



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/158

LOCATION OF AFFECTED AREA

13 GALLAHAR PLACE, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **17/11/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

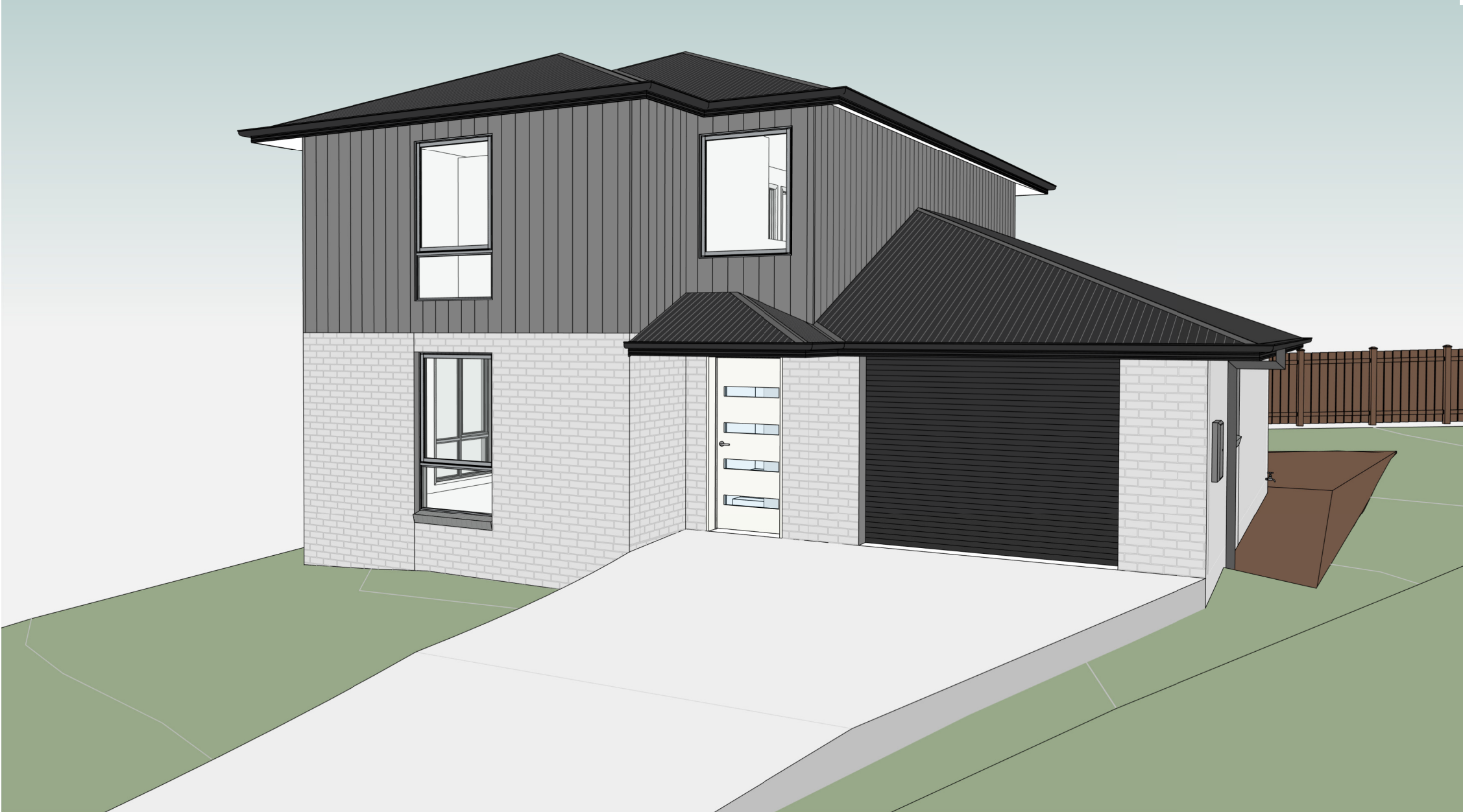


Brighton
going places

2343 Proposed Dwelling, HOMES TASMANIA
13 GALLAHAR PLACE, BRIDGEWATER



174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



Site Information

Land Title Reference : CT 26924/1709
Wind Classification : N3
Soil Classification : M
Climate Zone : 7
Bushfire Attack Level: LOW

AREA SCHEDULE

Lower Floor : 107.1 m²
Upper Floor : 73.2 m²
Total Floor area : 180.3 m²

Outdoor Living : 6.6 m²

GLAZING NOTE:
All windows are Double glazed

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

Drawing No.	Description
01	SITE PLAN
02A	LOWER FLOOR PLAN
02B	UPPER FLOOR PLAN
03A	ELEVATIONS 01
03B	ELEVATIONS 02
04	STRUCTURE-LOWER & UPPER FLOOR
05	SECTION
05A	DETAILS
06	ROOF PLAN
07	BRACING PLAN

Drawing No.	Description
08	ELECTRICAL PLAN
09	DRAINAGE PLAN
10	DRIVEWAY CHAINAGE
11	LIGHTING CALCULATIONS & WINDOW SCHEDULE
12	GENERAL NOTES
13	BCA COMPLIANCE
14	BAL LOW NOTES
15	WET AREA SPECIFICATIONS

Scale: 1 : 100

B	Information added as Council RFI	28.10.2025	RK
A	Modified driveway as markups	10.10.2025	RK
	BA PLANS	03.09.2025	RK
Rev.	Description	Date	Drawn

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: COVER SHEET

DATE: 10.10.2025

PROJECT No: 2343

DRAWN BY: RK

DWG No: 00

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SIGNATURE:

DATE:

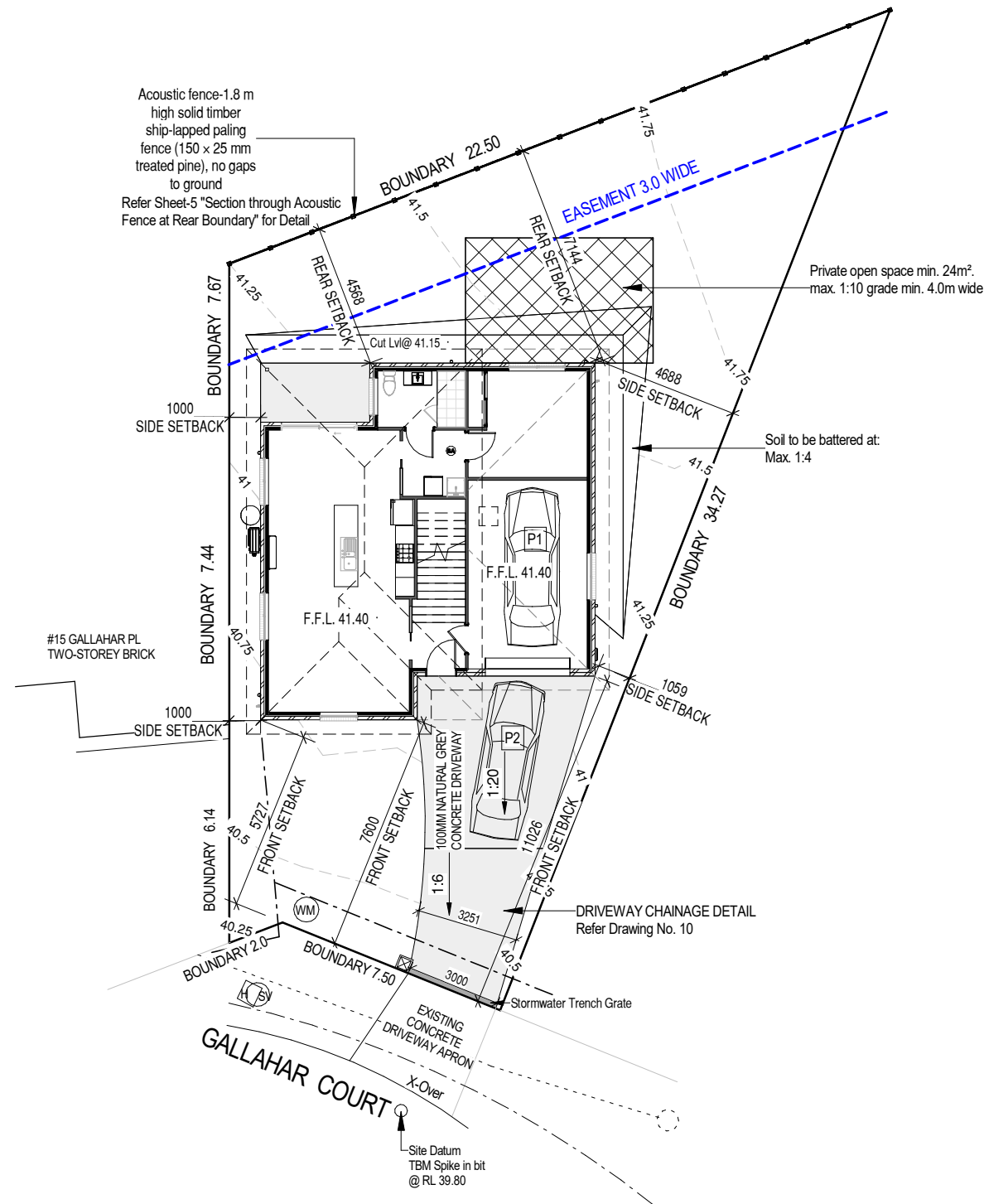
Lower FL	41.400
Lower CL	43.800

Upper FL	44.100
Upper CL	46.500



**RONALD
YOUNG + CO
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



NOTE:
Dwelling to be constructed in accordance with AS 2107 to achieve recommended internal sound levels and acoustic performance.

AREA SCHEDULE

Lower Floor	: 107.1 m ²
Upper Floor	: 73.2 m ²
Total Floor area	: 180.3 m ²
Outdoor Living	: 6.6 m ²

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: SITE PLAN

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

Scale: 1 : 200

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

B	28.10.2025	Information added as Council RFI	RK
A	10.10.2025	Modified driveway as markups	RK
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Rev	Date	Revision Description	Drawn

01

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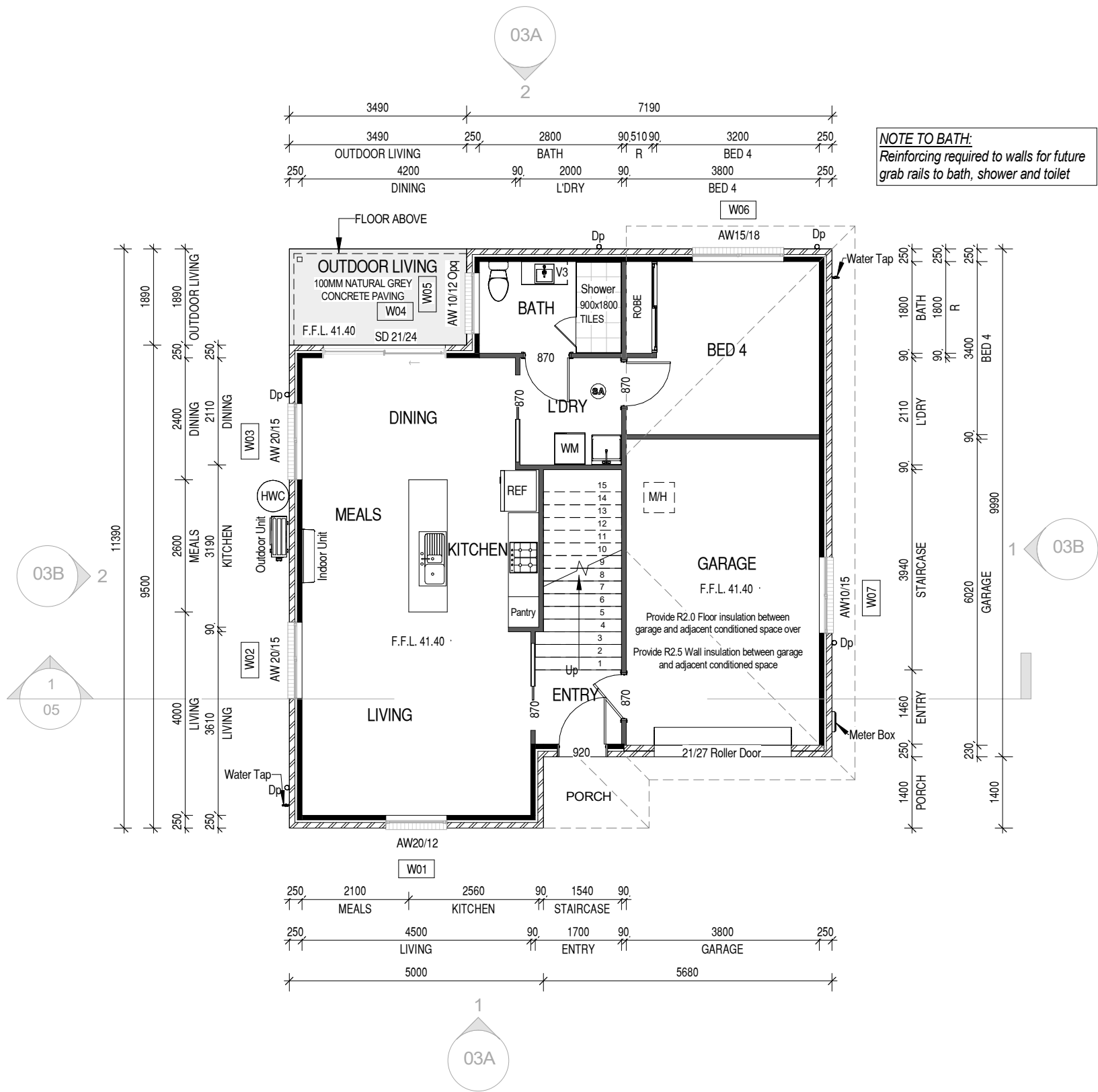
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Lower CL	43.800

Upper FL	44.100
Upper CL	46.500



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NOTES:

- AJ Articulation Joint
dp Down Pipe

For Kitchen Details,
Refer to Kitchen Joinery Design

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Lower Floor	: 107.1 m ²
Upper Floor	: 73.2 m ²
Total Floor area	: 180.3 m ²

