PLANNING APPLICATION

Status:

Reference
PLN-HOB-2025-0519

Address
55 KNOCKLOFTY TCE WEST HOBART TAS 7000

Titles
47877/3

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the PlanBuild Tasmania Enquiry Service to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

- [ ] Yes - enter details below
- [x] No - continue to the next section

If yes, provide the name of the person you contacted

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate(s) of Title

Selected Titles

Total Area: 545m^2

47877/3

Owner Notification

Are you the sole owner of the land?

- [ ] Yes - continue to the next section
- [x] No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- [x] Yes - enter owner details below
- [ ] No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:
Joel Anthony Saunders, Carmen Joan Saunders

Enter the date that the last owner, joint or part owner was notified
10/11/2025

Declaration

- [x] I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] No - continue to the next section - see further information below
- [ ] Unsure

If yes, has written Crown Land consent been obtained?

- [ ] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] No - continue to the next section
- [ ] Unsure

If yes, has written consent been obtained from the Council General Manager?

- [ ] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- [ ] I want to change how the property is used
- [ ] I want to use the property for visitor accommodation
- [ ] I want to subdivide
- [x] I want to undertake a new development or alteration
- [ ] I want to do a minor boundary adjustment
- [ ] I want to put up a sign(s)
- [x] I want to demolish
- [ ] I want to do works only
- [ ] Other

If your application is to subdivide, please enter the number of proposed lots.
0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- [ ] Yes
- [x] No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- [ ] Yes
- [x] No
- [ ] Unsure

Is the proposed use or development permitted or discretionary?

- [x] Permitted
- [ ] Discretionary
- [ ] Unsure if permitted or discretionary

Provide a full description of the proposed use or development
Demolition of existing house, Build new residence

Will the proposed use or development involve a road reserve?

- [ ] Yes - complete the section below
- [x] No - continue to the next section
- [ ] Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
995000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	6 Oct 2025	Plans	Proposed Site, Floor plans and elevations	Ian Picone
1	30 Oct 2025	Plans	Proposed Site, Floor plans and elevations	Ian Picone
1	8 Oct 2025	Property Title Document	FolioPlan-47877-3.pdf	Mr Clayton Mansfield
1	8 Oct 2025	Property Title Document	FolioText-47877-3.pdf	Mr Clayton Mansfield
1	8 Oct 2025	Property Title Document	ScheduleOfEasements-47877-3.pdf	Mr Clayton Mansfield
1	28 Aug 2025	Detailed Layout Plan	Detail Survey	Daniel Cripps- Leary ,Cox & Cripps
1	24 Sept 2025	Access and Driveway	Civil Engineering driveway	Noe Escobar
1	6 Oct 2025	Cover Letter	Planning application letter	Ian Picone

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
47877	3
EDITION	DATE OF ISSUE
5	31-Jan-2012

SEARCH DATE : 17-Jul-2025
SEARCH TIME : 09.21 PM

DESCRIPTION OF LAND

City of HOBART
Lot 3 on Sealed Plan 47877
Derivation : Part of 2A-0R-20Ps. - Gtd. to H.J. Coward.
Prior CT 4769/37

SCHEDULE 1

M360851 TRANSFER to JOEL ANTHONY SAUNDERS and CARMEN JOAN SAUNDERS Registered 31-Jan-2012 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 47877 BURDENING EASEMENT - Right of Drainage (appurtenant to Lots 3 & 4 on Diagram No. 20/1 HOB) over the Drainage Easement shown on Sealed Plan No. 47877
D37370 MORTGAGE to National Australia Bank Limited Registered 31-Jan-2012 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: S.P. Mason (Lots 1 & 3)
H.H. Ihlow (Lot 2)

Title Reference: C.T. 3324-94
CT 3219-12

Grantee: Portions Of 2A 20P Gtd to Henry James Coward & 1A 0R 23P Gtd to William E. Bayton & Ors. Emanuel Baynton

PLAN OF SURVEY

by Surveyor Nicholas Griggs
of GRIGGS LEARY & CO
295 Elizabeth Street Hobart
of land situated in the

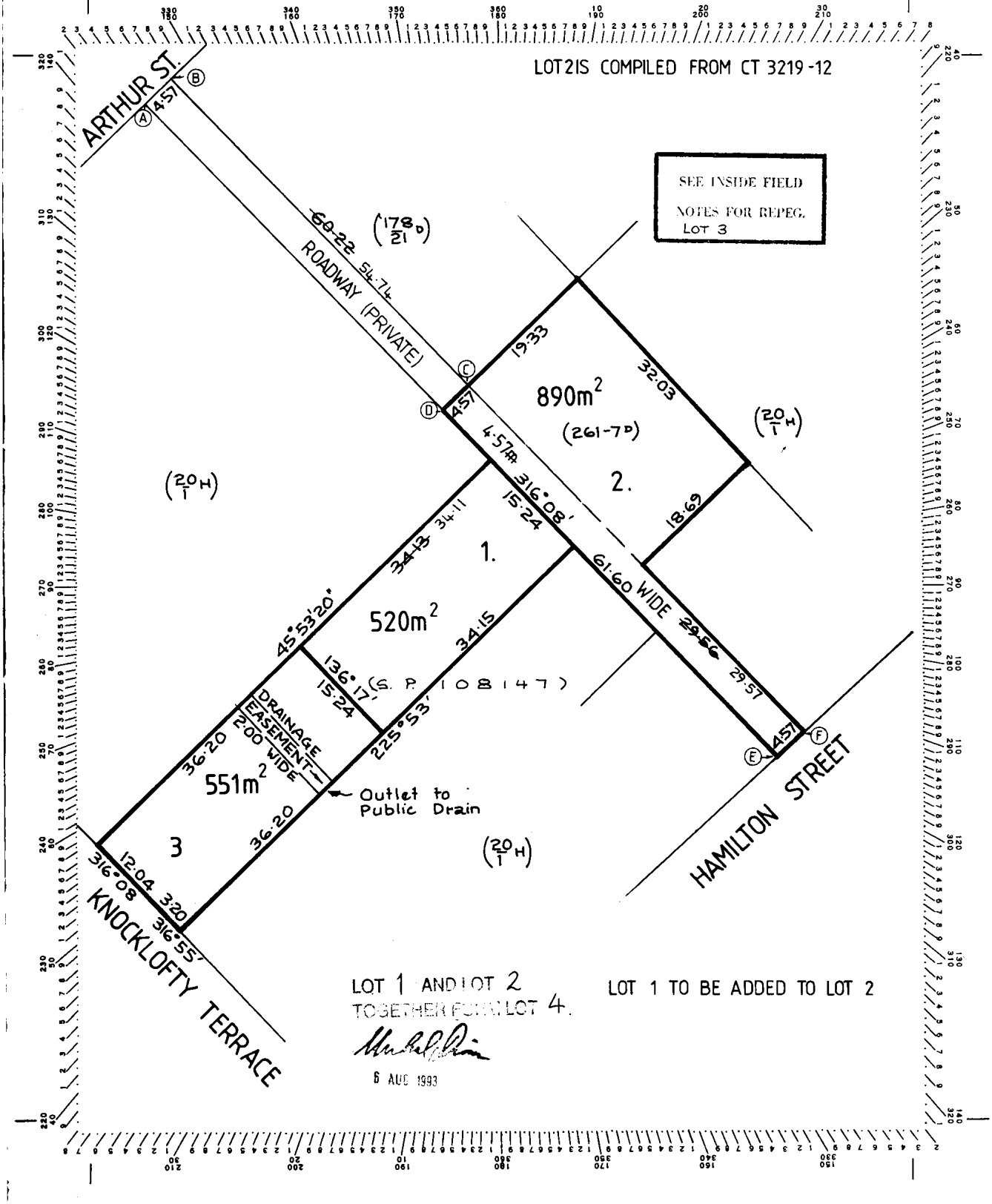
CITY OF HOBART
SECTION A3

SCALE 1: 500 MEASUREMENTS IN METRES

Registered Number: SP 47877

~~Approved~~
Effective from: 2- MAY 1991

Recorder of Titles



SCHEDULE OF EASEMENTS

PLAN NO. SP47877

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Lot 2 is

TOGETHER WITH a right of carriageway over the Roadway (PRIVATE) marked A.B.C.D. hereon

SUBJECT TO a right of carriageway (appurtenant to land comprised in Certificates of Title Volume 529 folio 49 and 529 folio 50 and the balance of the land comprised in Certificates of title volume 548 folio 22) over the Roadway (PRIVATE) marked C.D.E.F. hereon.

Lot 3 is

SUBJECT TO a right of drainage (appurtenant to Lots 3 & 4 on Diagram No. 20/1HOB) over the drainage easement marked A.B. hereon.

SIGNED by the HANS HEINZ IHLOW)
as the registered proprietor)
in the presence of:)

SIGNED by STEPHEN PAUL MASON)
as the registered proprietor)
in the presence of:)

47877

Pursuant to Memorandum of Mortgage No. B62791 the Westpac Banking Corporation consents to the within Schedule of Easements.

Signed by WESTPAC BANKING CORPORATION by its Attorneys
VICTOR RICHARD NORMAN
and
IAN WILLIAM SEALY
under power No. 60/1469 (who hereby respectively declare that they have received no notice of revocation of the said power) in the presence of

Bank Officer, Hobart

WESTPAC BANKING CORPORATION
by its Attorneys

MANAGER LENDING,
TASMANIA DIVISION

ASSISTANT TO MANAGER
LEGAL,
TASMANIA DIVISION

47877

This is the schedule of easements attached to the plan of S. MASON H.H. IHLOW
(Insert Subdivider's Full Name)

affecting land in

CT 332A / 94 CT 3219 / 12
(Insert Title Reference)

Sealed by HOBART CITY COUNCIL on 31st JANUARY, 1991

Solicitor's Reference

~~Council~~ Clerk/Town Clerk
ACTING TOWN

OS-K 3134

6/10/25

HOBART CITY COUNCIL PLANNING DEPARTMENT

DEVELOPMENT APPLICATION: DEMOLITION EXISTING HOUSE,

PROPOSED NEW RESIDENCE

55 KNOCKLOFTY TEERRACE, WEST HOBART

The proposed residential development is located at the above address and is within the General Residential Zone 8, with a planning code overlay (bushfire prone areas).

8.4 Development Standards for Dwellings

8.4.2 Setbacks and building envelope for all dwellings.

Objective:	The siting and scale of dwellings: (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.

Acceptable Solutions	**Performance Criteria**
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage	**P1** A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	

Compliance with acceptable solution A1

The new residence has a frontage setback of approximately 6.3m, which complies with the required 4.5m setback. This property also has a setback that is 1.6 metres greater than that of the adjoining property.

A2	**P2**
A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

A3	P3
A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees	The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and

from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.

The proposed carport meets performance criteria P2 and is positioned within the setback of the neighbouring property's parking space. The carport is also located 8.6 metres distance away from the road reserve.

The proposed development unfortunately does not comply with Clause A3 (building envelope).

There are a number of reasons as to the building height exceeds the maximum requirement under the planning scheme.

a) The topography of the site. The overall gradient of the site is 1:3.27m, with an overall gradient of 1:3.8m from the road reserve to the property’s rear boundary. The current floor level (main entry) is 7m below the road reserve. The existing driveway access from Knocklofty Terrace is very steep with poor visibility.

b) To improve vehicle access and visibility, the driveway level needed to be raised, which also elevates the entry floor of the proposed residence. The civil design of the proposed driveway utilises a gradient within the acceptable range for safe manoeuvrability. The flat roof design also manages to reduce the overall building height at this level. The new design levels also support compliance with NCC 2025's liveable housing requirements.

c) Again because of the steepness of the building site, there is no alterative but for the design to be a 3 level building.

d) The height of the hip roof of the existing house is 1.0m higher than that of the adjoining house. The maximum height of the proposed residence is only 2.0m above that of the adjoining property.

Performance Criteria P3

The proposed residence maintains the existing setbacks as per the existing dwelling. As the overall building height is 1.0m more than the original house's roof height, the proposal does not cause an unreasonable loss of amenity to the adjoining property. The submitted shadow diagrams compare the existing house with the proposal, showing that similar overshadowing occurs during the same times during the day being the 21 June.

8.4.3 Site coverage and Private open space for all dwellings

Objective:	That dwellings are compatible with the amenity and character of the area and provide: (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.

Acceptable Solutions	**Performance Criteria**
A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	**P1** Dwellings must have: (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.

A2	**P2**
A dwelling must have private open space that: (a) is in one location and is not less than: (i) $24m^2$; or (ii) $12m^2$, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated	A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.	

The proposed new dwelling complies with the clause A1, site coverage.

However, complying with clause A2 regarding private open space is extremely difficult because of the site's topography. Due to the site's gradient of 1:3.8 to 1:3.27, accessibility is limited. The house design includes two large decks: an upper deck with a covered area for recreation and outdoor dining, and a lower deck featuring a lap pool. The total deck area is 68m². Both spaces are strategically positioned for convenient access from the residence's living and leisure areas.

Hoping the attached drawing files and supportive documentation is sufficient for a satisfactory outcome.

Yours Faithfully

Ian Picone

ian PICONE DESIGNS
building designer
ph.6225 1333 • 0409 611 133
ipicone@bigpond.net.au

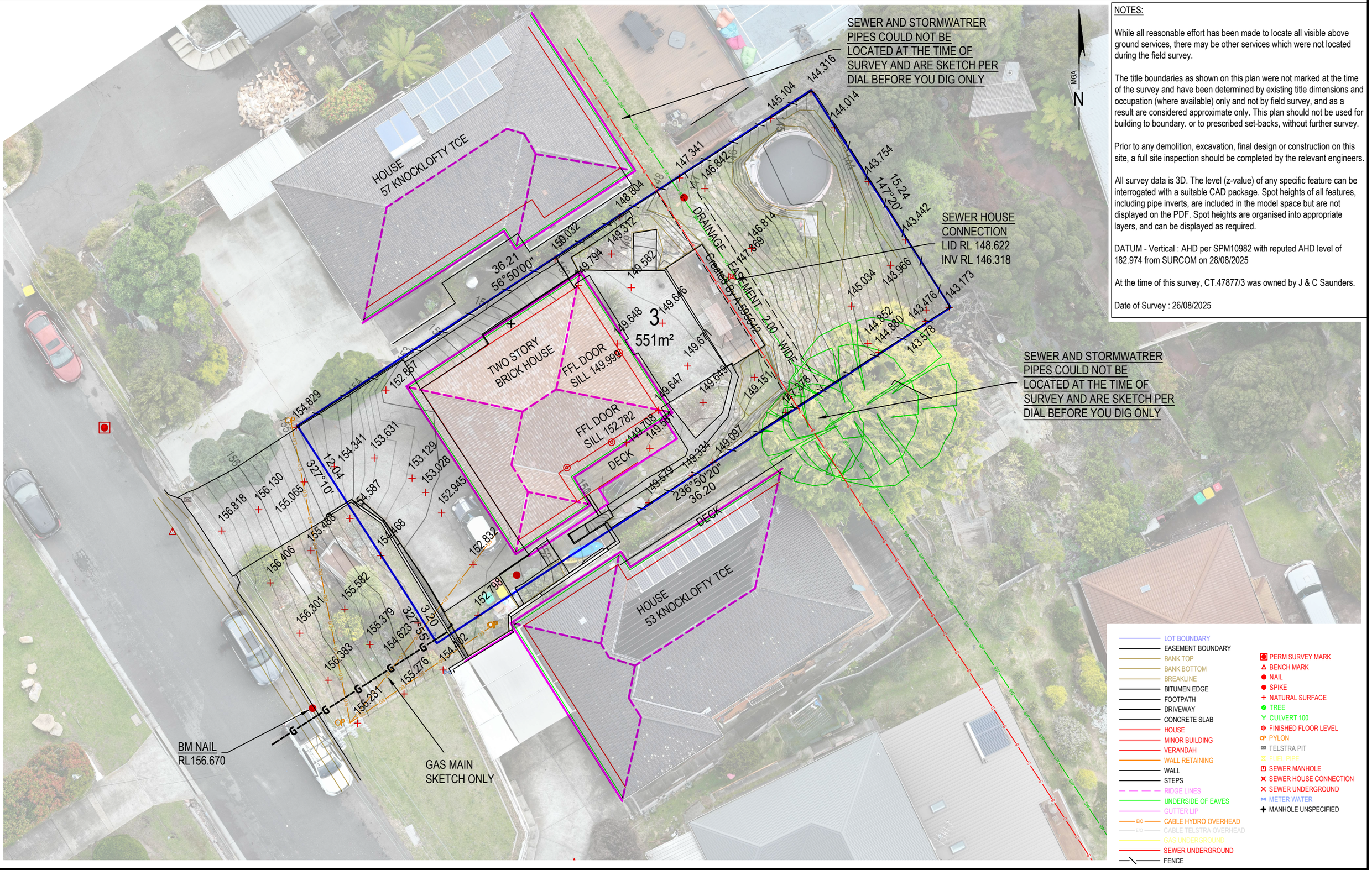
Reference
PLANNA-HOB-2025-4415
Address
55 KNOCKLOFTY TCE WEST HOBART TAS 7000\

Information Requested

#	Reason	Origin
1	To satisfy the Development Standards for Dwellings contained in 8.0 General Residential Zone of the Tasmanian Planning Scheme – Hobart, please: 1. Address all aspects performance criteria at clause 8.4.6. P1, and 2. Address all aspects of the acceptable solution or performance criteria at clause 8.4.6 A2 or P2. *Advice:* • *A 1700mm high privacy screen, with transparency not more than 25%, installed to the side elevations of the middle and upper entertainment decks for the full length are deemed to comply with the acceptable solution at clause 8.4.6 A1.*	

Please find attached corrections to planning application documentation to address the above query relating to privacy from windows and balconies circled in red.

ian PICONE DESIGNS
building designer
ph.6225 1333 • 0409 611 133
ipicone@bigpond.net.au



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM10982 with reputed AHD level of 182.974 from SURCOM on 28/08/2025

At the time of this survey, CT.47877/3 was owned by J & C Saunders.

Date of Survey : 26/08/2025

AMENDMENTS

No.	Revision/Issue	Date

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address

55 KNOCKLOFTY TERRACE
WEST HOBART
TAS 7000

Drawing Title

DETAIL PLAN

Client

MANSFIELD BUILDERS
CT.47877/3

SCALE
0 1 2 3 4 6 8
1:200 at A3

"THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED."

Contour Interval 0.200 m

Date 28 / 08 / 25

SHEET 1 of 1

DRAWN LO

CHK'D DC

FILE REF: 14594

Geocivil Ref 1459401

AutoCAD Ref 1459401

DATUM Horz: GDA2020

Vert: AHD

PROPOSED FAMILY RESIDENCE
55 KNOCKLOFTY TERRACE
WEST HOBART

DWG No. MB024-11-005

SHEET SCHEDULE..

