

Memorandum

File No. 9112570

Responsible Officer: Jemma Carins

Subject: Erection of Site Notices

Planning Permit Application No: PLN-25-162

Address: 134 Stony Point Drive, Austins Ferry

Site Notice to be erected on: 12/08/2025

I erected site notice(s) for this application in the location(s) shown on the attached plan.

Regards

.....
Signature

Date notice erected/...../.....

APPLICATION FOR PERMIT

UNDER LAND USE PLANNING AND APPROVALS ACT 1993

NOTICE IS GIVEN THAT AN APPLICATION HAS BEEN MADE TO THE GLENORCHY CITY COUNCIL FOR A PERMIT FOR THE USE OR DEVELOPMENT OF LAND AS FOLLOWS:

APPLICATION NO:

PLN-25-162

SITE:

134 Stony Point Drive, Austins Ferry

PROPOSED DEVELOPMENT:

Dwelling

THE APPLICATION, PLANS AND DOCUMENTS WILL BE AVAILABLE FOR INSPECTION AT THE COUNCIL OFFICES, 374 MAIN ROAD, GLENORCHY DURING NORMAL BUSINESS HOURS AND THE PLANS ARE AVAILABLE TO VIEW ON THE GLENORCHY CITY COUNCIL WEBSITE FOR A PERIOD OF FOURTEEN (14) DAYS COMMENCING ON THE DATE WHICH THE NOTICE OF THE APPLICATION IS GIVEN UNDER SECTION 57(3) OF THE LAND USE PLANNING AND APPROVALS ACT 1993. DURING THIS TIME ANY PERSON MAY MAKE REPRESENTATIONS RELATING TO THE APPLICATION 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.**

PLEASE NOTE: IF THE COUNCIL OFFICES ARE CLOSED DURING NORMAL BUSINESS HOURS WITHIN THE ABOVE PERIOD, THE PERIOD FOR MAKING REPRESENTATIONS IS EXTENDED BY THE NUMBER OF THOSE DAYS.

SIGNED:

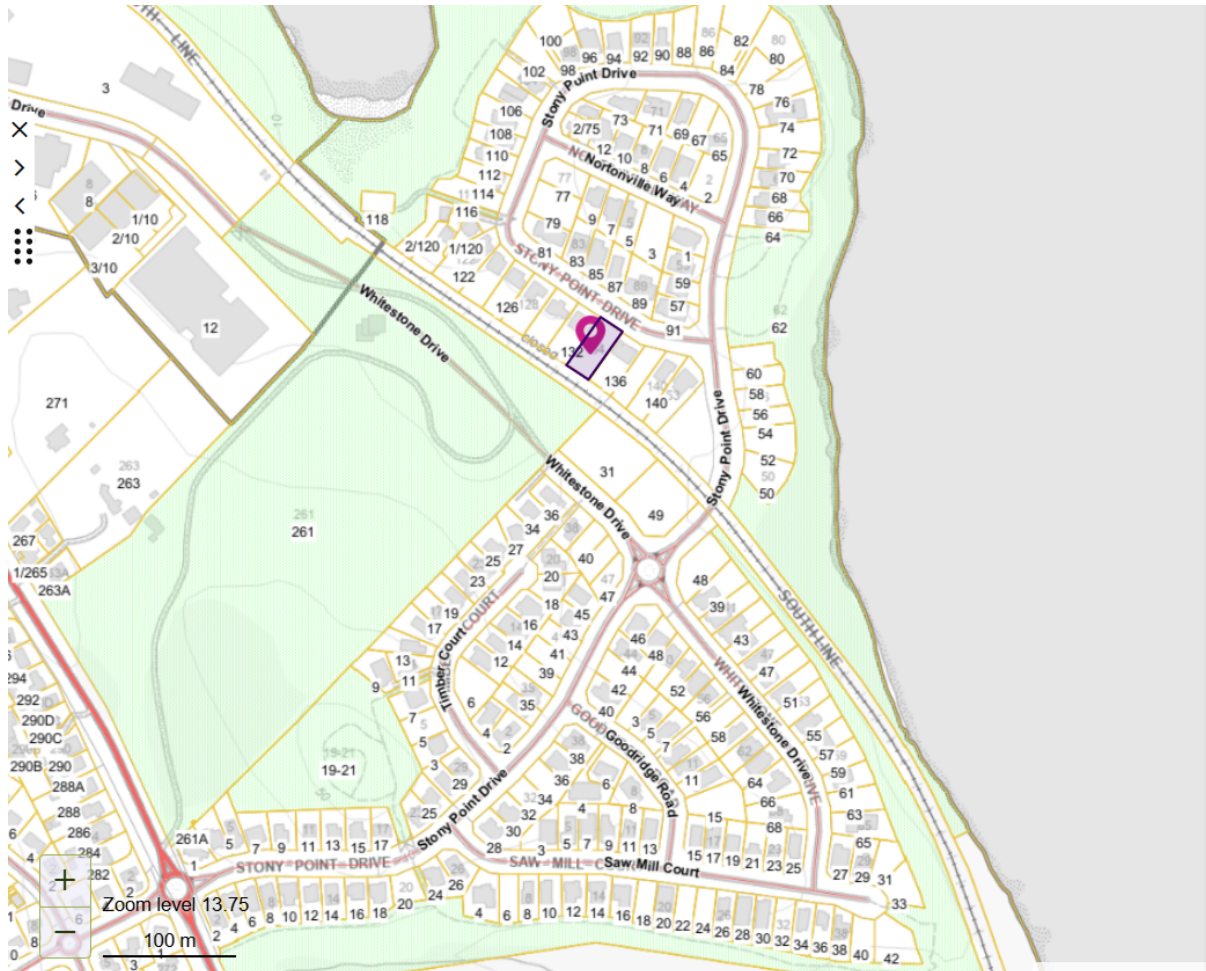
DATE **12/08/2025**



Helen Ayers
Senior Statutory Planner

134 Stony Point Drive, Austins Ferry

JC



DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
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22	LAUNDRY DETAILS
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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
GARAGE		22.84
LIVING (GROUND FLOOR)		102.60
PORCH		3.52
		128.96 m²
MAIN DWELLING, FIRST FLOOR		
LIVING (FIRST FLOOR)		105.47
		105.47 m²
		234.43 m²

HIGHLY REACTIVE /
PROBLEMATIC SOIL TYPE.
REFER TO HYDRAULICS PLANS
AND DETAILS PREPARED BY
GANDY AND ROBERTS

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	0
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	YES
WHITESTONE POINT	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	33.00km
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

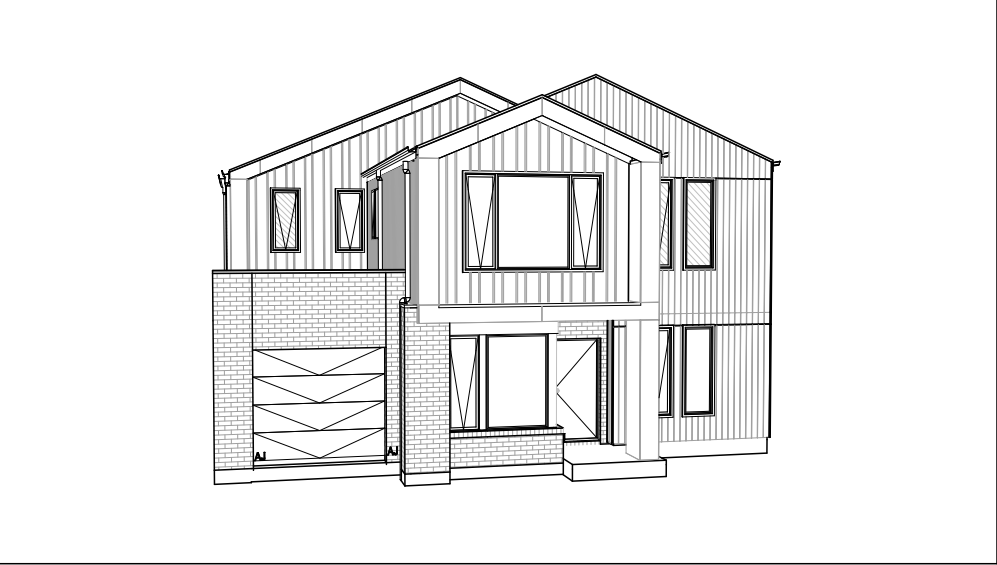
CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	5,724mm
SIDE A	MIN. 1,500mm	5,739mm
SIDE B	MIN. 1,500mm	2,840mm
REAR	MIN. 1,500mm	25,651mm
BULK & SCALE		
SITE AREA	883m²	
SITE COVERAGE	MAX. 50%	14.6%
BUILDING HEIGHT	MAX. 8,500mm	8,470mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	157mm
FILL DEPTH	MAX. 1,000mm	89mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

PRELIMINARY PLAN SET

4	PRELIMINARY PLAN SET - PLANNING RFI AND PLAN UPDATE	ALL	2025.07.22	CLG	-
3	PRELIMINARY PLAN SET - COLOUR UPDATE	ALL	2025.06.25	TDI	DKZ
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.06.06	TNG	HMI
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:-
Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2595mm
FIRST FLOOR TOP OF WALL HEIGHT(S)	2595mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	DARK
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: TBA
ACCESSIBLE SHOWER LOCATION: TBA

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-25-162

DATE RECEIVED: 23 July 2025

SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION:	DESIGNER	1	CT SALES PLAN	BGU	27/05/2025	CLIENT:	JILJIL GEORGE
COPYRIGHT:	© 2025	2	PRELIM PLANS - INITIAL ISSUE	TNG	06/08/2025	ADDRESS:	134 STONY POINT DR, AUSTINS FERRY TAS 7011
		3	PRELIM PLANS - COLOUR UPDATE	TDI	25/06/2025		
		4	PRELIM PLANS- PLANNING RFI AND PLAN UPDATE	CLG	22/07/2025	LOT / SECTION / CT:	182 / - / 181554
						COUNCIL:	GLENORCHY

HOUSE DESIGN:	BEECHFORD 25
FACADE DESIGN:	MALMO
SHEET TITLE:	COVER SHEET
SHEET No.:	1 / 23

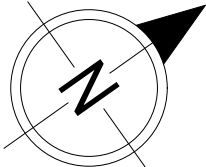
HOUSE CODE:	H-WDNBFD10DA
FACADE CODE:	F-WDNBFD10MLMOA
SCALES:	1:100

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714245

APPROX. CUT/FILL		
CUT	8.29m³	18.65
FILL	1.58m³	3.56
DIFFERENCE	6.71m³	15.10
15 TONNES OF EXPORT FILL		

**PLANS ARE PRELIMINARY ONLY
PENDING FURTHER INVESTIGATION &
CONFIRMATION OF PROPERTY CONNECTIONS**



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-162

DATE RECEIVED: 23 July 2025

TRAFFICABLE 150mm GRATED
DRAIN AND 450mm GRATED PIT
CONNECTED TO COUNCIL
STORMWATER

APPROX. EXP. AGG. DRIVEWAY
BY BUILDER
34m² TOTAL
(34m² TO BDY)

TBM Nail in Kerb
RL = 10.762

**SUBJECT TO NCC 2022
(1 MAY 2023)**
**WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

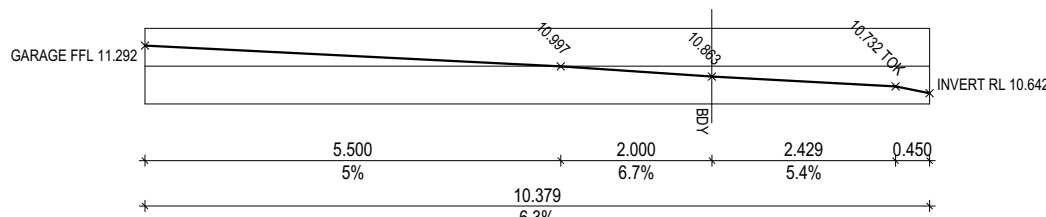
SIGNATURE:

DATE _____

SIGNATURE:

DATE _____

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AUSTRALIAN STANDARD DRIVEWAY PROFILE

DRIVEWAY DETAILS

SCALE: 1:100

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WILSON
HOMES

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© 2025	3	PRELIM PLANS - COLOUR UPDATE	TDI	25/06/2025	134 STONY POINT DR, AUSTINS FERRY TAS 7011		MALMO		F-WDNBFD10MLMOA		
	4	PRELIM PLANS- PLANNING RFI AND PLAN UPDATE	CLG	22/07/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		714245
					182 / - / 181554		COUNCIL: GLENORCHY		1:200		

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Template Version: 24.038

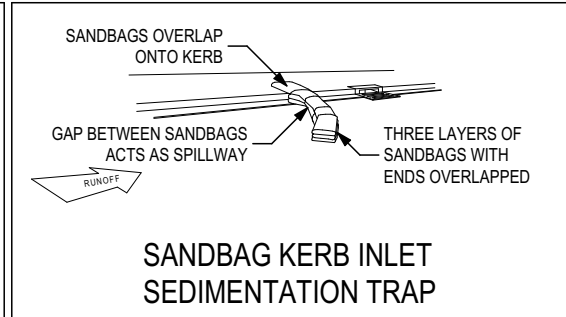
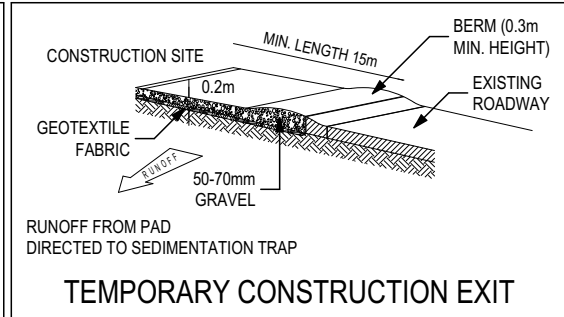
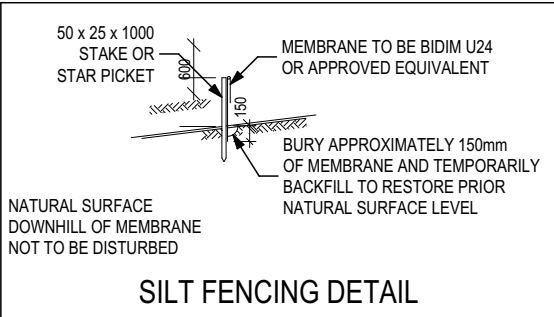
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

