

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-330
<b>PROPOSED DEVELOPMENT:</b>	Dwelling
<b>LOCATION:</b>	50 Kiewa Rise Lenah Valley
<b>APPLICANT:</b>	Cunic Homes
<b>ADVERTISING START DATE:</b>	06/01/2026
<b>ADVERTISING EXPIRY DATE:</b>	20/01/2026

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](http://www.gcc.tas.gov.au)) until **20/01/2026**.

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](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **20/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **20/01/2026**.



GLENORCHY CITY COUNCIL  
PLANNING SERVICES  
APPLICATION No. : PLN-25-330  
DATE RECEIVED: 15/12/2025

H875 - PROPOSED RESIDENCE  
Lot 124, 50 Kiewa Rise,  
LENAH VALLEY

SHEET		DRAWING TITLE
01	B	LOCATION PLAN
01a	C	SITE PLAN
01b		DRAINAGE PLAN
01c		SOIL & WATER MANAGEMENT PLAN
02		GROUND FLOOR PLAN
02a	B	FIRST FLOOR PLAN
02b	B	SECOND FLOOR PLAN
03	B	ELEVATIONS SHEET 1
03a	B	ELEVATIONS SHEET 2
03b	B	PERSPECTIVE VIEWS

C	COUNCIL RFI: Show driveway gradient, spot heights of NGL & FSL around driveway and provide driveway elevation, show manoeuvring.	15 Dec. 2025	ST	RJ	01a	<div>Notes</div> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	<div>Designer:</div> <div>ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>Client / Project info</div> <div>PROPOSED RESIDENCE  Lot 124, 50 Kiewa Rise, LENAH VALLEY</div>	<div>Soil Classification: H-1</div> <div>Title Reference: CT187764/124</div> <div>Floor Areas: SEE FLOOR PLANS</div> <div>Porch / Deck Areas: 35.09m<sup>2</sup></div> <div>Wind Speed: N2</div> <div>Climate Zone: 7</div> <div>Alpine Zone: N/A</div> <div>Corrosion Environment: LOW</div> <div>Certified BAL: TBC</div> <div>Designed BAL: TBC</div> <div>(Refer to Standard Notes for Explanation)</div>	COVER SHEET		
	DA PLAN SET	10 Nov. 2025	CK	SW	01 - 03							
B	Amend Kitchen sink & window (add small cut outside of window for the ground to accommodate window), additional information to Bath & Ens. on second floor, electrical additions and changes, Change cladding to Nailstrip	07 Nov. 2025	CK	ST	01, 01a, 02a - 03b, Electrical Plans & Calculations sheet							
A	WM & Dryer side by side in laundry, Open shelving to study area, Basin to WC on Second Floor, Amend access to below stairs from WIP area, Add clothes line, Add deck to First Floor Level, Update all relevant sheets	11 Sep. 2025	CK	RJ	01, 01a, 02a - 03b							
No.	Amendment	Date	Drawn	Checked	Sheet							



**DATE RECEIVED:** 15/12/2025

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A1	<p>Site Coverage:</p> <p>Max. 30% of site = 516m<sup>2</sup></p> <p>Proposed site coverage (excl. eaves up to 0.6m):</p> <p>213.22m<sup>2</sup> (12.40%)</p>
----	--

01/03

B	07 Nov. 2025	CK
A	11 Sep. 2025	CK
No.	Date	Int.

Amendment changes as per cover sheet

Document Set ID: 3568848  
Version: 1, Version Date: 19/12/2025



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Ground Floor FFL 115.09  
First Floor FFL 118.15  
Second Floor FFL 121.21

LEGEND  
Trees to be demolished

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C	15 Dec. 2025	ST
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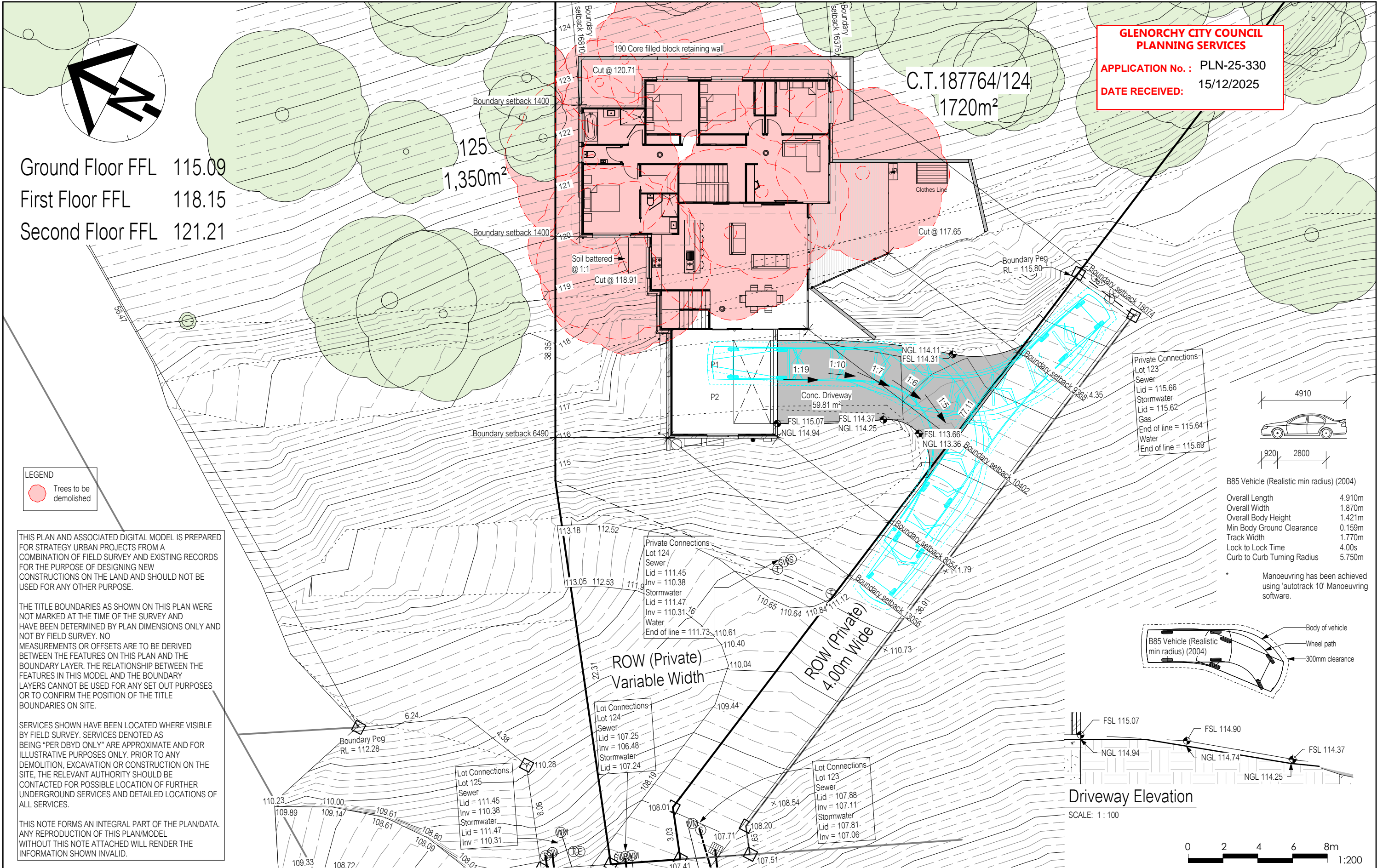
Designer:  
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 171  
NORTH HOBART  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
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Client / Project info  
PROPOSED RESIDENCE  
Lot 124, 50 Kiewa Rise,  
LENAH VALLEY



SITE PLAN

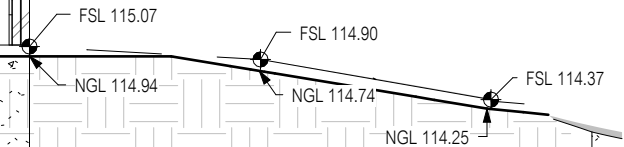
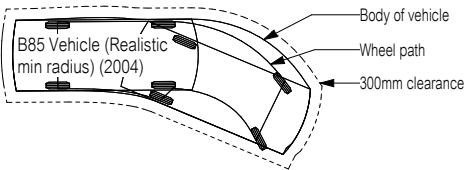
Drawn	CK	H875
Date	10 November 2025	Sheet
Scale	As indicated	01a/03



Private Connections-  
Lot 123  
Sewer  
Lid = 115.66  
Stormwater  
Lid = 115.62  
Gas  
End of line = 115.64  
Water  
End of line = 115.69

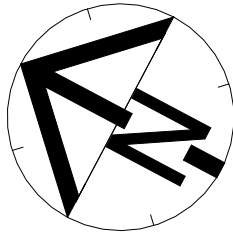
B85 Vehicle (Realistic min radius) (2004)  
Overall Length 4.910m  
Overall Width 1.870m  
Overall Body Height 1.421m  
Min Body Ground Clearance 0.159m  
Track Width 1.770m  
Lock to Lock Time 4.00s  
Curb to Curb Turning Radius 5.750m

\* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.