Outdoor Living	: 6.6 m ²
----------------	----------------------

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: LOWER FLOOR PLAN

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

02A

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

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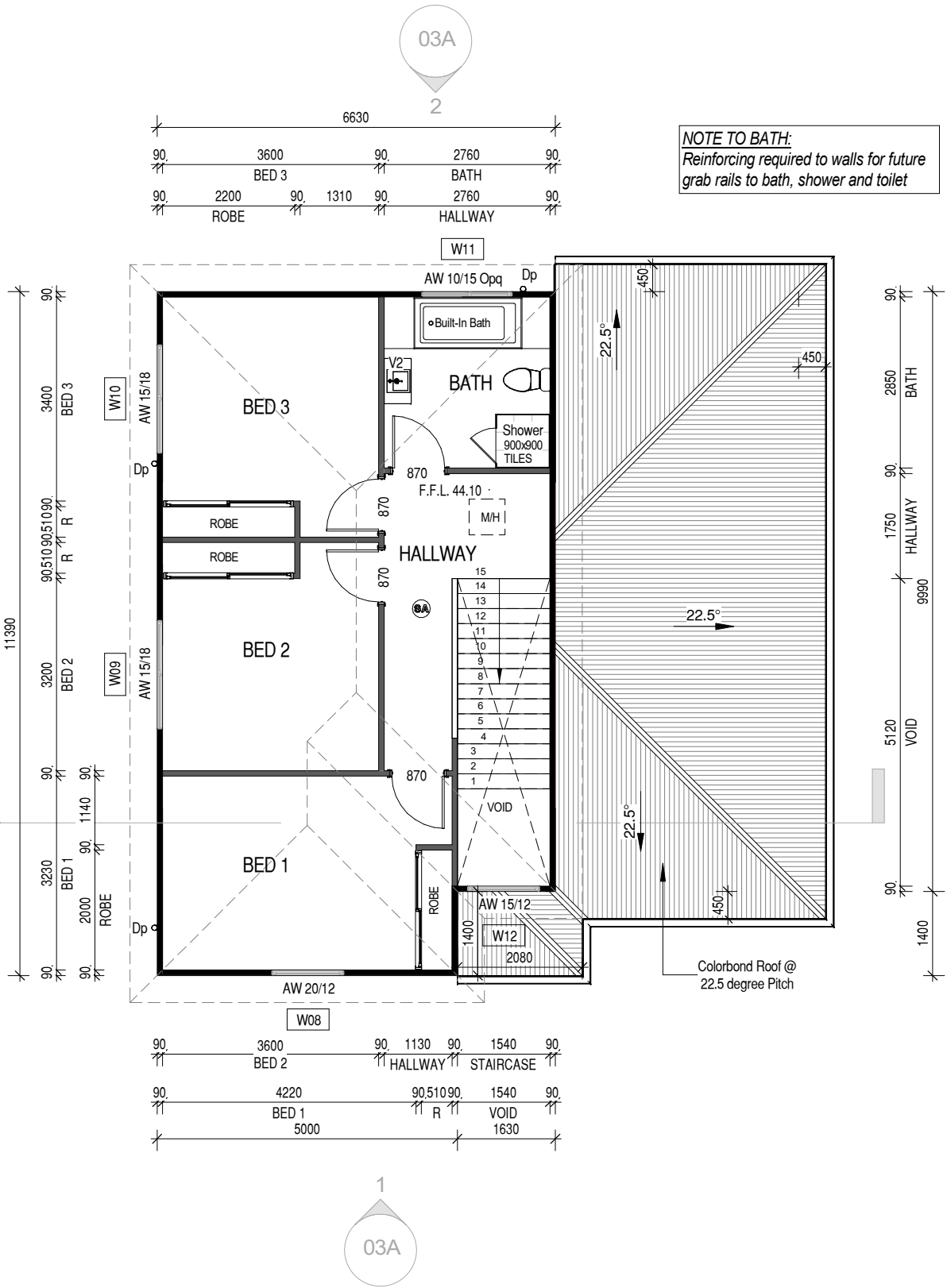
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DATE:



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NOTES:
AJ Articulation Joint
dp Down Pipe

For Kitchen Details,
Refer to Kitchen Joinery Design

Vanity Legend	
VB	450 mm
V1	600 mm
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V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Lower Floor : 107.1 m²
Upper Floor : 73.2 m²
Total Floor area : 180.3 m²

Outdoor Living : 6.6 m²

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: UPPER FLOOR PLAN

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

B	28.10.2025	Information added as Council RFI	RK
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	03.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

02B

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

Scale: 1 : 100

THIS PLAN IS ACCEPTED BY:

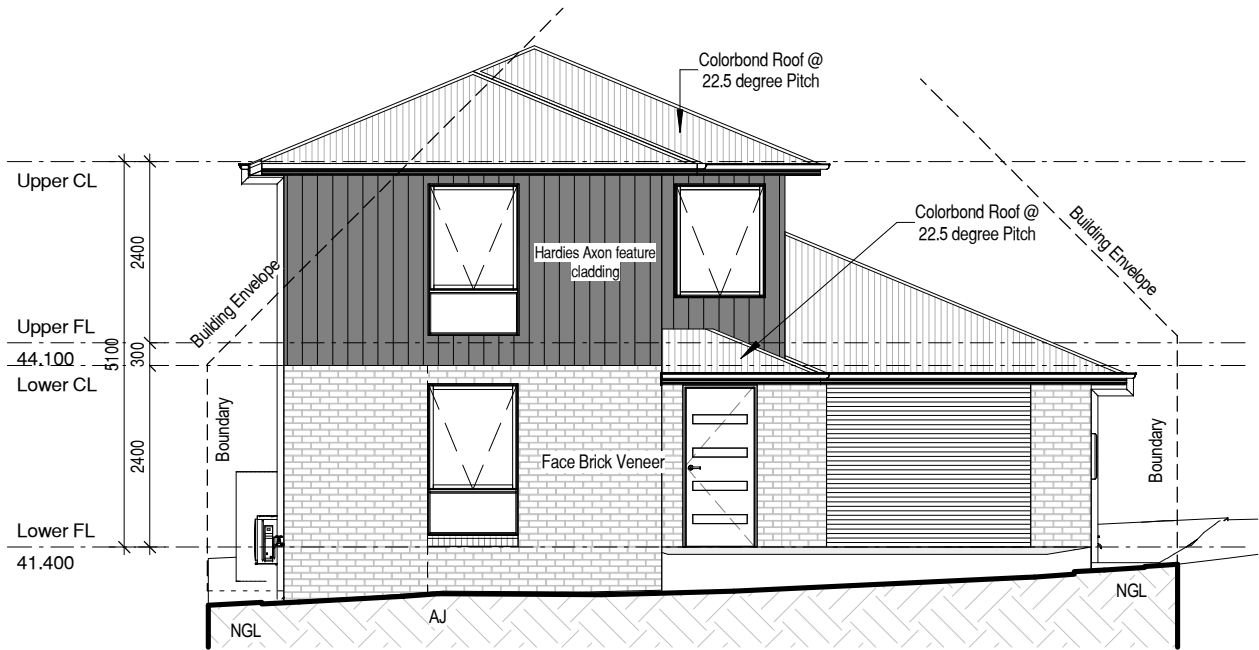
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

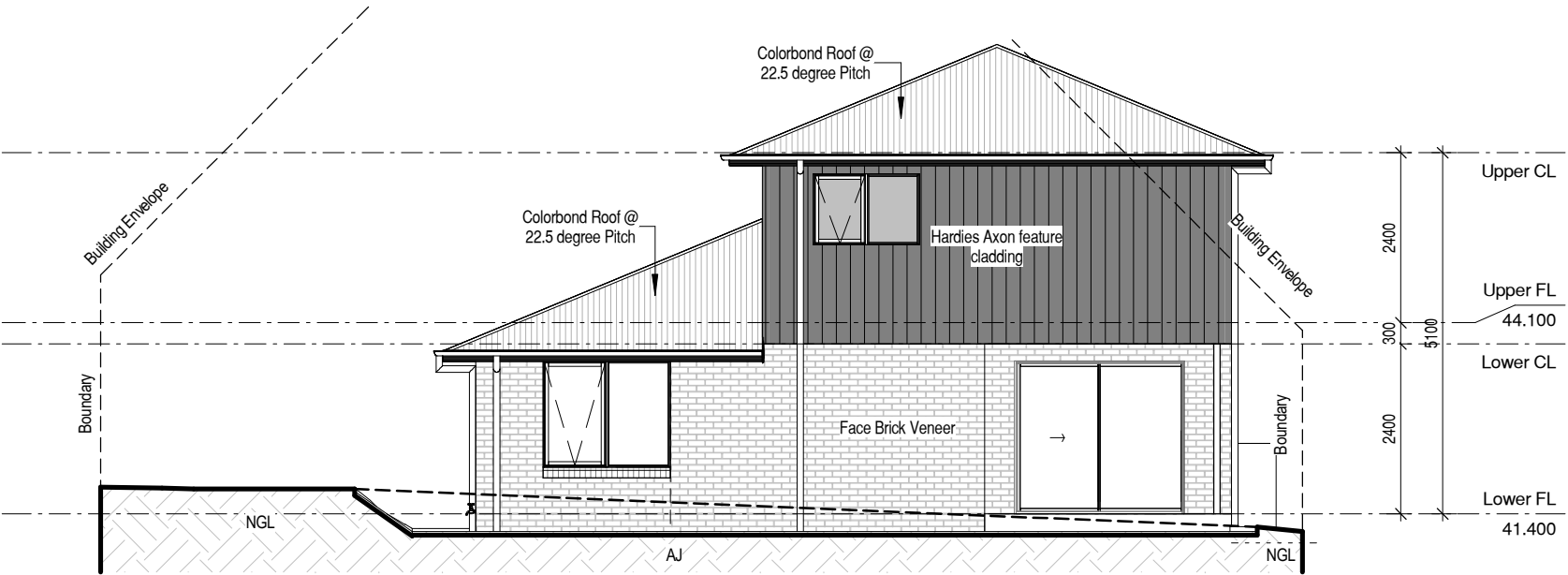


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East Elevation



West Elevation

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: ELEVATIONS 01

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

03A

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

Scale: 1 : 100

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Rev.	Date	Revision Description	Drawn

THIS PLAN IS ACCEPTED BY:

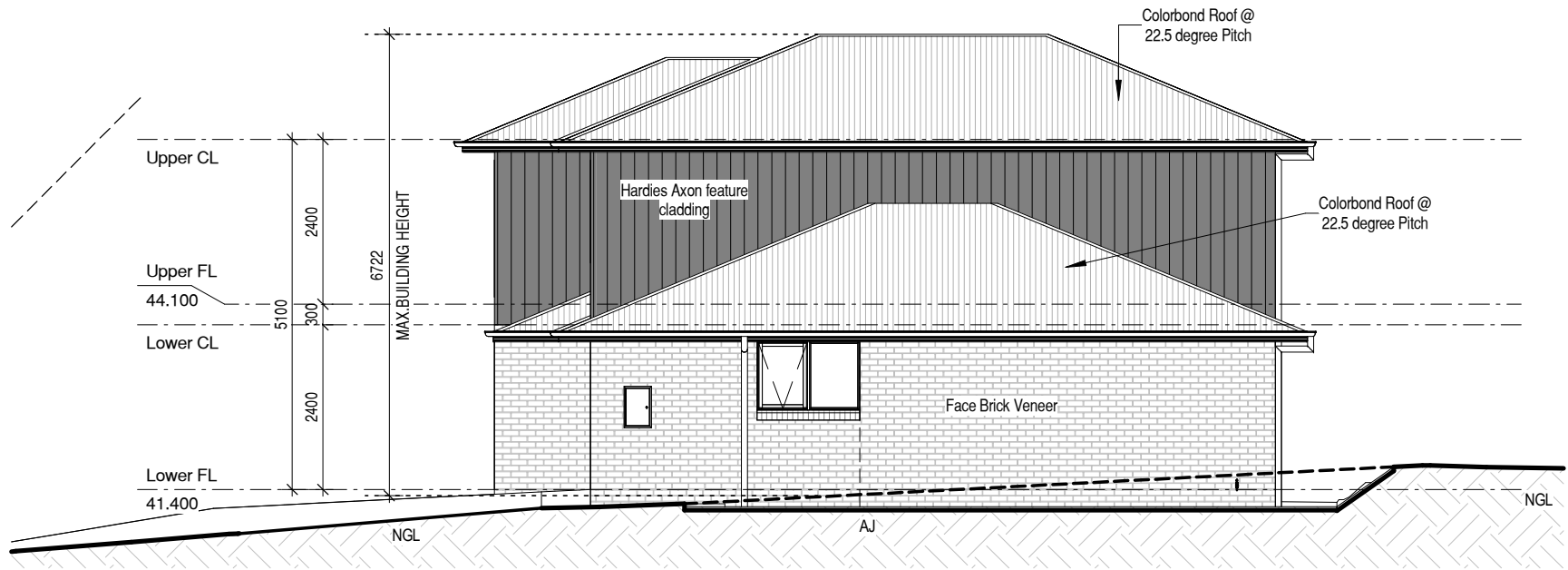
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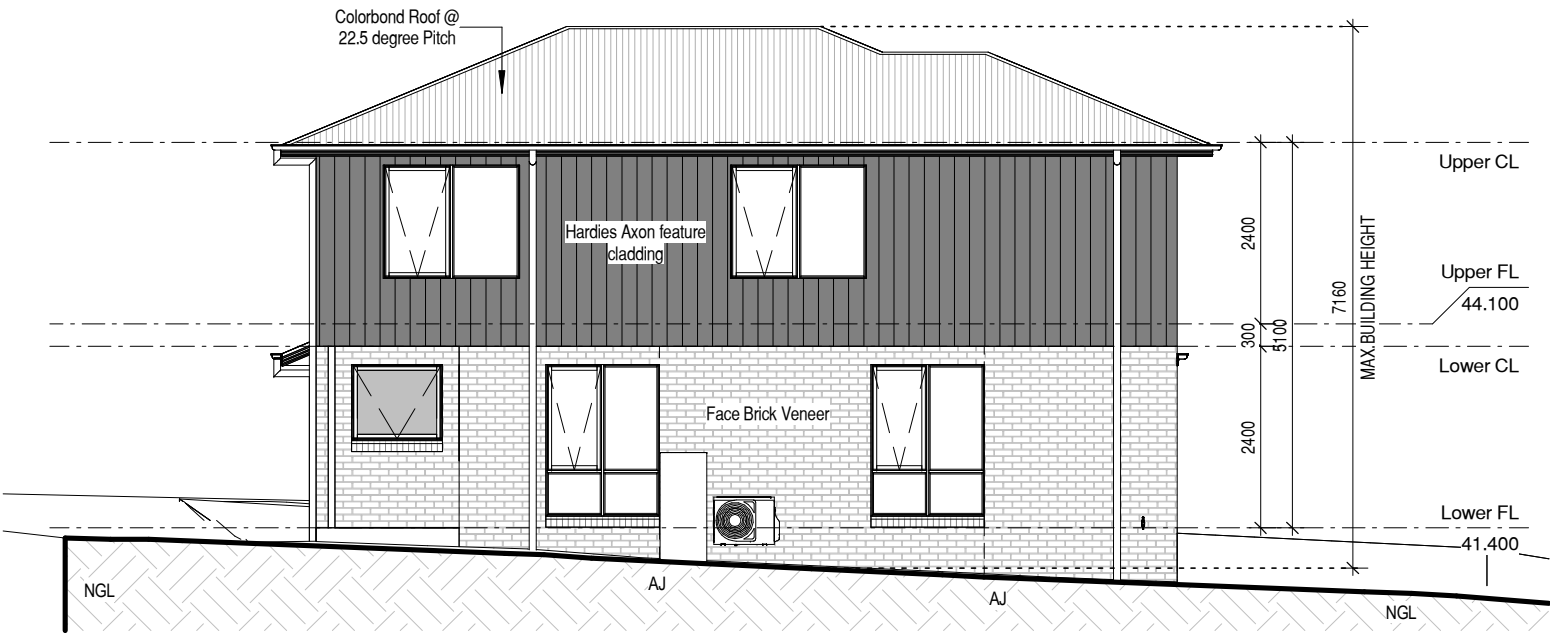


