

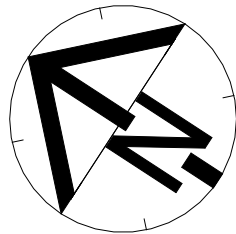
DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-329
PROPOSED DEVELOPMENT:	Single Dwelling
LOCATION:	52 Kiewa Rise, Lenah Valley
APPLICANT:	Cunic Homes
ADVERTISING START DATE:	23/01/2026
ADVERTISING EXPIRY DATE:	10/02/2026

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 **10/02/2026**.

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 **10/02/2026**, or for postal and hand delivered representations, by 5.00 pm on **10/02/2026**.



Ground Floor FFL 114.20
First Floor FFL 117.26
Second Floor FFL 120.32

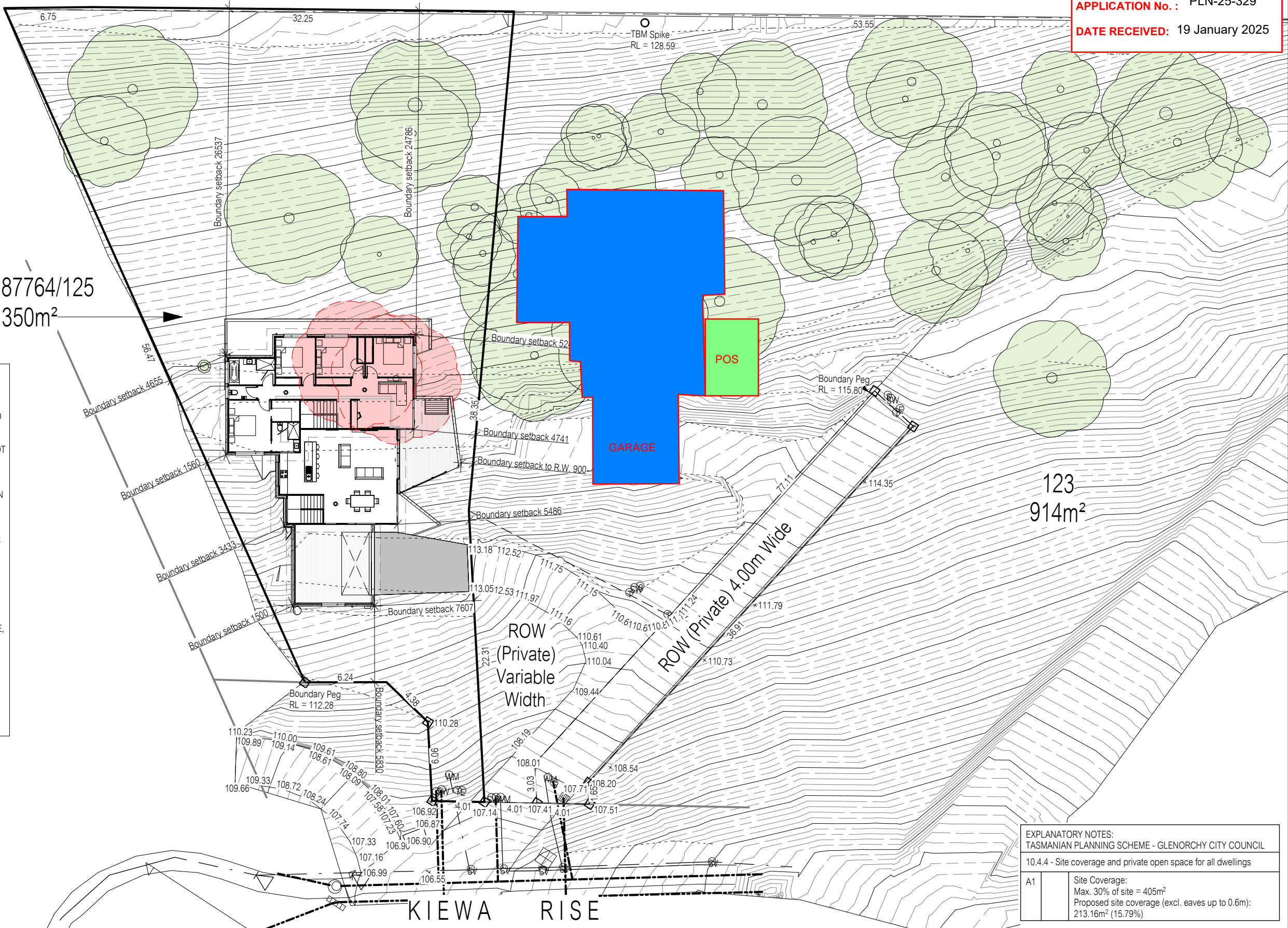
C.T.187764/125
1350m²

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EXPLANATORY NOTES:	
TASMANIAN PLANNING SCHEME - GLENORCHY CITY COUNCIL	
10.4.4 - Site coverage and private open space for all dwellings	
A1	Site Coverage: Max. 30% of site = 405m ² Proposed site coverage (excl. eaves up to 0.6m): 213.16m ² (15.79%)

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
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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 125, 52 Kiewa Rise,
LENAH VALLEY



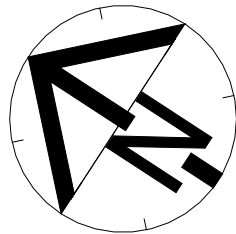
LOCATION PLAN

Drawn	CK	H876
Date	06 November 2025	Sheet
Scale	1 : 300	

01/03

B	05 Nov. 2025	CK
A	11 Sep. 2025	CK
No.	Date	Int.

Amendment changes as per cover sheet



Ground Floor FFL 114.20
First Floor FFL 117.26
Second Floor FFL 120.32

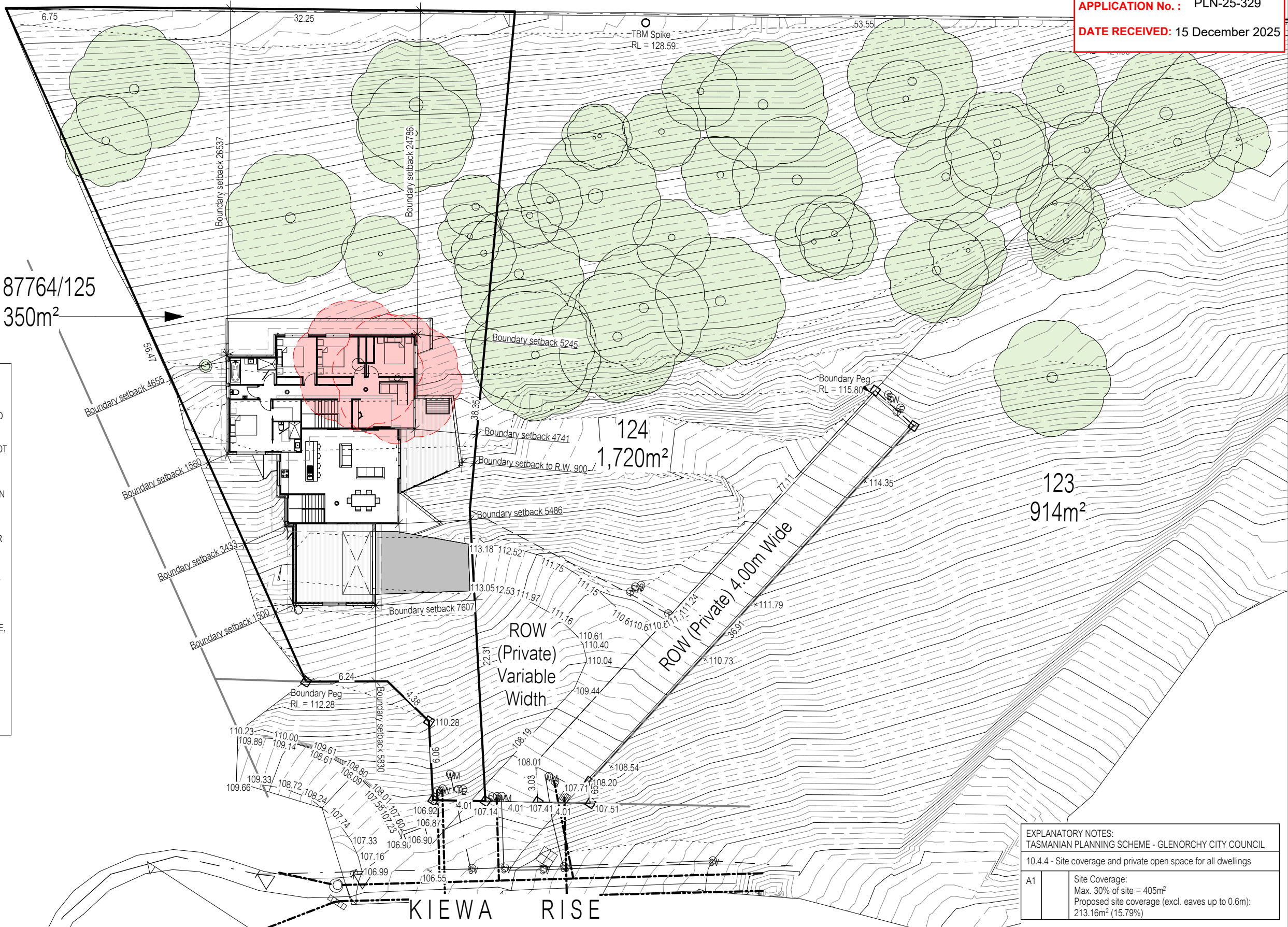
C.T.187764/125
1350m²

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Lot 125, 52 Kiewa Rise,
LENAH VALLEY



