DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-279
PROPOSED DEVELOPMENT:	Multiple Dwellings (34 new) and Associated Infrastructure Works
LOCATION:	Lot 1 Amaroo Road Austins Ferry
APPLICANT:	SJM Property Developments
ADVERTISING START DATE:	23/01/2026
ADVERTISING EXPIRY DATE:	10/02/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) until **10/02/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **10/02/2026**, or for postal and hand delivered representations, by 5.00 pm on **10/02/2026**.

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

Document Set ID: 3577380
Version: 1, Version Date: 20/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

AUSTINS FERRY PROPERTIES PTY LTD

PD25070

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	CONSTRUCTION MANAGEMENT PLAN
03	LOCALITY PLAN
04	SHADOW DIAGRAMS
05	SHADOW DIAGRAMS
06	BUILDING ENVELOPE DIAGRAM

BUILDING DRAWINGS - UNITS

No	DRAWING
TYPE A1	
A1-01	GROUND FLOOR PLAN
A1-02	FIRST FLOOR PLAN
A1-03	DOOR AND WINDOW SCHEDULES
A1-04	ELEVATIONS
A1-05	ELEVATIONS
A1-06	ELEVATIONS
A1-07	ELEVATIONS
A1-08	ELEVATIONS
A1-09	ELEVATIONS
A1-10	ELEVATIONS
A1-11	ELEVATIONS
A1-12	ELEVATIONS
A1-13	ELEVATIONS
A1-14	ELEVATIONS
A1-15	ELEVATIONS
A1-16	ELEVATIONS
A1-17	ELEVATIONS
A1-18	ROOF PLAN
TYPE A2	
A2-01	GROUND FLOOR PLAN
A2-02	FIRST FLOOR PLAN
A2-03	DOOR AND WINDOW SCHEDULES
A2-04	ELEVATIONS
A2-05	ELEVATIONS
A2-06	ELEVATIONS
A2-07	ELEVATIONS
A2-08	ELEVATIONS
A2-09	ELEVATIONS
A2-10	ELEVATIONS
A2-11	ELEVATIONS
A2-12	ELEVATIONS
A2-13	ELEVATIONS
A2-14	ELEVATIONS
A2-15	ELEVATIONS
A2-16	ROOF PLAN

BUILDING DRAWINGS - UNITS

No	DRAWING
TYPE B1	
B1-01	GROUND FLOOR PLAN
B1-02	FIRST FLOOR PLAN
B1-03	DOOR AND WINDOW SCHEDULES
B1-04	ELEVATIONS
B1-05	ELEVATIONS
B1-06	ROOF PLAN
TYPE B2	
B2-01	GROUND FLOOR PLAN
B2-02	FIRST FLOOR PLAN
B2-03	DOOR AND WINDOW SCHEDULES
B2-04	ELEVATIONS
B2-05	ELEVATIONS
B2-06	ELEVATIONS
B2-07	ELEVATIONS
B2-08	ELEVATIONS
B2-09	ELEVATIONS
B2-10	ELEVATIONS
B2-11	ELEVATIONS
B2-12	ELEVATIONS
B2-13	ELEVATIONS
B2-14	ROOF PLAN
TYPE C1	
C1-01	GROUND FLOOR PLAN
C1-02	FIRST FLOOR PLAN
C1-03	DOOR AND WINDOW SCHEDULES
C1-04	ELEVATIONS
C1-05	ELEVATIONS
C1-06	ELEVATIONS
C1-07	ELEVATIONS
C1-08	ELEVATIONS
C1-09	ELEVATIONS
C1-10	ELEVATIONS
C1-11	ELEVATIONS
C1-12	ELEVATIONS
C1-13	ELEVATIONS
C1-14	ELEVATIONS
C1-15	ELEVATIONS
C1-16	ROOF PLAN
TYPE C2	
C2-01	GROUND FLOOR PLAN
C2-02	FIRST FLOOR PLAN
C2-03	DOOR AND WINDOW SCHEDULES
C2-04	ELEVATIONS
C2-05	ELEVATIONS
C2-06	ELEVATIONS
C2-07	ELEVATIONS

BUILDING DRAWINGS - UNITS

No	DRAWING
C2-08	ELEVATIONS
C2-09	ELEVATIONS
C2-10	ELEVATIONS
C2-11	ELEVATIONS
C2-12	ROOF PLAN
TYPE D	
D-01	GROUND FLOOR PLAN
D-02	FIRST FLOOR PLAN
D-03	DOOR AND WINDOW SCHEDULES
D-04	ELEVATIONS
D-05	ELEVATIONS
D-06	ELEVATIONS
D-07	ELEVATIONS
D-08	ROOF PLAN
TYPE E1	
E1-01	FLOOR PLAN
E1-02	ELEVATIONS
E1-03	ELEVATIONS
E1-04	ELEVATIONS
E1-05	ELEVATIONS
E1-06	ROOF PLAN
TYPE E2	
E2-01	FLOOR PLAN
E2-02	ELEVATIONS
E2-03	ELEVATIONS
E2-04	ROOF PLAN
TYPE F1	
F1-01	GROUND FLOOR PLAN
F1-02	FIRST FLOOR PLAN
F1-03	DOOR AND WINDOW SCHEDULES
F1-04	ELEVATIONS
F1-05	ELEVATIONS
F1-06	ROOF PLAN
TYPE F2	
F2-01	GROUND FLOOR PLAN
F2-02	FIRST FLOOR PLAN
F2-03	DOOR AND WINDOW SCHEDULES
F2-04	ELEVATIONS
F2-05	ELEVATIONS
F2-06	ROOF PLAN

TOTAL AREA 2628.95 m2 (282.99 SQUARES)

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Accredited Building Practitioner: Frank Geskus -No CC246A
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

DECEMBER 2025

PLANNING

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026



LEGEND

- PROPOSED TREE
- C.P. CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- PRIVATE OPEN SPACE 24m²
- LB LETTER BOX
- B. WASTE STORAGE 1.5m2
- RET. CONCRETE BLOCK RETAINING WALL
- TIMBER SHIPLAP FENCE 1.8m HIGH

GLENORCHY CITY COUNCIL
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APPLICATION No. : PLN-25-279
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SITE COVERAGE
BUILDING FOOTPRINT 2629m² /SITE AREA 12695m² = 0.207
TOTAL SITE COVERAGE 20.7%

GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SURVEY 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 SPM9542 WITH REPUTED AHD LEVEL OF 8.187 FROM SURCOM ON 4-3-2025

AT THE TIME OF THIS SURVEY, C.T.199471/1, C.T.77942/1 & C.T.197209/1 WERE OWNED BY CHRISTIAN BROTHERS VIC PROPERTY LTD

DATE OF SURVEY : 25-28/2/2025

HORIZONTAL DATUM IS GDA2020

VERTICAL DATUM IS AHD83

CONTOUR INTERVAL 0.20m

LOT NO.	LOT AREA (m2)	50%
199471/1	8162	4081
77942/1	4533	2267
TOTAL AREA	12695	

UNIT NO	YARD AREA (m2)	UNIT NO	YARD AREA (m2)
UNIT 1	102	UNIT 18	264
UNIT 2	326	UNIT 19	181
UNIT 3	218	UNIT 20	145
UNIT 4	226	UNIT 21	173
UNIT 5	211	UNIT 22	356
UNIT 6	211	UNIT 23	115
UNIT 7	212	UNIT 24	76
UNIT 8	200	UNIT 25	79
UNIT 9	204	UNIT 26	90
UNIT 10	89	UNIT 27	64
UNIT 11	86	UNIT 28	129
UNIT 12	86	UNIT 29	71
UNIT 13	86	UNIT 30	71
UNIT 14	265	UNIT 31	71
UNIT 15	149	UNIT 32	75
UNIT 16	145	UNIT 33	75
UNIT 17	107	UNIT 34	74

IMPORTANT NOTE:
DRAWINGS CAN BE READ IN BLACK & WHITE. HOWEVER ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY. A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.

SITE PLAN

1 : 250

NOTE. DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 29 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name: AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing: SITE PLAN

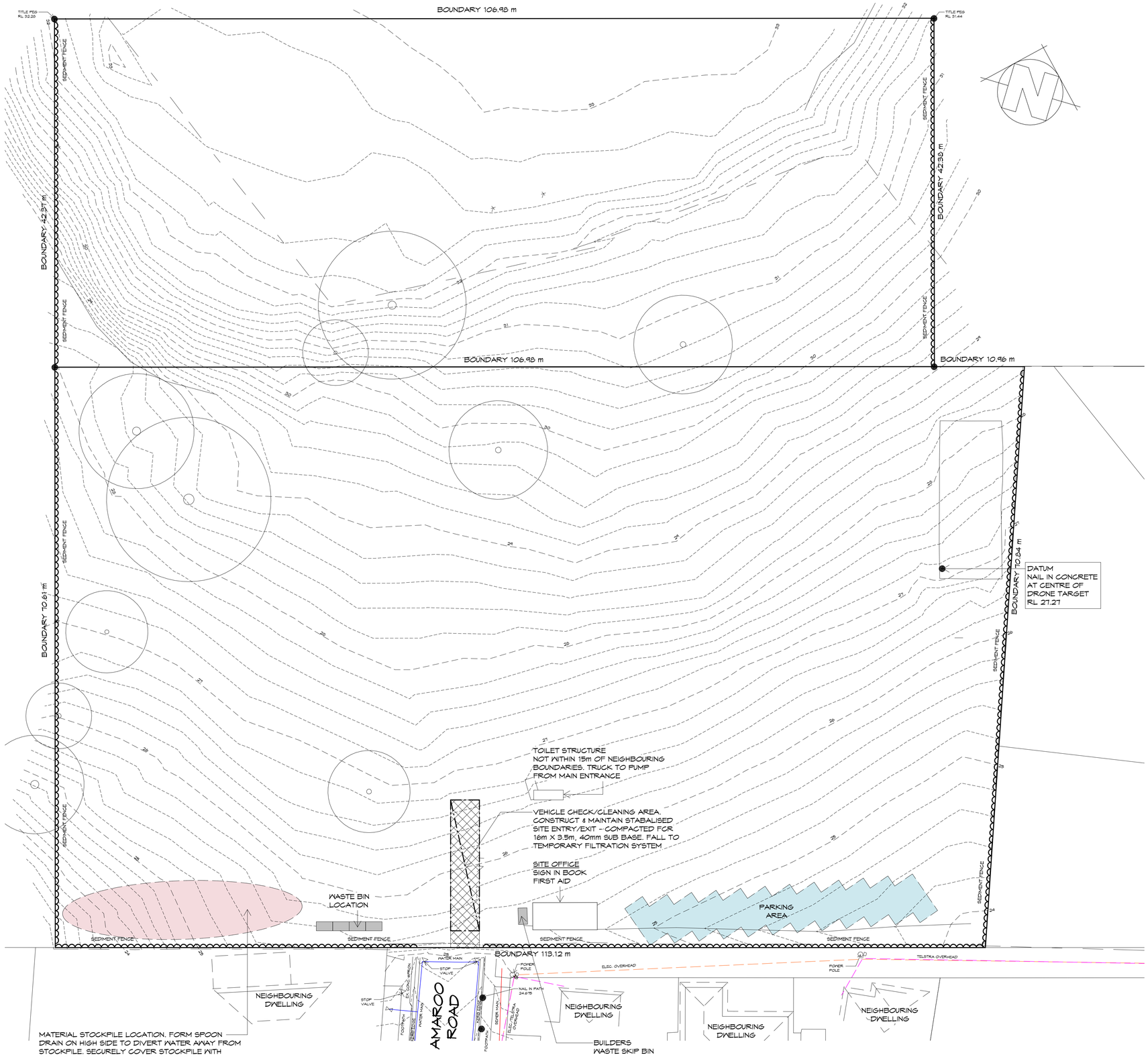
Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale @A1:	Revision:
PD25070 - 01	1 : 250	04

Accredited building practitioner: Frank Geskus -No CC246A
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
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CONSTRUCTION MANAGEMENT PLAN

1 : 250

CONSTRUCTION MANAGEMENT NOTES

AIR & DUST MANAGEMENT NOTE:
ON WINDY DAYS WHERE EXCAVATION IS HAPPENING, WETTER OF STOCKPILES AND AREAS WILL OCCUR TO MITIGATE DUST CREATION)

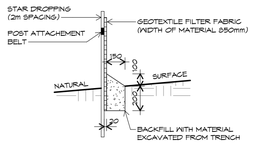
WATER CART SERVICING ON SITE PERMANENTLY WHEN REQUIRED.

SITE WEATHER TO BE MONITERED IN CASE OF ANY EVENTS OUTSIDE NORMAL WORK HOURS SO FURTHER MITIGATION MEASURES CAN BE ACTIONED AS REQUIRED.

NOISE CONTROL NOTE
MOBILE MACHINERY, FORKLIFT TRUCK OR PORTABLE EQUIPMENT TO OPERATE WITHIN THE TIMEFRAMES OF:
- MONDAY-FRIDAY: 7AM-6PM
- SATURDAY: 8AM-6PM
- SUNDAY OR PUBLIC HOLIDAY: 10AM TO 6PM

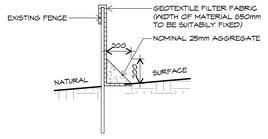
TRAFFIC CONTROL
NO TRAFFIC CONTROL REQUIRED AS THE SITE CAN CONTAIN ALL EQUIPMENT AND VEHICLES

UNLOADING OF PLANT EQUIPMENT IS TO BE UNDERTAKEN ON-SITE



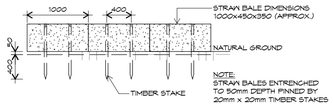
SILT STOP TYPE 1

TEMPORARY FENCE



SILT STOP TYPE 2

EXISTING FENCE



STRAW BALE SEDIMENT TRAP SECTION DETAILS

NTS

1.1 PRE START MEETING
- PRE START MEETING TO BE HELD BETWEEN BUILDER AND RELEVANT STAKEHOLDERS, CONTRACTORS TRADES.
- EXISTING SITE CONDITIONS TO BE REVIEWED
- CONDITION OF NEIGHBORING SITES TO BE REVIEWED
- REVIEW CONTACT DETAILS OF RELEVANT PERSONNEL

1.2 HOURS OF OPERATION
- MOBILE MACHINERY TO ADHERE TO THE FOLLOWING HOURS OF OPERATION
  MON – FRI (7AM – 6PM)
  SAT (8AM – 6PM)
  SUN & PUBLIC HOLIDAY (10AM – 6PM)

1.3 SITE PREPARATION
- SITE TO BE MADE SAFE, ANY HAZARDOUS MATERIALS REMOVED AND SITE FENCED AND WHS PROVISIONS IMPLEMENTED
- SITE SIGNAGE TO BE INSTALLED INCLUDING ALL WARNING SIGNS AND ESSENTIAL PERSONNEL CONTACT DETAILS
- ALL RELEVANT SERVICES TO BE LOCATED AND MARKED
- AREAS TO BE CLEARED AND GROUND TO BE STABILIZED (STOCKPILE LOCATIONS, PARKING AREAS, WASH DOWN BAY, HARDSTAND AREAS ETC.)
- SOIL AND WATER MANAGEMENT PLAN TO BE IMPLEMENTED
- IF ANY PROTECTION WORKS ARE REQUIRED, THIS IS TO BE COMPLETED AT SITE PREP STAGE

1.4 VEHICLES AND EQUIPMENT
- PROPOSED VEHICLES AND EQUIPMENT REQUIRED FOR CONSTRUCTION
  TIPPER TRUCKS
  VARIOUS FLAT-BED DELIVERY TRUCKS
  EXCAVATORS (UP TO 20T)
  GENERAL TRADESMAN'S VEHICLES (UTILITY VEHICLES/VANS/TRAILERS)
- VEHICLE & EQUIPMENT WASH DOWN BAY TO BE INSTALLED AND CLEARLY MARKED
- WATER SUPPLY ON SITE REQUIRED AT THIS LOCATION.
- EQUIPMENT FOR VEHICLE WASH DOWN TO BE KEPT AT WASH DOWN LOCATION.

1.5 WEATHER MANAGEMENT (RAIN, AIR AND DUST)
- WEATHER FORECAST TO BE CHECKED 48 HOURS AHEAD OF SCHEDULE AND THE FOLLOWING TO BE IMPLEMENTED IN CASES OF SEVERE WEATHER

HEAVY RAINFALL
- ADVISE WORKERS IN ADVANCE
- ENSURE SOIL AND WATER MANAGEMENT MEASURES ARE IN PLACE
- CLEAN OUT ANY DRAINAGE POINTS
- REVIEW DELIVERY SCHEDULE AND ASSESS SITE EQUIPMENT FOR DAYS FOLLOWING HEAVY RAINFALL (I.E TRUCKS, EXCAVATORS ETC)
- ENSURE ACCESS IS MAINTAINED (ROADS, PARKING AREAS ETC)
- IMPLEMENT SANDBAGGING IF NECESSARY TO PROTECT STRUCTURES OR EQUIPMENT

SEVERE WIND
- KEEP THE WORKSITE CLEAN, SECURING OBJECTS THAT COULD BECOME AIRBORNE.
- EXAMINE AND STRENGTHEN STRUCTURES TO ENSURE THEY WILL REMAIN STANDING DURING STRONG WINDS
- SECURE SCAFFOLDING AND OTHER TEMPORARY STRUCTURES
- NETTING OF AREAS WHERE EXCESSIVE DUST IS OCCURRING
- WHERE POSSIBLE, RE-SCHEDULE WORK UNTIL CONDITIONS IMPROVE (E.G. CEASE CRANE OPERATIONS UNTIL WIND SPEEDS TURN TO ACCEPTABLE LEVELS)
- WHERE WORK PROCEEDS, WEAR EYE PROTECTION TO STOP DUST AND DEBRIS FROM BLOWING INTO THE EYES
- WEAR FALL PROTECTION AND SECURE LADDERS AT THE TOP AND BOTTOM
- BE CAREFUL WHEN HANDLING LARGE FLAT ITEMS, SUCH AS SIGNS, AS THEY CAN ACT AS A SAIL

1.6 TRAFFIC ACCESS AND PARKING MANAGEMENT
- IMPLEMENT AND MAINTAIN INTERNAL ROAD ACCESS FOR ALL WEATHER CONDITIONS
- CLEARLY MARK PARKING AREAS, NO PARKING ZONES, KEEP CLEAR ZONES, WASH DOWN BAY ECT
- KEEP PARKING AREAS CLEAR

1.7 WASTE MANAGEMENT
- PROVIDE BIN STORAGE ON SITE
- BIN COLLECTION SCHEDULE TO BE ESTABLISHED ON BIN SIZE
- BINS ARE NOT ALLOWED TO BE OVER FILLED
- ENSURE BIN STORAGE IS COVERED IN HIGH WINDS

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REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name: AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing: CONSTRUCTION MANAGEMENT PLAN

Date:	Drafted by:	Approved by:
18.12.2025	Author	Approver
Project/Drawing no:	Scale @A1:	Revision:
PD25070 - 02	As indicated	04

Accredited building practitioner Frank Geskus -No CC246A
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Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
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LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
DEVELOPMENT **IS NOT** OVER **100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 29
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

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BUILDING DESIGNERS

REV.	DATE	DESCRIPTION
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Client name: AUSTINS FERRY PROPERTIES PTY LTD

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LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing: LOCALITY PLAN

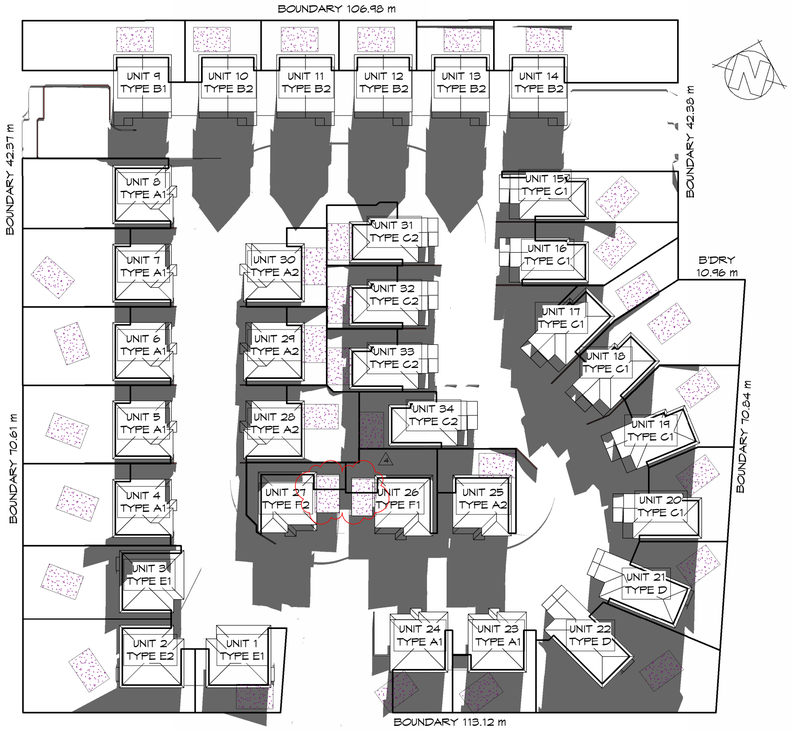
Date:	Drafted by:	Approved by:
18.12.2025	Author	Approver
Project/Drawing no:	**Scale @A1:**	**Revision:**
PD25070 - 03	1 : 2000	04

Accredited building practitioner: Frank Geskus -No CC246A

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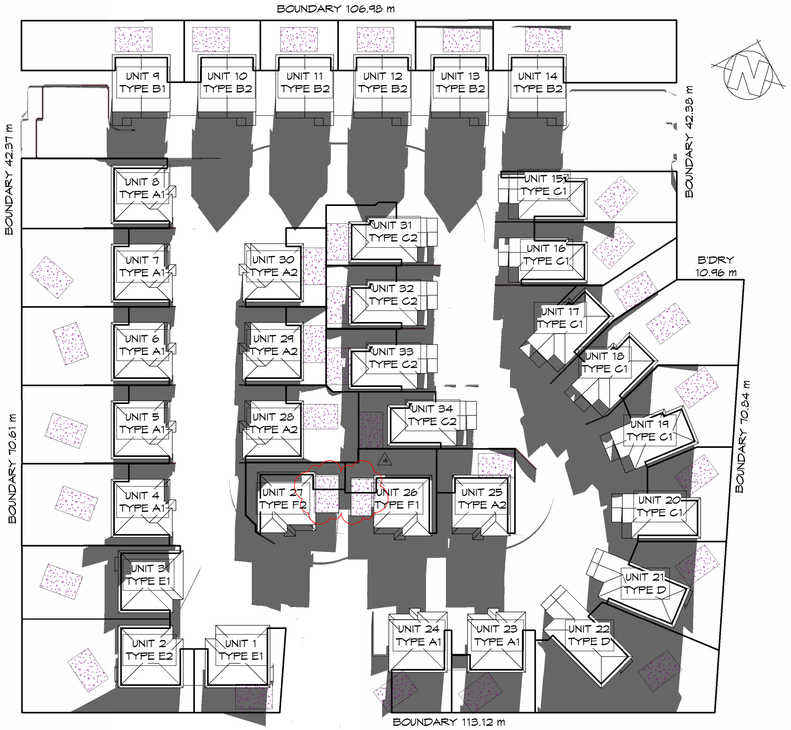
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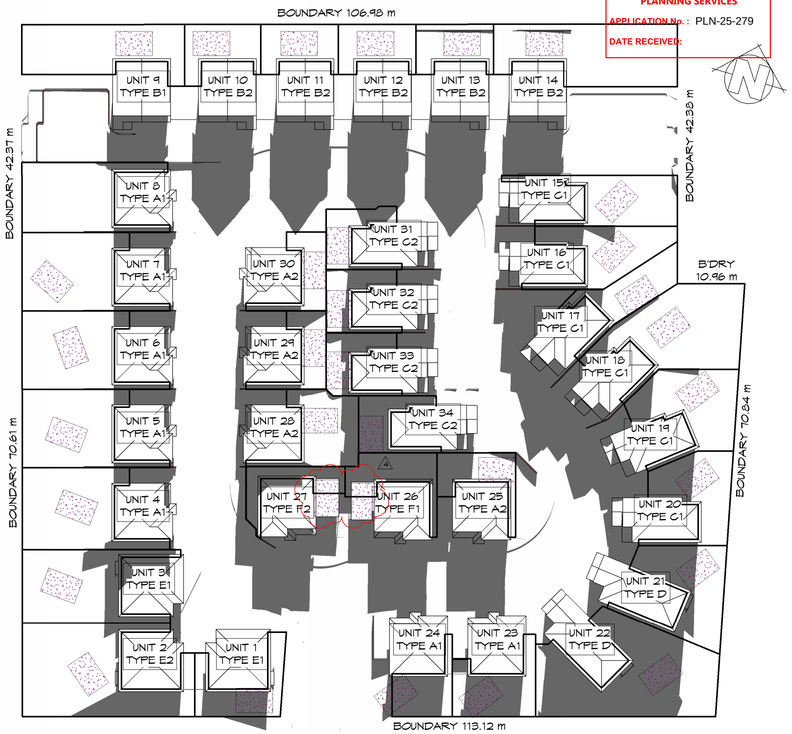
SHADOW DIAGRAMS @ 9AM

1 : 500



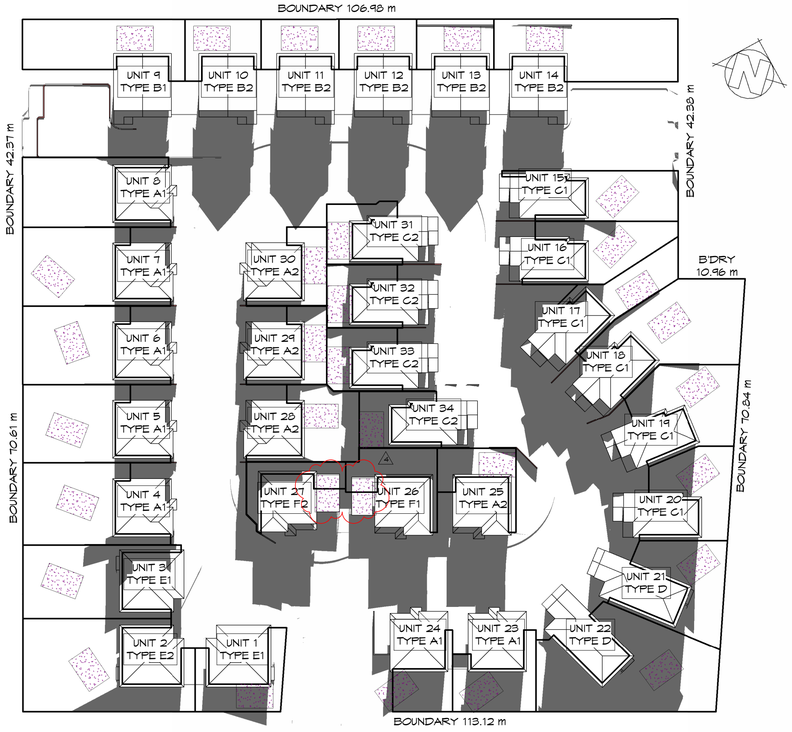
SHADOW DIAGRAMS @ 10AM

1 : 500



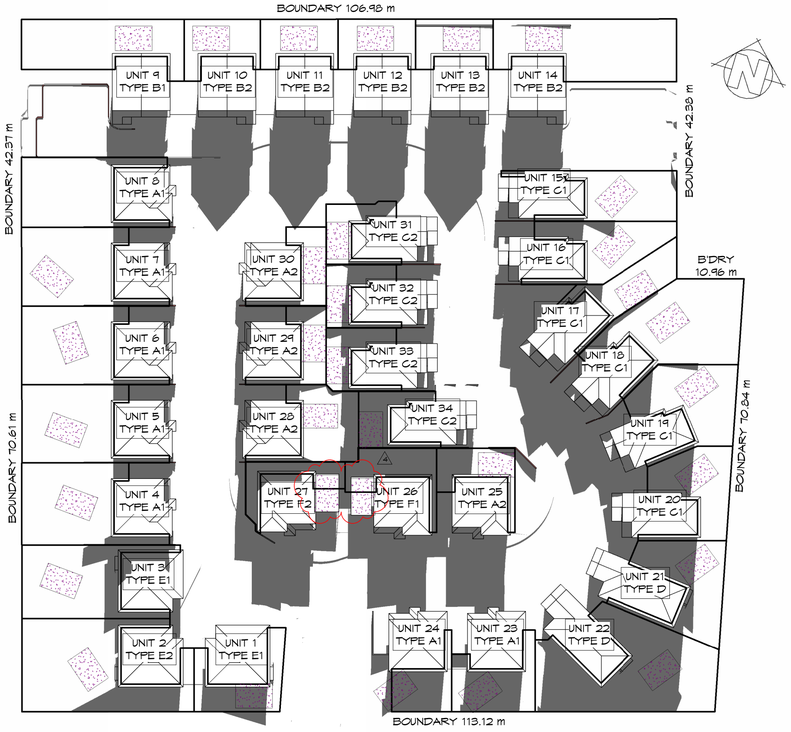
SHADOW DIAGRAMS @ 11AM

1 : 500



SHADOW DIAGRAMS @ 12PM

1 : 500



SHADOW DIAGRAMS @ 1PM

1 : 500

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bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
SHADOW DIAGRAMS

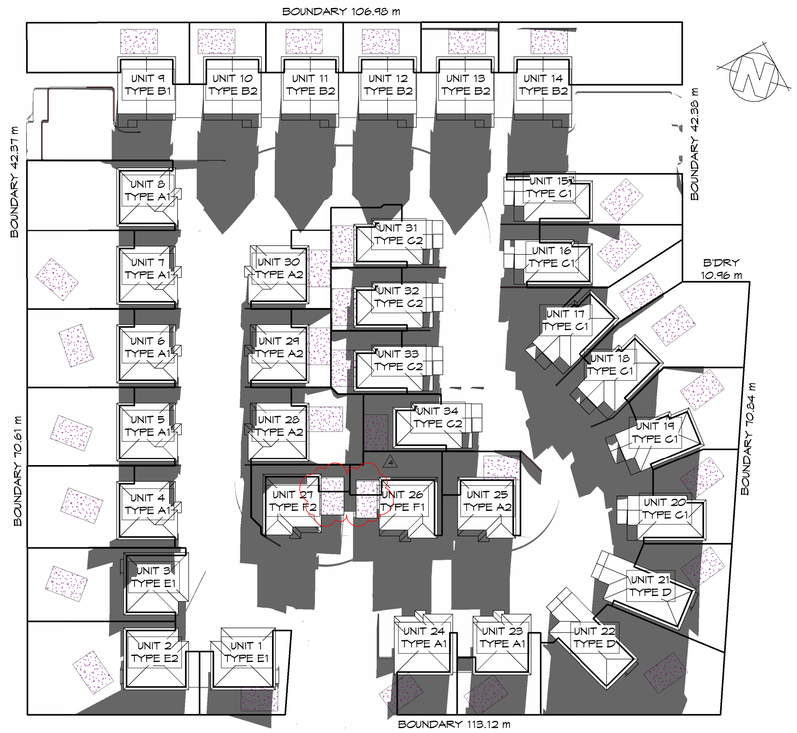
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18.12.2025	Author	Approver
Project/Drawing no:	Scale @A1:	Revision:
PD25070 - 04	1 : 500	04

Accredited building practitioner: Frank Geskus -No CC246A

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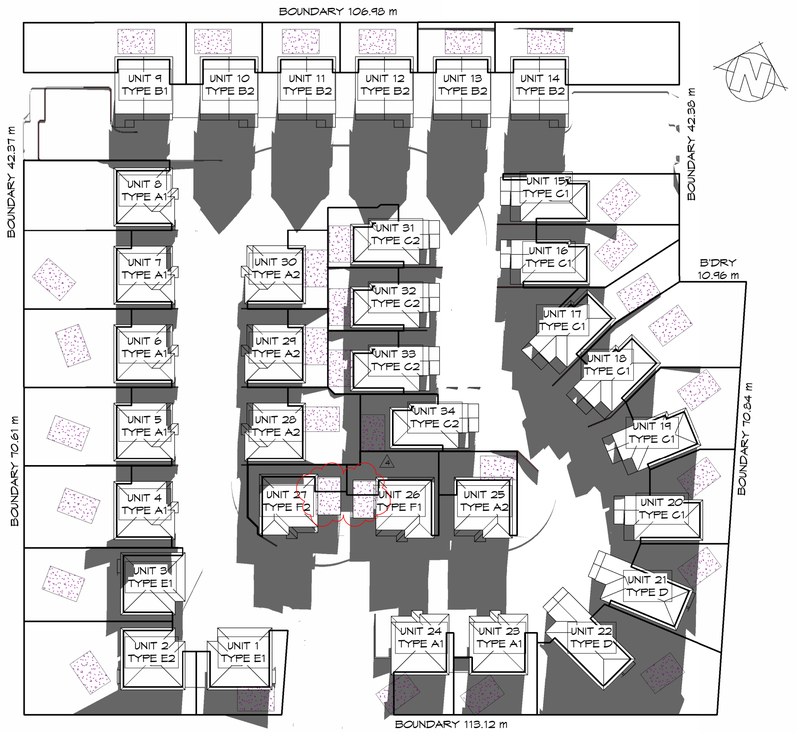
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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SHADOW DIAGRAMS @ 2PM

1 : 500



SHADOW DIAGRAMS @ 3PM

1 : 500

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BUILDING DESIGNERS

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name: AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing: SHADOW DIAGRAMS

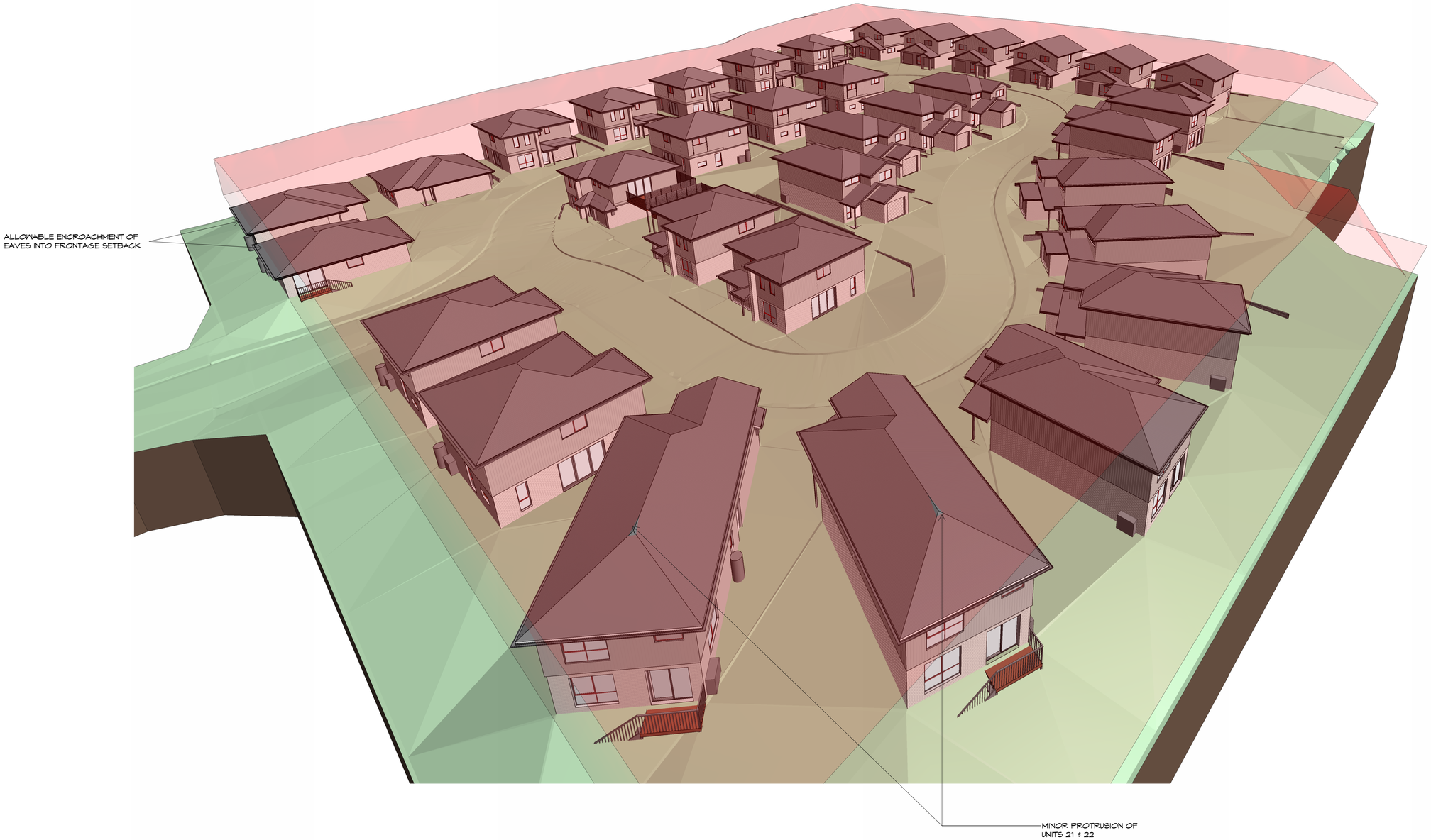
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Project/Drawing no:	Scale @A1:	Revision:
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APPLICATION No. : PLN-25-279
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bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
BUILDING ENVELOPE DIAGRAM

Date:	Drafted by:	Approved by:
18.12.2025	Author	Approver
Project/Drawing no:	Scale @A1:	Revision:
PD25070 - 06		04

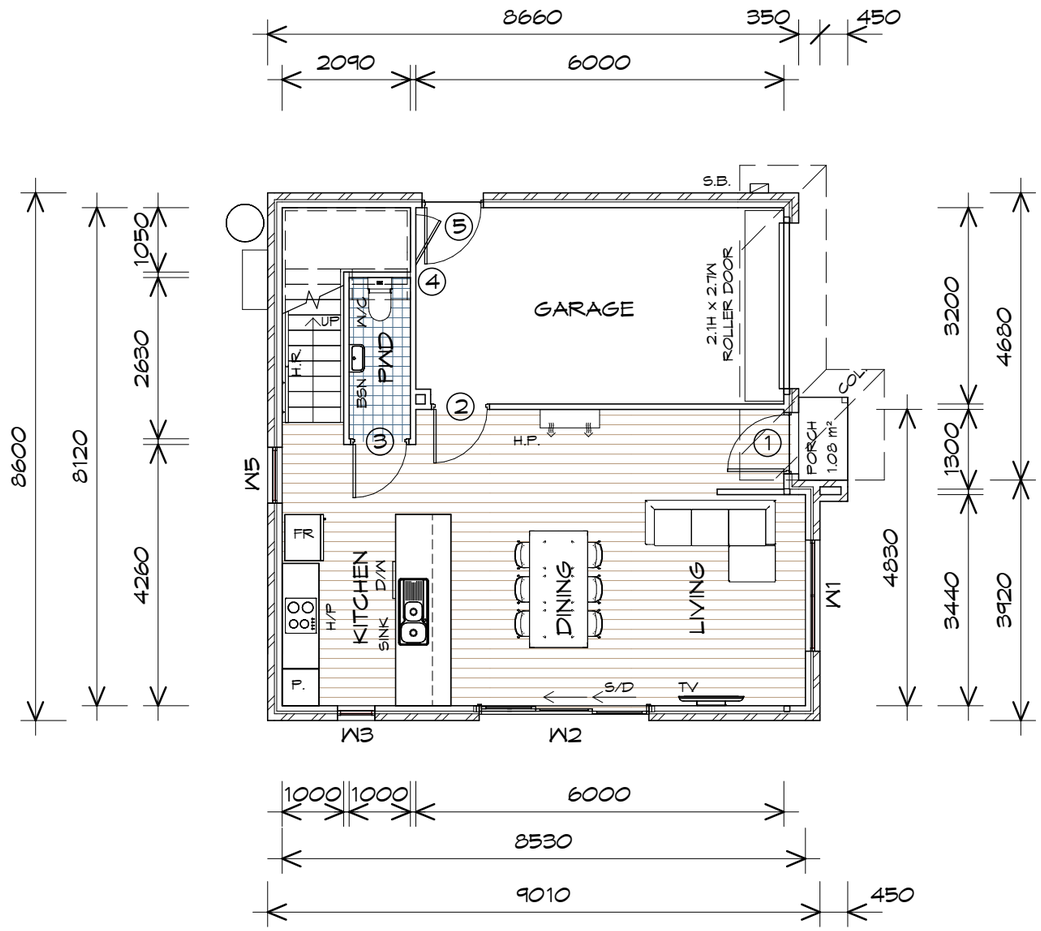
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
H/WC	HOT WATER CYLINDER



GROUND FLOOR PLAN

1 : 100

FIRST FLOOR AREA	72.56	m2	(7.81	SQUARES)
GROUND FLOOR AREA	54.03	m2	(5.82	SQUARES)
GARAGE AREA	22.12	m2	(2.38	SQUARES)
TOTAL AREA	148.70		16.01	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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UNITS 3-8, 23-24

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
GROUND FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A1-01	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

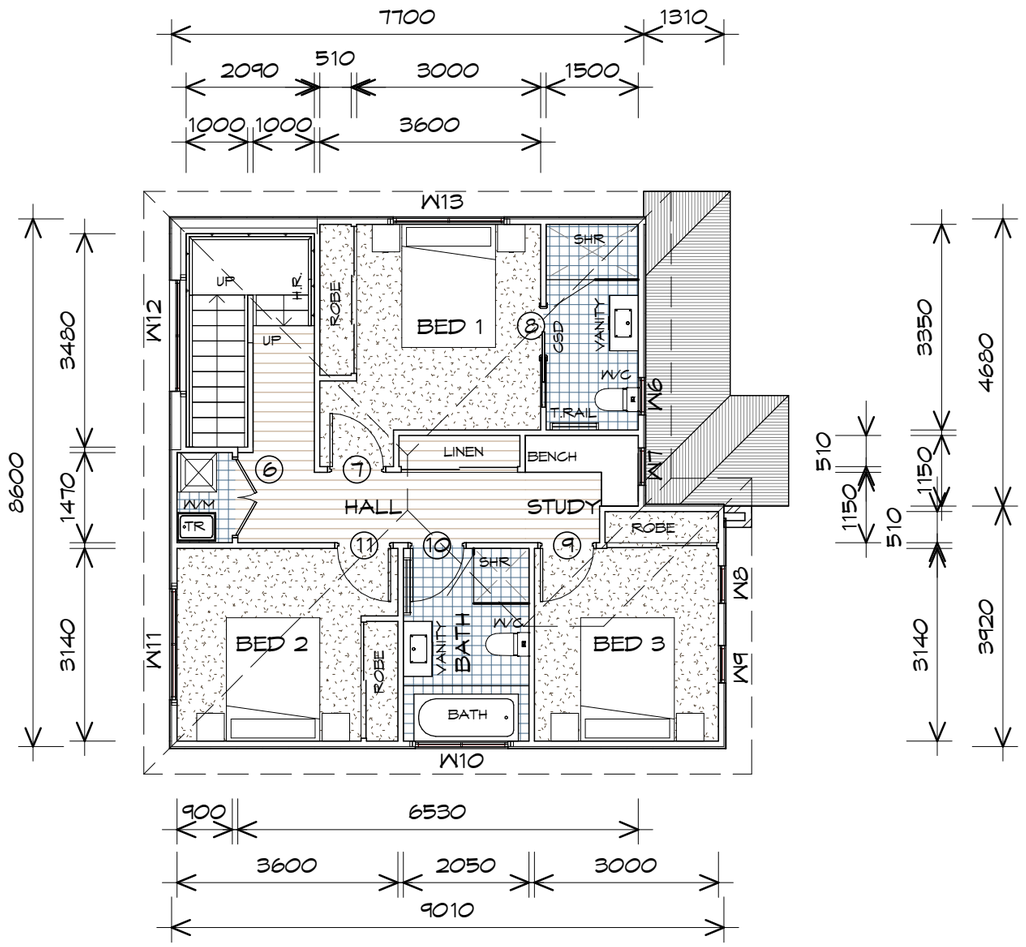
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER



FIRST FLOOR PLAN

1 : 100

FIRST FLOOR AREA	72.56	m2	(7.81	SQUARES)
GROUND FLOOR AREA	54.03	m2	(5.82	SQUARES)
GARAGE AREA	22.12	m2	(2.38	SQUARES)
TOTAL AREA	148.70		16.01	

NOTE:
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UNITS 3-8, 23-24

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FIRST FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - A1-02	1 : 100	04

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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	820	ROBE DOOR	1600 HIGH
5	920	GLAZED EXTERNAL DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
6	1240	2/820 ROBE DOORS	
7	870	INTERNAL TIMBER DOOR	
8	820	CAVITY SLIDING DOOR	
9	870	INTERNAL TIMBER DOOR	
10	870	INTERNAL TIMBER DOOR	
11	870	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	2100	2770	STACKING SLIDING DOOR	
W3	1800	610	AWNING WINDOW	
W4	600	1210	FIXED WINDOW	SPLASHBACK; 900mm SILL HEIGHT
W5	1800	910	AWNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W6	900	610	AWNING WINDOW	OPAQUE
W7	900	610	AWNING WINDOW	
W8	1500	610	AWNING WINDOW	
W9	1500	610	AWNING WINDOW	
W10	1200	1510	AWNING WINDOW	OPAQUE
W11	900	1810	AWNING WINDOW	
W12	900	1810	AWNING WINDOW	DEEP REVEAL
W13	600	1810	AWNING WINDOW	OPAQUE TO 1.7m ABOVE FFL

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **BAL-29** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

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UNITS 3-8, 23-24

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

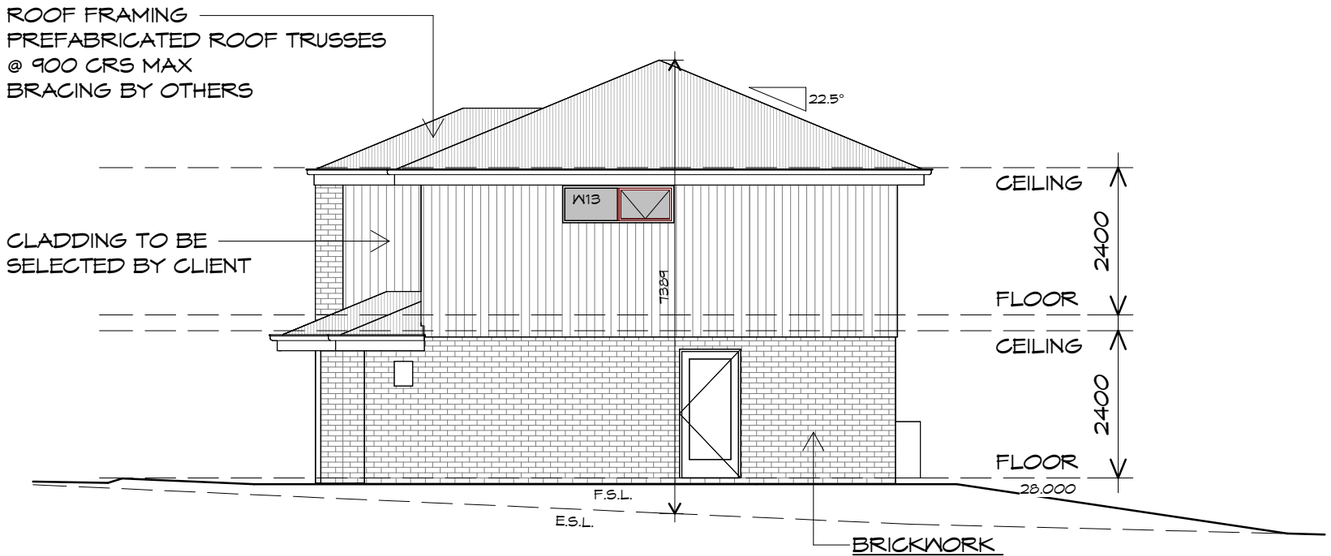
Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - A1-03		04

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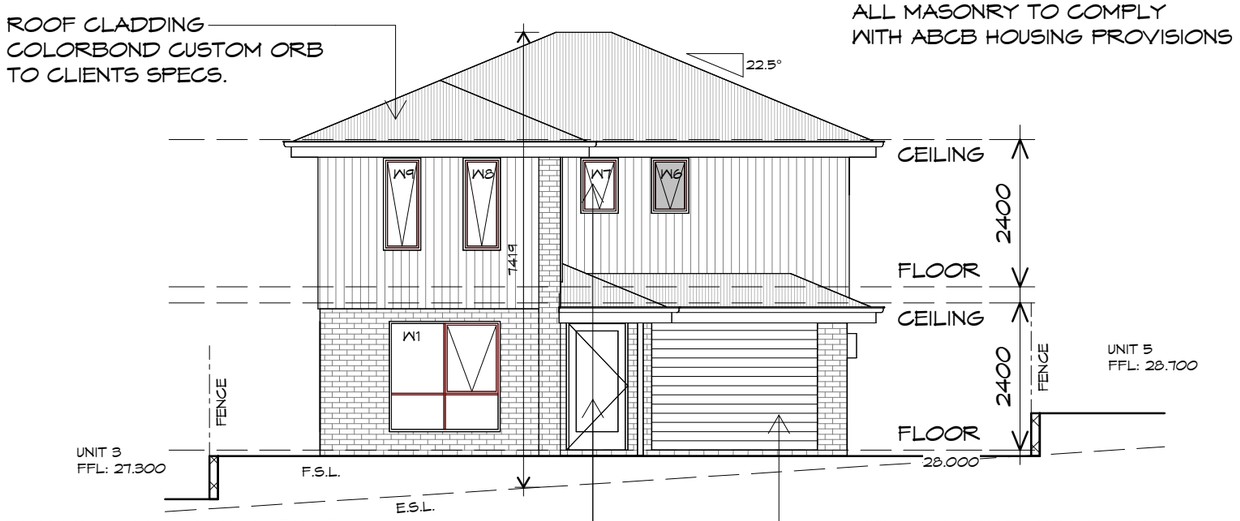
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APPLICATION No. : PLN-25-279
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U4 NORTHERN ELEVATION

1 : 100



U4 EASTERN ELEVATION

1 : 100

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UNIT 4

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

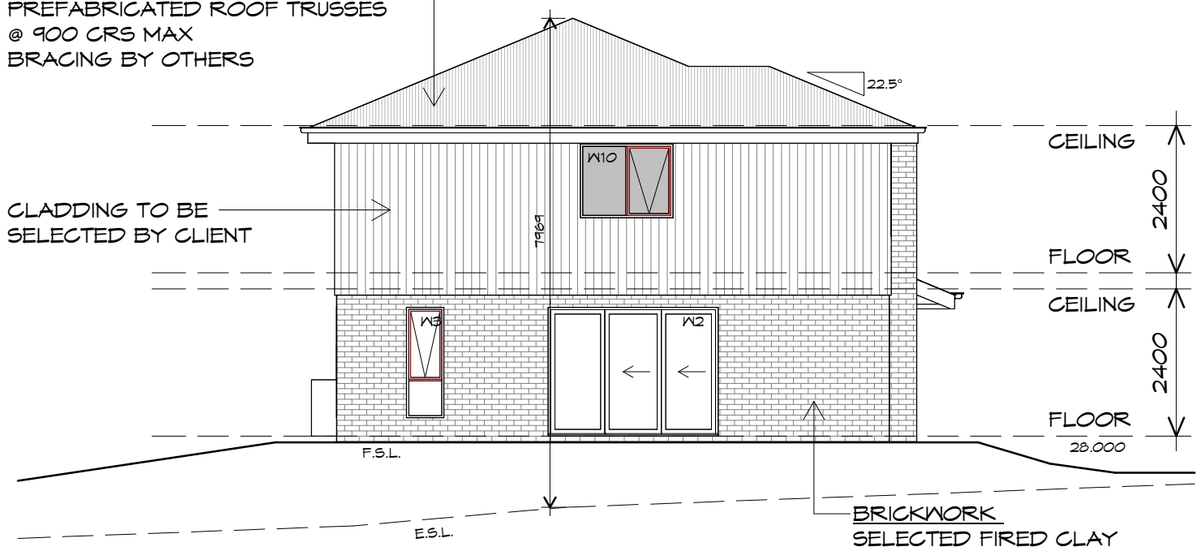
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18.12.2025	D.D.H.	Approver
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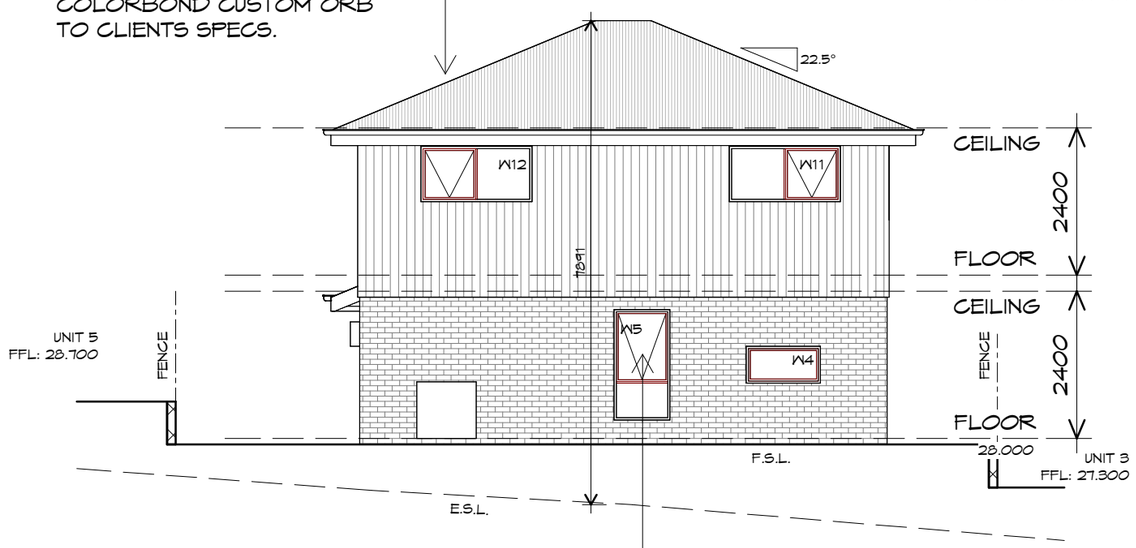
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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U4 SOUTHERN ELEVATION

1 : 100



U4 WESTERN ELEVATION

1 : 100

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UNIT 4

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

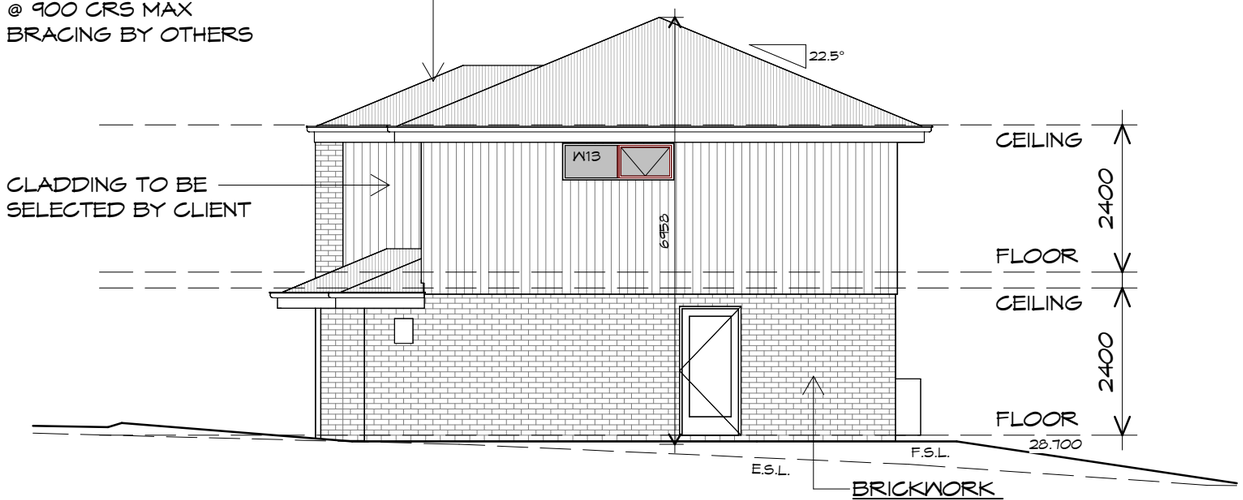
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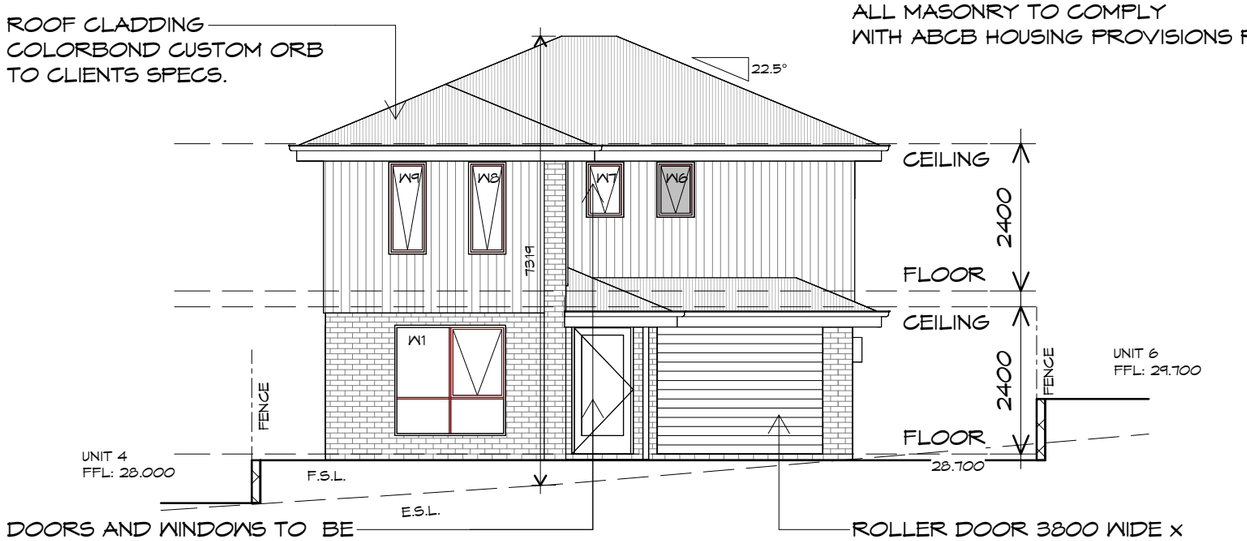
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APPLICATION No. : PLN-25-279
DATE RECEIVED:



U5 NORTHERN ELEVATION

1 : 100



U5 EASTERN ELEVATION

1 : 100

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UNIT 5

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

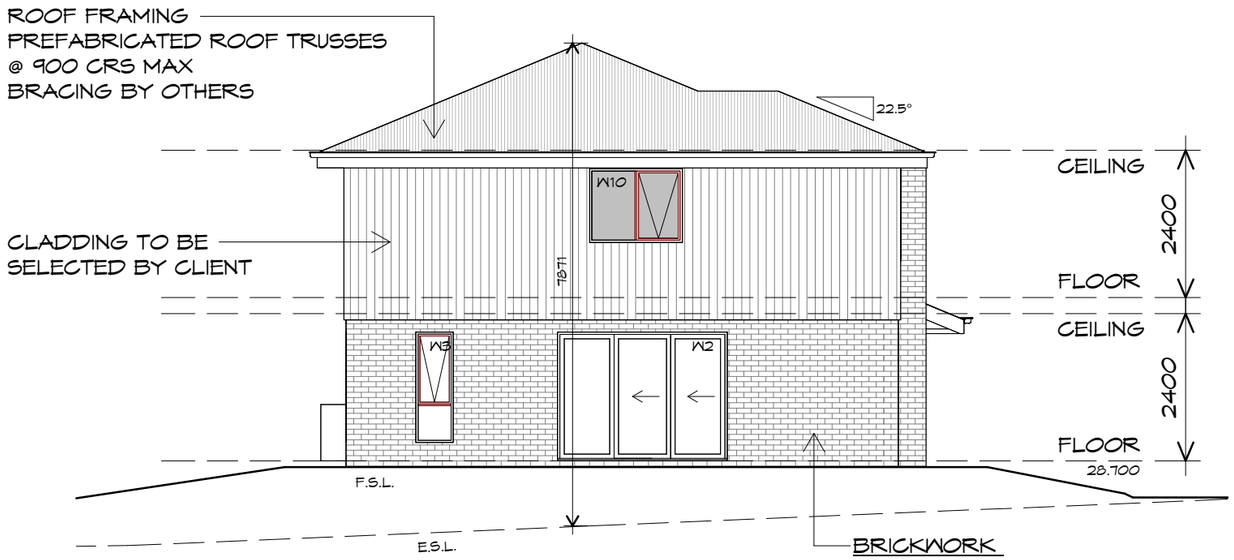
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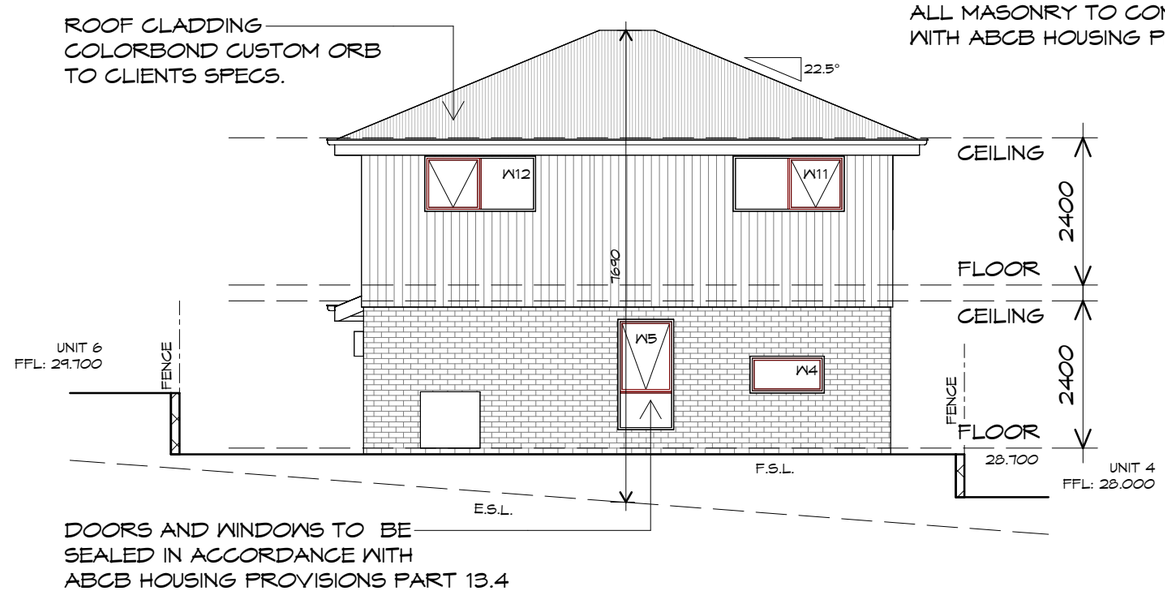
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APPLICATION No. : PLN-25-279
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U5 SOUTHERN ELEVATION

1 : 100



U5 WESTERN ELEVATION

1 : 100

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UNIT 5

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

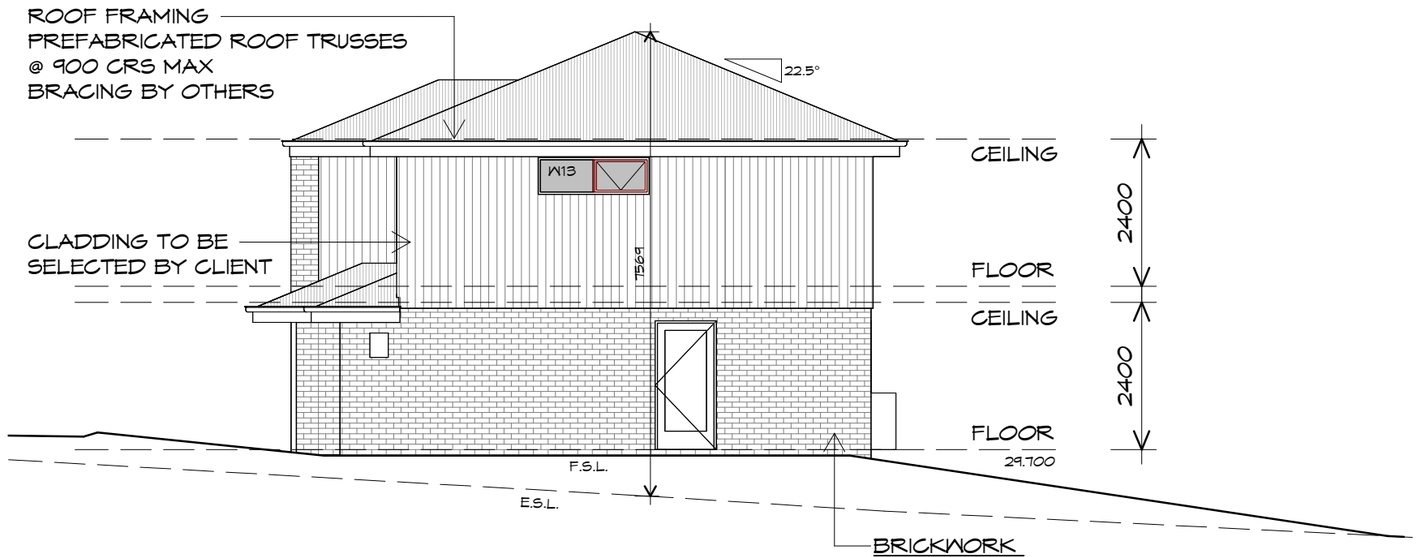
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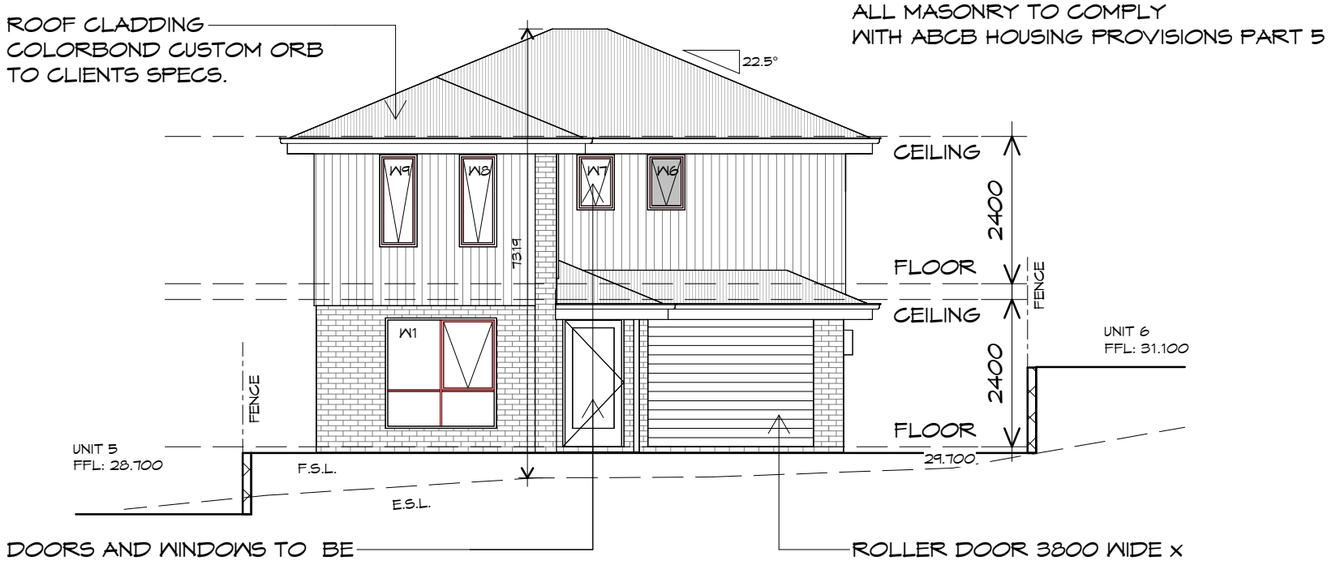
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U6 NORTHERN ELEVATION

1 : 100



U6 EASTERN ELEVATION

1 : 100

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UNIT 6

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

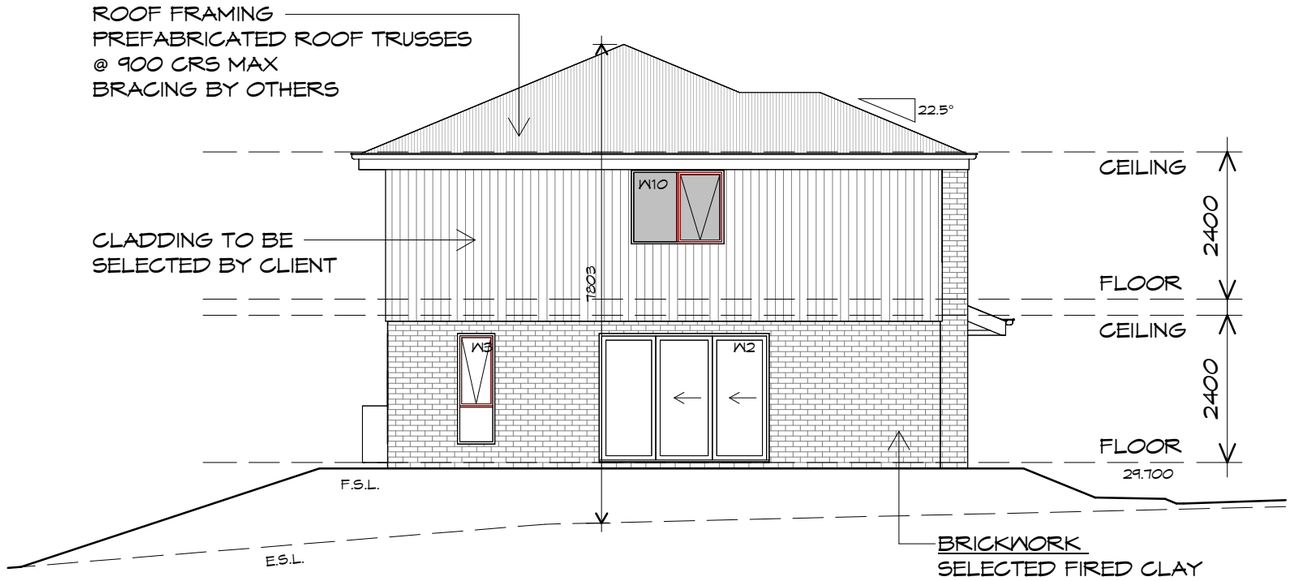
Date:	Drafted by:	Approved by:
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PD25070 - A1-08	1 : 100	04

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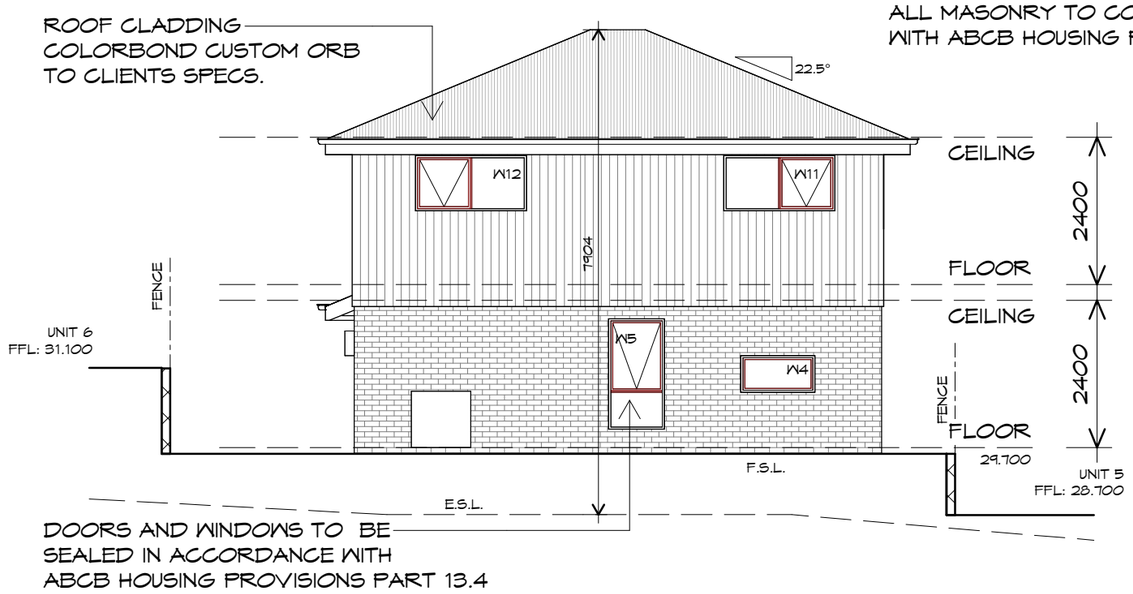
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APPLICATION No. : PLN-25-279
DATE RECEIVED:



U6 SOUTHERN ELEVATION

1 : 100



U6 WESTERN ELEVATION

1 : 100

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UNIT 6

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Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

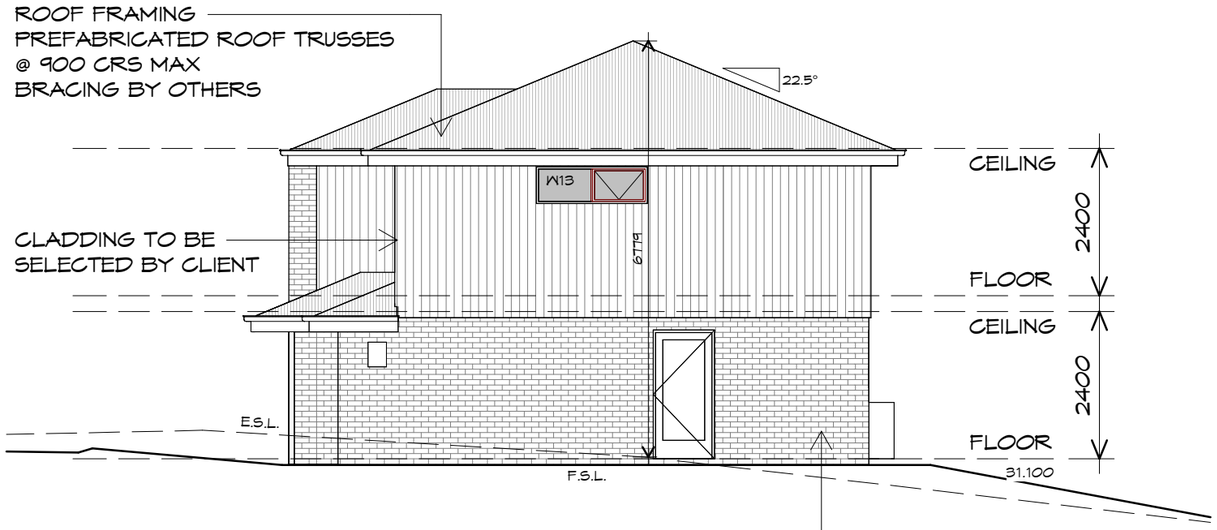
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
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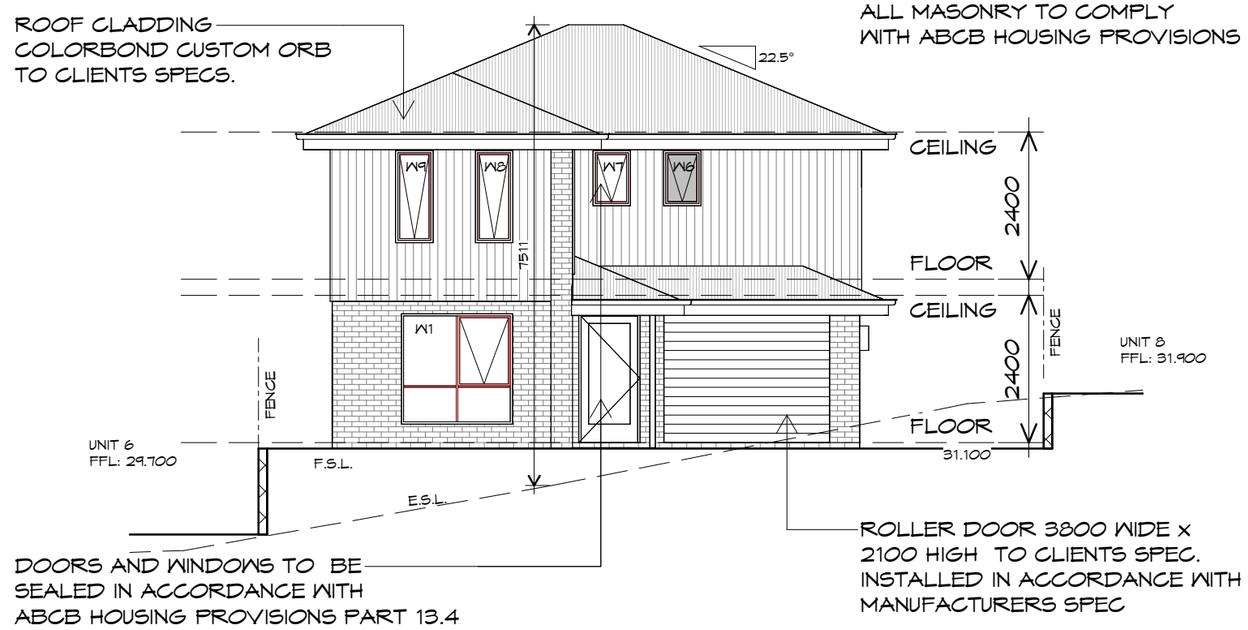
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
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U7 NORTHERN ELEVATION

1 : 100



U7 EASTERN ELEVATION

1 : 100

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UNIT 7

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A1-10	1 : 100	04

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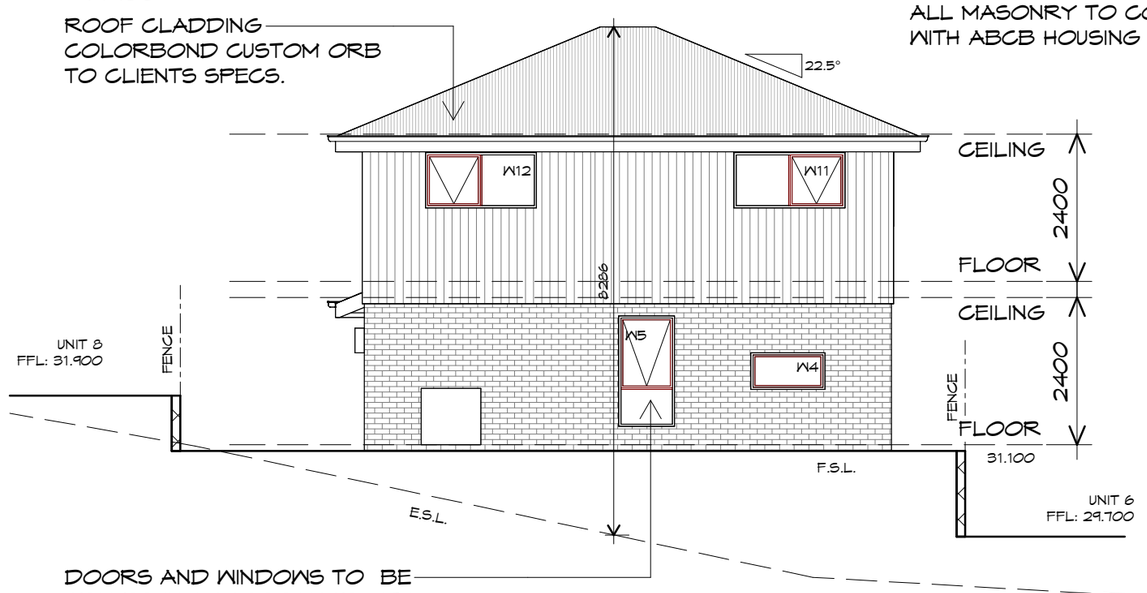
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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U7 SOUTHERN ELEVATION

1 : 100



U7 WESTERN ELEVATION

1 : 100

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UNIT 7

REV.	DATE	DESCRIPTION
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Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

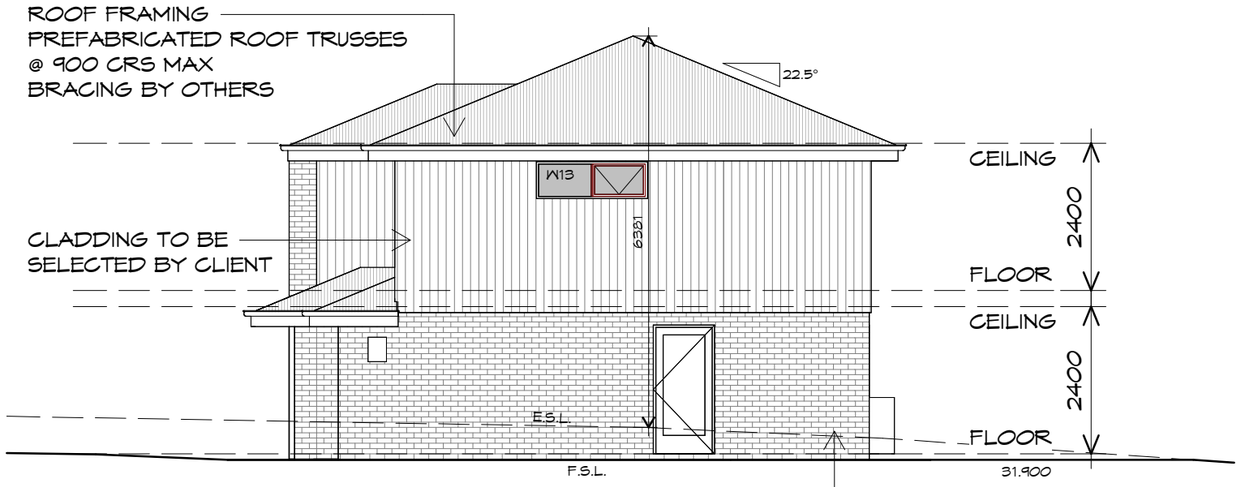
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A1-11	1 : 100	04

