

#### **DEVELOPMENT APPLICATION**

**APPLICATION NUMBER:** PLN-25-188

**PROPOSED DEVELOPMENT:** Dwelling alterations and additions, shed and

boundary wall

**LOCATION:** 12 Timsbury Road Glenorchy

**APPLICANT:** Prime Design (Invermay)

**ADVERTISING START DATE:** 22/08/2025

**ADVERTISING EXPIRY DATE:** 05/09/2025

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 (<a href="www.gcc.tas.gov.au">www.gcc.tas.gov.au</a>) until **05/09/25**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to <a href="mailto:gccmail@gcc.tas.gov.au">gccmail@gcc.tas.gov.au</a>.

Representations must be received by no later than 11.59 pm on **05/09/25** or for postal and hand delivered representations, by 5.00 pm on **05/09/25**.

APPLICATION No.: PLN-25-188

**TE RECEIVED:** 15/08/2025

**/** [

# PROPOSED ALTERATIONS & SHED

12 TIMSBURY ROAD,

**GLENORCHY** 

S.P. & A.M. ALLEN

PDH25017

#### **BUILDING DRAWINGS**

No DRAWING SITE DEMOLITION PLAN 01 02 SITE PLAN 03 SITE DRAINAGE PLAN 06 FLOOR PLAN 07 LOWER FLOOR PLAN 80 DOOR AND WINDOW SCHEDULES 09 **ELEVATIONS** 10 **ELEVATIONS** 11 **ROOF PLAN** 

CARPORT/STORAGE BUILDING DRAWINGS

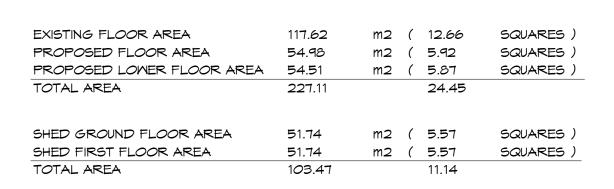
**RETAINING WALL ELEVATIONS** 

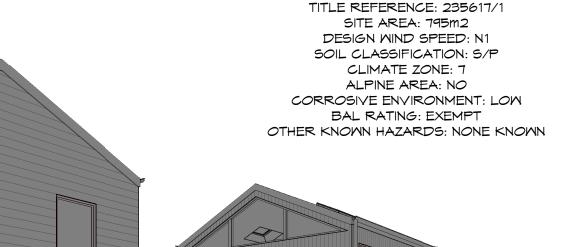
PERSPECTIVES

STAGING PLAN

SHADOW DIAGRAMS

No DRAWING
S01 FLOOR PLAN
S02 DOOR AND WINDOW SCHEDULES
S03 ELEVATIONS
S04 ROOF PLAN





GENERAL PROJECT INFORMATION



your build, your way

10 Goodman Court , Invermay Launceston 7248 p(l) +03 6332 3790

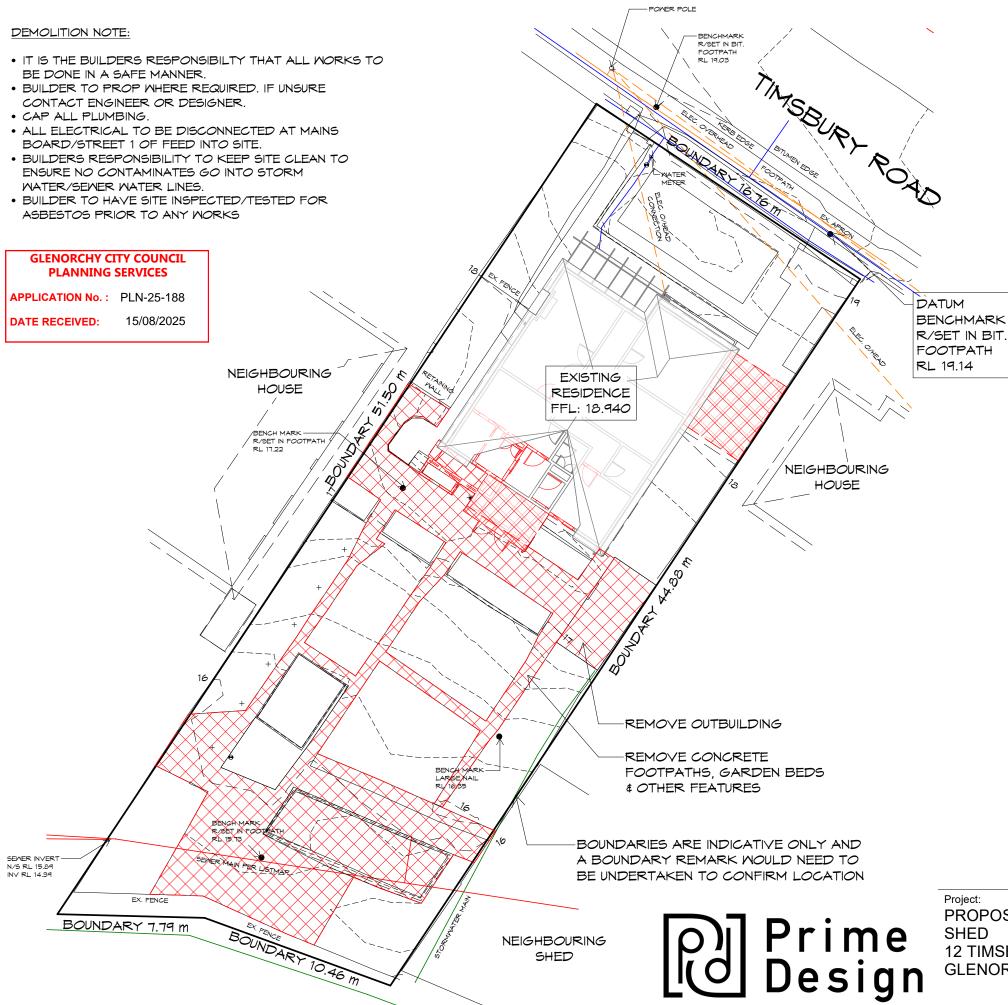
Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+03 6228 4575

info@ primedesigntas.com.au primedesigntas.com.au Accredited Building Practitioner: Frank Geskus -No CC246A

**AUGUST 2025** 

12

14



SURVEY NOTES:

- 1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
- 3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
- 4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
- 5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA.
  REPRODUCTION OF THIS PLAN OR ANY PART OF IT
  MITHOUT THIS NOTE BEING INCLUDED IN FULL WILL
  RENDER THE INFORMATION SHOWN ON SUCH A
  REPRODUCTION INVALID AND NOT SUITABLE FOR USE
  MITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
- 6. HORIZONTAL DATUM IS MGA (GDA94).
- 7. VERTICAL DATUM IS AHD.
- 8. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE. 9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.
- 10. DUE TO THE AGE OF TITLE SURVEY IF ANY
  CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR

NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.

- 11. IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.
- · LIST DATA IMPORT
- TasWater-SewerLateralLine
- TasMater-SewerMain
- TasWater-SewerMaintenanceHole
- TasWater-SewerPressurisedMain
- TasMater-MaterHydrant
- TasWater-WaterLateralLine
- TasMater-MaterMain
- 12. ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION. WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.

