DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-350
PROPOSED DEVELOPMENT:	Demolition and construction of four Multiple Dwellings
LOCATION:	36 Bowden Street Glenorchy 38 Bowden Street Glenorchy
APPLICANT:	Pinnacle Drafting & Design
ADVERTISING START DATE:	09/01/2026
ADVERTISING EXPIRY DATE:	23/01/2026

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 **23/01/2026.**

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 **23/01/2026,** or for postal and hand delivered representations, by 5.00 pm on **23/01/2026.**

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

PINNACLE

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Changes List			
Issue	**Description of change**	**Date**	**Designer**
Ch - 01	RFI Amendments - 19/12/25		

Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

36 & 38 Bowden Street, Glenorchy, 7010

Owner(s) or Clients	Homes Tasmania
Building Classification	1a
Designer	Jason Nickerson CC6073Y
Total Floor Area (Combined)	542.62m^2 Deck 56.68m
Alpine Area	N/A
Other Hazards	N/A

(e.g.. High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

Title Reference	72787/27-28
Zoning	Inner Residential
Land Size	921m^2
Design Wind Speed	TBA
Soil Classification	TBA
Climate Zone	7
Corrosion Environment	Low
Bushfire Attack Level (BAL)	Low

ID	Sheet Name	Issue
A.01	Site Plan	DA - 01
A.02	Shadow Diagrams	DA - 01
A.03	Shadow Diagrams	DA - 01
A.04	Shadow Diagrams	DA - 01
A.05	Floor Plan - Lower	DA - 01
A.06	Floor Plan - Upper	DA - 01
A.07	Elevations	DA - 01
A.08	Elevations	DA - 01
A.09	Roof Plan	DA - 01
A.10	Electrical Plan - Lower - Light/Reflected Ceiling	DA - 01
A.11	Electrical Plan - Lower - Power	DA - 01
A.12	Electrical Plan - Upper - Light/Reflected Ceiling	DA - 01
A.13	Electrical Plan - Upper - Power	DA - 01
C.01	U1 Parking & Turning Plan	DA - 01
C.02	U2 Parking & Turning Plan	DA - 01
C.03	U3 Parking & Turning Plan	DA - 01
C.04	U4 Parking & Turning Plan	DA - 01
L.01	Landscaping Plan	DA - 01
L.02	Planting Schedule & Details	DA - 01

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

(a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
  (i) 25mm over the first 1m from the building
    (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
    (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
  (ii) 50 mm over the first 1 m from the building in any other case.

(b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces mustbe not less than
  (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
  (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or
  (iii) 150 mm in any other case.

(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-
  (a) be graded with a uniform fall of not less than 1:300; and
  (b) discharge into an external silt pit or sump with-
    (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Site Areas

Site Area	921 m²
Building Footprint	358.68 m²
Total Site Coverage	38.94%

Survey Notes from Surveyor

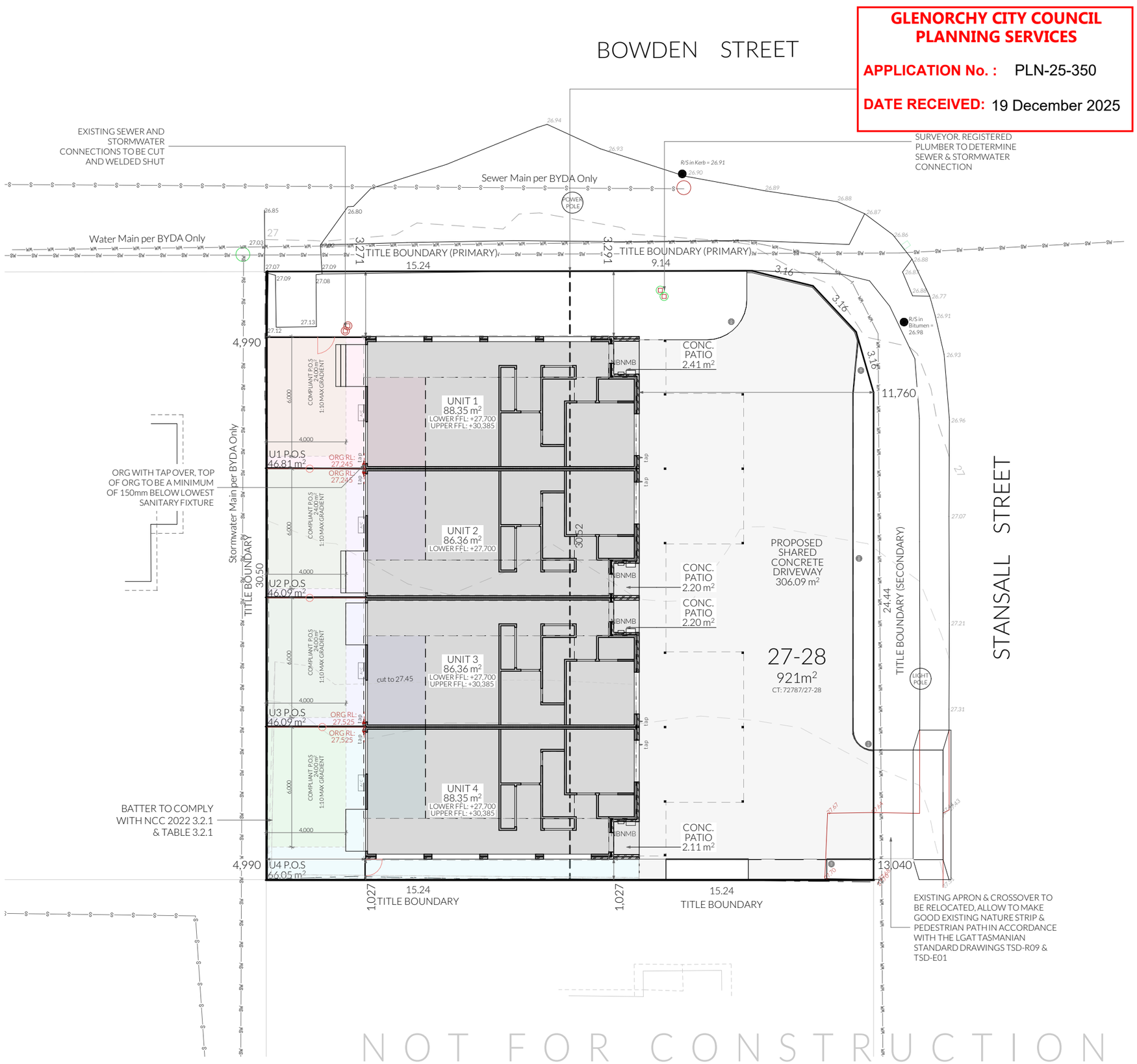
"This plan and associated digital model is prepared for Pinnacle Drafting & Design from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

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.
Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the land titles office to support the boundary definition.

Services shown have been located where visible by field survey. Services denoted as being "per BYDA 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.

If subsequent design is intended for construction setout, future surveying setout costs are increased if the digital data provided is rotated, scaled or moved.

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.



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PINNACLE
PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Site Plan

Revision: DA - 01
Approved by: SH

Scale: 1:200 @ A3
Pg. No: A.01

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

Lydenbuilders connecting futures
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Important Note

Design Policy guideline
Housing Design
Guidelines for silver ge
with Gold compliance t
Bedrooms , Bathrooms
Laundry

NBN Note *

NBN service to be brought into linen via 1 x nominal P20 conduit (Builder to supply) allow mounting surface of 565mm x 325mm as per "Residential preparation and installation guide for SDUs & MDUs"

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Floor Areas

U1 Lower Floor	88.35m²
U2 Lower Floor	86.36m²
U3 Lower Floor	86.36m²
U4 Lower Floor	88.35m²
Total Lower Floor	349.42m²
U1 Upper Floor	48.30m²
U2 Upper Floor	48.30m²
U3 Upper Floor	48.30m²
U4 Upper Floor	48.30m²
Total Upper Floor	193.20m²
Total Floor Area	542.62m²
Total Deck Area	56.68m²

PINNACLE
PINNACLE DRAFTING & DESIGN
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03 6248 4218
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Licence Number: CC6073Y

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

Floor Plan - Lower

Scale: 1:100 @ A3
Pg. No: A.05

Revision: DA - 01
Approved by: SH

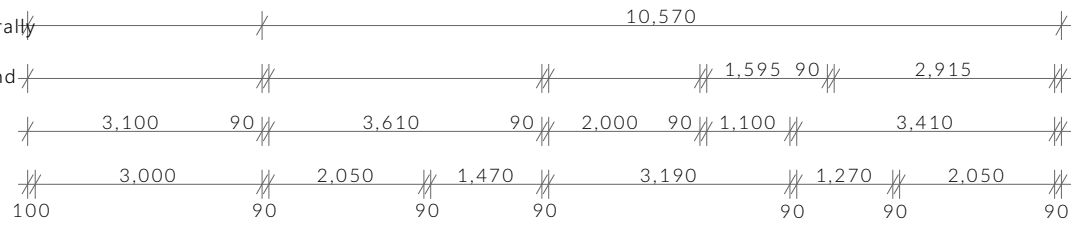
Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

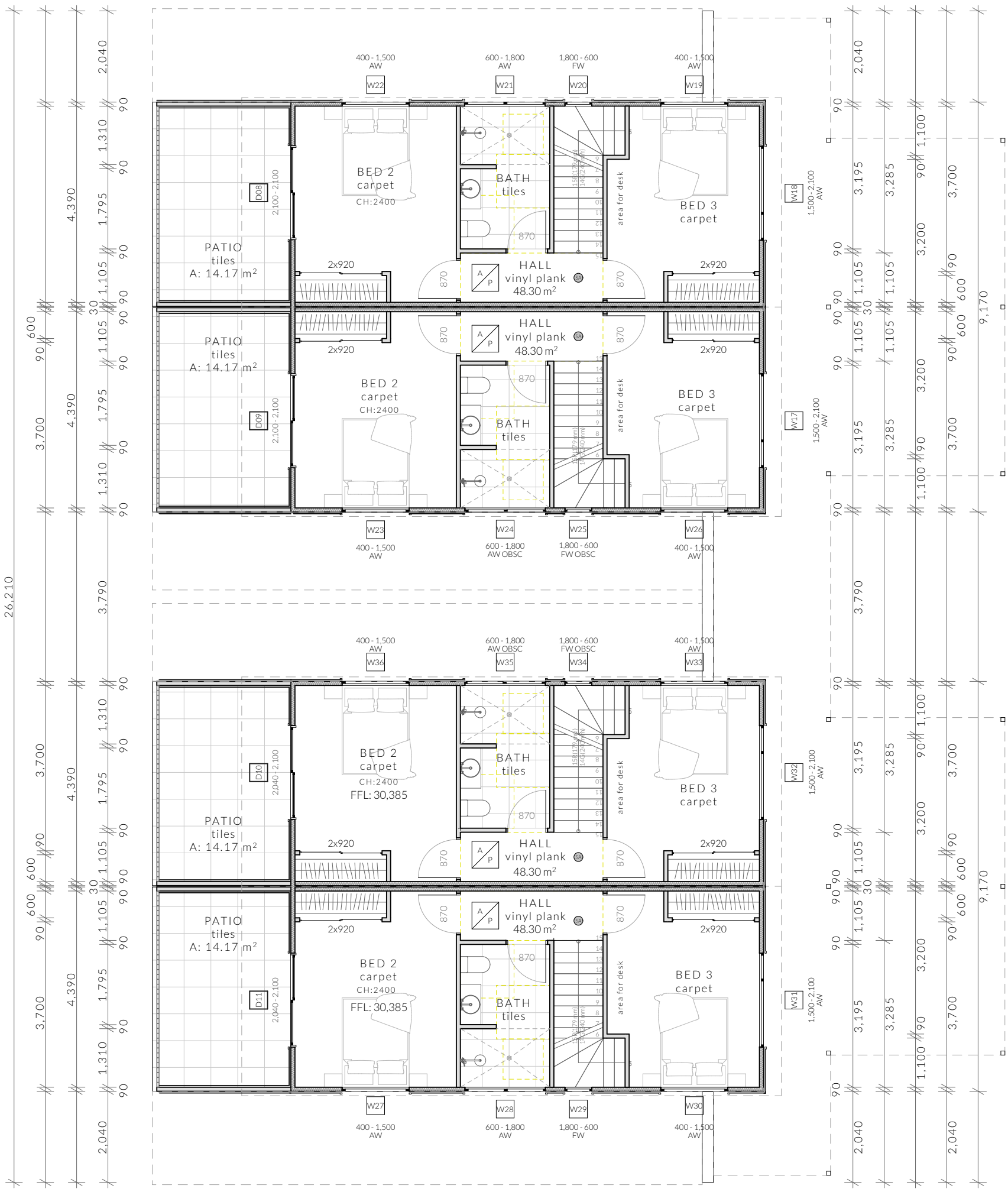
Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

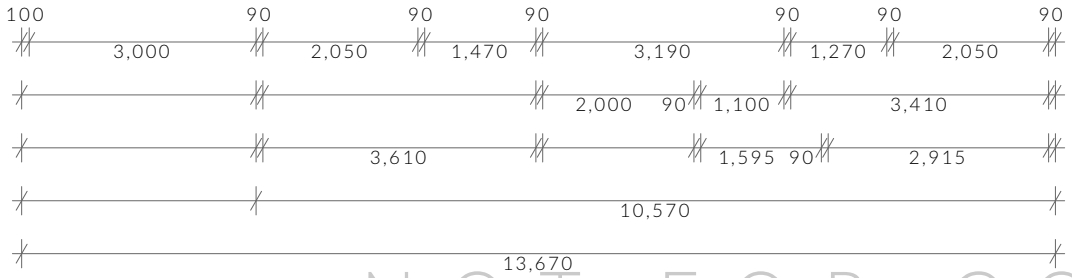
Lydenbuilders connecting futures
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Important Note

Design Policy guidelines & Livable Housing Design Guidelines for silver generally with Gold compliance to Bedrooms , Bathrooms and Laundry







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Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

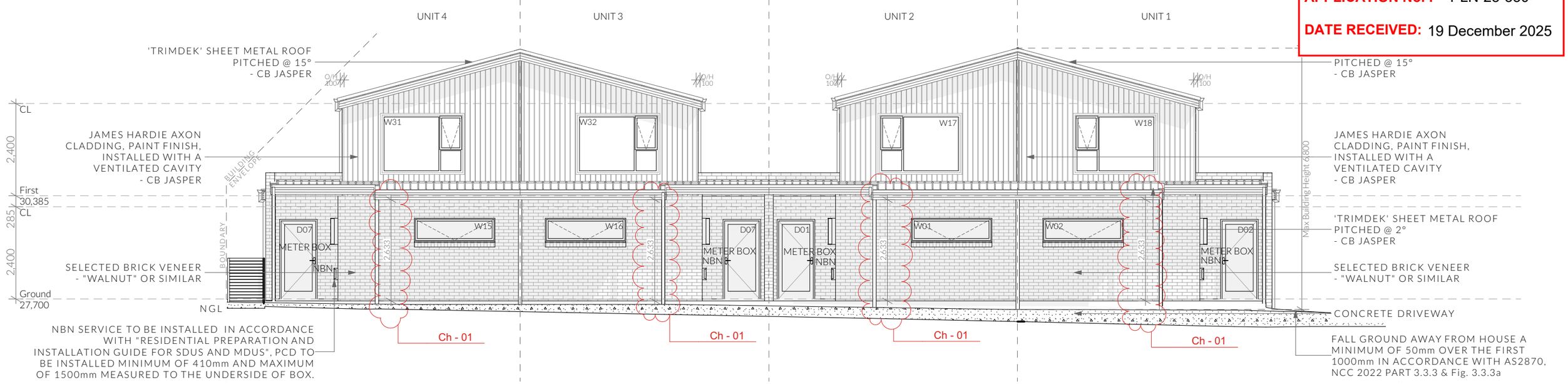
Floor Plan - Upper

Scale: 1:100 @ A3
Pg. No: A.06

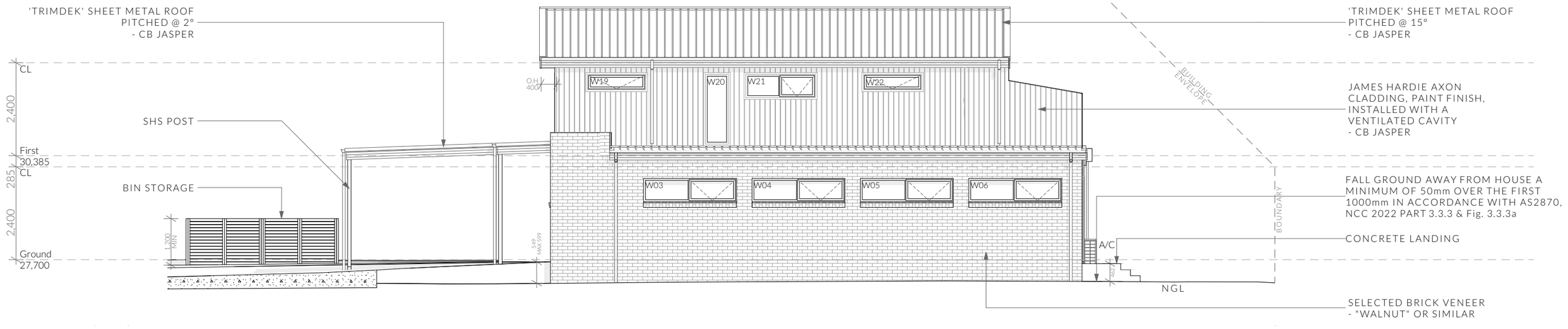
Revision: DA - 01
Approved by: SH

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA



East Elevation 1:100



North Elevation 1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

NOT FOR CONSTRUCTION

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03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
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Elevations
Revision: DA - 01
Approved by: SH
Scale: 1:100 @A3
Pg. No: A.07

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer
Ch - 01		

NOTE: Refer to cover page for further details on changes.

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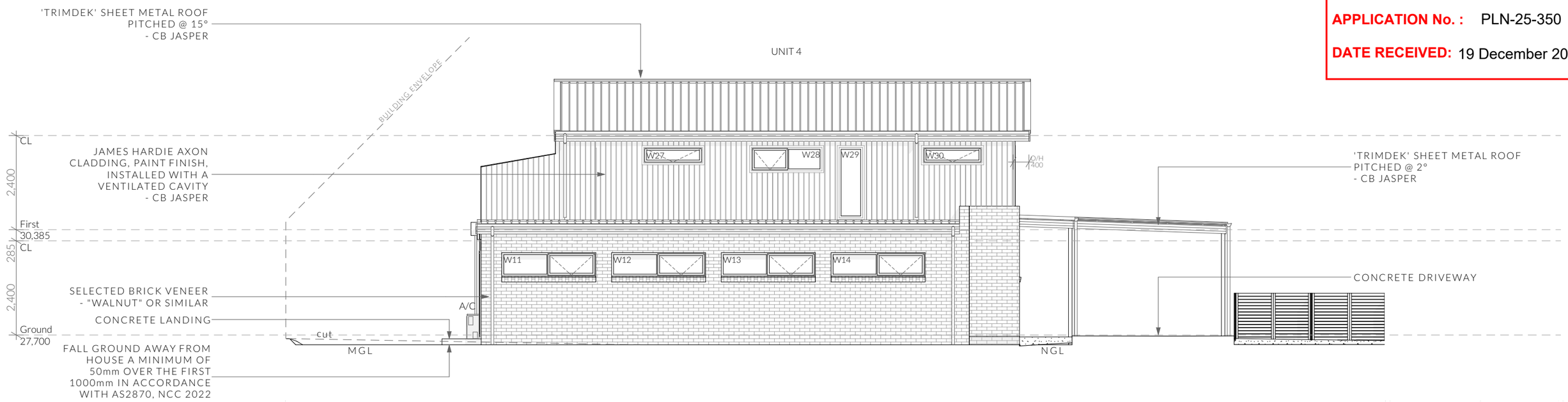
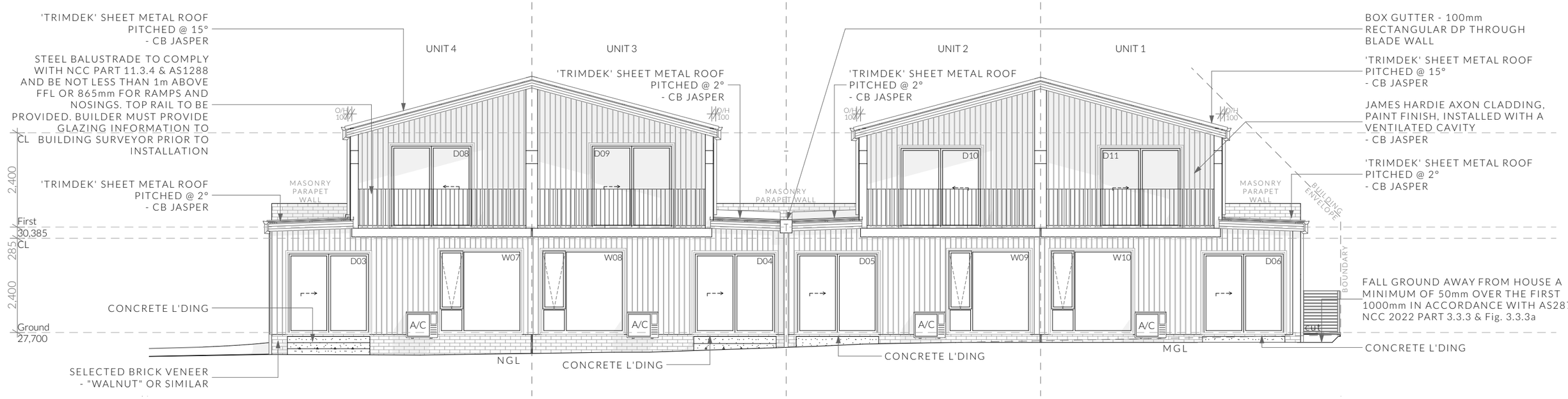


South Elevation 1:100



West Elevation 1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

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Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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Elevations
Revision: DA - 01
Approved by: SH
Scale: 1:100 @ A3
Pg. No: A.08

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

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Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

(a) Cappings must-
- (i) be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and
- (ii) extend not less than 50 mm down the sides of the parapet; and
- (iii) be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and
- (iv) be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.

(b) The top of the capping must slope a minimum of 5 degrees.

(c) Joints in cappings must-
- (i) overlap by not less than 50 mm in the direction of flow; and
- (ii) be securely fastened at intervals of not more than 40 mm; and
- (iii) have sealant installed between laps.

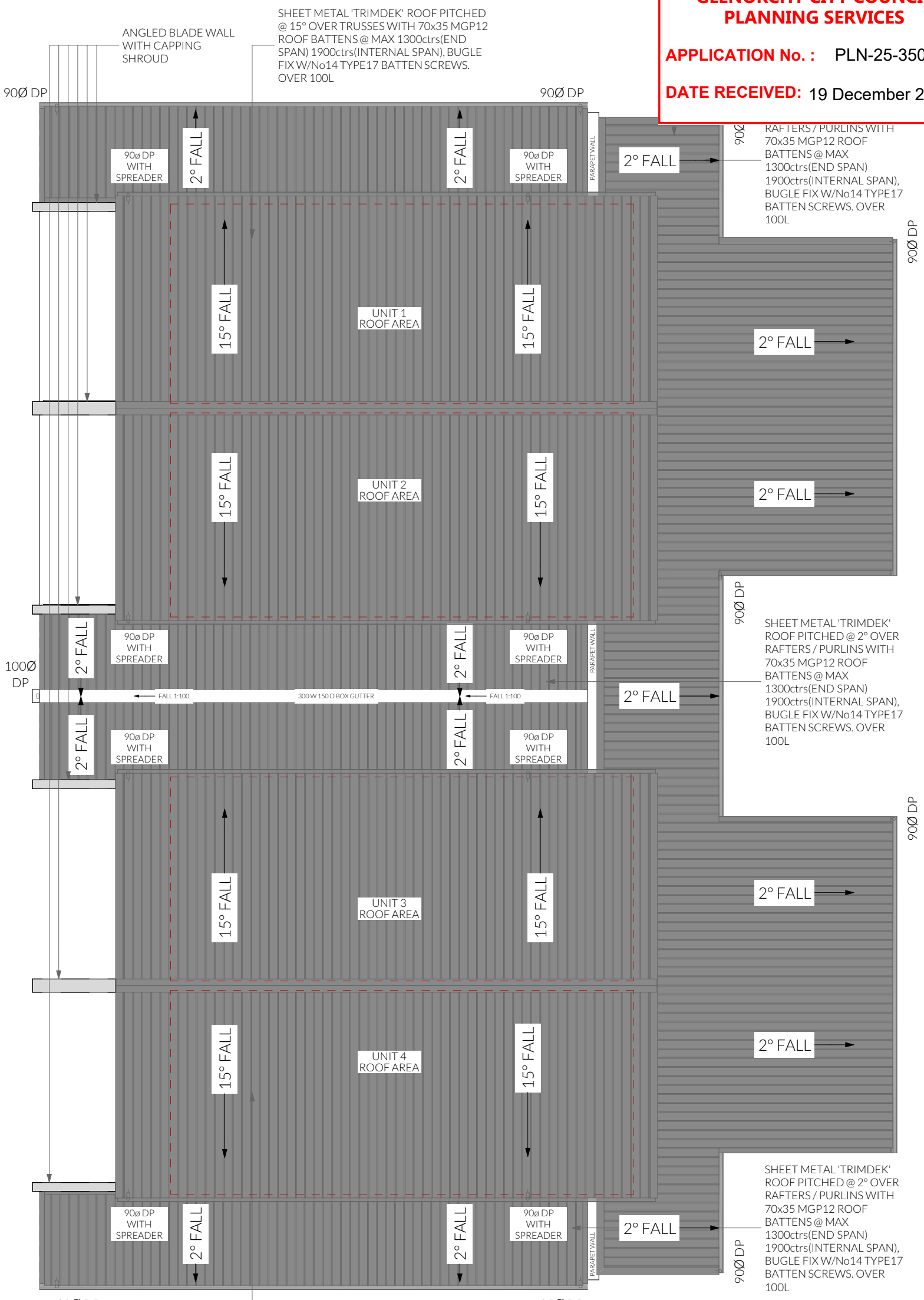
(d) Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.