SHEET 1-3	**SITE PLANS**
SHEET 4-6	**FLOOR LAYOUTS**
SHEET 7-12	**ELEVATIONS**

ADDITIONAL DOCUMENTATION
SHADOW DIAGRAMS
3D IMAGES

PICON DESIGNS
Phone 62251333
Mobile 0409 611133
ipicone@bigpond.net.au
Accreditation number CC1120S

bdaa
Building Designers Association of Australia

MANSFIELD BUILDERS
COMPLIANCE NUMBER CC 412S

NORTH

SPM4935
OVERPLATE OVER MARK
ONLY OBSERVED AS TILT SHOT

157.576
157.274
157.286
157.589
155.773
155.687
155.649
155.166
149.999
3
551m²
157.164
157.149
155.175
156.842
156.194
156.216
152.789
152.782
152.731
155.156
152.676
155.148
152.702
152.682
154.249
154.255
152.719
154.443
154.283
156.196
155.770
155.736
156.151
155.549
155.635
148.622
SPK
SH.EOB
O.IRON.BIT
OVERHEAD POWER
OVERHEAD POWER
KNOCKLOFTY TERRACE
36.21
56°50'00"
12.04
327°10"
3.20
327°55"
15.24
147°20'
236°50'20"
36.20

NOT FOR CONSTRUCTION.. DEVELOPMENT APPLICATION ONLY

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Building Designers Association of Australia

MANSFIELD BUILDERS
COMPLIANCE NUMBER CC 412S

PROPOSED FAMILY RESIDENCE
55 KNOCKLOFTY TERRACE
WEST HOBART

client..
J. and C. SAUNDERS

EXISTING SITE

drawing no.
MB024-11-005

SHEET No. 1 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

AMENDMENTS
REVISION #1
REVISION #2.. 6/02/25
DATE

SCALE: 1:200@A3
SITE NORTH

VERIFY ALL DIMENSIONS ON DRAWINGS
DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS
VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT
SCALE MAY ALTER DUE TO COPY REPRODUCTION

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MORNINGTON 7018
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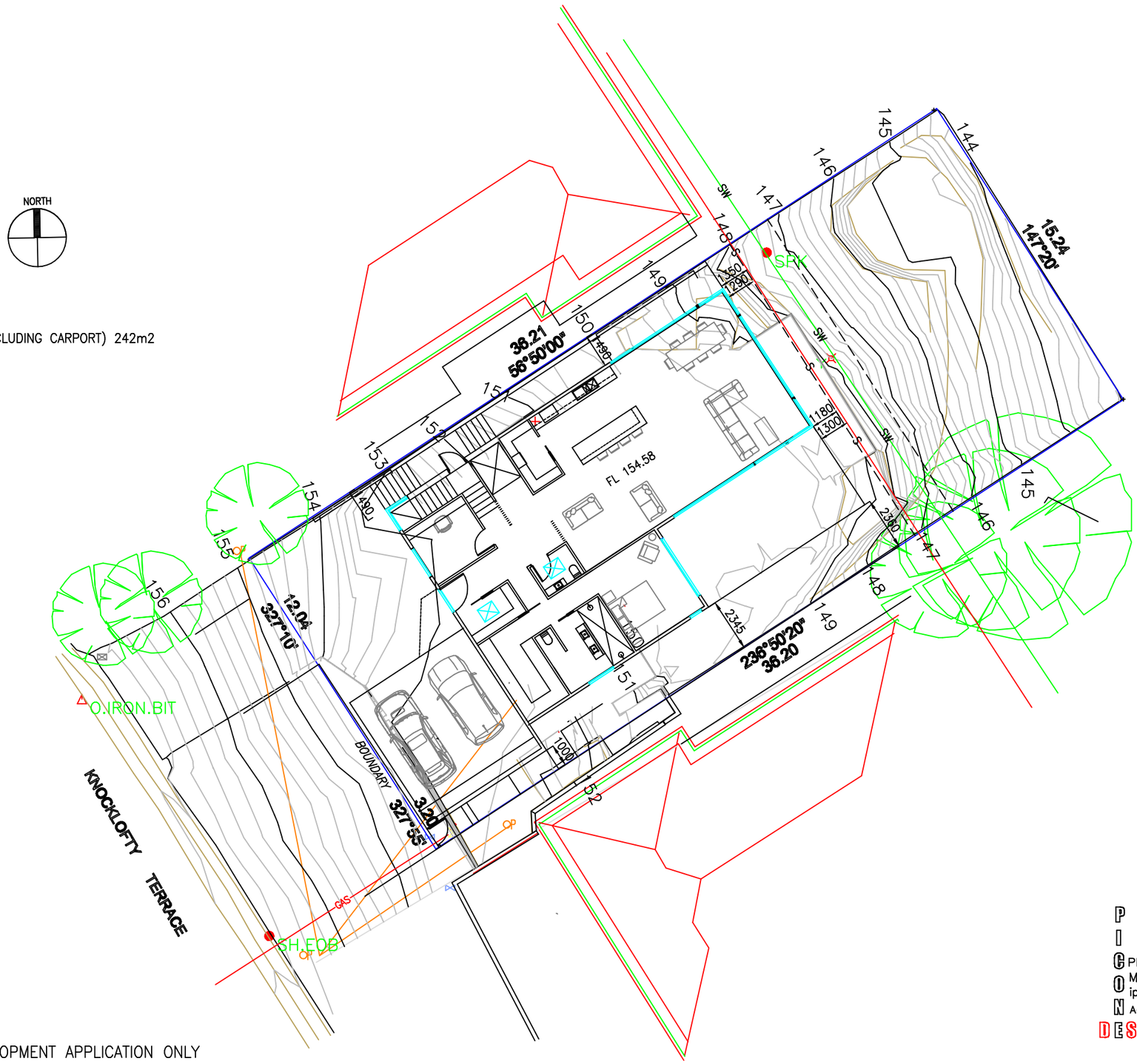

NOT FOR CONSTRUCTION.. DEVELOPMENT APPLICATION ONLY

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Accreditation number CC1120S

bdaa
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MANSFIELD BUILDERS
COMPLIANCE NUMBER CC 412S

PROPOSED FAMILY RESIDENCE
55 KNOCKLOFTY TERRACE
WEST HOBART

client..
J. and C. SAUNDERS

PROPOSED SITE LAYOUT

drawing no.
MB024-11-005

SHEET No. 2 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

AMENDMENTS
REVISION #1
REVISION #2.. 6/02/25
DATE

SCALE: 1:200@A3

SITE NORTH

VERIFY ALL DIMENSIONS ON DRAWINGS
DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS
VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT
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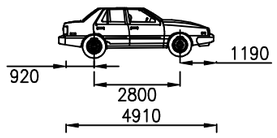
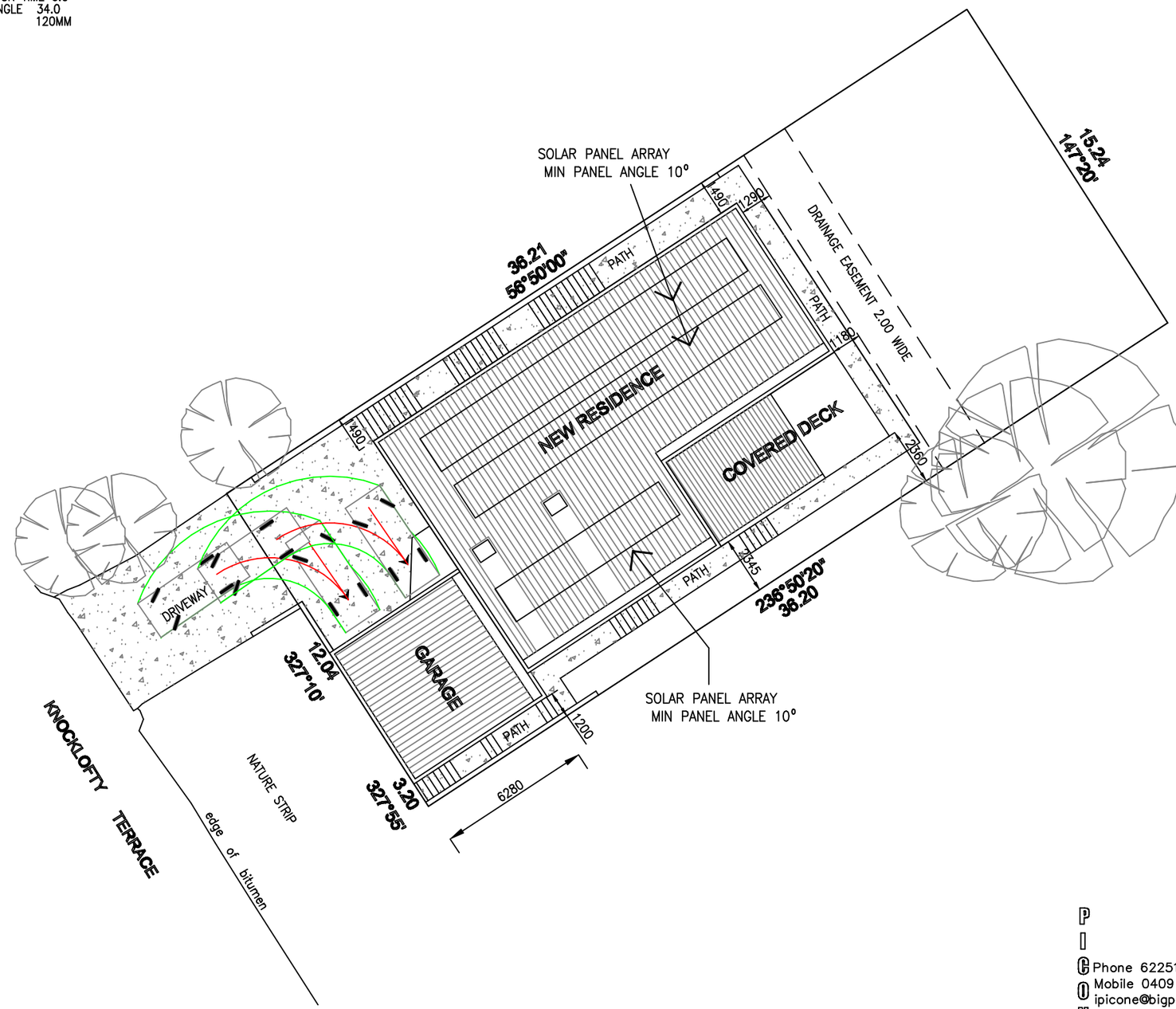


B85 VEHICLE

WIDTH	1870MM
TRACK	1770MM
LOCK TO LOCK TIME	6.0
STEERING ANGLE	34.0
CLEARANCE	120MM



P
I
C Phone 62251333
O Mobile 0409 611133
N ipicone@bigpond.net.au
Accreditation number CC1120S
DESIGNS

bdaa
Building Designers
Association of Australia

NOT FOR CONSTRUCTION.. DEVELOPMENT APPLICATION ONLY

MANSFIELD BUILDERS
COMPLIANCE NUMBER CC 412S

PROPOSED FAMILY RESIDENCE
55 KNOCKLOFTY TERRACE
WEST HOBART

client..
J. and C. SAUNDERS

PROPOSED SITE LAYOUT.. OFFSETS, VEHICLE ACCESS

drawing no.
MB024-11-005

SHEET No. 3 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

AMENDMENTS
DATE

SCALE: 1:200@A3
SITE NORTH

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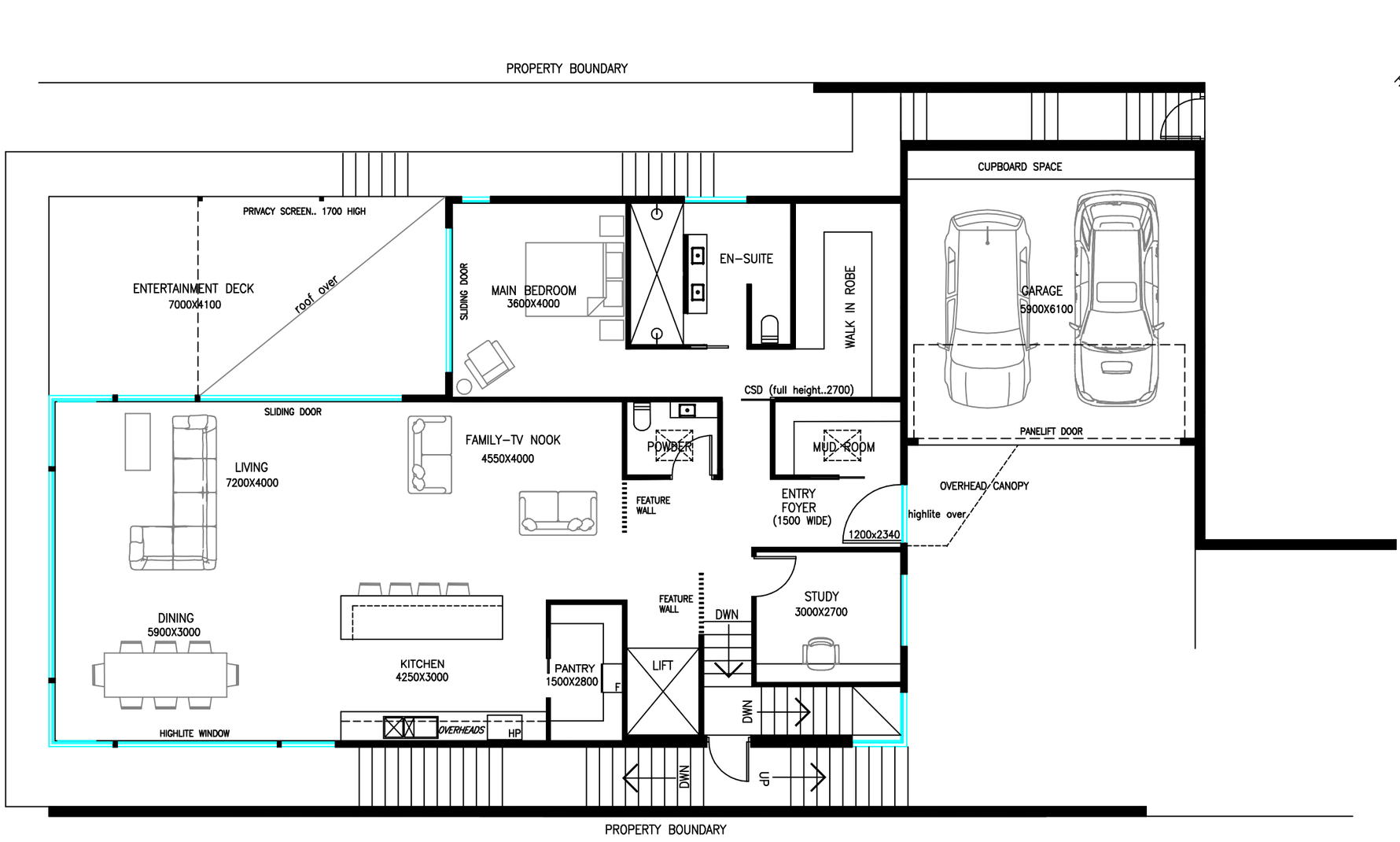

UPPER FLOOR

GROSS FLOOR AREA: 169m2 (18 squares approx.)

DECK: 29m2 (3 squares approx)

PICON DESIGNS

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Mobile 0409 611133
ipicone@bigpond.net.au
Accreditation number CC1120S

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MANSFIELD BUILDERS
COMPLIANCE NUMBER CC 412S

PROPOSED FAMILY RESIDENCE
55 KNOCKLOFTY TERRACE
WEST HOBART

client..
J. and C. SAUNDERS

UPPER FLOOR

drawing no.
MB024-11-005

SHEET No. 4 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

AMENDMENTS
DATE

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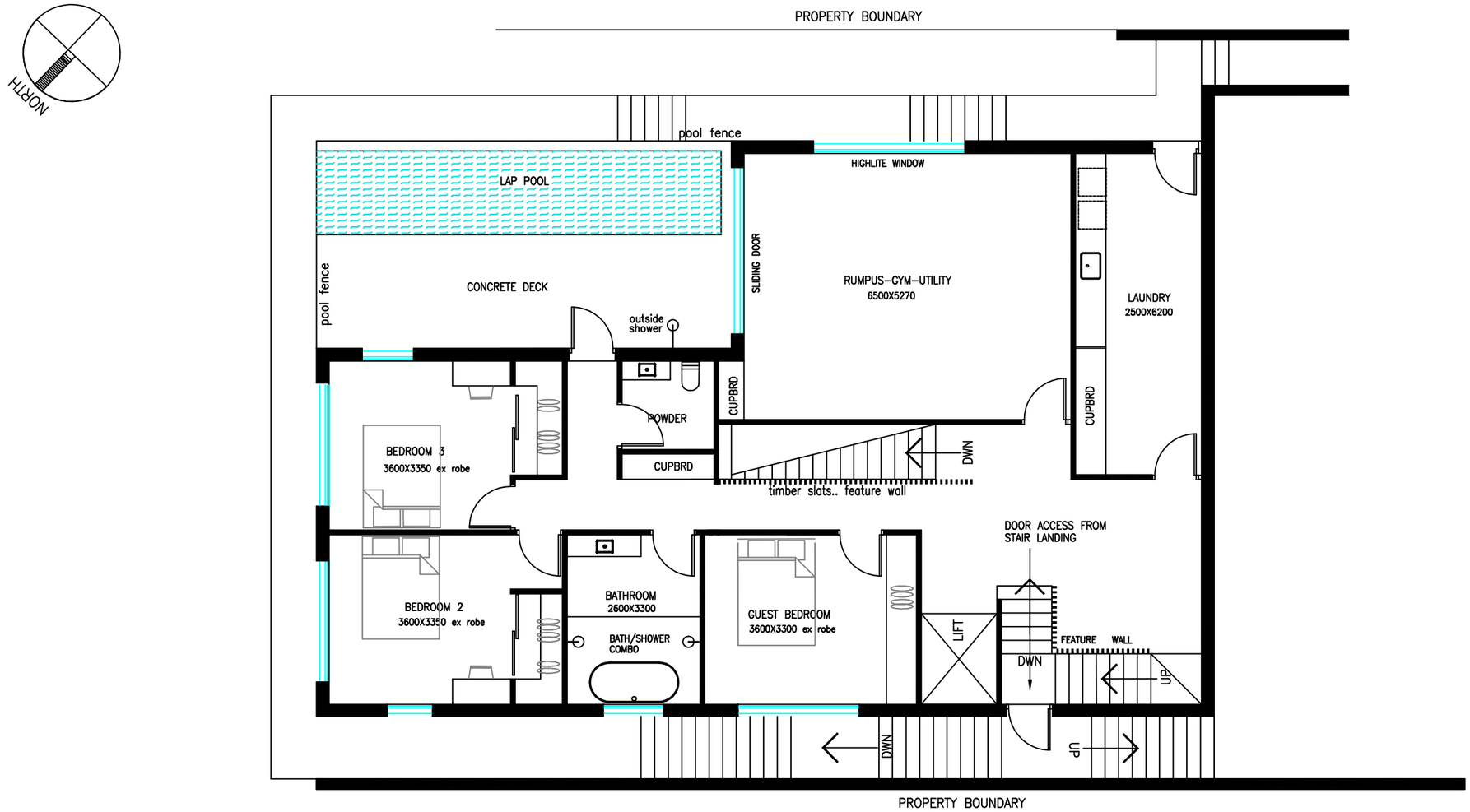

MIDDLE FLOOR

GROSS FLOOR AREA: 169m2 (18 squares approx.)
DECK–POOL: 32m2 (3.5 squares approx)

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MIDDLE FLOOR

drawing no.
MB024-11-005

SHEET No. 5 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

AMENDMENTS
DATE

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SITE NORTH

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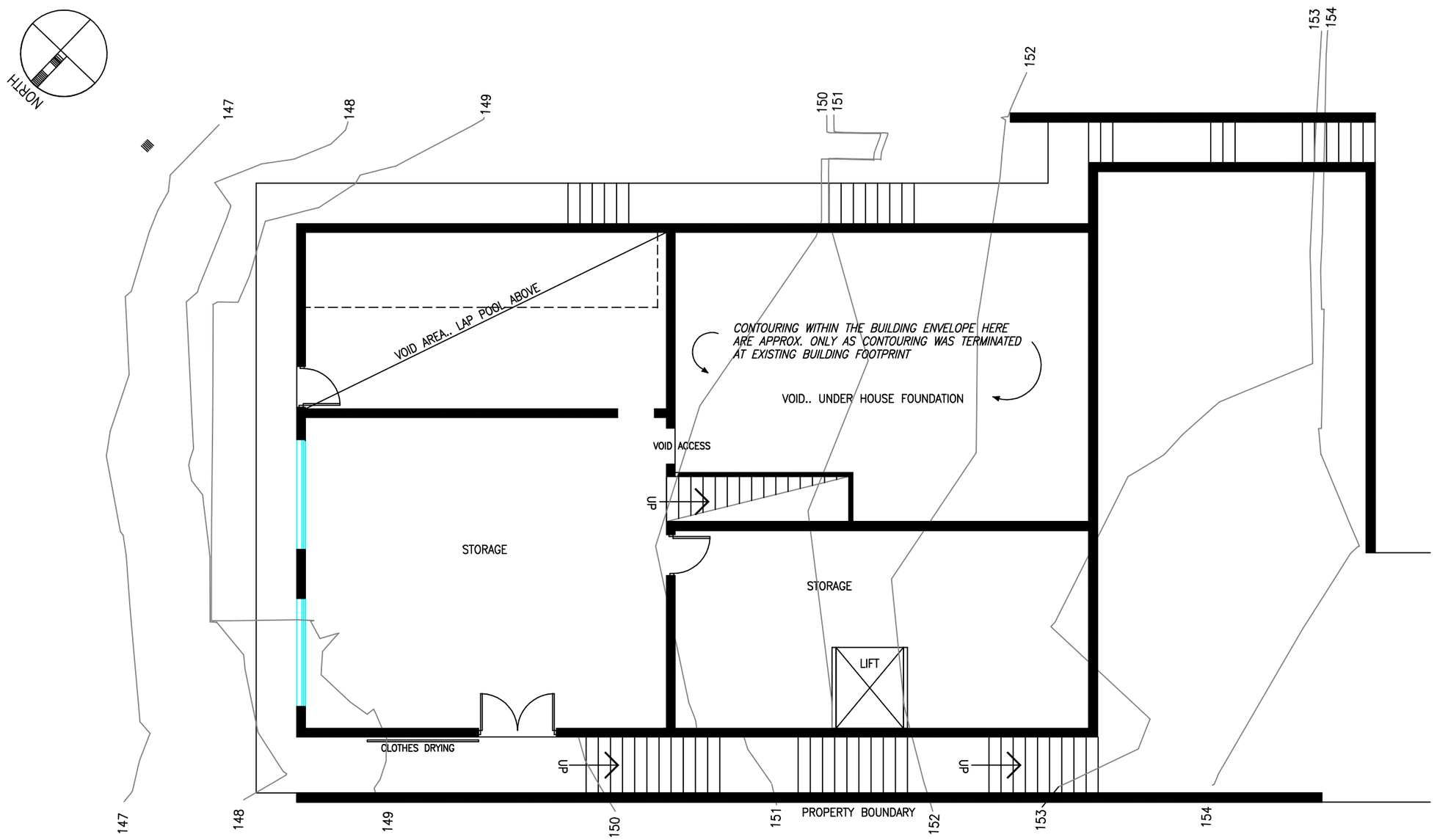

