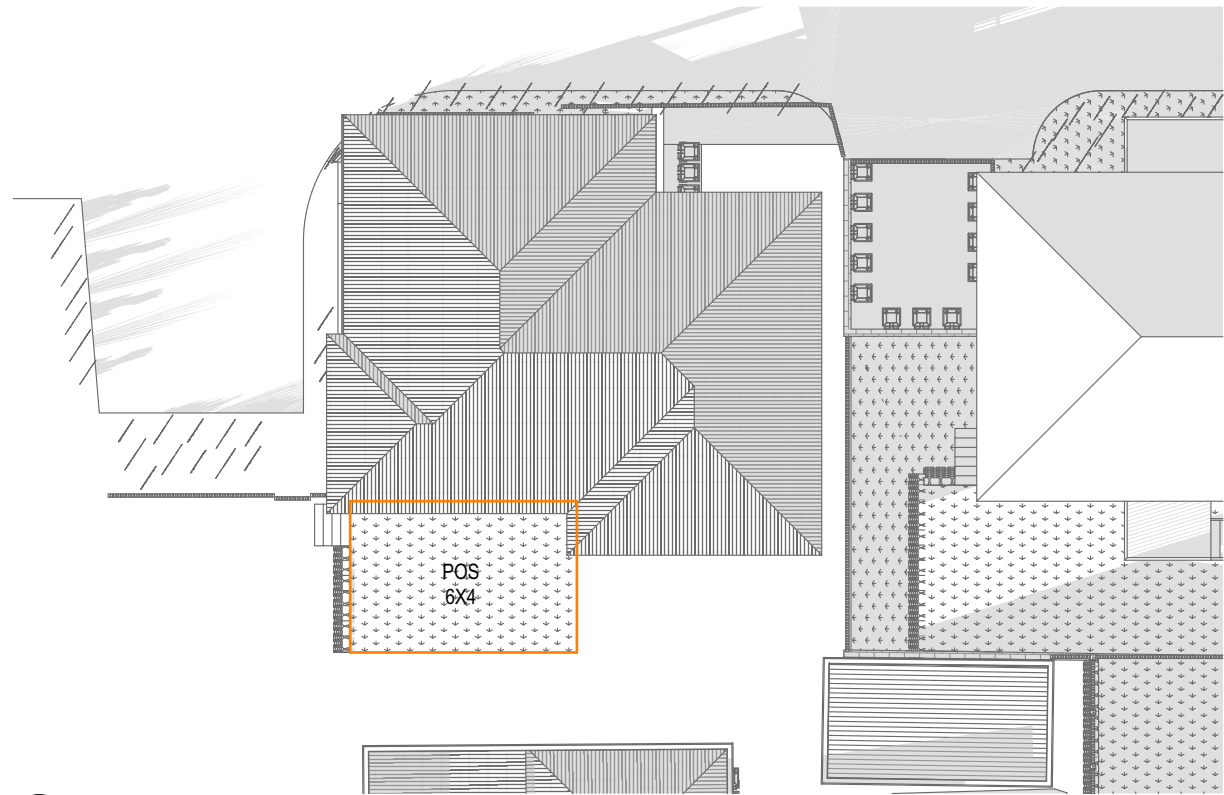
DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE.



