

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-245
PROPOSED DEVELOPMENT:	Single Dwelling
LOCATION:	88 Stony Point Drive Austins Ferry
APPLICANT:	Wilson Homes Tasmania Pty Ltd
ADVERTISING START DATE:	23/09/2025
ADVERTISING EXPIRY DATE:	7/10/2025

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **7/10/2025**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **7/10/2025**, or for postal and hand delivered representations, by 5.00 pm on **7/10/2025**.

DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN - 1:125
5	GROUND FLOOR PLAN - 1:100
6	ELEVATIONS / SECTION
7	ELEVATIONS
8	WINDOW & DOOR SCHEDULES
9	ROOF DRAINAGE PLAN
10	FLOOR COVERINGS
11	KITCHEN DETAILS
12	BUTLER'S PANTRY DETAILS
13	BATHROOM DETAILS
14	ENSUITE DETAILS
15	WC DETAILS
16	LAUNDRY DETAILS
17	3D VIEWS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	10.17
GARAGE	37.20
LIVING	190.37
OUTDOOR LIVING	20.10
PORCH	6.86
	264.70 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 2019.
 - 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 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
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	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	40m
WITHIN 50km BREAKING SURF	23.60km
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	4,504mm
GARAGE TO BOUNDARY	MIN. 5,500mm	7,481mm
SIDE A	MIN. 1,500mm	1,432mm
SIDE B	MIN. 1,500mm	1,432mm
REAR	MIN. 1,500mm	12,058mm
BULK & SCALE		
SITE AREA	692m²	
SITE COVERAGE	MAX. 50%	38.25%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	358mm
FILL DEPTH	MAX. 1,000mm	458mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

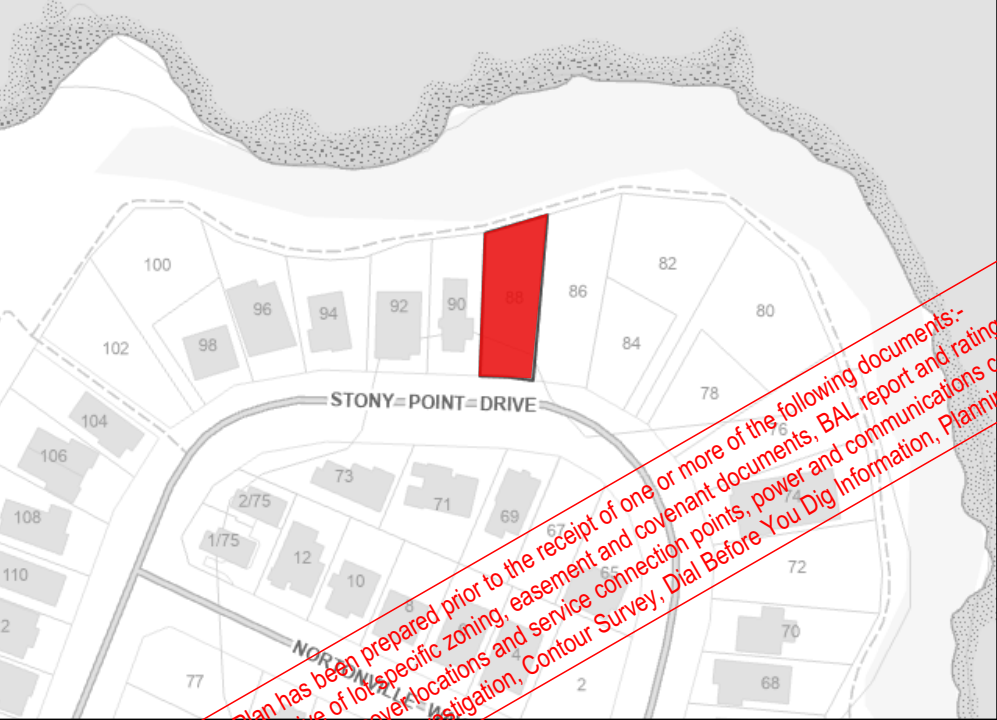
3D PERSPECTIVE



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	
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	N/A
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

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-25-245

DATE RECEIVED 17 September 2025

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.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE:

DATE:

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

PRELIMINARY PLAN SET

4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.08.21	TDO	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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DESIGNER	1	QUOTE SITING PLAN	JOL 15/01/2025	KIPKIRUI SIGEI & LEAH CHEROP KIMETTO	GORDON 23	H-WDNGDN20SA		
COPYRIGHT:	2	VARIATION	HMI 26/03/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:		
© 2025	3	DRAFT SALES PLAN - CT1	JII 19/06/2025	88 STONY POINT DRIVE, AUSTINS FERRY TAS 7011	NELSON	F-WDNGDN20NLSNA		
	4	PRELIM PLANS - INITIAL ISSUE	TDO 21/08/2025	LOT / SECTION / CT: 160 / - / 181554	COUNCIL: GLENORCHY COUNCIL	SHEET TITLE: COVER SHEET		SHEET No.: 1 / 17
								714267