LOWER FLOOR: STORAGE

GROSS FLOOR AREA: 58m2 (6 squares approx)

PIC ON DESIGNS

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COMPLIANCE NUMBER CC 412S

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WEST HOBART

client.. **J. and C. SAUNDERS**

LOWER FLOOR

drawing no. **MB024-11-005**

SHEET No. 6 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

AMENDMENTS
DATE

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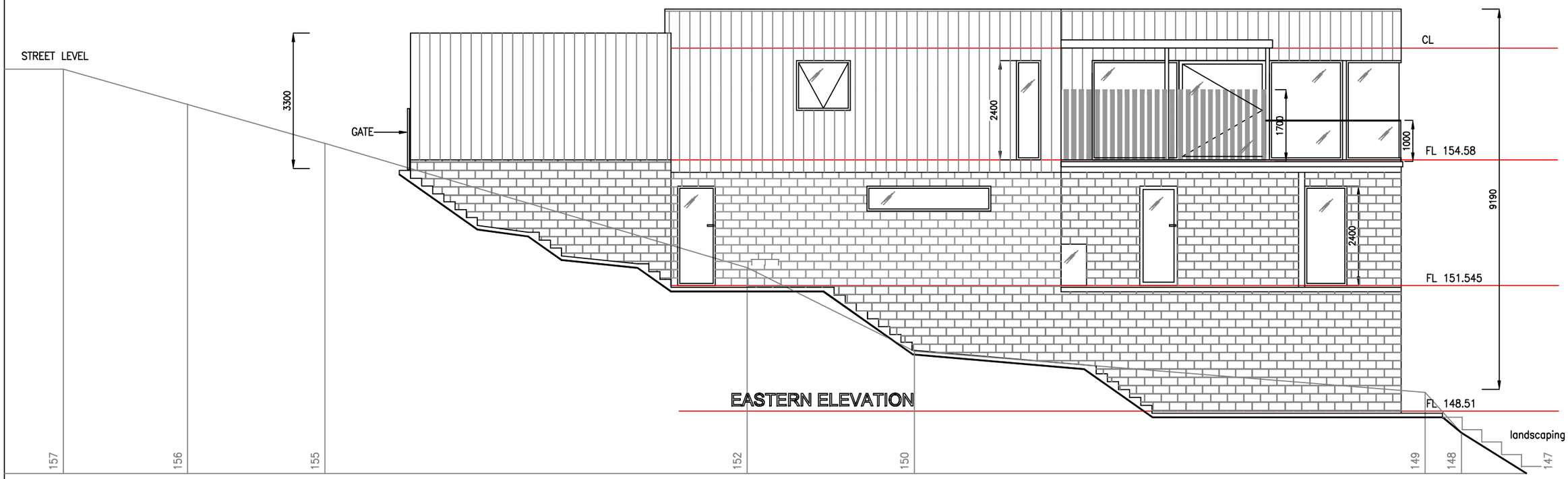
MATERIALS:

UPPER FLOOR: HARDIES AXON CLADDING.. PAINT FINISH
COLOUR: SHADES OF WHITE

MIDDLE FLOOR: BLOCK MASONRY.. RENDER FINSIH
COLOUR: EBONY TONES

LOWER FLOOR: BLOCK MASONRY.. RENDER FINSIH
COLOUR: EBONY TONES



EASTERN ELEVATION

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COMPLIANCE NUMBER CC 412S

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ELEVATION

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SHEET No. 7 OF 12
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DATE DEC. 2024

AMENDMENTS
DATE

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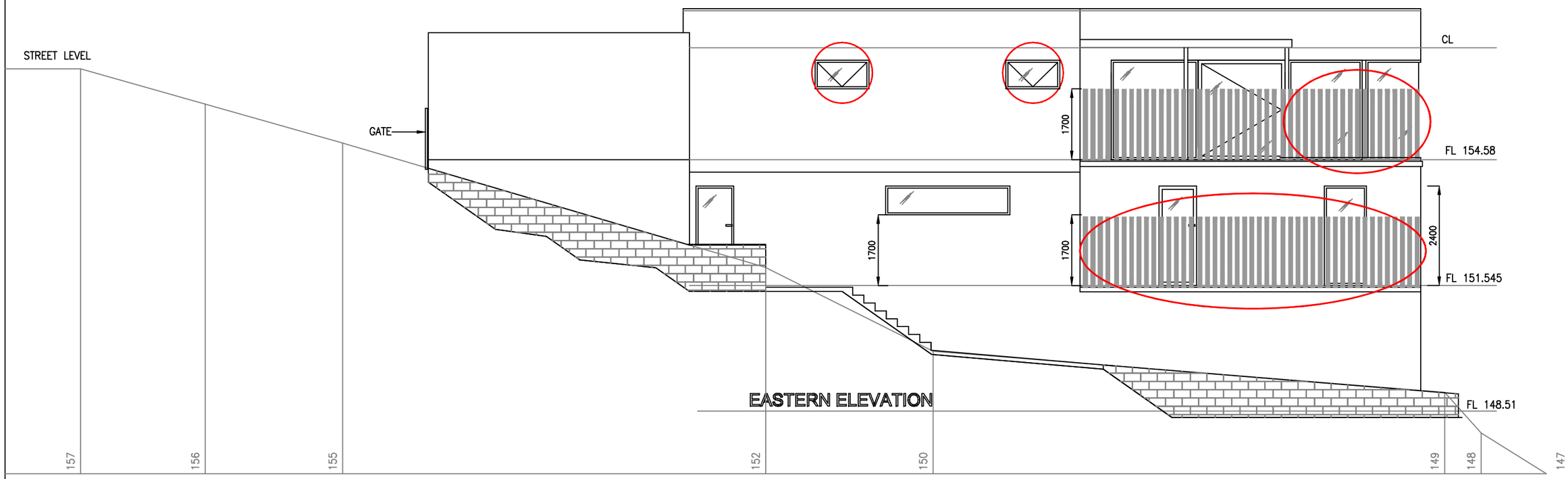

EASTERN ELEVATION

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COMPLIANCE NUMBER CC 412S

PROPOSED FAMILY RESIDENCE
55 KNOCKLOFTY TERRACE
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ELEVATIONS

drawing no.
MB024-11-005

SHEET No. 8 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

AMENDMENTS
ADDITIONAL SCREENING ADDED TO EFFECTED BALCONY AND WINDOWS DATED 13/11/25
DATE

SCALE: 1:100@A3
SITE NORTH

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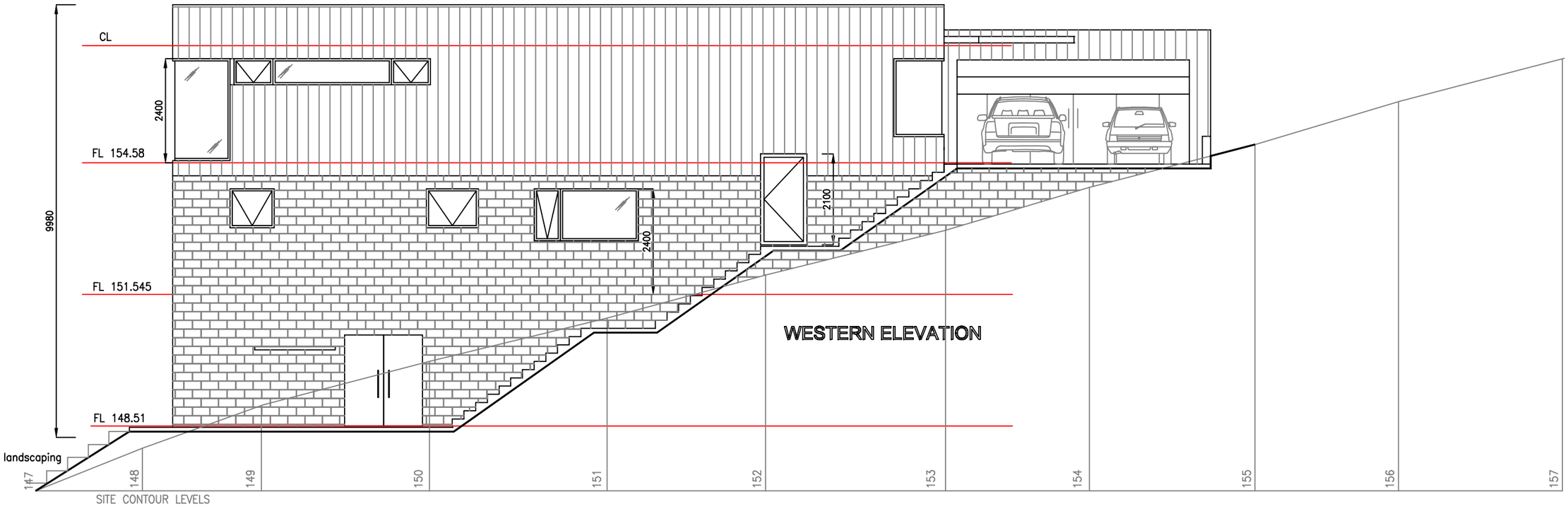

WESTERN ELEVATION

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55 KNOCKLOFTY TERRACE
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ELEVATIONS

drawing no.
MB024-11-005

SHEET No. 9 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

AMENDMENTS
DATE

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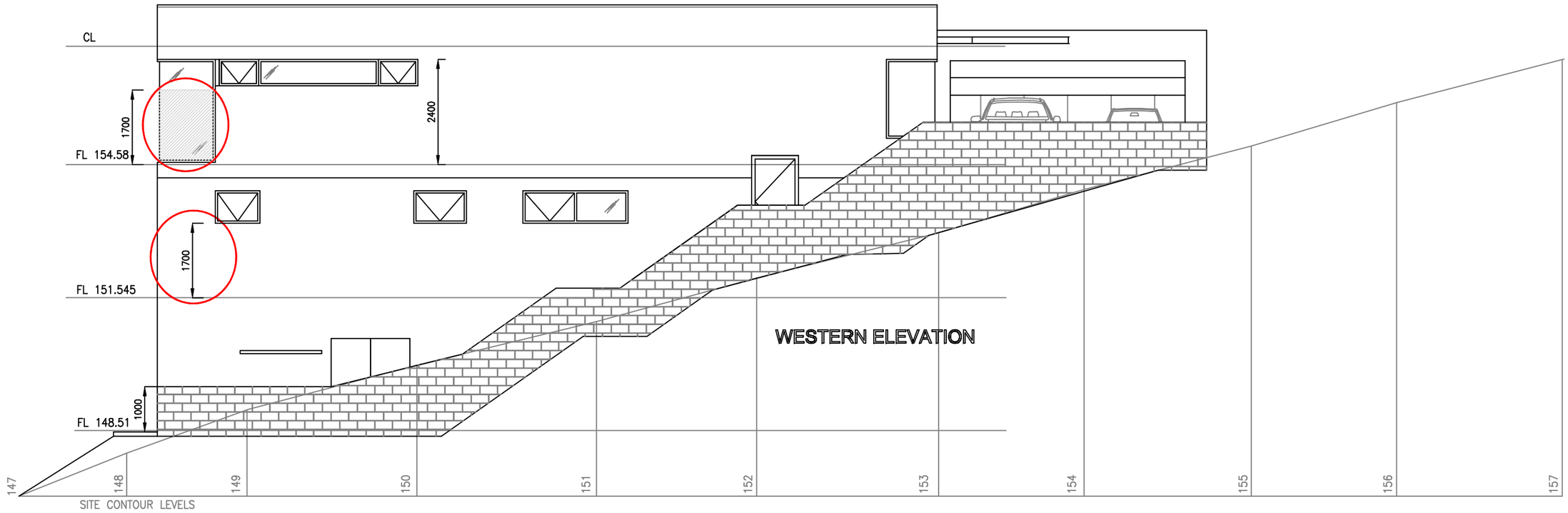

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ELEVATIONS

drawing no.
MB024-11-005

SHEET No. 10 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

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ADDITIONAL SCREENING ADDED TO EFFECTED BALCONY AND WINDOWS DATED 13/11/25
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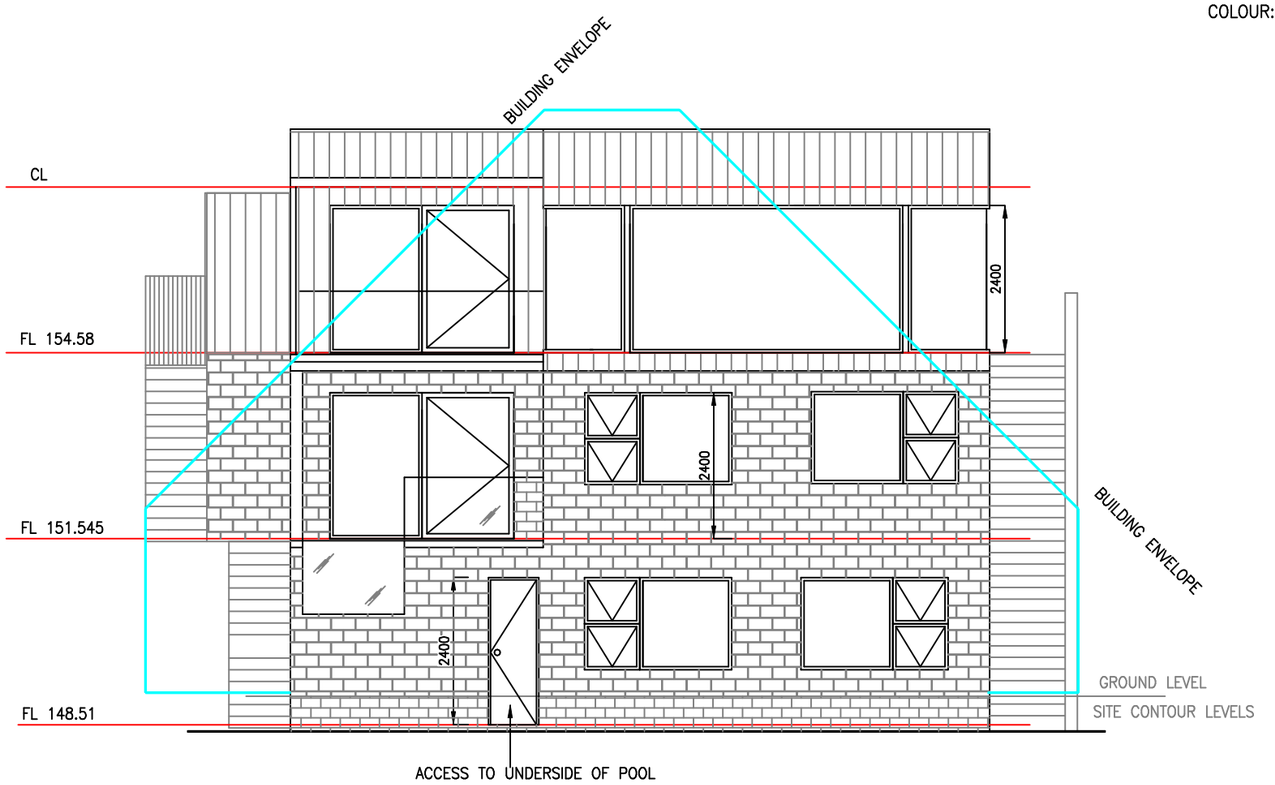

NORTHERLY ELEVATION

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ELEVATIONS

drawing no.
MB024-11-005

SHEET No. 11 OF 12
DRAWN IJP CHECK
DATE DEC. 2024

AMENDMENTS
DATE

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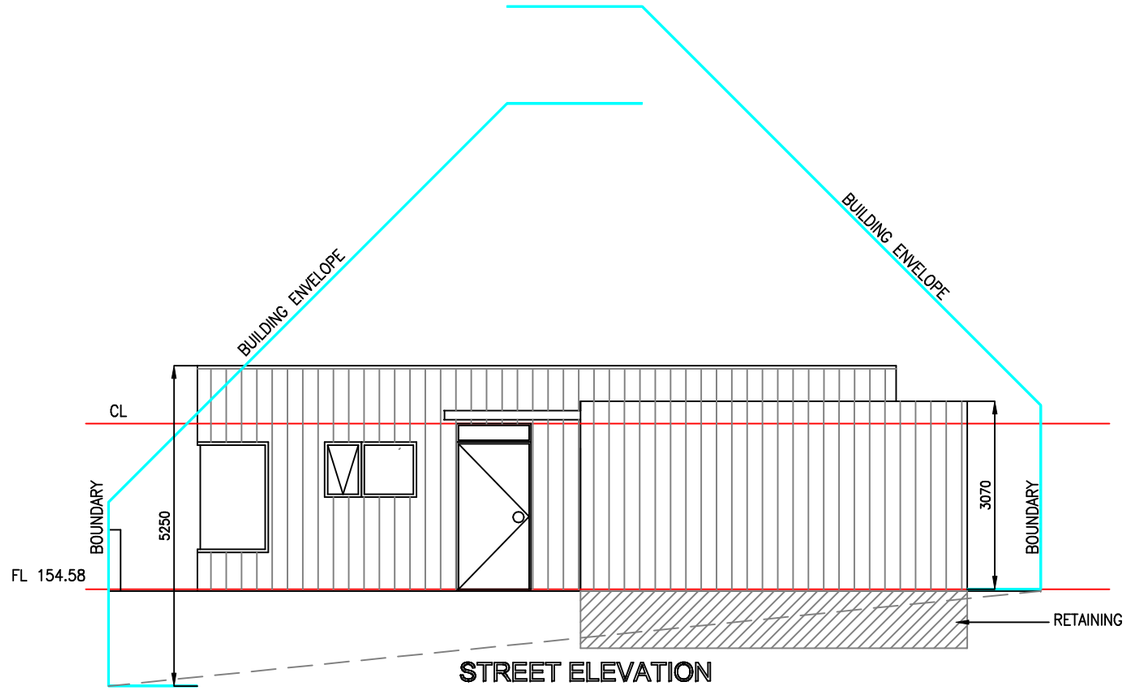

STREET ELEVATION

STREET ELEVATION

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COMPLIANCE NUMBER CC 412S

PROPOSED FAMILY RESIDENCE
55 KNOCKLOFTY TERRACE
WEST HOBART

client..
J. and C. SAUNDERS

ELEVATIONS

drawing no.
MB024-11-005

SHEET No. 12 OF 12
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DATE DEC. 2024

