



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058584

PROPOSAL: Additional Carpark (Business & Professional Services)
& Lot Consolidation

LOCATION: 30 Raminea Road, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30/03/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 30/03/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Carpark works**

Location: **30 Raminea Rd**

Personal Information Removed



Is the property on the Tasmanian Heritage Register? Yes No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Corporate Offices**

Does the proposal involve land administered or owned by the Crown or Council? Yes No

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.



- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 79038	FOLIO 3
EDITION 2	DATE OF ISSUE 23-Sep-1999

SEARCH DATE : 11-Jan-2024

SEARCH TIME : 08.25 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Diagram 79038 (formerly being 331-2D)

Derivation : Part of 2560 Acres originally granted to Thomas
George Gregson and duly surrendered as appears by Transfer No.
B117143

Prior CT 2058/67

SCHEDULE 1

THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A62153 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 79038	FOLIO 4
EDITION 2	DATE OF ISSUE 19-Jul-1999

SEARCH DATE : 11-Jan-2024

SEARCH TIME : 08.26 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 4 on Diagram 79038 (formerly being 331-2D)

Derivation : Part of 2560 Acres Gtd. to Thomas George Gregson
and duly surrendered as appears by Transfer No. B81279

Prior CT 3364/52

SCHEDULE 1

THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: Right of Drainage [appurtenant to Lot 2 on
D79038] over the Drainage Easement on D79038

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 200387	FOLIO 1
EDITION 2	DATE OF ISSUE 23-Sep-1999

SEARCH DATE : 11-Jan-2024

SEARCH TIME : 08.23 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan 200387

Derivation : Part of 2560A-0R-0P Grant to T.G.Gregson

Prior CT 2066/55

SCHEDULE 1

A212376 Transfer to THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 79038	FOLIO 7
EDITION 1	DATE OF ISSUE 27-June-1995

SEARCH DATE : 16-Feb-2026

SEARCH TIME : 11.16 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 7 on Diagram [79038](#) (formerly being 331-2D)

Derivation : Part of 2,560 Acres Gtd. to T.G. Gregson

Prior CT [3123/81](#)

SCHEDULE 1

105508 & [A73831](#) MARGUERITE STONE and ROSE LETITIA STONE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 150630	FOLIO 1
EDITION 1	DATE OF ISSUE 23-Aug-2010

SEARCH DATE : 16-Feb-2026

SEARCH TIME : 10.51 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan 150630

Derivation : Part of 2560Acs Gt to T.G.Gregson Part of 970Acs
Gt to E.P.Wilson & Ors.

Prior CT 208560/1

SCHEDULE 1

C931890 TRANSFER to THE CROWN Registered 23-Aug-2010 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C931890 BURDENING EASEMENT: a drainage and pipeline easement
in favour of the Clarence City Council over the
Drainage and Pipeline Easement 4.00 wide shown
passing through the said land described (Subject to
provisions)

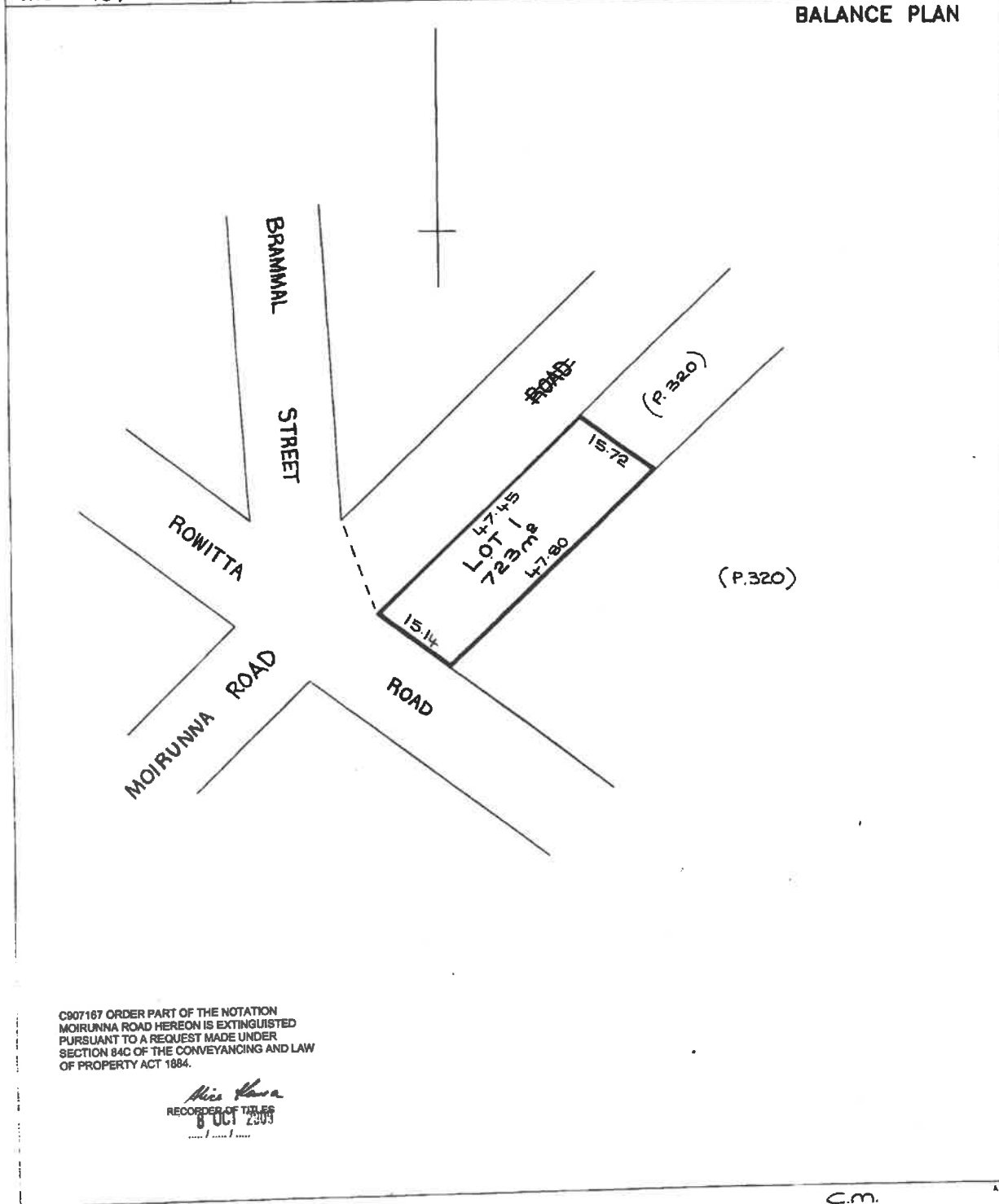
C931889 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
23-Aug-2010 at 12.01 pm