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Ground Floor FFL 114.20
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C.T.187764/125
1350m²

124
1,720m²

LEGEND

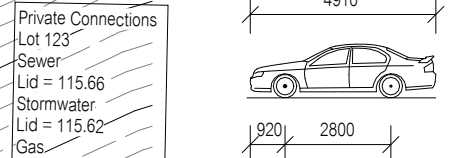
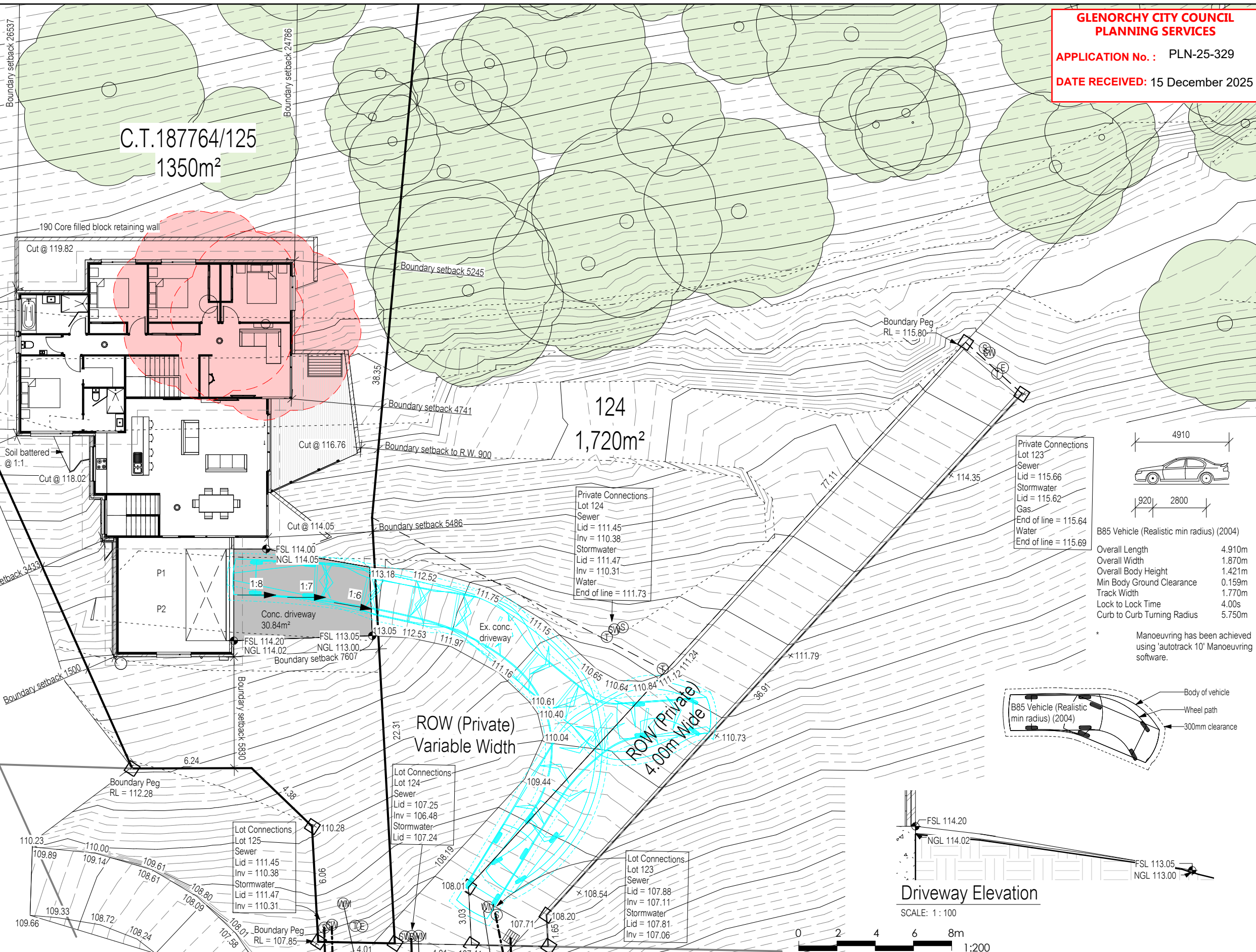
Trees to be demolished

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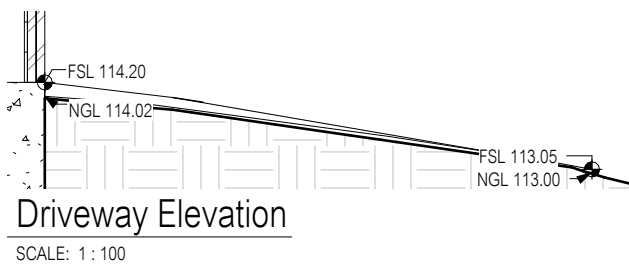
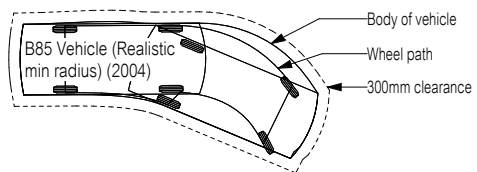
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B85 Vehicle (Realistic min radius) (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock to Lock Time 4.00s
Curb to Curb Turning Radius 5.750m

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



C	15 Dec. 2025	ST
B	05 Nov. 2025	CK
A	11 Sep. 2025	CK
No.	Date	Int.

Amendment changes as per cover sheet

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LENAH VALLEY



SITE PLAN

Drawn	CK	H876
Date	06 November 2025	Sheet
Scale	As indicated	

01a/03

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.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

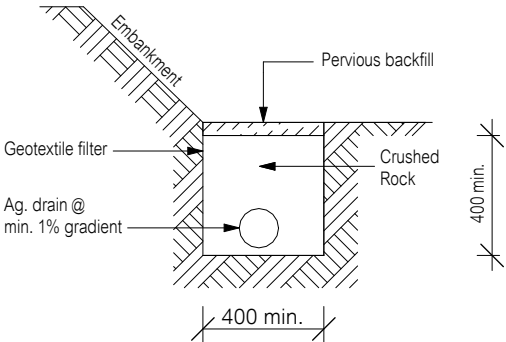
APPLICATION No. : PLN-25-329

DATE RECEIVED: 15 December 2025

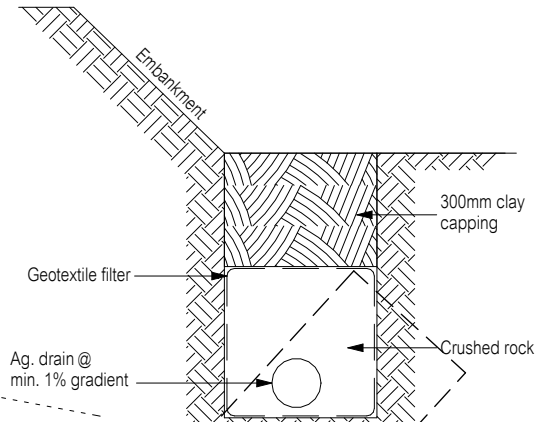
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)
----- Sewer Line (1000 UPVC) (unless noted otherwise)		
----- Stormwater Line (1000 UPVC) (unless noted otherwise)		
----- Stormwater Line (1500 UPVC) (unless noted otherwise)		

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



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



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

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C.T.187764/125
1350m²

124
1,720m²

<div>Soil classification: M</div> <div>Refer to Soil Report for nominated founding depth and description of founding material.</div> <div>All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3</div>			<div></div> <div>- Wet areas to comply with NCC 10.2 and AS3740</div>	<div>Notes</div> <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.	<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 125, 52 Kiewa Rise, LENAH VALLEY</div>	<div></div>	<div>DRAINAGE PLAN</div>	
					<div>Drawn</div> <div>CK</div>	<div>H876</div>			
<div>No.</div> <div>Date</div> <div>Int.</div>			<div>Amendment changes as per cover sheet</div>				<div>CUNIC homes</div> <div>Built for you</div>	<div>Date</div> <div>06 November 2025</div>	<div>Sheet</div>
								<div>Scale</div> <div>1 : 200</div>	<div>01b/03</div>

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.

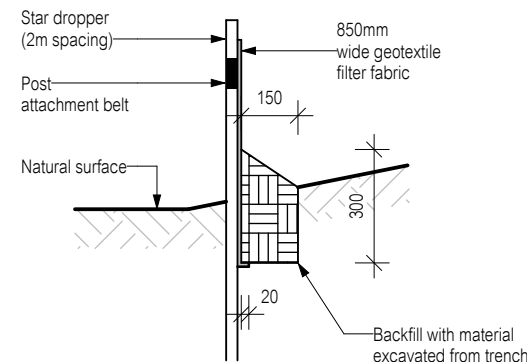
ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90a downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²



Refer to Roof Plan for downpipe calculations

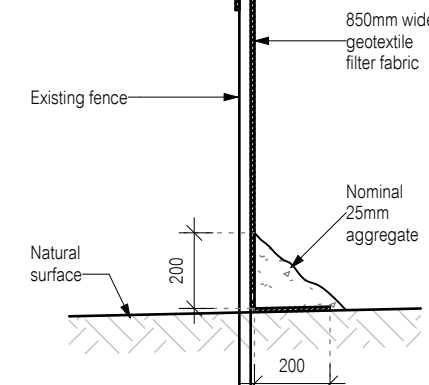
1. Erosion and sediment control measures to be inspected each working day and maintained in good working order.
2. All ground cover vegetation outside the immediate building area to be preserved during the building phase
3. All erosion and sediment control measures to be installed prior to commencement 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.