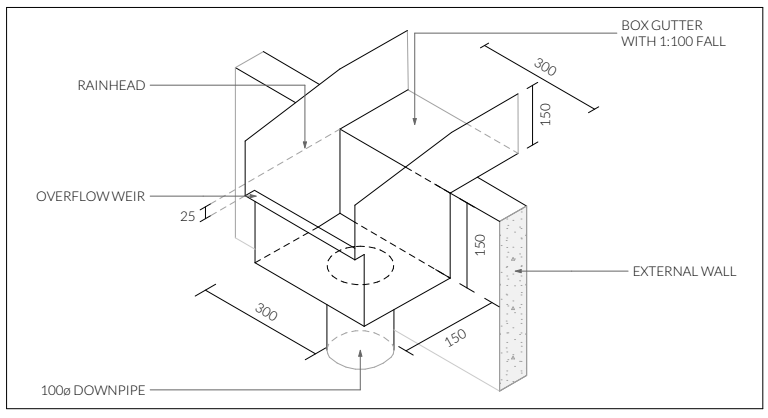
(e) Lead cappings must not be used with prepainted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.

(f) Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-

(i) each adjoining sheet or roll being-
- (A) overlapped not less than 150 mm; or
- (B) taped together; and

sarking fixed to supporting members at not more than 300 mm centres.





EXTERNAL RAIN HEAD DETAIL (TYP) N.T.S

PINNACLE
PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
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Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

Roof Plan

Scale: 1:100 @ A3
Pg. No: A.09

Revision: DA - 01
Approved by: SH

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
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Building Surveyor: TBA

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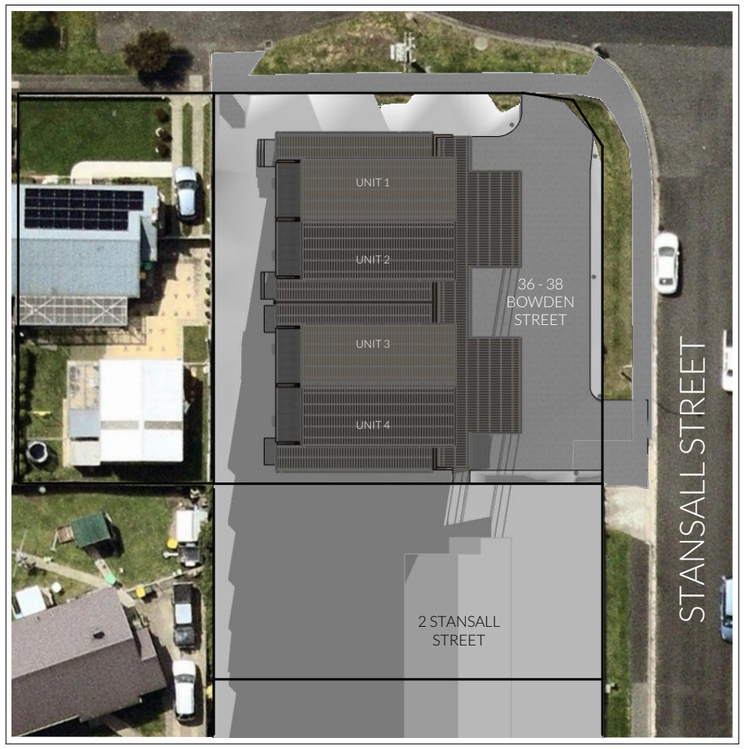
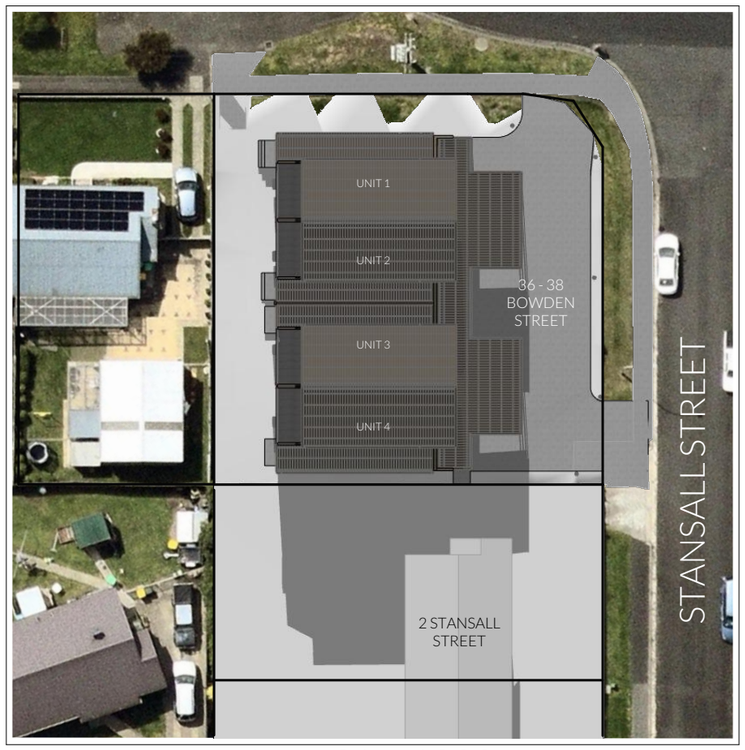
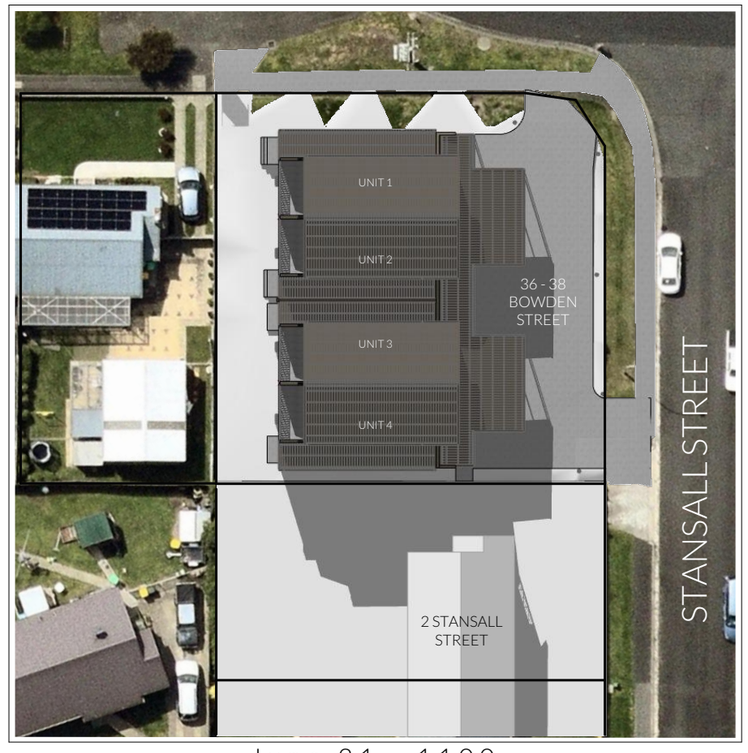


June 21 - 0900



June 21 - 1000



June 21 - 1100

June 21 - 1200

June 21 - 1300

June 21 - 1400

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Shadow Diagrams

Scale: @ A3

Revision: DA - 01

Approved by: SH

Pg. No: A.02

Proposal: Government Housing Tender

Client: Homes Tasmania

Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025

Drawn by: JD & JRM

Job No: 042-2025

Engineer: TBA

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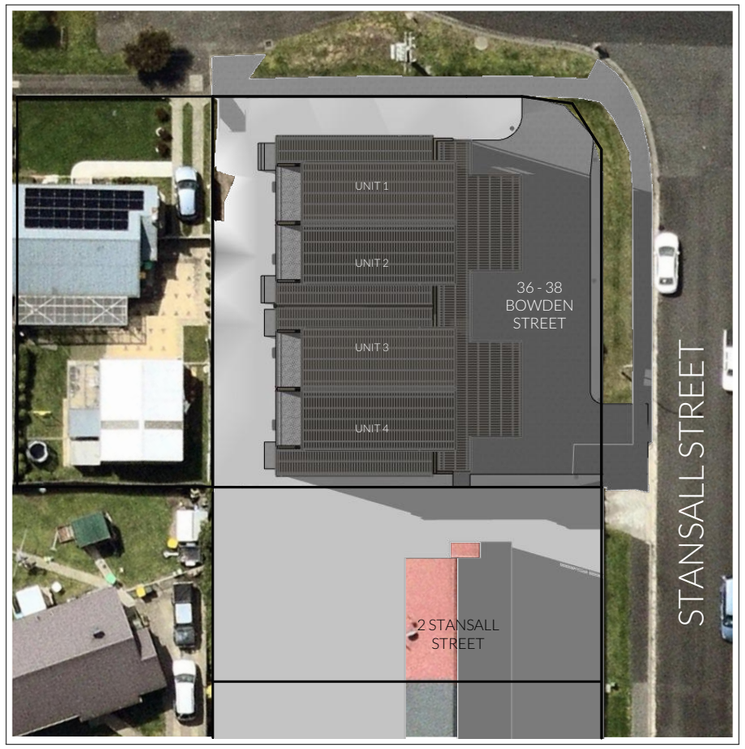
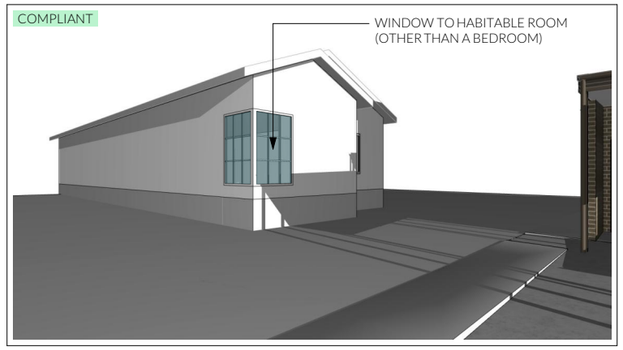
Lyden builders connecting futures

bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

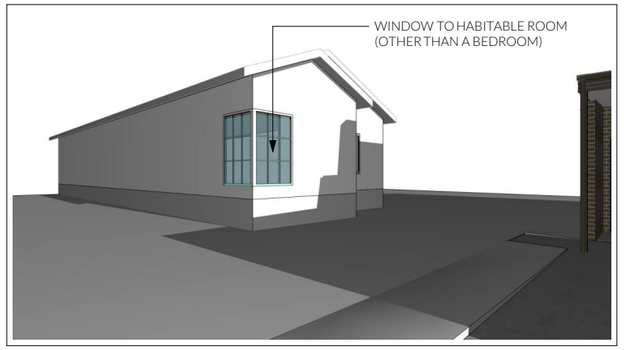


June 21 - 1500

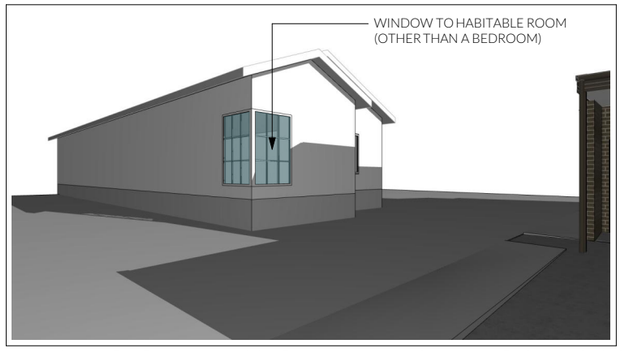
2 Stansall Street, Floor Plan



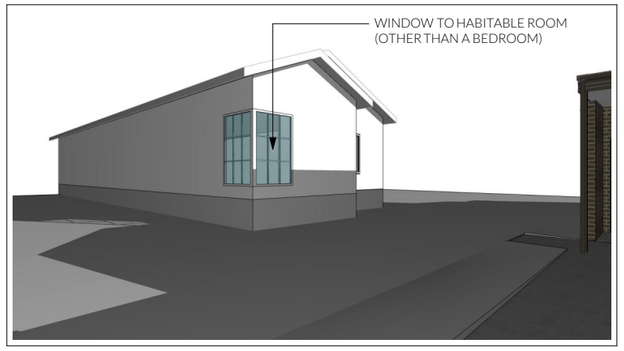
View 1 - 2 Stansall Street - June 21 - 0900



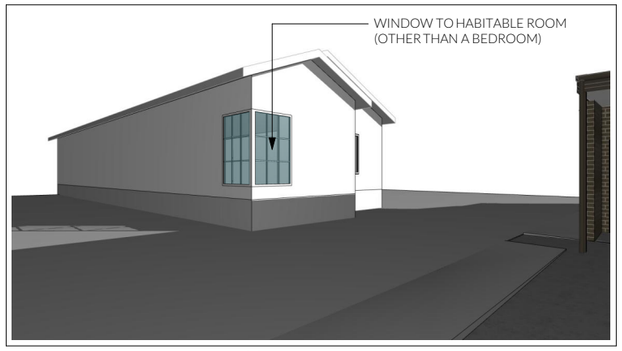
View 1 - 2 Stansall Street - June 21 - 1000



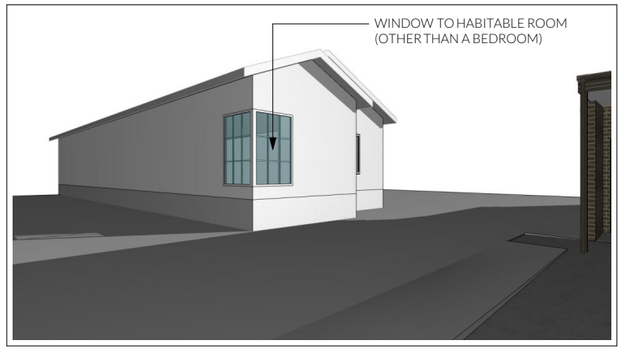
View 1 - 2 Stansall Street - June 21 - 1100



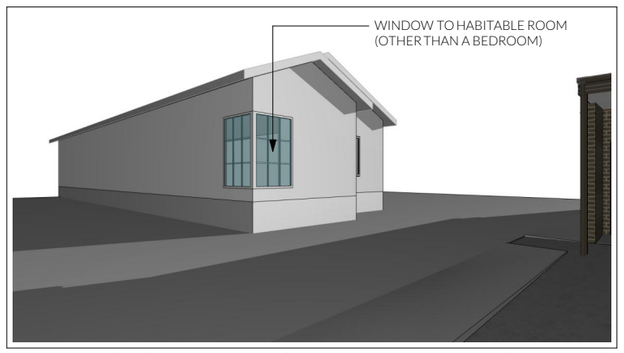
View 1 - 2 Stansall Street - June 21 - 1200



View 1 - 2 Stansall Street - June 21 - 1300



View 1 - 2 Stansall Street - June 21 - 1400



View 1 - 2 Stansall Street - June 21 - 1500

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7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
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Shadow Diagrams

Scale: @ A3

Revision: DA - 01

Approved by: SH

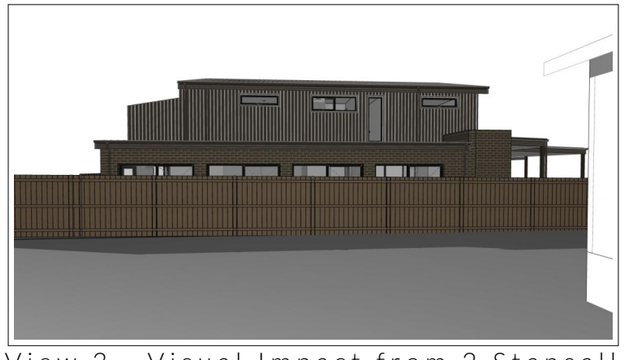
Pg. No: A.03

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

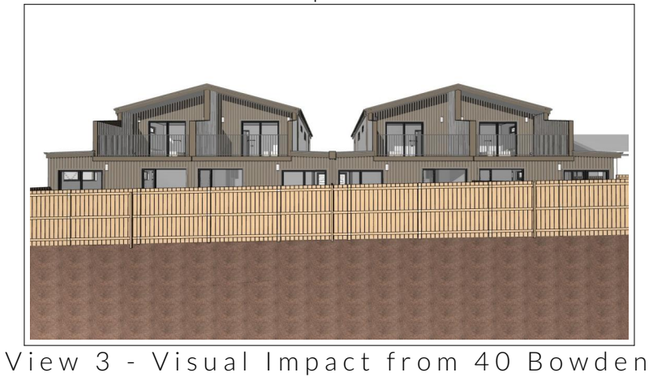
Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

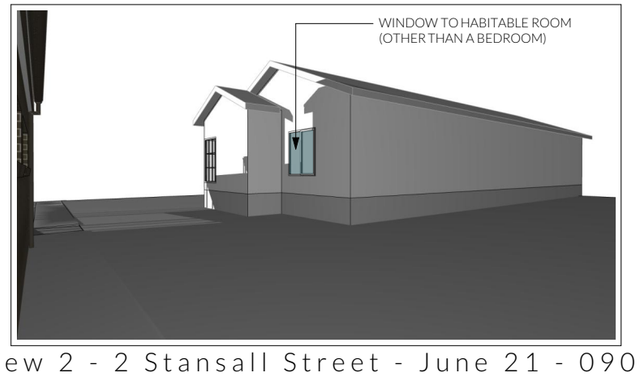
NOTE: Refer to cover page for further details on changes.



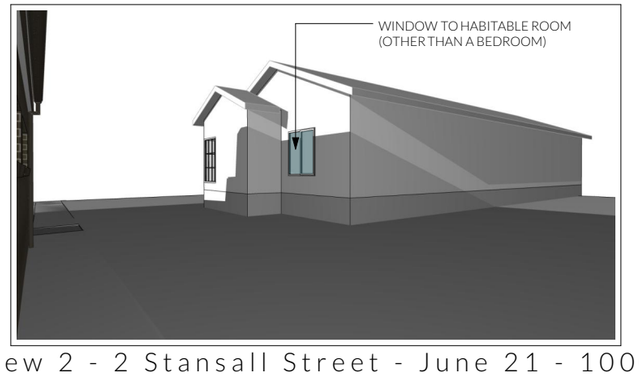
View 3 - Visual Impact from 2 Stansall



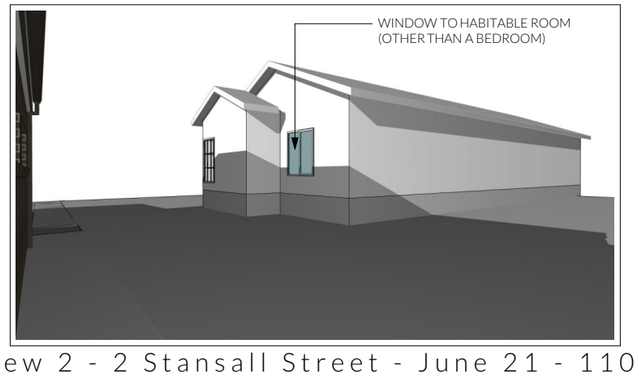
View 3 - Visual Impact from 40 Bowden



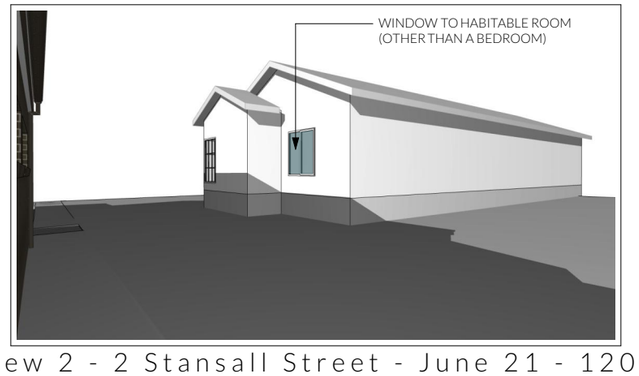
View 2 - 2 Stansall Street - June 21 - 0900



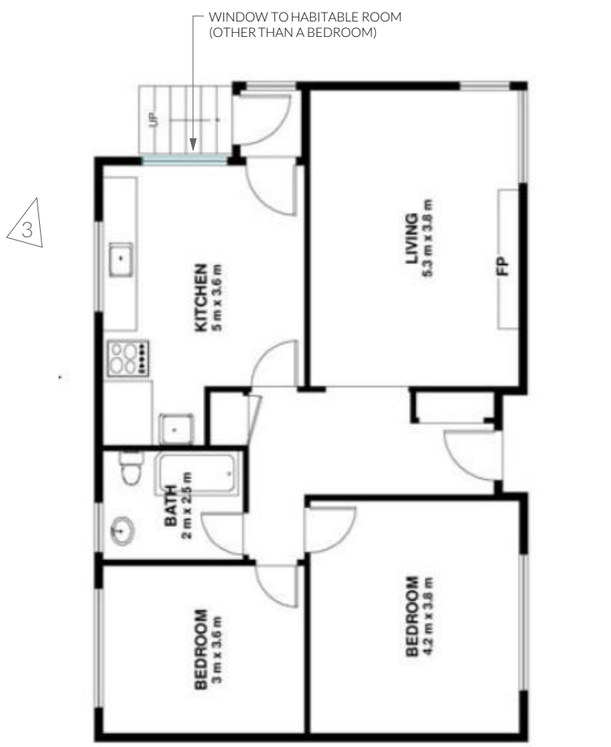
View 2 - 2 Stansall Street - June 21 - 1000



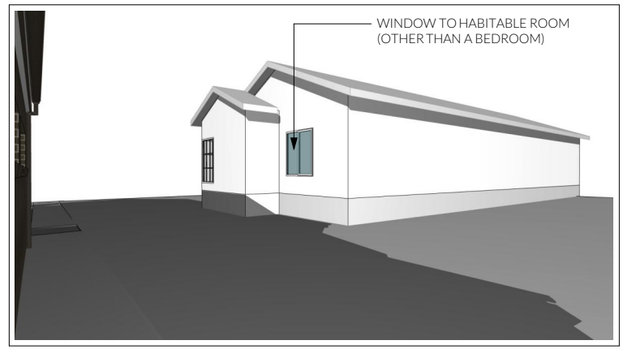
View 2 - 2 Stansall Street - June 21 - 1100



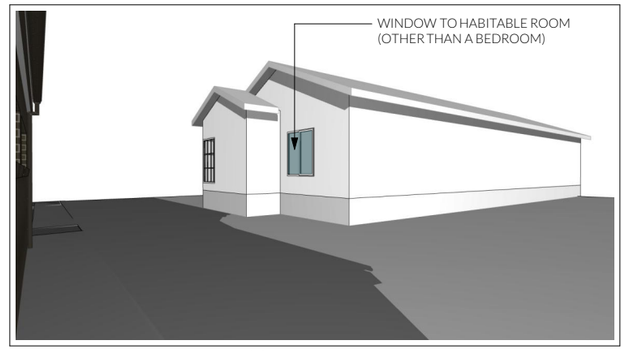
View 2 - 2 Stansall Street - June 21 - 1200



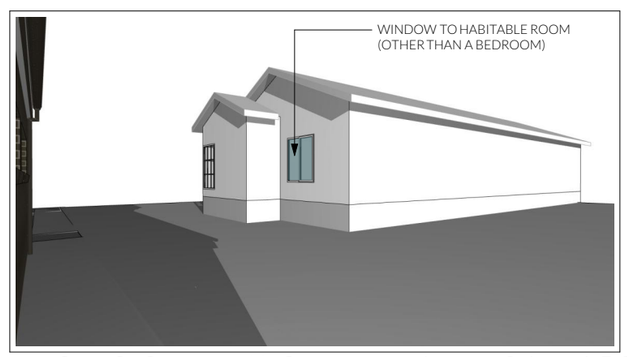
2 Stansall Street, Floor Plan



View 2 - 2 Stansall Street - June 21 - 1300



View 2 - 2 Stansall Street - June 21 - 1400



View 2 - 2 Stansall Street - June 21 - 1500

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PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
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Shadow Diagrams