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

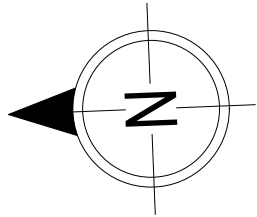
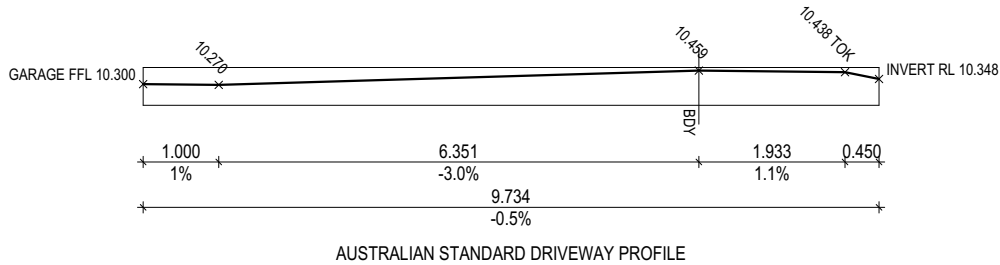
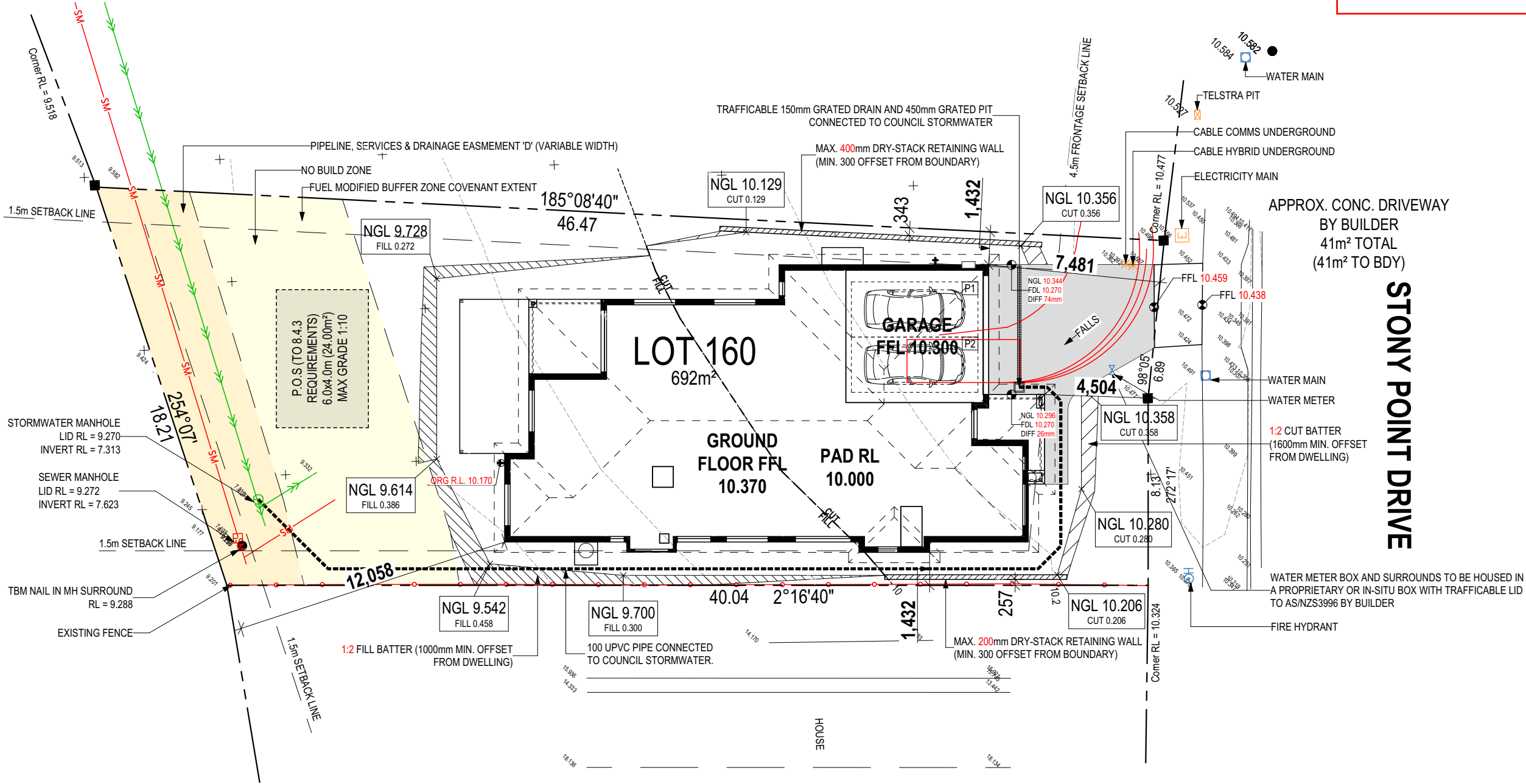
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	37.48m³	84.33t
FILL	35.29m³	79.40t
DIFFERENCE	2.19m³	4.93t
EVEN CUT & FILL		

LOT SIZE: 692m²
HOUSE (COVERED AREA): 264.7m²
SITE COVERAGE: 38.25%

DRY STACK WALLS <1m HIGH:
ISLAND BLOCK & PAVING FREESTONE
ECO RETAINING WALL INSTALLATION TO
MANUFACTURER'S SPECIFICATION AND
DETAILS

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-25-245
DATE RECEIVED 17 September 2025



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

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	VARIATION		HMI	26/03/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	3	DRAFT SALES PLAN - CT1		JII	19/06/2025	88 STONY POINT DRIVE, AUSTINS FERRY TAS 7011		NELSON		F-WDNGDN20NLSNA		
	4	PRELIM PLANS - INITIAL ISSUE		TDO	21/08/2025	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		714267
						160 / - / 181554		GLENORCHY COUNCIL		SHEET No.: 2 / 17		
										SCALES: 1:200		
								SITE PLAN				

