

DEVELOPMENT APPLICATION

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

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**.



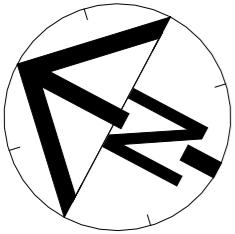
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. : PLN-25-330
DATE RECEIVED: 15/12/2025

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

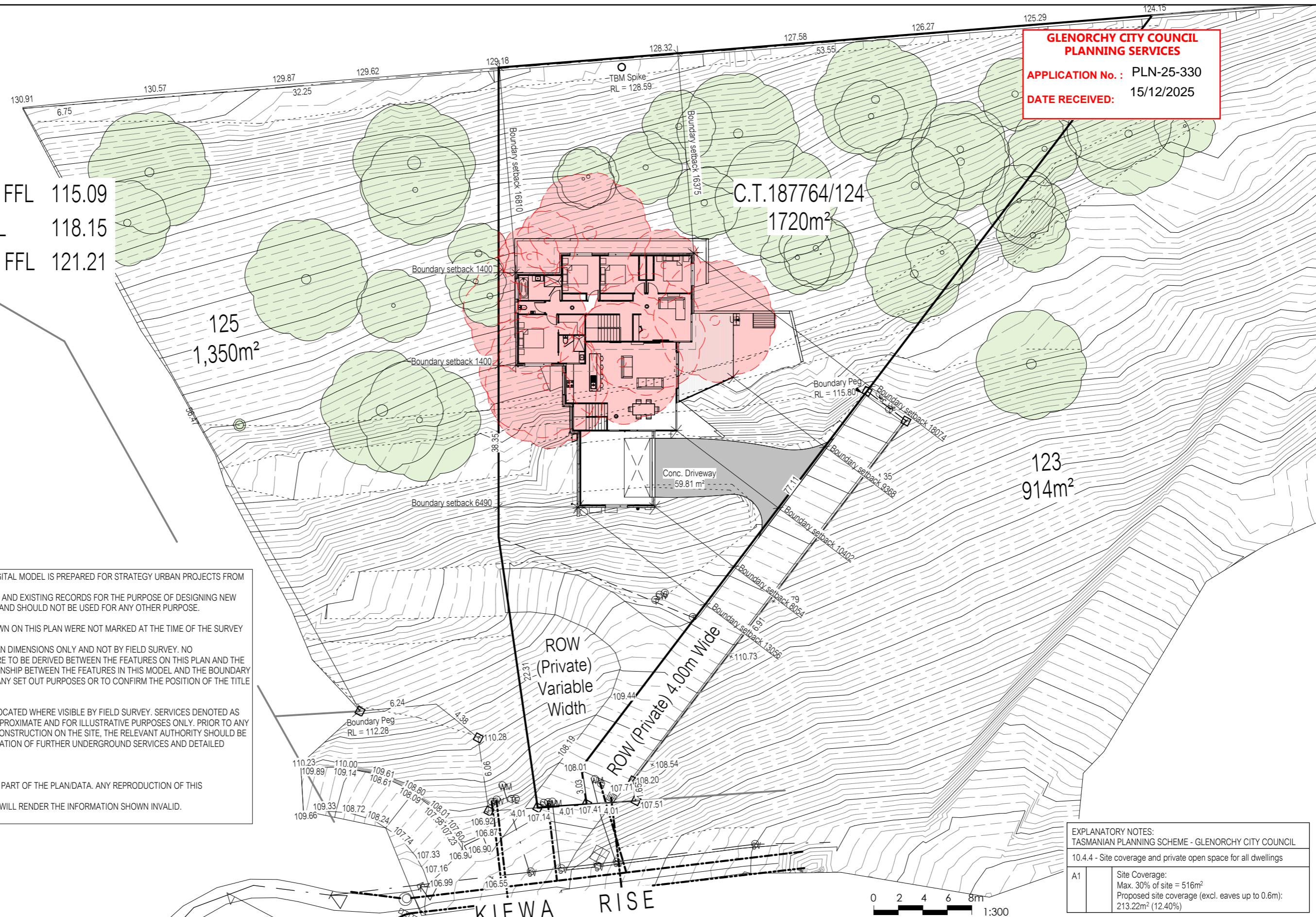
SHEET **DRAWING TITLE**

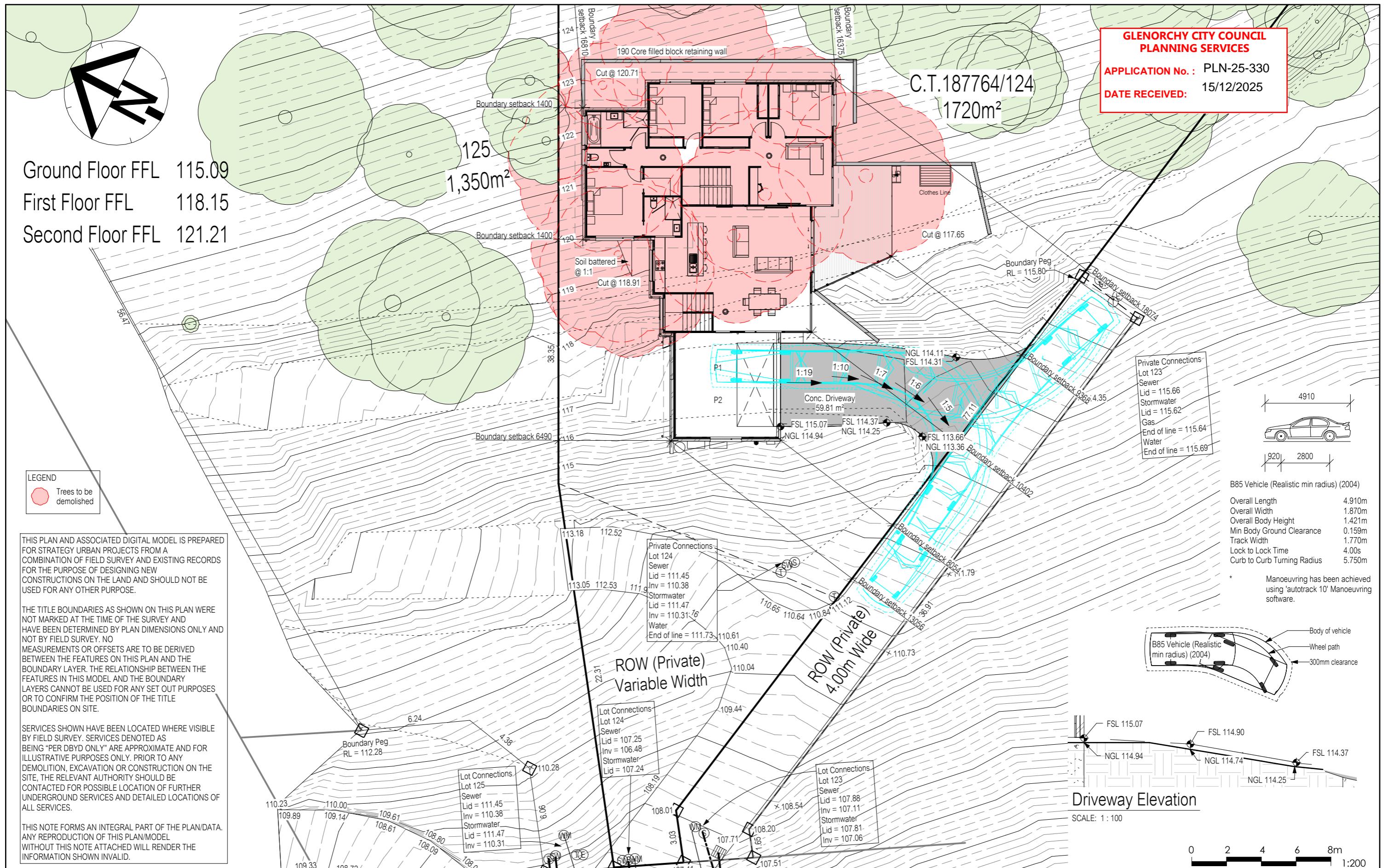
01	B	LOCATION PLAN
01a	C	SITE PLAN
01b		DRAINAGE PLAN
01c		SOIL & WATER MANAGEMENT PLAN
02		GROUND FLOOR PLAN
02a	B	FIRST FLOOR PLAN
02b	B	SECOND FLOOR PLAN
03	B	ELEVATIONS SHEET 1
03a	B	ELEVATIONS SHEET 2
03b	B	PERSPECTIVE VIEWS