Scale: @ A3

Revision: DA - 01

Approved by: SH

Pg. No: A.04

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

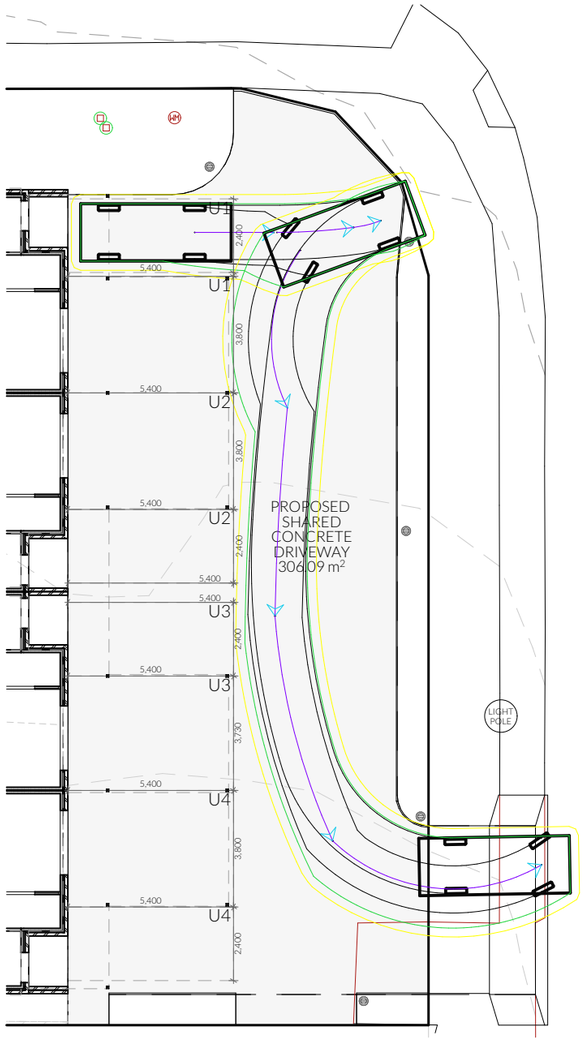
Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

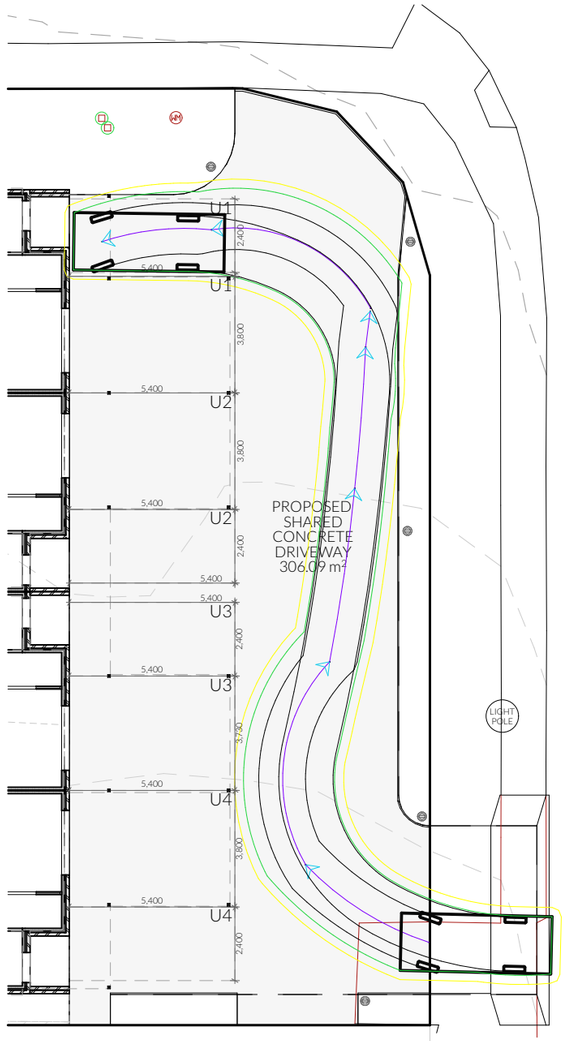
NOTE: Refer to cover page for further details on changes.

Lydenbuilders connecting futures

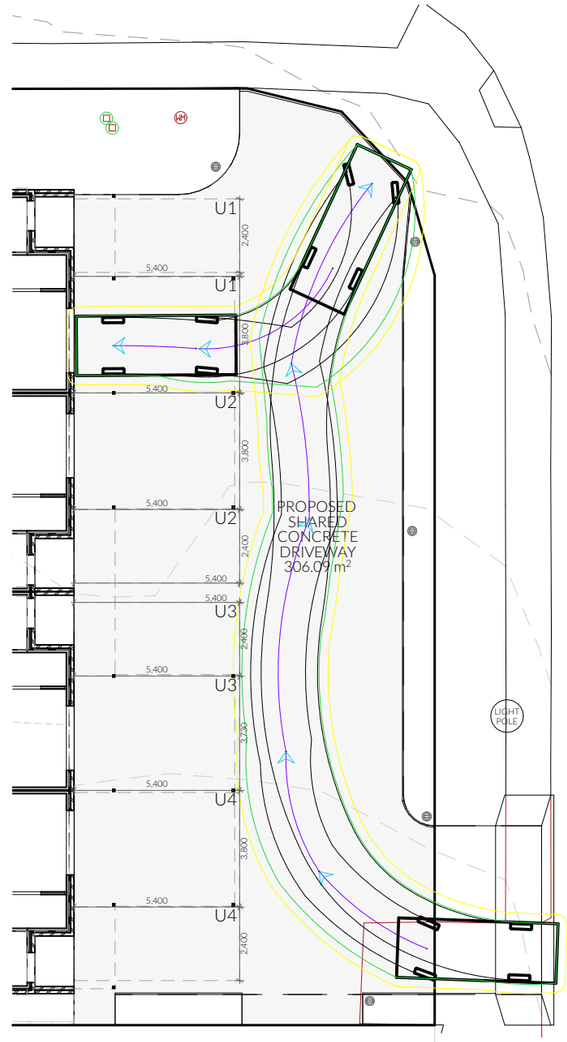
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



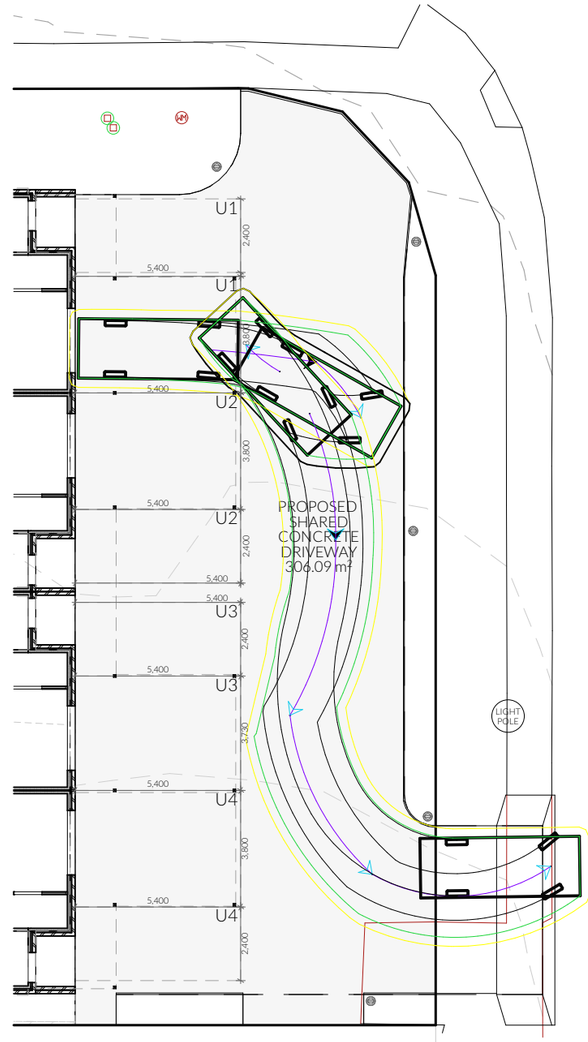
U1 B85 - OUT 1:200



U1 B85 - IN 1:200



U1 B99 - IN 1:200

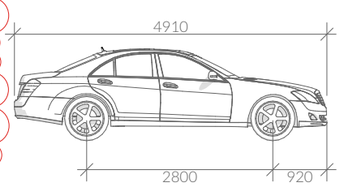


U1 B99 - OUT 1:200

Ch - 01

Important Note

- Each Car parking space relating to the aplicable unit is to be clearly signed in the corresponding building at eye level to delineate each space allocation.



B85 Vehicle Dimensions

Width:	1870
Track:	1770
L-L Time:	6.0
Turning Radius:	5800

Parking Space requirements
As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

Width:	2600	2800	3000	3200
Length:	5400	5400	5400	5400
Aisle Width:	6400	5800	5200	4800

Parking Dimensions - 45°

Width:	2600
Length:	5400
Aisle Width:	3500

Parking Dimensions - Parallel

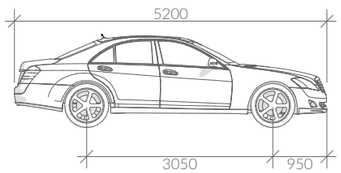
Width:	2300
Length:	6700
Aisle Width:	3600

Vehicle Movement Notes

- Movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

- The base dimensions of the vehicle template represent the B85 (85th Percentile) Vehicle

- The swept path of the vehicle represent the outer extents of the vehicle.



B99 Vehicle Dimensions

Width:	1940
Track:	1840
L-L Time:	4.0
Turning Radius:	6300

Parking Space requirements
As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

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Width:	2600
Length:	5400
Aisle Width:	3500

Parking Dimensions - Parallel

Width:	2300
Length:	6700
Aisle Width:	3600

Legend

- Solar Bollard Lighting
- Spotlight with Sensor

Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL

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PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
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U1 Parking & Turning Plan

Revision: DA - 01
Approved by: SH

Scale: 1:200 @A3
Pg. No: C.01

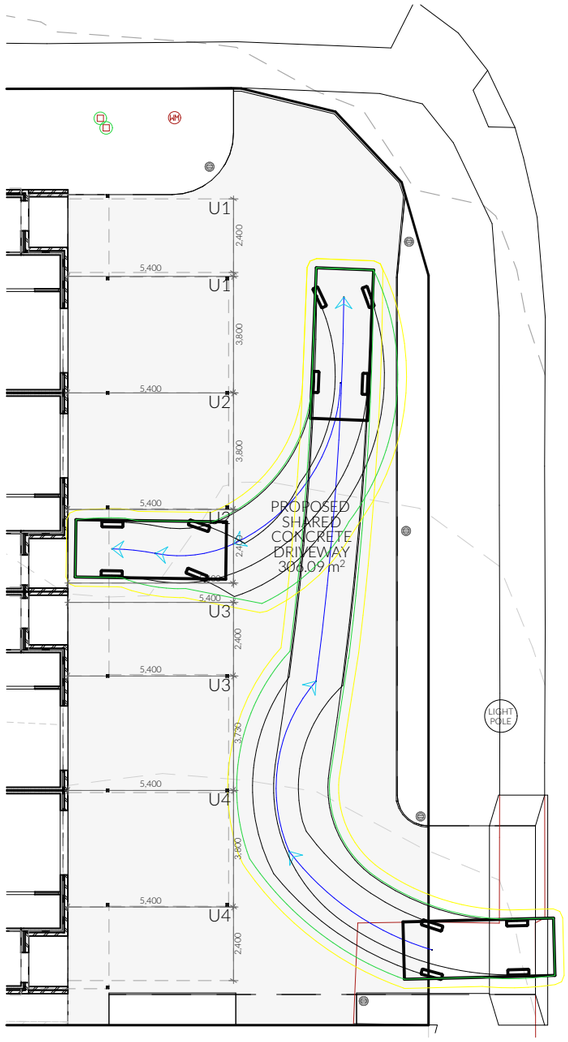
Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

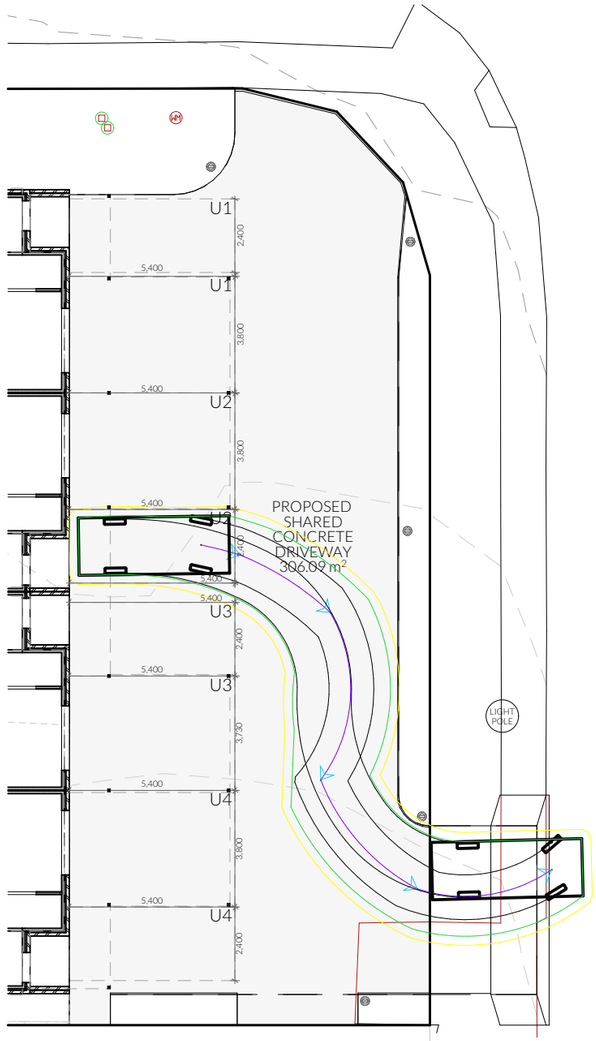
Issue	Date	Designer
Ch - 01		

NOTE: Refer to cover page for further details on changes.

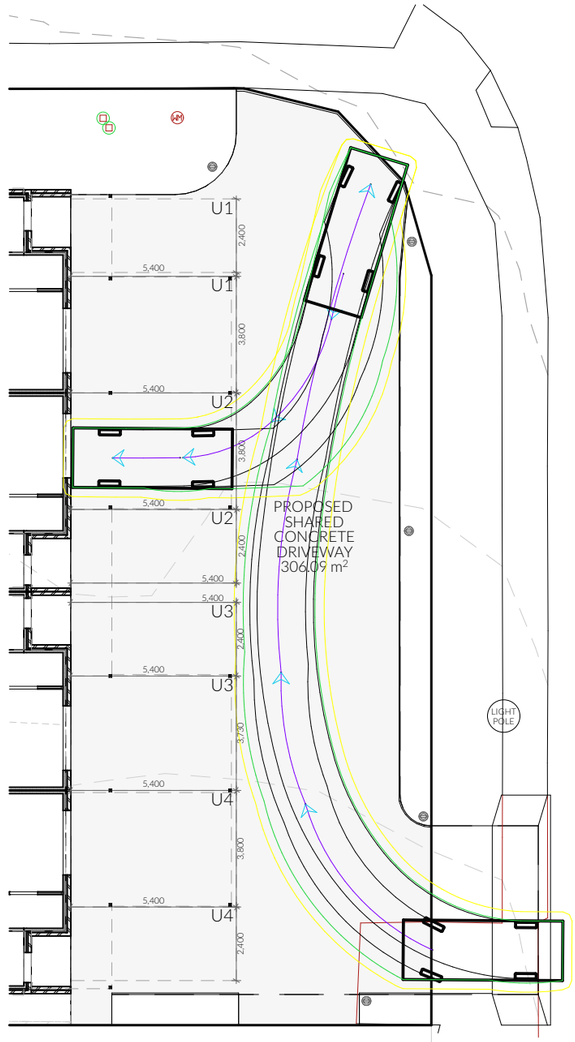
Lyden builders connecting futures
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



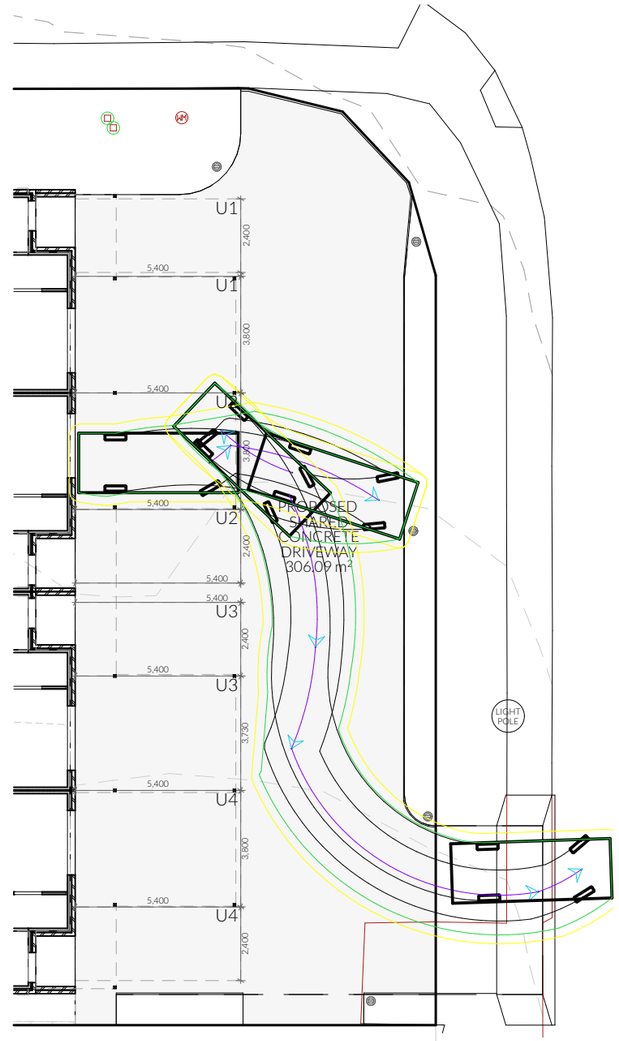
U2 B85 - IN 1:200



U2 B85 - OUT 1:200



U2 B99 - IN 1:200



U2 B99 - OUT 1:200

Ch - 01

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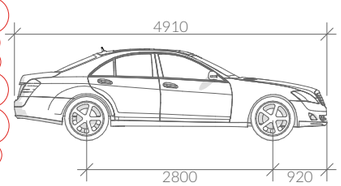

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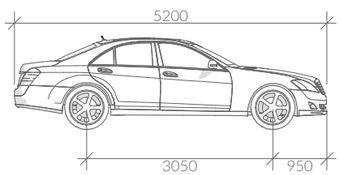

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Legend

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- Spotlight with Sensor

Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL

PINNACLE
PINNACLE DRAFTING & DESIGN
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U2 Parking & Turning Plan

Scale: 1:200 @A3
Pg. No: C.02

Revision: DA - 01
Approved by: SH

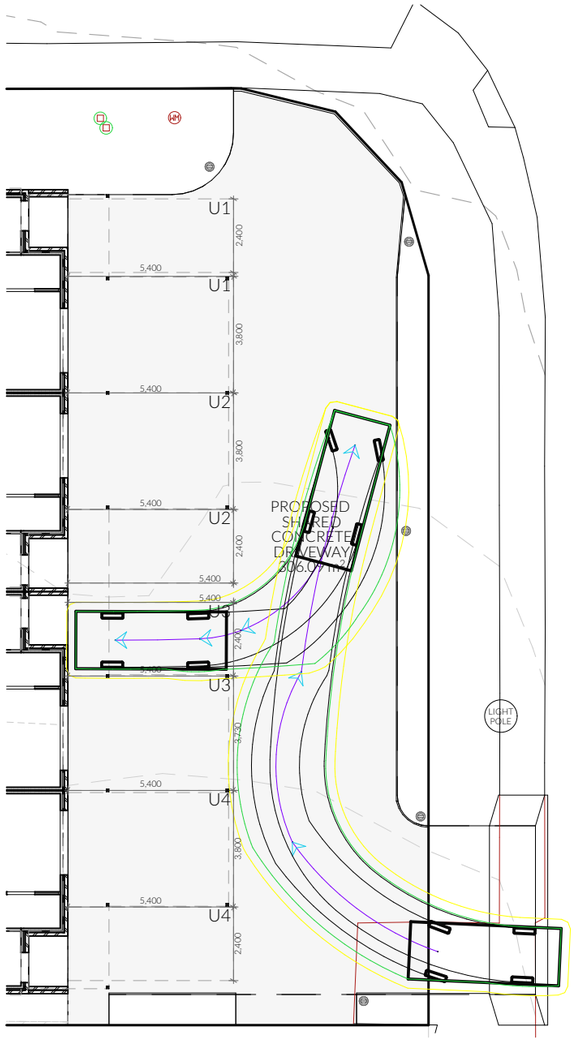
Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

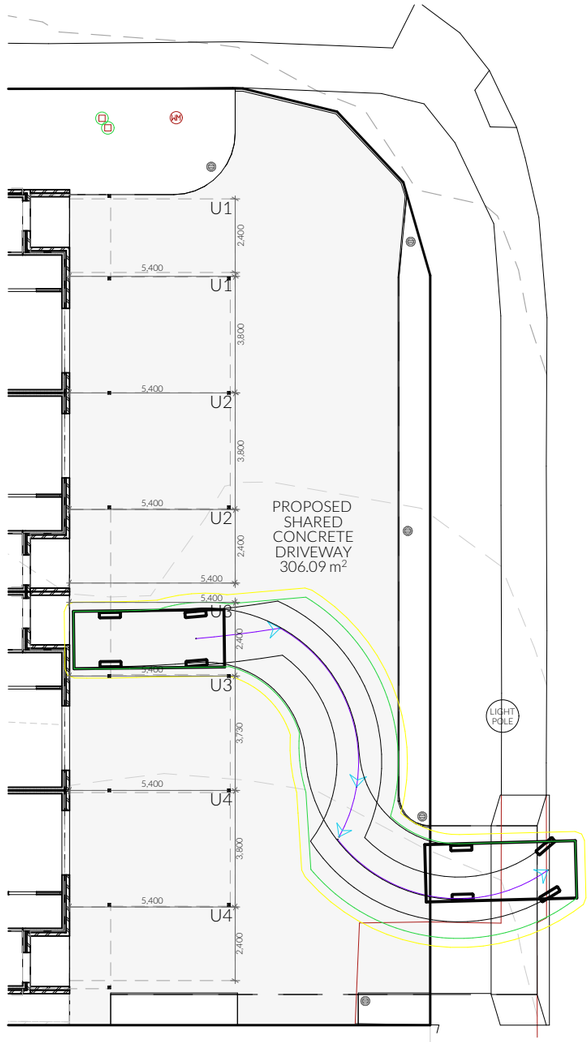
Issue	Date	Designer
Ch - 01		

NOTE: Refer to cover page for further details on changes.