Driveway Elevation  
SCALE: 1 : 100





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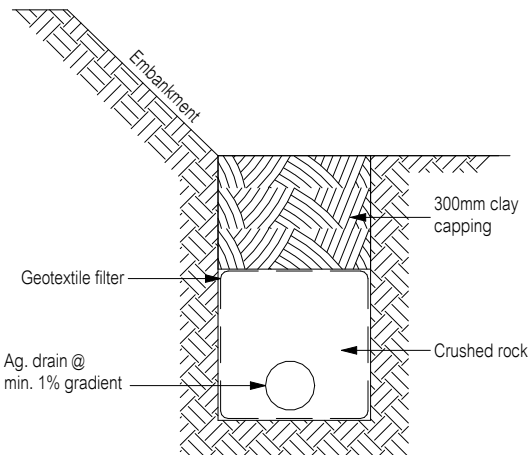
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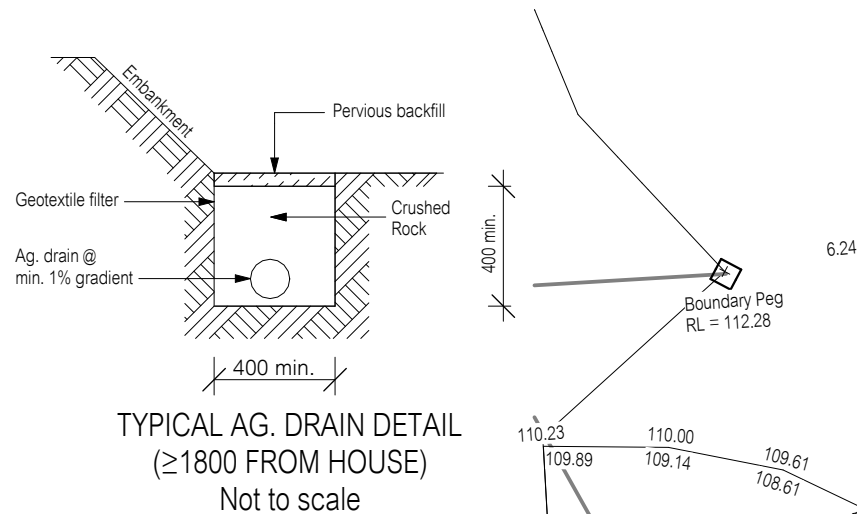
NOTE:  
ENGINEER TO DESIGN  
ARTICULATED DRAINAGE  
DUE TO H-1 SOIL CLASS

Where ag drain is < 1.5m from footing, the following engineering principles are required:

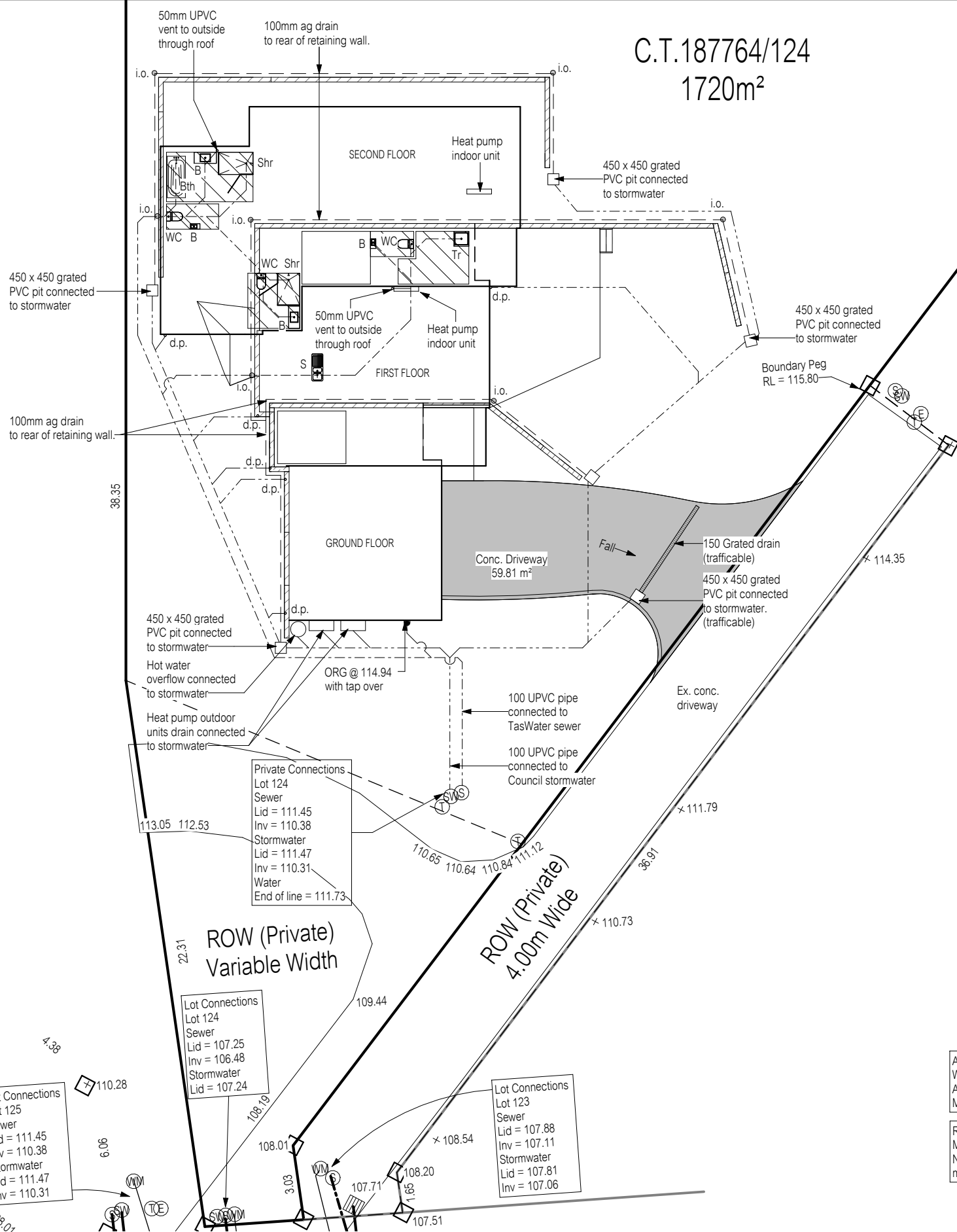
1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



**TYPICAL AG. DRAIN DETAIL  
(<1800 FROM HOUSE)**  
Not to scale



**TYPICAL AG. DRAIN DETAIL  
(≥1800 FROM HOUSE)**  
Not to scale



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)

--- Sewer Line (1000 UPVC)  
(unless noted otherwise)  
--- Stormwater Line (1000 UPVC)  
(unless noted otherwise)  
--- Stormwater Line (1500 UPVC)  
(unless noted otherwise)

NOTES:  
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.  
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.  
3. 500 required for multiple shower heads.  
4. Showers to comply with N.C.C. 10.2.14.  
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

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Refer to Roof Plan for  
downpipe calculations

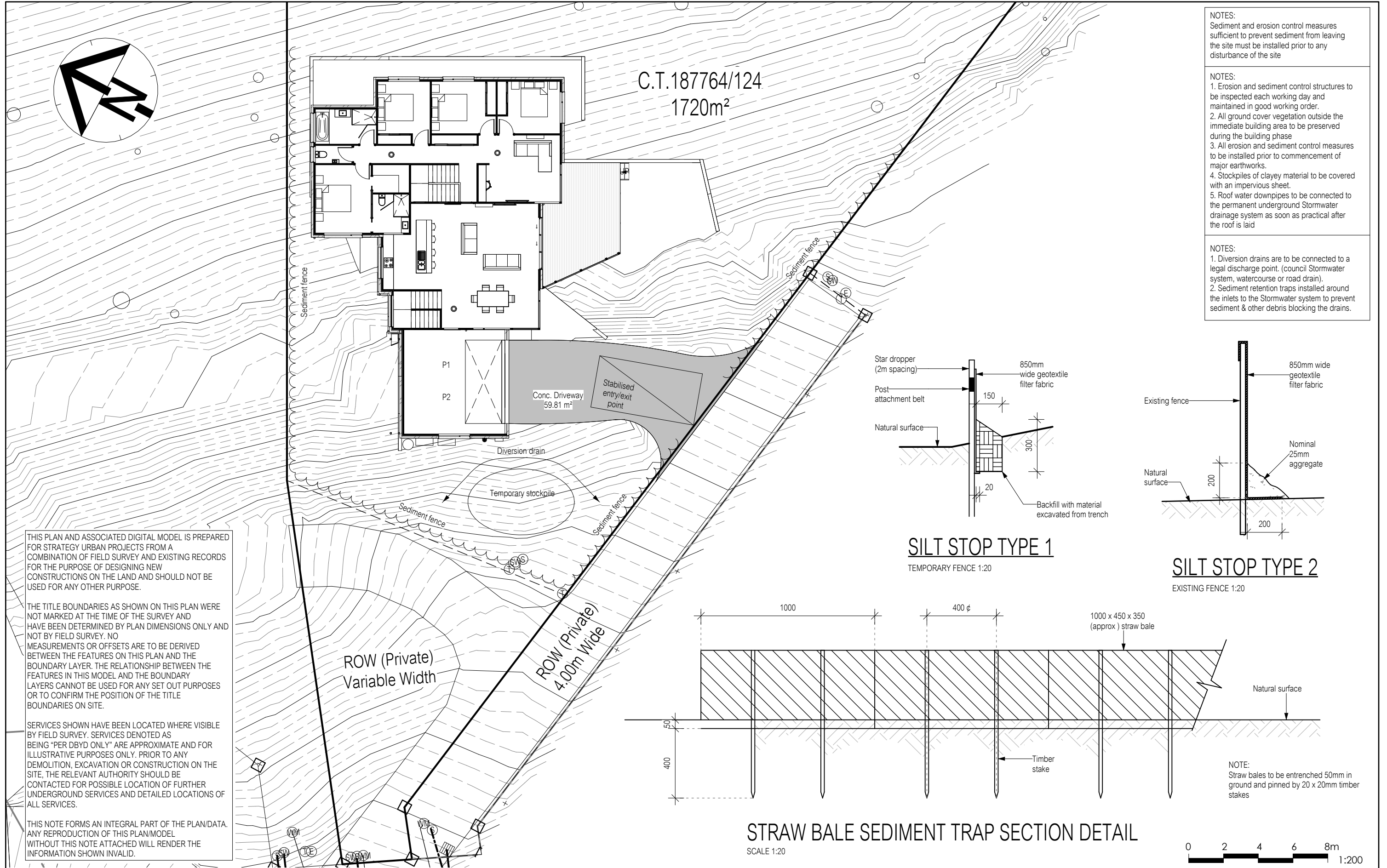
All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:  
Min. medium rectangular gutter & min. 90a downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²