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North Elevation



South Elevation

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

Scale: 1 : 100

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Rev.	Date	Revision Description	Drawn

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: ELEVATIONS 02

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

03B

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

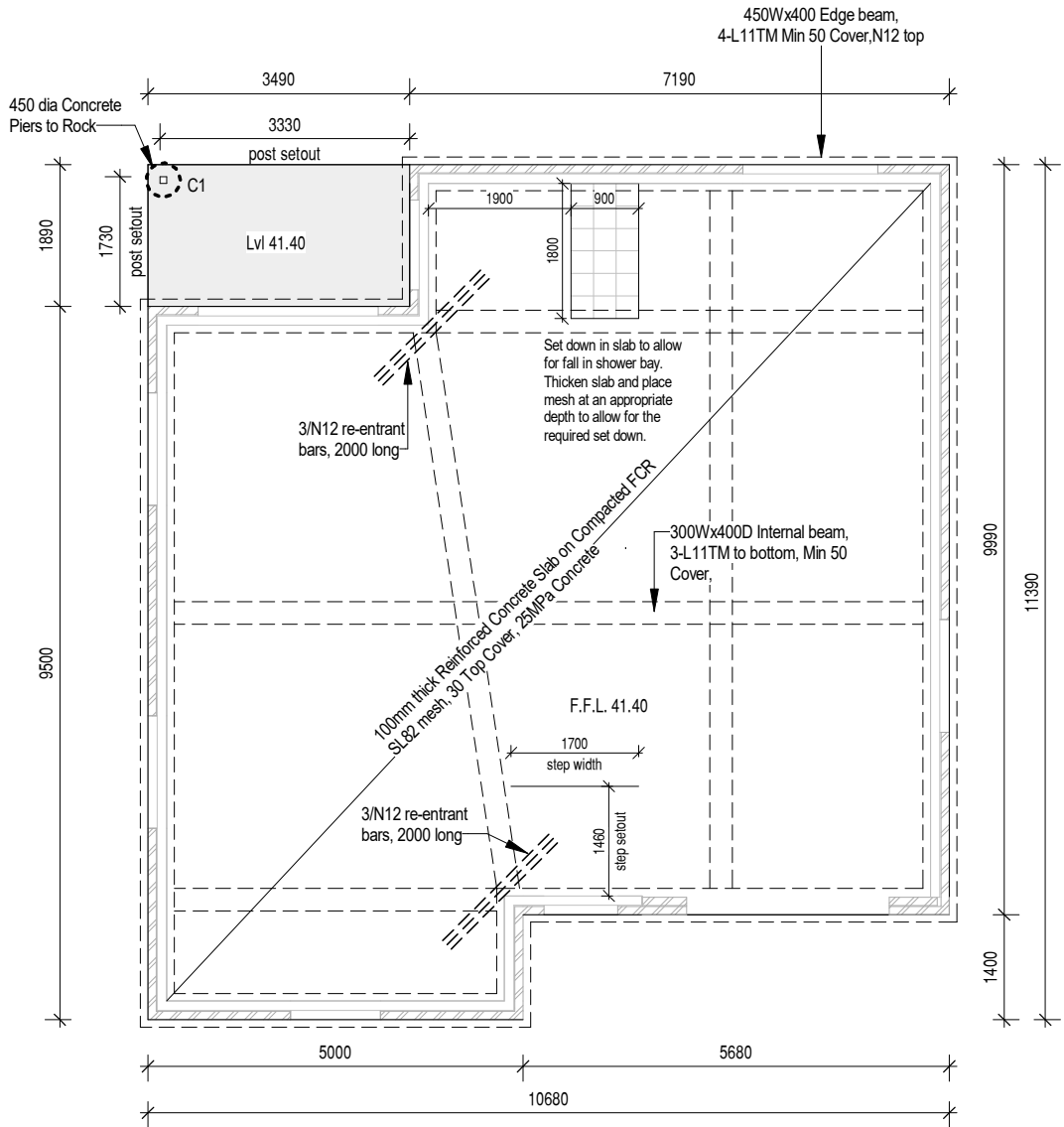
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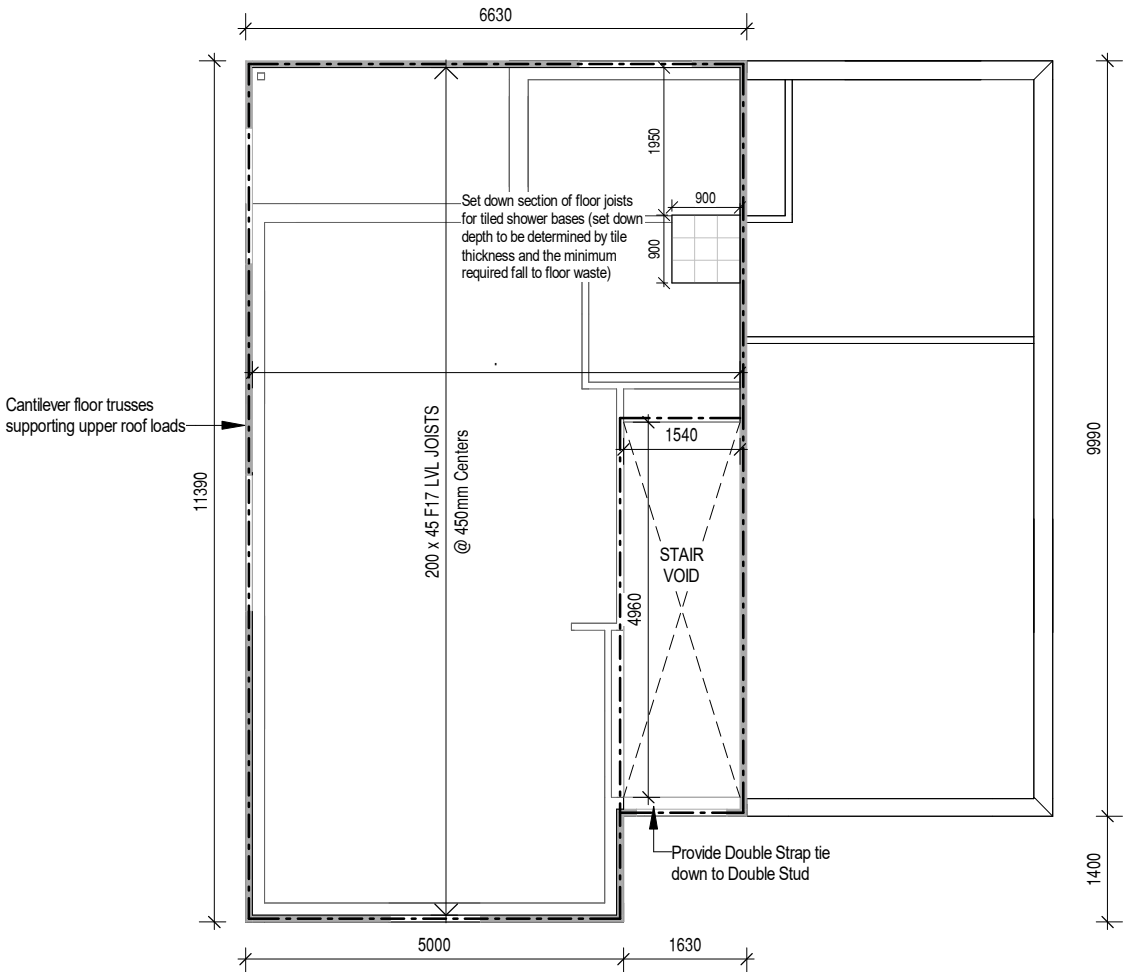
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Site Classification 'Class M'



Slab_Lower Floor



Structure_Upper FL

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

Scale: 1 : 100

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BAL : LOW

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DRAWING: STRUCTURE-LOWER & UPPER FLOOR
DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

THIS PLAN IS ACCEPTED BY:

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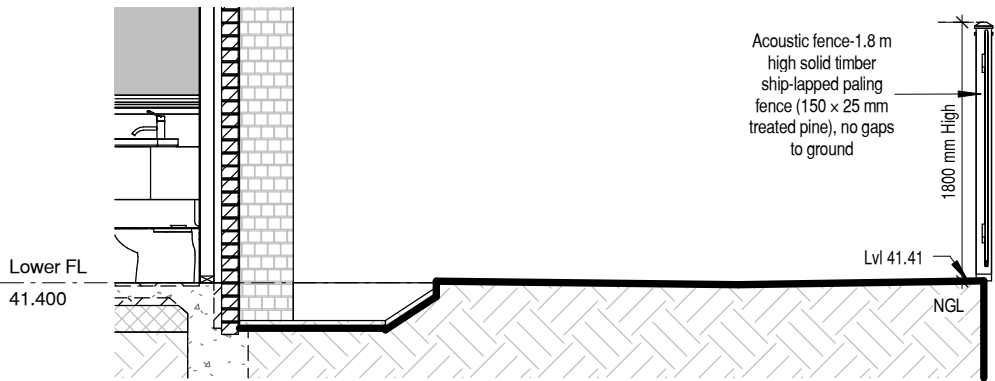
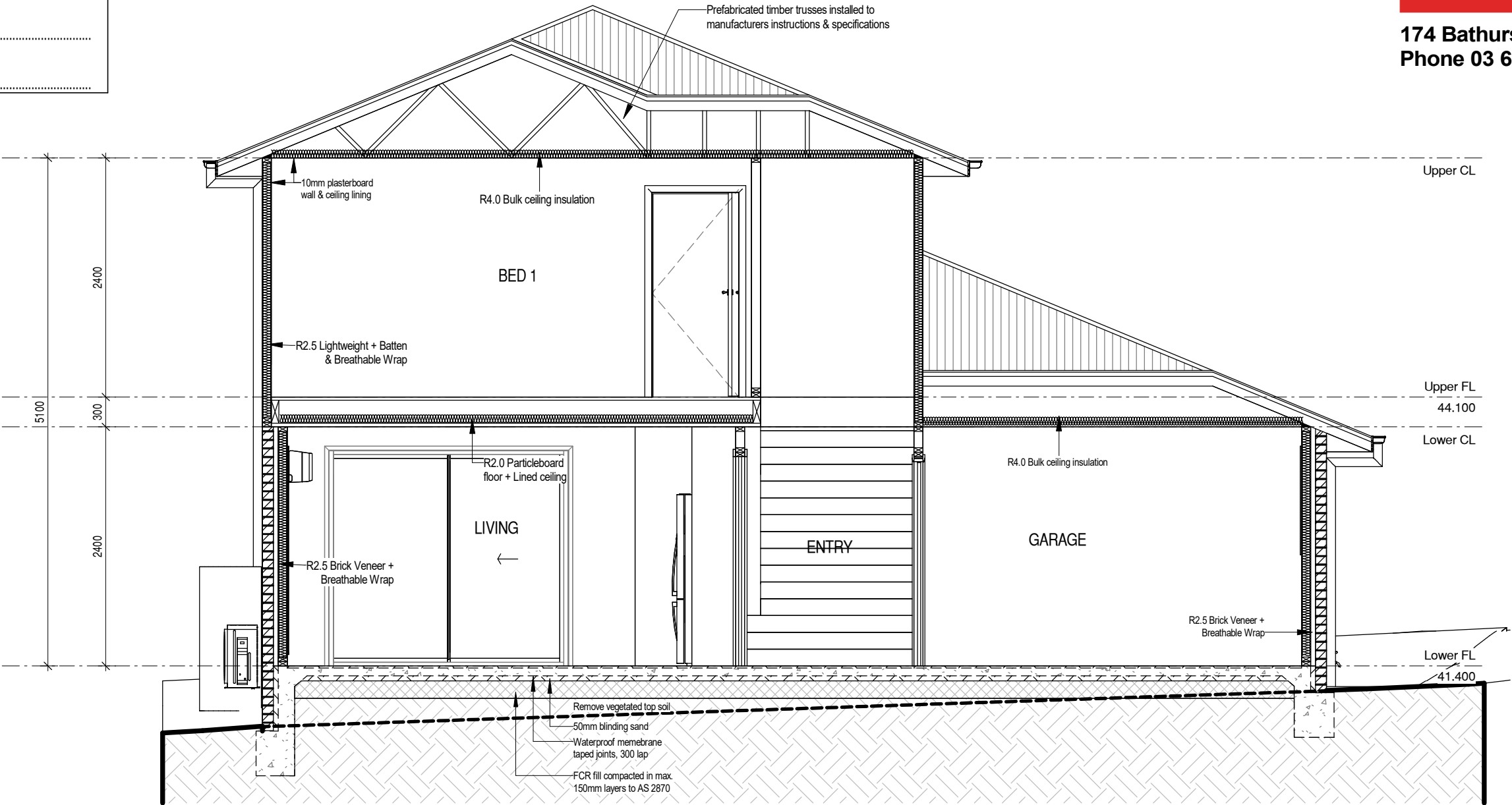


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Phone 03 6234 7633

Site Classification 'Class M'

IMPORTANT NOTE:
All wall framing to be MGP10 Pine.