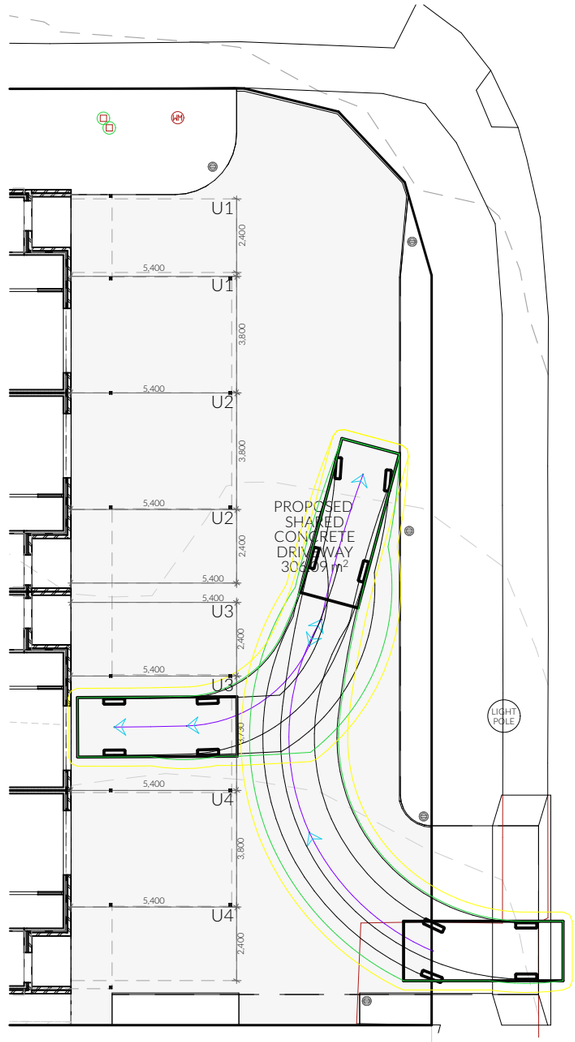
Lyden builders connecting futures
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



U3 B85 - IN 1:200



U3 B85 - OUT 1:200



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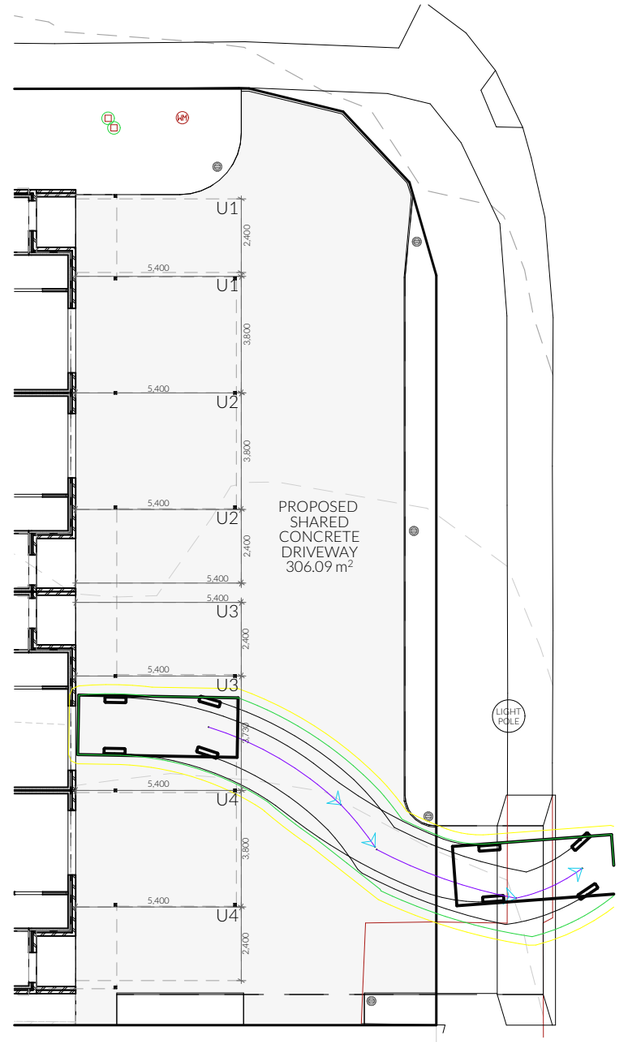

U3 B99 - OUT 1:200

Ch - 01

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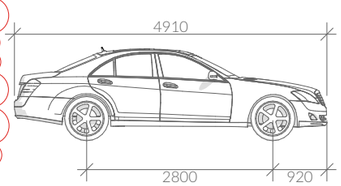

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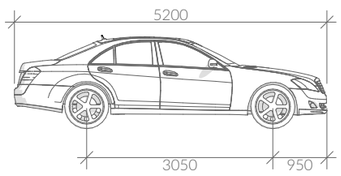

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Legend

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- Spotlight with Sensor

Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL

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U3 Parking & Turning Plan

Scale: 1:200 @ A3
Pg. No: C.03

Revision: DA - 01
Approved by: SH

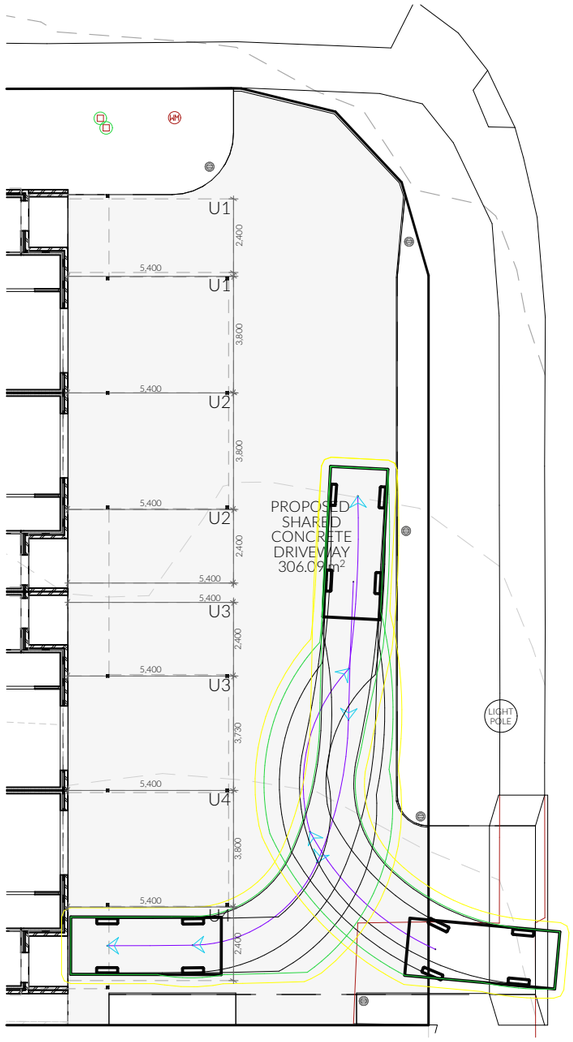
Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

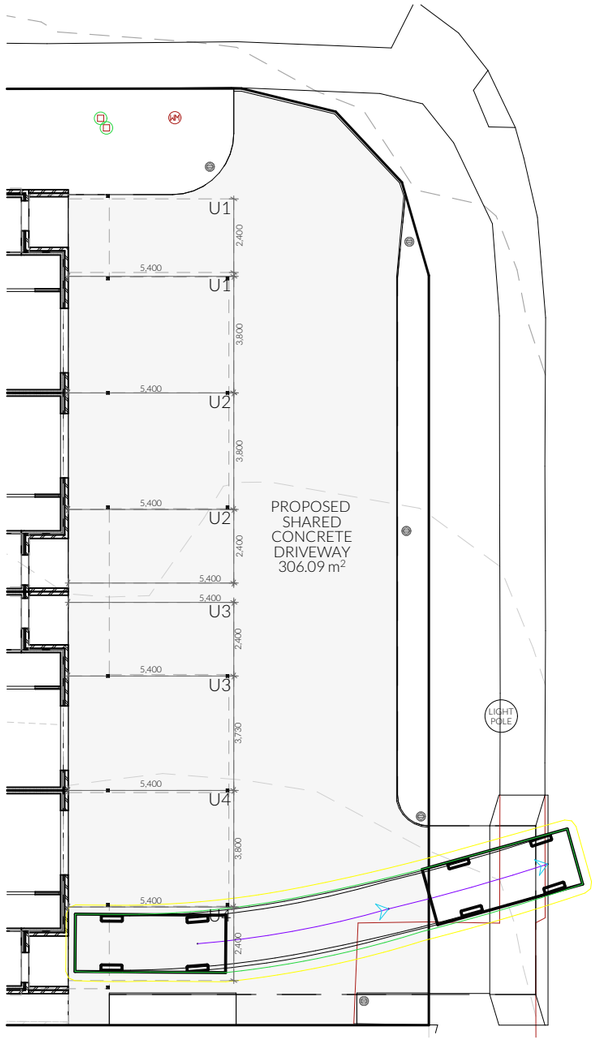
Issue	Date	Designer
Ch - 01		

NOTE: Refer to cover page for further details on changes.

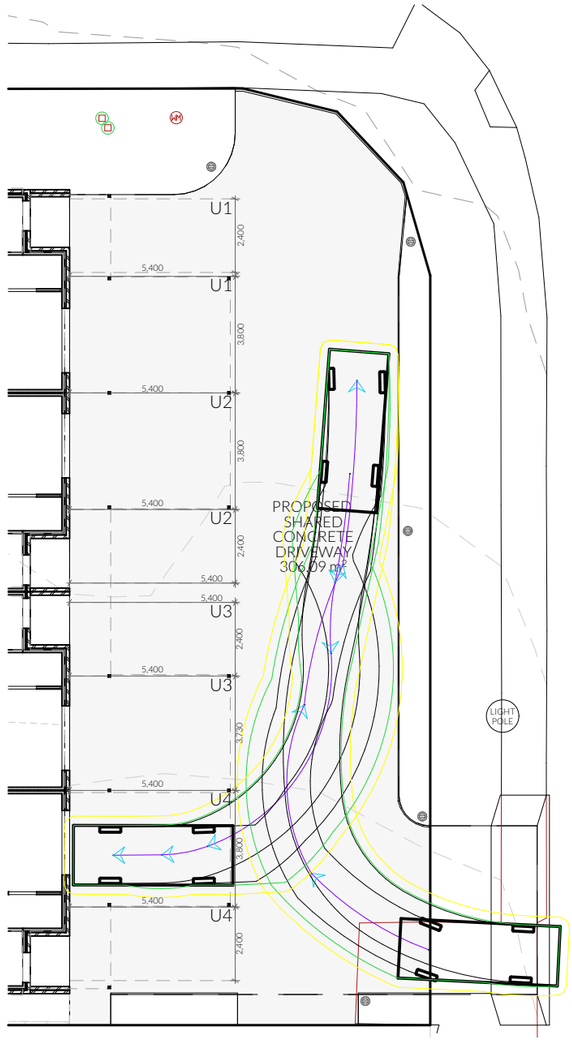
Lyden builders connecting futures
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



U4 B85 - IN 1:200



U4 B85 - OUT 1:200



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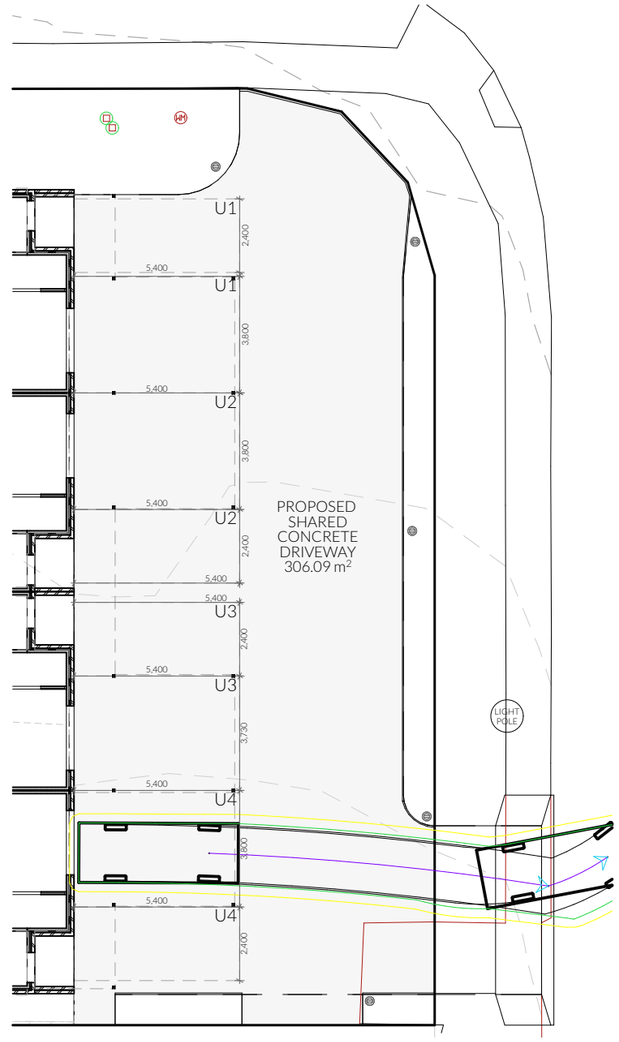
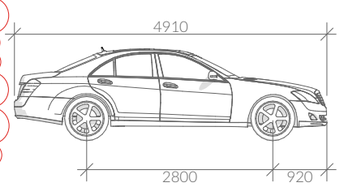


U4 B99 - OUT 1:200

Ch - 01

Important Note

- Each Car parking space relating to the aplicable unit is to be clearly signed in the corresponding building at eye level to delineate each space allocation.



B85 Vehicle Dimensions

Width:	1870
Track:	1770
L-L Time:	6.0
Turning Radius:	5800

Parking Space requirements
As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

Width:	2600	2800	3000	3200
Length:	5400	5400	5400	5400
Aisle Width:	6400	5800	5200	4800

Parking Dimensions - 45°

Width:	2600
Length:	5400
Aisle Width:	3500

Parking Dimensions - Parallel

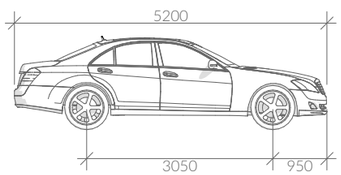
Width:	2300
Length:	6700
Aisle Width:	3600

Vehicle Movement Notes

- Movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

- The base dimensions of the vehicle template represent the B99 (99th Percentile) Vehicle

- The swept path of the vehicle represent the outer extents of the vehicle.



B99 Vehicle Dimensions

Width:	1940
Track:	1840
L-L Time:	4.0
Turning Radius:	6300

Parking Space requirements
As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

Width:	2600	2800	3000	3200
Length:	5400	5400	5400	5400
Aisle Width:	6400	5800	5200	4800

Parking Dimensions - 45°

Width:	2600
Length:	5400
Aisle Width:	3500

Parking Dimensions - Parallel

Width:	2300
Length:	6700
Aisle Width:	3600

Legend

- Solar Bollard Lighting
- Spotlight with Sensor

Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL

PINNACLE
PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

U4 Parking & Turning Plan

Scale: 1:200 @ A3
Pg. No: C.04

Revision: DA - 01
Approved by: SH

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer
Ch - 01		

NOTE: Refer to cover page for further details on changes.

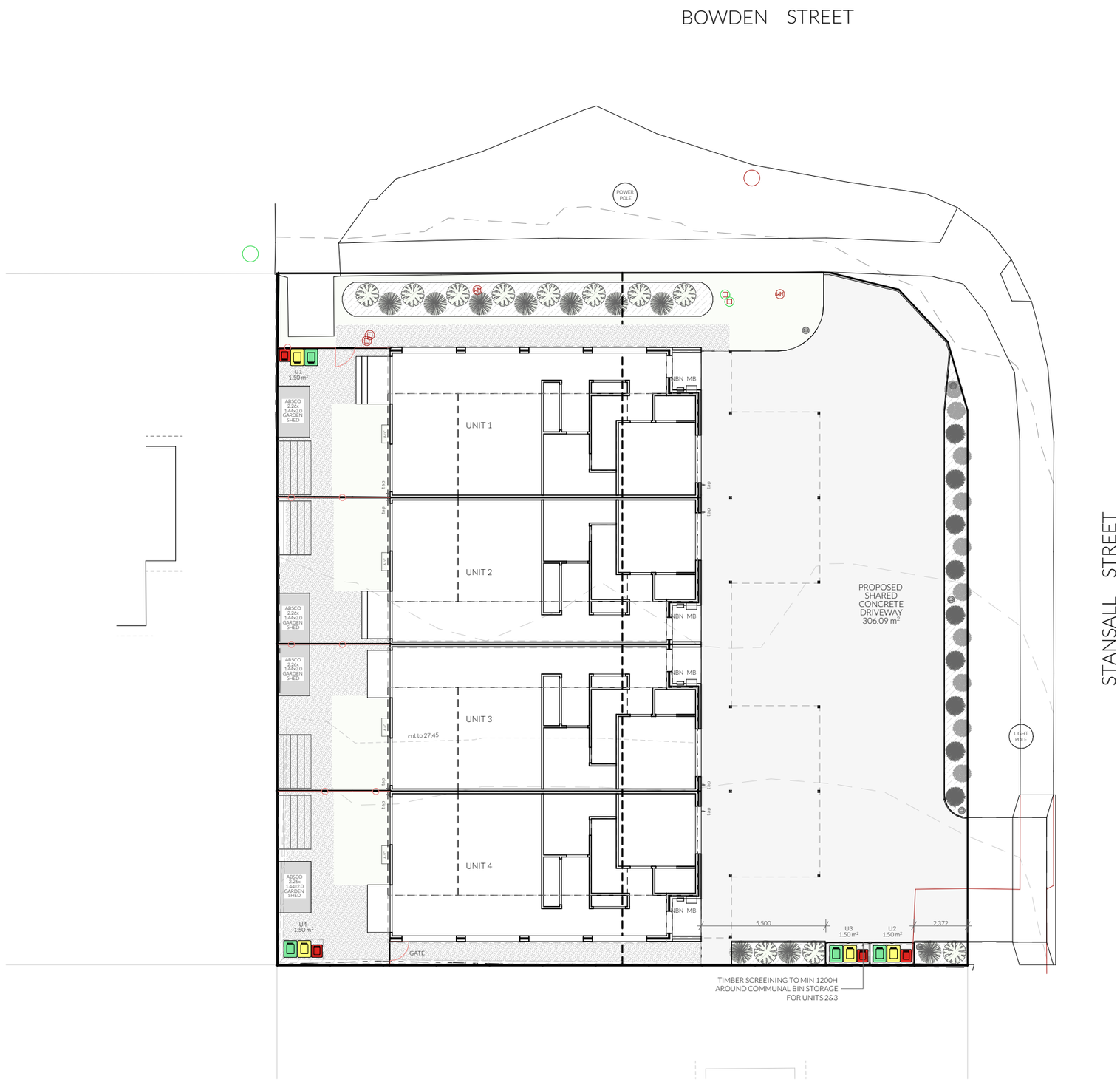
Lyden builders connecting futures
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Legend

- General Waste Bin
- Recycling Bin
- Green Waste Bin
- Clothesline
- Air Conditioner unit
- Meter Box
- Hot Water Cylinder
- 1.8m to 2.1m Paling Fence
- 1.7m high Timber Screen
- 1.2m Timber Fence
- Solar Bollard Lighting
- Spotlight with Sensor
- Seeded Lawn
- Mulched Garden Bed
- Gravel Area - Fine
- Decorative Pebble
- Water
- Paving

Note

Refer to Planting Schedule & Details page for plant information.



NOT FOR CONSTRUCTION

PINNACLE
PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Landscaping Plan

Revision: DA - 01
Approved by: SH

Scale: 1:200 @ A3
Pg. No: L.01

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

Lydenbuilders connecting futures
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Planting Schedule

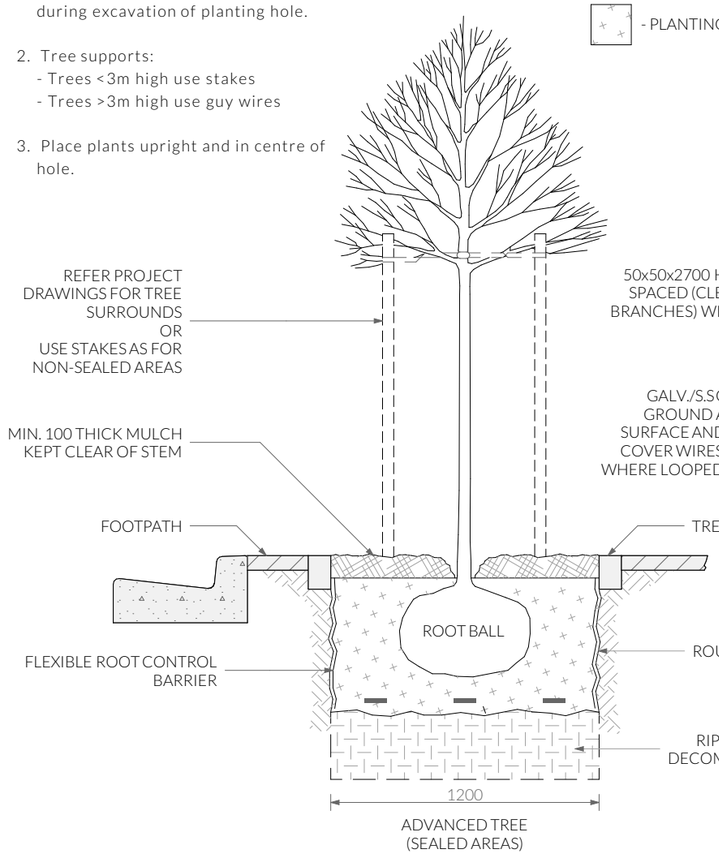
Symbol	Name	Qty	Pot Size	Height	Spread
	Dianella tasmanica or similar	10	tubestock	1,000	1,000
	Lavandula sp. or similar	10	140mm	700	800
	Lomandra sp. or similar	9	tubestock	600	800

Notes

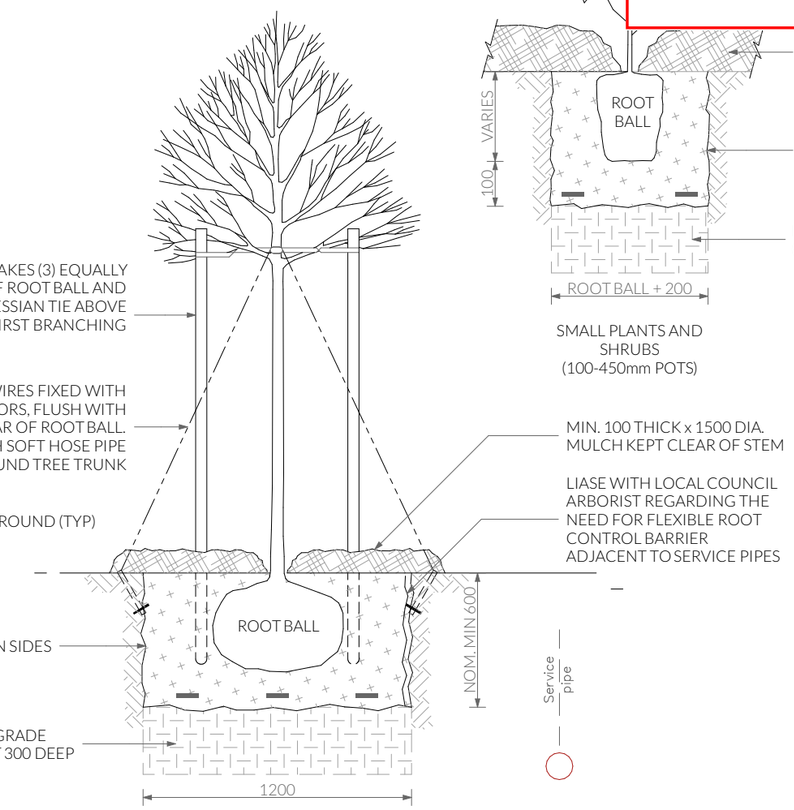
1. Liase with superintendent where clay or ground water is encountered during excavation of planting hole.
2. Tree supports:
   - Trees <3m high use stakes
   - Trees >3m high use guy wires
3. Place plants upright and in centre of hole.

KEY

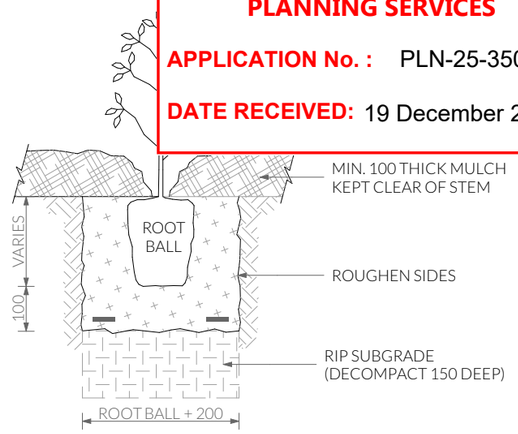
- SLOW RELEASE FERTLISER
- PLANTING MIX



ADVANCED TREE (SEALED AREAS)



ADVANCED TREE (NON-SEALED AREAS)

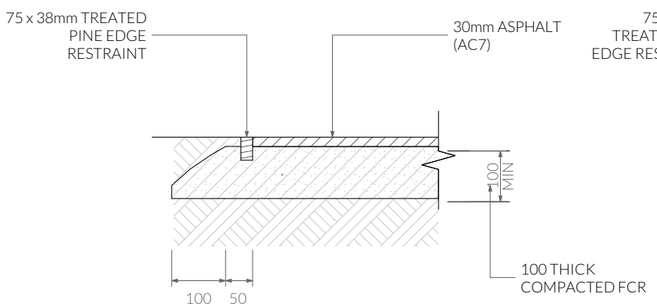


SMALL PLANTS AND SHRUBS (100-450mm POTS)

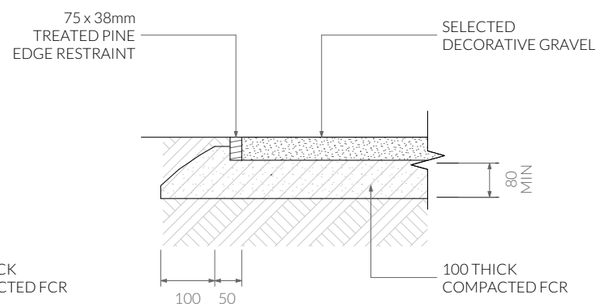
Note

Plants have been selected to be drought tolerant and low maintenance once established, it is recommended that a dripper system or similar be put into place until established. Plant locations are indicative and may be altered where suitable growing conditions cannot be met. Garden areas to be mulched with 75mm cover of selected mulch and plants are to fertilised 6 monthly or where required until established. Garden edges are to be timber, steel, or brick. Plantings that are unsuccessful will be replaced where required.