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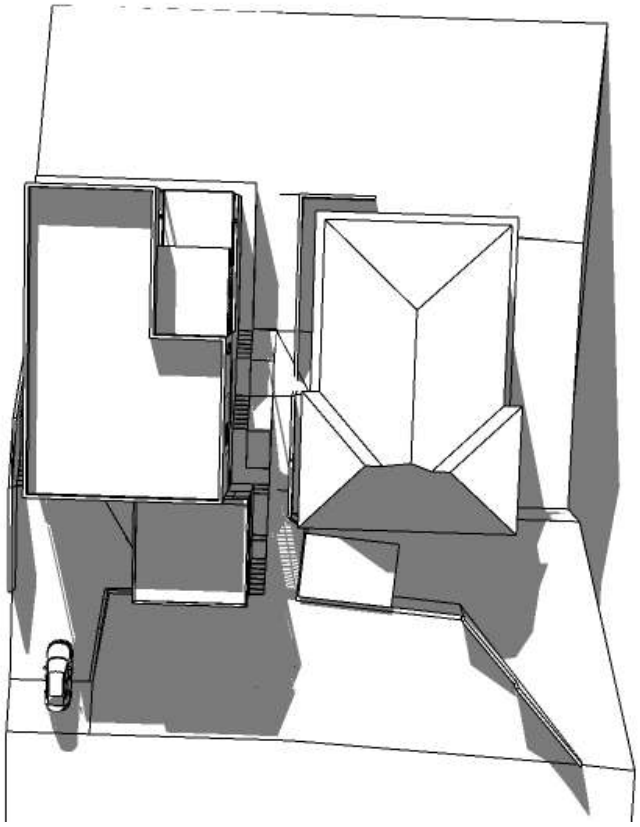
9:00AM 21 JUNE



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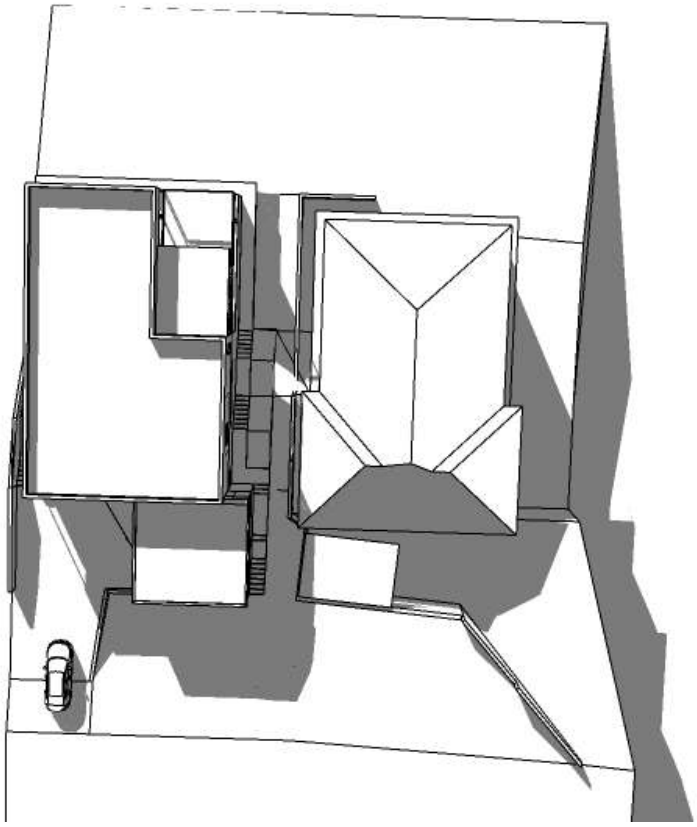

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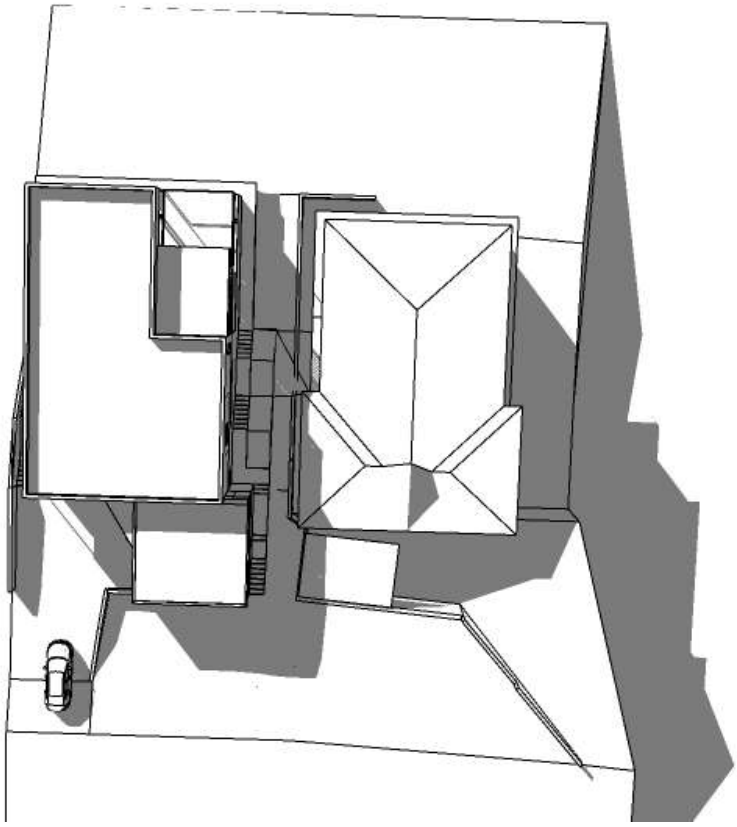
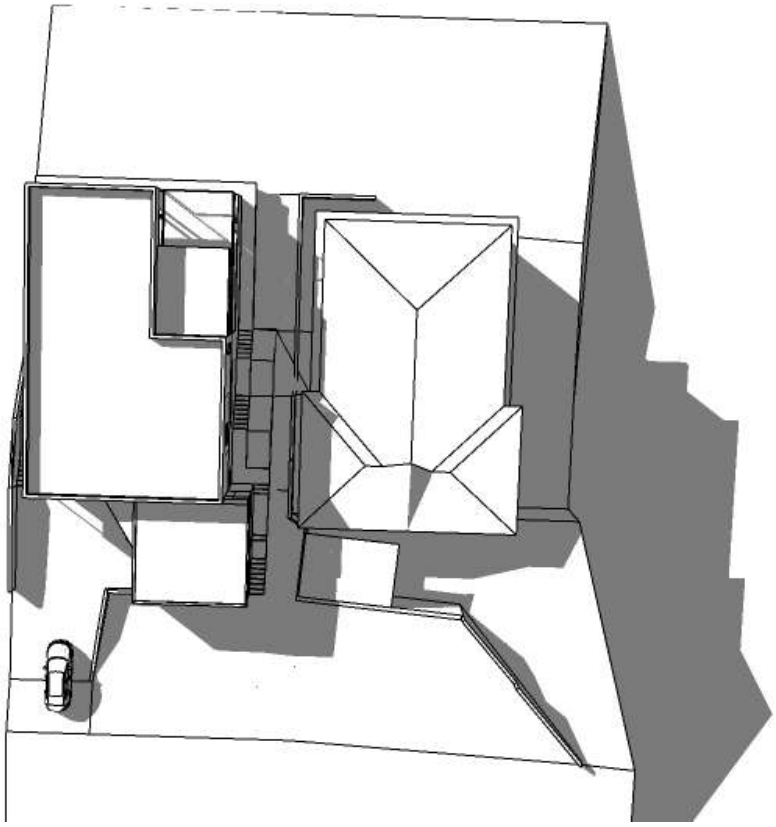
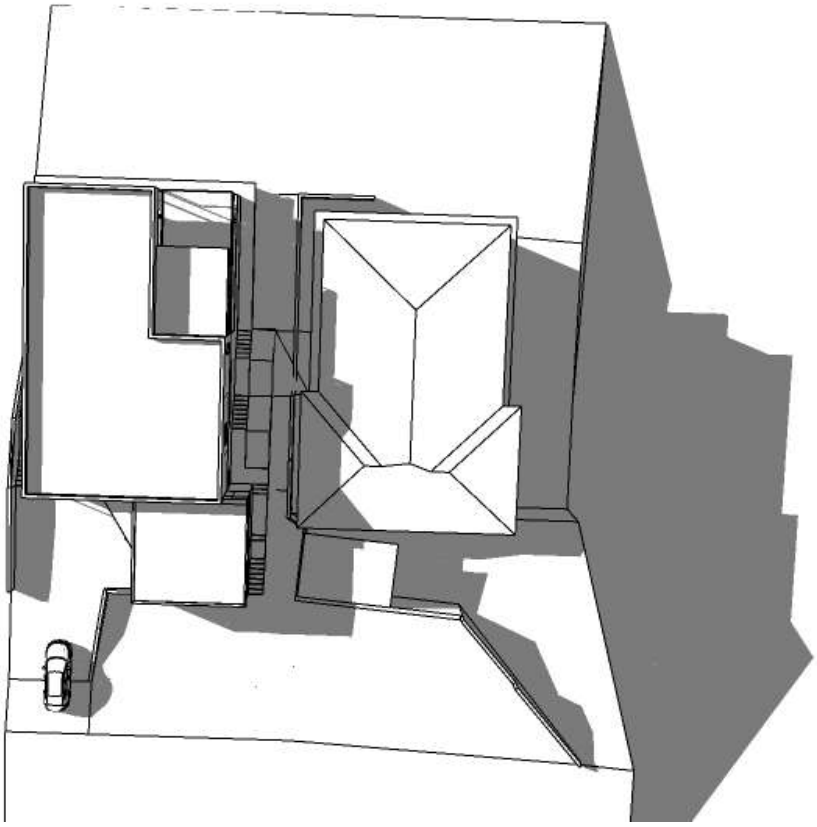


12 NOON 21 JUNE



1:00PM 21 JUNE



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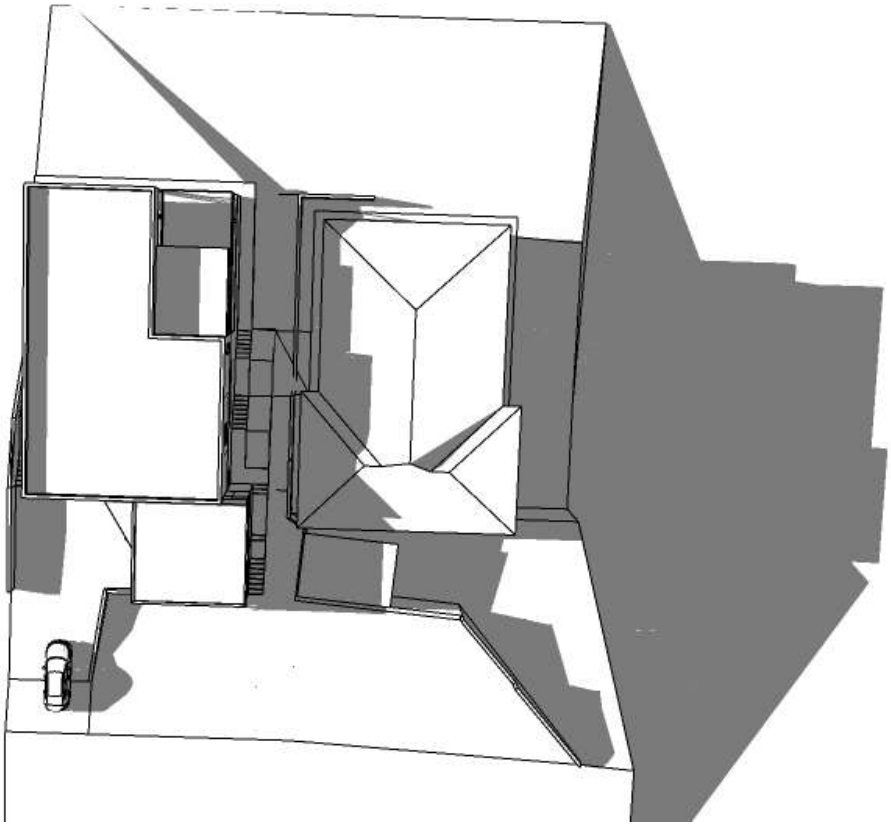

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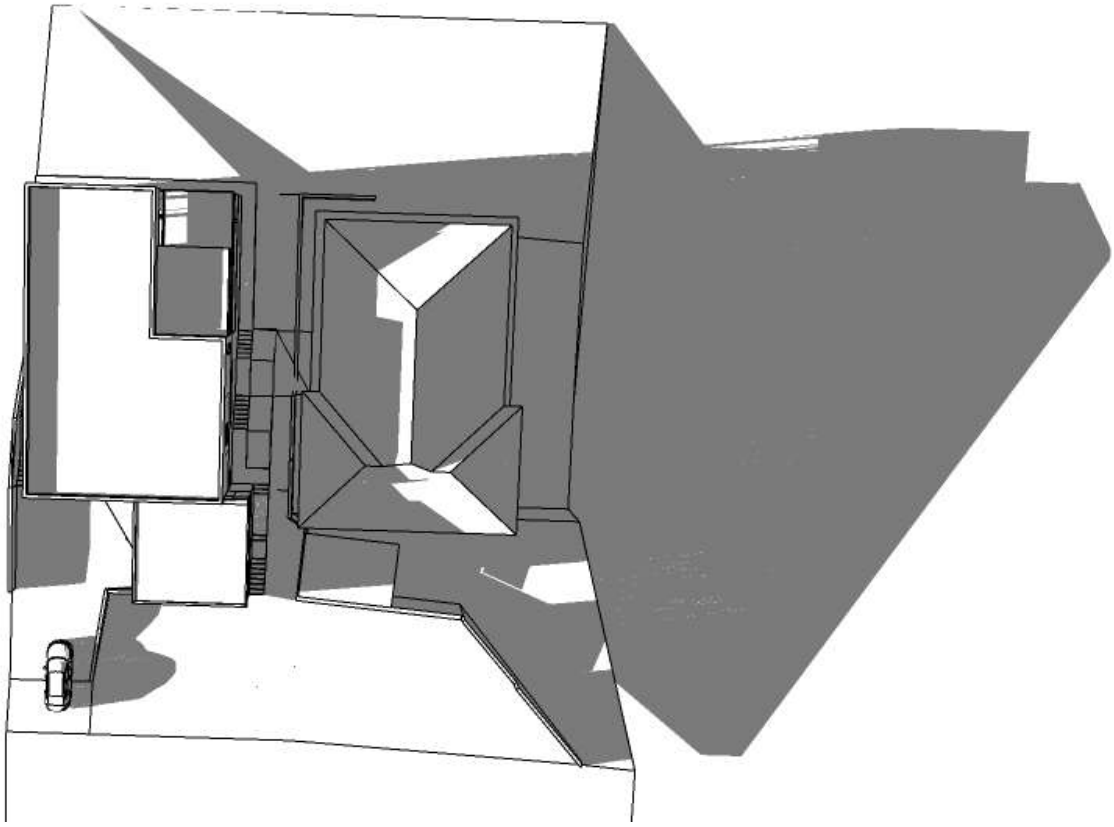

NEW DRIVEWAY
55 KNOCKLOFTY TERRACE
WEST HOBART

DRAWING INDEX

C001 DRAWING INDEX
C002 GENERAL NOTES 1
C003 GENERAL NOTES 2
C004 SAFETY IN DESIGN

C101 LEVELS & GRADES
C102 SITEWORKS DETAILS & NOTES
C103 STORMWATER PLAN

C104 LONGITUDINAL SECTION CL1
C105 CROSS SECTIONS PLAN 1
C106 CROSS SECTIONS PLAN 2
C107 CROSS SECTIONS PLAN 3
C108 CROSS SECTIONS PLAN 4

C109 DETAILS PLAN 1
C110 DETAILS PLAN 2
C111 DETAILS PLAN 3

LEGEND

• 9.60	Existing surface level (surveyed)
• 9.60 EX	Existing surface level (interpolated)
• **9.80**	Proposed bulk earthworks level
• 9.80	Proposed finished surface level
EX W EX W EX W	Existing water supply external to building
W W W	Proposed water supply external to building
EX FS EX FS EX FS	Existing fire supply
FS FS FS	Proposed fire supply
EX S EX S EX S	Existing sewer drain
S S S	Proposed sewer drain
GW GW GW	Proposed sewer drain (greasy waste)
TW TW TW	Proposed sewer drain (trade waste)
EX SW EX SW EX SW	Existing stormwater drain
SW SW SW	Proposed stormwater drain
	Proposed stormwater (larger)
	Proposed DN100 ag. drain and geofabric sock

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: SAUNDERS
ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART
SHEET: DRAWING INDEX
PROJECT NAME: NEW DRIVEWAY
ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
N.T.S	A3

S&E REF:	DRAWING:	REVISION:
25329	C001	0

GENERAL

1. These drawings shall be read in conjunction with all other contract drawings and specifications. Any discrepancies shall be referred to S&E for clarification.
2. Setting out dimensions and levels shown on the drawings shall be verified by the Contractor prior to commencement.
3. Dimensions shall not be obtained by scaling these drawings.
4. During construction the Contractor shall maintain excavations and structures in a stable condition and ensure that no part is overstressed under construction activities.
5. The contractor is responsible for the creation and maintenance of temporary site accesses. Strengthening of design pavements to carry construction vehicles (in excess of the design allowance) shall be at the contractor's expense.
6. Location and verification of existing services is the contractor's responsibility. Refer any services discovered onsite which are not shown on the drawings, or are in a different location to that shown to S&E. Seek confirmation from S&E that redundant services are able to be sealed and abandoned prior to doing so.
7. Protect all existing services and other infrastructure from damage during construction. Should damage occur, advise S&E immediately along with details of proposed remedial action. The cost of remedial work (including redesign if required) shall be borne by the contractor.
8. The contractor is responsible for undertaking whatever dilapidation surveys of existing buildings/infrastructure they consider necessary prior to construction commencing, and consultation with adjoining land owners to minimise disruption to services/access etc. during construction.
9. All surplus construction materials (including excess cut and fill material) shall be removed from the site (unless instructed otherwise) at completion.
10. Survey information has been supplied by Leary & Cox Surveyors for the purposes of preparing the design drawings. All other survey required to setout and construct the works shall be provided by the contractor.
11. All works are to be undertaken by the contractor and his subcontractors unless noted otherwise on the drawings.
12. Proposed changes to the design of any part of the works shall be submitted to S&E for review. The contractor shall bear all costs associated with the design change.
13. On completion, the contractor is to supply as-constructed drawings (prepared by a licensed surveyor in accordance with AS1100.401) and full service manual in both hard copy (3 sets) and electronic (.pdf and .dwg) formats.
14. The contractor is to allow for all testing of raw materials and constructed works that is required to demonstrate compliance with the nominated Australian Standards, specifications, and standard drawings.

EARTHWORKS

E1. All earthworks shall be in accordance with AS3798 "Guidelines on earthworks for commercial and residential developments" with testing methods in accordance with AS1289 "Methods of testing soils for engineering purposes".

E2. All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Top soil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.

E3. For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m^3 per hour using a standard 20 tonne excavator attached with a rock breaker.

E4. Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H.

E5. All excavations shall be inspected by the Engineer and/or the Local Authority before proceeding any further. Inspection and testing shall occur after each lift during filling. Testing (in accordance with Table 8.1 of AS3798.1) shall be arranged by the contractor such that results are available at time of inspection.

E6. Subgrade shall be compacted to achieve 98% standard density ratio for cohesive soil, and 75% density index for cohensionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of witnessing soil deflection from the tyre of a single rear axle truck driven at walking speed with a minimum 8 tonne rear axle load and a tyre pressure of 550 kPa. The allowable deflection of subgrade shall not be more than is just visible to an observer standing still as the test vehicle passes, and no visible movement is allowed for sub-base and base tests. Other vehicles that may be allowed by the Engineer are a 12 tonne static roller with 6 tonne/m load, or 20 tonne plant with 450 kPa tyres and greater than 0.035 m^2 contact area per tyre.

E7. Fill shall be placed in horizontal layers of 200 to 300 mm deep loose measurement, unless testing can demonstrate to the Engineer that compaction is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Maximum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear density testing as directed to achieve 98% standard density ratio. For material 60 mm and courser, in-lieu of density testing a test by deflection to done using spot level difference at representative locations before and after rolling three times with 12 tonne roller, with acceptable differences being less than 2 mm.