Section through Acoustic Fence at Rear Boundary

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: SECTION

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

05

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

Scale: 1 : 50

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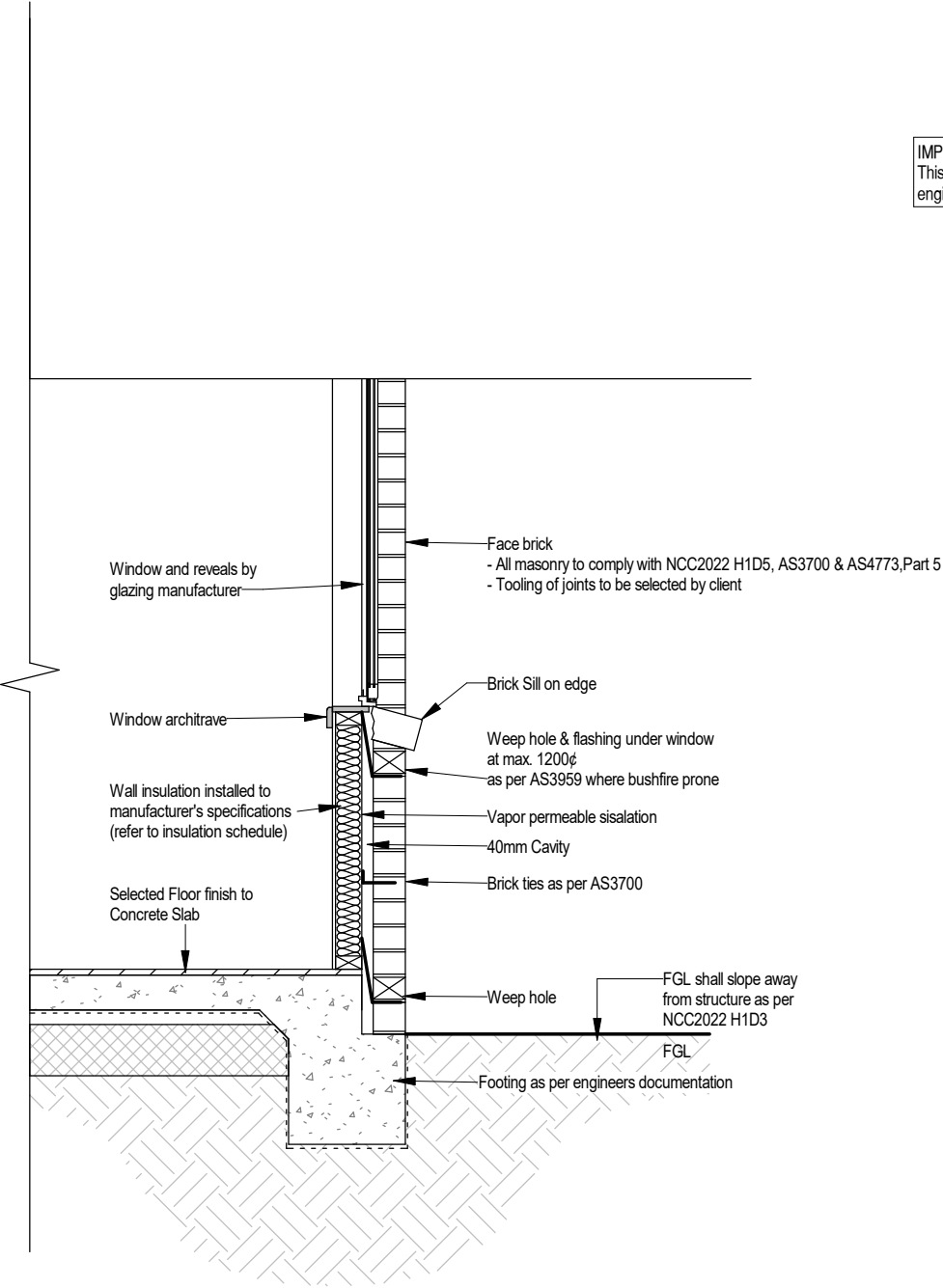
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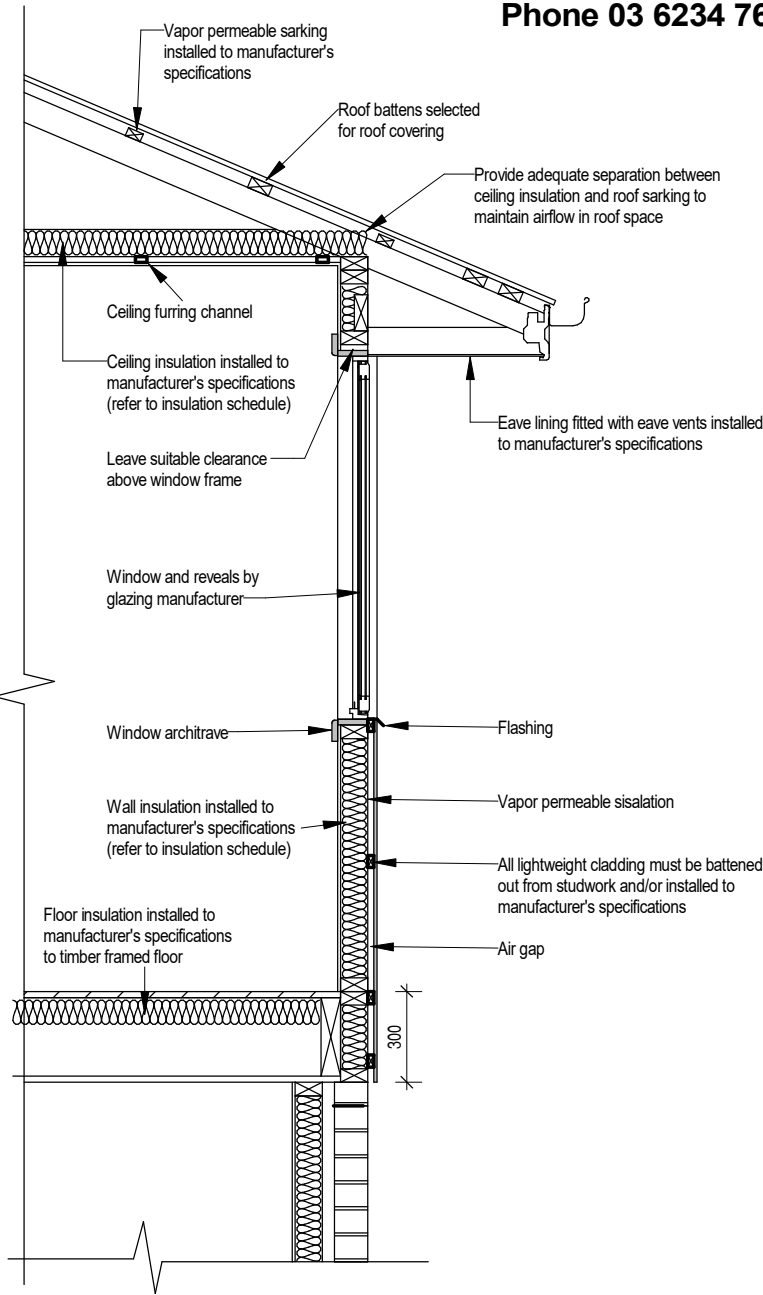
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Phone 03 6234 7633

IMPORTANT NOTE:
This is an architectural detail only, refer to engineering plans for structural details.



TYPICAL WALL DETAIL
(BRICK VENEER)



TYPICAL WALL DETAIL
(LIGHTWEIGHT CLADDING)
- UPPER FLOOR

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: DETAILS

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

Scale: 1 : 25

B	28.10.2025	Information added as Council RFI	RK
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Rev.	Date	Revision Description	Drawn

05A

THIS PLAN IS ACCEPTED BY:

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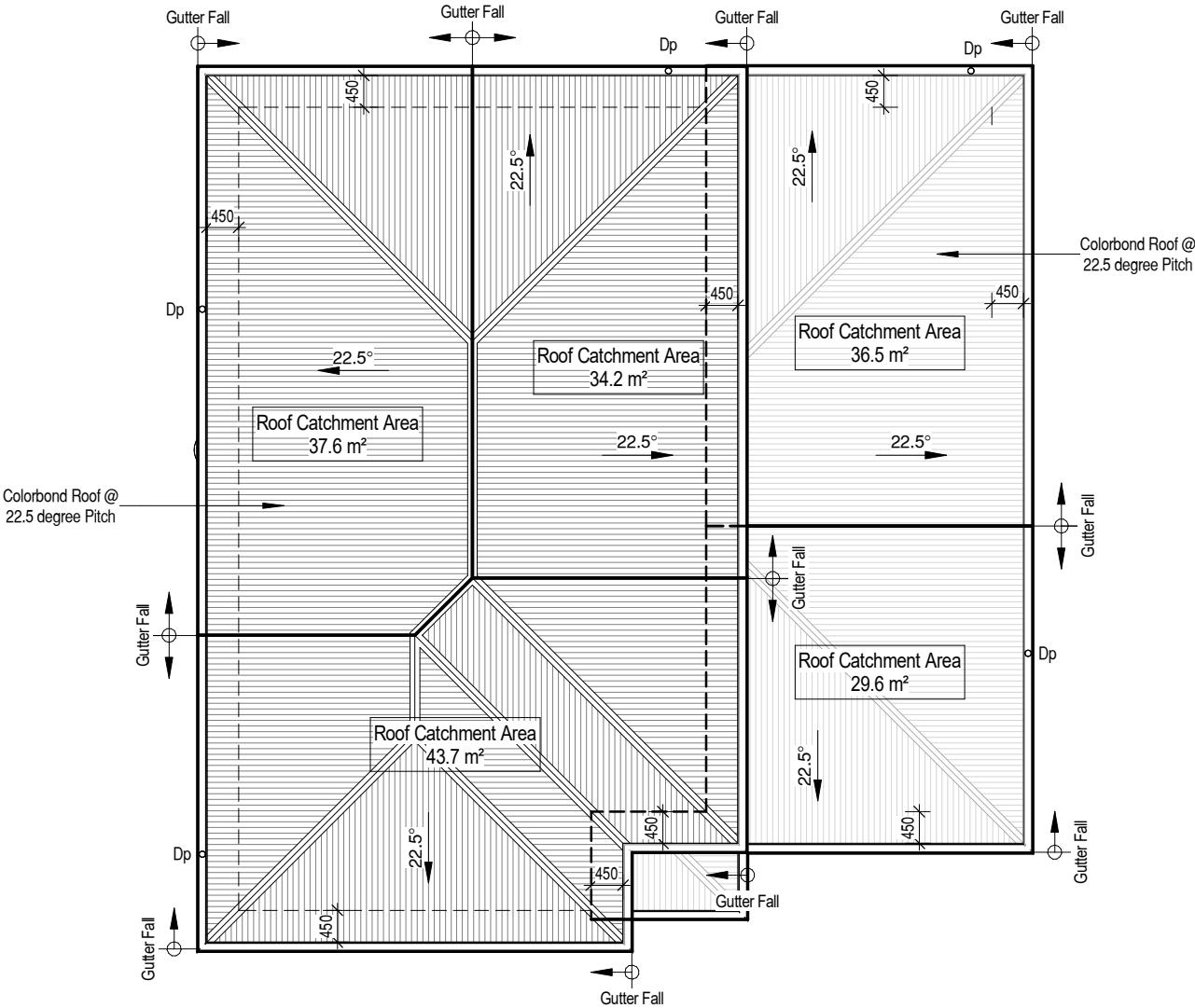
DATE:



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IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.



ROOF CATCHMENT AREA CALCULATION		
Ah	150.2 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	181.7 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 7.4.3b)
DRI	85	Design Rainfall intensity Hobart (determined from NCC Table 7.4.3d)
Acdp	70	Max.catchment area of roof per 90mm downpipe
Downpipes required	3	Ac / Acdp
Downpipes provided	5	
NOTE: Roof catcment areas to comply with AS3500.3		

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: ROOF PLAN

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

Scale: 1 : 100

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IMPORTANT NOTE:
All wall framing to be MGP10 Pine.

BRACING LEGEND

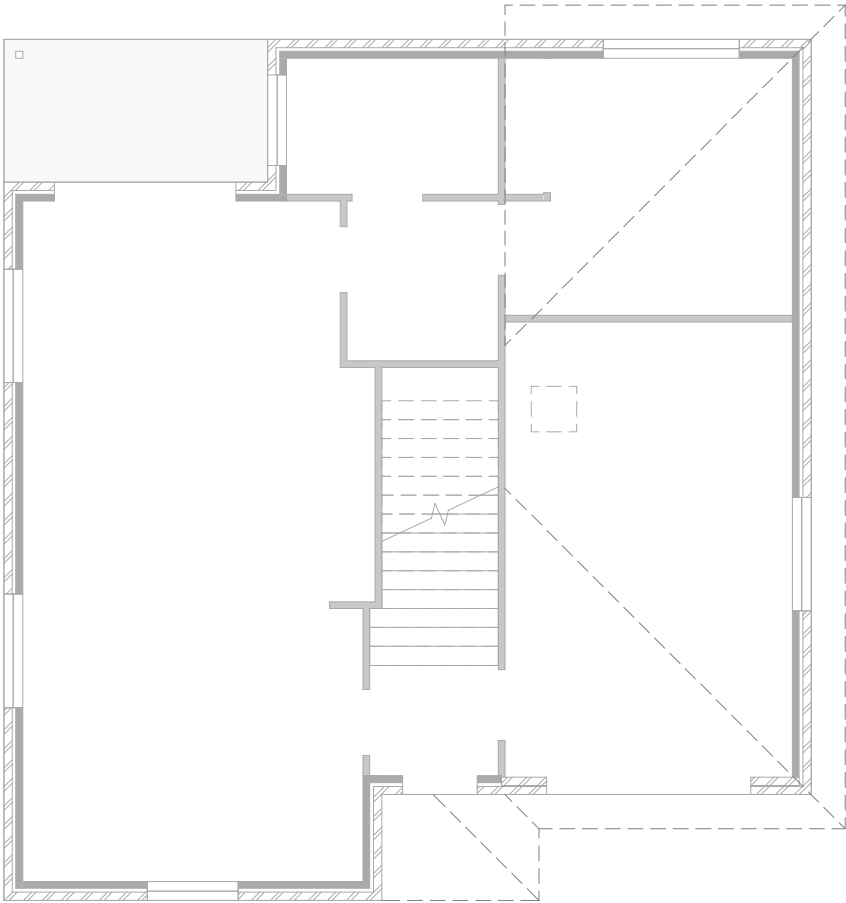
- D - DOUBLE DIAGONAL METAL STRAP
AS PER TABLE 8.18 FIG (d)
CAPACITY 3.0 kN/m
- H - PLYWOOD AS PER TABLE 8.18 FIG
(h) B 6.0 kN/m 0.9m LONG U.N.O

TIE DOWN

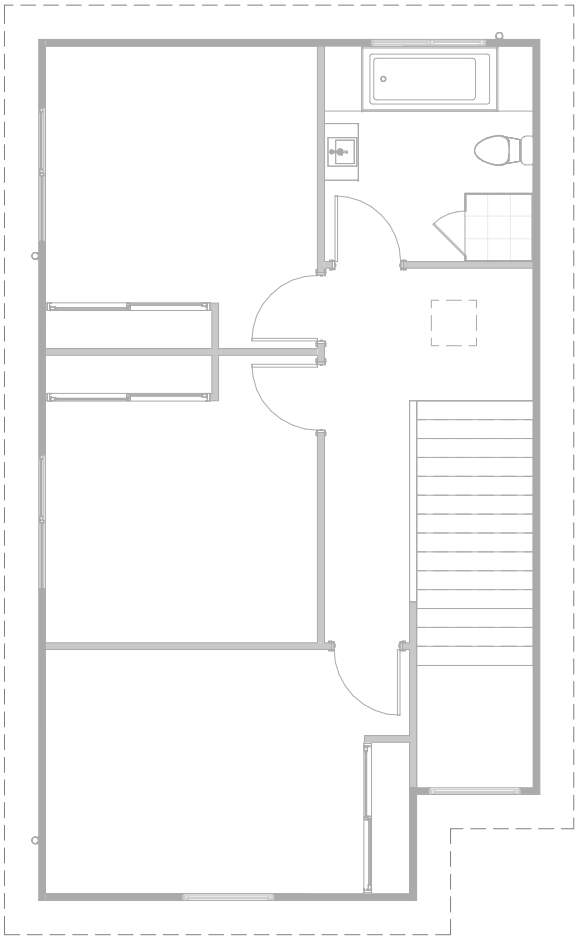
- " REFER TO ENGINEERING DRAWING
SHEETS FOR TIE DOWN DETAILS
- " REFER TO ENGINEERING DRAWING
SHEETS FOR WALL BRACING
DETAILS

TRUSS MANUFACTURER TO CONFIRM
ADEQUACY OF LINTELS FOR ROOF LOADS.