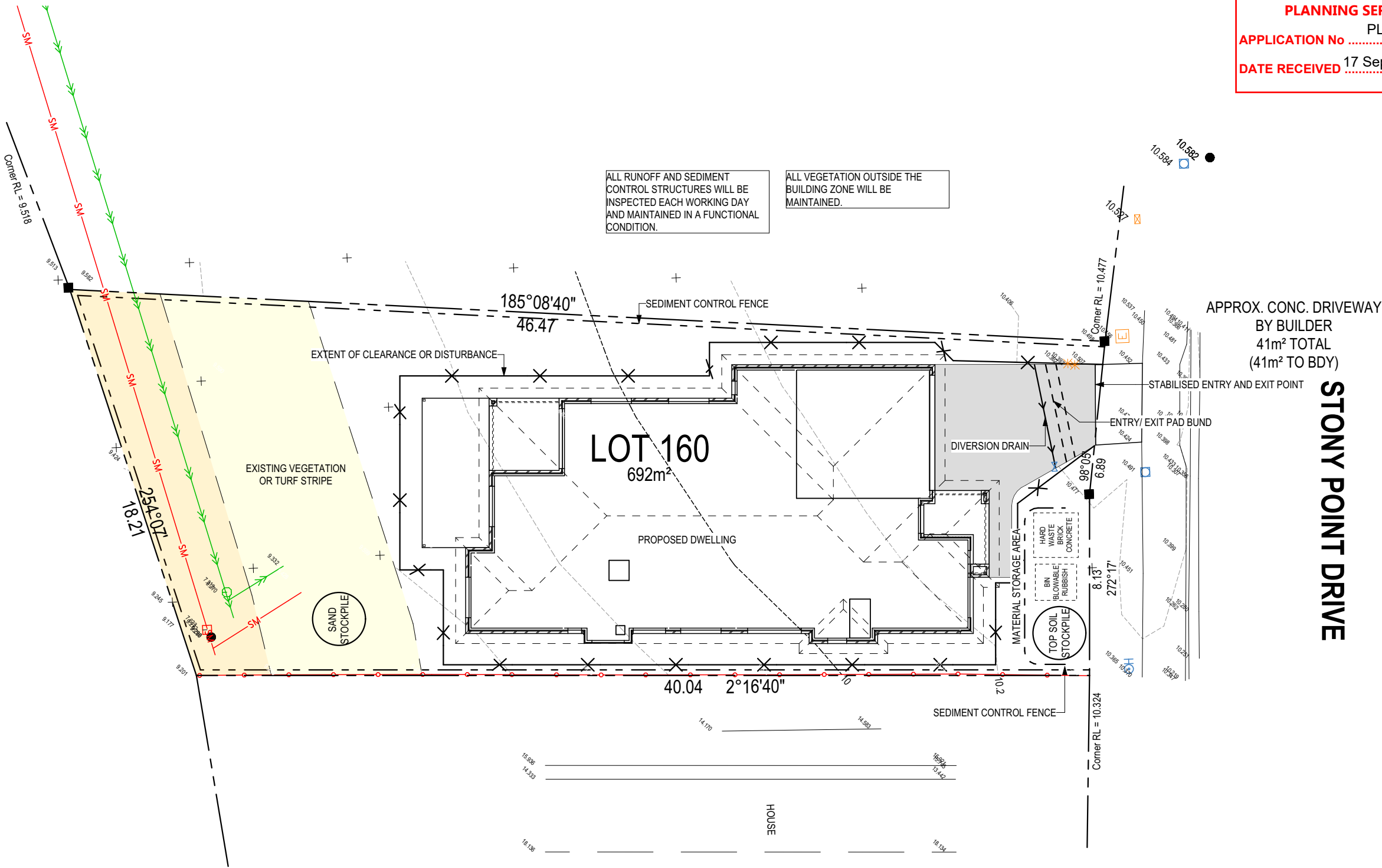
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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.



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
PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

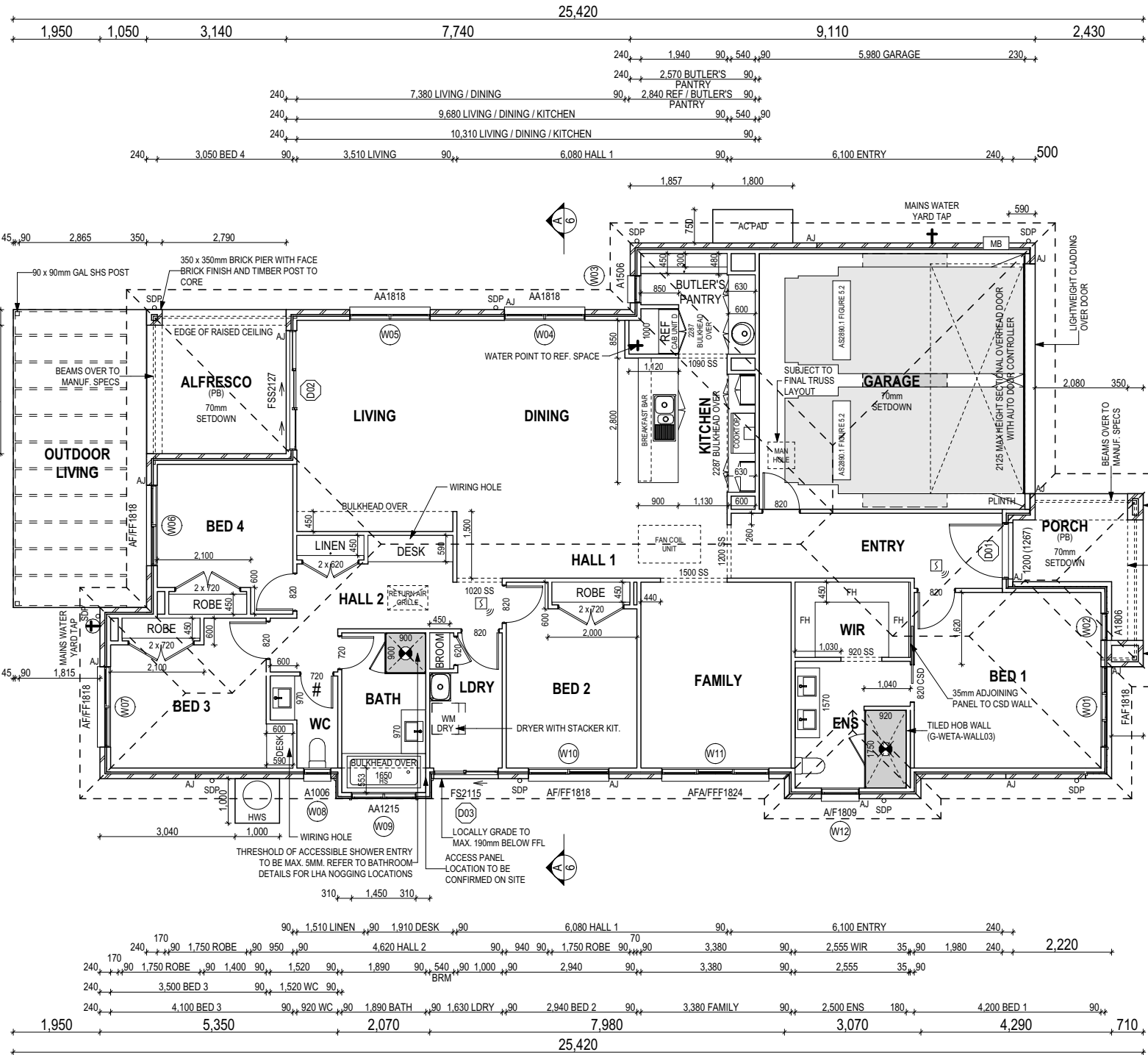
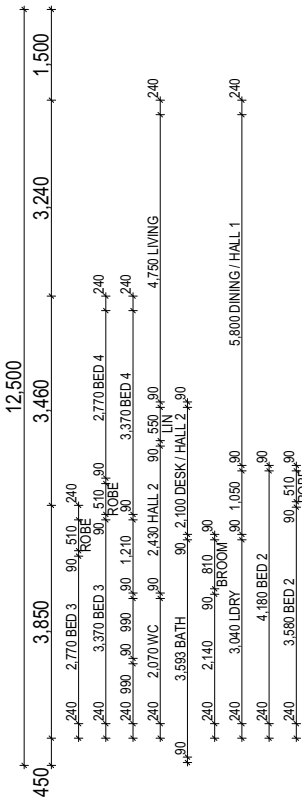
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	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	
ALFRESCO	10.17
GARAGE	37.20
LIVING	190.37
OUTDOOR LIVING	20.10
PORCH	6.86
	264.70 m²