Tree and Shrub Planting



ASPHALT DETAIL



GRAVEL DETAIL

Details

1:20

NOT FOR CONSTRUCTION

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03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Planting Schedule & Details

Revision: DA - 01
Approved by: SH

Scale: @ A3
Pg. No: L.02

Proposal: Government Housing Tender
Client: Homes Tasmania
Address: 36 & 38 Bowden Street, Glenorchy, 7010

Date: 17/10/2025
Drawn by: JD & JRM
Job No: 042-2025
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

Lydenbuilders connecting futures
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CIVIL DRAWINGS
GOVERNMENT HOUSING
36 & 38 BOWDEN STREET
GLENORCHY

C001	COVER	A	18/12/2025
C002	ENGINEERING NOTES	A	18/12/2025
C101	SITE PLAN	A	18/12/2025
C102	ROAD AND STORMWATER PLAN	A	18/12/2025
C103	SEWER AND WATER PLAN	A	18/12/2025
C104	JOINTING PLAN	A	18/12/2025
C106	SOIL AND WATER MANAGEMENT PLAN	A	18/12/2025
C201	LONG SECTIONS	A	18/12/2025
C202	CROSS SECTIONS	A	18/12/2025
C401	CONSTRUCTION DETAILS	A	18/12/2025

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED: LG
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025	VERIFIED:

rare.

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: GOVERNMENT HOUSING

ADDRESS: 36 & 38 BOWDEN STREET
GLENORCHY

CLIENT: LYDEN BUILDERS

SHEET: COVER

SCALE: AS INDICATED

TOTAL SHEETS: 10

SIZE: A1

PROJECT No: 25 E 52 - 44

SHEET: C001

REV: A

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, HYDRAULIC AND STRUCTURAL DRAWINGS AND SPECIFICATIONS. STANDARDS REFERENCED ARE TO BE THE MOST CURRENT VERSION.
2. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED 'FOR CONSTRUCTION' AND AUTHORISED FOR ISSUE ACCORDINGLY.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA/LGAT STANDARD DRAWINGS AND SPECIFICATIONS, AUSTRALIAN STANDARDS, (WSAA SEWERAGE CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
4. IPWEA/LGAT STANDARD DRAWINGS TO BE READ IN CONJUNCTION WITH COUNCIL EXCLUSION SHEETS TSD-E01-v3 & TSD-E02-v3.
5. ALL WORKS ARE TO BE MAINTAINED IN A SAFE CONDITION.
6. CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS
7. CONTRACTOR TO OBTAIN APPROVALS, SERVICE CLEARANCES AND COORDINATE WORK WITH ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
8. A "START OF WORKS NOTICE" MUST BE OBTAINED FROM COUNCIL PRIOR TO ANY WORKS COMMENCING.
9. SURVEY DATA UNDERTAKEN AND PROVIDED BY ROGERSON AND BRICH SURVEYORS .
10. ARCHITECTURAL UNIT AND SITE LAYOUT UNDERTAKEN AND PROVIDED BY PINNACLE DRAFTING AND DESIGN .
11. FLOOR LEVELS SET BY ARCHITECT. DRIVEWAY GRADING BASED ON THESE.

WORKPLACE HEALTH & SAFETY NOTES:

BEFORE THE CONTRACTOR COMMENCES WORK THE CONTRACTOR SHALL UNDERTAKE A SITE SPECIFIC PROJECT PRE-START HAZARD ANALYSIS / JOB SAFETY ANALYSIS (JSA) WHICH SHALL IDENTIFY IN DOCUMENTED FORM;

- THE TYPE OF WORK.
- HAZARDS AND RISKS TO HEALTH AND SAFETY.
- THE CONTROLS TO BE APPLIED IN ORDER ELIMINATE OR MINIMIZE THE RISK POSED BY THE IDENTIFIED HAZARDS.
- THE MANNER IN WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED.

THESE ARE TO BE SUBMITTED TO THE SUPERINTENDENT AND/OR OTHER RELEVANT WORKPLACE SAFETY OFFICERS.

FOR THIS PROJECT; POSSIBLE HAZARDS INCLUDE (BUT ARE NOT LIMITED TO):

- EXCAVATION OF ANY TYPE & DEPTHS
- CONTAMINATED SOILS
- CONSTRUCTION IN GROUND WITH HIGH WATER TABLE
- FELLING / LOPPING &/OR REMOVAL OF EXISTING TREES/VEGETATION
- UNDERGROUND STRUCTURES (MANHOLES / SUMPS / ETC)
- CONFINED SPACES
- OVERHEAD POWER LINES
- UNDERGROUND STORMWATER, WATER AND SEWER PIPES
- TELECOMMUNICATION CABLES - BOTH UNDERGROUND & OVERHEAD
- ELECTRICAL/POWER CABLES - BOTH UNDERGROUND & OVERHEAD
- WORKING AT HEIGHTS
- WORKING WITH ASBESTOS CONTAINING MATERIALS
- TRAFFIC MANAGEMENT

EARTHWORKS & DRIVEWAY NOTES:

1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
2. ALL VEGETATION AND TOPSOIL SHALL BE STRIPPED AND GRUBBED IN THE AREA OF PROPOSED WORKS.
3. NEW OR MODIFIED DRIVEWAY CROSSINGS SHALL BE IN ACCORDANCE WITH IPWEA STANDARD DRAWING TSD-R09-v3 & TSD-R14-v3 AND MUST BE INSPECTED AND APPROVED BY COUNCIL.
4. EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
5. FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED TO BE OTHERWISE.
6. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
   - TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
   - THE SUB GRADE SHALL HAVE A MINIMUM BEARING CAPACITY OF 100 kPa.
   - FILL IN EMBANKMENTS SHALL BE KEYED 150mm INTO NATURAL GROUND.
   - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm.
   - EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STD, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
7. WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO CONFIRM AN APPROVED BASE.
8. CONCRETE PAVEMENTS SHALL BE CURED FOR A MINIMUM OF 3 DAYS USING A CURRENT BEST PRACTICE METHOD.
9. SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELLING THE JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS.
10. BATTERS SHALL BE SET TO A SAFE ANGLE OF REPOSE IN ACCORDANCE WITH THE BCA VOL 2 AS INDICATED BELOW:

SOIL TYPE (* REFER BCA 3.2.4)		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK (A*)		2:3	8:1
SAND (A*)		1:2	1:2
SILT (P*)		1:4	1:4
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS (P)		NOT SUITABLE	NOT SUITABLE

NOTE: WHERE SITE CONDITIONS ARE UNSUITABLE FOR A BATTERED BANK CONSULT THE ENGINEER FOR A SUITABLE RETAINING WALL DESIGN. EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION.

DRAINAGE AND SERVICES NOTES:

1. ALL WORKS ASSOCIATED WITH PUBLIC STORMWATER INFRASTRUCT IPWEA (TAS) LGAT STANDARD DRAWINGS AND SPECIFICATION AND TO
2. ALL WORKS ASSOCIATED WITH PUBLIC SEWER AND WATER ARE TO SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRV THESE CODES AND TO THE SATISFACTION OF TASWATER.
3. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO DEVELOPER UNLESS APPROVED OTHERWISE.
4. HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
5. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
6. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 AND THE NCC VOLUME 3 (PCA)
7. INSTALL ALL SUB-SOIL DRAINS TO THE REQUIREMENTS OF AS3500, PART 3.1.3 OF THE NCC 2022 - VOLUME 2 AND PART FP2 OF THE NCC 2022 - VOLUME 3.
8. PAVEMENT AND HARDSTAND AREAS SHALL FALL AT A MINIMUM OF 1% (1:100) TOWARD AN APPROVED DISCHARGE POINT.
9. ALL PIPE WORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, IS TO BE BACKFILLED WITH COMPACTED FCR.
10. DRAINAGE PIPES TO BE MIN. uPVC CLASS SN4, PIPES UNDER TRAFFICABLE AREAS TO BE SN8 U.N.O.
11. MINIMUM GRADES FOR PRIVATE DRAINAGE PIPES SHALL BE 1% FOR STORMWATER AND 1.67% FOR SEWER U.N.O.
12. MINIMUM COVER FOR PRIVATE DRAINAGE PIPES SHALL BE AS PROSCRIBED IN AS3500.2 FOR SEWER AND AS3500.3 FOR STORMWATER U.N.O.
13. TASWATER SEWER MAINS TO BE MINIMUM DWV CLASS SN8 DN150 RRJ WITH MINIMUM CLASS SN10 DN100 PROPERTY CONNECTIONS.
14. STORMWATER MAINS TO BE MINIMUM DWV CLASS SN8 DN225 RRJ OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
15. WATER PIPES TO BE MIN. DN20 POLY PN16 AND FITTINGS TO BE MIN. CLASS 16 U.N.O.
16. WATER CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WSAA DRAWING MRWA-W-111 PROVIDED WITH METERAGE AND BACKFLOW PREVENTION AS PER TASWATER STANDARD DRAWINGS TWS-W-0002 SERIES.
17. ALL PIPEWORK TO BE INSPECTED BY THE RELEVANT AUTHORITY PRIOR TO BACKFILL.
18. PIT DIMENSIONS SHOWN HAVE BEEN DESIGNED BY PIT CAPACITY TABLES. THESE PITS MAY NEED TO BE INCREASED IN MINIMUM INTERNAL SIZE DUE TO THE DEPTH AS PER AS3500.3 AS PER TABLE BELOW WHICH IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE TO AS3500:

DEPTH TO INVERT OF OUTLET		MINIMUM INTERNAL DIMENSIONS mm		
		WIDTH	LENGTH	DIAMETER
	≤450	350	350	-
	≤600	450	450	600
>600	≤900	600	600	900
>900	≤1200	600	900	1000
>1200		900	900	1000

CIVIL INSPECTIONS / HOLD POINTS:

THE BUILDER IS TO ALLOW TO ENGAGE ALDANMARK ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:

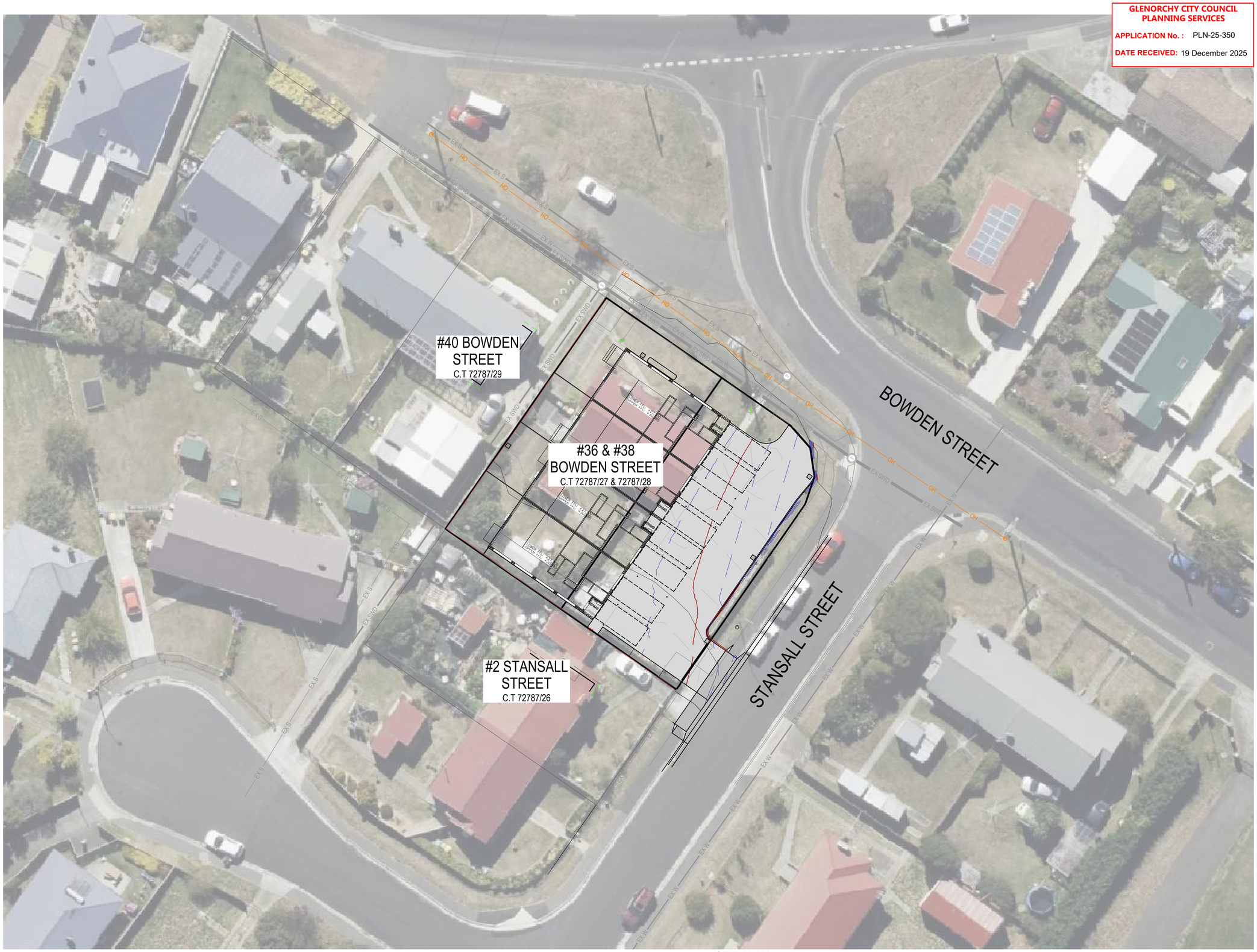
1. SUBGRADE/FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL
2. BASE OF ROAD PAVEMENT INCLUSIVE OF PROOF ROLL
3. DRIVEWAY REINFORCEMENT AND JOINTING PRIOR TO CONCRETE POUR

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED: LG
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025	VERIFIED:

rare.
ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: GOVERNMENT HOUSING
ADDRESS: 36 & 38 BOWDEN STREET GLENORCHY
CLIENT: LYDEN BUILDERS
SHEET: ENGINEERING NOTES
SCALE: AS INDICATED
TOTAL SHEETS: 10
SIZE: A1
PROJECT No: 25 E 52 - 44
SHEET: C002
REV: A

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-350
DATE RECEIVED: 19 December 2025



STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GP1 - 450 SQ PIT ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP2 - 600 SQ PIT ACO TYPE 66 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GRATED TRENCH WITH PIT

SEWER LEGEND

S	uPVC SEWER DN100 SN6 U.N.O.
EX S	EXISTING SEWER
	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

PAVEMENT LEGEND

	ASPHALT
	CONCRETE DRIVEWAY
	CONCRETE FOOTPATH
	GRAVEL

NOTES

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THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

SITE PLAN
SCALE 1:200 (A1)

DIAL BEFORE YOU DIG www.1100.com.au

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED: LG
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025	VERIFIED:

rare.

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: GOVERNMENT HOUSING

ADDRESS: 36 & 38 BOWDEN STREET GLENORCHY

CLIENT: LYDEN BUILDERS

0 1 2 3 4 5 6 7 8 9 10m

SHEET: SITE PLAN
SCALE: 1:200
TOTAL SHEETS: 10
SIZE: A1
PROJECT No: 25 E 52 - 44
SHEET: C101
REV: A

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-350
DATE RECEIVED: 19 December 2025

STORMWATER LEGEND	
SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT

SEWER LEGEND	
S	uPVC SEWER DN100 SN6 U.N.O.
EX S	EXISTING SEWER
	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

SITE & EXISTING SERVICES LEGEND	
26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

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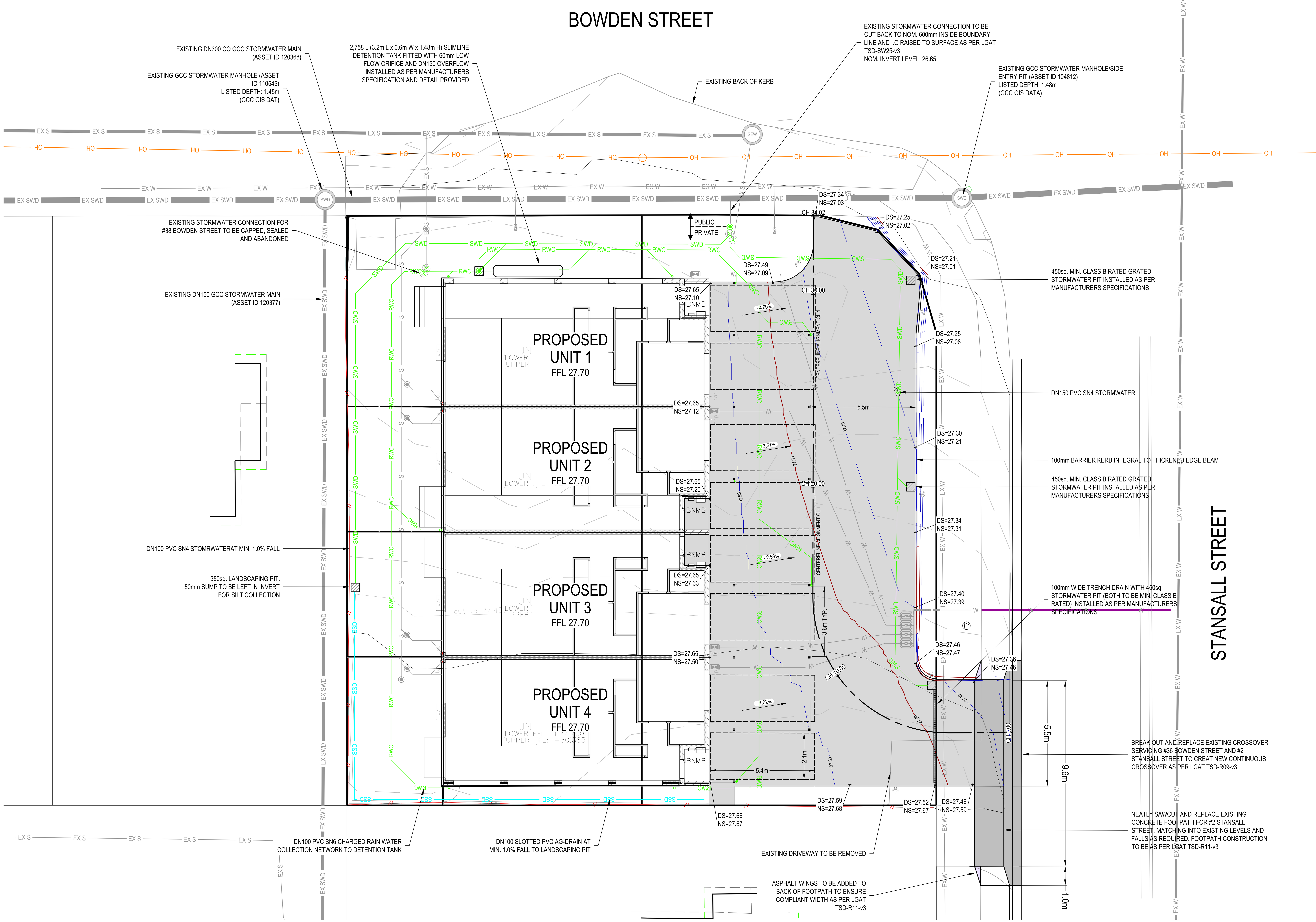

BOWDEN STREET
STANSALL STREET
EXISTING DN300 CO GCC STORMWATER MAIN (ASSET ID 120368)
EXISTING GCC STORMWATER MANHOLE (ASSET ID 110549) LISTED DEPTH: 1.45m (GCC GIS DAT)
2,758 L (3.2m L x 0.6m W x 1.48m H) SLIMLINE DETENTION TANK FITTED WITH 60mm LOW FLOW ORIFICE AND DN150 OVERFLOW INSTALLED AS PER MANUFACTURERS SPECIFICATION AND DETAIL PROVIDED
EXISTING BACK OF KERB
EXISTING STORMWATER CONNECTION TO BE CUT BACK TO NOM. 600mm INSIDE BOUNDARY LINE AND I.O RAISED TO SURFACE AS PER LGAT TSD-SW25-v3 NOM. INVERT LEVEL: 26.65
EXISTING GCC STORMWATER MANHOLE/SIDE ENTRY PIT (ASSET ID 104812) LISTED DEPTH: 1.48m (GCC GIS DATA)
EXISTING STORMWATER CONNECTION FOR #38 BOWDEN STREET TO BE CAPPED, SEALED AND ABANDONED
EXISTING DN150 GCC STORMWATER MAIN (ASSET ID 120377)
DN100 PVC SN4 STOMRWATERAT MIN. 1.0% FALL
350sq. LANDSCAPING PIT. 50mm SUMP TO BE LEFT IN INVERT FOR SILT COLLECTION
PUBLIC
PRIVATE
PROPOSED UNIT 1 FFL 27.70
PROPOSED UNIT 2 FFL 27.70
PROPOSED UNIT 3 FFL 27.70
PROPOSED UNIT 4 FFL 27.70
450sq. MIN. CLASS B RATED GRATED STORMWATER PIT INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
DN150 PVC SN4 STORMWATER
100mm BARRIER KERB INTEGRAL TO THICKENED EDGE BEAM
100mm WIDE TRENCH DRAIN WITH 450sq STORMWATER PIT (BOTH TO BE MIN. CLASS B RATED) INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
BREAK OUT AND REPLACE EXISTING CROSSOVER SERVICING #36 BOWDEN STREET AND #2 STANSALL STREET TO CREAT NEW CONTINUOUS CROSSOVER AS PER LGAT TSD-R09-v3
NEATLY SAWCUT AND REPLACE EXISTING CONCRETE FOOTPATH FOR #2 STANSALL STREET, MATCHING INTO EXISTING LEVELS AND FALLS AS REQUIRED. FOOTPATH CONSTRUCTION TO BE AS PER LGAT TSD-R11-v3
ASPHALT WINGS TO BE ADDED TO BACK OF FOOTPATH TO ENSURE COMPLIANT WIDTH AS PER LGAT TSD-R11-v3
EXISTING DRIVEWAY TO BE REMOVED
DN100 PVC SN6 CHARGED RAIN WATER COLLECTION NETWORK TO DETENTION TANK
DN100 SLOTTED PVC AG-DRAIN AT MIN. 1.0% FALL TO LANDSCAPING PIT
DS=27.34 NS=27.03
DS=27.25 NS=27.02
DS=27.21 NS=27.01
DS=27.49 NS=27.09
DS=27.65 NS=27.10
DS=27.25 NS=27.08
DS=27.65 NS=27.12
DS=27.30 NS=27.21
DS=27.65 NS=27.20
DS=27.34 NS=27.31
DS=27.65 NS=27.33
DS=27.40 NS=27.39
DS=27.65 NS=27.50
DS=27.46 NS=27.47
DS=27.36 NS=27.46
DS=27.59 NS=27.68
DS=27.52 NS=27.67
DS=27.46 NS=27.59
DS=27.66 NS=27.67
5.5m
3.6m TYP.
5.4m
2.4m
5.5m
9.6m
1.0m

ROAD AND STORMWATER PLAN
SCALE 1:100 (A1)

REV	ISSUE	DATE	APPROVAL		
				DRAWN:	DE
				CHECKED:	LG
				DESIGN:	DE
				CHECKED:	LG
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025		VERIFIED:	

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ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT:	GOVERNMENT HOUSING
ADDRESS:	36 & 38 BOWDEN STREET GLENORCHY
CLIENT:	LYDEN BUILDERS
SHEET:	ROAD AND STORMWATER PLAN
SCALE:	1:100
TOTAL SHEETS:	10
SIZE:	A1
PROJECT No:	25 E 52 - 44
SHEET:	C102
REV:	A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-350

DATE RECEIVED: 19 December 2025

BOWDEN STREET

EXISTING TASWATER SEWER MANHOLE (ASSET ID A549603)
LID LEVEL: 26.96
DEPTH (LISTMAP): 0.96
APPROX INV. LEVEL: 26.00

EXISTING SEWER CONNECTION FOR #36 BOWDEN STREET TO BE REMOVED BY TASWATER AT DEVELOPERS COST, LOCATION AS PER SURVEYORS INVESTIGATION

EXISTING LATERAL LINE FOR #38 BOWDEN STREET TO BE CAPPED, SEALED AND MADE REDUNDANT WITH 20mm WATER METER ASSEMBLY RETURNED TO TASWATER AT DEVELOPERS COST

EXISTING LATERAL LINE FOR #36 BOWDEN STREET TO BE CAPPED, SEALED AND MADE REDUNDANT WITH 20mm WATER METER ASSEMBLY RETURNED TO TASWATER AT DEVELOPERS COST

EXISTING DN150 CO TASWATER SEWER MAIN (ASSET ID A551159)

EXISTING DN50 PE80b TASWATER WATER MAIN (ASSET ID A340461)

EXISTING SEWER CONNECTION FOR #38 BOWDEN STREET TO BE CUT BACK TO NOM. 500mm INSIDE THE BOUNDARY WITH I.O RAISED TO SURFACE GENERALLY IN ACCORDANCE WITH FIGURE 6.1 OF THE TASWATER SUPPLEMENT TO WSA 02-2014-3.1