ALL INTERNAL WALLS ARE ASSUMED TO BE
NON- LOAD BEARING.



Bracing_Lower Floor



Bracing_Upper FL

BAL : LOW

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DRAWING: BRACING PLAN

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

Scale: 1 : 100

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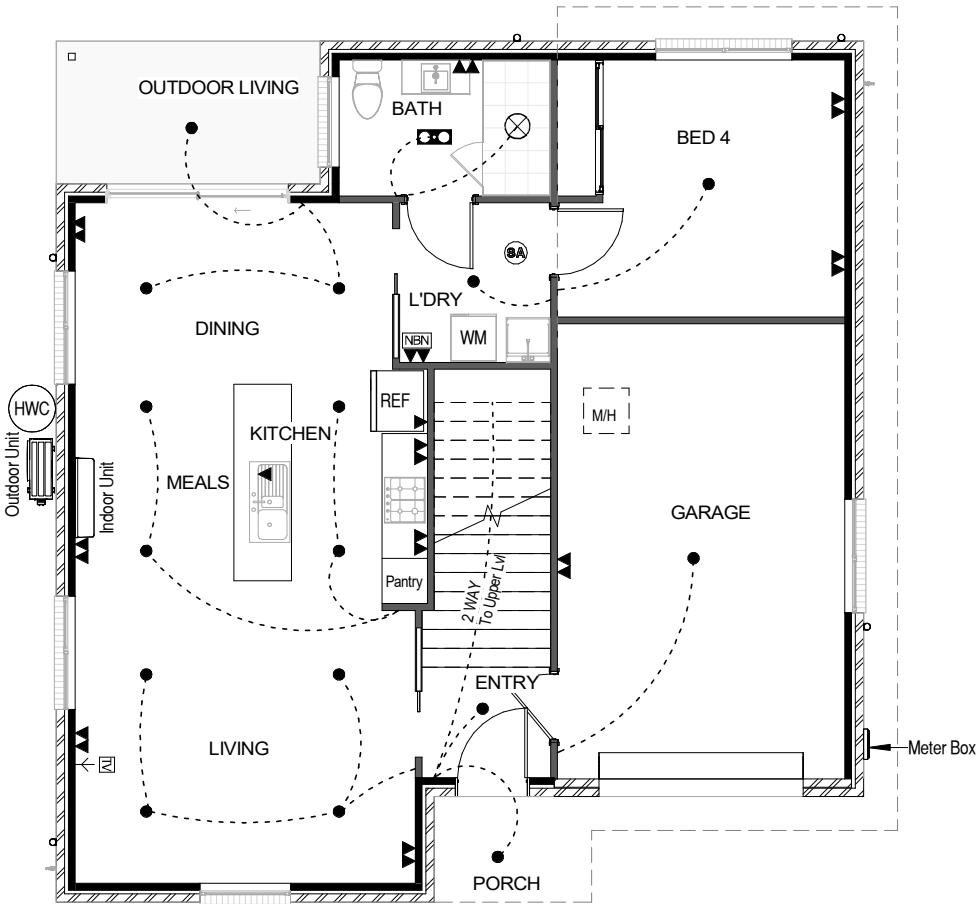
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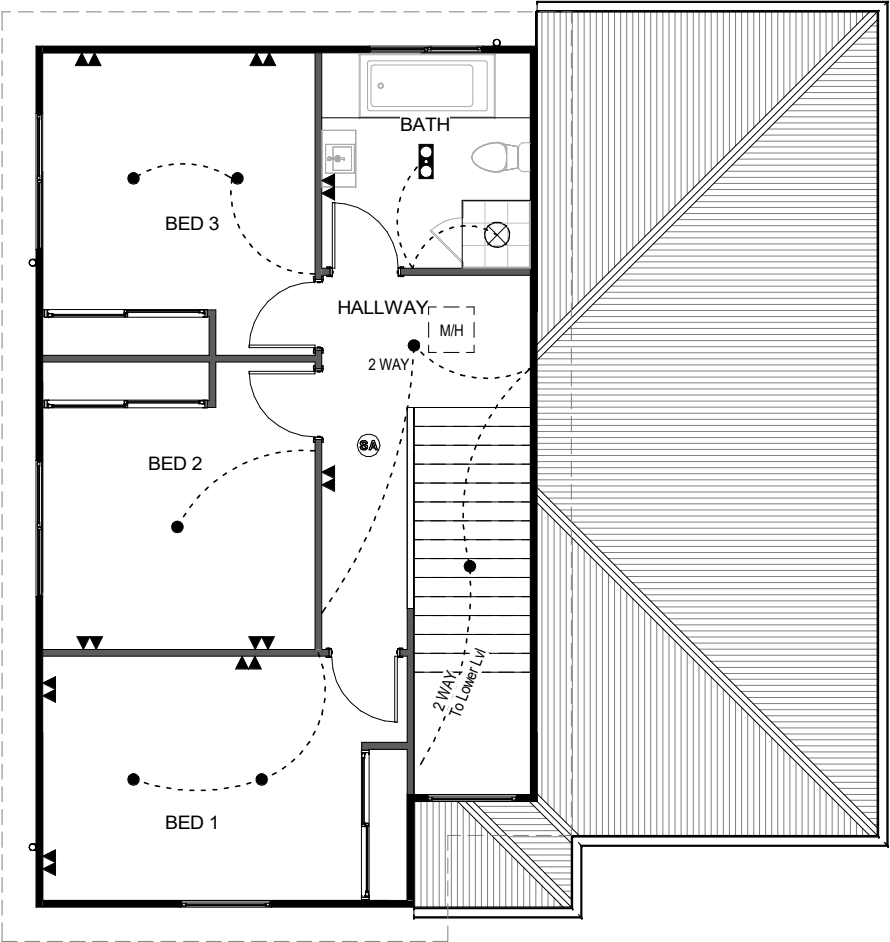


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Electrical-Lower Floor



Electrical-Upper FL

ELECTRICAL LEGEND		
		No.s
▼	Single GPOs	2
▼▼	Double GPOs	20
ⓃⓅ	Phone / NBN point	1
●	LED Downlight	23
Ⓢ	Tastics	2
Ⓢ→	TV point	1
⊗	Mechanical Exhaust Fan	2
ⓈA	Smoke Alarm	2

NOTES:
- Rangehood to be ducted to outside
- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014, and installed to NCC Clause 3.7.5.5.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: ELECTRICAL PLAN

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

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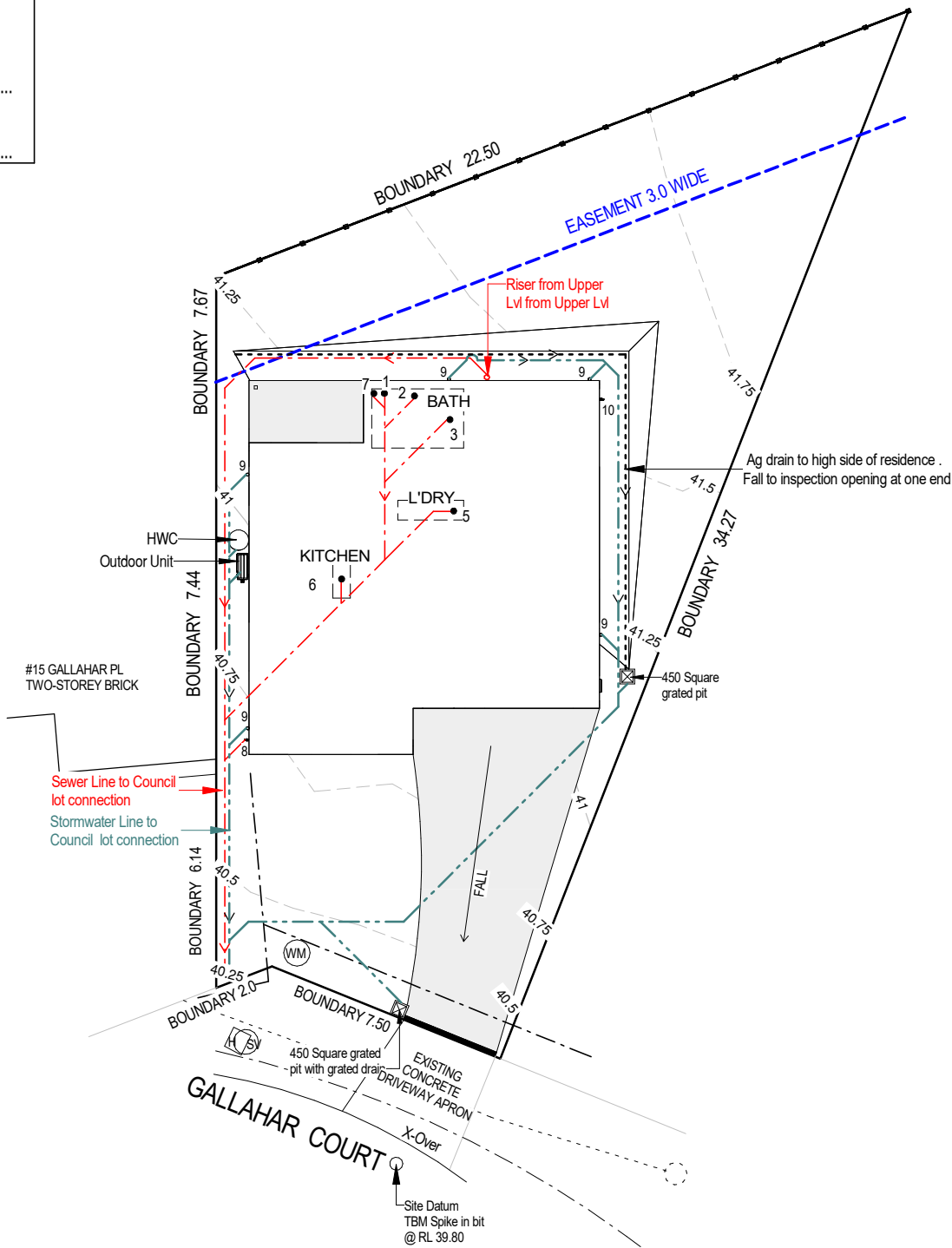
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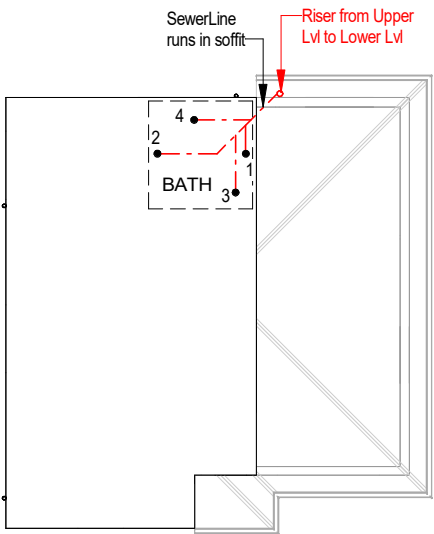


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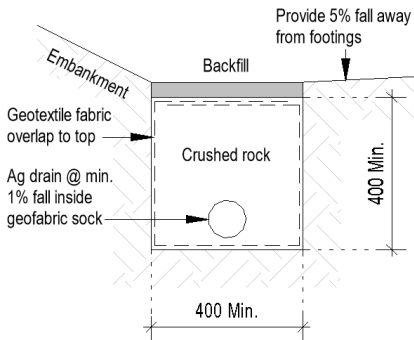
Drainage_Site Plan



Drainage_Upper FL

LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

--- Sewer line 100Ø UPVC U.N.O.
--- Stormwater line 100Ø UPVC U.N.O.



AG Drain (Typical)

BAL : LOW

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DRAWING: DRAINAGE PLAN

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

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Site plan of a driveway apron showing levels, dimensions, and boundaries.