Soil classification: H-1			Notes <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info		DRAINAGE PLAN		
Refer to Soil Report for nominated founding depth and description of founding material.				- Wet areas to comply with NCC 10.2 and AS3740	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		PROPOSED RESIDENCE  Lot 124, 50 Kiewa Rise, LENAH VALLEY	Drawn	CK
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3					Date		10 November 2025	Sheet	01b/03
Amendment changes as per cover sheet					Scale		1 : 200		





- NOTES:

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site
- NOTES:

  1. 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 control 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
- NOTES:

  1. Diversion drains are to be connected to a legal discharge point. (council Stormwater system, watercourse or road drain).
  2. Sediment retention traps installed around the inlets to the Stormwater system to prevent sediment & other debris blocking the drains.

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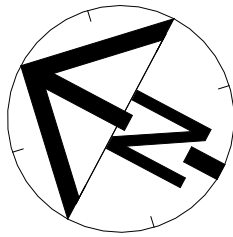
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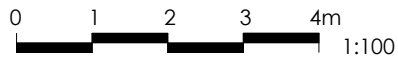
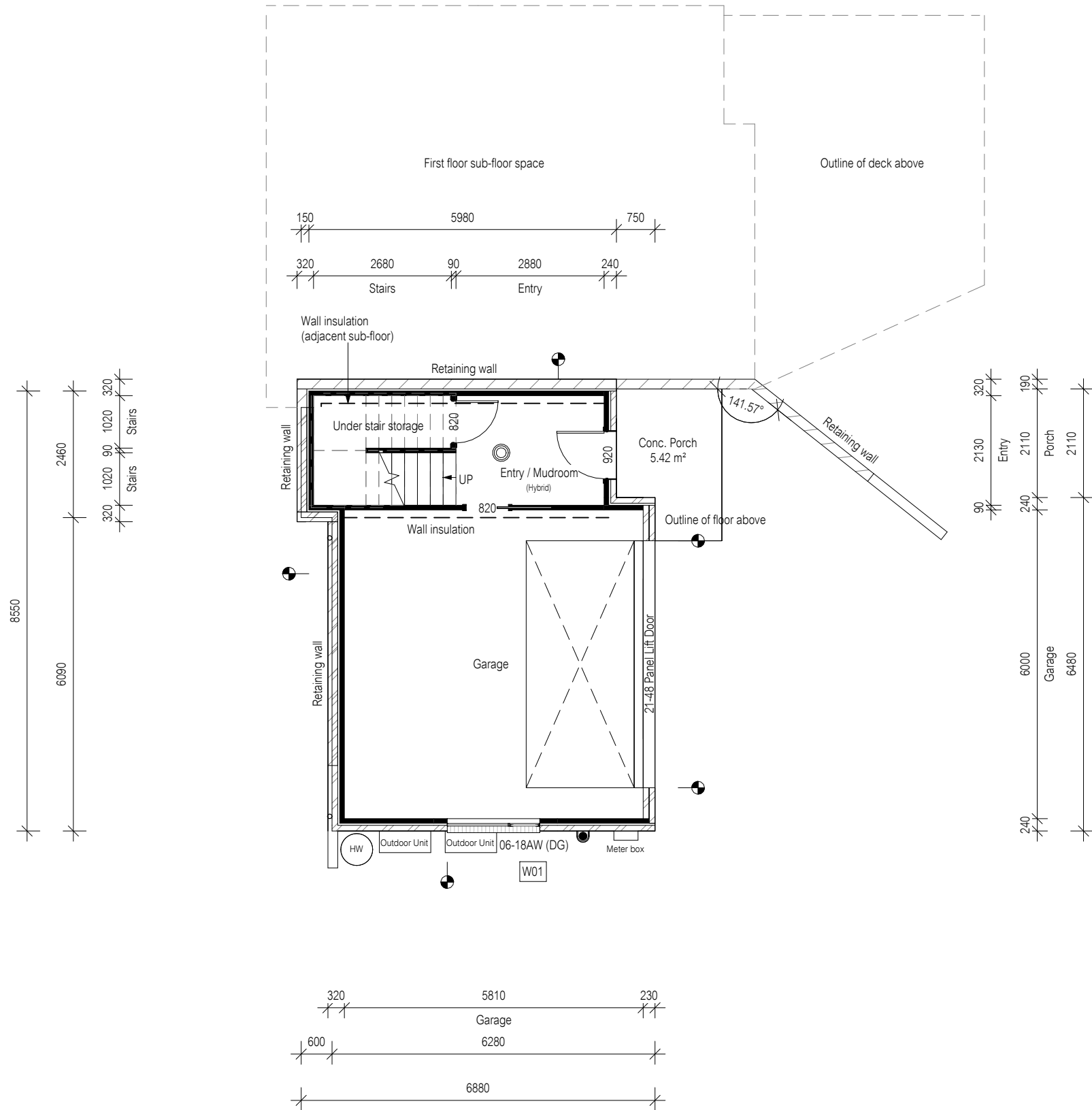



SOIL & WATER MANAGEMENT PLAN		
Drawn	CK	H875
Date	10 November 2025	Sheet
Scale	As indicated	01c/03