Drawing

- 13. 3D DATA TURNED OFF IN LAYER CONTROL.
- 3D TIN
- · MAJOR CONTOUR 3D
- MINOR CONTOUR 3D

Project:
PROPOSED ALTERATIONS &
SHED
12 TIMSBURY ROAD,
GLENORCHY

Client name:

10 Goodman Court, Invermay Tasmania 7248,

Shop 9, 105-111 Main Road, Moonah Hobart 7009

info@primedesigntas.com.au primedesigntas.com.au

p(l)+ 03 6332 3790

p(h)+ 03 6228 4575

S.P. & A.M. ALLEN

Drafted by: D.D.H.

Approved by:
Approver

ш ш

SITE DEMOLITION PLAN

Date: Scale: 01.08.2025 1 : 2

01.08.2025 1 : 200
Project/Drawing no:

PDH25017 -01 03

Accredited building practitioner: Frank Geskus -No CC246A

Revision

1 : 200 Document Set ID: 3524000 Version: 1. Version Date: 19/08/2025

SITE DEMOLITION PLAN

#### LEGEND

PIT

450X 450 SURFACE DRAINAGE PIT

XX

MET AREAS

--- SEMER LINE

STORMWATER LINE

GRATED TRENCH

150mm CONCRETE

KERB

PITS: ALL GRATED PITS SIZED AND INSTALLED PER

AS/NZS 3500.2021 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER

AS/NZS 3500.2021 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS

3500.2021 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER

AS/NZS 3500.2021 PART 2

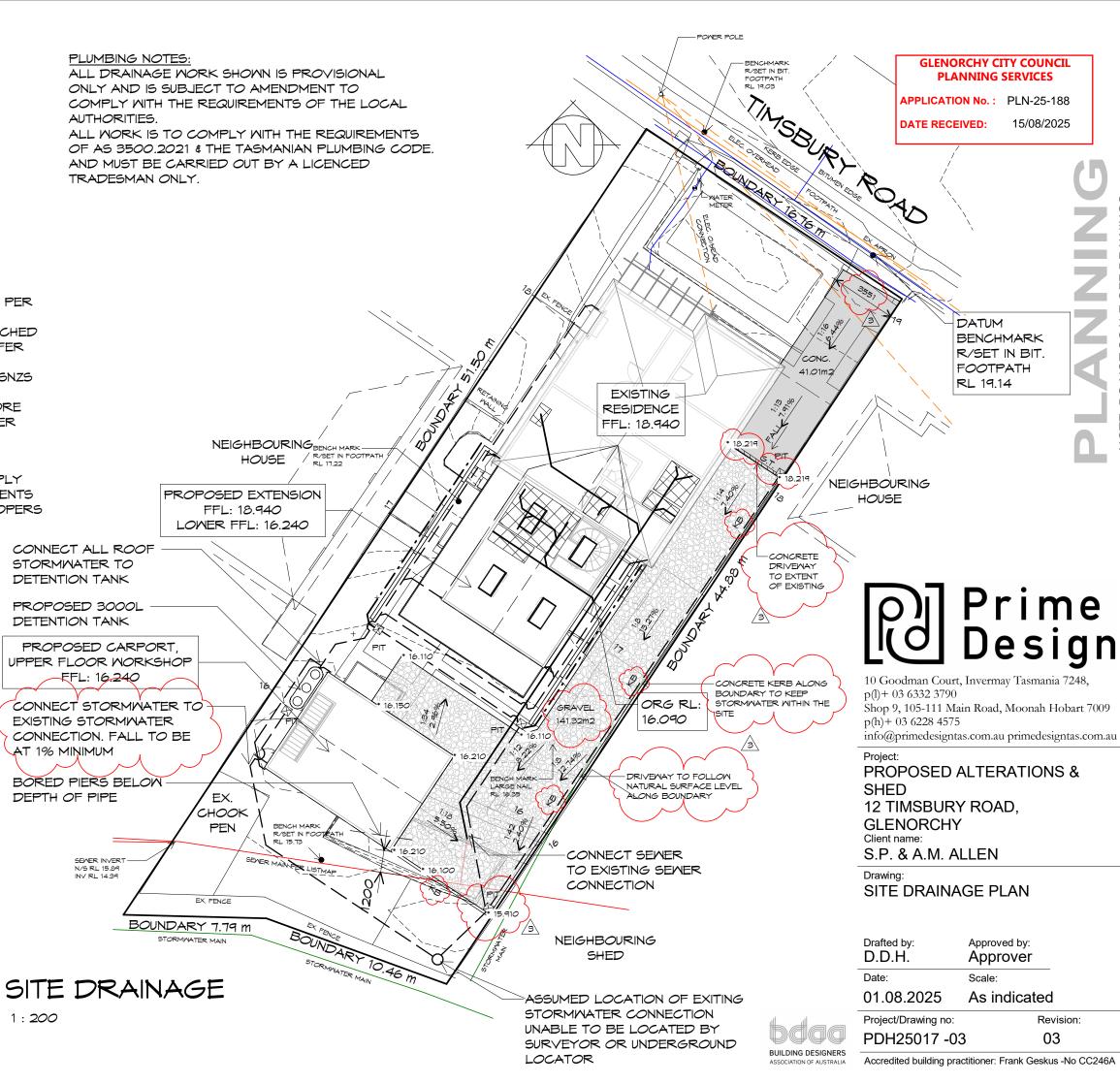
#### SEMER AND MATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASMATER AT DEVELOPERS COST

#### NOTE:

ALL DOWNPIPES TO BE CONNECTED TO ONSITE RAINWATER TANK VIA CHARGED SYSTEM.

TANK AND PIPEMORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR WATER TANKS



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#### LEGEND

450X 450 SURFACE DRAINAGE PIT

**MET AREAS** 

SEMER LINE

STORMMATER LINE

G.T.