E8. Cohesionless (granular) fill to be used unless otherwise approved by the Engineer. Cohesionless (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesionless fill shall be compacted to the requirements of Table 5.1 of AS3798. Cohesive fill shall have a minimum 4 day soaked CBR of 5% and a maximum CBR swell of 1%. Minimum standard density ratios for cohesive material shall be as per Table 5.1 of AS3798. Reactive clay shall have a maximum standard density ratio of 100%. Landscaping zones should be compacted to standard density ratio of 85% unless noted otherwise.

ROADWORKS

R1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.

R2. It is assumed roads accessing the development site are adequate to take the design traffic load during the design life of 40 years.

R3. Pavement depth shall be as shown on the typical cross section but shall be subject to CBR testing of subgrade or proof rolling, with final depth shall be confirmed by the Engineer.

R4. Kerb and channel shall be formed on a minimum of 100mm sub-base (see note R7) which shall extend a minimum 150 mm beyond the back of the kerb.

R5. Subsoil drains shall be formed as shown on the drawings and in accordance with AS/NZS3500.

R7. All radii are to the back of kerb.

R8. The road profile and cross-fall shall be finished to the satisfaction of the Engineer and shall be to line and level indicated on the drawings, free of any local high or low areas which may hold water.

R9. All gravel to comply with the following DIER specifications:

Base course: R40 class A - 19 mm Fine Crushed Rock (FCR)

Sub-base course: Sub-base 1 - 40 mm FCR

R10. Sub-base shall have a minimum modified density ratio of 95% and base to have a minimum modified density ratio of 98%, with nuclear density test results available at proof roll inspection. Tests to be taken at a frequency based on AS3798 (typically the greater of four tests per inspection or one test per 1000 m^3).

R11. Proof roll shall be with a Truck using a single rear axle, tyres at 550 kPa, and the load over rear axle shall be 8 tonnes.

R12. All landscaped areas affected by the works are to be reinstated to match existing. Refer Landscape Architect for specific requirements.

R13. Concrete footpaths and driveways are to be constructed to the Municipal Standard drawings unless noted otherwise.

APPROVALS

1. Prior to construction commencing, the Contractor is responsible for ensuring that a valid building and engineering permit is in place for the work & that the relevant authorities are notified and allowed to inspect at the nominated hold points.
2. Unless nominated otherwise, the following inspection regime is to be adopted:
   - Road formations:
     Inspection of subgrade, subbase and base lifts, kerbing and seal undertaken by S&E;
   - Stormwater:
     Inspection of stormwater infrastructure to be owned by the local council undertaken by the local council;
   - Sewer and water:
     Sewer and water infrastructure to be owned by TasWater inspected and self certified by civil contractor or their subcontractor;
   - As-built services surveys
     Water, sewer, stormwater surveys undertaken by contractor's licensed surveyor (depth of water reticulation recorded prior to backfilling);
   - Installation of other in-ground services
     Power, communications, gas etc. undertaken by the relevant managing authority.
3. A minimum of 24 hours notice is required for S&E to attend the site. Do not rely upon facsimile or email to communicate requests - make contact with our office to confirm attendance.
4. Inspection of road formations may involve proof rolling with a test vehicle. Confirm with S&E and ensure a suitable vehicle is available at the time of inspection.
5. Photographic documentation is not an adequate basis to proceed beyond a hold point unless approved by S&E.

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

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CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: GENERAL NOTES 1

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
N.T.S	A3

S&E REF:	DRAWING:	REVISION:
25329	C002	0

STORMWATER

SW1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.

SW2. All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by-laws and AS/NZS3500.

SW3. Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within Local Authority infrastructure for 20 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to protected future climate change in Tasmania (above the 30-years-to-1983 intensities compared to projected ones in approximately 2080).

SW4. Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type HS2 support.

SW5. Below ground pipework and fittings to be PVC-U SWHD, joints shall be of solvent cement type or flexible joints made with approved rubber rings.

SW6. Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally shaped to drain to grated pits and trenches without ponding (acceptable limit is 3 mm under a 2 m straight edge).

SW7. Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as detailed or as specified by the manufacturer. Grated pits to have 150 mm sumps. Pits and lids to be Class A in non-trafficked areas, and pre-cast concrete Class C elsewhere. Convey trench water into pits/manholes through weep holes on upstream side using 2 m of DN100 ag-drain with filter sock.

SW8. Install all agricultural drains to the requirements of AS/NZS3500 and part 3.1.2. of the BCA.

SW9. All hydraulic connections and tapings to be clear of driveways and trafficked areas.

SW10. Where both stormwater and sewer lines are along rear and side boundaries they shall be located to fit inside a 3.0 m easement unless noted otherwise. A single line shall fit within a 2.0 m easement.

SW11. All manholes to be located clear of future fencelines.

SW12. Property connections to be clear of driveways and clear of future fencelines.

SEWER

S1. All works in accordance with the Sewerage Code of Australia W.S.A. 02-2002-2.3 M.R.W.A. Edition - Version 1 and TasWater's Supplement (Draft 05 issued May 2013).

S2. Property connections to be DN100 PVC-U with a minimum grade of 1 in 60. (Refer above code WSAA SEW-1106). To be located clear of trafficked areas, driveways and fences.

S3. Where both stormwater and sewer lines are along a rear or side boundary they shall be located in an easement that wholly contains both services. Refer TasWaters Supplement Clause 4.2.5. and Clause 4.4.5.2 for clearances to other services.

S4. All manholes to be located clear of future fence lines with end of lines to be 1.2 m past the boundary for any future extension. Refer Clause 4.3.6.

WATER

W1. All works in accordance with the Water Supply Code of Australia W.S.A. 03-2011-3.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013)

W2. Single house connections to be DN25 HDPE class 16 to TasWater's standard drawing TW-SD-W-20 series with meter, backflow device and box to each lot. Located 500 mm inside boundary and 500 mm from edge of driveway on middle side of lot.

W3. All water mains to be tested and witnessed by the relevant water corporation inspector to static pressure plus 50% prior to backfilling.

W4. All hydraulic connections and taping to be clear of driveways and trafficked areas.

W5. For minimum cover over pipes refer to Clause 7.4.2 of the above Supplement.

W6. All trenches under trafficked areas to be back filled with approved compacted FCR including future driveway extensions.

W7. Flushing of mains to be carried out in accordance with the manufacturer's recommendations.

W8. Electromagnetic tracker tape to be placed in all water main trenches above the pipe.

W9. Taping and takeoffs to be separated by at least 1000 mm.

W10. Water mains to be bedded on 80 mm approved 7 mm clean metal.

W11. Concrete anchor blocks to be provided at all sudden changes of direction, both vertically and horizontally at tees and end of lines. Refer to above code drawings MRWA-W-205B and MRWA-W-205C.

W12. Road crossings:

DN100 PVC-U conduits for all HDPE.

DICL with PE wrapping sleeve as per City West Water approved products catalogue.

W13. For valve and hydrant surface box markings refer to Clause 8.10.3 of the above Supplement. Hydrant road markings to comply with the Institute of Municipal Engineering Australia Tasmania Division document titled Fire Hydrant Guidelines - refer section 8. All valves and hydrants to be resilient seated powder coated class 16 and all components to be DN100.

RETAINING WALLS

RW1. Retaining walls shall be constructed in accordance with AS4678-2002.

RW2. Backfill to walls shall be an approved granular material (clay shall not be used). A 300mm wide free draining drainage layer shall be provided behind the wall.

RW3. Provide a suitable waterproofing system to the rear of the wall, unless confirmed otherwise.

RW4. The wall shall be drained with 100mm slotted PVC pipe installed at 1% fall (minimum) and be connected to the stormwater disposal system (or weepholes installed at the base where appropriate).

RW5. The Contractor shall maintain excavated batters at a stable slope and provide shoring to steeper excavations until construction and backfilling of the wall is complete.

RW6. Retaining walls that rely on other structural elements for stability shall be provided with temporary support until after these elements have been constructed.

RW7. The Contractor shall allow a suitable curing period prior to backfilling. Backfilling shall be performed in a controlled manner which will not impose excessive stress on the wall.

CONCRETE

C1. All workmanship and materials shall be in accordance with AS3600.

C2. Concrete grades (UNO on drawings) :

ELEMENT	Grade
General	N25
Footings	N20
Blinding	N15
Pavement	N25

C3. Concrete shall not be poured when the site temperatures are below 5°C.

C4. Concrete shall be cured by continuous wetting (water spray, ponding or irrigated hessian) or application of an impermeable membrane (secured plastic or curing compound) for an appropriate period of time (not less than 3 days). In hot dry and windy weather spray the surface with aliphatic alcohol while concrete is plastic, water cure for at least 24 hours then cover with impermeable membrane (or continue to water cure) for a further 2 days.

C5. Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer. Sawn joints shall be cut one third of the way through a slab, through the top mesh for 100 mm slabs and in thicker slabs the mesh shall be placed to avoid being cut. Unless noted elsewhere, sawn joints shall be at 6 m centres at points of changes in geometry and construction joints at 24 m, with jointed areas to have a plan aspect ratio no slenderer than 1:2.

C6. Cover to reinforcement shall be 40 mm for slabs and 50 mm for footings.

C7. Reinforcement shall be deformed, 500 MPa yield strength, normal (N) ductility in accordance with AS/NZS4671 for bars and low (L) ductility for mesh.

C8. Formwork shall be designed and constructed in accordance with AS3610, and is the responsibility of the contractor.

C9. All steel items to be cast into the concrete surface shall be hot dip galvanised.

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

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SHEET: GENERAL NOTES 2
PROJECT NAME: NEW DRIVEWAY
ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE: N.T.S
SIZE: A3
S&E REF: 25329
DRAWING: C003
REVISION: 0

CONSTRUCTION RISK ASSESSMENT

THIS CONSTRUCTION RISK ASSESSMENT IS TO HIGHLIGHT TO THE BUILDER, SUB CONTRACTORS AND SUB CONSULTANTS THE MAIN RICK FACTORS IN UNDERTAKING THE CONSTRUCTION OF THE WORKS TO WHICH THESE NOTES FORM PART OF THE WORKING DRAWINGS.

THIS ASSESSMENT IN NOT EXHAUSTIVE AND THE BUILDER IS TO UNDERTAKE THEIR OWN SIMILAR ASSESSMENT AND MAINTAIN APPROPRIATE RISK MANAGEMENT ACTIVITIES FOR THE DURATION OF THE CONSTRUCTION PERIOD.

IT IS THE BUILDER RESPONSIBILITY TO ENSURE ALL PERSONNEL THAT ENTER THE CONSTRUCTION SITE ARE BRIEFED ON THE SPECIFIC SAFETY HAZARDS AND RISKS ASSOCIATED WITH THE DAILY ACTIVITIES.

WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT WORK AND WORK AND HEALTH SAFETY REQUIREMENTS.

THIS SITE SPECIFIC RISK ASSESSMENT ASSIGNS A RISK RATING ACCORDING TO THE FOLLOWING MATRIX. THIS ASSIGNS THE MAIN CONSTRUCTION TASK A LIKELIHOOD (L), SEVERITY (S) AND RESULTING RISK RATING (R).

S&E HAS TO THE BEST OF THEIR ABILITY, UNDERTAKEN TO IDENTIFY POTENTIAL CONSTRUCTION HAZARDS AND MINIMIZE THE RISK POTENTIAL TO THOSE INVOLVED WITH THE CONSTRUCTION OF THESE WORKS.

			Severity (S)					
			H	Fatality, major injury causing long term disability	M	Injury or illness causing short term disability	L	Other injury or illness
Likelihood (L)	H	Certain or near certain	3		3		2	
	M	Reasonably likely	3		2		1	
	L	Very seldom	2		1		1	

Risk Rating (R)

3	High risk	Action required by contractor to mitigate or eliminate risk.
2	Medium risk	Action required by contractor to reduce risk.
1	Low risk	No direct action required by the contractor.

Hazard risk register and design safety response			Before control					After control			
Category	Hazard (factor/event)	Consequence Description	Likelihood	Consequence	Uncontrolled Risk Rating	Control Measure	Control type	Likelihood	Consequence	Controlled Risk Rating	Drawing number(s)
DEMOLITION (prior to construction)											
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Administration	Rare	Extreme	M	
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace	Engineering	Rare	Extreme	M	
	Contamination / Hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Extreme	M	
	Erosion	Uncontrolled erosion pollutes stormwater systems and/or watercourses downstream	Likely	Minor	M	Install erosion protection and follow Stormwater Management Plan (SWMP)	Engineering	Rare	Minor	L	
Existing Services	Stormwater services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Minor	L	
	Sewer services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Minor	L	
	Water supply	Damage to existing service and injury to worker and/or undermining of adjacent structure	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Extremely Rare	Extreme	L	
	Electrical services	Electrocution and serious injury/fatality	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Extremely Rare	Extreme	L	
CONSTRUCTION											
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Administration	Rare	Extreme	M	
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace	Engineering	Rare	Extreme	M	
	Contamination/hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Extreme	M	
	Construction loading	Construction loads (due to traffic, back propping etc.) on structures exceed design load allowances, collapse, serious injury and/or fatality	Unlikely	Extreme	H	Limit construction loads to the documented design loads. Engage a Temporary Works Engineer to provide specific advice where higher construction loads are required.	Administration	Rare	Extreme	M	
	Manual handling of heavy materials & equipment	Major injury	Possible	Major	H	Make sure to use proper lifting techniques, Use appropriate lifting equipment and adhere to recognised safe work procedures.	Administration	Rare	Major	L	
	Use of vibrating equipment (rock breaker, vibrating roller etc.) adjacent to existing buildings/infrastructure	Damage to neighbouring property, possible minor injury	Possible	Major	H	Dilapidation survey prior to work starting, use appropriate sized plant and monitor neighbouring property	Administration	Rare	Major	L	
	Construction in confined spaces	Entrapment, suffocation leading to serious injury and/or fatality	Possible	Extreme	H	Entry to confined spaces by permit only and by trained personnel. Work in accordance with Safe Work Australia Code of Practice: Confined Spaces	Administration	Extremely Rare	Extreme	L	
	Construction traffic	Uncontrolled site traffic entering and leaving site causes serious injury/fatality	Unlikely	Extreme	H	Develop and implement site specific traffic management plan and direct traffic on site	Administration	Rare	Extreme	M	
	Working in remote or extreme environment	unreliable or infrequent access to essential services and supplies in the event of an	Unlikely	Extreme	H	Develop and implement site specific disaster plan, including communication and transport plans	Administration	Extremely Rare	Extreme	L	
Excavation	Extreme weather/natural disaster	high winds, earthquake, bushfire etc. makes site unsafe. Serious injury/fatality	Unlikely	Extreme	H	Prepare site and monitor weather, and secure site and evacuate in a timely manner as required	Administration	Extremely Rare	Extreme	L	
	Deep excavations (>1.5m deep)	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage a Temporary Works Engineer to provide specific shoring advice.	Engineering	Extremely Rare	Extreme	L	
	Shallow excavations (<1.5m deep)	Collapse of excavation, serious injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work.	Administration	Extremely Rare	Moderate	L	
	Steep slopes	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage Geotechnical Engineer &/or Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Extreme	L	
In-ground concrete	High level spread footings	Fall, injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars	Administration	Rare	Moderate	L	
	Bored, cast insitu piles/piers	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Pour concrete as soon as practical after excavation	Administration	Extremely Rare	Extreme	L	
	Lift overrun shafts	Fall leading to serious injury and/or fatality	Possible	Major	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars or other potential impalement hazards.	Administration	Extremely Rare	Major	L	
Retaining walls	Temporary support until slabs are poured	Collapse leading to serious injury and/or fatality	Almost Certain	Extreme	E	Do not backfill wall prior to completion of supporting structure and adequate curing time. Engage Temporary Works Engineer to provide specific advice if early backfilling required.	Engineering	Extremely Rare	Extreme	L	
	Temporary support whilst backfilling	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Do not back fill until concrete footing and grout fill to wall have reached 28 day strength. Alternatively engage a Temporary Works Engineer to provide specific advice.	Engineering	Extremely Rare	Extreme	L	
	Installation of tanking, drainage etc. behind wall	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Install without accessing rear of wall. Alternatively engage a Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Extreme	L	
Precast concrete	Transport, handling and erection of precast elements	Collapse leading to serious injury and/or fatality	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific	Engineering	Extremely Rare	Catastrophic	M	
	Temporary support of precast elements	Collapse leading to serious injury and/or fatality	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Catastrophic	M	
Suspended concrete	Formwork support	Collapse leading to serious injury and/or fatality	Possible	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M	
	Back propping	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M	
	Live edges	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Protect live edges and/or install temporary floors. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Isolation	Extremely Rare	Extreme	L	
	Openings in formwork	Fall leading to serious injury and/or fatality	Likely	Extreme	E	Protect live edges and/or install temporary floors Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Isolation	Extremely Rare	Extreme	L	
Framing	Transport, handling and erection of steel/timber framing	Collapse of structure or fall from height, leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Temporary Works Engineer to provide specific advice. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Engineering	Extremely Rare	Extreme	L	
OPERATION (in service)											
Performance	Services/infrastructure is fit for purpose and safe to use	Loss of amenity	Unlikely	Major	M	Services/infrastructure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Extreme	L	
	Structure is fit for purpose and safe to use	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Structure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Catastrophic	M	
Modifications	Alterations and additions affecting structure	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Structural Engineer to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L	
	Alterations affecting civil or hydraulic services	Impaired functionality, reduced safety leading to serious injury and/or fatality	Possible	Extreme	H	Engage a specialist (civil, hydraulic, traffic engineer) to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L	
Post disaster functions	Natural disaster (earthquake, flood, bushfire etc.)	Building is not operational during or after a natural disaster and cannot deliver essential services	Possible	Catastrophic	E	Design building to relevant Australian Standards, NCC and consult with building operator for specific requirements which exceed these standards.	Engineering	Extremely Rare	Catastrophic	M	

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

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CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: SAFETY IN DESIGN

PROJECT NAME: NEW DRIVEWAY

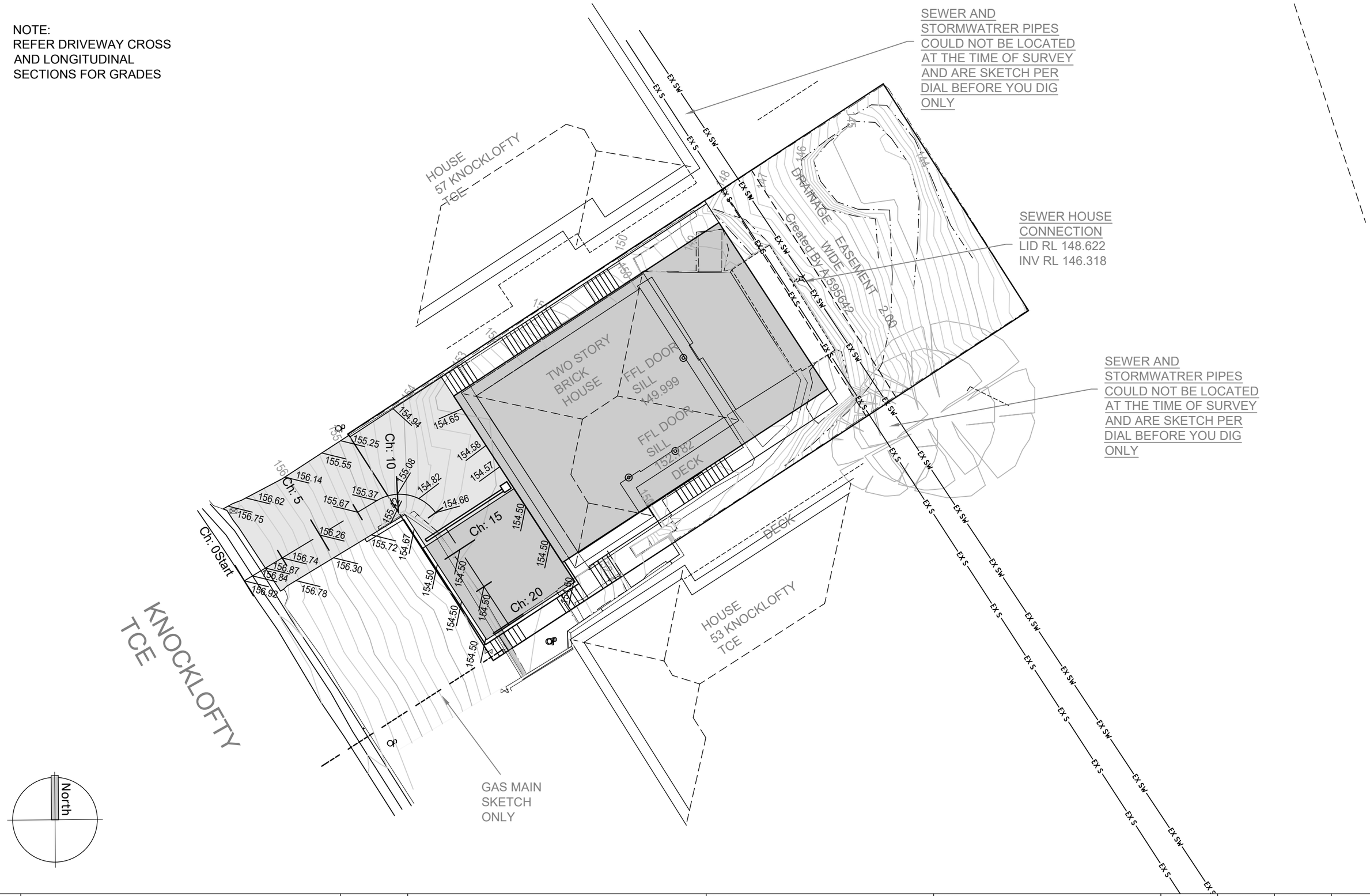
ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
N.T.S	A3