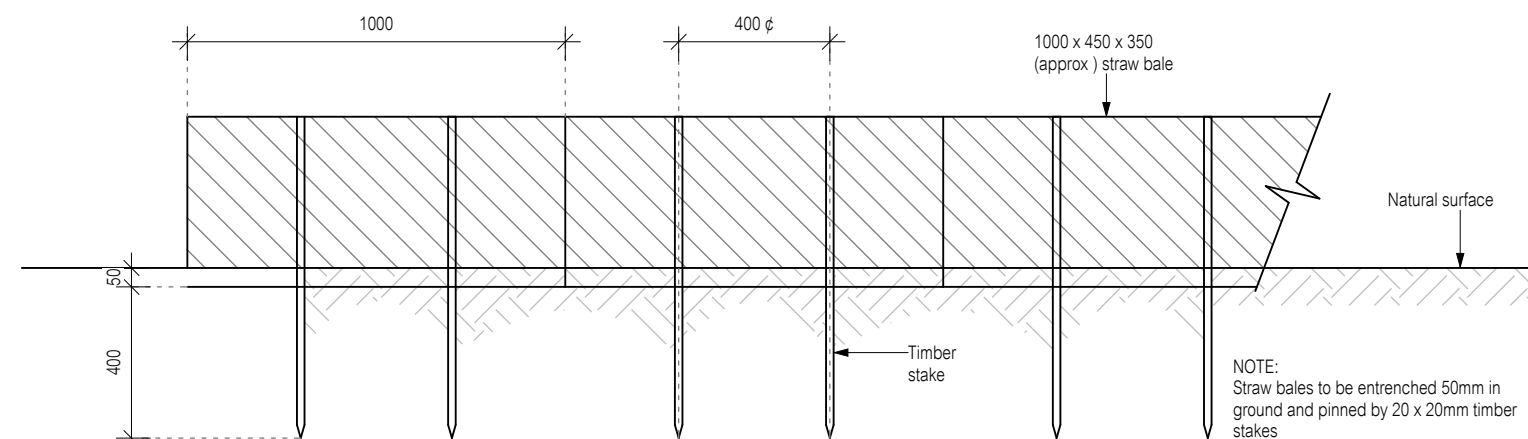
SILT STOP TYPE 1

TEMPORARY FENCE 1:20



SILT STOP TYPE 2

EXISTING FENCE 1:20



STRAW BALE SEDIMENT TRAP SECTION DETAIL

SCALE 1:20

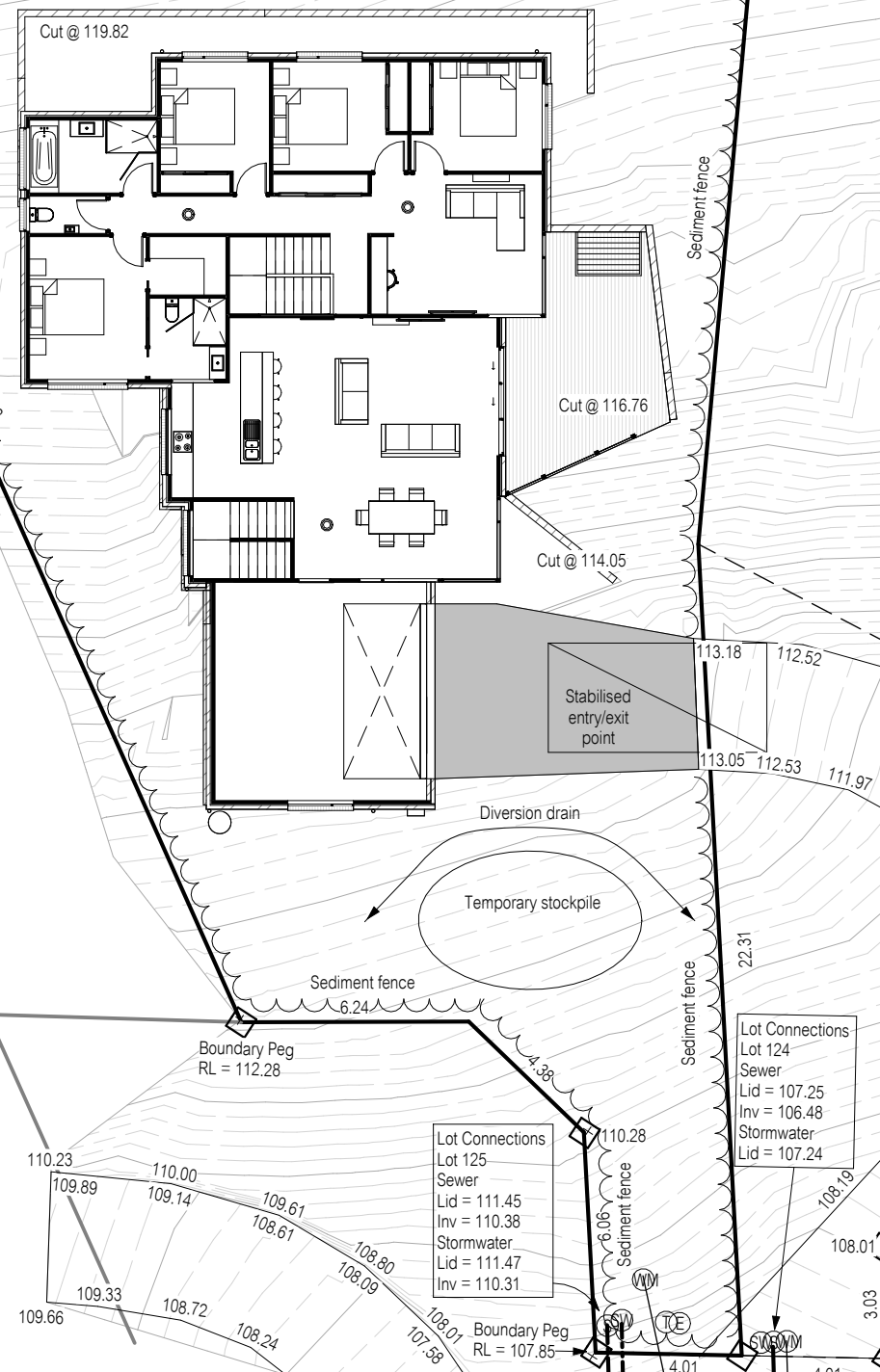
0 2 4 6 8m
1:200

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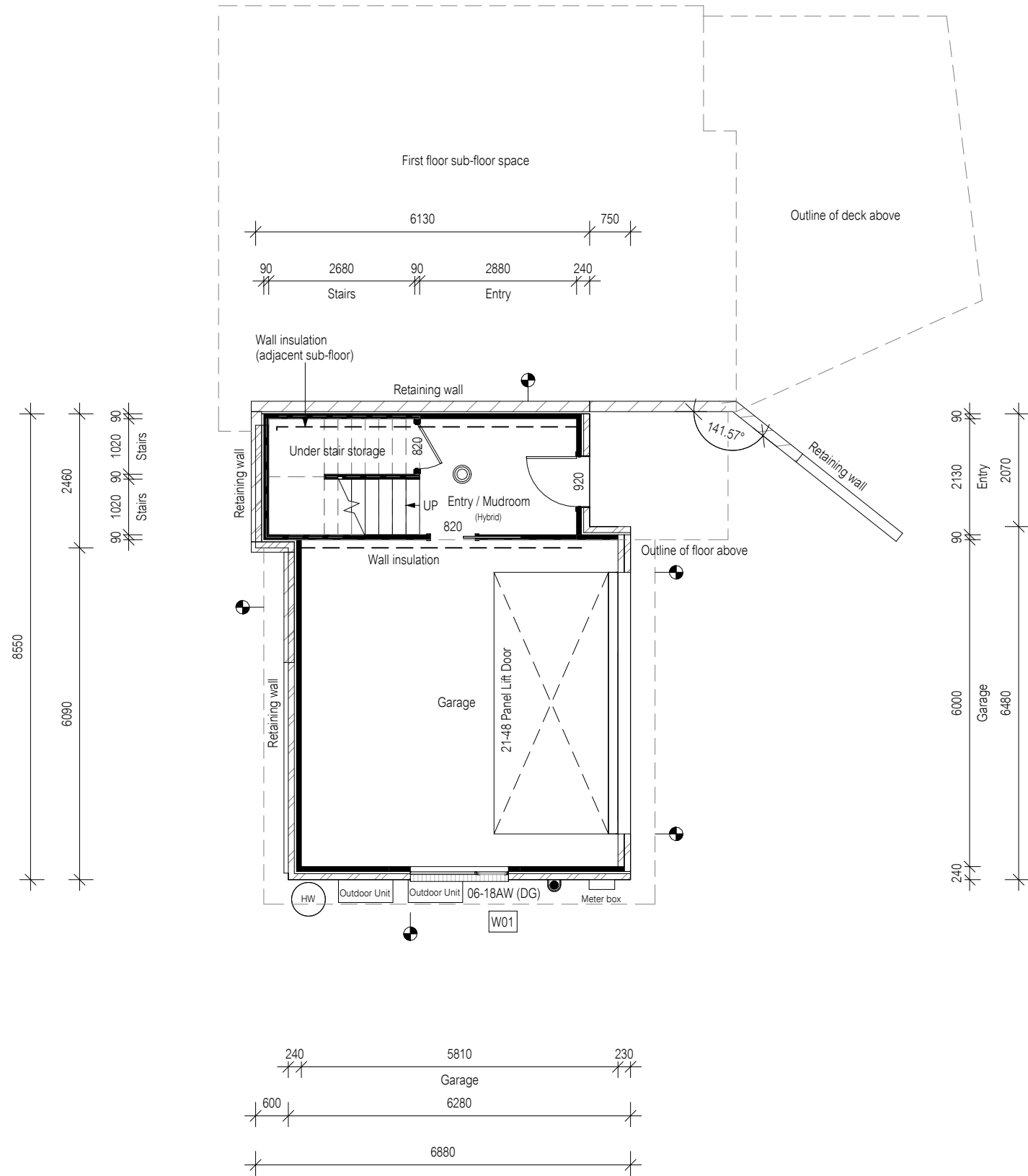
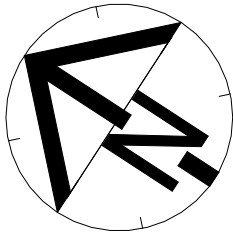
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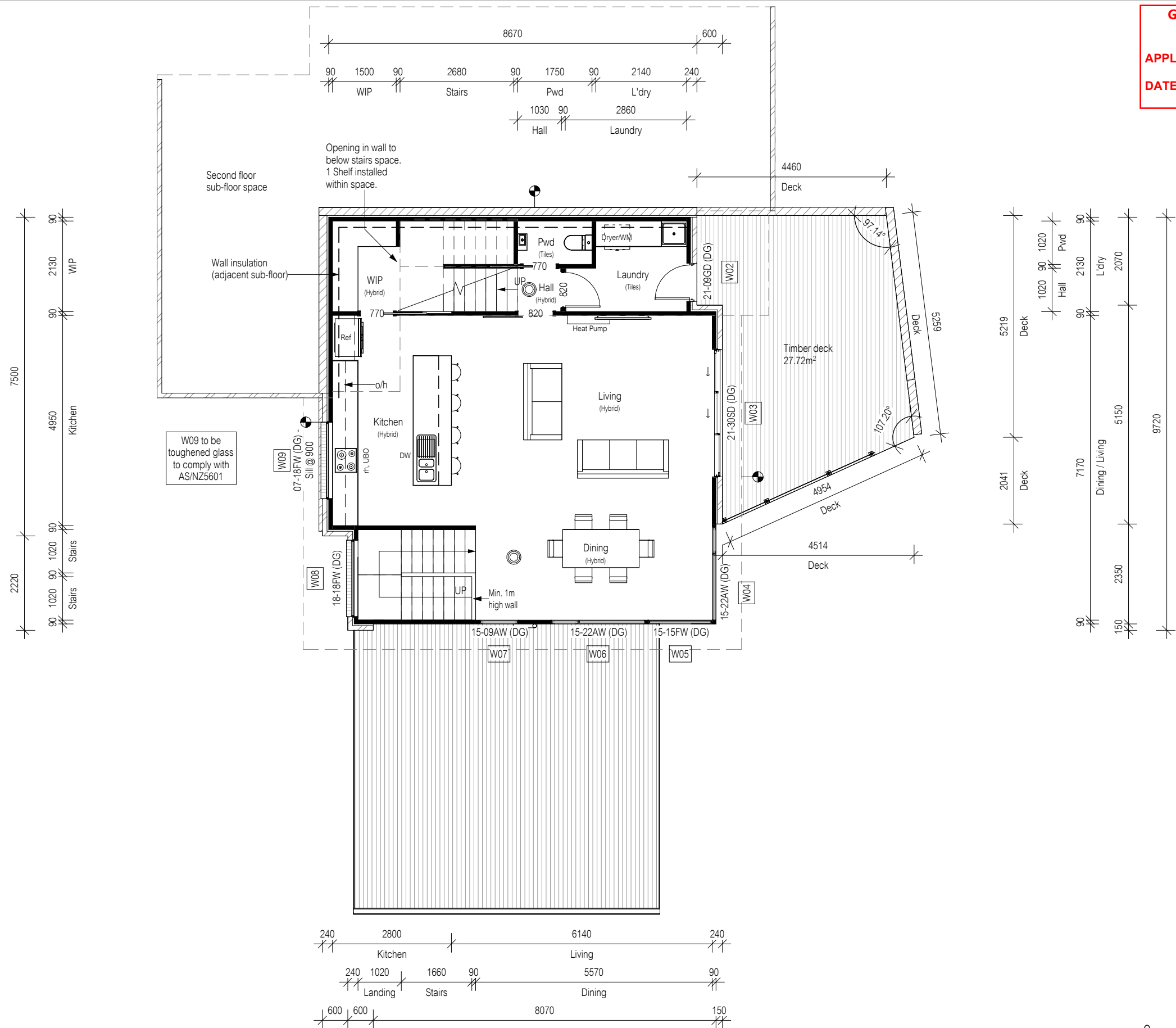
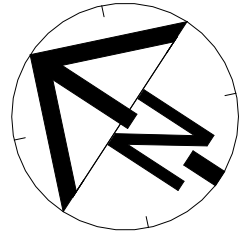
SOIL & WATER MANAGEMENT
PLAN

Drawn	CK	H876
Date	06 November 2025	Sheet
Scale	As indicated	01c/03

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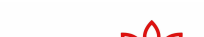


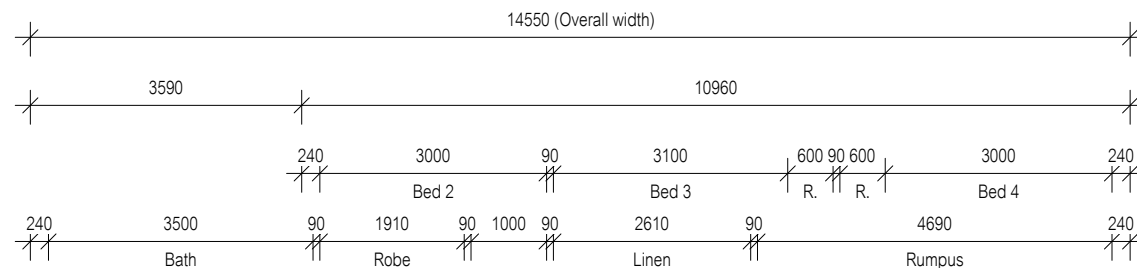
<div>Ground Floor Area = 54.54m² First Floor Area = 89.79m² Second Floor Area = 110.40m²</div> <div><div><div><div></div><div>Articulation joints</div></div><div><div></div><div>Smoke Alarm (interconnected