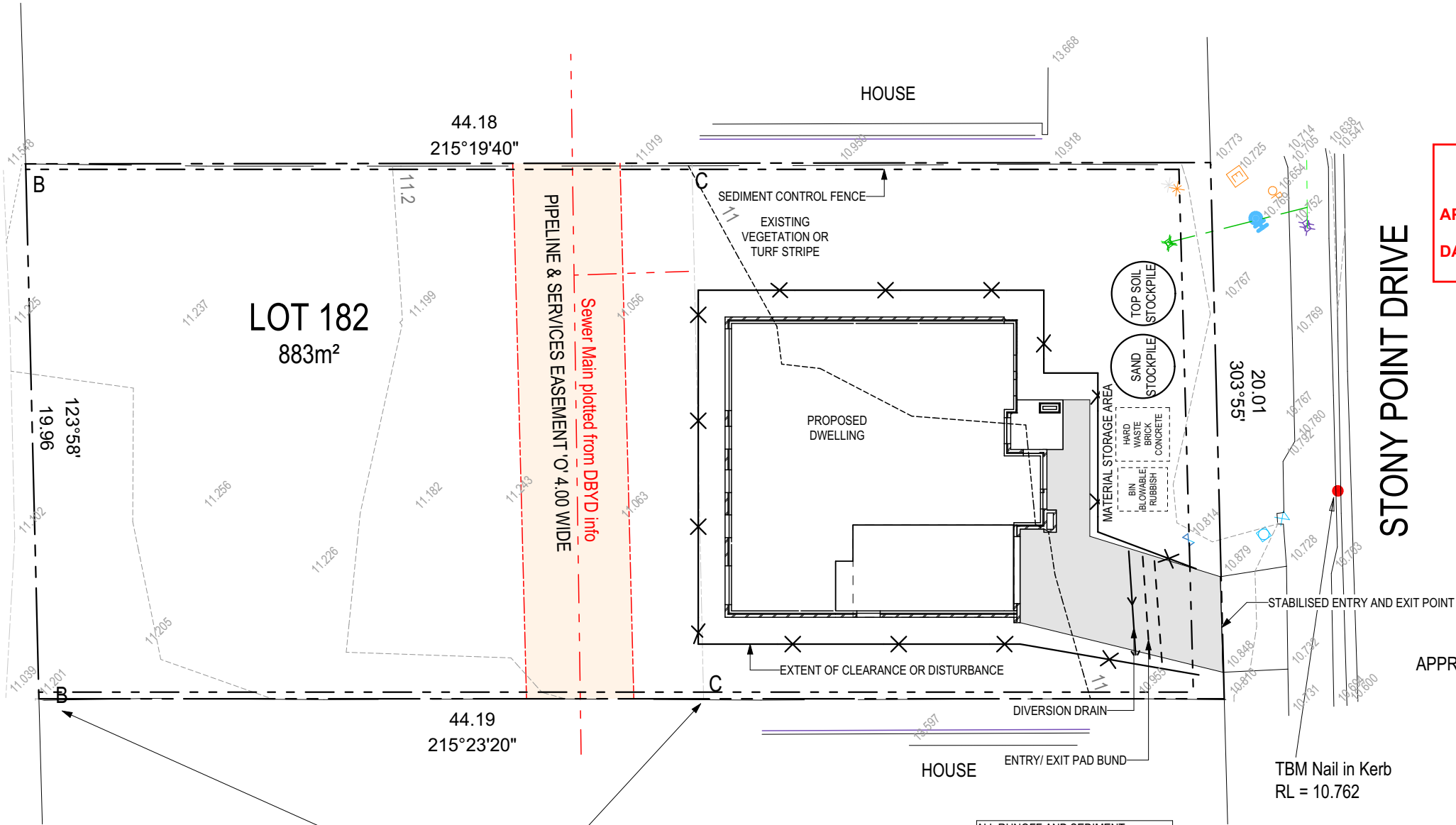
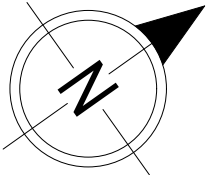
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



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		2 PRELIM PLANS - INITIAL ISSUE	TNG 06/06/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
		3 PRELIM PLANS - COLOUR UPDATE	TDI 25/06/2025	134 STONY POINT DR, AUSTINS FERRY TAS 7011	MALMO	F-WDNBFD10MLMOA	
		4 PRELIM PLANS- PLANNING RFI AND PLAN UPDATE	CLG 22/07/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
				182 / - / 181554	SOIL & WATER MANAGEMENT PLAN	3 / 23	
				COUNCIL:		SCALES:	
				GLENORCHY		1:200	
							714245



COVENANT: "Not to construct, or allow to be constructed, any habitable room of a dwelling within the area marked B B C C on the plan"

ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-162

DATE RECEIVED: 23 July 2025

APPROX. EXP. AGG. DRIVEWAY
BY BUILDER
34m² TOTAL
(34m² TO BDY)

**SUBJECT TO NCC 2022
(1 MAY 2023)**

**WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**


PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

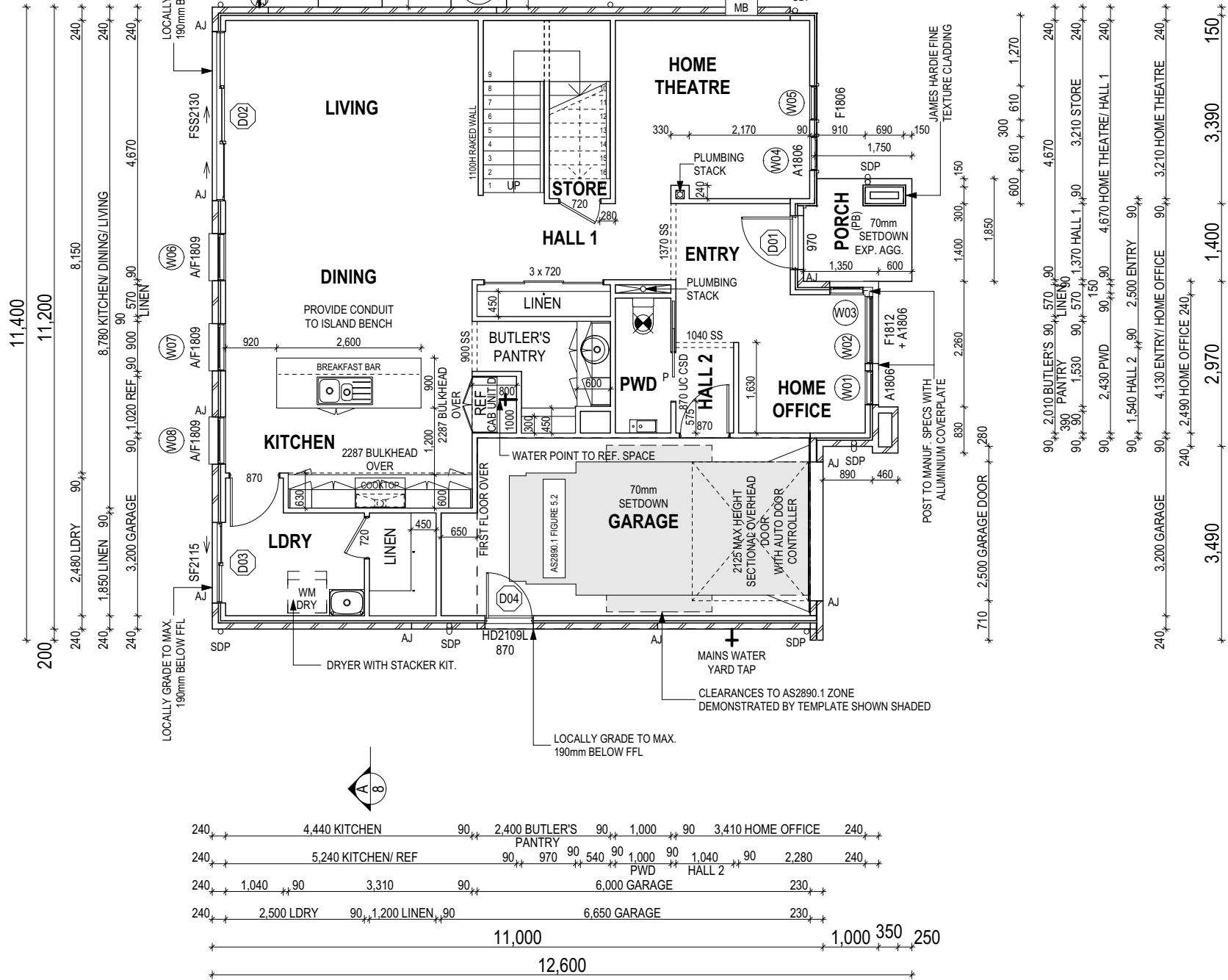
SIGNATURE: _____ DATE: _____

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UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



MAIN DWELLING, FIRST FLOOR		
	LIVING (FIRST FLOOR)	105.47
		105.47 m²
		234.43 m²



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ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

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					182 / - / 181554		COUNCIL:				
							GLENORCHY				
							GROUND FLOOR PLAN		4 / 23	1:100	714245

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

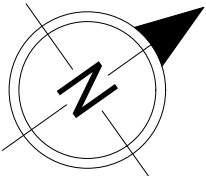
ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

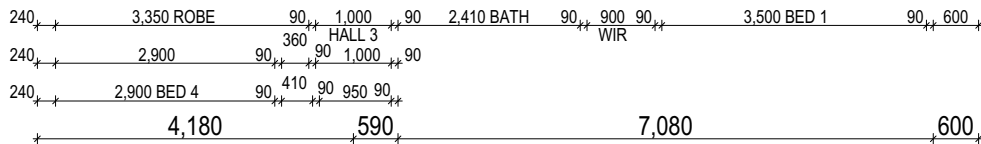
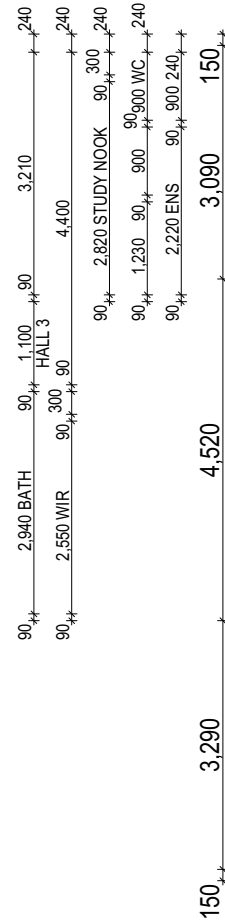
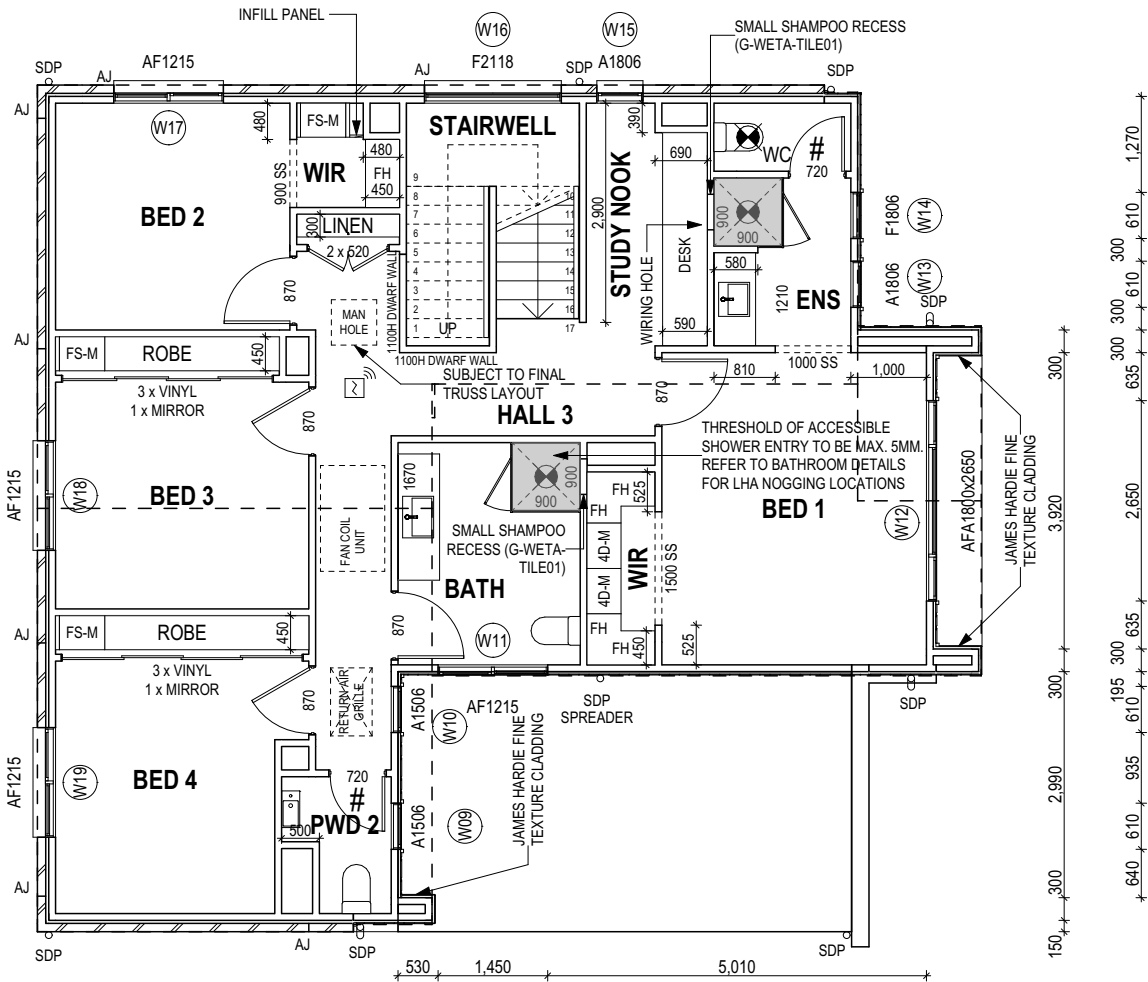
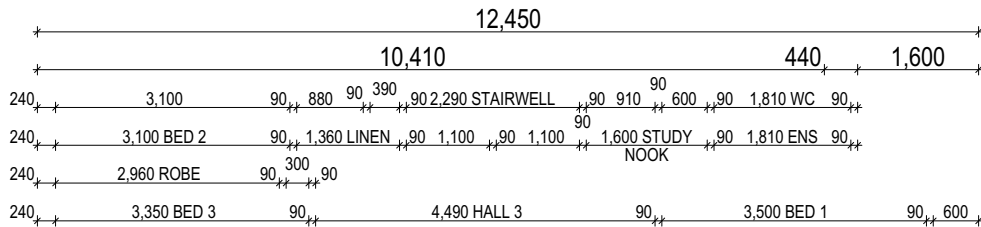
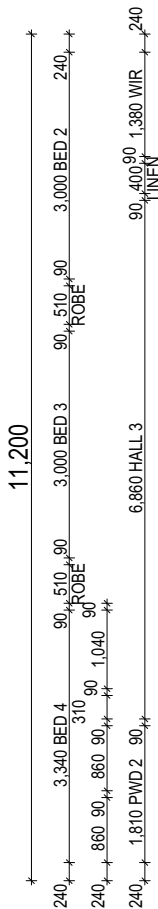
- | | |
|---------|---------------------------|
| HS / WS | HOB SPOUT / WALL SPOUT |
| | FACE BRICK / COMMON BRICK |
| | RENDER |
| | SOUND INSULATION |
| AJ | BRICK ARTICULATION JOINT |
| SDP | STANDARD DOWNSPIPE |
| CDP | CHARGED DOWNSPIPE |
| 3D | DENOTES DRAWER SIDE |
| | MECHANICAL VENTILATION |
| L.B.W | LOAD BEARING WALL |
| PB | PLASTERBOARD |
| FC | FIBRE CEMENT |
| | THIS DOOR OPENS FIRST |
| | SMOKE ALARM |
| # | LIFT OFF HINGE |
| + | WATER POINT |
| | FLOOR WASTE |
| | GAS BAYONET |