Levels:

- F.F.L. 41.40 (Finished Floor Level)
- Lvl 41.40
- Lvl 41.33
- Lvl 41.25
- Lvl 41.18
- Lvl 41.13
- Lvl 40.88
- Lvl 40.63
- Lvl 40.47
- Lvl 40.39
- Lvl 40.28

Dimensions:

- 5680 (Top width)
- 3795 (Middle width)
- 3000 (Bottom width)
- 1500 (Vertical spacing between levels 41.40 and 41.33)
- 1500 (Vertical spacing between levels 41.33 and 41.25)
- 1500 (Vertical spacing between levels 41.25 and 41.18)
- 1000 (Vertical spacing between levels 41.18 and 41.13)
- 1500 (Vertical spacing between levels 41.13 and 40.88)
- 1500 (Vertical spacing between levels 40.88 and 40.63)
- 1421 (Vertical spacing between levels 40.63 and 40.47)
- 9821 (Total vertical dimension)

Boundaries and Features:

- BOUNDARY 7.50
- EXISTING CONCRETE DRIVEWAY APRON
- 100mm Natural grey Concrete Driveway
- FALL 1:20
- FALL 1:6

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

B	28.10.2025	Information added as Council RFI	RK
A	10.10.2025	Modified driveway as markups	RK
	03.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

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Compliance No. CC102Y - James Collins

DWG No:

THIS PLAN IS ACCEPTED BY:

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DATE:



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174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Window Schedule GLASS SUPPLIES

Window Number	Type	ID	Size	Glass	Uw	SHGC
01	AW	AWS-008-01 A	20-12	Clear	4.32	0.55
02	AW	AWS-008-01 A	20-15	Clear	4.32	0.55
03	AW	AWS-008-01 A	20-15	Clear	4.32	0.55
04	SD	AWS-013-01 A	21-24	Clear	4.02	0.61
05	AW	AWS-008-01 A	10-12	Opaque	4.32	0.55
06	AW	AWS-008-01 A	15-18	Clear	4.32	0.55
07	AW	AWS-008-01 A	10-15	Clear	4.32	0.55
08	AW	AWS-008-01 A	20-12	Clear	4.32	0.55
09	AW	AWS-008-01 A	15-18	Clear	4.32	0.55
10	AW	AWS-008-01 A	15-18	Clear	4.32	0.55
11	AW	AWS-008-01 A	10-15	Opaque	4.32	0.55
12	AW	AWS-008-01 A	15-12	Clear	4.32	0.55

Grand total: 12

LEGEND:

SW = Sliding Window; AW = Awning window; FW = Fixed Window; SD = Sliding Door, BF = Bi-Fold Door or Window; FD = French Door; TW = Transom Window

NOTE:

Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements.
(Refer to sheet 'BAL NOTES')

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: LIGHTING CALCULATIONS & WINDOW SCHEDULE
DATE: 28.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

Main Menu

LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)

Help screen

Building name/description

Proposed Dwelling_2343-Homes Tasmania- 13 Gallahar Place, Bridgewater

Classification

Class 1

Number of rows preferred in table below

15

(as currently displayed)

Advisory Note

Separate aggregate allowances are calculated for Class 1, 2 or 4 cases; for a verandah or balcony; or for a Class 10 building. The '% of Allowance Used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One			Adjustment Factor Two (n/a for Class 1)			OVERALL DESIGN PASSES		
						Adjustment Factor One	Dimming Percentages		Adjustment Factor Two	Dimming Percentages		Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used	
							% Area	% of full power		% Area	% of full power			
1	ENTRY	Corridor	2.5 m²	12 W	Class 1 building	Adjustment			Adjustment			5.0 W/m²	4.8 W/m²	15% of 42%
2	LIVING	Living room	17.8 m²	48 W	Class 1 building							5.0 W/m²	2.7 W/m²	9% of 42%
3	MEALS	Lounge room	5.5 m²	24 W	Class 1 building							5.0 W/m²	4.4 W/m²	14% of 42%
4	KITCHEN	Kitchen	7.0 m²	24 W	Class 1 building							5.0 W/m²	3.4 W/m²	11% of 42%
5	DINING	Lounge room	10.1 m²	24 W	Class 1 building							5.0 W/m²	2.4 W/m²	8% of 42%
6	BATH	Bathroom	5.0 m²	12 W	Class 1 building							5.0 W/m²	2.4 W/m²	8% of 42%
7	BED 4	Bedroom	11.8 m²	12 W	Class 1 building							5.0 W/m²	1.0 W/m²	3% of 42%
8	L'DRY	Laundry	4.2 m²	12 W	Class 1 building							5.0 W/m²	2.9 W/m²	9% of 42%
9	GARAGE	Other	22.9 m²	12 W	Class 10a building							3.0 W/m²	0.5 W/m²	100% of 17%
10	BED 1	Bedroom	14.3 m²	24 W	Class 1 building							5.0 W/m²	1.7 W/m²	5% of 42%
11	BED 2	Bedroom	12.3 m²	12 W	Class 1 building							5.0 W/m²	1.0 W/m²	3% of 42%
12	BED 3	Bedroom	13.0 m²	24 W	Class 1 building							5.0 W/m²	1.8 W/m²	6% of 42%
13	BATH	Bathroom	7.9 m²	12 W	Class 1 building							5.0 W/m²	1.5 W/m²	5% of 42%
14	HALLWAY	Corridor	8.5 m²	12 W	Class 1 building							5.0 W/m²	1.4 W/m²	4% of 42%
15	OUTDOOR LIVING	Verandah or balcony	6.6 m²	12 W	Verandah or balcony							4.0 W/m²	1.8 W/m²	100% of 45%

149.4 m²

276 W

Allowance

Design Average

Class 1 building

5.0 W/m²

2.1 W/m²

Verandah or balcony

4.0 W/m²

1.8 W/m²

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

3.0 W/m²

0.5 W/m²

if inputs are valid



IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

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General Notes (NCC 2022 BCA Vol 2)

▪ All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019, National Construction Code 2022 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

▪ Unless otherwise specified, the term BCA shall refer to National Construction Code 2022 Building Code of Australia Volume 2.

▪ All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

▪ Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
–BCA H1D8 for Class 1 and 10 Buildings within a design wind speed of not more than N3;

▪ Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.

▪ These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.

▪ Step sizes (other than for spiral stairs) to be:
–Risers (R) 190mm maximum and 115mm minimum
–Going (G) 355mm maximum and 240mm minimum
–2R + 1G = 700mm maximum and 550mm minimum
–with less than 125mm gap between open treads.

▪ All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.

▪ Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
–1000mm min. above finished surface level of balconies, landings or the like, and
–865mm min. above finished surface level of stair nosing or ramp, and
–vertical with less than 125mm gap between, and
–any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

Wire barrier construction to comply with NCC 2022 BCA Part 11.3.4 for Class 1 and 10 Buildings

▪ Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

▪ Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.

▪ Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2010
small buildings Part 1: Design.

▪ All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

▪ These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/ details and with any other written instructions issued in the course of the contract.

▪ Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.

▪ Figured dimensions take precedence over scaled dimensions.

▪ The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

▪ The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

▪ Installation of all services shall comply with the respective supply authority requirements.

▪ The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

▪ A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

▪ The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

STORMWATER

90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drains shall be not less than
– 100mm under soil
– 50mm under paved or concrete areas
– 100mm under unreinforced concrete or paved driveways
– 75mm under reinforced concrete driveways

BRICKWORK:

ALL BRICKWORK IN ACCORDANCE WITH AS3700.
ALL BRICKWORK ON EXTERNAL FACADES TO BE FACE BRICKWORK AS SELECTED OR RENDERED WHERE SPECIFIED. PROVIDE WEEP HOLES AT 1200mm CTRS MAX AT BASE OF BRICKWORK AND AS REQUIRED. PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC REQUIREMENTS WHERE REQUIRED.
PROVIDE ARTICULATION JOINTS IN BRICKWORK IN ACCORDANCE WITH NCC2022 PART 5.2.5. REGARDLESS OF WHETHER THEY ARE SHOWN ON THE DRAWINGS.
PROVIDE FACE FIXING CAVITY TIES TO BRICKWORK TO AVOID HOLES IN FOIL INSULATION MATERIALS.
INSTALLED AT 600mm CTRS MAX IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS (TYPICAL) OR AS SPECIFIED BY ENGINEER'S DETAILS.
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684. REFER TO ENGINEER'S DETAILS
AND BUILDING SURVEYOR TO CONFIRM ON SITE AT FIRST INSPECTION.

ARTICULATION JOINTS:

aj DENOTES LOCATION OF ARTICULATION JOINTS FOR BRICKWORK, MAXIMUM 5.0 METRE SPACING.
WHEN ARTICULATION JOINTS ARE REQUIRED, THEY SHALL BE FILLED TO PREVENT MOISTURE PENETRATION AND SPACED AT CENTRES NOT EXCEEDING THE VALUE GIVEN IN TABLE 12.14. AS 3700 ARTICULATION JOINTS SHALL BE PLACED AT A DISTANCE FROM ALL CORNERS NOT LESS THAN 0.5M AND NOT GREATER THAN 3.0M.

MECHANICAL VENTILATIONS:

MECHANICAL VENTILATION OR AIR-CONDITIONING SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666.
REQUIREMENTS IF APPLICABLE.
LAUNDRIES, BATHROOMS, ENSUITES AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED, SHALL BE PROVIDED WITH MECHANICAL VENTILATION, CONNECTED TO LIGHT SWITCH AND DUCTED EXTERNALLY.
ALL EXHAUST FANS SHALL BE PROVIDED WITH DAMPERS OR SELF CLOSING DEVICES SUCH AS DAMPERS, FILTERS, ETC. WHICH SEAL OR SHUT WHEN NOT IN USE.



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SMOKE DETECTORS AND ALARM:

SMOKE DETECTORS/ ALARMS TO BE INTERCONNECTED AND HARD WIRED TO MAINS POWER AND WITH BATTERY BACK-UP WHERE NOTED ON PLANS. SMOKE DETECTORS/ ALARMS TO COMPLY WITH AS 3786 AND NCC2022 PART 9.2 AND SPECIFICATIONS E2.2a.
FOR PRIVATE AREAS, SMOKE DETECTORS AND ALARM SYSTEM TO BE INSTALLED ON OR NEAR THE CEILING IN:
- COMMON STAIRWAY ON EACH LEVEL,
- ANY STOREY CONTAINING BEDROOMS,
FOR PUBLIC AREAS, REFER TO MECHANICAL CONSULTANTS DRAWINGS FOR ALL SMOKE DETECTOR LOCATIONS AND REQUIREMENTS IF APPLICABLE.
COORDINATE WITH LOCATION OF LIGHTS OR OTHER ELECTRICAL FITTINGS ON CEILING.

WET AREAS:

ALL WET AREA TO BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH THE CURRENT NCC2022 PART 10.2 AND AS 3740. PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECTED SURFACE FINISH AND COMPLETE WITH UPTURNED FLASHINGS IS REQUIRED TO ALL WET AREAS INCLUDING TOILETS, BATHROOMS, ENSUITES, ETC TO:
- FLOORS: WITHIN 1500mm MIN. OF AN UNENCLOSED SHOWER
- WALLS: TO 1800mm MIN. ABOVE FLOOR TO SHOWER ENCLOSURES AND ALCOVES,
40mm EITHER SIDE OF A JUNCTION,
150mm MIN. SPLASHBACKS ABOVE BATHS, SINKS, BASINS AND TROUGHS.
SELECTED WATERPROOFING MEMBRANE SHALL BE APPROPRIATE FOR THE INTENDED USE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR USE IN THE LOCATION PROPOSED.
THE FLOOR OF EACH BATHROOM AND LAUNDRY LOCATED AT ANY LEVEL ABOVE A SOLE OCCUPANCY UNIT OR PUBLIC SPACE MUST BE ENSURE A MINIMUM FALL WITHIN THE SHOWER BASE OF 1:60 TO A FLOOR WASTE THAT IS SIZED TO SUIT THE WATER FLOW. THIS INSTRUCTION OVERRIDES THE ALL OTHER DIRECTIONS ON SHOWER BASES.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: GENERAL NOTES

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

Scale: 1 : 100

	03.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

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SITEWORKS
Excavation and filling of site to be in accordance with BCA Part 3.2 and AS 2870. Drainage works to be in accordance with BCA Part 3.3 & AS/NZS 3500.3.2.
Surface drainage - finished ground to fall away from building 50mm in 1000mm. Finished slab level to be; 150 above finished ground. 50 above paved surfaces. Prevent ponding of water under suspended floors. All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion. Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods. All unprotected embankments must comply with the slope ratios for soil type in Table 3.2.1 of the current N.C.C

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Compacted Fill	Cut
Stable Rock (A)	3:3	8:1
SAND(A)	1:2	1:2
FIRM CLAY (M-E)	1:2	1:1
SOFT CLAY (M-E)	Not Suitable	2:3
SOFT SOILS (P)	Not Suitable	Not Suitable

FOOTINGS AND SLAB
Generally, to be in accordance with AS 2870. Preparation for placement of concrete and reinforcement to be to AS 2870. Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500. The site classification to be in accordance with AS 2879. Alternatively, footings & slabs to be in accordance with structural engineer's design & specification. **MASONRY**
Generally, masonry walls to be constructed in accordance with BCA H1D5 & AS 3700. Un-reinforced masonry to BCA 5.4. Reinforced masonry to BCA 5.2. Masonry accessories to BCA 5.6. Weatherproofing of to BCA 5.7. **FRAMING**
Timber framing to be in accordance with AS 1684. Manufactured timber members to be in accordance with prescribed framing manual. Sub-floor ventilation in accordance with BCA 6.2. Sub floor area to be clear of organic materials & rubbish. Provide vent openings in substructure walls at a rate of not less than6000mm2 per meter of wall length, with vents not more than 600mm from corners. 150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification. Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055. Structural steel framing to be in accordance with BCA 6.3, AS 1250, AS 4100 & structural engineers design & specification

ROOF AND WALL CLADDING
Generally, to be in accordance with BCA H1D7. Roof cladding to be in accordance with BCA 3.5.1 and: Roof tiles AS 2049 & AS 2050. Metal sheet roofing AS 1562.1. Plastic sheet roofing AS/NZS 4256.1, .2, .3 & .5 & AS 1562.3. Gutters and downpipes, generally to be in accordance with BCA 3.5.2 & AS/NZS 3500.3.2 & The Tasmanian Plumbing Code. Eaves, internal and valley guttering to have cross sectional area of 6500mm2. Downpipes to be 900 or 100 x 50 rectangular section at max. 12000 centres and to be within 1000 of internal/valley gutter. Wall cladding to be installed in accordance with BCA part 7.5.2 & Manufacturers specification. Flashings to BCA 7.5.6.

GLAZING
Generally glazing to be in accordance with AS 1288. Refer to window legend for sizes and type. Windows to comply with BCA part 11.3.7 Protection of Openable Windows.

SERVICES
Generally, in accordance with 13.7. Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY
Generally, to be in accordance with BCA Part H3. Fire separation to be in accordance with BCA H3D2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing/ eaves & are to be constructed of a masonry skin 90 thick with FRL of 60/ 60/60 Sarking to have a flammability index less than 5. Roof lights not to be placed closer than 900 from boundary. Smoke alarm installations to be in accordance with BCA H3D3. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed. Installation locations; Ceilings - 300 away from wall junction. Cathedral ceiling - 500 down from apex. Walls - 300 down from ceiling junction. Heating appliances generally to be in compliance with BCA 37.4 & AS 2918 Fireplace - extend hearth 150 to side of opening. 300 in front of opening. Freestanding - extend hearth 400 beyond unit. Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield - 90 masonry with 25 air gaps to combustible wall, extend 600 above unit. Flue installation to BCA 9.3.3. Top of chimney/ flue to terminate300 above horizontal plane 3600 away from roof. Construction in Bush Fire Area to be in accordance with BCA 37.4 & AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with AS 3740 and BCA H4D2. Waterproofing of surface adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture. Ceiling heights to be in accordance with BCA H4D4. Refer to drawing.