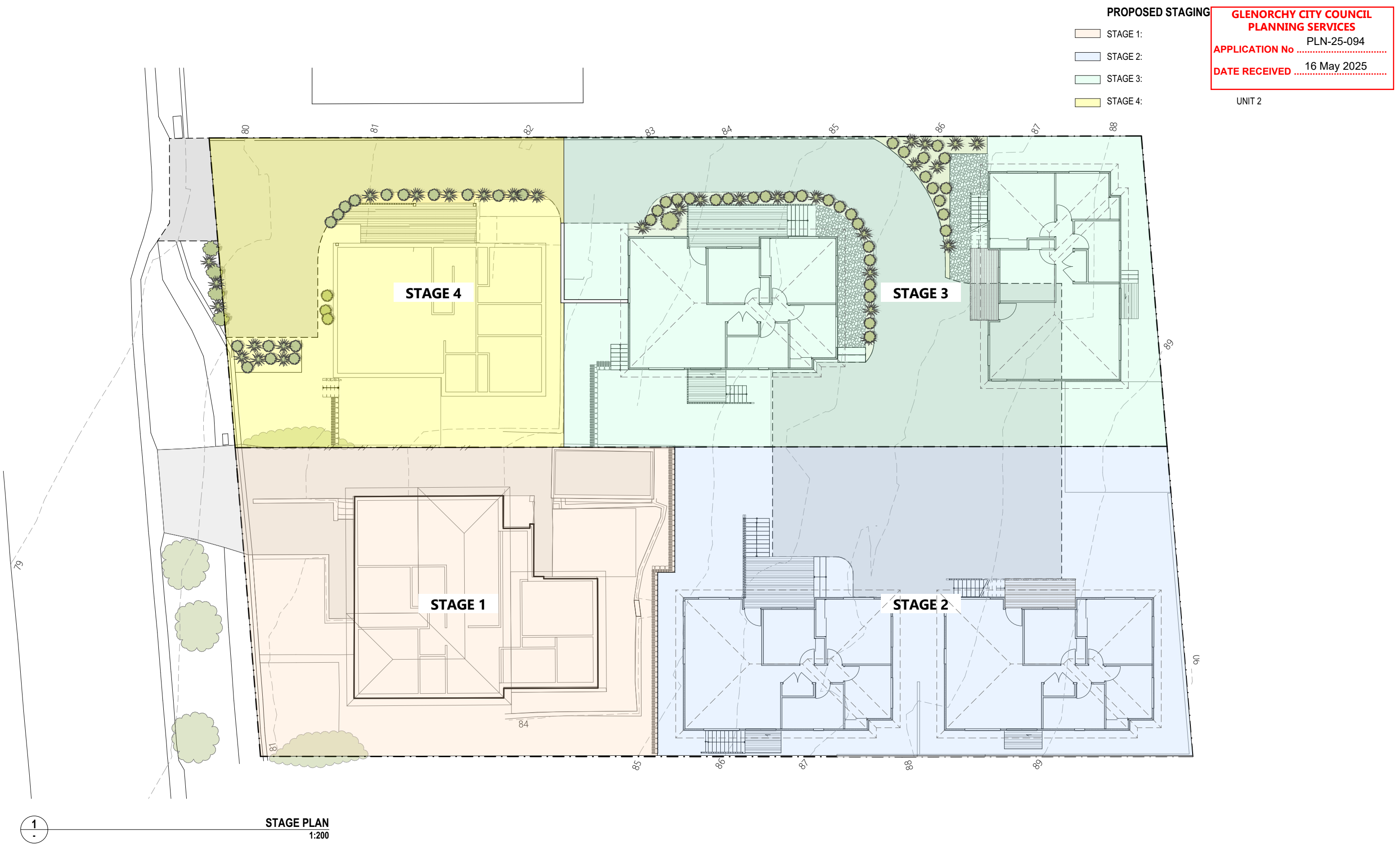
1 Shadow Study 21 June at 1200h
1:200



2 Shadow Study 21 June at 1500h
1:200



3 Shadow Study 21 June at 1600h
1:200



1

STAGE PLAN
1:200

UNIT DEVELOPMENT

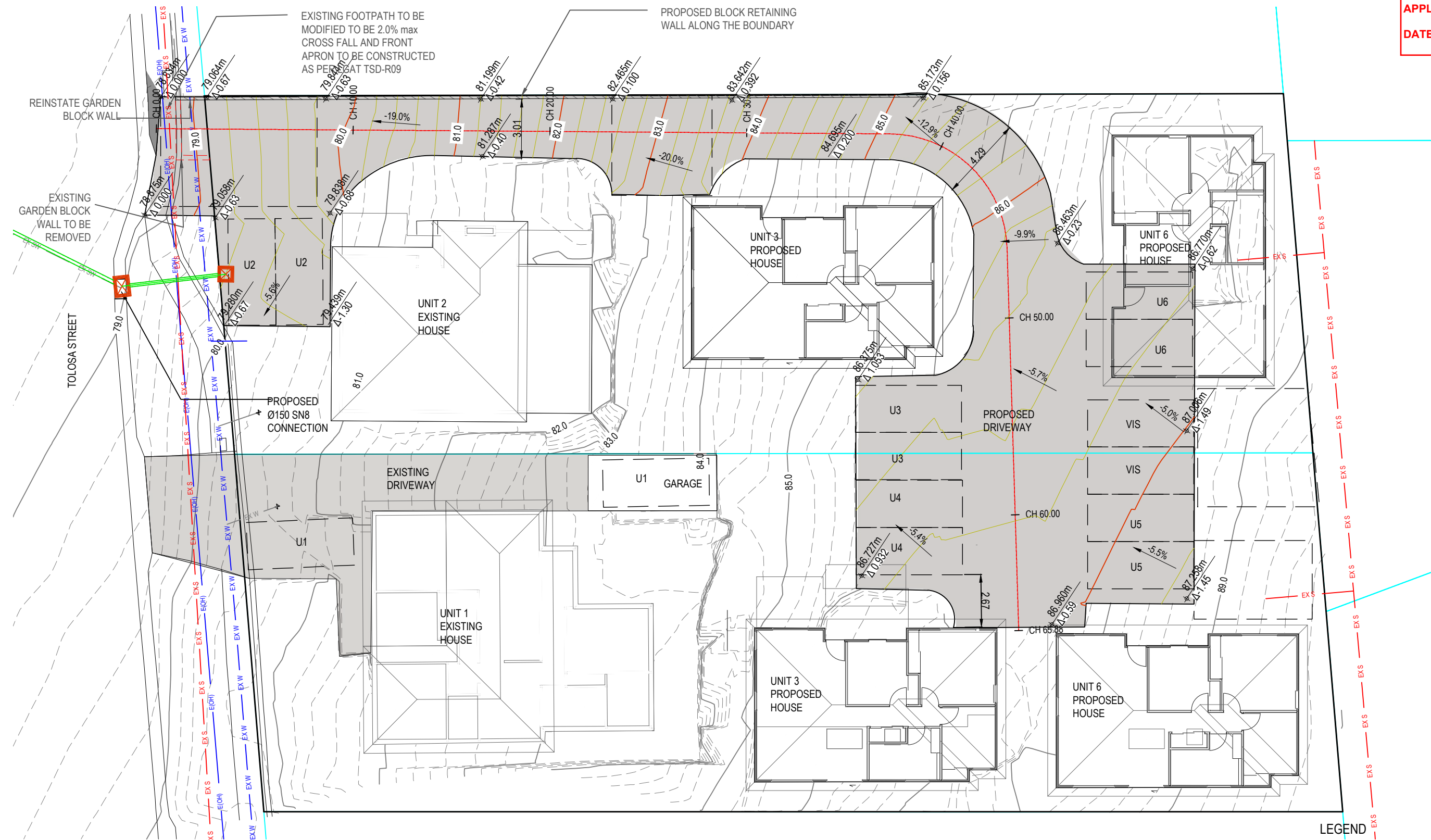
203-205 TOLOSA STREET, GLENORCHY

CIVIL PLAN

DRAWING ID	DRAWING	REV
C01	DRIVEWAY PLAN	
C02	DRIVEWAY LONGSECTION	
C03	CAR TURNING PLAN	
C04	STORMWATER PLAN	
C05	STORMWATER LONGSECTION	
C06	STORMWATER FLOW CALCULATION	
C07	WATER TANK DETAIL	
C08	SEWER AND WATER PLAN	