where more than 1)</div></div></div><div>Amendment changes as per cover sheet</div></div> <div><div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div></div>		<div>Notes</div> <div><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.</div>	<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 125, 52 Kiewa Rise, LENAH VALLEY</div>	<div><div><div><div></div><div>CUNIC homes</div><div>Built for you</div></div></div></div>	<div>GROUND FLOOR PLAN</div> <table><tr><td>Drawn</td><td>CK</td><td>H876</td></tr><tr><td>Date</td><td>06 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	H876	Date	06 November 2025	Sheet	Scale	1 : 100	02/03	Copyright ©	
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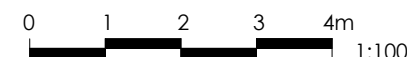
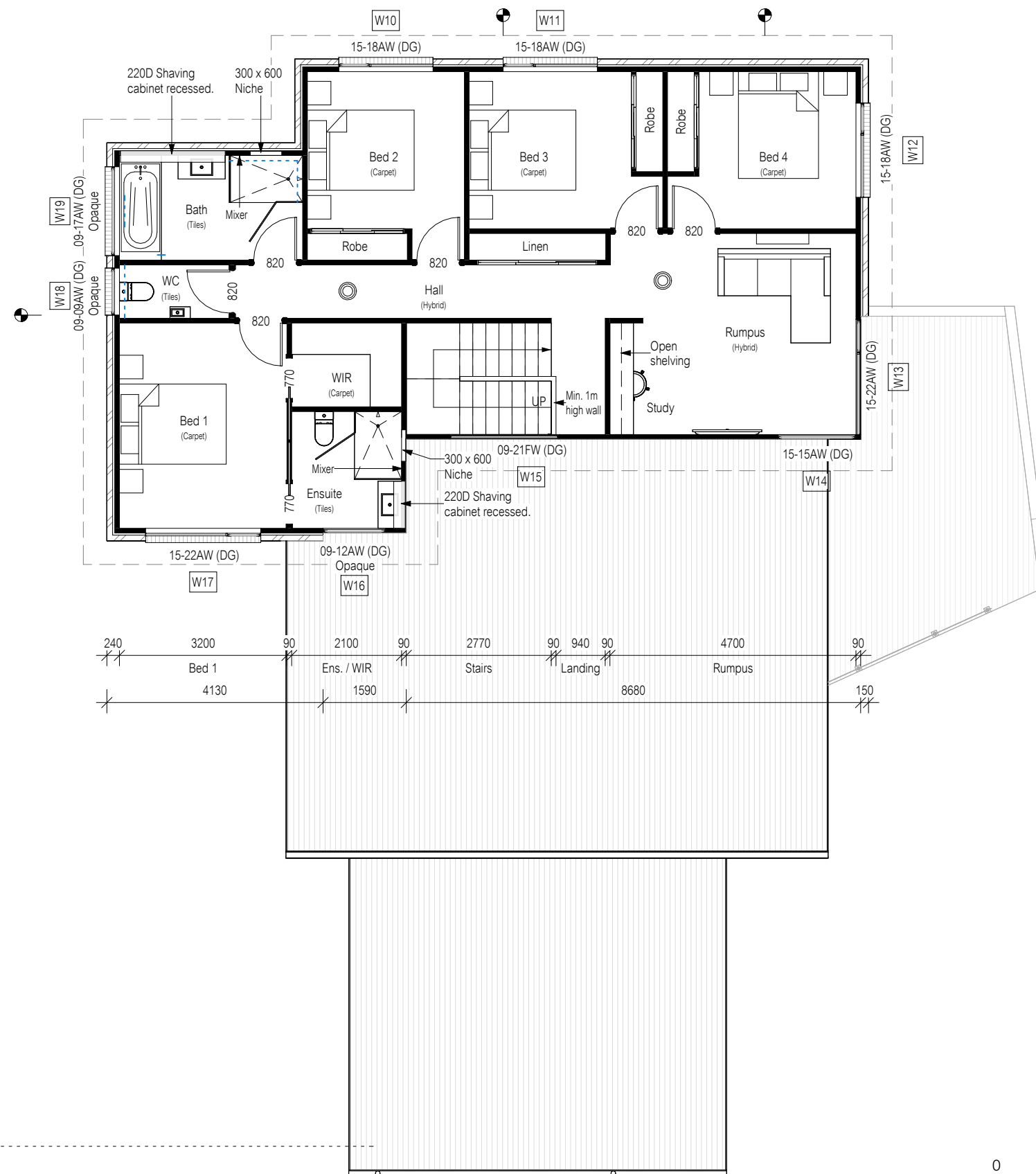
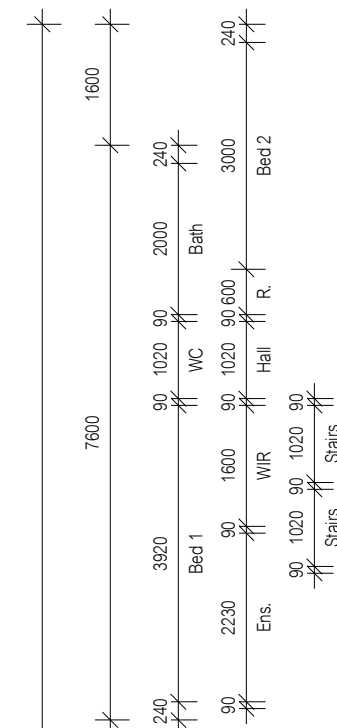
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Document Set ID: 3576955
Version: 1, Version Date: 20/01/2026