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	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	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	Soil Classification: Title Reference: Floor Areas: Porch / Deck Areas: Wind Speed: Climate Zone: Alpine Zone: Corrosion Environment: Certified BAL: Designed BAL: (Refer to Standard Notes for Explanation)	H-1 CT187764/124 SEE FLOOR PLANS 35.09m ² N2 7 N/A LOW TBC TBC	COVER SHEET
DA PLAN SET		10 Nov. 2025	CK	SW	01 - 03						H875
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						Date 10 November 2025
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						Sheet 00/03
No.	Amendment	Date	Drawn	Checked	Sheet						



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

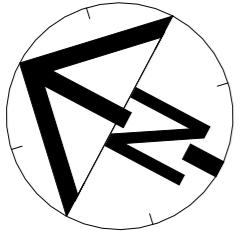




C	15 Dec. 2025	ST
B	07 Nov. 2025	CK
A	11 Sep. 2025	CK
No.	Date	Int.

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

CUNIC homes
Built for you



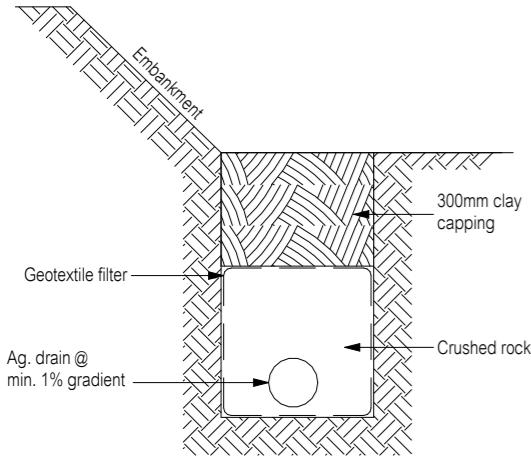
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**NOTE:
ENGINEER TO DESIGN
ARTICULATED DRAINAGE
DUE TO H-1 SOIL CLASS**

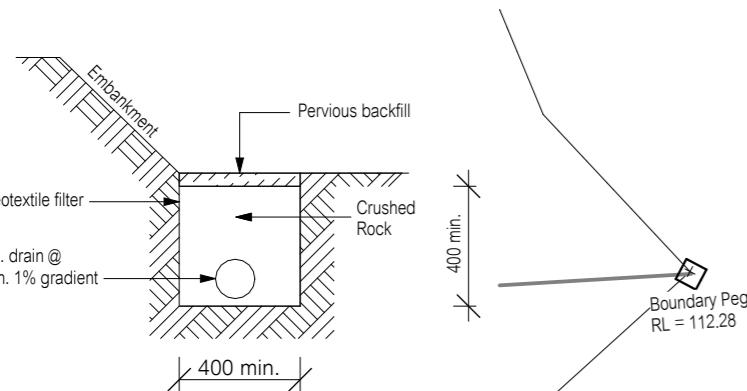
Where ag drain is < 1.5m from footing, the following engineering principles are required:

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.



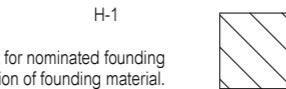
**TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)**

Not to scale



**TYPICAL AG. DRAIN DETAIL
(>1800 FROM HOUSE)**

Not to scale



Soil classification: H-1
Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

Notes

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Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Survey)
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



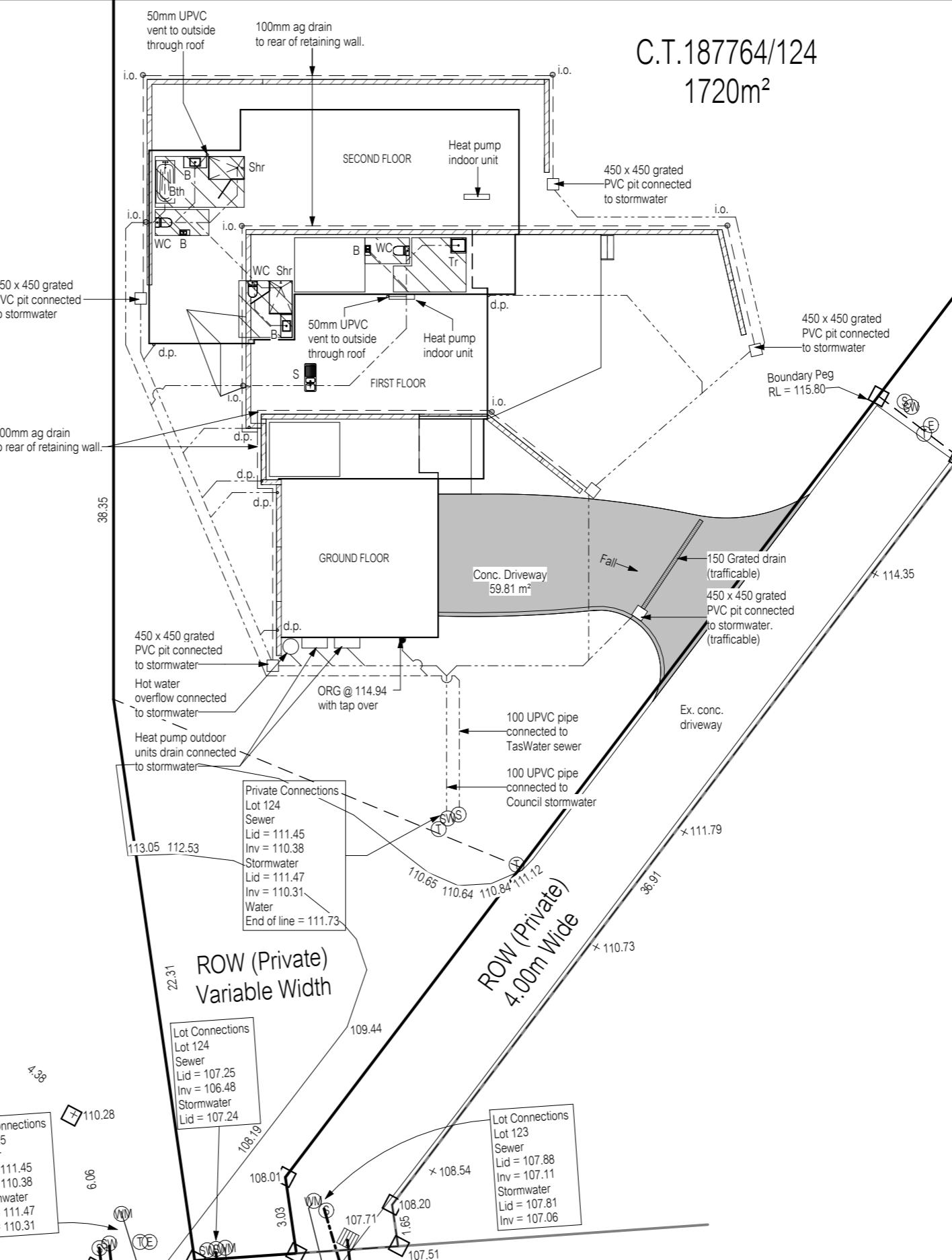
C.T.187764/124

1720m²

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



THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR STRATEGY URBAN PROJECTS FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.

SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER DBYD ONLY" ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.

Refer to Roof Plan for downpipe calculations

All works are to be 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.