GENERAL NOTES

1. THE MAIN CONTRACTOR AND ALL SUB CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT AND ALL RELEVANT CODES OF PRACTICE.
2. ALL HYDRAULICS WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA STANDARD DRAWINGS AND SPECIFICATIONS, (WSAA SEWERAGE CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING TASNETWORKS TO APPLY FOR NEW CONNECTIONS AND/OR ADDITIONAL SUPPLY. SUFFICIENT TIME FOR TASNETWORKS DESIGN AND REVIEW PROCESSES SHOULD BE ALLOWED FOR.
4. NO TOP SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE CONSENT OF COUNCIL. TOP SOIL DISTURBED OR REMOVED AS A RESULT OF WORKS SHALL BE STOCK-PILED ON SITE AND LATER USED FOR REDRESSING ANY DISTURBED SURFACES.
5. ALL DISTURBED SURFACES ON SITE, EXCEPT THOSE SET ASIDE FOR ROADWAYS AND FOOTPATHS SHALL BE DRESSED WITH IMPORTED FILL AND REVEGETATED TO THE SATISFACTION OF THE COUNCIL'S DEVELOPMENT ENGINEER.
6. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
7. ALL LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
8. ALL CONNECTIONS TO EXISTING STORMWATER MAINS TO BE CARRIED OUT BY COUNCIL AT DEVELOPERS COST UNLESS APPROVED OTHERWISE, ALL CONNECTIONS TO SEWER/WATER MAINS TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST UNLESS APPROVED OTHERWISE
9. GENERAL MATERIALS, INSTALLATION AND TESTING SHALL COMPLY WITH TASMANIAN MUNICIPAL STANDARDS PART 4.
10. EXCAVATED AND IMPORTED MATERIAL USED AS FILL TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
11. ANY DEPARTURES FROM THE DESIGN DRAWINGS ARE TO BE AT THE WRITTEN APPROVAL OF THE ENGINEER AND APPROVAL FROM THE AUTHORITY. CHANGES INCLUDES CONFLICTS WITH EXISTING SERVICES.
12. UNLESS NOTED OTHERWISE, THESE NOTES SHALL APPLY TO ALL DRAWINGS IN THE SET
13. BATTERS:
MAX EMBANKMENT SLOPE 1:3.0
MAX CUTTING SLOPE 1:2.0 (LOOSE ROCK)
1:3.0 (SOIL)



1

DRIVEWAY PLAN

Scale: 1:200

LEGEND

PROPOSED DRIVEWAY FINISHED LEVEL CONTOURS LINE

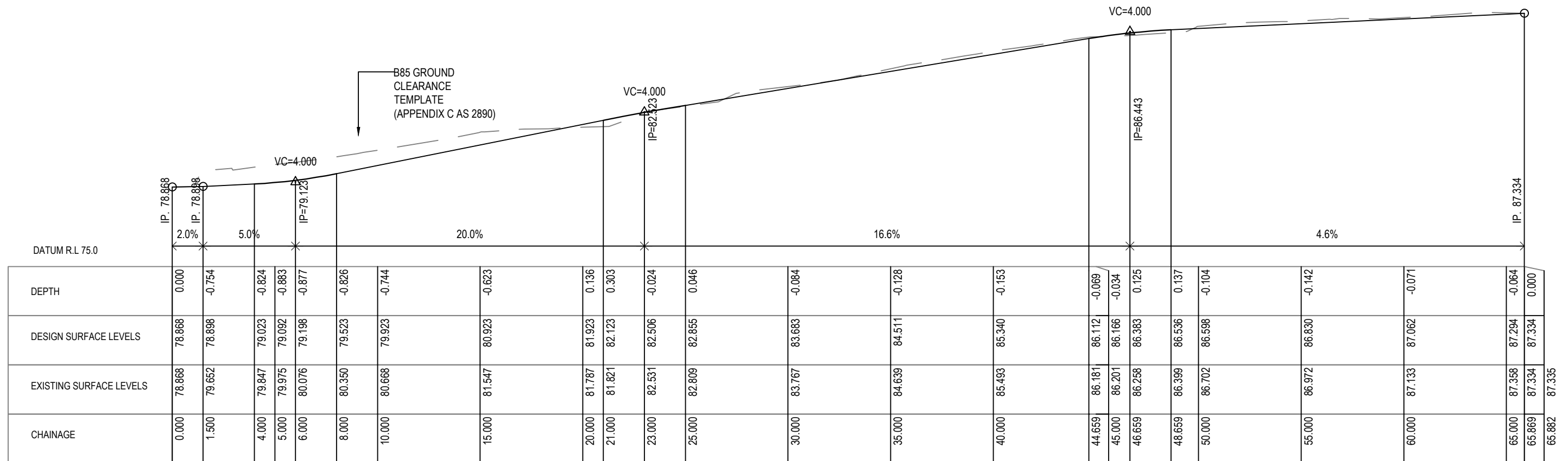
EXISTING GROUND CONTOURS LINE

FL. 84.16

DEPTH TO EXISTING GROUND (-CUT)

DRIVEWAY FINISHED LEVEL

0.28



SCALE - HORIZ 1:200, VERT. 1:200

1 DRIVEWAY LONGSECTION

Scale: 1:200 H 1:200 V



Oramatis Studio

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e: admin@oramatis.com.au
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Version: 1, Version Date: 19/05/2025

GENERAL NOTES

Contractors shall verify all dimensions and levels on site before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled.

Contractors shall submit samples and shop drawings before commencing work. All works shall be carried out in accordance with the Building Code of Australia and all relevant Australian Standards. These designs, plans, specifications and the copyright in the drawings are the property of Oramatis Studio and must not be used, reproduced or copied wholly or in part without the written permission of Oramatis Studio.