MAIN DWELLING, GROUND FLOOR

GARAGE	22.84
LIVING (GROUND FLOOR)	102.60
PORCH	3.52
	128.96 m²

MAIN DWELLING, FIRST FLOOR

LIVING (FIRST FLOOR)	105.47
	105.47 m²
	234.43 m²



ALL DIMENSIONS ARE FRAME DIMENSIONS

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PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-25-162

DATE RECEIVED: 23 July 2025

SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION:

DESIGNER

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REVISION

DRAWN

CLIENT:

JILJIL GEORGE

ADDRESS:

134 STONY POINT DR, AUSTINS FERRY TAS 7011

LOT / SECTION / CT:

182 / - / 181554

COUNCIL:

GLENORCHY

HOUSE DESIGN:

BEECHFORD 25

FACADE DESIGN:

MALMO

SHEET TITLE:

FIRST FLOOR PLAN

SHEET No.:

5 / 23

HOUSE CODE:

H-WDNBFD10DA

FACADE CODE:

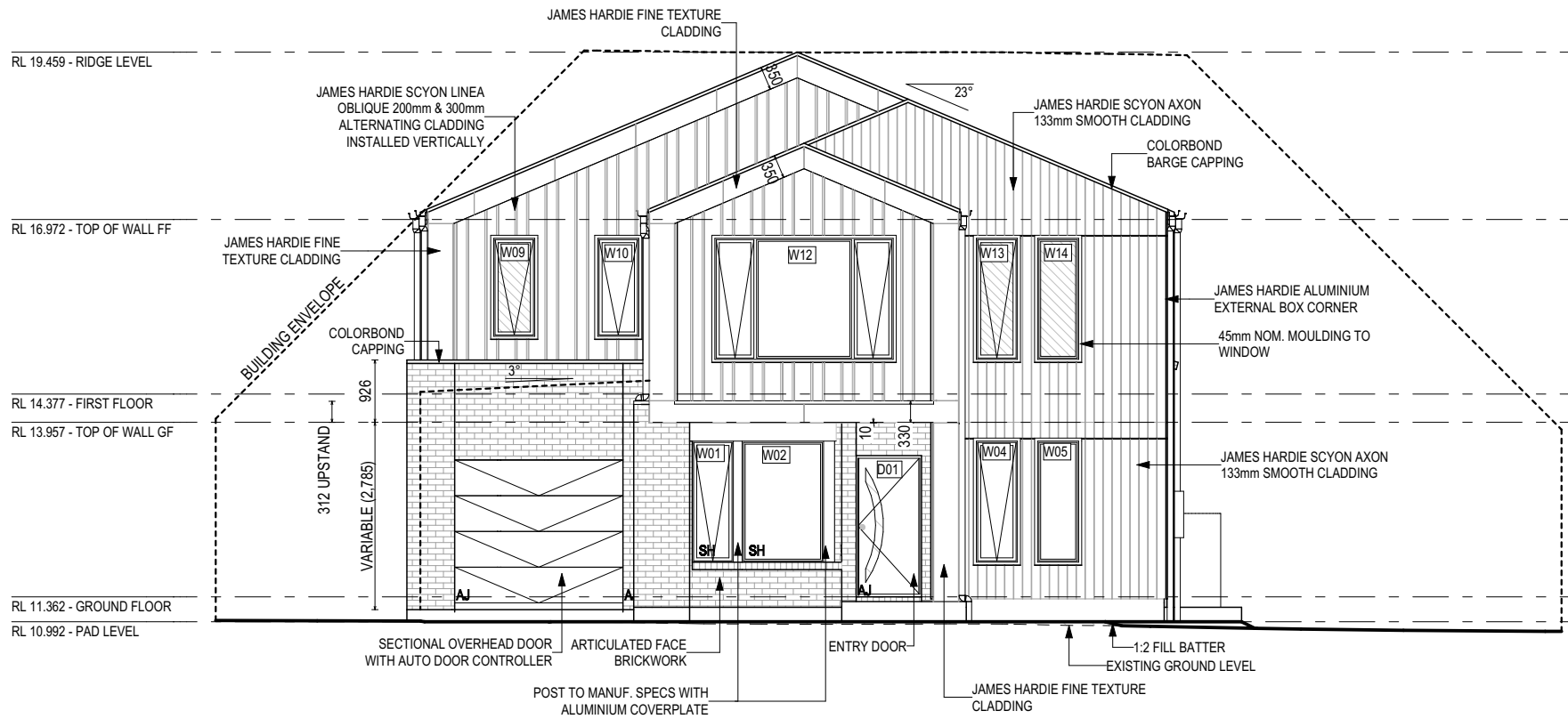
F-WDNBFD10MLMOA

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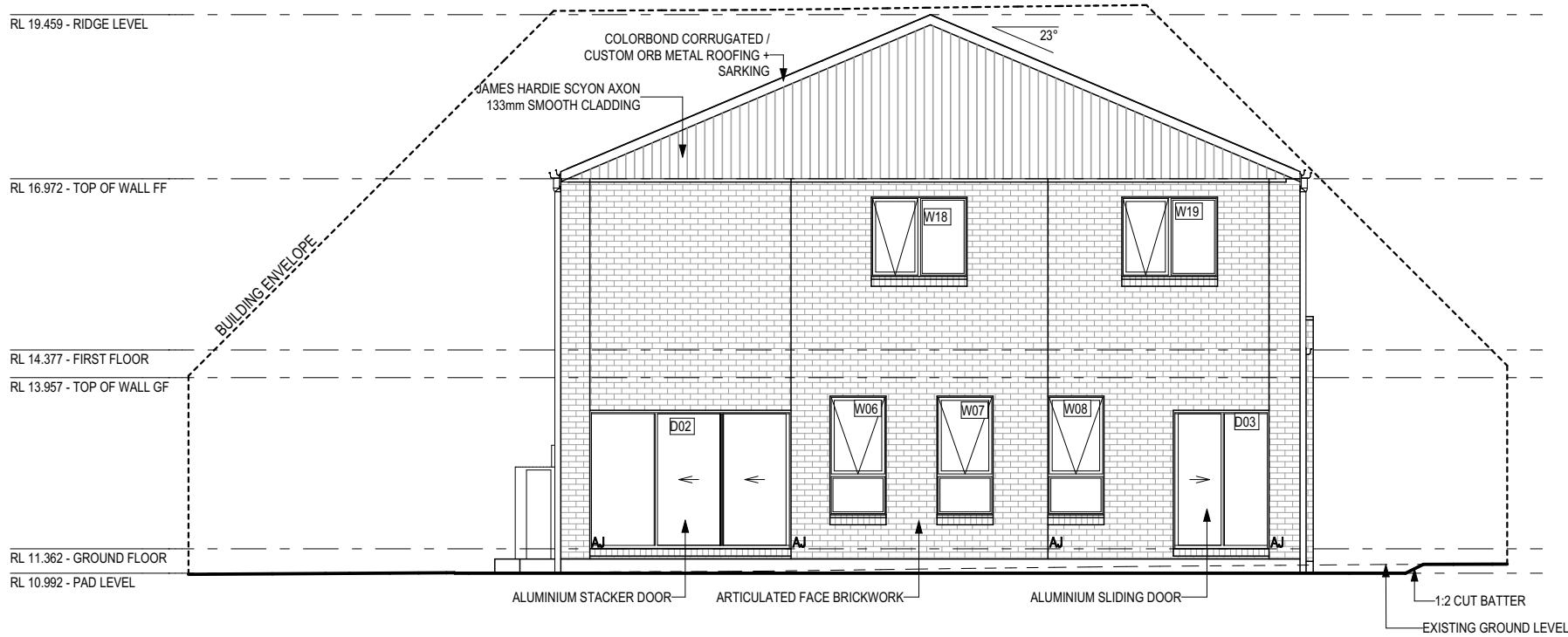
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714245

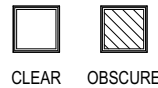


NORTH EAST ELEVATION
SCALE: 1:100

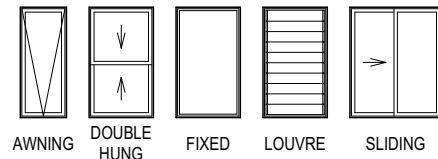


SOUTH WEST ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. :PLN-25-162

DATE RECEIVED: 23 July 2025

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY GLE-7.7.1.2

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1	CT SALES PLAN
2	PRELIM PLANS - INITIAL ISSUE
3	PRELIM PLANS - COLOUR UPDATE
4	PRELIM PLANS- PLANNING RFI AND PLAN UPDATE

DRAWN

BGU	27/05/2025
TNG	06/06/2025
TDI	25/06/2025
CLG	22/07/2025

CLIENT:

JILJIL GEORGE

ADDRESS:

134 STONY POINT DR, AUSTINS FERRY TAS 7011

LOT / SECTION / CT:

182 / - / 181554

COUNCIL:

GLENORCHY

HOUSE DESIGN:

BEECHFORD 25

FACADE DESIGN:

MALMO

SHEET TITLE:

ELEVATIONS

SHEET No.:

6 / 23

HOUSE CODE:

H-WDNBFD10DA

FACADE CODE:

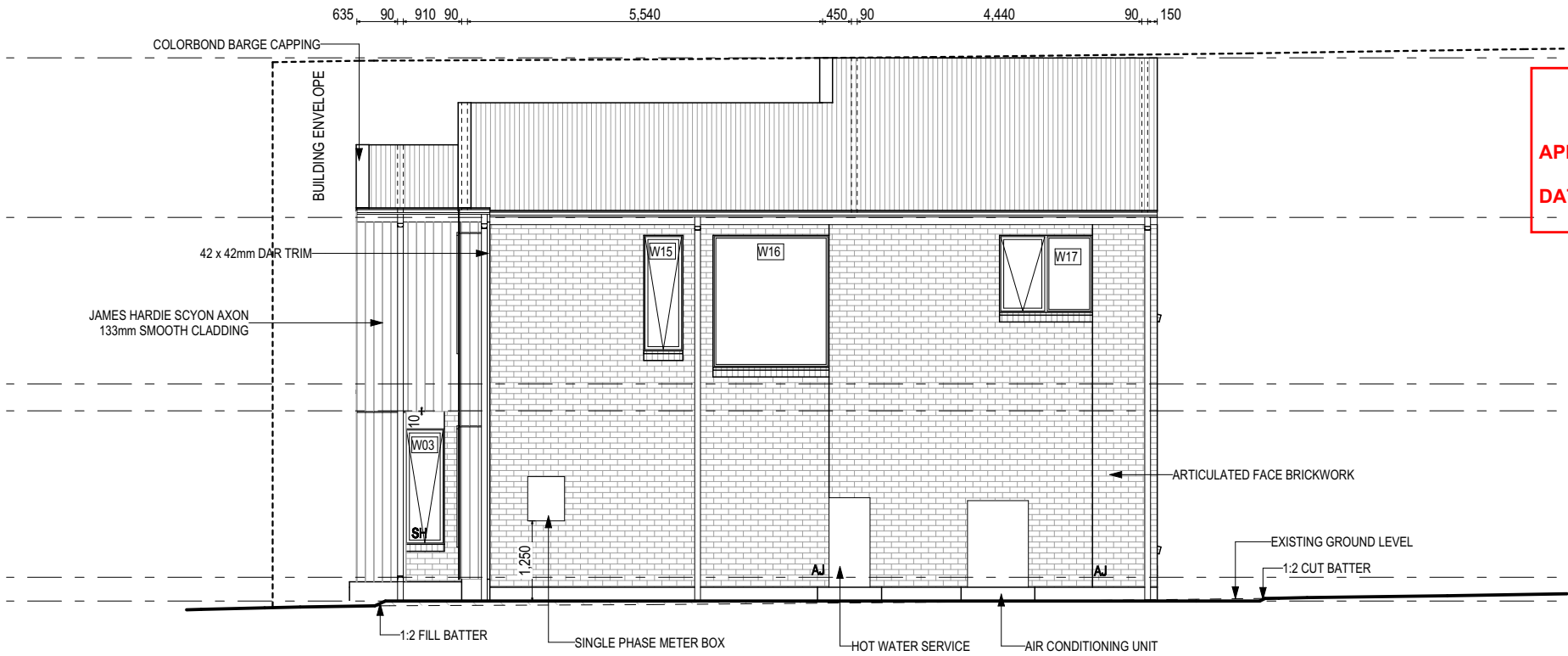
F-WDNBFD10MLMOA

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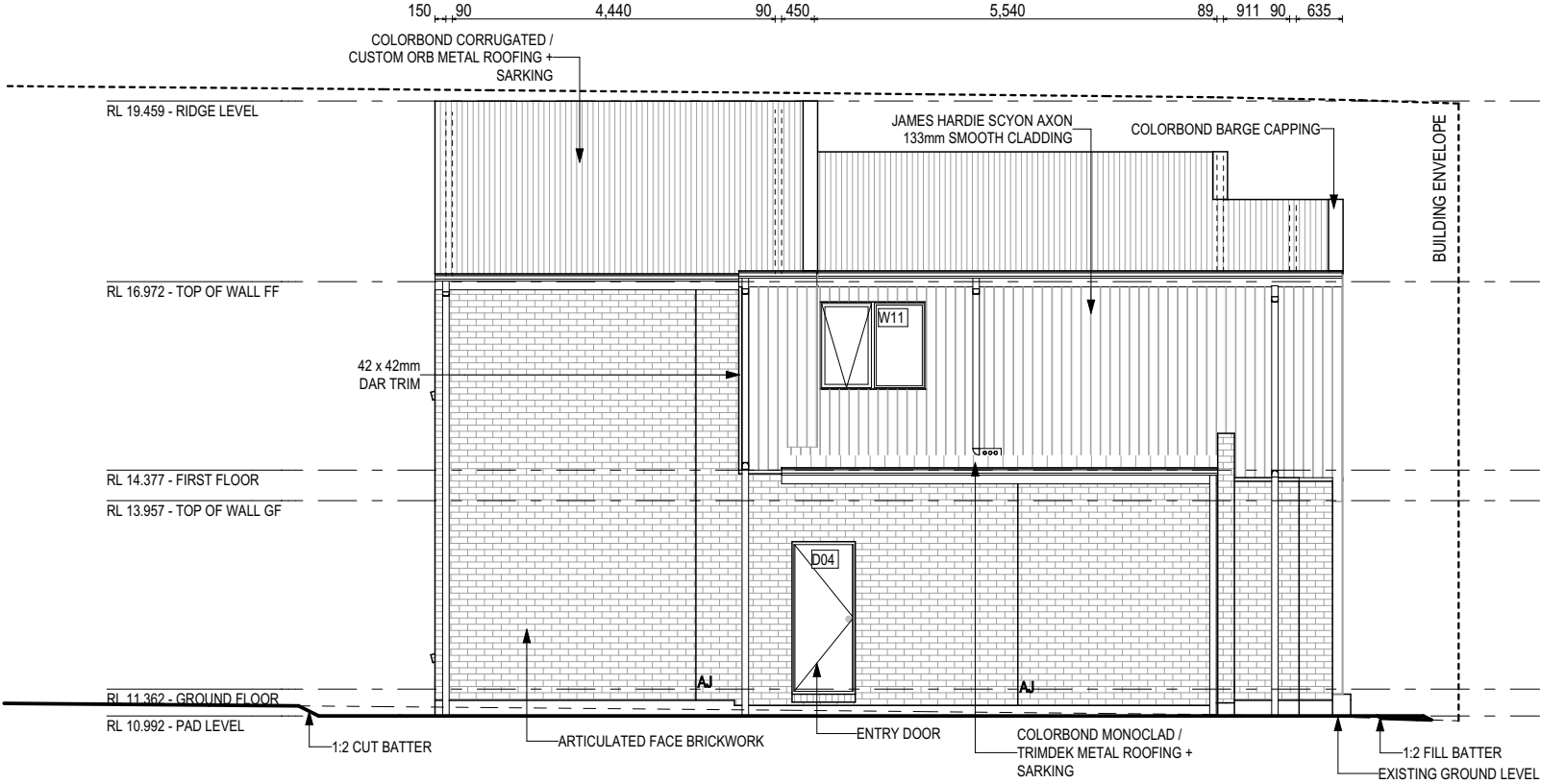
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714245



NORTH WEST ELEVATION
SCALE: 1:100



SOUTH EAST ELEVATION
SCALE: 1:100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-162

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LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY GLE-7.7.1.2

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

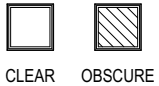
PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

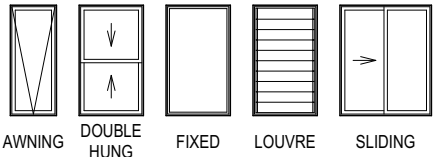
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GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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	2 PRELIM PLANS - INITIAL ISSUE	TNG 06/06/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - COLOUR UPDATE	TDI 25/06/2025	134 STONY POINT DR, AUSTINS FERRY TAS 7011	MALMO	F-WDNBFD10MLMOA	
	4 PRELIM PLANS- PLANNING RFI AND PLAN UPDATE	CLG 22/07/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714245
			182 / - / 181554	ELEVATIONS	7 / 23	
			COUNCIL:		SCALES:	
			GLENORCHY		1:100	

RL 19.459 - RIDGE LEVEL

RL 16.972 - TOP OF WALL FF

RL 14.377 - FIRST FLOOR

RL 13.957 - TOP OF WALL GF

EXISTING GROUND LEVEL

RL 11.362 - GROUND FLOOR

RL 10.992 - PAD LEVEL

COLORBOND CORRUGATED /
CUSTOM ORB METAL ROOFING +
SARKING

MANUFACTURED TIMBER TRUSSES

FC SHEETING

PLASTERBOARD CEILING LININGS

BED 4

ROBE

BED 3

ROBE

BED 2

LINEN

KITCHEN

DINING/ LIVING

PLASTERBOARD CEILING LININGS

PLASTERBOARD INTERNAL WALL LININGS

1:2 CUT BATTER

1:2 FILL BATTER

SEE ENGINEERING PLANS FOR
SLAB AND FOOTINGS DETAILS

23°

8.417

SECTION A-A

SCALE: 1:100

RL 19.459 - RIDGE LEVEL

RL 16.972 - TOP OF WALL FF

RL 14.377 - FIRST FLOOR

RL 13.957 - TOP OF WALL GF

RL 11.362 - GROUND FLOOR

RL 10.992 - PAD LEVEL

COLORBOND CORRUGATED /
CUSTOM ORB METAL ROOFING +
SARKING

PLASTERBOARD CEILING LININGS

BED 1

WIR

BATH

HALL 3

BED 3

PLASTERBOARD
INTERNAL WALL LININGS

PLASTERBOARD CEILING LININGS

HOME OFFICE

HALL 2

PWD

BUTLE'S PANTRY

KITCHEN

1:2 CUT BATTER

1:2 FILL BATTER

EXISTING GROUND LEVEL

PLASTERBOARD INTERNAL
WALL LININGS

SEE ENGINEERING PLANS FOR
SLAB AND FOOTINGS DETAILS

SECTION B-B

SCALE: 1:100

CLEAR

OBSCURE

GLASS TYPE LEGEND

AWNING

DOUBLE HUNG

FIXED

LOUVRE

SLIDING

WINDOW TYPE LEGEND

SIGNATURE: _____

DATE: _____

SIGNATURE: _____

DATE: _____

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AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

PLAN ACCEPTANCE BY OWNER

GLENORCHY CITY COUNCIL

PLANNING SERVICES

APPLICATION No. : PLN-25-162

DATE RECEIVED: 23 July 2025

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BEDROOM WINDOW OPENINGS
ABOVE 2m OFF THE SURFACE
BENEATH TO BE RESTRICTED AS
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TWO)

ROOMS OTHER THAN BEDROOM
WINDOW OPENINGS ABOVE 4m OFF
THE SURFACE BENEATH TO BE
RESTRICTED AS REQUIRED BY NCC
11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
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LOW REFLECTANCE GLAZING TO BE
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WILSON HOMES

Document Set ID: 3520463

Version: 1, Version Date: 06/08/2025

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1 CT SALES PLAN

2 PRELIM PLANS - INITIAL ISSUE

3 PRELIM PLANS - COLOUR UPDATE

4 PRELIM PLANS- PLANNING RFI AND PLAN UPDATE

DRAWN

BGU 27/05/2025

TNG 06/06/2025

TDI 25/06/2025

CLG 22/07/2025

CLIENT:

JILJIL GEORGE

ADDRESS:

134 STONY POINT DR, AUSTINS FERRY TAS 7011

LOT / SECTION / CT:

182 / - / 181554

COUNCIL:

GLENORCHY

HOUSE DESIGN:

BEECHFORD 25

FACADE DESIGN:

MALMO

SHEET TITLE:

SECTIONS

HOUSE CODE:

H-WDNBFD10DA

FACADE CODE:

F-WDNBFD10MLMOA

SHEET No.:

8 / 23

SCALES:

1:100

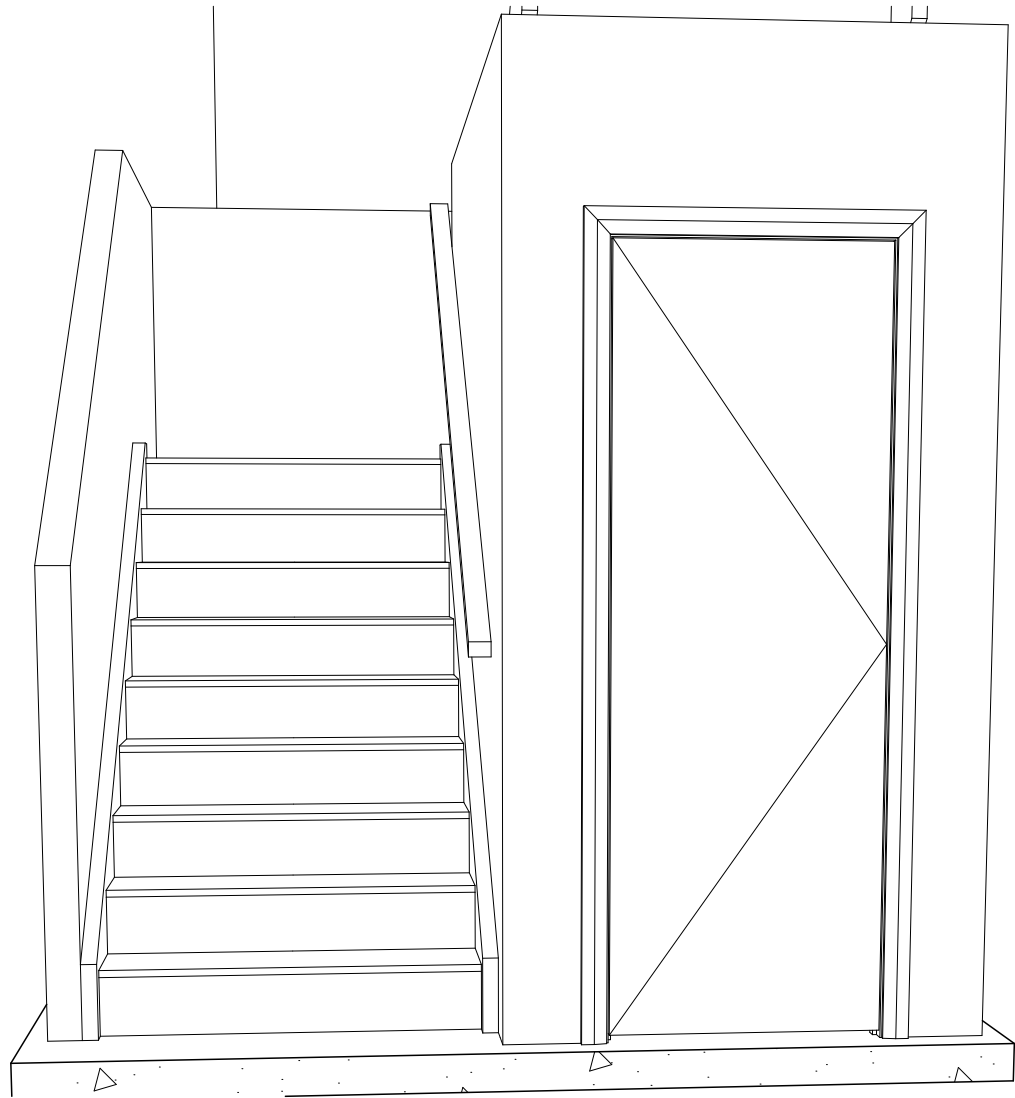
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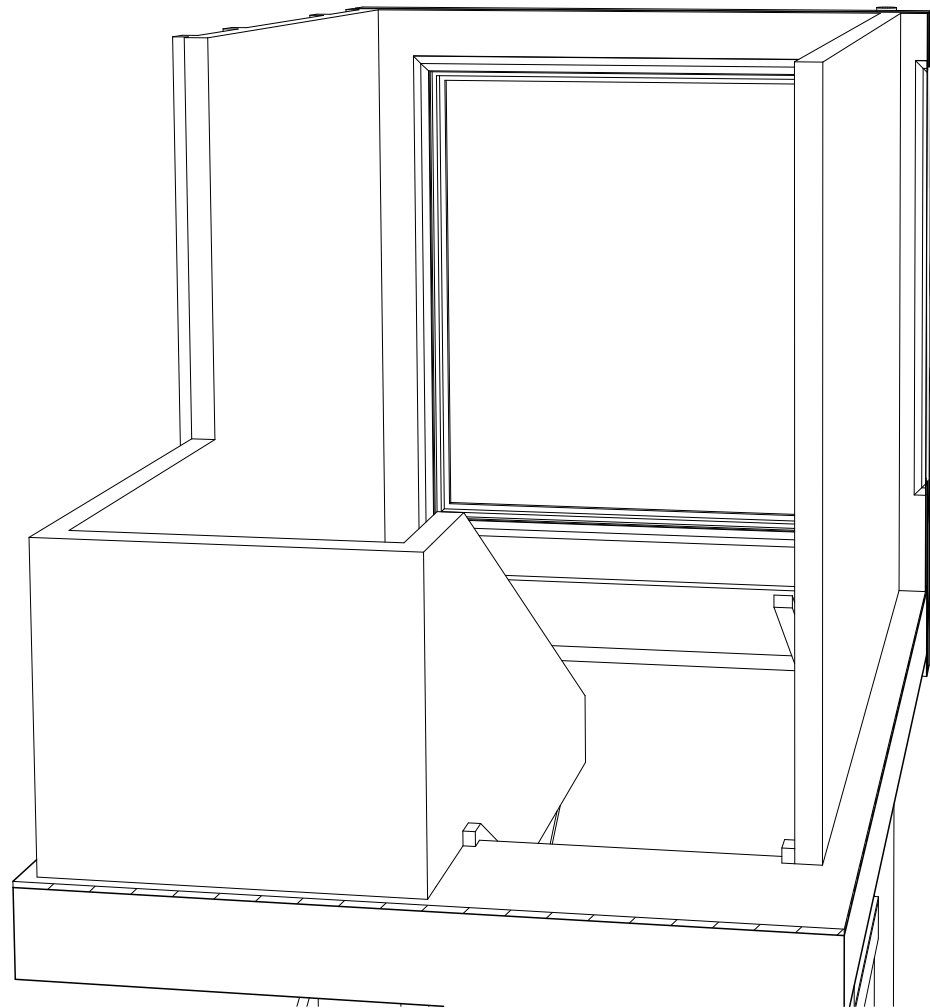
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Template Version: 24.038