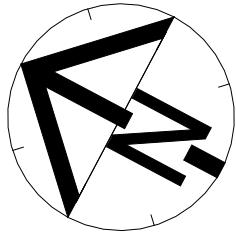
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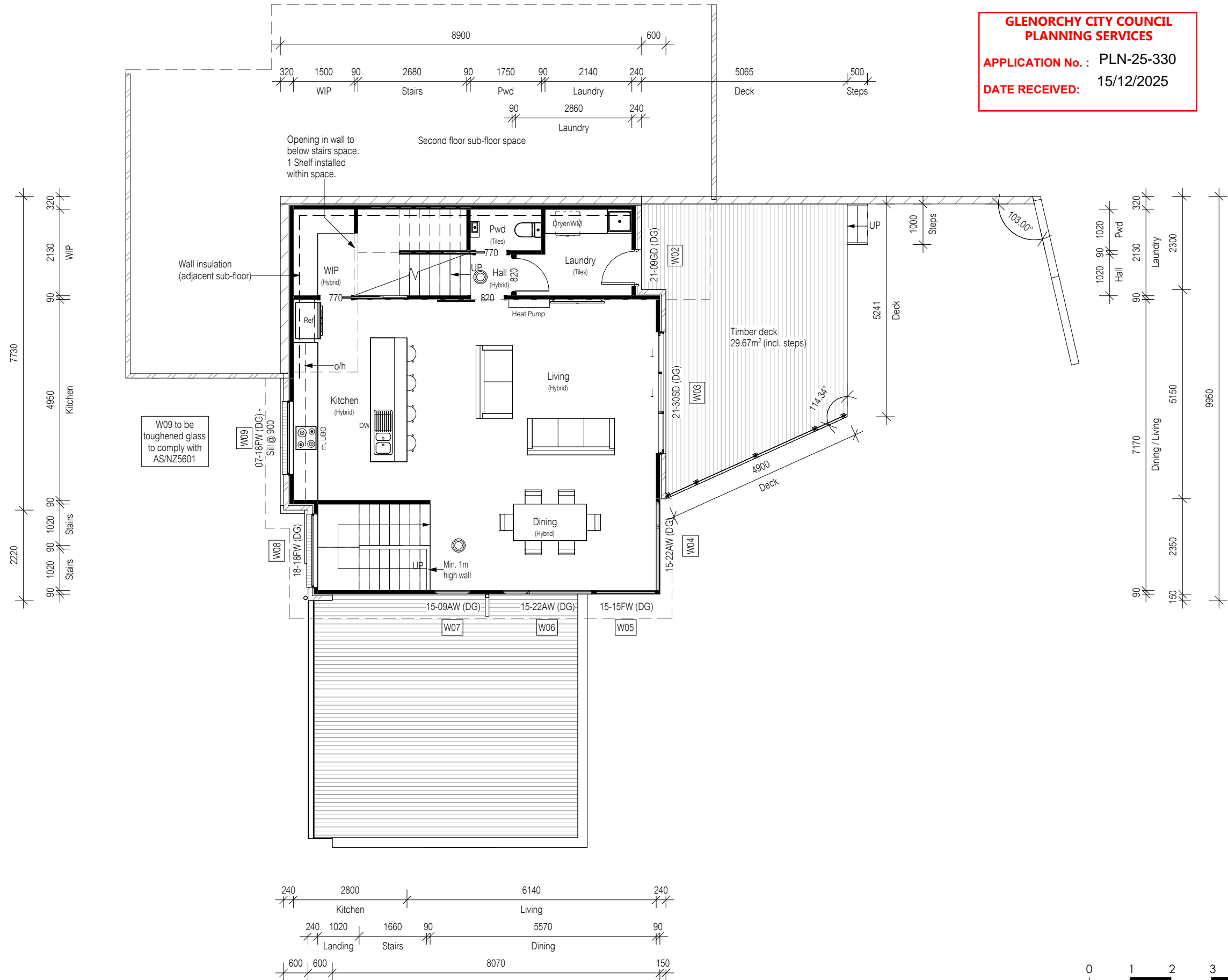
<div>Ground Floor Area = 55.78m<sup>2</sup> First Floor Area = 87.28m<sup>2</sup> Second Floor Area = 110.40m<sup>2</sup></div> <div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div>		<div>Notes</div> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	<div>Designer:</div> <div>ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>Client / Project info</div> <div>PROPOSED RESIDENCE  Lot 124, 50 Kiewa Rise, LENAH VALLEY</div>	<div> CUNIC homes <i>Built for you</i></div>	<div>GROUND FLOOR PLAN</div> <table><tr><td>Drawn</td><td>CK</td><td>H875</td></tr><tr><td>Date</td><td>10 November 2025</td><td>Sheet</td></tr><tr><td>Scale</td><td>1 : 100</td><td rowspan="2">02/03</td></tr><tr><td colspan="2">Copyright ©</td></tr></table>		Drawn	CK	H875	Date	10 November 2025	Sheet	Scale	1 : 100	02/03	Copyright ©	
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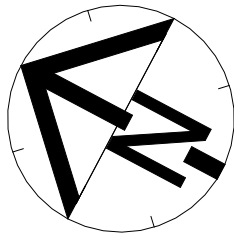
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<div><div><div></div></div>Articulation joints</div> <div><div></div>Smoke Alarm (interconnected where more than 1)</div>	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au			PROPOSED RESIDENCE  Lot 124, 50 Kiewa Rise, LENAH VALLEY			Drawn	CK	H875	
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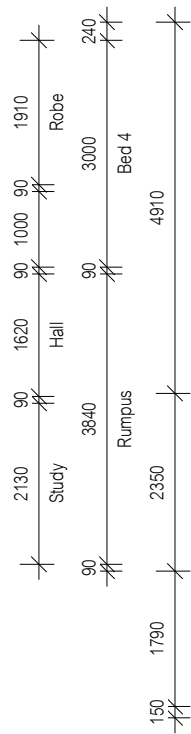
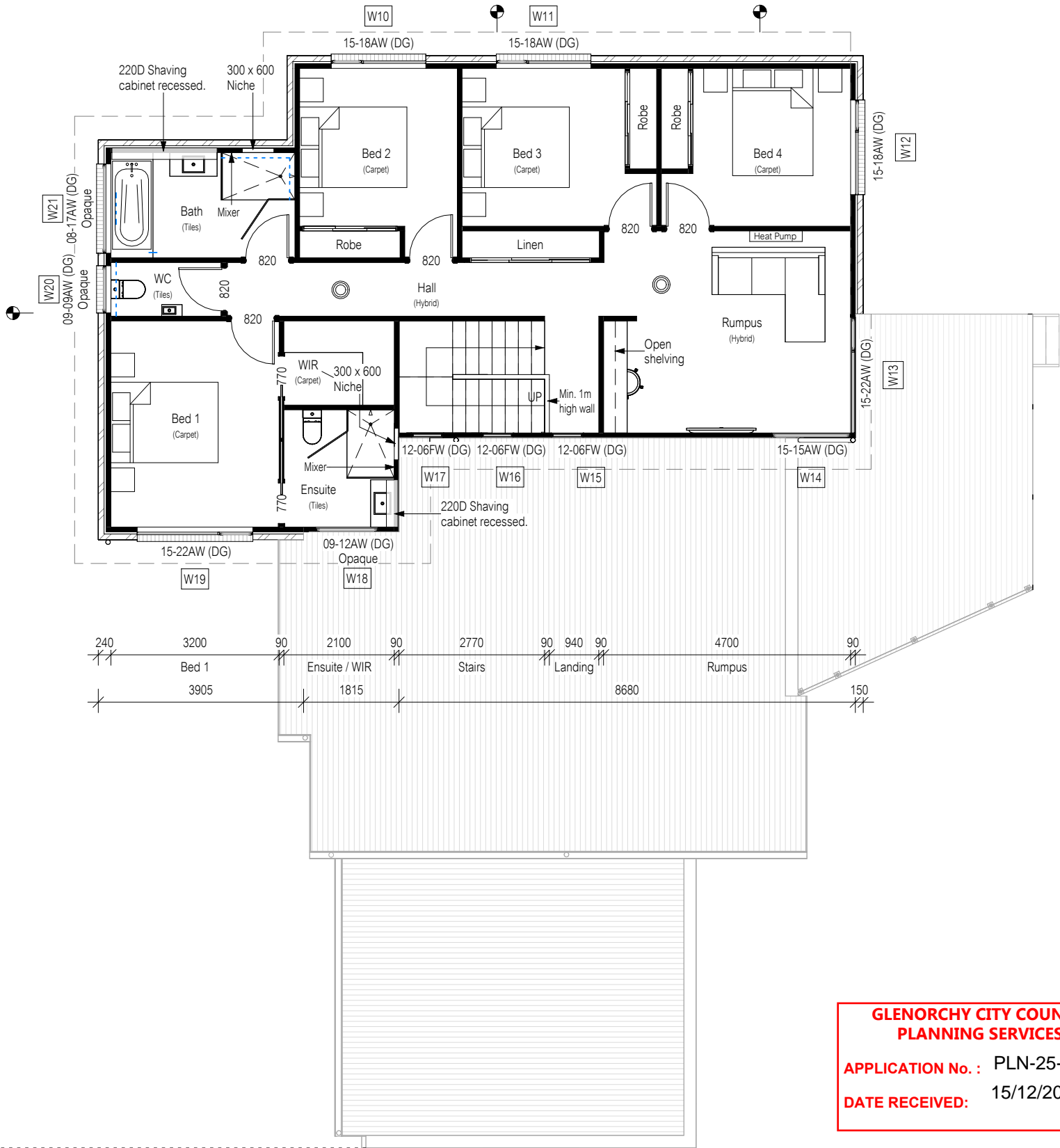
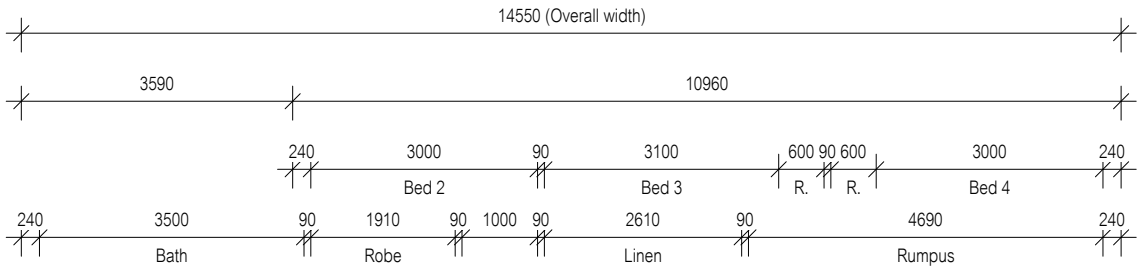
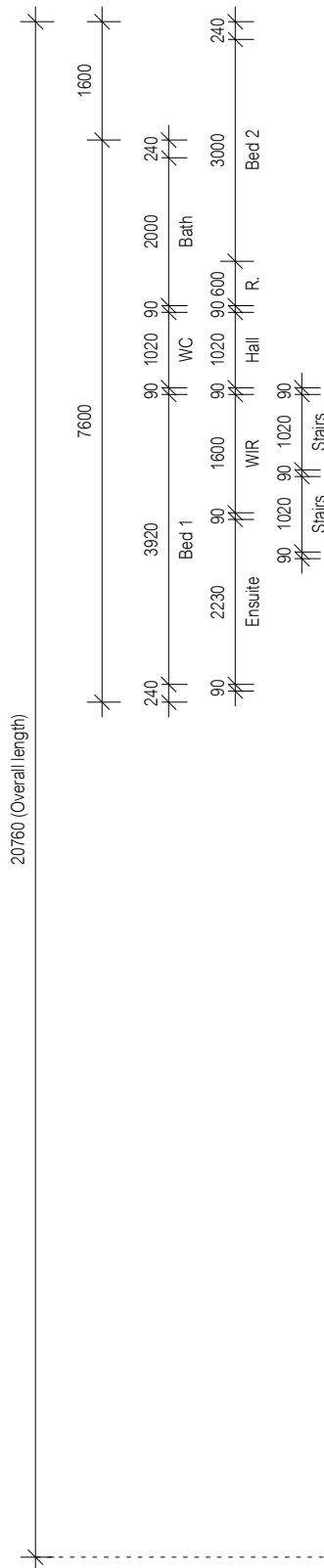


Ground Floor Area = 55.78m<sup>2</sup>  
First Floor Area = 87.28m<sup>2</sup>  
Second Floor Area = 110.40m<sup>2</sup>

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Articulation joints
- Smoke Alarm (interconnected where more than 1)

Location of wall reinforcement to comply with Part 6 of the *Livable Housing Design Standard*.