PROJECT

203-205 Tolosa St, Glenorchy

REVISION

A

DATE _____

01/03/2023

SCALE

@ A3

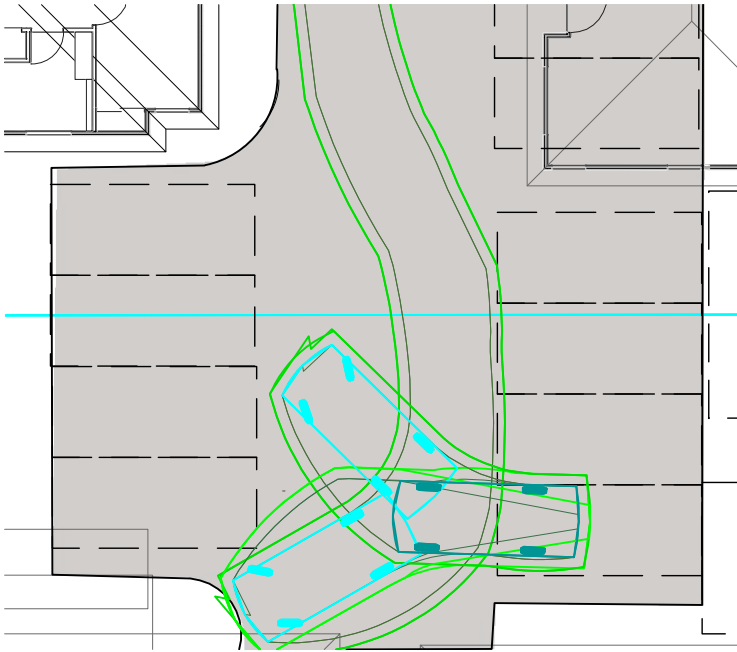
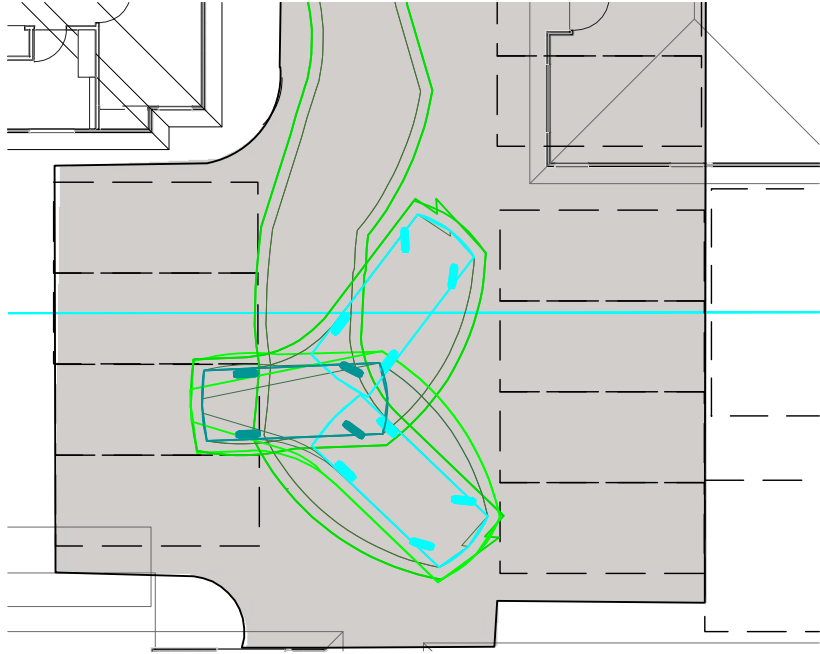
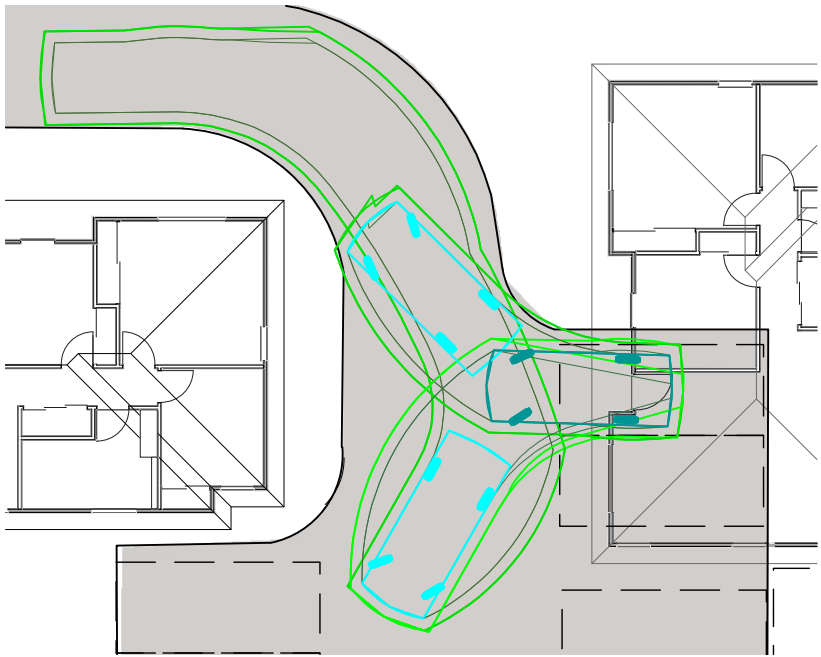
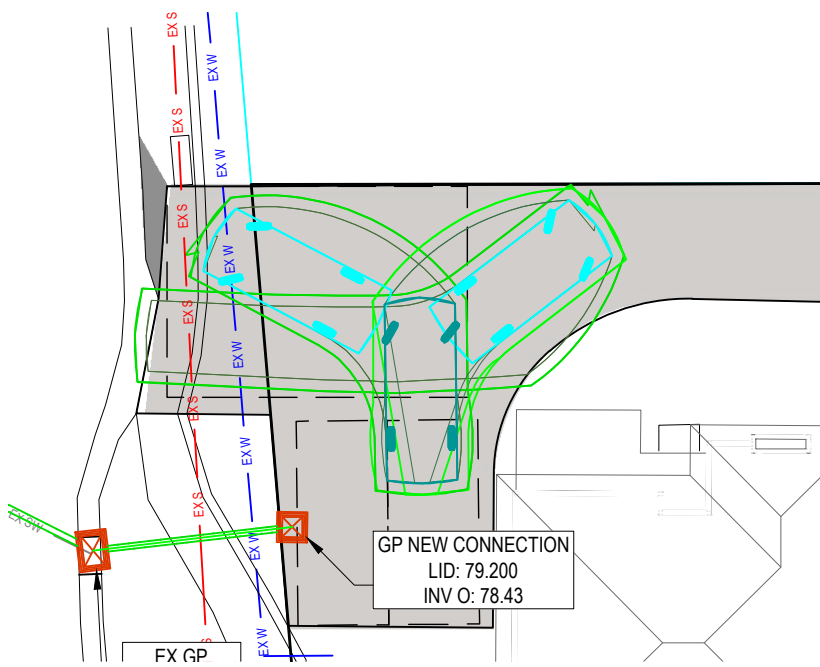
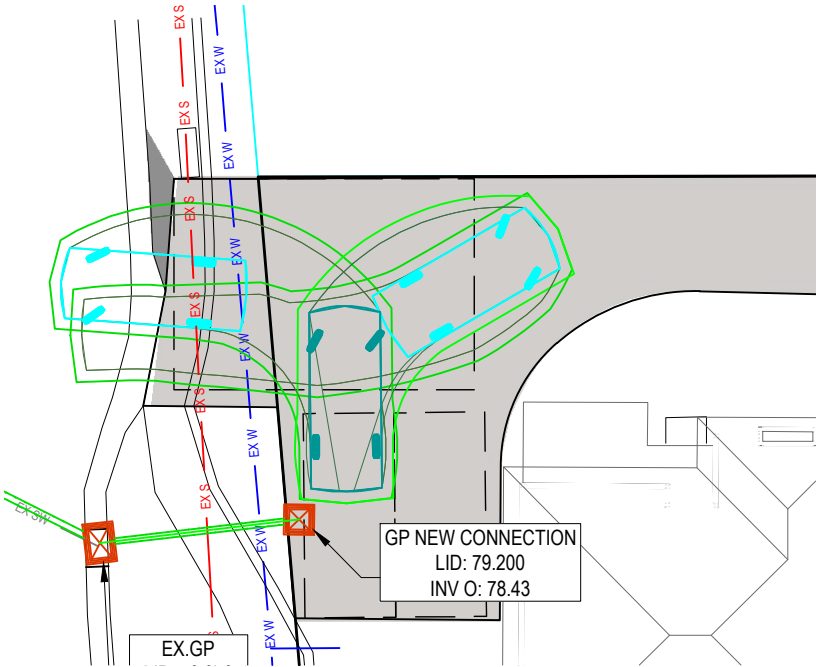
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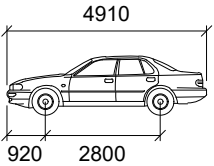
DRAWING