STAIRCASE 3D VIEW 1
SCALE: 1:50



STAIRCASE 3D VIEW 2
SCALE: 1:50

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-162
DATE RECEIVED: 23 July 2025

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	COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE	TNG	06/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	© 2025	3	PRELIM PLANS - COLOUR UPDATE	TDI	25/06/2025	134 STONY POINT DR, AUSTINS FERRY TAS 7011		MALMO		F-WDNBFD10MLMOA	
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						182 / - / 181554	GLENORCHY	STAIRCASE 3D VIEWS	9 / 23		714245

EXTERIOR WINDOW & DOOR SCHEDULE ^{1,2} ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A1806	AWNING	HOME OFFICE	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	NE	0.81	CLEAR, DOUBLE GLAZED	BLADE OVER, STANDARD FIBRE GLASS
GROUND FLOOR	W02	F1812	FIXED	HOME OFFICE	1,800	1,210	6,020	2.18	ALUMINIUM	N/A	SNAP HEADER	NE	1.97	CLEAR, DOUBLE GLAZED	CORNER JOINING (POST & COVERPLATE), BLADE OVER, STANDARD FIBRE GLASS
GROUND FLOOR	W03	A1806	AWNING	HOME OFFICE	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	NW	0.81	CLEAR, DOUBLE GLAZED	CORNER JOINING (POST & COVERPLATE), BLADE OVER, STANDARD FIBRE GLASS
GROUND FLOOR	W04	A1806	AWNING	HOME THEATRE	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	NE	0.81	CLEAR, DOUBLE GLAZED	STANDARD FIBRE GLASS
GROUND FLOOR	W05	F1806	FIXED	HOME THEATRE	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	NE	0.93	CLEAR, DOUBLE GLAZED	STANDARD FIBRE GLASS
GROUND FLOOR	W06	A/F1809	AWNING	DINING	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	SW	1.19	CLEAR, DOUBLE GLAZED	BP 600, STANDARD FIBRE GLASS
GROUND FLOOR	W07	A/F1809	AWNING	DINING	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	SW	1.19	CLEAR, DOUBLE GLAZED	BP 600, STANDARD FIBRE GLASS
GROUND FLOOR	W08	A/F1809	AWNING	KITCHEN	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	SW	1.19	CLEAR, DOUBLE GLAZED	BP 600, STANDARD FIBRE GLASS
FIRST FLOOR	W09	A1506	AWNING	PWD 2	1,457	610	4,134	0.89	ALUMINIUM	N/A	NONE	NE	0.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
FIRST FLOOR	W10	A1506	AWNING	HALL 3	1,457	610	4,134	0.89	ALUMINIUM	N/A	NONE	NE	0.64	CLEAR, DOUBLE GLAZED	STANDARD FIBRE GLASS
FIRST FLOOR	W11	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	SE	1.38	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
FIRST FLOOR	W12	AFA1800x2650	SPECIAL	BED 1	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	NONE	NE	3.97	CLEAR, DOUBLE GLAZED	MP 600-1450, STANDARD FIBRE GLASS
FIRST FLOOR	W13	A1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	NE	0.81	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
FIRST FLOOR	W14	F1806	FIXED	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	NE	0.93	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
FIRST FLOOR	W15	A1806	AWNING	STUDY NOOK	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	NW	0.81	CLEAR, DOUBLE GLAZED	STANDARD FIBRE GLASS
FIRST FLOOR	W16	F2118	FIXED	STAIRWELL	2,057	1,810	7,734	3.72	ALUMINIUM	N/A	ANGLED	NW	3.45	CLEAR, DOUBLE GLAZED	STANDARD FIBRE GLASS
FIRST FLOOR	W17	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	NW	1.38	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
FIRST FLOOR	W18	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SW	1.38	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
FIRST FLOOR	W19	AF1215	AWNING	BED 4	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SW	1.38	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
								31.70					25.67		
DOOR															
GROUND FLOOR	D01	HD2110R	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	N/A	SNAP HEADER	NE	1.41	OBSCURE	
GROUND FLOOR	D02	FSS2130	STACKER	LIVING	2,100	3,048	10,296	6.40	ALUMINIUM	N/A	SNAP HEADER	SW	5.67	CLEAR, DOUBLE GLAZED, TOUGHENED	STANDARD FLYSCREEN MESH
GROUND FLOOR	D03	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	SW	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	STANDARD FLYSCREEN MESH
GROUND FLOOR	D04	HD2109L	SWINGING	GARAGE	2,100	870	5,940	1.83	ALUMINIUM	N/A	SNAP HEADER	SE	1.22	N/A	
								13.32					10.89		
								45.02					36.56		

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY GLE-7.7.1.2

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
GROUND FLOOR	1	1370 SS	SQUARE SET OPENING	2,155	1,370	N/A	
GROUND FLOOR	1	3 x 720	ROBEMAKER SLIDING	2,040	2,160	N/A	
GROUND FLOOR	2	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	2	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	1	870 UC CSD	CAVITY SLIDING	2,040	870	N/A	20mm UNDERCUT
GROUND FLOOR	1	900 SS	SQUARE SET OPENING	2,155	900	N/A	
FIRST FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
FIRST FLOOR	1	1500 SS	SQUARE SET OPENING	2,155	1,500	N/A	
FIRST FLOOR	1	2 x 520	SWINGING	2,040	1,040	N/A	
FIRST FLOOR	1	4 x SLIDING	SLIDING	2,040	3,200	N/A	
FIRST FLOOR	1	4 x SLIDING	SLIDING	2,040	2,800	N/A	
FIRST FLOOR	2	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
FIRST FLOOR	5	870	SWINGING	2,040	870	N/A	
FIRST FLOOR	1	900 SS	SQUARE SET OPENING	2,155	900	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53
NOTE: Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.			

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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SPECIFICATION:

DESIGNER

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REVISION

1 CT SALES PLAN

2 PRELIM PLANS - INITIAL ISSUE

3 PRELIM PLANS - COLOUR UPDATE

4 PRELIM PLANS- PLANNING RFI AND PLAN UPDATE

DRAWN

BGU 27/05/2025

TNG 06/08/2025

TDI 25/06/2025

CLG 22/07/2025

CLIENT:

JILJIL GEORGE

ADDRESS:

134 STONY POINT DR, AUSTINS FERRY TAS 7011

LOT / SECTION / CT:

182 / - / 181554

COUNCIL:

GLENORCHY

HOUSE DESIGN:

BEECHFORD 25

FACADE DESIGN:

MALMO

SHEET TITLE:

WINDOW & DOOR SCHEDULES

SHEET No.:

10 / 23

HOUSE CODE:

H-WDNBFD10DA

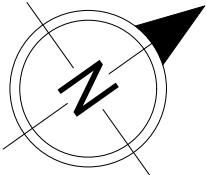
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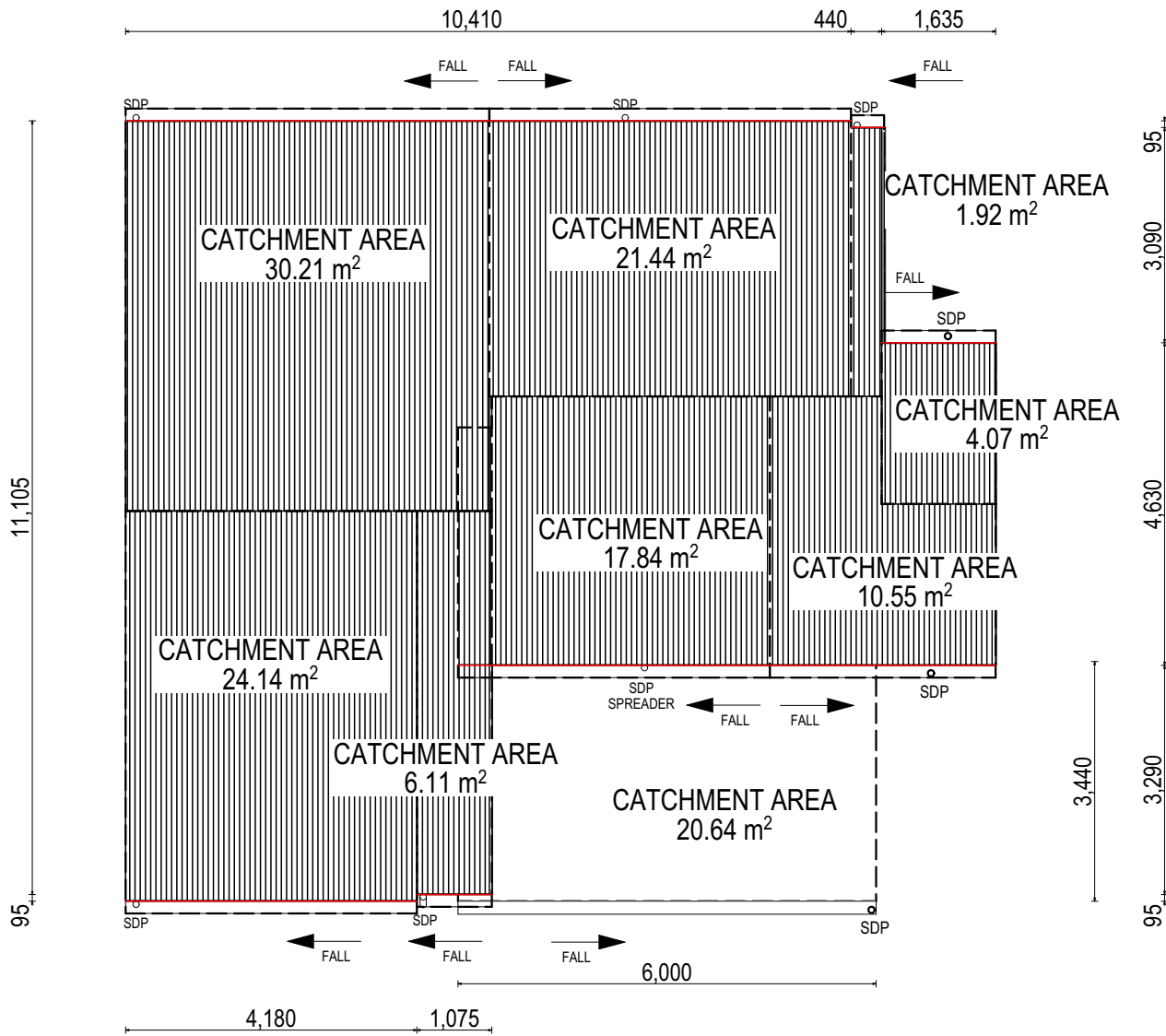


WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	130.53	Flat Roof Area (excluding gutter and slope factor) (m ²)
	20.67	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	136.92	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	165.67	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	2.6	Ac / Acdp
Downpipes Provided	9	



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-162
DATE RECEIVED: 23 July 2025

EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

**SUBJECT TO NCC 2022
(1 MAY 2023)**
**WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:

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						182 / - / 181554		GLENORCHY		ROOF DRAINAGE PLAN		
										1:100		714245

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

	NO COVERING
	COVER GRADE CONCRETE
	CARPET
	LAMINATE
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	DECKING



**GLENORCHY CITY COUNCIL
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				COUNCIL:		SCALES:	
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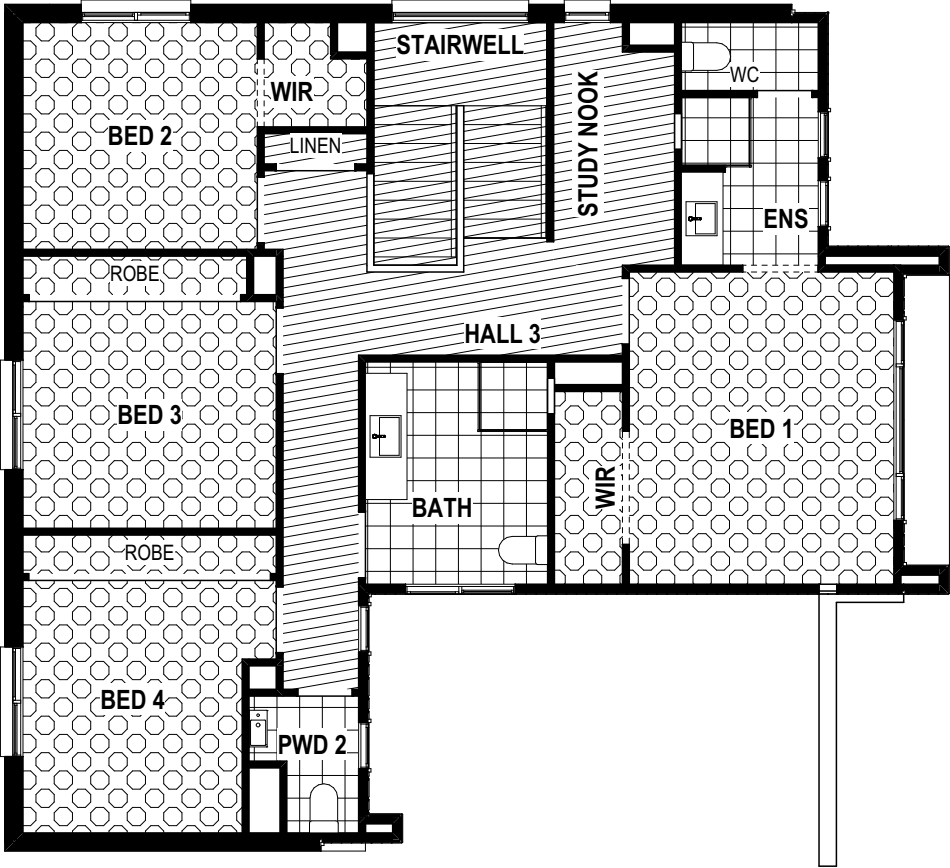
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COVERINGS LEGEND