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LENAH VALLEY



SECOND FLOOR PLAN		
Drawn	CK	H875
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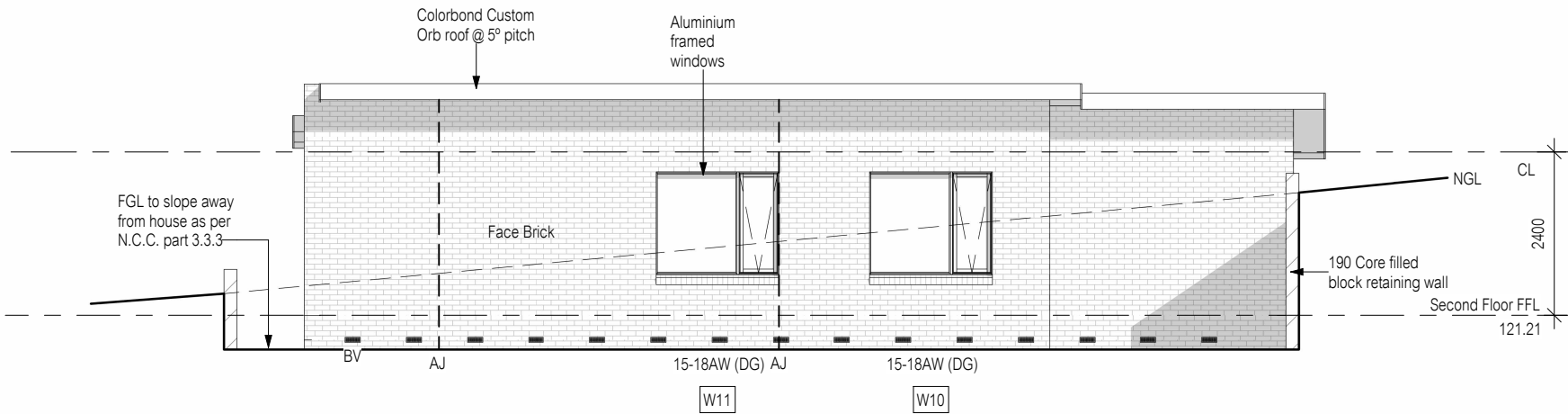
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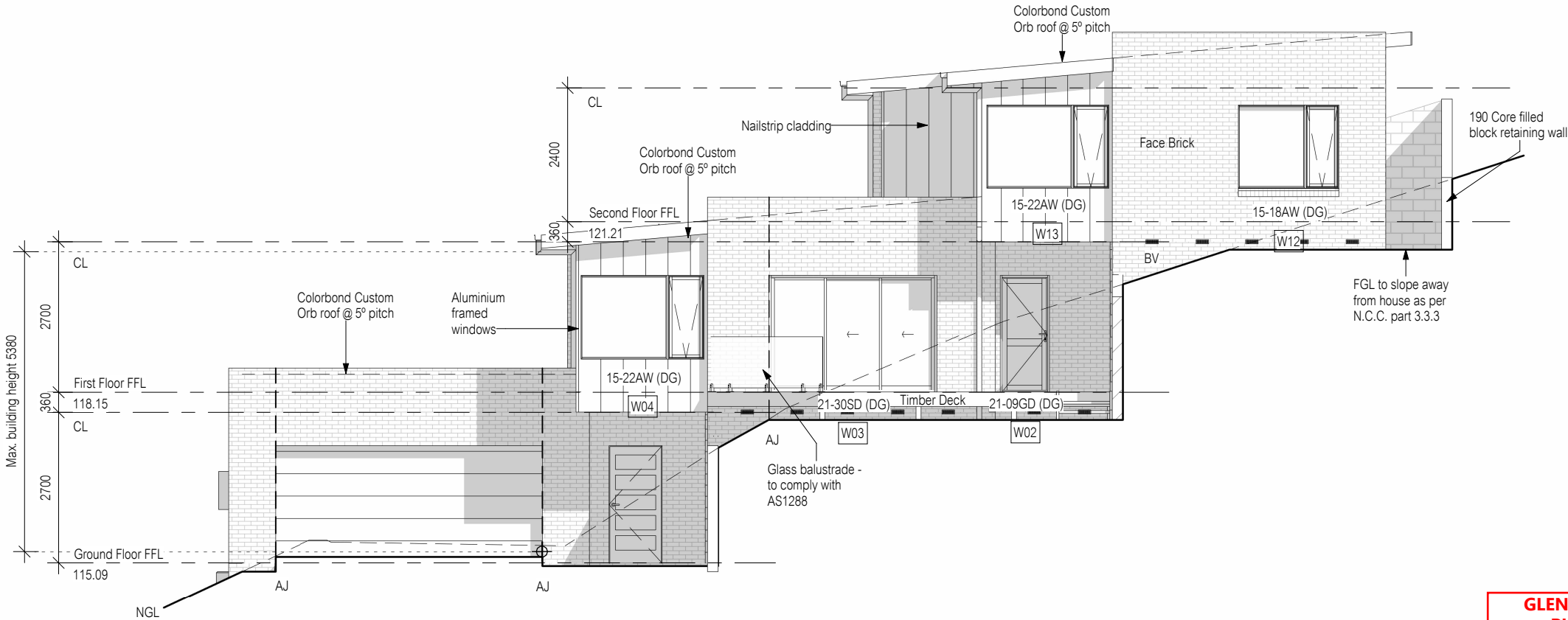
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Material	Colour
Colorbond Roof	Jasper
Face Brick	I.B.P. - Ash Eco Exposed
Nail Strip Cladding	Jasper

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



North East Elevation



South East Elevation

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**LEGEND:**  
AJ - Articulation Joint  
BV - Brick Vent

Amendment changes as per cover sheet

Shadows shown for stylisation purposes only

Notes


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PROPOSED RESIDENCE  
Lot 124, 50 Kiewa Rise,  
LENAH VALLEY