DRIVEWAY LONGSECTION

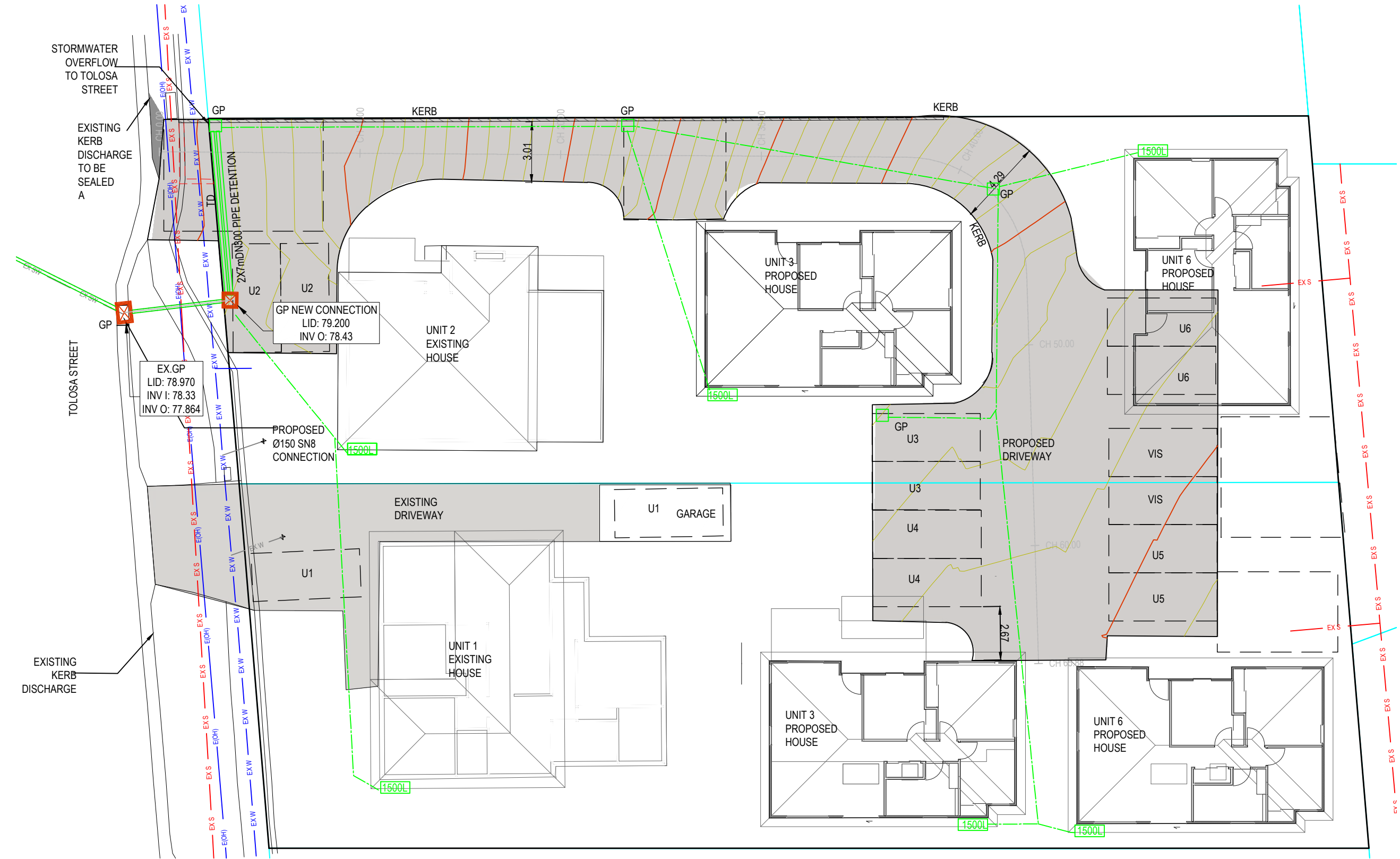


VEHICLE MOVEMENT NOTES:

1. MOVEMENT TEMPLATES DEMONSTRATE ABILITY OF VEHICLES TO ENTER INTERSECTION IN A FORWARDS DIRECTION, PARK IN THE GARAGE AND LEAVE IN A FORWARDS DIRECTION.
2. THE BASE DIMENSIONS OF THE CAR TEMPLATE REPRESENT THE B85 (85th PERCENTILE) VEHICLE
3. THE SWEEP PATH OF THE VEHICLE REPRESENT THE OUTER EXTENTS OF THE VEHICLE BODY
4. THE PATHS WERE GENERATED WITH A TURNING SPEED OF 5km/hr FROM THE STREET.