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—●— Articulation joints				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 125, 52 Kiawa Rise, LENAH VALLEY		Drawn CK H876	
● Smoke Alarm (interconnected where more than 1)				Date 06 November 2025 Sheet				
Amendment changes as per cover sheet				Scale 1 : 100				
				Copyright © 02a/03				



DATE RECEIVED: 15 December 2025

[illegible]

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PROPOSED RESIDENCE

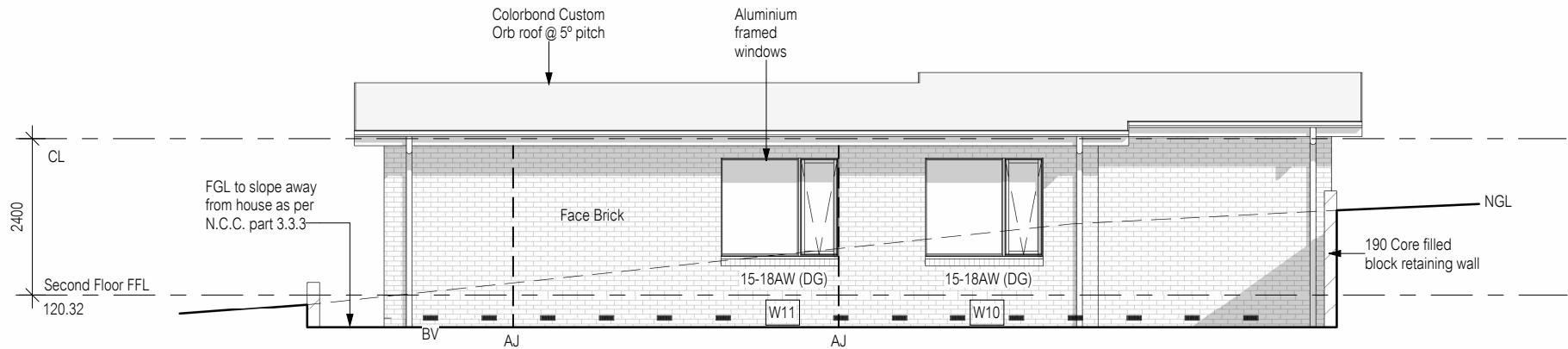
Lot 125, 52 Kiewa Rise,
LENAH VALLEY



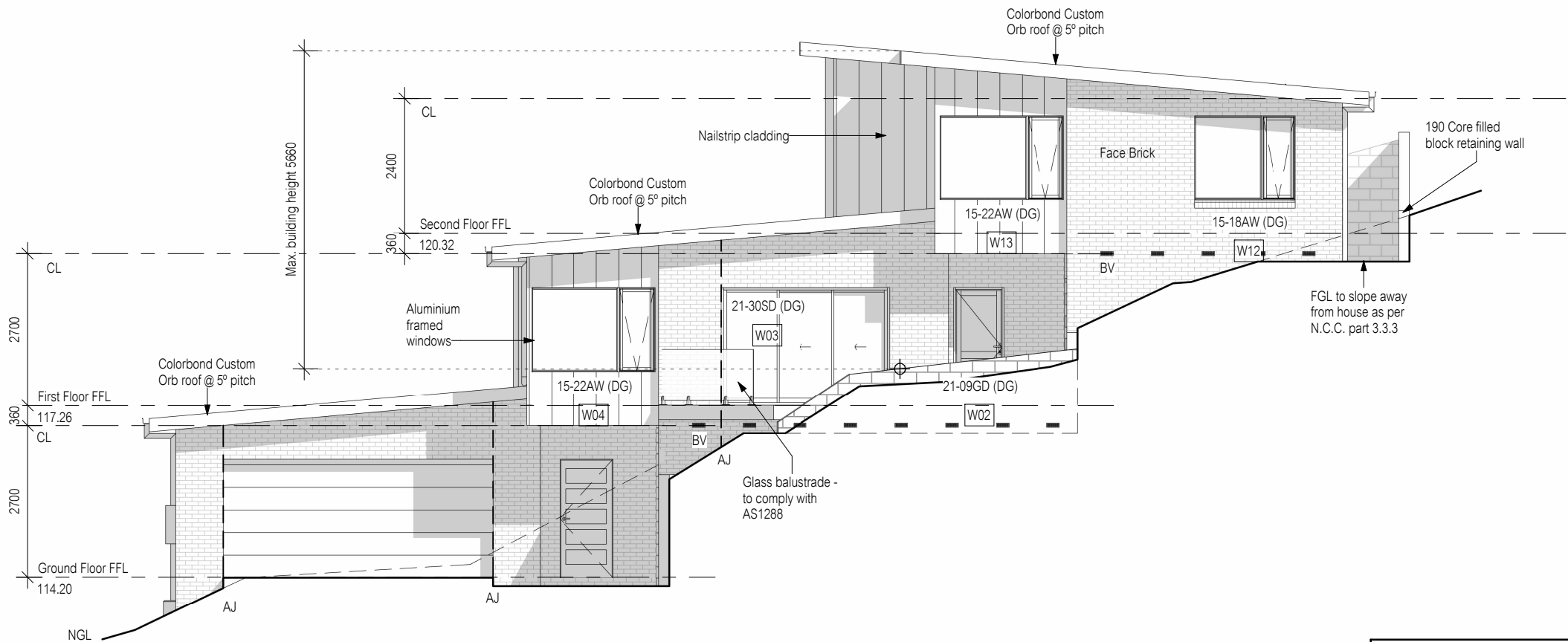
SECOND FLOOR PLAN

Drawn	CK	H876
Date	06 November 2025	Sheet
Scale	1 : 100	02b/03
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All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



North East Elevation



South East Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959. e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

B	05 Nov. 2025	CK
No.	Date	Int.