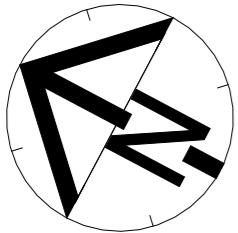
ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90Ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

0 2 4 6 8m

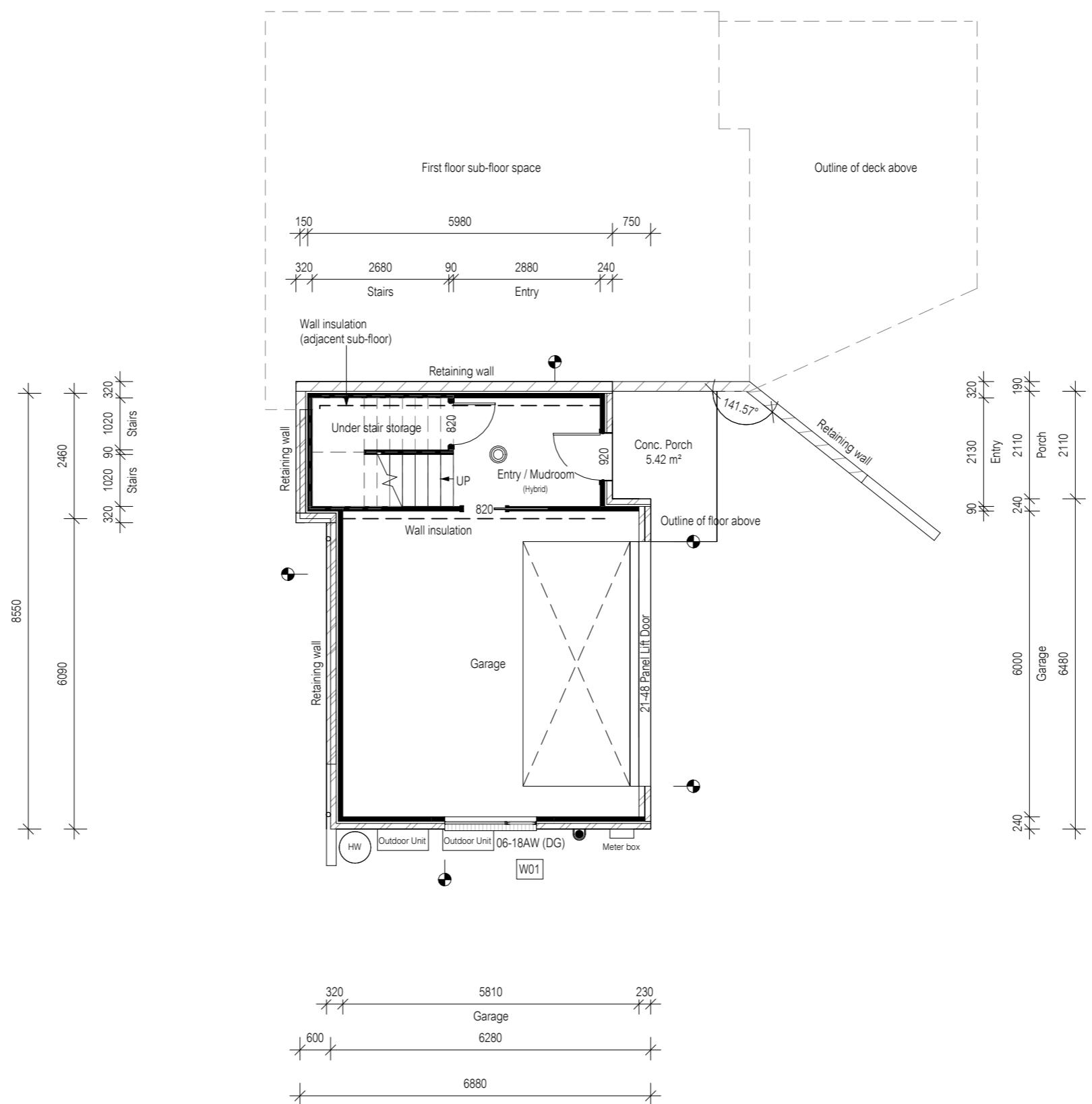
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DRAINAGE PLAN

Drawn	CK	H875
Date	10 November 2025	Sheet
Scale	1:200	01b/03



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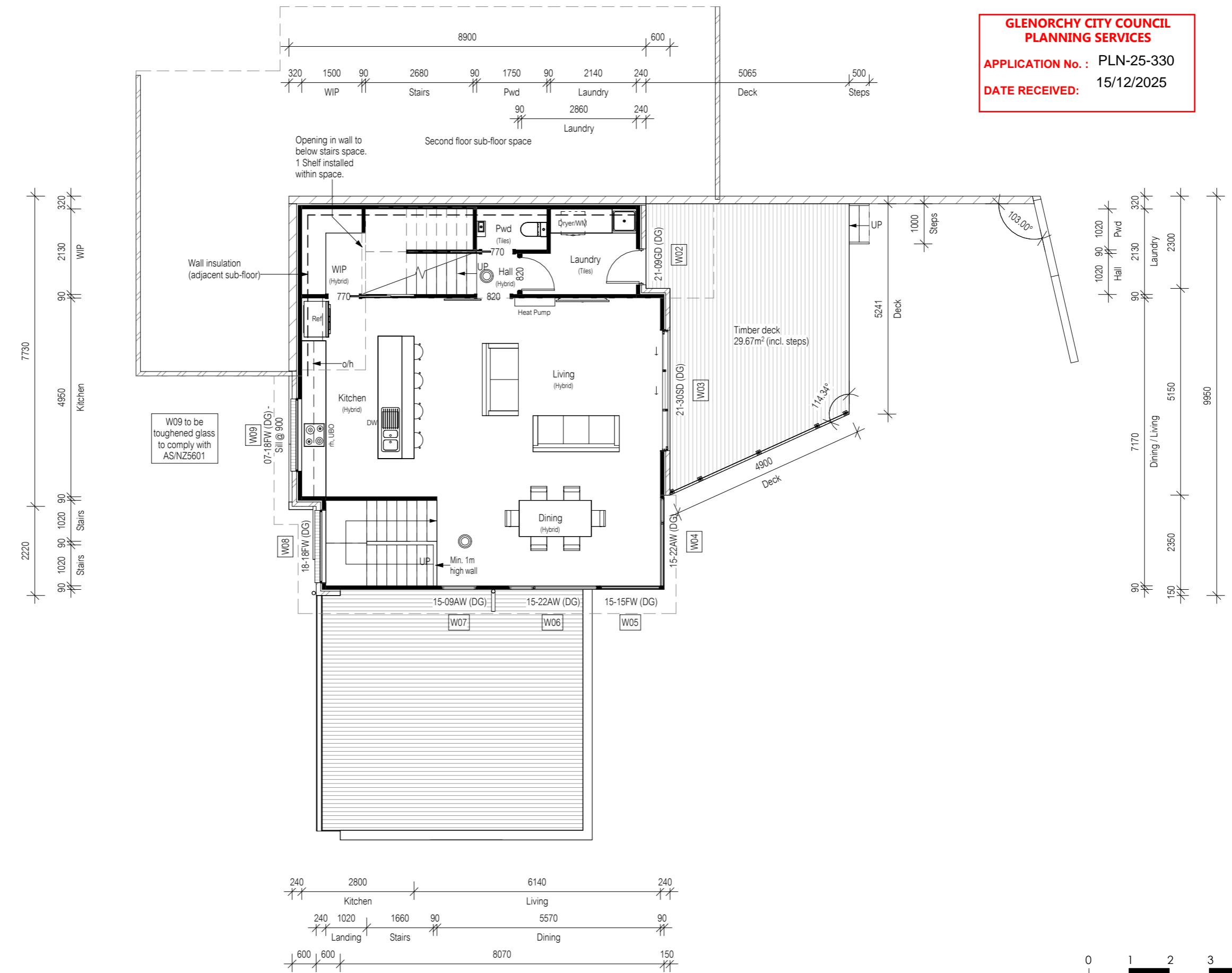
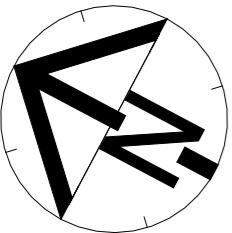
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GROUND FLOOR PLAN	
Drawn	OK
Date	10 November 2025
Scale	1:100
Copyright ©	02/03