1000 AG DRAIN

150mm MIDE GRATED TRENCH

ALL GRATED PITS SIZED AND INSTALLED PER

AS/NZS 3500.2021 PART 3

OVERFLOW RELIEF GULLYS TO BE BRANCHED

SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2

5/M: STORMWATER PIPES TO BE SIZED PER ASNZS

3500.2021 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER

AS/NZS 3500.2021 PART 2

#### SEMER AND MATER SERVICES

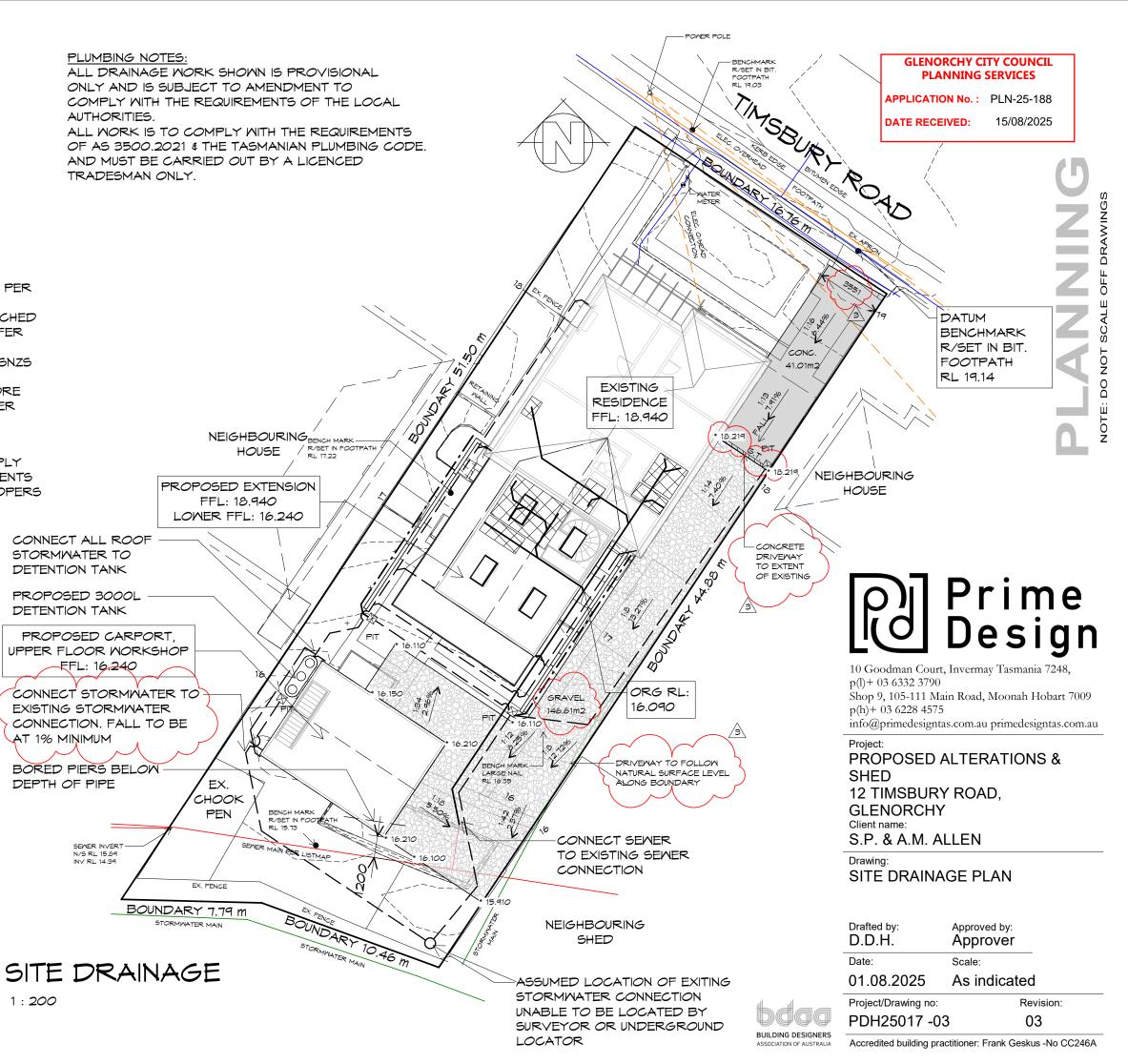
ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASMATER SUPPLEMENTS

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#### NOTE:

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TANK AND PIPEMORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR MATER TANKS



**APPLICATION No.:** PLN-25-188

15/08/2025 DATE RECEIVED:



# LOCALITY PLAN

1:2000

THIS SITE IS ZONED GENERAL RESIDENTIAL AND DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.



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12 TIMSBURY ROAD, GLENORCHY

PROPOSED ALTERATIONS & SHED

PROPOSED ALTERATIONS &

SHED 12 TIMSBURY ROAD, **GLENORCHY** 

Client name:

S.P. & A.M. ALLEN

Drafted by: D.D.H.

Approved by: Approver

Drawing: LOCALITY PLAN

Date: Scale:

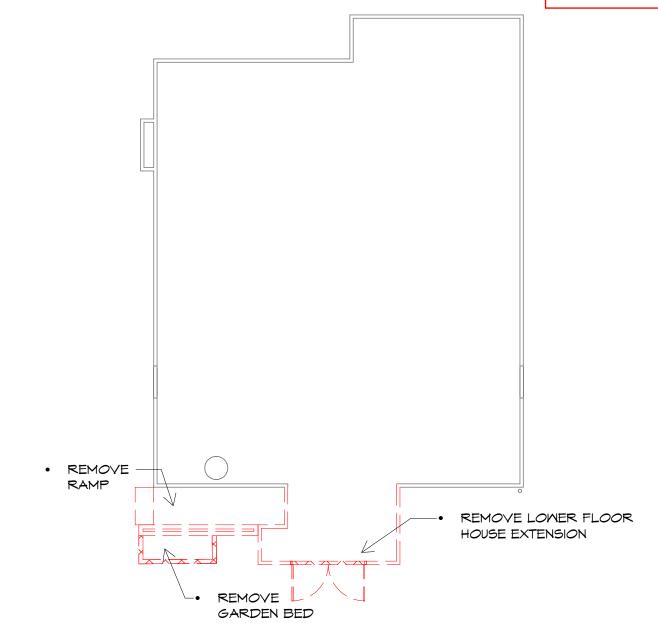
01.08.2025 1:2000 Project/Drawing no: Revision:

PDH25017 -04 03

**APPLICATION No.:** PLN-25-188

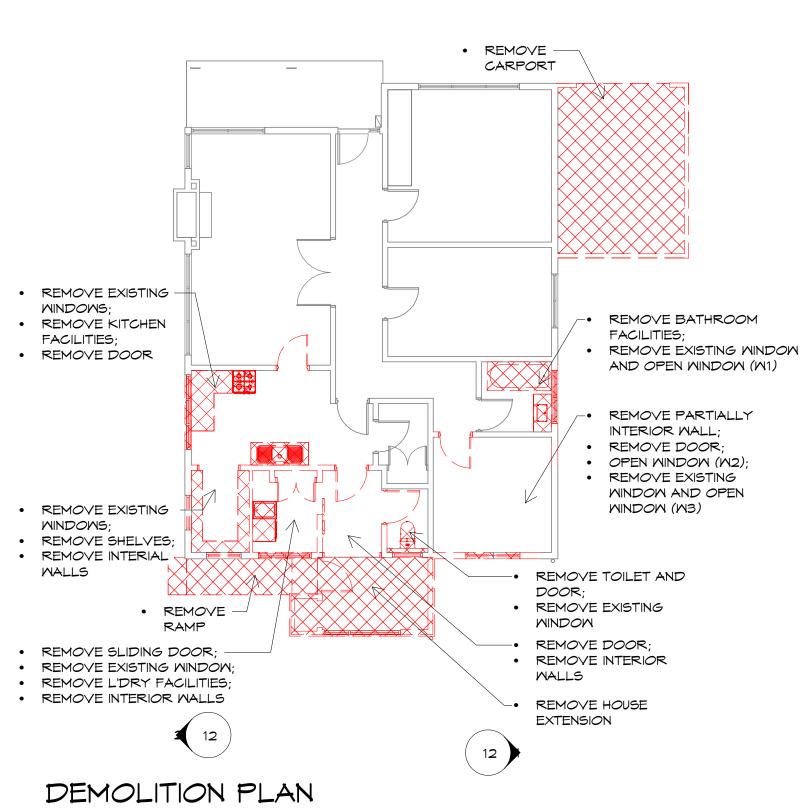
DATE RECEIVED:

15/08/2025



# LOWER FLOOR DEMOLITION PLAN

1:100



#### **DEMOLITION NOTE:**

- IT IS THE BUILDERS RESPONSIBILTY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM MATER/SEMER MATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS



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PROPOSED ALTERATIONS & SHED 12 TIMSBURY ROAD,

**GLENORCHY** 

Client name:

S.P. & A.M. ALLEN

Drafted by: D.D.H.