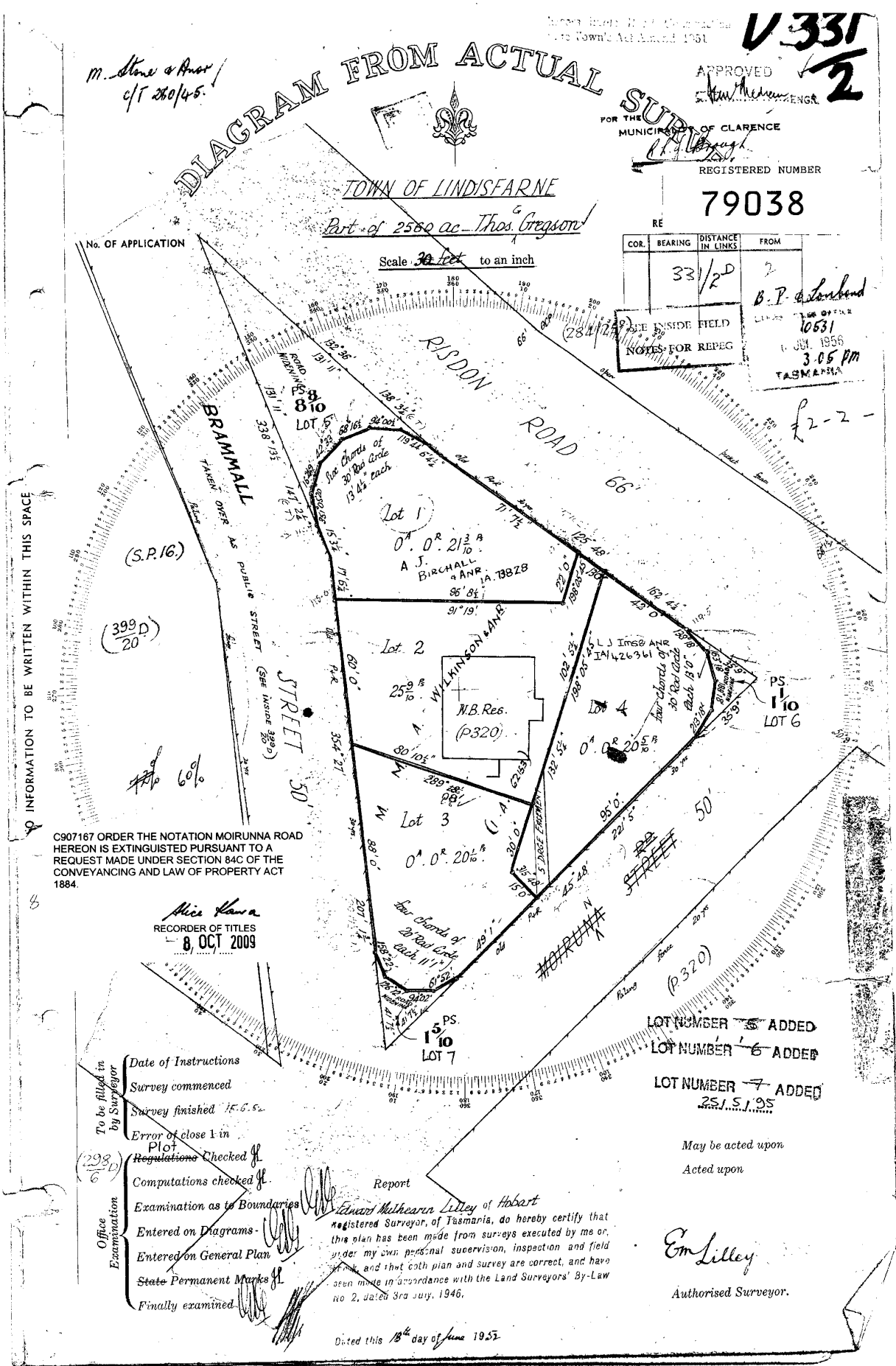
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOLIO REFERENCE CT 2066/55 GRANTEE	PLAN OF TITLE		Registered Number P. 200387
	LOCATION CITY OF CLARENCE	FIRST SURVEY PLAN No. P.320	APPROVED 11 JUN 1996
	COMPILED BY L.T.O	SCALE 1: 600 LENGTHS IN METRES	<i>Michael Dean</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No 14-18439	LAST PLAN No. P.320	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN





Department for Education, Children and Young People

FACILITY SERVICES

Letitia House, Olinda Grove, Mt Nelson TAS 7007
GPO Box 169, Hobart, TAS 7001 Australia
P (03) 6165 6321



20 February 2025

General Manager
City of Clarence
PO Box 96
ROSNY TAS 7018

To whom it may concern

Section 52 (1B) of the *Land Use Planning and Approvals Act 1993* requires an 'owner's declaration' to be completed to enable a Development Application to be considered by Council.

The Minister administering the Education Act 2016 has delegated this responsibility to me.

Accordingly, my written permission for the extension and repair of the Carpark at Learning Services situated at 30 Raminea Road, Lindisfarne by Aldanmark Consulting Engineers is hereby given.

I also hereby provide my written consent for Mr Nathan Morey to act as agent in relation to all required permit applications for the proposed redevelopment, including the attached Application for Development form.

Yours sincerely

A handwritten signature in black ink, appearing to read "Todd Williams", written over a horizontal line.

Todd Williams
Director
Facility Services

Minister for Education
Minister for Disability Services
Minister for Women and the Prevention of Family Violence
Deputy Leader in the Legislative Council



Level 9, 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Phone: +61 3 6165 9420
Email: jo.palmer@dpac.tas.gov.au

I, **Jo Palmer MLC**, being and as the Minister for Education, acting pursuant to s 52(1F) of the *Land Use Planning and Approvals Act 1993* ('the Act'), hereby delegate the functions and powers in s 52(1B) of the Act, insofar as the functions and powers relate to land administered by the Minister administering the enactments referred to in Part 9 of the *Administrative Arrangements Order 2024*, to the persons holding or performing the duties of the following offices in the Department for Education, Children and Young People:

- Director, Facility Services (position number 971277); and
- Deputy Director, Infrastructure Delivery (position number 978755).

This delegation shall continue in force until revoked by me in writing or terminated under s 23AA(5A)(b) of the *Acts Interpretation Act 1931*.

A handwritten signature in black ink, appearing to read "Jo Palmer".

Dated this 23 day of December 2024

Hon Jo Palmer MLC

Minister for Education

NOTES:

This plan and associated digital model is prepared for Aldanmark Consulting Engineers from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

LEGEND

- Stop Valve
- Stormwater Manhole
- Grated Pit
- Telstra/NBN Pit
- Power Pole
- Reference Mark
- Property Boundary
- Fence
- SW Main
- Easement
- Bitumen
- Concrete
- Photo Location



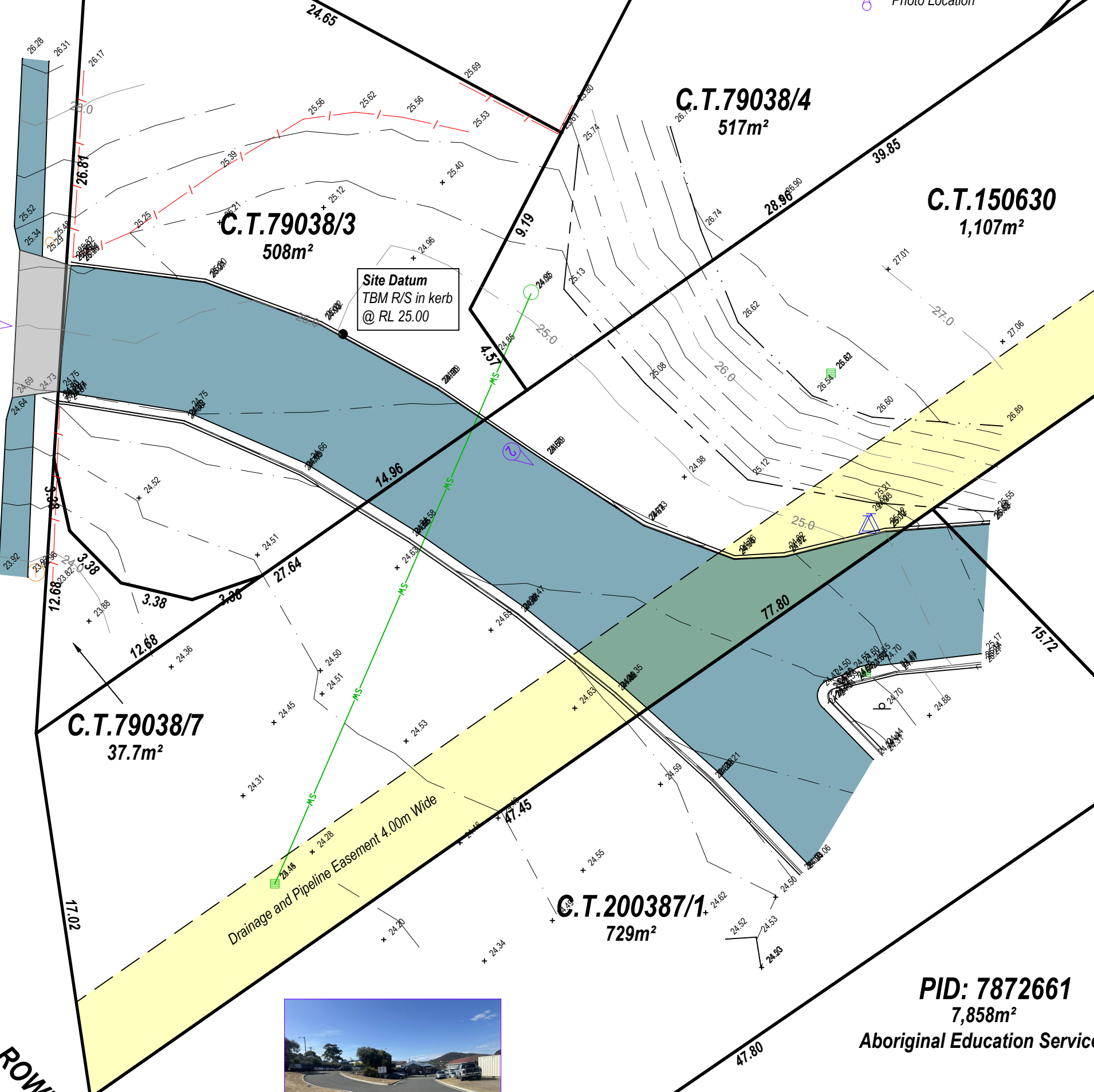
PHOTO 1



PHOTO 2

BRAMMALL STREET

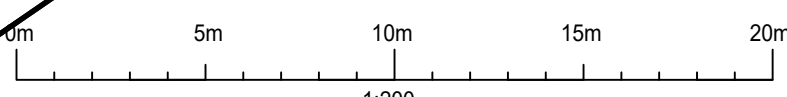
ROWITTA ROAD



Site Datum
TBM R/S in kerb
@ RL 25.00

Drainage and Pipeline Easement 4.00m Wide

PID: 7872661
7,858m²
Aboriginal Education Services



HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM2772 (in model)
E 528979.304 N 5256375.680 PER SURCOM