B85	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.0



- LEGEND
- PROPOSED STORMWATER PIPE DN150
- GP

600SQ GRATED PIT
- IO

INSPECTION OPENING
- TD

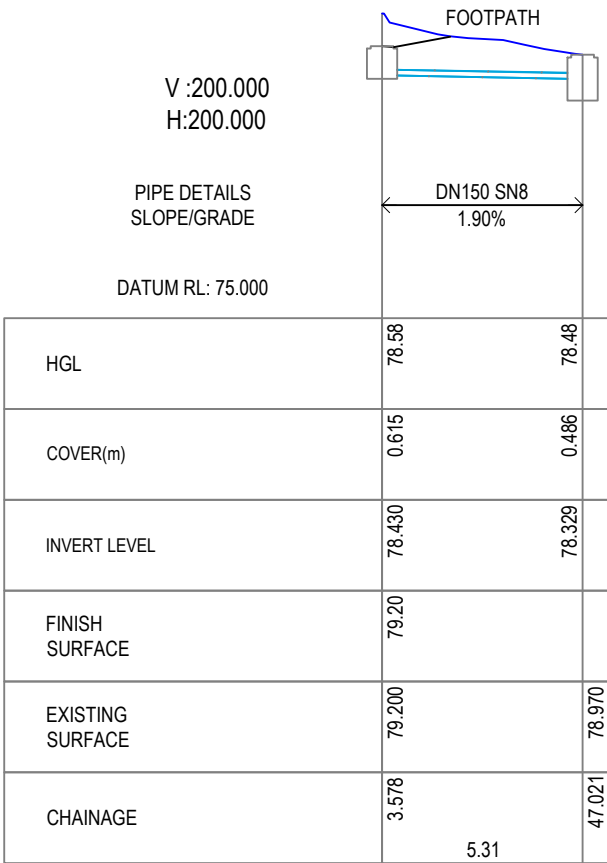
TRENCH DRAIN
- 1500L

1500L SLIMLINE WATER TANK

1

STORMWATER PLAN

Scale: 1:200



1

STORMWATER PLAN

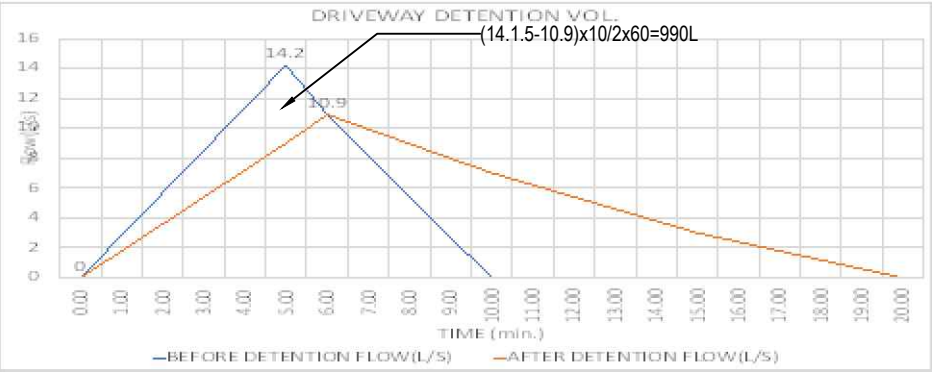
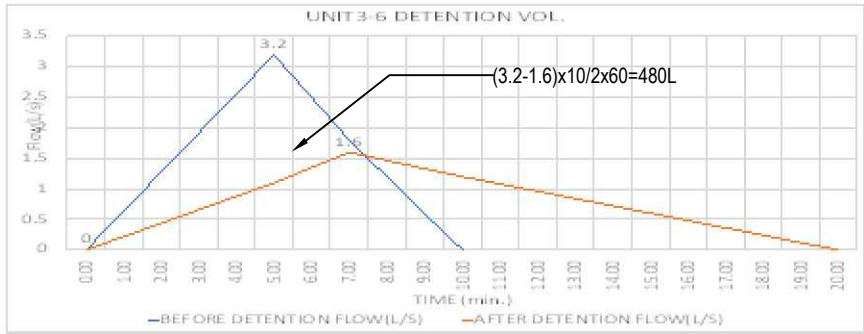
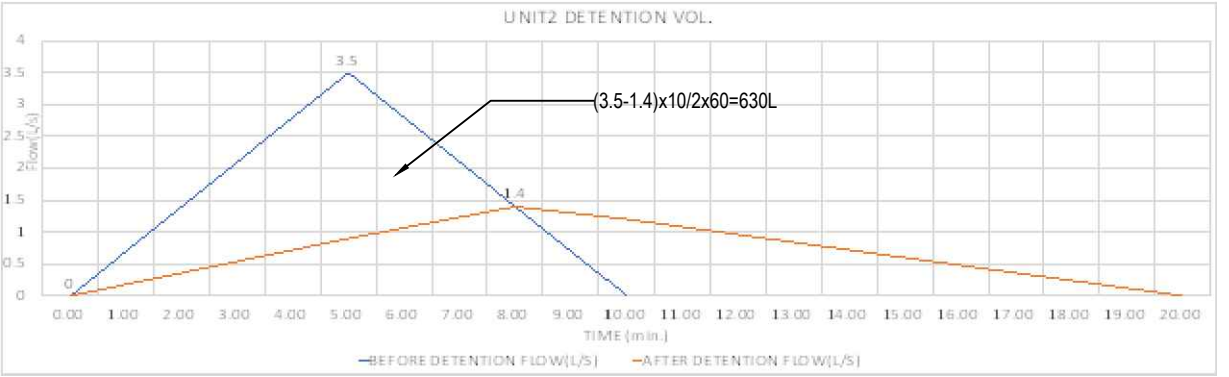
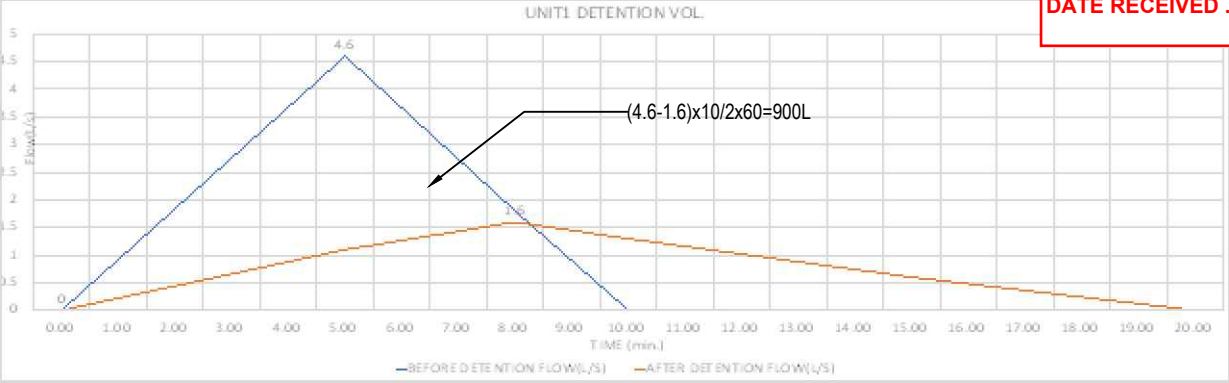
Scale: 1:200