Approved by: **Approver**  **DEMOLITION PLAN** 

Drawing:

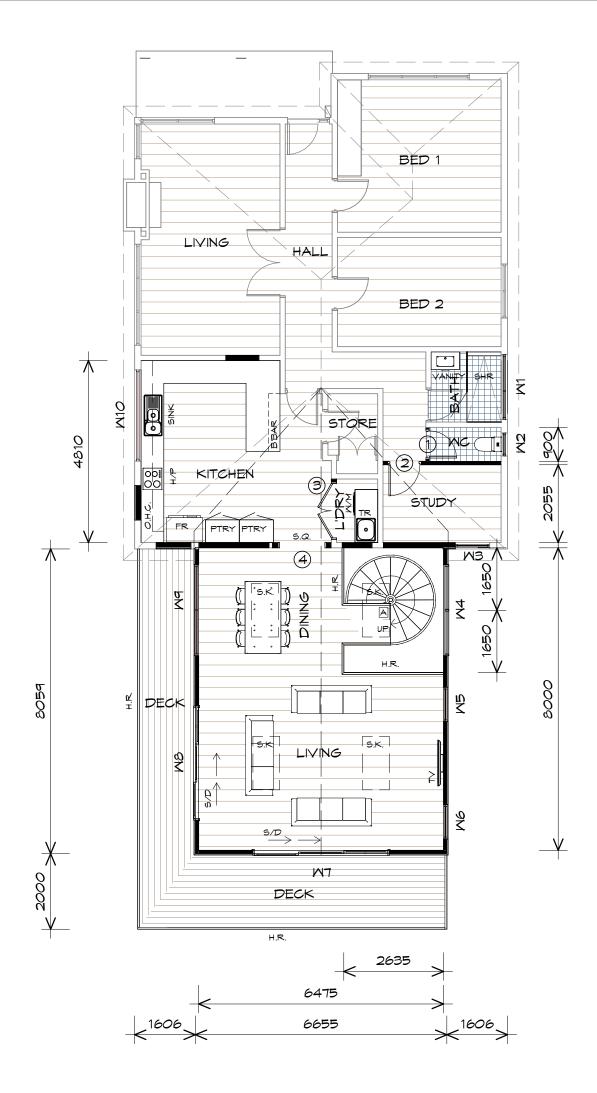
Date: Scale: 01.08.2025 1:100

Project/Drawing no: Revision: PDH25017 -05 03

BUILDING DESIGNERS Accredited building practitioner: Frank Geskus -No CC246A

Document Set ID: 3524090 Version: 1, Version Date: 19/08/2025

1:100



#### LEGEND

- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HMC HOT WATER CYLINDER
- NEW MALLS
- R.T. RETAINING MALL
- a. SQUARE STOP
- I.R. HANDRAIL

#### STAIRS

STAIR	NO RISERS	RISER H'T	TREAD DEPTH
A	16	169	250

#### STAIRS

TO COMPLY ABCB HOUSING PROVISIONS PART 11.2 180 RISER 260 GOING NON SLIP

#### HANDRAIL

HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1M TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

# GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No.: PLN-25-188

**DATE RECEIVED:** 15/08/2025

#### SANITARY COMPARTMENTS

MAINTAIN A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

#### NOTE:

WHERE LIGHT WEIGHT CLADDING IS
USED DIMENSIONS ARE TO FRAME ONLY
AND DO NOT INCLUDE LIGHT WEIGHT
CLADDING

#### FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80: AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

# FLOOR PLAN

1 : 100

EXISTING FLOOR AREA 117.62 m2 ( 12.66 SQUARES ) PROPOSED FLOOR AREA 54.98 5.92 SQUARES ) m2 ( PROPOSED LOWER FLOOR AREA 54.51 m2 ( 5.87 SQUARES ) TOTAL AREA 227.11 24.45

#### NOTE:

FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



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Project

PROPOSED ALTERATIONS & SHED
12 TIMSBURY ROAD,
GLENORCHY

Approved by:

**Approver** 

Client name:

S.P. & A.M. ALLEN

Drafted by: D.D.H.

BUILDING DESIGNERS

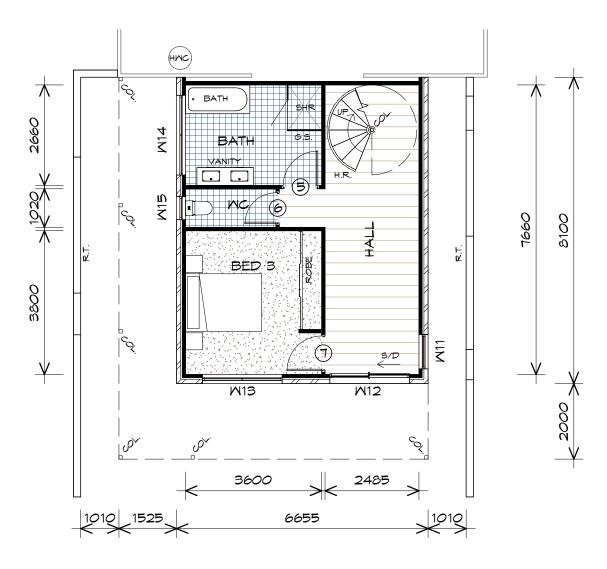
Drawing: FLOOR PLAN

Date: Scale: 01.08.2025 1:100

Project/Drawing no: Revision: PDH25017 -06 03

SIGNERS
AUSTRALIA Accredited building practitioner: Frank Geskus -No CC246A

Document Set ID: 3524090 Version: 1, Version Date: 19/08/2025



# LOWER FLOOR PLAN

1:100

EXISTING FLOOR AREA	117.62	m2 (	12.66	SQUARES )
PROPOSED FLOOR AREA	54.98	m2 (	5.92	SQUARES )
PROPOSED LOWER FLOOR AREA	54.51	m2 (	5.87	SQUARES )
TOTAL AREA	227.11		24.45	

#### NOTE:

FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

## LEGEND

- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HMC HOT WATER CYLINDER
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#### STAIRS

	STAIR	NO RISERS	RISER H'T	TREAD DEPTH
,	4	16	169	250

#### STAIRS

TO COMPLY ABCB HOUSING PROVISIONS PART 11.2 180 RISER 260 GOING NON SLIP

#### HANDRAIL

HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1M TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

# GLENORCHY CITY COUNCIL PLANNING SERVICES

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MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

#### NOTE:

MHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

#### FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED-

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12



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Projec

PROPOSED ALTERATIONS & SHED
12 TIMSBURY ROAD,

GLENORCHY Client name:

S.P. & A.M. ALLEN

Drawing:

LOWER FLOOR PLAN

Drafted by: Approved by: Approver
D.D.H. Approver
Date: Scale:

01.08.2025 1 : 100

Project/Drawing no:

Revision:

PDH25017 -07 03

Accredited building practitioner: Frank Geskus -No CC246A

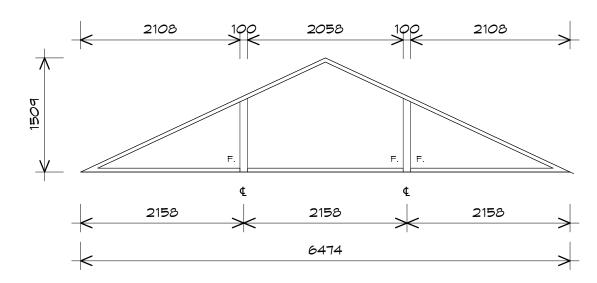
BUILDING DESIGNER

	MINDOM SCHEDULE						
MARK	HEIGHT	MIDTH	TYPE	REMARKS			
M1	570	1720	AMNING MINDOM	OPAQUE			
M2	600	610	AMNING MINDOM	OPAQUE			
M3	1800	910	AMNING MINDOM				
M4	2100	2410	FIXED MINDOM				
M5	2100	910	AMNING MINDOM				
M6	2100	910	AMNING MINDOM				
M7	2400	3610	STACKING SLIDING DOOR				
MB	2400	3010	STACKING SLIDING DOOR				
M9	2100	2410	AMNING MINDOM	OPAQUE			
M10	600	2410	FIXED MINDOM				