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

Contour & Detail Plan
FOR: ALDANMARK CONSULTING ENGINEERS
LOCATION: 30 RAMINEA ROAD,
LINDISFARNE

Date:	Contour interval:	Reference:
14/03/2024	0.250m	ALDAN02 15392-01
Drawn:	Scale:	Bearing Datum: MGA2020 per
JR	1:200 (A3)	P150630
Approved:	C.T. Reference:	Vertical Datum:
DM	SEE PLAN	AHD83 per SPM2772

CIVIL DRAWINGS
DEPARTMENT OF EDUCATION - CAR PARKS
30 RAMINEA ROAD
LINDISFARNE

C001	COVER	1	6/06/2024
C002	ENGINEERING NOTES	0	20/05/2024
C101	SITE PLAN	1	6/06/2024
C102	DRIVEWAY AND STORMWATER PLAN	1	6/06/2024
C103	SWMP PLAN	0	20/05/2024
C201	KERB LONGSECTIONS	1	6/06/2024
C401	CONSTRUCTION DETAILS	0	20/05/2024

			DRAWN:	WB
			CHECKED:	NM
			DESIGN:	WB
1	BUILDING APPROVAL - FOR CONSTRUCTION	6/06/2024	CHECKED:	NM
0	BUILDING APPROVAL - FOR CONSTRUCTION	20/05/2024	VERIFIED:	MG
REV	ISSUE	DATE	APPROVAL	



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

PROJECT:	DEPARTMENT OF EDUCATION - CAR PARKS	ADDRESS:	30 RAMINEA ROAD LINDISFARNE	SHEET:	COVER
CLIENT:	DEPARTMENT OF EDUCATION	SCALE:	AS INDICATED	TOTAL SHEETS:	7
		PROJECT No:	23E99-164	SHEET:	C001
				REV:	1
				SIZE:	A1

GENERAL NOTES:

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, HYDRAULIC AND STRUCTURAL DRAWINGS AND SPECIFICATIONS. STANDARDS REFERENCED ARE TO BE THE MOST CURRENT VERSION.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED FOR CONSTRUCTION AND AUTHORISED FOR ISSUE ACCORDINGLY.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEALGAT STANDARD DRAWINGS AND SPECIFICATIONS, AUSTRALIAN STANDARDS, (WSA SEWERAGE CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- IPWEALGAT STANDARD DRAWINGS TO BE READ IN CONJUNCTION WITH COUNCIL EXCLUSION SHEETS TSD-E01-V1 & TSD-E02-V1.
- ALL WORKS ARE TO BE MAINTAINED IN A SAFE CONDITION.
- CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- CONTRACTOR TO OBTAIN APPROVALS, SERVICE CLEARANCES AND COORDINATE WORK WITH ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
- A 'START OF WORKS NOTICE' MUST BE OBTAINED FROM COUNCIL PRIOR TO ANY WORKS COMMENCING.
- SURVEY DATA UNDERTAKEN AND PROVIDED BY ROGERSON & BIRCH SURVEYORS.

WORKPLACE HEALTH & SAFETY NOTES:

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

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

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

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

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

EARTHWORKS & DRIVEWAY NOTES:

- ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'.
- ALL VEGETATION AND TOPSOIL SHALL BE STRIPPED AND GRUBBED IN THE AREA OF PROPOSED WORKS.
- NEW OR MODIFIED DRIVEWAY CROSSINGS SHALL BE IN ACCORDANCE WITH IPWEA STANDARD DRAWING TSD-R09-V2 AND MUST BE INSPECTED AND APPROVED BY COUNCIL.
- EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED TO BE OTHERWISE.
- FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
 - THE SUB GRADE SHALL HAVE A MINIMUM BEARING CAPACITY OF 100 kPa.
 - FILL IN EMBANKMENTS SHALL BE KEYED 150mm INTO NATURAL GROUND.
 - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm.
 - EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STD. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
- WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO CONFIRM AN APPROVED BASE.
- CONCRETE PAVEMENTS SHALL BE CURED FOR A MINIMUM OF 3 DAYS USING A CURRENT BEST PRACTICE METHOD.
- SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELLING THE JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS.
- BATTERS SHALL BE SET TO A SAFE ANGLE OF REPOSE IN ACCORDANCE WITH THE BCA VOL 2 AS INDICATED BELOW:

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

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

DRAINAGE AND SERVICES NOTES:

- ALL WORKS ASSOCIATED WITH PUBLIC STORMWATER INFRASTRUCTURE IS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA (TAS) LGAT STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL.
- ALL WORKS ASSOCIATED WITH PUBLIC SEWER AND WATER ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA (WSA) 2011:3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE (WSA) 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES AND TO THE SATISFACTION OF TASWATER.
- ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO BUILDER UNLESS APPROVED OTHERWISE.
- HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
- ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 AND THE NCC VOLUME 3 (PCA)
- INSTALL ALL SUB-SOIL DRAINS TO THE REQUIREMENTS OF AS3500, PART 3.1.3 OF THE NCC 2019 - VOLUME 2 AND PART FP2 OF THE NCC 2019 - VOLUME 3.
- PAVEMENT AND HARDSTAND AREAS SHALL FALL AT A MINIMUM OF 1% (1:100) TOWARD AN APPROVED DISCHARGE POINT.
- ALL PIPE WORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, IS TO BE BACKFILLED WITH COMPACTED FCR.
- DRAINAGE PIPES TO BE MIN. uPVC CLASS SN4. PIPES UNDER TRAFFICABLE AREAS TO BE SN8 U.N.O.
- MINIMUM GRADES FOR PRIVATE DRAINAGE PIPES SHALL BE 1% FOR STORMWATER AND 1.57% FOR SEWER U.N.O.
- MINIMUM COVER FOR PRIVATE DRAINAGE PIPES SHALL BE 300mm FOR STORMWATER AND 500mm FOR SEWER U.N.O.
- TASWATER SEWER MAINS TO BE MINIMUM DWV CLASS SN8 DN150 RRIJ WITH MINIMUM CLASS SN10 DN100 PROPERTY CONNECTIONS.
- STORMWATER MAINS TO BE MINIMUM DWV CLASS SN8 DN225 RRIJ OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
- WATER PIPES TO BE MIN. DN20 POLY PN16 AND FITTINGS TO BE MIN. CLASS 16 U.N.O.
- WATER CONNECTIONS SHALL BE PROVIDED WITH METERAGE AND BACKFLOW PREVENTION AS PER TASWATER STANDARD DRAWING TWS-W-0002.
- ALL PIPEWORK TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILL.
- PIT DIMENSIONS SHOWN HAVE BEEN DESIGNED BY FIT CAPACITY TABLES. THESE PITS MAY NEED TO BE INCREASED IN MINIMUM INTERNAL SIZE DUE TO THE DEPTH AS PER AS3500.3 AS PER TABLE BELOW WHICH IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE TO AS3500.

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

CIVIL INSPECTIONS / HOLD POINTS:

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

- SUBGRADE/FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL.
- BASE OF ROAD PAVEMENT INCLUSIVE OF PROOF ROLL.

HOLD POINTS / CONSTRUCTION TOLERANCES

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

- SUBGRADE AND FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL.

THE FOLLOWING TOLERANCES APPLY TO CONSTRUCTION OF THE DRIVEWAY:

- INNER WHEEL RADIUS GRADIENT NOT TO EXCEED A MAXIMUM OF 25% IN CURVES
- FORMATION LEVEL OF DRIVEWAY TO BE WITHIN +/- 20mm OF DESIGN LEVELS
- FINISHED SURFACE LEVELS OF DRIVEWAY TO BE WITHIN:
 - +/- 10mm OF DESIGN LEVELS ON STRAIGHT SECTIONS
 - +/- 5mm OF DESIGN LEVELS ON VERTICAL TRANSITIONS

SETOUT FOR DRIVEWAY ALIGNMENT, FORMATION LEVELS AND FINISHED SURFACE LEVELS MUST BE PERFORMED BY A REGISTERED SURVEYOR AND EVIDENCE PROVIDED TO ALDANMARK PRIOR TO DRIVEWAY POUR. ALDANMARK TAKE NO RESPONSIBILITY FOR CONSTRUCTION OR REGULATORY ISSUES DUE TO INACCURATE SET-OUT OR CONSTRUCTION TOLERANCES BEYOND LIMITS NOTED ABOVE.

BUILDER TO ALLOW TO ENGAGE SURVEYOR FOR AN AS-CONSTRUCTED SURVEY OF DRIVEWAY FOR REVIEW BY ALDANMARK.

AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.