ELEVATIONS SHEET 1

DrawnCKH875

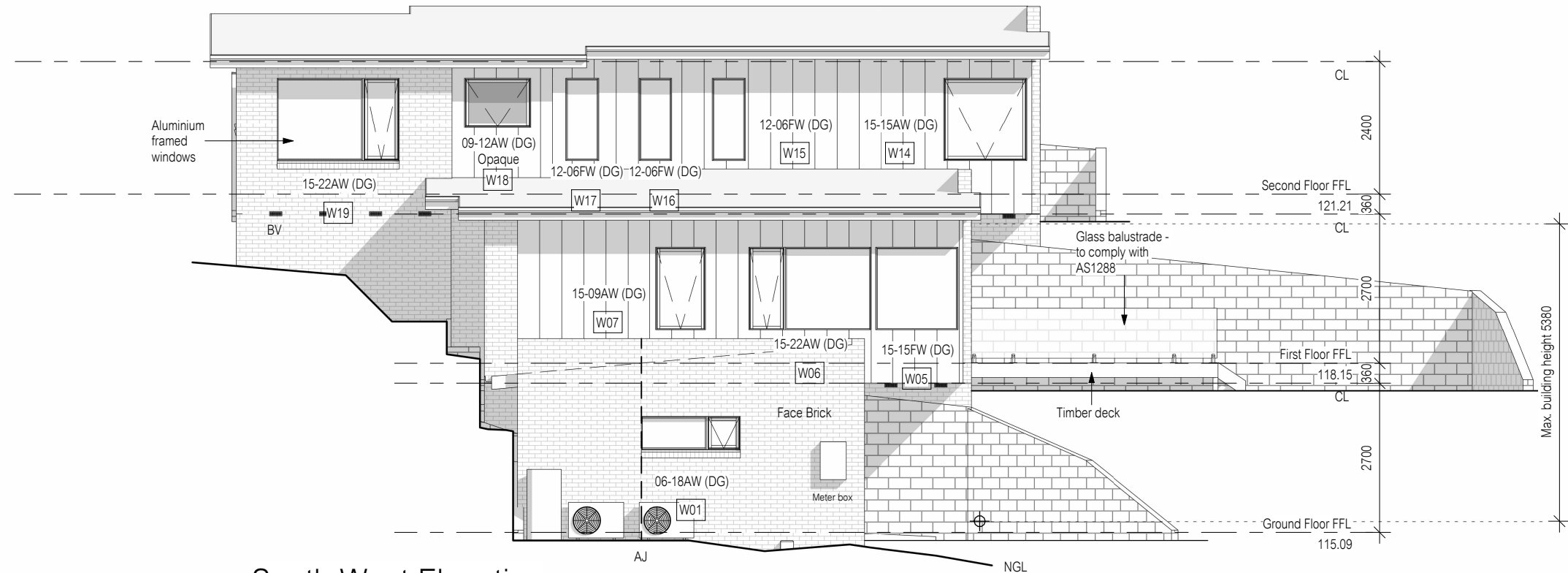
Date10 November 2025Sheet

Scale1 : 100

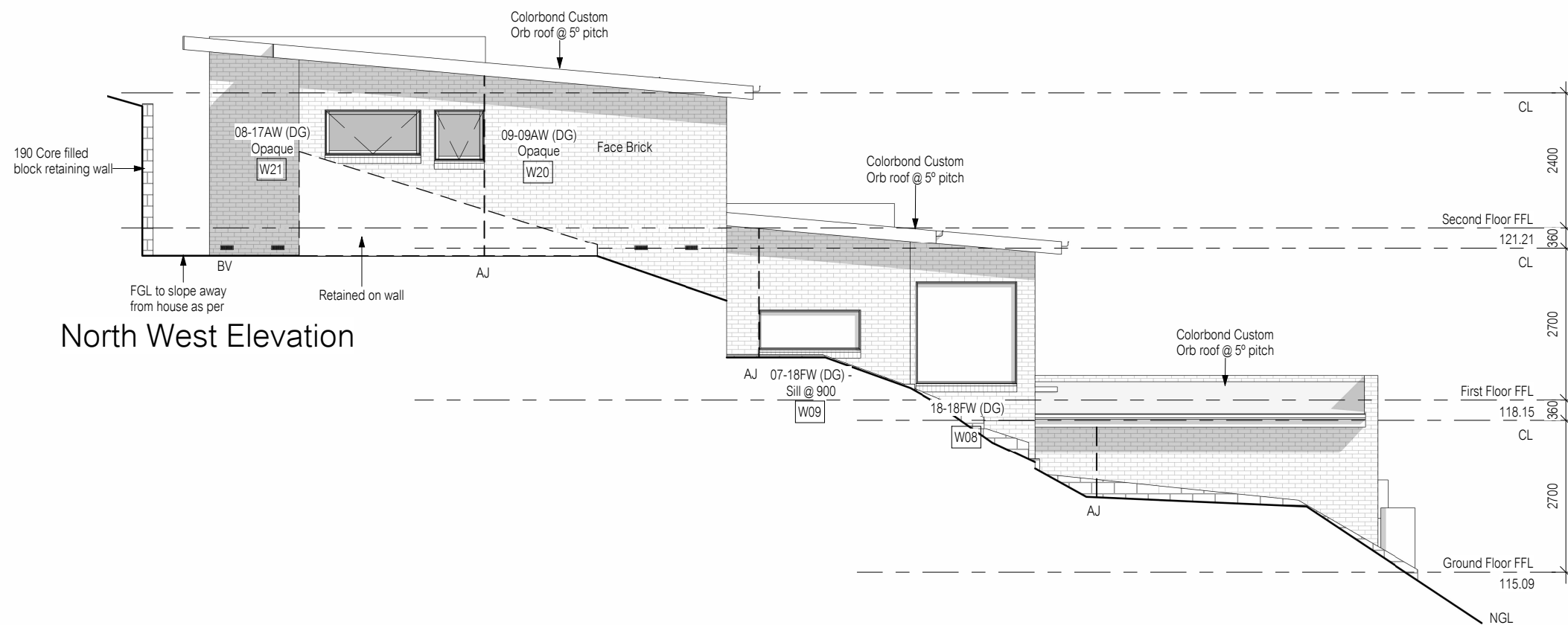
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03/03

Document Set ID: 3568748  
Version: 1, Version Date: 19/12/2025



South West Elevation




North West Elevation

Material	Colour
Colorbond Roof	Jasper
Face Brick	I.B.P. - Ash Eco Exposed
Nail Strip Cladding	Jasper

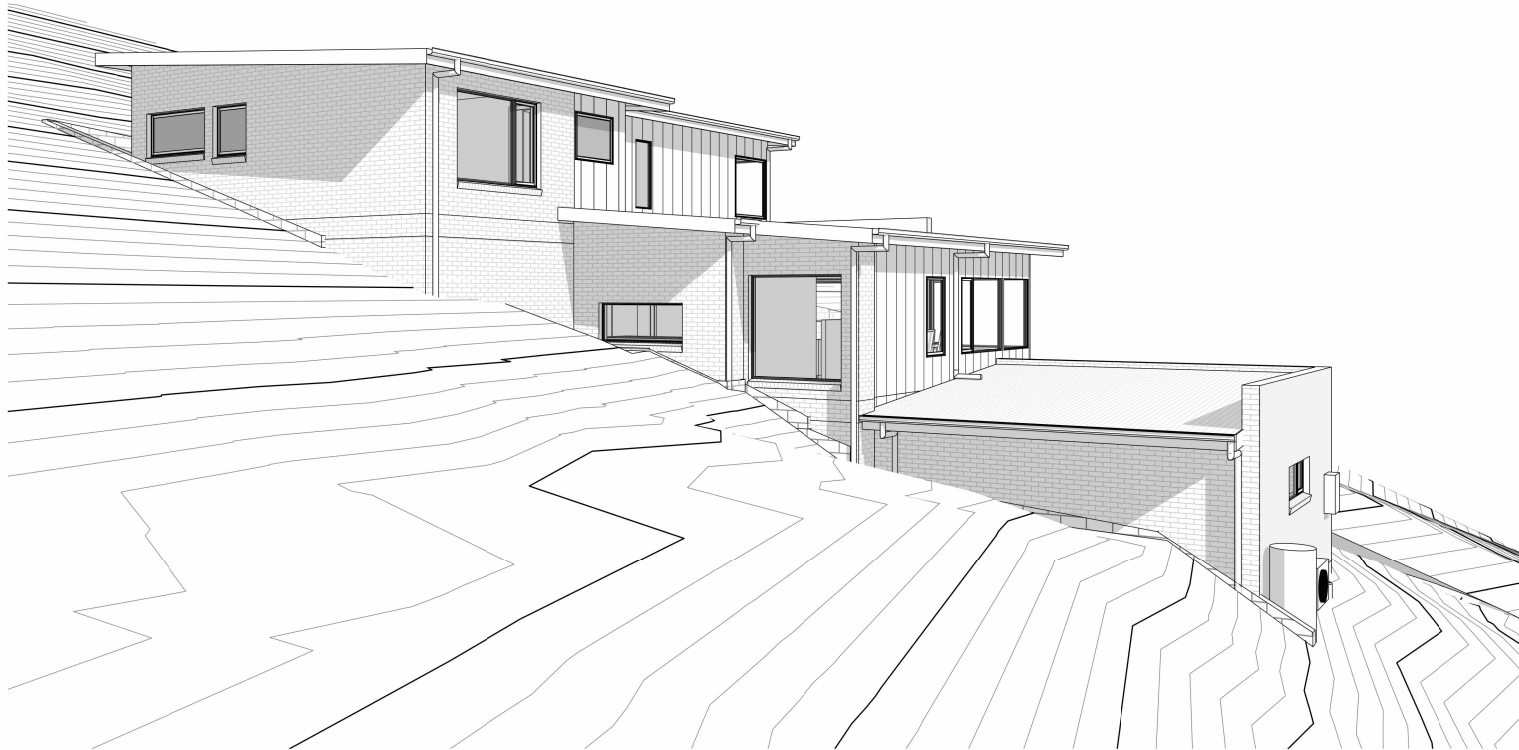
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
**APPLICATION No. : PLN-25-330**  
**DATE RECEIVED: 15/12/2025**

B	07 Nov. 2025	CK
A	11 Sep. 2025	CK
No.	Date	Int.

<div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div> <div>LEGEND: AJ - Articulation Joint BV - Brick Vent</div> <div>Amendment changes as per cover sheet</div> <div>Shadows shown for stylisation purposes only</div>	<div>Notes</div> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info	<div></div>	ELEVATIONS SHEET 2	
					DrawnCKH875	
					Date10 November 2025	Sheet
					Scale1 : 100	03a/03
					Copyright ©	





B	07 Nov. 2025	CK
A	11 Sep. 2025	CK
No.	Date	Int.