FACILITIES
Generally, to be in accordance with BCA H4D5. Required facilities in accordance with 10.4.1. Refer to plan for locations. Sanitary compartment to be in accordance with BCA 10.4.2. Refer to plan for detail. Provision of natural light to be in accordance with 10.5.1. Windows/ roof lights to provide light transmittion area equal to 10% of floor area of room. Ventilation to be in accordance with BCA 10.6 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and to roof space for tile roof. Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with BCA 10.6.2.

STAIR CONSTRUCTION
Generally, to be in accordance with H5D2. Stairs. Maximum of 18 risers to each flight. Riser opening to be less than 125. Treads to have non slip surface or nosing. Risers - min. 115, max. 190. Tread - min 240, max. 355. Balustrade. Generally, in accordance with BCA2022 H5D3. Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing 1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

ENERGY EFFICIENCY
Generally, in accordance with BCA2022 H6D2. Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Apline areas) All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20m in length or 2 litres of internal volume.



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BUILDING FABRIC
Generally, in accordance with Part 13.2 BUILDING FABRIC INSULATION Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.

REFLECTIVE BUILDING MEMBRANE
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.

BULK INSULATION
To maintain thickness and position after installation Continuous cover without voids except around services / fittings.

ROOF INSULATION
Roof construction to achieve minimum additional R Value of R4 .0 unless noted otherwise. Roof lights to comply with 13.2.4. **EXTERNAL WALLS**
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise. Wall surface density minimum - 220kg/m2 **FLOORS**
Generally, in accordance with 13.2.6. Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0. Concrete slab on ground with an in-slab heating system to be insulated to R1.0 around vertical edge of slab perimeter. **ATTACHED CLASS 10a BUILDING**
External wall or separating wall between class 1 building required to achieve minimum Total R Value of R1.9.

EXTERNAL GLAZING
Generally, in accordance with Part 13.3. To AS 3959 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable. Windows to comply with BCA 11.3.7 Protection of Openable Windows.

BUILDING SEALING
Generally, in accordance with Part 13.4. Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage. External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations. Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filler. Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.

AIR MOVEMENT
Generally, in accordance with Part 13.5. Windows to comply with BCA 11.3.7 Protection of Openable Windows.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: BCA COMPLIANCE
DATE: 10.10.2025
FILE NAME: 2343
DRAWN BY: RK
DWG No:

Scale: 1 : 100

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

	03.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

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BAL LOW

GENERAL

This Standard does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with Section 2 as being BAL-LOW. The Bushfire Attack Level BAL-LOW is based on insufficient risk to warrant specific bushfire construction requirements. It is predicated on low threat vegetation and non vegetated areas (see AS3959 Clause 2.2.3.2).

SUB-FLOOR

This standard does not provide construction requirements for subfloor supports, poles, piers, stumps and columns.

CONCRETE SLABS ON GROUND

This standard does not provide construction requirements for concrete slabs on the ground.

ELEVATED FLOORS

This standard does not provide construction requirements for elevated floors, including bearers, joists and flooring.

WALL

This standard does not provide construction requirements for the exposed components of an external wall.

JOINT

This standard does not provide construction requiments for joints.

VENTS AND WEEPHOLES

This standard does not provide construction requiments for vents and weepholes.

BUSHFIRE SHUTTERS

This standard does not provide construction requiments for bushfire shutters.

SCREENS FOR WIDOWS AND DOORS

This Standard does not provide construction requirements for window and door screens.

WINDOWS

This standard does not provide construction requiments for windows.

SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BIFOLD)

This standard does not provide construction requiments for side-hung external doors (including french doors, panel fold and bifold).

SLIDING DOORS

This standard does not provide construction requiments for sliding doors.

VEHICLE ACCESS DOORS

This standard does not provide construction requiments for vehicle access doors.

ROOFS

This standard does not provide construction requiments for roofs.

VERANDA, CARPORT AND AWNING

This standard does not provide construction requiments for veranda, carport and awning.

ROOF PENETRATIONS

This standard does not provide construction requiments for roof penetrations.

EAVES LININGS, FASCIAS AND GABLES

This standard does not provide construction requiments for eaves linings, fascias and gables.

GUTTERS AND DOWNPIPES

This standard does not provide construction requiments for gutters and downpipes.

VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL

Decking may be spaced. There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

This standard does not provide construction requiments for enclosed subfloor spaces of verandas, decks, steps, ramps and landings.

UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

This standard does not provide construction requiments for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings.

BALUSTRADES, HANDRAILS OR OTHER

This standard does not provide material requirements for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

WATER AND GAS SUPPLY

This standard does not provide construction requirements for water and gas supply pipes.

AS3500.1(2003)
(Amend 2 2010)

5.23 BUSHFIRE ZONES

Pipes of other materials shall be buried with a minimum depth of cover 300mm, measured from the proposed finished surface level and should be identified generally in accordance with AS1345-1995

AS3959:2018 to take precedence over this document

All information on this sheet has been extracted from AS3959:2018

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: BAL LOW NOTES

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

Scale: 1 : 100

PROPOSED DWELLING FOR HOMES TASMANIA
AT 13 GALLAHAR PLACE, BRIDGEWATER

	03.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:

Wet Areas (to comply with BCA H4D2 and AS 3740)

H4D2 Part 10.2.1 Wet Areas

Building elements in wet areas within a building must:

- (a) be waterproof or water resistant in accordance with Table 10.2.2; and
(b) comply with AS 3740.

Table 10.2.2 Waterproofing and water resistance requirements for building elements in wet areas

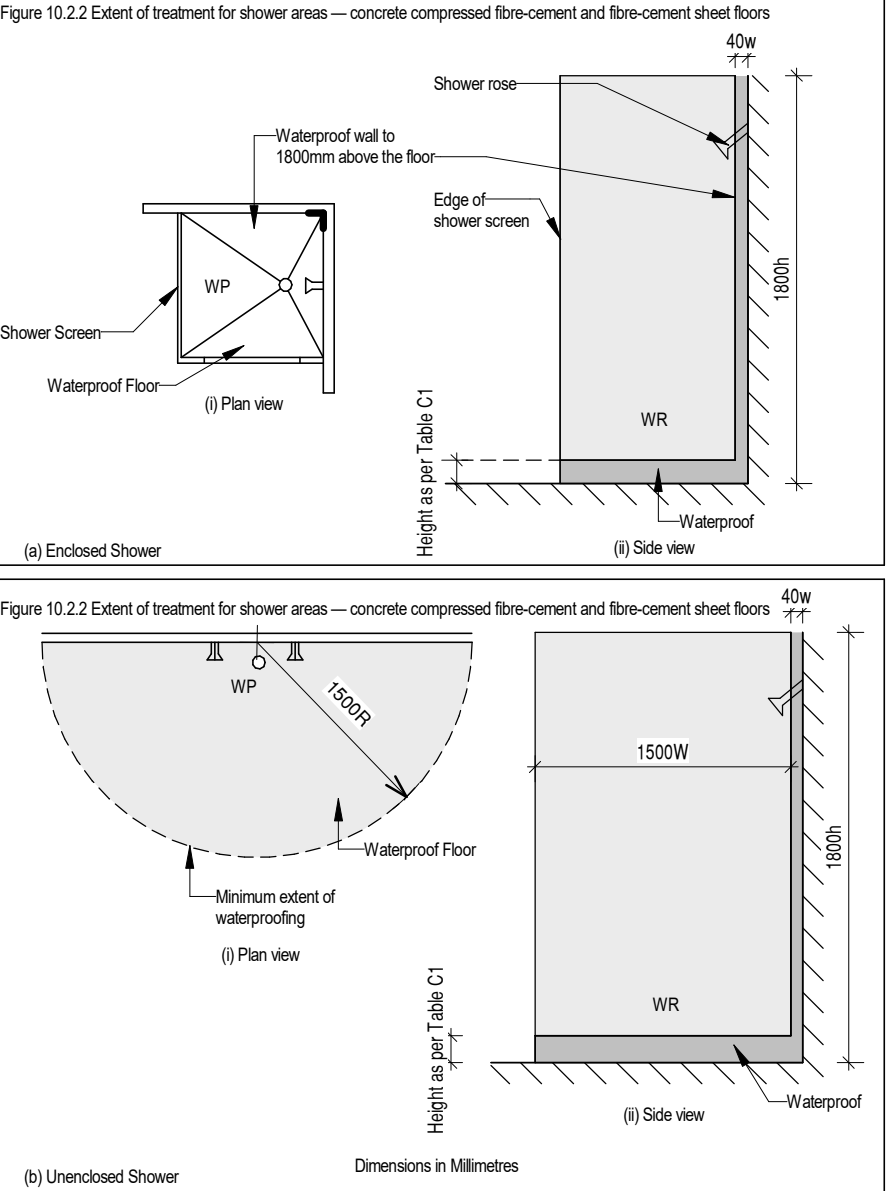
Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (enclosed and unenclosed)					
With hob	Waterproof floor in shower area (including any hob or step-down)	The walls of the shower area must be waterproof not less than 1800 mm above the floor substrate	Wall junctions and joints within the shower area must be waterproof not less than 40 mm either side of the junction	Wall/floor junctions within the shower area must be waterproof	Waterproof penetrations in shower area.
With step-down					
Without hob or step-down					
Vessels or area where the fixture is installed					
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	N/A	N/A	a) Waterproof wall / floor junctions b) where a flashing is used, the horizontal leg must be not less than 40 mm	N/A
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. (b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel for the extent of the vessel.	Water proof wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. (b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel for the extent of the vessel.	Water proof wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) Waterproof shelf area, incorporating waterstop under the vessel lip. (b) No requirement under bath.	(a) Waterproof to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a)Waterproof junctions within 150 mm above bath or spa; and (b)No requirement under bath.	N/A	Waterproof tap and spout penetrations where they occur in horizontal surfaces.

NOTE: User of this Standard should refer to the current edition of the NCC for any changes to the tables.

Vessel/s or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Other areas					
Laundries and WCs	Water resistant floor of the room	N/A	N/A	Water resistant wall / floor junctions, and where a flashing is used, the horizontal leg must not be less than 40 mm.	N/A
Walls adjoining other vessels (e.g. sink, basin or laundry tub	N/A	Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall.	Waterproof wall junctions where a vessel is fixed to a wall.	N/A	Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant.
N/A means not applicable. Where a shower is above a bath or spa, use requirements for shower.					

Extent of Waterproofing

Where the shower shown in the Figures is not enclosed, the wet area is to be taken as 1500 mm from the shower connection.



For further wet area notes not shown on this document, refer to AS3740 AS3740 to take precedence of this document



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BAL : LOW

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DRAWING: WET AREA SPECIFICATIONS

DATE: 10.10.2025

FILE NAME: 2343

DRAWN BY: RK

DWG No:

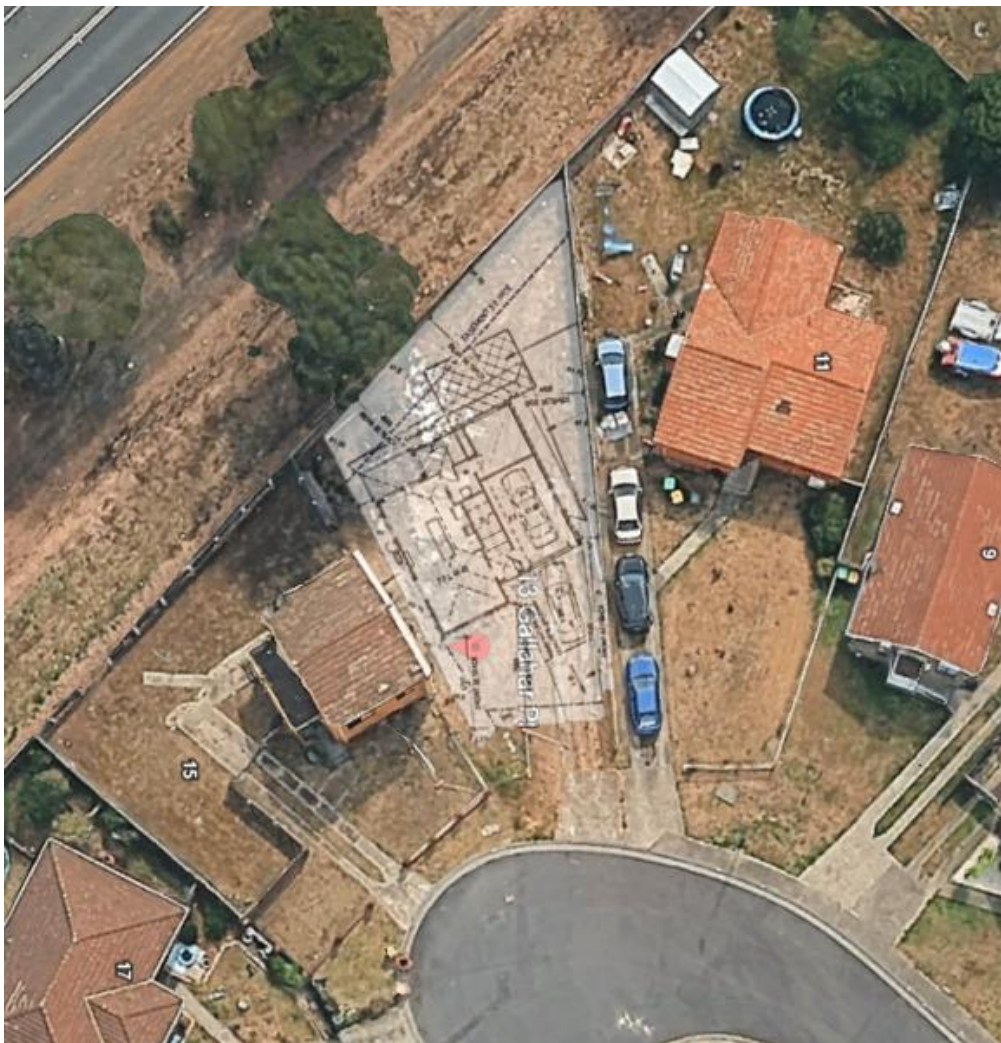
Rev.	03.09.2025	BA PLANS	RK
Date		Revision Description	Drawn

Planning Application – 13 Gallahar Place Bridgewater

The planning application for 13 Gallahar Place Bridgewater is being constructed for Tas Homes. The block is now vacant after a fire destroyed the conjoined house; Ronald Young & Co Builders have designed a two-story dwelling with brick lower level and Axon cladding to the upper level with lock up garage to fit in the confines of a difficult shaped block.