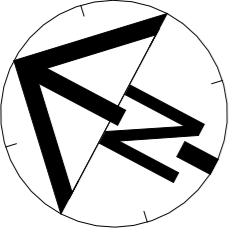


CUNIC homes
Built for you

| Ground Floor Area = 55.78m² First Floor Area = 87.28m² Second Floor Area = 110.40m² | Notes - Builder to verify all dimensions and levels on site prior to commencement of work - All work to be carried out in accordance with the current National Construction Code. - All materials to be installed according to manufacturers specifications. - Do not scale from these drawings. - No changes permitted without consultation with designer. Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) 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 |
| No. Date Int. Amendment changes as per cover sheet Articulation joints Smoke Alarm (interconnected where more than 1) | All window sizes to be checked and/or confirmed on site prior to ordering glazing units |



<p>Ground Floor Area = 55.78m² First Floor Area = 87.28m² Second Floor Area = 110.40m²</p> <p>Articulation joints</p> <p>Smoke Alarm (interconnected where more than 1)</p> <p>Amendment changes as per cover sheet</p>	<p>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</p>	<p>Notes</p> <ul style="list-style-type: none"> Builder to verify all dimensions and levels on site prior to commencement of work All work to be carried out in accordance with the current National Construction Code. All materials to be installed according to manufacturers specifications. Do not scale from these drawings. No changes permitted without consultation with designer. 	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED RESIDENCE Lot 124, 50 Kiewa Rise, LENAH VALLEY</p>	<p>FIRST FLOOR PLAN</p> <table border="1"> <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>02a/03</td></tr> <tr> <td colspan="3">Copyright ©</td></tr> </table> <p>CUNIC homes <i>Built for you</i></p>	Drawn	CK	H875	Date	10 November 2025	Sheet	Scale	1:100	02a/03	Copyright ©		
Drawn	CK	H875															
Date	10 November 2025	Sheet															
Scale	1:100	02a/03															
Copyright ©																	



4550 (Overall width)

Ground Floor Area = 55.78m²
1st Floor Area = 87.28m²
Second Floor Area = 110.40m²

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

—● Articulation jo

- Smoke Alarm (interconnected where more than 1)

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

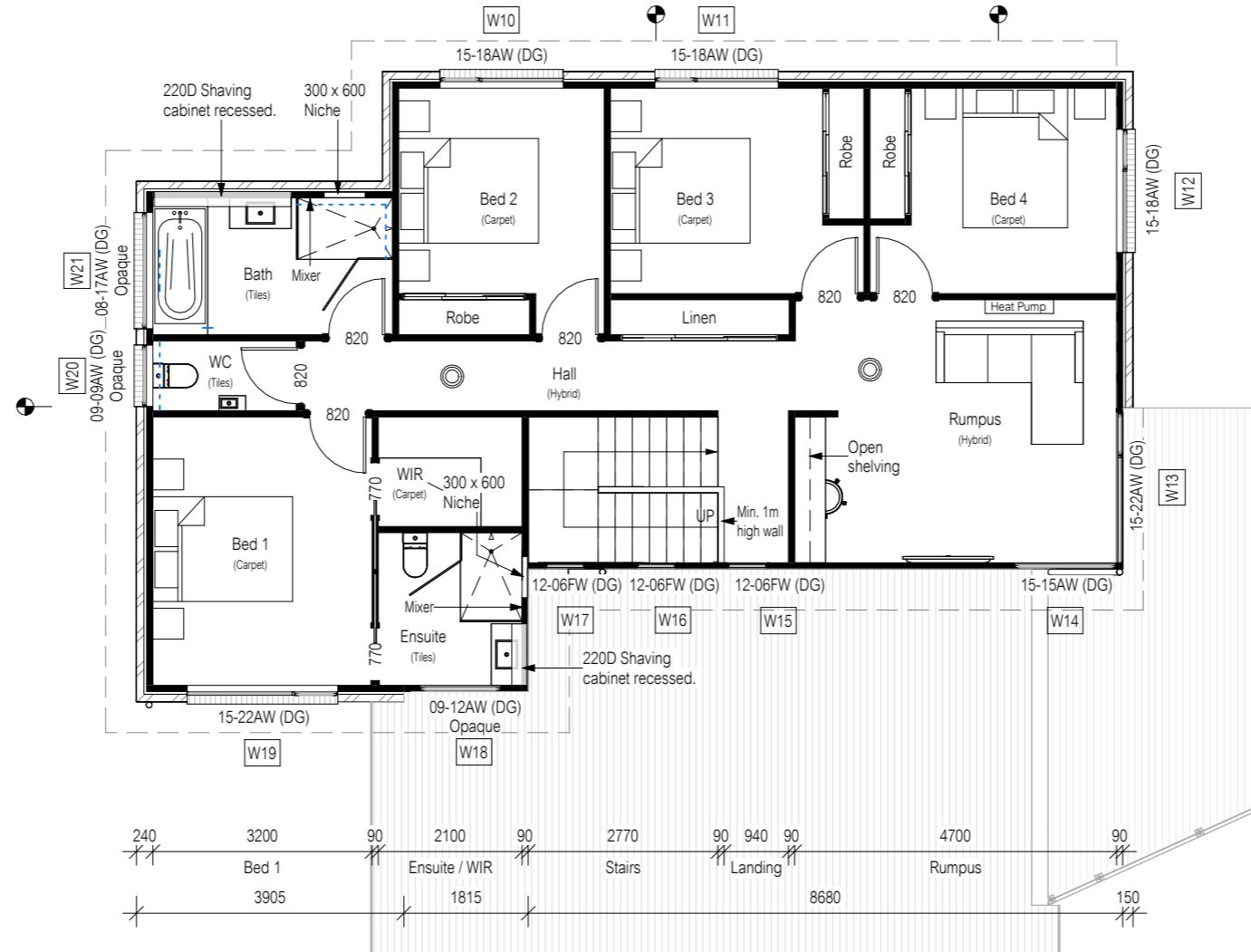
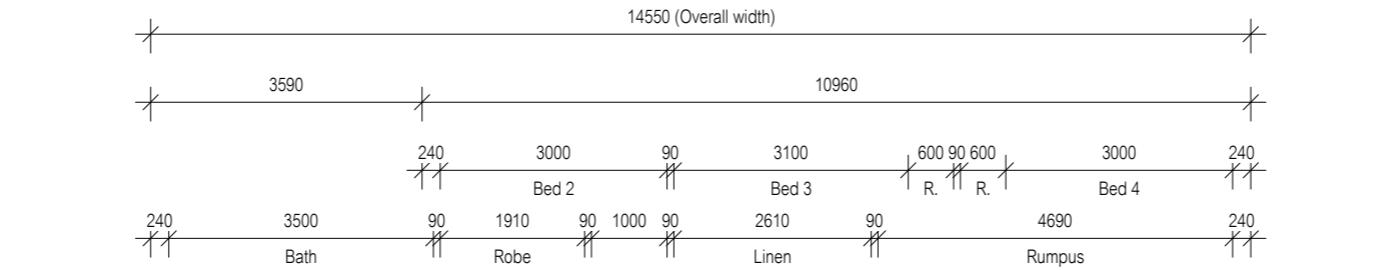
20760 (Overall length)

Overall width: 1600

Overall depth: 7600

Dimensions and Room Labels:

- Overall length: 20760
- Overall width: 1600
- Overall depth: 7600
- Bed 1: 3920
- WC: 90
- Bath: 90
- Bed 2: 240
- Ensute: 90
- WIR: 90
- Hall: 90
- R. 600: 90
- Stairs: 90
- Stairs: 90
- Stairs: 90
- Stairs: 90