Amendment changes as per cover sheet

LEGEND:

AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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

Notes

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- 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 125, 52 Kiewa Rise,
LENAH VALLEY



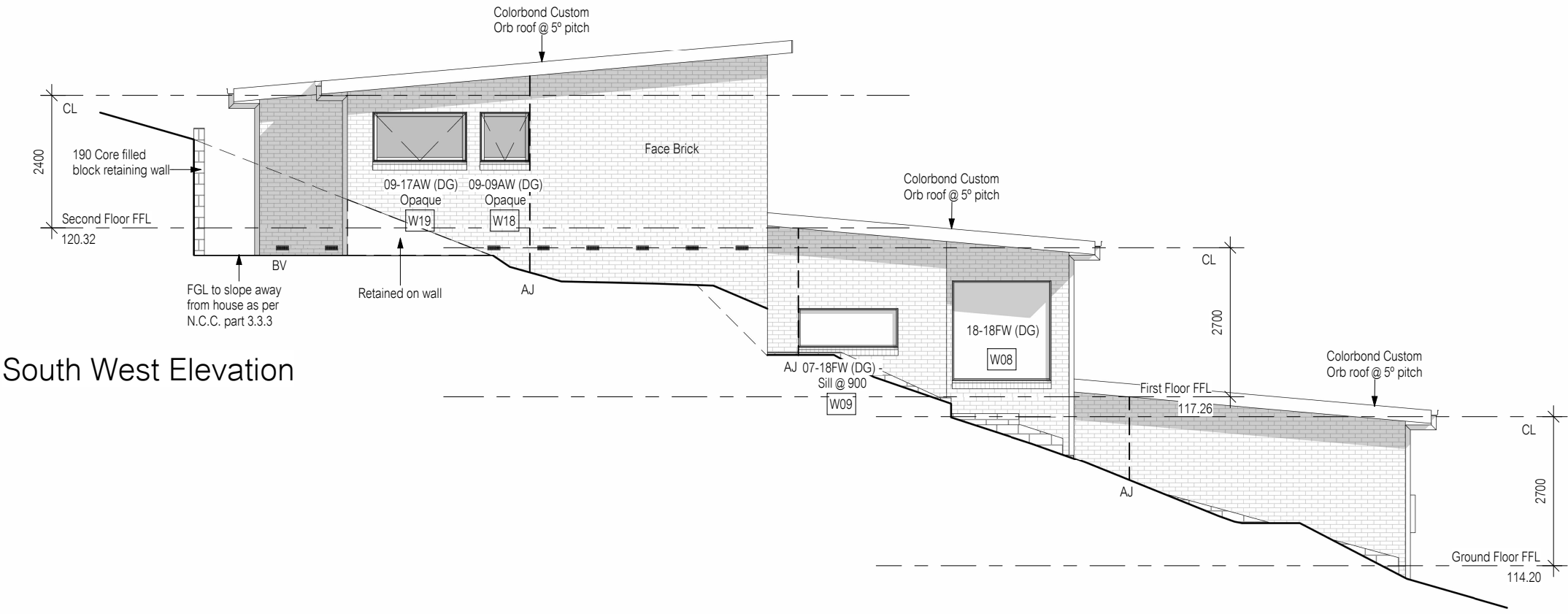
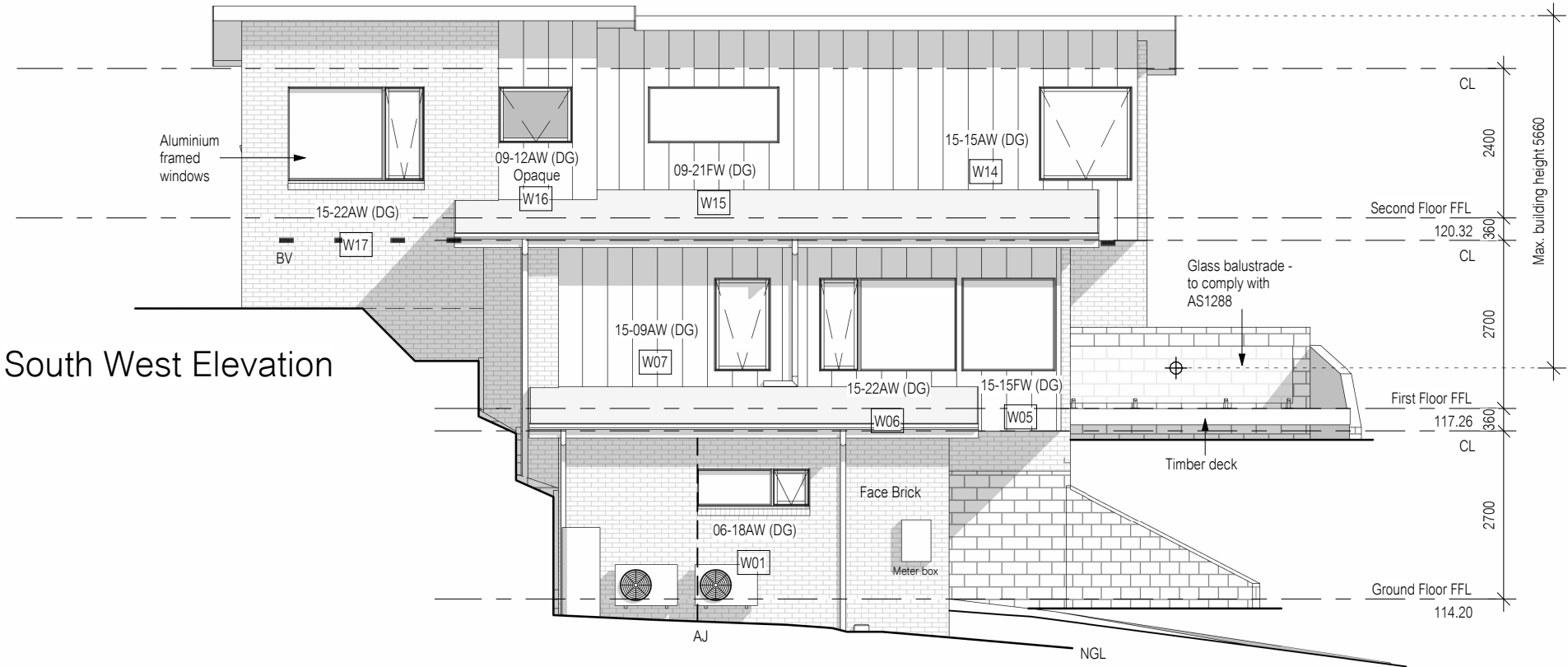
ELEVATIONS SHEET 1

Drawn	CK	H876
Date	06 November 2025	Sheet
Scale	1 : 100	

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03/03

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SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)	
- Minimum Sub-floor Ventilation 6000mm ² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)	
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e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.	

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PROPOSED RESIDENCE
Lot 125, 52 Kiawa Rise,
LENAH VALLEY