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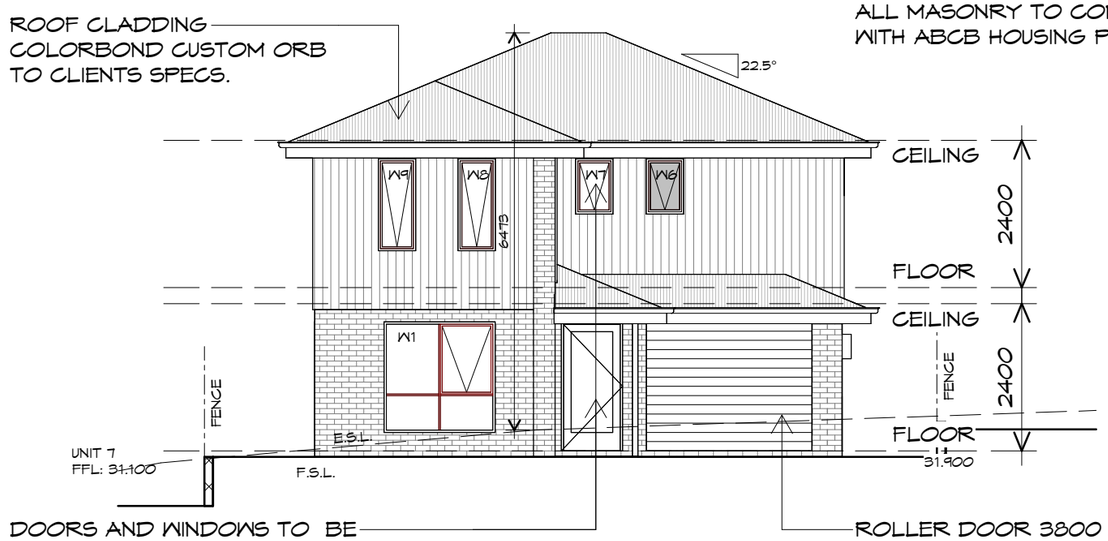
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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U8 NORTHERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5



U8 EASTERN ELEVATION

1 : 100

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UNIT 8

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

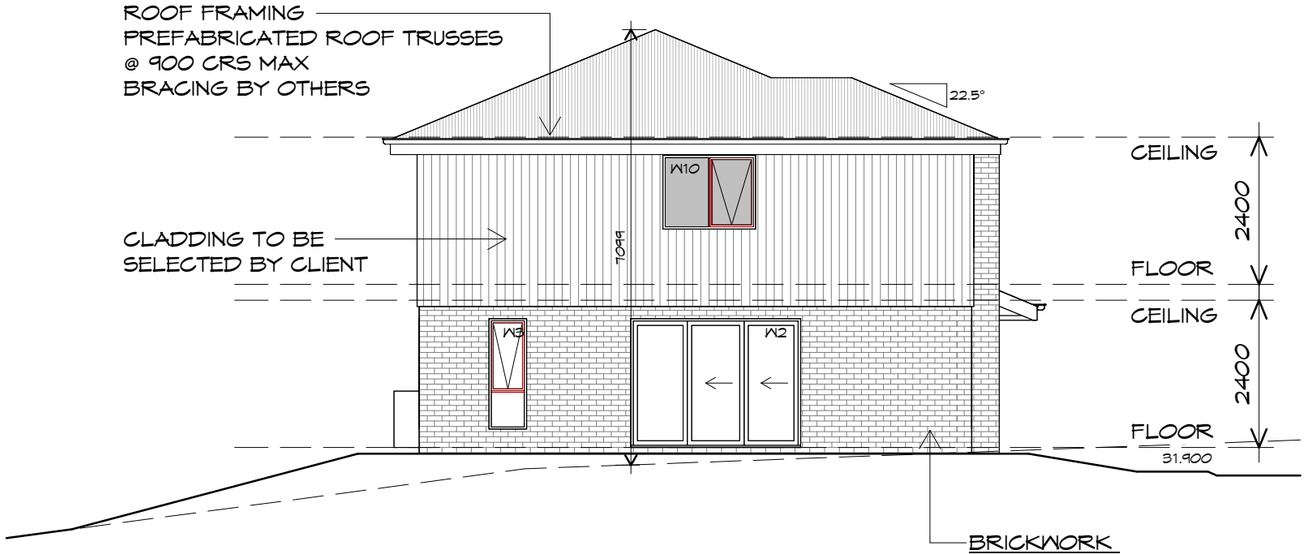
Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A1-12	1 : 100	04

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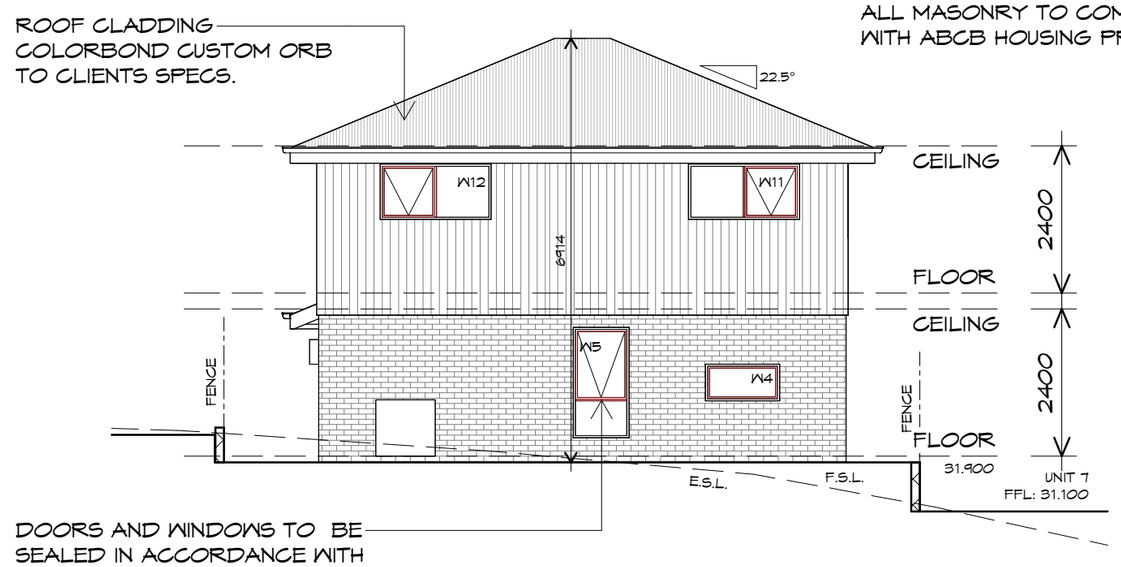
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APPLICATION No. : PLN-25-279
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U8 SOUTHERN ELEVATION

1 : 100



U8 WESTERN ELEVATION

1 : 100

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UNIT 8

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

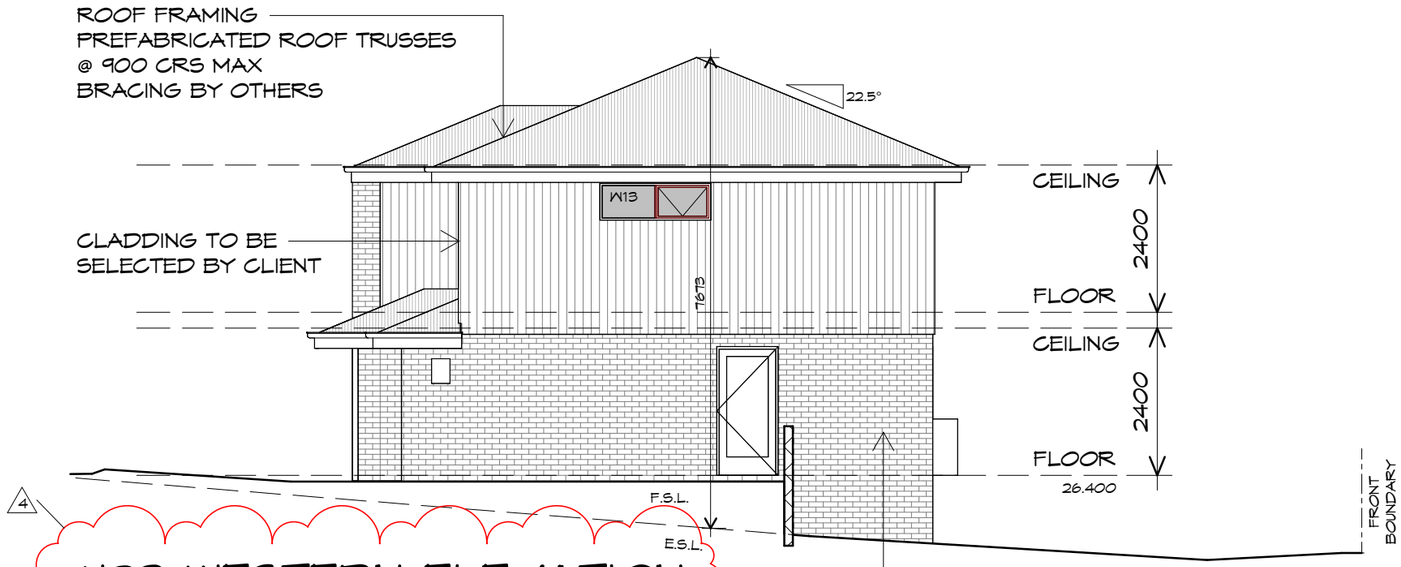
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Project/Drawing no:	**Scale:**	**Revision:**
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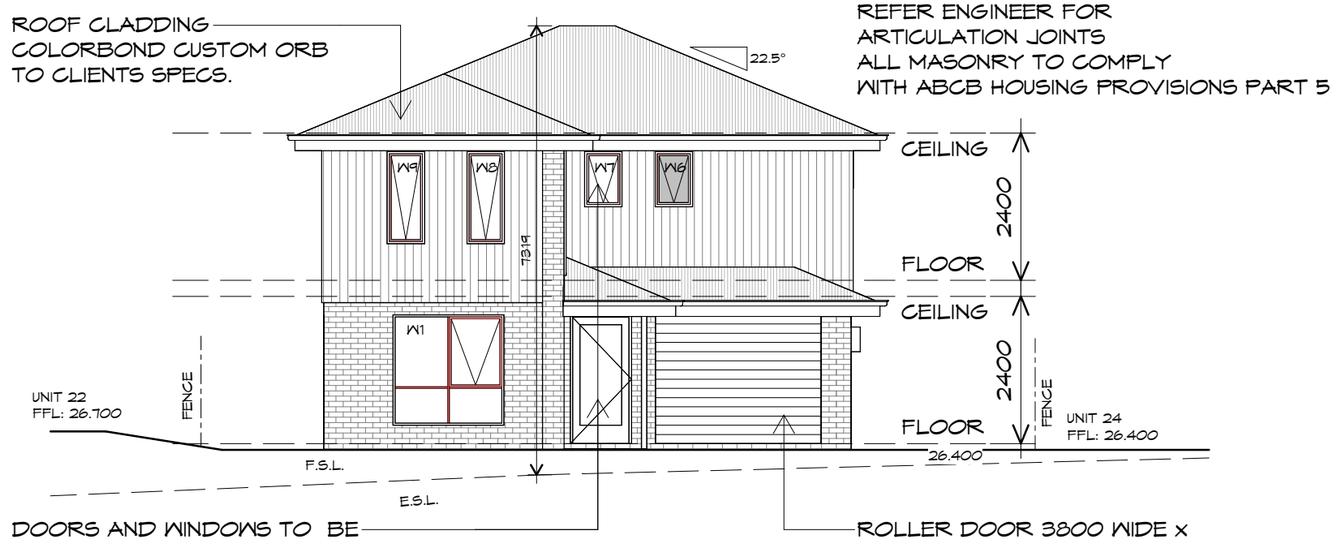
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U23 WESTERN ELEVATION

1 : 100



U23 NORTHERN ELEVATION

1 : 100

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UNIT 23

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

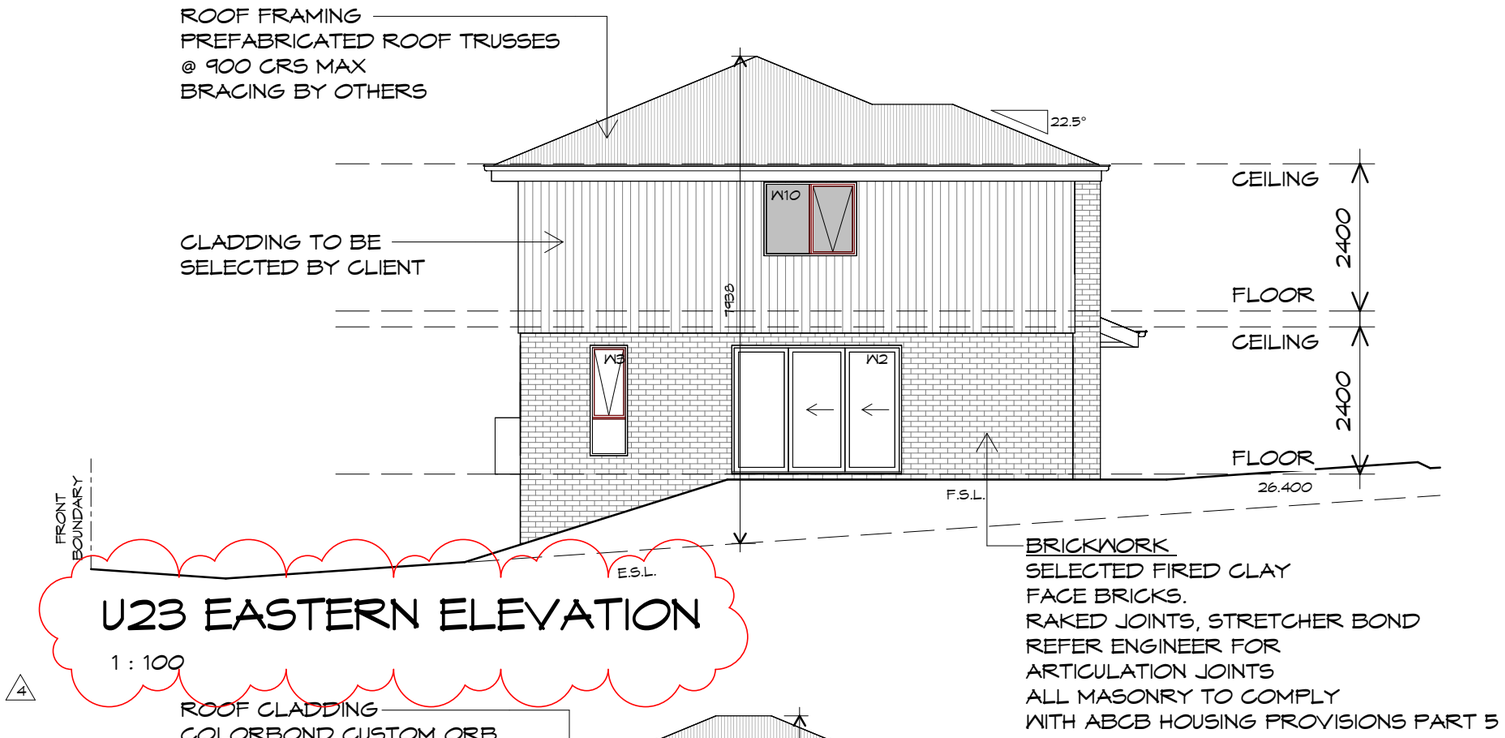
Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - A1-14	1 : 100	04

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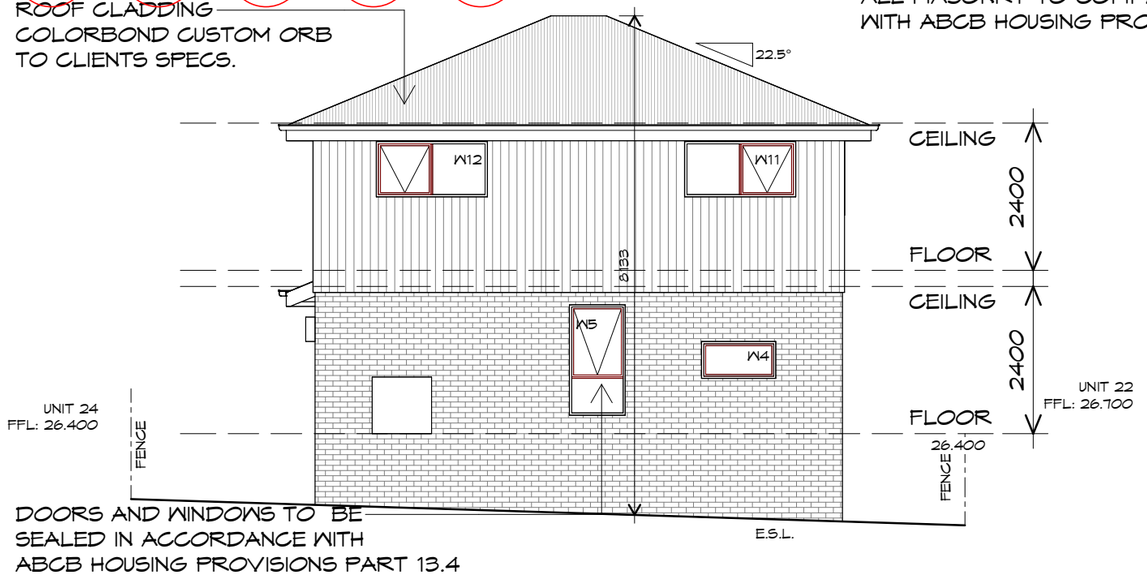
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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U23 EASTERN ELEVATION

1 : 100

4



U23 SOUTHERN ELEVATION

1 : 100

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UNIT 23

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

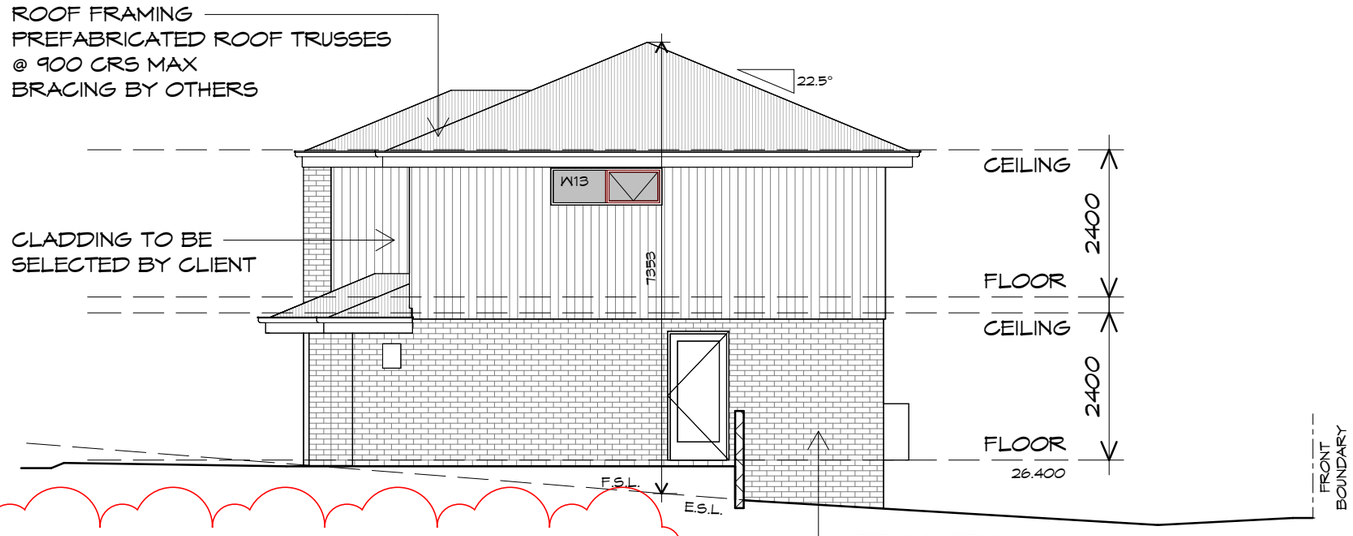
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
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PD25070 - A1-15	1 : 100	04

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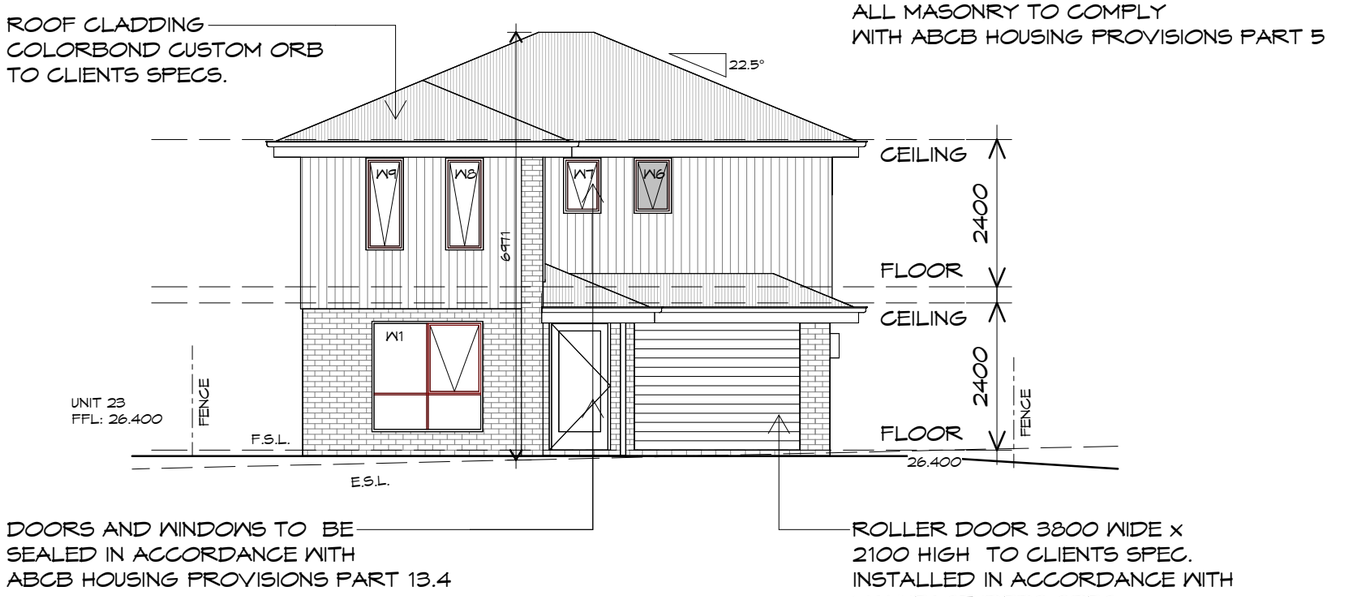
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



4

U24 WESTERN ELEVATION

1 : 100



U24 NORTHERN ELEVATION

1 : 100

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UNIT 24

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A1-16	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

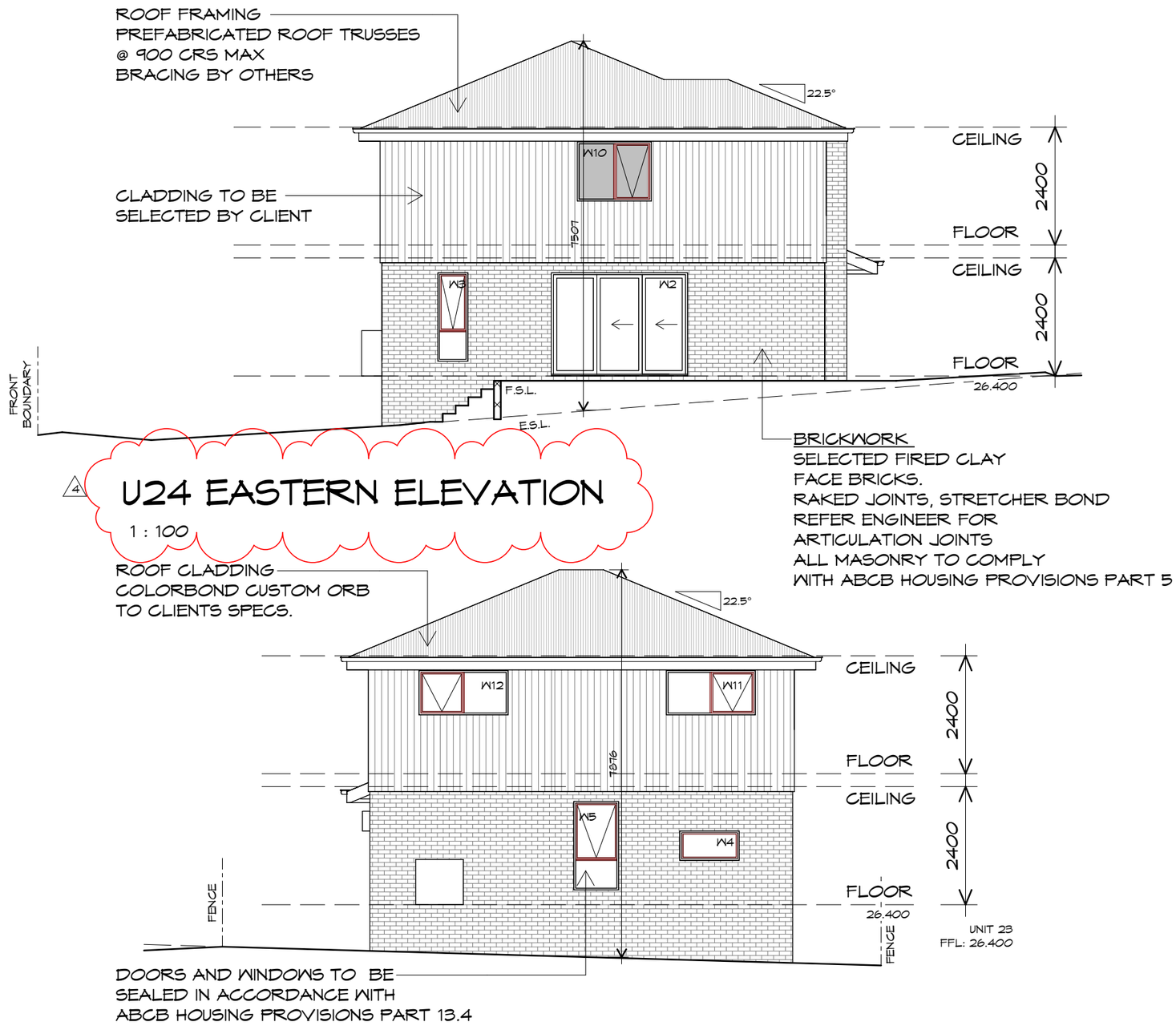
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PLANNING SERVICES

APPLICATION No. : PLN-25-279

DATE RECEIVED:



4

U24 EASTERN ELEVATION

1 : 100

U24 SOUTHERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 24

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

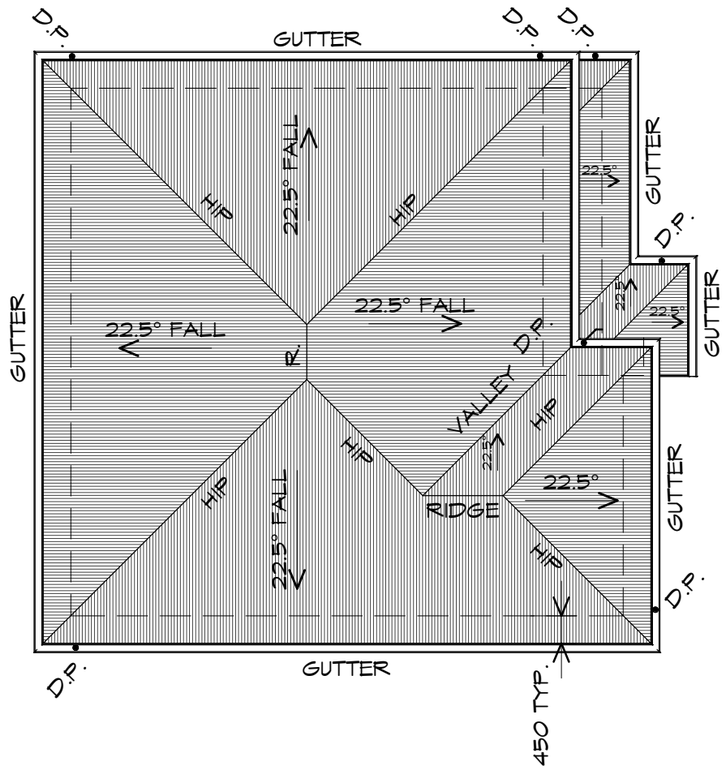
Date:	Drafted by:	Approved by:
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PD25070 - A1-17	1 : 100	04

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APPLICATION No. : PLN-25-279
DATE RECEIVED:



ROOF PLAN

1 : 100

UNITS 3-8, 23-24

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
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Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

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Date:	Drafted by:	Approved by:
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Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A1-18	1 : 100	04

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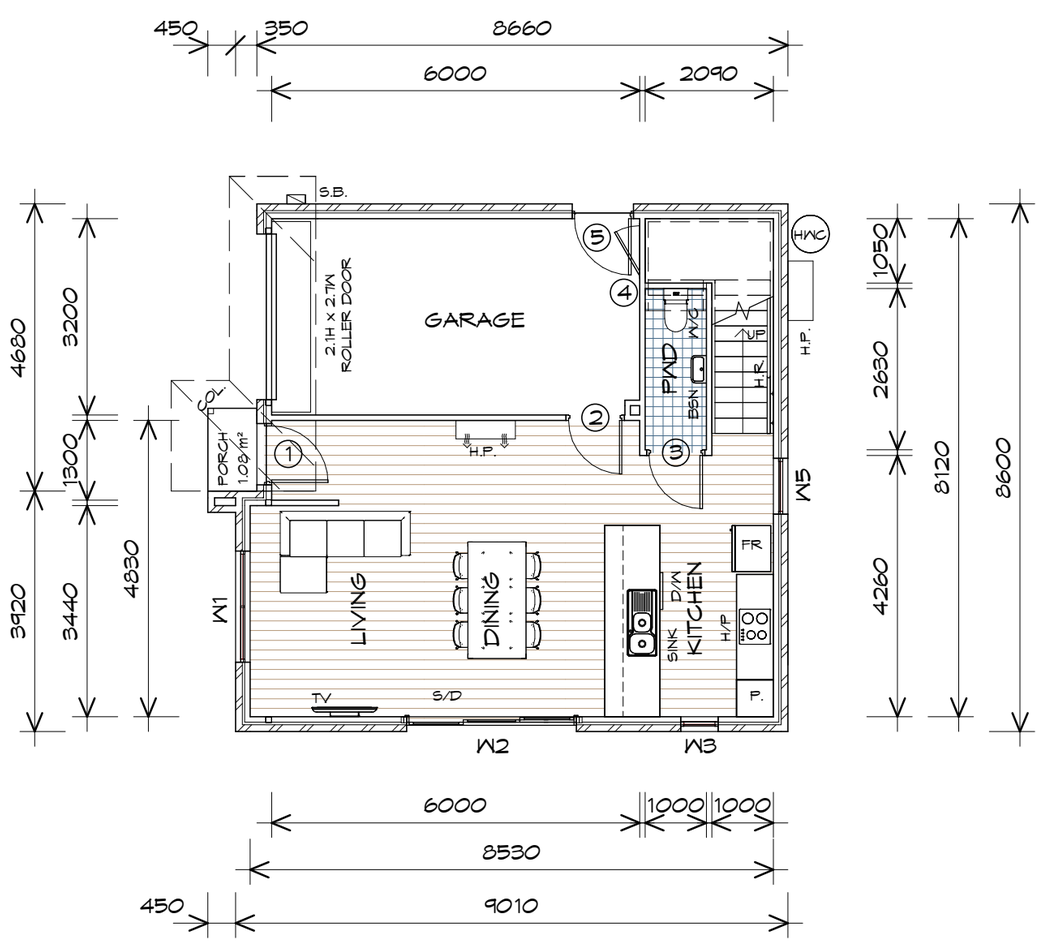
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
H/WC	HOT WATER CYLINDER



GROUND FLOOR PLAN

1 : 100

FIRST FLOOR AREA	72.56	m2	(7.81	SQUARES)
GROUND FLOOR AREA	54.03	m2	(5.82	SQUARES)
GARAGE AREA	22.12	m2	(2.38	SQUARES)
TOTAL AREA	148.70		16.01	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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UNITS 25-30

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
GROUND FLOOR PLAN

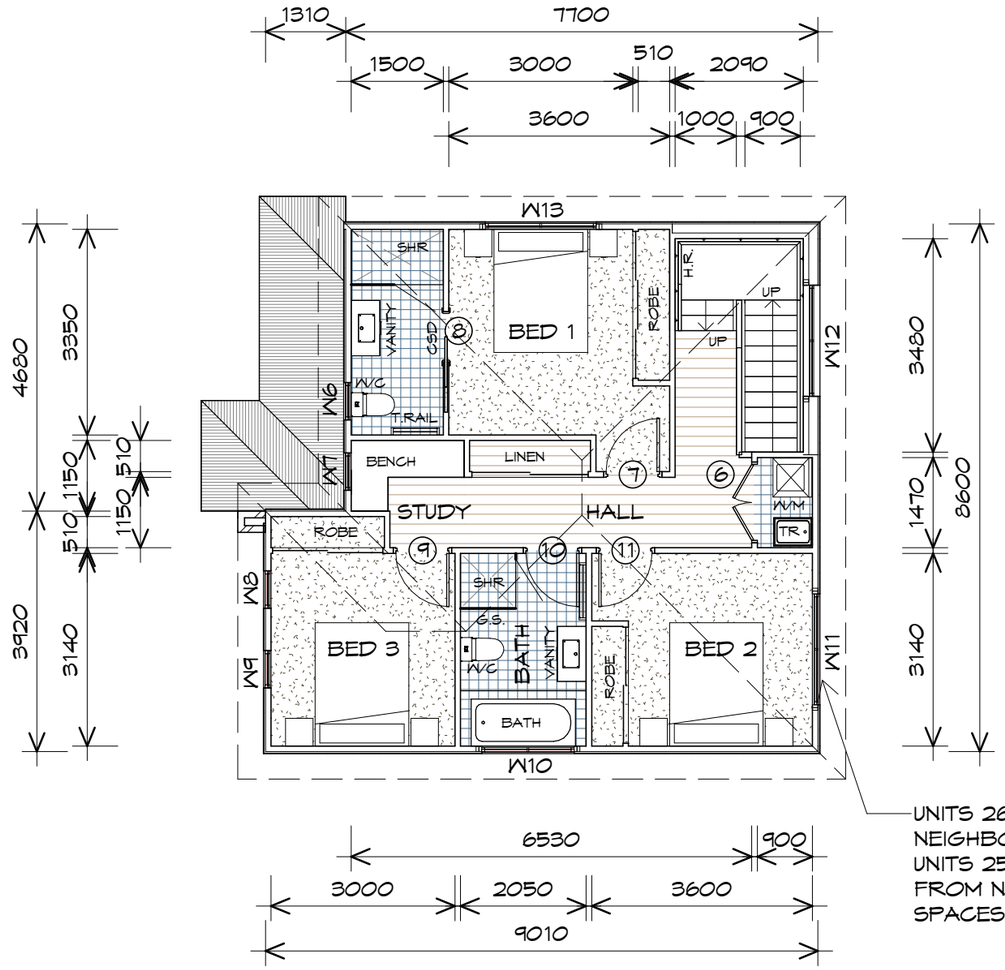
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Project/Drawing no:	**Scale:**	**Revision:**
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APPLICATION No. : PLN-25-279
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UNITS 26-25 & 29-30 OVERLOOK NEIGHBOURING PRIVATE OPEN SPACES
UNITS 25 & 28 ARE GREATER THAN 6m FROM NEIGHBOURING PRIVATE OPEN SPACES

LEGEND

C/SD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
H/WC	HOT WATER CYLINDER

FIRST FLOOR PLAN

1 : 100

FIRST FLOOR AREA	72.56	m2	(7.81	SQUARES)
GROUND FLOOR AREA	54.03	m2	(5.82	SQUARES)
GARAGE AREA	22.12	m2	(2.38	SQUARES)
TOTAL AREA	148.70		16.01	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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UNITS 25-30

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FIRST FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
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PD25070 - A2-02	1 : 100	04

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	820	ROBE DOOR	1600 HIGH
5	920	GLAZED EXTERNAL DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
6	1240	2/820 ROBE DOORS	
7	870	INTERNAL TIMBER DOOR	
8	820	CAVITY SLIDING DOOR	
9	870	INTERNAL TIMBER DOOR	
10	870	INTERNAL TIMBER DOOR	
11	870	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	2100	2770	STACKING SLIDING DOOR	
W3	1800	610	AWNING WINDOW	
W4	600	1210	FIXED WINDOW	SPLASHBACK; 900mm SILL HEIGHT
W5	1800	910	AWNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W6	900	610	AWNING WINDOW	OPAQUE
W7	900	610	AWNING WINDOW	
W8	1500	610	AWNING WINDOW	
W9	1500	610	AWNING WINDOW	
W10	1200	1510	AWNING WINDOW	OPAQUE
W11	900	1810	AWNING WINDOW	UNIT 26-27 & 29-30 TO BE OPAQUE TO 1.7m ABOVE FFL
W12	900	1810	AWNING WINDOW	DEEP REVEAL
W13	600	1810	AWNING WINDOW	OPAQUE TO 1.7m ABOVE FFL

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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UNITS 25-30

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

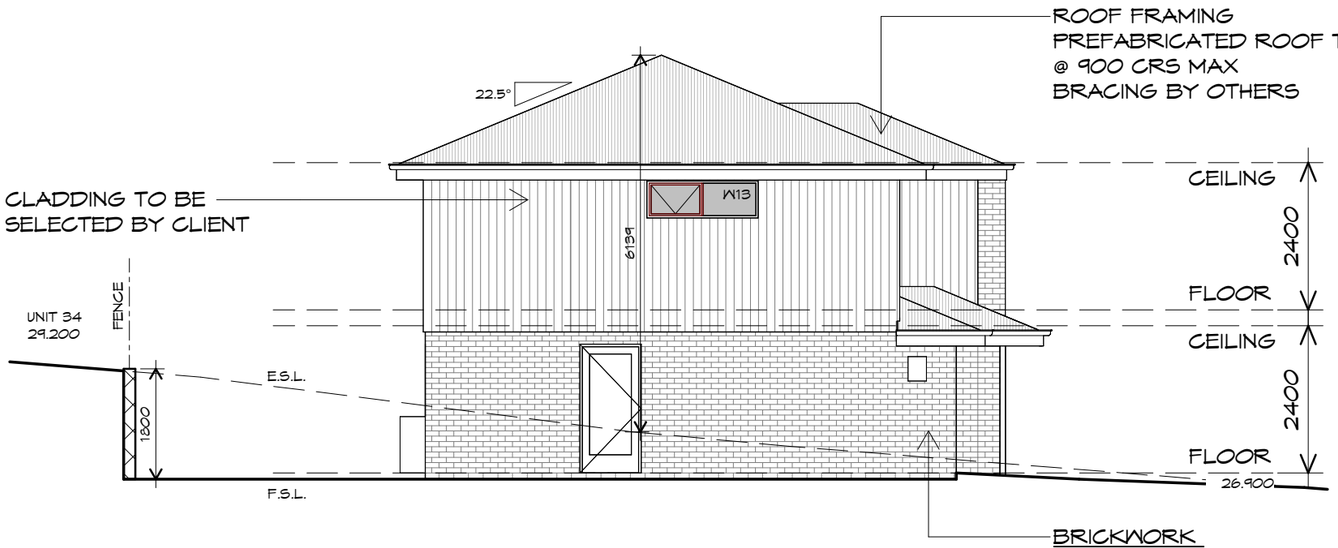
Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - A2-03		04

Accredited building practitioner: Frank Geskus -No CC246A
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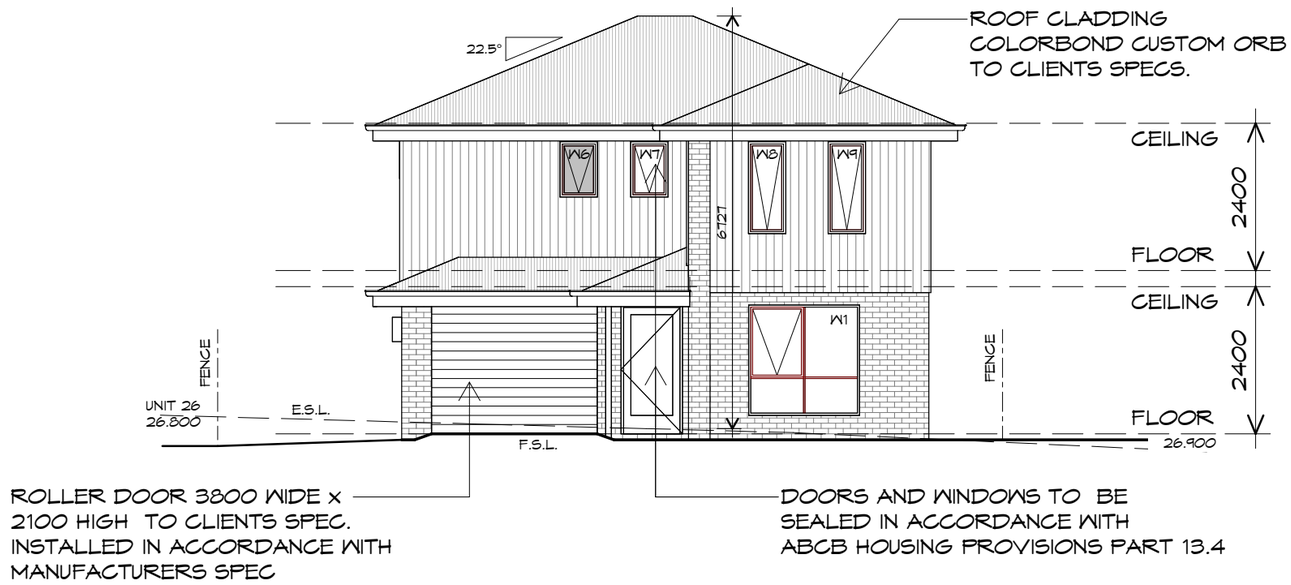
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U25 WESTERN ELEVATION

1 : 100



U25 SOUTHERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 25

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

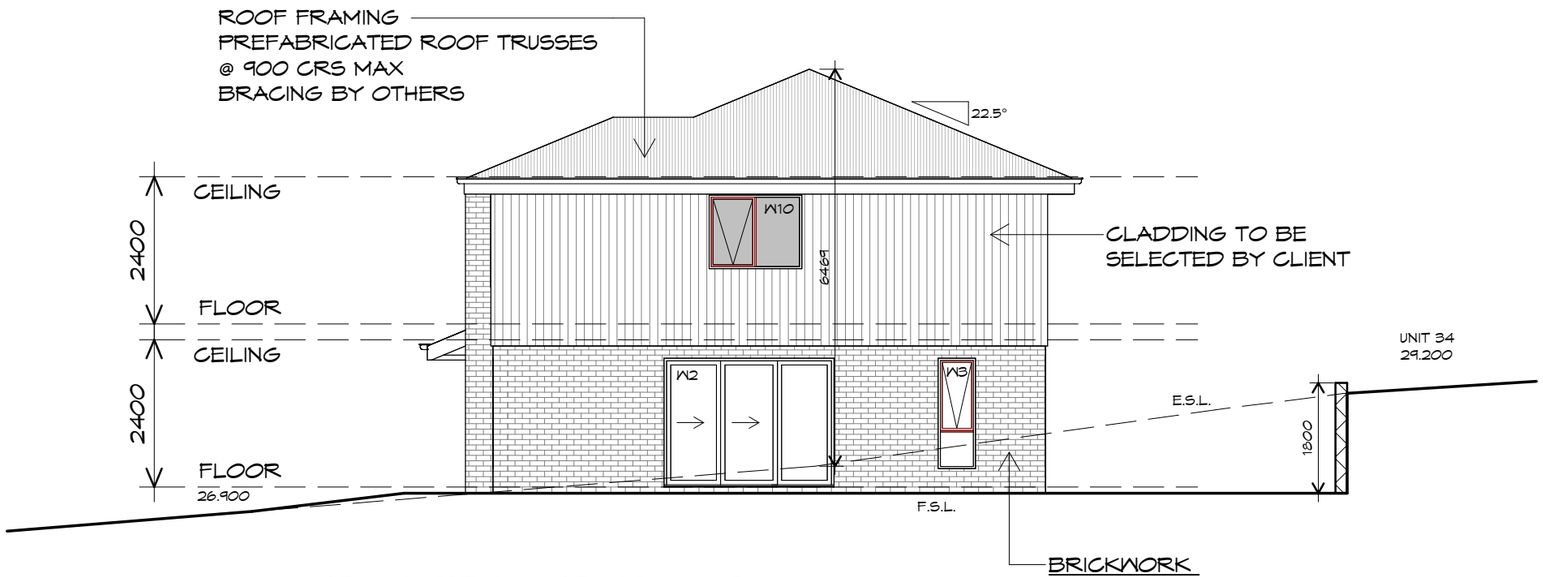
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18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-04	1 : 100	04

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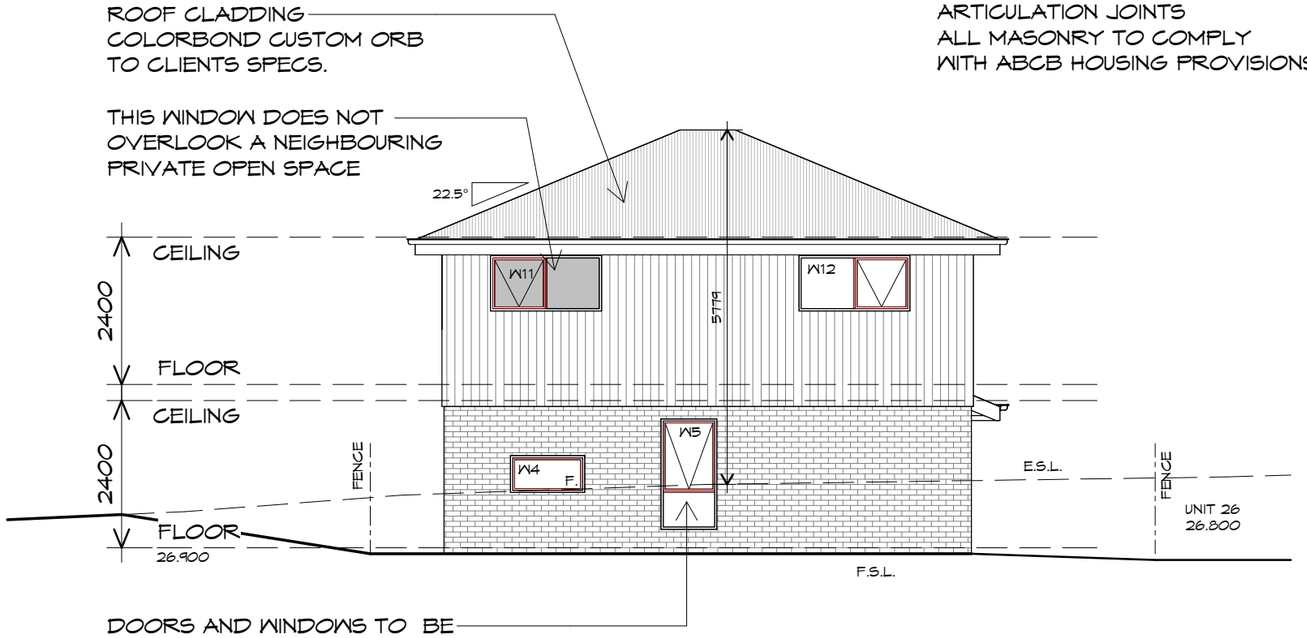
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U25 EASTERN ELEVATION

1 : 100



U25 NORTHERN ELEVATION

1 : 100

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UNIT 25

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

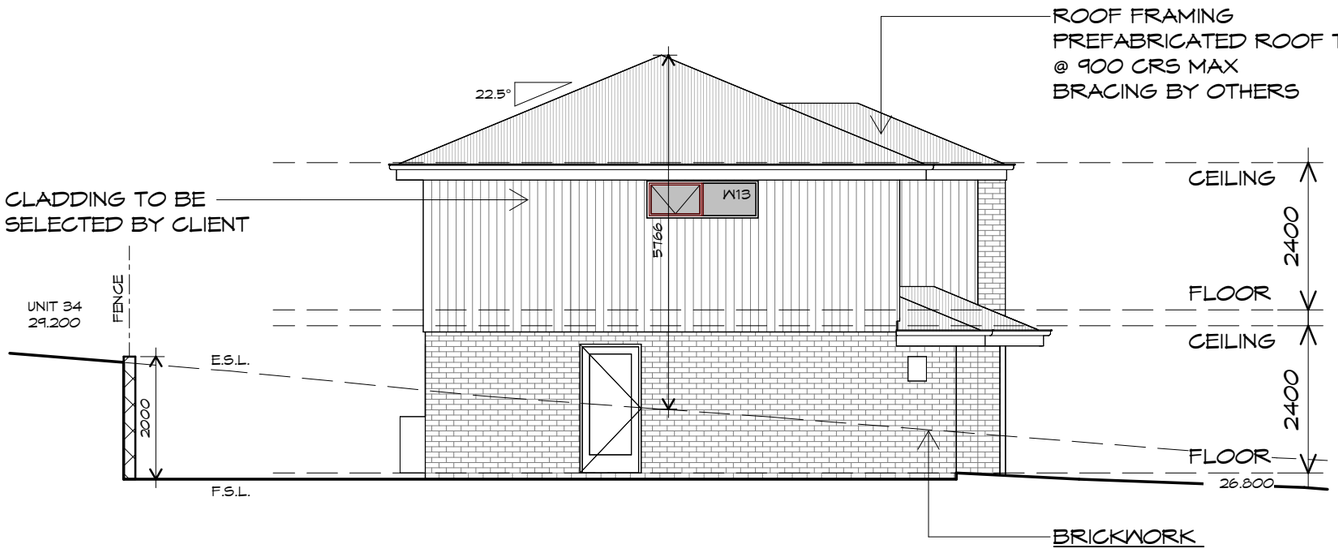
Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - A2-05	1 : 100	04

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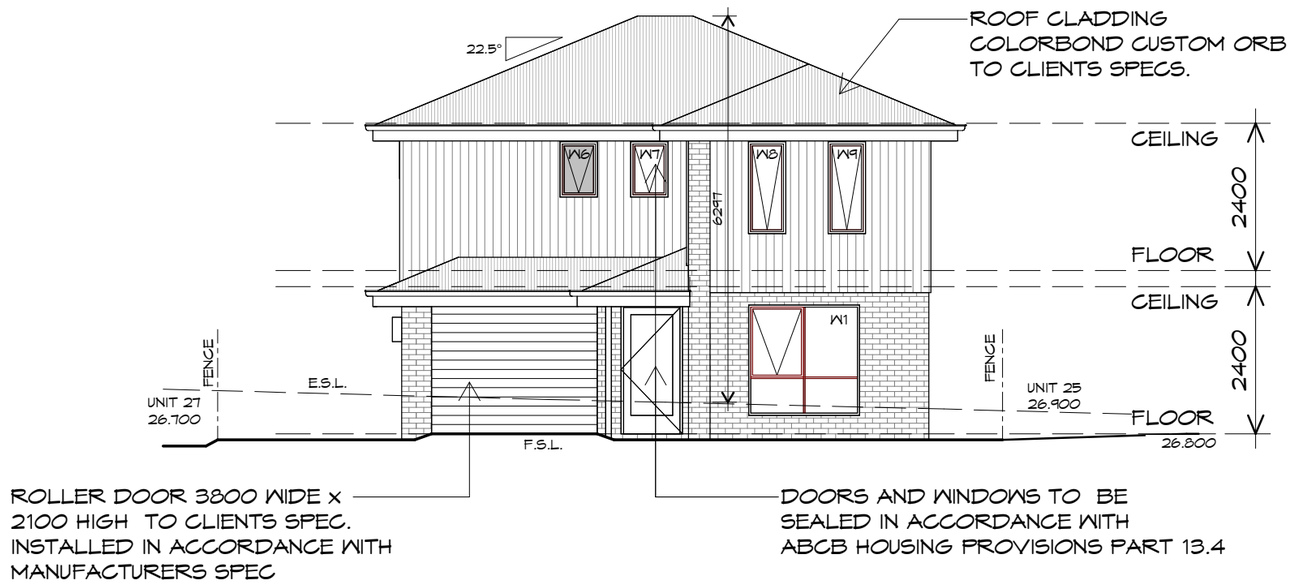
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U26 WESTERN ELEVATION

1 : 100



U26 SOUTHERN ELEVATION

1 : 100

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UNIT 26

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

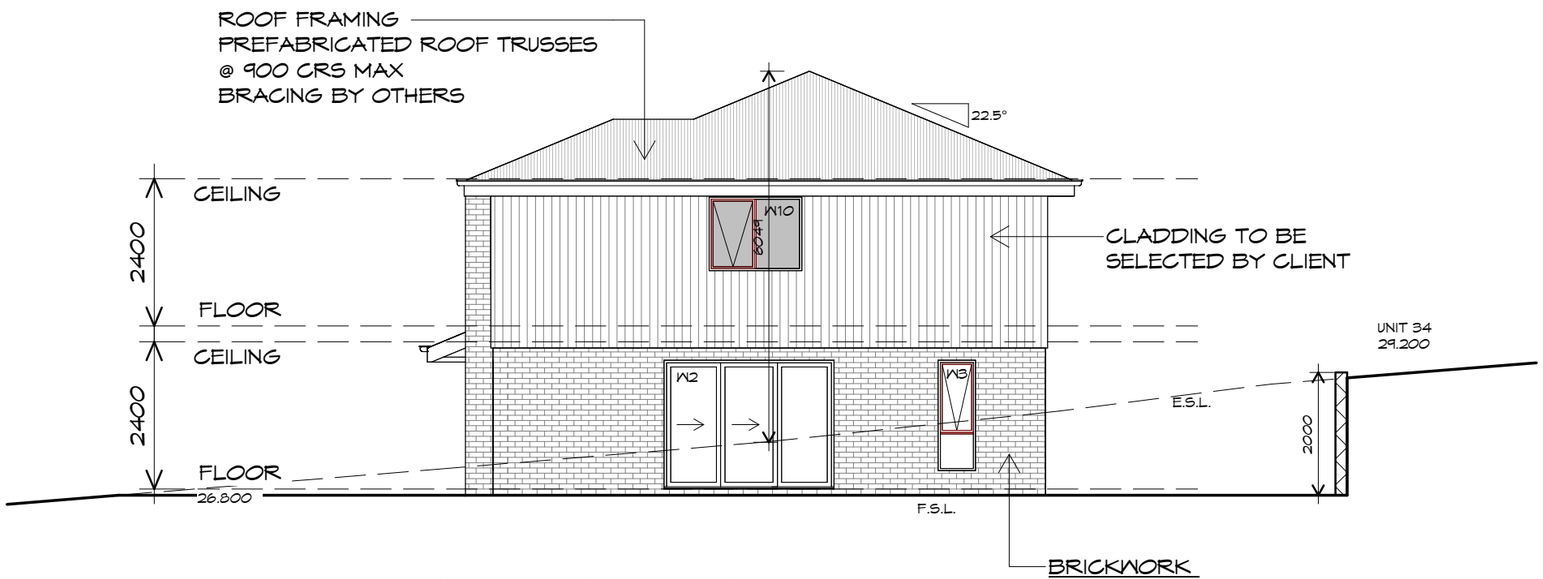
Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - A2-06	1 : 100	04

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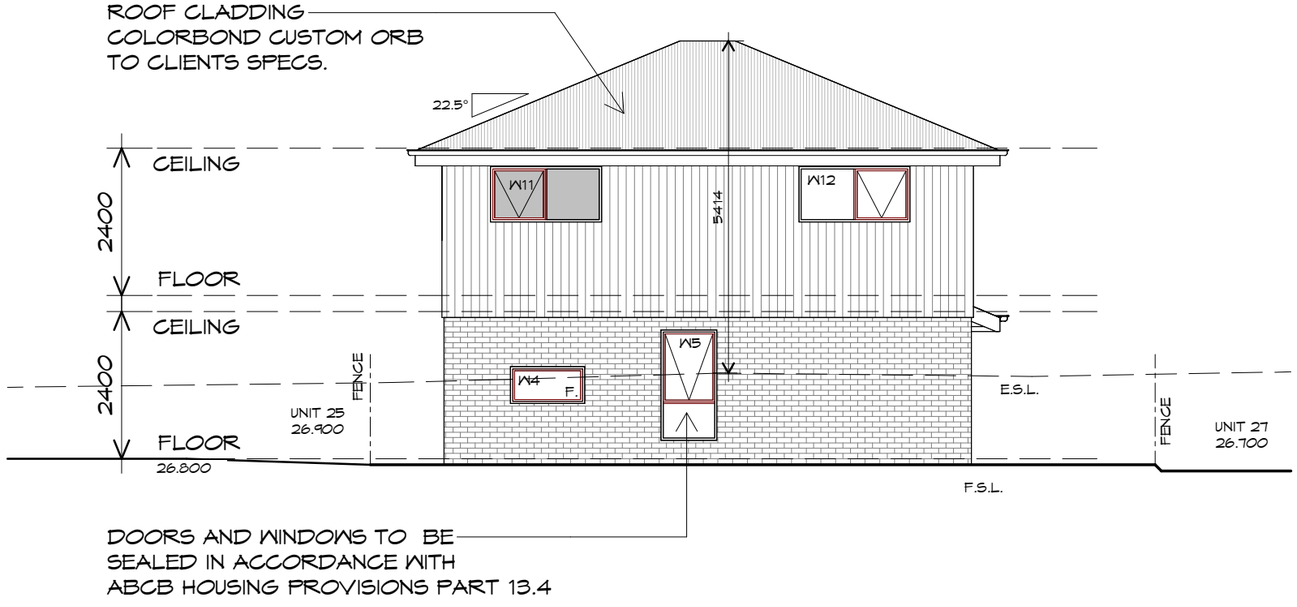
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U26 EASTERN ELEVATION

1 : 100



U26 NORTHERN ELEVATION

1 : 100

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UNIT 26

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

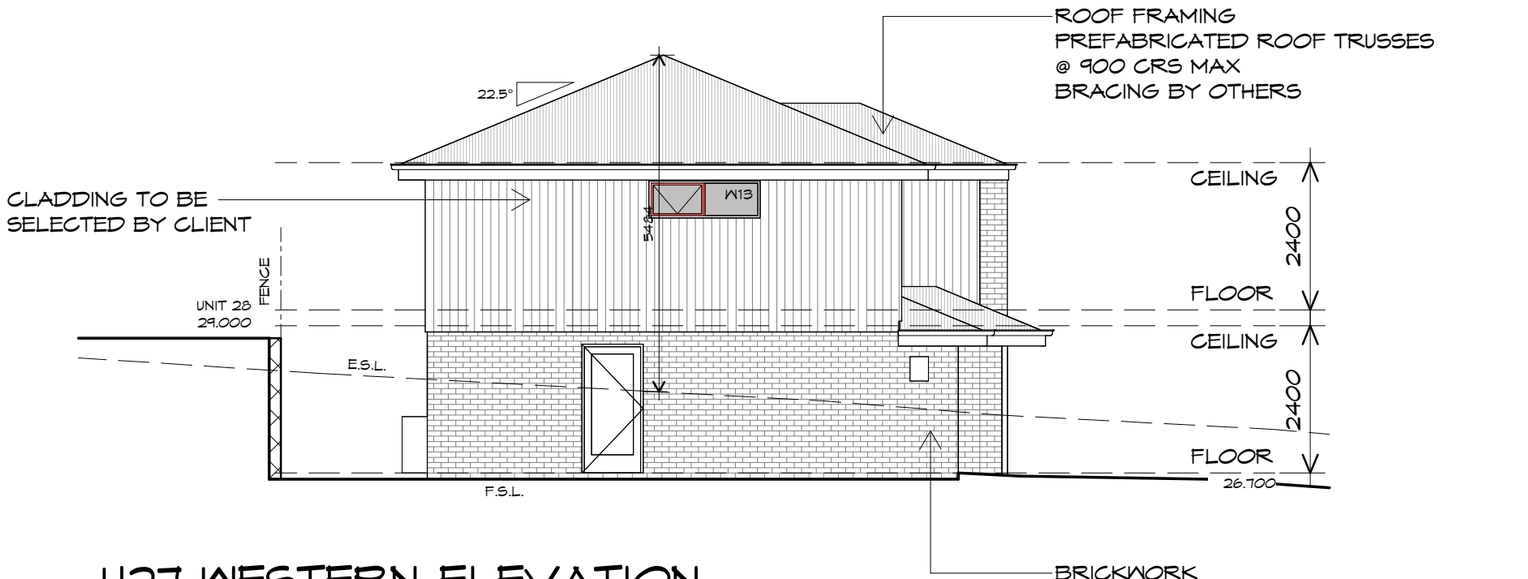
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18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-07	1 : 100	04

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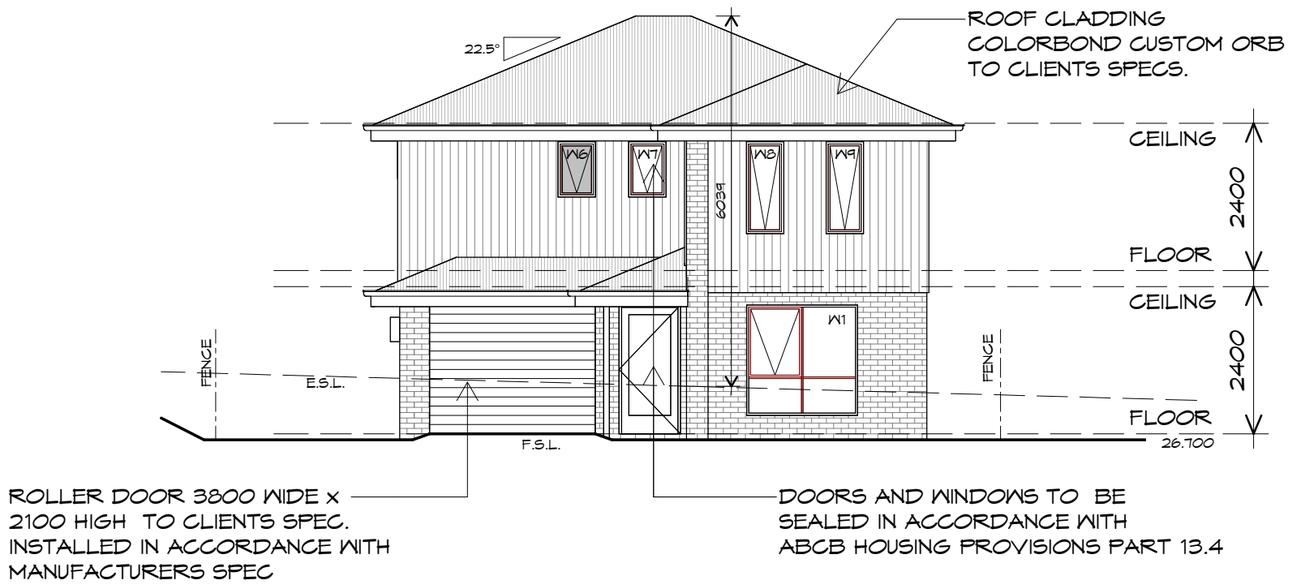
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U27 WESTERN ELEVATION

1 : 100



U27 SOUTHERN ELEVATION

1 : 100

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UNIT 27

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

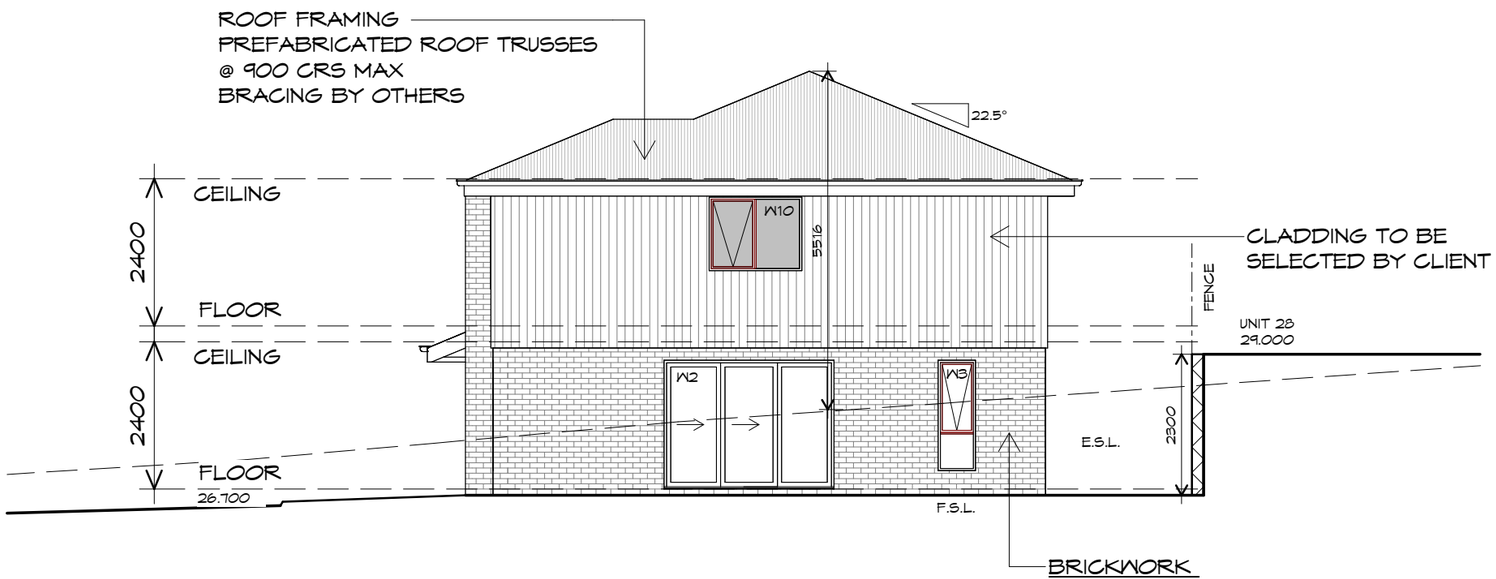
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18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-08	1 : 100	04

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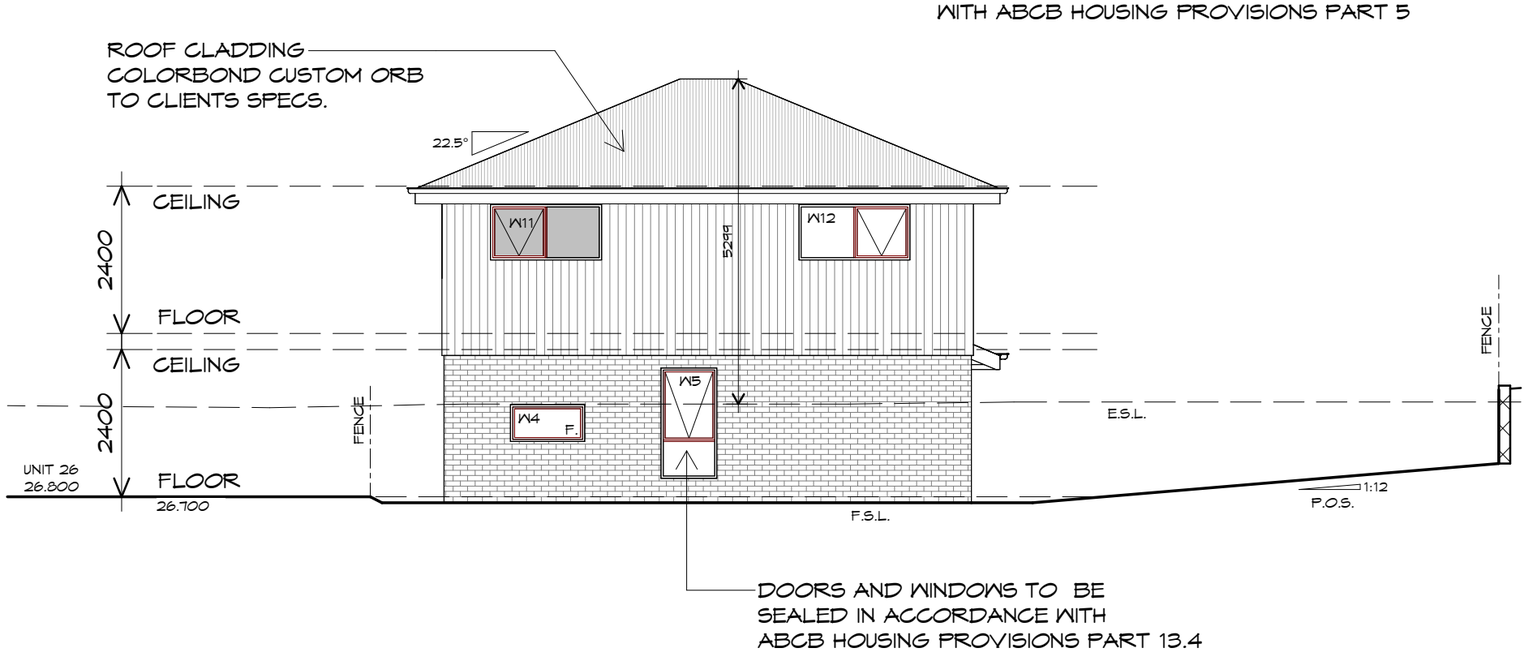
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U27 EASTERN ELEVATION

1 : 100



U27 NORTHERN ELEVATION

1 : 100

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UNIT 27

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

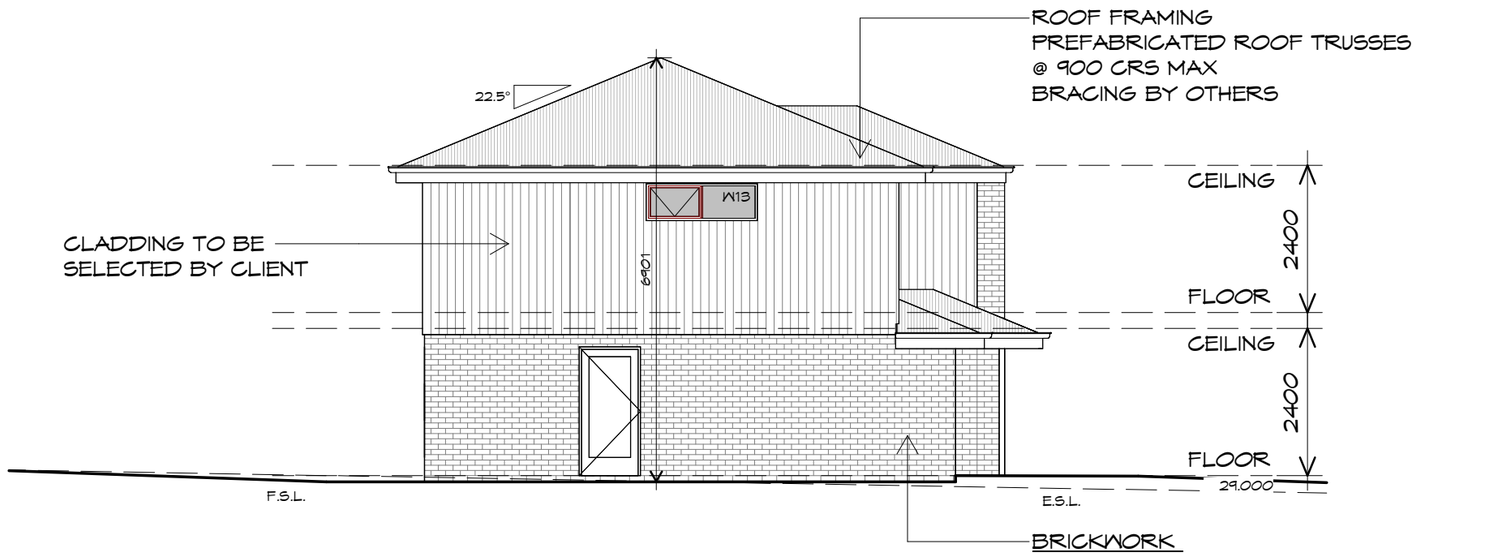
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18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-09	1 : 100	04

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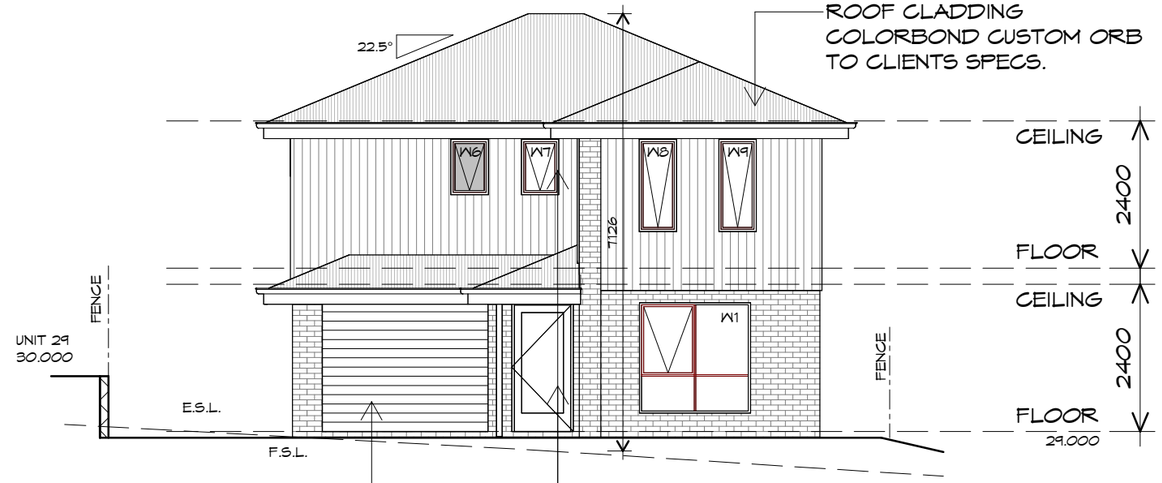
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U28 NORTHERN ELEVATION

1 : 100



U28 WESTERN ELEVATION

1 : 100

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UNIT 28

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

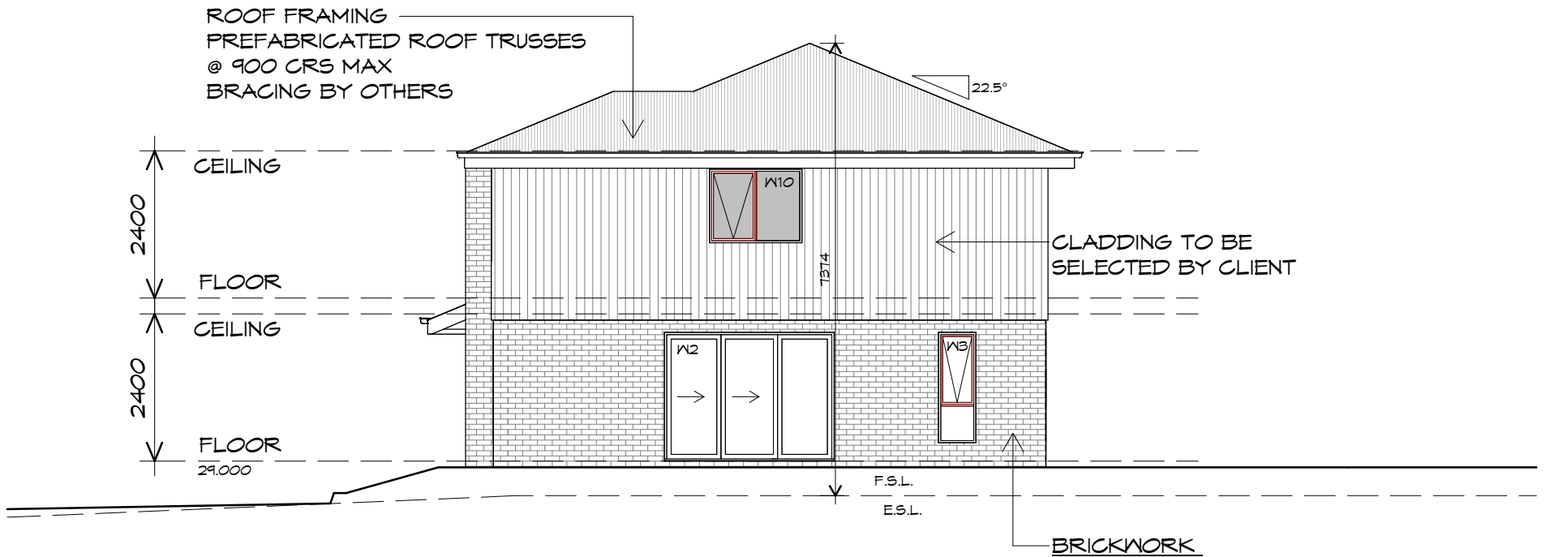
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18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-10	1 : 100	04

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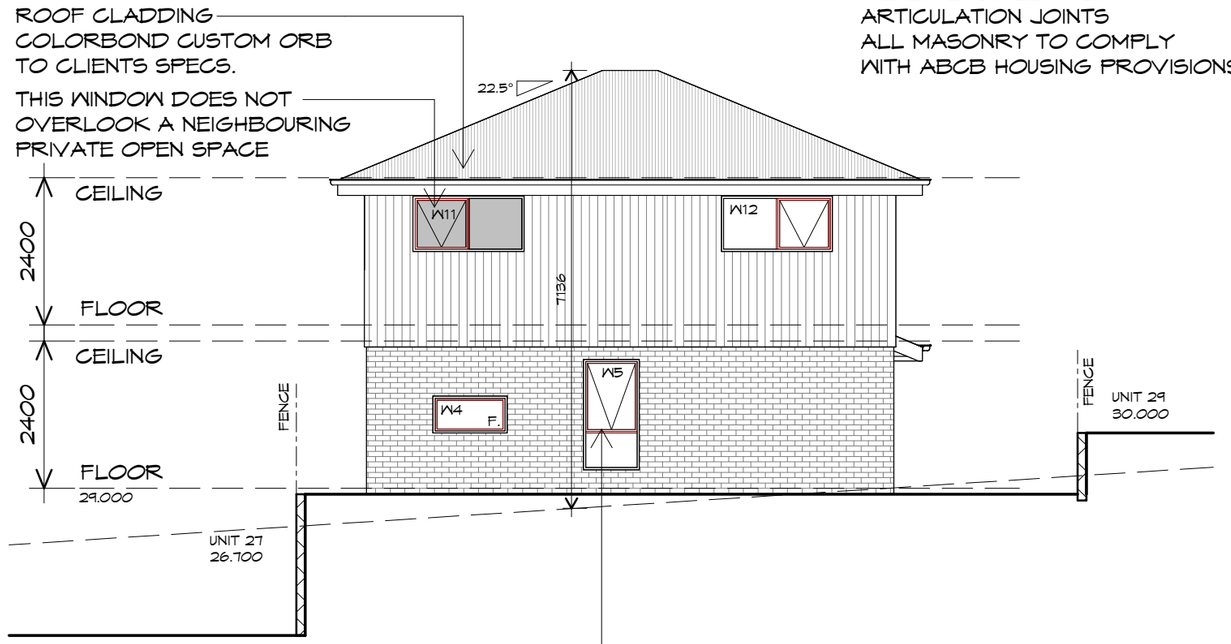
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U28 SOUTHERN ELEVATION

1 : 100



U28 EASTERN ELEVATION

1 : 100

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UNIT 28

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

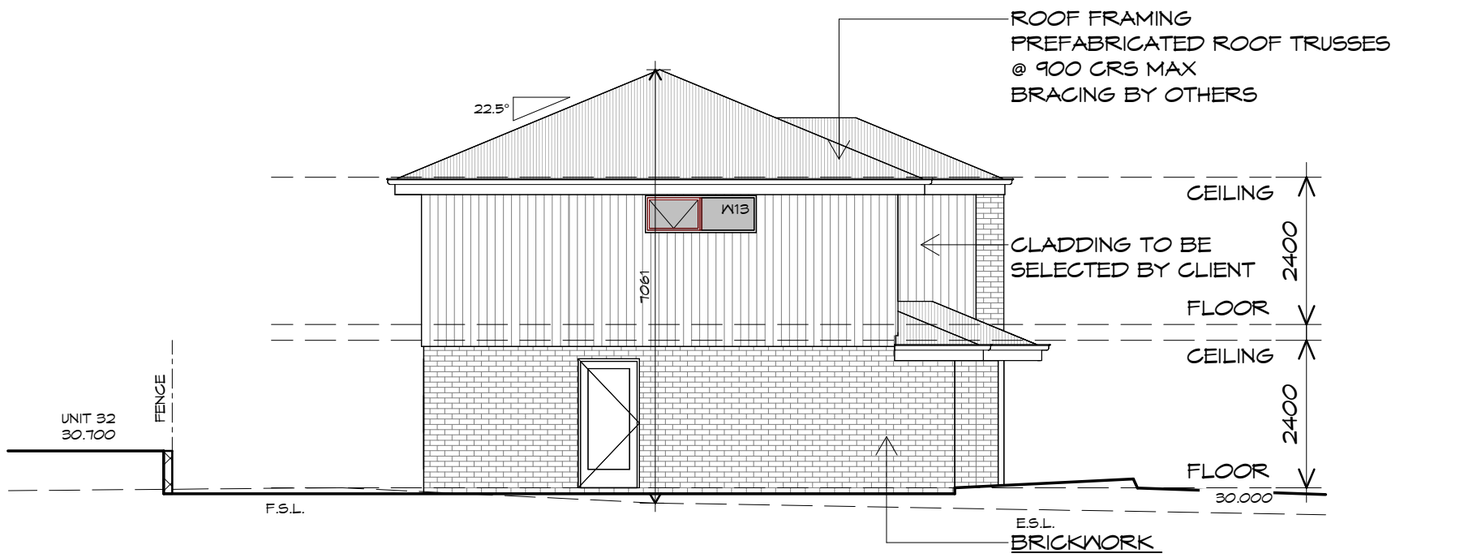
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-11	1 : 100	04