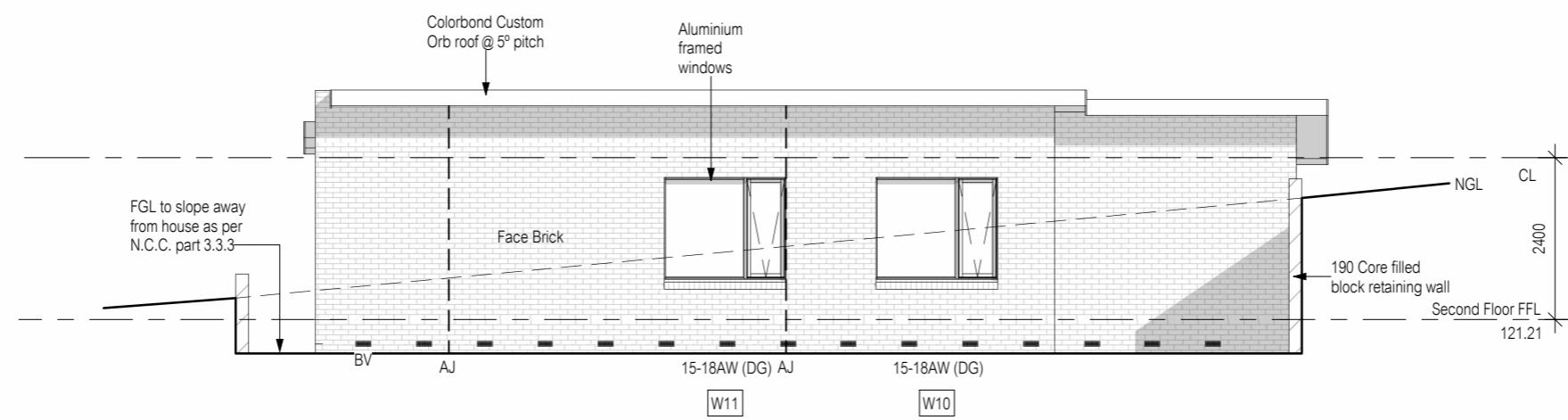
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**



CUNIC
homes

SECOND FLOOR PLAN

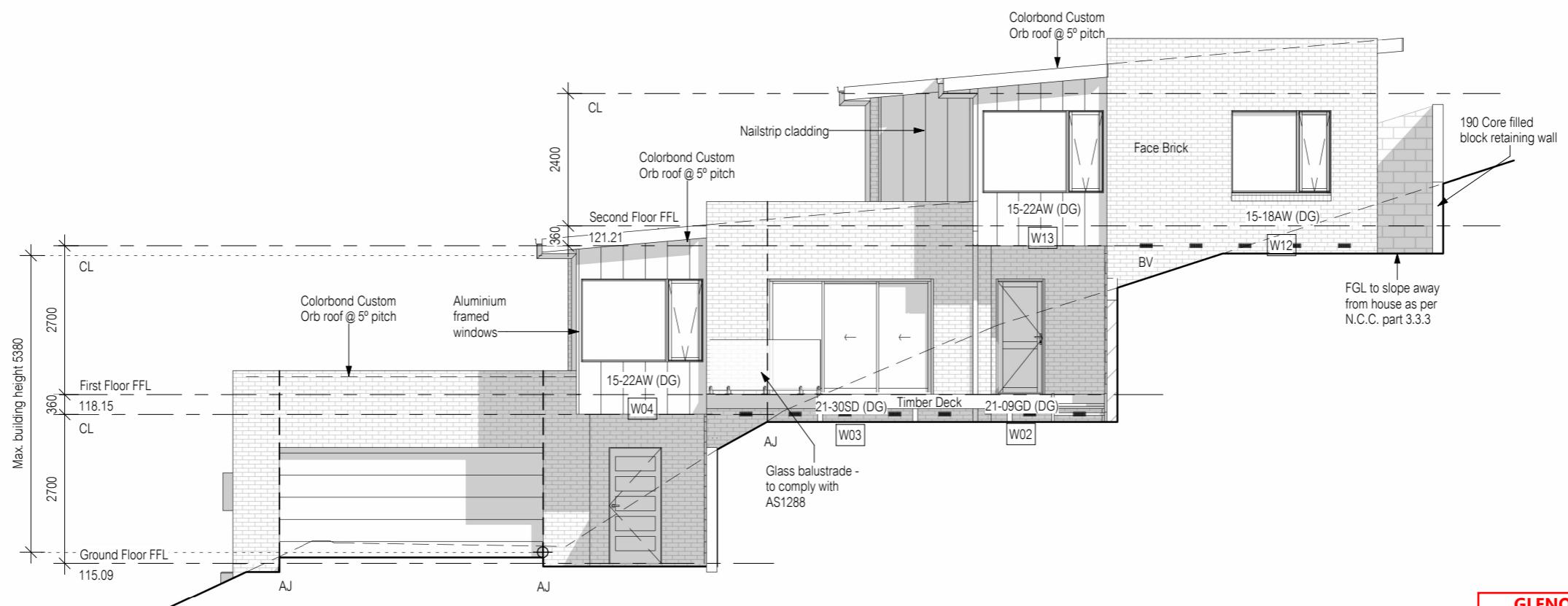
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Scale	1 : 100	
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Material	Colour
Colorbond Roof	Jasper
Face Brick	I.B.P. - Ash Eco Exposed
Nail Strip Cladding	Jasper

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

All window sizes to be checked and/or confirmed on site prior to ordering glazing units
LEGEND: AJ - Articulation Joint BV - Brick Vent
Shadows shown for stylisation purposes only