	LOWER FLOOR WINDOW SCHEDULE						
MARK	MARK HEIGHT WIDTH TYPE REMARKS						
M11	1800	910	AMNING MINDOM				
M12	2100	2110	SLIDING DOOR				
M13	1000	2110	AMNING MINDOM				
M14	1000	2110	AMNING MINDOM	OPAQUE			
M15	1000	610	AMNING MINDOM	OPAQUE			

	ROOF WINDOW SCHEDULE						
MARK	HEIGHT	MIDTH	TYPE	REMARKS			
M16	1505	870	VELUX FCM FIXED SKYLIGHT				
M17	1505	870	VELUX FCM FIXED SKYLIGHT				
M18	1505	870	VELUX FCM FIXED SKYLIGHT				
M19	1505	870	VELUX FCM FIXED SKYLIGHT				

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



# CUSTOM MINDOM DETAIL

1:50

	DOOR SCHEDULE					
MARK	MIDTH	TYPE	REMARKS			
1	720	INTERNAL TIMBER DOOR				
2	820	INTERNAL TIMBER DOOR				
3	1440	2/720 ROBE DOORS				
4	1200	DOORWAY -FRAME, NO DOOR				

LOWER FLOOR DOOR SCHEDULE						
MARK	MARK WIDTH TYPE REMARKS					
5	920	INTERNAL TIMBER DOOR				
6	820	INTERNAL TIMBER DOOR				
7	920	INTERNAL TIMBER DOOR				

GLENORCHY CITY COUNCIL PLANNING SERVICES

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Prime Design

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Project:
PROPOSED ALTERATIONS &
SHED
12 TIMSBURY ROAD,
GLENORCHY

Client name:

S.P. & A.M. ALLEN

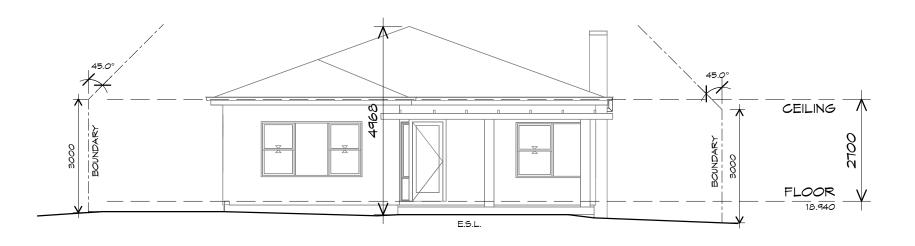
Drafted by: D.D.H. Approved by:
Approver

Building designers

DOOR AND WINDOW SCHEDULES

Date: Scale: 01.08.2025 1:50

Project/Drawing no: Revision: PDH25017 -08 03



# GLENORCHY CITY COUNCIL PLANNING SERVICES

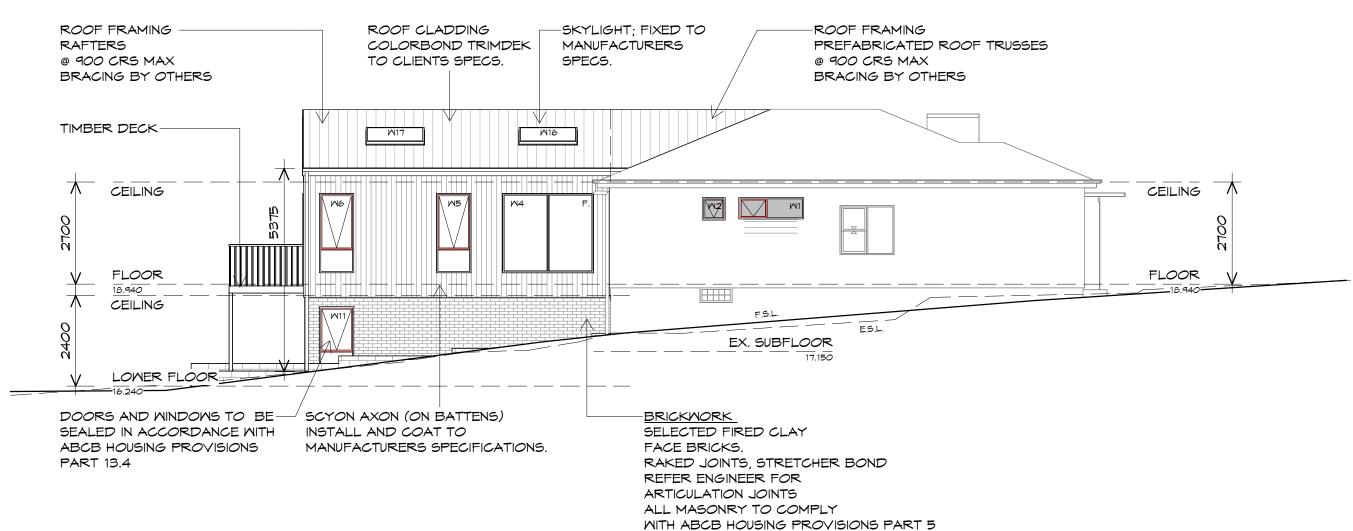
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# PLANNINGS NOTE: DO NOT SCALE OFF DRAWINGS

# NORTH EASTERN ELEVATION - NO WORKS TO FRONTAGE PROPOSED

1:100



# SOUTH EASTERN ELEVATION

1 : 100



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as.com.au D.D.H.

PROPOSED ALTERATIONS & SHED
12 TIMSBURY ROAD,
GLENORCHY

Client name:

S.P. & A.M. ALLEN

Drafted by: Approved by: Approver Approver

ELEVATIONS

Drawing:

Date: Scale: 01.08.2025 1:100

Project/Drawing no: Revision: PDH25017 -09 03

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

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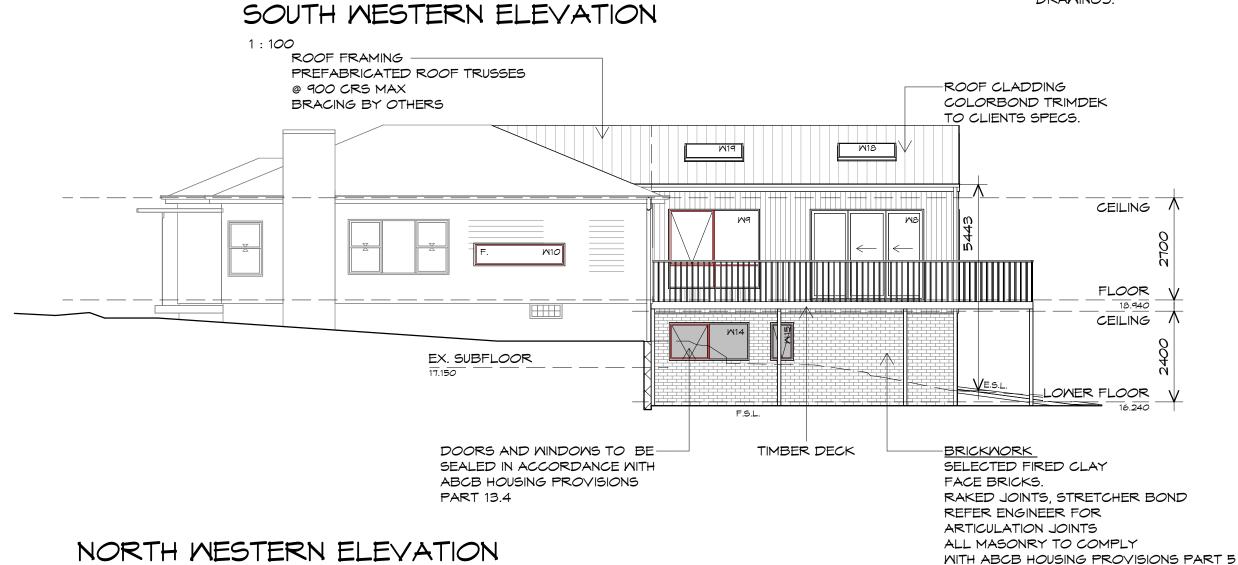
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**GLENORCHY CITY COUNCIL PLANNING SERVICES** 