	NO COVERING
	COVER GRADE CONCRETE
	CARPET
	LAMINATE
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	DECKING



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(1 MAY 2023)**

**WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

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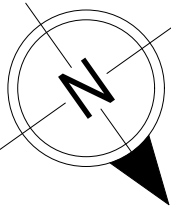
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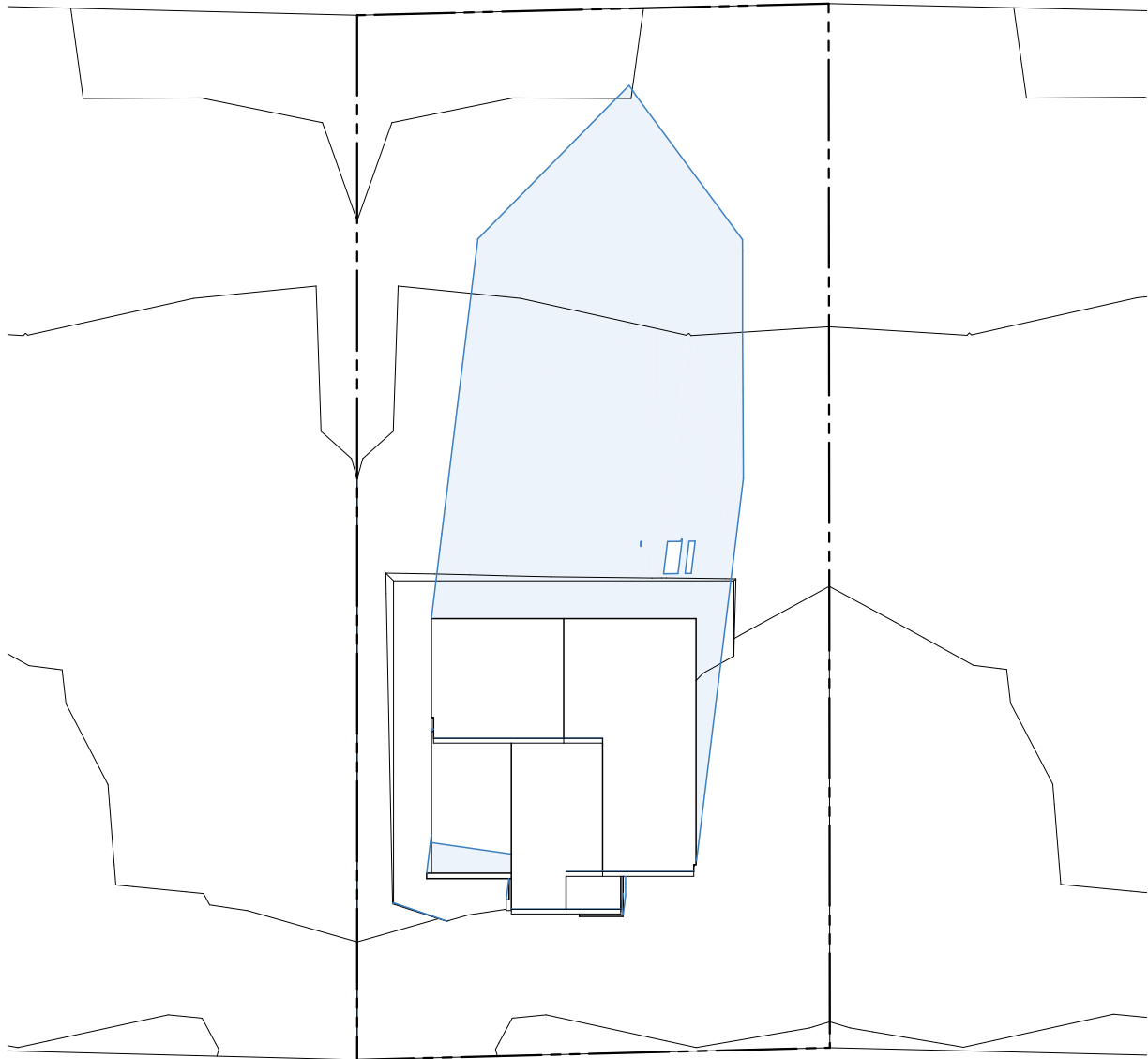


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				COUNCIL:				
				GLENORCHY				



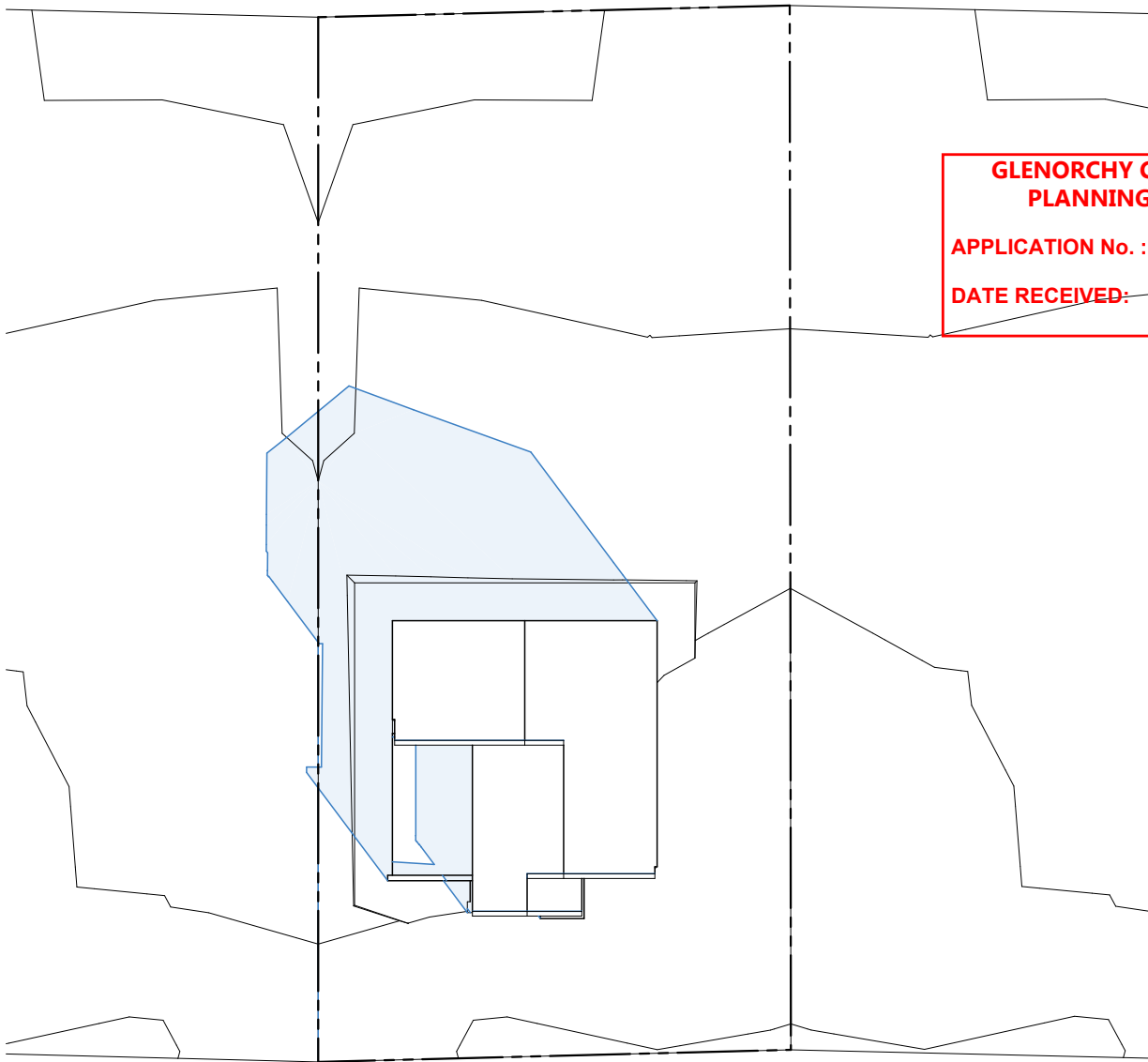
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-162
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STONY POINT DRIVE

JUNE 21 - 0900



STONY POINT DRIVE

JUNE 21 - 1200

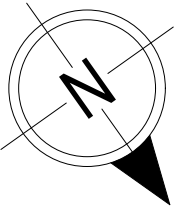
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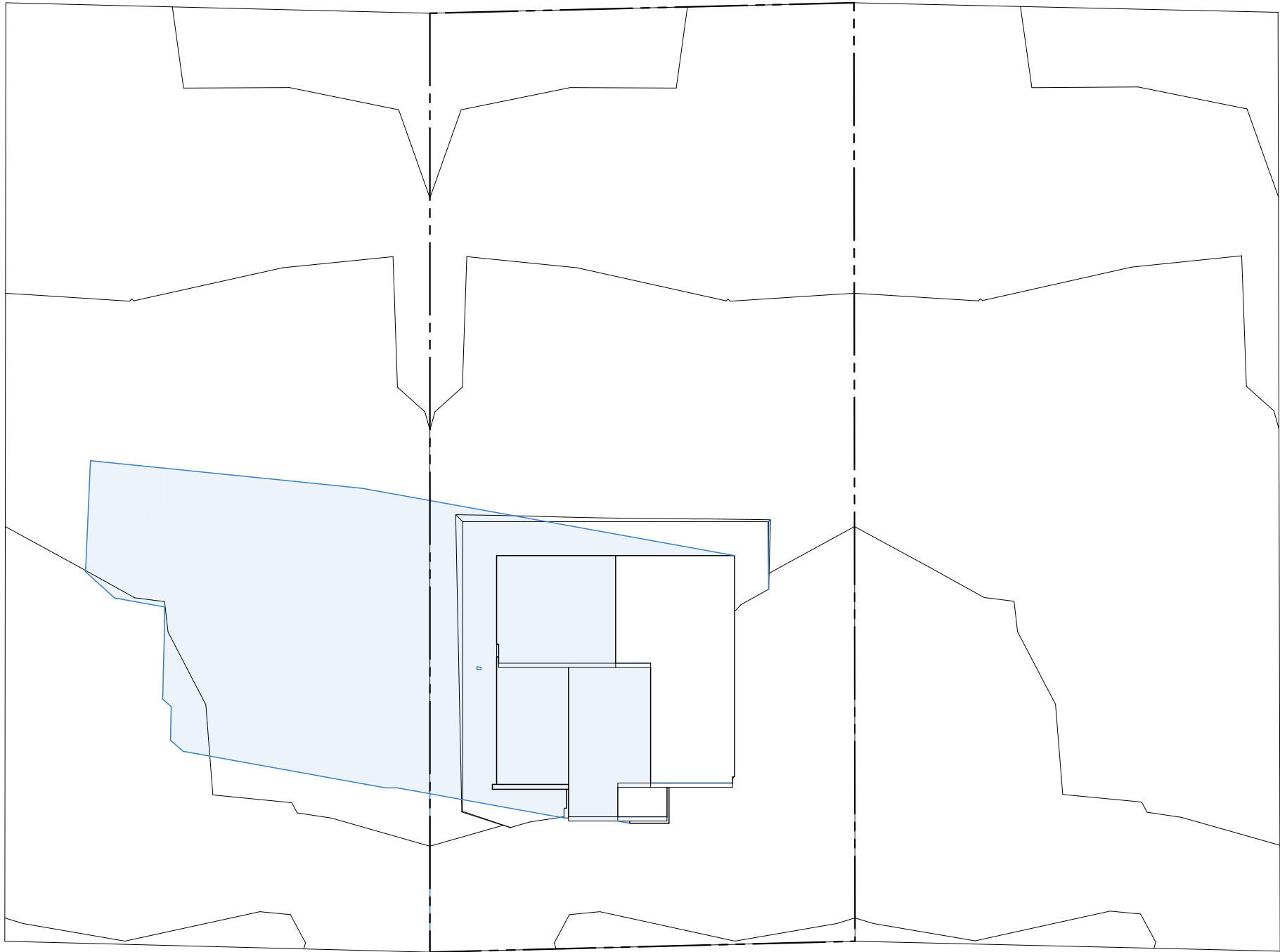
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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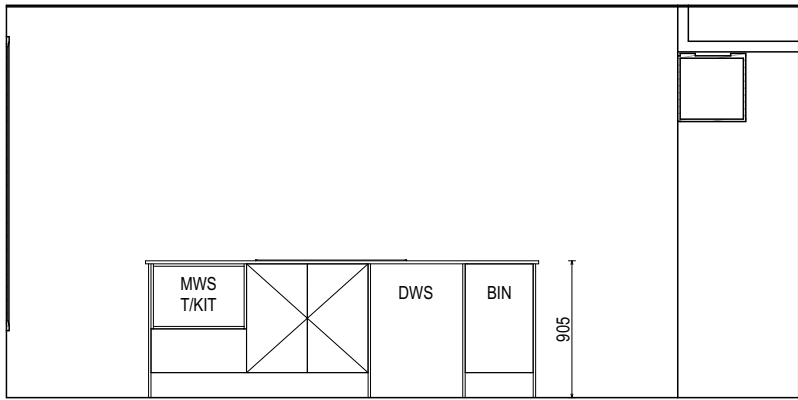