S&E REF:	DRAWING:	REVISION:
25329	C004	0

NOTE:
REFER DRIVEWAY CROSS
AND LONGITUDINAL
SECTIONS FOR GRADES



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

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CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: LEVELS & GRADES

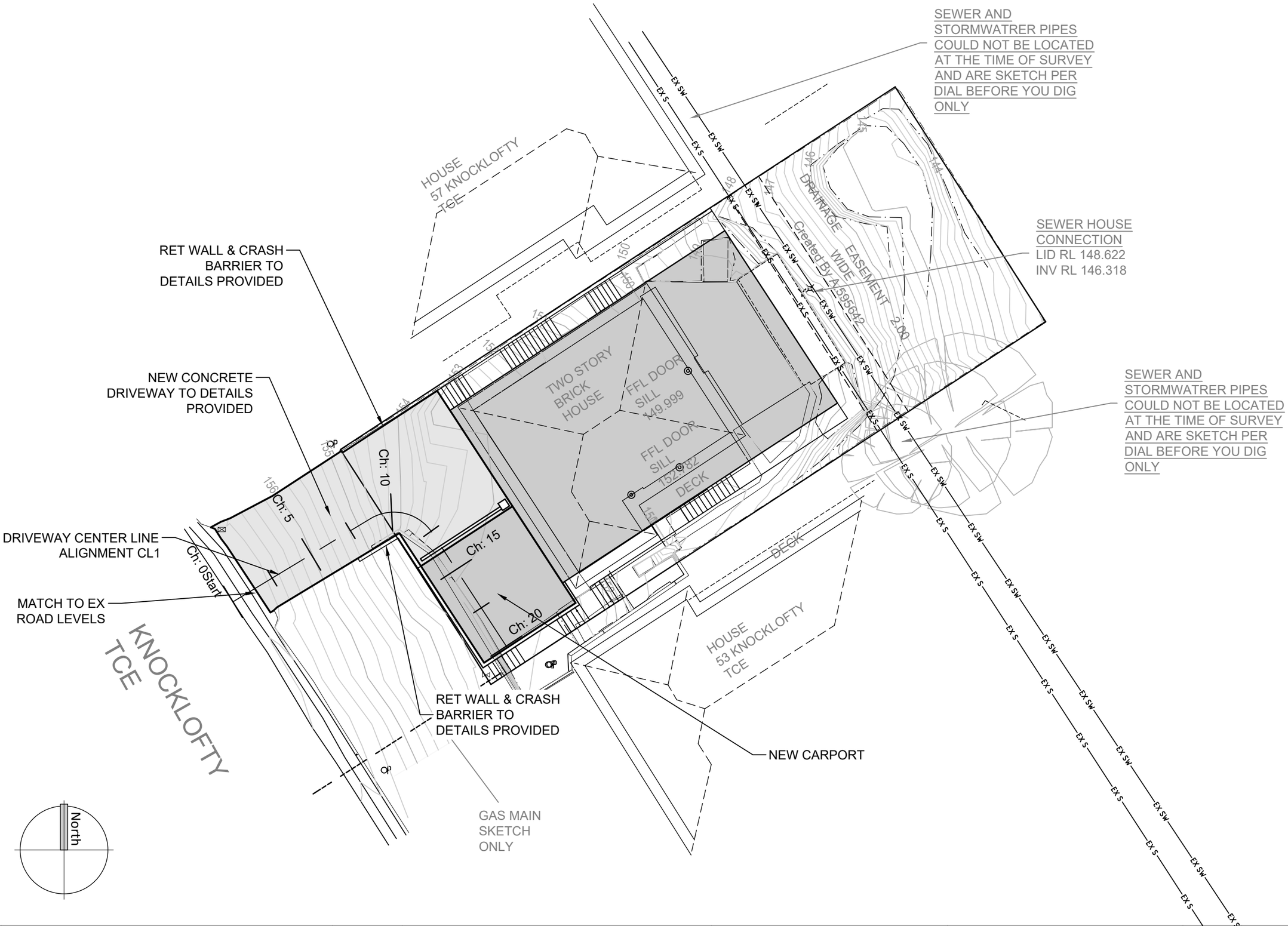
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
1:200	A3

S&E REF:	DRAWING:	REVISION:
25329	C101	0



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
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Leigh 0400 024 463
Noe 0416 074 935
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CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: SITEWORKS DETAILS & NOTES

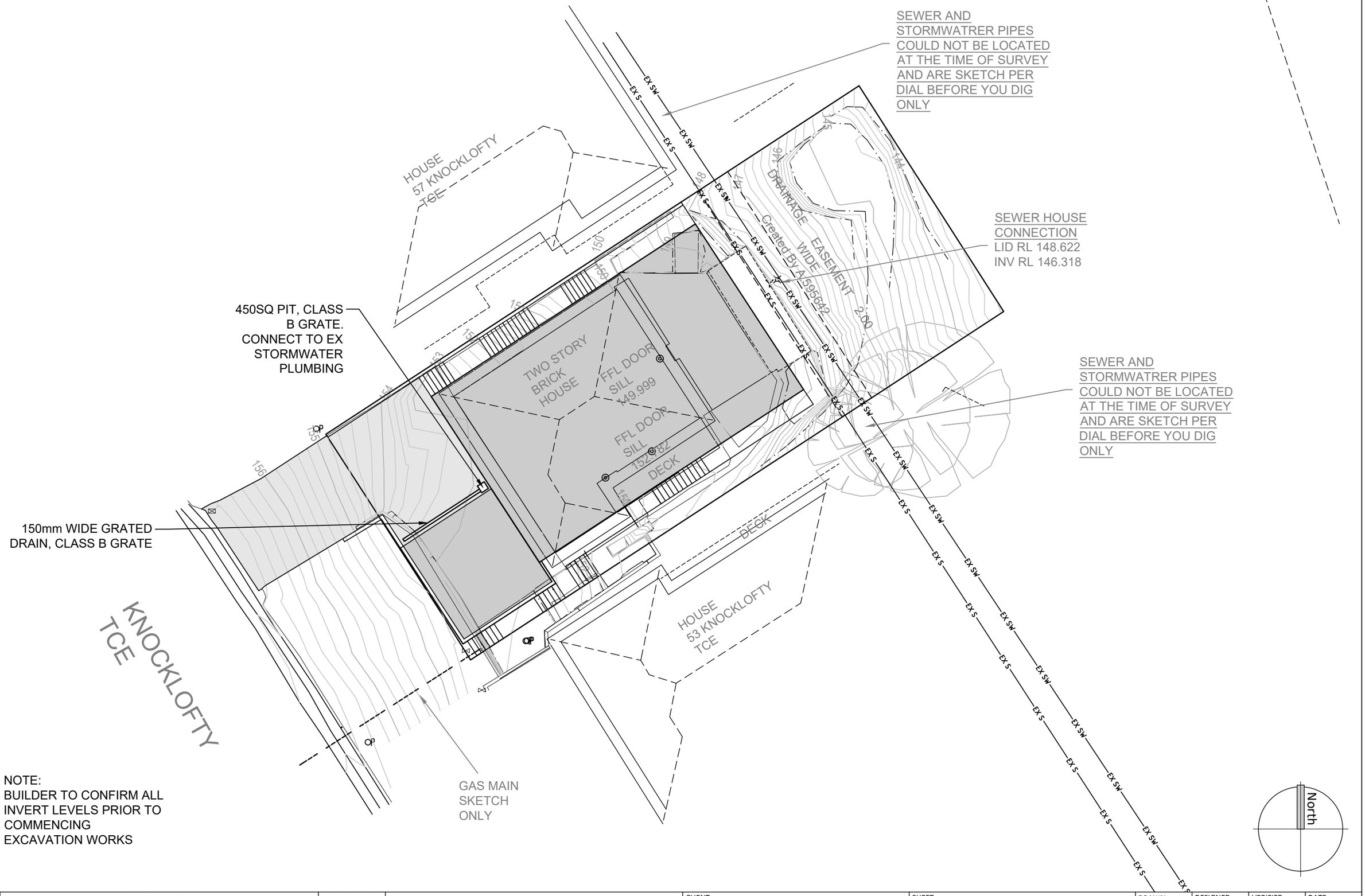
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
1:200	A3

S&E REF:	DRAWING:	REVISION:
25329	C102	0



NOTE:
BUILDER TO CONFIRM ALL INVERT LEVELS PRIOR TO COMMENCING EXCAVATION WORKS

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: SERVICES PLAN

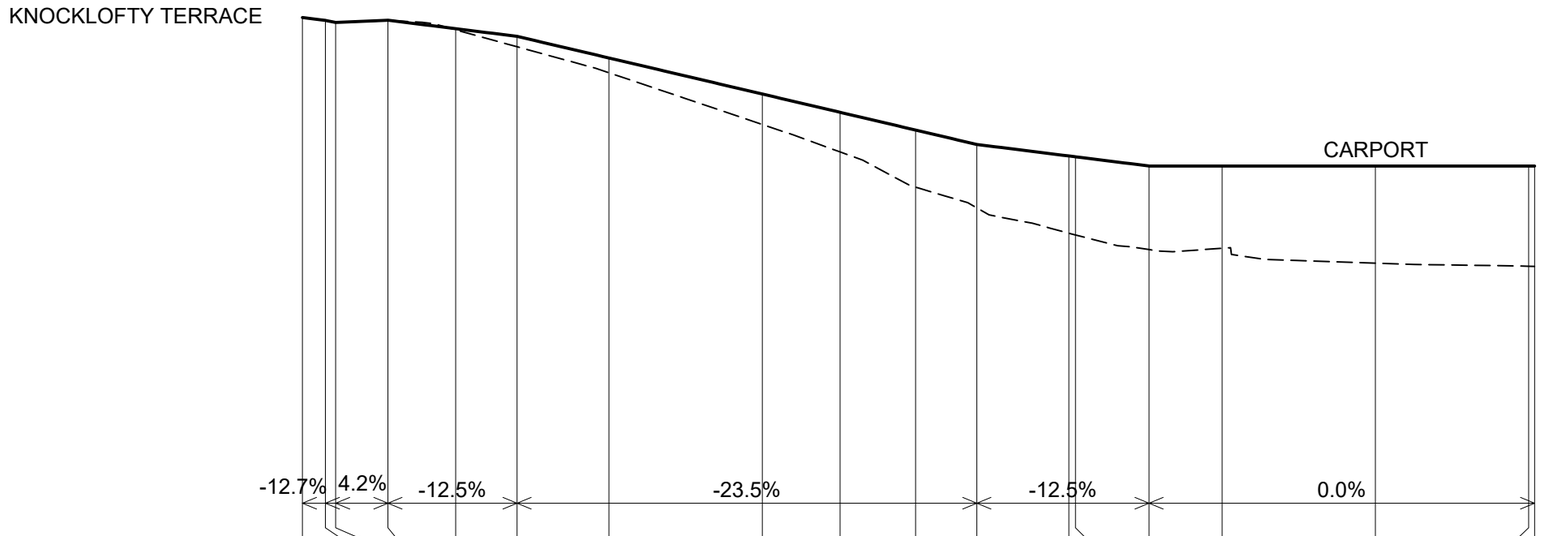
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
1:200	A3

S&E REF:	DRAWING:	REVISION:
25329	C103	0



R.L. 148.000																		
DESIGN SURFACE	156.918	156.870	156.838	156.874	156.736	156.611	156.258	155.671	155.373	155.083	154.848	154.661	154.647	154.497	154.497	154.497	154.497	154.497
EXISTING SURFACE — — — —	**156.92**	**156.87**	156.84	**156.87**	156.72	156.44	156.02	155.17	**154.73**	154.15	153.81	153.40	**153.37**	153.13	153.16	152.91	152.86	**152.86**
CHAINAGE	0.000	0.375	0.543	1.395	2.500	3.500	5.000	7.500	8.768	10.000	11.000	12.500	12.608	13.808	15.000	17.500	20.000	20.096

LONGITUDINAL SECTION - CL1

SCALES: HORIZONTAL 1:100 VERTICAL 1:100

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: LONGITUDINAL SECTION CL1

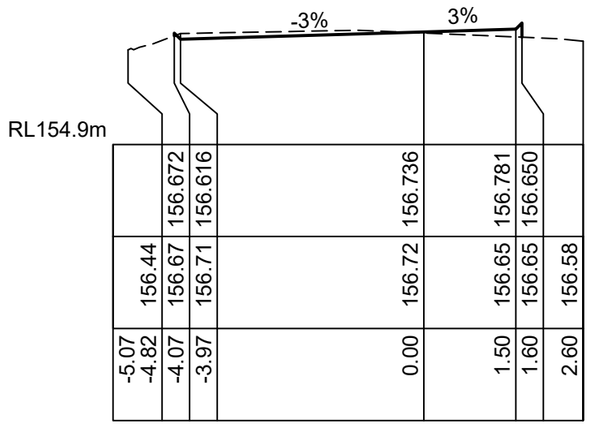
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
25329	C104	0



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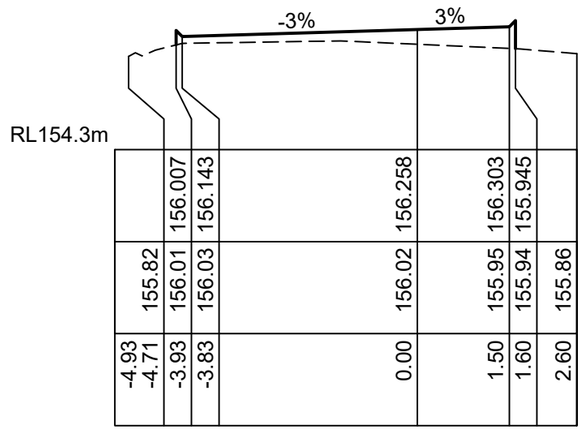

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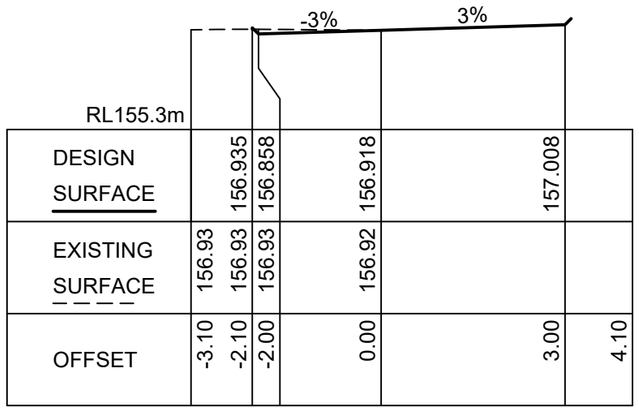

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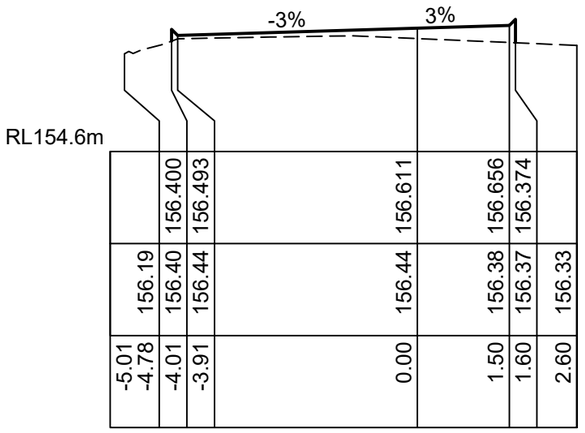

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REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: CROSS SECTIONS PLAN 1

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
1:100	A3

S&E REF:	DRAWING:	REVISION:
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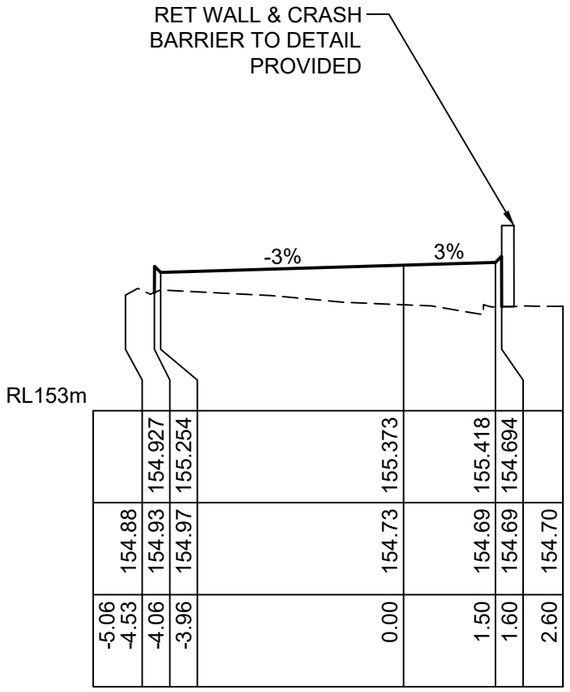
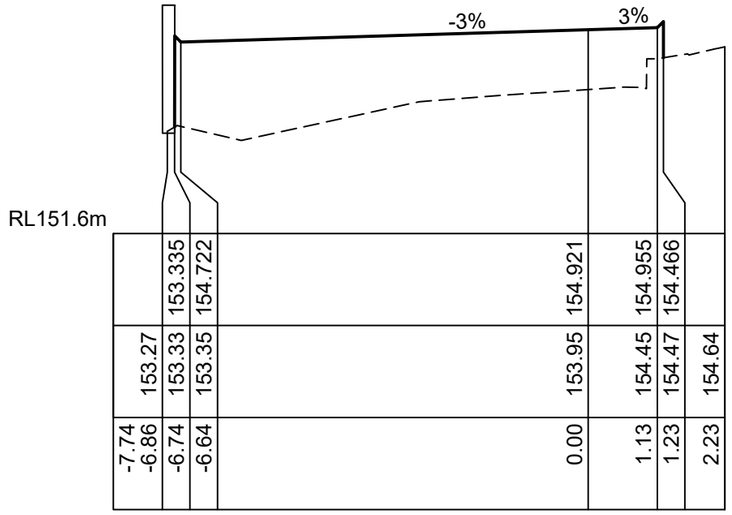