EXISTING SEWER CONNECTION FOR #38 BOWDEN STREET TO MODIFIED TO SUIT NEW DEVELOPMENT

EXISTING DN100 CI TASWATER WATER MAIN (ASSET ID A342607)

DN25 (ID20mm) HDPE PN16 SDR11 SUPPLY LINES TO EACH UNIT

EXISTING DN50 Cu TASWATER WATER MAIN (ASSET ID A340459)

NEW DN32 (ID25mm) HDPE PN16 SDR11 LATERAL LINE AS PER MRWA-W-107. WORKS TO BE COMPLETED BY TASWATER AT DEVELOPERS COST

DN100 uPVC SN6 SEWER

PROVIDE I.O DIRECTLY UPSTREAM OF JUNCTION TO MAIN DRAIN AS PER AS3500.2

PROVIDE I.O TO SURFACE AT END OF LINE

ROAD CROSSING TO BE CONSTRUCTED AS PER MRWA-W-110

PROVIDE 4 No. 20mm WATER METER ASSEMBLIES ON BELOW GROUND MANIFOLD IN TRAFFICABLE BOXES AS PER TWS-W-0002 SHEET 9 OF 19 WITH DN25 (ID 20mm) HDPE PN16 SDR11 OFFTAKES AS PER TWS-W-0002. WORKS TO BE COMPLETED BY TASWATER AT DEVELOPERS COST. TRAFFICABLE BOXES TO BE SUPPLIED BY THE DEVELOPER AT DEVELOPERS COST

PROVIDE STOP VALVE IN TRAFFICABLE PATH BOX AT EACH RESIDENCE

PROPOSED UNIT 1
FFL 27.70

PROPOSED UNIT 2
FFL 27.70

PROPOSED UNIT 3
FFL 27.70

PROPOSED UNIT 4
FFL 27.70
LOWER FFL: +27.700
UPPER FFL: +30.385

8.7m
22.1m
0.8m
10.1m
1.2m

STANSALL STREET

SEWER AND WATER PLAN
SCALE 1:100 (A1)

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
SWMH	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT

SEWER LEGEND

S	uPVC SEWER DN100 SN6 U.N.O.
EX S	EXISTING SEWER
SEW	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

WATER SERVICES LEGEND

W	DN150 O-PVC PN16 WATER MAIN OR APPROVED EQUIVALENT UNO
W	HDPE WATER
EX W	EXISTING WATER MAIN
25OD W	250D POLY (20ID) CONNECTION WITH 20mm WATER METER INCL. OF BACKFLOW PREVENTION AS PER TWS-W-0002
W	DN100 CONDUIT TO ROAD CROSSING
	CHECK VALVE
SV	WATER VALVE
FH	HYDRANT

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

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WATER & SEWER NOTES

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 AND TASWATER'S SUPPLEMENTS TO THESE CODES

WATER METER ASSEMBLY TO BE HOUSED IN VANDAL PROOF CAGE AS PER TWS-W-0003. DEVELOPER TO LIAISE WITH TASWATER FOR SUPPLY OF ABLOY LOCK AND PIN AT DEVELOPERS COST

PRIVATE TASWATER

W W

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REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED: LG
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025	VERIFIED:

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www.aldanmark.com.au

PROJECT: GOVERNMENT HOUSING

0 1 2 3 4 5 6 7 8 9 10m

ADDRESS: 36 & 38 BOWDEN STREET
GLENORCHY

CLIENT: LYDEN BUILDERS

SHEET: SEWER AND WATER PLAN

SCALE: 1:100 | TOTAL SHEETS: 10 | SIZE: A1

PROJECT No: 25 E 52 - 44 | SHEET: C103 | REV: A

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-350

DATE RECEIVED: 19 December 2025

JOINTING LEGEND

SC SC	SAWCUT JOINT
EJ EJ	EXPANSION JOINT
I	ISOLATION JOINT
CJ CJ	CONSTRUCTION JOINT
	REINFORCEMENT BAR

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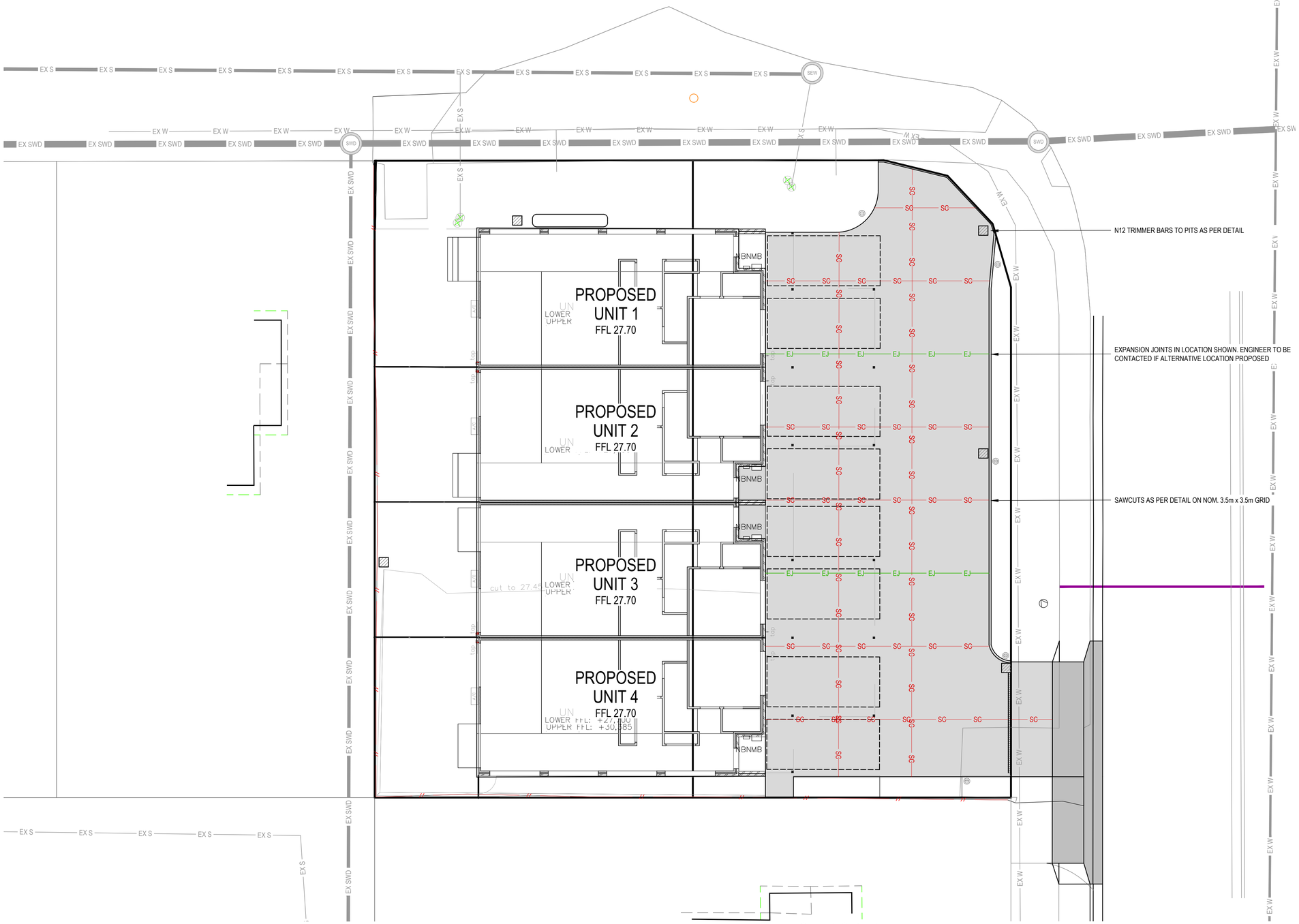
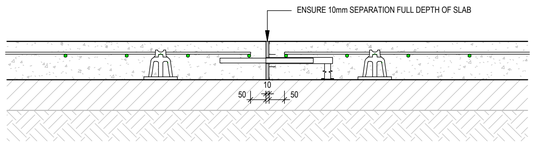


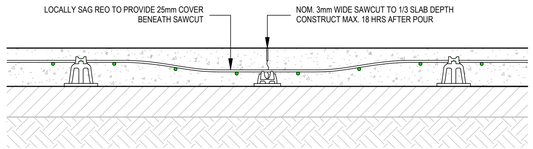
JOINTING PLAN
SCALE 1:100 (A1)

JOINT SPECIFICATION			
JOINT TYPE	EXPANSION - CONNOLLEY EXJ12530	CONC. GRADE	N32
JOINT SEAL	NONE	DOWEL MATERIAL	HOT DIPPED GALVANISED STEEL
MAX. LOADING		DOWEL LENGTH	450mm
MAX. EXPANSION	10mm	DOWEL DIA.	16mm
SLAB THICKNESS	125mm	DOWEL CENTRES	450mm

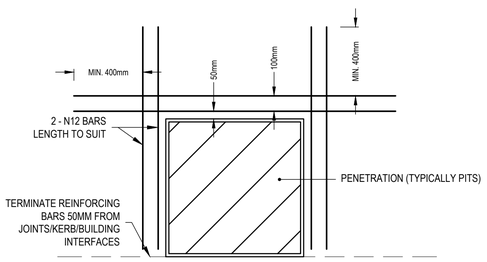


JT-EJ-02-001 - 125 EXPANSION JOINT
1:10

JOINT SPECIFICATION			
JOINT TYPE	CRACK CONTROL	CONC. GRADE	N32
JOINT SEAL	NONE	DOWEL MATERIAL	N/A
MAX. LOADING		DOWEL TYPE	N/A
REINFORCEMENT	SL82	DOWEL WIDTH	N/A
SLAB THICKNESS	125mm	DOWEL CENTRES	N/A



JT-SJ-01-001 - 125 SAWCUT JOINT
1:10



DRIVEWAY PENETRATION DETAIL
SCALE 1:20 (A1)

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REV	ISSUE	DATE	APPROVAL
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025	VERIFIED:
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			DESIGN: DE
			CHECKED: LG
			DRAWN: DE

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PROJECT: GOVERNMENT HOUSING

0 1 2 3 4 5 6 7 8 9 10m

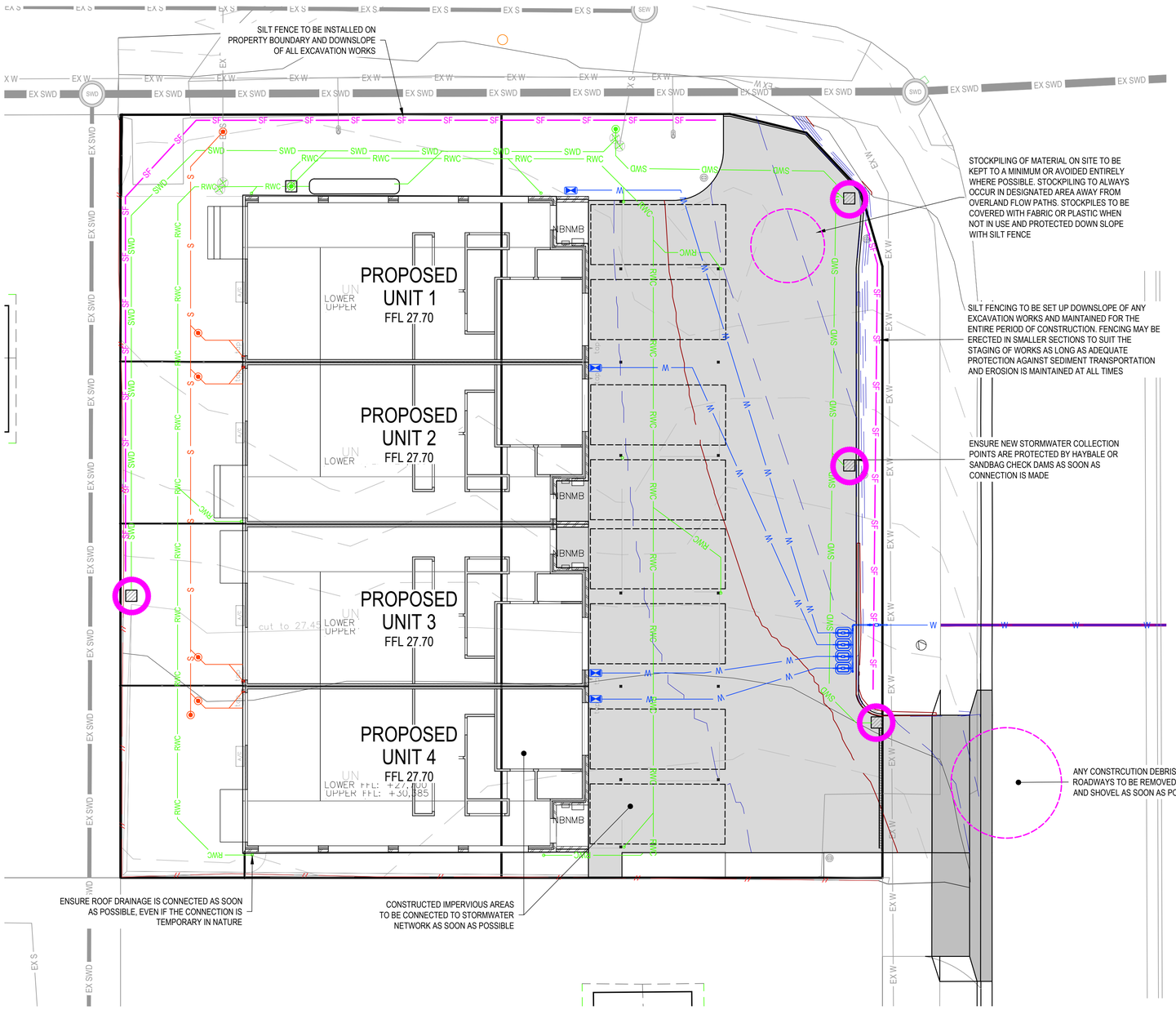
ADDRESS: 36 & 38 BOWDEN STREET
GLENORCHY

CLIENT: LYDEN BUILDERS

SHEET: JOINTING PLAN

SCALE: 1:100 | TOTAL SHEETS: 10 | SIZE: A1

PROJECT No: 25 E 52 - 44 | SHEET: C104 | REV: A



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-350

DATE RECEIVED: 19 December 2025

NOTES

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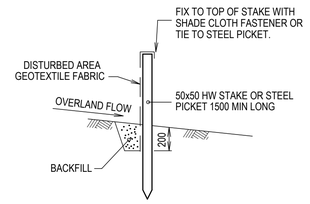
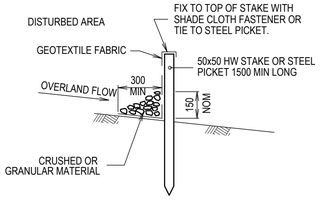
NOTES:

1. GENERAL:
   - A. CONTROL MEASURES TO BE IMPLEMENTED BY DEVELOPERS CONTRACTOR AND INSTALLED IN ACCORDANCE WITH "EROSION AND SEDIMENT CONTROL, THE FUNDAMENTALS FOR DEVELOPMENT IN TASMANIA AND ASSOCIATED GUIDELINE DOCUMENTS (TEER & DEP, 2023)".
   - B. TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
   - C. ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE EARTHWORKS.
   - D. ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
   - E. CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
   - F. IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
   - G. STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.
   - H. ANY DISTURBED GROUND TO BE RE-VEGETATED AND MADE GOOD.
2. SEDIMENT FENCE:
   - A. NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
   - B. NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.6 HA PER 100m LENGTH OF FENCE.
   - C. WOVEN FABRICS ARE PREFERRED, NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
   - D. FENCES ARE REQUIRED 2m MIN FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1M MIN AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.
3. STRAW BALE BANKS:
   - A. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR,IN A ROW WITH ENDS TIGHLY ABUTTING THE ADJACENT BALES.
   - B. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINMUM OF 100mm ON THE DOWNSTREAM SIDE AND PLACED SO THE BINDINGS ARE HORIZONTAL.
   - C. BALES SHALL BE SECURELY ANCHORED IN PLACE WITH EITHER TWO STAKES OR STEEL PICKETS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER.
   - D. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. REPLACE AT LEAST 3 MONTHLY.
4. SAFETY ISSUES MUST BE CONSIDERED AT ALL TIMES, INCORPORATE TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT.
5. ADVICE:
   - EROSION AND SEDIMENT TRANSPORTATION CONTROL DEVICES TO BE ESTABLISHED ON SITE PRIOR TO THE DISTURBANCE OF ANY SOIL OR EXCAVATION.
   - FORMAL CONNECTION TO THE STORMWATER NETWORK FROM IMPERVIOUS SURFACES SUCH AS ROOFS OR HARDSTAND ARE TO MADE AS EARLY AS POSSIBLE, EVEN IF ONLY TEMPORARY IN CONSTRUCTION
   - KEEP ANY EARTHWORKS TO THE MINIMUM AREA REQUIRED AND TIMED WITH THE COMMENCMENT OF BUILDING AND CONSTRUCTION WORKS
   - ANY DISPERSIVE SOIL ON SITE TO BE TREATED AS PER RECOMMENDATION OF GEOTECHNICAL REPORT/SOIL REPORT
   - RETAIN AS MUCH NATURAL VEGETATION AS POSSIBLE THROUGHOUT CONSTRUCTION
   - ANY WASH DOWN OF EQUIPMENT ON-SITE TO BE COMPLETED IN DESIGNATED AREA WITH ADEQUATE CONTROLS IN PLACE
   - PLACE STOCKPILES AWAY FROM ON-SITE DRAINAGE OR STORMWATER FLOW. INSTALL SEDIMENT FENCING DOWNSLOPE OF STOCKPILES AND COVER WITH GEOFABRIC OR PLASTIC WHEN NOT IN USE.
   - IF A TEMPORARY SITE ACCESS IS TO BE USED, ENSURE THE ENTRANCE TO THE SITE IS STABILISED AND DESIGNATED AS THE SINGULAR ENTRY TO SITE. ANY DEBRIS TRACKED ONTO PUBLIC ROADS TO BE REMOVED VIA SHOVEL OR BROOM TO AVOID ENTRY TO THE PUBLIC STORMWATER SYSTEM
   - IF SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE ERECTED IN STAGES, CONTRACTOR IS TO ENSURE ADEQUATE PROTECTION IS PROVIDED AT ALL TIMES.

PLEASE REFER TO THE DERWENT ESTUARY WEBSITE FOR FURTHER INFORMATION REGARDING THE BEST PRACTICE FOR SOIL AND WATER MANAGEMENT ON SITE.



ALTERNATIVE 1



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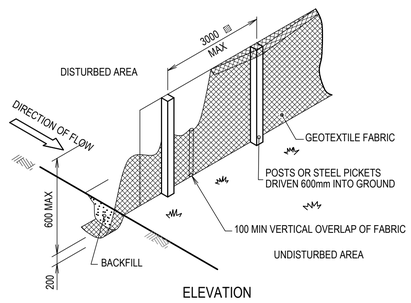
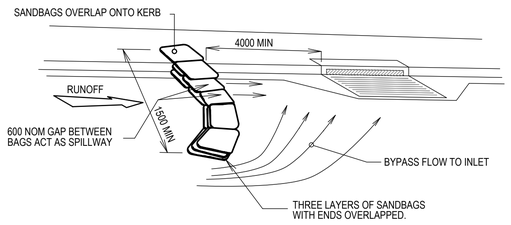


ELEVATION

SEDIMENT FENCE —SF—SF—
NTS



ON GRADE KERB INLET SEDIMENT TRAP
NTS

SOIL AND WATER MANAGEMENT PLAN

SCALE 1:100 (A1)

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REV	ISSUE	DATE	APPROVAL	
			DRAWN:	DE
			CHECKED:	LG
			DESIGN:	DE
			CHECKED:	LG
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025	VERIFIED:	

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PROJECT: GOVERNMENT HOUSING

0 1 2 3 4 5 6 7 8 9 10m

ADDRESS: 36 & 38 BOWDEN STREET GLENORCHY

CLIENT: LYDEN BUILDERS

SHEET: SOIL AND WATER MANAGEMENT PLAN

SCALE: 1:100 | TOTAL SHEETS: 10 | SIZE: A1

PROJECT No: 25 E 52 - 44 | SHEET: C106 | REV: A

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-350

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NOTES

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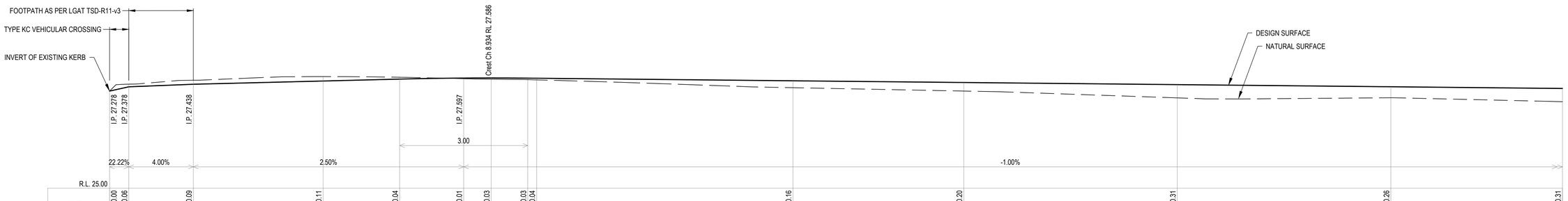

R.L. 25.00

CUT (-) FILL (+)	+0.00	-0.06	-0.09	-0.11	-0.04	+0.01	+0.03	+0.03	+0.04	+0.16	+0.20	+0.31	+0.26	+0.31
DESIGN CENTRE LINE	27.28	27.38	27.44	27.51	27.56	27.58	27.59	27.58	27.58	27.52	27.48	27.43	27.38	27.34
EXISTING SURFACE	27.28	27.44	27.53	27.62	27.60	27.57	27.56	27.55	27.54	27.36	27.28	27.12	27.12	27.03
CHAINAGE	0.00	0.45	1.96	5.00	6.79	8.29	8.93	9.79	10.00	16.00	20.00	25.00	30.00	34.02

CENTERELINE ALIGNMENT CL-1

From 0.000m To 34.018m Scales: H 1:50 V 1:50

LONG SECTIONS

SCALE 1:50 (A1)

REV	ISSUE	DATE	APPROVAL	
			DRAWN:	DE
			CHECKED:	LG
			DESIGN:	DE
			CHECKED:	LG
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025	VERIFIED:	

rare.

ALDANMARK
CONSULTING ENGINEERS

Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: GOVERNMENT HOUSING

AS INDICATED

ADDRESS: 36 & 38 BOWDEN STREET
GLENORCHY

CLIENT: LYDEN BUILDERS

SHEET: LONG SECTIONS

SCALE: AS INDICATED
TOTAL SHEETS: 10
SIZE: A1
PROJECT No: 25 E 52 - 44
SHEET: C201
REV: A

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-350

DATE RECEIVED: 19 December 2025

NOTES

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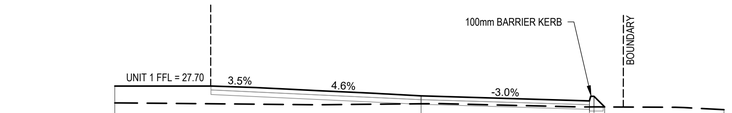
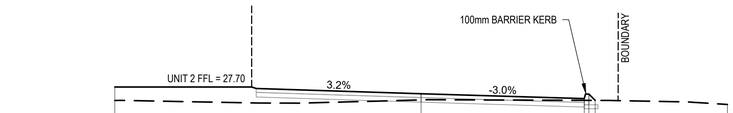


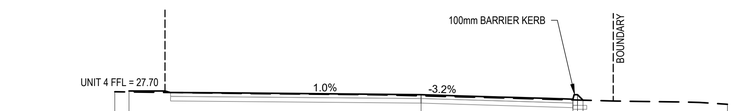
RL25.3m							
CUT (-) / FILL		0.26		0.20	0.35	0.00	
DESIGN	27.700	27.379		27.215	27.365	27.017	
EXISTING	27.15	27.12		27.02	27.02	27.02	26.93
OFFSET	-10.00	0.00		5.50	5.65	5.99	9.89	10.00

Ch 30.00 m



RL25.4m							
CUT (-) / FILL		0.20		0.06	0.21	0.00	
DESIGN	27.700	27.479		27.320	27.470	27.263	
EXISTING	27.26	27.28		27.26	27.26	27.26	27.13
OFFSET	-10.00	0.00		5.33	5.48	5.68	10.00

Ch 20.00 m



RL25.6m							
CUT (-) / FILL		0.04		0.02	0.18	0.00	
DESIGN	27.700	27.579		27.431	27.581	27.400	
EXISTING	27.68	27.67	27.54	27.41	27.41	27.40	27.27
OFFSET	-10.00	-9.54	0.00	4.96	5.11	5.29	10.00

Ch 10.00 m

SHEET TITLE

SCALE

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED: LG
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025	VERIFIED:

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ALDANMARK CONSULTING ENGINEERS

Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: GOVERNMENT HOUSING

ADDRESS: 36 & 38 BOWDEN STREET
GLENORCHY

CLIENT: LYDEN BUILDERS

0 1 2 3 4 5 6 7 8 9 10m

SHEET: CROSS SECTIONS

SCALE: AS INDICATED

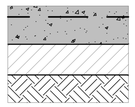
TOTAL SHEETS: 10

SIZE: A1

PROJECT No: 25 E 52 - 44

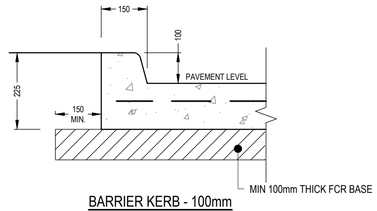
SHEET: C202

REV: A



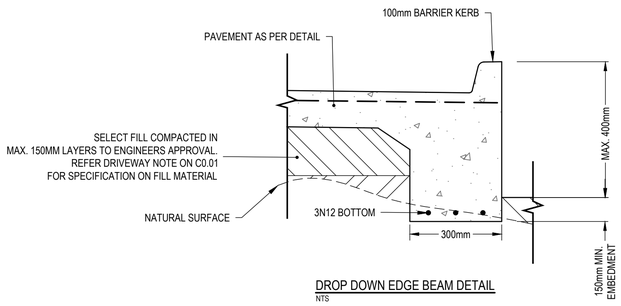
NOTE: CONCRETE PAVEMENT NOT DESIGNED FOR SPECIAL SURFACE FINISHES SUCH AS EXPOSED AGGREGATE.