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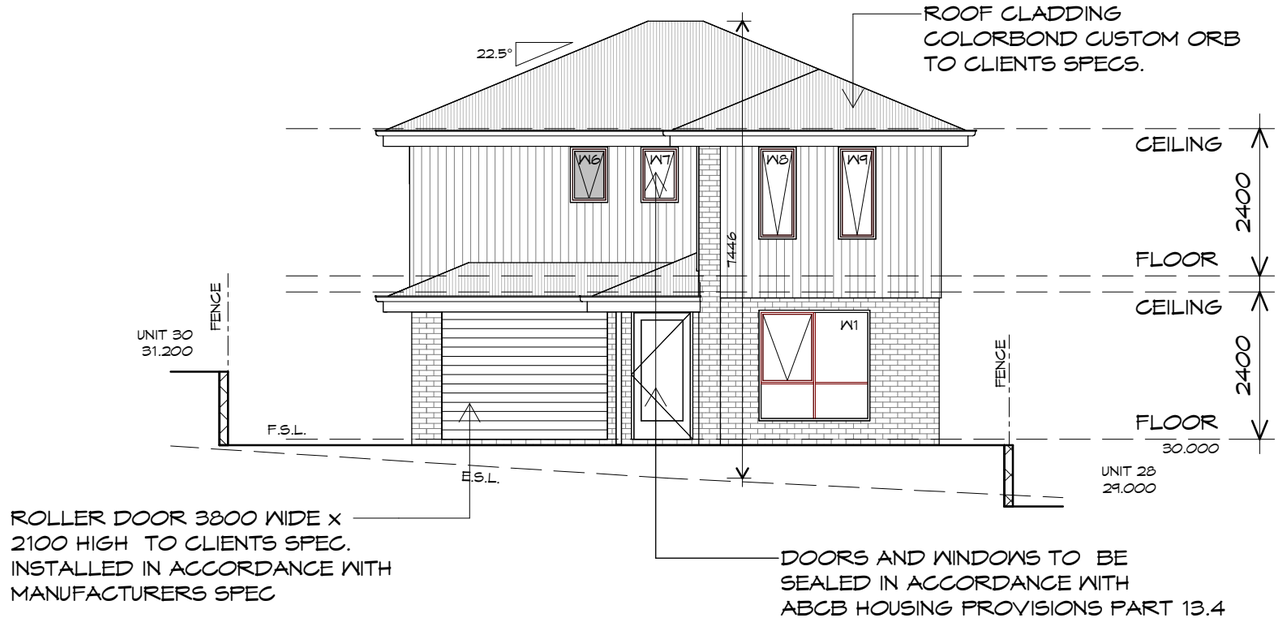
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U29 NORTHERN ELEVATION

1 : 100



U29 WESTERN ELEVATION

1 : 100

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UNIT 29

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

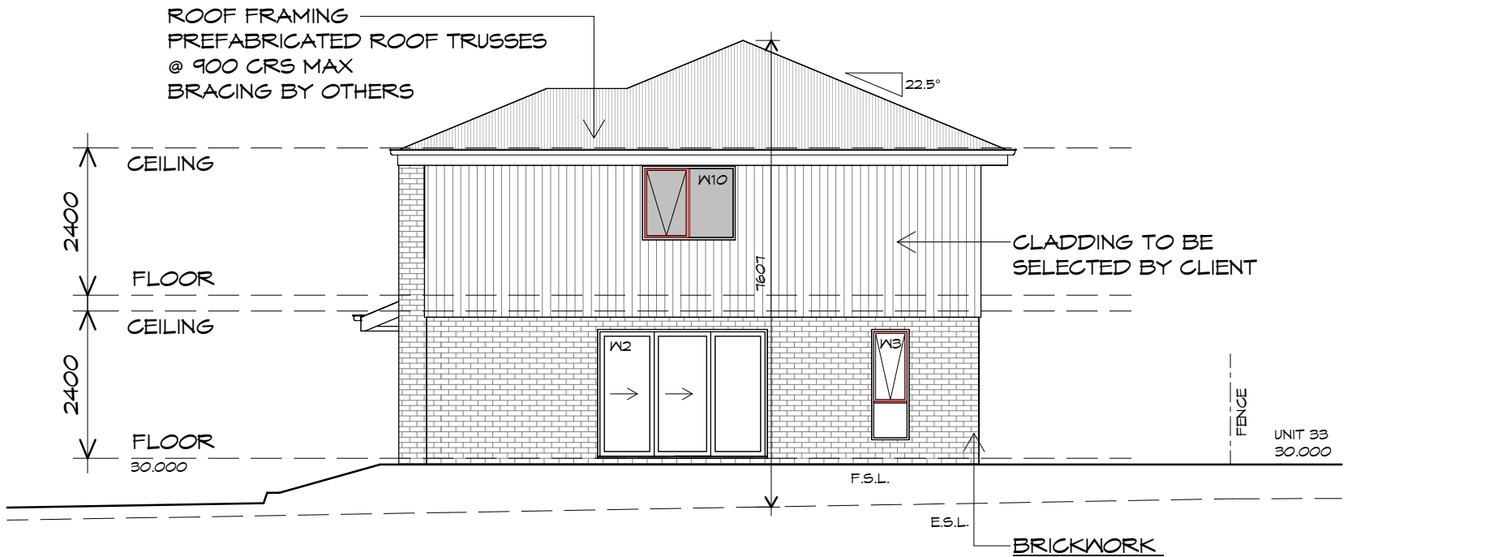
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18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-12	1 : 100	04

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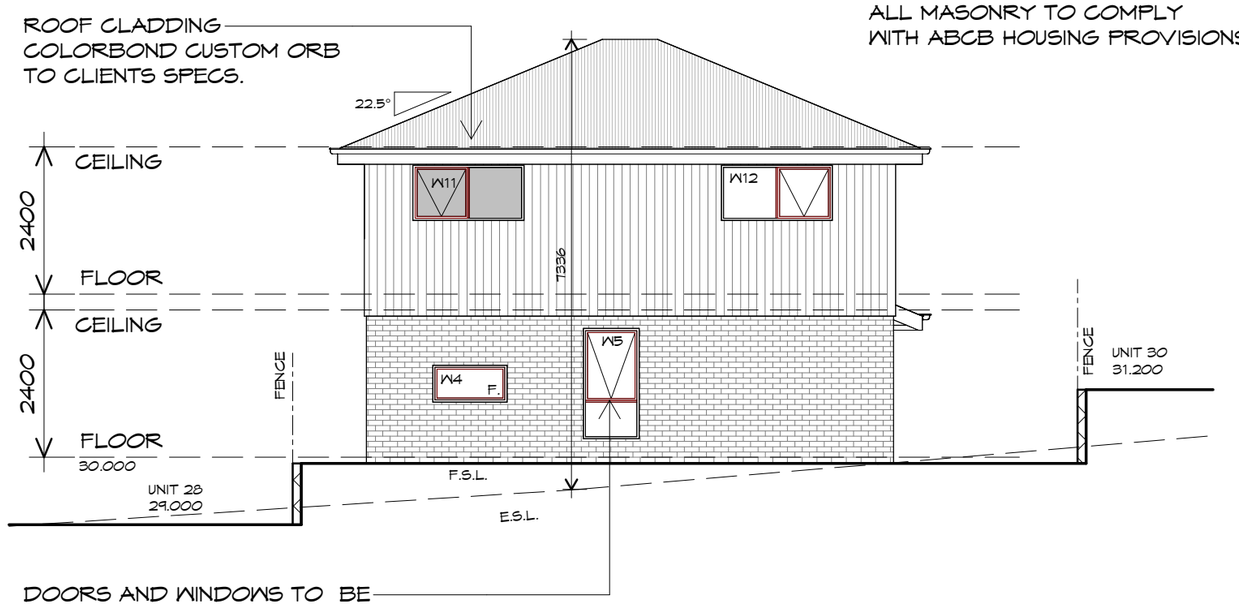
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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U29 SOUTHERN ELEVATION

1 : 100



U29 EASTERN ELEVATION

1 : 100

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UNIT 29

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

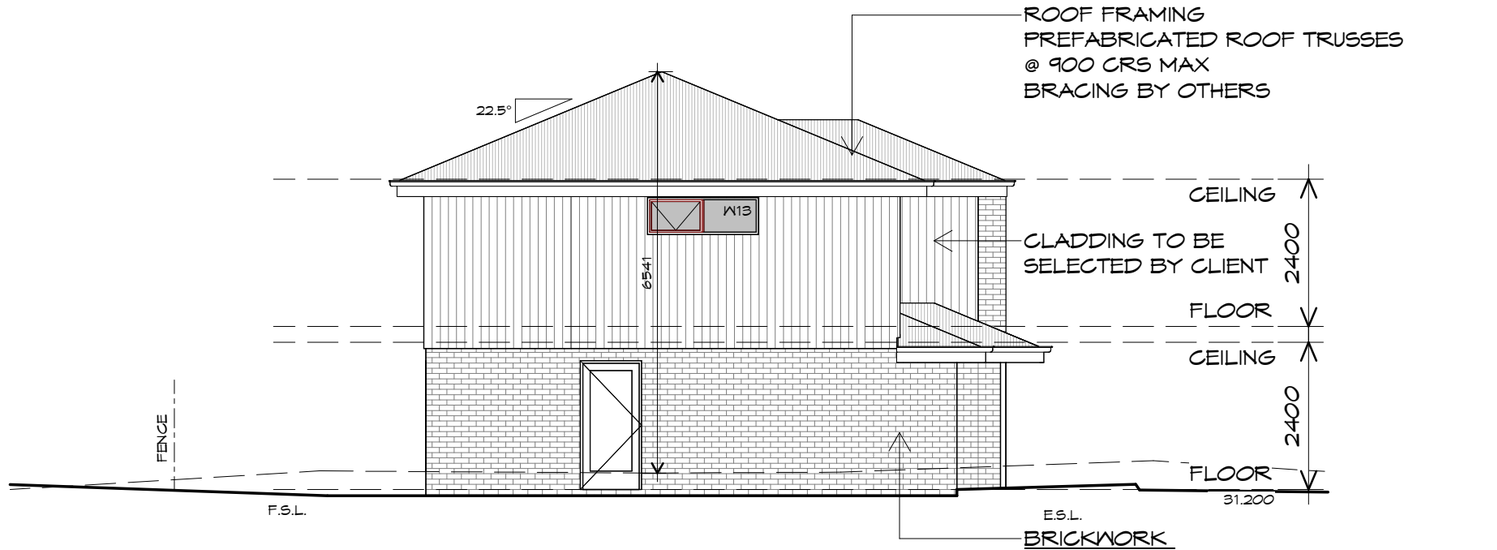
Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-13	1 : 100	04

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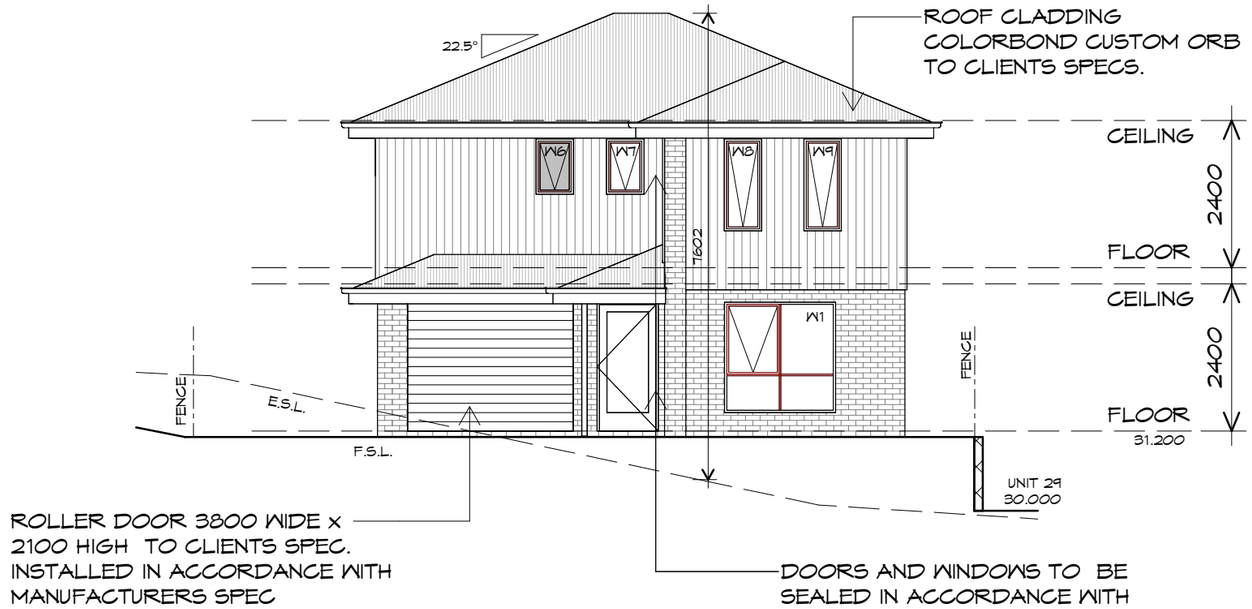
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U30 NORTHERN ELEVATION

1 : 100



U30 WESTERN ELEVATION

1 : 100

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UNIT 30

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

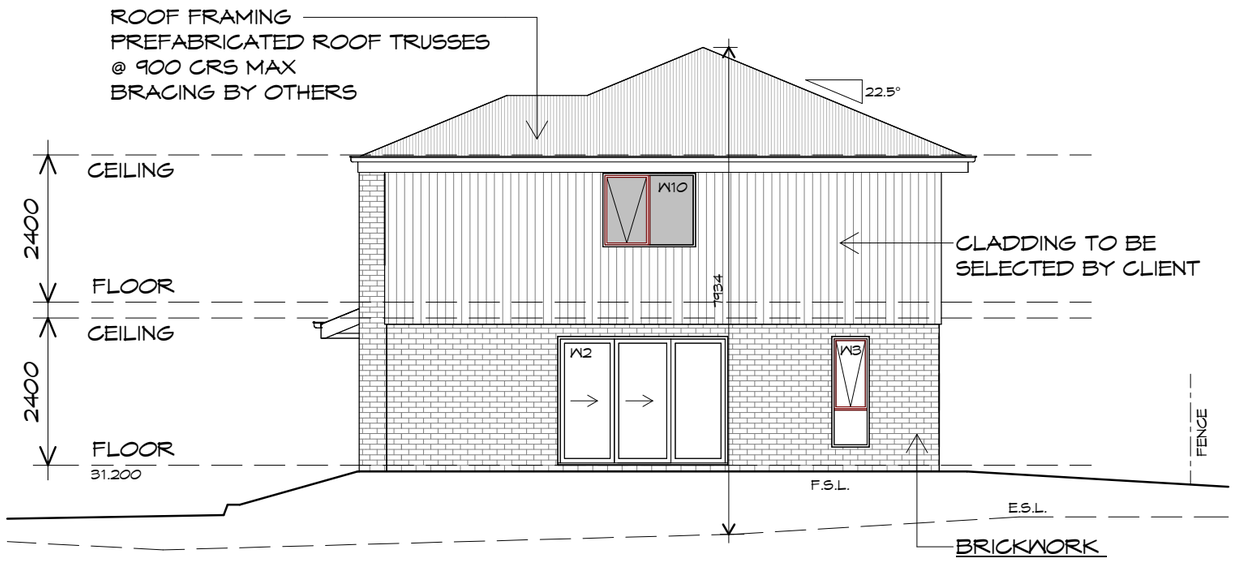
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18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-14	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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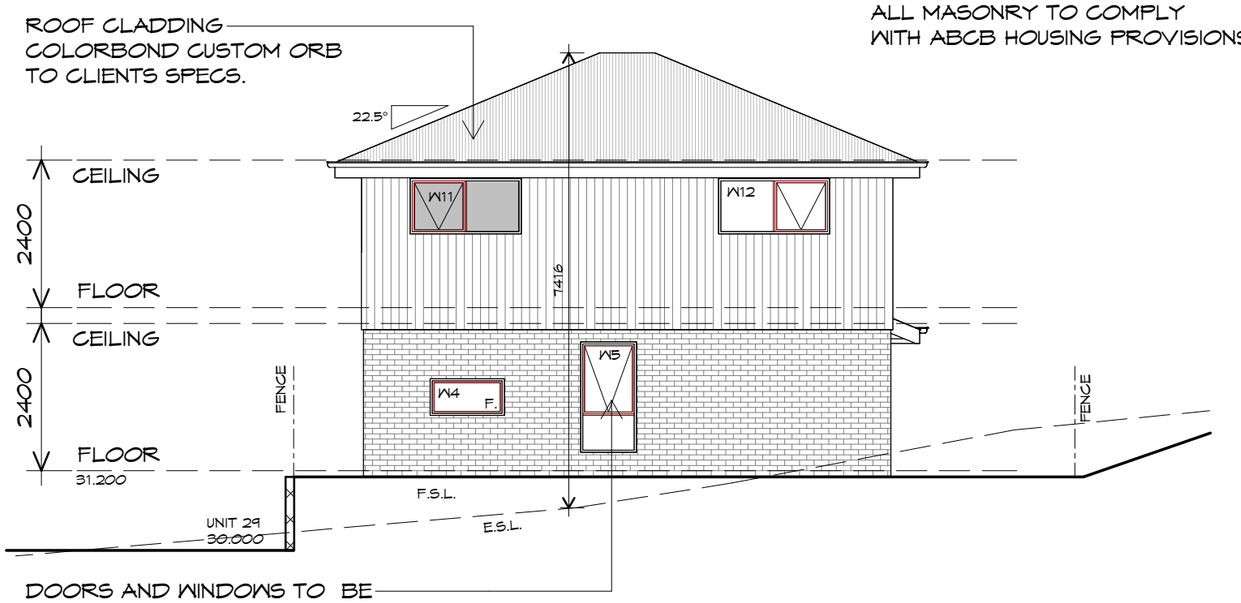
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U30 SOUTHERN ELEVATION

1 : 100



U30 EASTERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 30

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

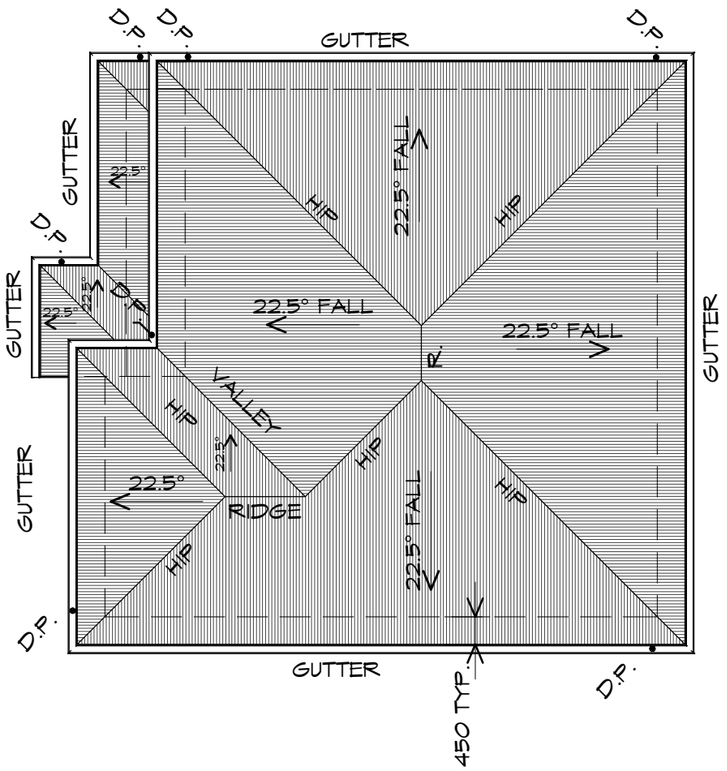
Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-15	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



ROOF PLAN

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNITS 25-30

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - A2-16	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

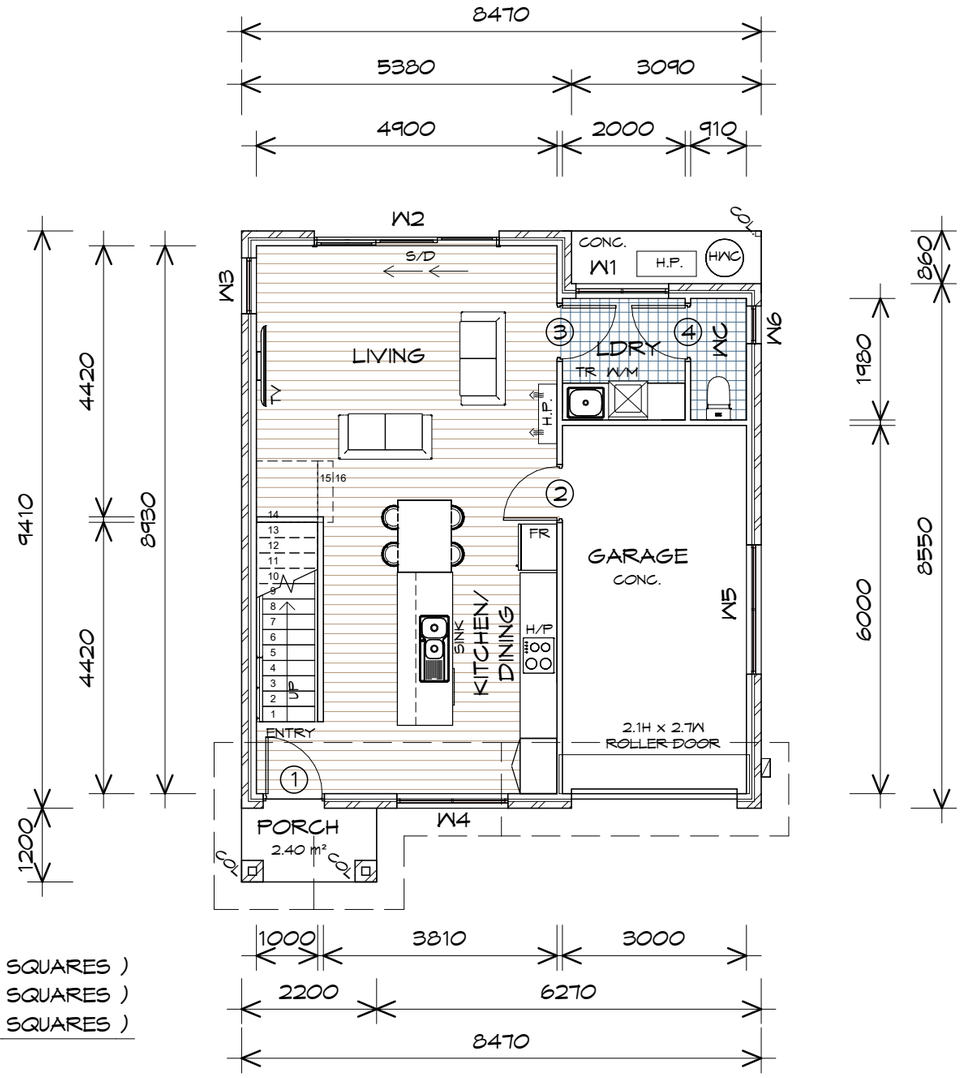
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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.Q. SQUARE STOP
- H.R. HAND RAIL



FIRST FLOOR AREA	71.79	m2	(7.73	SQUARES)
GROUND FLOOR AREA	56.40	m2	(6.07	SQUARES)
GARAGE FLOOR AREA	20.65	m2	(2.22	SQUARES)
TOTAL AREA	148.83		16.02	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

GROUND FLOOR PLAN

1 : 100

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UNIT 9

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
GROUND FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - B1-01	1 : 100	04

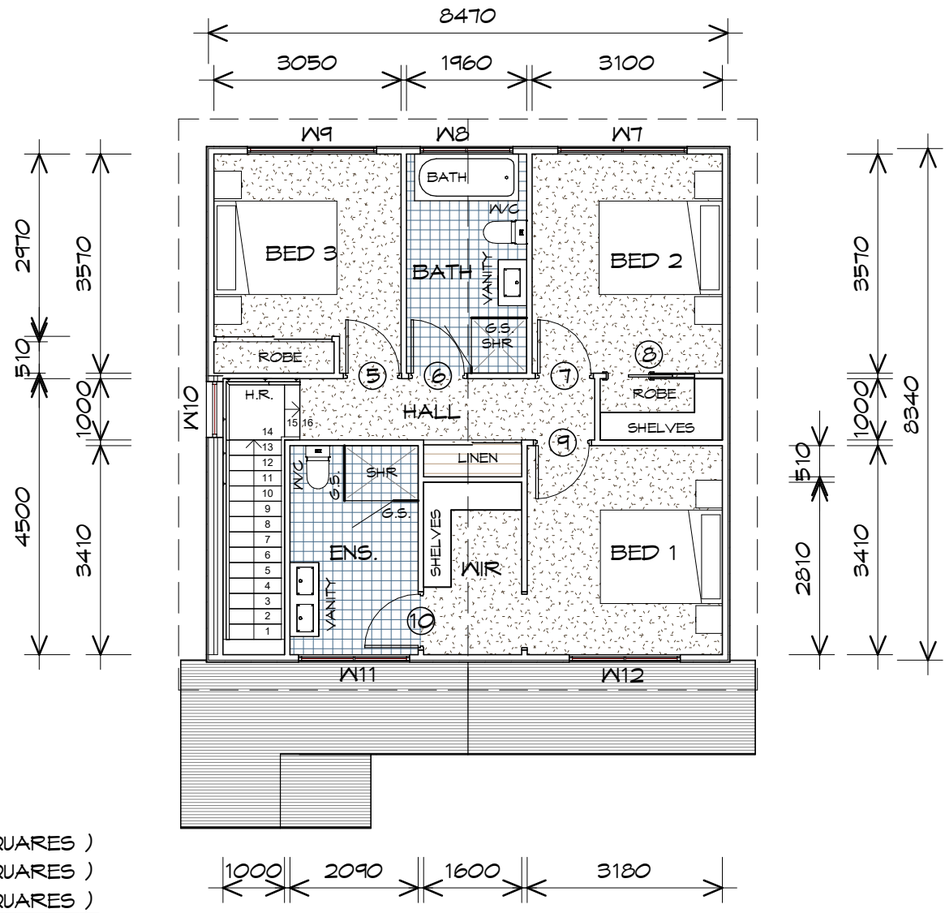
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
S.Q.	SQUARE STOP
H.R.	HAND RAIL



FIRST FLOOR PLAN

1 : 100

FIRST FLOOR AREA	71.79	m2	(7.73	SQUARES)
GROUND FLOOR AREA	56.40	m2	(6.07	SQUARES)
GARAGE FLOOR AREA	20.65	m2	(2.22	SQUARES)
TOTAL AREA	148.83		16.02	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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UNIT 9

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FIRST FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - B1-02	1 : 100	04

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	900	1510	AWNING WINDOW	
W2	2100	3010	STACKING SLIDING DOOR	
W3	1800	910	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	900	2110	AWNING WINDOW	
W6	900	610	AWNING WINDOW	OPAQUE

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	UNDERCUT DOOR 35mm
8	720	CAVITY SLIDING DOOR	
9	870	INTERNAL TIMBER DOOR	UNDERCUT DOOR 35mm
10	870	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	900	2110	AWNING WINDOW	
W8	900	1510	AWNING WINDOW	OPAQUE
W9	900	2110	AWNING WINDOW	
W10	1500	910	FIXED WINDOW	
W11	900	1810	AWNING WINDOW	OPAQUE
W12	900	1810	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **BAL-19** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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UNIT 9

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

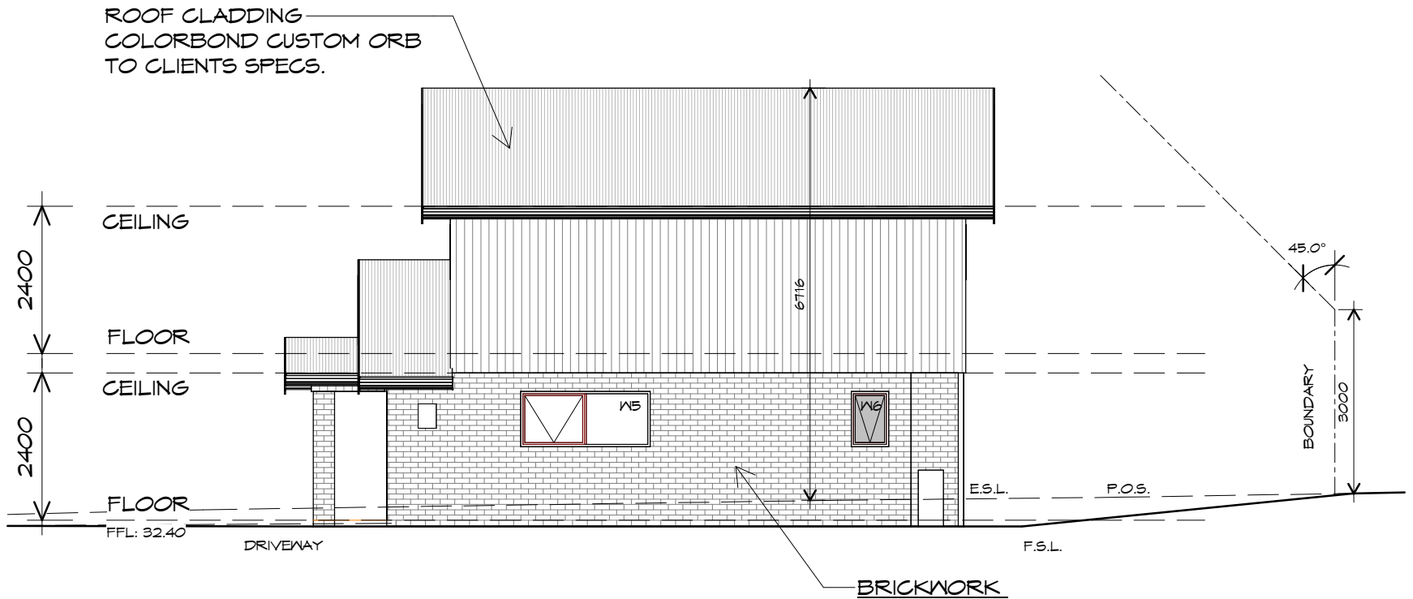
Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B1-03		04

Accredited building practitioner: Frank Geskus -No CC246A
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U9 WESTERN ELEVATION

1 : 100

U9 NORTHERN ELEVATION

1 : 100

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UNIT 9

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

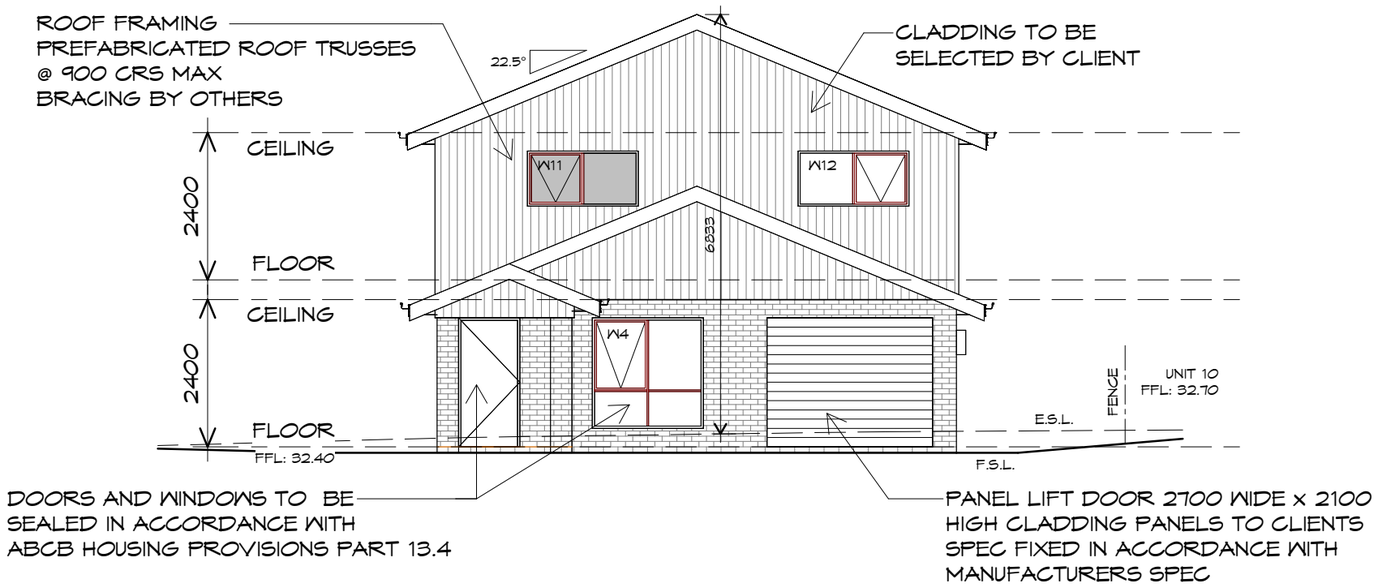
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B1-04	1 : 100	04

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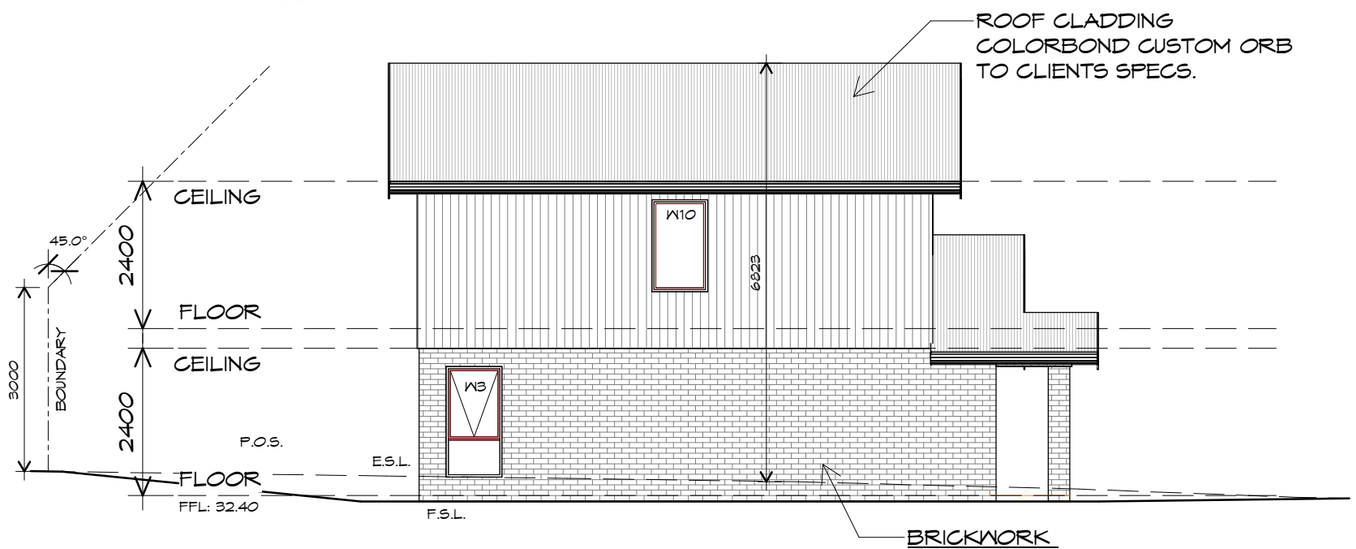
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U9 SOUTHERN ELEVATION

1 : 100



U9 EASTERN ELEVATION

1 : 100

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UNIT 9

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

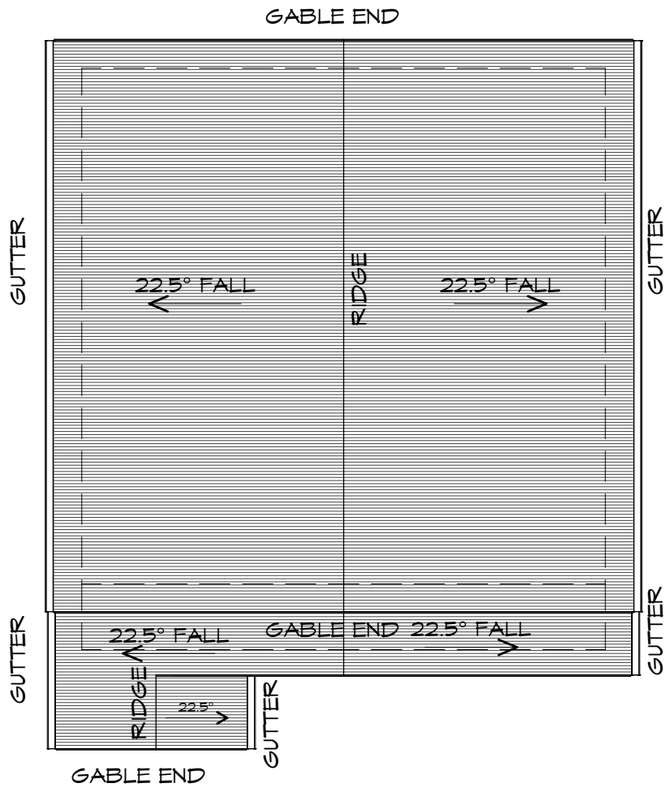
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B1-05	1 : 100	04

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APPLICATION No. : PLN-25-279
DATE RECEIVED:



ROOF PLAN

1 : 100

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UNIT 9

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B1-06	1 : 100	04

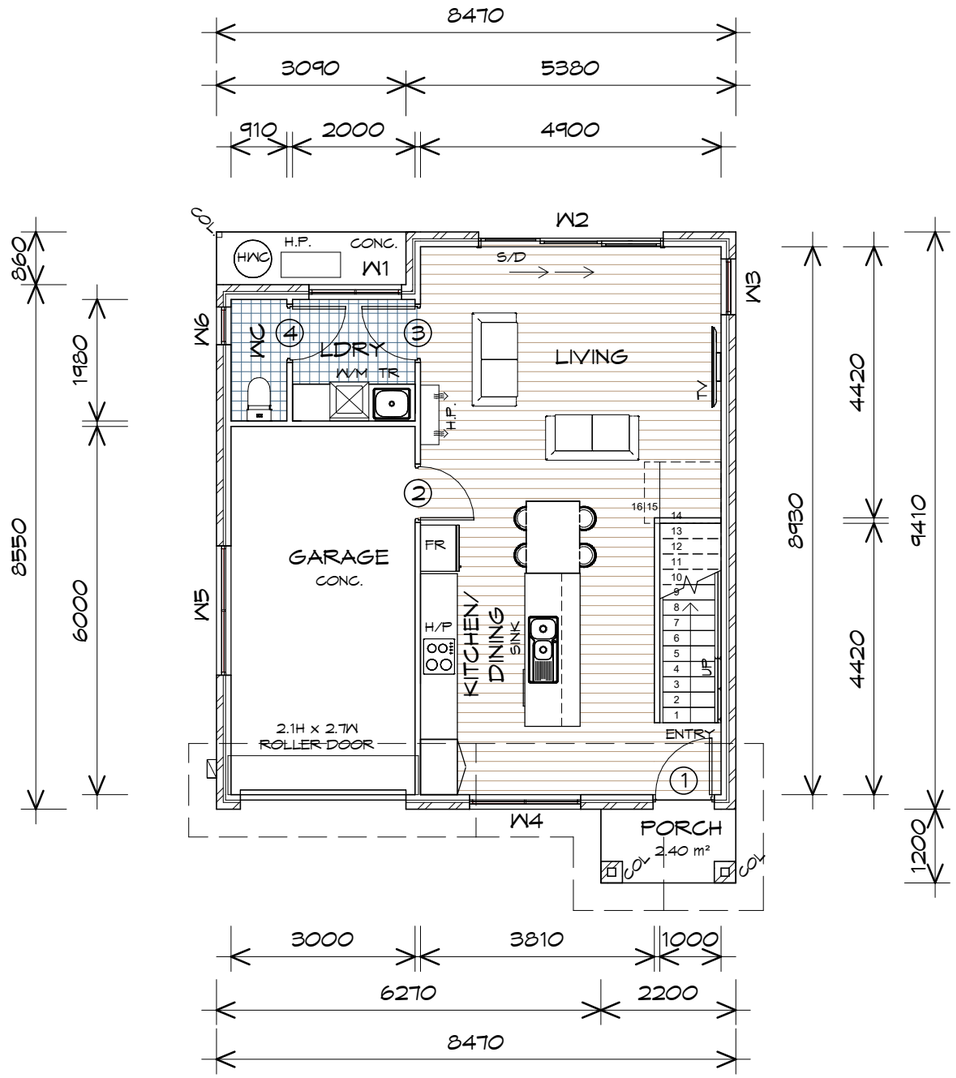
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
S.Q.	SQUARE STOP
H.R.	HAND RAIL



FIRST FLOOR AREA	71.79	m2	(7.73	SQUARES)
GROUND FLOOR AREA	56.40	m2	(6.07	SQUARES)
GARAGE FLOOR AREA	20.65	m2	(2.22	SQUARES)
TOTAL AREA	148.83		16.02	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

GROUND FLOOR PLAN

1 : 100

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UNITS 10-14

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
GROUND FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - B2-01	1 : 100	04

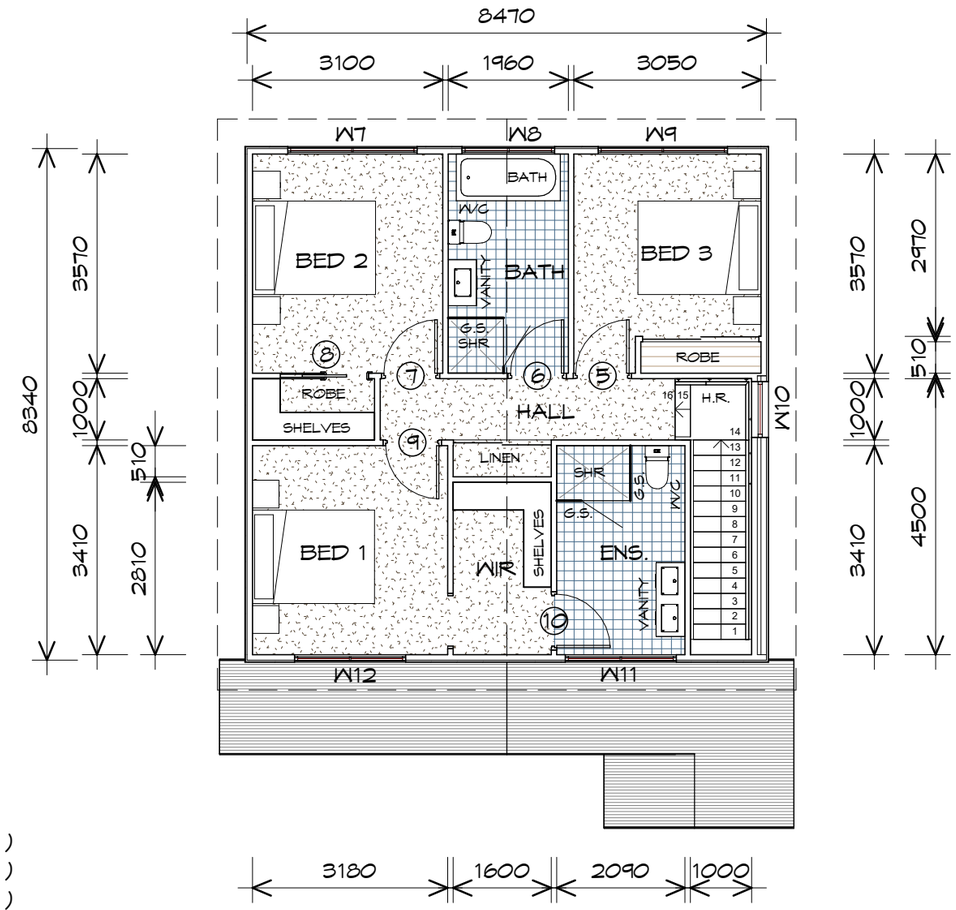
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
S.Q.	SQUARE STOP
H.R.	HAND RAIL



FIRST FLOOR PLAN

1 : 100

FIRST FLOOR AREA	71.79	m2	(7.73	SQUARES)
GROUND FLOOR AREA	56.40	m2	(6.07	SQUARES)
GARAGE FLOOR AREA	20.65	m2	(2.22	SQUARES)
TOTAL AREA	148.83		16.02	

NOTE:
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UNITS 10-14

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name: AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing: FIRST FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - B2-02	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	900	1510	AWNING WINDOW	
W2	2100	3010	STACKING SLIDING DOOR	
W3	1800	910	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	900	2110	AWNING WINDOW	
W6	900	610	AWNING WINDOW	OPAQUE

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	UNDERCUT DOOR 35mm
8	720	CAVITY SLIDING DOOR	
9	870	INTERNAL TIMBER DOOR	UNDERCUT DOOR 35mm
10	870	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	900	2110	AWNING WINDOW	
W8	900	1510	AWNING WINDOW	OPAQUE
W9	900	2110	AWNING WINDOW	
W10	1500	910	FIXED WINDOW	
W11	900	1810	AWNING WINDOW	OPAQUE
W12	900	1810	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **BAL-19** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

Prime Design
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UNITS 10-14

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3	06.11.2025	DA SET ISSUED
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Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

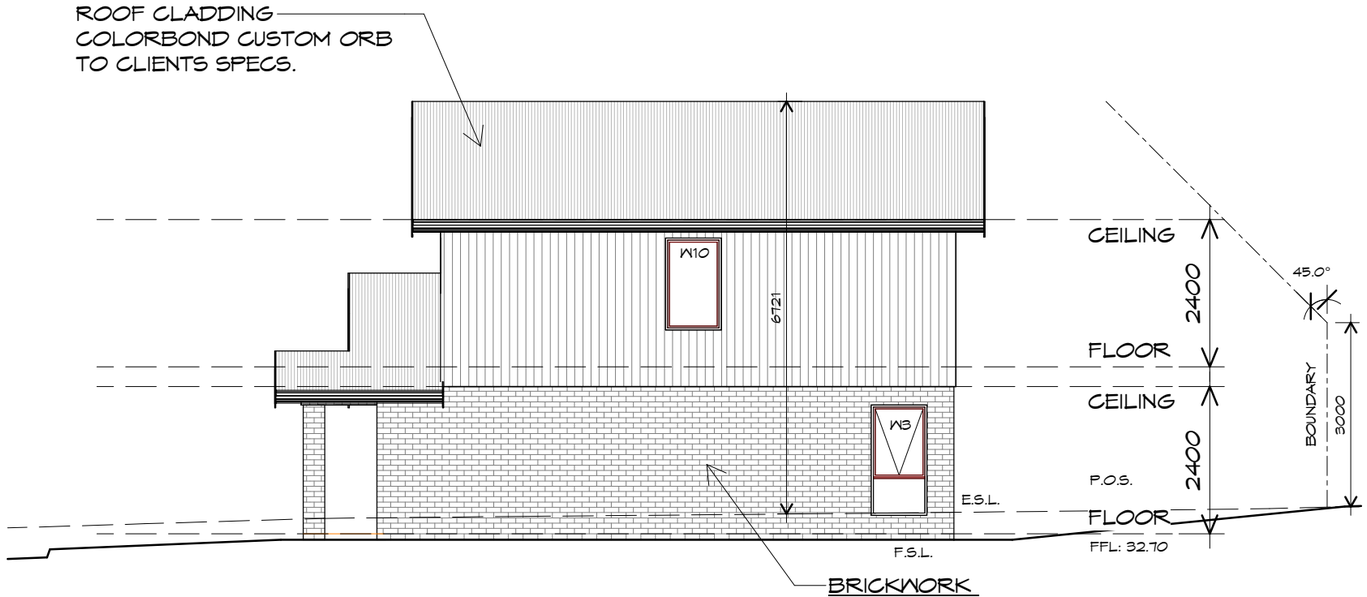
Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B2-03		04

Accredited building practitioner: Frank Geskus -No CC246A
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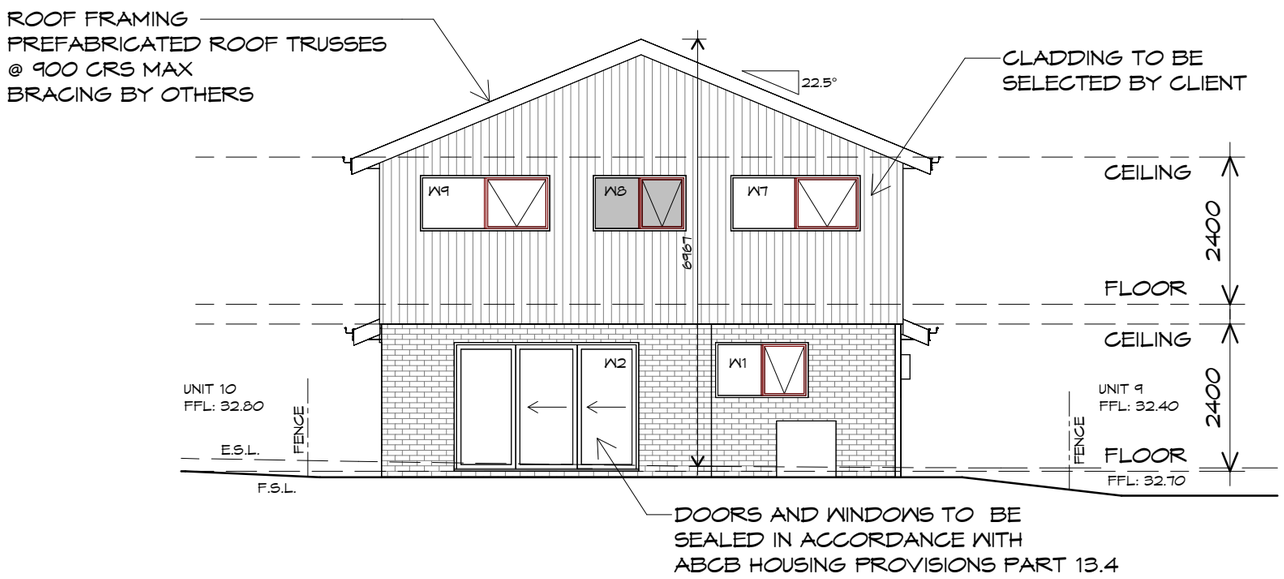
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U10 EASTERN ELEVATION

1 : 100



U10 NORTHERN ELEVATION

1 : 100

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UNIT 10

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

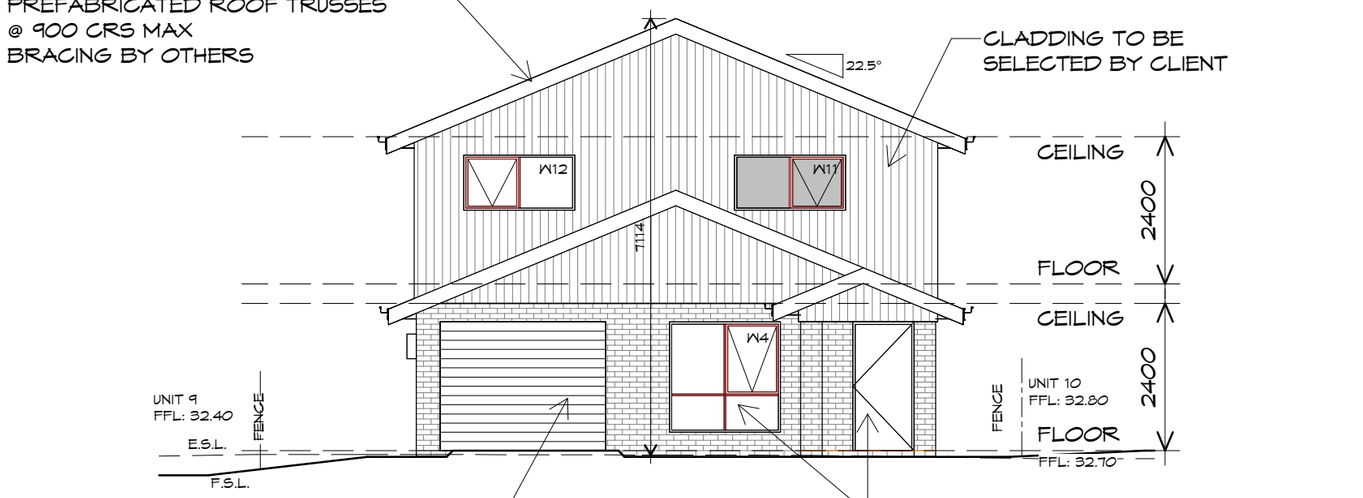
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - B2-04	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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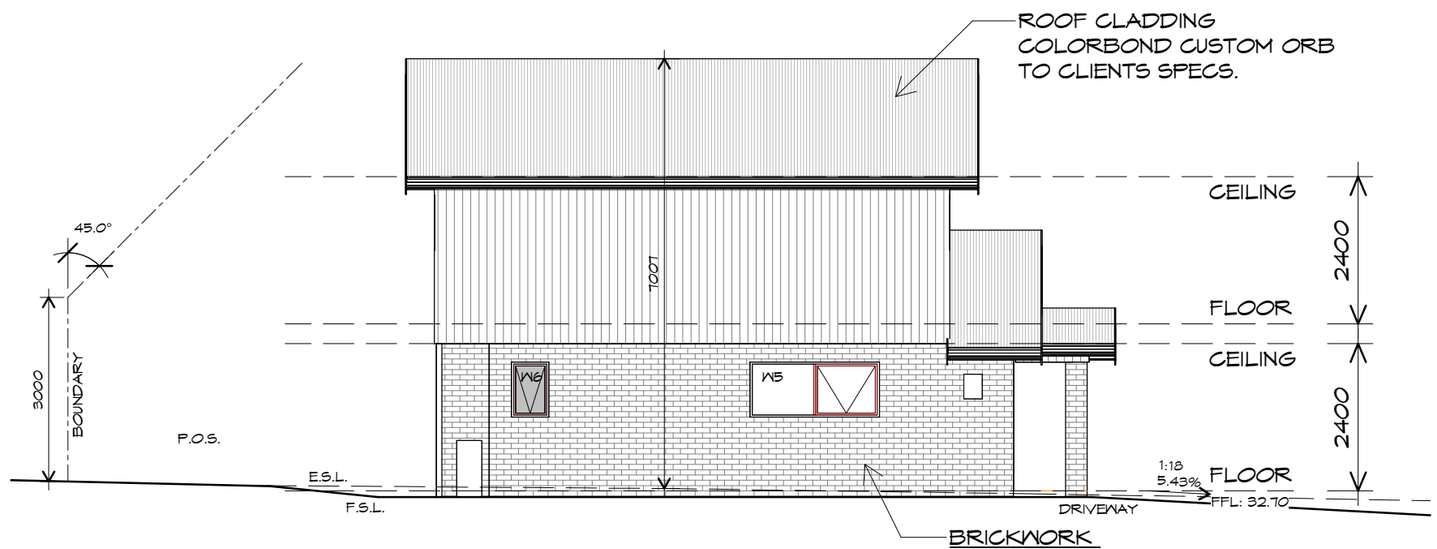
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U10 SOUTHERN ELEVATION

1 : 100



U10 WESTERN ELEVATION

1 : 100

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UNIT 10

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

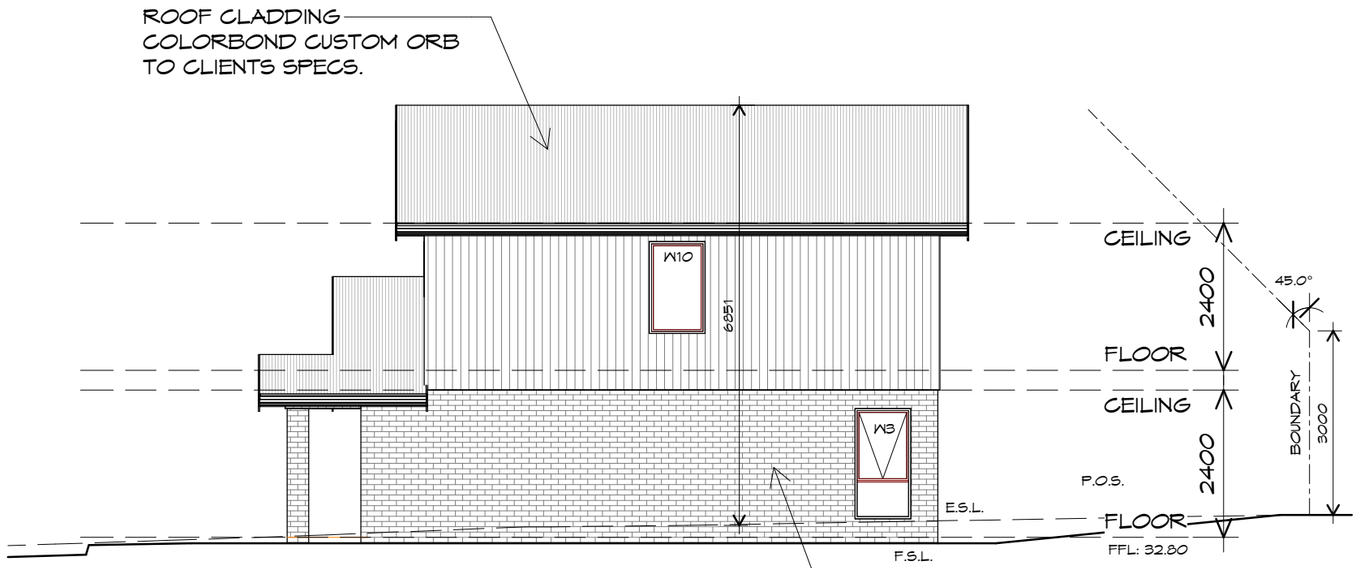
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18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B2-05	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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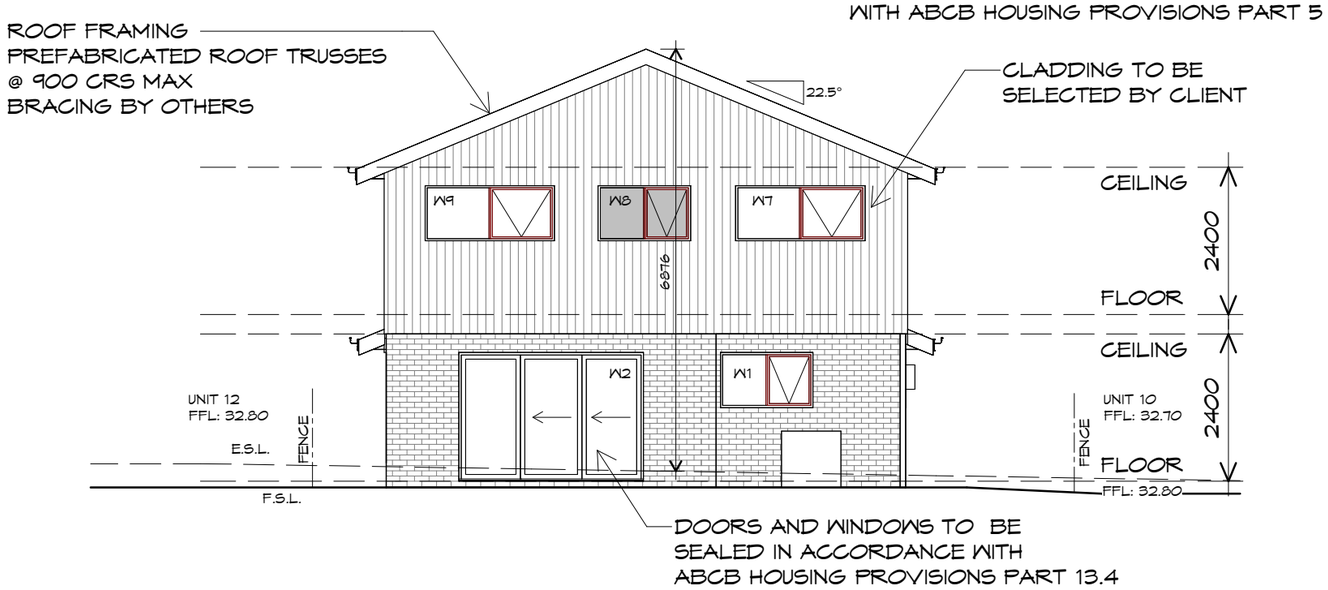
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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U11 EASTERN ELEVATION

1 : 100



U11 NORTHERN ELEVATION

1 : 100

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UNIT 11

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B2-06	1 : 100	04

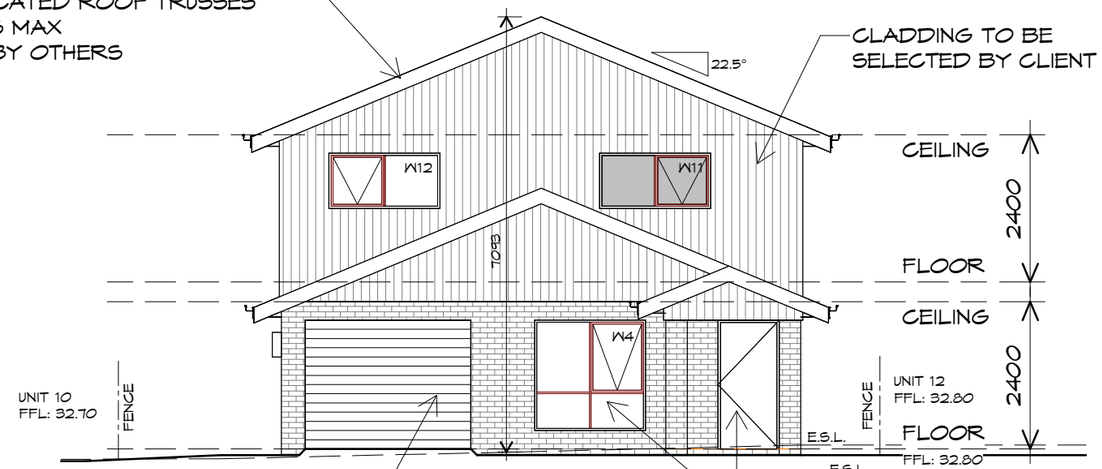
Accredited building practitioner: Frank Geskus -No CC246A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



CLADDING TO BE
SELECTED BY CLIENT

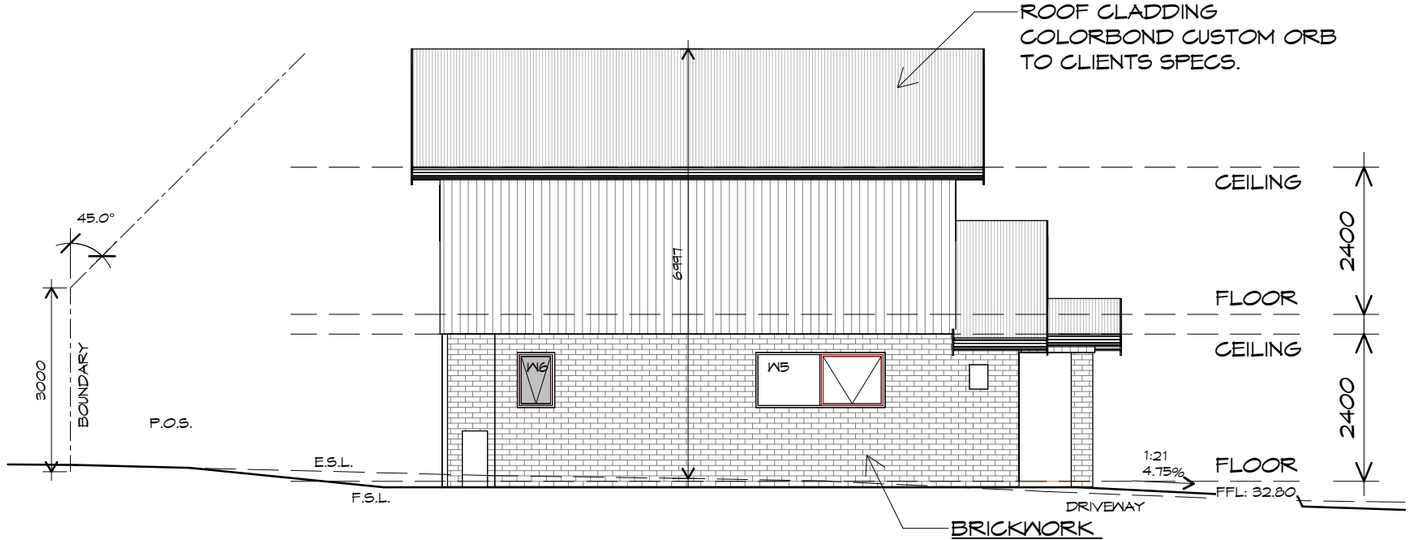
PANEL LIFT DOOR 2700 WIDE x 2100
HIGH CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U11 SOUTHERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

U11 WESTERN ELEVATION

1 : 100

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UNIT 11

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

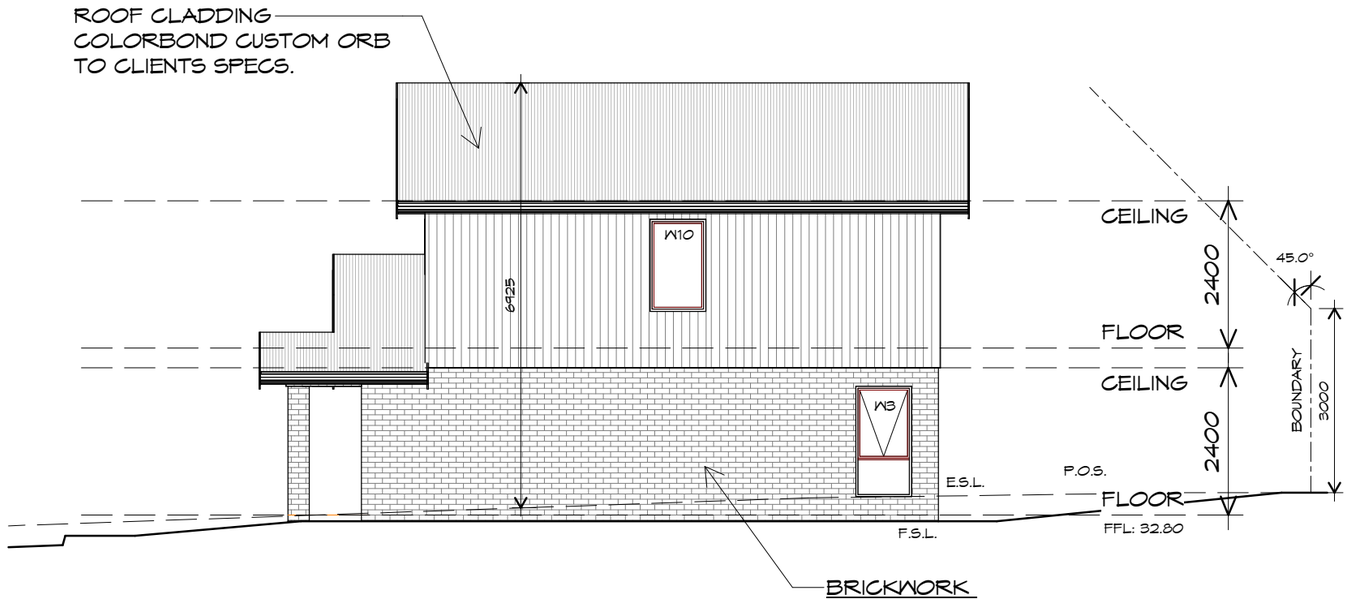
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - B2-07	1 : 100	04

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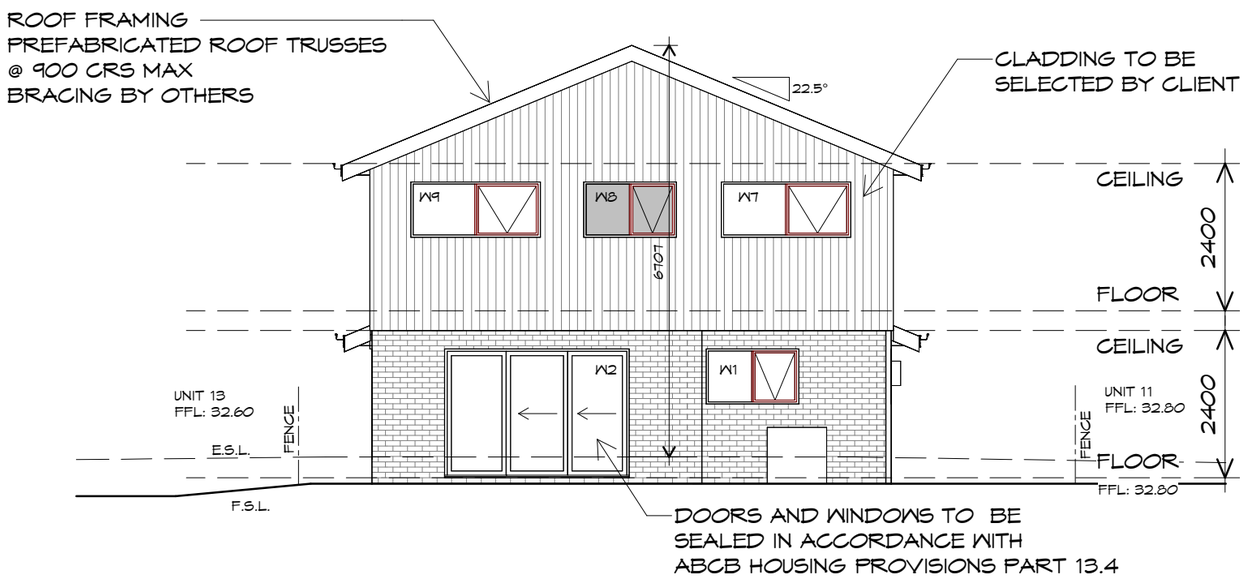
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U12 EASTERN ELEVATION

1 : 100



U12 NORTHERN ELEVATION

1 : 100

UNIT 12

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Prime Design
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H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
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Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - B2-08	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

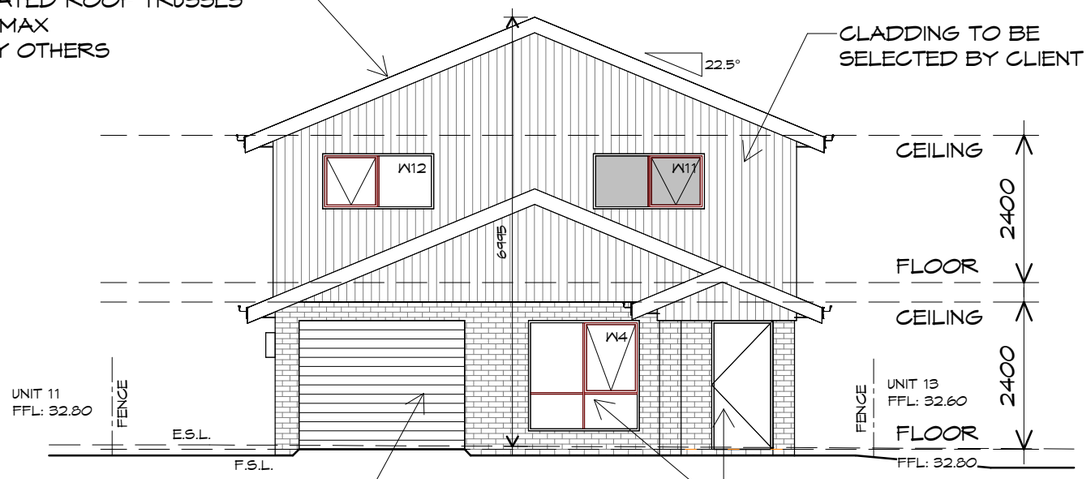
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

CLADDING TO BE
SELECTED BY CLIENT



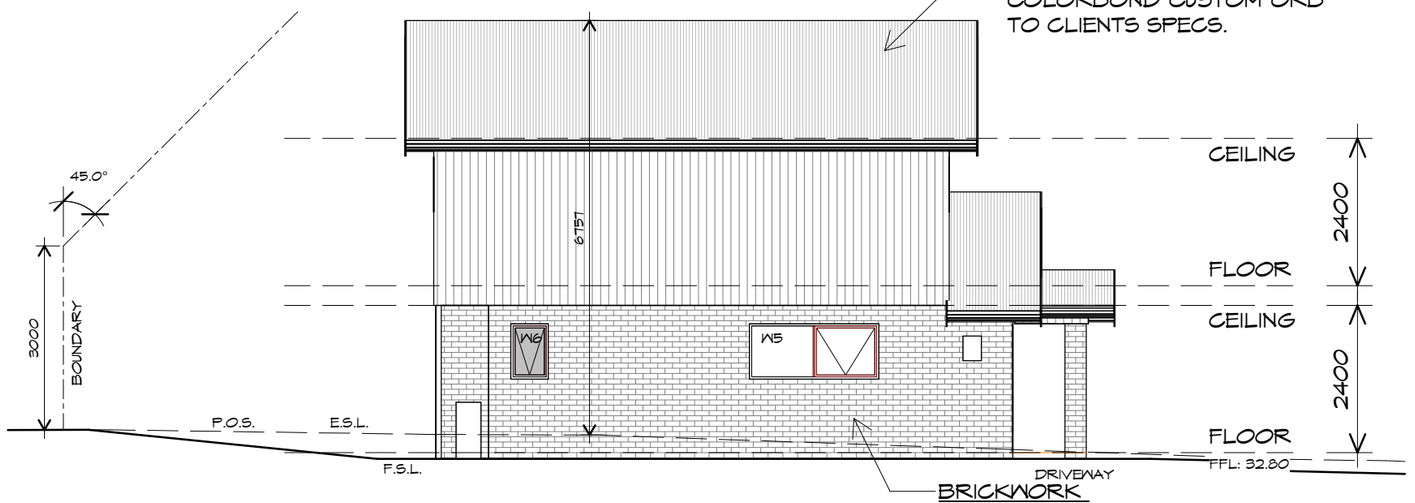
PANEL LIFT DOOR 2700 WIDE x 2100
HIGH CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U12 SOUTHERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

U12 WESTERN ELEVATION

1 : 100

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info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 12

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

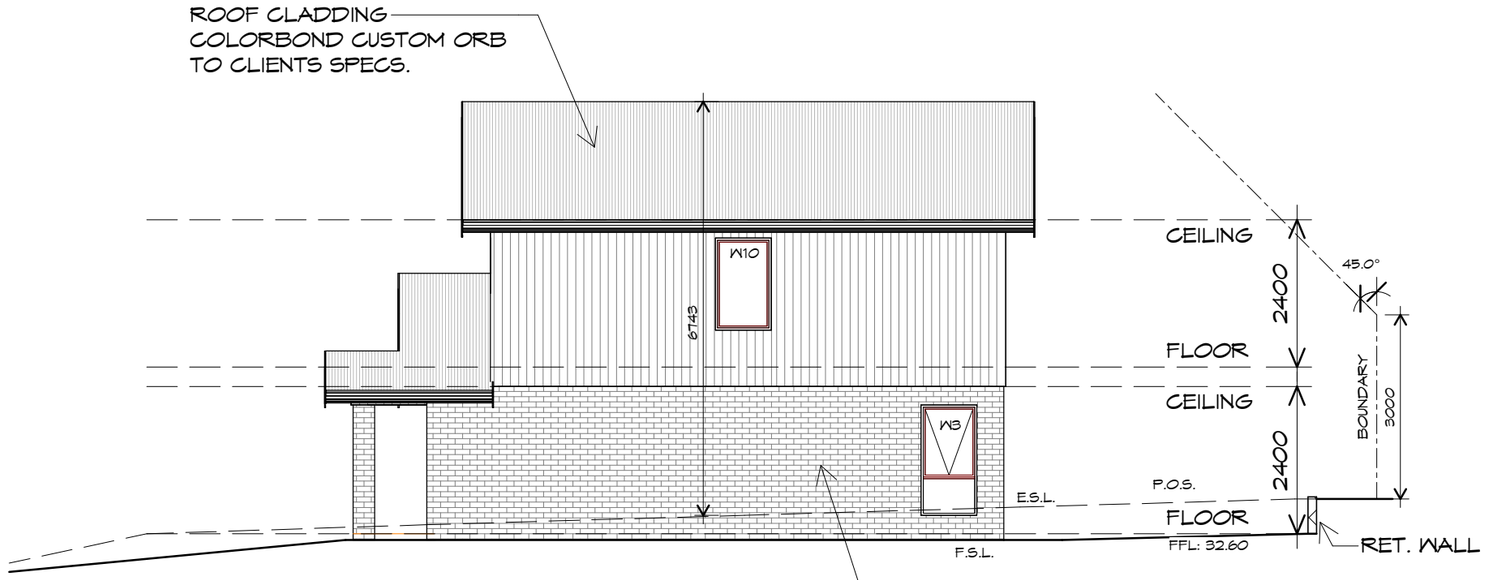
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - B2-09	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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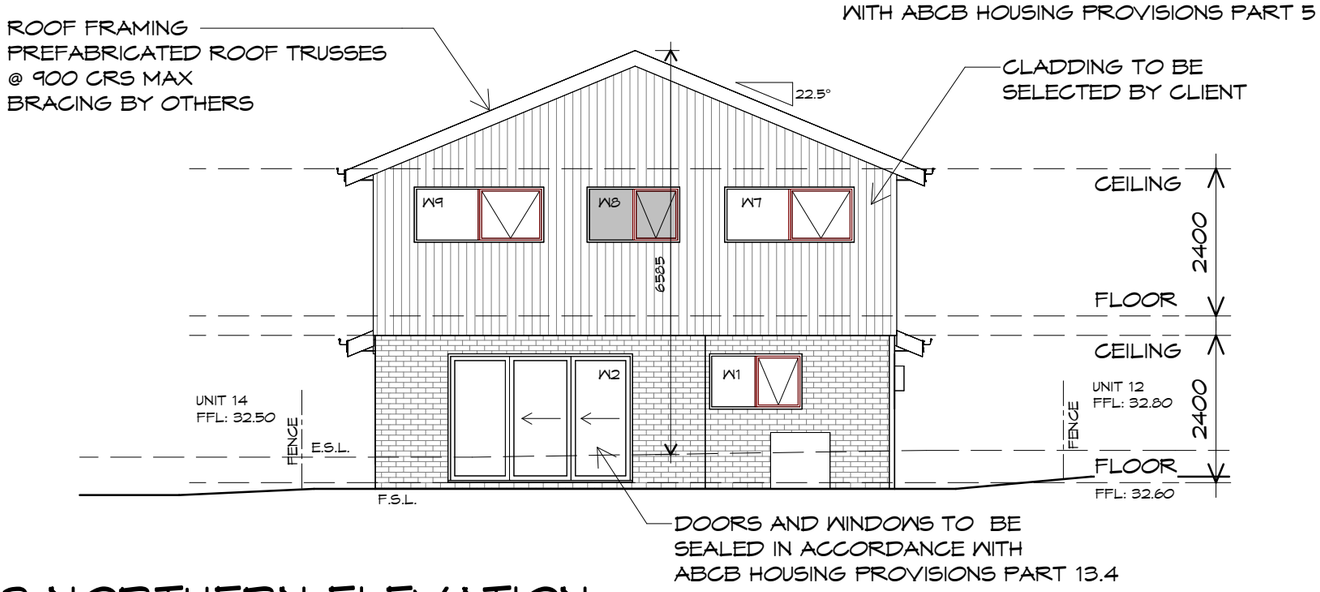
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U13 EASTERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5



U13 NORTHERN ELEVATION

1 : 100

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UNIT 13

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

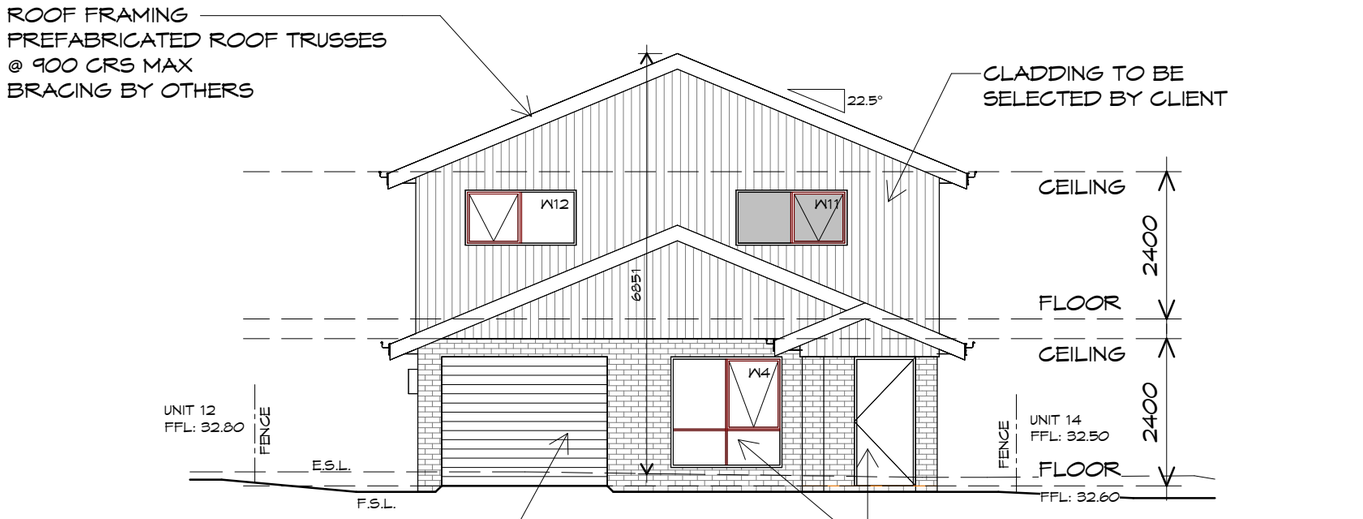
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B2-10	1 : 100	04