Amendment changes as per cover sheet		Shadows shown for stylisations purpose only
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Notes

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Designer:

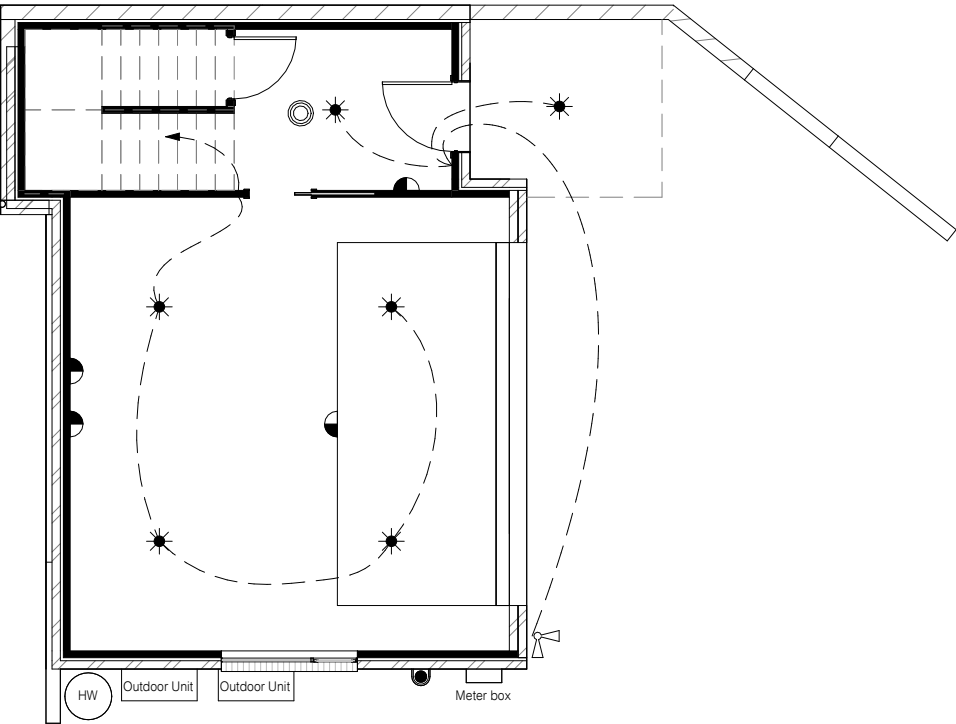
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 171  
NORTH HOBART  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

Client / Project info

PROPOSED RESIDENCE  
Lot 124, 50 Kiewa Rise,  
LENAH VALLEY



PERSPECTIVE VIEWS		
Drawn	CK	H875
Date	10 November 2025	Sheet
Scale		03b/03
Copyright ©		



- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
  - DOWNLIGHT POINT (UNVENTED) (35W)
  - ✱ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
  - PENDANT LIGHT (30W)
  - WALL LIGHT POINT (30W)
  - 2 x 900mm FLUORESCENT LIGHT POINT (36W)
  - 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
  - ⌒ SINGLE POWER POINT
  - ⌒ DOUBLE POWER POINT
  - ⌒ DOUBLE POWER POINT WITH USB
  - ⌒ WATER PROOF POWER POINT
  - ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
  - ⊞ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
  - ⌒ TV CONNECTION POINT
  - ▽ NBN/TELEPHONE CONNECTION POINT
  - ⌒ SENSOR LIGHT
  - ⊙ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
  - ⌒ FLOOD LIGHT
  - ⌒ CAT 6 CONNECTION POINT
  - ▶ TREAD LIGHTS (2W)
  - ⌒ DUCTED VACUUM POINT
  - ⊞ SECURITY SYSTEM KEYPAD
  - ⌒ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:  
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

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

**APPLICATION No. :** PLN-25-330  
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No.	Date	Int.	Amendment changes as per cover sheet
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Notes

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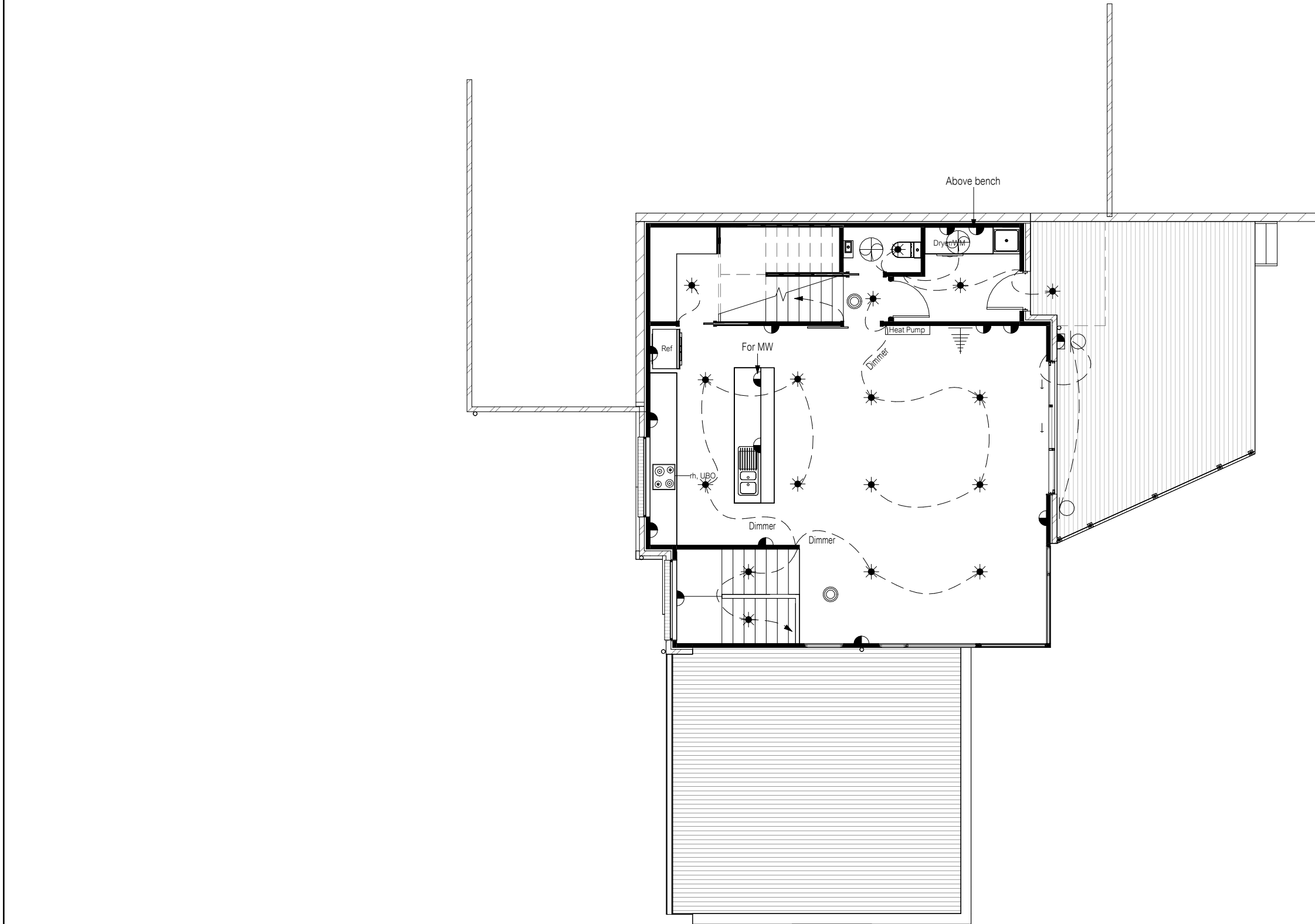
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Client / Project info

PROPOSED RESIDENCE  
Lot 124, 50 Kiewa Rise,  
LENAH VALLEY



GROUND FLOOR ELECTRICAL PLAN		
Drawn	ST	H875
Date	17 October 2025	Sheet
Scale	1 : 100	
		09/03



- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
  - DOWNLIGHT POINT (UNVENTED) (35W)
  - ✱ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
  - PENDANT LIGHT (30W)
  - WALL LIGHT POINT (30W)
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  - ⦿ TV CONNECTION POINT
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  - ⦿ SENSOR LIGHT
  - ⦿ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
  - ⦿ FLOOD LIGHT
  - ⦿ CAT 6 CONNECTION POINT
  - ▶ TREAD LIGHTS (2W)
  - ⦿ DUCTED VACUUM POINT
  - ⦿ SECURITY SYSTEM KEYPAD
  - ⦿ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:  
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

Where no external ventilation / windows provided, exhaust fans to wet areas/ laundry to be fitted with a run on timer.  
20mm gap base of door to comply with N.C.C. 10.8.2 (5)(a).