CONCRETE PAVEMENT DETAIL



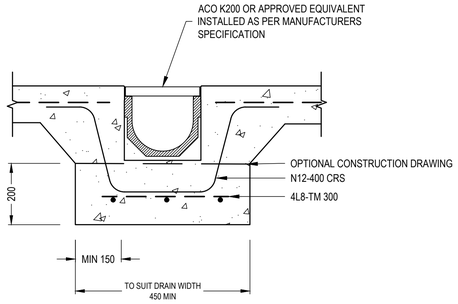
BARRIER KERB - 100mm

SCALE 1:10 (A1)



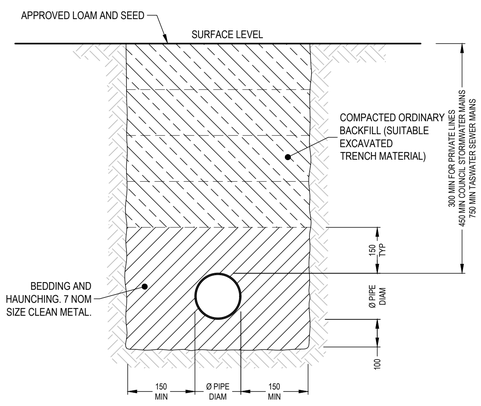
DROP DOWN EDGE BEAM DETAIL

NTS



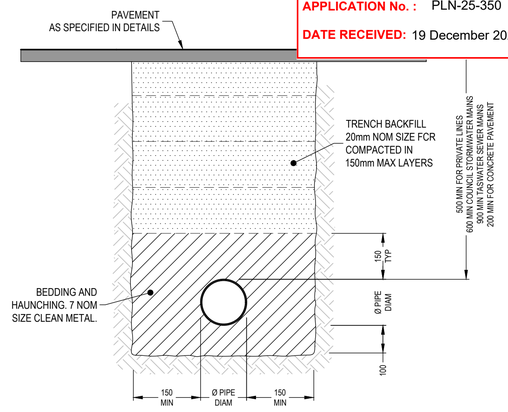
TRENCHDRAIN THICKENING DETAIL

SCALE 1:10 (A1)



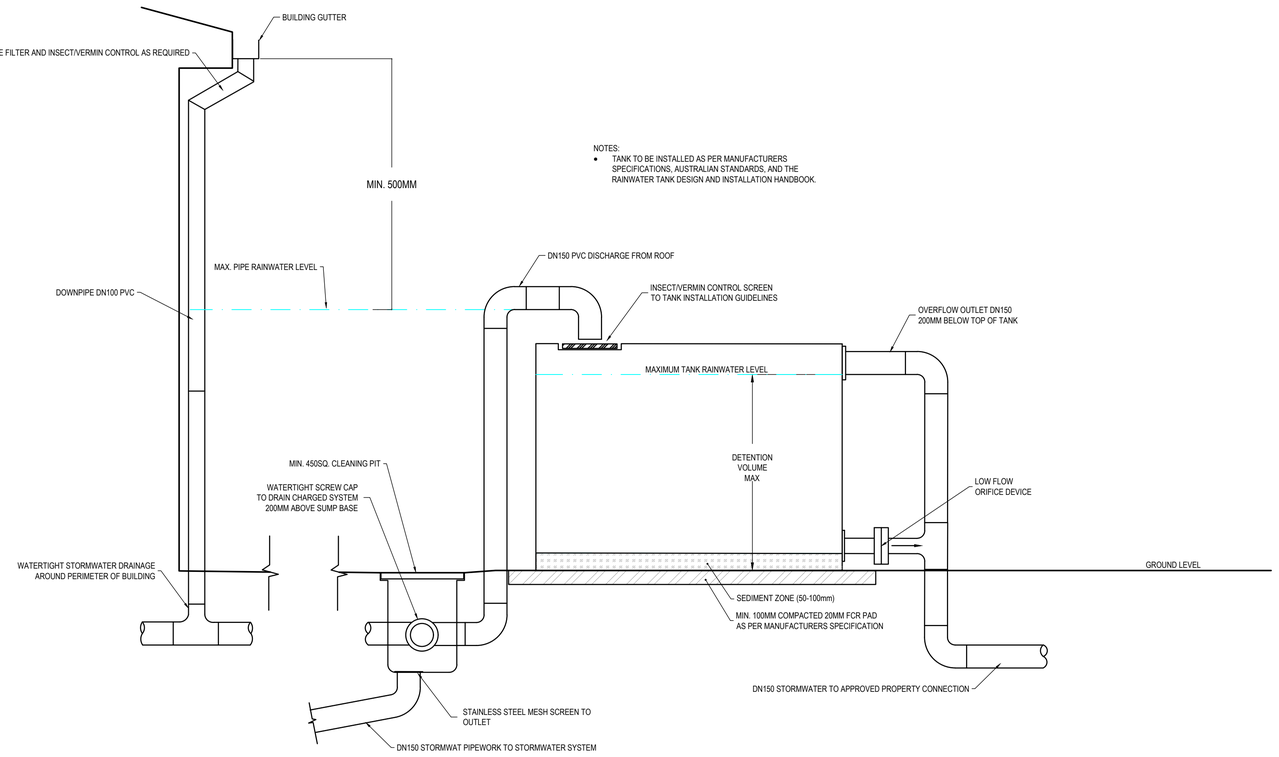
TYPICAL CROSS SECTION - NON TRAFFICABLE

SCALE 1:10 (A1)



TYPICAL CROSS SECTION - TRAFFICABLE

SCALE 1:10 (A1)



NOTES:
- TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS, AUSTRALIAN STANDARDS, AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK.

TANK SCHEMATIC - SLIMLINE DETENTION TANK (TYPICAL)

SCALE (A1): 1:20

CONSTRUCTION DETAILS

SCALE AS INDICATED

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-25-350

DATE RECEIVED: 19 December 2025

NOTES

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REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED: LG
A	PLANNING APPROVAL - RFI RESPONSE	18/12/2025	VERIFIED:

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ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
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03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: GOVERNMENT HOUSING	ADDRESS: 36 & 38 BOWDEN STREET GLENORCHY	SHEET: CONSTRUCTION DETAILS	
AS INDICATED	CLIENT: LYDEN BUILDERS	SCALE: AS INDICATED	TOTAL SHEETS: 10 / SIZE: A1
		PROJECT No: 25 E 52 - 44	SHEET: C401 / REV: A

PINNACLE

19/12/2025

Dear Sir/Madam,

PLN-25/350
38 Bowden Street, Glenorchy & 36 Bowden Street, Glenorchy

In response to your correspondence dated 15/12/2025
I have addressed your requests as follows:

ITEM	COUNCIL REQUEST	DEVELOPMENT RESPONSE
1	*Clause 9.4.2 – A1, Setbacks and building envelope for all dwellings* The submitted plans show the building and woks outside the building envelope near the south-west boundary (adjacent 2 Stansall Street). Please note that reliance on the performance criteria would include shadow diagrams. Please demonstrate that the proposal complies with acceptable solutions A3 or satisfies performance criteria P3 of Clause 9.4.2 Setbacks and building envelope for all dwellings, Tasmanian Planning Scheme – Glenorchy.	The proposal is shown within the building envelope shown on sheets A.06 and A.07, however is within 1500 of a side boundary and longer than 9m triggering a discretion under clause 9.4.2. Shadow Diagrams have been provided on sheets A.02, A.03 & A.04 and address the performance criteria of Clause 9.4.2 as follows: a(i) Sheets A.03 & A.04 Show the reduction of sunlight to habitable rooms other than bedrooms of 2 Stansall Street. Sheet A.03 (View 1) Shows minor overshadowing for 2 hours of the 6 required by the scheme of the living room window to the East, while Sheet A.04 shows overshadowing also for 2 hours of the 6 required by the scheme to the Kitchen window to the North East. Based on the scope of the 6 hours in the winter solstice required by the scheme, this amount of overshadowing is not unreasonable. a(ii) Sheets A.02 and A.03 show the extent of overshadowing to the possible private open space of 2 Stansall Street, demonstrating that for at least 3 hours out of the 6

		required, the overshadowing is acceptable. a(iii) Not applicable a(iv) Visual bulk and scale images are demonstrated on sheet A.04 from both 2 Stansall Street and 40 Bowden Street. The Bulk and scale have been kept as minimal as possible with the upper floor reduced in size in comparison with the lower floor complimentary to surrounding scale in the area. This reduces overshadowing and reduces loss of privacy. The proposal is in keeping with the Inner residential Zone purpose of achieving "a range of dwelling types at higher densities" with it's gable roofs sympathetic to surrounding homes in the area, whilst presenting a mixed design in aesthetics and materials whist adhering to a higher density requirements of the purpose. a(v) The proposal is in keeping with separation to boundaries with those in the area, in particular 44 Bowden street and 13 Terry Street in which the dwellings in these sites are both within 1.5m of their side setbacks. The Zoning in this area is also inner residential, in which stated in the zone purpose is to achieve "a range of dwelling types at higher densities"
2	*Clause 9.4.8 – A1, Waste storage for multiple dwellings* The plans do not show a bin storage area (either for individual dwellings or shared) of sufficient area, nor 5.5 m away from the nearest dwelling. Please demonstrate that the proposal complies with acceptable solutions A1 or satisfies performance criteria P1 of Clause 9.4.8 Waste storage for multiple dwellings, Tasmanian Planning Scheme - Glenorchy. Please note that reliance on the performance criteria would include demonstration the proposal will provide	The plans clearly show waste storage sufficient for each dwelling on sheet L.01 (Landscaping Plan). Whilst units 4 and 1 have their individual storage for the sufficient allocation of waste bins required, Units 2&3 have a shared and adequately screened waste storage to the front of the lot. This is 5.5m away from the proposed structure

	storage that can store the required number of bins on site, screen from the frontage and dwellings, and minimise impacts caused by odours and noise.	but cannot achieve 4.5m away from the closest frontage, therefore addresses the performance criteria as follows for clause 9.4.8: (a) The bin storage is large enough for containing the required amount of waste bins for units 2&3. Sheet L.01 (b) Screened from the frontage and any dwellings at a height of 1.2m above surface level. Sheet L.01 (c) The storage has a separation of 5.5m from any dwellings as to minimise impacts from odours and noise. Sheet L.01.
3	*Clause C2.5.1, Car parking numbers* Please provide sufficient overflow parking to accommodate visitor parking.	The proposal meets the performance criteria of Clause C2.5.1 as follows: (a) Cooper Street public carpark offers off street parking and is reasonable walking distance of within 200m of the proposal (shown below).  8 Terry Street public carpark offers off street parking and is reasonable walking distance of within 150m of the proposal (shown below).

(b) Not applicable to this proposal

(c) Frequent Public Transport to the site is available from the Metro Terminal adjacent to 374 Main road Glenorchy and is within 400m walking distance to the proposal (shown below).

(d) The Glenorchy district offers multiple taxi cab services in and

around the area as an alternative transportation method, with the offices of 131008 Hobart being located at 332-334 Main Road, Glenorchy, close to the proposal and aiding in short dispatch times for the area.

(e) Site constraints on the proposal primarily come down to available room for additional parking and the requirements stipulated for social housing. The proposal is in keeping with the zone purpose of achieving "a range of dwelling types at higher densities" as it is presented.

(f) Effective use of the crossover and access for 38 Bowden Road could be utilised as these lots are to be adhered and the entrance for vehicles is to come from the Stansall Street entrance of 36 Bowden Road. As shown below, the access in this location could be sufficiently utilised for off street parking without impeding access to 40 Bowden Road.

Alternatively, sufficient on street parking can be utilised between the crossover to 36 Bowden Road is and the white car is parked in the image below for visitors of the proposal.

(g) Street scape will not be affected by the current proposal, particularly with so many options for parking / transport for visitors.

(h) Not applicable

P1.2 The number of car parking spaces for dwellings meets the requirement under Table C2.1 and the visitor spaces have been addressed in part P1.1 above.

4 *Clause C2.6.1, Construction of parking areas*

Please address the Acceptable Solution A1 (a) and (b) of the Scheme, by providing pavement design and show a suitable drainage design to capture the entire parking and access area in order to assess against the acceptable solution or demonstrate a suitable performance solution.
See the request under the under Section 14(1) of the *Urban Drainage Act 2013* for details.

The submitted plans state a proposed concrete driveway is part of the proposal on site related sheets. For further information on civil design, please refer to the drawing package by Aldanmark Engineering 25E52-44 attached to this response.

Clause C2.6.2, Car parking numbers

5

Please address the Acceptable Solution A1.1 (a) or (b), A1.2 (a), (b) and (c) or alternatively address all aspects of the Performance Criteria P1 (a) through to (J) of the Scheme. To assess the proposal, Council will require but is not limited to: Aisle widths;

Long section;

Cross sections at 10 m intervals; and

Turn paths entering and existing all car spaces using B99 template in accordance with Tasmanian Standard Drawing.

The revised plans comply show the parking spaces clearly with turning arcs and dimensions on sheets C.01 – C.04. The plans are to read in conjunction with drawing package by Aldanmark Engineering 25E52-44 attached to this response. The carparks are designed as 1 x B85 parking space and 1 x B99 space for each unit, as the Planning scheme does not reference LGAT standards drawings, but only has reference to Australian Standard AS2890 parts 1-6 and it's own codes and tables, we thereby feel this is an acceptable

Note: Overlapping turn paths such as those on (sheet C.02) are not able to be assessed.
Clause C2.6.8 – A1, Siting of parking and turning areas

outcome to satisfy the Tasmanian Planning Scheme.

The revised plans comply with Clause C2.6.2 Please address the Acceptable Solution A1.1 (a) as follows:

a(i) Please refer to drawing package by Aldanmark Engineering 25E52-44 attached to this response for gradients in accordance with the Australian Standard.

(ii) The amended plans show Turning paths for each parking space in the development entering and exiting the ***site*** in a forward direction for more than 4 parking spaces, reversing into individual car spaces we feel is an acceptable solution to this clause.

(iii) Please refer to drawing package by Aldanmark Engineering 25E52-44 attached to this response for access widths in accordance with the requirements in table C2.2.

(iv) Please refer to drawing package by Aldanmark Engineering 25E52-44 attached to this response and sheets C.01 – C.04 for parking space dimensions in accordance with the requirements in table C2.3.

(v) Please refer to drawing package by Aldanmark Engineering 25E52-44 attached to this response for access and manoeuvring width adjacent to parking not less than the requirements in Table C2.3 where there are more than 3 car parking spaces.

(vi) Vertical Clearances of Carports are shown on the East Elevation on sheet A.07 exceeding min clearance of 2100.

(vii) The revised plans reference clear signage at eye level delineating

		each parking space with their allocated unit on sheets C.01 – C.04. There are no disabled carparking spaces designed for the proposal, but larger spaces to accommodate B99 vehicles, therefore compliance with Clause C2.6.2 A1.2 is not applicable.
6	*Clause C2.6.8 – A1, Siting of parking and turning areas* The submitted plans show parking between the front boundary and the building line. Please note that reliance on the performance criteria would include compatibility with the existing streetscape and consideration of any topographical constraints. Please demonstrate that the proposal complies with acceptable solutions A1 or satisfies performance criteria P1 of Clause C2.6.8 Siting of parking and turning areas, Tasmanian Planning Scheme – Glenorchy.	The submitted plans comply with the performance criteria of Clause C2.6.8 as follows: (a & b) Site constraints of the proposed adhered lot are solely inherent to space available due to the required siting of the dwellings to all address all other aspects of the proposal. Parking behind the building line therefore cannot be achieved. (c) The proposal has considered which access of the adhered lots was best suited to access the proposed development. It was determined access via Stansall street was the optimal choice due to the proximity to the corner, shared access of 40 and 38 Bowden Road and that Stansall Street had a longer frontage before the corner in relation to the access to the adhered lot. (d) Not applicable (e) The length of the access is optimal to serve the requirements of the unit parking alone, with aisle widths and spaces are compliant with Table C2.3. The access has been kept as minimal as possible within these requirements. (f) Each dwelling has the proposed 2 parking spaces in front of the associated unit. These are 5500 long (indicated on sheet drawing package

by Aldanmark Engineering 25E52-44 attached to this response therefore the access to the parking spaced are more than 2500 from windows of habitable room of the proposal. Clause 9.4.6 A3 excludes a parking space allocated with that dwelling in reference to the required 2500 separation.

(g) The visual impact of the parking on the site is partially covered by carports in some spaces. This is set back off the road as much as possible and is situated in front of a 2 storey façade softening the impact of the parking aspect of the proposal. The proposal has considered which access of the adhered lots was best suited to access the proposed development. It was determined access via Stansall street was the optimal choice due to the proximity to the corner, shared access of 40 and 38 Bowden Road and that Stansall Street had a longer frontage before the corner in relation to the access to the adhered lot.

(h) The street scape character and amenity of the proposed development is in keeping with the surrounding development in the area with a generous frontage setback keeping corners at intersections clear and visible for pedestrians and vehicles. The Bulk and scale have been kept as minimal as possible with the upper floor reduced in size in comparison with the lower floor complimentary to surrounding scale in the area. This reduces overshadowing and reduces loss of privacy.

(i) The proposal is in keeping with the Inner residential Zone purpose of achieving “a range of dwelling types at higher densities” with it’s gable roofs sympathetic to surrounding homes in the area,

whilst presenting a mixed design in aesthetics and materials whist adhering to a higher density requirements of the purpose.

(j) The proposal provides good passive surveillance of both Bowden Road and Stansall Street through windows of habitable rooms, glazed doors and balconies, whilst offering clear sight lines at the intersection aiding in surveillance of these streets.

General Manager's Consent for Interference with Public Stormwater Systems

In addition to the above, you are required to provide the following information to enable Council to assess stormwater management aspects of the proposal under Section 14(1) of the *Urban Drainage Act 2013*.

Please refer to the drawing package by Aldanmark Engineering 25E52-44 and the Stormwater Report 251205 SR 25 E 52 - 44 REV A attached to this response for assessment.

A. Provide a concept stormwater servicing plan and associated report showing the location of services and their connections to public infrastructure. The servicing plan must clearly indicate the following:

(i.) How all additional stormwater from the site, including hardstand drainage, driveway, and parking areas, as well as any detention, will be discharged to Council infrastructure with sufficient receiving capacity.

(ii.) Design of the minor stormwater drainage system to accommodate up to a 5% AEP rain event.

(iii.) Clear distinction between existing, proposed, public, and private stormwater infrastructure, with appropriate easements shown for the public infrastructure for the benefit of the Council.

(iv.) Display all existing and proposed stormwater lines and connections, along with the long sections, minimum cover and separation between services.

B. According to the Council's Stormwater Management Policy, any development that adds an impervious area greater than 40m² and

exceeds the maximum allowed peak runoff must include OSD. For any additional impervious surface greater than 250m², please submit engineering calculations for the OSD design in accordance with the Council's Stormwater Management Policy. The policy is available on the Council website or via this link: https://www.gcc.tas.gov.au/council/documents-and-publications/council-policies/

C. Please provide a maintenance schedule for any proposed OSD design.

I trust the provided information addresses the matters identified in the further information request and ask that the council now accept the submitted documentation as a valid application under LUPA.

Kind Regards,

Director

ALDANMARK
CONSULTING ENGINEERS

STORMWATER REPORT

Government Housing
36 & 38 Bowden Street
Glenorchy TAS 7010

251205 SR 25 E 52 - 44 REV A

5/12/2025

PROJECT INFORMATION

DOCUMENT TITLE	Stormwater Report - 25 E 52 - 44 Rev A
PROJECT LOCATION	36 & 38 Bowden Street, Glenorchy TAS 7010
CLIENT ORGANISATION	Lyden Builders
CLIENT REFERENCE	Government Housing
CLIENT CONTACT/S	Government Housing
ALDANMARK REFERENCE	25 E 52 - 44
ALDANMARK CONTACT/S	

DOCUMENT CONTROL

REVISION	DATE	REVISION DETAILS	PREPARED	VERIFIED	APPROVED
A	05/12/2025	Building Approval	LG	DE	MG

5/12/2025

TABLE OF CONTENTS

1. INTRODUCTION

Aldanmark have been engaged to provide a stormwater report for the proposed development at 36 & 38 Bowden Street, Glenorchy.

This report aims to demonstrate that the development at 36 & 38 Bowden Street, Glenorchy complies with the above stormwater quantity and quality requirements of Glenorchy City Council's Stormwater Management Policy (2021).

2. SITE OVERVIEW

The site previously contained an existing dwelling and two existing concrete driveway areas as per Figure 1 below. An existing stormwater lot connection services the site.

FIGURE 1: EXISTING SITE

Four residential units are proposed to be constructed on the subject site, as well as new concrete driveway and parking area as per Figure 2. The increase in impervious area within the site is expected to increase the quantity of site stormwater runoff.

5/12/2025

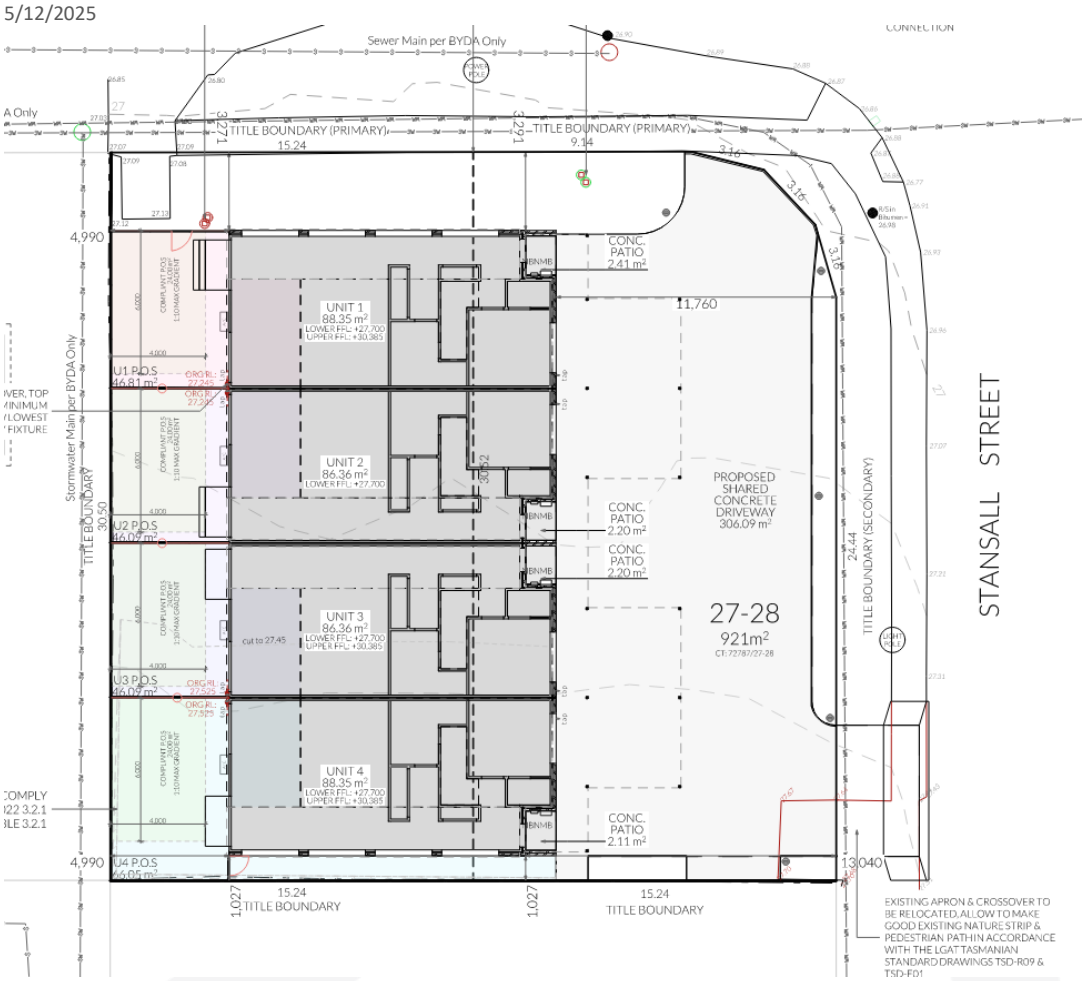

FIGURE 2: PROPOSED SITE

3. QUANTITY MODEL

3.1 SITE CATCHMENTS

The site catchments assumed for the IL-CL calculations were determined from the architectural site plan prepared by Pinnacle dated October 2025. The pre-development catchment was simulated as a single homogenous catchment.