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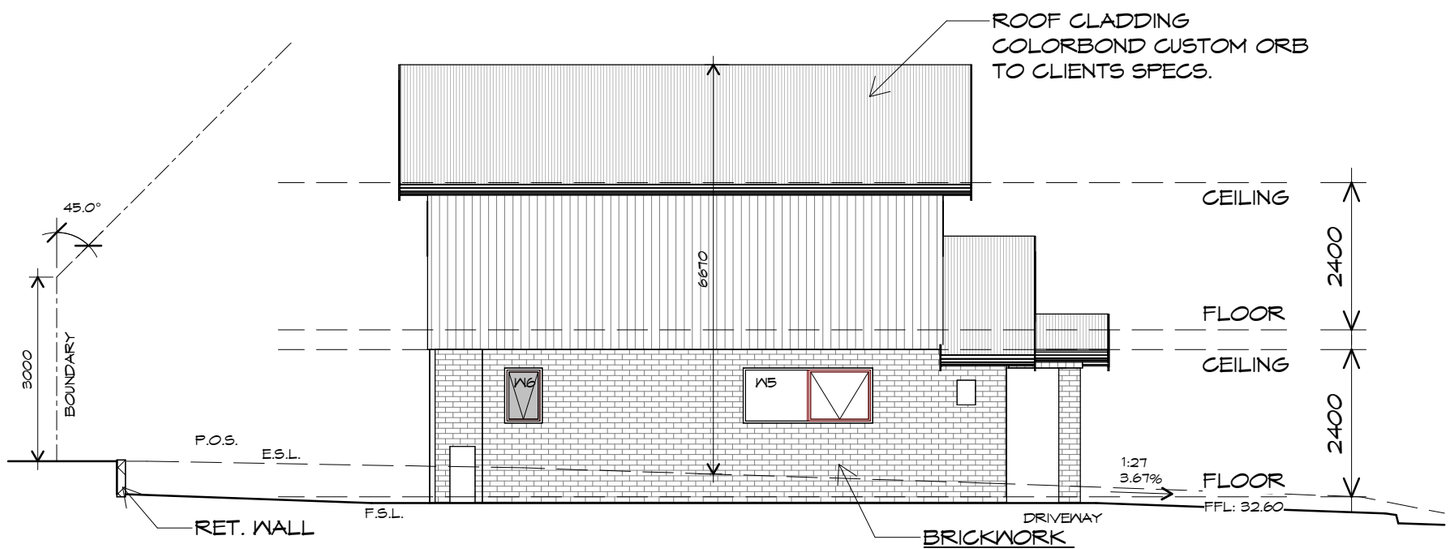
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U13 SOUTHERN ELEVATION

1 : 100



U13 WESTERN ELEVATION

1 : 100

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UNIT 13

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

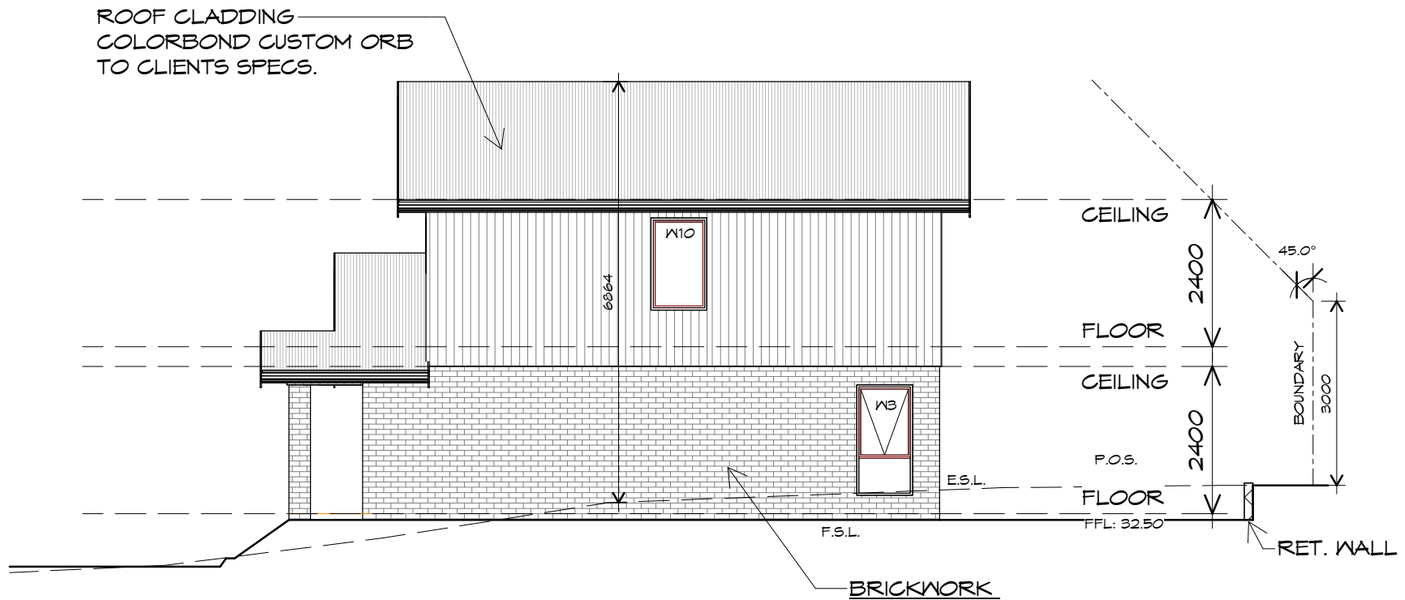
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Project/Drawing no:	Scale:	Revision:
PD25070 - B2-11	1 : 100	04

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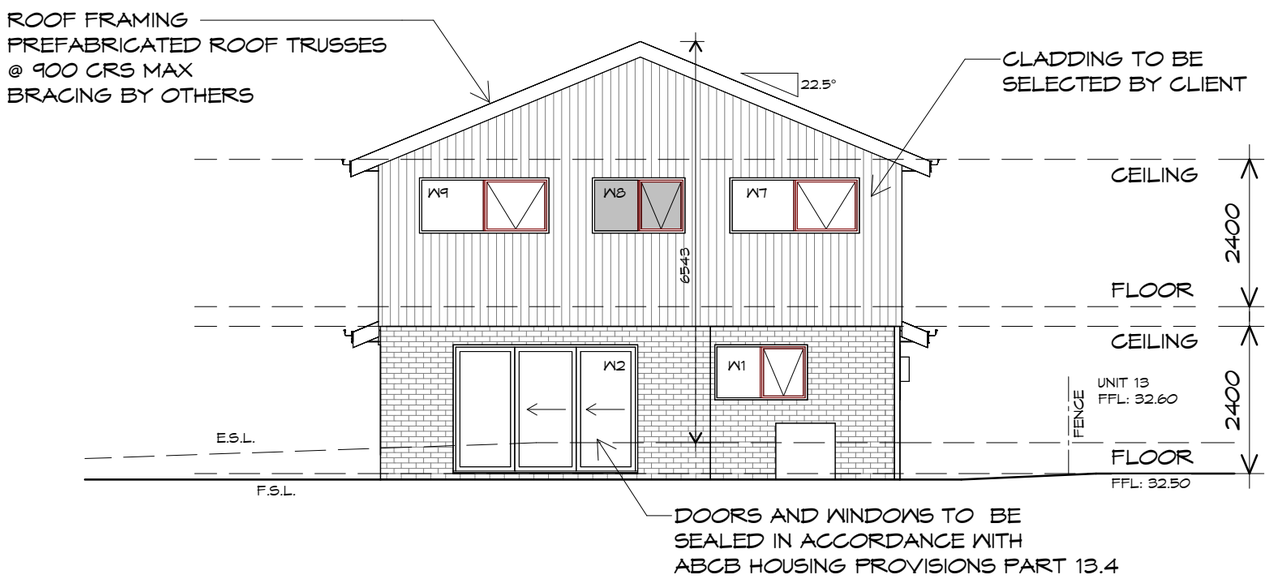
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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U14 EASTERN ELEVATION

1 : 100



U14 NORTHERN ELEVATION

1 : 100

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UNIT 14

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

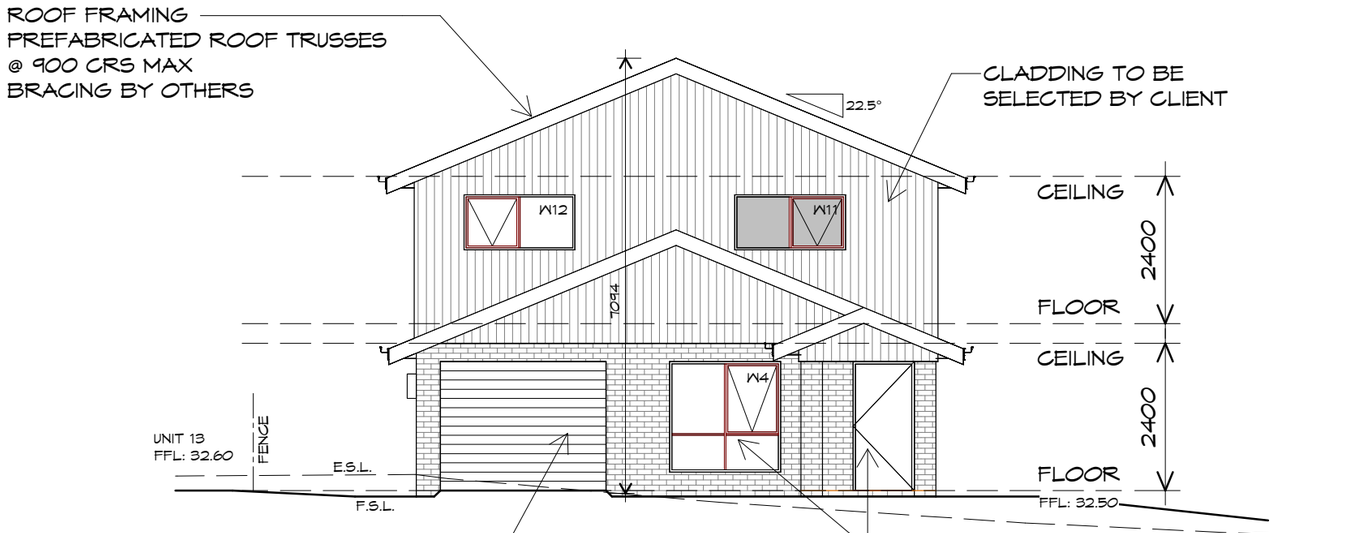
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18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - B2-12	1 : 100	04

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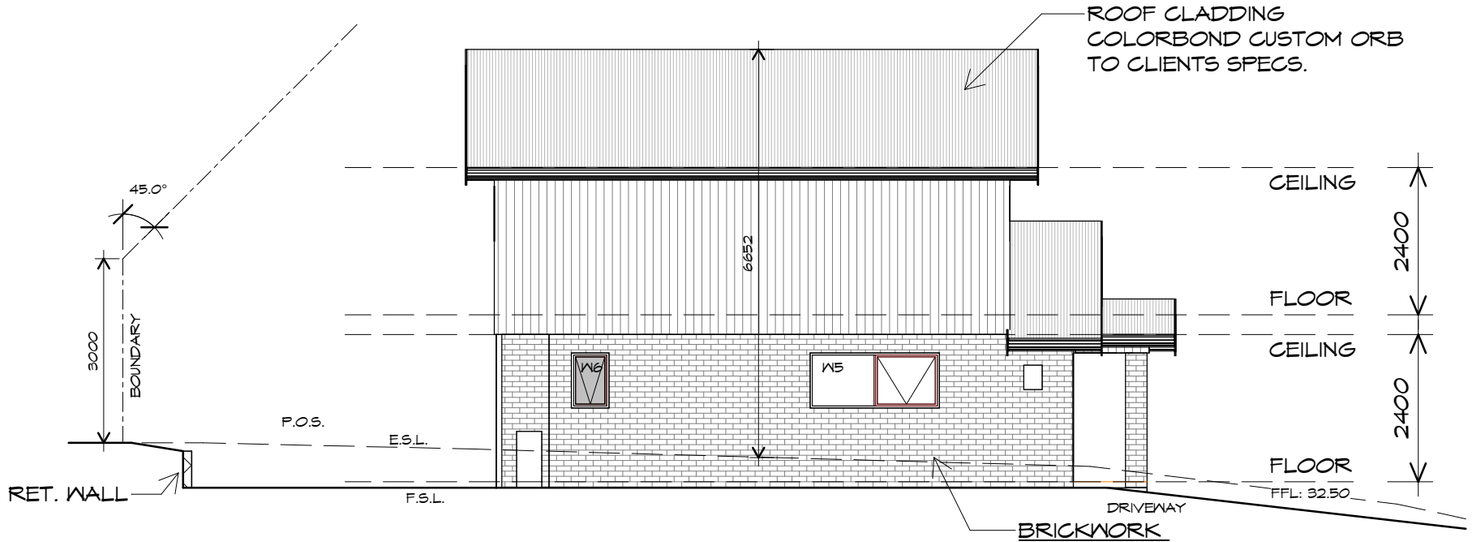
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U14 SOUTHERN ELEVATION

1 : 100



U14 WESTERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 14

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

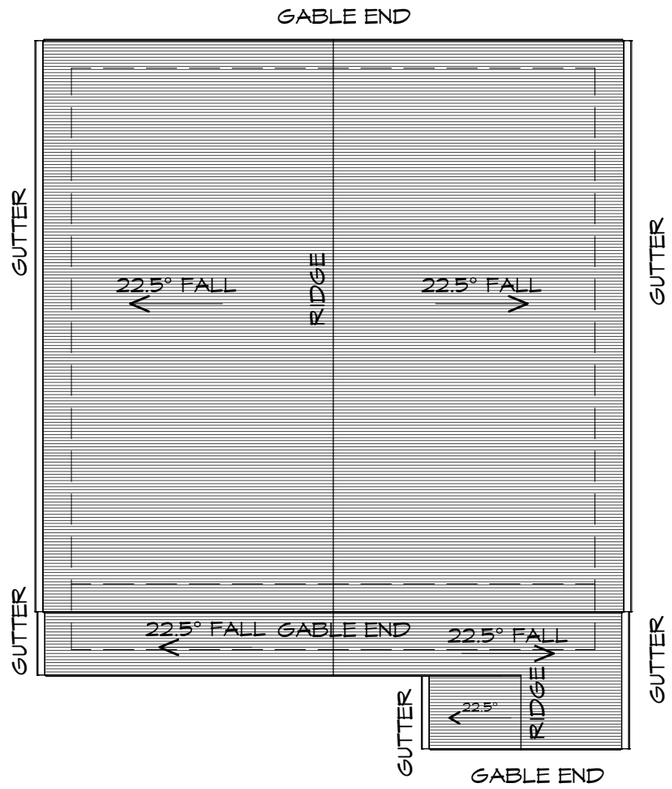
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18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B2-13	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



ROOF PLAN

1 : 100

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UNITS 10-14

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - B2-14	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

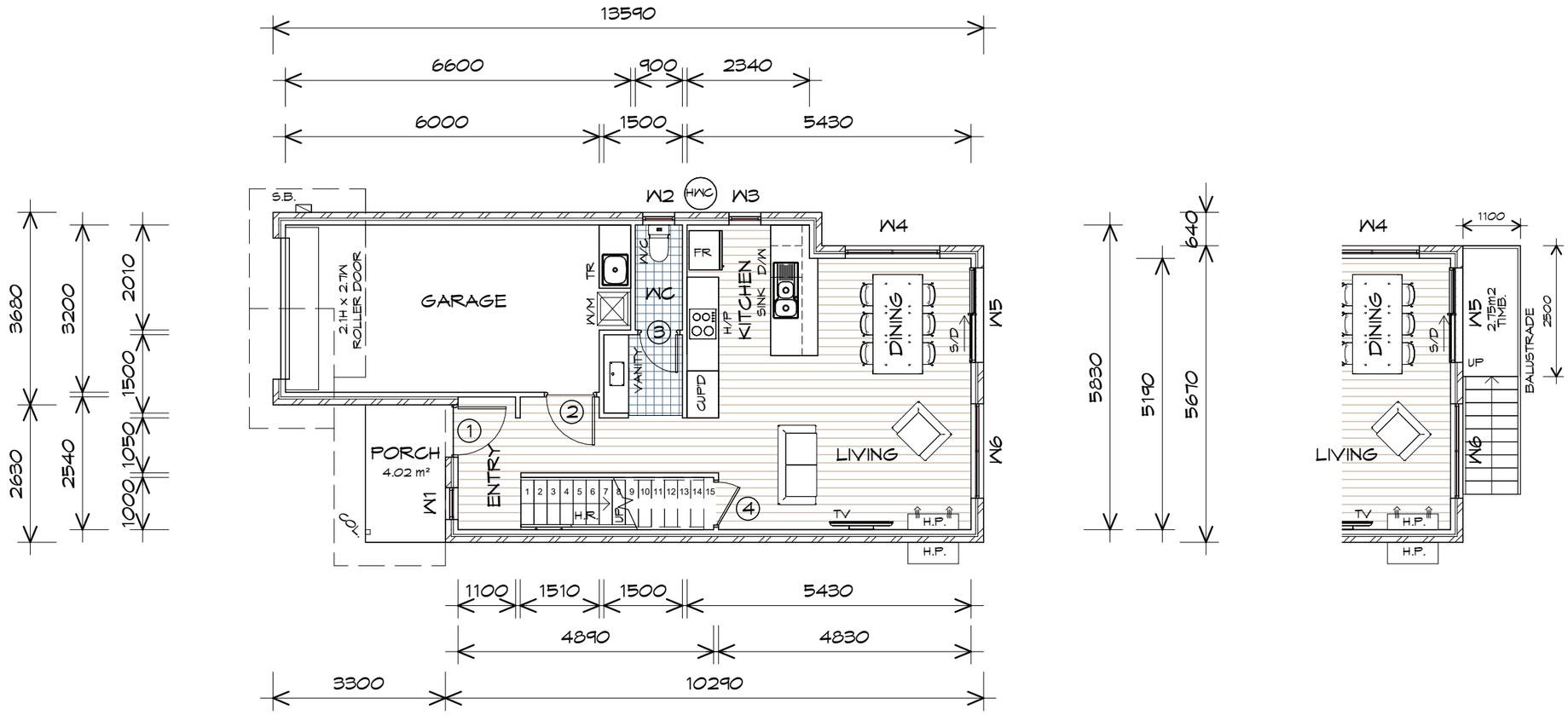
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
H.R.	HAND RAIL



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	51.16	m2	(	5.51	SQUARES)
FIRST FLOOR AREA	69.97	m2	(	7.53	SQUARES)
GARAGE AREA	23.95	m2	(	2.58	SQUARES)
TOTAL AREA	145.08			15.62	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 20 REAR PLAN

1 : 100

Prime Design
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H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
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UNITS 15-20

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
GROUND FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C1-01	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

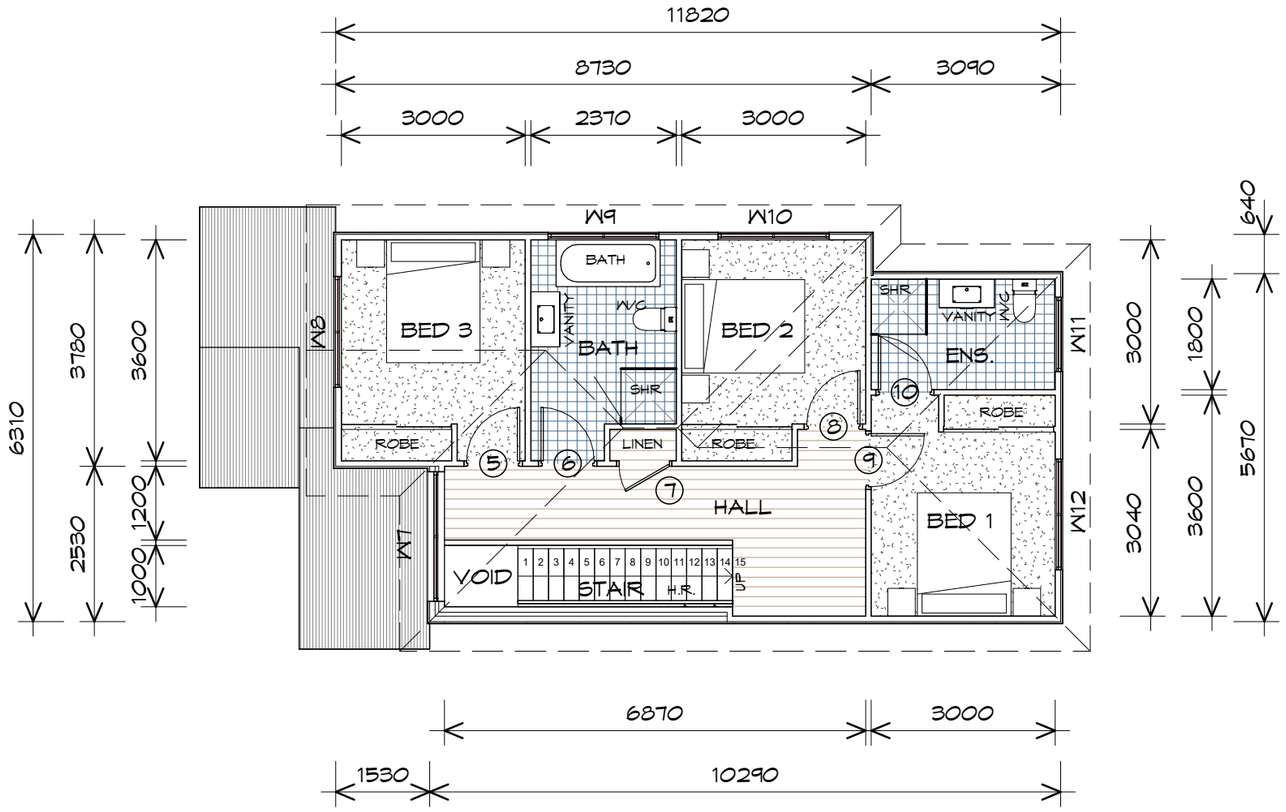
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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
H.R.	HAND RAIL



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	51.16	m2	(	5.51	SQUARES)
FIRST FLOOR AREA	69.97	m2	(	7.53	SQUARES)
GARAGE AREA	23.95	m2	(	2.58	SQUARES)
TOTAL AREA	145.08			15.62	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNITS 15-20

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FIRST FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C1-02	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	SOLID CORE
3	720	INTERNAL TIMBER DOOR	
4	820	ROBE DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	820	ROBE DOOR	
8	870	INTERNAL TIMBER DOOR	
9	870	INTERNAL TIMBER DOOR	
10	870	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1000	610	AWNING WINDOW	OPAQUE
W3	1800	610	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	2100	1810	SLIDING DOOR	
W6	1800	1810	AWNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	900	2110	AWNING WINDOW	
W8	1000	1810	AWNING WINDOW	
W9	1000	1810	AWNING WINDOW	OPAQUE
W10	1200	1810	AWNING WINDOW	
W11	1000	1210	AWNING WINDOW	OPAQUE
W12	1800	1810	AWNING WINDOW	OPAQUE FILM APPLIED TO UNITS 15-17 TO 1.7m ABOVE FFL

4

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **BAL-19** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

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UNITS 15-20

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

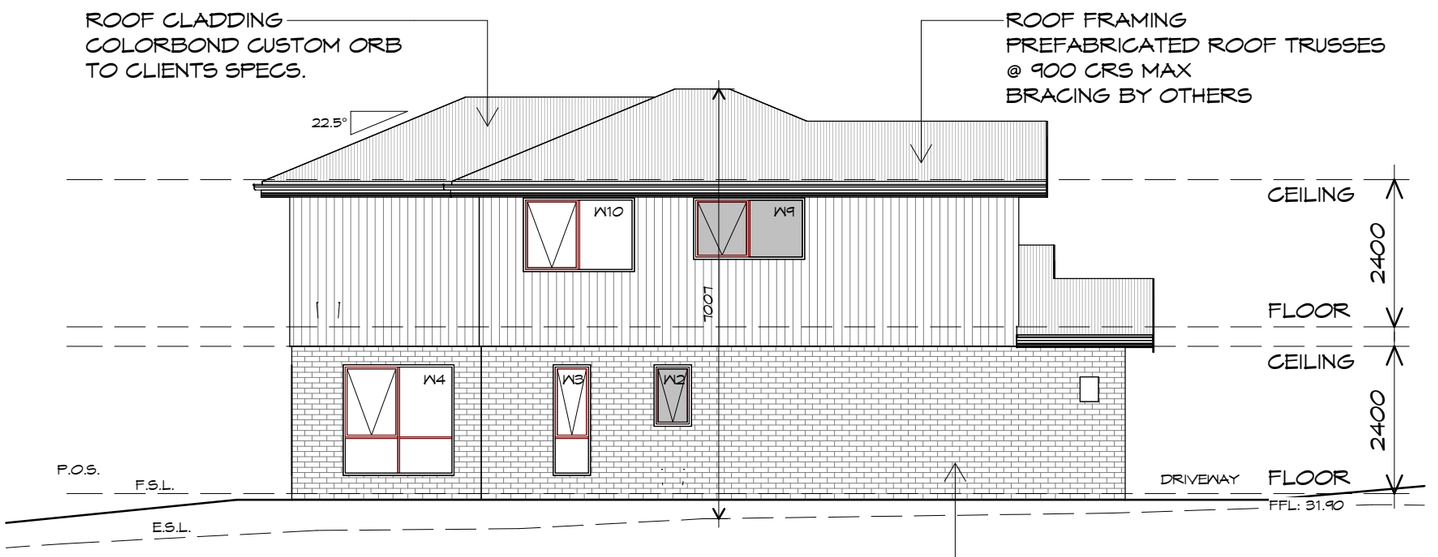
Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C1-03		04

Accredited building practitioner: Frank Geskus -No CC246A
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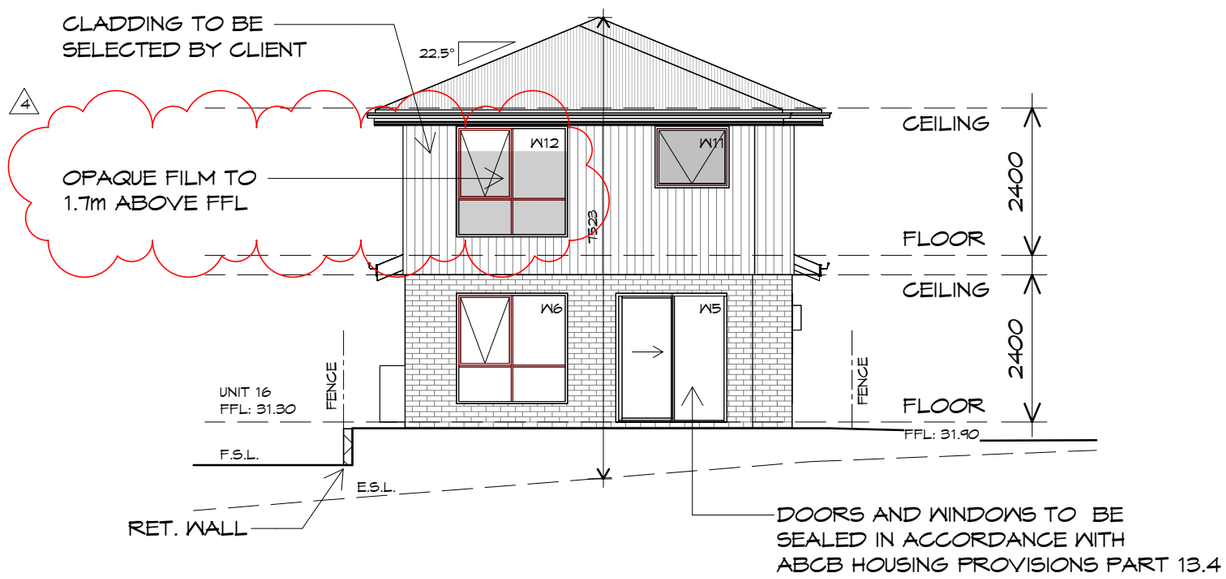
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U15 NORTHERN ELEVATION

1 : 100



U15 EASTERN ELEVATION

1 : 100

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UNIT 15

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

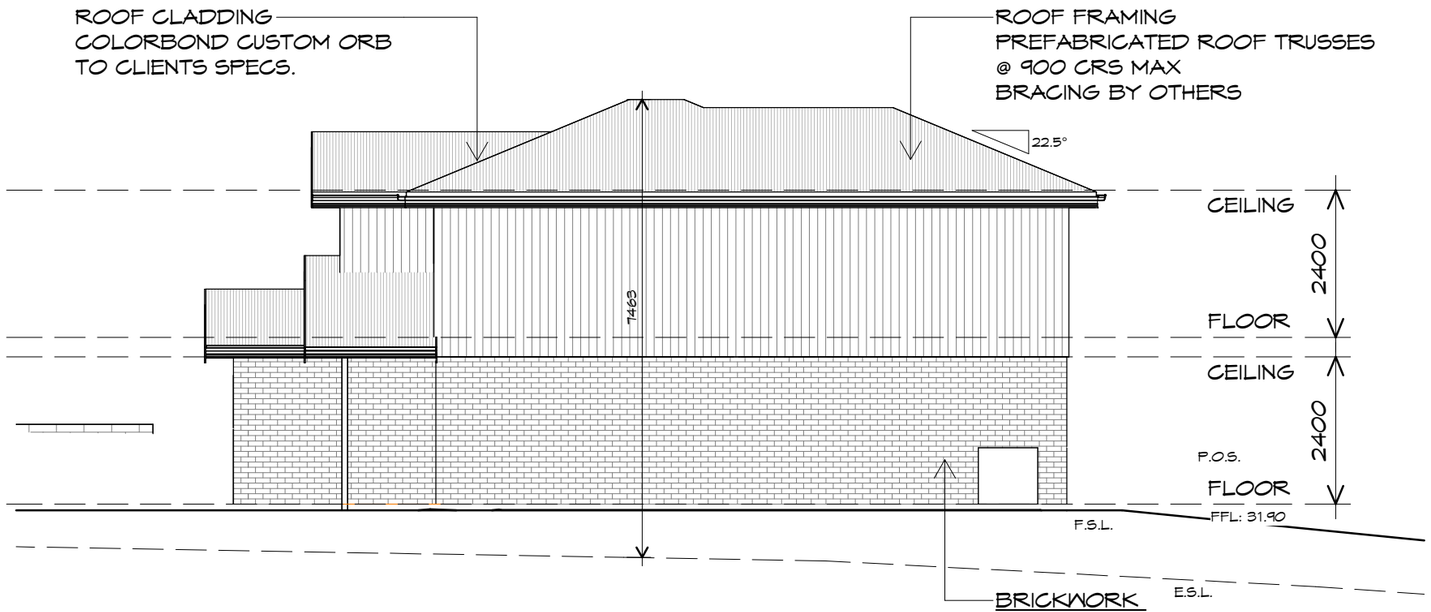
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18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C1-04	1 : 100	04

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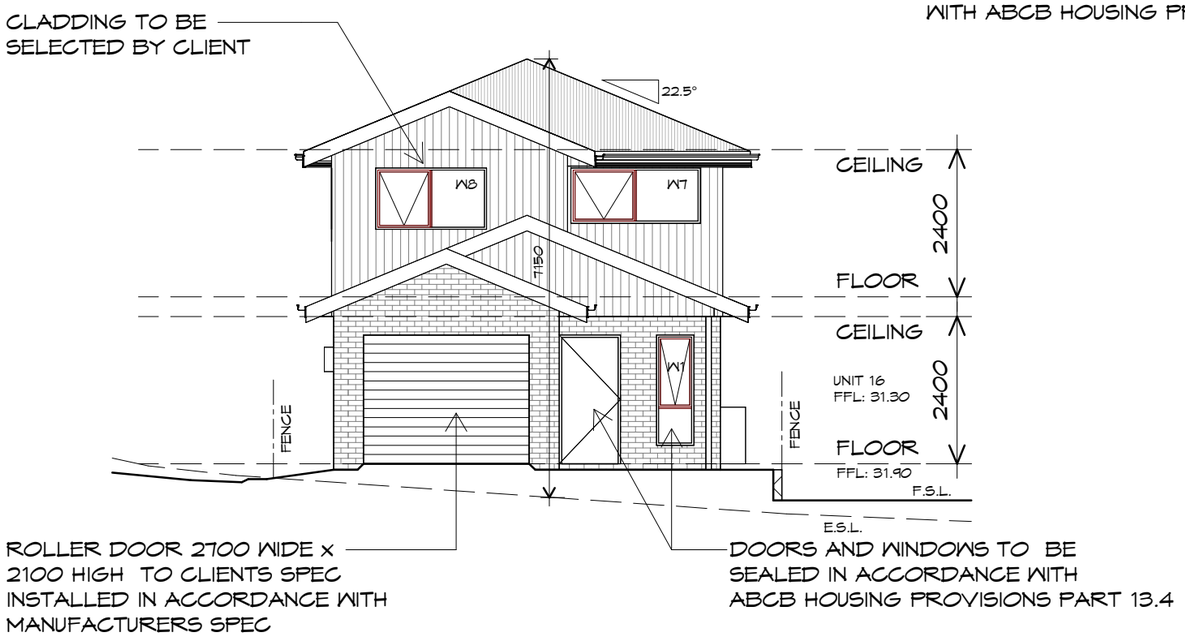
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U15 SOUTHERN ELEVATION

1 : 100



U15 WESTERN ELEVATION

1 : 100

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UNIT 15

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

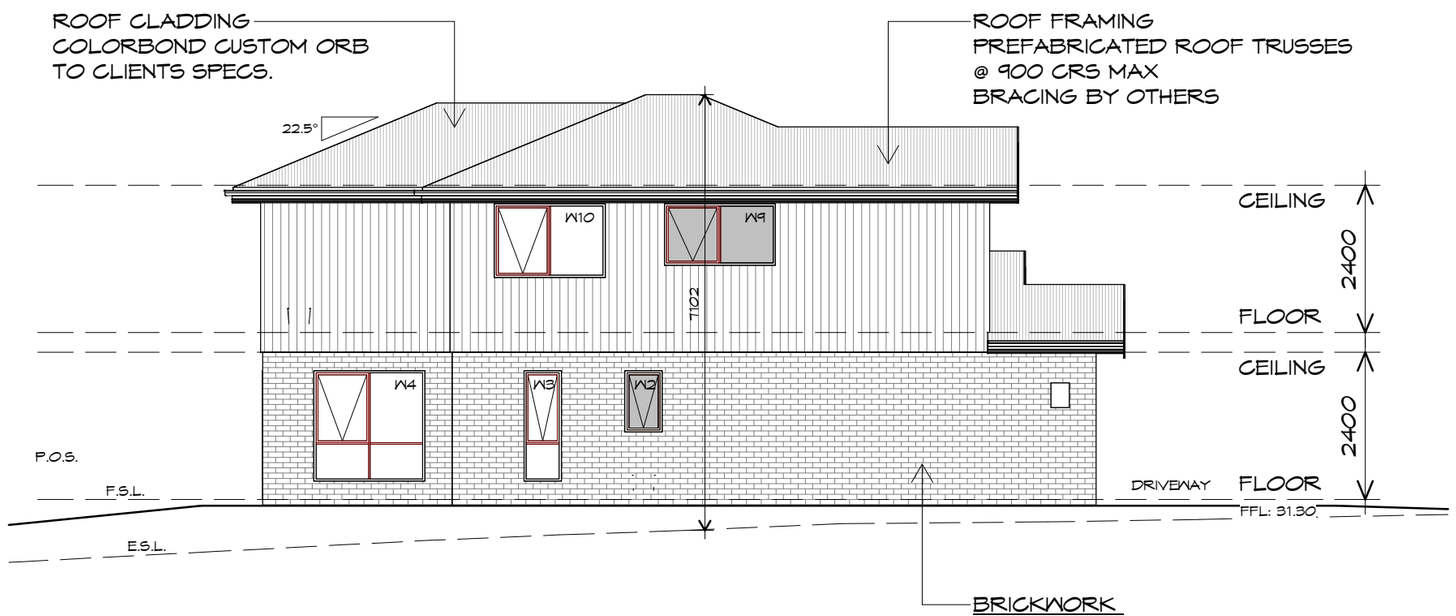
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
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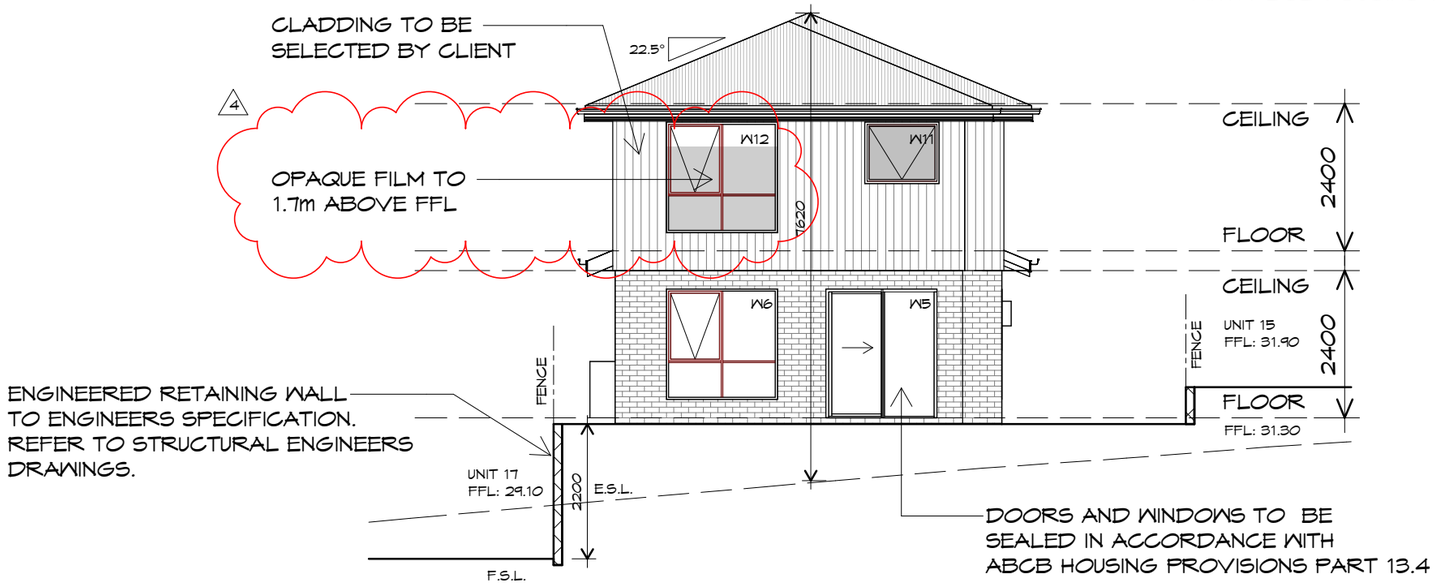
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U16 NORTHERN ELEVATION

1 : 100



U16 EASTERN ELEVATION

1 : 100

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UNIT 16

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

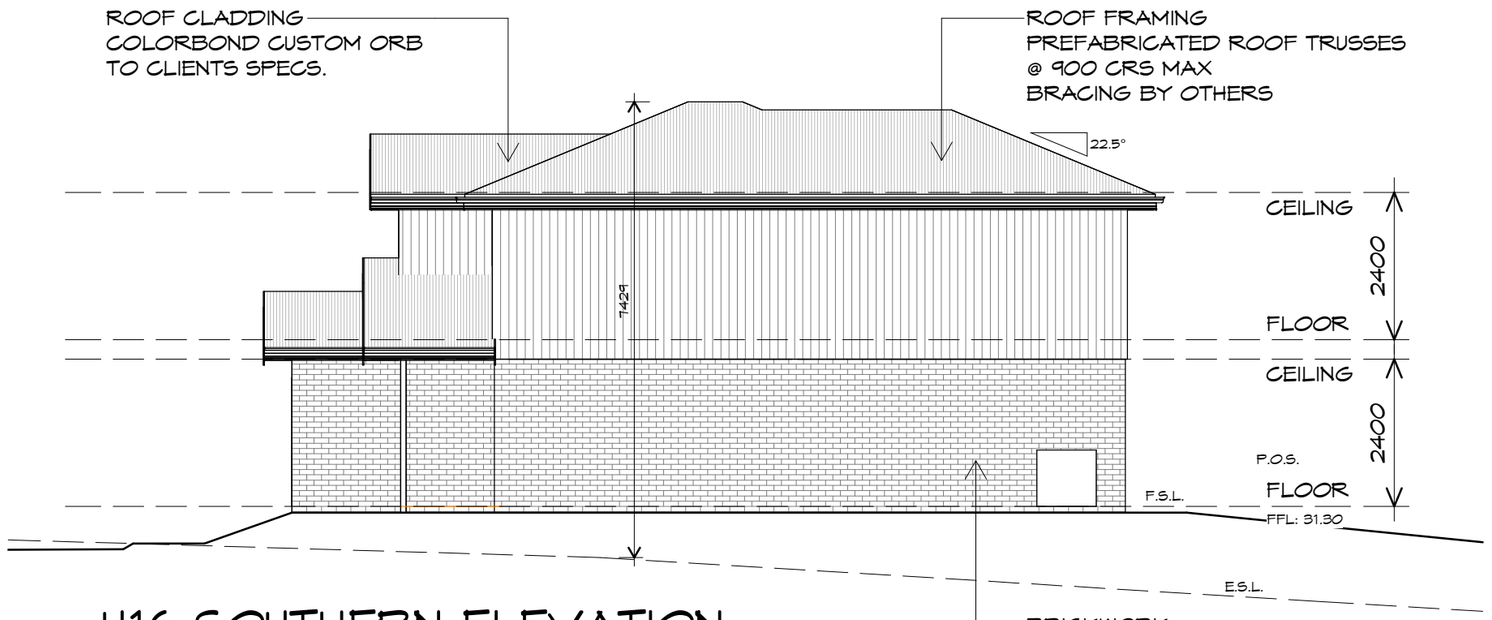
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C1-06	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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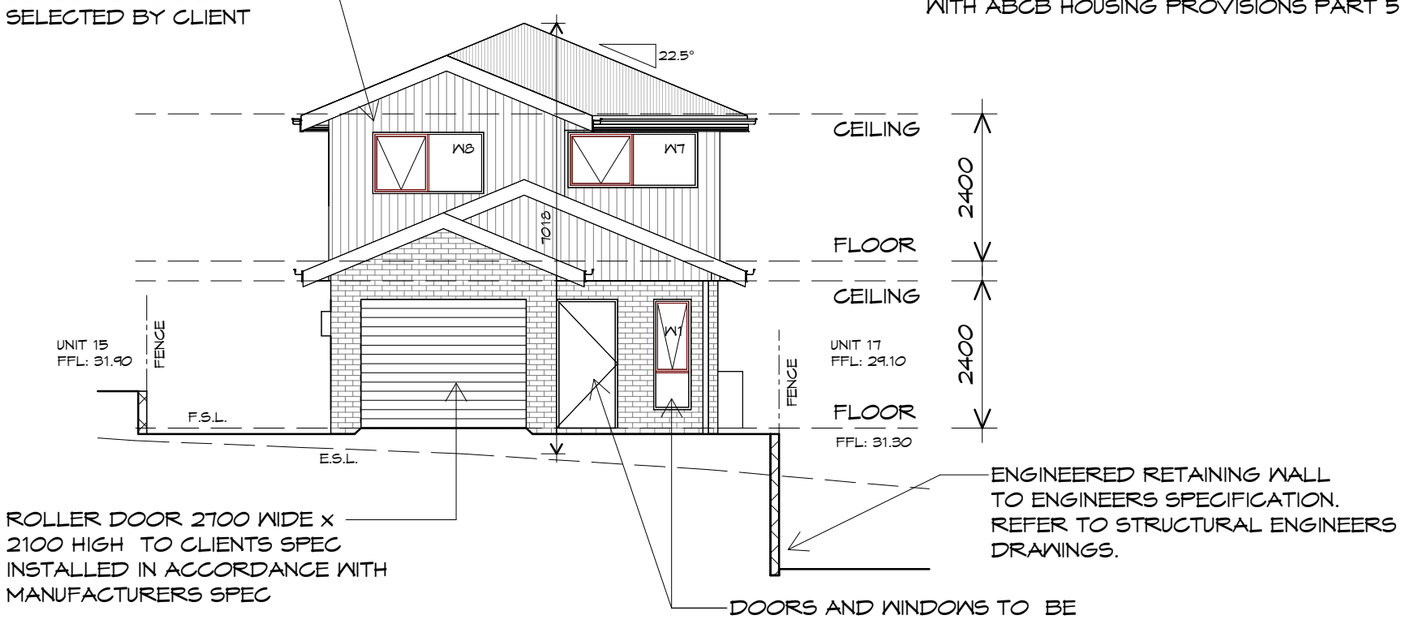
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U16 SOUTHERN ELEVATION

1 : 100



U16 WESTERN ELEVATION

1 : 100

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UNIT 16

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C1-07	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

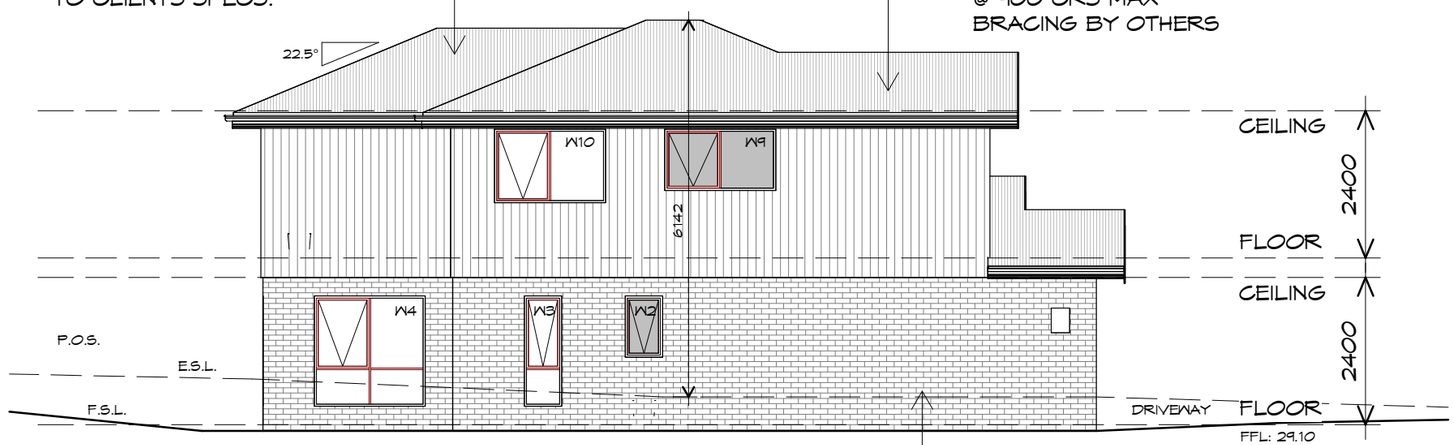
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



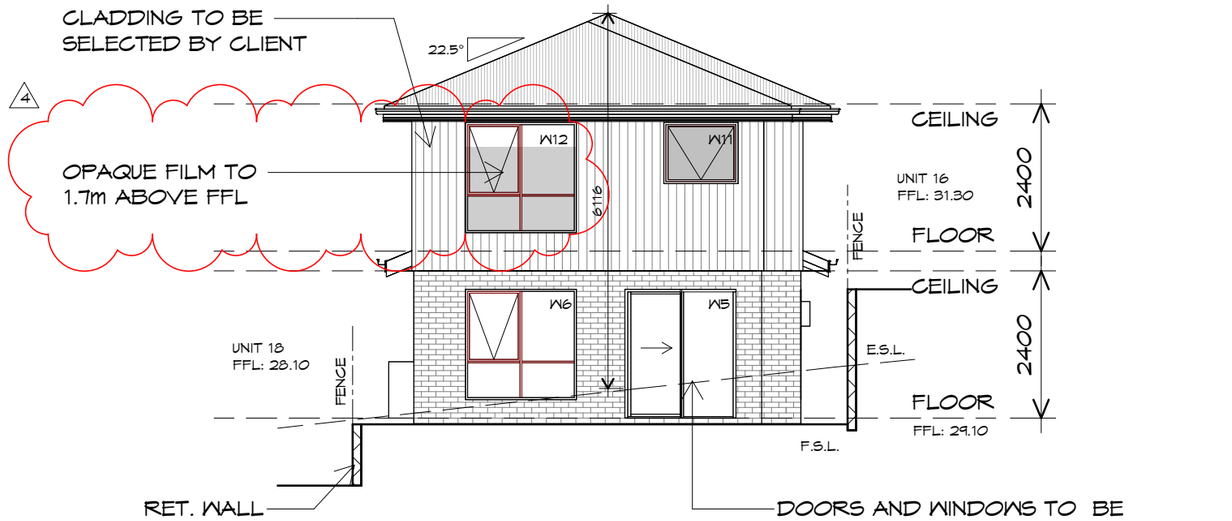
BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

U17 NORTH WESTERN ELEVATION

1 : 100

CLADDING TO BE
SELECTED BY CLIENT

OPAQUE FILM TO
1.7m ABOVE FFL



RET. WALL

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U17 NORTH EASTERN ELEVATION

1 : 100

UNIT 17

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Prime Design
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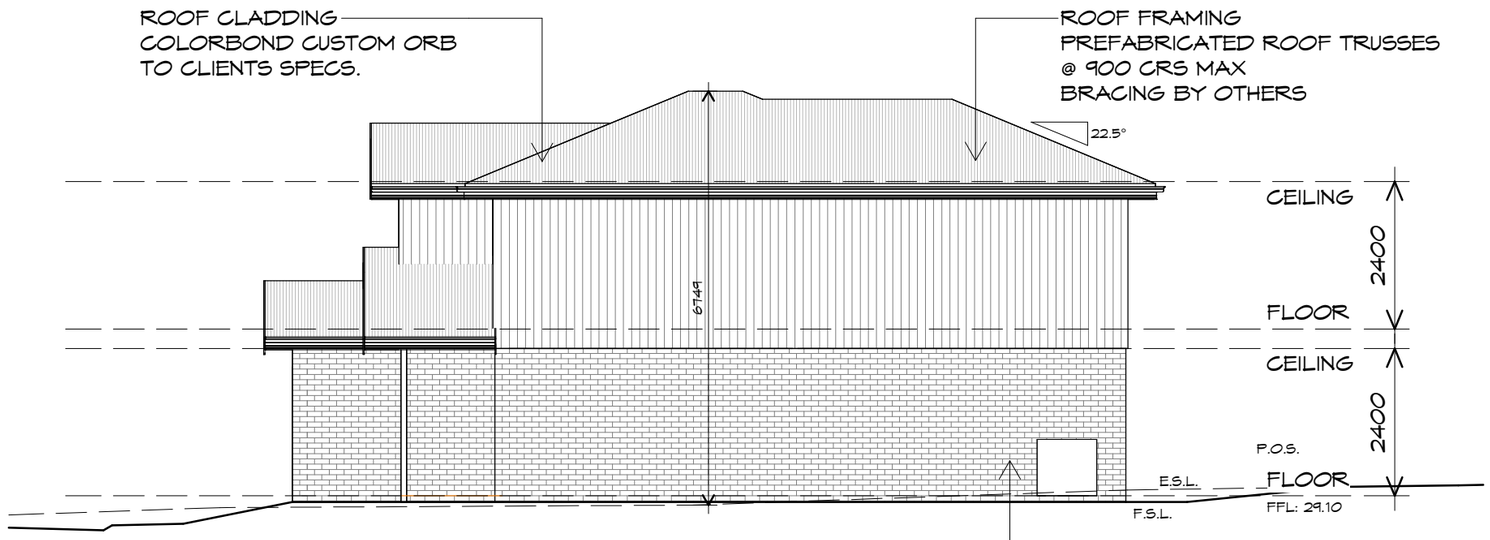
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C1-08	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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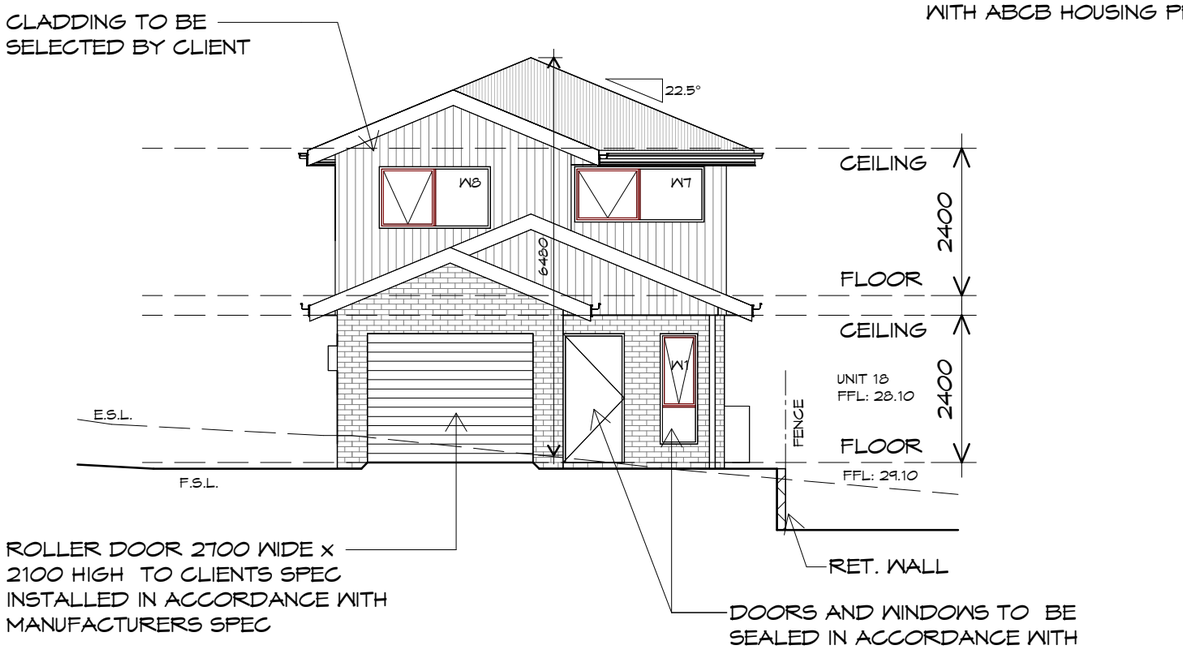
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U17 SOUTH EASTERN ELEVATION

1 : 100



U17 SOUTH WESTERN ELEVATION

1 : 100

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UNIT 17

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C1-09	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

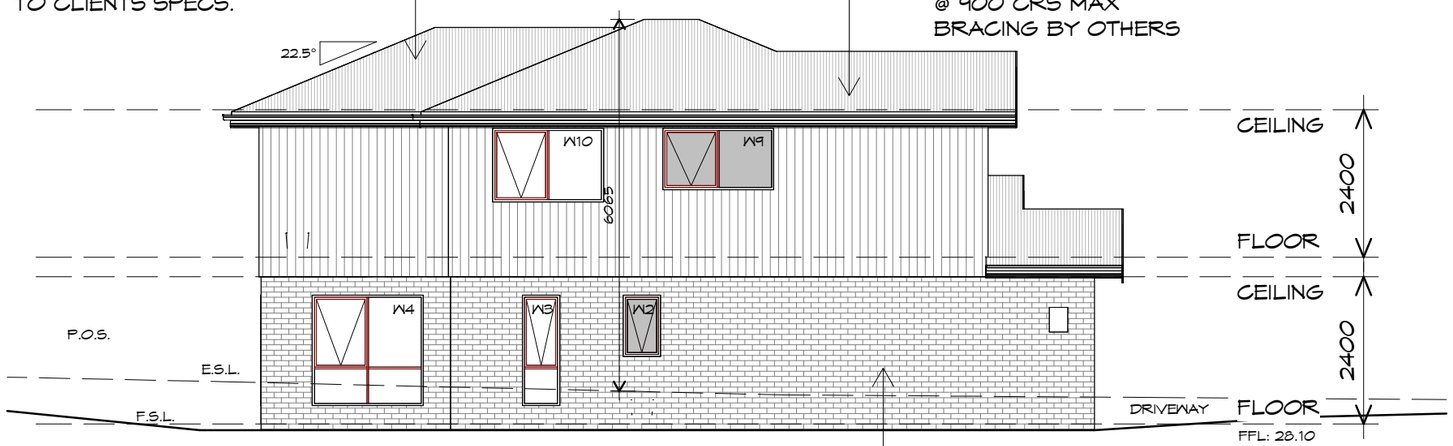
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

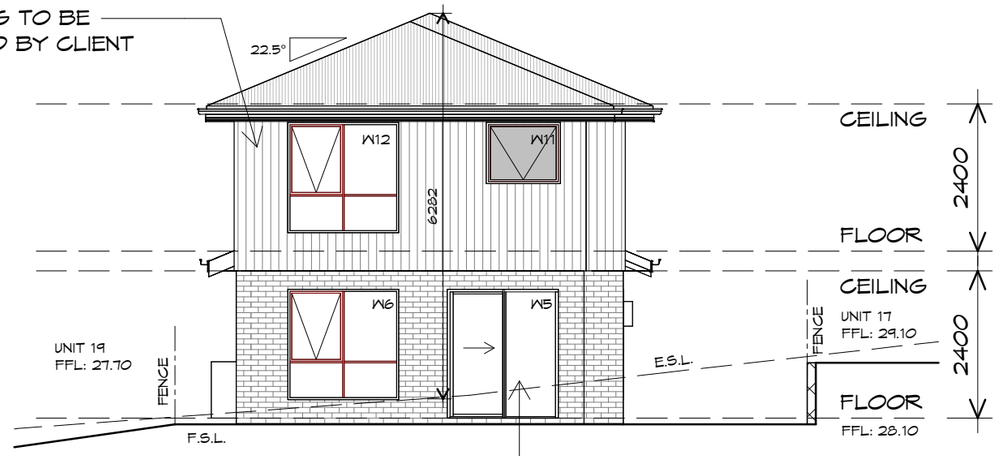


U18 NORTH WESTERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

CLADDING TO BE
SELECTED BY CLIENT



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U18 NORTH EASTERN ELEVATION

1 : 100

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UNIT 18

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C1-10	1 : 100	04

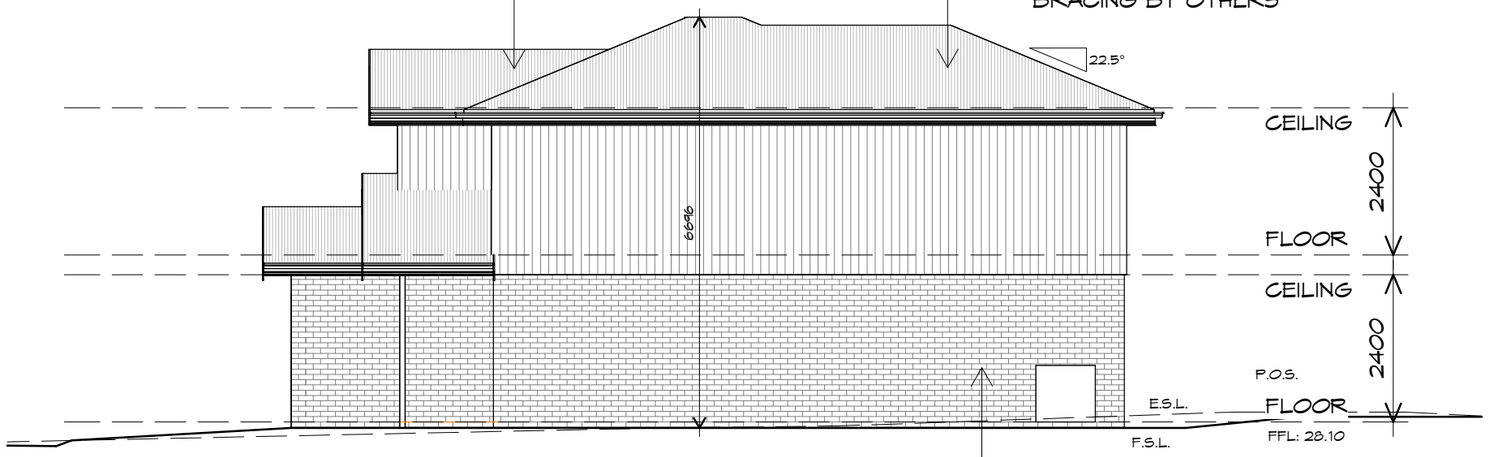
Accredited building practitioner: Frank Geskus -No CC246A
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Version: 2, Version Date: 21/01/2026

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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

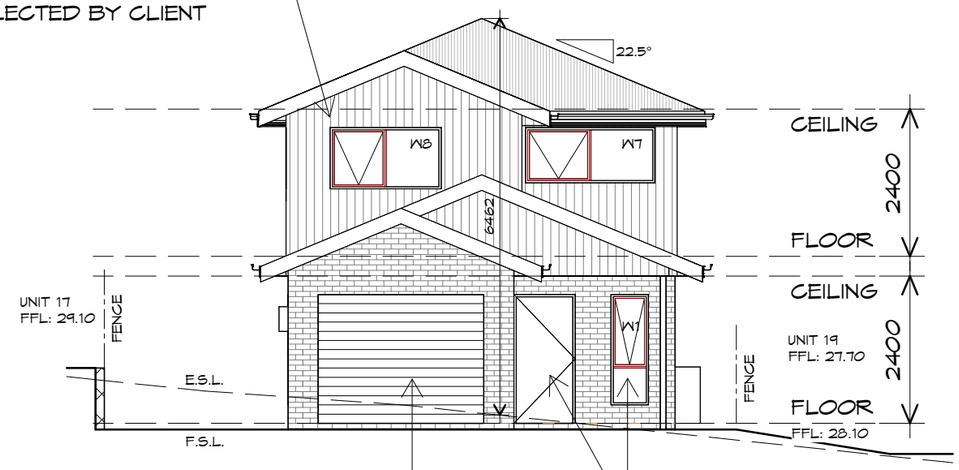


BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

U18 SOUTH EASTERN ELEVATION

1 : 100

CLADDING TO BE
SELECTED BY CLIENT



ROLLER DOOR 2700 WIDE x
2100 HIGH TO CLIENTS SPEC
INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPEC

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U18 SOUTH WESTERN ELEVATION

1 : 100

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UNIT 18

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

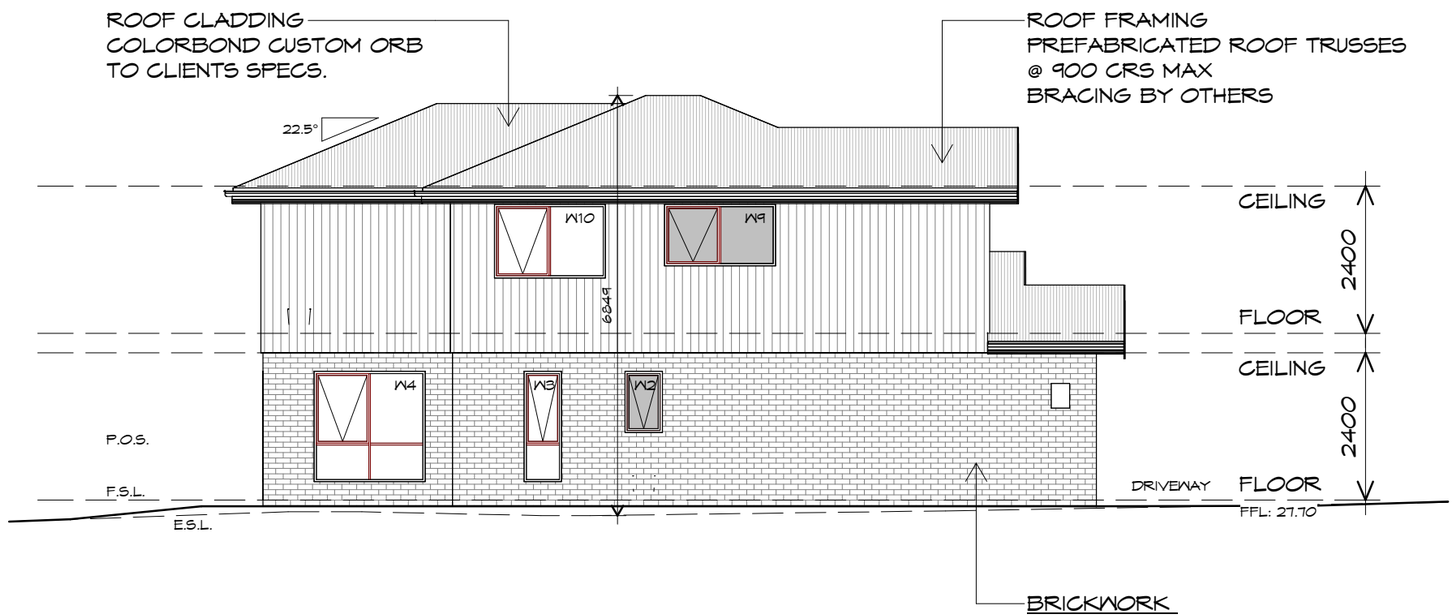
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C1-11	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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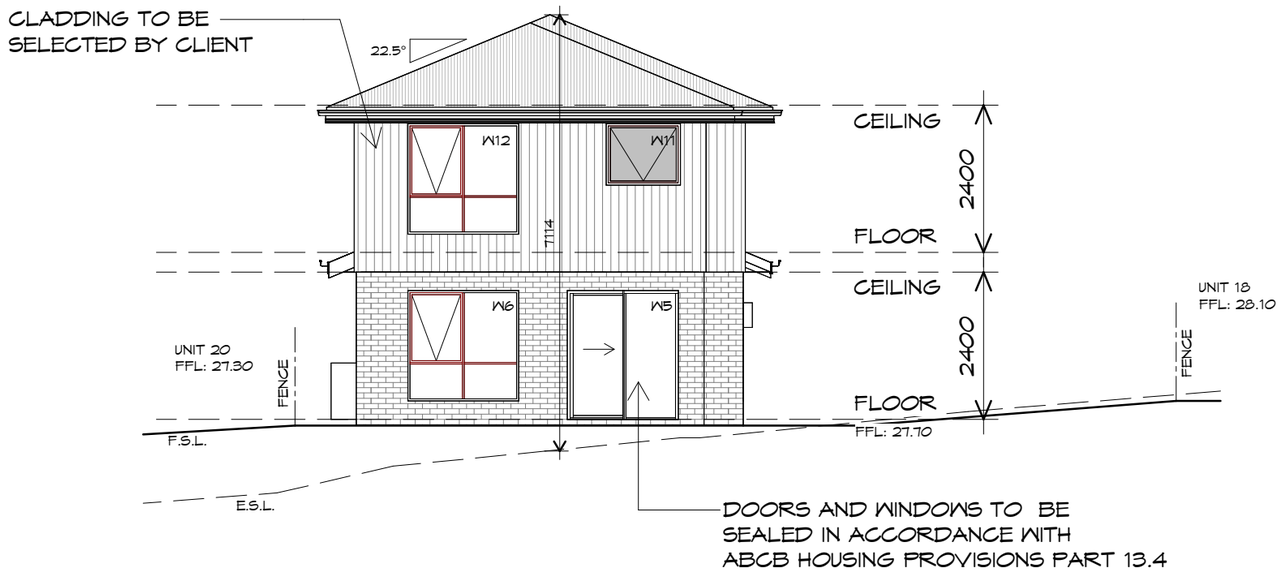
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U19 NORTH WESTERN ELEVATION

1 : 100



U19 NORTH EASTERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 19

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

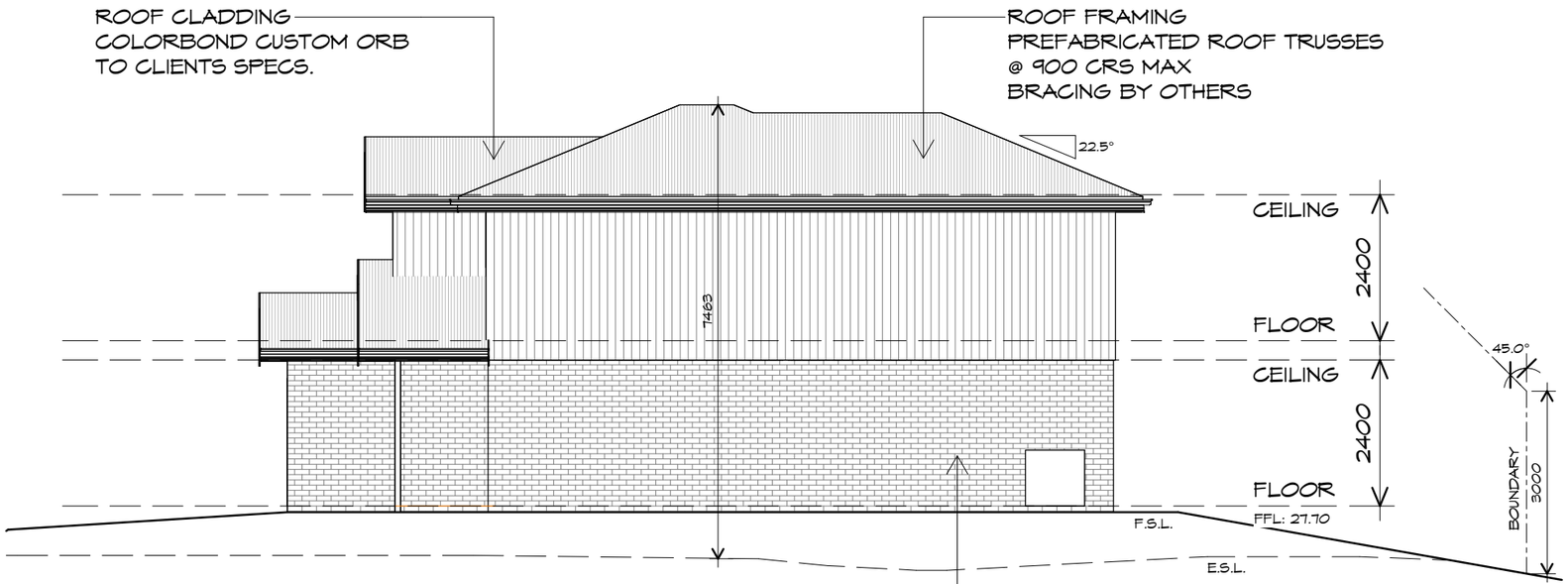
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C1-12	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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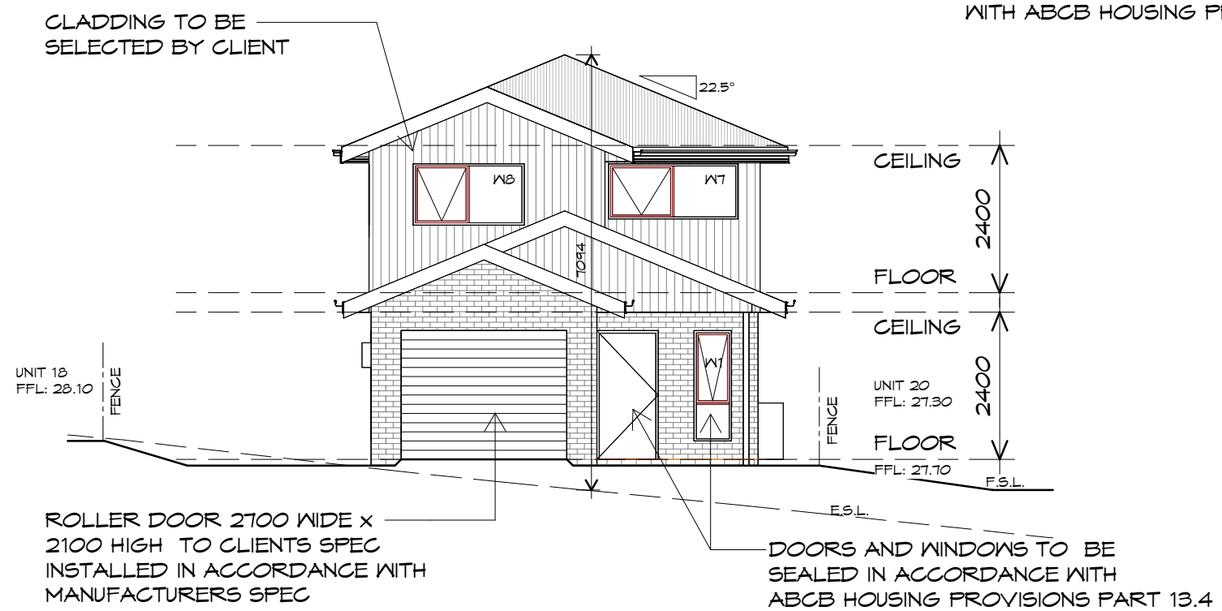
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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U19 SOUTH EASTERN ELEVATION

1 : 100



U19 SOUTH WESTERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 19

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C1-13	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

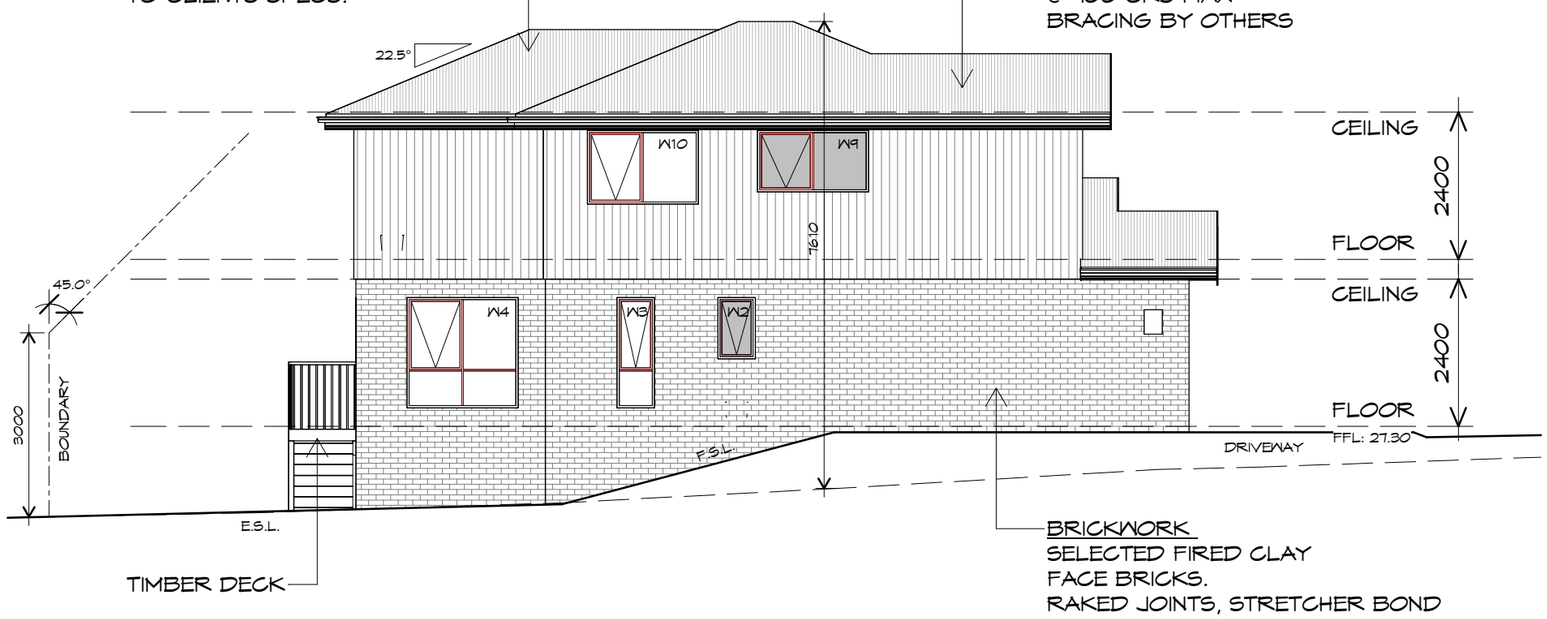
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



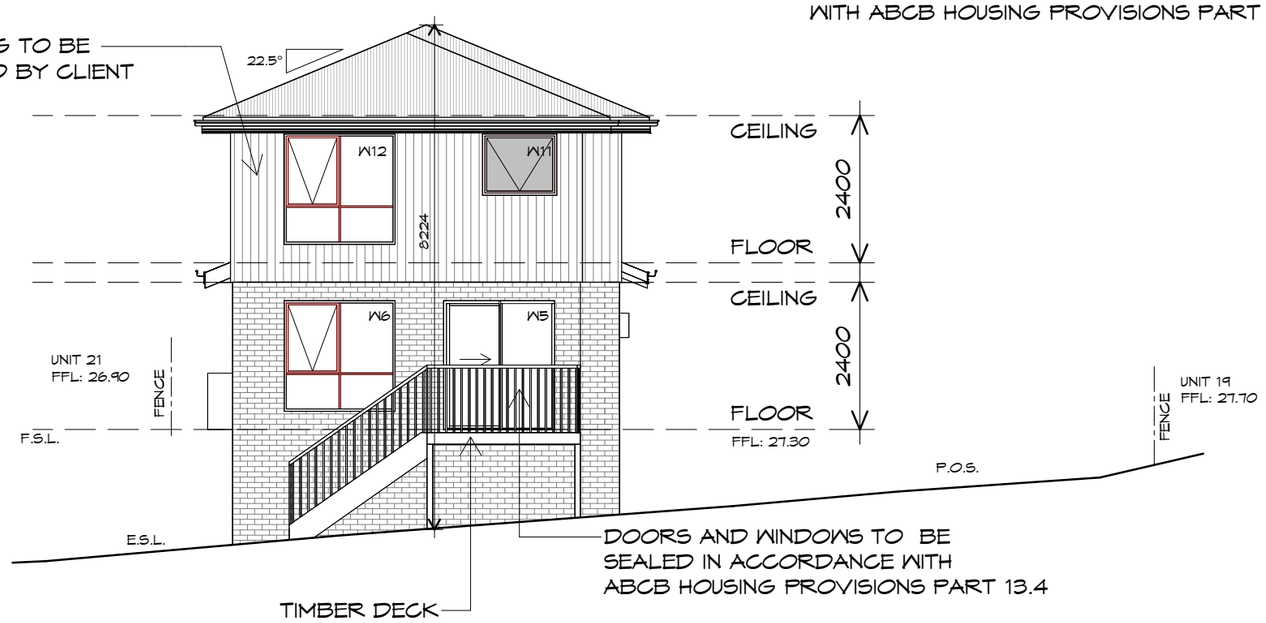
TIMBER DECK

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

U20 NORTHERN ELEVATION

1 : 100

CLADDING TO BE
SELECTED BY CLIENT



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

TIMBER DECK

U20 EASTERN ELEVATION

1 : 100

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UNIT 20

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

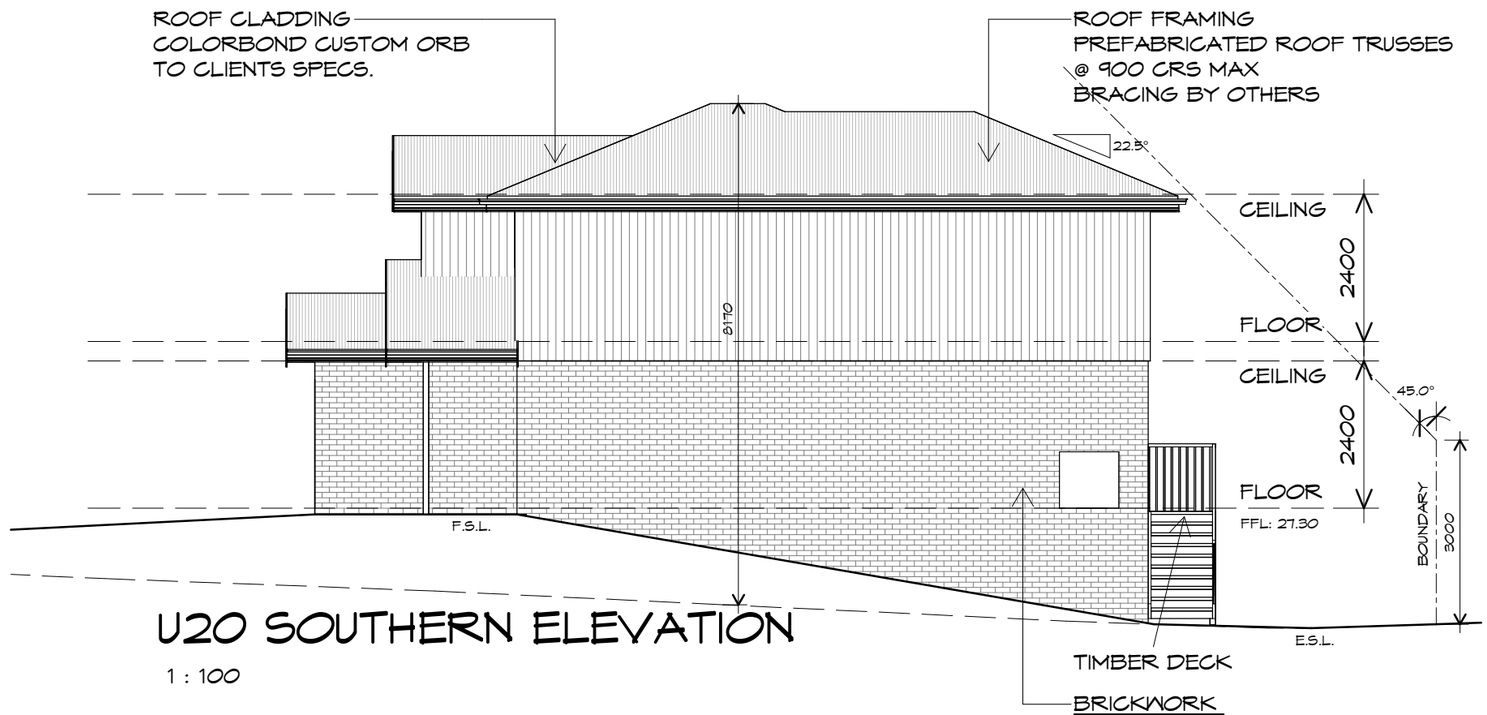
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C1-14	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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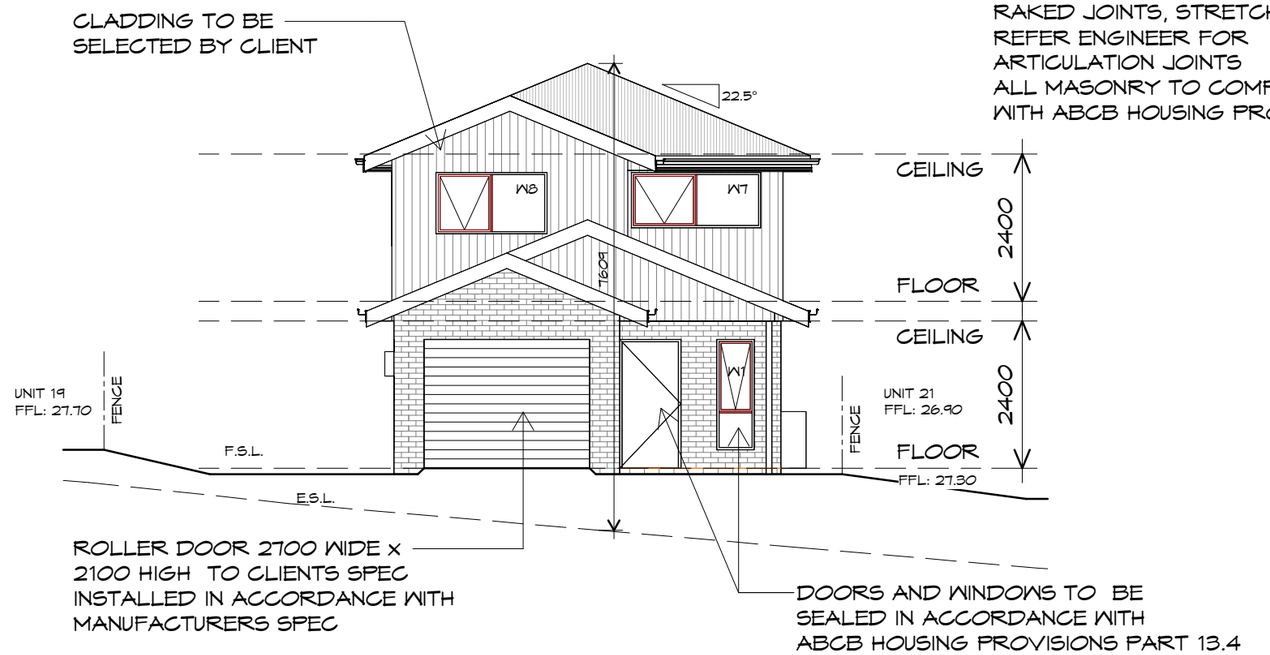
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U20 SOUTHERN ELEVATION