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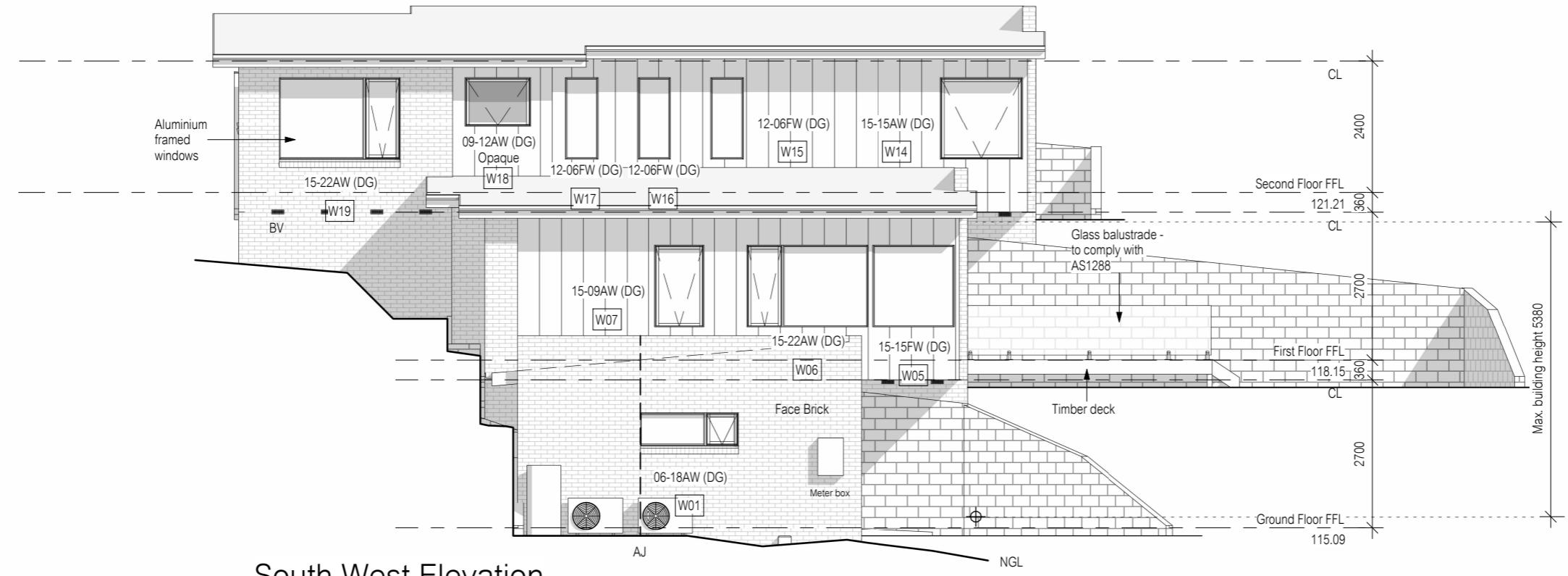
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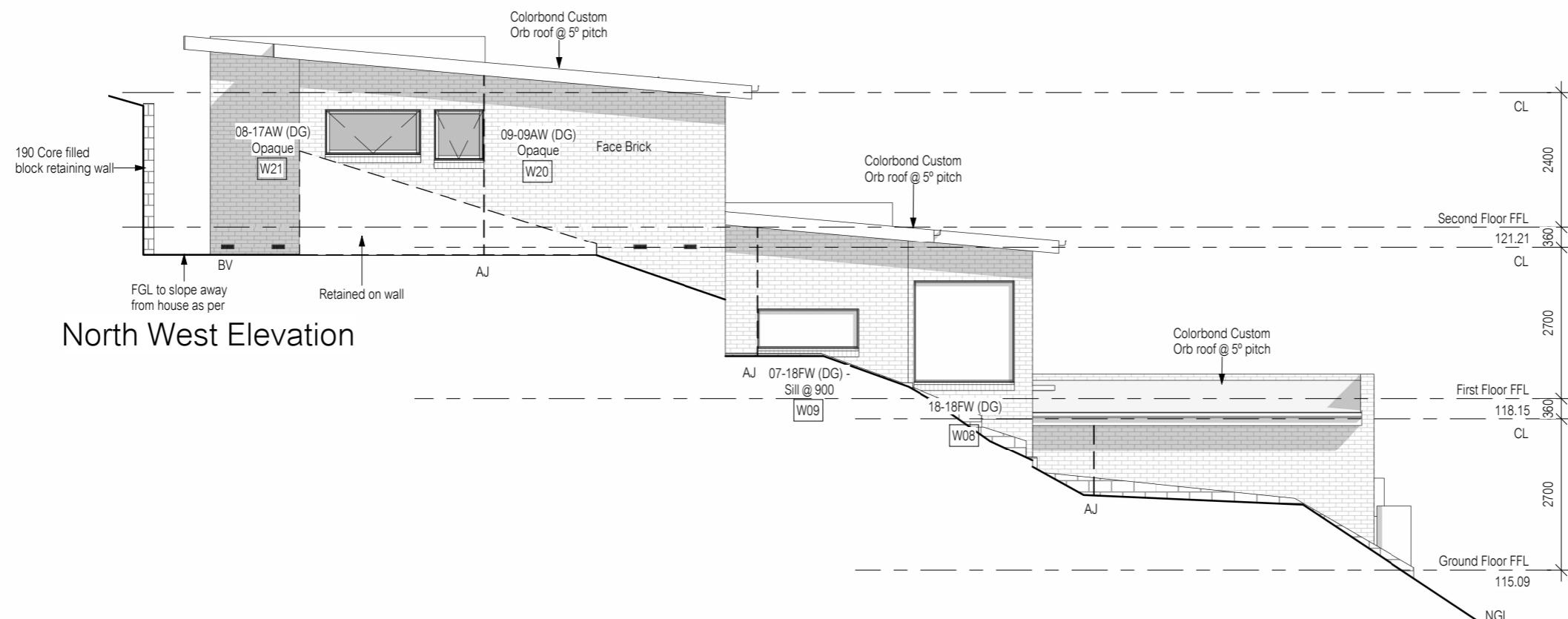


ELEVATIONS SHEET 1

Drawn	CK	H875
Date	10 November 2025	Sheet
Scale	1:100	03/03
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South West Elevation



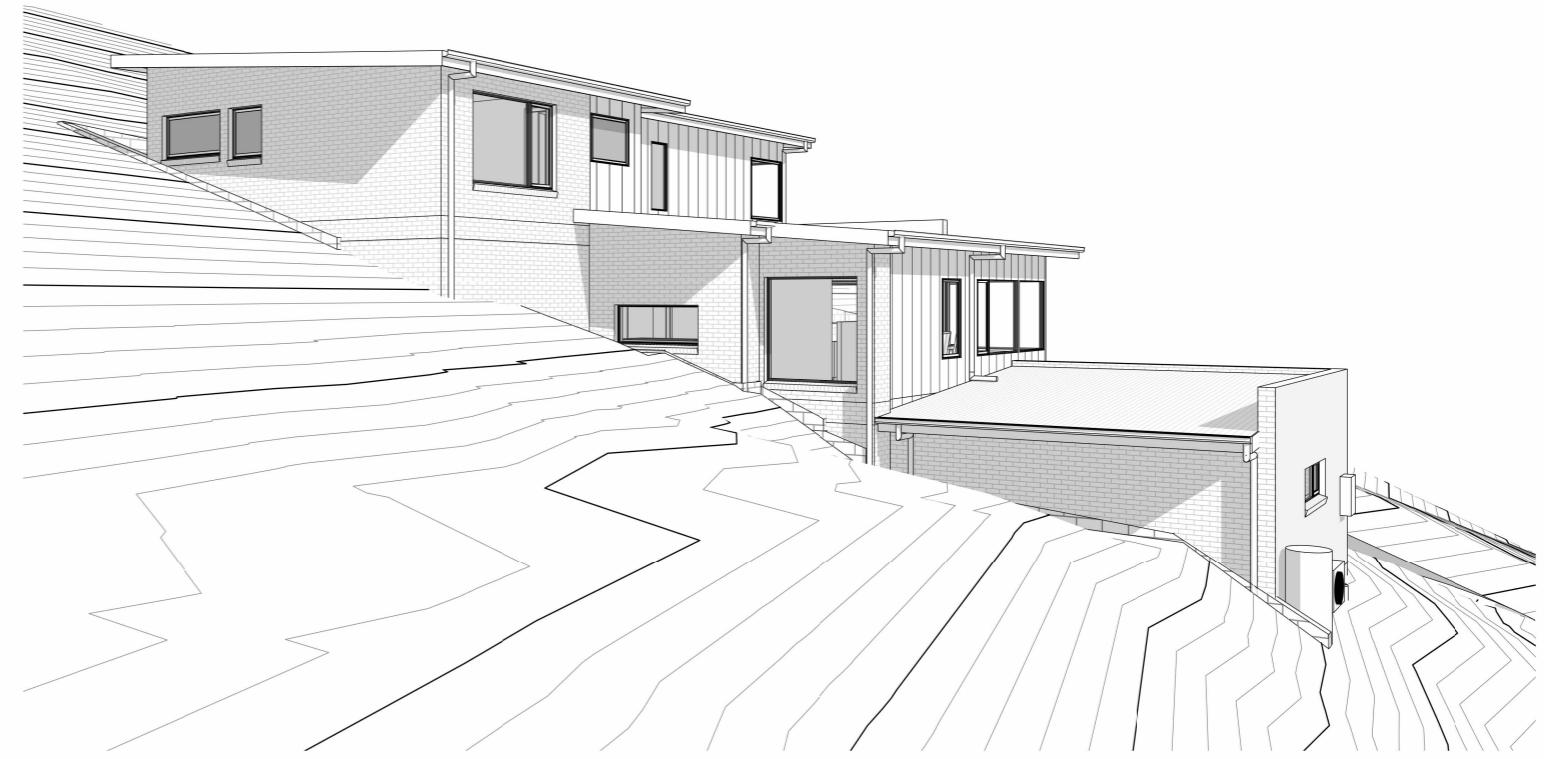
North West Elevation

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			ELEVATIONS SHEET 2	
			Drawn	CK H875
			Date	10 November 2025
			Scale	1:100
			Copyright ©	03a/03
<p>B 07 Nov. 2025 CK</p> <p>A 11 Sep. 2025 CK</p> <p>No. Date Int. Amendment changes as per cover sheet</p>			 <p>CUNIC homes Built for you</p>	
<p>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</p> <p>LEGEND: AJ - Articulation Joint BV - Brick Vent</p> <p>Shadows shown for stylisation purposes only</p>			<p>Notes</p> <ul style="list-style-type: none"> Builder to verify all dimensions and levels on site prior to commencement of work All work to be carried out in accordance with the current National Construction Code. All materials to be installed according to manufacturers specifications. Do not scale from these drawings. No changes permitted without consultation with designer. <p>Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p> <p>Client / Project info PROPOSED RESIDENCE Lot 124, 50 Kiewa Rise, LENAH VALLEY</p>	