The design of the proposed dwelling has taken the confines of the shapes of the block and utilise the space accordingly.

Diagram below is a representation only of the dwelling on the block.



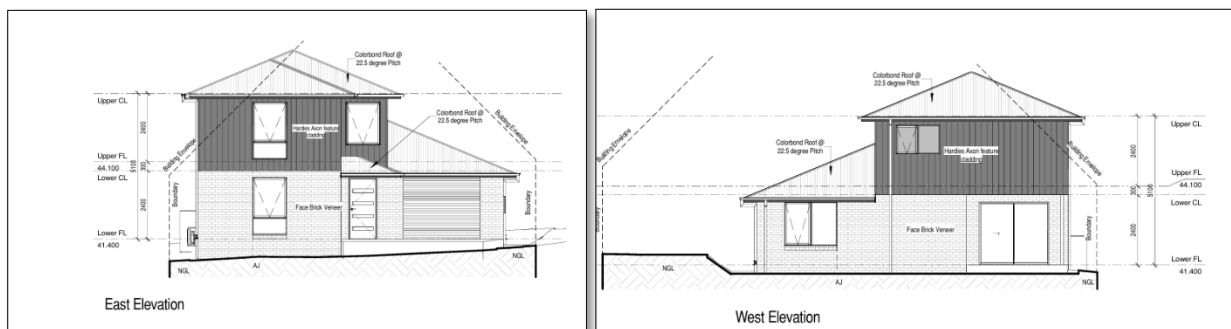
Tasmanian Planning Scheme

Section 8.4 Development Standards for Dwellings

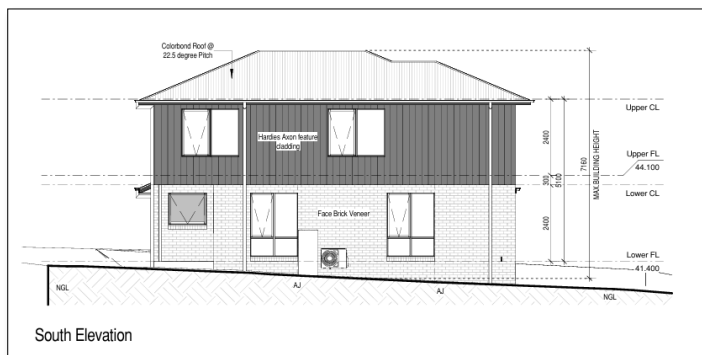
Objective:

- (a) provides reasonably consistent separation between dwellings and their [frontage](#) within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on [adjoining](#) properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and [private open space](#); and
- (d) provides reasonable access to sunlight for existing solar energy installations.

Due to the nature of the block, the proposed dwelling does not conform to Section 8.4. of the Tasmanian Planning Scheme. The upper level viewed from the Eastern and Western Elevations shows the top corner being outside the building envelope.



Within the Southern Elevations the two upper windows overlook the brick wall from the previously conjoined dwelling. These windows do not encroach on the neighbor's private open space or any habitable areas.



The proposed dwelling has a set back of 1000 to the Southern Boundary and the Northern Boundary has a proposed set back ranging from 1059 in the front progressing to 4688 in the rear.

Any shading to the dwelling on the Southern Elevation will not encroach on any windows as this is a brick party wall between the previously conjoined houses. Shading may occur at the rear of the dwelling to the Southern Elevation as the rear of the proposed dwelling goes beyond the dwelling of the Southern Elevation.





MC Planners Ref: 25139

8th October 2025

Chief Executive Officer

Brighton Council

Via email - development@brighton.tas.gov.au

Attention: Dang Van

Dear Dang,

FURTHER INFORMATION REQUEST - APPLICATION FOR PLANNING PERMIT (da 2025/00158) SINGLE DEWLLING - 13 GALLAHER PLACE, BRIDGEWATER

Thank you for your Request for Further Information under Section 54 of the *Land Use Planning and Approvals Act 1993* (LUPAA) dated 30th September 2025. MC Planners has been engaged by Ronald Young & Co Builder P/L to respond to the request.

In supporting this response, the following reports and documents are included:

- Attachment 1 - Revised site plan

1. Clause 8.4.2 P3(a)(ii) - Overshadowing of private open space

Please provide a shadow diagram showing the extent of shadowing between 9.00am and 3.00pm on 21st June to demonstrate compliance with Clause 8.4.2 P3(a)(ii) of the General Residential Zone provisions.

Response: Clause 8.4.2 P3(a)(ii) requires that the siting and scale of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to overshadowing the private open space of a dwelling on an adjoining property.

The proposed dwelling is located to the north-west of the existing dwelling at 15 Gallahar Place and its ample area of private open space (Figure 1).





Figure 1 - site plan in context (Source: annotated LISTmap and proposal plans)

The existing 2-storey dwelling at 15 Gallahar Place is located between the majority of its private open space and the proposed dwelling (shown in the indicative elevation montage in Figure 2).

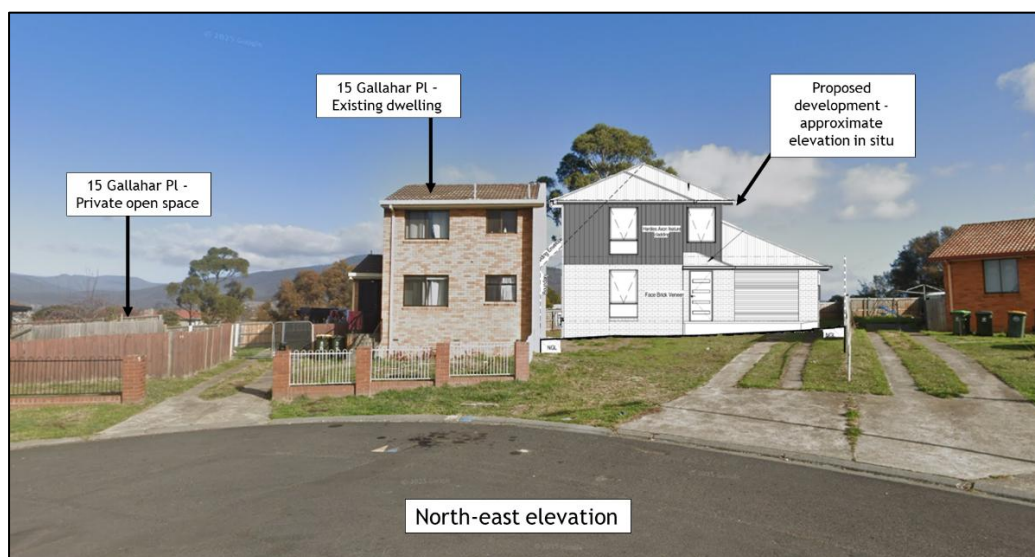


Figure 2 - Approximate Montage Elevation in context (Source: annotated Google Streetview and proposal plans)

Owing to the siting of the proposed dwelling to the north-west, no overshadowing of the adjoining private open space would be caused during the morning on the winter solstice. The extent of any additional shading during the afternoon would be marginal, relative to that caused by the adjoining dwelling. Therefore, any potential shading impact from the proposed development would not be considered to cause an unreasonable loss of amenity to the land at 15 Gallahar Place. The proposal complies with clause 8.4.2 P3(a)(ii) and in this case, shadow diagrams are not considered to be warranted.

2. Clause C3.6.1 A1(c) - Noise within a road attenuation area

Please submit a noise assessment report to demonstrate compliance with Clause C3.6.1 A1(c) of the Road and Railway Assets Code provisions, or alternatively, a statement from a suitably qualified person addressing the relevant performance criteria in full.

Response: The proposed development has a slightly reduced setback from the East Derwent Highway boundary relative to dwellings on the adjoining properties. A response against the performance criteria is provided as follows.

A1	P1
...	<i>Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</i> (a) <i>the topography of the site;</i> (b) <i>the proposed setback;</i> (c) <i>any buffers created by natural or other features;</i> (d) <i>the location of existing or proposed buildings on the site;</i> (e) <i>the frequency of use of the rail network;</i> (f) <i>the speed limit and traffic volume of the road;</i> (g) <i>any noise, vibration, light and air emissions from the rail network or road;</i> (h) <i>the nature of the road;</i> (i) <i>the nature of the development;</i> (j) <i>the need for the development;</i> (k) <i>any traffic impact assessment;</i> (l) <i>any mitigating measures proposed;</i> (m) <i>any recommendations from a suitably qualified person for mitigation of noise; and</i> (n) <i>any advice received from the rail or road authority.</i>

The proposal has been revised (refer to Attachment 1) to include screening and building design measures to minimise any adverse effects from emissions from traffic on East Derwent Highway, in compliance with P1. In particular, an acoustic fence (ship-lapped 15mm timber planking) is proposed along the south-western boundary (l) and the dwelling is proposed to be constructed to meet Australian Standard AS2107 (i).

Although the immediate area is relatively flat, the site is slightly elevated above the level of the road (a), owing to the situation of the carriageway within a cut (Figure 4). The height of the embankment relative to traffic on the road, combined with the substantial separation of the carriageway ~23m from the site boundary (Figure 3), provides a degree of noise attenuation (c). The proposed dwelling setback of more than 4.5m from the rear boundary further extends the separation from highway traffic noise sources, noting that non-habitable rooms (bathrooms) are located in the corner of the dwelling closest to the highway ((b) and (d)).

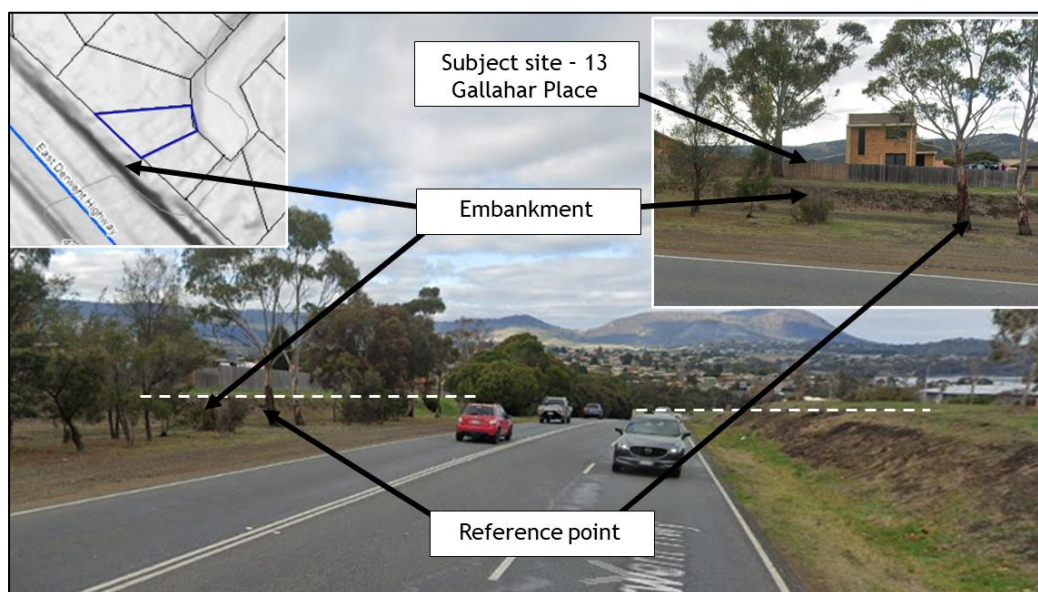


Figure 3 - Embankment (Source: annotated LISTmap, Google Streetview)



Figure 4 - Site relative to East Derwent Highway (Source: annotated LISTmap)

The site is not near the rail network (e). The highway is listed as a Category 3 road in the State Road Hierarchy¹, carrying less heavy freight traffic than Category 1 or 2 roads (h). The road does carry a substantial volume of car traffic, with an AADT of 11,116 being recorded in 2021²; this implies the generation of associated traffic emissions (g). However, the speed limit in the vicinity of the site is 80km/h, which infers a lower level of noise than would be associated with a higher speed limit³ (f). The speed limit to the immediate north-west of the site is further reduced through variable speed signs associated with the nearby East Derwent Primary School.

¹ <https://www.transport.tas.gov.au/?a=108509>

² https://tasmaniatrafficdata.drakewell.com/sitedashboard.asp?node=TAS_SHORT&cosit=0000A0029220

³ https://www.transport.tas.gov.au/managing_the_roads/managing_noise/tasmanian_state_roads_traffic_noise_management_guidelines



On balance, the proposed noise mitigation measures are considered sufficient to support a reasonable level of residential amenity for the proposed dwelling. Considering the small degree of protrusion outside the existing row of dwellings as permitted under the acceptable solution, and the significant regional housing stress (j), it is considered that the proposal meets the performance criteria without reliance on further expert analysis ((k) and (m)) or advice from the road authority (n).

3. Clause 2.6.2 A1.1 - Access width

The submitted plan shows the driveway, including the crossover apron, narrowing to 2.4 metres, which does not comply with Table C2.2 of the [Parking and Sustainable Transport Code](#). This table requires a minimum width of 3 metres. Please submit a revised plan demonstrating compliance with Clause C2.6.2 A1.1 and/or A1.2, or alternatively, provide a written statement addressing the performance criteria in full.

Advice:

Any works to extend the existing driveway apron require Council CEO consent under Section 52(1B) of LUPAA. Please submit a written request for CEO consent, including details of the proposed works. A Council officer will assess and process the request accordingly.

With the proposed driveway widening, the grated drain must also be extended to 3.0 metres to match the new apron width.

Response: Please refer to the revised plans at Attachment A, specifying a minimum access width of 3m and excluding extension of the existing driveway apron from the proposal. The proposal complies with acceptable solution A1.1, and no works are proposed within the road reserve. Accessible parking is not required for a Residential use, and A1.2 does not apply.

4. Concrete apron replacement

Please provide an explanation for the proposed replacement of the concrete apron at the side (see figure below). As this work affects 11 Gallahar Place (CT26924/1708), please provide a copy of the Folio Plan and Certificate of Title, and update the application form to include this property in the development application.

Response: Replacement of the concrete apron affecting 11 Gallahar Place is excluded from the revised plans at Attachment A.

We trust this meets the requirements of the request. If Council requires any further information or clarification with respect to this application, please contact us on planning@mcplanners.com.au or phone 6288 7248.

Yours faithfully

MC PLANNERS PTY LTD

Angela Dionysopoulos
SENIOR PLANNER





ATTACHMENT 1

Revised Plans