1 : 100



U20 WESTERN ELEVATION

1 : 100

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UNIT 20

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name: AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing: ELEVATIONS

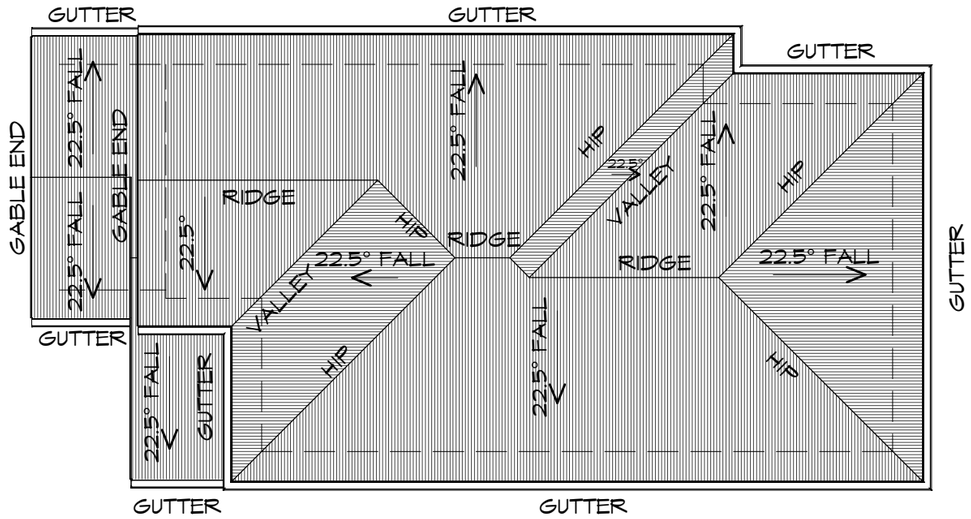
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C1-15	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



ROOF PLAN

1 : 100

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UNITS 15-20

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C1-16	1 : 100	04

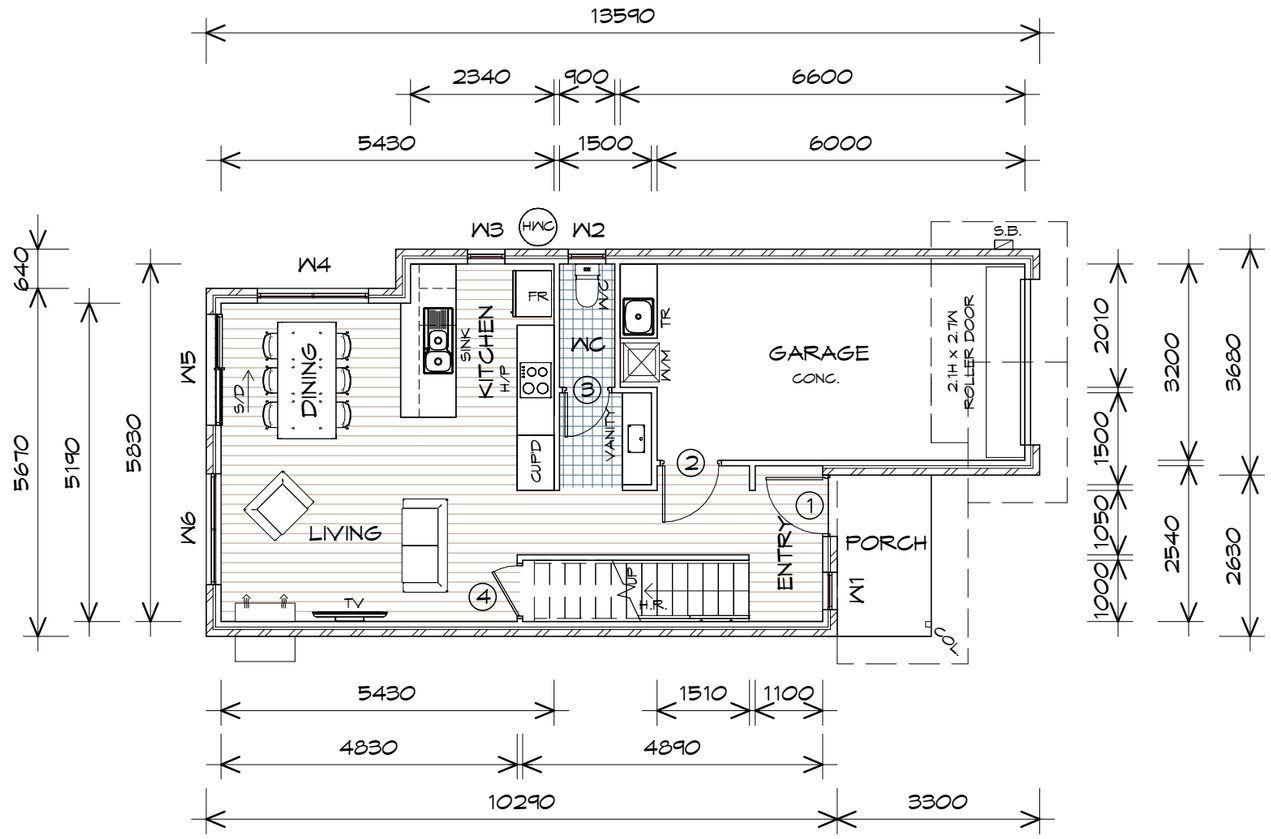
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
H/WC	HOT WATER CYLINDER
H.R.	HAND RAIL



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	51.16	m2	(5.51	SQUARES)
FIRST FLOOR AREA	69.97	m2	(7.53	SQUARES)
GARAGE AREA	23.95	m2	(2.58	SQUARES)
TOTAL AREA	145.08		15.62	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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UNITS 31-34

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
GROUND FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C2-01	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

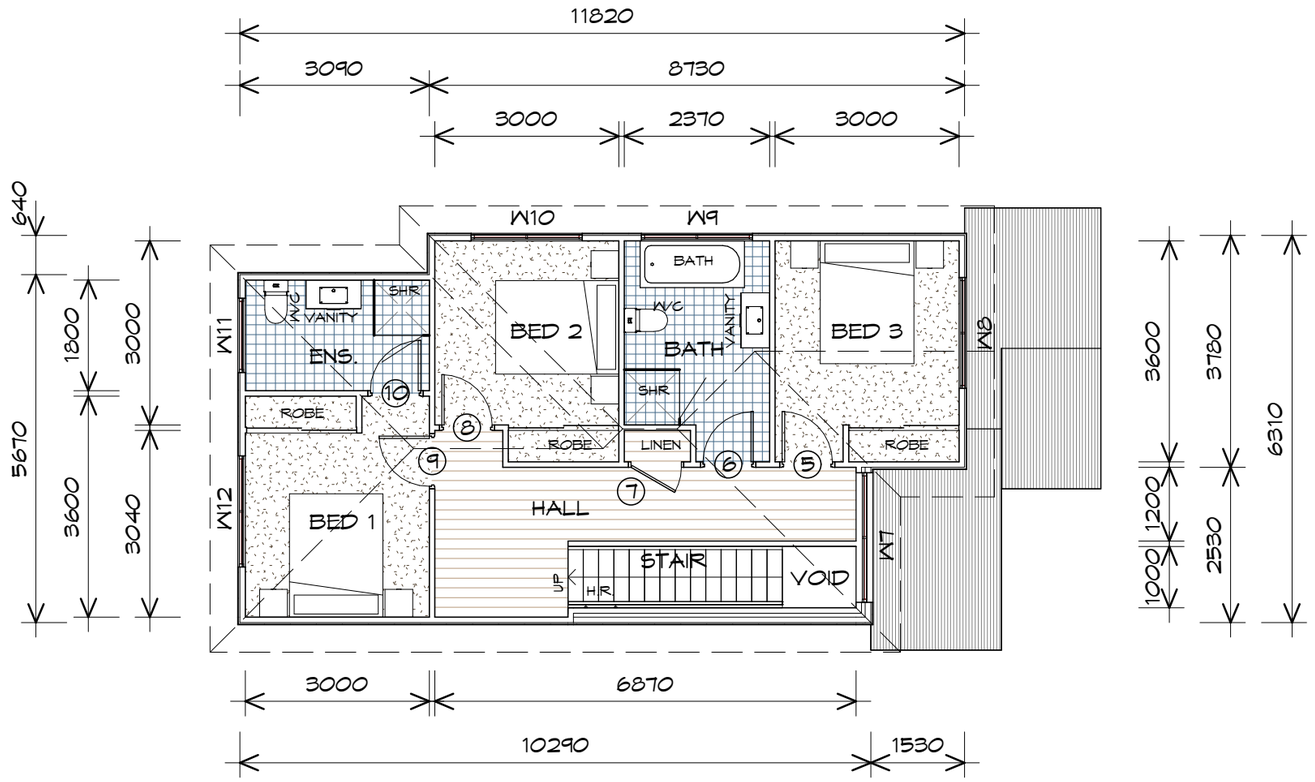
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
H/WC	HOT WATER CYLINDER
H.R.	HAND RAIL



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	51.16	m2	(	5.51	SQUARES)
FIRST FLOOR AREA	69.97	m2	(	7.53	SQUARES)
GARAGE AREA	23.95	m2	(	2.58	SQUARES)
TOTAL AREA	145.08			15.62	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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UNITS 31-34

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FIRST FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C2-02	1 : 100	04

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	SOLID CORE
3	720	INTERNAL TIMBER DOOR	
4	820	ROBE DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	ROBE DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1000	610	AWNING WINDOW	OPAQUE
W3	1800	610	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	2100	1810	SLIDING DOOR	
W6	1800	1810	AWNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	900	2110	AWNING WINDOW	
W8	1000	1810	AWNING WINDOW	
W9	1000	1810	AWNING WINDOW	OPAQUE
W10	1200	1810	AWNING WINDOW	OPAQUE TO 1.7m ABOVE FFL
W11	1000	1210	AWNING WINDOW	OPAQUE
W12	1800	1810	AWNING WINDOW	OPAQUE TO 1.7m ABOVE FFL

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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UNITS 31-34

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C2-03		04

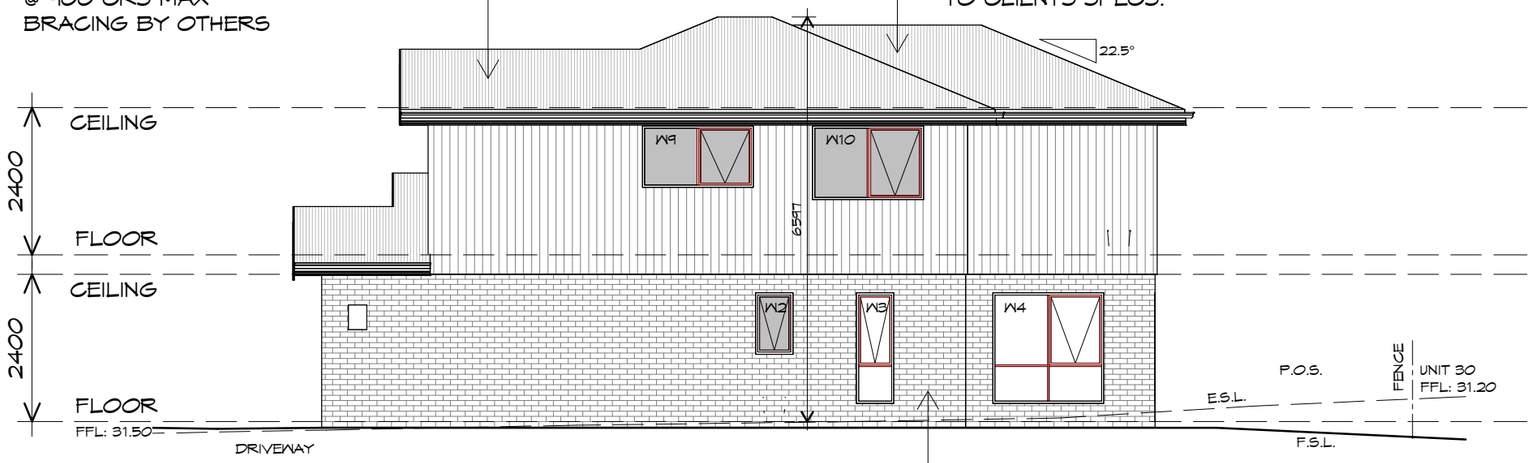
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

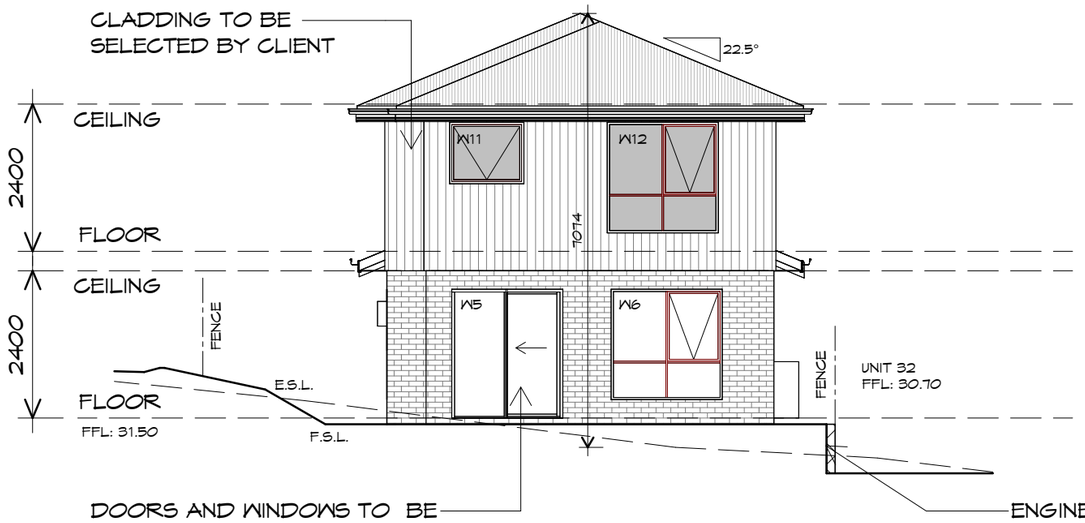


U31 NORTHERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

CLADDING TO BE
SELECTED BY CLIENT



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS
PART 13.4

ENGINEERED RETAINING WALL
TO ENGINEERS SPECIFICATION.
REFER TO STRUCTURAL ENGINEERS
DRAWINGS.

U31 WESTERN ELEVATION

1 : 100

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UNIT 31

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

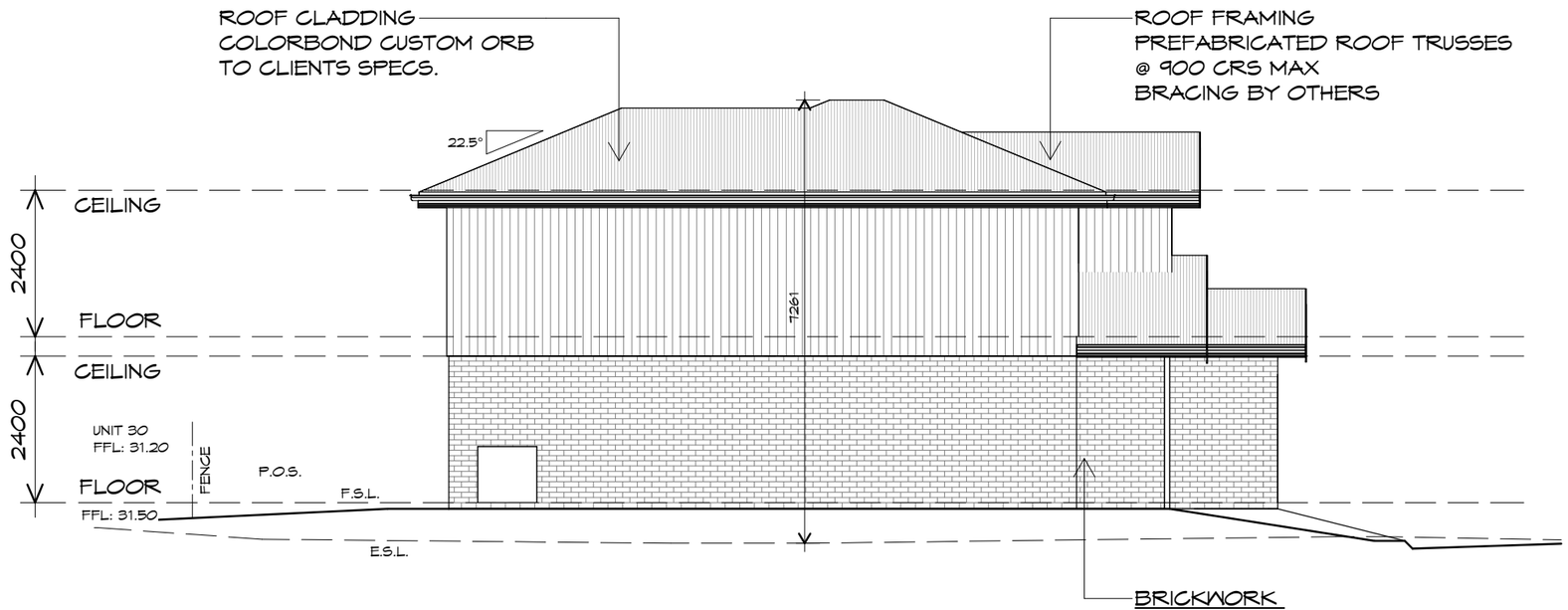
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Project/Drawing no:	Scale:	Revision:
PD25070 - C2-04	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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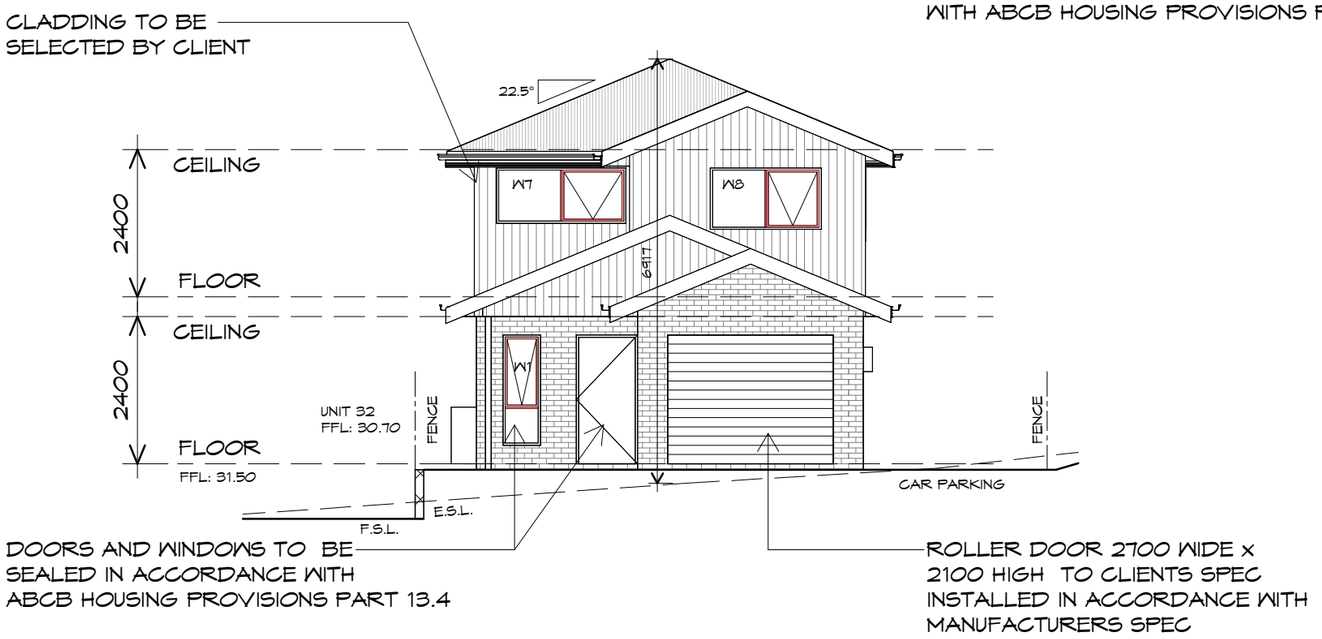
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Version: 2, Version Date: 21/01/2026

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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U31 SOUTHERN ELEVATION

1 : 100



U31 EASTERN ELEVATION

1 : 100

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UNIT 31

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C2-05	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

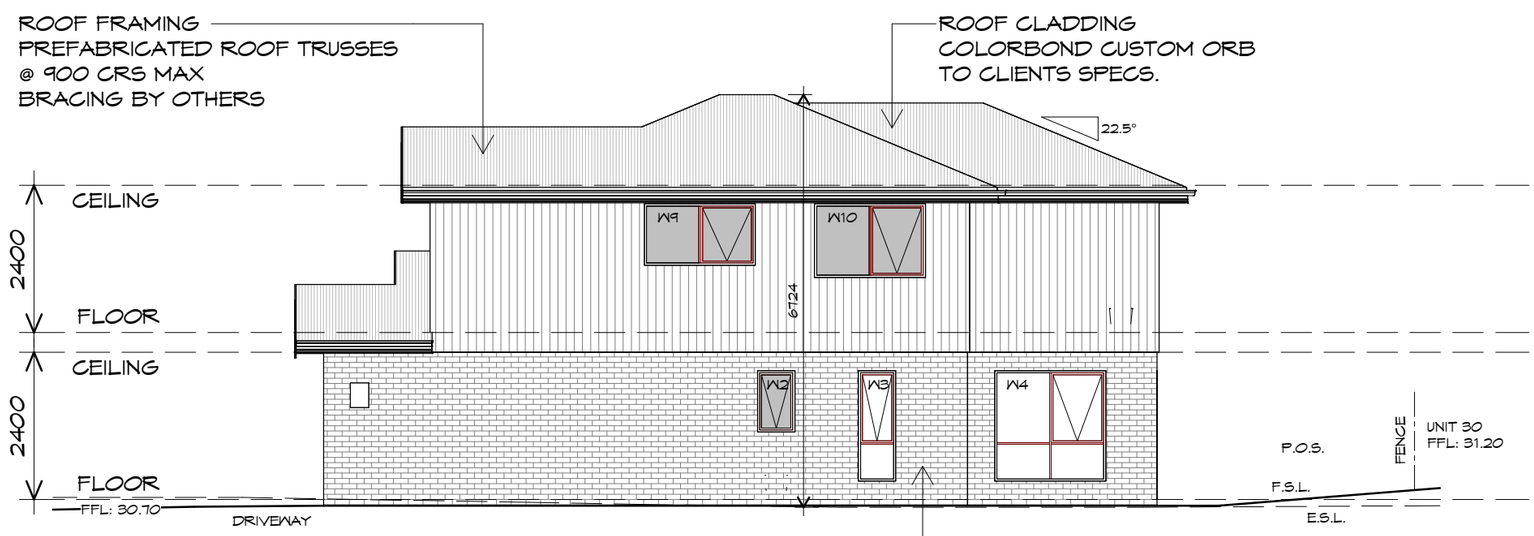
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GLENORCHY CITY COUNCIL
PLANNING SERVICES

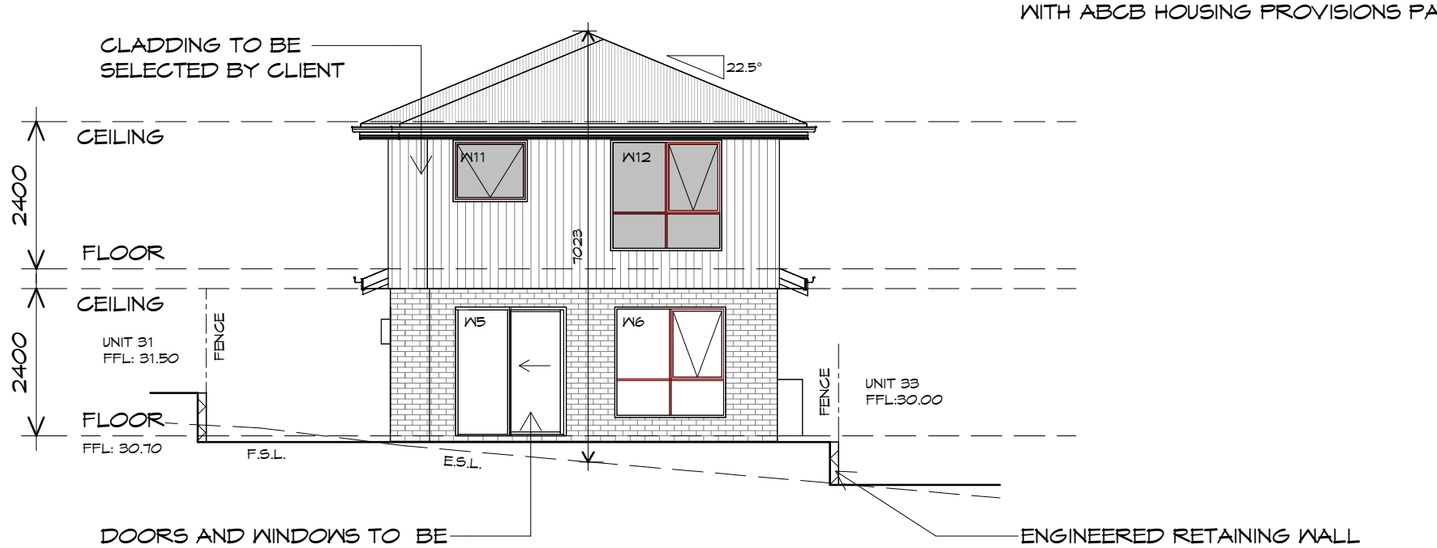
APPLICATION No. : PLN-25-279

DATE RECEIVED:



U32 NORTHERN ELEVATION

1 : 100



U32 WESTERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 32

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

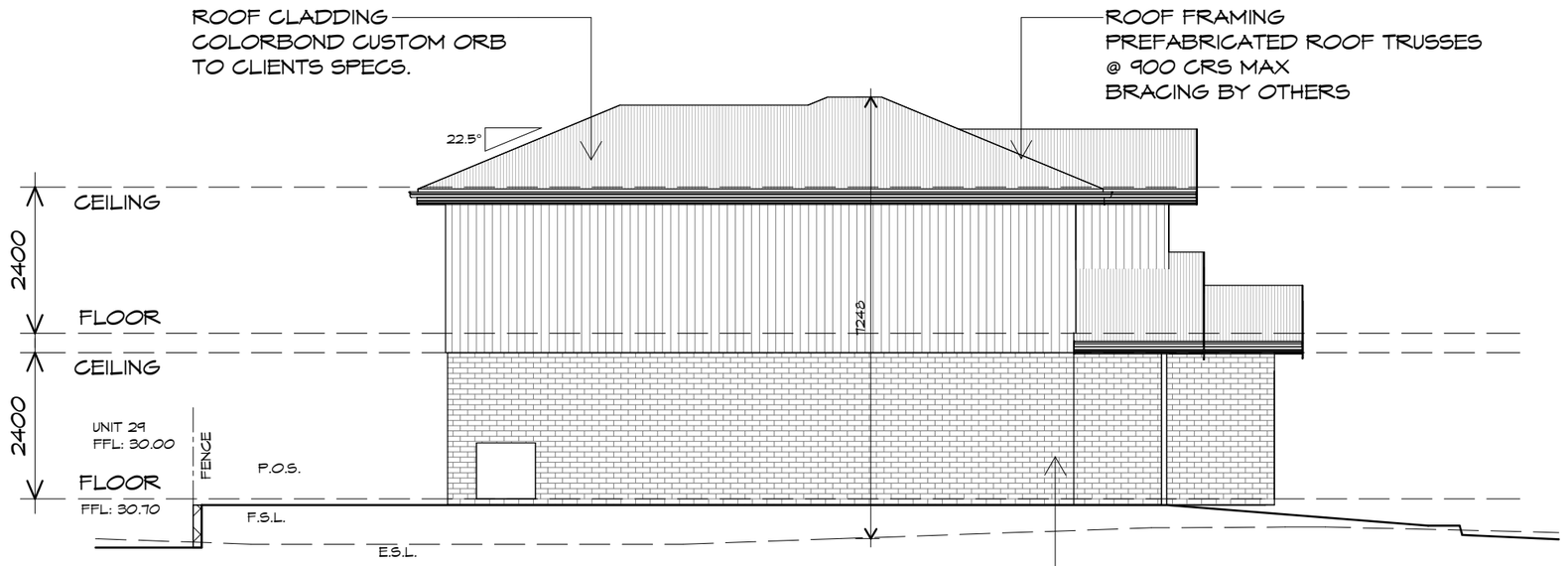
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C2-06	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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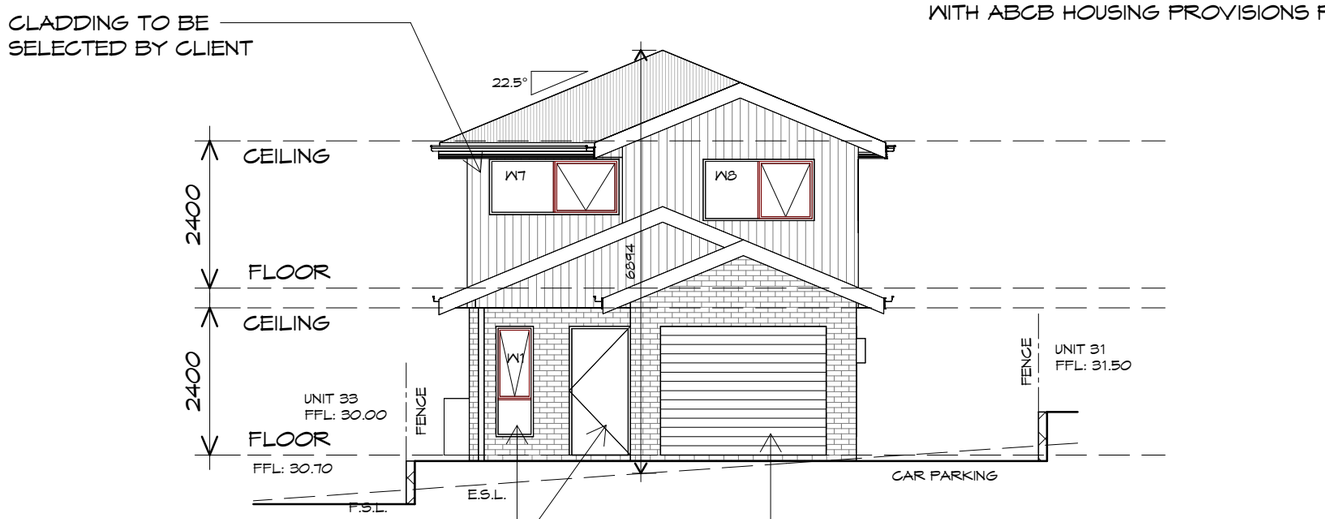
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U32 SOUTHERN ELEVATION

1 : 100



U32 EASTERN ELEVATION

1 : 100

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UNIT 32

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C2-07	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

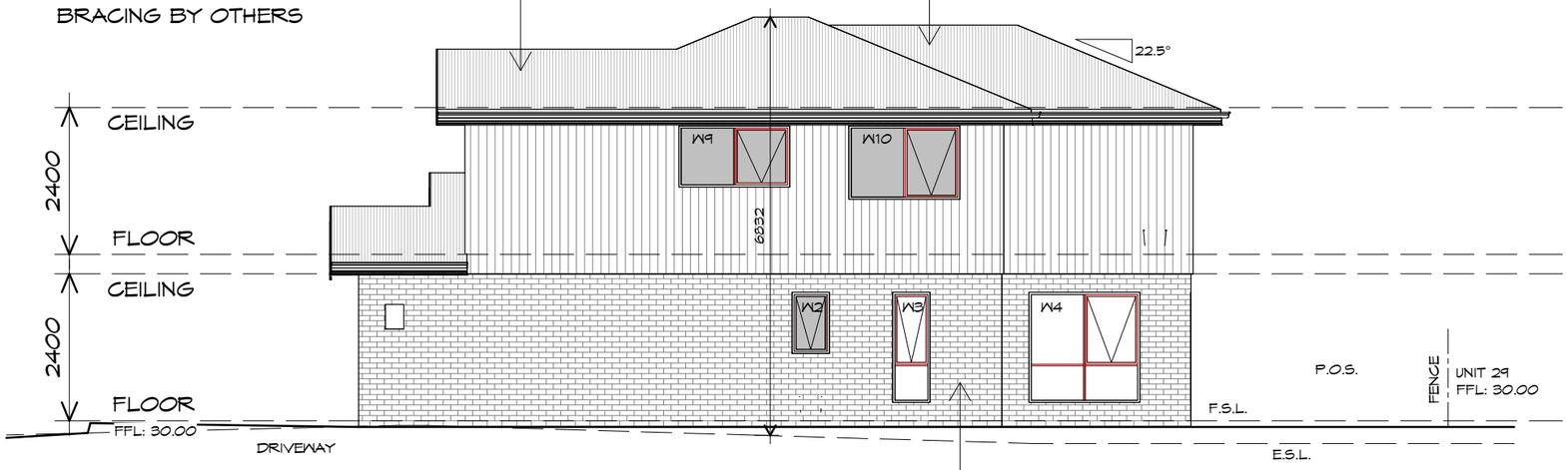
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

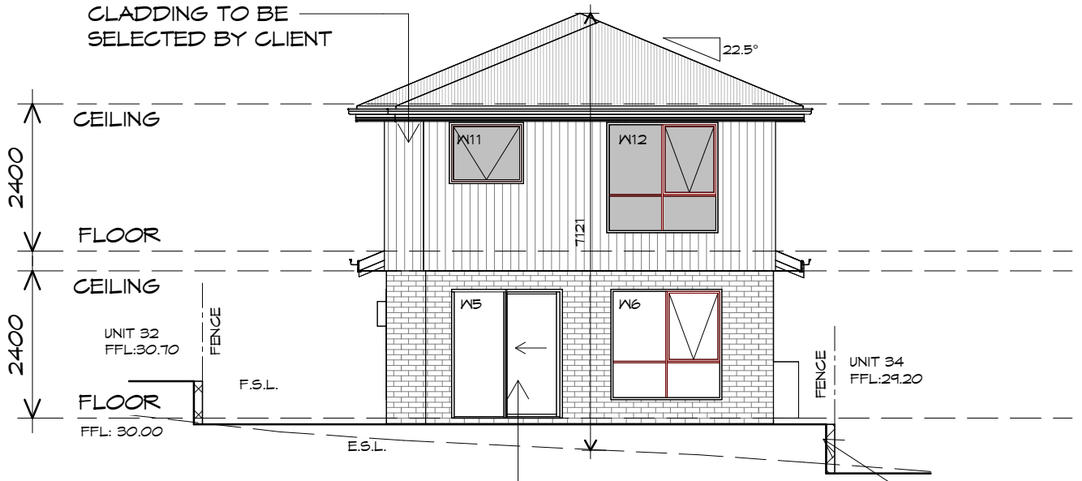


BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

U33 NORTHERN ELEVATION

1 : 100

CLADDING TO BE
SELECTED BY CLIENT



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS
PART 13.4

ENGINEERED RETAINING WALL
TO ENGINEERS SPECIFICATION.
REFER TO STRUCTURAL ENGINEERS
DRAWINGS.

U33 WESTERN ELEVATION

1 : 100

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UNIT 33

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

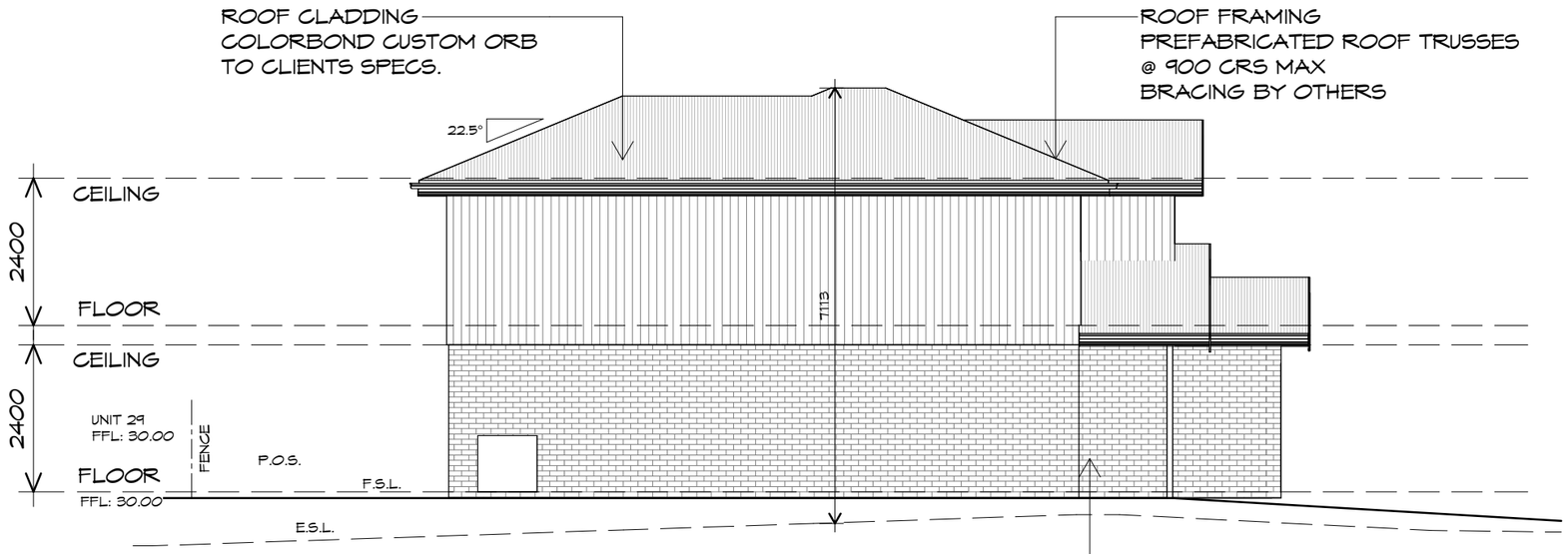
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C2-08	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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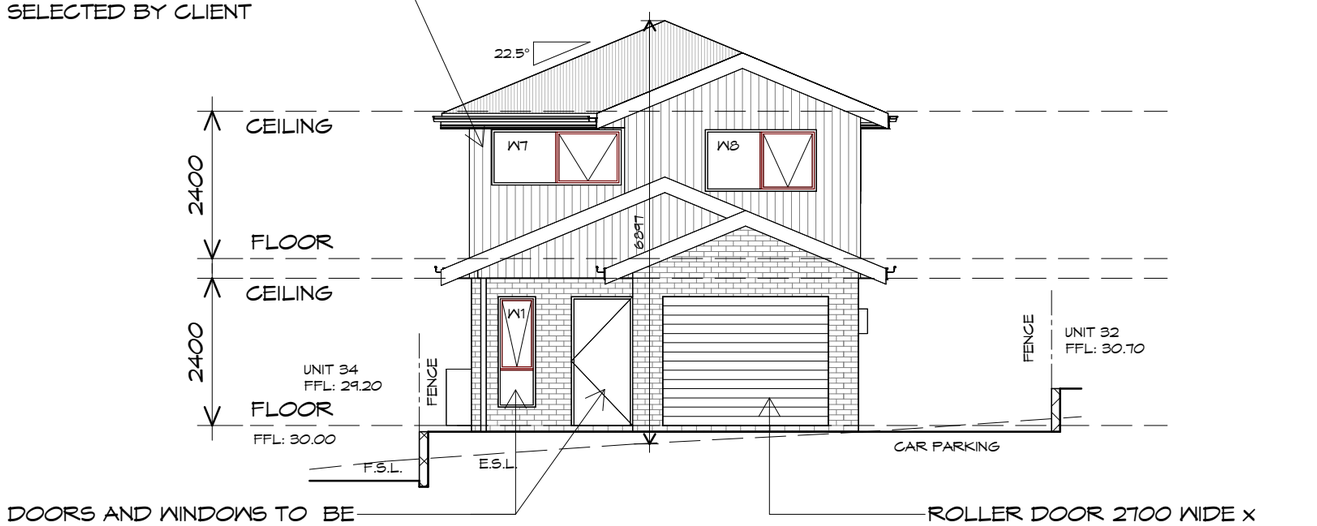
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U33 SOUTHERN ELEVATION

1 : 100



U33 EASTERN ELEVATION

1 : 100

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UNIT 33

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

PLANNING
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Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C2-09	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

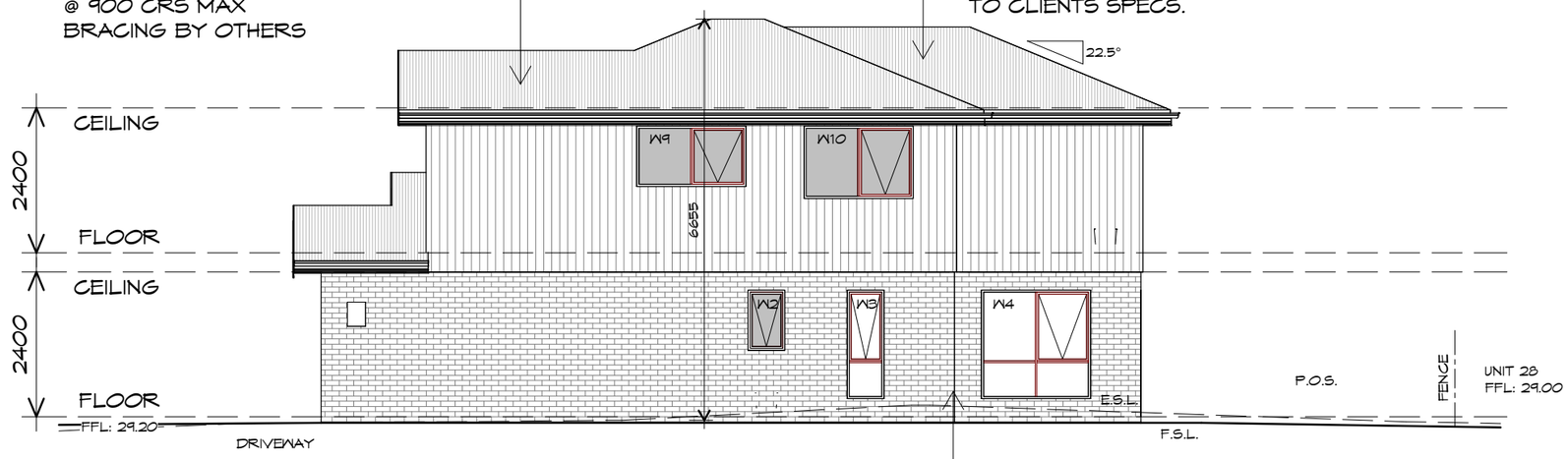
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

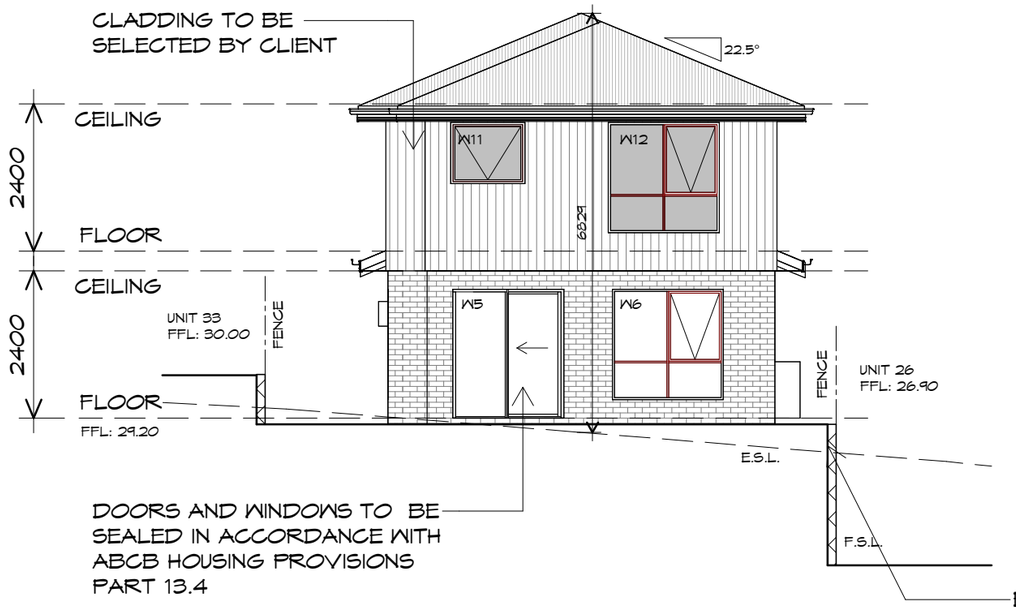


BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

U34 NORTHERN ELEVATION

1 : 100

CLADDING TO BE
SELECTED BY CLIENT



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS
PART 13.4

ENGINEERED RETAINING WALL
TO ENGINEERS SPECIFICATION.
REFER TO STRUCTURAL ENGINEERS
DRAWINGS.

U34 WESTERN ELEVATION

1 : 100

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UNIT 34

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

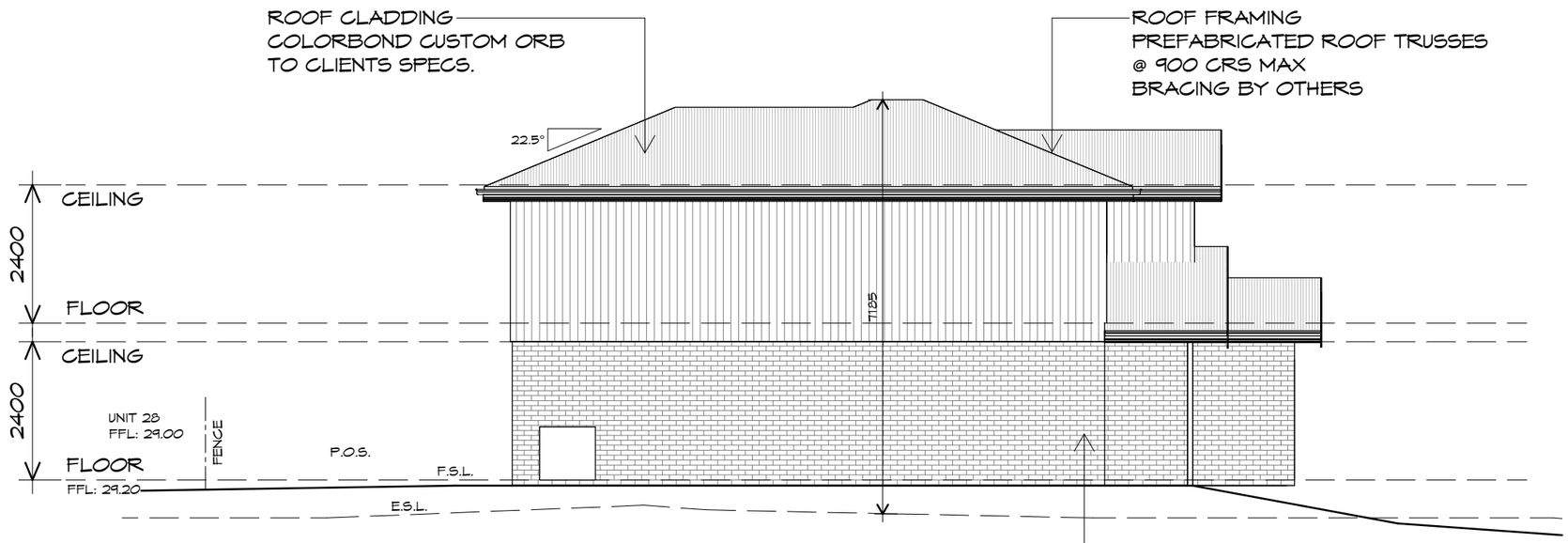
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C2-10	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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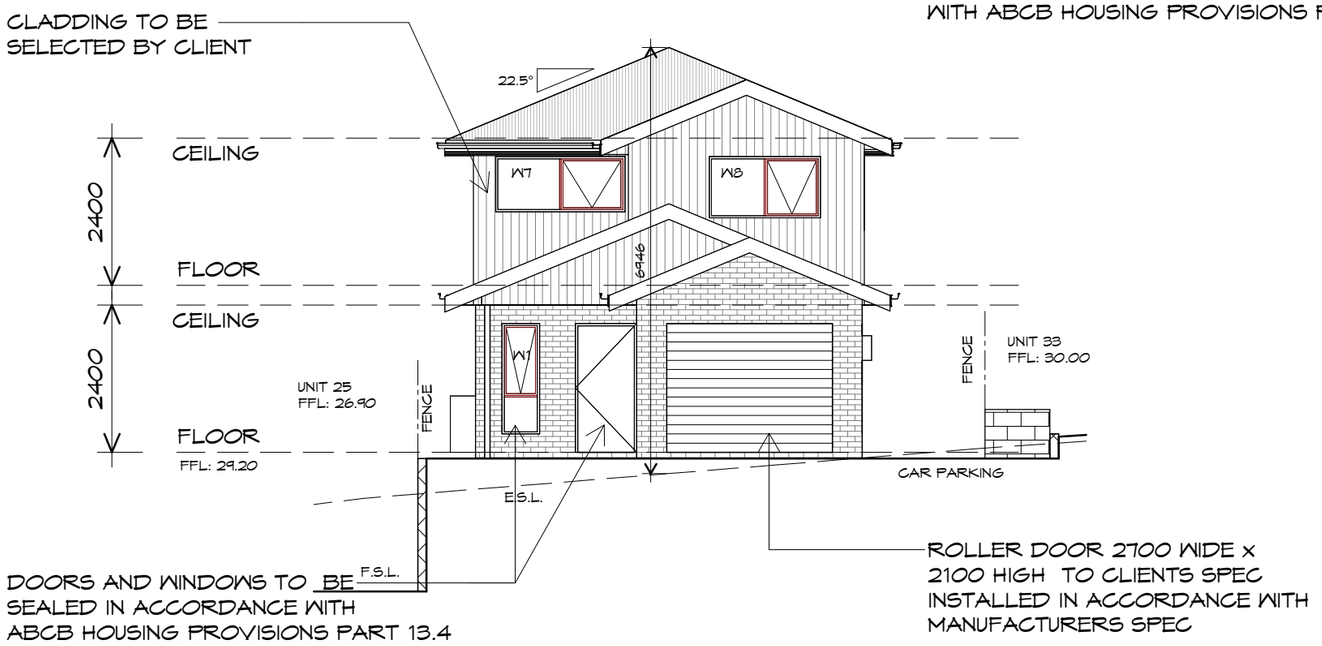
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U34 SOUTHERN ELEVATION

1 : 100



U34 EASTERN ELEVATION

1 : 100

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UNIT 34

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

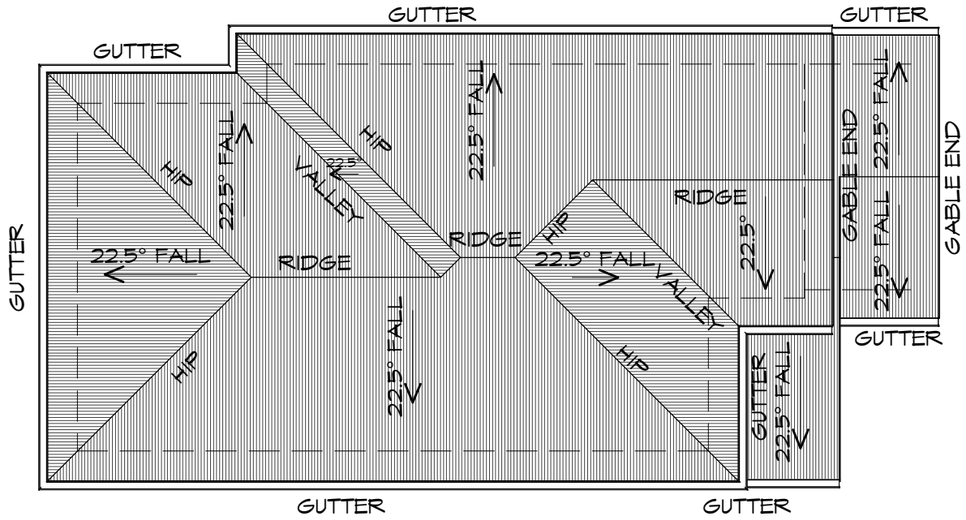
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - C2-11	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



ROOF PLAN

1 : 100

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UNITS 31-34

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - C2-12	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

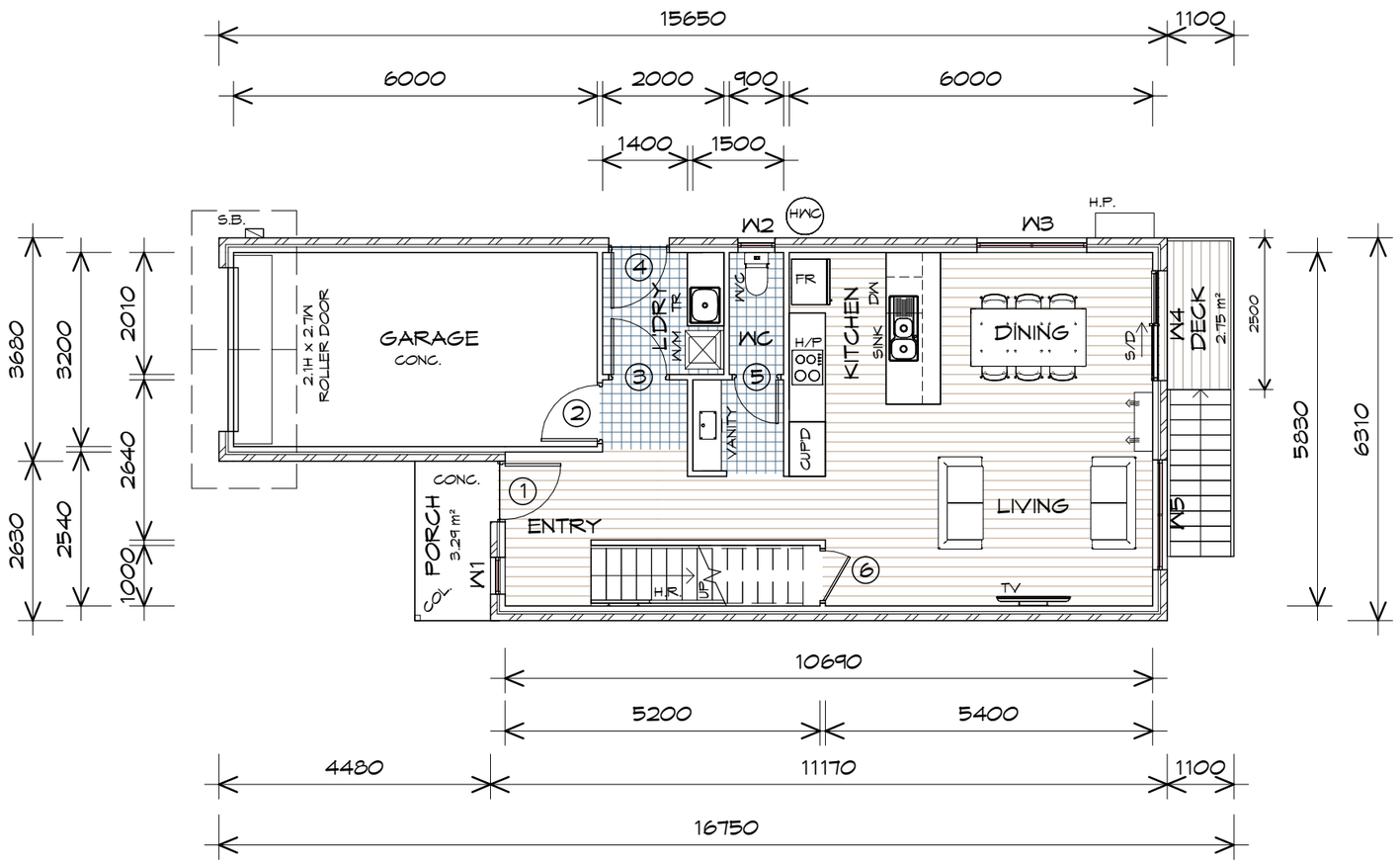
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
H/WC	HOT WATER CYLINDER
H.R.	HAND RAIL



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	64.19	m2	(	6.91	SQUARES)
FIRST FLOOR AREA	87.41	m2	(	9.41	SQUARES)
GARAGE AREA	22.80	m2	(	2.45	SQUARES)
TOTAL AREA	174.40			18.77	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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UNITS 21-22

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
GROUND FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - D-01	1 : 100	04

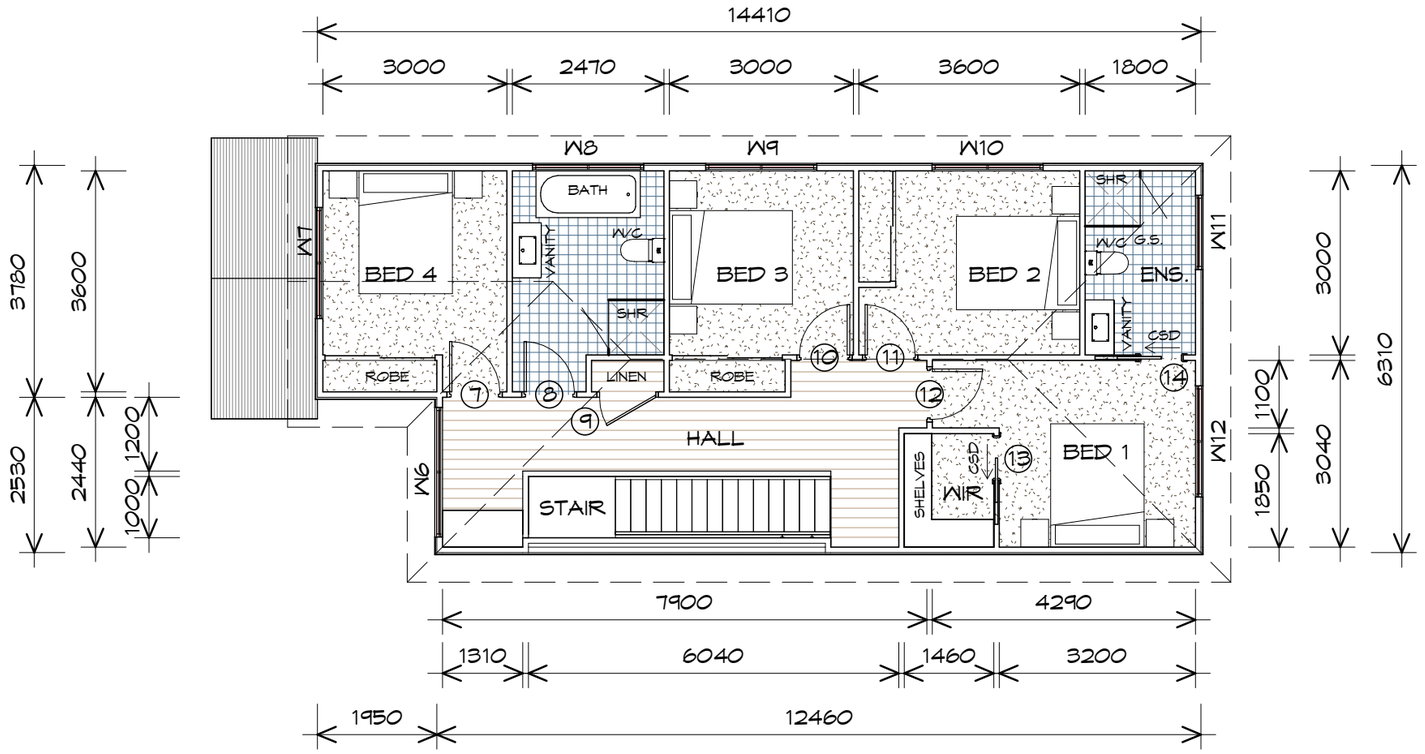
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
H.R.	HAND RAIL



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	64.19	m2	(	6.91	SQUARES)
FIRST FLOOR AREA	87.41	m2	(	9.41	SQUARES)
GARAGE AREA	22.80	m2	(	2.45	SQUARES)
TOTAL AREA	174.40			18.77	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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UNITS 21-22

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FIRST FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - D-02	1 : 100	04

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APPLICATION No. : PLN-25-279
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GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	SOLID CORE
3	920	INTERNAL TIMBER DOOR	
4	920	EXTERNAL SOLID DOOR	
5	720	INTERNAL TIMBER DOOR	
6	820	ROBE DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	920	ROBE DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	INTERNAL TIMBER DOOR	
12	820	INTERNAL TIMBER DOOR	
13	720	CAVITY SLIDING DOOR	
14	720	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1000	610	AWNING WINDOW	OPAQUE
W3	1200	1810	AWNING WINDOW	
W4	2100	1810	SLIDING DOOR	
W5	1800	1810	AWNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W6	900	2110	AWNING WINDOW	
W7	1000	1810	AWNING WINDOW	
W8	1000	1810	AWNING WINDOW	OPAQUE
W9	1200	1810	AWNING WINDOW	
W10	1200	1810	AWNING WINDOW	
W11	1000	1210	AWNING WINDOW	OPAQUE
W12	1800	1810	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **BAL-19** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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UNITS 21-22

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

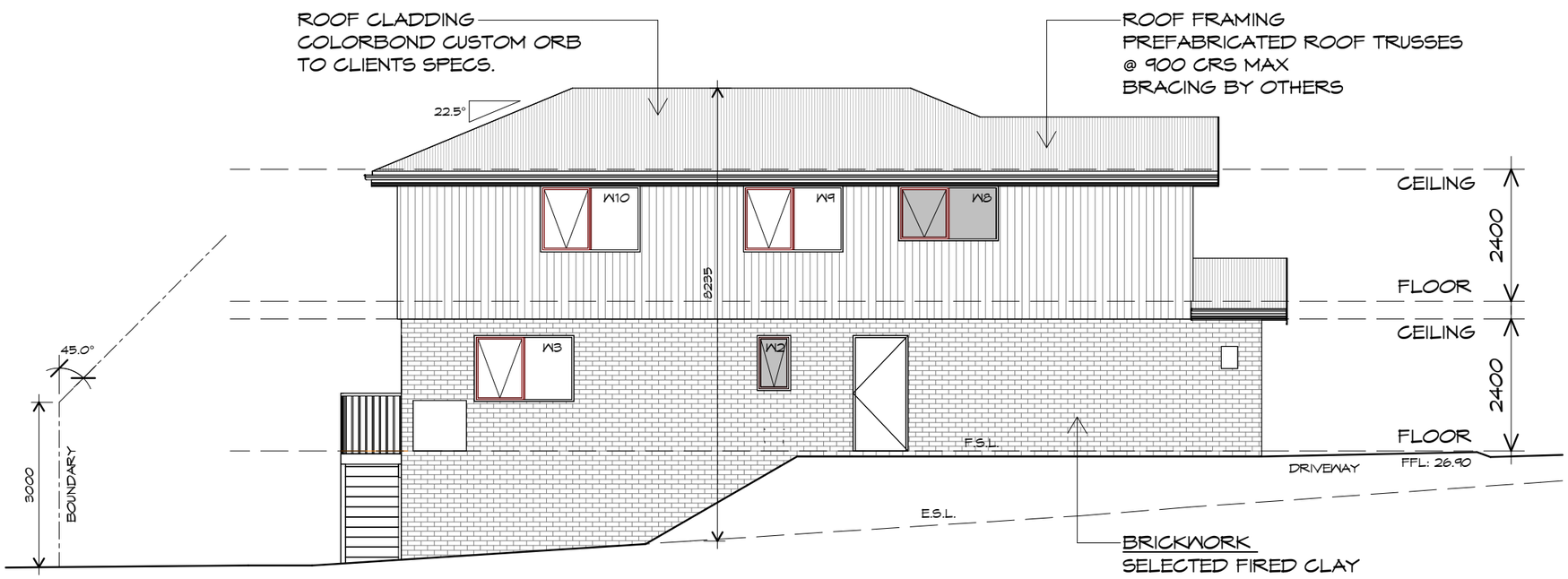
Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - D-03		04

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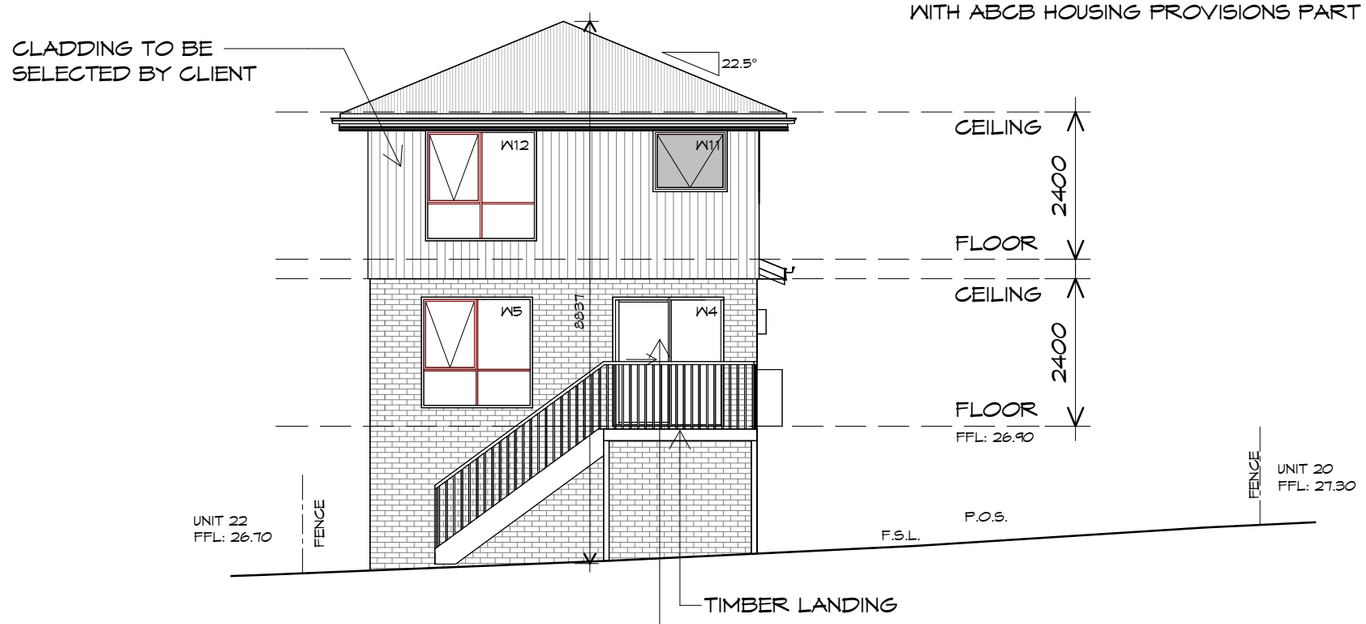
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APPLICATION No. : PLN-25-279
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U21 NORTHERN ELEVATION

1 : 100



U21 EASTERN ELEVATION

1 : 100

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UNIT 21

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

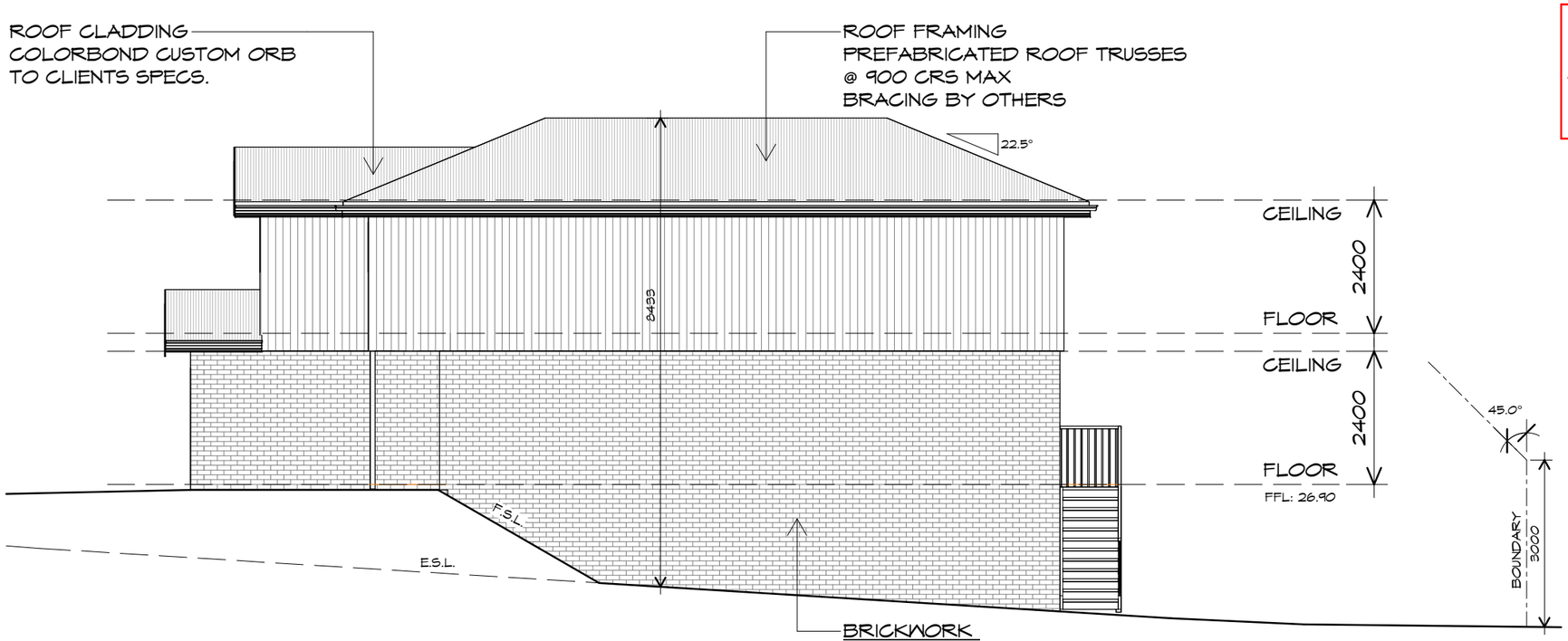
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18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - D-04	1 : 100	04

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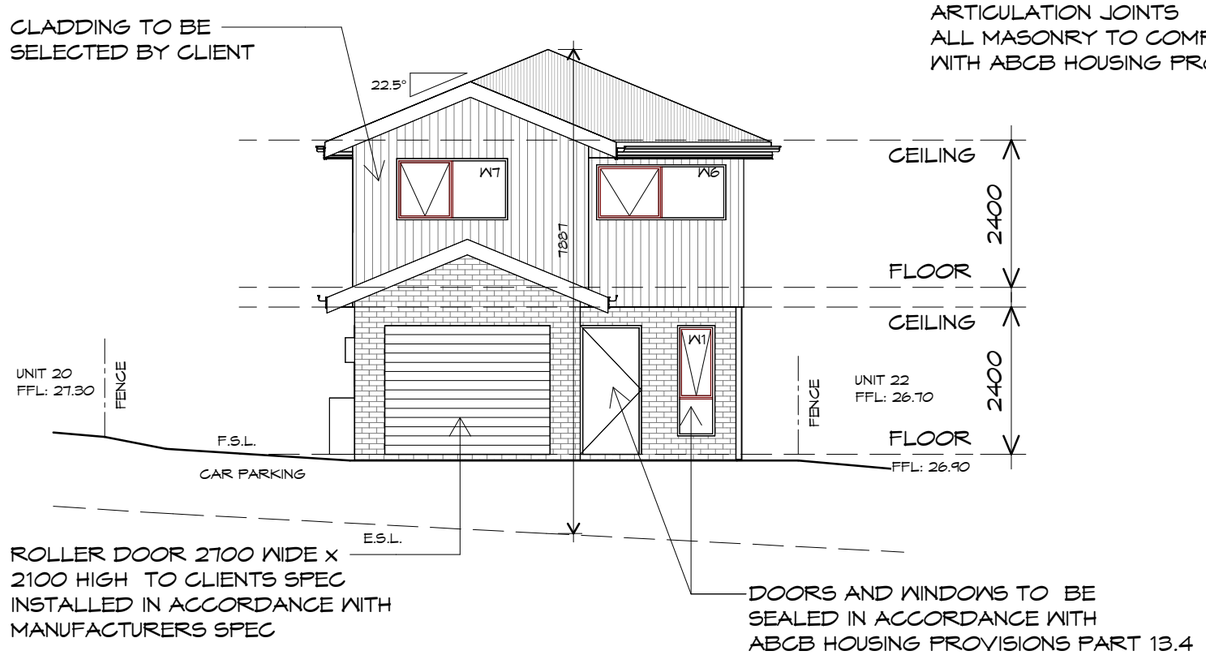
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U21 SOUTHERN ELEVATION

1 : 100



U21 WESTERN ELEVATION

1 : 100

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UNIT 21

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Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

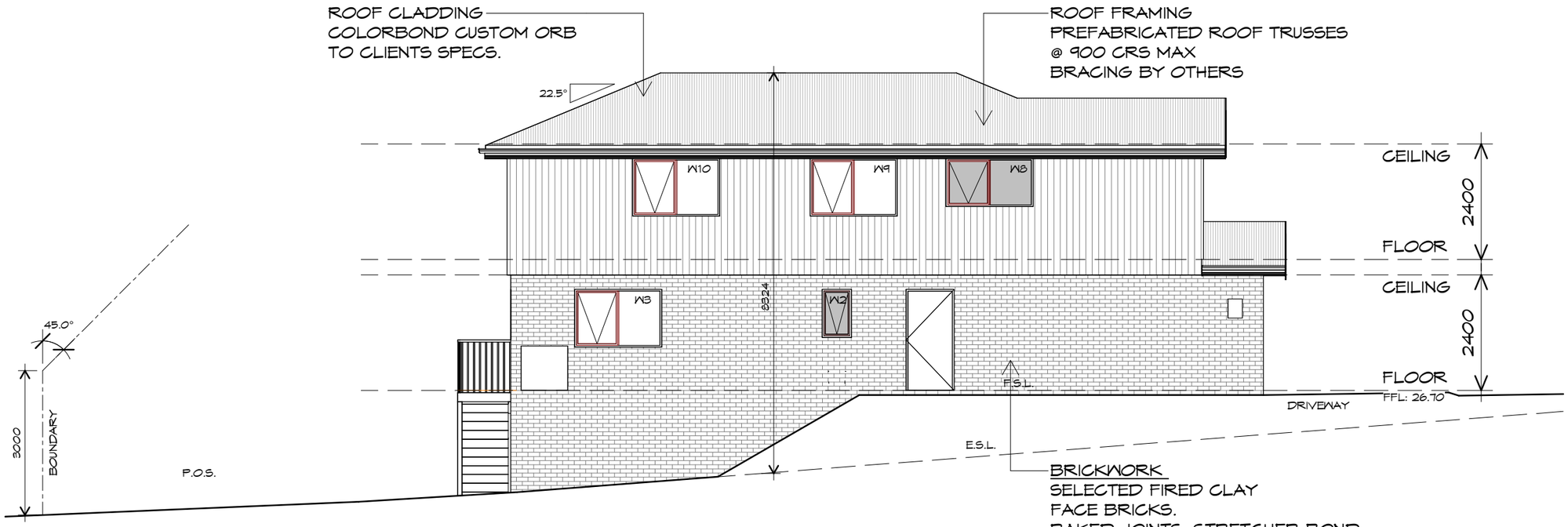
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - D-05	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A
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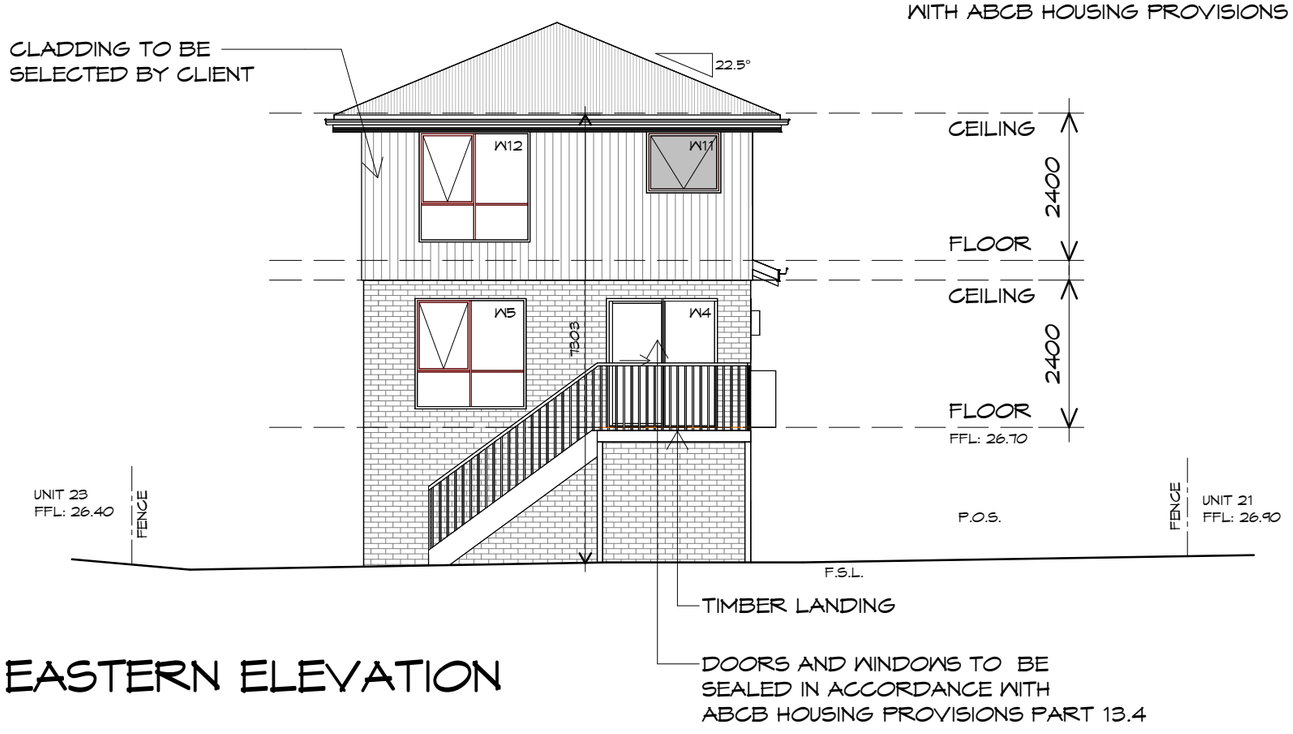
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U22 NORTH EASTERN ELEVATION