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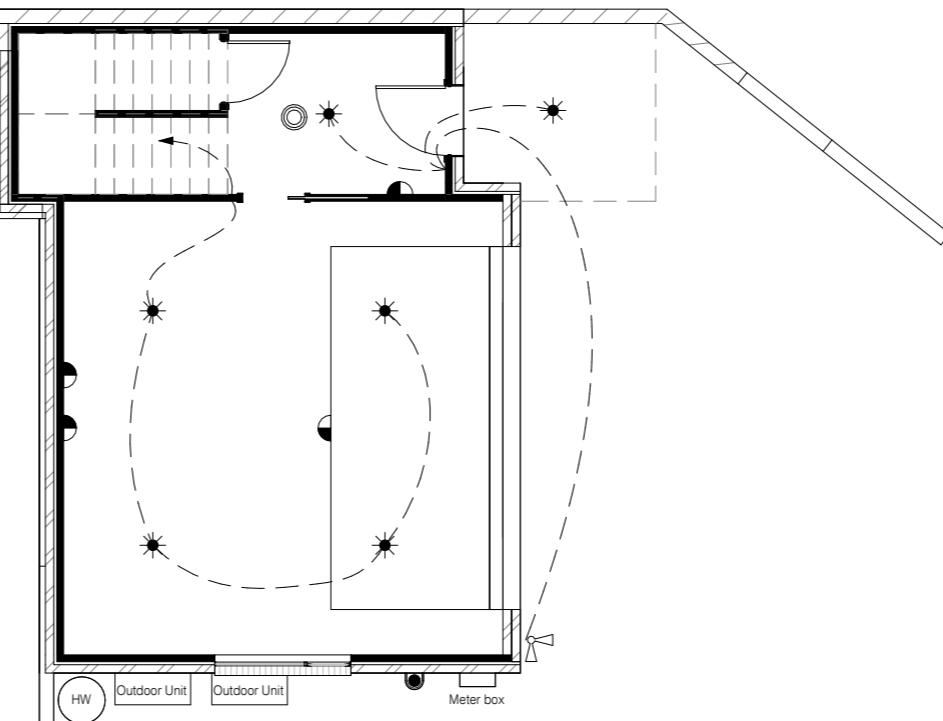


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A	11 Sep. 2025	CK				Date	10 November 2025	Sheet
No.	Date	Int.	Amendment changes as per cover sheet	Shadows shown for stylisations purpose only		Scale		03b/03
						Copyright ©		

CUNIC
homes
Built for you

- 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.



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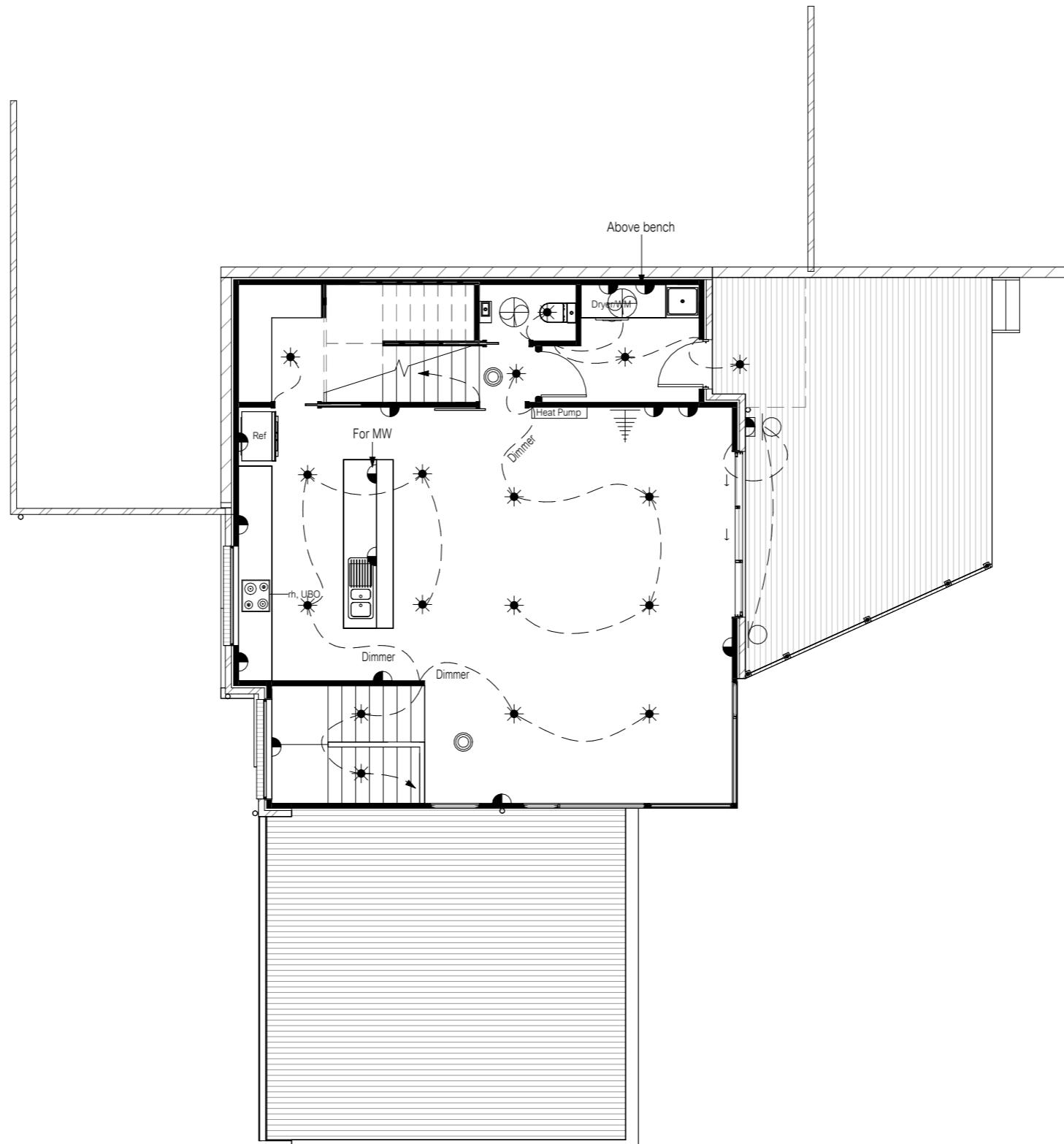
		GROUND FLOOR ELECTRICAL PLAN	
No.	Date	Drawn	ST
Int.	Amendment changes as per cover sheet	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE Lot 124, 50 Kiewa Rise, LENAH VALLEY
		CUNIC homes Built for you	H875
		Date	17 October 2025
		Scale	1:100
			09/03

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
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- 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).