Ch 8.77 m



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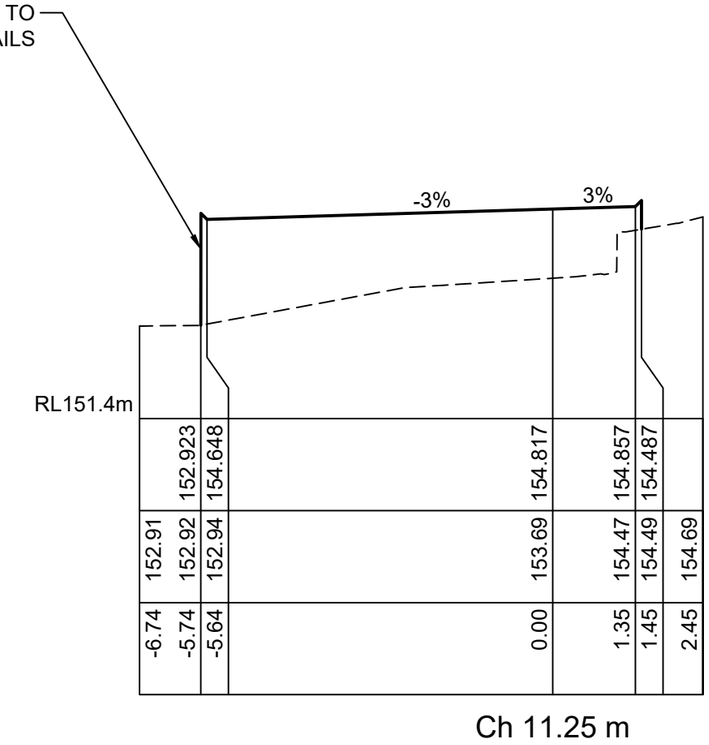

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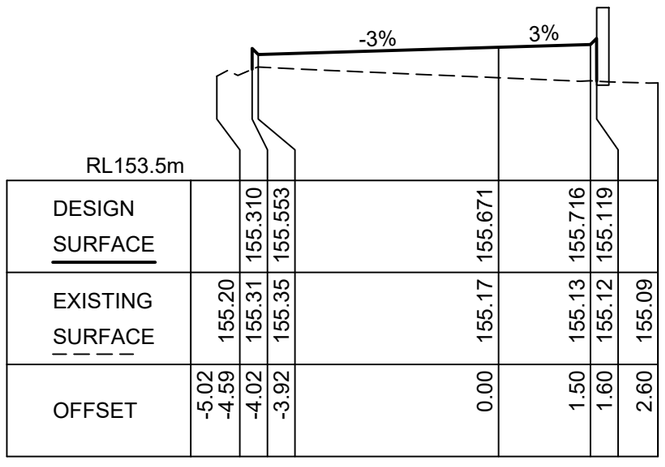

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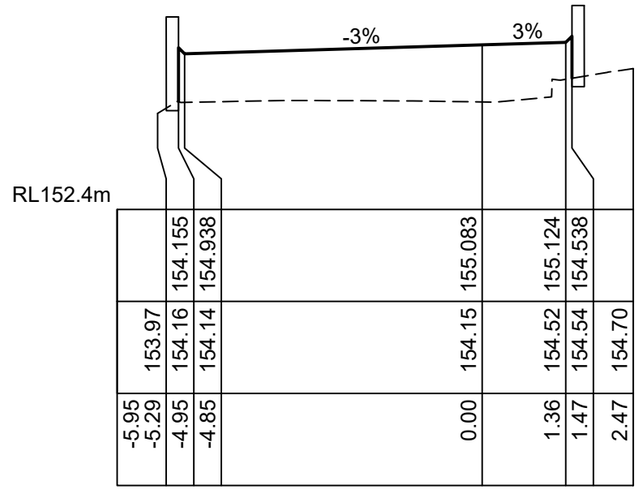

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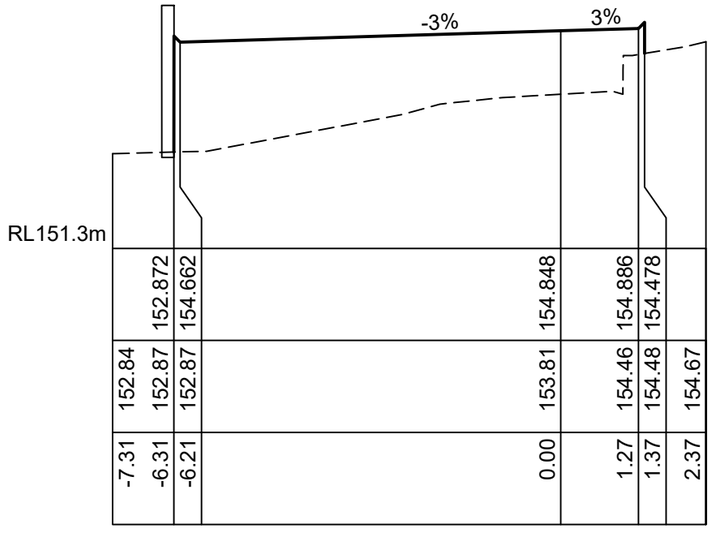


Ch 11.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: CROSS SECTIONS PLAN 2

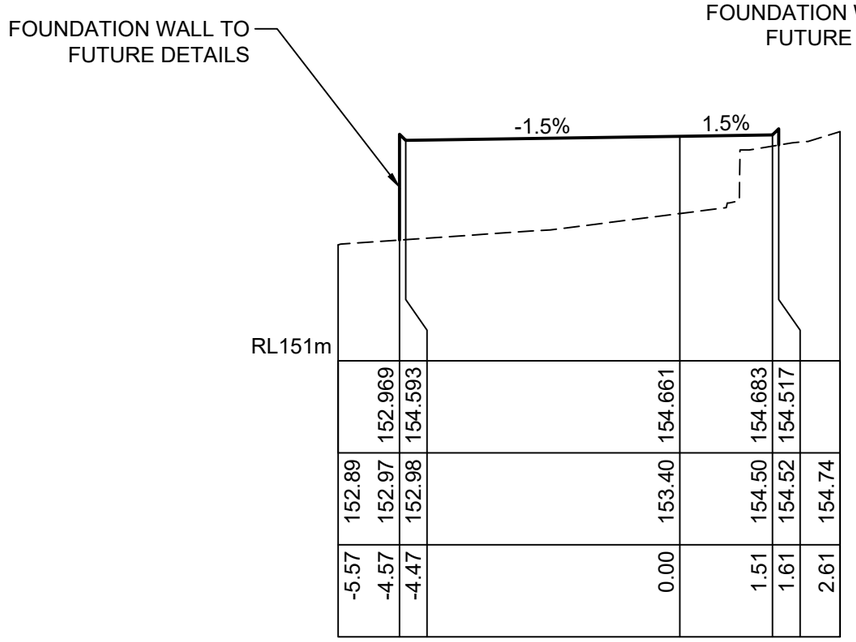
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE: 1:100 | SIZE: A3

S&E REF: 25329 | DRAWING: C106 | REVISION: 0



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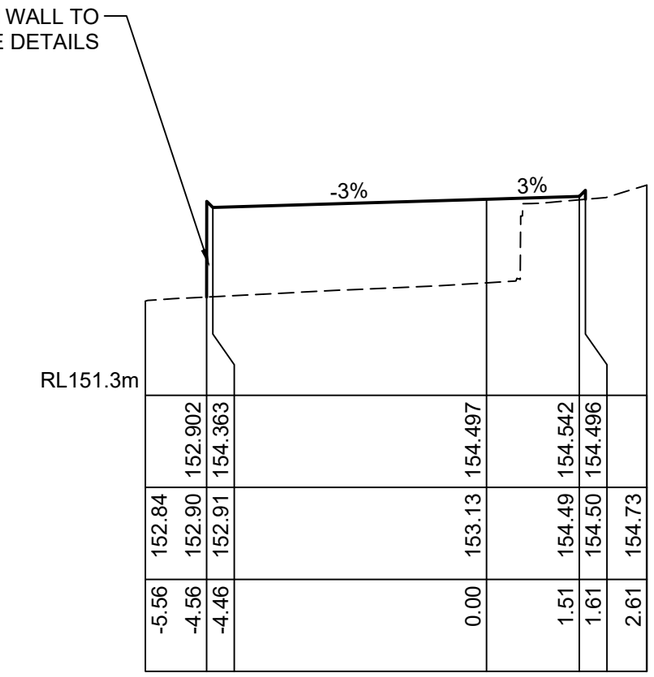

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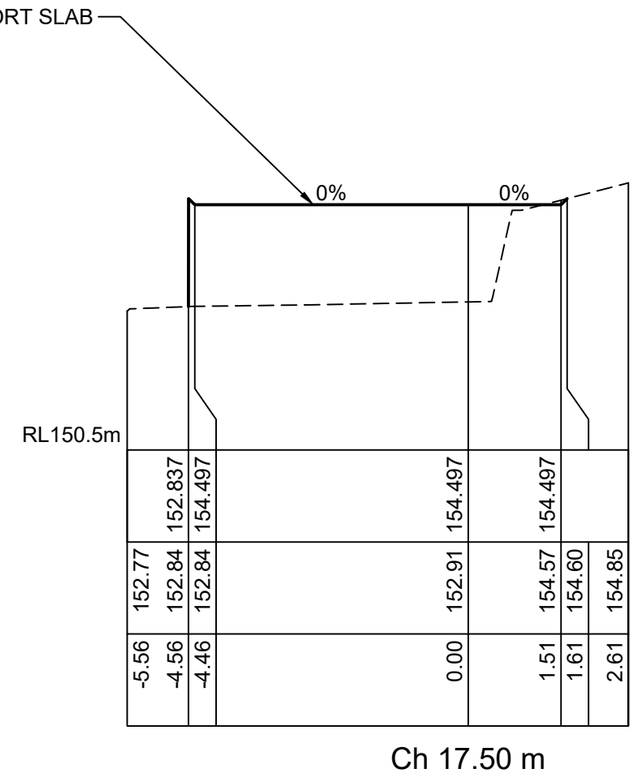

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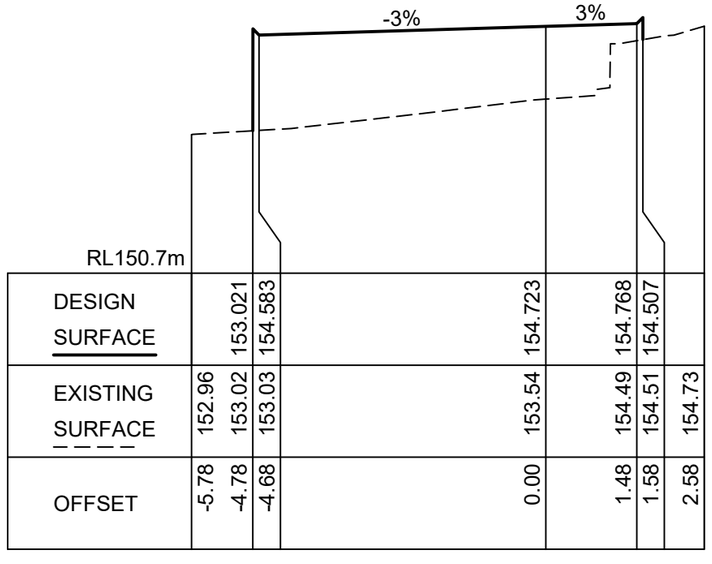

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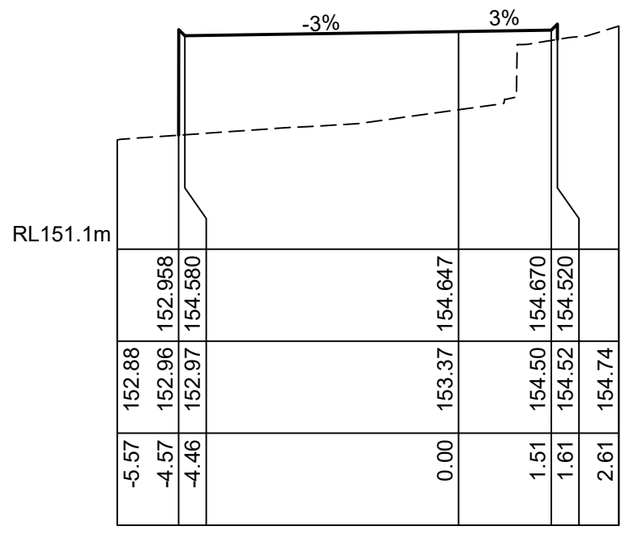

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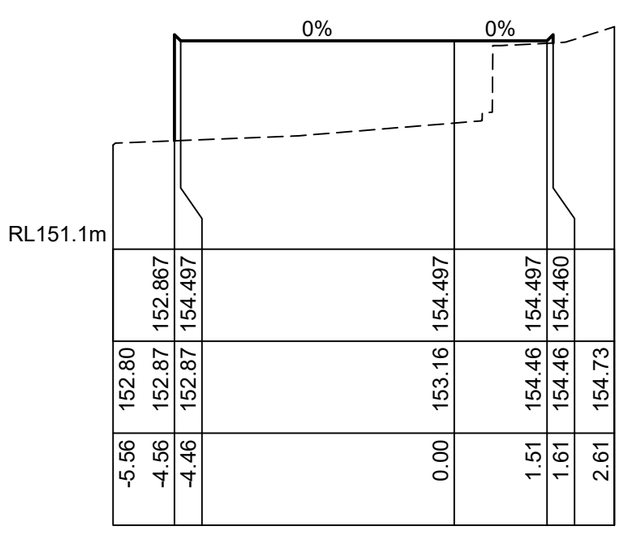


Ch 15.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: CROSS SECTIONS PLAN 3

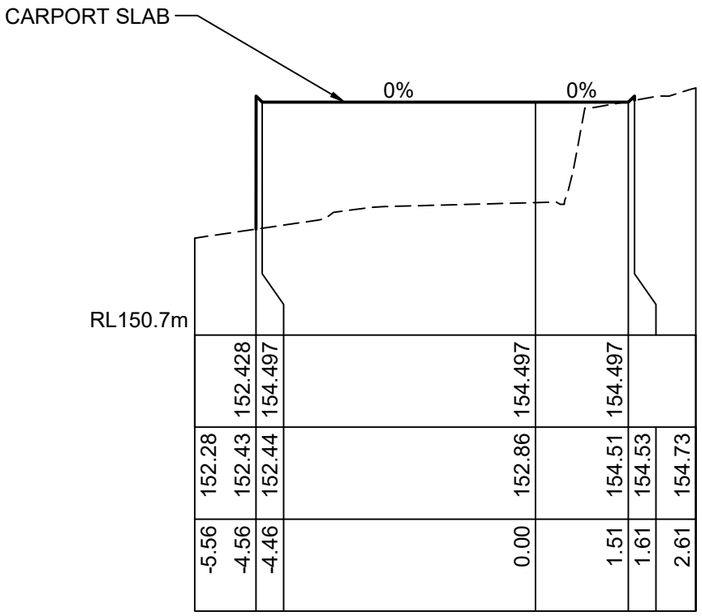
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
1:100	A3

S&E REF:	DRAWING:	REVISION:
25329	C107	0



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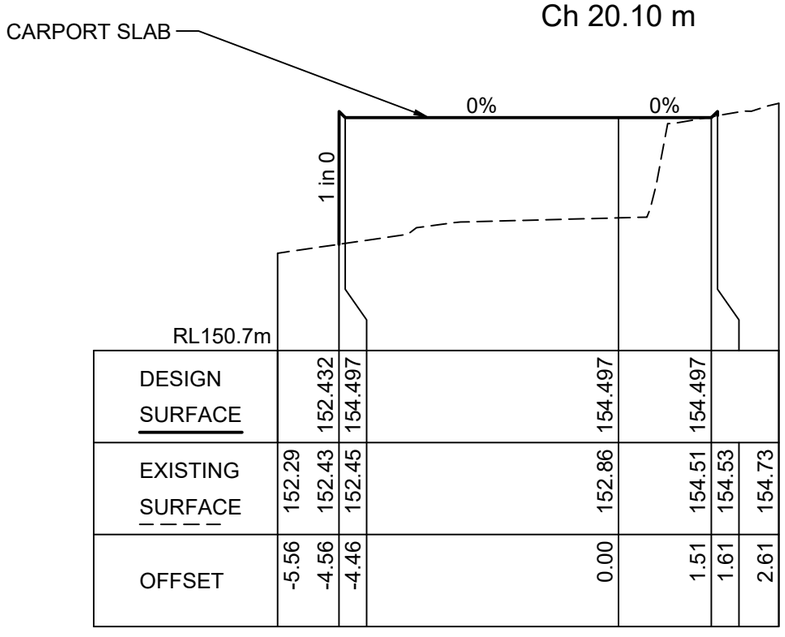

Ch 20.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: CROSS SECTIONS PLAN 4

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
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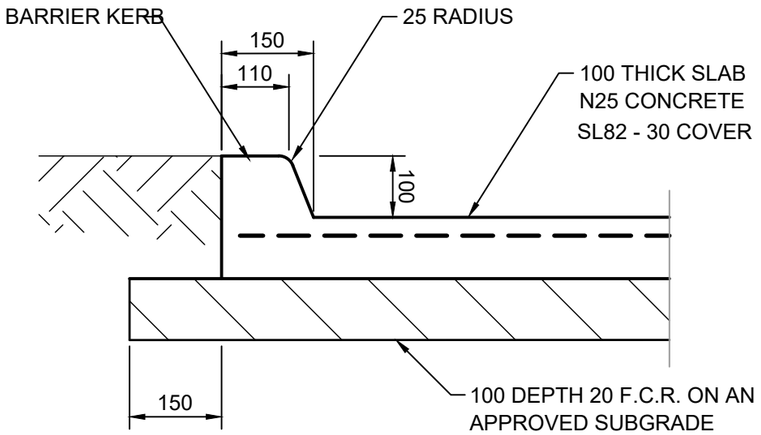
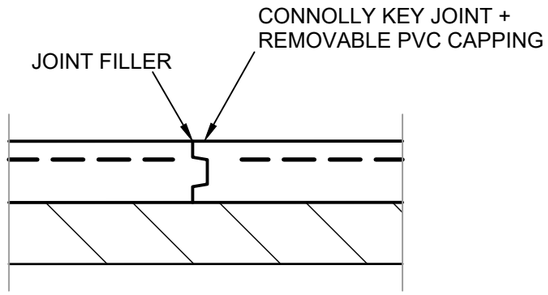
S&E REF:	DRAWING:	REVISION:
25329	C108	0



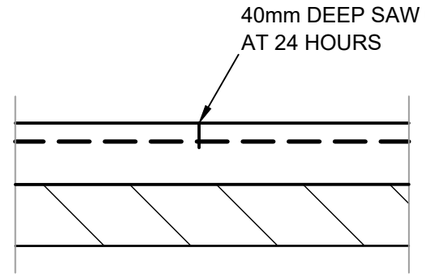
TYPICAL CONCRETE PAVEMENT

NTS



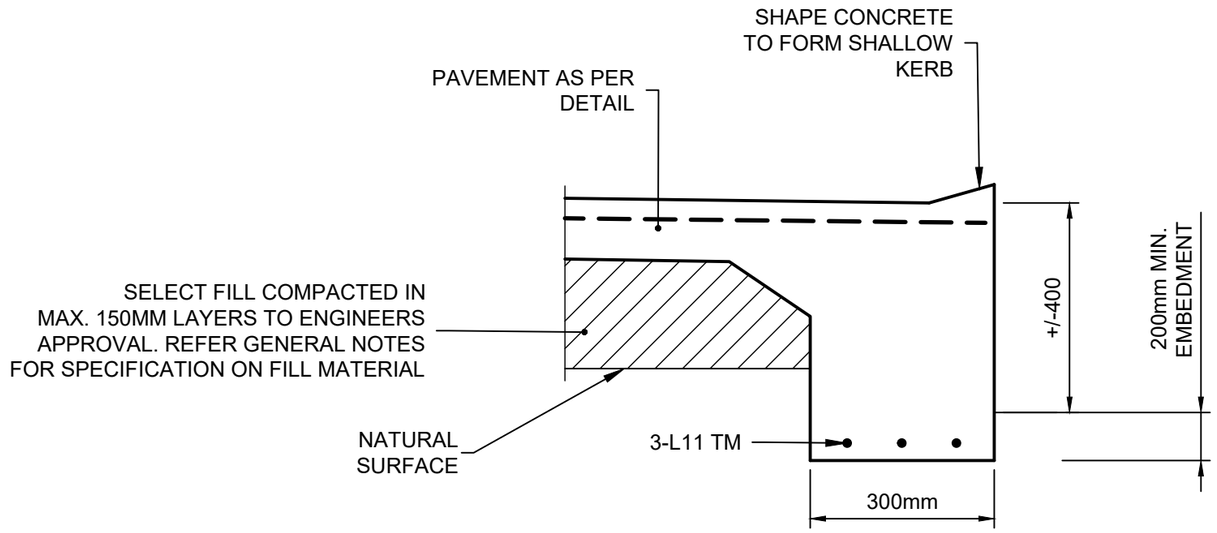
CONTROL JOINT 'c'