ALL DIMENSIONS ARE FRAME DIMENSIONS

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GLENORCHY CITY COUNCIL PLANNING SERVICES

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ANY PART OF THE FASCIA, GUTTERING OR DOWNSPIPE 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.

SUBJECT TO NCC 2022

(1 MAY 2023)

WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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



SPECIFICATION:

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REVISION

1 QUOTE SITING PLAN

2 VARIATION

3 DRAFT SALES PLAN - CT1

4 PRELIM PLANS - INITIAL ISSUE

DRAWN

JOL 15/01/2025

HMI 26/03/2025

JII 19/06/2025

TDO 21/08/2025

CLIENT:

KIPKIRUI SIGEI & LEAH CHEROP KIMETTO

ADDRESS:

88 STONY POINT DRIVE, AUSTINS FERRY TAS 7011

LOT / SECTION / CT:

160 / - / 181554

COUNCIL:

GLENORCHY COUNCIL

HOUSE DESIGN:

GORDON 23

FACADE DESIGN:

NELSON

SHEET TITLE:

GROUND FLOOR PLAN - 1:125

SHEET No.:

4 / 17

HOUSE CODE:

H-WDNGDN20SA

FACADE CODE:

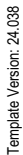
F-WDNGDN20NLSNA

SCALES:


1:125

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			4	PRELIM PLANS - INITIAL ISSUE	TDO	21/08/2025	LOT / SECTION / CT: 160 / - / 181554		COUNCIL: GLENORCHY COUNCIL		SHEET TITLE: GROUND FLOOR PLAN - 1:100		SHEET No.: 5 / 17		1:100		
														714267			

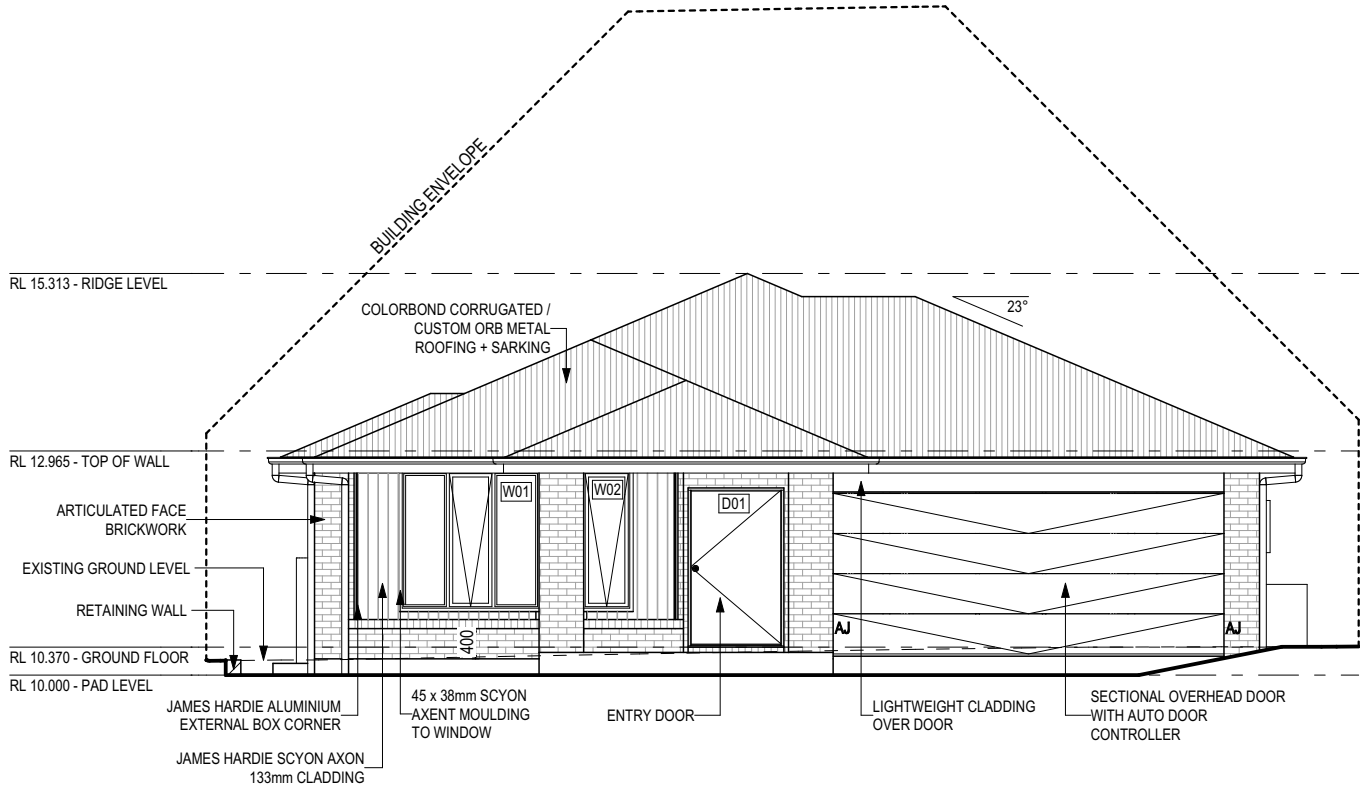
ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