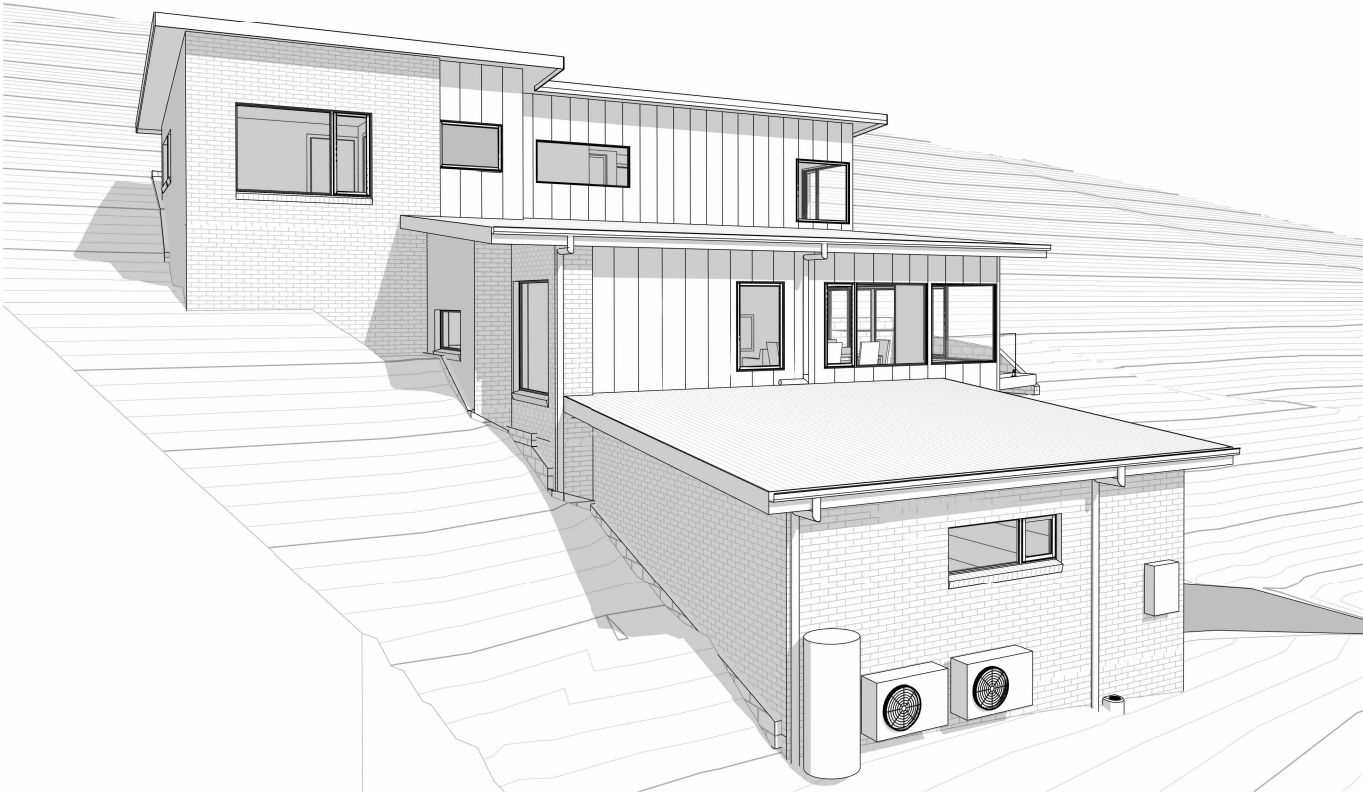
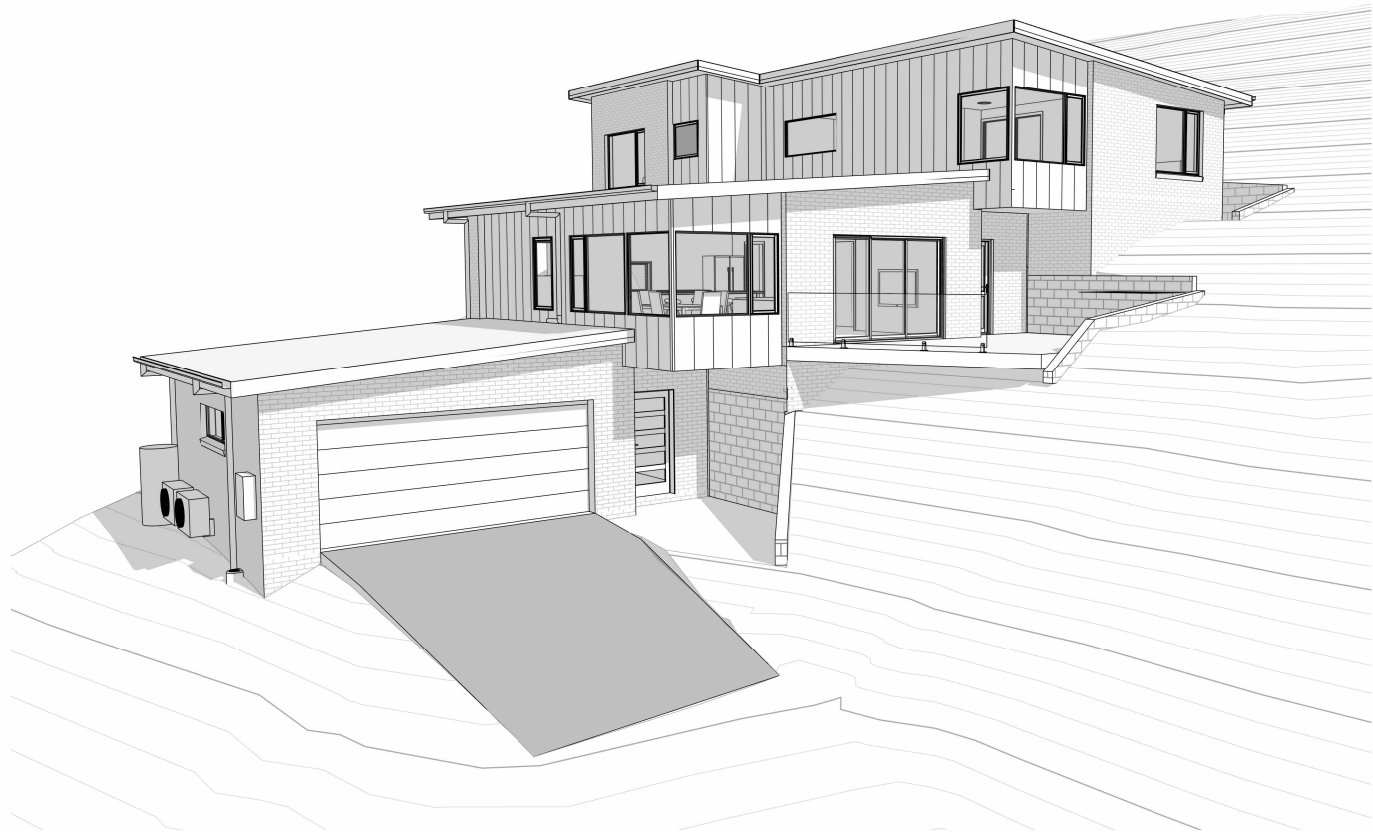


ELEVATIONS SHEET 2

Drawn	CK	H876
Date	06 November 2025	Sheet
Scale	1 : 100	

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No.	Date	Int.

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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PROPOSED RESIDENCE
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
PERSPECTIVE VIEWS


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Date	06 November 2025	Sheet
Scale		


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
03b/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)
- 


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
- 

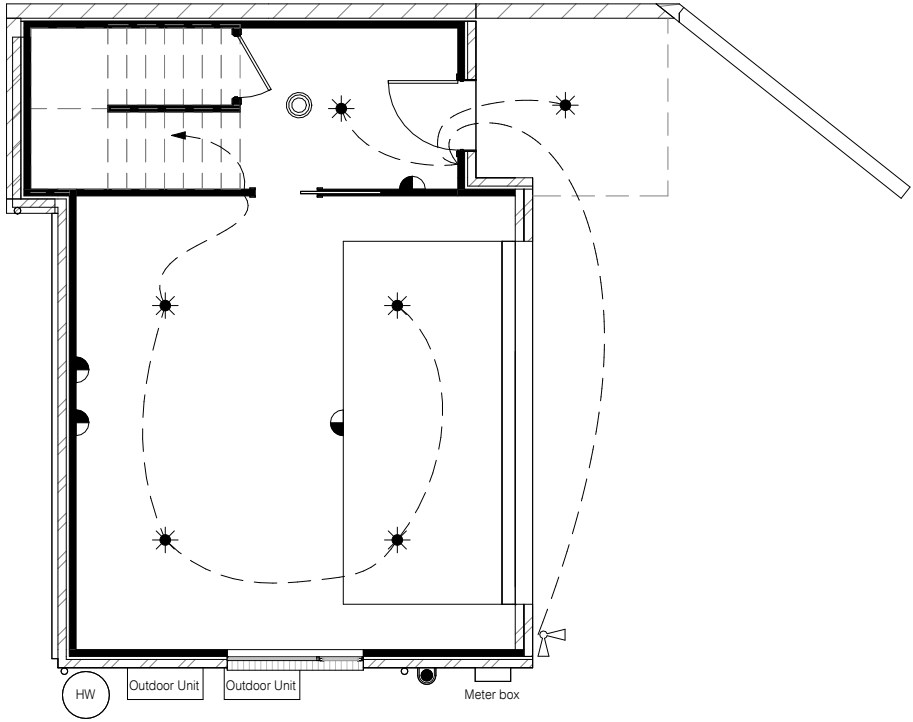
TREAD LIGHTS (2W)
- 

DUCTED VACUUM POINT
- 


SECURITY SYSTEM KEYPAD
- 

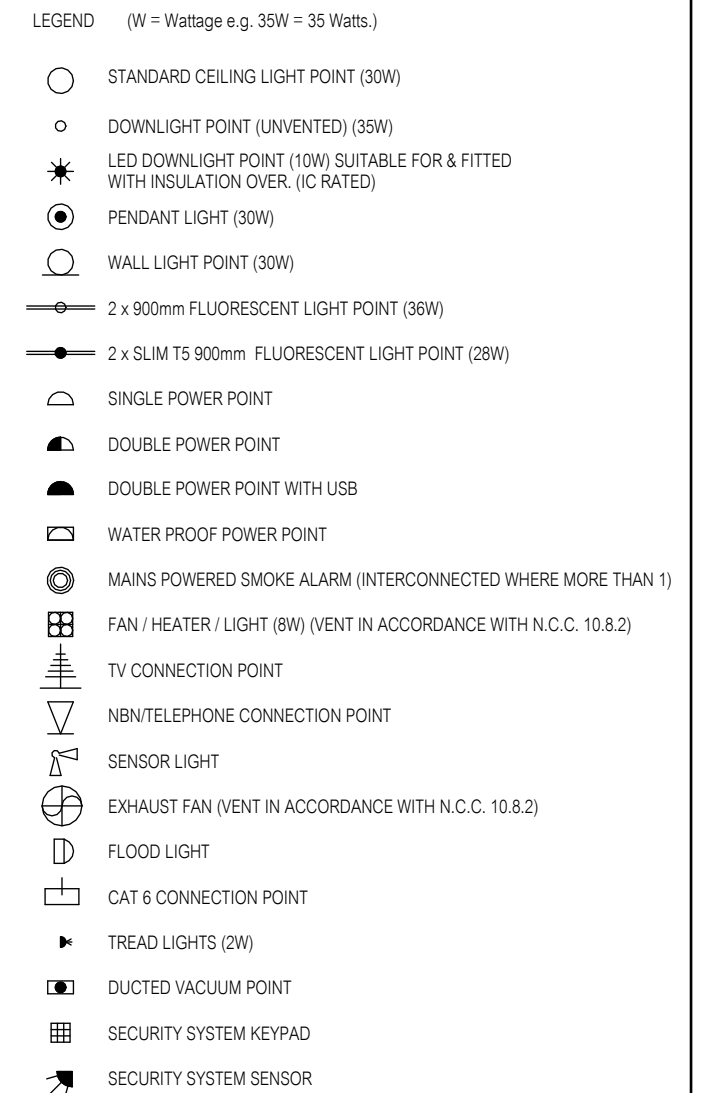
SECURITY SYSTEM SENSOR

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.