			DRAWN:	WB	 <p>Lower Ground 199 Macquarie Street Hobart TAS 7000 03 6234 8666 mail@aldanmark.com.au www.aldanmark.com.au</p>	PROJECT:	DEPARTMENT OF EDUCATION - CAR PARKS	ADDRESS:	30 RAMINEA ROAD LINDISFARNE	SHEET:	ENGINEERING NOTES			
			CHECKED:	NM			CLIENT:	DEPARTMENT OF EDUCATION	SCALE:	AS INDICATED	TOTAL SHEETS:	7	SIZE:	A1
			DESIGN:	WB					PROJECT No:	23E99-164	SHEET:	C002	REV:	0
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REV	ISSUE	DATE	APPROVAL	MG										

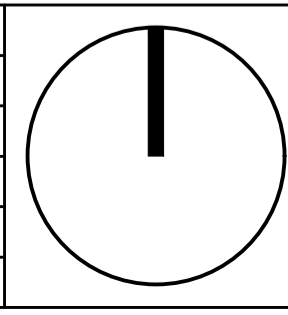


STORMWATER LEGEND	
	PVC STORMWATER DN150 SN8 U.N.O.
	EXISTING STORMWATER
	STORMWATER MANHOLE
	GRATED PIT
SEWER LEGEND	
	EXISTING SEWER
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
PAVEMENT LEGEND	
	ASPHALT
NOTES	
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HOLD POINTS / CONSTRUCTION TOLERANCES	
THE BUILDER IS TO ALLOW TO ENGAGE ALDANMARK ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:	
1. SUBGRADE AND FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL	
THE FOLLOWING TOLERANCES APPLY TO CONSTRUCTION OF THE DRIVEWAY:	
<ul style="list-style-type: none"> INNER WHEEL RADIUS GRADIENT NOT TO EXCEED A MAXIMUM OF 25% IN CURVES FORMATION LEVEL OF DRIVEWAY TO BE WITHIN +/- 20mm OF DESIGN LEVELS FINISHED SURFACE LEVELS OF DRIVEWAY TO BE WITHIN: <ul style="list-style-type: none"> +/- 10mm OF DESIGN LEVELS ON STRAIGHT SECTIONS +/- 5mm OF DESIGN LEVELS ON VERTICAL TRANSITIONS 	
SETOUT FOR DRIVEWAY ALIGNMENT, FORMATION LEVELS AND FINISHED SURFACE LEVELS MUST BE PERFORMED BY A REGISTERED SURVEYOR AND EVIDENCE PROVIDED TO ALDANMARK PRIOR TO DRIVEWAY POUR. ALDANMARK TAKE NO RESPONSIBILITY FOR CONSTRUCTION OR REGULATORY ISSUES DUE TO INACCURATE SET-OUT OR CONSTRUCTION TOLERANCES BEYOND LIMITS NOTED ABOVE.	
BUILDER TO ALLOW TO ENGAGE SURVEYOR FOR AN AS-CONSTRUCTED SURVEY OF DRIVEWAY FOR REVIEW BY ALDANMARK.	
AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.	

SITE PLAN
SCALE 1:200 (A1)

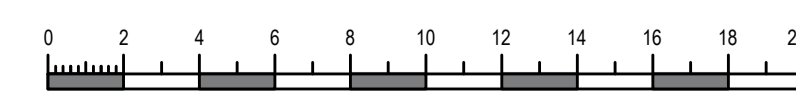


REV	ISSUE	DATE	APPROVAL
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0	BUILDING APPROVAL - FOR CONSTRUCTION	20/05/2024	CHECKED: NM VERIFIED: MG

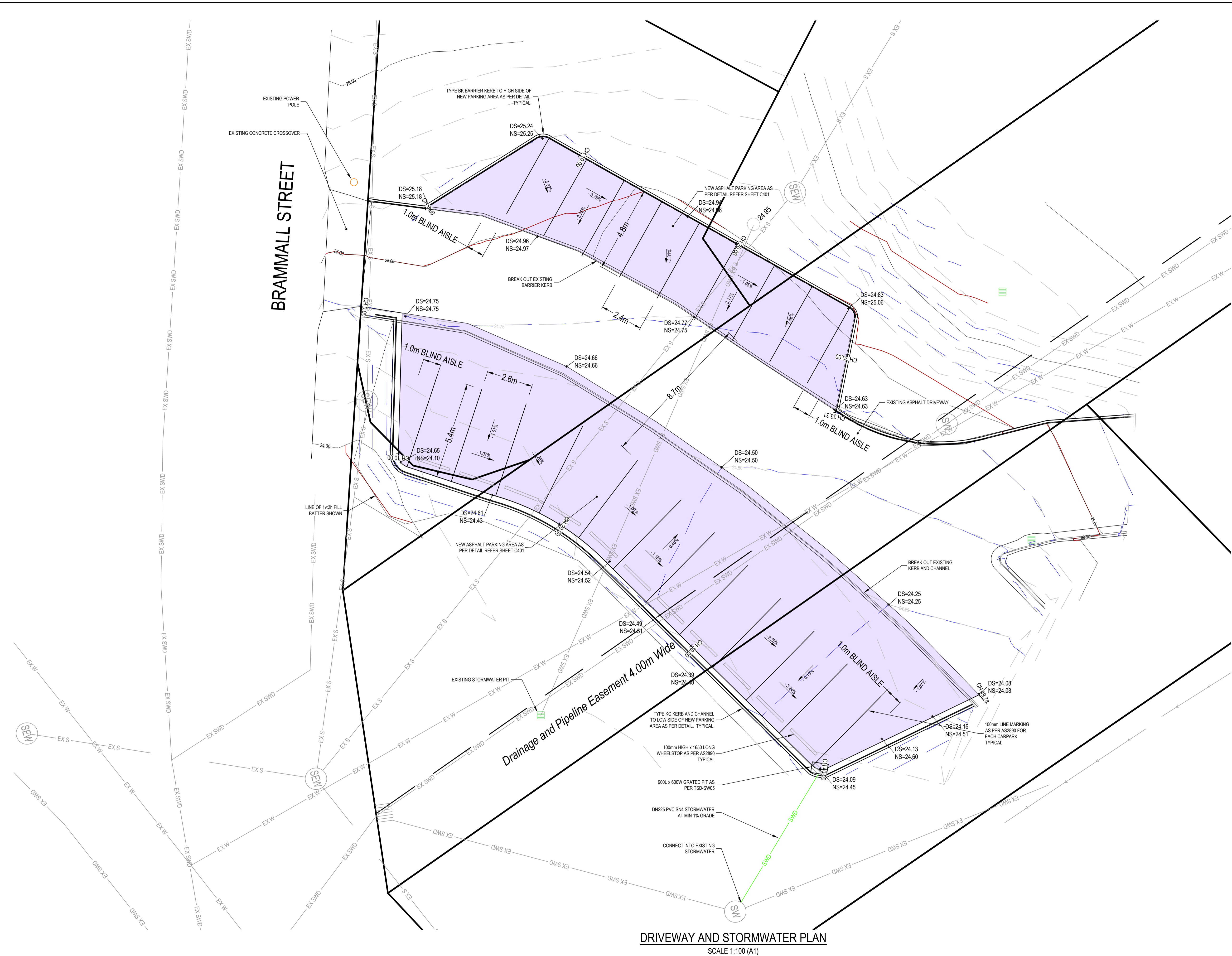


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PROJECT:	DEPARTMENT OF EDUCATION - CAR PARKS
ADDRESS:	30 RAMINEA ROAD LINDISFARNE
CLIENT:	DEPARTMENT OF EDUCATION



SHEET:	SITE PLAN
SCALE:	1:200
TOTAL SHEETS:	7
SIZE:	A1
PROJECT No:	23E99-164
SHEET:	C101
REV:	1



STORMWATER LEGEND	
	PVC STORMWATER DN150 S8 U.N.O.
	EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	GRATED PIT
SEWER LEGEND	
	EXISTING SEWER
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
PAVEMENT LEGEND	
	ASPHALT

NOTES

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HOLD POINTS / CONSTRUCTION TOLERANCES

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THE FOLLOWING TOLERANCES APPLY TO CONSTRUCTION OF THE DRIVEWAY:

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- FORMATION LEVEL OF DRIVEWAY TO BE WITHIN +/- 20mm OF DESIGN LEVELS
- FINISHED SURFACE LEVELS OF DRIVEWAY TO BE WITHIN:
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DRIVEWAY AND STORMWATER PLAN
SCALE 1:100 (A1)

REV	ISSUE	DATE	APPROVAL
1	BUILDING APPROVAL - FOR CONSTRUCTION	6/06/2024	CHECKED: NM DESIGN: WB
0	BUILDING APPROVAL - FOR CONSTRUCTION	20/05/2024	CHECKED: NM VERIFIED: MG