1 : 100



U22 SOUTH EASTERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 22

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

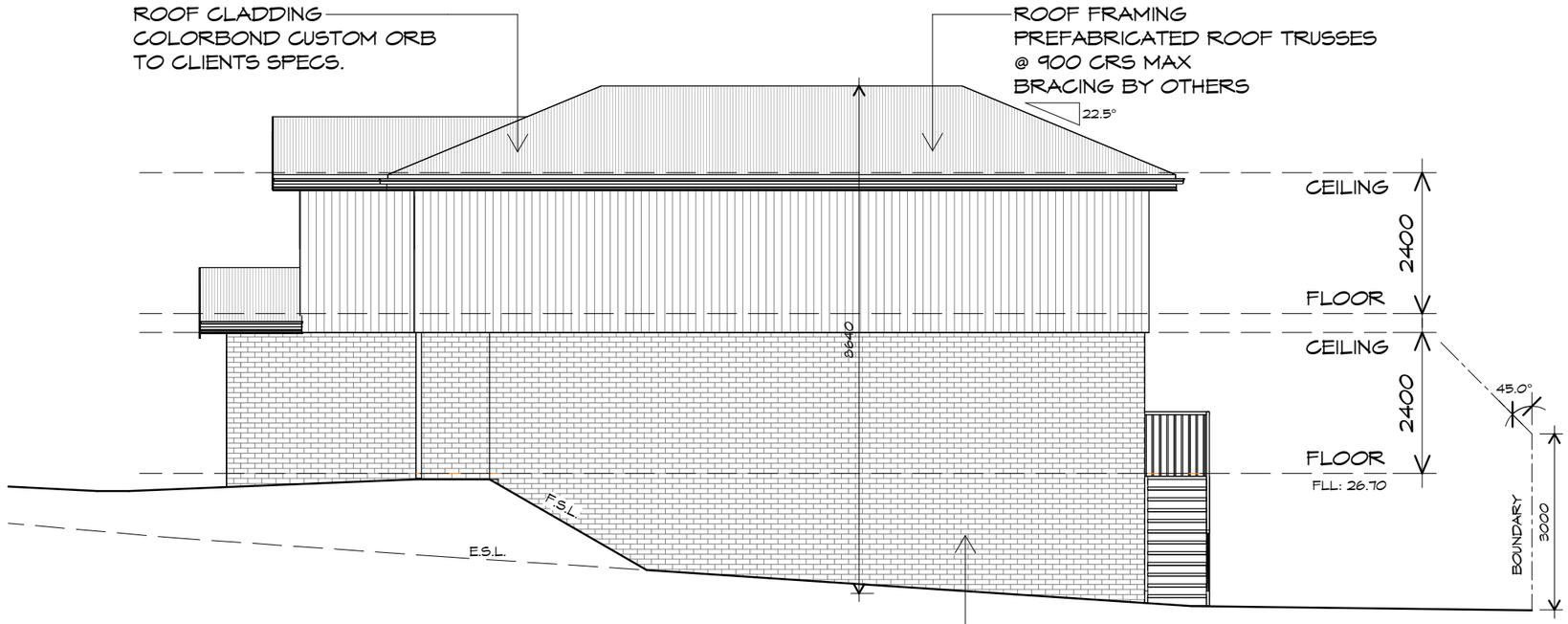
Date:	Drafted by:	Approved by:
18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - D-06	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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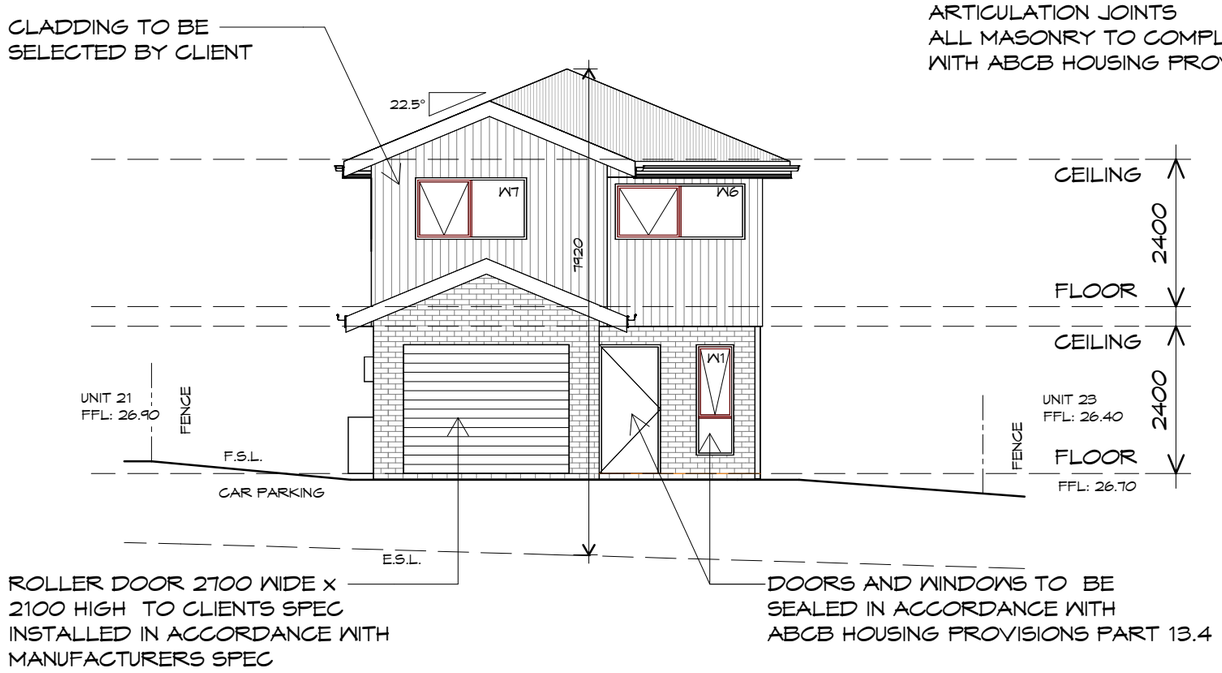
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U22 SOUTH WESTERN ELEVATION

1 : 100



U22 NORTH WESTERN ELEVATION

1 : 100

UNIT 22

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Prime Design
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H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

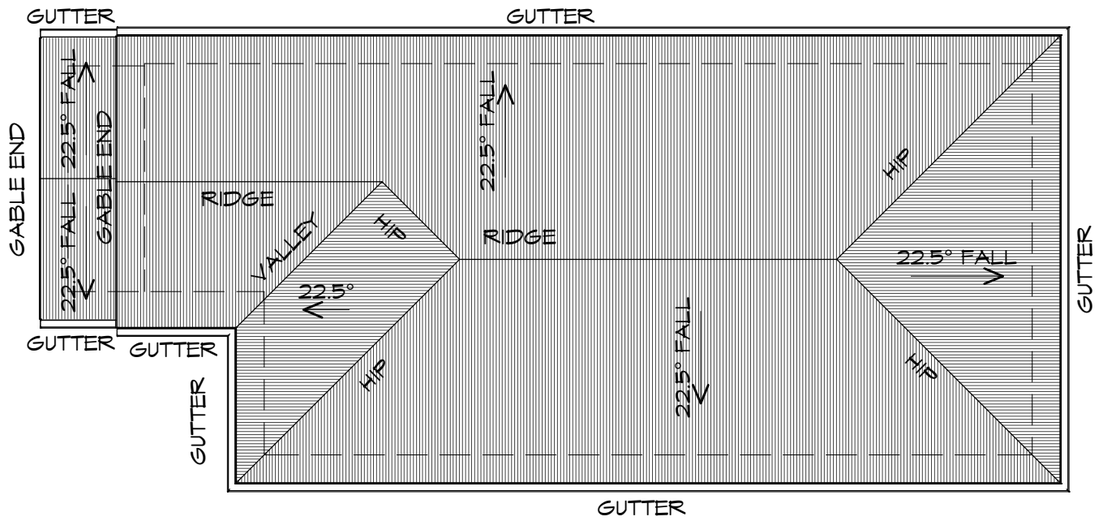
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18.12.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - D-07	1 : 100	04

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



ROOF PLAN

1 : 100

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UNITS 21-22

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

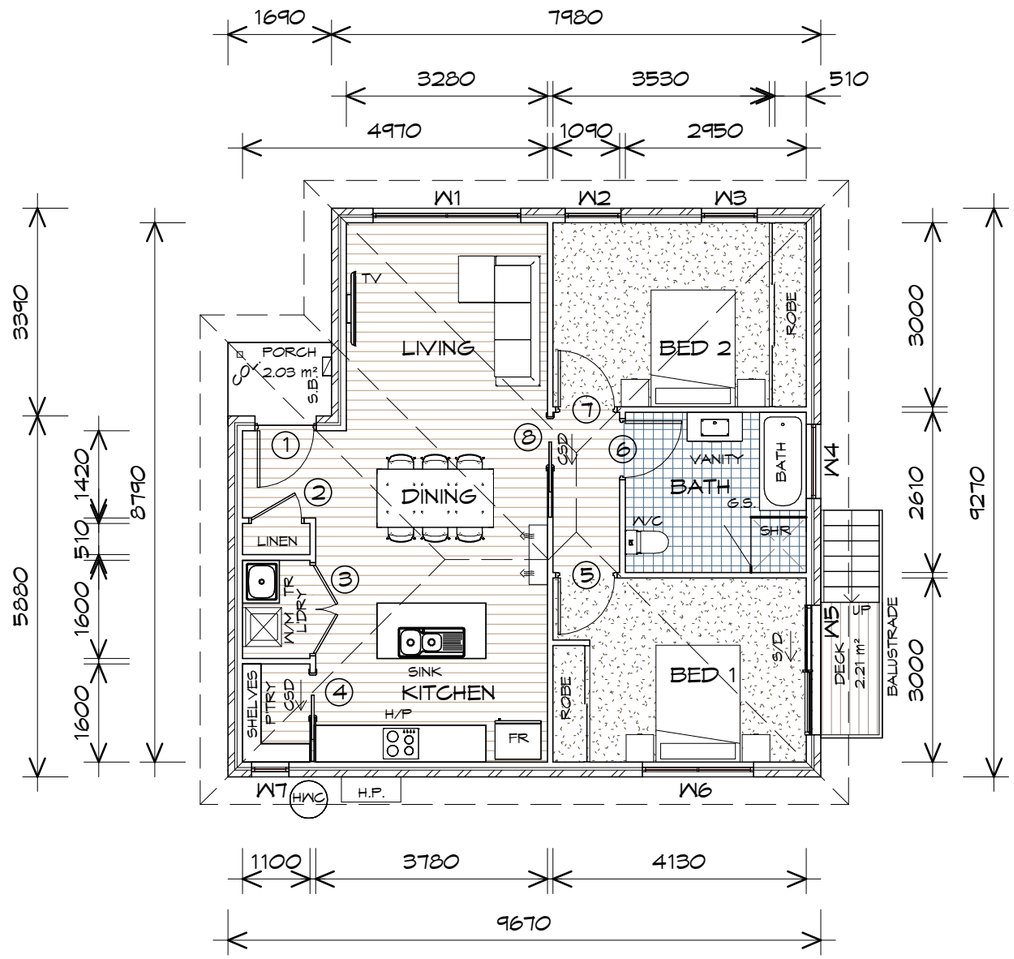
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18.12.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - D-08	1 : 100	04

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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



FLOOR PLAN

1 : 100

FLOOR AREA	83.91	m2	(9.03	SQUARES)
TOTAL AREA	83.91		9.03	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
H/WC	HOT WATER CYLINDER

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	820	ROBE DOOR	
3	1440	2/720 ROBE DOORS	
4	720	CAVITY SLIDING DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	
8	820	CAVITY SLIDING DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	2410	AWNING WINDOW	OPAQUE TO 1.7m HIGH ABOVE FFL FOR UNIT 3 ONLY
W2	1800	910	AWNING WINDOW	OPAQUE TO 1.7m HIGH ABOVE FFL FOR UNIT 3 ONLY
W3	1800	910	AWNING WINDOW	OPAQUE TO 1.7m HIGH ABOVE FFL FOR UNIT 3 ONLY
W4	1000	1210	AWNING WINDOW	OPAQUE
W5	2100	2110	SLIDING DOOR	
W6	600	1810	AWNING WINDOW	
W7	900	610	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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UNITS 1 & 3

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FLOOR PLAN

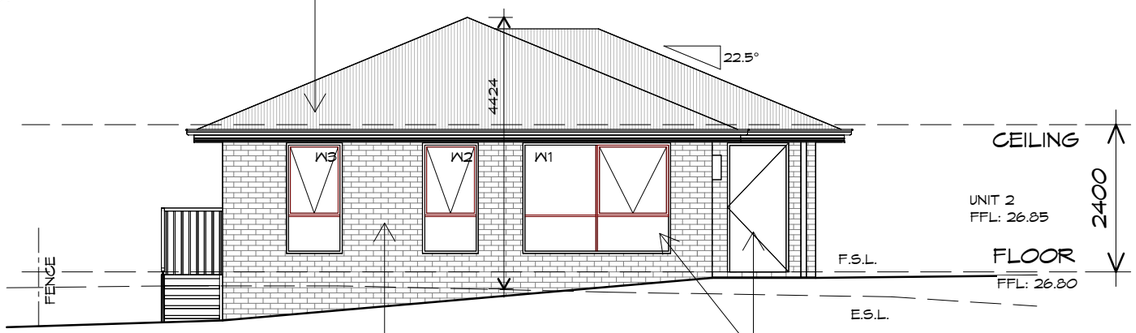
Date:	Drafted by:	Approved by:
06.11.2025	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - E1-01	1 : 100	04

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



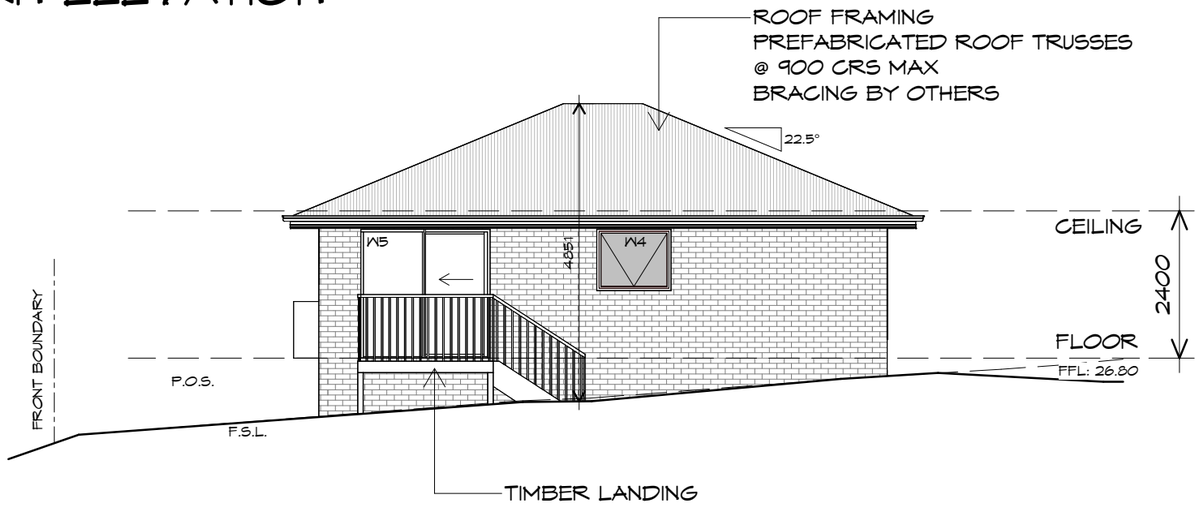
BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U1 NORTHERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



U1 EASTERN ELEVATION

1 : 100

UNIT 1

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

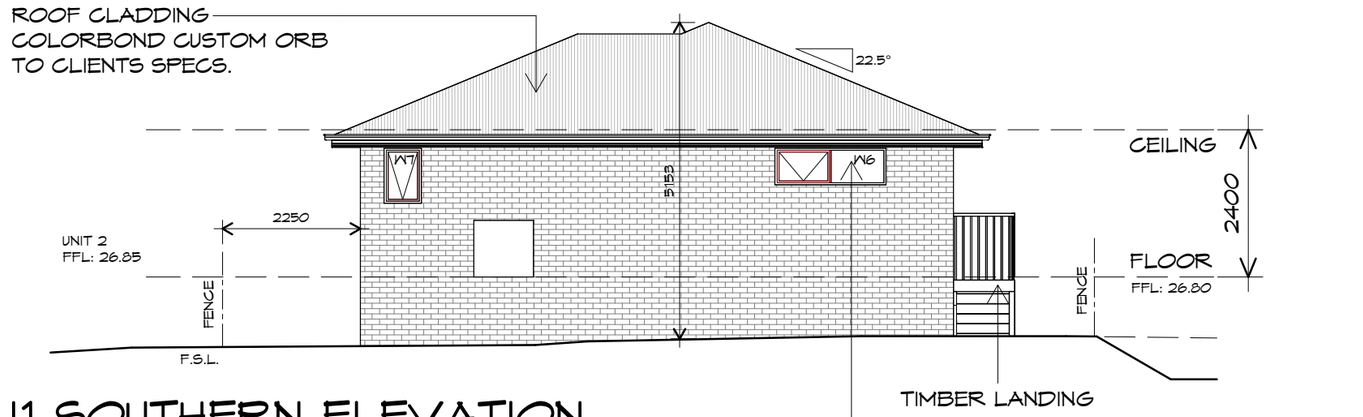
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Date:	Drafted by:	Approved by:
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Project/Drawing no:	Scale:	Revision:
PD25070 - E1-02	1 : 100	04

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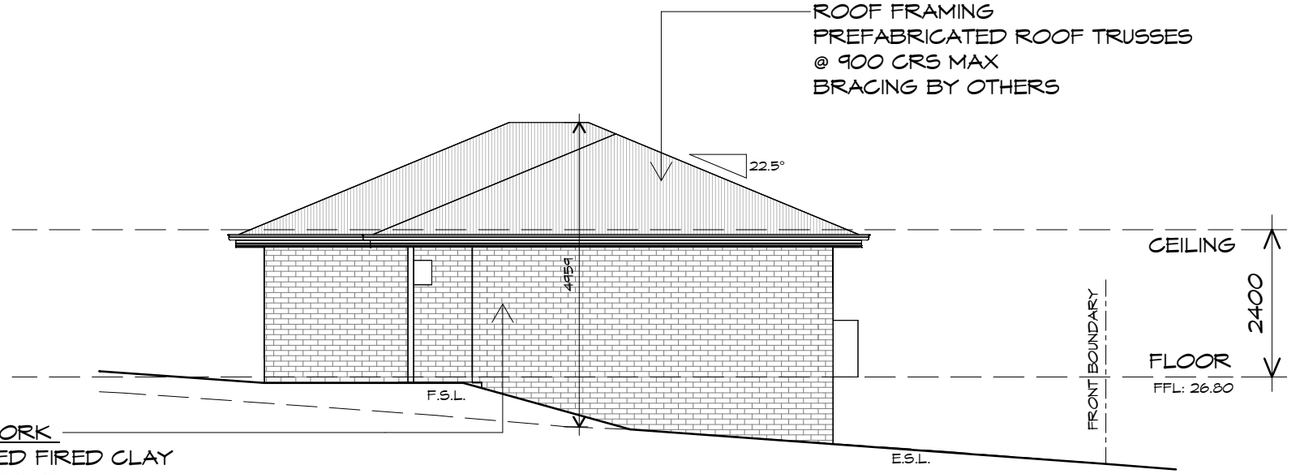
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U1 SOUTHERN ELEVATION

1 : 100



U1 WESTERN ELEVATION

1 : 100

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UNIT 1

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

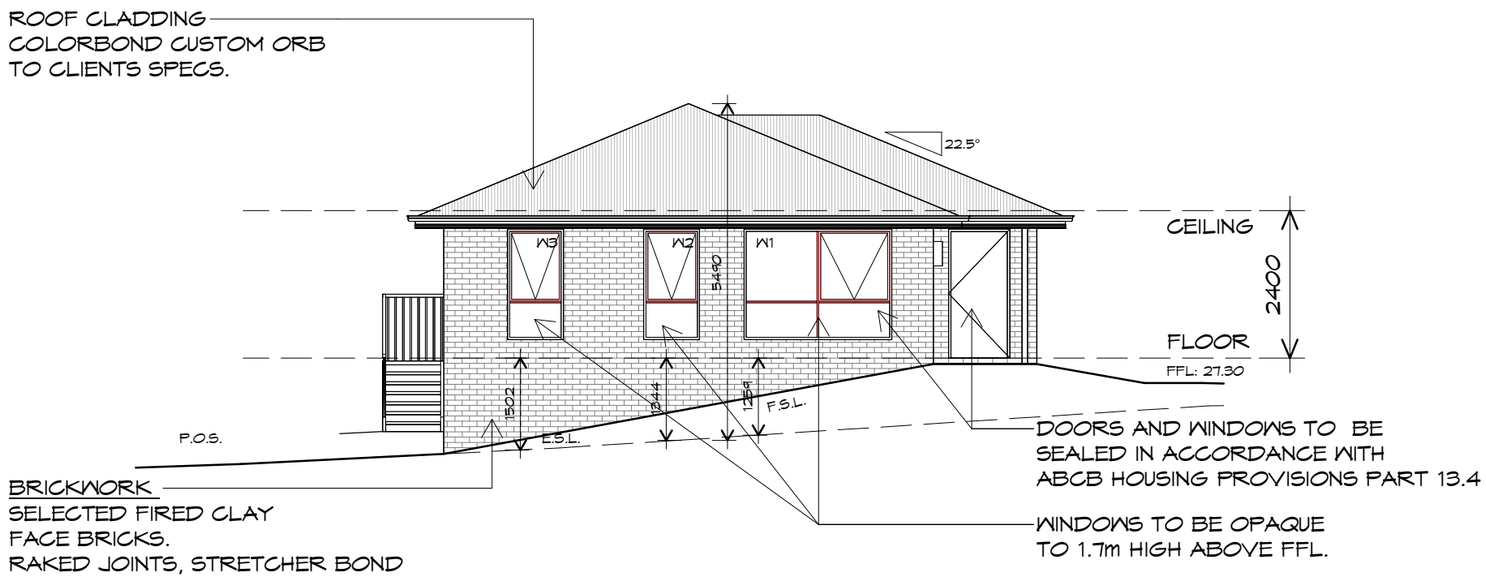
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06.11.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - E1-03	1 : 100	04

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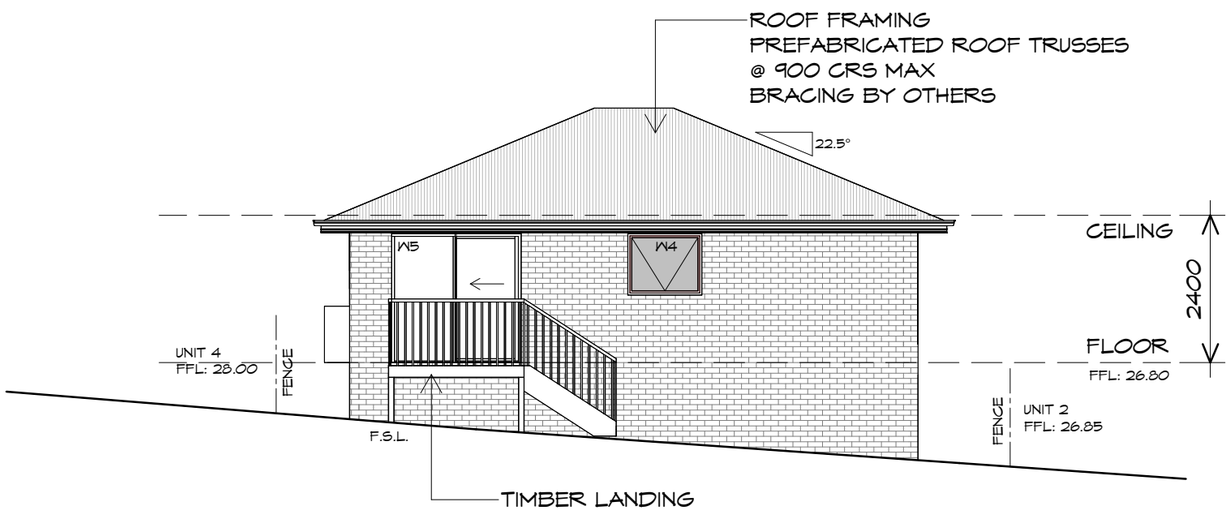
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U3 SOUTHERN ELEVATION

1 : 100



U3 WESTERN ELEVATION

1 : 100

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UNIT 3

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

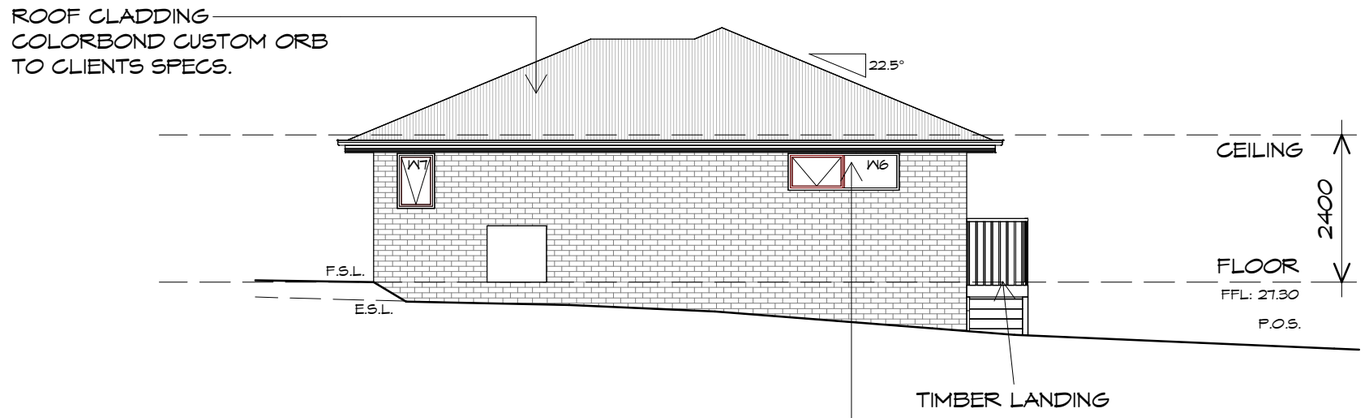
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06.11.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - E1-04	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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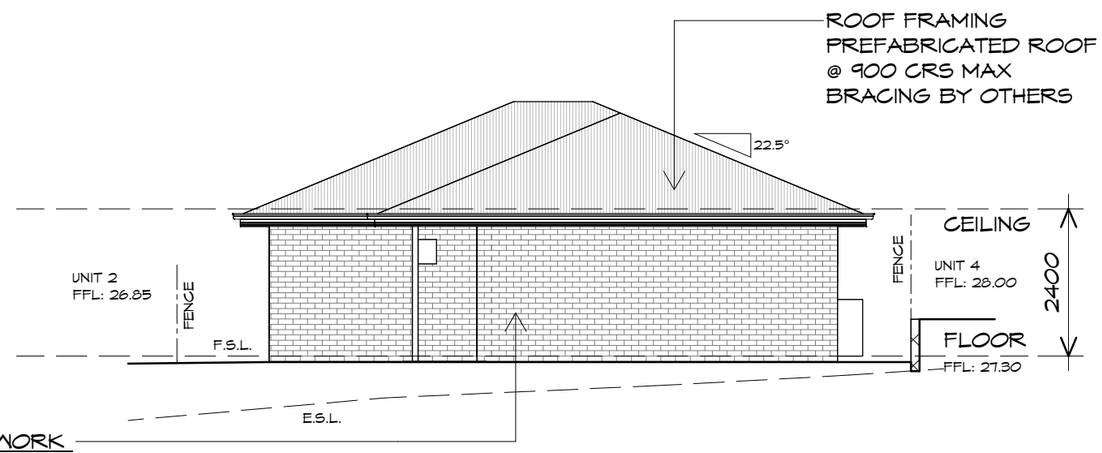
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



U3 NORTHERN ELEVATION

1 : 100



U3 EASTERN ELEVATION

1 : 100

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UNIT 3

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

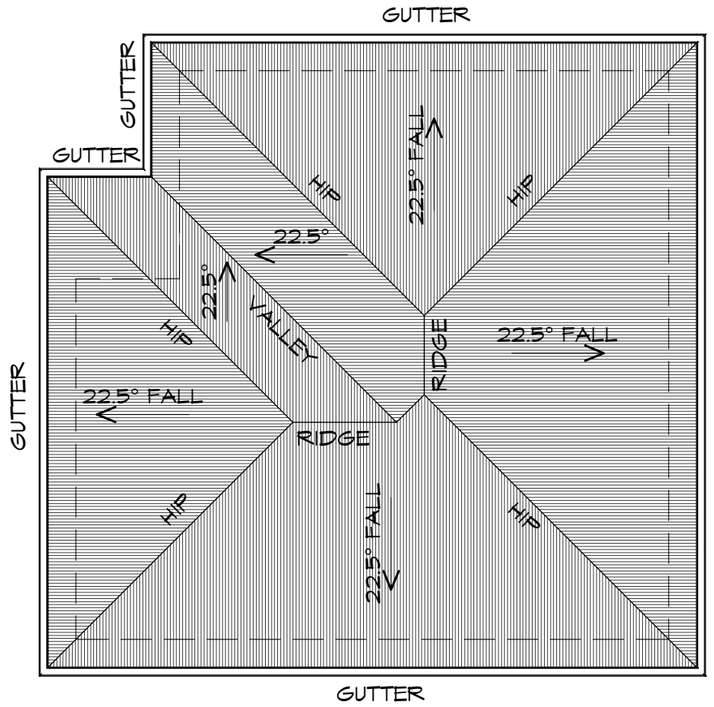
Date:	Drafted by:	Approved by:
06.11.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - E1-05	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



ROOF PLAN

1 : 100

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H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNITS 1 & 3

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

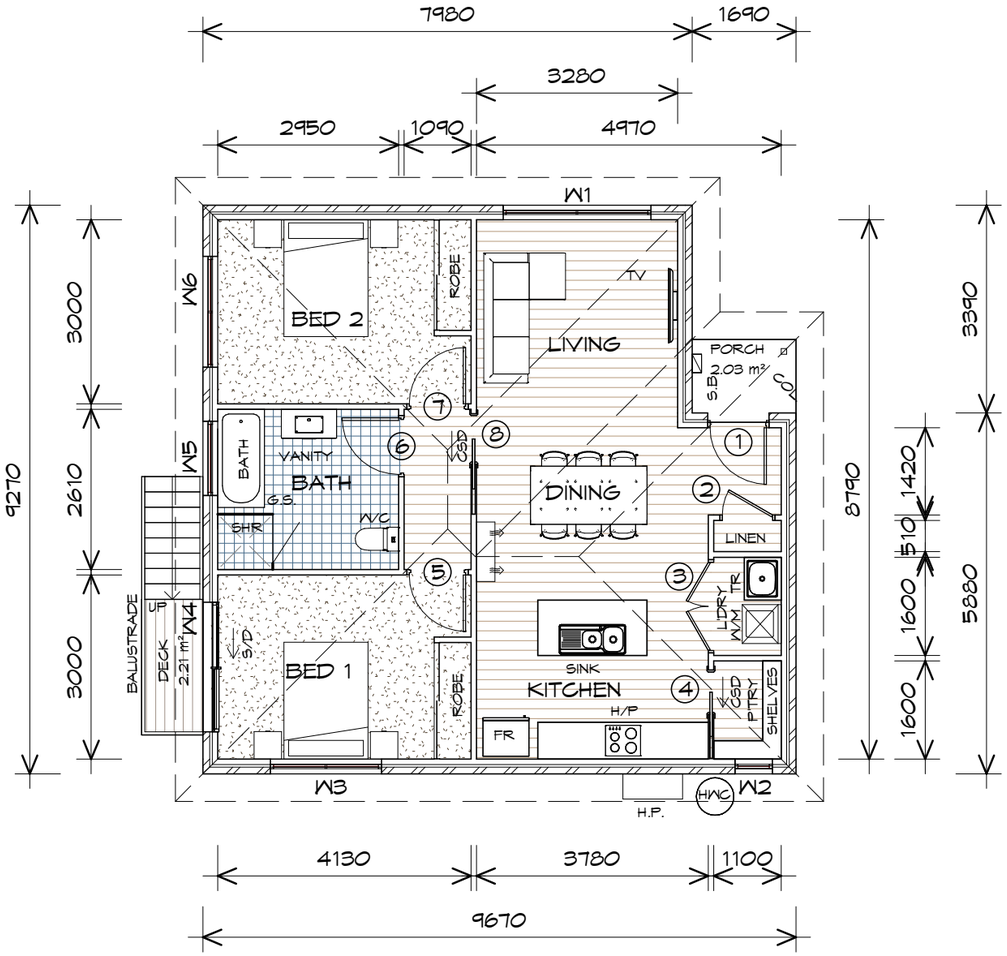
Date:	Drafted by:	Approved by:
06.11.2025	L.L.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - E1-06	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



FLOOR PLAN

1 : 100

FLOOR AREA	83.91	m2	(9.03	SQUARES)
TOTAL AREA	83.91		9.03	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	820	ROBE DOOR	
3	1440	2/720 ROBE DOORS	
4	720	CAVITY SLIDING DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	
8	820	CAVITY SLIDING DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	2410	AWNING WINDOW	
W2	900	610	AWNING WINDOW	
W3	600	1810	AWNING WINDOW	
W4	2100	2110	SLIDING DOOR	
W5	1000	1210	AWNING WINDOW	OPAQUE
W6	1800	1810	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **BAL-29** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Prime Design
L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 2

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FLOOR PLAN

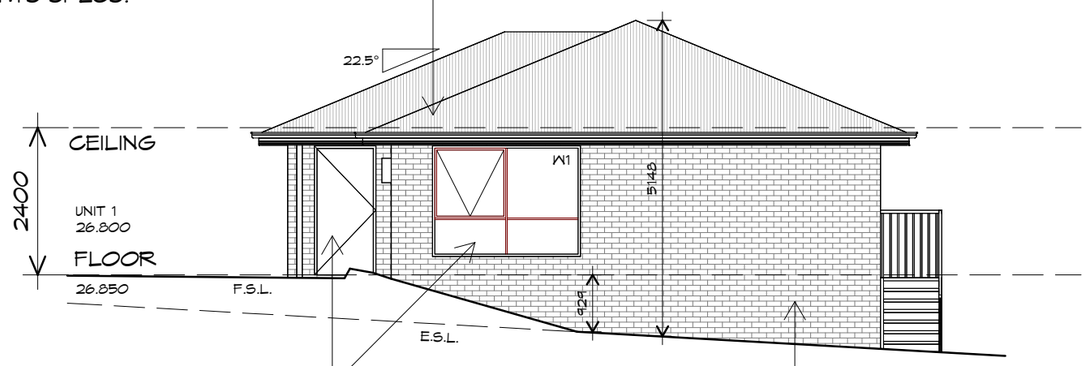
Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - E2-01	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



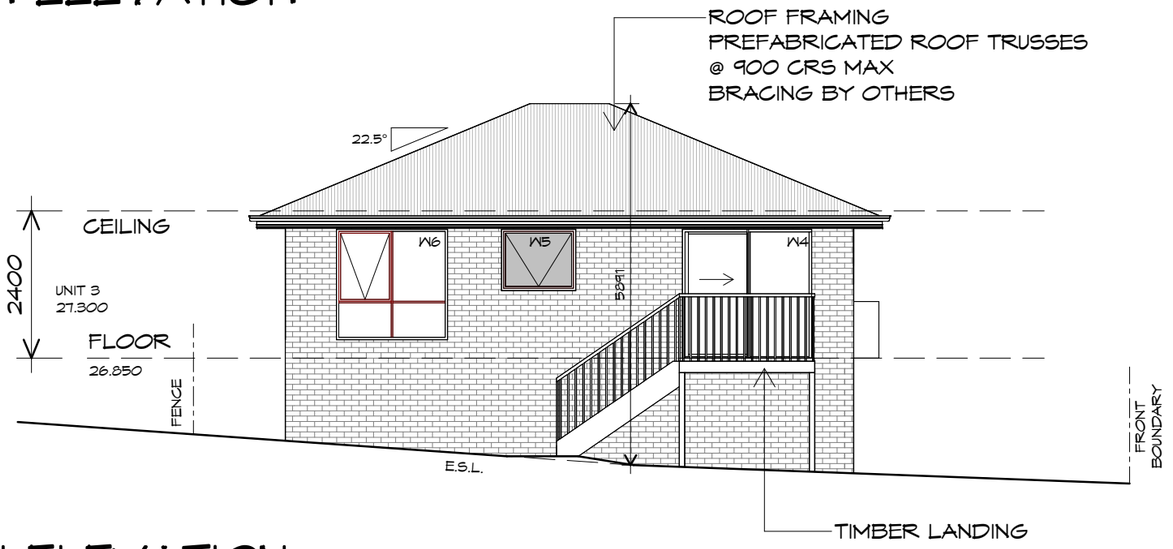
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS
PART 13.4

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

NORTHERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



TIMBER LANDING

WESTERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 2

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

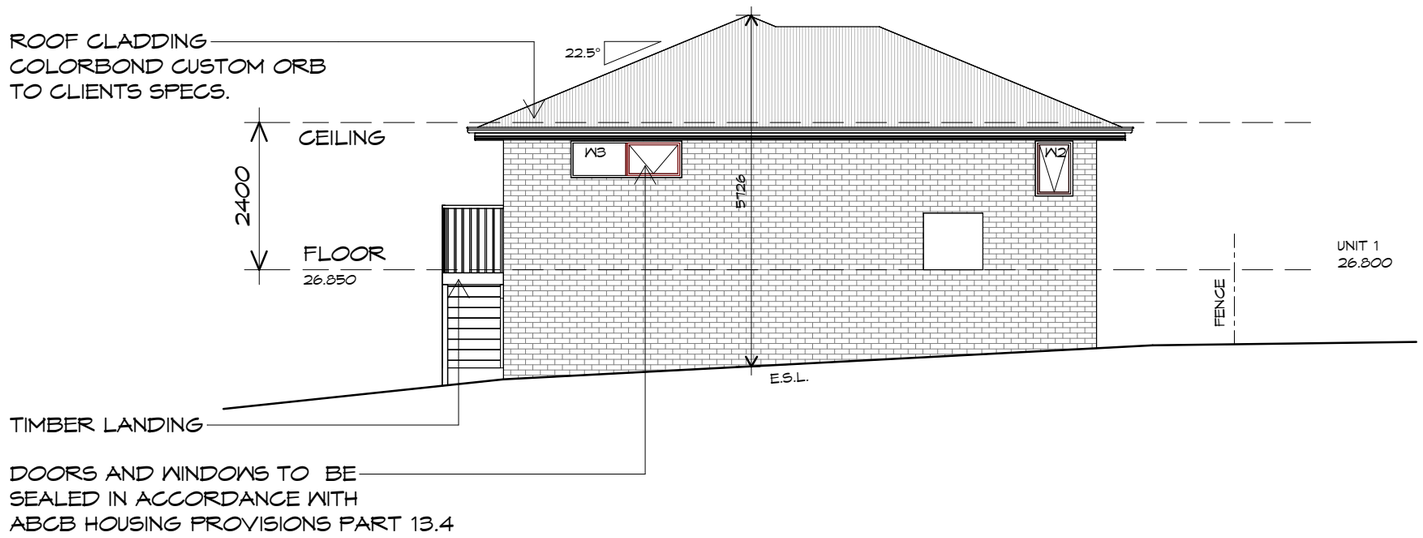
Date:	Drafted by:	Approved by:
18.12.2025	Author	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - E2-02	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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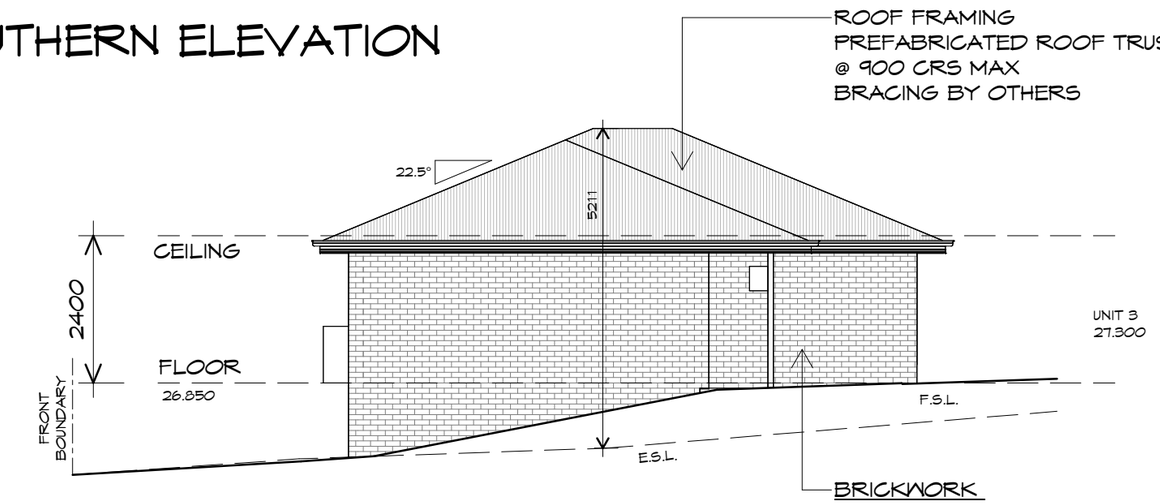
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
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SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

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UNIT 2

REV.	DATE	DESCRIPTION
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4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

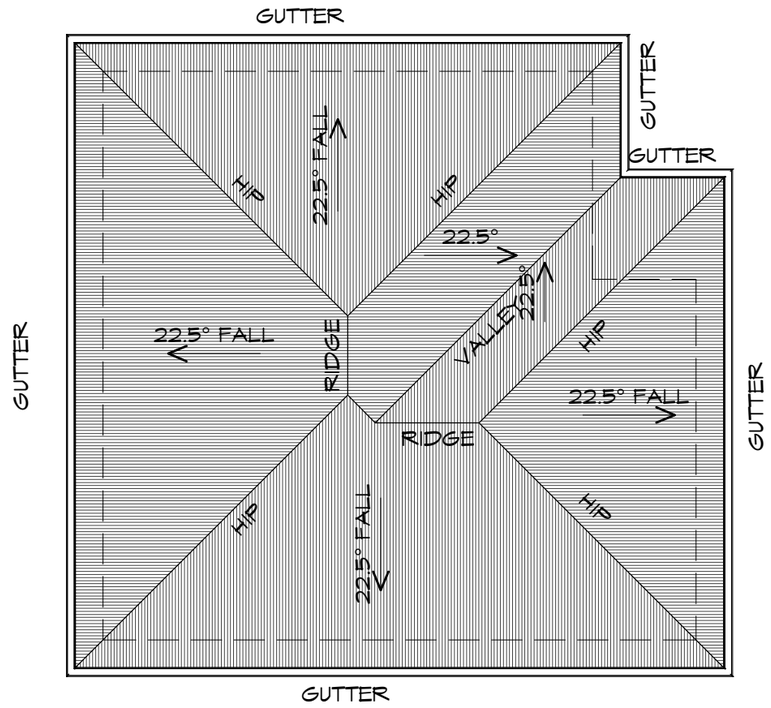
Date:	Drafted by:	Approved by:
18.12.2025	Author	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - E2-03	1 : 100	04

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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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ROOF PLAN

1 : 100

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UNIT 2

REV.	DATE	DESCRIPTION
3	06.11.2025	DA SET ISSUED
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

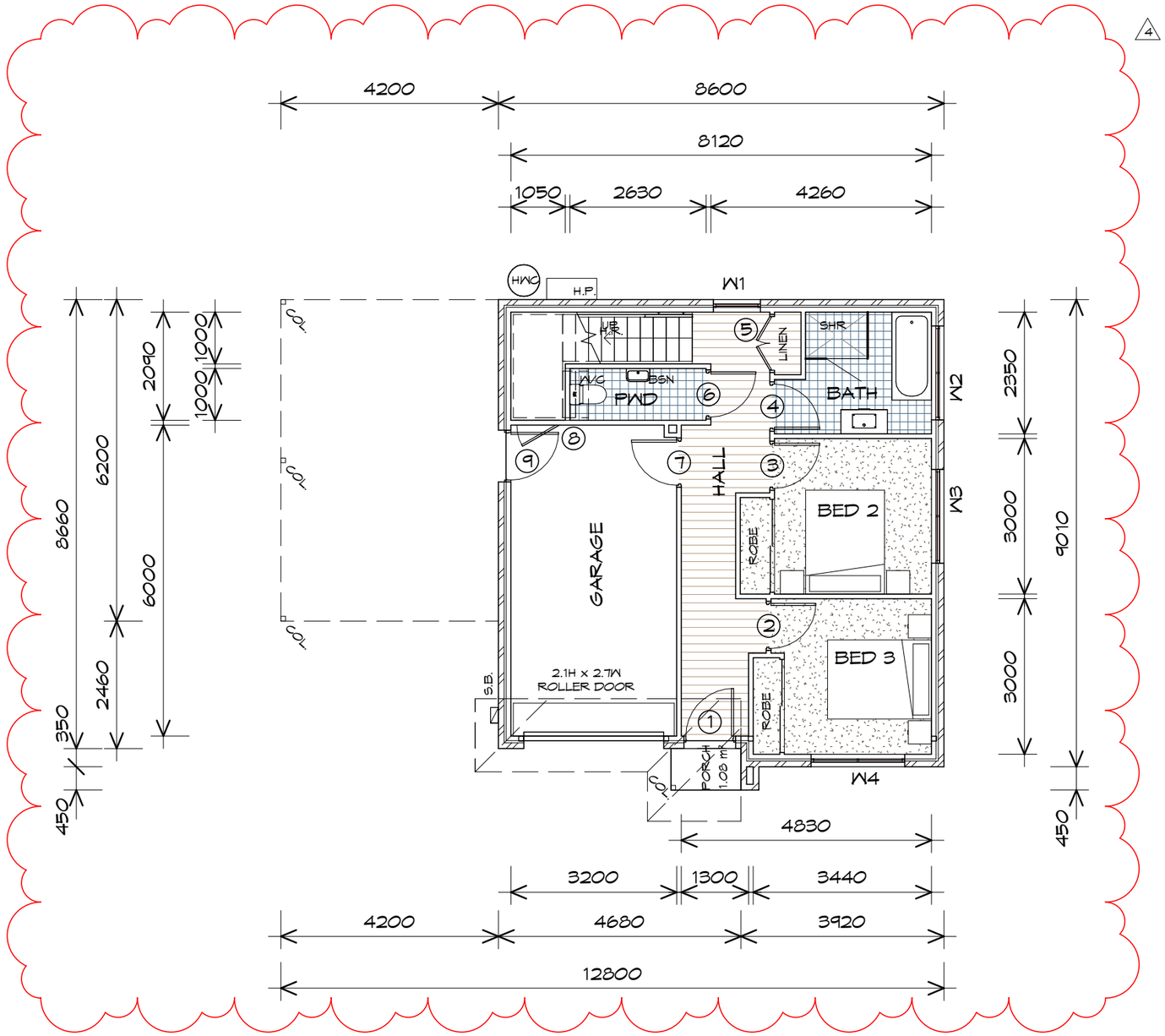
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18.12.2025	Author	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - E2-04	1 : 100	04

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



GROUND FLOOR PLAN

1 : 100

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER

FIRST FLOOR AREA	72.56	m2	(7.81	SQUARES)
GROUND FLOOR AREA	54.03	m2	(5.82	SQUARES)
GARAGE AREA	22.12	m2	(2.38	SQUARES)
TOTAL AREA	148.70		16.01	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 26

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
GROUND FLOOR PLAN

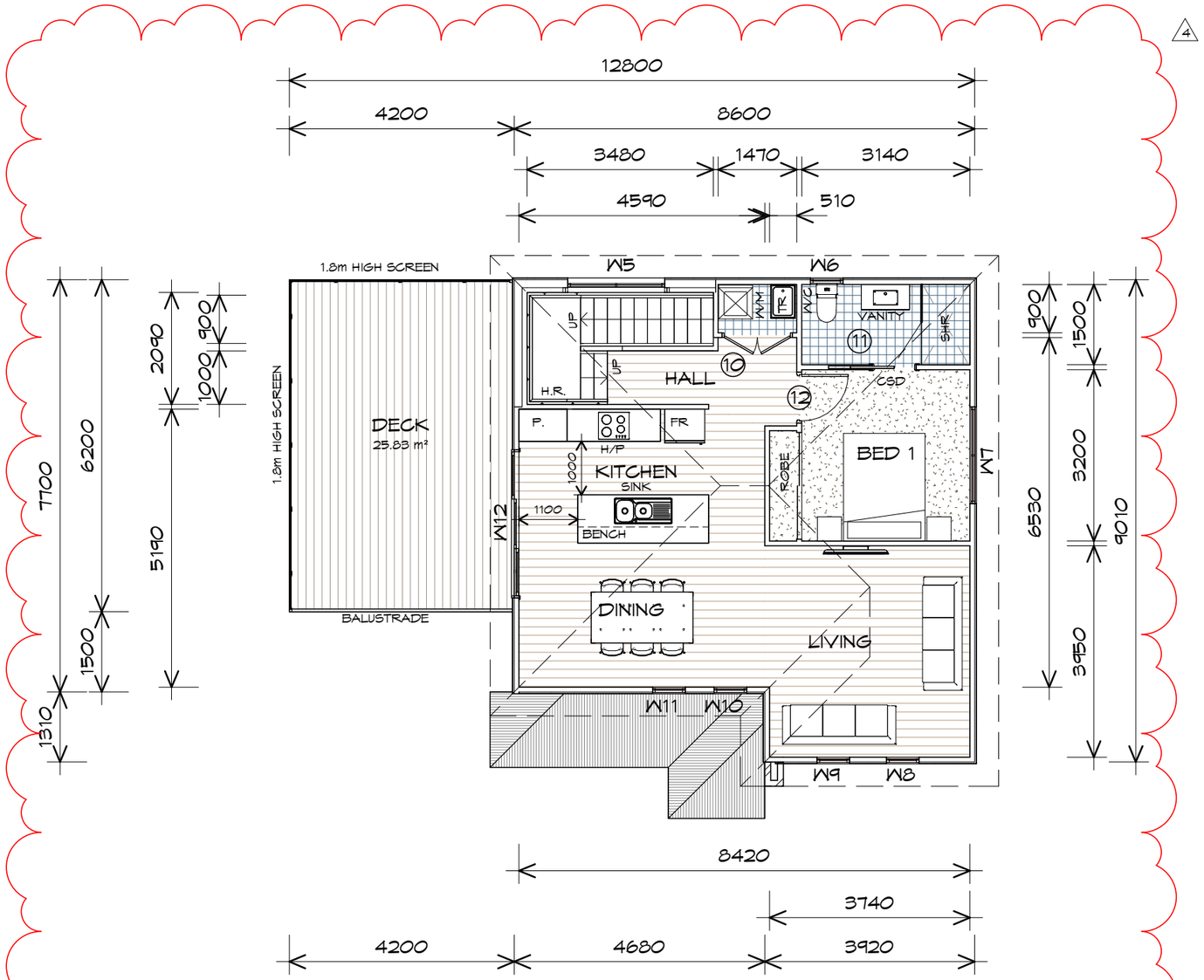
Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - F1-01	1 : 100	04

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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



FIRST FLOOR PLAN

1 : 100

FIRST FLOOR AREA	72.56	m2	(7.81	SQUARES)
GROUND FLOOR AREA	54.03	m2	(5.82	SQUARES)
GARAGE AREA	22.12	m2	(2.38	SQUARES)
TOTAL AREA	148.70		16.01	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER

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UNIT 26

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FIRST FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - F1-02	1 : 100	04

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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	1040	2/820 ROBE DOORS	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
8	820	ROBE DOOR	1600 HIGH
9	920	GLAZED EXTERNAL DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
10	1240	2/820 ROBE DOORS	
11	820	CAVITY SLIDING DOOR	
12	870	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	910	AWNING WINDOW	
W2	900	1810	AWNING WINDOW	OPAQUE
W3	1200	1810	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	900	1810	AWNING WINDOW	DEEP REVEAL
W6	900	610	AWNING WINDOW	OPAQUE
W7	1200	1810	AWNING WINDOW	OPAQUE
W8	1500	610	AWNING WINDOW	
W9	1500	610	AWNING WINDOW	
W10	900	610	AWNING WINDOW	
W11	900	610	AWNING WINDOW	OPAQUE
W12	2100	2770	STACKING SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 26

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
DOOR AND WINDOW SCHEDULES

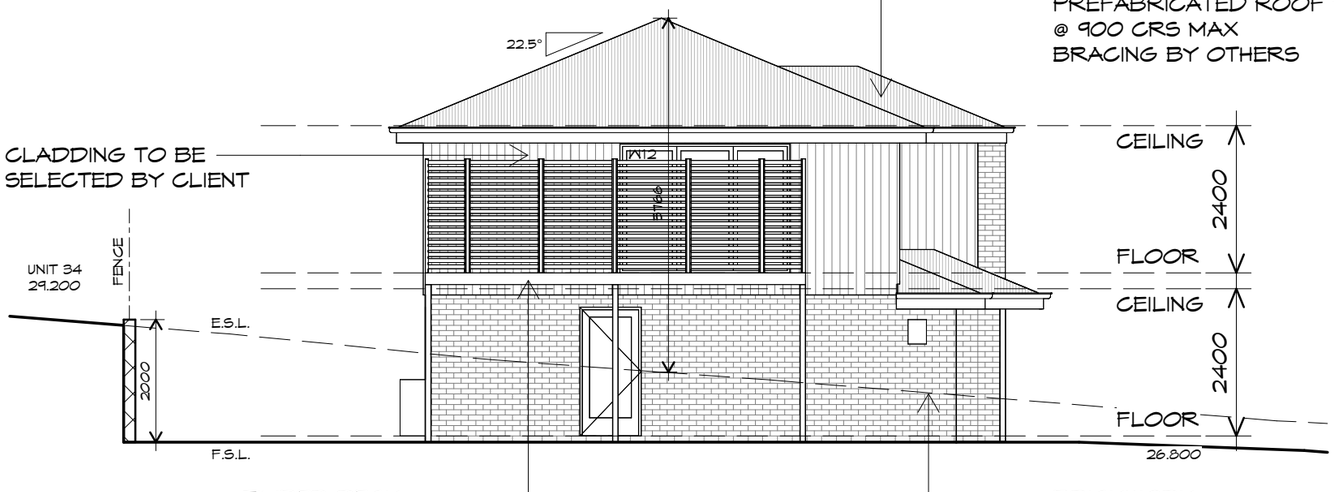
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18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
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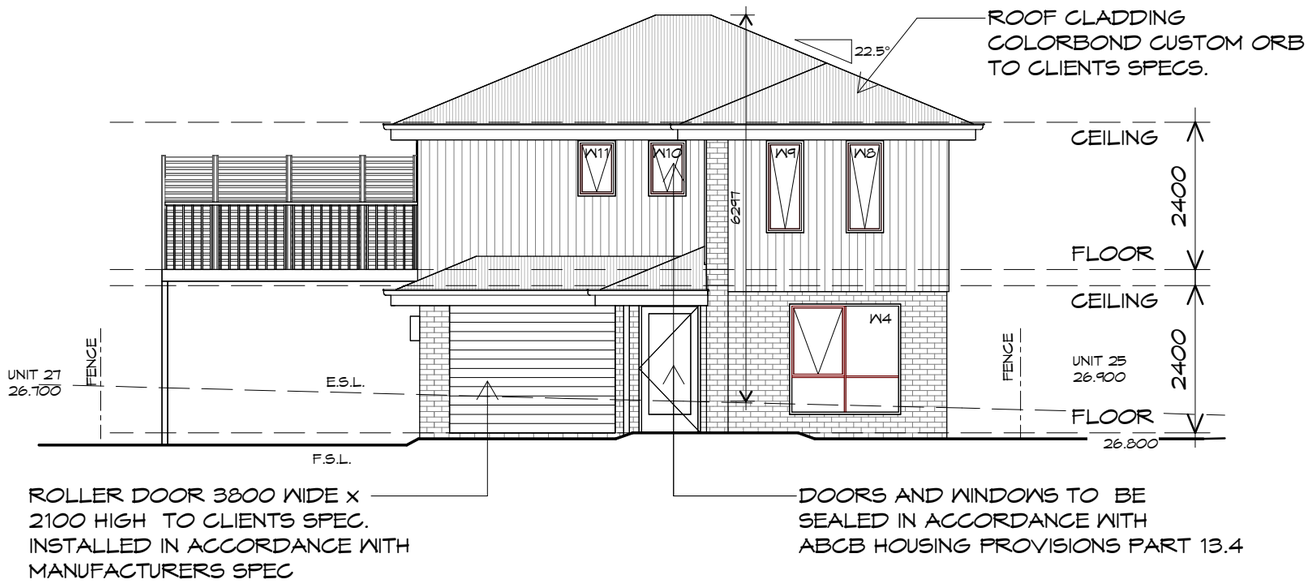
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

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U26 WESTERN ELEVATION

1 : 100



U26 SOUTHERN ELEVATION

1 : 100

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UNIT 26

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

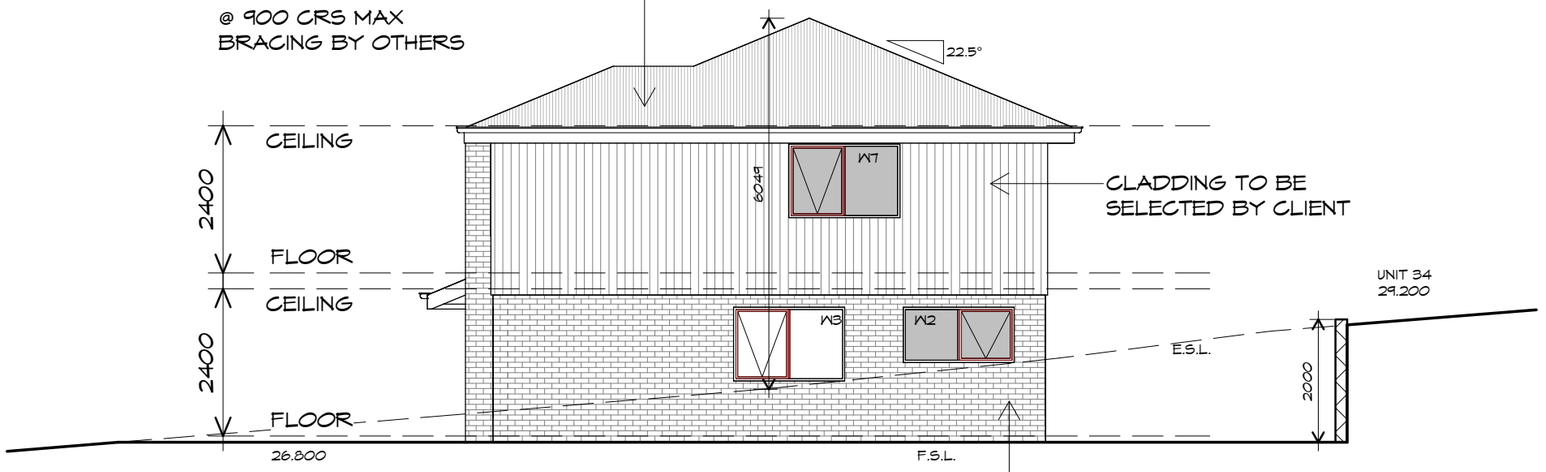
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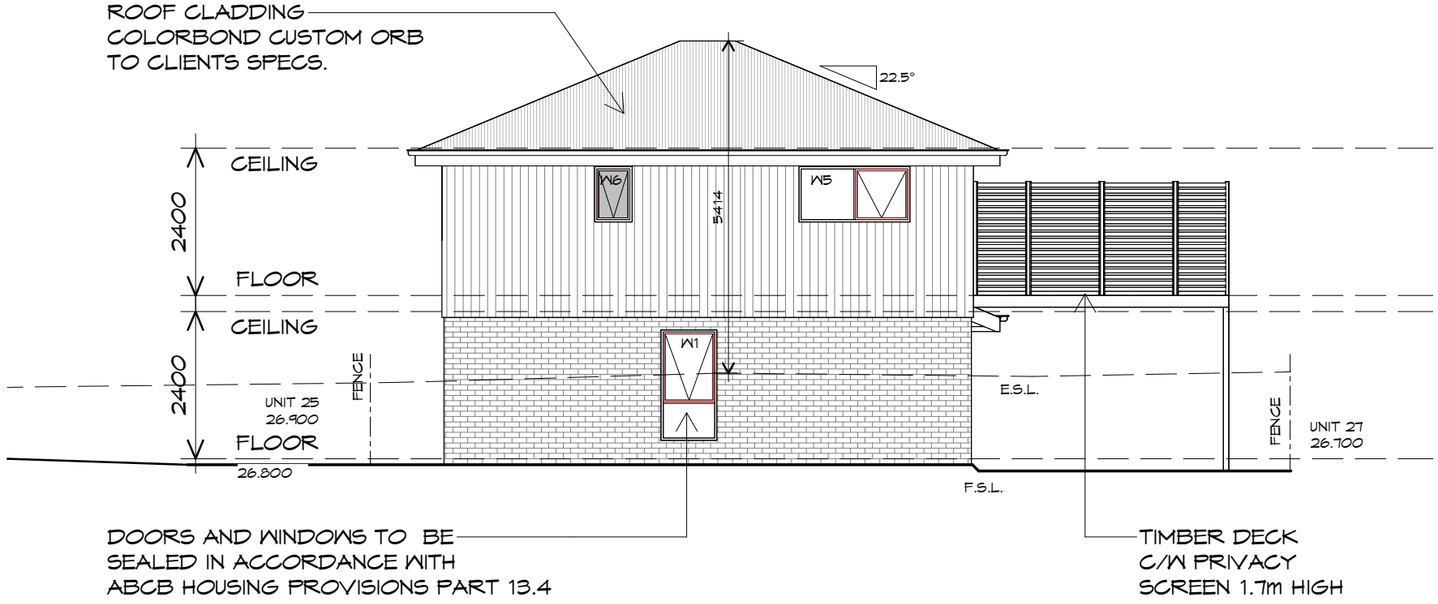
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

4



U26 EASTERN ELEVATION

1 : 100



U26 NORTHERN ELEVATION

1 : 100

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UNIT 26

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

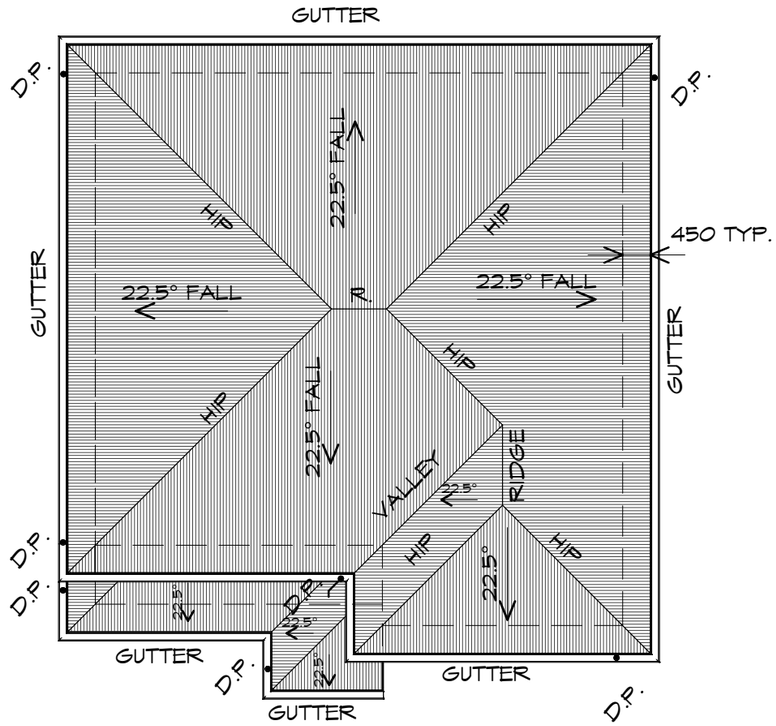
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18.12.2025	D.D.H.	Approver
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



ROOF PLAN

1 : 100

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UNIT 26

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - F1-06	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

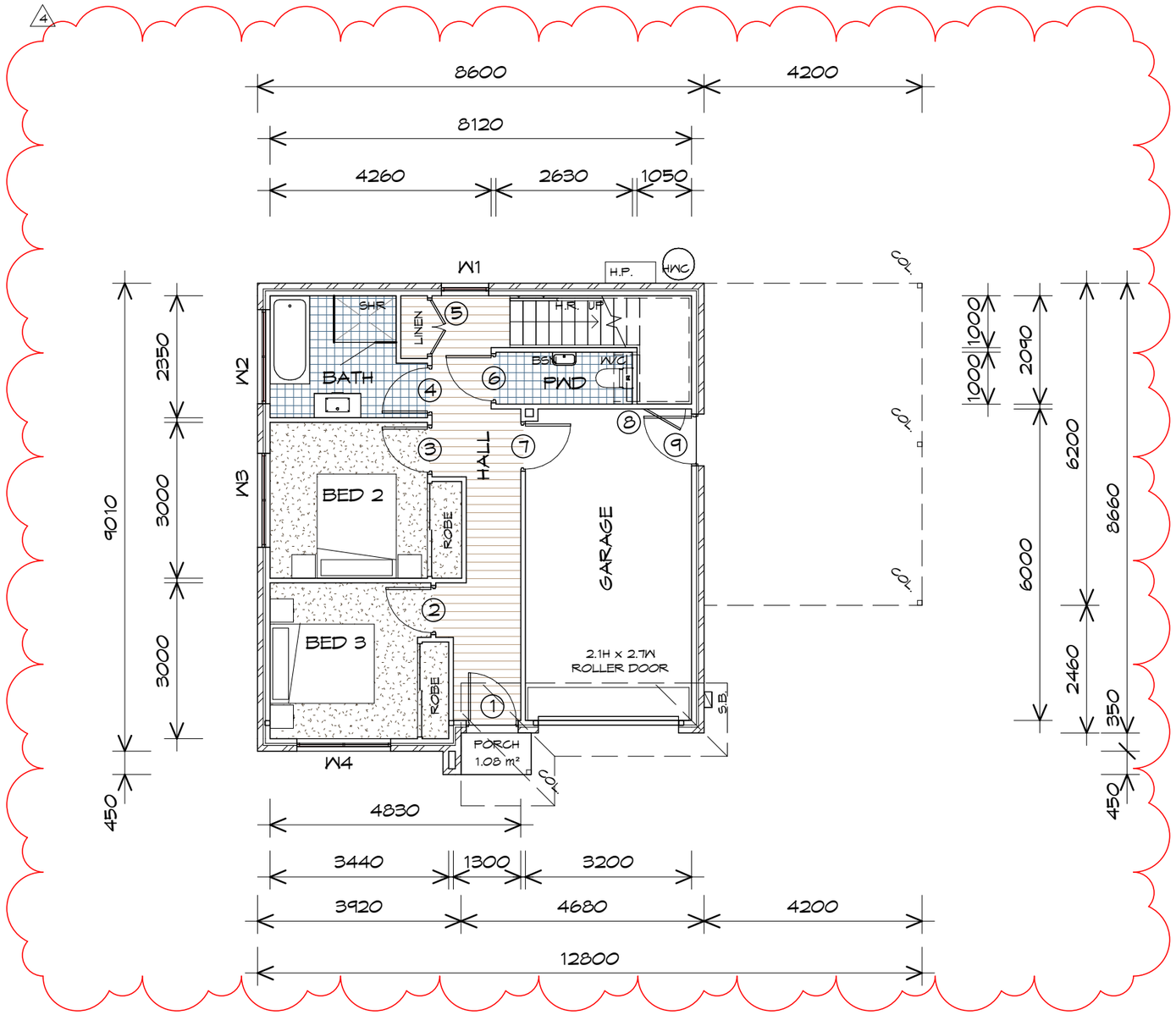
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PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER



GROUND FLOOR PLAN

1 : 100

FIRST FLOOR AREA	72.56	m2	(7.81	SQUARES)
GROUND FLOOR AREA	54.03	m2	(5.82	SQUARES)
GARAGE AREA	22.12	m2	(2.38	SQUARES)
TOTAL AREA	148.70		16.01	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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UNIT 27

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
GROUND FLOOR PLAN

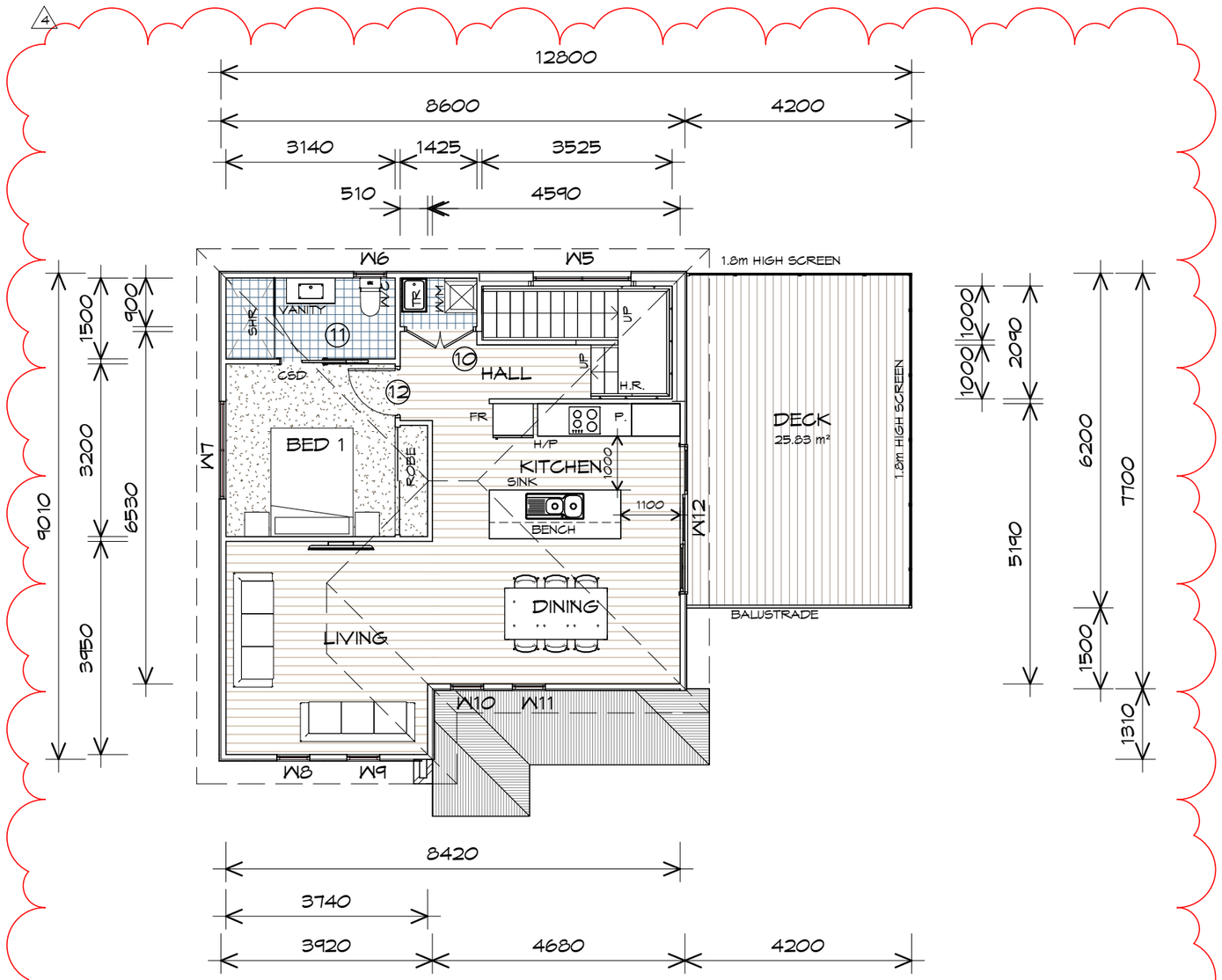
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18.12.2025	D.D.H.	Approver
Project/Drawing no:	Scale:	Revision:
PD25070 - F2-01	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:



FIRST FLOOR PLAN

1 : 100

FIRST FLOOR AREA	72.56	m2	(7.81	SQUARES)
GROUND FLOOR AREA	54.03	m2	(5.82	SQUARES)
GARAGE AREA	22.12	m2	(2.38	SQUARES)
TOTAL AREA	148.70		16.01	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER

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UNIT 27

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
FIRST FLOOR PLAN

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - F2-02	1 : 100	04

Accredited building practitioner: Frank Geskus -No CC246A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	1040	2/820 ROBE DOORS	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
8	820	ROBE DOOR	1600 HIGH
9	920	GLAZED EXTERNAL DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
10	1240	2/820 ROBE DOORS	
11	820	CAVITY SLIDING DOOR	
12	870	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	910	AWNING WINDOW	
W2	900	1810	AWNING WINDOW	OPAQUE
W3	1200	1810	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	900	1810	AWNING WINDOW	DEEP REVEAL
W6	900	610	AWNING WINDOW	OPAQUE
W7	1200	1810	AWNING WINDOW	OPAQUE
W8	1500	610	AWNING WINDOW	
W9	1500	610	AWNING WINDOW	
W10	900	610	AWNING WINDOW	
W11	900	610	AWNING WINDOW	OPAQUE
W12	2100	2770	STACKING SLIDING DOOR	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 27

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - F2-03		04

Accredited building practitioner: Frank Geskus -No CC246A
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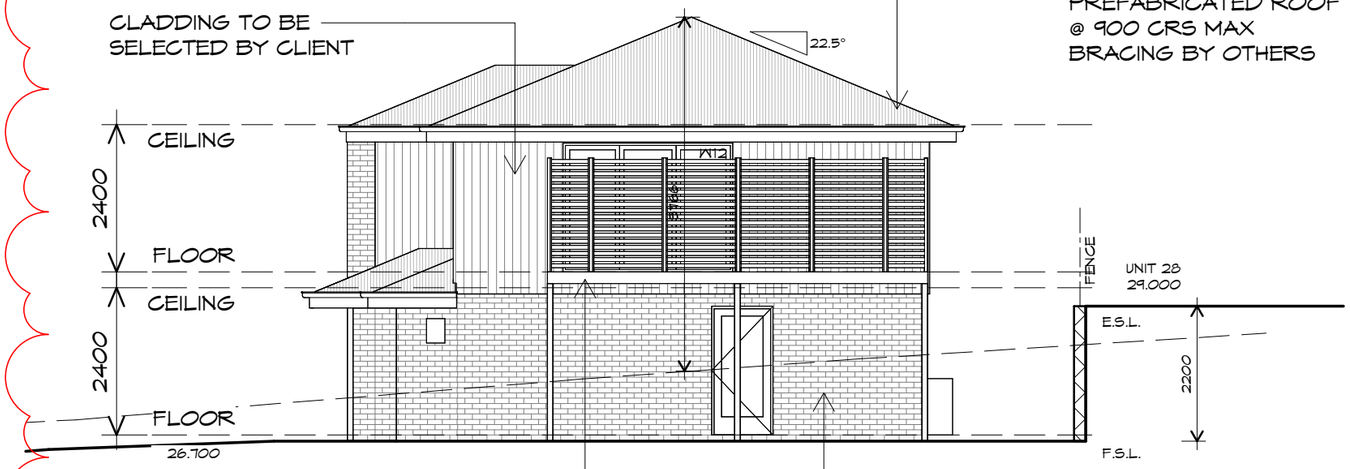
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-279
DATE RECEIVED:

CLADDING TO BE
SELECTED BY CLIENT

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

4



TIMBER DECK
C/W PRIVACY
SCREEN 1.7m HIGH

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

ROLLER DOOR 3800 WIDE x
2100 HIGH TO CLIENTS SPEC.
INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPEC

SOUTHERN ELEVATION

1 : 100

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 27

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
PD25070 - F2-04	1 : 100	04

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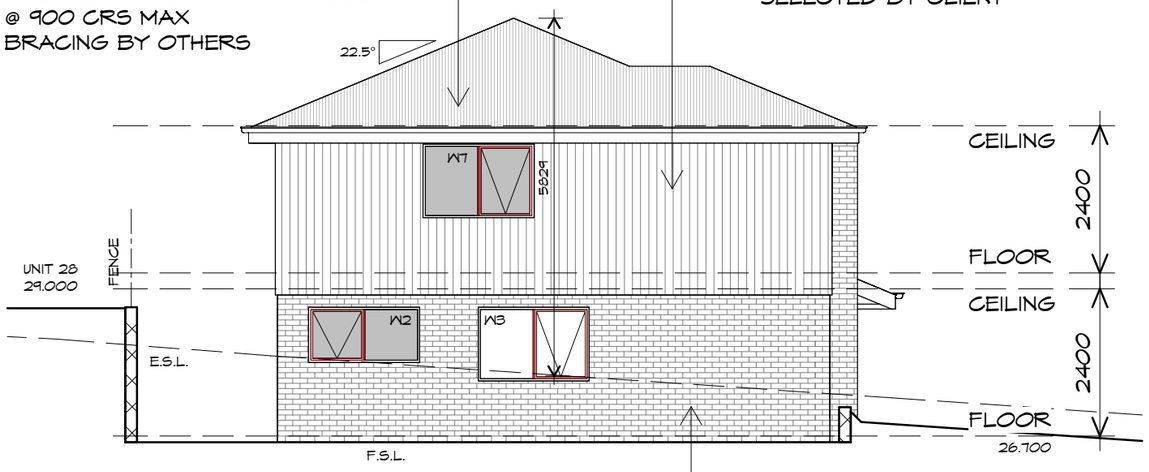
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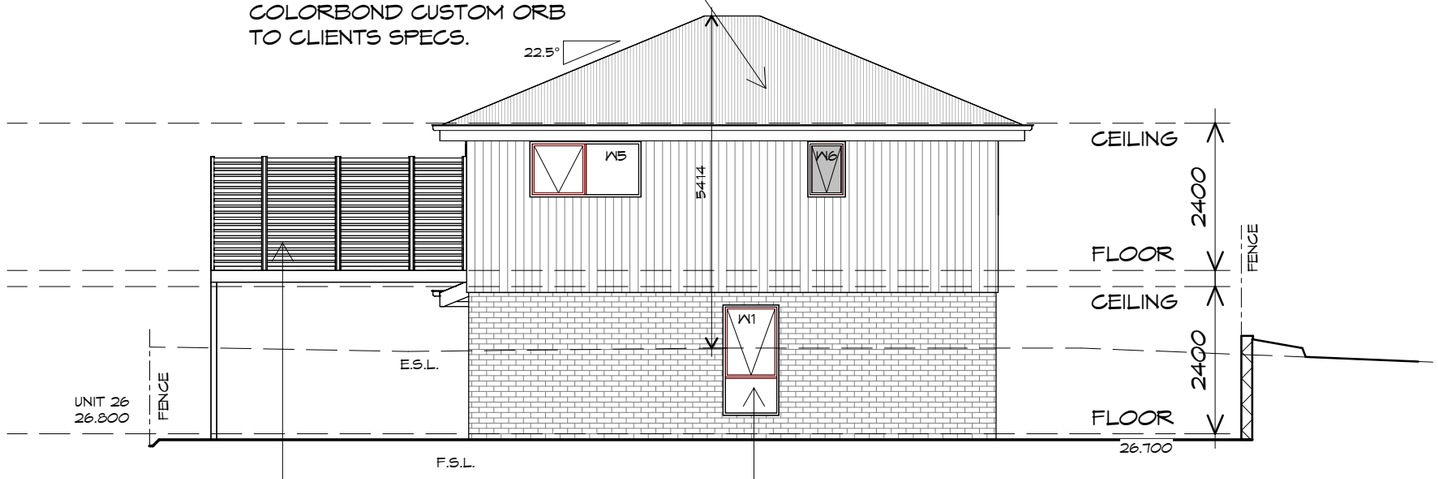


WESTERN ELEVATION

1 : 100

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REFER ENGINEER FOR
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ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

ROOF CLADDING
COLORBOND CUSTOM ORB
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TIMBER DECK
C/W PRIVACY
SCREEN 1.7m HIGH

DOORS AND WINDOWS TO BE
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NORTHERN ELEVATION

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UNIT 27

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ELEVATIONS

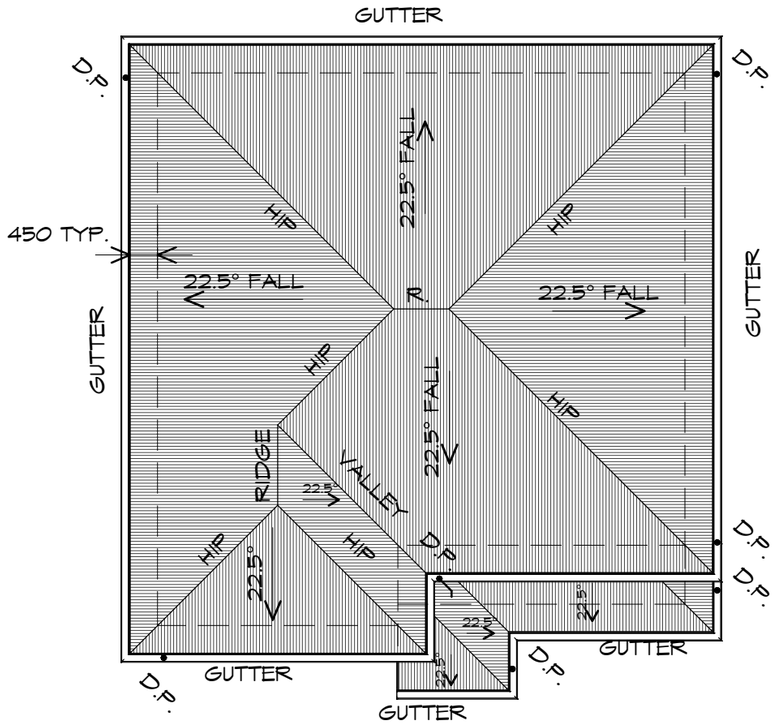
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PD25070 - F2-05	1 : 100	04

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ROOF PLAN

1 : 100

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UNIT 27

REV.	DATE	DESCRIPTION
4	18.12.2025	DA RFI ADDRESSED

Client name:
AUSTINS FERRY PROPERTIES PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 1 AMAROO ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
18.12.2025	D.D.H.	Approver
Project/Drawing no:	**Scale:**	**Revision:**
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

Project: # PROPOSED UNIT DEVELOPMENT
CIVIL WORKS

At: # LOT 1, AMAROO ROAD

For: # AUSTINS FERRY PROPERTIES P/L

Project: 25.096

Measured form and function — 6ty°

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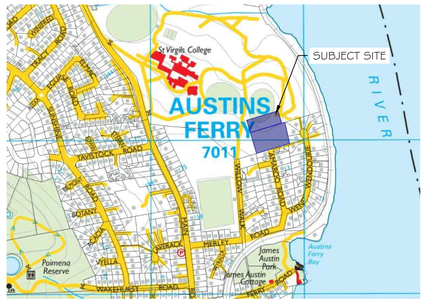
Drawings:

C000	NOTES/DETAILS
C003	SAFETY NOTES
C010	KEY PLAN
C020	EXISTING SITE PLAN
C030	SITE PLAN
C031	PAVEMENT PLAN
C040	CUT AND FILL PLAN
C041	SITE SLOPES PLAN
C100	INTERNAL ROAD LAYOUT PLAN - SHEET 1
C101	INTERNAL ROAD LAYOUT PLAN - SHEET 2
C102	INTERNAL ROAD LAYOUT PLAN - SHEET 3
C103	INTERNAL ROAD LAYOUT PLAN - SHEET 4
C104	INTERNAL ROAD LAYOUT PLAN - SHEET 5
C200	AMAROO ROAD EXTENSION DETAILS
C202	ROAD 1 LONGITUDINAL SECTIONS
C204	ROAD DETALS AND SECTIONS
C210	ROAD 1 CROSS SECTIONS - SHEET 1
C211	ROAD 1 CROSS SECTIONS - SHEET 2
C300	STORMWATER PLAN - SHEET 1
C301	STORMWATER PLAN - SHEET 2
C302	STORMWATER PLAN - SHEET 3
C303	STORMWATER PLAN - SHEET 4
C304	STORMWATER PLAN - SHEET 5
C305	STORMWATER PLAN - SHEET 6
C306	STORMWATER PLAN - SHEET 7
C400	STORMWATER LONGITUDINAL SECTIONS - SHEET 1
C401	STORMWATER LONGITUDINAL SECTIONS - SHEET 2
C402	STORMWATER LONGITUDINAL SECTIONS - SHEET 3
C410	STORMWATER DETAILS
C500	SEWER AND WATER KEY PLAN
C501	SEWER AND WATER PLAN - SHEET 1
C502	SEWER AND WATER PLAN - SHEET 2
C503	SEWER AND WATER PLAN - SHEET 3
C504	SEWER AND WATER PLAN - SHEET 4
C505	SEWER AND WATER PLAN - SHEET 5
C506	SEWER AND WATER PLAN - SHEET 6
C600	SEWER LONGITUDINAL SECTIONS - SHEET 1
C601	SEWER LONGITUDINAL SECTIONS - SHEET 2
C602	SEWER LONGITUDINAL SECTIONS - SHEET 3
C700	WATER SCHEMATIC DETAILS
C900	SOIL AND WATER MANAGEMENT PLAN
VT01	MEDIUM RIGID TURNING LAYOUT PLAN

REFERENCE DRAWINGS:

TASMANIAN MUNICIPAL STANDARD DRAWINGS

TSD-G01-V3	TRENCH REINSTATEMENT FLEXIBLE PAVEMENTS
TSD-R04-V3	RURAL ROADS TYPICAL DRIVEWAY PROFILE
TSD-R06-V3	URBAN ROADS TYPICAL SECTION AND PAVEMENT WIDTHS
TSD-R09	URBAN ROADS DRIVEWAYS
TSD-R11	URBAN ROADS FOOTPATHS
TSD-R12	SUB SOIL DRAINS CONSTRUCTION DETAILS
TSD-R14	CONCRETE KERBS AND CHANNELS DIMENSION
TSD-R15	CONCRETE KERBS AND CHANNELS CONSTRUCTION DETAILS
TSD-R18	CONCRETE KERBS AND CHANNELS ACCESS RAMPS
TSD-R23	SIGNS
TSD-R24	LINE MARKING PARKING CONTROL AND SIGNAGE
TSD-SW02	MANHOLES 100 - 600 DIA. PIPES GENERAL ARRANGEMENTS
TSD-SW03	MANHOLES 100 - 600 DIA. PIPES BENCHING DETAILS
TSD-SW07	SIDE ENTRY PITS TYPE 1
TSD-SW11	SIDE ENTRY PITS KERB TRANSITIONS
TSD-SW15	STORMWATER (GP)
TSD-SW25	STORMWATER PROPERTY CONNECTIONS TO MAINS
TSD-RF02	LINE MARKING TRAFFIC CONTROL
TSD-RF04	NATURE STRIP DETAILS



LOCALITY PLAN
SCALE 1:20000

COUNCIL PERMIT NO: T.B.C
TASWATER REFERENCE NO: T.B.C

DEVELOPMENT APPLICATION

Issue date: 01.12.25

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

GENERAL NOTES

1. NOTICE TO CONTRACTOR
THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LGAT STANDARDS AND WSAA CODES AS AMENDED BY TASWATER SUPPLEMENTS. CONSTRUCTION IS TO BE CARRIED OUT TO THESE STANDARDS. ALL ROAD & STORMWATER WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES AND THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS. THE TENDERER IS TO ALLOW FOR THESE STANDARDS DURING PRICING. COPIES OF THE STANDARDS ARE AVAILABLE FOR INSPECTION UPON REQUEST OR FROM THE COUNCIL AND TASWATER WEB SITE.
1.a. NOT ALL DETAILS ARE SHOWN IN DRAWINGS. THE CONTRACTOR IS TO REFER TO THE RELEVANT STANDARDS AND CODES AS LISTED IN THE DRAWINGS.
1.b. IN THE CASE OF A DISCREPANCY BETWEEN DOCUMENTS, REFER TO SUPERINTENDENT FOR DIRECTION BEFORE PROCEEDING WITH WORKS.
1.c. STANDARDS, REGULATIONS AND CODES TAKE PRECEDENCE OVER GENERAL ENGINEERING NOTES.
1.d. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED, IMPLIED OR OTHER DIMENSIONS.
1.e. DETAILS OF ON-SITE CHANGES SHOULD BE SUBMITTED FOR APPROVAL BEFORE PROCEEDING

2. NOTIFICATION
THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME.

3. EXISTING SERVICES AND SITE CONDITIONS
THE CONTRACTOR SHALL CONFIRM THE PRESENCE AND LOCATION OF EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS & CLEARLY IDENTIFY ALL HAZARDOUS SERVICES. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
3.a. DRAWINGS AND DESIGN ARE PRIMARILY BASED UPON DETAILED SURVEY DATA PROVIDED BY THE BUILDING DESIGNER FOR THE CIVIL DESIGN WORKS. 6ty° HAS NOT ATTEMPTED TO VERIFY THIS INFORMATION. DRAWING ALSO INCLUDES INFORMATION FROM OTHER SOURCES.
3.b. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO ARRANGE FOR A SERVICE LOCATOR TO ATTEND SITE, SEARCH FOR AND MARK OUT UNDERGROUND SERVICES DETECTED ON THE SITE.
3.c. NO GUARANTEE CAN BE GIVEN THAT ALL SITE CONDITIONS INCLUDING SURFACE CONDITIONS, SERVICES OR UNDERGROUND OBSTRUCTIONS HAVE BEEN IDENTIFIED ON THE PLANS.