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

**APPLICATION No. :** PLN-25-330  
**DATE RECEIVED:** 15/12/2025

No.	Date	Int.	Amendment changes as per cover sheet
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- Notes
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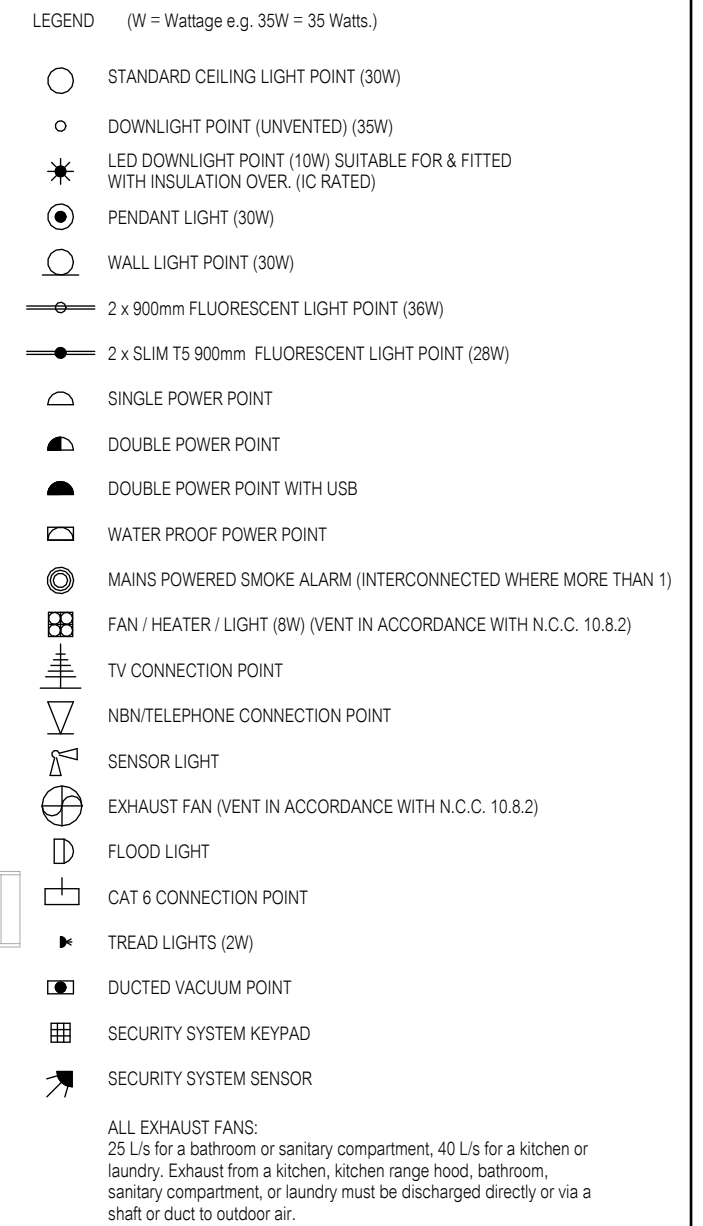
Designer:  
ANOTHER PERSPECTIVE PTY LTD  
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Client / Project info  
PROPOSED RESIDENCE  
Lot 124, 50 Kiewa Rise,  
LENAH VALLEY



FIRST FLOOR ELECTRICAL PLAN		
Drawn	ST	H875
Date	17 October 2025	Sheet
Scale	1 : 100	09a/03





SECOND FLOOR ELECTRICAL PLAN		
Drawn	ST	H875
Date	17 October 2025	Sheet
Scale	1 : 100	09b/03

No.	Date	Int.	Amendment changes as per cover sheet
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Designer:

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Client / Project info
PROPOSED RESIDENCE Lot 124, 50 Kiewa Rise, LENA VALLEY

Building name/description

H875 - PROPOSED RESIDENCE, Lot 124 Kiewa Rise, LENA VALLEY

Number of rows preferred in table below

19

(as currently displayed)

Classification

Class 1

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The % of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor				SATISFIES PART 13.7.6		
						Adjustment factor	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	
						Adjustment factors				System allowance	System design	
1	GARAGE	Other	34.9 m²	40 W	Class 10a building					3.0 W/m²	1.1 W/m²	100% of 37%
2	ENTRY / STAIRS	Corridor	11.8 m²	30 W	Class 1 building					5.0 W/m²	2.5 W/m²	6% of 41%
3	DINING	Lounge room	16.8 m²	40 W	Class 1 building	(c) Manual	100%			5.9 W/m²	2.4 W/m²	5% of 41%
4	KITCHEN	Kitchen	16.7 m²	40 W	Class 1 building	(c) Manual	100%			5.9 W/m²	2.4 W/m²	5% of 41%
5	LIVING	Living room	23.1 m²	40 W	Class 1 building	(c) Manual	100%			5.9 W/m²	1.7 W/m²	4% of 41%
6	WIP	Other	3.2 m²	10 W	Class 1 building					5.0 W/m²	3.1 W/m²	7% of 41%
7	HALL	Corridor	6.7 m²	10 W	Class 1 building					5.0 W/m²	1.5 W/m²	3% of 41%
8	PWD	Toilet	1.8 m²	10 W	Class 1 building					5.0 W/m²	5.6 W/m²	13% of 41%
9	L'DRY	Laundry	5.3 m²	10 W	Class 1 building					5.0 W/m²	1.9 W/m²	4% of 41%
10	BED 1	Bedroom	12.5 m²	40 W	Class 1 building	(c) Manual	100%			5.9 W/m²	3.2 W/m²	7% of 41%
11	ENSUITE	Bathroom	4.7 m²	8 W	Class 1 building					5.0 W/m²	1.7 W/m²	4% of 41%
12	WIR	Other	3.4 m²	10 W	Class 1 building					5.0 W/m²	3.0 W/m²	7% of 41%
13	WC	Toilet	2.2 m²	10 W	Class 1 building					5.0 W/m²	4.7 W/m²	11% of 41%
14	BATH	Bathroom	7.0 m²	8 W	Class 1 building					5.0 W/m²	1.1 W/m²	2% of 41%
15	HALL	Corridor	16.8 m²	50 W	Class 1 building					5.0 W/m²	3.0 W/m²	7% of 41%
16	BED 2	Bedroom	10.8 m²	20 W	Class 1 building					5.0 W/m²	1.9 W/m²	4% of 41%
17	BED 3	Bedroom	11.1 m²	20 W	Class 1 building					5.0 W/m²	1.8 W/m²	4% of 41%
18	BED 4	Bedroom	10.8 m²	20 W	Class 1 building					5.0 W/m²	1.9 W/m²	4% of 41%
19	RUMPUS	Lounge room	18.0 m²	20 W	Class 1 building	(c) Manual dimming system	100%			5.9 W/m²	1.1 W/m²	2% of 41%

217.3 m²

436 W

Class 1 building

5.4 W/m²

2.2 W/m²

Class 10a building (associated with a Class 1 building)

3.0 W/m²

1.1 W/m²

if inputs are valid



IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website ([abcb.gov.au](http://abcb.gov.au)). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.



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WINDOW MANUFACTURER:  
(??????WINDOW TYPE CHANGE????)

LEGEND:  
SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door,  
BRPG = Bushfire Rated Privacy Glass  
NOTE: Window tags including (DG) are to be Double Glazed, otherwise they are to be single glazed.

NOTE:  
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures.  
Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 11.3.7 & 11.3.8  
\* - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)

WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
W01	06-18AW (DG)				
W02	21-09GD (DG)				
W03	21-30SD (DG)				
W04	15-22AW (DG)				
W05	15-15FW (DG)				
W06	15-22AW (DG)				
W07	15-09AW (DG)				
W08	18-18FW (DG)				
W09	07-18FW (DG) - Sill @ 900				
W10	15-18AW (DG)				
W11	15-18AW (DG)				
W12	15-18AW (DG)				
W13	15-22AW (DG)				
W14	15-15AW (DG)				
W15	12-06FW (DG)				
W16	12-06FW (DG)				
W17	12-06FW (DG)				
W18	09-12AW (DG) Opaque				
W19	15-22AW (DG)				
W20	09-09AW (DG) Opaque				
W21	08-17AW (DG) Opaque				

GLENORCHY CITY COUNCIL  
PLANNING SERVICES

APPLICATION No. : PLN-25-330

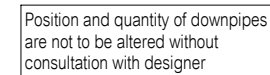
DATE RECEIVED: 15/12/2025

INSULATION SCHEDULE	
Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (Internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors

NOTE:  
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly.  
Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification.  
Ventilation to comply with N.C.C. 10.8.3.  
Recommended to comply with *CBOS - CONDENSATION IN BUILDINGS - TASMANIAN DESIGNERS GUIDE* (i.e. min. 25mm clearance required between roofing and sarking (i.e. batten over sarking OR sarking over batten + vented batten) & Min. 25mm air gap above bulk insulation into roof space).  
Where solar tubes are located, diffusers are to be installed.  
Where skylights are located, ceiling insulation is to be installed to length of shaft.

			Notes <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info		CALCULATIONS & SCHEDULES			
No.	Date	Int.		Amendment changes as per cover sheet	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		PROPOSED RESIDENCE  Lot 124, 50 Kiewa Rise, LENAH VALLEY	Drawn	ST	H875
							Date	17 October 2025	Sheet	
							Scale			10/03

Colorbond fixings:  
50mm M6 11 x 50 EPDM  
seal to comply with AS3566  
or refer to AS3566 for  
alternatives.



**EAVES VENT NOTE:**  
Vent System G2500N vents at high & low side (25,000mm²/m)(Refer to manufacturer's documentation for installation details)

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-25-330**

**DATE RECEIVED: 15/12/2025**

ROOF PLAN		
Drawn	CK	H875
Date	10 November 2025	Sheet
Scale	1 : 100	11/03