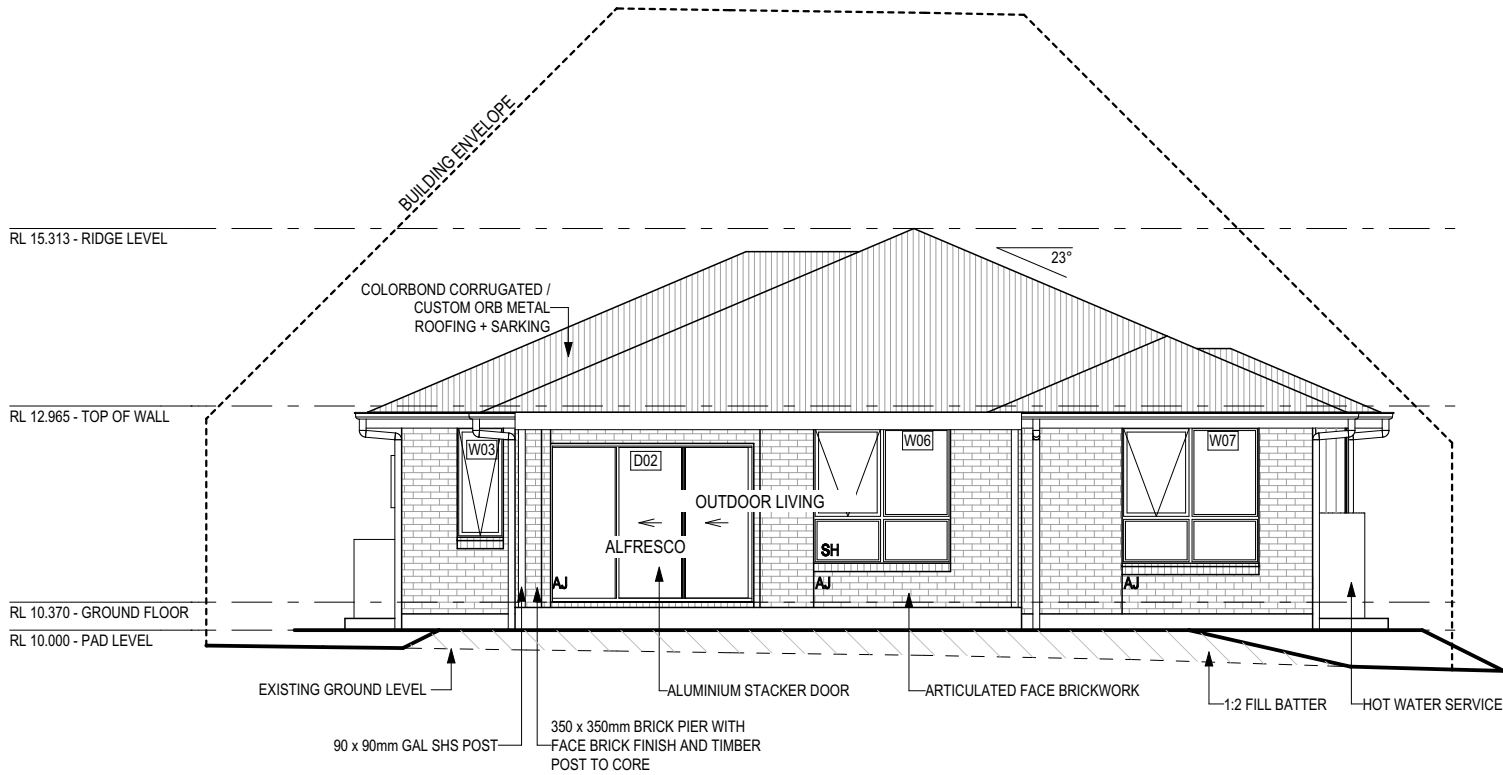
BEDROOM WINDOW OPENINGS
ABOVE 2m OFF THE SURFACE
BENEATH TO BE RESTRICTED AS
REQUIRED BY NCC 11.3.7 (VOLUME
TWO)

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

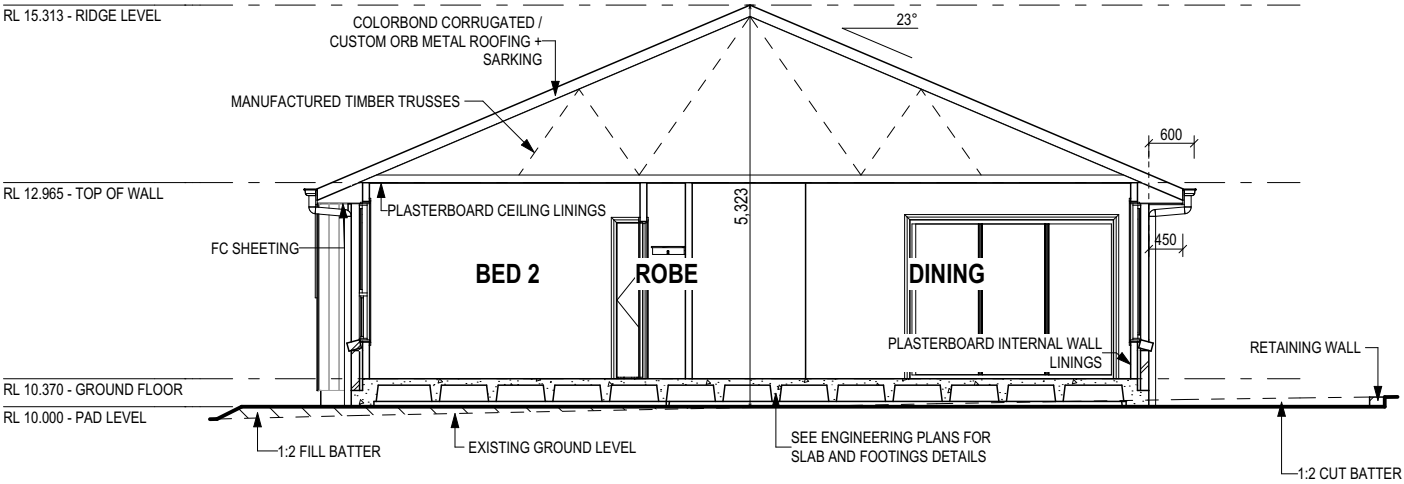
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