ALDANMARK
CONSULTING ENGINEERS

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PROJECT: DEPARTMENT OF EDUCATION - CAR PARKS

ADDRESS: 30 RAMINEA ROAD LINDISFARNE

CLIENT: DEPARTMENT OF EDUCATION

SHEET: DRIVEWAY AND STORMWATER PLAN	SCALE: 1:100	TOTAL SHEETS: 7	SIZE: A1
PROJECT No: 23E99-164	SHEET: C102	REV: 1	





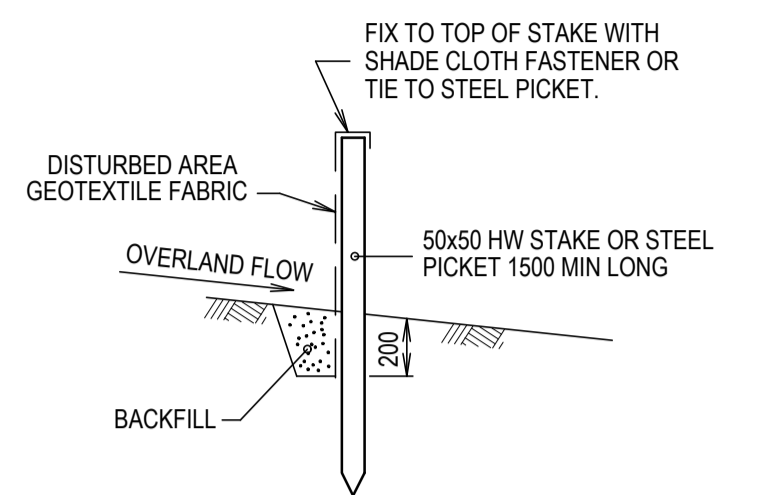
SWMP PLAN
SCALE 1:100 (A1)

NOTES:

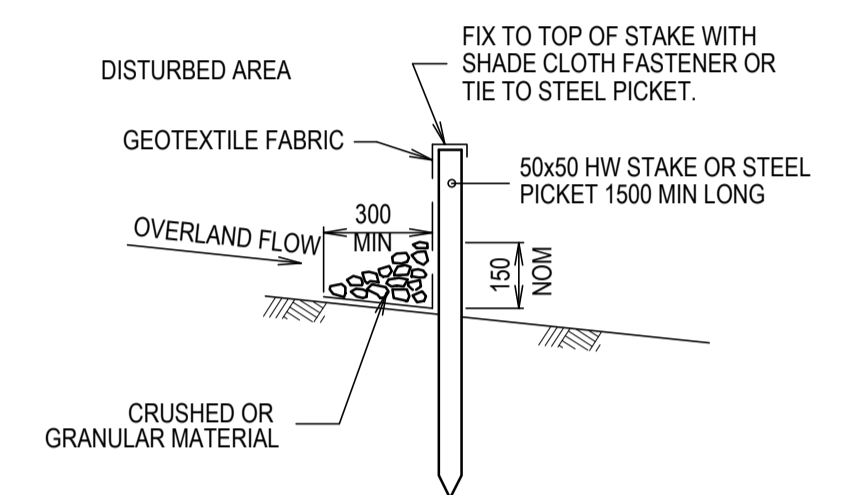
1. GENERAL:
 - A. TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
 - B. ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE EARTHWORKS.
 - C. ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
 - D. CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
 - E. IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
 - F. STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.
2. SEDIMENT FENCE:
 - A. NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
 - B. NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.6 HA PER 100m LENGTH OF FENCE.
 - C. WOVEN FABRICS ARE PREFERRED, NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
 - D. FENCES ARE REQUIRED 2m MIN FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1M MIN AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.
3. STRAW BALE BANKS:
 - A. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR, IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 - B. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 100mm ON THE DOWNSTREAM SIDE AND PLACED SO THE BINDINGS ARE HORIZONTAL.
 - C. BALES SHALL BE SECURELY ANCHORED IN PLACE WITH EITHER TWO STAKES OR STEEL PICKETS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER.
 - D. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. REPLACE AT LEAST 3 MONTHLY.
4. SAFETY ISSUES MUST BE CONSIDERED AT ALL TIMES, INCORPORATE TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT.

NOTES

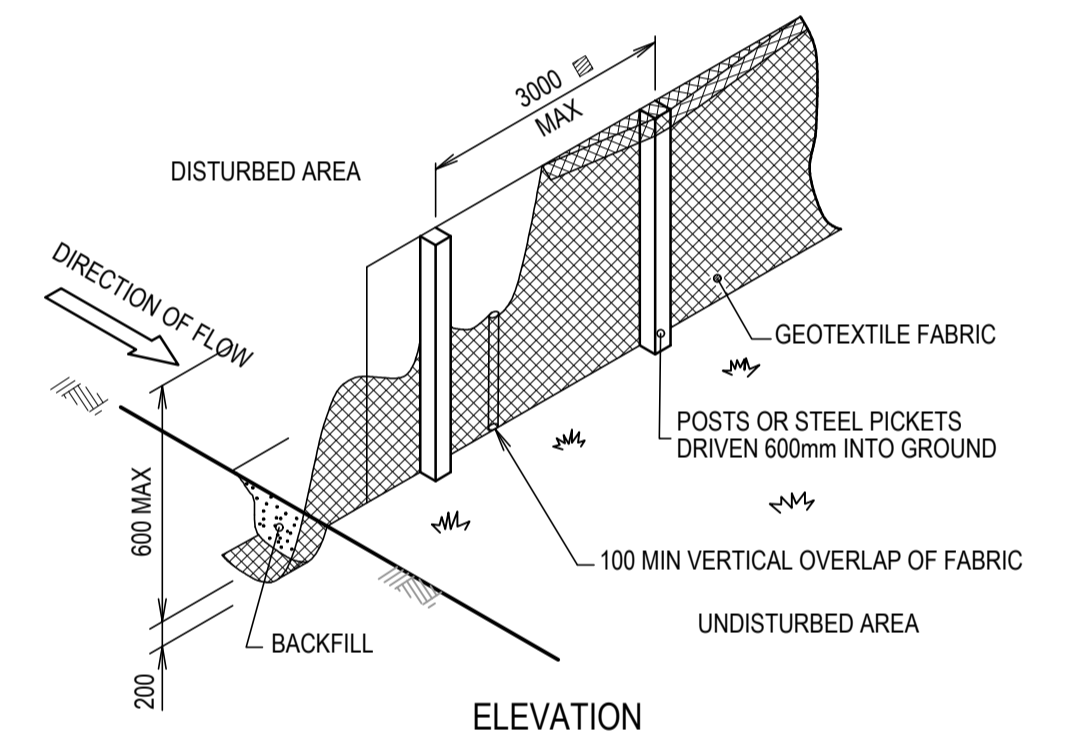
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ALTERNATIVE 1

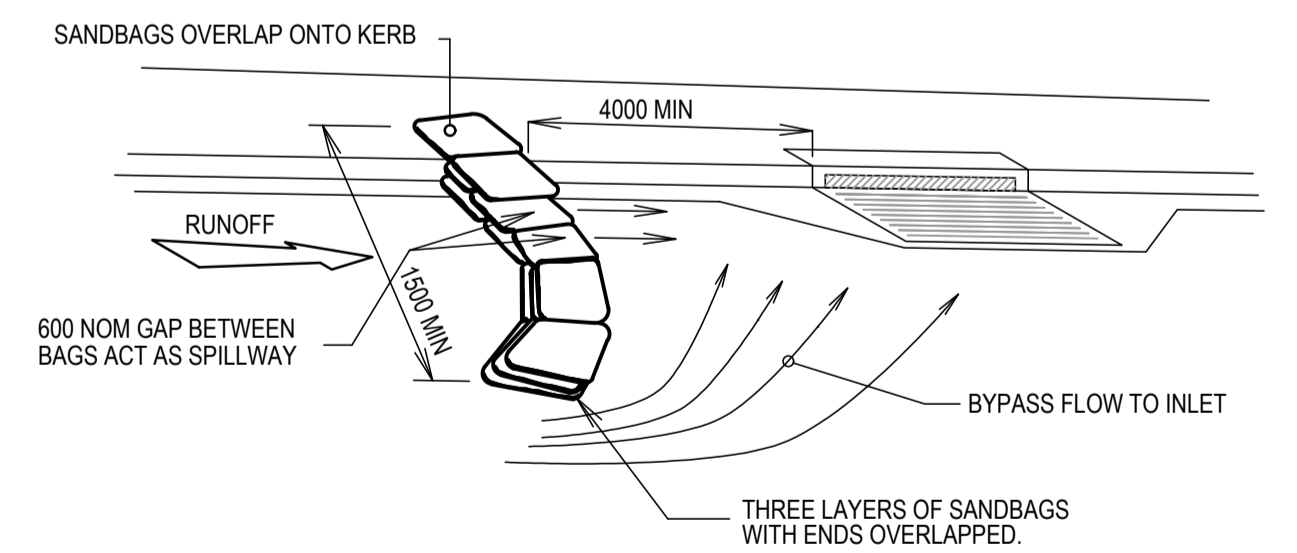


ALTERNATIVE 2



ELEVATION

SEDIMENT FENCE — SF — SF
NTS

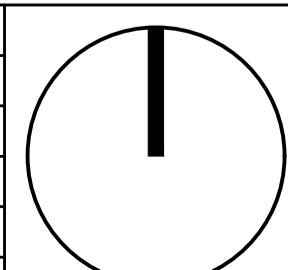


ON GRADE KERB INLET SEDIMENT TRAP
NTS

⊗ PROVIDE 'SPILL THROUGH WEIR' IN SEDIMENT FENCE. 'SPILL THROUGH WEIR' TO BE GENERALLY IN ACCORDANCE WITH SILT FENCE DETAIL WITH GEOTEXTILE FABRIC TO BE WRAPPED AROUND STAR PICKET PLACED HORIZONTAL APPROX. 400mm ABOVE FINISHED SURFACE.