**APPLICATION No.:** PLN-25-188

15/08/2025

#### SKYLIGHT: FIXED TO ROOF FRAMING MANUFACTURERS RAFTERS SPECS. @ 900 CRS MAX BRACING BY OTHERS 1 CEILING FLOOR 18.940 CEILING LOWER FLOOR 16.240 F.S.L. SCYON AXON (ON BATTENS) ENGINEERED RETAINING WALL INSTALL AND COAT TO TO ENGINEERS SPECIFICATION. MANUFACTURERS SPECIFICATIONS. REFER TO STRUCTURAL ENGINEERS DRAWINGS.



1:100

Prime Design

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PROPOSED ALTERATIONS & SHED 12 TIMSBURY ROAD, **GLENORCHY** 

S.P. & A.M. ALLEN

Drawing:

**ELEVATIONS** 

Drafted by: Approved by: D.D.H. Approver Date: Scale: 01.08.2025 1:100

Project/Drawing no: Revision: PDH25017 -10

#### ROOF PLUMBING NOTES:

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:500 FOR EAVES GUTTER BOX GUTTERS IN ACCORDANCE WITH AS33500.3:2021

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CR5 MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH: A) MORE THAN 12.5° DEGREES - MUST HAVE A MIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER. B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

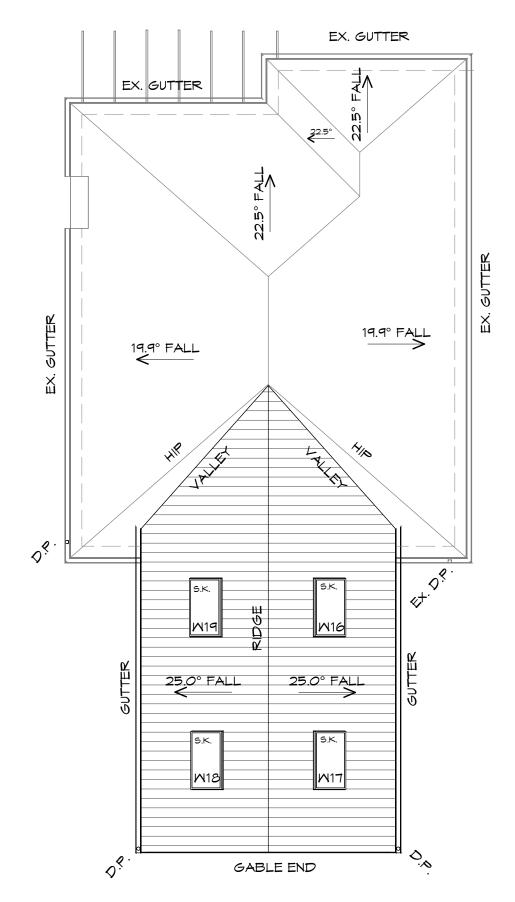
**DOWNPIPE POSITIONS SHOWN ON THIS** PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS. SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

# ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

#### METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



# ROOF PLAN

1:100

#### **GLENORCHY CITY COUNCIL PLANNING SERVICES**

**APPLICATION No.:** PLN-25-188

DATE RECEIVED: 15/08/2025





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PROPOSED ALTERATIONS & SHED 12 TIMSBURY ROAD, **GLENORCHY** Client name:

S.P. & A.M. ALLEN

Drawing:

**ROOF PLAN** 

Drafted by: Approved by: D.D.H. Approver Date: Scale:

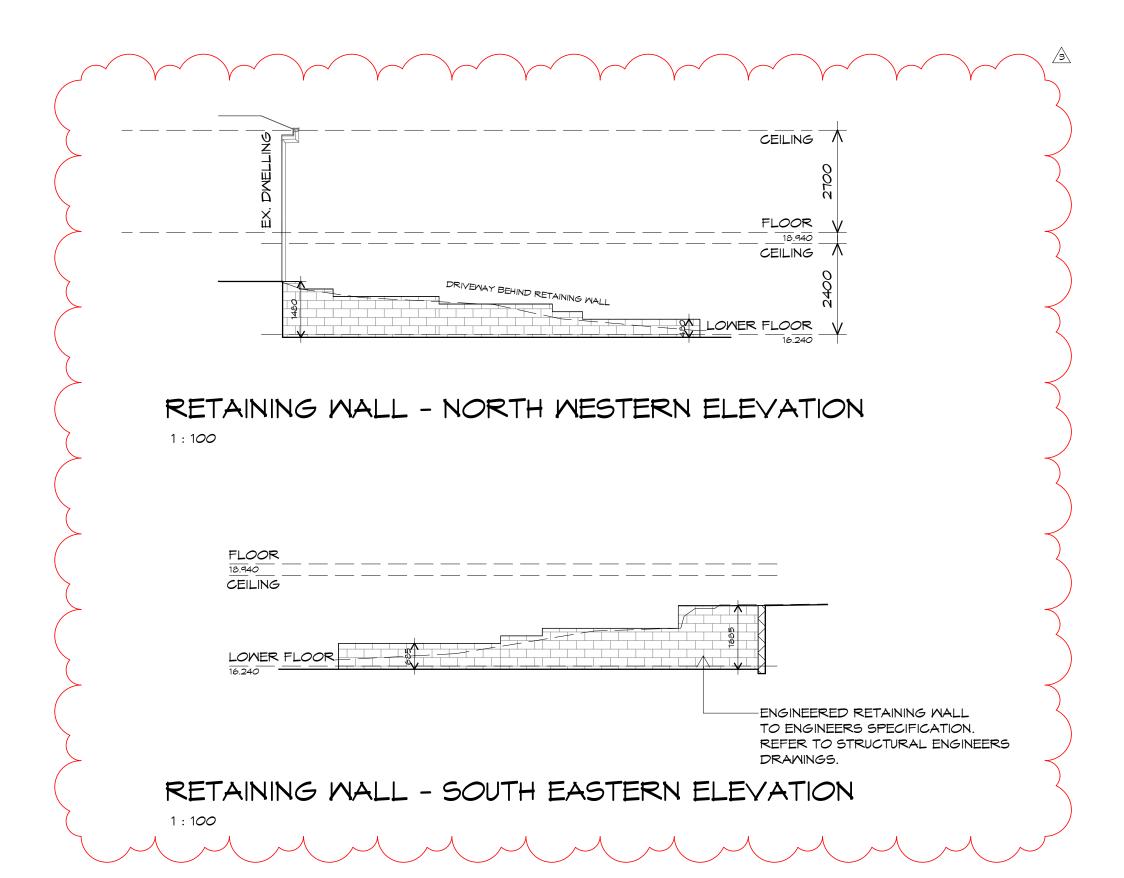
01.08.2025 1:100

PDH25017 -11

Project/Drawing no: Revision:

Accredited building practitioner: Frank Geskus -No CC246A

Document Set ID: 3524090 Version: 1. Version Date: 19/08/2025



GLENORCHY CITY COUNCIL PLANNING SERVICES

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Projec

PROPOSED ALTERATIONS & SHED
12 TIMSBURY ROAD,
GLENORCHY

Client name:

S.P. & A.M. ALLEN

Drawing

RETAINING WALL ELEVATIONS

Drafted by: Approved by: Approver

Date: Scale: 01.08.2025 1:100

Project/Drawing no: PDH25017 -12

Revision: 03

**GLENORCHY CITY COUNCIL PLANNING SERVICES** 

**APPLICATION No.:** PLN-25-188

15/08/2025 DATE RECEIVED:







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PROPOSED ALTERATIONS & SHED 12 TIMSBURY ROAD,

**GLENORCHY** Client name:

S.P. & A.M. ALLEN

Drawing:

**PERSPECTIVES** 

Drafted by: Approved by: D.D.H. Approver

Date: Scale:

01.08.2025

Project/Drawing no: Revision: 03

PDH25017 -13

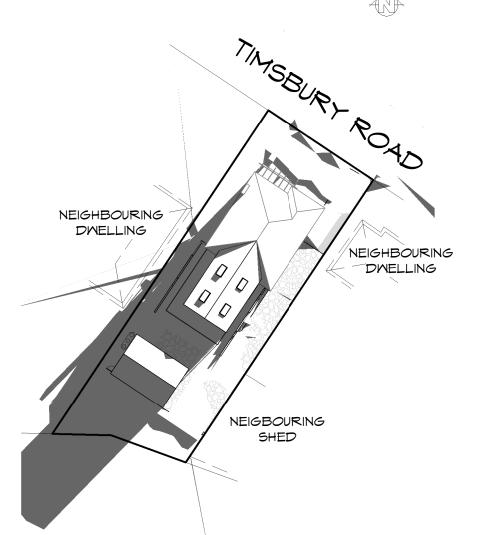
#### **GLENORCHY CITY COUNCIL PLANNING SERVICES**

**APPLICATION No.:** PLN-25-188

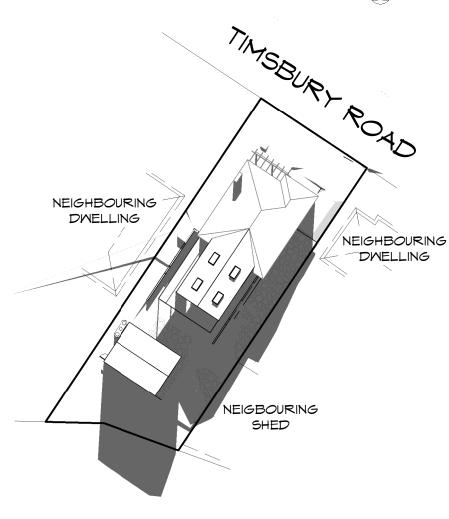
DATE RECEIVED:

15/08/2025

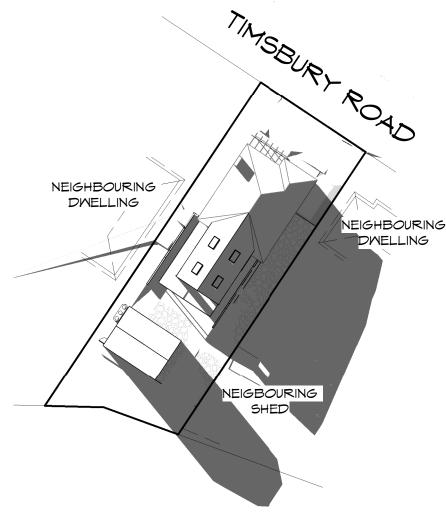




SHADOM DIAGRAMS @ 9AM



SHADOW DIAGRAMS @ 12PM 1:500



SHADOM DIAGRAMS @ 3PM

1:500



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PROPOSED ALTERATIONS & SHED 12 TIMSBURY ROAD, **GLENORCHY** 

Client name:

S.P. & A.M. ALLEN

Drafted by: D.D.H.

Approved by: **Approver** 

SHADOW DIAGRAMS

Date: Scale: 01.08.2025 1:500

Project/Drawing no: Revision: PDH25017 -14 03

Accredited building practitioner: Frank Geskus -No CC246A

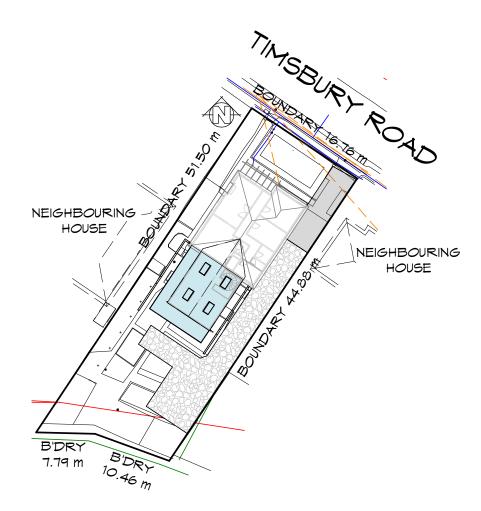
1:500

## LEGEND

STAGE 1 - FRONTAGE FENCE & UPPER FLOOR EXTENSION

STAGE 2 - LOWER FLOOR EXTENSION

STAGE 3 - GARAGE/WORKSHOP



STAGING PLAN - STAGE 1

1:500

NEIGHBOURING HOUSE

NEIGHBOURING HOUSE

NEIGHBOURING HOUSE

NEIGHBOURING HOUSE

STAGING PLAN - STAGE 2 & 3

1:500

GLENORCHY CITY COUNCIL PLANNING SERVICES

**APPLICATION No.:** PLN-25-188

**DATE RECEIVED:** 15/08/2025



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PROPOSED ALTERATIONS & SHED
12 TIMSBURY ROAD,
GLENORCHY

Client name:

S.P. & A.M. ALLEN

Drafted by: Approved by: Approver Approver

BUILDING DESIGNERS

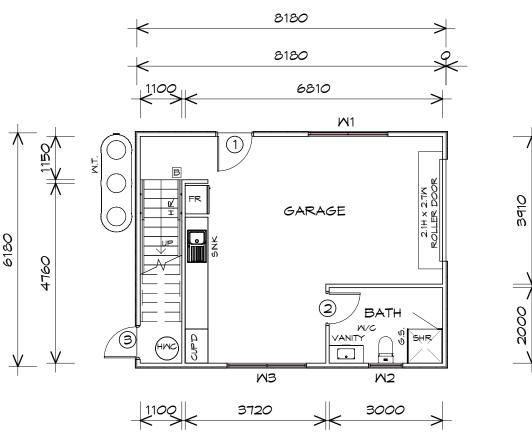
Drawing: STAGING PLAN

Date: Scale: 01.08.2025 1:500

Project/Drawing no: Revision: PDH25017 -15 03

Accredited building practitioner: Frank Geskus -No CC246A

Document Set ID: 3524090 Version: 1, Version Date: 19/08/2025 NOTE: DO NOT SCALE



# GROUND FLOOR PLAN FIRST FLOOR PLAN

SHED GROUND FLOOR AREA 51.74 m2 (5.57 SQUARES) SHED FIRST FLOOR AREA 51.74 m2 (5.57 SQUARES) TOTAL AREA 103.47 11.14

NOTE:

1:100

FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE. UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

#### FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED-. THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE

 THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

NOTE:

WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

SANITARY COMPARTMENTS MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

#### STAIRS

8180

8090

M5

WORKSHOP/

STORAGE

FOR RESIDENTIAL USE ONLY

6810

M6

7

 $\frac{1}{2}$ 

1100

1:100

M4

STAIR	NO RISERS	RISER H'T	TREAD DEPTH
В	16	169	250

STAIRS TO COMPLY ABCB HOUSING PROVISIONS PART 11.2 180 RISER 260 GOING NON SLIP

HANDRAIL HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

# LEGEND

COL COLUMN

GLASS SCREEN

HOT WATER CYLINDER

HAND RAIL

3000L WATER TANK FOR ON-SITE DETENTION

> **GLENORCHY CITY COUNCIL PLANNING SERVICES**

APPLICATION No.: PLN-25-188 **DATE RECEIVED:** 

15/08/2025

# Prime Design

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PROPOSED ALTERATIONS & SHED 12 TIMSBURY ROAD, **GLENORCHY** 

S.P. & A.M. ALLEN

Drawing:

**FLOOR PLAN** 

Drafted by: Approved by: D.D.H. Approver Date: Scale:

01.08.2025 1:100

Project/Drawing no: Revision: PDH25017 -S01 03



#### **GLENORCHY CITY COUNCIL PLANNING SERVICES**

**APPLICATION No.:** PLN-25-188

15/08/2025 DATE RECEIVED:

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	NOTE: DO NOT SCALE OFF DRAWINGS	
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GROUND FLOOR WINDOW SCHEDULE					
MARK	HEIGHT	MIDTH	TYPE	REMARKS	
M1	900	2110	AMNING MINDOM		
M2	1000	910	AMNING MINDOM	OPAQUE	
M3	900	2110	AMNING MINDOM		

FIRST FLOOR WINDOW SCHEDULE						
MARK	HEIGHT	MIDTH	TYPE	REMARKS		
M4	1200	910	AMNING MINDOM			
M5	1200	910	AMNING MINDOM			
M6	1200	910	AMNING MINDOM			
M7	1200	910	AMNING MINDOM			
MB	1200	910	AMNING MINDOM			

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

GROUND FLOOR DOOR SCHEDULE			
MARK	MIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	EXTERNAL SOLID DOOR	



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PROPOSED ALTERATIONS & SHED 12 TIMSBURY ROAD, **GLENORCHY** 

Client name: S.P. & A.M. ALLEN

Drafted by: Approved by: Approver Drawing: DOOR AND WINDOW SCHEDULES

Date: Scale:

PDH25017 -S02

01.08.2025 Project/Drawing no:

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

Shop 9, 105-111 Main Road, Moonah Hobart 7009

Author

CEILING 18.940 CEILING

**GLENORCHY CITY COUNCIL PLANNING SERVICES** 

APPLICATION No.: PLN-25-188

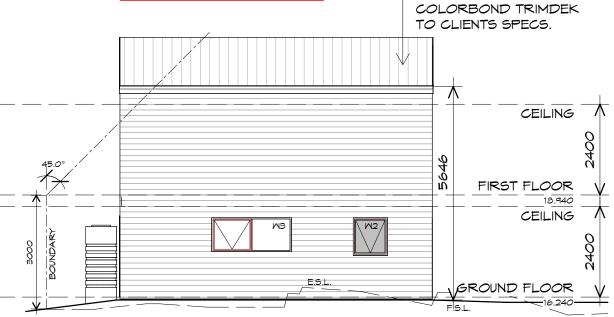
15/08/2025 DATE RECEIVED:

CEILING 45.0° FIRST FLOOR 18.940 CEILING GROUND FLOOR

# NORTH EASTERN ELEVATION

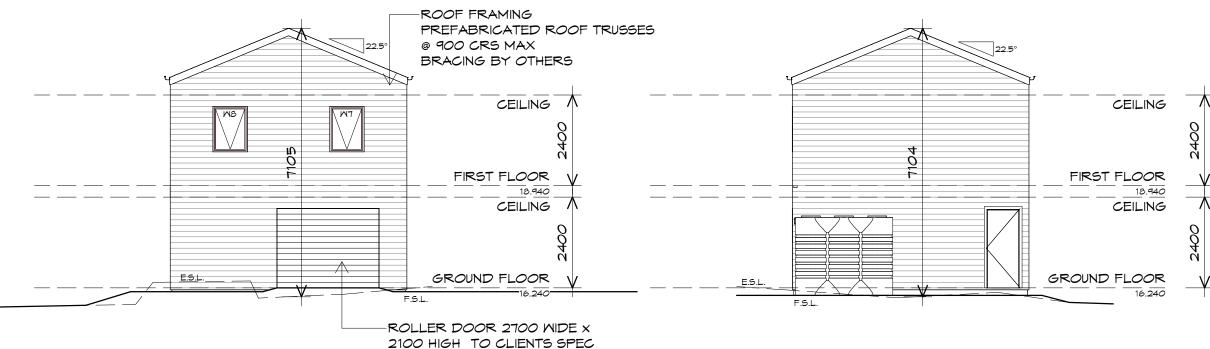
SOUTH EASTERN ELEVATION

1:100



# SOUTH MESTERN ELEVATION

1:100



SCYON LINEA (ON BATTENS) INSTALL AND COAT TO

FIXED IN ACCORDANCE WITH

MANUFACTURERS SPEC

MANUFACTURERS SPECIFICATIONS.

NORTH MESTERN ELEVATION

1:100



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-ROOF CLADDING

PROPOSED ALTERATIONS & **SHED** 

12 TIMSBURY ROAD, **GLENORCHY** 

Client name

Drafted by:

S.P. & A.M. ALLEN

Drawing:

**ELEVATIONS** 

Author Approver Date: Scale: 01.08.2025 1:100

Project/Drawing no: Revision: PDH25017 -S03

Accredited building practitioner: Frank Geskus -No CC246A

Approved by:

Document Set ID: 3524090 Version: 1, Version Date: 19/08/2025

1:100

#### **ROOF PLUMBING NOTES:**

**GUTTER INSTALLATION** TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:500 FOR EAVES GUTTER BOX GUTTERS IN ACCORDANCE WITH AS33500.3:2021

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

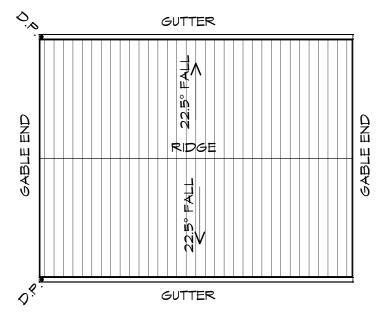
VALLEY GUTTERS ON A ROOF WITH A PITCH: A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER. B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS. SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

#### METAL ROOF

Document Set ID: 3524090 Version: 1, Version Date: 19/08/2025 METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING. REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



# ROOF PLAN

1:100



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PROPOSED ALTERATIONS & SHED 12 TIMSBURY ROAD, **GLENORCHY** Client name:

S.P. & A.M. ALLEN

Drawing:

**ROOF PLAN** 

Drafted by: Approved by: Author Approver Date: Scale:

01.08.2025 1:100

Project/Drawing no: Revision: PDH25017 -S04 03