SOUTH ELEVATION
SCALE: 1:100

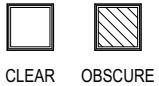


NORTH ELEVATION
SCALE: 1:100

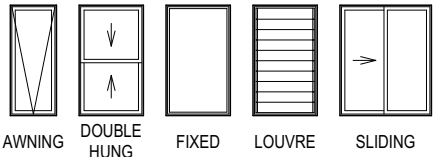


SECTION A-A
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

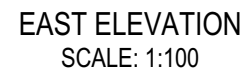
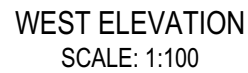
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	2 VARIATION	HMI 26/03/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 DRAFT SALES PLAN - CT1	JII 19/06/2025	88 STONY POINT DRIVE, AUSTINS FERRY TAS 7011	NELSON	F-WDNGDN20NLSNA	
	4 PRELIM PLANS - INITIAL ISSUE	TDO 21/08/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			160 / - / 181554	ELEVATIONS / SECTION	6 / 17	
			COUNCIL:		SCALES:	
			GLENORCHY COUNCIL		1:100	
						714267






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WINDOW TYPE LEGEND

				
AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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EXTERIOR WINDOW & DOOR SCHEDULE															GLENORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No PLN-25-245 DATE RECEIVED 17 September 2025		
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	FAF1818	AWNING	BED 1	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	NONE	S	2.63	CLEAR, DOUBLE GLAZED	MP 603-603		
GROUND FLOOR	W02	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	S	0.81	CLEAR, DOUBLE GLAZED			
GROUND FLOOR	W03	A1506	AWNING	BUTLER'S PANTRY	1,457	610	4,134	0.89	ALUMINIUM	N/A	ANGLED	N	0.64	CLEAR, DOUBLE GLAZED			
GROUND FLOOR	W04	AA1818	AWNING	DINING	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	E	2.60	CLEAR, DOUBLE GLAZED	MP 905		
GROUND FLOOR	W05	AA1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	E	2.60	CLEAR, DOUBLE GLAZED	MP 905		
GROUND FLOOR	W06	AF/FF1818	AWNING	BED 4	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	SNAP HEADER	N	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905		
GROUND FLOOR	W07	AF/FF1818	AWNING	BED 3	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	N	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905		
GROUND FLOOR	W08	A1006	AWNING	WC	1,029	610	3,278	0.63	ALUMINIUM	N/A	ANGLED	W	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED			
GROUND FLOOR	W09	AA1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	W	1.28	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725		
GROUND FLOOR	W10	AF/FF1818	AWNING	BED 2	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	W	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905		
GROUND FLOOR	W11	AFA/FFF1824	AWNING	FAMILY	1,800	2,410	8,420	4.34	ALUMINIUM	N/A	ANGLED	W	3.43	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803		
GROUND FLOOR	W12	A/F1809	AWNING	ENS	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	W	1.19	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600		
								29.79					23.57				
DOOR																	
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,106	1,267	6,746	2.67	TIMBER	N/A	SNAP HEADER	S	---	DOOR(S): N/A - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 1200mm		
GROUND FLOOR	D02	FSS2127	STACKER	LIVING	2,100	2,688	9,576	5.64	ALUMINIUM	N/A	SNAP HEADER	N	4.96	CLEAR, TOUGHENED			
GROUND FLOOR	D03	FS2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	W	2.59	CLEAR, TOUGHENED			
								11.36					7.55				
								41.15					31.12				

Last Published: Thursday, 21 August 2025 3:13 PM

Window Manufacturer: Dowell Windows

No BAL / BAL 12.5 Window Type	WERS Code	U Value	SHGC
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 19 Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 29 Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	GRN-009-001	4.29	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.

Picture, TV Recess and SS Window Openings

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
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INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1020 SS	SQUARE SET OPENING	2,155	1,020	N/A	
GROUND FLOOR	1	1090 SS	SQUARE SET OPENING	2,155	1,090	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	1	1500 SS	SQUARE SET OPENING	2,155	1,500	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	3	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	920 SS	SQUARE SET OPENING	2,155	920	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