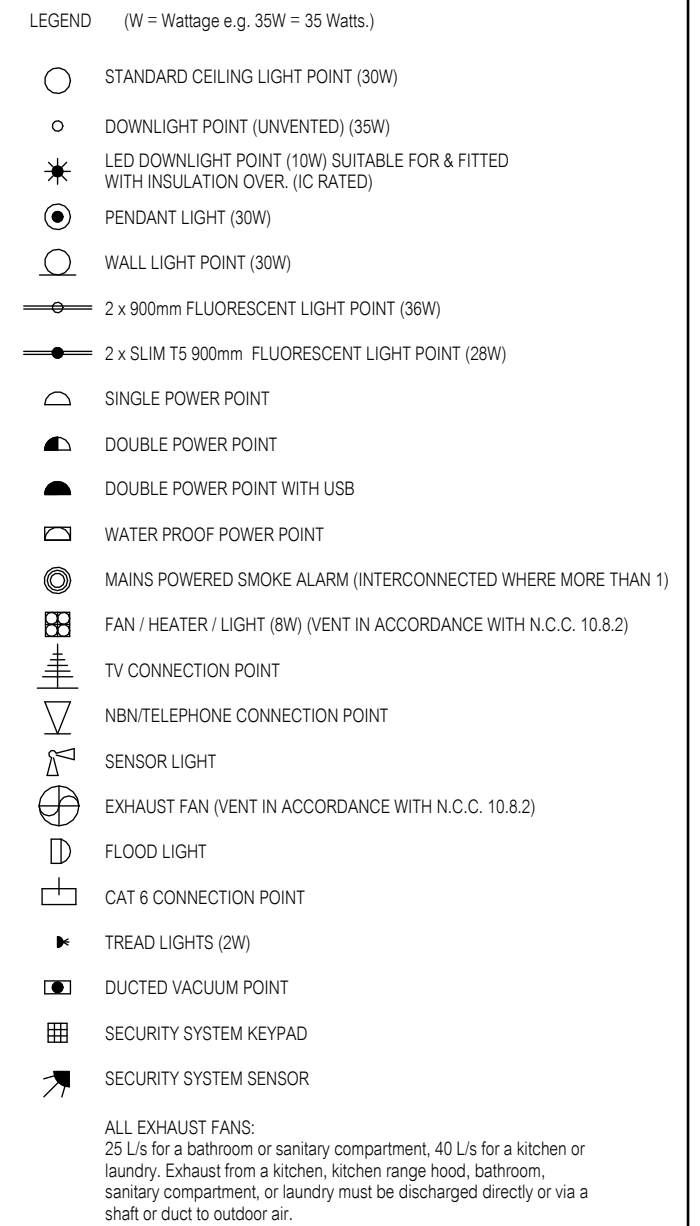
B	05 Nov. 2025	CK
No.	Date	Int.

Amendment changes as per cover sheet	<div>Notes</div> <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.	Designer:	Client / Project info	<div></div>	GROUND FLOOR ELECTRICAL PLAN		
		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 125, 52 Kiewa Rise, LENAH VALLEY		Drawn	ST	H876
					Date	17 October 2025	Sheet
					Scale	1 : 100	09/03



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).

Amendment changes as per cover sheet	<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.	Designer:	Client / Project info		FIRST FLOOR ELECTRICAL PLAN		
		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 125, 52 Kiawa Rise, LENAH VALLEY		Drawn	ST	H876
					Date	17 October 2025	Sheet
					Scale	1 : 100	09a/03



Building name/description

H876 - PROPOSED RESIDENCE, Lot 125 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 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 39%
3	DINING	Lounge room	16.8 m ²	20 W	Class 1 building	(c) manual dimming system	100%			5.9 W/m ²	1.2 W/m ²	3% of 39%
4	KITCHEN	Kitchen	16.7 m ²	40 W	Class 1 building	(c) manual dimming system	100%			5.9 W/m ²	2.4 W/m ²	6% of 39%
5	LIVING	Living room	23.1 m ²	40 W	Class 1 building	(c) manual dimming system	100%			5.9 W/m ²	1.7 W/m ²	4% of 39%
6	WIP	Other	3.2 m ²	10 W	Class 1 building					5.0 W/m ²	3.1 W/m ²	7% of 39%
7	HALL	Corridor	6.7 m ²	10 W	Class 1 building					5.0 W/m ²	1.5 W/m ²	3% of 39%
8	PWD	Toilet	1.8 m ²	10 W	Class 1 building					5.0 W/m ²	5.6 W/m ²	13% of 39%
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 39%
10	BED 1	Bedroom	12.5 m ²	40 W	Class 1 building	(c) manual dimming system	100%			5.9 W/m ²	3.2 W/m ²	7% of 39%
11	ENSUITE	Bathroom	4.7 m ²	8 W	Class 1 building					5.0 W/m ²	1.7 W/m ²	4% of 39%
12	WIR	Other	3.4 m ²	10 W	Class 1 building					5.0 W/m ²	3.0 W/m ²	7% of 39%
13	WC	Toilet	2.2 m ²	10 W	Class 1 building					5.0 W/m ²	4.7 W/m ²	11% of 39%
14	BATH	Bathroom	7.0 m ²	8 W	Class 1 building					5.0 W/m ²	1.1 W/m ²	3% of 39%
15	HALL	Corridor	16.8 m ²	50 W	Class 1 building					5.0 W/m ²	3.0 W/m ²	7% of 39%
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 39%
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 39%
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 39%
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	3% of 39%

217.3 m²

416 W

Class 1 building

5.4 W/m²

2.1 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). 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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PROPOSED RESIDENCE
Lot 125, 52 Kiewa Rise,
LENAH VALLEY



CALCULATIONS & SCHEDULES

Drawn	ST	H876
Date	17 October 2025	Sheet
Scale		

10/03

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.

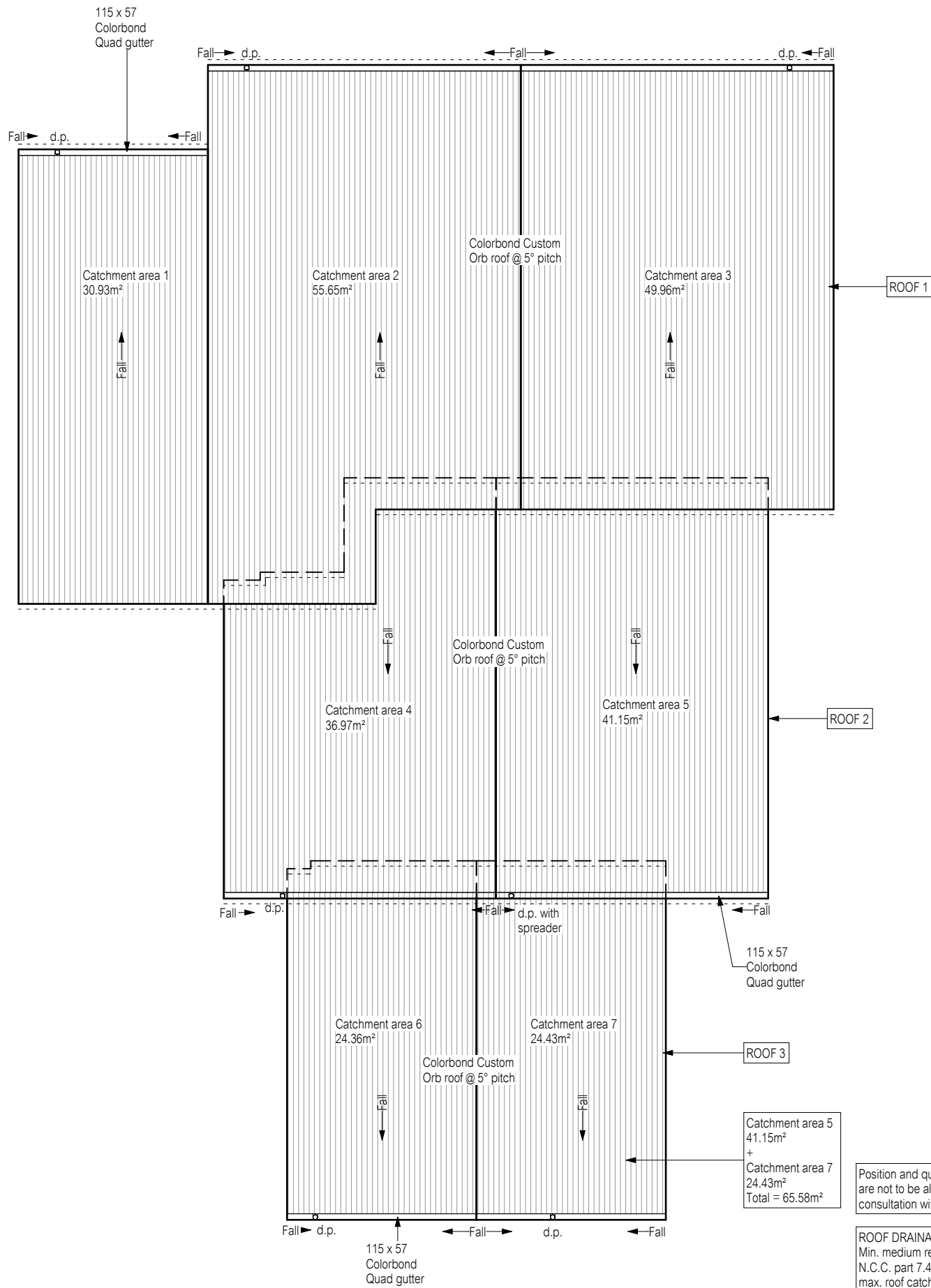
NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures.
Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 11.3.7 & 11.3.8
* - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)

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	09-21FW (DG)				
W16	09-12AW (DG) Opaque				
W17	15-22AW (DG)				
W18	09-09AW (DG) Opaque				
W19	09-17AW (DG) Opaque				

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.



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.

Position and quantity of downpipes
are not to be altered without
consultation with designer

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)

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ROOF PLAN

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11/03