STORMWATER FLOW CALCULATION

STORMWATER FLOW CALCULATION (5%AEP EVENT)				NOTE
---	--	--	--	--

STORMWATER DETENTION SCHEDULE				
	ORIFICE SIZE (mm)	VOL(L)	OUTLET FLOW (L/S)	NOTE
UNIT1	25	1500	1.60	SLIMLINE TANK
UNIT2	25	1500	1.60	SLIMLINE TANK
UNIT3	25	1500	1.60	SLIMLINE TANK
UNIT4	25	1500	1.60	SLIMLINE TANK
UNIT5	25	1500	1.60	SLIMLINE TANK
UNIT6	25	1500	1.60	SLIMLINE TANK
DRIVEWAY(203 TOLOSA ROAD)	79	980	10.90	14m DN300 PIPE
TOTAL			20.50	
UNDETAINED FLOW				
DRIVEWAY(205 TOLOSA ROAD)			2.77	
GRASS (15% FALL)			7.13	
TOTAL FLOW AFTER DETENTION			30.4	<Q1

DETENTION TANK VOLUME CALCULATION (RATIONAL METHOD)



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-25-094
DATE RECEIVED 17 April 2025

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PROJECT

203-205 TOLOSA STREET, GLENORCHY

REVISION

A

DATE

01/03/2023

SCALE

@ A3

CLIENT

-

PROJECT ID

2301

CHECKED BY

D. DJEKANOVIC

DRAWN BY

C. Li

PAGE

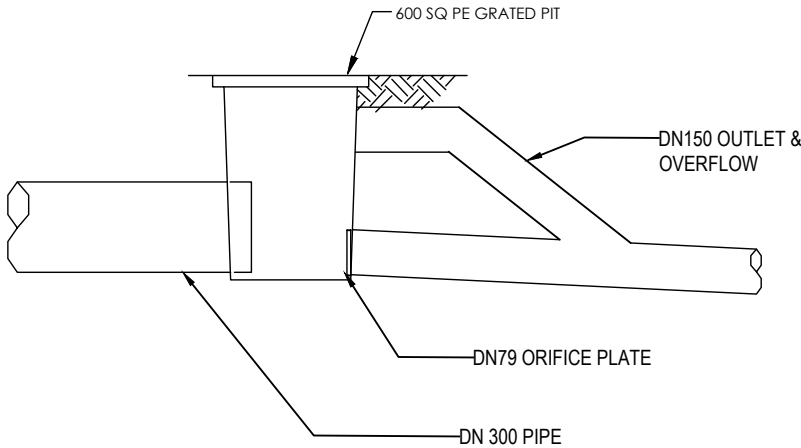
C06

NORTH

DRAWING

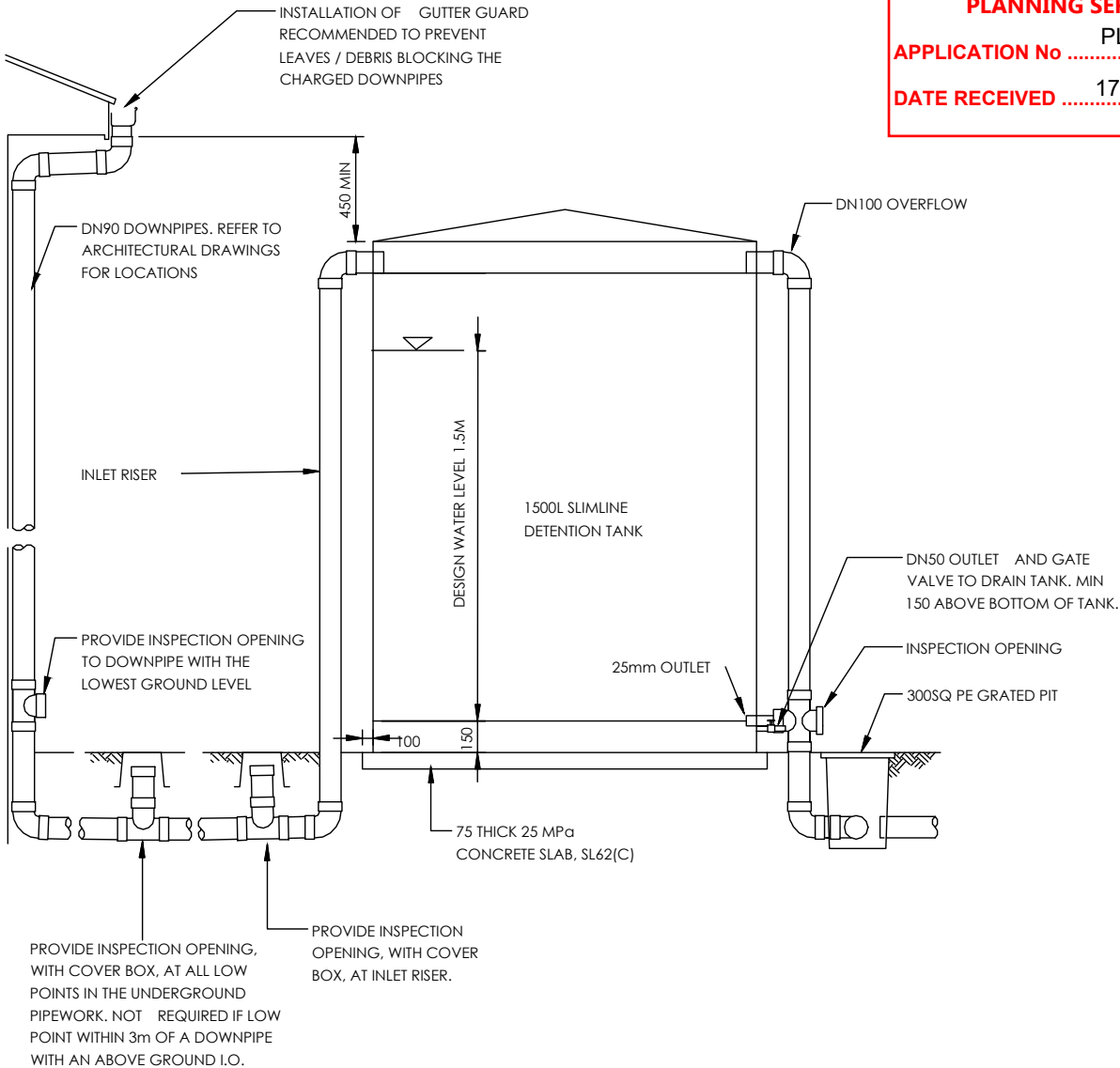
STORMWATER OSD CALCULATION

STORM WATER DETENTION TANK DRAINAGE				
ORIFICE SIZING SCHEDULE				
OUTLET DIAMETER d	HEAD OF WATER h	DISCHARGE COEFFICIENT	OUTLET FLOW(Q)	NOTE
mm	m	Cd	L/S	$Q = \frac{\pi}{4000} d^2 \times Cd \times \sqrt{2gh}$
79	0.7	0.6	10.89	



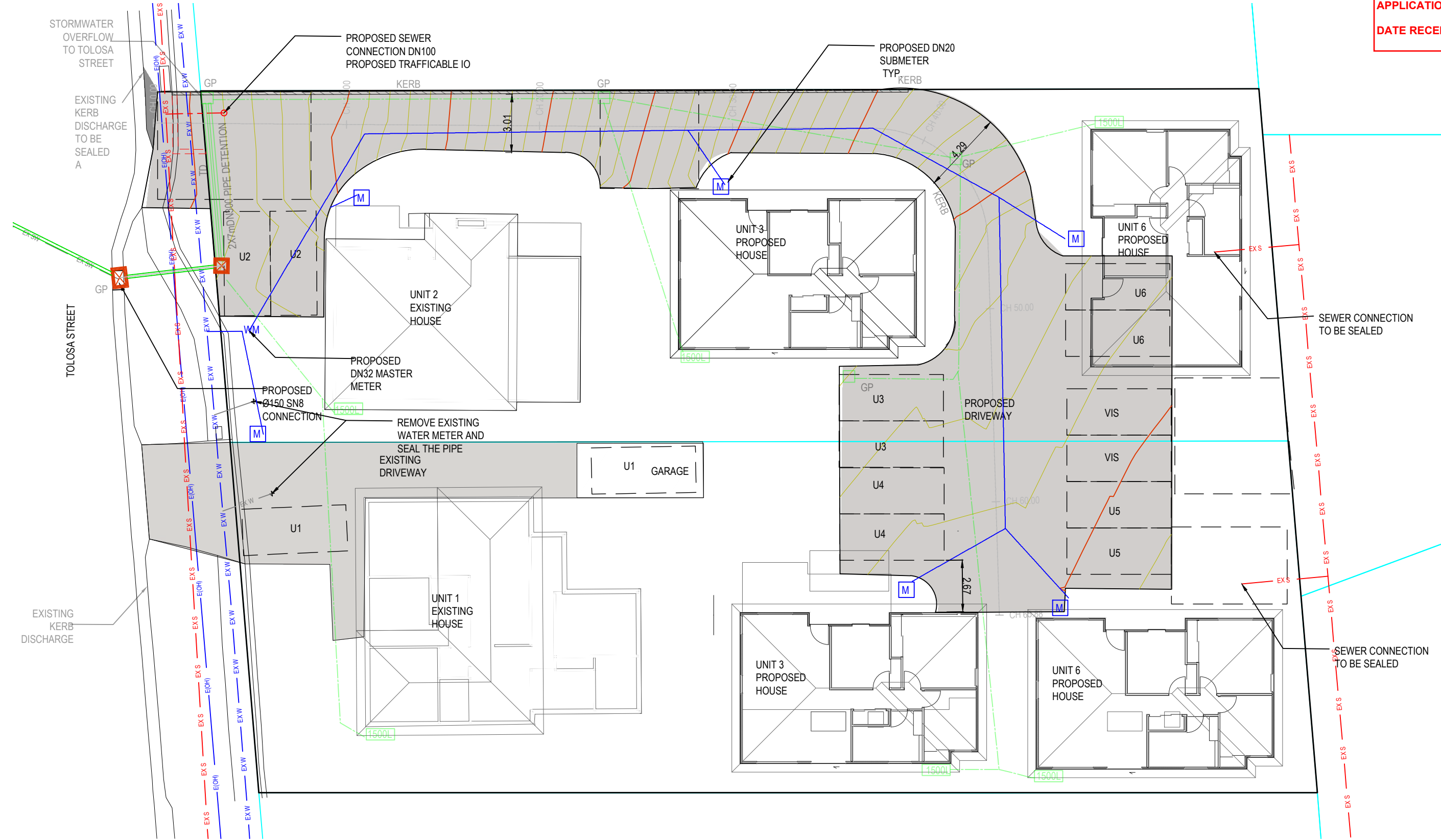
1

PIPE DETENTION DETAIL NTS.



1

WATER TANK DETAIL NTS.



1

STORMWATER PLAN

Scale: 1:200

- LEGEND
- M

 SUBMETER MANAGED BY PROPERTY OWNER
- WM

 WATER METER BY TASWATER AT DEVELOPER'S COST