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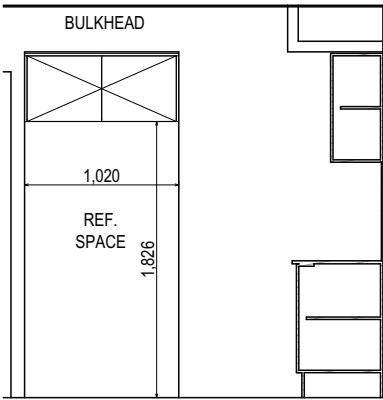
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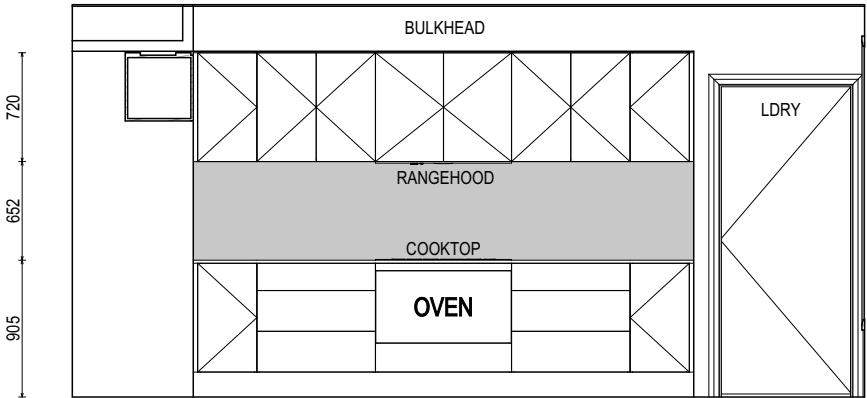
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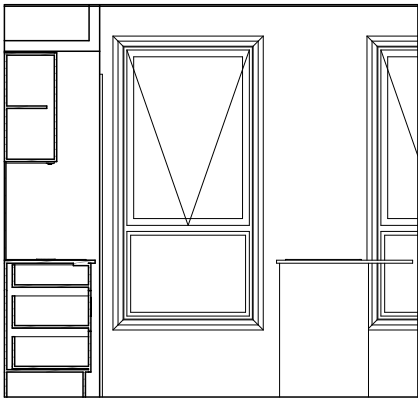
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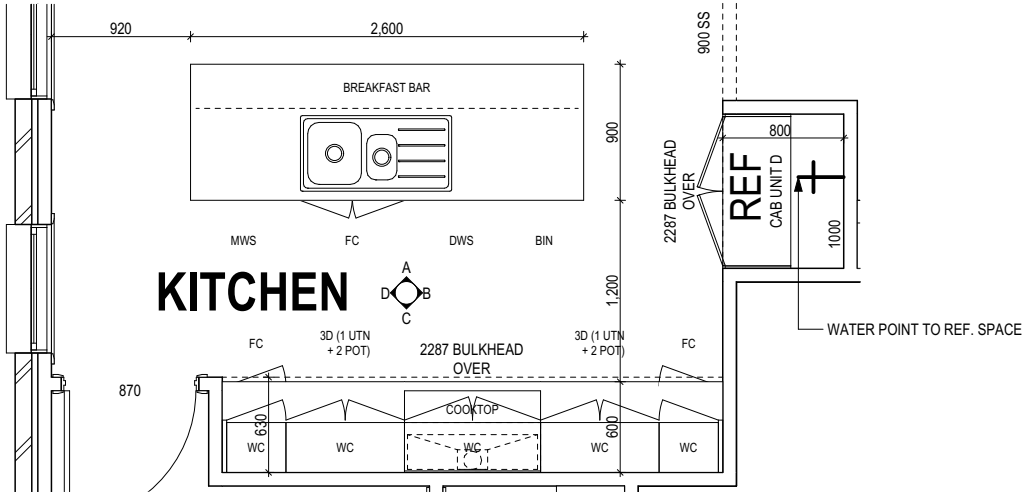
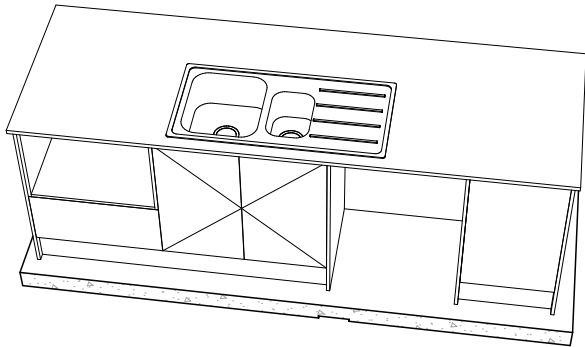
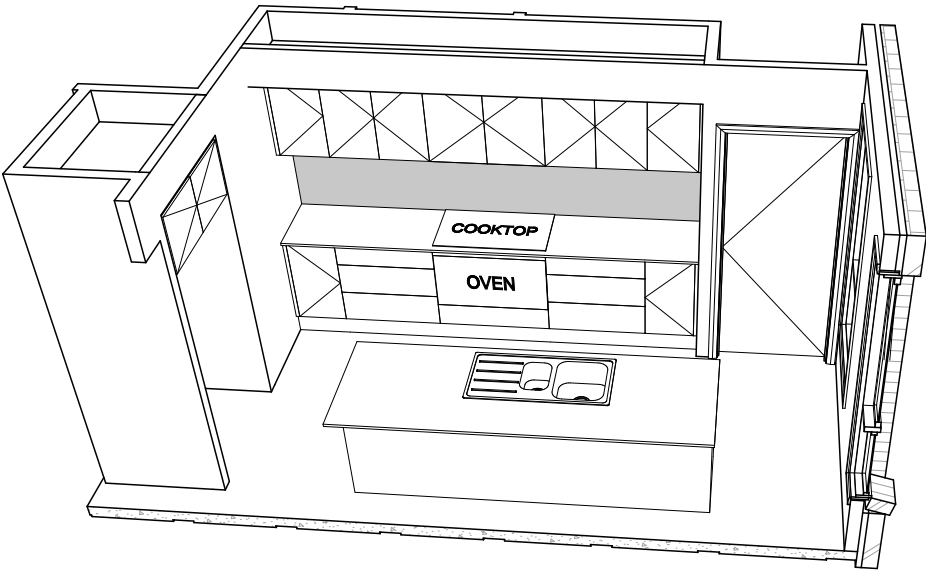
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SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

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DATE RECEIVED: 23 July 2025

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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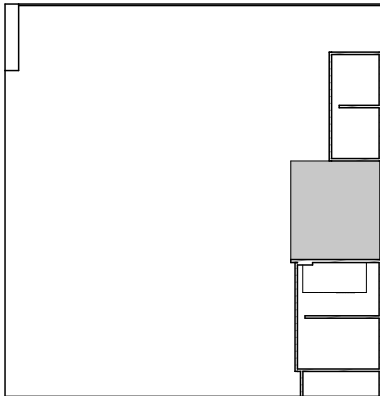
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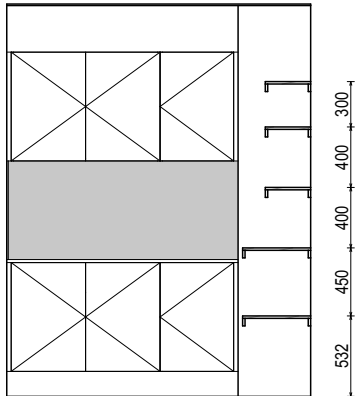
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-162

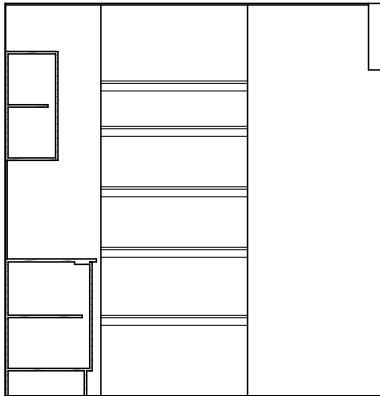
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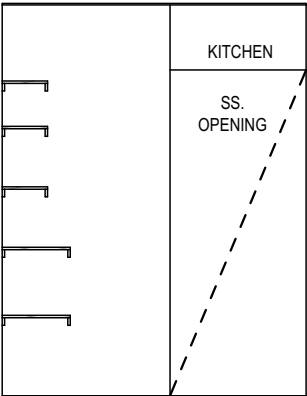
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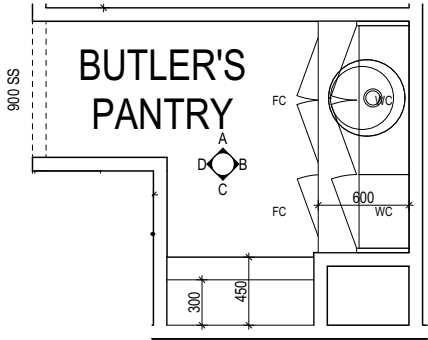
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50

**SUBJECT TO NCC 2022
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PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:

SIGNATURE:	DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

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	COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE		TNG	06/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025	3	PRELIM PLANS - COLOUR UPDATE		TDI	25/06/2025	134 STONY POINT DR, AUSTINS FERRY TAS 7011		MALMO		F-WDNBFD10MLMOA		
		4	PRELIM PLANS- PLANNING RFI AND PLAN UPDATE		CLG	22/07/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
						182 / - / 181554	GLENORCHY	BUTLER'S PANTRY DETAILS		17 / 23	1:50	714245	

REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

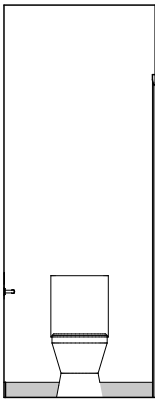
LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER

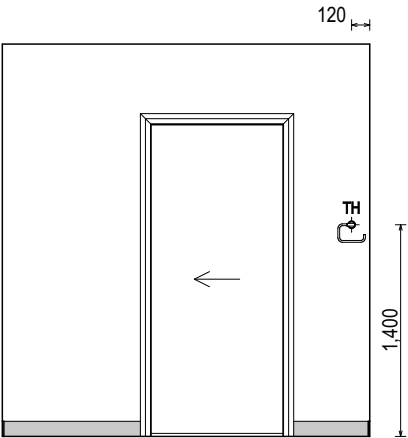
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-162

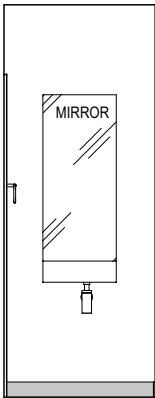
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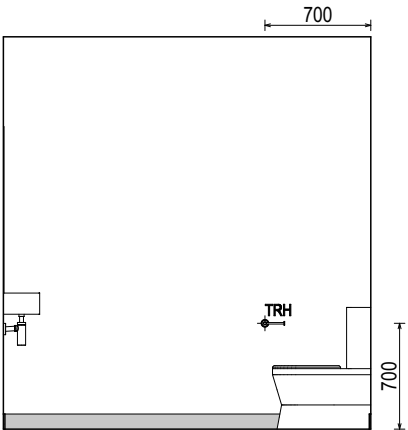
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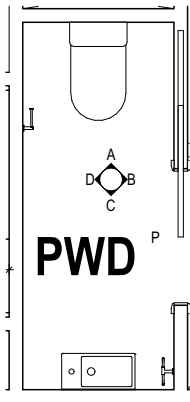
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SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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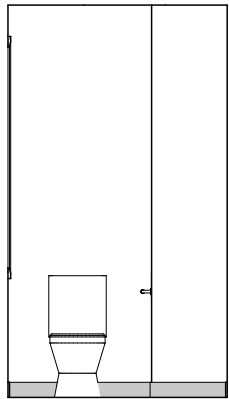
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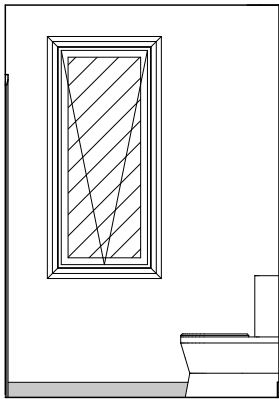


SPECIFICATION: DESIGNER	1	CT SALES PLAN	BGU	27/05/2025	CLIENT: JILJIL GEORGE	HOUSE DESIGN: BEECHFORD 25	HOUSE CODE: H-WDNBFD10DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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	3	PRELIM PLANS - COLOUR UPDATE	TDI	25/06/2025	LOT / SECTION / CT: 182 / - / 181554	SHEET TITLE: POWDER ROOM DETAILS	SHEET No.: 20 / 23	
	4	PRELIM PLANS- PLANNING RFI AND PLAN UPDATE	CLG	22/07/2025	COUNCIL: GLENORCHY	SCALES: 1:50		

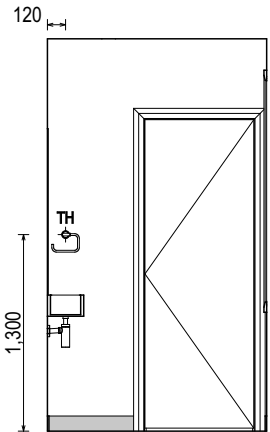
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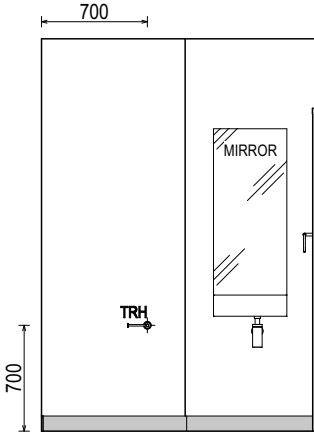
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SCALE: 1:50



ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A
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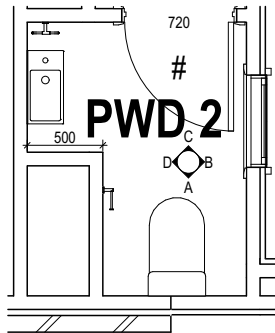
LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
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TR-D	TOWEL RAIL - DOUBLE
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RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-162