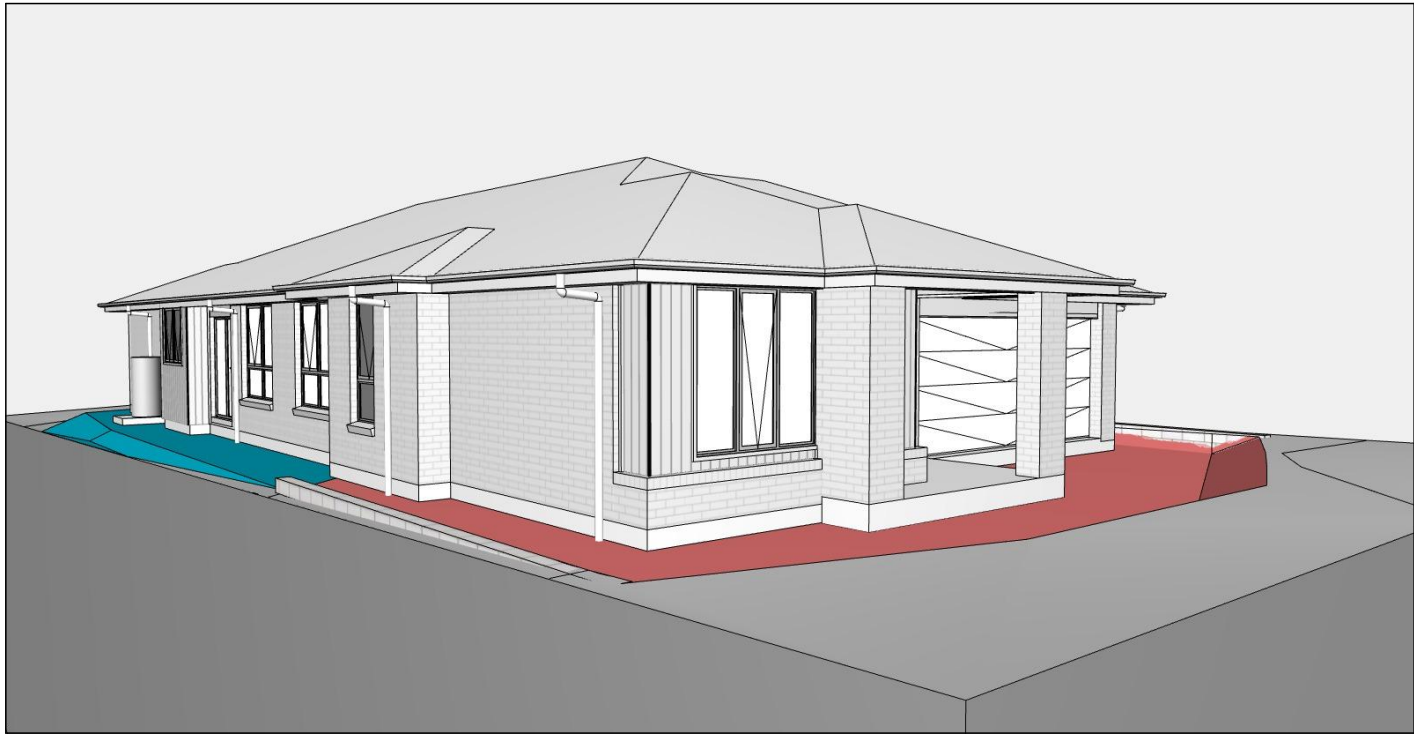
LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY GLE-7.7.12

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

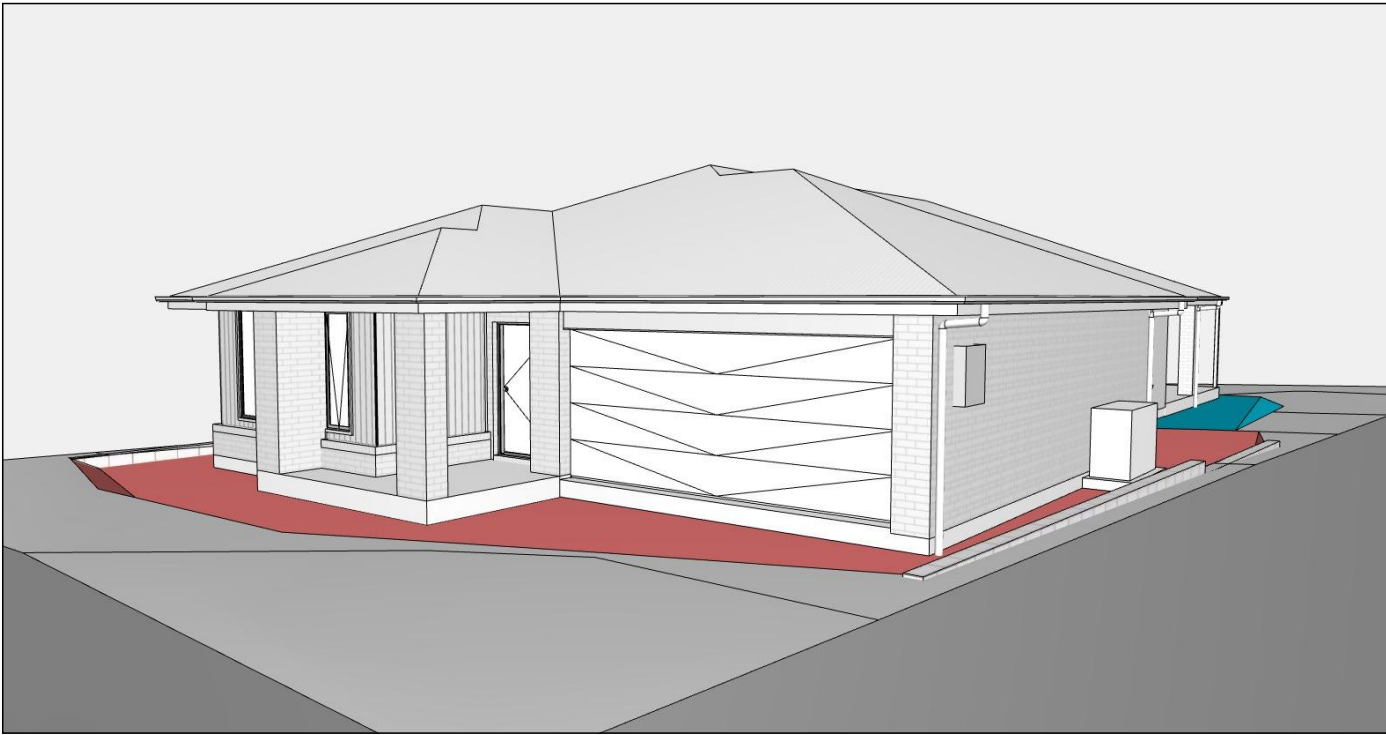
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						160 / - / 181554		GLENORCHY COUNCIL		WINDOW & DOOR SCHEDULES		8 / 17					