In the post-development scenario, separate catchments were defined for each inlet pit, the total roof area and for the remaining area bypassing the site drainage system. Refer to Appendix A for the site catchment plan.

Table 2 below outlines the proportions of the effective impervious area (EIA), remaining impervious area (RIA) and pervious area (PA) defined for the catchments in the DRAINS model.

Times of concentration for all catchments were determined within DRAINS using the kinematic wave equation.

TABLE 2: SITE CATCHMENT BREAKDOWN

CATCHMENT	AREA (ha)	EIA (%)	RIA (%)	PA (%)
Pre-development	0.0921	45	0	55
Post-development (Roof catchment)	0.0458	100	0	0
Post-development (Pave. catchment)	0.0210	100	0	0
Post-development (Perv. Catchment)	0.0253	0	0	100

3.2 MODELLING APPROACH

DRAINS software was utilised to calculate the site runoff and to determine the size of the site's stormwater conveyance and detention infrastructure. A screen shot of the DRAINS model can be found in Appendix B.

The Initial Loss / Continuing Loss (IL-CL) loss model was applied within DRAINS. The parameters for the loss model were retrieved from the ARR Data Hub website (https://data.arr-software.org/).

3.3 INITIAL LOSS / CONTINUING LOSS (IL-CL) METHOD

The Initial Loss / Continuing Loss (IL-CL) loss method was applied within the software DRAINS to determine the increase in runoff between the pre-development and post-development conditions. Rainfall data for the DRAINS model was sourced from the ARR Data Hub website (https://data.arr-software.org/) and includes the following:

- Storm losses – Initial and continual
- Pre-burst rainfall depths
- Temporal patterns

3.4 DESIGN RAINFALL DEPTHS

Rainfall depths for the model were retrieved from the Bureau of Meteorology website (http://www.bom.gov.au/water/designRainfalls/revised-ifd/) and are captured in Table 1. Temporal patterns, pre-burst rainfall depths and rural losses were sourced from the ARR Data Hub website.

TABLE 1: IFD DESIGN RAINFALL DEPTHS

DURATION (MINUTES)	5% AEP (MM/HR)	1% AEP (MM/HR)
5	84.8	117
10	63.8	90.8
15	51.8	74.1
20	44.1	62.8
25	38.7	54.7
30	34.7	48.7
45	27.1	37.2
60	22.7	30.7
90	17.8	23.6
120	15.1	19.7

3.5 STORM LOSSES

The initial and continuing losses were sourced from the ARR Data Hub website. Impervious area losses have been set as per advice in ARR 2019 Book 5 Chapter 3 Section 3.5.3.1.2.

Table 3 shows the storm losses assumed in the DRAINS model.

TABLE 3: ASSUMED STORM LOSSES (ARR)

STORM LOSSES	VALUE
Impervious Area Initial Losses (mm)	1
Post-Impervious Area Continuing Losses (mm/hr)	0
Pervious Area Initial Losses (mm)	27.0
Pervious Area Continuing Losses (mm/hr)	3.8

3.6 PEAK FLOWS

The results from the DRAINS Analysis model showed that the post-development site runoff for 36 & 38 Bowden Street, Glenorchy is increased by 6 L/s over pre-existing runoff quantities for a 5% AEP storm event as shown in Table 4 below. Therefore, on-site detention is required. Refer to Appendix C for box and whisker plots of pre & post development outflows.

3.7 ONSITE DETENTION

To reduce the post-development site outflow below pre-development quantities, the following on-site detention system was modelled in DRAINS:

- 1 x **2,727 L TankTec AquaPlate slimline detention tank** (1.48m H x 3.2m L x 0.6m W) connected to the roof area of the proposed units and fitted with a **60mm low flow orifice**.

The results of the model show that this tank can reduce the post – development peak flow to 10 L/s in for the critical 10-minute duration, 5% AEP storm event. Full specifications for the required on-site detention system can be found in Appendix D.

TABLE 4: PEAK SITE RUNOFF SUMMARY

CONDITION	TOTAL (L/S)	CRITICAL DURATION
Pre-development	10	2-hour
Post-development (unmitigated)	16	5-minute
Post-development (with OSD)	10	10-minute

3.8 PERMISSABLE SITE DISCHARGE

A check was carried out in accordance with Section 6 (f) of the Glenorchy City Council Stormwater Management Policy to ensure that the total provided 2,727 L of storage was adequate to cater for the difference between the Permissible Site Discharge and the peak post-development discharge over the period of the design storm. The calculation for this check is captured below in Table 5 and Table 6 below.

TABLE 1: PERMISSABLE SITE DISCHARGE PARAMETERS

PARAMETER	VALUE
Pre-development Runoff Coefficient	0.55
Catchment Time of Concentration (mins)	30
Catchment 20-year ARI (mm/hr)	34.7
Permissible Site Discharge (PSD) (L/s)	4.20

TABLE 2: PERMISSABLE SITE DISCHARGE PARAMETERS

	STORM DURATION (MINS)					
PARAMETER	5	10	15	20	30	60
Catchment 5% AEP Rainfall intensity (mm/hr)	84.80	63.80	51.80	44.10	34.70	22.70
Post-development Peak Flow (L/s)	16.00	13.00	13.00	11.00	10.00	9.00
Total Post-development Runoff Volume (m^3)	4.80	7.80	11.70	13.20	18.00	32.40
Stored Volume (m^3)	1.80	1.80	2.70	1.20	0.00	-3.60
Site Storage Requirement (SSR) (m^3)			2.70			

As shown above the provided 2,727 L (2.727m^3) of storage exceeds the required SSR of 2.70m^3. The peak storage volume is 1,300 L, as shown in Figure 3 below.

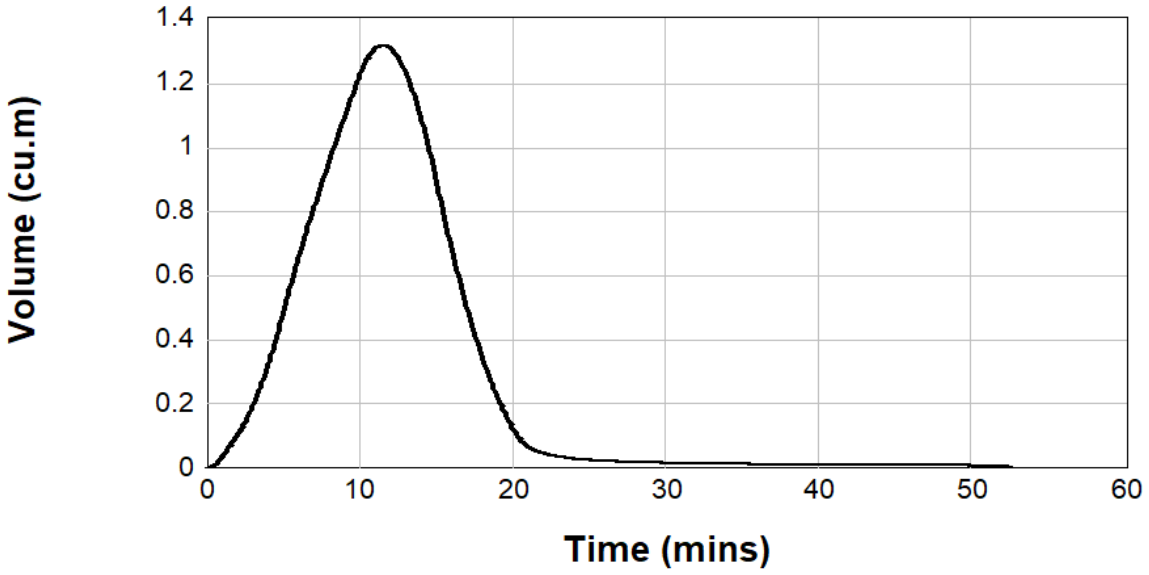

FIGURE 3: PROPOSED 2,758L DETENTION TANK STORAGE GRAPH

4. STORMWATER QUALITY MODEL

The proposed development involves the creation of 397.9m^2 of new impervious area as shown in Table 7 below.

TABLE 7: IMPERIVOUS AREA COMPARISON

CATCHMENT AREA	ROOF (M^2)	PAVEMENT (M^2)
Pre-development	189.7	70.7
Post-development	457.6	209.7
Total increase	**267.9**	**139**

As per clause 5 (a) (iii) in the Glenorchy City Council Stormwater Management Policy (2021), the creation of new impervious area is less than 500m^2. Therefore, the site is exempt from the policy's Stormwater Quality Management Requirements

5. MAINTENANCE

The recommended maintenance schedule for the on-site detention tank specified in this report is outlined in Table 8.

The manufacturer's maintenance requirements for the stormwater detention tank installed will form part of the project's Plumbing Maintenance Schedule.

TABLE 8: MAINTENANCE PLAN FOR RAINWATER TANKS

ACTIVITY	FREQUENCY
Visual inspection of rainwater detention tank for sediment accumulation, sludge, and algae growth, and clogging at outlet orifice.	Every 6 months
Vacuum truck sediment removal/desludging of rainwater detention tank	Approximately every 2-3 years or if sediment/'sludge' is evident upon inspection
Inspection and cleaning of gutters	Every 6 months

6. CONCLUSION

This report has demonstrated that the proposed development at 36 & 38 Bowden Street, Glenorchy complies with the stormwater quality and quantity conditions of Glenorchy City Council's Stormwater Management Policy (2021).

Note:

- No assessment has been undertaken of Council's stormwater infrastructure and its capacity.
- This report assumes the Council stormwater main has capacity for the pre-development peak discharge.
- It is the responsibility of Council to assess their infrastructure and determine the impact (if any) of altered inflows into their stormwater network.

Please contact me at lgadomski@aldanmark.com.au if you require any additional information.

Yours faithfully,

Civil Engineer

APPENDIX A – SITE CATCHMENT

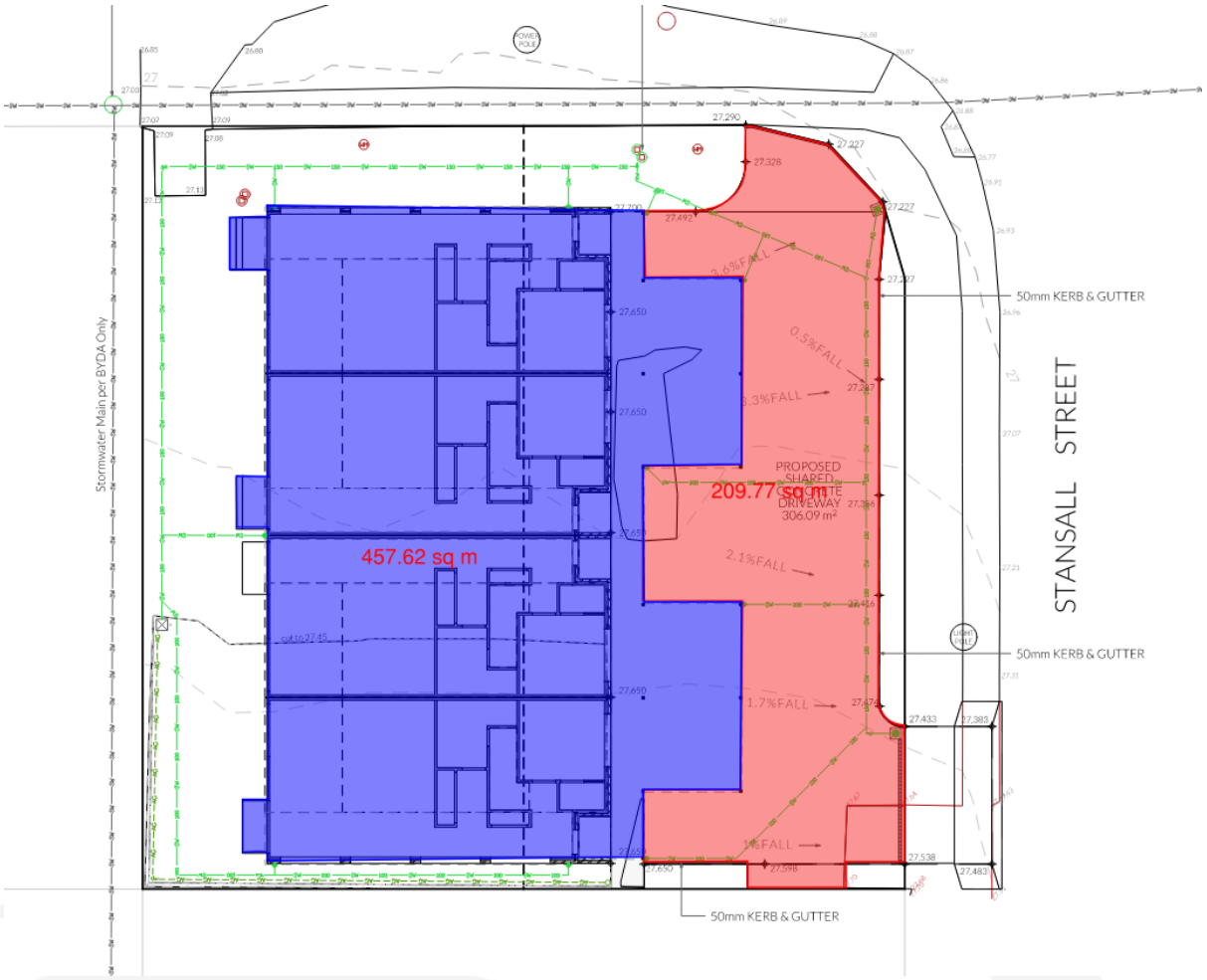

FIGURE 3: SITE CATCHMENT AREAS (ROOF BLUE, PAVEMENT RED)

APPENDIX B – DRAINS MODEL

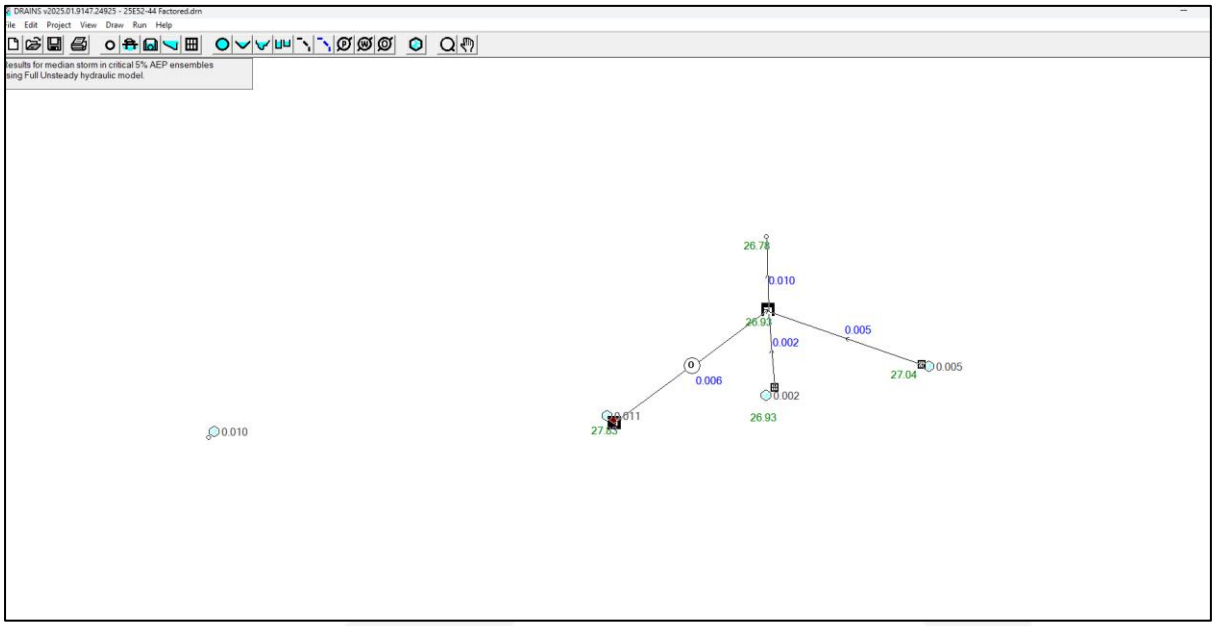

FIGURE 4: DRAINS MODEL

APPENDIX C – BOX AND WHISKER PLOTS

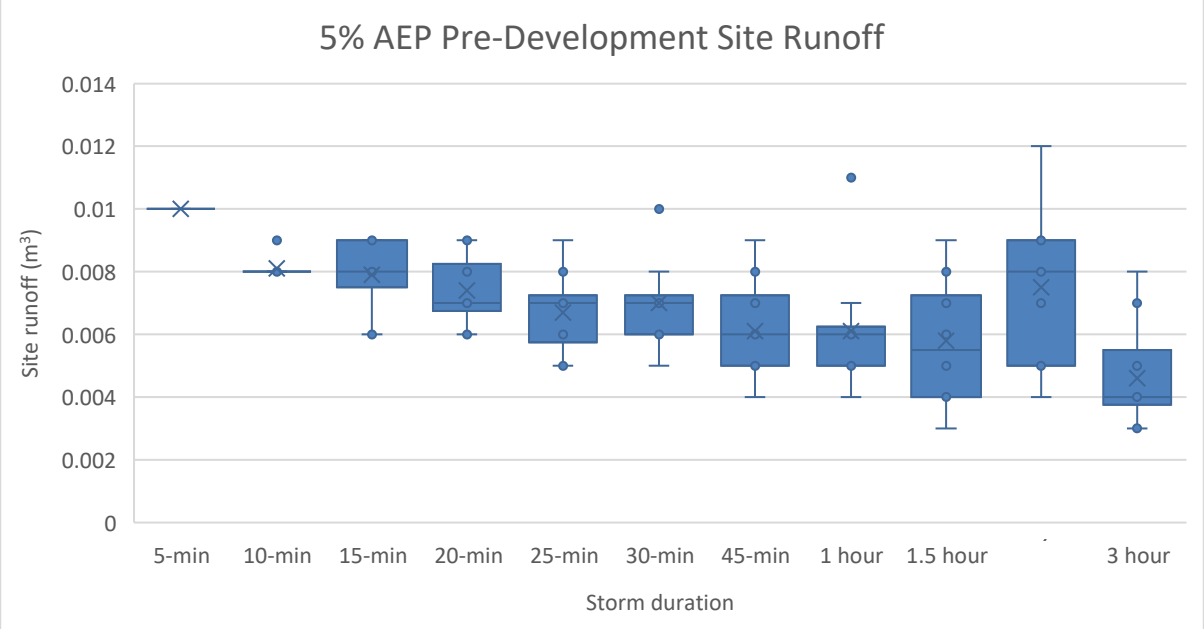

FIGURE 5: PRE-DEVELOPMENT 5% AEP OUTFLOW

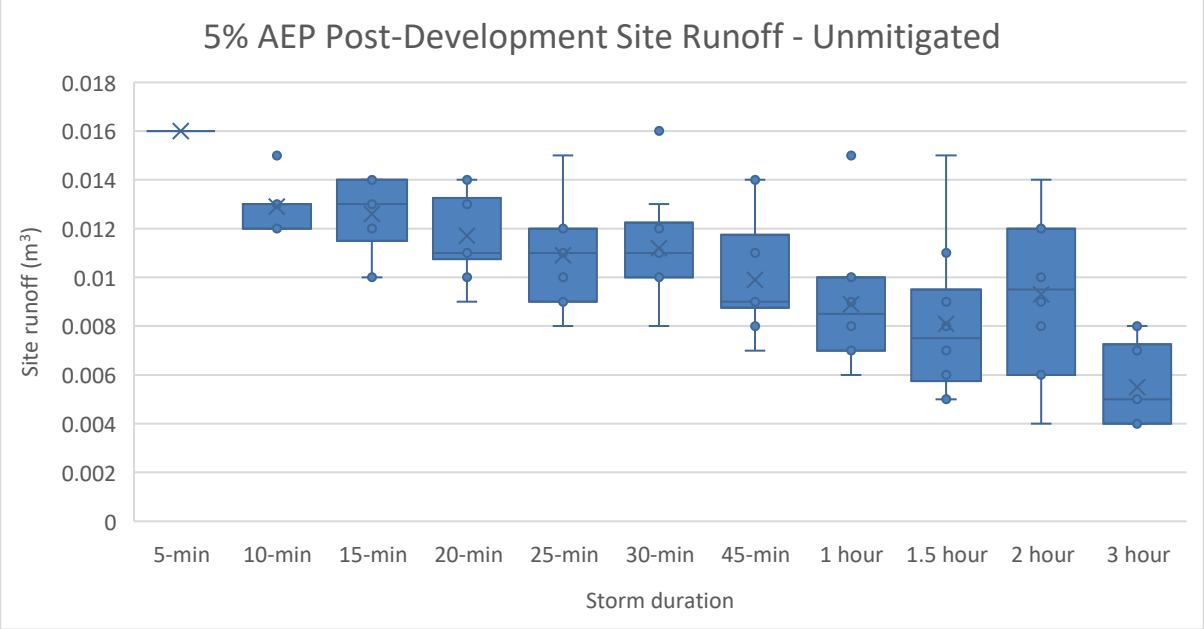

FIGURE 6: POST-DEVELOPMENT 5% AEP OUTFLOW UNMITIGATED

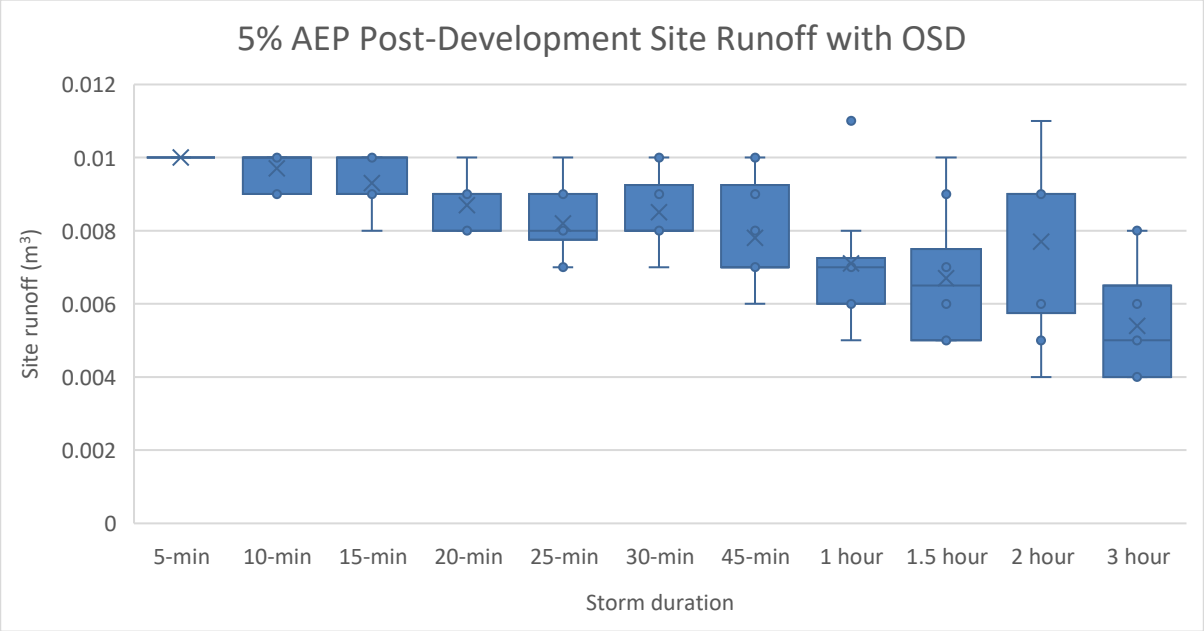

FIGURE 7: POST-DEVELOPMENT 5% AEP OUTFLOW WITH OSD

APPENDIX D - DETENTION SPECIFICATIONS

TABLE 9: OSD TANK PARAMETERS

TANK ID	OSD
DESCRIPTION	2,727L SlimLine detention tank
BASE AREA (M^2)	1.92
TANK HEIGHT (M)	1.48
DETENTION CAPACITY (L)	2,772
ORIFICE DIAMETER (MM)	60
PEAK DISCHARGE RATE (L/S)	6.0
MAX. VOLUME 5% AEP (L)	1,300
EMPTYING TIME (MINS)	53