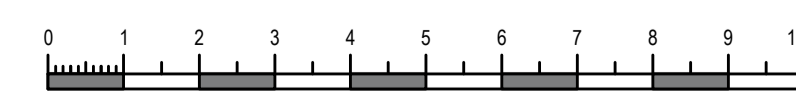


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			CHECKED: NM
			DESIGN: WB
			CHECKED: NM
0	BUILDING APPROVAL - FOR CONSTRUCTION	20/05/2024	VERIFIED: MG
REV	ISSUE	DATE	APPROVAL



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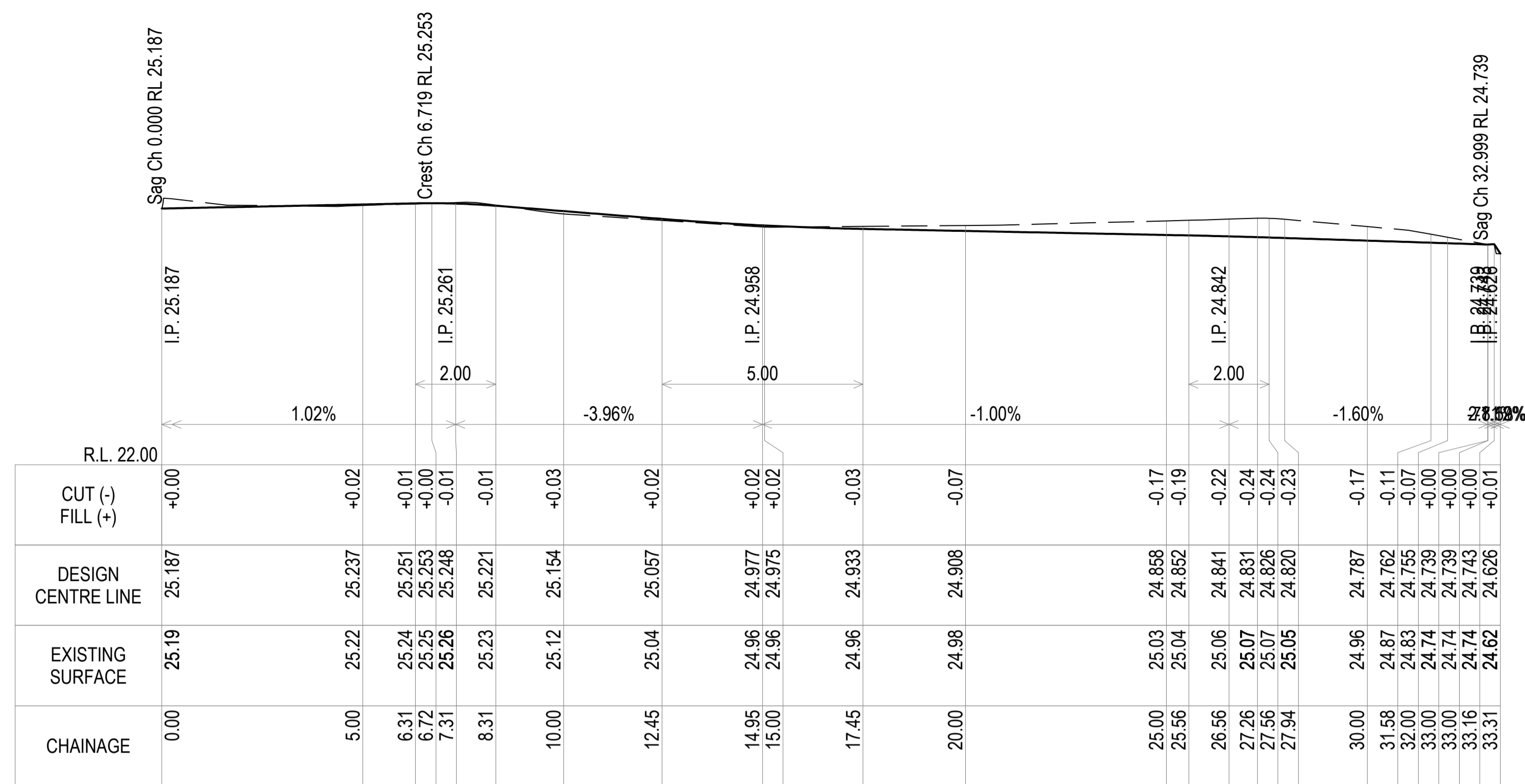
PROJECT:	DEPARTMENT OF EDUCATION - CAR PARKS
ADDRESS:	30 RAMINEA ROAD LINDISFARNE
CLIENT:	DEPARTMENT OF EDUCATION



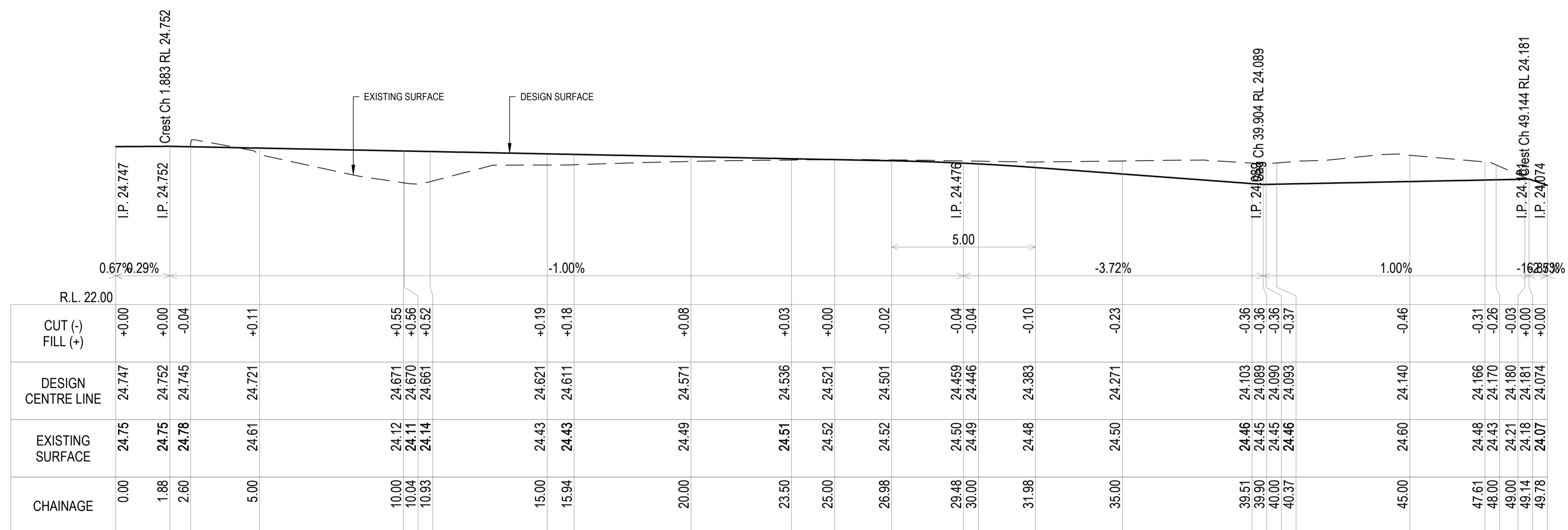
SHEET:	SWMP PLAN
SCALE:	1:100
TOTAL SHEETS:	7
SIZE:	A1
PROJECT No:	23E99-164
SHEET:	C103
REV:	0

NOTES

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From 0.000m To 33.308m Scales: H 1:100 V 1:50