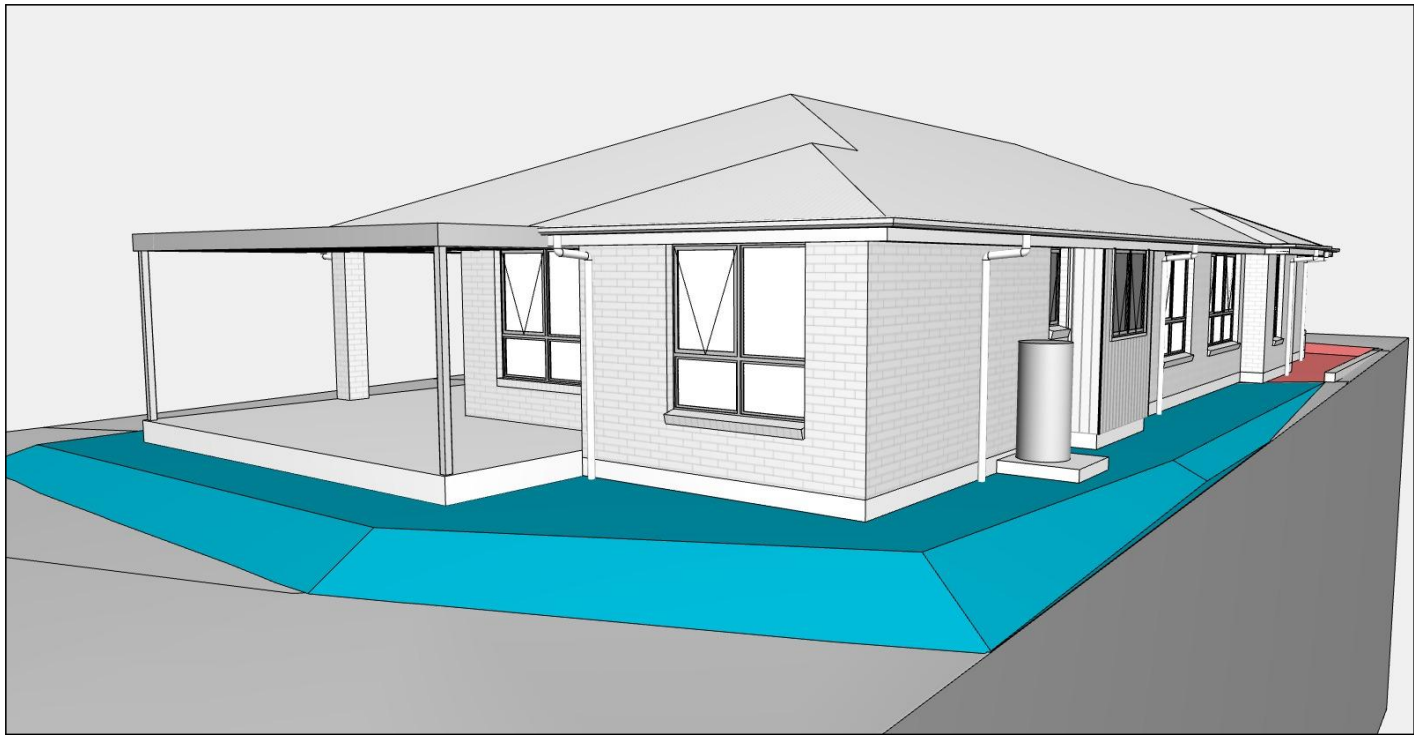
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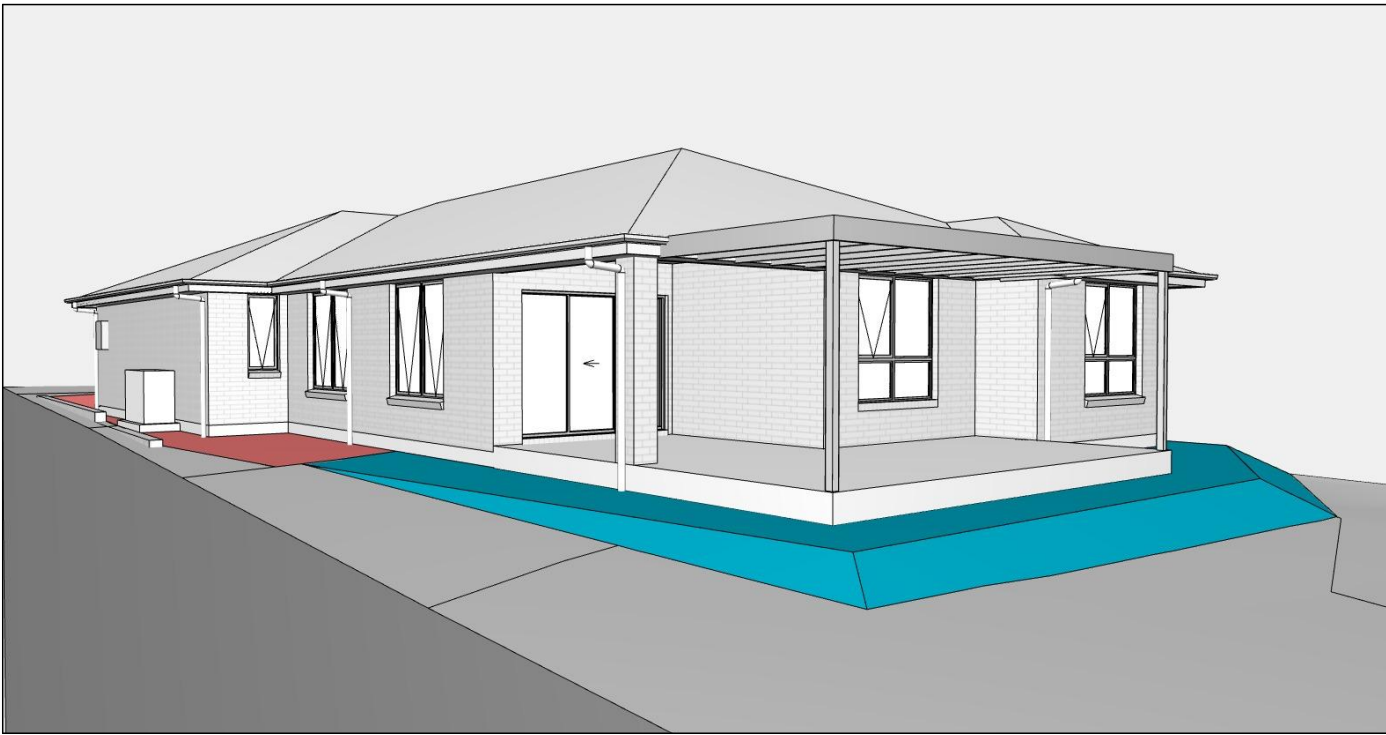
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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