4. CONSTRUCTION METHODOLOGY
THE CONTRACTOR IS TO IDENTIFY AN APPROPRIATE AND SAFE CONSTRUCTION METHODOLOGY PRIOR TO TENDERING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS FOR CONSTRUCTION METHODS FROM THE SUPERINTENDENT AND RELEVANT STATUTORY AUTHORITIES PRIOR TO CONSTRUCTION. ALL WORKS MUST BE MAINTAINED IN A SAFE CONDITION.

5. DRAWINGS AND SPECIFICATIONS
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING COUNCIL AND STATUTORY AUTHORITY APPROVALS AND CALLING OF TENDERS. THEY ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY ENDORSED AND STAMPED AS 'CONSTRUCTION ISSUE'.

6. PERMITS & APPROVALS
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING PERMITS AND APPROVALS
- PLANNING PERMIT T.B.C.
- COUNCIL WORKS APPROVAL T.B.C.
- TASWATER ENGINEERING DESIGN APPROVAL T.B.C.

EARTHWORKS

1. GENERAL
THE EARTHWORKS FOR THE SITE ARE REQUIRED TO BE CONDUCTED TO THE LEVELS IN THE DRAWINGS, THE SITE GEOTECHNICAL REPORT AND IN ACCORDANCE WITH THE SPECIFICATION AND THE REQUIREMENTS OF AS3798/2007 "EARTHWORKS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT"

2. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT.
2.a. IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN
2.b. PROPOSED FILL ASSESSMENT TO DETERMINE WHETHER MATERIAL IS SUITABLE FOR USE AS CONTROLLED/UNCONTROLLED FILL. NOTE ALL FILL IS TO BE APPROVED BY AN ENGINEER PRIOR TO PLACEMENT.
2.c. EXPOSED SUBGRADE CONDITIONS TO ENSURE IMPROPER MATERIALS HAVE BEEN REMOVED AND DETERMINE IF SUBSURFACE DRAINAGE IS REQUIRED

3. TESTING
THE CONTRACTOR IS TO ENGAGE A NATA ACCREDITED TECHNICIAN TO CARRY OUT LEVEL 3 TESTING OF EARTHWORKS TO AS3798, INCLUDING SUBGRADE, FILLS, AND PAVEMENTS

4. SUBGRADE PREPARATION
UNLESS OTHERWISE NOTED FOR BUILDINGS OR ROADWAYS, IN CUT OR FILL:
4.a. REMOVE TOP SOIL AND ORGANIC MATERIAL
4.b. EXCAVATE TO SUBGRADE LEVEL. COMPACT AND PROOF ROLL
4.c. REMOVE POOR QUALITY MATERIAL (SOFT SPOTS)
4.d. WHERE REQUIRED PLACE APPROVED FILL IN COMPACTED LAYERS (150mm MAX DEPTH) TO SUBGRADE LEVEL TO 95% STANDARD MAXIMUM DRY DENSITY

5. MINIMUM COMPACTION FOR EARTHWORKS
ALL COMPACTION LEVELS ARE STANDARD COMPACTION DRY DENSITY RATIO
5.a. BUILDING AREAS - 98%
5.b. PAVEMENT SUBGRADE AREAS - 95%
5.c. FILL EMBANKMENTS - 95%

DRIVEWAYS AND ACCESS WORKS

1. GENERAL
ALL WORKS ARE TO BE GENERALLY CARRIED OUT TO THE LGAT STANDARDS AND TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS U.N.O.
DRIVEWAY CROSSOVERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-R09-V3 AND TSD-R14-V3. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT.

2. DRIVEWAYS
2.a. CONCRETE PAVEMENTS SHALL HAVE CONTROL JOINTS AT MAXIMUM 4m SPACING EACH WAY AND APPROVED EXPANSION JOINTS CONSTRUCTED AT MAXIMUM 16m SPACING EACH WAY.
2.b. TRIMMER BARS SHALL BE PROVIDED FOR ALL PENETRATIONS (I.E. PITS, MANHOLES AND GRATES) WITHIN CONCRETE DRIVEWAY SLABS.
2.c. WHERE LEVEL DROPS OR SLOPES GREATER THAN 1:4 ARE ADJACENT TO DRIVEWAYS, 150mm BARRIER KERBS (FOR DROPS UP TO 600mm) OR VEHICLE BARRIERS (FOR DROPS GREATER THAN 600mm) MUST BE CONSTRUCTED AS PER AS2890.1 SECTION 2.4.5.3.
2.d. DRIVEWAY VEHICLE BARRIERS MUST BE DESIGNED AND CONSTRUCTED TO WITHSTAND LOADS AS PER AS1170.1 SECTION 3.8.

3. INSPECTIONS
NOTWITHSTANDING SPECIFIC COUNCIL REQUIREMENTS STATED IN THE APPROVAL DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT.
- SUBGRADE PREPARATION
- SUB-BASE PLACEMENT - FOR ALL ROADS, CARPARKS AND KERBS
- FINAL BASE COURSE TRIM PRIOR TO SEALING (PRE SEAL)
- BASE PREPARATION PRIOR TO INSTALLING K&C - INCLUDING STRINGLINE
- BOXING PRIOR TO POURING DRIVEWAYS AND FOOTPATHS - POUR READY
- PRACTICAL COMPLETION

48 HOURS NOTICE IS MUST BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

4. TESTING
THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING SUB-GRADE AND PAVEMENT COMPACTION IN ACCORDANCE WITH THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.
THE CONTRACTOR IS TO PROVIDE TEST RESULTS TO THE SUPERINTENDENT.
4.1. SUBGRADE
THE TARGET SUBGRADE CBR IS 10% MIN. MEASURED BY DCP TEST U.N.O.
SUBGRADE IS TO BE TESTED AND PROOF ROLLED AT THE TIME OF FORMATION TO DEMONSTRATE UNIFORMITY AND STABILITY. UNSTABLE AREAS MUST BE RECTIFIED BY THE CONTRACTOR USING METHODS APPROVED BY THE SUPERINTENDENT.
4.2. SUB-BASE & BASE COURSE
ALL PAVEMENT LAYERS MUST BE COMPACTED TO THAT THEY ARE CAPABLE OF WITHSTANDING PROOF ROLLING. UNSTABLE AREAS MUST BE RECTIFIED BY THE CONTRACTOR USING METHODS APPROVED BY THE SUPERINTENDENT.
ALL PAVEMENT MATERIALS ARE TO ACHIEVE THE FOLLOWING MIN. CHARACTERISTIC DDR COMPACTION TARGETS MEASURED BY NUCLEAR DENSOMETER IN ACCORDANCE THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS:
- SUB-BASE II - 95.0%
- SUB-BASE I - 96.0%
- BASE CLASS - 98.0%
COMPACTION SCALE B REQUIREMENTS APPLY UNDER DSG SECTION 173 FOR TEST QUANTITIES AND LOCATIONS. UNLESS NOTED OTHERWISE UNIQUE INDIVIDUAL COMPACTION TEST RESULTS ARE TO BE OBTAINED FOR EACH PAVEMENT LAYER FOR:
- MAX. 200m LENGTH OF ROAD CONSTRUCTION
- EACH DISTINCT ROAD CONSTRUCTION WHERE >30m LENGTH IS CONSTRUCTED
- PAVEMENT AREAS NO GREATER THAN 2000m^2
4.3. FILL EMBANKMENTS
FILL EMBANKMENTS SHALL BE COMPACTED IN 200mm MAX. HORIZONTAL LAYERS TO A MINIMUM OF 95% STANDARD MAXIMUM DRY DENSITY UNO.

5. HOTMIX
ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.

6. KERBS
ALL KERBS ARE TO BE AS SHOWN ON THE DRAWINGS AND TO BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS AND THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.

7. FOOTPATHS & DRIVEWAYS
ALL FOOTPATHS AND DRIVEWAYS ARE TO BE AS SHOWN ON THE DRAWINGS AND TO BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS AND THE MUNICIPAL STANDARD SPECIFICATIONS.

8. LINEMARKING
ALL PAVEMENT MARKING TO BE STANDARD PAINT IN ACCORDANCE WITH DEPARTMENT OF STATE GROWTH SPECIFICATION R64 - PAVEMENT MARKING. ALL INTERSECTION LINEMARKING TO BE THERMO PLASTIC.

9. SETOUT
IT IS THE CONTRACTORS RESPONSIBILITY TO SET OUT THE DESIGN FROM THE DRAWINGS IN ORDER TO MEET THE REQUIRED CONSTRUCTION TOLERENCES AND ACHIEVE THE PERFORMANCE REQUIREMENTS OF THE DESIGN AND SPECIFICATION.
SETOUT OF THE DESIGN USING GPS/GNSS EQUIPMENT IS ACCEPTABLE PROVIDED THE CONTRACTOR CAN DEMONSTRABLY MEET THE PERFORMANCE REQUIREMENTS WHICH MAY INVOLVE AUGMENTATION BY OTHER TECHNOLOGIES OR OTHER APPROVED METHODS.
THE CONTRACTOR IS TO NOTIFY THE SUPERINTENDENT OF THE PROPOSED SETOUT METHOD PRIOR TO CONSTRUCTION INCLUDING IDENTIFYING LEVEL CONTROL PROCEDURES, EQUIPMENT CHECKING AND CALIBRATION PROCEDURES AND ANY NON-CONFORMANCES IN ACCURACY CAPABILITIES.

STORMWATER

1. GENERAL
COMPLIANCE WITH STORMWATER AUTHORITY PERFORMANCE REQUIREMENTS AND STORMWATER POLICY TO BE CONFIRMED BY COUNCIL PRIOR TO APPROVAL.

2. COVER
2.a. FOR PRIVATE DRAINAGE, MINIMUM COVER TO BE AS SPECIFIED IN THE PIPE COVER TABLE
2.b. PUBLIC STORMWATER MAINS
PRIVATE LAND - BACKYARDS AND GARDENS (NON TRAFFICABLE) - 450mm
PRIVATE LAND - DRIVEWAYS, PARKING AREAS (TRAFFICABLE) - 600mm
PUBLIC LAND - FOOTPATHS, NATURE STRIPS - 600mm
PUBLIC LAND - UNDER ROADS - 900mm
UNLESS SPECIFICALLY NOTED OTHERWISE

3. MANHOLES
3.a. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO LGAT STANDARDS U.N.O. REFER TSD-SW02-V3 & TSD-SW03-V3.
3.b. SIDE ENTRY PITS AND GRATED PITS TO BE CONSTRUCTED IN ACCORDANCE WITH TSD-SW04-V3 & TSD-SW16-V3.
3.c. MANHOLE COVERS ARE TO CONFORM TO AS3996-2019. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH CLASS 'D' GATIC COVERS AND SURROUNDS. ALL OTHER MANHOLES ARE TO BE FITTED WITH CLASS 'B' GATIC COVERS AND SURROUNDS.
3.d. BENCHING IS TO BE IN ACCORDANCE WITH TSD-SW03-V3
3.e. IN AREAS SUBJECT TO HIGH WATER TABLE, MANHOLES ARE TO HAVE A 5 METRE LENGTH OF 75mm AG-PIPE CONNECTED TO THEM AND LAID IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPEWORK.
3.f. PITS INSTALLED WITHIN DRIVEWAYS AND SEALED SURFACES SHOUDL BE INSTALLED 'FLUSH' SO THAT THE LID OR GRATE OF THE PIT SHALL MATCH THE SLOPE OF THE FINISHED SURFACE

4. PIPEWORK
4.a. ALL NEW PIPEWORK >DN225 SHALL BE TWIN WALL CORRUGATED POLYPROPYLENE RRJ U.N.O.
4.b. ALL NEW DN150 PIPEWORK SHALL BE uPVC SCJ U.N.O.
4.c. ALL NEW DN100 PIPEWORK SHALL BE uPVC SCJ U.N.O.
4.d. ALL PIPE IN TRAFFICABLE AREAS SHALL BE SN8 MIN.
4.e. ALL PIPE IN NON TRAFFICABLE AREAS SHALL BE SN4 MIN.

5. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LGAT STANDARDS.
5.a. PIPES IN TRAFFICABLE AREAS SHALL BE BACKFILLED WITH COMPACTED FCR
5.b. WHERE GRANULAR MATERIAL IS USED TO BACKFILL DRAINAGE PIPES, A MINIMUM 75mm DEEP OVERLAY OF FINE GRAINED SOIL OR SAND SHALL BE PLACED AND COMPACTED DIRECTLY ABOVE THE TOP OF THE PIPEWORK PRIOR TO GRANULAR MATERIAL PLACEMENT.
5.c. TRENCHES DEEPER THAN 1.5m SHOULD BE BENCHED TO COMPLY WITH THE WORKPLACE STANDARD CODE OF PRACTICE FOR EXCAVATION WORKS.

6. INSPECTIONS
NOTWITHSTANDING SPECIFIC COUNCIL REQUIREMENTS STATED IN THE APPROVAL DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT:
6.5. INSTALLED PIPE PRIOR TO BACKFILLING - TRENCH WIDTHS, BEDDING MATERIAL, PIPE TYPE AND DIAMETER
6.6. MANHOLE/PIT INSTALLATION - CONNECTIONS, BENCHING, DROPS
6.7. FIRST PIPE CONNECTIONS
6.8. GROSS POLLUTANT TRAPS - LOCATION, ARRANGEMENT

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

7. AS INSTALLED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS AND AN ENGINEERS CERTIFICATION TO THE STANDARD REQUIRED BY COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER AN APPROVED CIVIL ENGINEER OR A REGISTERED SURVEYOR.
6ty° CAN PROVIDE THIS SERVICE HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

WATER RETICULATION

1. GENERAL
ALL WORKS MUST BE TO TASWATER STANDARDS, THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2. AND TASWATER'S SUPPLEMENTS, TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES, WATER METERING POLICY/METERING GUIDELINES, BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS & AS3500.1:2003. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE TASWATER FIELD SERVICES OFFICER. ANY CONNECTIONS TO LIVE TASWATER INFRASTRUCTURE INCLUDING PROPERTY CONNECTIONS ARE TO BE CARRIED OUT BY TASWATER.
1.a. A LIST OF TASWATER APPROVED PRODUCTS CAN BE FOUND ON THE GREATER WESTERN WATER WEBSITE
1.b. ALL WORKS INVOLVING THE CONNECTION OF NEW PIPEWORK TO LIVE TASWATER ASSETS ARE TO BE CARRIED OUT BY TASWATER AT THE DEVELOPERS COST U.N.O.

2. TESTING
ALL WATER RETICULATION WORKS SHALL BE SUBJECT TO THE MRWA WATER SUPPLY CODE WSA03-2011 ACCEPTANCE TESTING TESTS.
CONTRACTOR MUST CONFIRM WHETHER TASWATER NEED TO WITNESS TESTING AND PROVIDE APPROPRIATE NOTICE. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.
2.a. APPROXIMATE STATIC PRESSURE AT SITE - **850kPa**
SYSTEM HYDROSTATIC TEST PRESSURE PER WSA03-2011 CLAUSE 3.5 - **1100kPa**

3. NEW PIPEWORK
3.1. ALL NEW PIPEWORK SHALL BE EITHER SERIES 2 oPVC PN16 OR PE100 PN16 AS INDICATED ON THE DRAWINGS AND U.N.O.
3.2. ALL FITTINGS ARE TO BE PN16 RATED.
3.3. TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE GREATER WESTERN WATER WEBSITE
3.4. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
3.5. MINIMUM COVER UNDER ROADWAYS AND VEHICULAR CROSS OVERS - 750mm
MINIMUM COVER RESIDENTIAL LAND - 450mm
MINIMUM COVER NON RESIDENTIAL LAND - 600mm

4. UNIT CONNECTIONS
ALL UNIT CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TASWATER STANDARD DRAWING TWS-W-0002 SERIES. THEY SHALL BE DN25 (ID20) PE100 SDR11 PN16 PIPE
4.a. WHERE LATERAL LINE SERVES MORE THAN ONE UNIT, CONNECTION SHALL BE DN32 (ID25) PE100 SDR11 PN16 PIPE.
4.b. WATER SITE CONNECTIONS AND TASWATER METER ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TASWATER STANDARD DRAWINGS TWS-W-0002.

5. FIRE HYDRANTS & VALVES
5.1. FIRE HYDRANTS SHALL BE SPRING TYPE, PN16, FLANGED TO AS4087 AND ARE TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY TASWATER.
5.2. PROVIDE C.I. VALVE BOX COVERS TO ALL VALVES AND FIRE PLUGS.
5.3. ALL STOP VALVES ARE TO BE PN16 RESILIENT SEATED, CLOCKWISE CLOSING AND FLANGED TO AS4087 U.N.O.
5.4. STOP VALVES AND FIRE PLUGS SHALL BE MARKED IN ACCORDANCE WITH THE IPWEA FIRE HYDRANT GUIDELINES: TASMANIA DIVISION.
5.5. FIRE PLUGS AND VALVE POSITIONS ARE TO BE MARKED ON KERB BACKS WITH HIMARK CONCRETE PAINT.
HYDRANT AND VALVE ARRANGEMENTS SHOULD OTHERWISE BE IN ACCORDANCE WITH MRWA-W-301, 302, 303, 304 & 305.

6. THRUST AND ANCHOR BLOCKS
THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASWATER STANDARDS.

7. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS. CRUSHED ROCK BACKFILL IS REQUIRED IN ALL TRAFFICABLE AREAS INCLUDING DRIVEWAYS IN ACCORDANCE WITH MRWA-W-201.

8. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING TASWATER PROCEDURES AND ORGANISING THE FOLLOWING MINIMUM HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT:
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING
- HYDROSTATIC PRESSURE TEST
- FIRE HYDRANT FLOW TEST

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
8.a. ALL INFRASTRUCTURE SHUTDOWNS MUST BE COORDINATED THROUGH TASWATER STANDARD PROCEDURES
8.b. DEPENDING ON THE WORKS THE ENGINEERING DESIGN APPROVAL WILL REQUIRE A PRE-CONSTRUCTION MEETING BETWEEN THE SUPERINTENDENT & THE TASWATER FIELD SERVICES OFFICER (DEVELOPMENT SERVICES) TO IDENTIFY THE TASWATER INSPECTION REQUIREMENTS

9. PIPE CLEANSING
THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY TASWATER

10. AS INSTALLED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS AND AN ENGINEERS CERTIFICATION TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CIVIL ENGINEER OR A REGISTERED SURVEYOR.
THE CONTRACTOR SHOULD ALSO ALLOW FOR THE COMPLETION OF TASWATER METER SHEETS AS PART OF AS CONSTRUCTED DOCUMENTATION.
6ty° CAN PROVIDE THIS SERVICE HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

SEWERAGE

1. GENERAL
ALL WORKS MUST BE TO AS3500.2, TASWATER STANDARDS, THE SEWERAGE CODE OF AUSTRALIA WSA 02-2014 MRWA V2.0 AND TASWATER'S SUPPLEMENTS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE TASWATER FIELD SERVICES OFFICER. ANY CONNECTIONS TO LIVE TASWATER INFRASTRUCTURE INCLUDING PROPERTY CONNECTIONS ARE TO BE CARRIED OUT BY TASWATER.
1.a. A LIST OF TASWATER APPROVED PRODUCTS CAN BE FOUND ON THE GREATER WESTERN WATER WEBSITE

2. MANHOLES
2.1. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE (UNLESS NOTED OTHERWISE) INSTALLED TO TASWATER STANDARDS AND IN ACCORDANCE WITH WSA 02-2014 MRWA-S-300 SERIES. NOTE TASWATER REQUIRE THAT STEPIRONS NOT BE FITTED IN CONFINED SPACES.
2.2. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH CLASS 'D' TRAFFICABLE COVERS AND SURROUNDS. ALL OTHER MANHOLES ARE TO BE FITTED WITH CLASS 'B' NON-TRAFFICABLE COVERS AND SURROUNDS.
MANHOLE BENCHING IS TO BE TO FULL DEPTH OF PIPE DIAMETER AS PER WSA MRWA-S-310
2.3. MANHOLES AND PIT COVERS TO BE INSTALLED TO BE FLUSH AND MATCH FINISHED SURFACE GRADES

3. PIPEWORK
3.1. ALL NEW PIPEWORK SHALL BE DN150 uPVC SCJ U.N.O.
3.2. ALL PIPE UNDER TRAFFICABLE AREAS TO BE SN8 MIN.
3.3. ALL PIPE IN NON-TRAFFICABLE AREAS TO BE SN4 MIN.

2. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS, TASWATER STANDARDS & MRWA-S-201. CRUSHED ROCK BACKFILL IS REQUIRED IN ALL TRAFFICABLE AREAS INCLUDING DRIVEWAYS IN ACCORDANCE WITH MRWA-S-201.

3. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT:
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
THE ENGINEERING DESIGN APPROVAL WILL REQUIRE A PRE-CONSTRUCTION MEETING BETWEEN THE SUPERINTENDENT & THE TASWATER FIELD SERVICES OFFICER (DEVELOPMENT SERVICES) TO IDENTIFY THE TASWATER INSPECTION REQUIREMENTS

4. AS INSTALLED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS AND AN ENGINEERS CERTIFICATION TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CIVIL ENGINEER OR A REGISTERED SURVEYOR.
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MINIMUM DEPTH OF PIPE COVER (mm) TABLE (PRIVATE)

AREA	DUCTILE IRON, GALV. STEEL	PLASTIC DRAINAGE PIPES	WATER SUPPLY PIPES
NON TRAFFICABLE	100	300	300 (WATER) 600 (FIRE)
TRAFFICABLE - NO PAVEMENT	300	450	450
TRAFFICABLE - REINFORCED CONCRETE PAVEMENT	0mm BELOW SLAB SOFFIT	75mm BELOW SLAB SOFFIT	75mm BELOW SLAB SOFFIT
TRAFFICABLE - SEALED ROAD	600	600	600
TRAFFICABLE - UNSEALED ROAD	600	750	750
EMBANKMENTS AND CONSTRUCTION LOADS	600	750	750
VALUES SOURCED FROM AS3500.1, AS3500.2 & AS3500.3			

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Citation Certification ISO 9001 Quality management system

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01	11.09.25	FOR COMMENT	-
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DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT.
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH:
APPLICABLE AUSTRALIAN STANDARDS
& LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: GENERAL NOTES

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: N.T.S. AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C000 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

GENERAL

1. **GENERAL**
THESE NOTES ARE PREPARED TO ADVISE THE 'PERSON CONDUCTING A BUSINESS OR UNDERTAKING' (PCBU) ON THE HEALTH AND SAFETY ELEMENTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2012 AND WORK HEALTH AND SAFETY REGULATIONS 2022. THEY ARE PERTINENT TO ANY TIME THE BUILDING OPERATES AS A WORKPLACE AND SHOULD BE CONSIDERED ALONGSIDE YOUR EXISTING SAFE WORK PROCEDURES.
ALL WORK SITES CAN BE HAZARDOUS TO PEOPLE, AND PROPERTY. IT IS THE RESPONSIBILITY OF ALL THOSE WHO ATTEND A WORK SITE TO ADOPT SUITABLE SAFE WORK PROCEDURES FOR ALL ACTIVITIES. CURRENT LEGISLATION REQUIRES THAT ALL PERSONS ARE TO CONSIDER THEIR ACTIONS OR INACTION ON THE HEALTH AND SAFETY OF OTHERS AND THEMSELVES. THE CONTRACTOR IS BOUND BY THE CURRENT SAFE WORK AUSTRALIA ACT, REGULATIONS AND CODES OF PRACTICE ISSUED BY STATE GOVERNMENTS AND/OR THEIR AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION, DOCUMENTATION AND MAINTENANCE OF WORK SAFETY PROCEDURES AND OTHER RELEVANT DOCUMENTATION. THE CONTRACTOR SHALL ENSURE THAT ALL SUB CONTRACTORS AND OTHER AUTHORISED PEOPLE COMPLY WITH THE ABOVE.
2. THESE NOTES ARE NOT AN ADMISSION OF RESPONSIBILITY BY 6ty° AND DO NOT ABSOLVE THE OWNER, CONTRACTOR, OR OTHER PARTIES OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES.
3. **CODES OF PRACTICE**
THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING CODES OF PRACTICE WHERE APPLICABLE:
3.1. HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE (CP008)
3.2. HOW TO SAFELY REMOVE ASBESTOS (CP009)
3.3. CONFINED SPACES (CP103)
3.4. CONSTRUCTION WORK (CP104)
3.5. DEMOLITION WORK (CP108)
3.6. EXCAVATION WORK (CP109)
3.7. HOW TO MANAGE WORK HEALTH AND SAFETY RISKS (CP112)
3.8. MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK (CP113)
3.9. HAZARDOUS MANUAL TASKS (CP118)
3.10. MANAGING THE WORK ENVIRONMENT AND FACILITIES (CP124)
3.11. SAFE DESIGN OF STRUCTURES (CP127)
4. **FURTHER GUIDANCE**
WORKSAFE TASMANIA MAKE AVAILABLE FURTHER GUIDANCE PERIODICALLY. FURTHER GUIDANCE FROM WORKSAFE TASMANIA AND SAFE WORK AUSTRALIA SHOULD ALSO BE CONSULTED.
3. **PRE-START**
PRIOR TO CONSTRUCTION THE CONTRACTOR SHOULD UNDERTAKE A PROJECT SPECIFIC JOB SAFETY ANALYSIS THAT SHOULD IDENTIFY;
- THE TYPE OF WORK REQUIRED;
- SPECIFIC PROJECT RISKS TO HEALTH AND SAFETY;
- THE PROPOSED CONTROLS TO BE APPLIED TO ELIMINATE OR MINIMIZE THE RISKS IDENTIFIED;
- THE METHOD BY WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED;
4. **RISK IDENTIFICATION**
THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND FOR PREPARING ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS. THE CONTRACTOR SHALL CONSULT WITH THE DESIGN ENGINEER IF THERE IS ANY PERCEIVED RISK RELATING TO THE DESIGN OR CONSTRUCTION OF THE DESIGN.
6. **HAZARDS RELATING TO THIS PROJECT**
THE CONTRACTOR SHOULD NOTE THAT THIS PROJECT IS LIKELY TO INVOLVE THE FOLLOWING HAZARDS AND THUS PAY SPECIFIC ATTENTION TO RISK MANAGEMENT OF THESE HAZARDS:
- EXCAVATION AND EARTHWORKS
- DEMOLITION, RECYCLING AND REMOVAL
- UNIDENTIFIED UNDERGROUND SERVICES OR STRUCTURES
- CONFINED SPACES
- OVERHEAD/UNDERGROUND POWER LINES
- WORKING AT HEIGHTS
- ASBESTOS
- TRAFFIC MANAGEMENT
- UNAUTHORISED PUBLIC PRESENCE ON/NEAR CONSTRUCTION SITE
7. PUBLIC SAFETY
THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS TO PREVENT UNAUTHORISED PEOPLE ENTERING THE SITE. EXCAVATIONS, STRUCTURES, AND ACCESS EQUIPMENT SHALL BE LEFT IN A SECURE MANNER AS IS REASONABLY PRACTABLE. THE SITE SHOULD HAVE CLEAR WARNING SIGNS IN APPROPRIATE LOCATIONS EG. "DANGER KEEP OUT".

SITE

1. **EXISTING SITE INFRASTRUCTURE**
IMPACT AND RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CAN CREATE RISKS, INCLUDING THE RELEASE OF HAZARDOUS MATERIALS. WHILE KNOWN SERVICES ARE INDICATED ON DRAWINGS, THEIR EXACT LOCATION AND EXTENT MAY VARY. SERVICES MUST BE LOCATED USING AN APPROPRIATE METHOD, AND SPECIALIST CONTRACTORS SHOULD BE ENGAGED WHERE NECESSARY.
2. **TRAFFIC MANAGEMENT**
TRAFFIC MANAGEMENT MUST BE CONDUCTED IN ACCORDANCE WITH THE CODE OF PRACTICE: TRAFFIC MANAGEMENT IN WORKPLACES. FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD, DESIGNATED WORKERS AND LOADING AREAS SHOULD BE PROVIDED. ACCESS TO CONSTRUCTION SITES MUST BE RESTRICTED WITH BARRIERS, ESPECIALLY WHERE EXCAVATIONS, PLANT, OR ELECTRICAL INSTALLATIONS ARE PRESENT.
3. **WORKSITE TIDINESS**
THE CONTRACTOR SHOULD MAINTAIN A TIDY WORKSITE TO REDUCE THE RISK OF TRIPS AND FALLS. MATERIALS SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS.
4. **TEMPORARY STRUCTURES**
TEMPORARY STRUCTURES AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIAL TO THE EXECUTION OF THE DESIGN. THE CONTRACTOR MUST ENGAGE A THIRD PARTY TO ASSIST, CERTIFY, AND OVERSEE THE ERECTION OF WORKS AND OBTAIN ALL REQUIRED DOCUMENTATION BEFORE WORK BEGINS.

HAZARDOUS SUBSTANCES

1. **CODE OF PRACTICE**
THE CONTRACTOR MUST CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: MANAGING RISKS OF HAZARDOUS CHEMICALS IN THE WORKPLACE.
2. **POWDERED MATERIALS**
POWDERED MATERIALS: MANY CONSTRUCTION MATERIALS CAN CAUSE HARM IF INHALED. PERSONS WORKING WITH OR DISTURBING POWDERED MATERIALS SHOULD ENSURE GOOD VENTILATION AND USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT.
3. **TREATED TIMBER**
TREATED TIMBER: DUST OR FUMES FROM TREATED TIMBER CAN BE HARMFUL. GOOD VENTILATION AND PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION, ARE REQUIRED WHEN SANDING, DRILLING, OR CUTTING TREATED TIMBER.
4. **VOLOTILE ORGANIC COMPOUNDS**
(VOCS): GLUES, SOLVENTS, PAINTS, VARNISHES, AND SOME CLEANING MATERIALS MAY HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED MUST BE WELL-VENTILATED, AND MANUFACTURERS' RECOMMENDATIONS SHOULD BE FOLLOWED.
5. **SYNTHETIC MINERAL FIBRE**
MATERIALS LIKE GLASS FIBRE, ROCK WOOL, OR CERAMIC FIBRE USED FOR INSULATION CAN BE HARMFUL IF INHALED OR IF THEY COME INTO CONTACT WITH SKIN OR EYES. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING INHALATION PROTECTION, SHOULD BE USED.

HAZARDOUS MANUAL TASKS

1. **CODE OF PRACTICE**
THE CONTRACTOR MUST FOLLOW THE CODE OF PRACTICE: HAZARDOUS MANUAL TASKS (CP118).
2. **HEAVY ITEMS**
COMPONENTS WITH A MASS THAT REQUIRES TWO OR MORE WORKERS OR A MECHANICAL LIFTING DEVICE MUST BE LIFTED ACCORDINGLY.

CONFINED SPACES

3. **CODE OF PRACTICE**
THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: CONFINED SPACES (CP103).
4. **ENCLOSED SPACES**
ENCLOSED SPACES MAY PRESENT A RISK. ONLY TRAINED PERSONNEL SHOULD ENTER CONFINED SPACES, AND AIR TESTING AND PERSONAL PROTECTIVE EQUIPMENT MUST BE PROVIDED. THE CONTRACTOR MUST PREPARE A WORK METHOD STATEMENT AND PROVIDE ADEQUATE SIGNAGE FOR ALL CONFINED SPACES.

NOISE

1. **CODE OF PRACTICE**
THE CONTRACTOR MUST FOLLOW THE CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK (CP113).

CONSTRUCTION

1. **CRANES**
THE CONTRACTOR MUST ENSURE THAT THE CRANE SIZE AND LOCATION ARE ADEQUATELY ASSESSED FOR CAPACITY, TAKING INTO ACCOUNT FACTORS LIKE CRANE SUPPORT BEARING, UNDERGROUND SERVICES, AND TRAFFIC HAZARDS BEFORE ANY LIFT. ACCESS TO AREAS BELOW THE LOAD MUST BE PREVENTED OR RESTRICTED.
2. **PRECAST PANELS**
FOR PRECAST PANEL ERECTION, CHAIN AND SLING SETUP MUST BE CHECKED AGAINST APPROVED LIFTING POINTS, AND A SPREADER BEAM MUST BE USED WHERE APPROPRIATE. PATHWAYS OF OVERHEAD TRAVEL MUST BE CLEARLY MARKED AND RESTRICTED DURING LIFTING.
3. **WORKING AT HEIGHTS**
THE CONTRACTOR MUST CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: MANAGING THE RISK OF FALLS AT WORKPLACES AND PREVENTING FALLS IN HOUSING CONSTRUCTION. PASSIVE FALL PREVENTION MEASURES LIKE HANDRAILS AND SCAFFOLDING SHOULD BE USED.
4. **CRANES AND OTHER MECHANICAL PLANT**
THE CONTRACTOR MUST FOLLOW THE CODES OF PRACTICE: CRANES, MANAGING THE RISKS OF PLANT IN THE WORKPLACE (CP121), AND INDUSTRIAL LIFT TRUCKS. LOADS MUST BE PROPERLY SECURED, AND ACCESS TO AREAS BELOW THE LOAD MUST BE PREVENTED OR RESTRICTED.

EXCAVATION

1. **CODE OF PRACTICE**
THE CONTRACTOR IS TO FOLLOW THE CODE OF PRACTICE: EXCAVATION WORK (CP109). WHERE WORKERS ARE REQUIRED TO ENTER AN EXCAVATION, ADEQUATE SUPPORT MUST BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS MUST BE USED TO PREVENT ACCIDENTAL OR UNAUTHORIZED ACCESS. ALL BORES SHOULD BE CONCRETE FILLED AS SOON AS POSSIBLE, WITH ADEQUATE PROTECTION PROVIDED IN THE INTERIM.
2. **SITE REPORTS**
ANY SITE INVESTIGATION REPORTS MUST BE CONSULTED BEFORE EXCAVATION. IF GROUND CONTAMINATION IS PRESENT, A QUALIFIED SPECIALIST CONSULTANT MUST BE ENGAGED TO PROVIDE REMEDIAL WORKS DESIGN AND RISK MITIGATION STRATEGIES.

DEMOLITION

1. **CODE OF PRACTICE**
THE CONTRACTOR MUST FOLLOW THE CODE OF PRACTICE: DEMOLITION WORK (CP108). LOCATIONS OF EXISTING LIVE SERVICES MUST BE ESTABLISHED BEFORE ANY PENETRATION OF THE EXISTING STRUCTURE. NO STRUCTURAL MEMBER SHOULD BE CUT OR REMOVED WITHOUT THE ADVICE OF A QUALIFIED STRUCTURAL ENGINEER.

2. **ASBESTOS**
BUILDINGS CONSTRUCTED BEFORE 1990 MAY CONTAIN ASBESTOS, AND THOSE CONSTRUCTED BEFORE 1980 ARE LIKELY TO CONTAIN IT. THE BUILDER SHOULD INSPECT FOR ASBESTOS AND HAVE IT REMOVED BY A QUALIFIED PERSON BEFORE DEMOLITION OR ANY OTHER WORKS THAT MAY DISTURB THE EXISTING STRUCTURE.

3. **EXISTING COATINGS**
AN APPROPRIATE METHOD FOR PAINT REMOVAL AND DISPOSAL MUST BE DETERMINED, ESPECIALLY ON HISTORIC STRUCTURES. ADEQUATE SCREENING MUST BE PROVIDED TO THE PUBLIC AND SURROUNDING ENVIRONMENT DURING PAINT REMOVAL AND CLEANING OPERATIONS.

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Citation Certification ISO 9001 Quality management system

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02	26.09.25	DEVELOPMENT APPLICATION	-
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DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: WHS NOTES

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: N.T.S. AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C003 REV. -

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

PLEASE NOTE

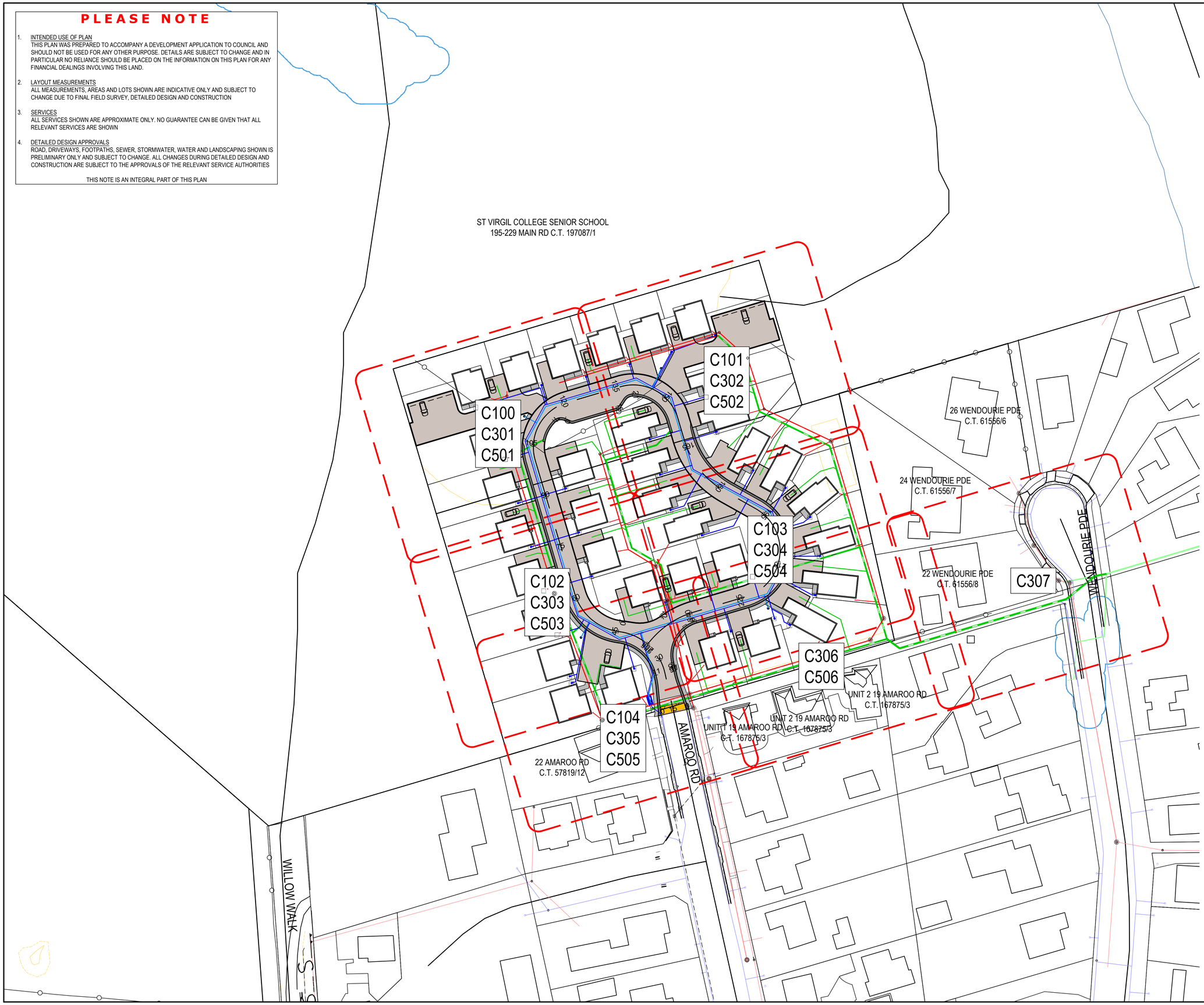
1. INTENDED USE OF PLAN
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.

2. LAYOUT MEASUREMENTS
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION

3. SERVICES
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN

4. DETAILED DESIGN APPROVALS
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN



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03	01.12.25	DEVELOPMENT APPLICATION	A

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: KEY PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C010 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

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ABN 27 014 609 900

Designer
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P (03) 6424 7161

Citation Certification ISO 9001 Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	01.12.25	DEVELOPMENT APPLICATION	-



LEGEND

- STORMWATER MAIN
- SEWER MAIN
- WATER MAIN
- EXISTING COMMS
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL

N

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: EXISTING SITE PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED:

SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C020 REV. -

Document Set ID: 3577578
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: N-25-279
DATE RECEIVED:

SITE BOUNDARY

SHARED ACCESS ROAD 1

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9 | UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 | UNIT 19 | UNIT 20 | UNIT 21 | UNIT 22 | UNIT 23 | UNIT 24 | UNIT 25 | UNIT 26 | UNIT 27 | UNIT 28 | UNIT 29 | UNIT 30 | UNIT 31 | UNIT 32 | UNIT 33 | UNIT 34

SUBSTATION

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

26 WENDOURIE PDE
C.T. 61556/6

24 WENDOURIE PDE
C.T. 61556/7

22 WENDOURIE PDE
C.T. 61556/8

22 AMAROO RD
C.T. 57819/12

AMAROO RD

UNIT 1 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

TRANSITION FROM KC KERB TO KCM KERB IN ACCORDANCE WITH TSD-SW11-V3

SAW CUT EXISTING SEAL AND PROVIDE SHORT ASPHALT TRANSITION FROM EXISTING SEAL INTO SITE PAVEMENT

ENHANCE TRANSITIONAL POINT, I.E ROAD HUMP OR PATTERNED CONCRETE, TO BE CONFIRMED

35mm THICK AC10 ASPHALT SEAL TO MUNICIPAL SPECIFICATIONS TRANSITION SECTION FROM EXISTING ROAD SURFACE ASPHALT TO EXTEND BEYOND BOUNDARY OF PUBLIC ROAD RESERVATION

NEW PUBLIC STORMWATER MAINS

LEGEND

- SUBSOIL DRAIN
- PROPOSED STORMWATER MAIN
- EXISTING STORMWATER MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE MAIN
- EXISTING WATER MAIN
- EXISTING GAS
- EXISTING COMMS
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- FIRE HYDRANT

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01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	29.10.25	DRAFT - UNDER REVIEW	A
04	31.10.25	DRAFT - UNDER REVIEW	B
05	06.11.25	DEVELOPMENT APPLICATION	C
06	01.12.25	DEVELOPMENT APPLICATION	D

PLEASE NOTE

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APPLICABLE AUSTRALIAN STANDARDS
& LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SITE PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: M.C.V.

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C030 REV. D

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
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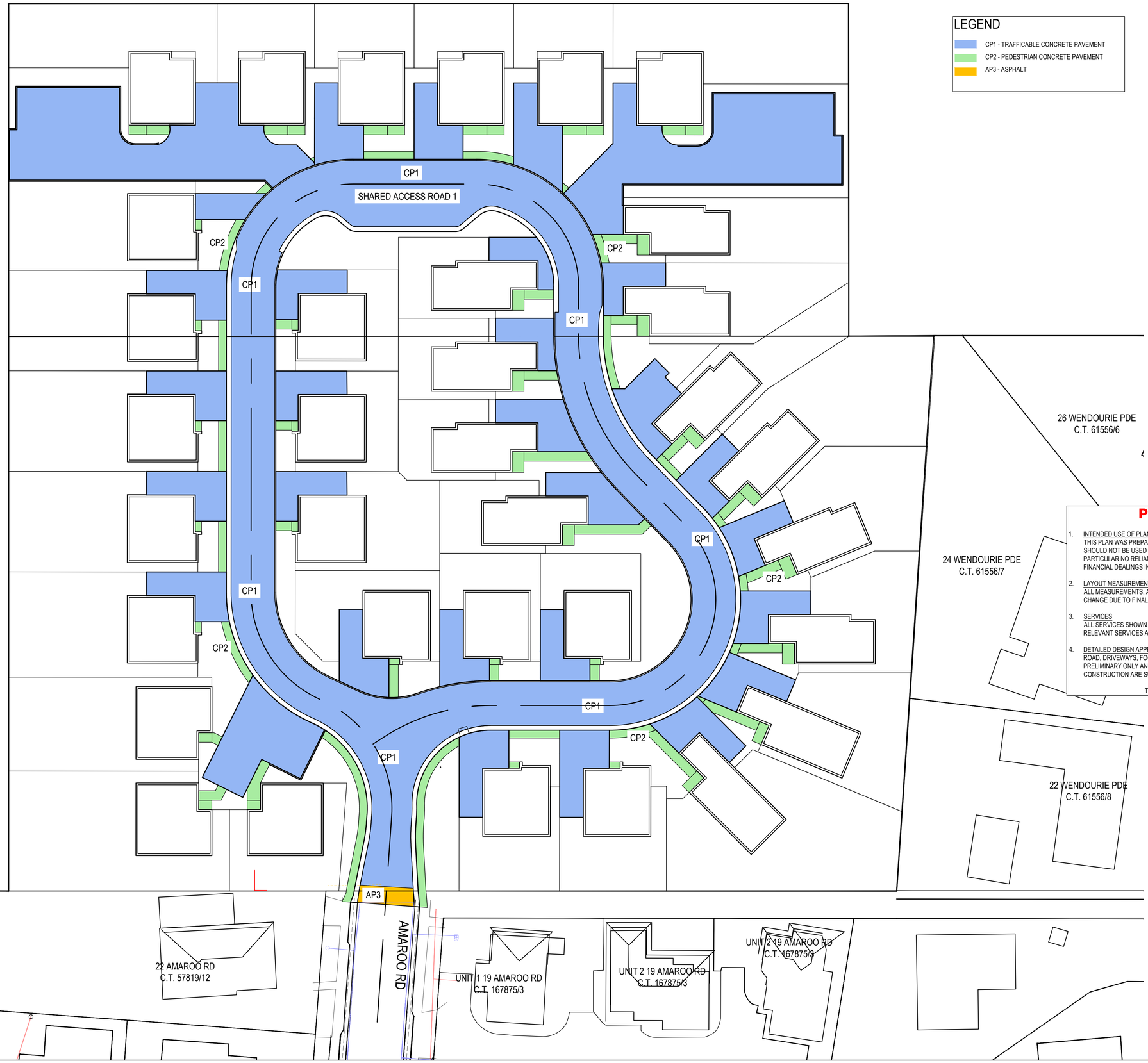
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Citation Certification ISO 9001 Quality management system

LEGEND

- CP1 - TRAFFICABLE CONCRETE PAVEMENT
- CP2 - PEDESTRIAN CONCRETE PAVEMENT
- AP3 - ASPHALT



ISSUE	DATE	ISSUED FOR	REV.
01	01.12.25	DEVELOPMENT APPLICATION	A

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: PAVEMENT TYPES PLAN

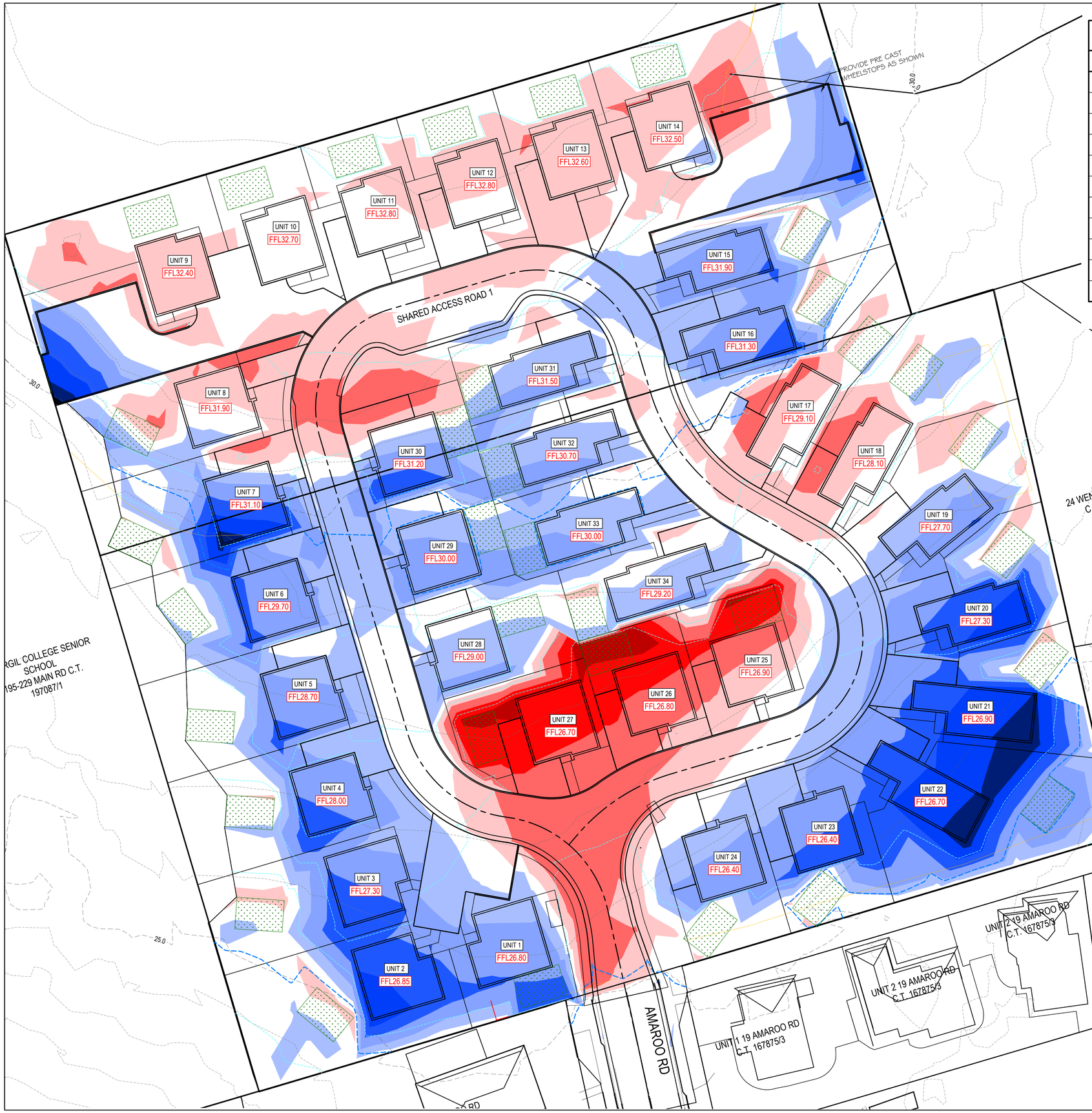
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: M.C.V.

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C031 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
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CUT FILL RANGES - LEGEND

NO.	RANGE MIN.	RANGE MAX.	COLOUR
1	-2.500	-2.000	CUT
2	-2.000	-1.500	
3	-1.500	-1.000	
4	-1.000	-0.500	
5	-0.500	-0.150	
6	0.150	0.500	
7	0.500	1.000	
8	1.000	1.500	
9	1.500	2.000	
10	2.000	2.500	FILL
11	2.500	3.000	

BULK EARTHWORKS NOTES:

AS2870:2011 SITE CLASSIFICATION - MIXED CLASS M & CLASS P
ANTICIPATED SUBGRADE CBR VALUES BASED ON DCP TESTING - 8-15%

ALL 'FFL' FLOOR LEVELS SHOWN ARE THE NOMINAL 'GROUND FLOOR FINISHED FLOOR LEVEL'

THE EARTHWORKS FOR THE SITE ARE REQUIRED TO BE CONDUCTED IN ACCORDANCE WITH THE CONTROLLED/STRUCTURAL FILL REQUIREMENTS OF AS3798-2007 EARTHWORKS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

THE PLACEMENT AND COMPACTION OF SELECT FILL MATERIALS SHALL BE CARRIED OUT AS FOLLOWS:

- ALL AREAS OF PROPOSED FILLING SHALL BE STRIPPED OF TOPSOIL AND FREE OF ORGANIC MATERIAL OR DELETERIOUS MATERIALS EXPOSING NATURAL SOIL;
- THE EXPOSED NATURAL SUBGRADE SOILS SHOULD BE PROOF ROLLED AND INSPECTED
- ALL WEAK AREAS WHICH DEFORM EXCESSIVELY UNDER ROLLING SHOULD BE REMOVED AND REPLACED WITH SELECTED CLEAN GRANULAR FILL MATERIAL;
- AREAS OF GROUNDWATER SEEPAGE WILL REQUIRE SUBSURFACE DRAINAGE
- CONTROLLED FILL SHOULD BE PLACED IN COMPACTED LAYERS NO GREATER THAN 200mm THICK
- EARTHWORKS FOR THE SELECTED FILL SHOULD BE COMPACTED TO ACHIEVE A MINIMUM DENSITY RATIO OF 95% STANDARD MAXIMUM DRY DENSITY; THE CLAY SHOULD BE PLACED AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM MOISTURE CONTENT (OMC)
- AN ASSESSMENT OF THE SELECTED FILL SHOULD BE CARRIED OUT TO DETERMINE IF IT IS SUITABLE FOR USE AS CONTROLLED FILL;

CONTOURS AND LEVELS SHOWN ARE EXISTING (GREY) AND FINISHED DESIGN SURFACE LEVELS (BLUE). **THE CUT AND FILL HATCH REPRESENTS THE DIFFERENCE BETWEEN THE EXISTING AND DESIGN SURFACE LEVELS AND DOES NOT ACCOUNT FOR SITE STRIPPING**

IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR TO SATISFY THEMSELVES OF THE ACCURACY OF ANY EARTHWORKS VOLUMES
- APPROXIMATE GROSS CUT VOLUME 1700 m³
- APPROXIMATE GROSS FILL VOLUME 3700m³

THE ABOVE VOLUME ESTIMATE DOES NOT 'BALANCE', HOWEVER IF IT IS ESTIMATED THAT AN AVERAGE DEPTH OF 250mm OF MATERIAL WILL BE IMPORTED TO SITE FOR PAVEMENTS, BUILDING SLABS, TOPSOIL ETC, THE RESULTING VOLUMES ARE:
- APPROXIMATE CUT VOLUME 3400m³
- APPROXIMATE LOCAL FILL VOLUME 2300m³
- NET - 1100m³ SURPLUS MATERIAL

VOLUMES ARE INDICATIVE, UNFACTORED AND DO NOT ACCOUNT FOR MATERIAL QUALITY OR PAVEMENT VOLUMES

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Citation Certification ISO 9001 Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	20.08.25	PRELIMINARY ISSUE	-
02	01.11.25	DEVELOPMENT APPLICATION	A

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SITE CUT AND FILL PLAN

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C040 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

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APPLICATION No.: PLN-25-279
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SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.000%	1.250%	
2	1.250%	4.000%	
3	4.000%	8.000%	
4	8.000%	12.500%	
5	12.500%	25.000%	
6	25.000%	300.000%	

FLAT
GENTLE
MODERATE
STEEP
VERY STEEP - MOWABLE
EXTREMELY STEEP

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Citation Certification ISO 9001 Quality management system

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02	28.11.25	DEVELOPMENT APPLICATION	A

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& LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SITE SLOPES
SITE PLAN

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C041 REV. A

Document Set ID: 3577578
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GLENORCHY CITY COUNCIL
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57 Best Street
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Citation Certification
ISO 9001
Quality management system

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

PROVIDE PRE CAST WHEELSTOPS AS SHOWN

26 WENDOURIE PDE
C.T. 61556/6

24 WENDOURIE PDE
C.T. 61556/7

22 WENDOURIE PDE
C.T. 61556/8

B3

HL

PAINTED HOLDING LINE GIVE WAY INTERSECTION IN ACCORDANCE WITH TSD-RF01-V3, B3 LENGTH 13.5m LONG

INSTALL GIVEWAY SIGN TO STANDARD DRAWING TSD-RD23-v3 AT INTERSECTION, CODE R1-2

R1-2
GIVE WAY

R4-1(20)
20
INSTALL 20km/h SPEED SIGN TO STANDARD DRAWING TSD-RD23-v3 AT ENTRANCE, CODE R1-1A20

22 AMAROO RD
C.T. 57819/12

AMAROO RD

UNIT 1 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: TRAFFIC FACILITIES PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: M.C.V.

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C042 REV. A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
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PLEASE NOTE

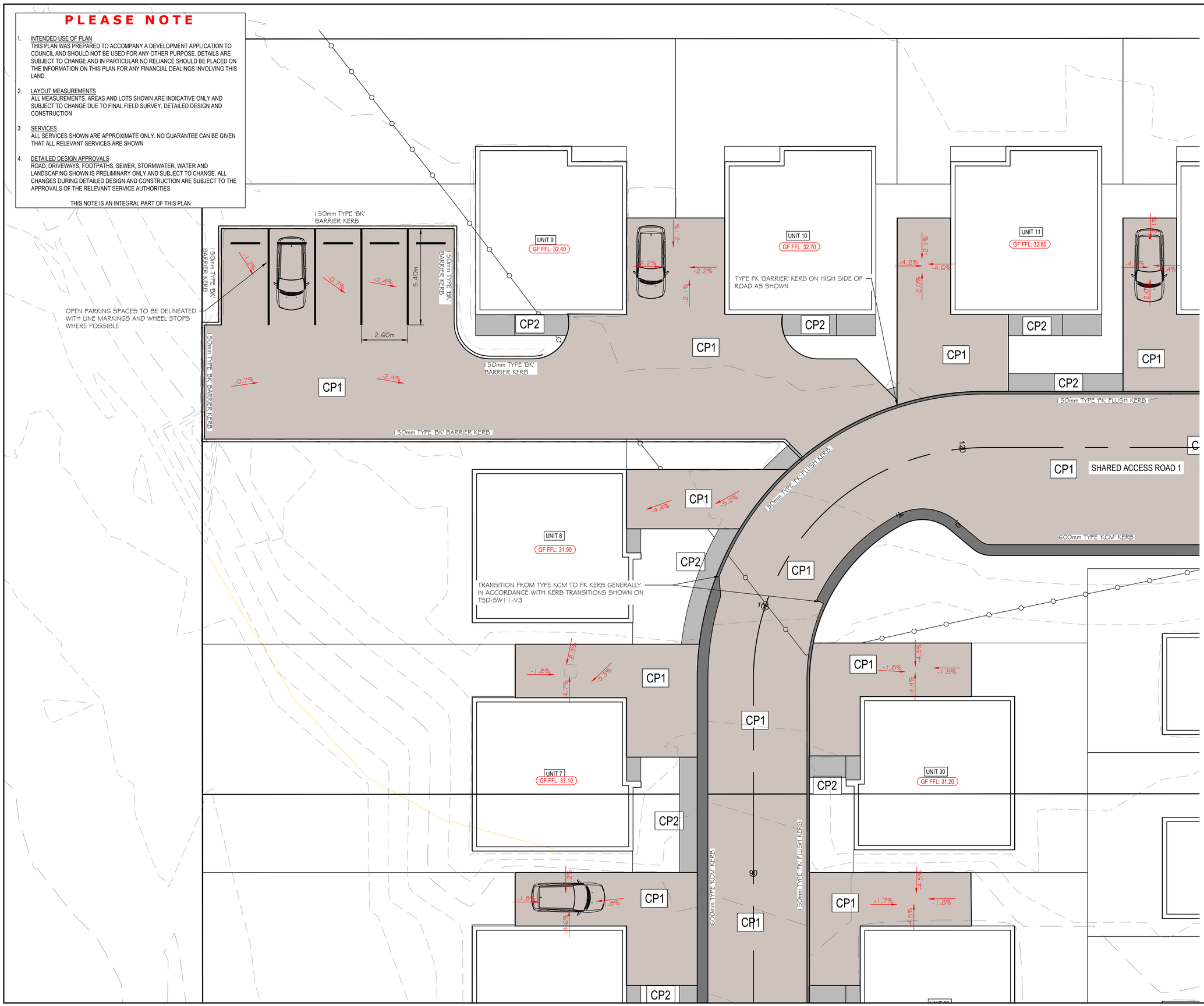
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Citation Certification ISO 9001 Quality management system

LEGEND

- RETAINING WALL EXTERNAL TO UNIT
- RETAINING WALL WITH VEHICLE BARRIER
- RETAINING WALL INTEGRAL TO UNIT

NOTE: RETAINING WALL LOCATIONS TO BE CONFIRMED

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01	11.09.25	FOR COMMENT	-
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 1

DESIGNED: DRAWN: CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C100 REV. A

Document Set ID: 3577578
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3. SERVICES
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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

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P (03) 6424 7161

Citation Certification ISO 9001 Quality management system

OPEN PARKING SPACES TO BE DELINEATED WITH LINE MARKINGS AND WHEEL STOPS WHERE POSSIBLE

TRANSITION FROM TYPE KCM TO FK KERB GENERALLY IN ACCORDANCE WITH KERB TRANSITIONS SHOWN ON TSD-SW11-V3

LEGEND

- RETAINING WALL EXTERNAL TO UNIT
- RETAINING WALL WITH VEHICLE BARRIER
- RETAINING WALL INTEGRAL TO UNIT

NOTE: RETAINING WALL LOCATIONS TO BE CONFIRMED

ISSUE	DATE	ISSUED FOR	REV.
01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	A

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C102 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: SA-25-279
DATE RECEIVED:

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

UNIT 6
GF FFL: 29.70

UNIT 5
GF FFL: 28.70

UNIT 4
GF FFL: 28.00

UNIT 3
GF FFL: 27.30

UNIT 2
GF FFL: 26.85

UNIT 1
GF FFL: 26.80

UNIT 29
GF FFL: 30.00

UNIT 28
GF FFL: 29.00

UNIT 27
GF FFL: 26.70

CP1
CP2

600mm TYPE KCM KERB
150mm TYPE FK FLUSH KERB
150mm TYPE BK BARRIER KERB
150mm TYPE 'BK' BARRIER KERB

TRANSITION TO BARRIER KERB FROM FLUSH KERB
TRANSITION TO FLUSH KERB FROM BARRIER KERB
TYPE KCM KERB ON LOW SIDE OF ROAD AS SHOWN
PAINTED HOLDING LINE GIVE WAY INTERSECTION IN ACCORDANCE WITH TSD-RF01-V3

SUBSTATION

-1.8%
-4.3%
-1.7%
-4.7%
-4.4%
-4.6%
-5.6%
-2.4%
-2.8%

75
60
49
30
11
9
6.10m

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Citation Certification ISO 9001 Quality management system

LEGEND

- RETAINING WALL EXTERNAL TO UNIT
- RETAINING WALL WITH VEHICLE BARRIER
- RETAINING WALL INTEGRAL TO UNIT

NOTE: RETAINING WALL LOCATIONS TO BE CONFIRMED

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 3

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C102 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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Citation Certification ISO 9001 Quality management system

24 WENDOURIE PDE C.T. 61556/7

22 WENDOURIE F C.T. 61556/8

UNIT 33 GF FFL: 30.00
UNIT 34 GF FFL: 29.20
UNIT 26 GF FFL: 26.80
UNIT 25 GF FFL: 26.90
UNIT 24 GF FFL: 26.40
UNIT 23 GF FFL: 26.40
UNIT 22 GF FFL: 26.70
UNIT 21 GF FFL: 26.90
UNIT 20 GF FFL: 27.30
UNIT 19 GF FFL: 27.70
UNIT 18 GF FFL: 28.10

CP1 CP2

150mm TYPE 'KCM' KERB
150mm TYPE 'FK' FLUSH KERB
150mm TYPE 'BK' BARRIER KERB
600mm TYPE 'KCM' KERB
TRANSITION TO BARRIER KERB FROM FLUSH KERB
TRANSITION TO FLUSH KERB FROM BARRIER KERB

LEGEND

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

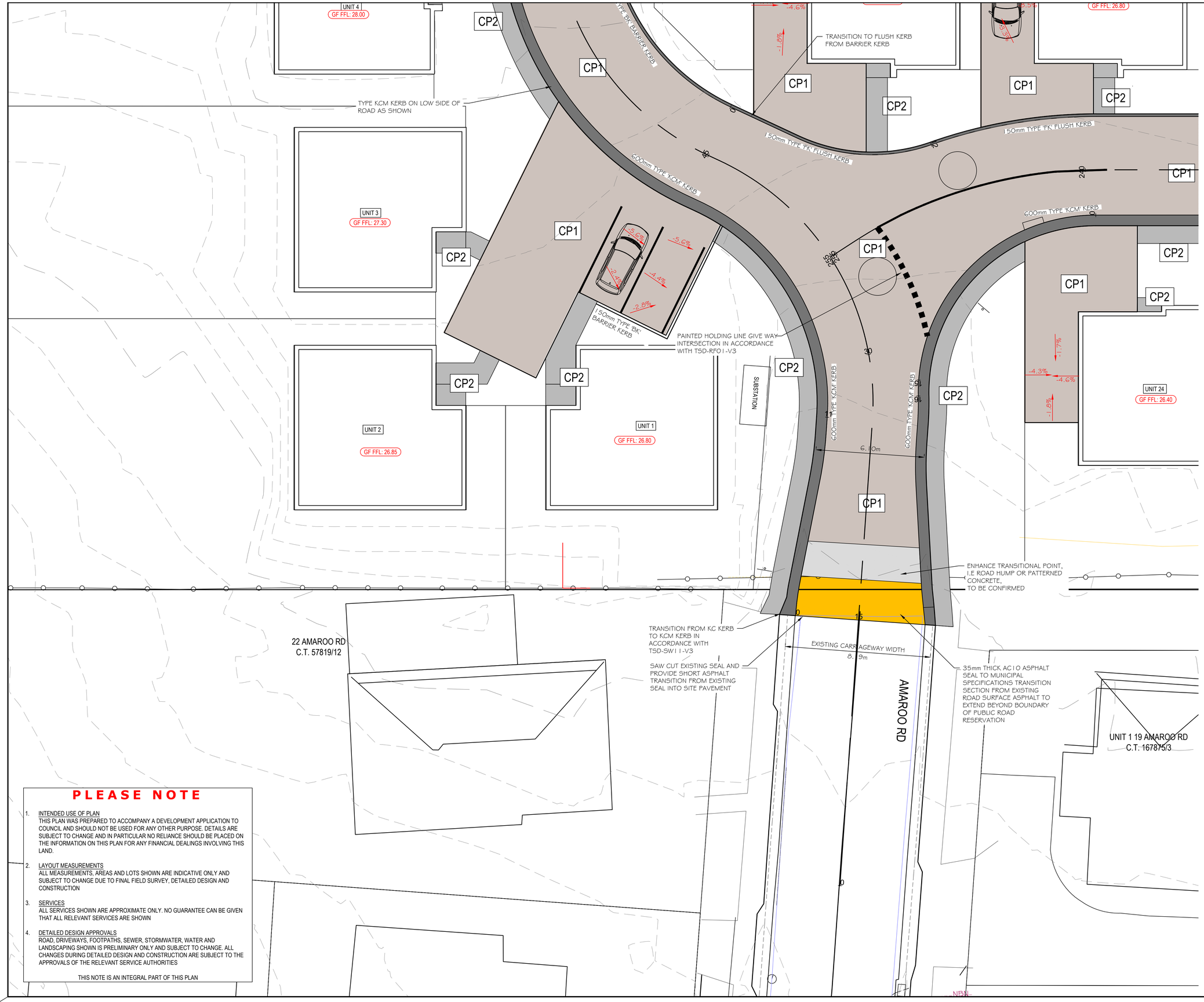
DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 4

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C103 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026



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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: -25-2
DATE RECEIVED:

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© Cibalon Certification
ISO 9001
Quality management system

LEGEND

- RETAINING WALL EXTERNAL TO UNIT
- RETAINING WALL WITH VEHICLE BARRIER
- RETAINING WALL INTEGRAL TO UNIT

NOTE: RETAINING WALL LOCATIONS TO BE CONFIRMED

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 5

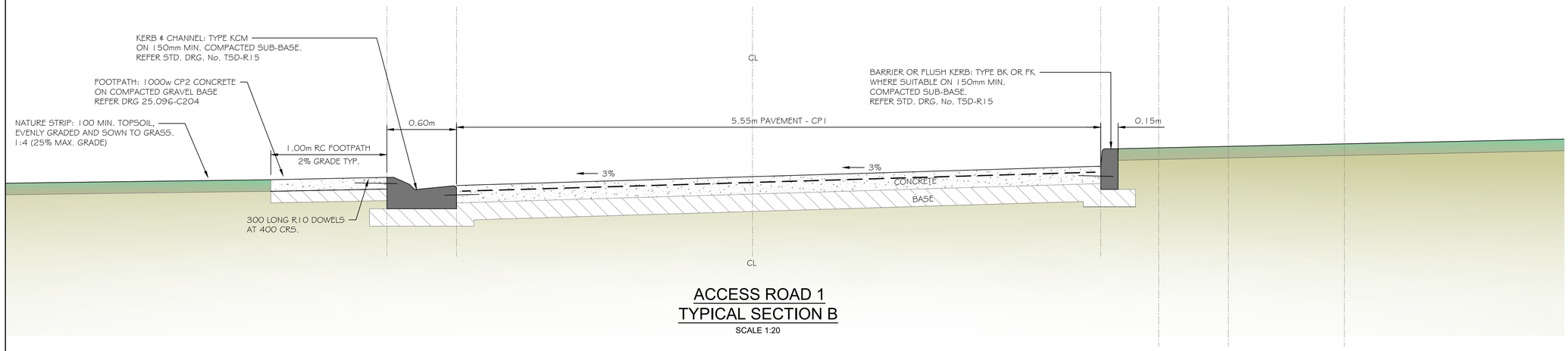
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

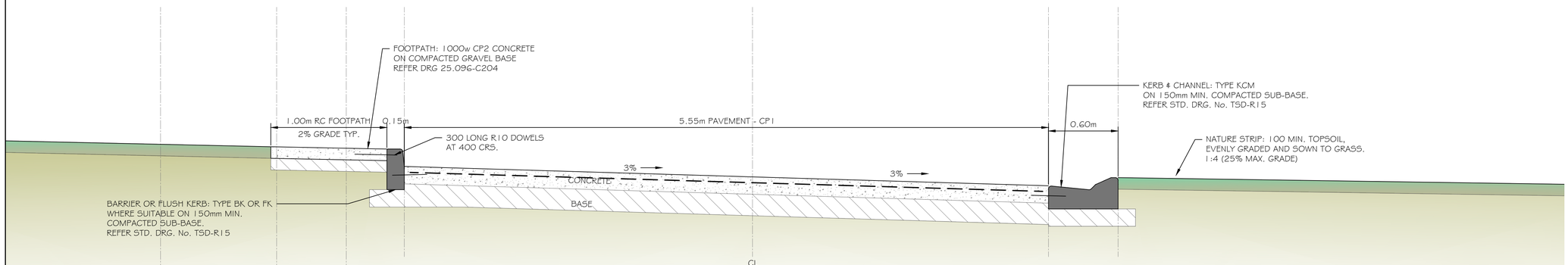
PROJECT No. 25.096 DRAWING No. C104 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

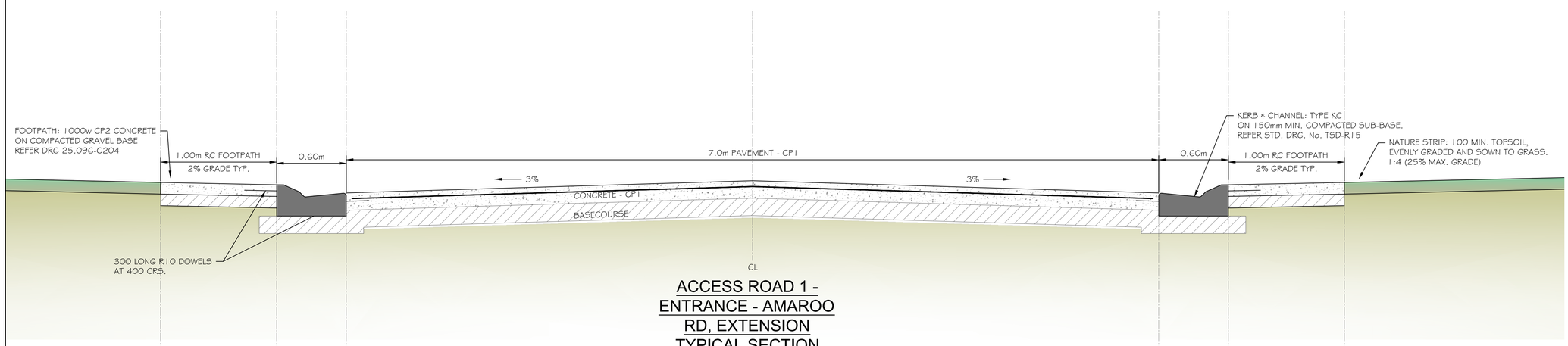
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: N-25-279
DATE RECEIVED:



ACCESS ROAD 1
TYPICAL SECTION B
SCALE 1:20



ACCESS ROAD 1
TYPICAL SECTION A
SCALE 1:20



ACCESS ROAD 1 -
ENTRANCE - AMAROO RD, EXTENSION
TYPICAL SECTION
SCALE 1:100

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Designer
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Citation Certification ISO 9001 Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ACCESS ROAD 1 SECTIONS AND DETAILS SHEET 1

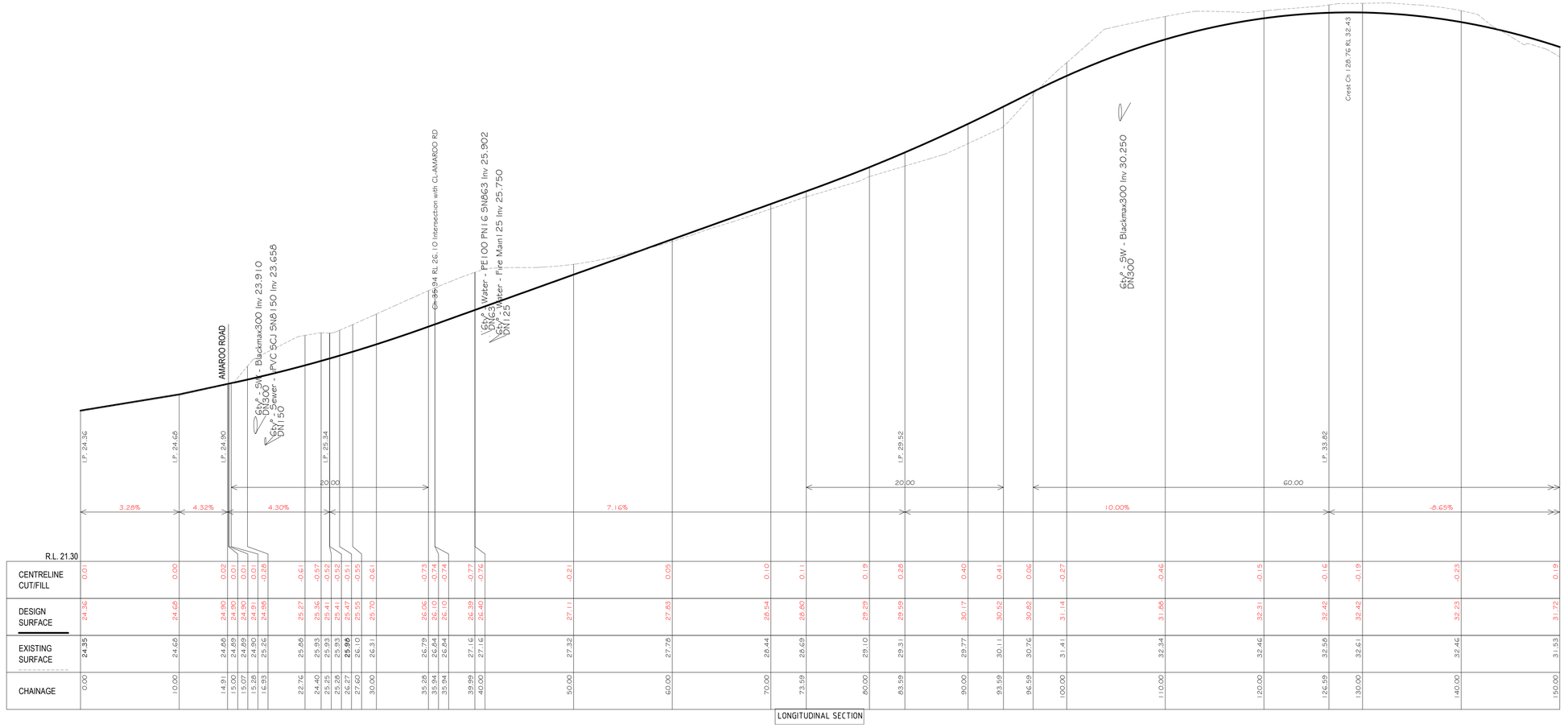
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED:

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C200 REV. A

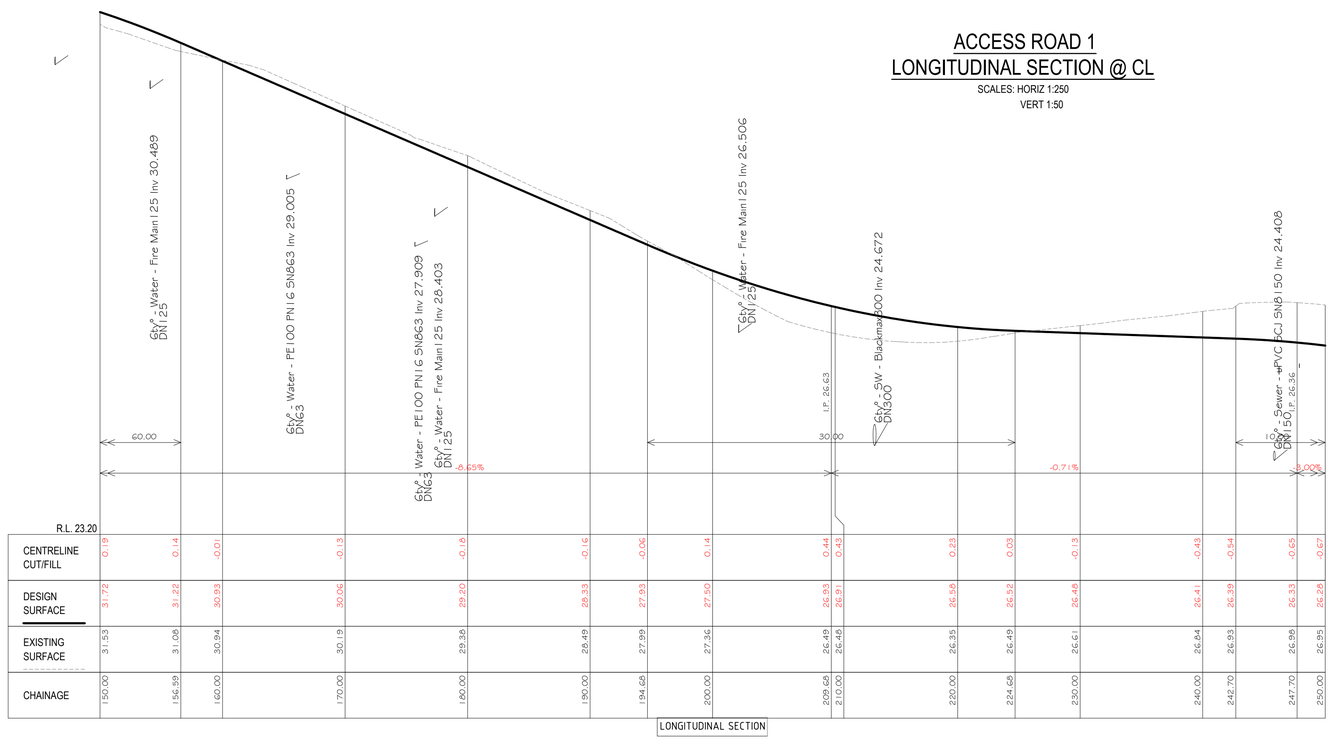
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:


AMAROO ROAD
6ty° - 5W - Blackmax300 Inv 23.910
DN300
6ty° - PVC SCJ SN8 150 Inv 23.658
DN150
Ch 35.94 RL 26.10 Intersection with CL-AMAROO RD
6ty° - Water - PE100 PN16 SN863 Inv 25.902
DN63
6ty° - Water - Fire Main 125 Inv 25.750
DN125
6ty° - 5W - Blackmax300 Inv 30.250
DN300
Crest Ch 128.76 RL 32.43
I.P. 24.36
I.P. 24.65
I.P. 24.90
I.P. 25.34
I.P. 29.52
I.P. 33.82
20.00
20.00
60.00
3.28%
4.32%
4.30%
7.16%
10.00%
-8.65%
R.L. 21.30
CENTRELINE CUT/FILL
DESIGN SURFACE
EXISTING SURFACE
CHAINAGE
0.01 0.00 0.02 0.01 0.01 -0.28 -0.61 -0.57 -0.52 -0.51 -0.55 -0.61 -0.73 -0.74 -0.74 -0.77 -0.76 -0.21 0.05 0.10 0.11 0.19 0.28 0.40 0.41 0.06 -0.27 -0.46 -0.15 -0.16 -0.19 -0.23 0.19
24.36 24.65 24.90 24.90 24.91 24.98 25.27 25.36 25.41 25.41 25.47 25.55 25.70 26.06 26.10 26.10 26.39 26.40 27.11 27.83 28.54 28.60 29.29 29.59 30.17 30.52 30.82 31.14 31.65 32.31 32.42 32.42 32.23 31.72
24.35 24.66 24.85 24.89 24.89 24.90 25.26 25.66 25.93 25.93 25.95 26.10 26.31 26.79 26.84 26.84 27.16 27.16 27.32 27.78 28.44 28.69 29.10 29.31 29.77 30.11 30.52 30.76 31.41 32.34 32.46 32.56 32.61 32.46 31.53
0.00 10.00 14.91 15.00 15.07 15.28 16.93 22.76 24.40 25.25 25.28 26.27 27.60 30.00 35.28 35.94 35.94 39.99 40.00 50.00 60.00 70.00 73.59 80.00 83.59 90.00 93.59 96.59 100.00 110.00 120.00 126.59 130.00 140.00 150.00
LONGITUDINAL SECTION

ACCESS ROAD 1
LONGITUDINAL SECTION @ CL

SCALES: HORIZ 1:250
VERT 1:50



ACCESS ROAD 1
LONGITUDINAL SECTION @ CL

SCALES: HORIZ 1:250
VERT 1:50

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Citation Certification ISO 9001 Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ROAD 1 LONGITUDINAL SECTIONS

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED:

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C202 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

AMAROO RD EXTENSION CONSTRUCTION TYPE

ROAD TYPE - URBAN TYPE 4 RESIDENTIAL PRIVATE LOCAL THROUGH ROAD (SEE TSD-R06)
7.0m CARRIAGEWAY WIDTH - FULL WIDTH CONSTRUCTION
CP1 PAVEMENT - REFER DETAIL DRG. 25.096-C204

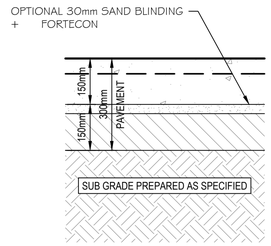
PREPARATION FOR ROADWAY

STRIP OFF TOPSOIL AND VEGETATION. EXCAVATE TO SUBGRADE AND PROOF ROLL. EXCESS MATERIAL IS TO BE REMOVED FROM SITE BY THE CONTRACTOR UNLESS INSTRUCTED OTHERWISE BY THE SUPERINTENDENT.