From 0.000m To 49.777m Scales: H 1:100 V 1:50

PARKING RIGHT

KERB LONG SECTIONS
SCALE AS SHOWN

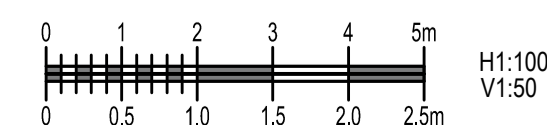


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PROJECT: DEPARTMENT OF EDUCATION - CAR PARKS

ADDRESS: 30 RAMINEA ROAD
 LINDISFARNE

SHEET: KERB LONGSECTIONS



CLIENT: DEPARTMENT OF EDUCATION

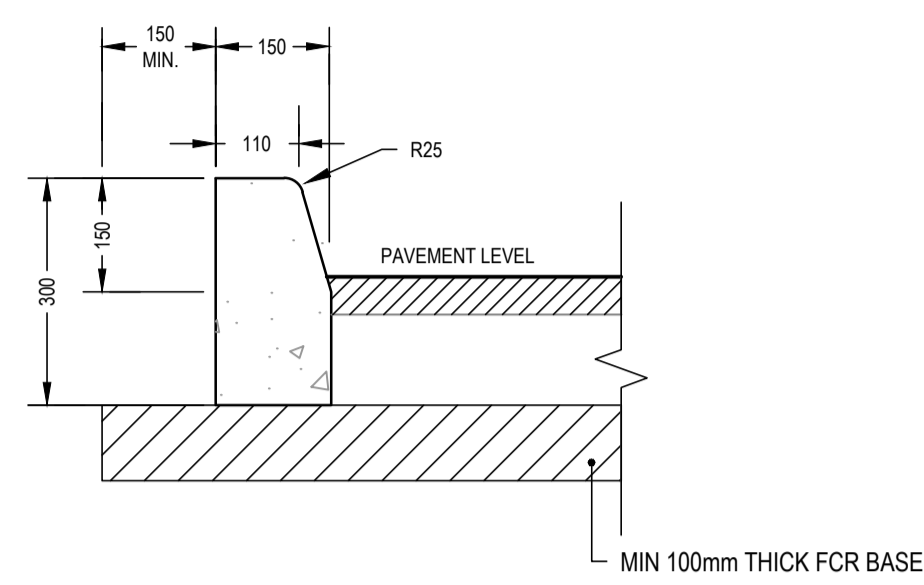
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PROJECT No: 23E99-164 SHEET: C201 REV: 1

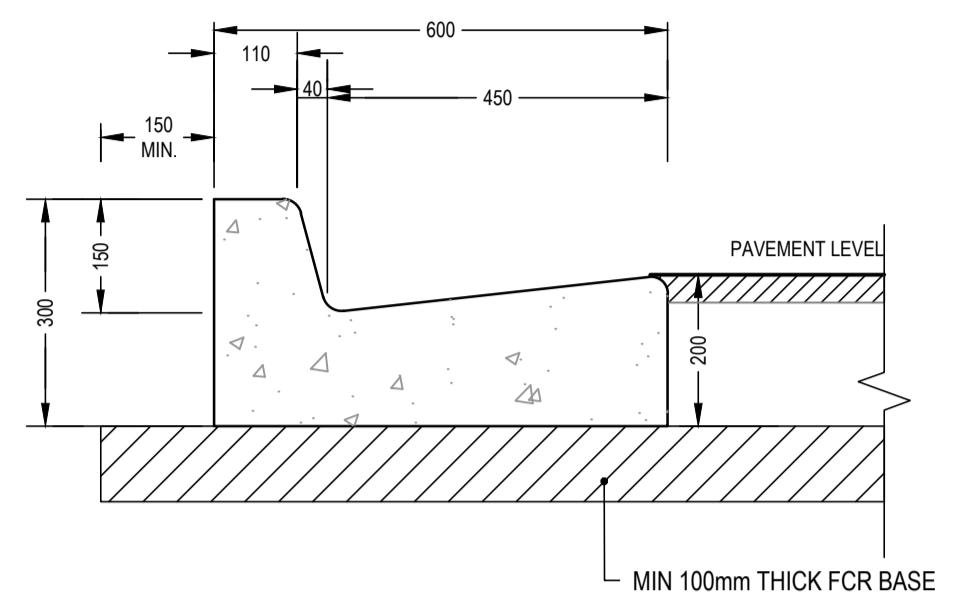
REV	ISSUE	DATE	APPROVAL
1	BUILDING APPROVAL - FOR CONSTRUCTION	6/06/2024	CHECKED: NM
0	BUILDING APPROVAL - FOR CONSTRUCTION	20/05/2024	VERIFIED: MG

NOTES

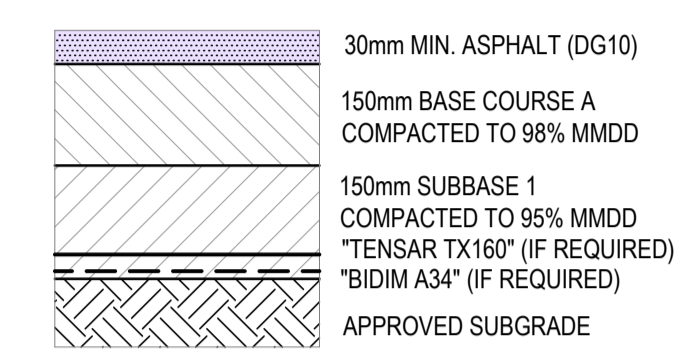
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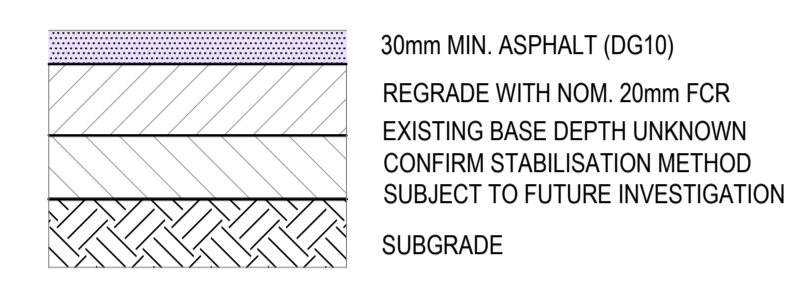
BARRIER KERB - TYPE BK
SCALE 1:10 (A1)



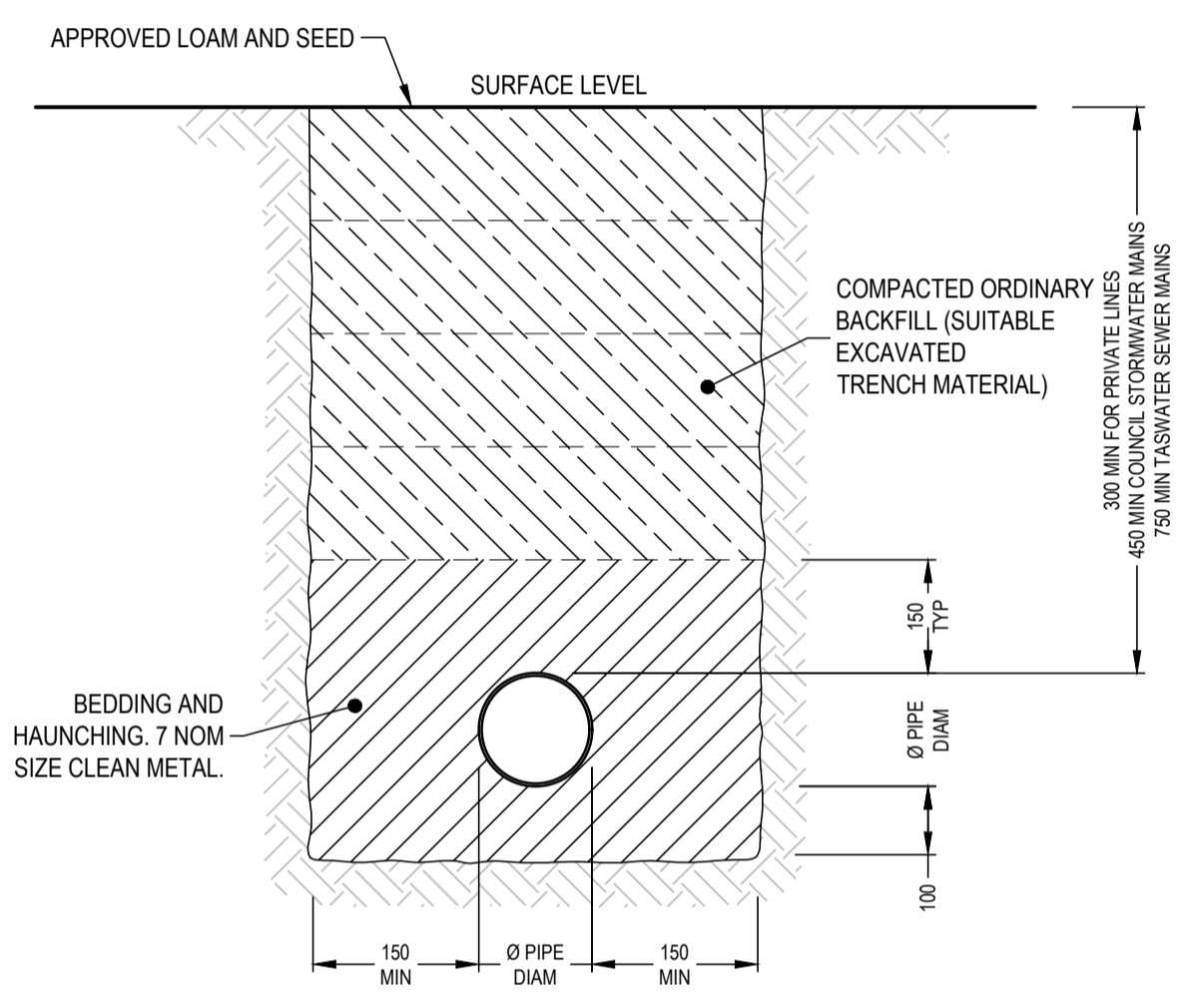
KERB AND CHANNEL - TYPE KC
SCALE 1:10 (A1)