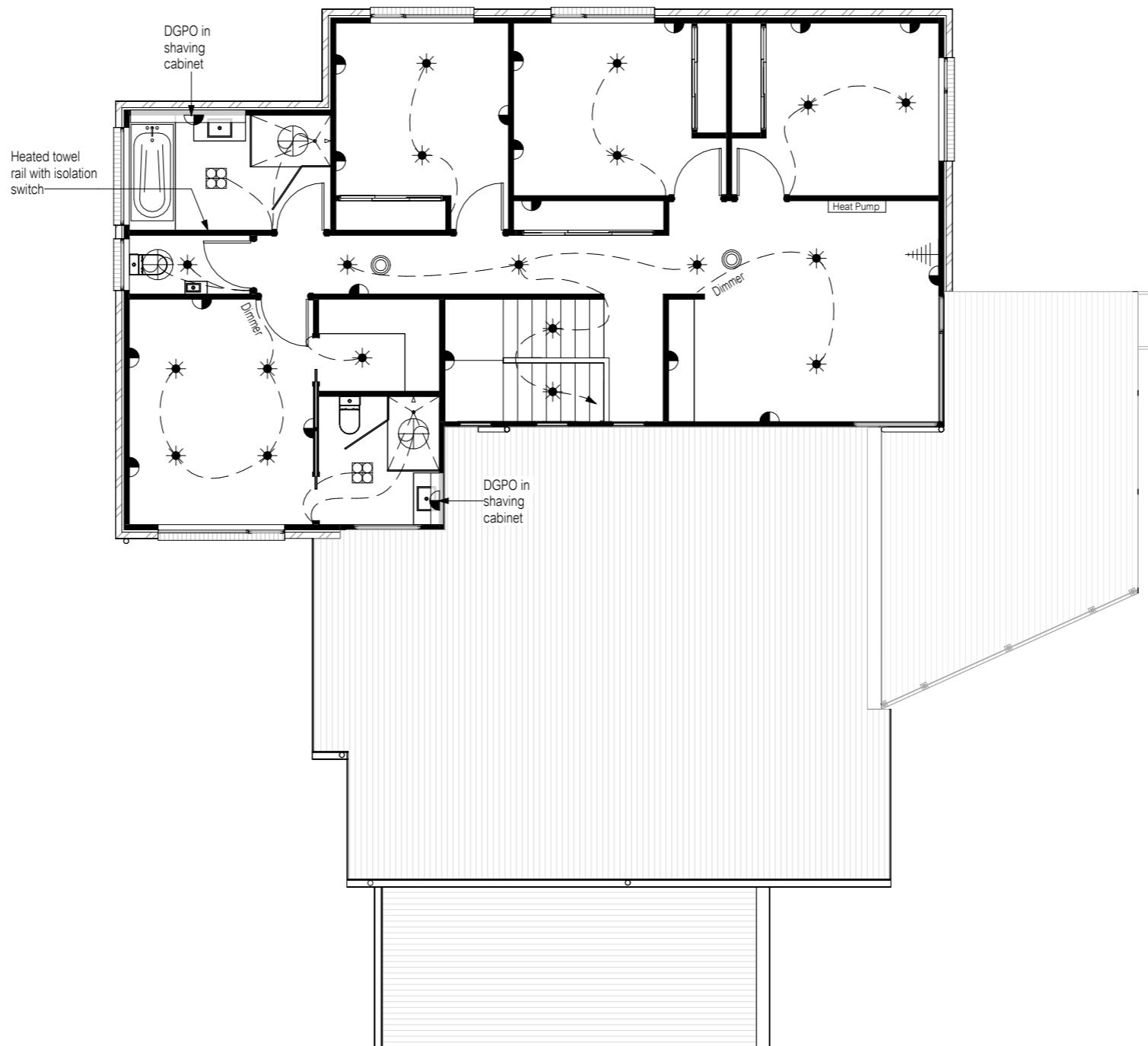
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		FIRST FLOOR ELECTRICAL PLAN	
No.	Date	Drawn	ST H875
Int.	Amendment changes as per cover sheet	Date	17 October 2025
		Scale	1:100
			09a/03

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- 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

DATE RECEIVED: 15/12/2025

		SECOND FLOOR ELECTRICAL PLAN	
No.	Date	Designer:	Client / Project info
		ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) 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	Sheet
		Date 17 October 2025	
		Scale 1:100	
			09b/03



ABCB

Lighting

Class 1 & 10a buildings



Calculator

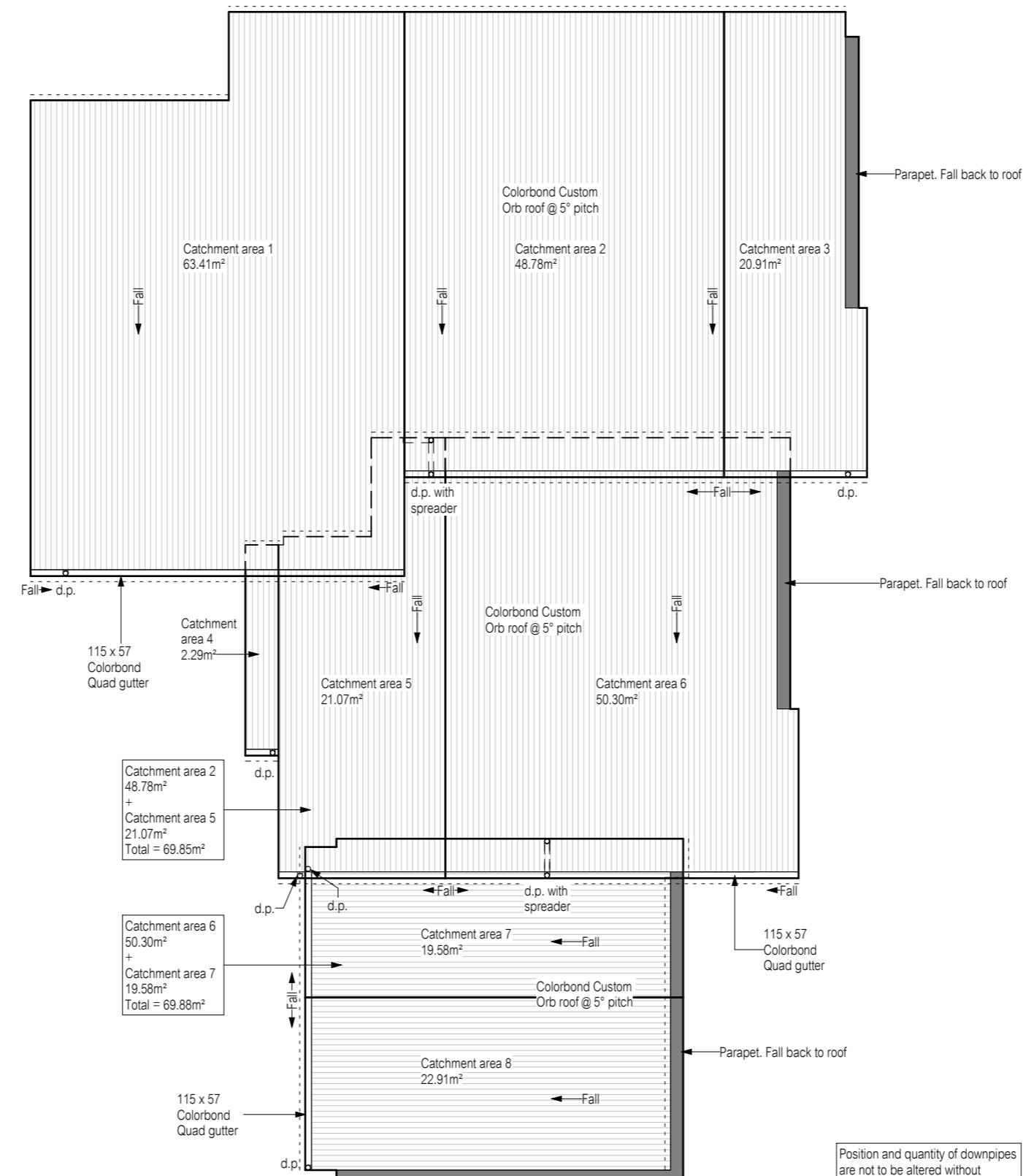
Building name/description	
H875 - PROPOSED RESIDENCE, Lot 124 Kiewa Rise, LENAH VALLEY	

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.

Number of rows preferred in table below 19 (as currently displayed)

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



GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
75 x 38 F8 @ 900 Centre

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

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ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø 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

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

Notes	Designer:	Client / Project info	ROOF PLAN		
			Drawn	OK	H875
<ul style="list-style-type: none"> Builder to verify all dimensions and levels on site prior to commencement of work All work to be carried out in accordance with the current National Construction Code. All materials to be installed according to manufacturers specifications. Do not scale from these drawings. No changes permitted without consultation with designer. 	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE Lot 124, 50 Kiewa Rise, LENAH VALLEY			
					
			Drawn	OK	H875
			Date	10 November 2025	Sheet
			Scale	1:100	11/03