DATE RECEIVED: 23 July 2025



POWDER ROOM 2 PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR
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**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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	2 PRELIM PLANS - INITIAL ISSUE	TNG 06/08/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - COLOUR UPDATE	TDI 25/06/2025	134 STONY POINT DR, AUSTINS FERRY TAS 7011	MALMO	F-WDNBFD10MLMOA	
	4 PRELIM PLANS- PLANNING RFI AND PLAN UPDATE	CLG 22/07/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714245
			182 / - / 181554	POWDER ROOM 2 DETAILS	21 / 23	
			COUNCIL:		SCALES:	1:50
			GLENORCHY			

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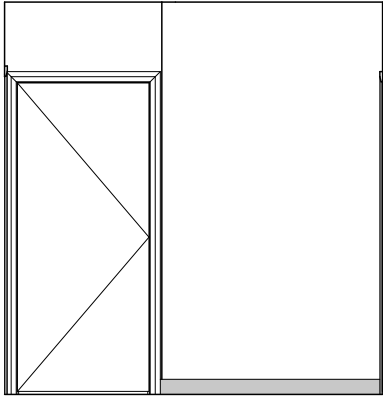
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PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006

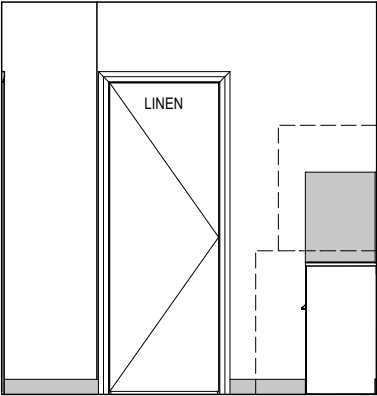
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-162

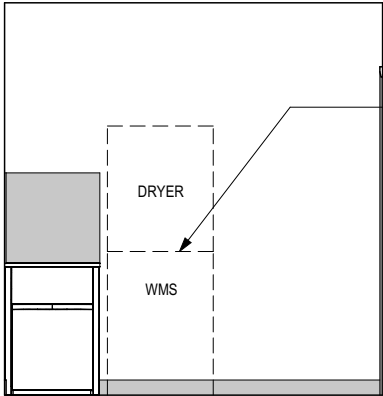
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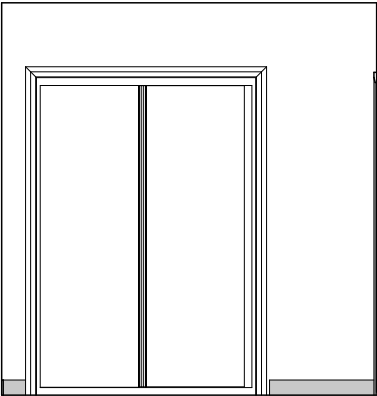
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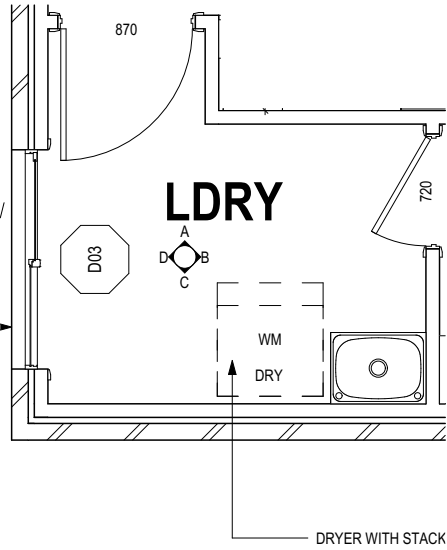
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SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)**

**WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**


PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____

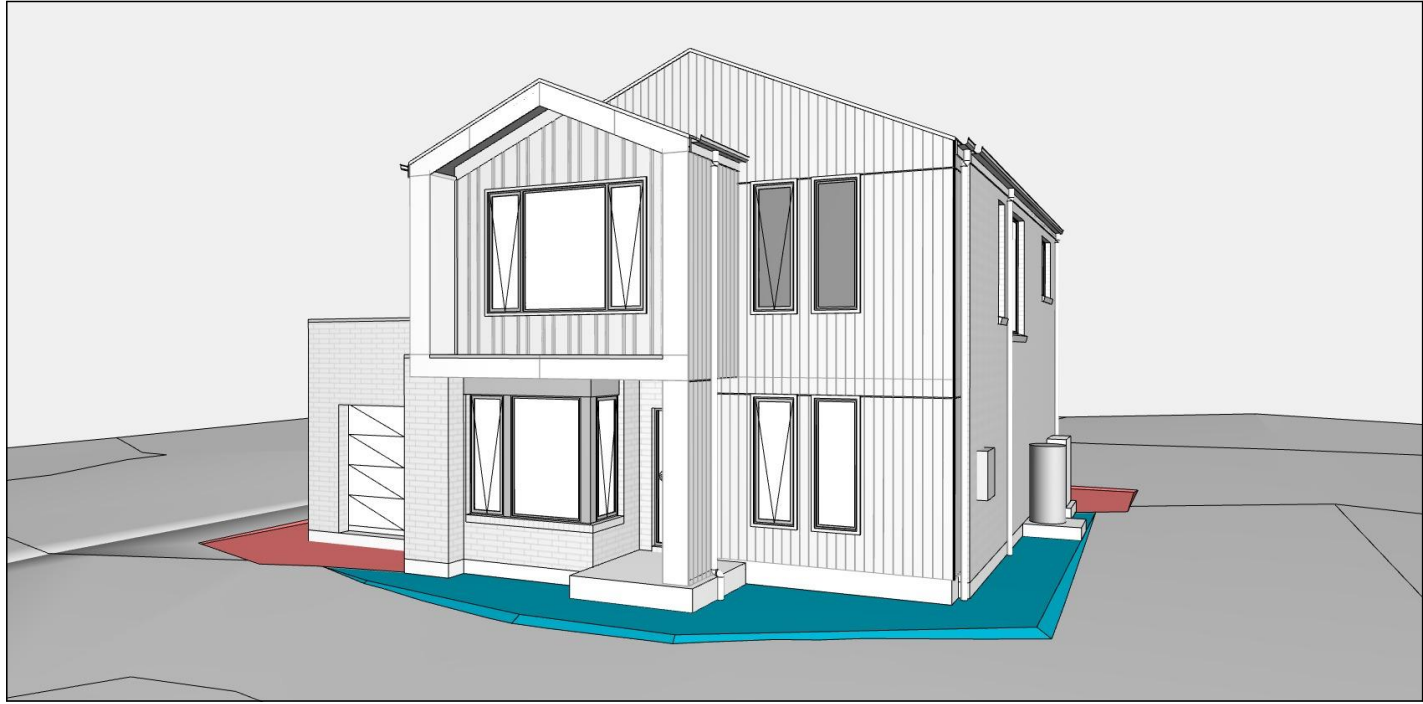
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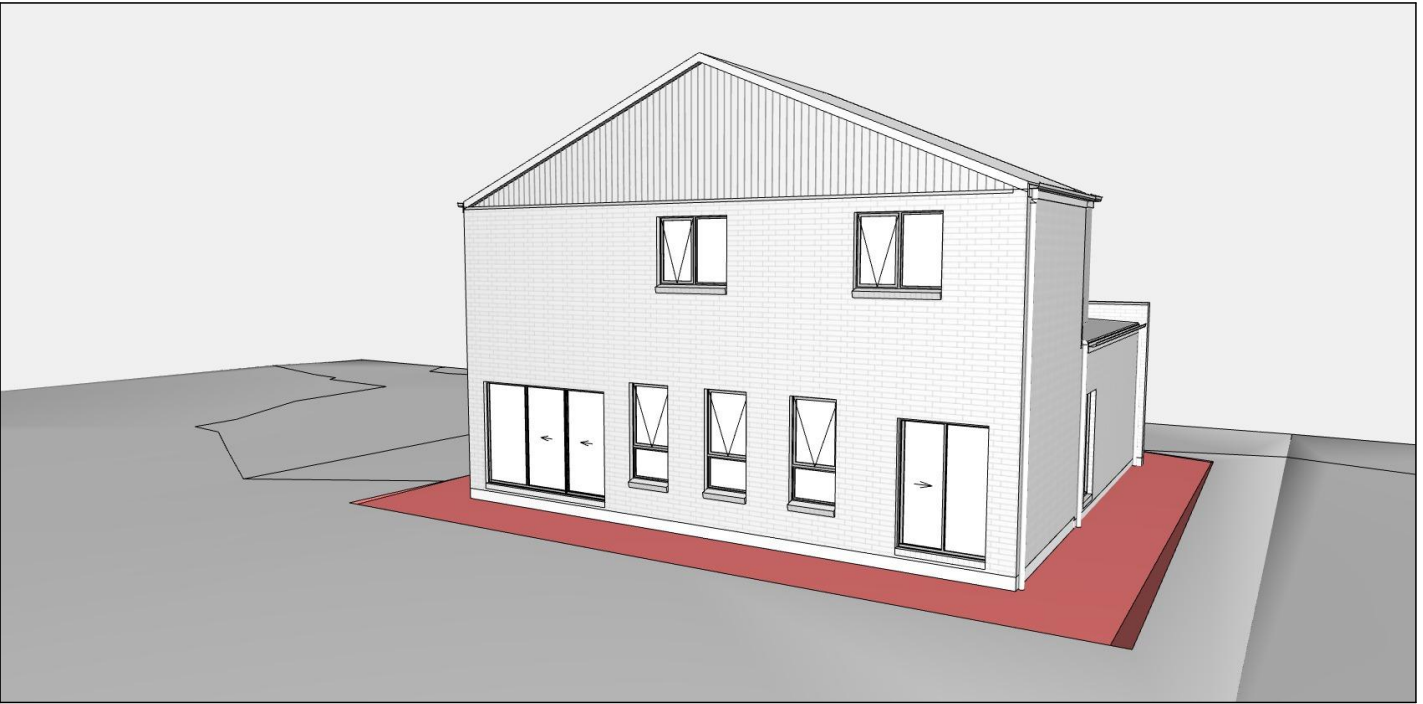
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		4	PRELIM PLANS- PLANNING RFI AND PLAN UPDATE	CLG	22/07/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:		SCALES:
						182 / - / 181554	GLENORCHY	LAUNDRY DETAILS		22 / 23	1:50	714245



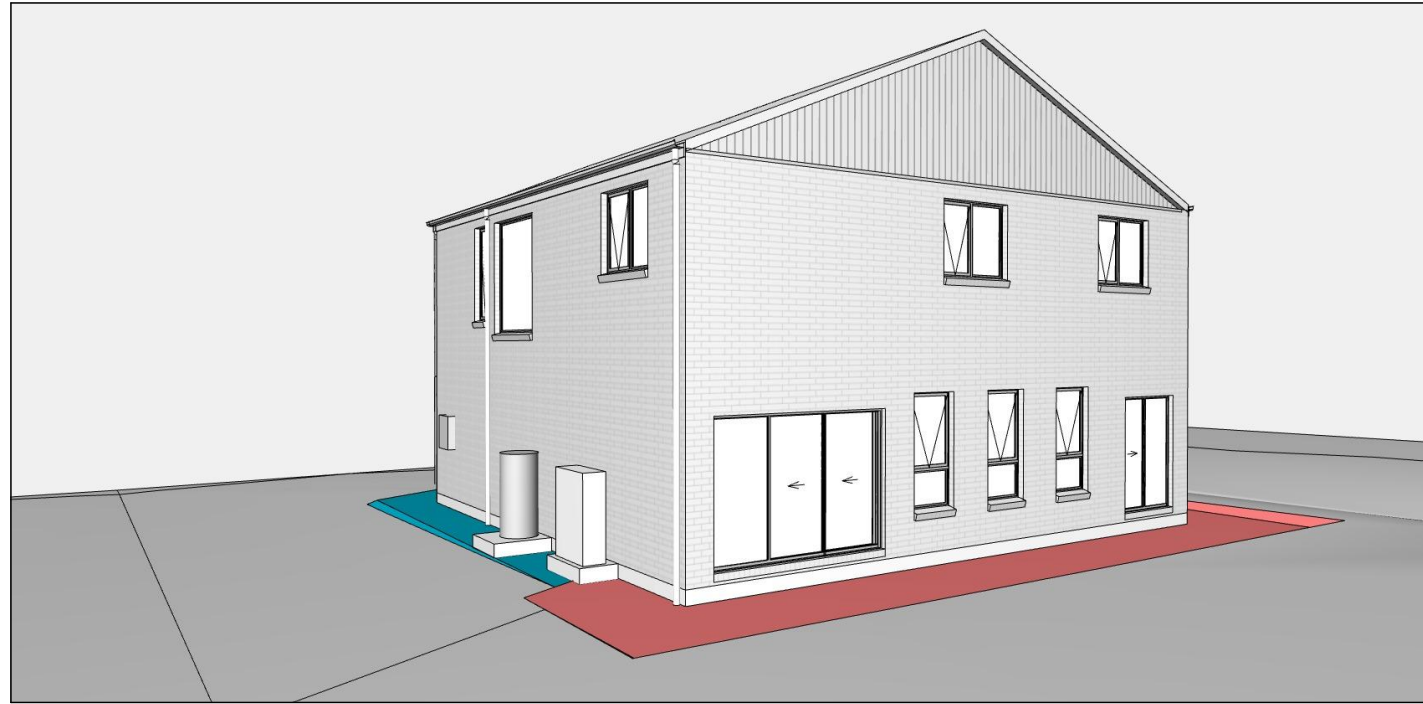
FRONT RIGHT



FRONT LEFT



REAR LEFT



REAR RIGHT

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© 2025	3	PRELIM PLANS - COLOUR UPDATE		TDI	25/06/2025	134 STONY POINT DR, AUSTINS FERRY TAS 7011		MALMO		F-WDNBFD10MLMOA		
	4	PRELIM PLANS- PLANNING RFI AND PLAN UPDATE		CLG	22/07/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
						182 / - / 181554		COUNCIL:		23 / 23		714245
								GLENORCHY				
								3D VIEWS				