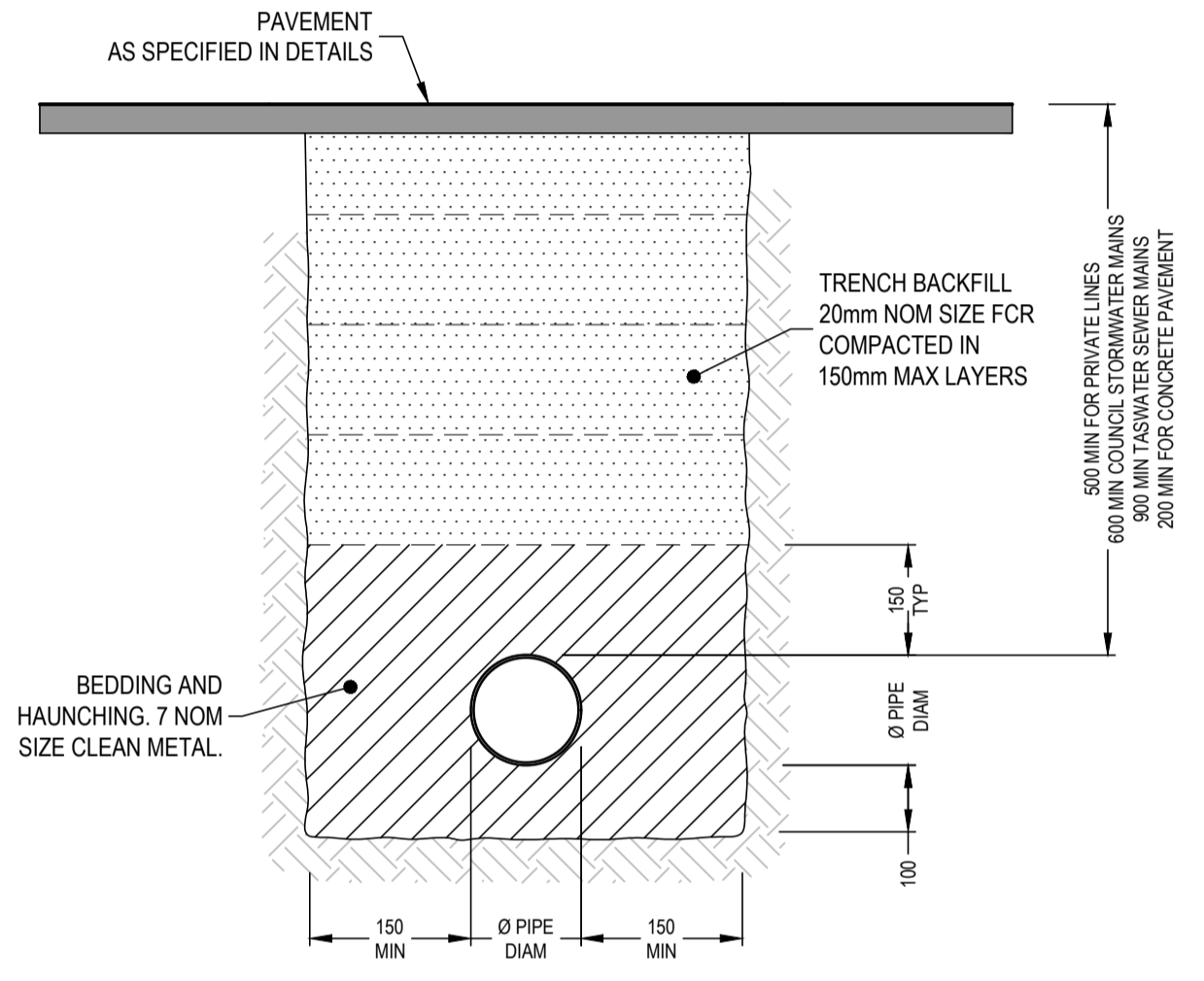
ASPHALT PAVEMENT DETAIL



RESEAL PAVEMENT DETAIL



TYPICAL CROSS SECTION - NON TRAFFICABLE
SCALE 1:10 (A1)



TYPICAL CROSS SECTION - TRAFFICABLE
SCALE 1:10 (A1)

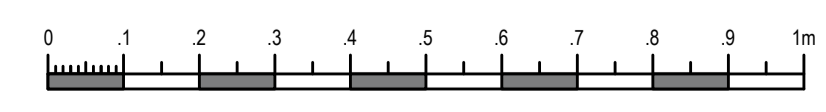
CONSTRUCTION DETAILS
AS INDICATED

REV	ISSUE	DATE	APPROVAL
0	BUILDING APPROVAL - FOR CONSTRUCTION	20/05/2024	MG
			CHECKED: NM
			DESIGN: WB
			CHECKED: NM
			VERIFIED: MG
			DRAWN: WB



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ADDRESS:	30 RAMINEA ROAD LINDISFARNE
CLIENT:	DEPARTMENT OF EDUCATION



SHEET:	CONSTRUCTION DETAILS
SCALE:	AS INDICATED
PROJECT No:	23E99-164

TOTAL SHEETS:	7	SIZE:	A1
SHEET:	C401	REV:	0

ENGINEERS ADVICE

260302 23E99-164 ED
To: Department of Education,
 Children and Young People

**Department for Education,
 Children and Young People**
INSPECTION
Cc: Brett Chandler

INSTRUCTION

Kristy-Lee Hall

MEMO
RFI RESPONSE
SHOP DRAWING APPROVAL

PROJECT: Department of Education - Car parks: 30 Raminea Road, Lindisfarne

SUBJECT: Engineers Direction (02/03/2026)

RELEVANT DOCUMENTS:

- Engineering design documents by Aldanmark 23E99-164 - sheet C101 - Rev 1 – 06/06/2024
- Correspondence from Clarence City Council - PDPLANPMTD-2026/058584
- Other relevant documentation Tasmanian Planning Scheme clause C2.6.5 P1

To whom it may concern,

Verto Engineers and Project Managers has assessed the carpark design and have concluded that footpaths are not required. The reasons for this decision are noted below and are in response to clause C2.6.5 P1 of the Tasmanian Planning Scheme:

- The characteristics of the site:
 The site is an existing carpark that has no provisions for separate pedestrian access. The design follows the basic principles of what already exists on site, i.e. a shared access for traffic and pedestrians. The design is an addition to the existing carpark – essentially, it is an overflow carpark. This is a low speed environment.
- The nature of the use:
 The carpark is not a public carpark. It is intended for the employees of the DECYP. As such, it will be utilised by people familiar with the usage of the area.
- The number of parking spaces:
 The design incorporates two parking areas, one of which has 9 parking spaces and the other of which has 11 parking spaces.
- The frequency of vehicle movements:
 As noted above, the parking is intended for employee use. Hence it is expected that it will be all day parking with vehicles arriving early in the morning and leaving in the late afternoon. Outside these times it is not expected that there will be very much traffic movement.
- The needs of persons with a disability:
 This carpark has not been designed for the use of people with disabilities.
- The location and number of footpath crossings:
 There are no footpath crossings incorporated into this design.

g) Vehicle and pedestrian traffic safety:

As noted above, the design incorporates two parking areas, one of which has 9 parking spaces and the other of which has 11 parking spaces. The area of the 11 parking spaces is set approximately 4m back from the main access. This gives pedestrians in this area ample room to walk whilst maintaining a safe distance from the main thoroughfare. This is similar to the method that is already in use in the existing carpark.

h) The location of any access ways or parking aisles:

The location of the access ways or parking aisles is shown on drawing 23E99-164 sheet C101 Revision 1.

i) Any protective devices proposed for pedestrian safety:

No specific devices for the safety of pedestrians are included in this design other than the 4m wide area - away from the main thoroughfare - incorporated with the 11 parking spaces as noted above.

Yours Sincerely,



Dan Jensen AdvDip CivEng
Civil Designer