NTS
NOTE: 24m CENTRES



SAWN JOINT 's'

NTS
NOTE: 6m CENTRES



TYPICAL CONCRETE PAVEMENT EDGE BEAM

SCALE 1:10

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
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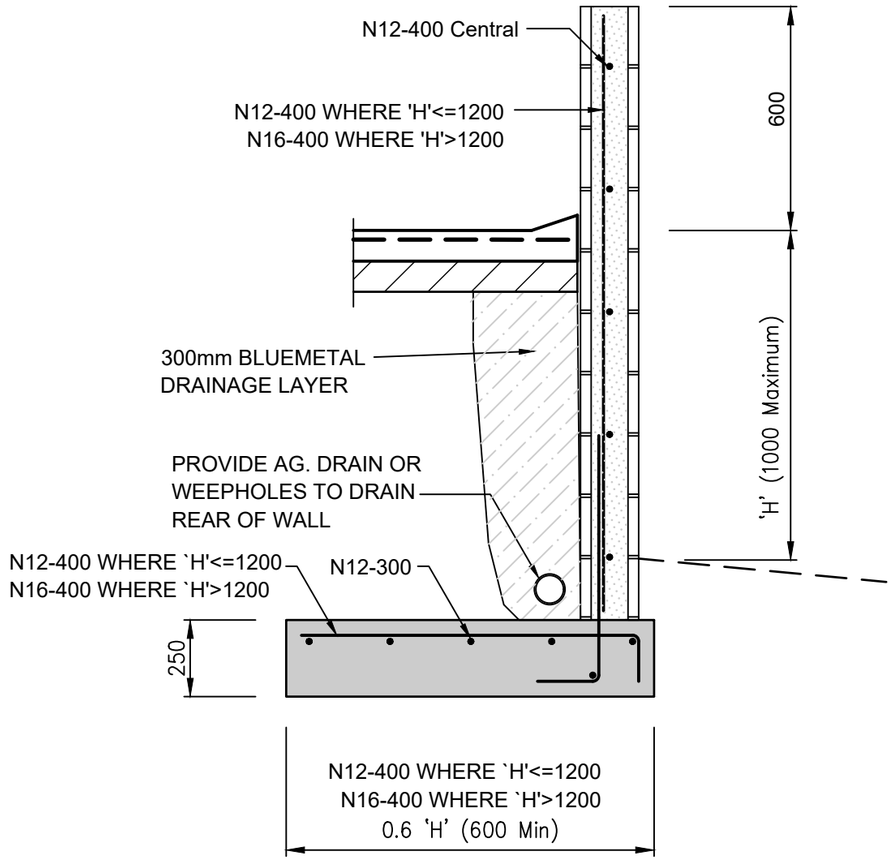
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: SAUNDERS
ADDRESS: 55 KNOCKLOFTY TERRACE, WEST HOBART
SHEET: DETAILS PLAN 1
PROJECT NAME: NEW DRIVEWAY
ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
25329	C109	0



RET WALL & CRASH BARRIER DETAIL

NTS

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE
WEST HOBART

SHEET: DETAILS PLAN 2

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
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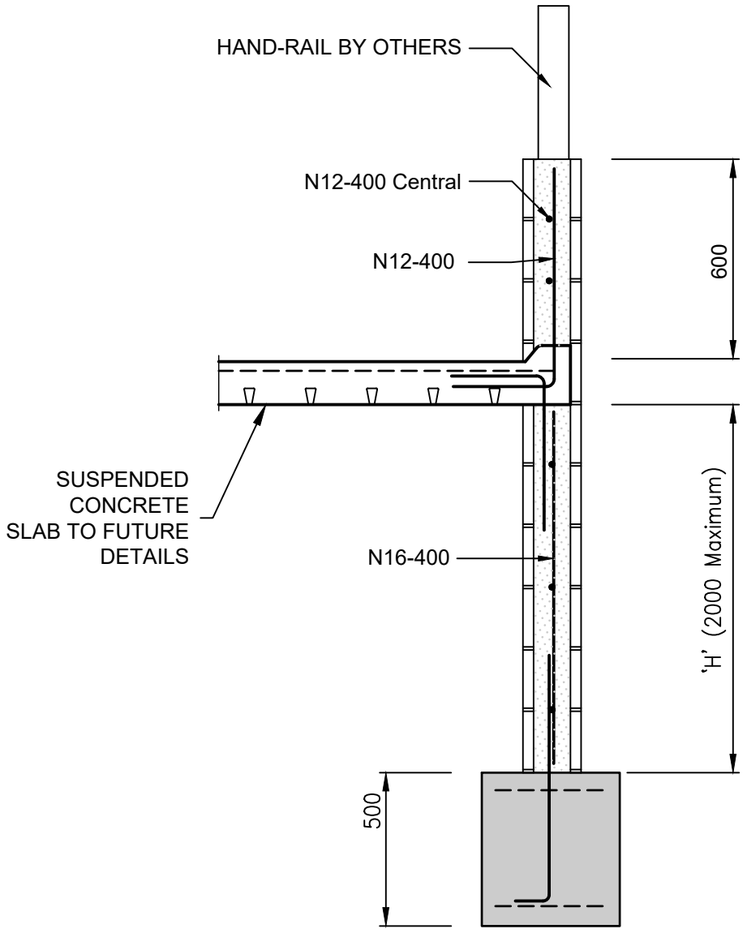

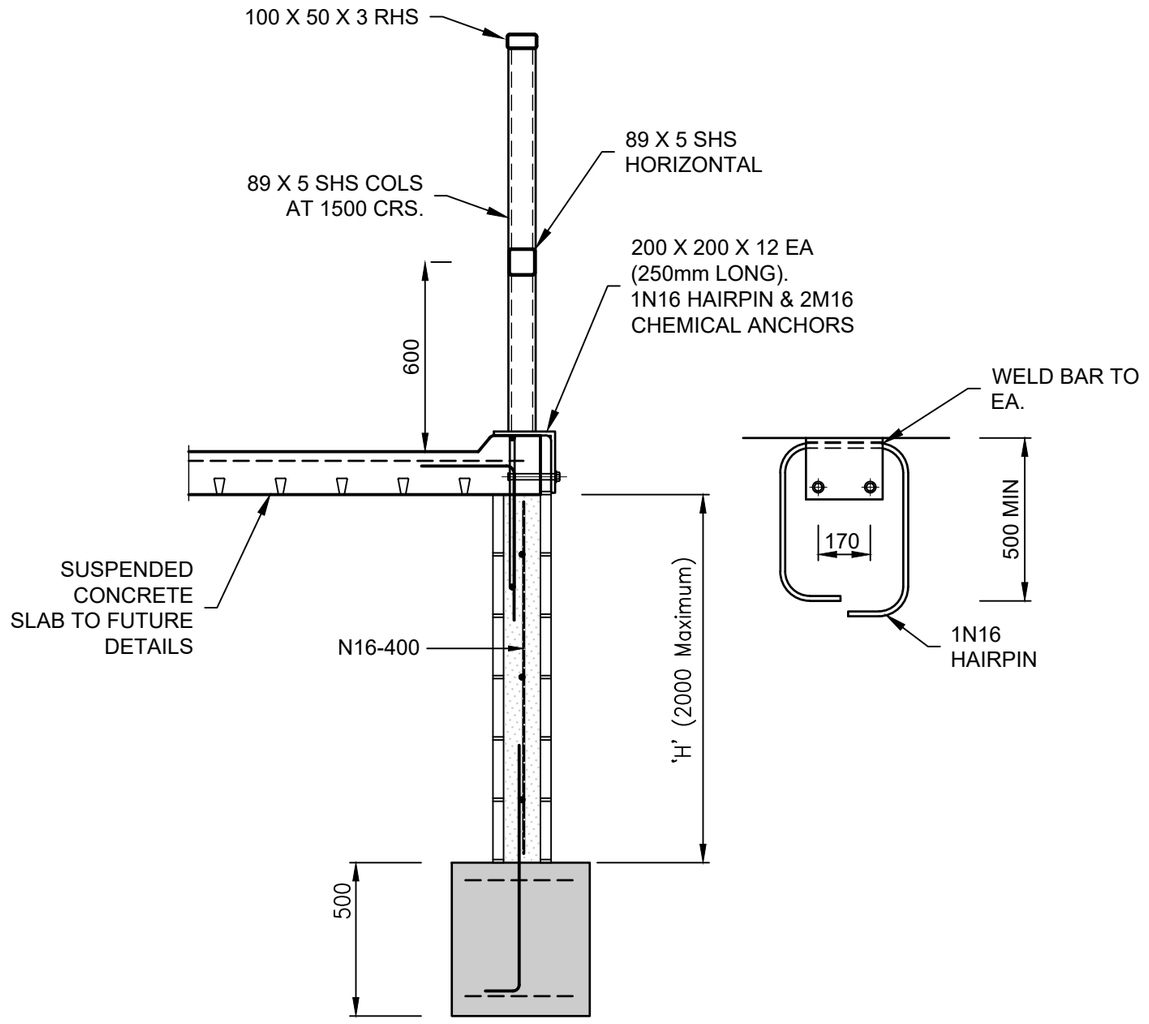

FOUNDATION WALL & CRASH BARRIER ALTERNATIVES

1:20

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	24/0925

Saltmarsh & Escobar Consulting Engineers
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Leigh 0400 024 463
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CLIENT: SAUNDERS

ADDRESS: 55 KNOCKLOFTY TERRACE WEST HOBART

SHEET: DETAILS PLAN 3

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	24/09/25

SCALE:	SIZE:
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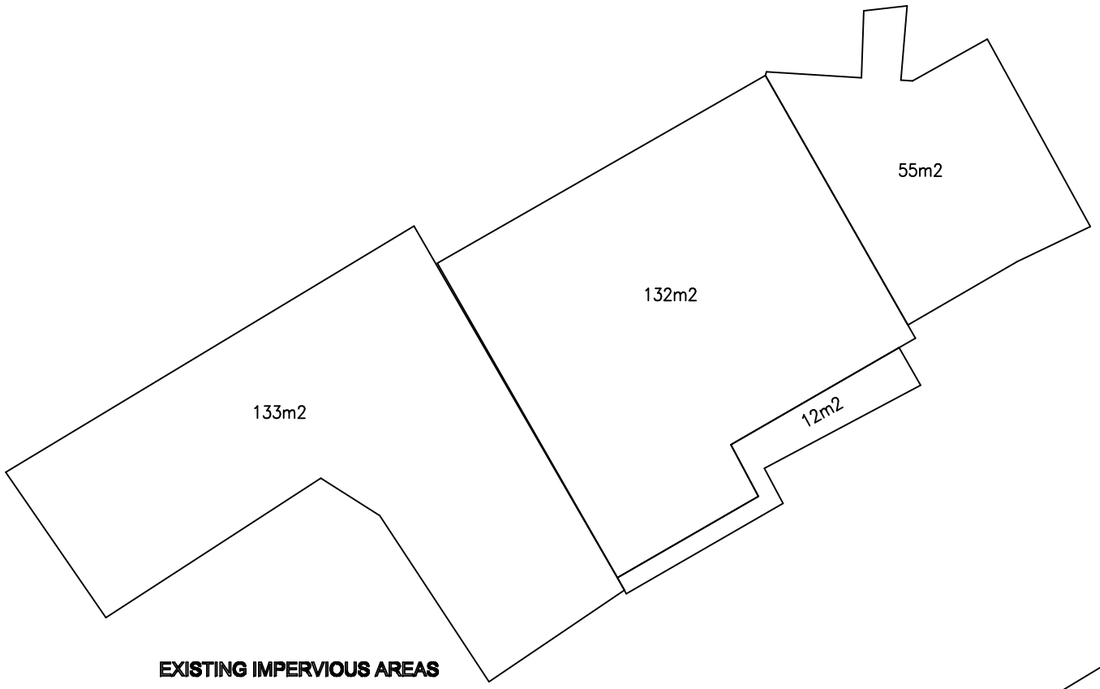
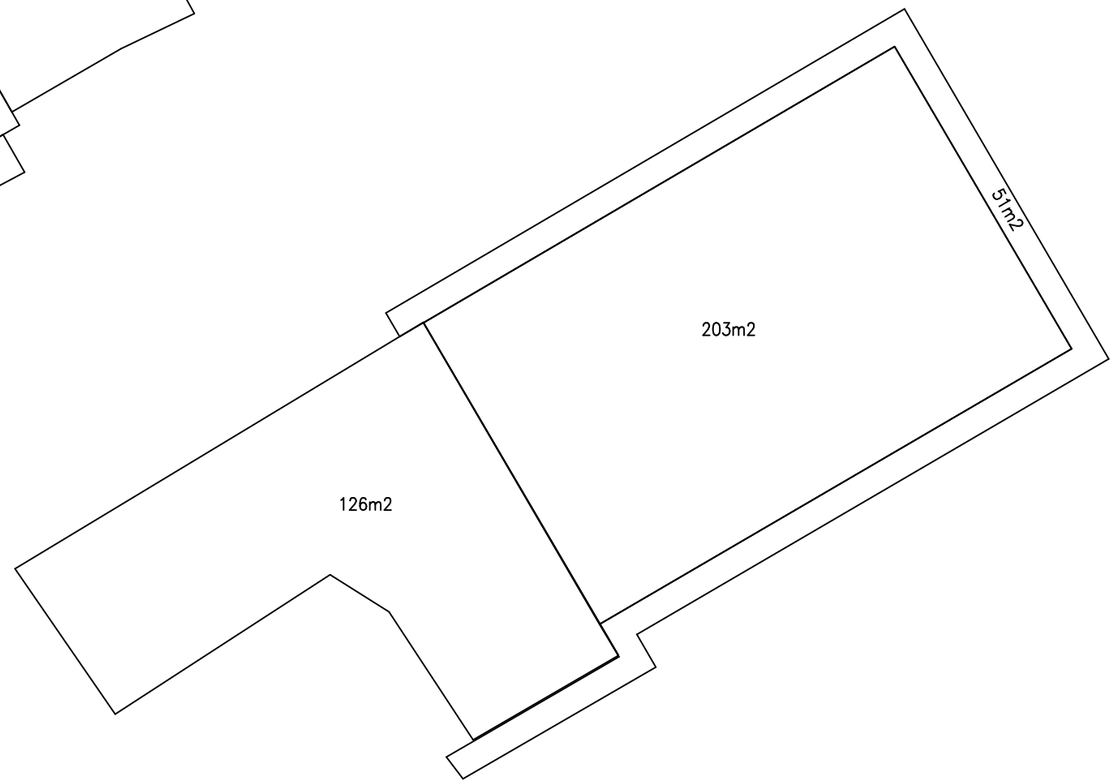


EXISTING IMPERVIOUS AREAS

TOTAL 332m2



IMPERVIOUS AREAS.. PROPOSED DEVELOPMENT

TOTAL 380m2

TOTAL EXISTING: 332m2

TOTAL AFTER DEVELOPMENT: 380m2

IMPERVIOUS AREA INCREASE 48m2

P I C O N DESIGNS
Phone 62251333
Mobile 0409 611133
ipicone@bigpond.net.au
Accreditation number CC1120S

bdaa
Building Designers Association of Australia

NOT FOR CONSTRUCTION.. DEVELOPMENT APPLICATION ONLY

MANSFIELD BUILDERS
COMPLIANCE NUMBER CC 412S

PROPOSED FAMILY RESIDENCE
55 KNOCKLOFTY TERRACE
WEST HOBART

client..
J. and C. SAUNDERS

IMPERVIOUS SURFACE AREAS

drawing no.
MB024-11-005

SHEET No. ATTACHMENT A
DRAWN IJP CHECK
DATE NOV. 2025

AMENDMENTS
DATE

SCALE: 1:200@A3

SITE NORTH

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DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS
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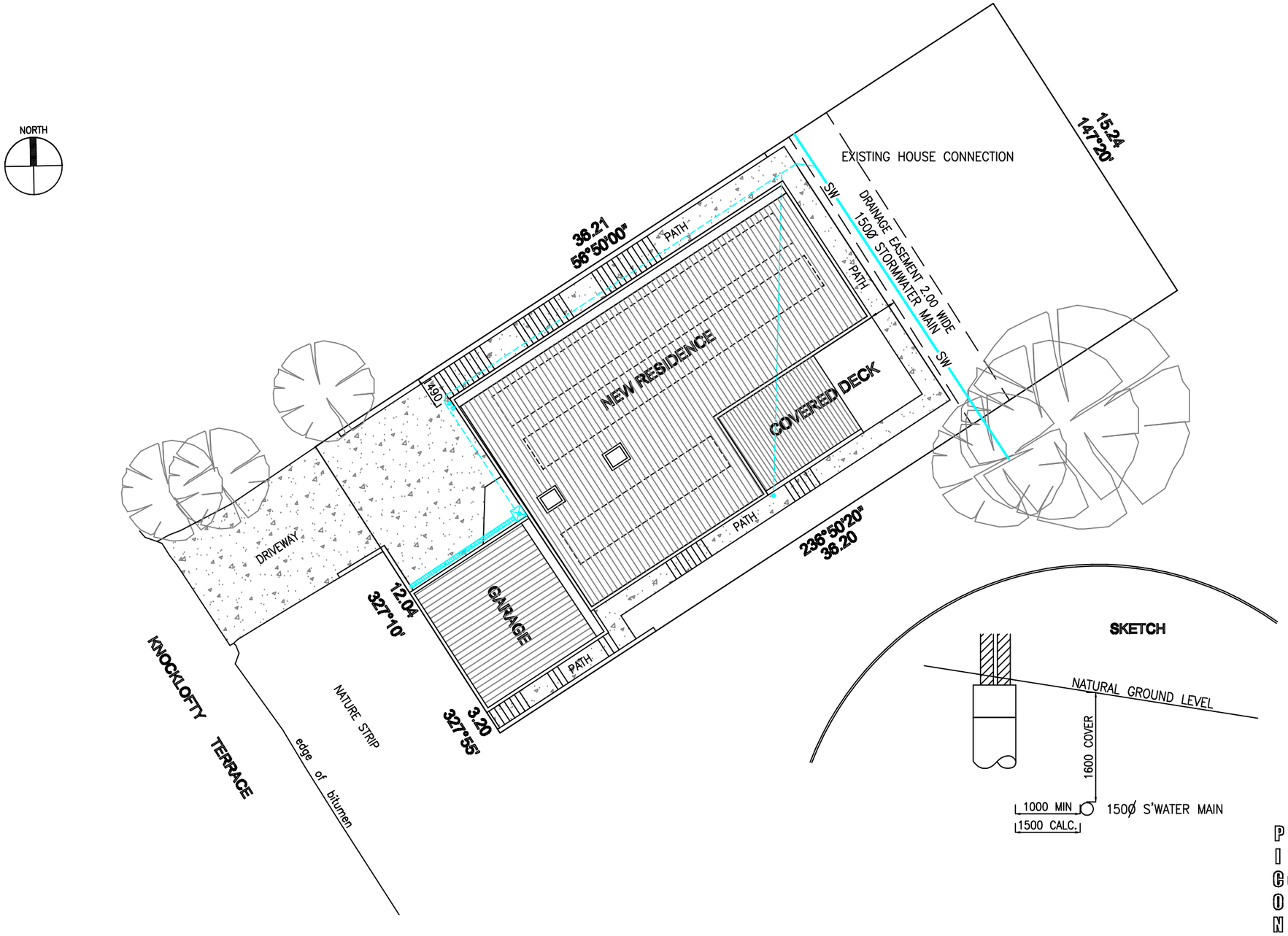
122 MORNINGTON ROAD
MORNINGTON 7018
Ph. 03 62 445520
mansbuild@bigpond.com.au



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Accreditation number CC1120S

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MANSFIELD BUILDERS
COMPLIANCE NUMBER CC 412S

PROPOSED FAMILY RESIDENCE
55 KNOCKLOFTY TERRACE
WEST HOBART

client..
J. and C. SAUNDERS

STORMWATER CONNECTIONS

drawing no.
MB024-11-005

SHEET No. ATTACHMENT B
DRAWN IJP CHECK
DATE NOV. 2025

AMENDMENTS
DATE

SCALE: 1:200@A3

SITE NORTH

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