IF NECESSARY BACKFILL TO THE UNDERSIDE OF BASE MATERIAL IN CONTROLLED COMPACTED LAYERS (200mm MAX.) WITH APPROVED SUBGRADE MATERIAL FROM SITE.
WHERE REQUIRED, ANY SHORTFALL OF MATERIAL FOR THE FORMATION OF THE SUBGRADE IS TO BE IMPORTED AND BE OF EQUAL QUALITY TO THE EXISTING SUBGRADE.
WHERE FILLING IS REQUIRED COMPLETE PROOF ROLL AND OBTAIN TEST RESULTS ON SURFACE LEVEL OF PLACED SUBGRADE FORMATION.

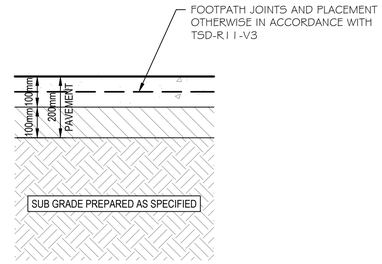
ALL IMPORTED MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT.

THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING SUB-GRADE IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS



CP1 CONCRETE DRIVEWAY TRAFFICABLE PAVEMENT TYPICAL

SCALE 1:10



CP2 CONCRETE PEDESTRIAN TRAFFICABLE PAVEMENT TYPICAL

SCALE 1:10

CP1 - PAVEMENT COMPOSITION

TARGET SUBGRADE CBR = 6% MIN. (APPROX 100kPa)

CONCRETE
THICKNESS - 150mm
CONCRETE GRADE - N32
REINFORCEMENT - SL92 40 COVER
VAPOUR BARRIER - FORTECON MEMBRANE
FINISH - BROOM FINISH
PLACED IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS AND DRAWINGS TSD-R09-V3

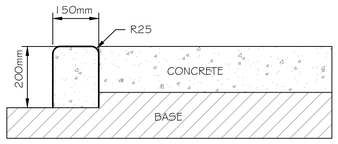
BASE - BASE CLASS A (CLASS 2/3)
THICKNESS - 150mm
20-40mm FCR COMPACTED MATERIAL CONFORMING TO, PLACED AND TESTED IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.

CP2 - PAVEMENT COMPOSITION

TARGET SUBGRADE CBR = 4% MIN. (APPROX 100kPa)

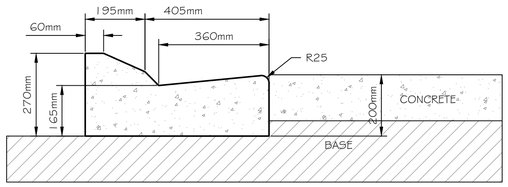
CONCRETE
THICKNESS - 100mm
CONCRETE GRADE - N32
REINFORCEMENT - SL72 40 COVER
FINISH - BROOM FINISH
PLACED IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS AND DRAWINGS TSD-R11-V3

BASE - BASE CLASS A (CLASS 2/3)
THICKNESS - 100mm
20-40mm FCR COMPACTED MATERIAL CONFORMING TO, PLACED AND TESTED IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.



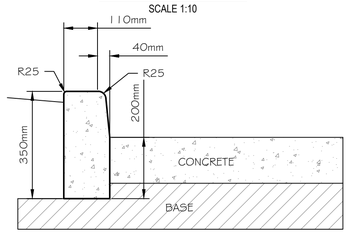
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SCALE 1:10



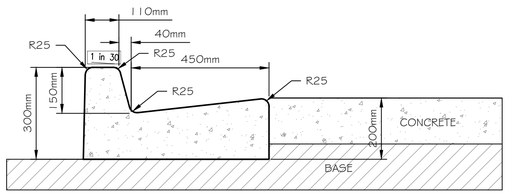
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SCALE 1:10



TYPE BK KERB

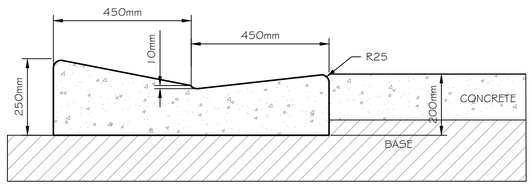
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TYPE KC KERB

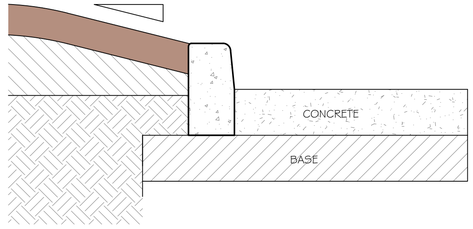
SCALE 1:10

ALL KERB IS TO BE INSTALLED IN ACCORDANCE WITH TSD-R14-V3 AND TSD-R15-V3



TYPE KC KERB

VEHICULAR CROSSING
SCALE 1:10



TYPICAL VEGETATED ISLANDS DETAIL

SCALE 1:10

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Citation Certification ISO 9001 Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ROAD DETAILS
SECTIONS AND DETAILS

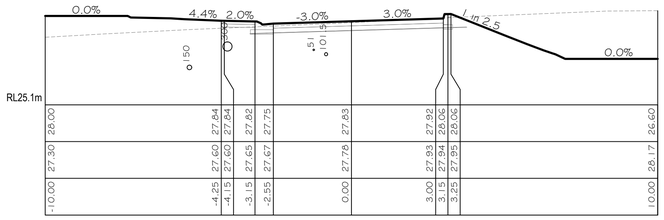
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C204 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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EXISTING ROAD

ROAD 1 - CROSS SECTIONS

SCALE 1:100

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ROAD 1 CROSS SECTIONS
SHEET 1

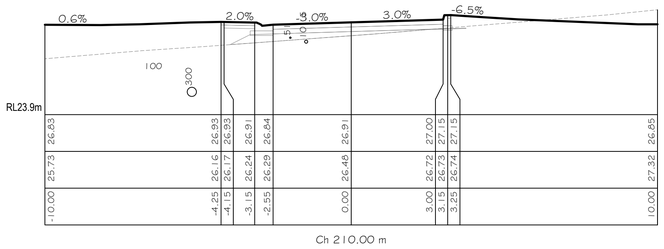
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

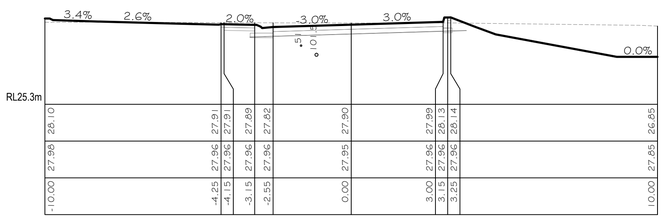
PROJECT No. 25.096 DRAWING No. C210 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

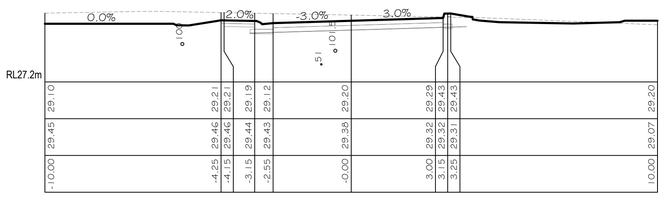
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:



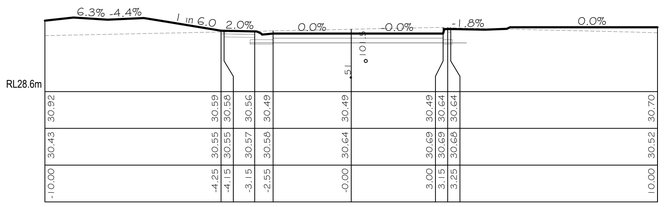
Ch 210.00 m



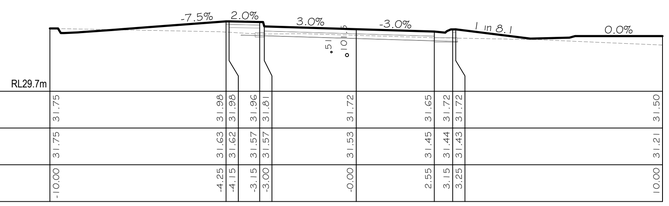
Ch 195.00 m



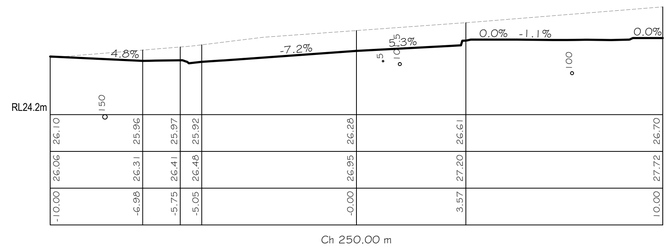
Ch 180.00 m



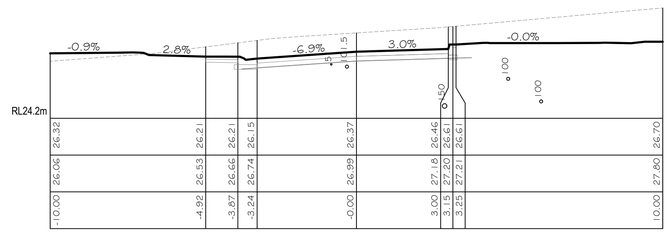
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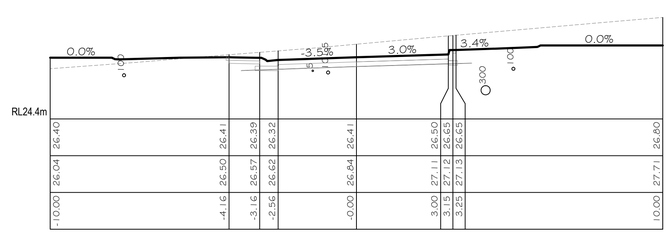
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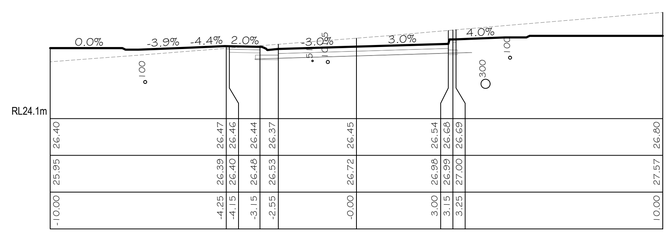
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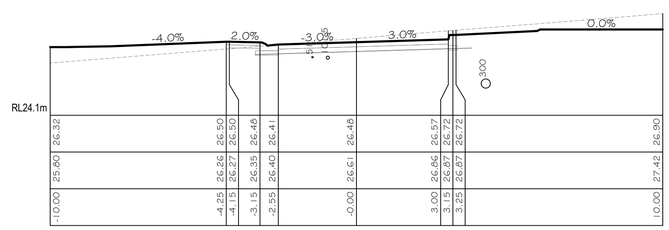
Ch 245.00 m



Ch 240.00 m



Ch 235.00 m



Ch 230.00 m

ROAD 1 - CROSS SECTIONS

SCALE 1:100

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Designer
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Citation Certification ISO 9001 Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ROAD 1 CROSS SECTIONS
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C211 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

SITE BOUNDARY

LEGEND

- SUBSOIL DRAIN
- PROPOSED STORMWATER MAIN
- EXISTING STORMWATER MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE MAIN
- EXISTING WATER MAIN
- EXISTING GAS
- EXISTING COMMS
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- FIRE HYDRANT

SHARED ACCESS ROAD 1

C100 C301 C501

C101 C302 C502

C102 C303 C503

C103 C304 C504

C104 C305 C505

C306 C506

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24
UNIT 25
UNIT 26
UNIT 27
UNIT 28
UNIT 29
UNIT 30
UNIT 31
UNIT 32
UNIT 33
UNIT 34

SUBSTATION

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T.
197087/1

26 WENDOURIE PDE
C.T. 61556/6

24 WENDOURIE PDE
C.T. 61556/7

22 WENDOURIE PDE
C.T. 61556/8

22 AMAROO RD
C.T. 57819/12

AMAROO RD

UNIT 1 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

SITE STORMWATER CONNECTION

DEVELOPMENT STORMWATER DISCHARGE POINT AT STORMWATER MANHOLE RR240/02

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Citation Certification ISO 9001 Quality management system

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2. LAYOUT MEASUREMENTS
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3. SERVICES
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4. DETAILED DESIGN APPROVALS
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER KEY PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C300 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

PLEASE NOTE

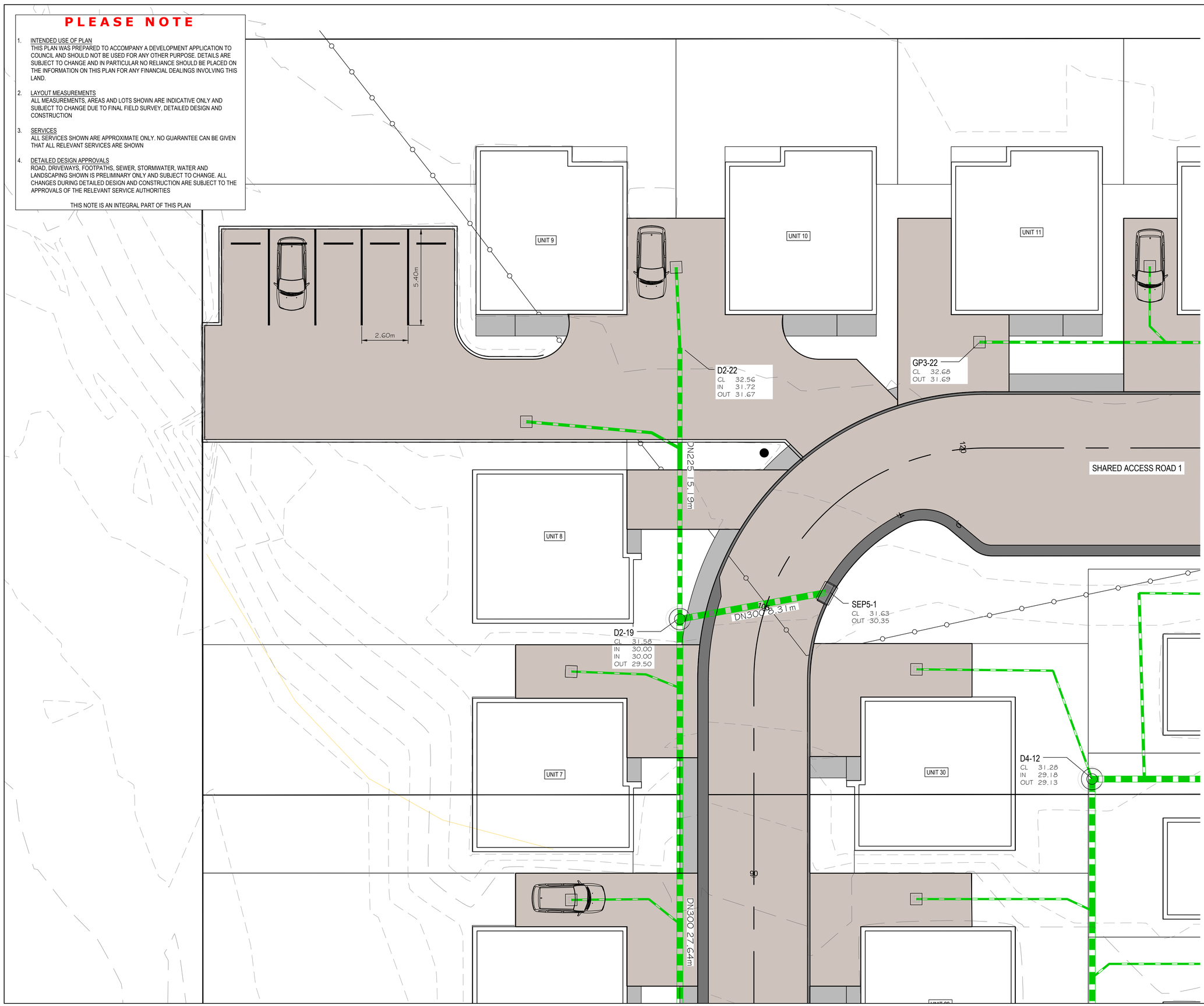
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 1

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C301 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
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UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 31
UNIT 32

DN225 9.86m
DN300 46.46m
DN300 9.94m
DN300 15.14m
DN300 5.81m
DN300 14.87m
DN300 21.85m

5.40m
2.60m

D3-17
CL 31.62
IN 30.53
OUT 30.48

D3-15
CL 31.14
IN 29.89
OUT 29.84

D3-12
CL 30.23
IN 28.70
OUT 28.65

SEP4-15
CL 30.82
OUT 29.75

D4-14
CL 30.60
IN 29.60
OUT 29.55

AD 1
13
12
15
14
16

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

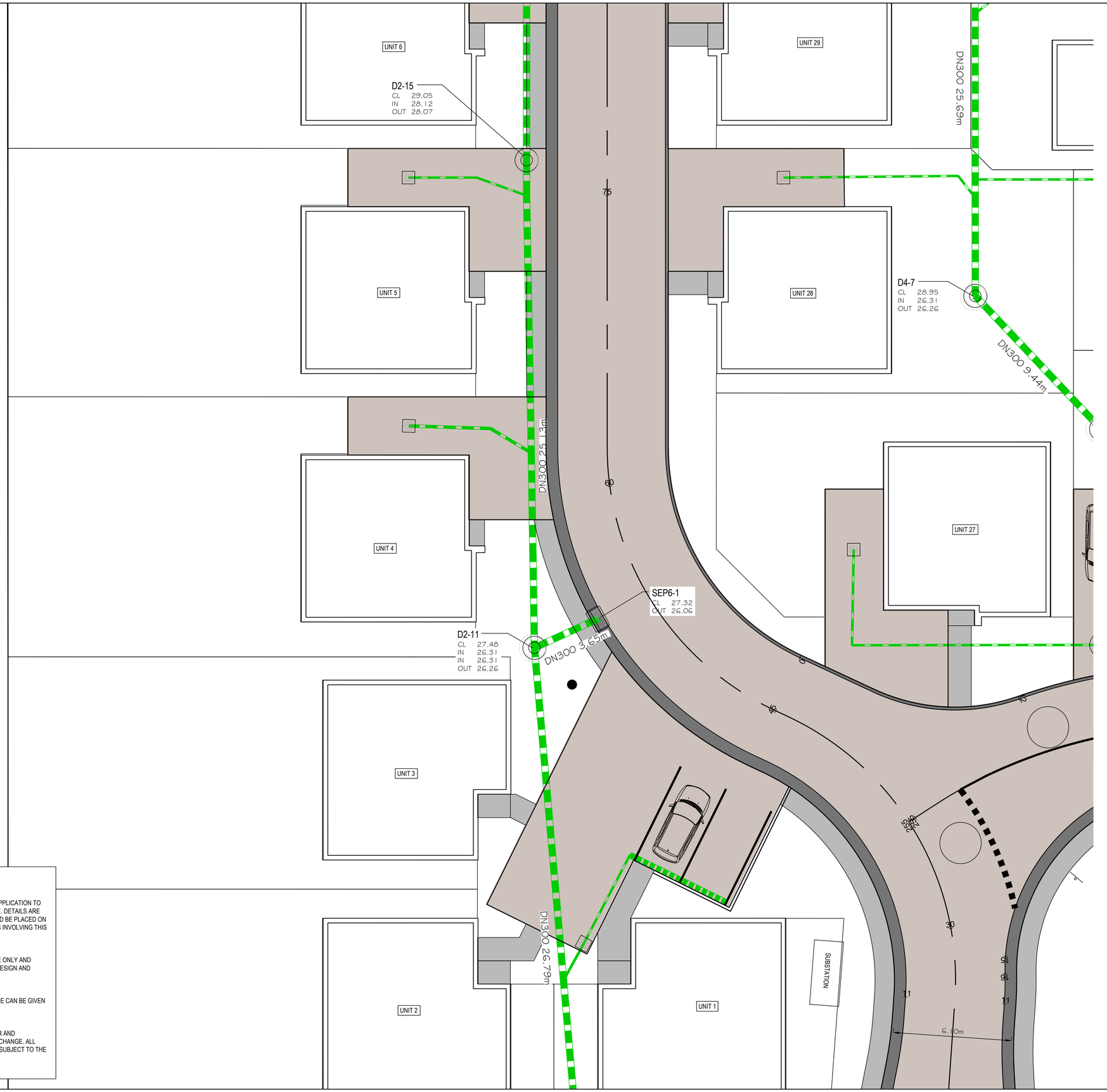
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C302 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1



PLEASE NOTE

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 3

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C303 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

UNIT 33

UNIT 34

UNIT 18

UNIT 19

UNIT 26

UNIT 25

UNIT 20

UNIT 21

UNIT 22

UNIT 24

UNIT 23

D4-6
CL 26.75
IN 25.6
OUT 25.55

D4-4
CL 26.66
IN 25.32
OUT 25.27

SEP4-2
CL 26.76
IN 24.60
OUT 24.55

D3-8
CL 27.64
IN 26.25
OUT 26.20

D3-3
CL 25.75
IN 24.13
IN 24.13
OUT 24.08

DN300 11.12m

DN300 33.67m

DN300 29.56m

DN300 21.21m

DN300 7.10m

DN300 26.86m

220

225

24 WENDOURIE PDE
C.T. 61556/7

22 WENDOURIE F
C.T. 61556/8

6ty°

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P (03) 6424 7161

Citation Certification ISO 9001 Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	A

PLEASE NOTE

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ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION

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APPLICABLE AUSTRALIAN STANDARDS
& LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 4

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C304 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: N-25-279
DATE RECEIVED:

UNIT 4

UNIT 3

UNIT 2

UNIT 1

UNIT 24

SUBSTATION

SEP6-1
CL 27.32
OUT 26.06

D2-11
CL 27.48
IN 26.31
IN 26.31
OUT 26.26

DN300 3.65m

DN300 26.79m

D4-4
CL 26.66
IN 25.32
OUT 25.27

DN300 5.11m

DN300 7.17m

SEP2-8
CL 24.88
IN 24.03
OUT 23.98

D2-9
CL 25.70
IN 24.39
OUT 24.34

SEP2-7
CL 24.96
IN 23.84
OUT 23.79

6.10m

22 AMAROO RD
C.T. 57819/12

AMAROO RD

UNIT 1 19 AMAROO RD
C.T. 167875/3

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 5

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C305 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

SEP4-2
CL 26.76
IN 24.60
OUT 24.55

DN300 33.67m

225

UNIT 20

DN300 21.21m

D3-3
CL 25.75
IN 24.13
IN 24.13
OUT 24.08

DN300 7.10m

UNIT 21

UNIT 22

DN300 26.26m

UNIT 24

UNIT 23

22 WENDOURIE PDE
C.T. 61556/8

D1-4
CL 23.95
IN 22.60
IN 22.60
OUT 22.55

CONFIRM/LOCATE EXISTING SERVICES WITHIN WALKWAY PRIOR TO CONSTRUCTION

DN300 59.44m

DN375 4.43m

NEW COUNCIL STORMWATER MAIN IN WALKWAY

EXISTING PUBLIC WALKWAY

T 1 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

D1-3
CL 23.61
IN 22.50
OUT 22.45

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 6

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C306 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

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URIE PDE
556/8

22 WENDOURIE PDE
C.T. 615556/8

SEP1-2
CL 20.91
IN 19.75
OUT 19.68

D1-2
CL 20.31
IN 19.00
OUT 18.95

35 WENDOURIE PDE
C.T. 83689/1

UPGRADE EXISTING SIDE ENTRY PIT RR240A/01A TO NEW 'TYPE 2' LINTEL UNIT

EXISTING DN300 STORMWATER MAIN ID124887

EXISTING DN375 STORMWATER MAIN

OCATE EXISTING
VITHIN WALKWAY
ONSTRUCTION

OVERHEAD POWER

STORMWATER MAIN IN WALKWAY

DN375 48.75m

EXISTING POWER POLE

CONNECT INTO EXISTING MANHOLE PIT LOCATION AND LEVEL INFERRED CONFIRM LOCATION, AND INVERT, LEVELS AND SUITABILITY OF EXISTING STORMWATER MANHOLE RR240/02

NEW DN375 STORMATER ACROSS STREET FULLY REINSTATE PAVEMENT IN ACCORDANCE WITH T5D-G01-V3

SW TO PASS UNDER SEWER MAIN

20 WENDOURIE PDE
C.T. 148511/1

WENDOURIE PDE

EXISTING DN300 STORMWATER MAIN

EXISTING SAG PIT

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 7

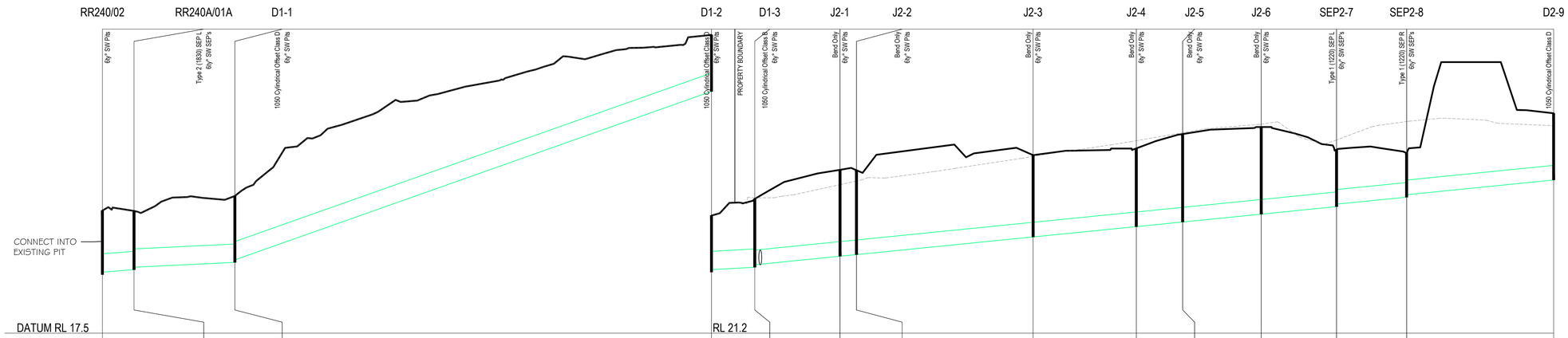
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C307 REV. A

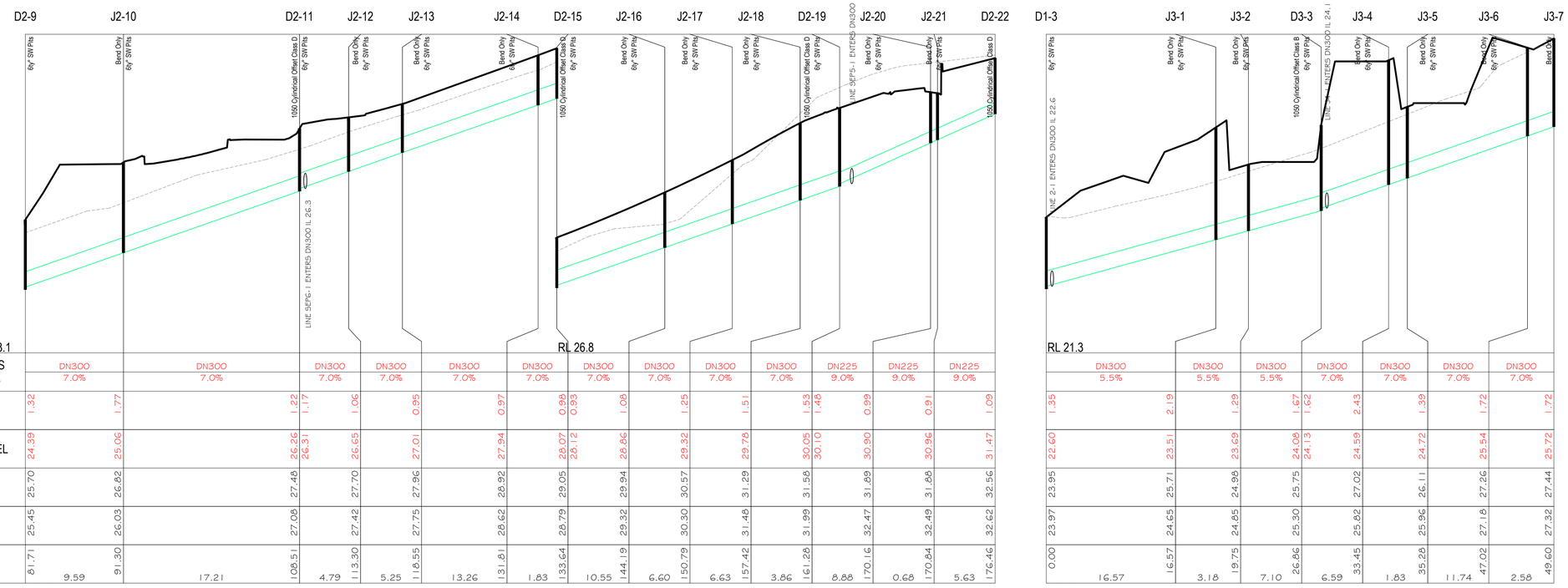
Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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	RR240/02		RR240A/01A		D1-1			D1-2	D1-3		J2-1	J2-2		J2-3		J2-4		J2-5		J2-6		SEP2-7		SEP2-8		D2-9
PIPE DETAILS		DN375		DN375		DN375			DN375	DN300		DN300	DN300		DN300		DN300		DN300		DN300		DN300		DN300	
GRADIENT %		1.5%		1.0%		7.1%			1.1%	2.0%		2.0%	2.0%		2.0%		2.0%		2.0%		2.0%		2.0%		2.0%	
DEPTH	1.26		1.20	1.15		1.36	1.31	1.16	1.11	1.40	1.35	1.77	1.73		1.67		1.60		1.80		1.78		1.17	1.12	0.90	0.85	1.37
INVERT LEVEL	18.75		18.80	18.85		18.95	19.00	22.45	22.50	22.55	22.60	22.76	22.81		23.17		23.36		23.48		23.64		23.79	23.84	23.98	24.03	24.34
FINISHED SURFACE	20.01		20.00			20.31		23.61		23.95		24.54	24.54		24.84		24.98		25.28		25.42		24.96		24.88		25.70
EXISTING SURFACE	20.01		20.00			20.31		23.61		23.97		24.24	24.31		24.82		25.14		25.31		25.48		25.15		25.53		25.45
CHAINAGE	0.00	3.23	3.23		10.31	13.55		62.30		66.73	0.00	8.72	8.72	1.68	10.40	18.07	28.47	10.56	39.03	4.74	43.77	8.03	51.80	7.71	59.51	7.17	66.68	15.03	81.71

LINE 1



	D2-9		J2-10		D2-11	J2-12	J2-13		J2-14	D2-15	J2-16	J2-17	J2-18	J2-19	J2-20	J2-21	D2-22
PIPE DETAILS		DN300		DN300		DN300	DN300	DN300		DN300	DN300	DN300	DN300	DN300	DN225	DN225	DN225
GRADIENT %		7.0%		7.0%		7.0%	7.0%	7.0%		7.0%	7.0%	7.0%	7.0%	7.0%	9.0%	9.0%	9.0%
DEPTH	1.32		1.77		1.22	1.17	1.06	0.95	0.97	0.98	0.93	1.08	1.25	1.51	1.53	1.48	0.99	0.91	1.09
INVERT LEVEL	24.39		25.06		26.26	26.31	26.65	27.01	27.94	28.07	28.12	28.86	29.32	29.78	30.05	30.10	30.90	30.96	31.47
FINISHED SURFACE	25.70		26.82		27.48		27.70	27.96	28.92	29.05		29.94	30.57	31.29	31.58		31.89	31.86	32.56
EXISTING SURFACE	25.45		26.03		27.08		27.42	27.75	28.62	28.79		29.32	30.30	31.48	31.99		32.47	32.49	32.62
CHAINAGE	81.71	9.59	91.30		108.51	4.79	113.30	5.25	118.55	13.26	131.81	1.83	133.64	10.55	144.19	6.60	150.79	6.63	157.42	3.86	161.28	8.88	170.16	0.68	170.84	5.63	176.46

LINE 2

	D1-3		J3-1		J3-2	D3-3	J3-4	J3-5	J3-6	J3-7
PIPE DETAILS		DN300		DN300	DN300	DN300	DN300	DN300	DN300	DN300
GRADIENT %		5.5%		5.5%	5.5%	7.0%	7.0%	7.0%	7.0%	7.0%
DEPTH	1.35		2.19		1.29	1.67	1.62	2.43	1.39	1.72	1.72
INVERT LEVEL	22.60		23.51		23.69	24.08	24.13	24.59	24.72	25.54	25.72
FINISHED SURFACE	23.95		25.71		24.98	25.75	27.02	27.02	26.11	27.26	27.44
EXISTING SURFACE	23.97		24.65		24.85	25.30	25.82	25.82	25.96	27.18	27.32
CHAINAGE	0.00	16.57	16.57	3.18	19.75	7.10	26.86	6.59	33.45	1.83	35.28	11.74	47.02	2.58	49.60

LINE 3

STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:250
VERT 1:50

6ty Pty Ltd
ABN 27 014 609 900

Designer
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER
LONGITUDINAL SECTIONS
SHEET 1

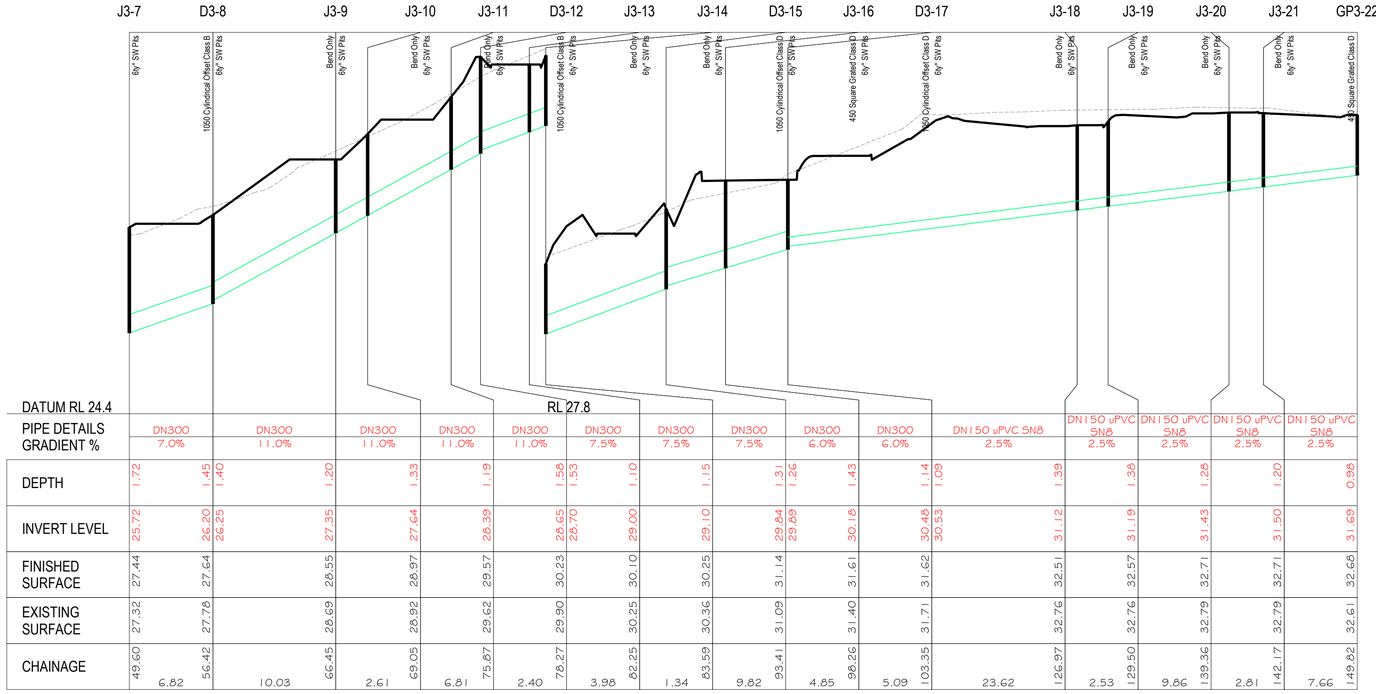
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C400 REV. A

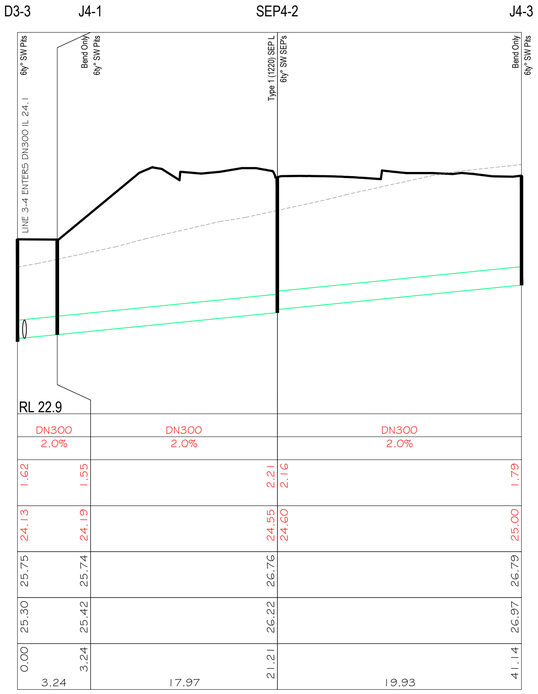
Document Set ID: 3577578
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GLENORCHY CITY COUNCIL
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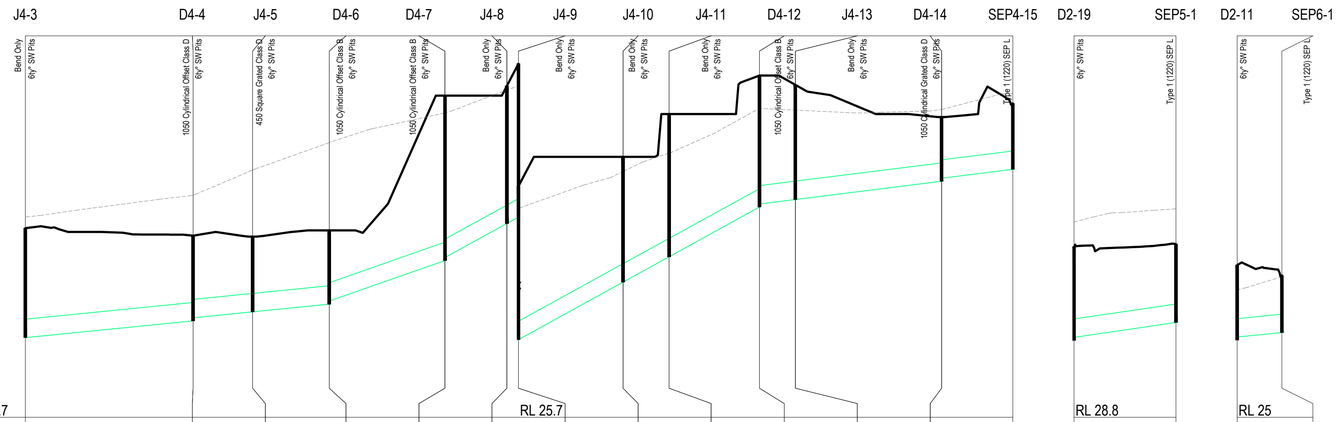
DATUM RL 24.4						RL 27.8											
PIPE DETAILS	DN300		DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN150 uPVC SN8	DN150 uPVC SN8	DN150 uPVC SN8	DN150 uPVC SN8	DN150 uPVC SN8		
GRADIENT %	7.0%		11.0%	11.0%	11.0%	11.0%	7.5%	7.5%	7.5%	6.0%	6.0%	2.5%	2.5%	2.5%	2.5%	2.5%	
DEPTH	1.72	1.45	1.40	1.20	1.33	1.19	1.58	1.53	1.10	1.15	1.31	1.26	1.43	1.14	1.09	1.39	1.38	1.28	1.20	0.98
INVERT LEVEL	25.72	26.20	26.25	27.35	27.64	28.39	28.65	28.70	29.00	29.10	29.84	29.89	30.18	30.48	30.53	31.12	31.19	31.43	31.50	31.69
FINISHED SURFACE	27.44	27.64	28.55	28.97	29.57	30.23	30.10	30.25	30.25	31.14	31.09	31.61	31.62	31.62	32.51	32.57	32.71	32.71	32.68	
EXISTING SURFACE	27.32	27.78	28.69	28.92	29.62	29.90	30.25	30.36	30.40	31.09	31.40	31.71	32.76	32.76	32.79	32.79	32.61			
CHAINAGE	49.60	56.42	66.45	69.05	75.87	76.27	82.25	83.59	93.41	98.26	103.35	126.97	129.50	139.36	142.17	149.82				
	6.82		10.03	2.61	6.81	2.40	3.98	1.34	9.82	4.85	5.09	23.62	2.53	9.86	2.81	7.66				

LINE 3



DATUM RL 24.4				RL 22.9		
PIPE DETAILS	DN300	DN300	DN300			
GRADIENT %	2.0%	2.0%	2.0%			
DEPTH	1.62	1.55	2.21	2.16	1.79	
INVERT LEVEL	24.13	24.19	24.55	24.60	25.00	
FINISHED SURFACE	25.75	25.74	26.76	26.79		
EXISTING SURFACE	25.30	25.42	26.22	26.97		
CHAINAGE	0.00	3.24	21.21	41.14		
	3.24	17.97	19.93			

LINE 4



DATUM RL 23.7							RL 25.7									RL 28.8	RL 25
PIPE DETAILS	DN300		DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN300	DN300
GRADIENT %	2.0%		2.0%	2.0%	7.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%	2.5%	2.5%	2.5%		2.9%	2.0%
DEPTH	1.79	1.39	1.34	1.23	1.20	1.15	2.69	2.64	2.25	2.50	2.04	2.33	2.15	2.10	1.87	1.05	1.00	1.08	1.48	1.28	1.17	0.93
INVERT LEVEL	25.00	25.27	25.32	25.42	25.55	25.60	26.26	26.31	26.86	26.97	27.91	28.32	29.13	29.18	29.25	29.55	29.60	29.75	30.10	30.35	26.31	26.36
FINISHED SURFACE	26.79	26.66	26.65	26.75	28.95	29.11	29.47	29.95	30.65	31.26	31.13	30.60	30.82	31.58	31.63	27.48	27.32					
EXISTING SURFACE	26.97	27.32	27.73	28.18	28.67	29.04	29.11	29.71	30.01	30.74	30.71	30.72	30.98	31.99	32.20	27.06	27.29					
CHAINAGE	41.14	54.83	59.69	65.95	75.39	80.45	81.39	89.93	93.69	101.06	103.99	115.93	121.75	0.00	8.31	0.00	3.65					
	13.69		4.86	6.26	9.44	5.06	0.94	8.54	3.75	7.38	2.93	11.94	5.81			3.65						

LINE 4 LINE 5 LINE 6

STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:250
VERT 1:50

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Citation Certification ISO 9001 Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER
LONGITUDINAL SECTIONS
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C401 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

STORMWATER STRUCTURE NOTES:

1. MANHOLES

1.a. ALL MANHOLES ARE TO BE "TYPE B" OFFSET SURROUND PRE CAST CONCRETE INSTALLED IN ACCORDANCE WITH TSD-SW02-V3 U.N.O.

1.b. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH CLASS 'D' GATIC COVERS AND SURROUNDS. ALL OTHER MANHOLES ARE TO BE FITTED WITH CLASS 'B' GATIC COVERS AND SURROUNDS.

3.c. ALL NON TERMINAL MANHOLES ARE TO BE FULLY BENCHED. BENCHING FOR PIPES <600mm DIA IS TO BE FULL HEIGHT, IN ACCORDANCE WITH TSD-SW03-V3 U.N.O.

4. PIPE EMBEDMENT

ALL PIPE EMBEDMENT TO BE IN ACCORDANCE WITH THE DRAWINGS, AS/NZS 3725 FOR CONCRETE PIPE OR AS/NZS 2566 FOR NON-CONCRETE PIPE. PIPE EMBEDMENT TO BE 7-20mm CRUSHED ROCK UNLESS NOTED OTHERWISE OR APPROVED BY THE SUPERVISOR ENGINEER/COUNCIL AUTHORITY

4. INSPECTION SHAFTS

DN150 INSPECTION SHAFTS ARE TO BE INSTALLED AS PER TYPICAL TYPE 1 END OF LINE ARRANGEMENT - FIGURE 302-B ON WSA. SEW. DRG. MRWA-S-302

5. SIDE ENTRY PITS

5.a. ALL SIDE ENTRY PITS ARE TO BE 'TYPE 1' CONSTRUCTED IN ACCORDANCE WITH TSD-SW07-V3 U.N.O.

5.b. PROVIDE 50mm DEEP SILT RETENTION SUMP TO ALL SIDE ENTRY PITS UNLESS NOTED OTHERWISE

5.c. 'LARGE' SIDE ENTRY PITS ARE TO BE IN ACCORDANCE WITH TSD-SW30-V3 WITH NOTABLE INCLUSIONS FROM THE 'TYPE 1' DESIGN OF 20 DIA. GALV ROD AND CHEQUER PLATE ON THE GRATE AS PER DRAWING TSD-SW07-V3. NOTE: LARGE TYPE SIDE ENTRY PITS MAY BE SUBSTITUTED FOR A STANDARD SIDE ENTRY PIT (TYPE 1 OR 2) AND 1050 ID MANHOLE JUNCTION WITH COUNCIL AND SUPERVISING ENGINEERS APPROVAL IF PREFERRED.

5.d. IF INSTALLED PER TSD-SW07, CHEQUER PLATE SHOULD BE ORIENTED TO THE UPSTREAM SIDE OF THE PIT AND HINGE PINS ON GRATES MUST BE LOCATED ON THE SIDE OF THE ONCOMING TRAFFIC

6. GRATED PITS

6.a. GRATED 'GVP' PITS TO BE IN ACCORDANCE WITH TSD-SW14-V3 WITH BICYCLE SAFE TRAFFICABLE GRATE

6.b. GRATED 'GP' PITS TO BE IN ACCORDANCE WITH TSD-SW15-V3 WITH BICYCLE SAFE TRAFFICABLE GRATE

7. MAINTENANCE SHAFTS

7.a. 225 ID MAINTENANCE SHAFTS ARE TO BE PVC 'AYMROO' CENTRAL ACCESS SHAFT OR APPROVED EQUIVALENT MANUFACTURED TO AS4999 AND WSA COMPLIANT

8. HEADWALLS

8.a. ALL HEADWALLS ARE TO BE PRE-CAST CONC. STRUCTURES CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH TSD-SW17-V3.

8.b. INLET HEADWALLS ARE TO BE GRATED IN ACCORDANCE WITH TSD-SW21-V3

8.c. ALL HEADWALLS MUST BE INSTALLED WITH 6.0m^2 PLACED ROCK PITCHING (RIP RAP) SCOUR PROTECTION. SCOUR PROTECTION MUST BE 150mm THICK, 100mm NOM. DIA. ROCK INSTALLED OVER A14 GEOFABRIC FILTER MATERIAL. U.N.O.

8.d. HEADWALLS WITHIN ROADWAY CLEAR ZONE (OR WITHIN 3.0m DISTANCE FROM EDGE OF TRAFFIC LANE) MUST BE DRIVEABLE U.N.O.

9. LOT CONNECTIONS

9.a. WHERE PVC LOT CONNECTION TO RIBBED PIPE IS TO BE A GROMMET ARRANGEMENT, A 'PROSTOPPER' OR SIMILAR PRODUCT IS TO BE USED TO PREVENT 'OVER INSTALLATION' OF LOT CONNECTION PIPEWORK.

10. DIMENSIONS

10.a. PIT DIMENSIONS ARE INTERNAL, IN MILLIMETRES UNLESS NOTED OTHERWISE

STORMWATER STRUCTURE SCHEDULE

MANHOLE	TYPE	SIZE (mm)	LID/COVER
D1-1	CYLINDRICAL MANHOLE - PRECAST	1050 ID	GATIC, CLASS 'D'
D1-2	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D1-3	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
SEP2-7	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
SEP2-8	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
D2-9	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D2-11	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D2-15	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D2-19	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D2-22	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D3-3	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D3-8	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D3-12	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D3-15	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D3-17	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
GP3-22	SQUARE GRATED PIT	450 x 450	GRATED, CLASS 'D'
SEP4-2	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
D4-4	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D4-6	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D4-7	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D4-12	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D4-14	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GRATED, CLASS 'D'
SEP4-15	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
SEP5-1	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
SEP6-1	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER
LONGITUDINAL SECTIONS
SHEET 3

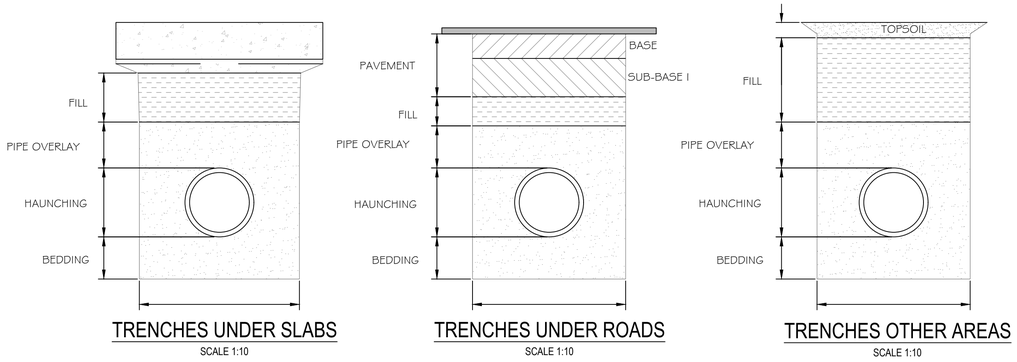
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C402 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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TRENCHES UNDER SLABS
SCALE 1:10

TRENCHES UNDER ROADS
SCALE 1:10

TRENCHES OTHER AREAS
SCALE 1:10

TRENCH NOTES

TRENCH WIDTH (D = NOM. DIA.)
CONCRETE PIPES = D+600
POLYPROPELENE PIPES = D+200
DICL PIPES = OD+300

PIPE OVERLAY
WATERMAINS = 200mm MINIMUM
SEWER & STORMWATER = 150mm MINIMUM

COMPACTION OF BEDDING, HAUNCHING & OVERLAY
REFER TO A.S.1289-5.5
CONCRETE PIPES = MIN. DENSITY INDEX=60% (85% STD. COMPACTION)
UPVC PIPES = DENSITY INDEX=65% (90% STD. COMPACTION)
DICL PIPES = DENSITY INDEX=65% (90% STD. COMPACTION)

BEDDING, HAUNCHING AND OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:

FOR uPVC AND DUCTILE IRON PIPES SAND OR CRUSHED ROCK (STONE DUST)

SIEVE APERTURE (mm) TO AS 1152	% PASSING (BY MASS)
6.7	100 7
2.36	0-100
0.6	20-90
0.3	8-50
0.15	0-20
0.075	0-10

ALL MATERIALS SHALL BE PLACED IN ACCORDANCE WITH AS 3725 AND THE SATISFACTION OF THE SUPERINTENDENT.

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER DETAILS

DESIGNED: M.C.V DRAWN: M.C.V CHECKED: E.A.S

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C410 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

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PLEASE NOTE

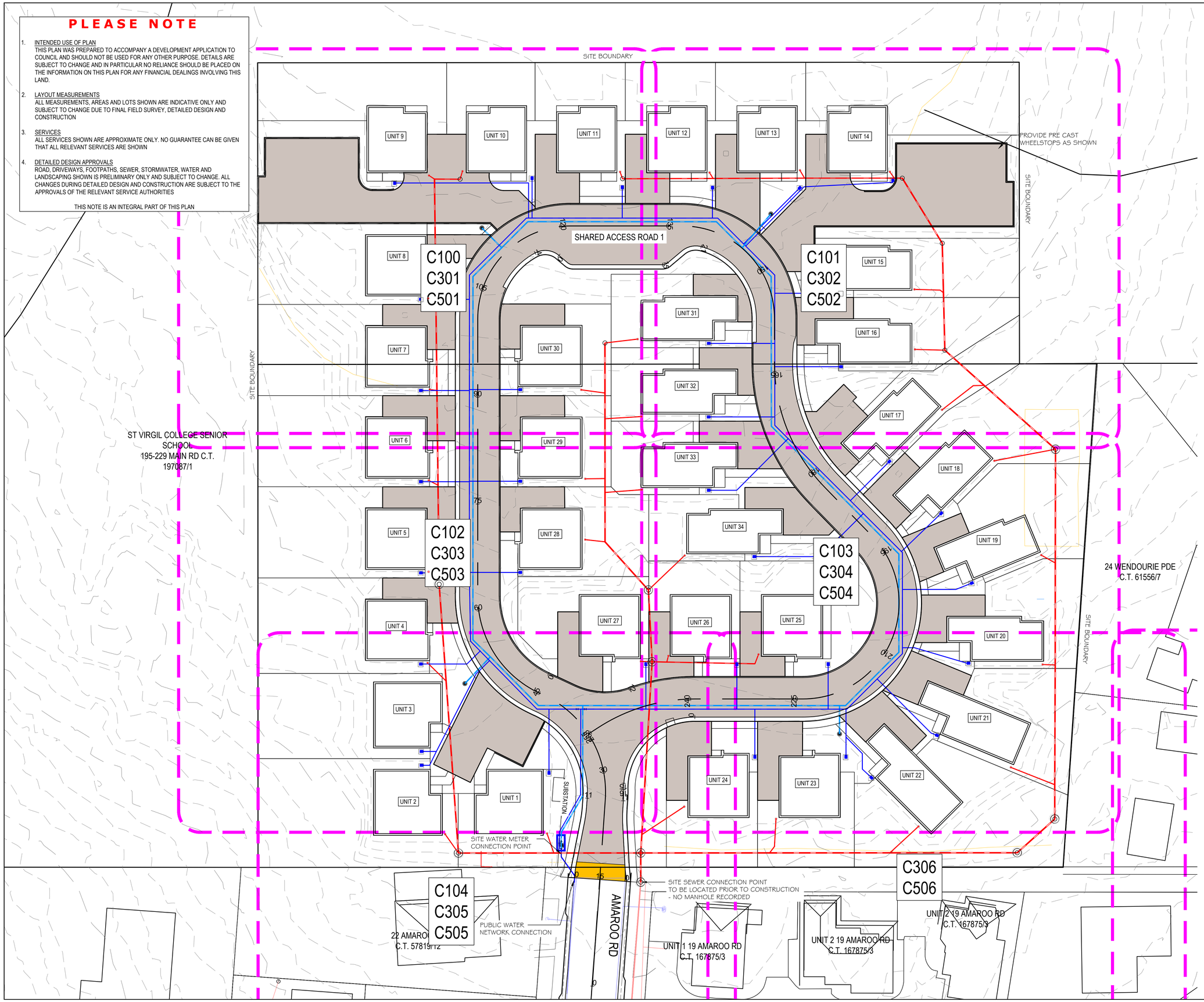
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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN



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Citation Certification ISO 9001 Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
KEY PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C500 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

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PLANNING SERVICES
APPLICATION No.: N-25-279
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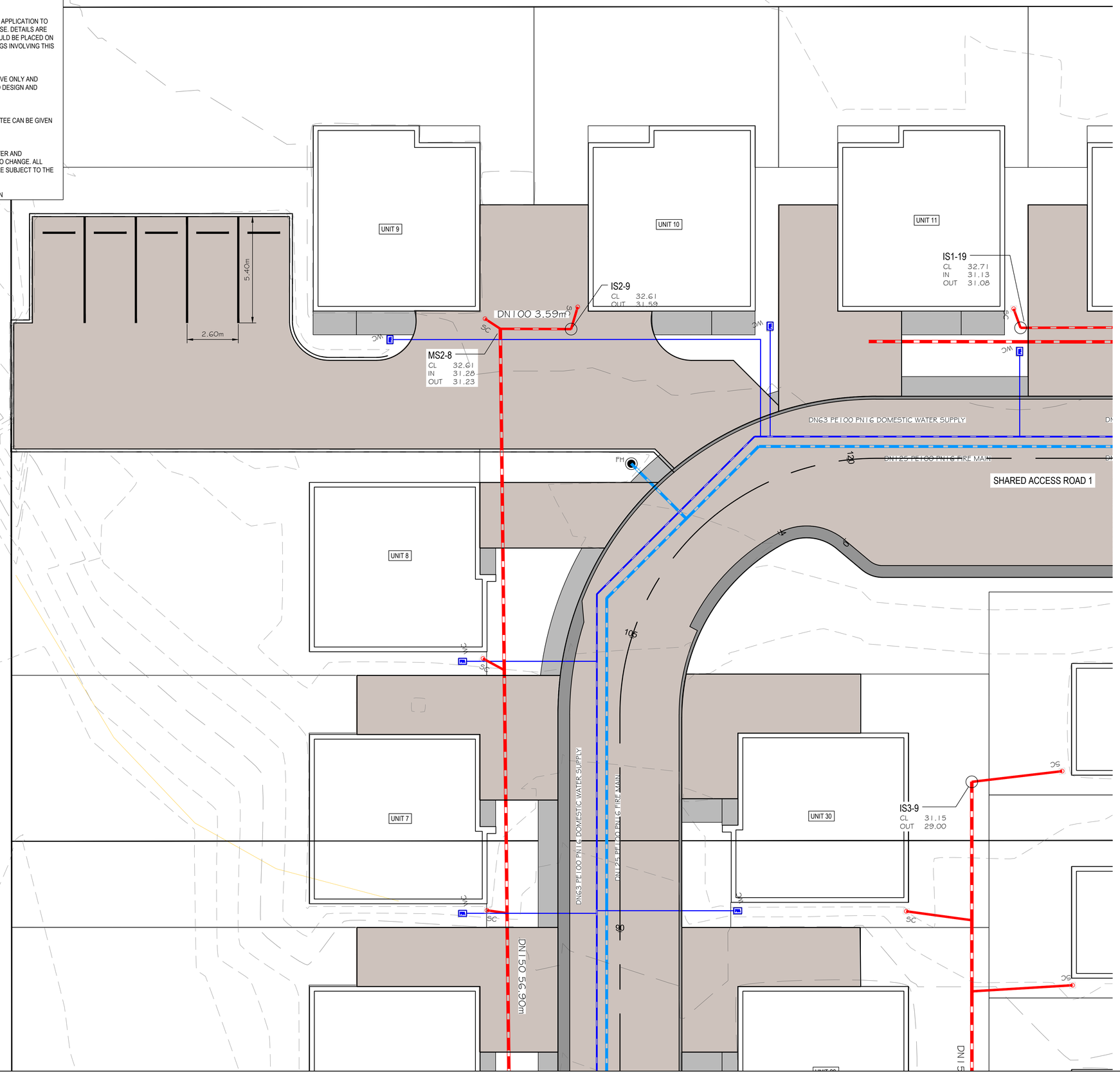
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ALL WORK TO BE INSTALLED AND CARRIED OUT TO AS3500 AND TO THE SATISFACTION OF THE LOCAL COUNCIL INSPECTOR.

EACH UNIT IS TO BE PROVIDED WITH SINGLE 20mm WATER CONNECTION POINT (LABELLED WC) AND 100mm DOMESTIC SEWER CONNECTION POINT (LABELLED SC) AS SHOWN. INTERNAL PLUMBING FOR EACH UNIT TO THIS LOCATION IS DOCUMENTED BY OTHERS.

HYDRANTS
LABELLED ALL HYDRANTS (LABELLED FH) ARE TO BE TWIN HEAD WITH DN100 RISER TO DN100 TEE FITTED WITH DN100-65 REDUCERS AND DUEL MILLCOCK DN64 HYDRANT VALVE OR NEW STANDARD COMPLIANT FORGED 65mm STORTZ HERMAPHRODITE FITTINGS. THESE MUST BE FITTED WITH A STANDARD (DELIVER) WASHER (RATED TO 1800KPA WORKING PRESSURE AND 2400 KPA BURST PRESSURE) ALONG WITH BLANK CAPS TO TAS FIRE AND AS2419.1-2017 STANDARDS.
OFFSET ARRANGEMENTS AS PER FIGURE 304-II OF MRWA-W-304.
TEE ARRANGEMENT TO BE AS PER FIGURE 305-I OF MRWA-W-305.
NO VALVE TO BE PROVIDED BETWEEN TEE AND HYDRANT (SEE MRWA-W-304B).

VALVES
ALL VALVES IN TRAFFICABLE AREAS TO BE FINISHED IN ACCORDANCE WITH TASWATER REQUIREMENTS AND FIGURE 302-A OF MRWA-2-302.

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 1

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C501 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
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UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 31
UNIT 32

DN100 39.29m
DN150 10.72m
DN150 5.02m
DN150 20.86m
DN63 PE100 PN16 DOMESTIC WATER SUPPLY
DN125 PE100 PN16 FIRE MAIN
5.40m
2.60m

MS1-15
CL 31.61
IN 30.07
OUT 30.02

IS1-14
CL 30.91
IN 29.65
OUT 29.60

IS1-12
CL 30.02
IN 28.40
OUT 28.35

SC
WC
FH

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C502 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: N-25-279
DATE RECEIVED:

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

UNIT 6
UNIT 29
UNIT 5
UNIT 28
UNIT 4
UNIT 27
UNIT 3
UNIT 2
UNIT 1
SUBSTATION

DN150 27.92m
DN150 10.08m
DN150 9.11m
DN150 37.83m
DN150 26.94m

DN63 PE100 PN16 DOMESTIC WATER SUPPLY
DN125 PE100 PN16 FIRE MAIN

S2-4
CL 28.04
IN 26.59
OUT 26.54

MS3-4
CL 28.95
IN 25.92
OUT 25.87

DN125 PE100 ELECTROFUSION TEE
DN50 ELECTROFUSION TEE WITH 2x DN50 (90) GATE VALVES

75
80
6.10m

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ABN 27 014 609 900

Designer
Chester Bullock - CC1633i

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 7161

Citation Certification ISO 9001 Quality management system

ALL WORK TO BE INSTALLED AND CARRIED OUT TO AS3500 AND TO THE SATISFACTION OF THE LOCAL COUNCIL INSPECTOR.

EACH UNIT IS TO BE PROVIDED WITH SINGLE 20mm WATER CONNECTION POINT (LABELLED WC) AND 100mm DOMESTIC SEWER CONNECTION POINT (LABELLED SC) AS SHOWN. INTERNAL PLUMBING FOR EACH UNIT TO THIS LOCATION IS DOCUMENTED BY OTHERS.

HYDRANTS
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OFFSET ARRANGEMENTS AS PER FIGURE 304-II OF MRWA-W-304.
TEE ARRANGEMENT TO BE AS PER FIGURE 305-I OF MRWA-W-305.
NO VALVE TO BE PROVIDED BETWEEN TEE AND HYDRANT (SEE MRWA-W-304B).

VALVES
ALL VALVES IN TRAFFICABLE AREAS TO BE FINISHED IN ACCORDANCE WITH TASWATER REQUIREMENTS AND FIGURE 302-A OF MRWA-2-302.

ISSUE	DATE	ISSUED FOR	REV.
01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	A

PLEASE NOTE

1. INTENDED USE OF PLAN
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2. LAYOUT MEASUREMENTS
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3. SERVICES
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN

4. DETAILED DESIGN APPROVALS
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 3

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C503 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: N-25-279
DATE RECEIVED:

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Citation Certification ISO 9001 Quality management system

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ISSUE	DATE	ISSUED FOR	REV.
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 4

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C504 REV. A

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

UNIT 4
UNIT 3
UNIT 2
UNIT 1
UNIT 24
SUBSTATION
22 AMAROO RD
C.T. 57819/12
UNIT 1 19 AMAROO RD
C.T. 167875/3
AMAROO RD

DN150 37.83m
DN150 26.94m
DN150 25.60m
DN100 14.40m
DN150 4.09m
6.10m
2.31m

DN125 PE100 PN16 FIRE MAIN
DN63 PE100 PN16 DOMESTIC WATER SUPPLY
DN125 PE100 PN16 ELECTROFUSION TEE
DN50 ELECTROFUSION TEE WITH 2x DN50 (IP) GATE VALVES
45° BEND WITH THRUST RESTRAINT
DN100 oPVC PN16 RRJ
EXTEND EXISTING DN100 WATER MAIN INTO SITE. WORKS ON LIVE INFRASTRUCTURE ARE TO BE CARRIED OUT BY TASWATER AT THE DEVELOPERS COST
NEW TASWATER MANHOLE TO BE INSTALLED OVER EXISING ND OF PUBLIC SEWER MAIN. WORKS ON LIVE INFRASTRUCTURE TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST
EXISTING DN150 CI WATER MAIN
EXISTING DN150 CONC. SEWER MAIN
A228235
EXISTING TASWATER SEWER MANHOLE
NBN

S3-2
CL 26.68
IN 24.61
IN 24.66
IN 24.61
OUT 24.56

S2-2
CL 26.02
IN 24.01
OUT 23.96

S1-2
CL 25.18
IN S1 23.58
IN S2 23.58
IN S3 23.75
OUT 23.53

S1-1
CL 24.94
IN 23.48
OUT 23.43

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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

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57 Best Street
Devonport Tasmania
P (03) 6424 7161

Citation Certification ISO 9001 Quality management system

ALL WORK TO BE INSTALLED AND CARRIED OUT TO AS3500 AND TO THE SATISFACTION OF THE LOCAL COUNCIL INSPECTOR.

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SITE SEWERAGE - SERVICING STRATEGY

THE SITE IS PROPOSED TO BE SERVICED BY AN EXTENSION OF THE EXISTING RETICULATED GRAVITY SEWER SYSTEM DISCHARGING TO THE EXISTING SEWER MAIN (A228277) LOCATED AT AMAROO RD.

SEWER LOT CONNECTIONS
EACH UNIT WILL BE PROVIDED WITH A SINGLE GRAVITY SEWER CONNECTION POINT. PROPOSED UNIT CONNECTIONS WILL TYPICALLY BE DN100 uPVC CONNECTIONS WILL BE LOCATED IN THE LOW POINT OF THE UNIT.

SEWER DISCHARGE FLOW ESTIMATES
36 UNITS
2 BEDROOM UNIT - 0.75 ET
3 BEDROOM UNIT - 1.0 ET
TOTAL ET=30
ADWF = 13.5 kL/d = 0.16 L/s
PDWF = 102.2 kL/d = 1.18 L/s

SITE WATER SUPPLY - SERVICING STRATEGY

THE SITE IS PROPOSED TO BE SERVICED BY CONNECTION TO THE RETICULATED PRESSURE WATER SUPPLY NETWORK. THE CONNECTION POINT FOR THE DEVELOPMENT IS LOCATED AT AMAROO RD (A354859)
ANTICIPATED BOUNDARY HEAD - APPROX 85m

WATER DEMAND ESTIMATES
36 UNITS
2 BEDROOM UNIT - 0.6 ET
3 BEDROOM UNIT - 0.8 ET
TOTAL ET=28
ADD = 19.2 kL/d
MDMM = 28.8 kL/d
PD = 43.15 kL/d
PH = 1.01 L/s

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 5

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C505 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: SA-N-25-279
DATE RECEIVED:

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03	01.12.25	DEVELOPMENT APPLICATION	A

UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24

22 WENDOURIE PDE
C.T. 61556/8

UNIT 2 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

T 1 19 AMAROO RD
C.T. 167875/3

DN125 PE100 PN16 FIRE MAIN
DN63 PE100 PN16 DOMESTIC WATER SUPPLY
DN150 52.87m
14.40m
225
270

S1-5
CL 24.62
IN 24.00
OUT 23.95

S1-6
CL 24.46
IN 24.12
OUT 24.07

EXISTING PUBLIC WALKWAY

BE
OF PUBLIC
RIED OUT
S COST

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER AND WATER PLAN
SHEET 5

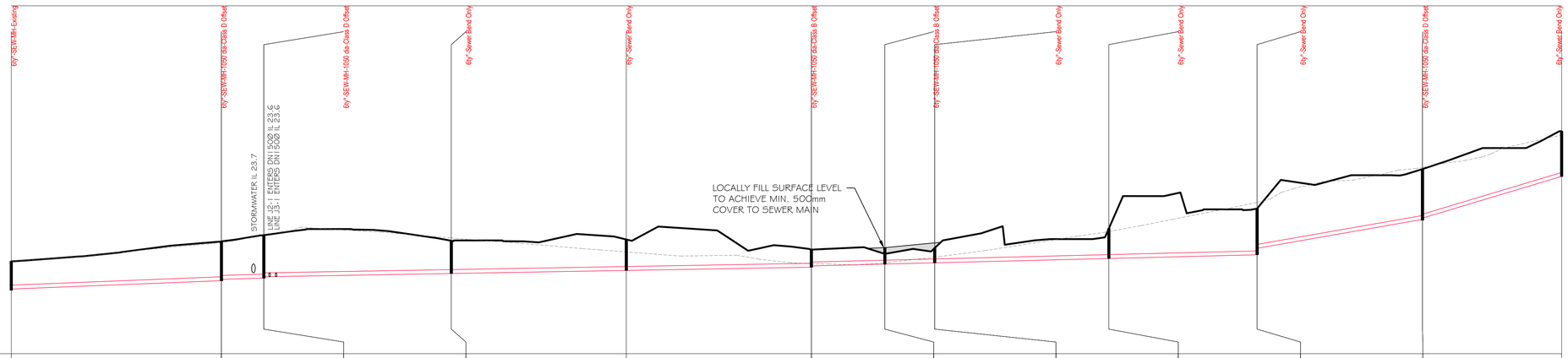
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED:

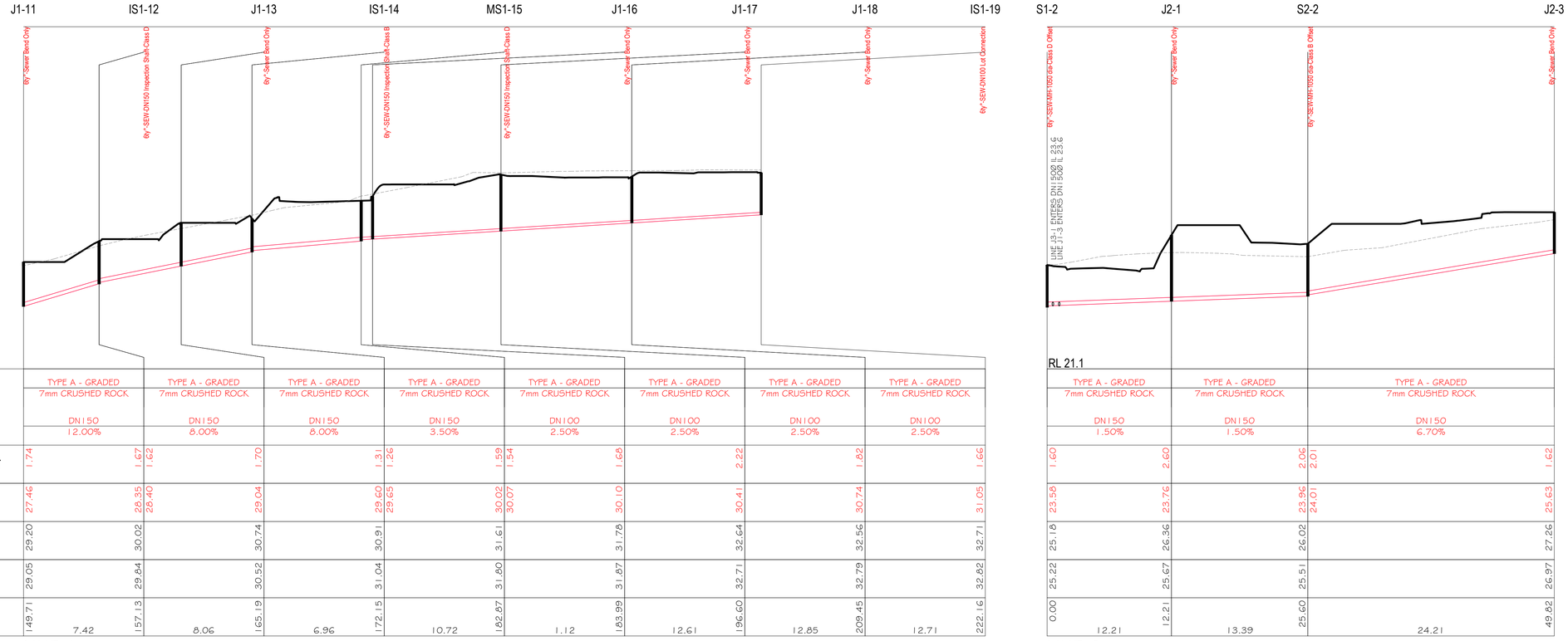
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C506 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:





SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:250
VERT 1:100

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER
LONGITUDINAL SECTIONS
SHEET 1

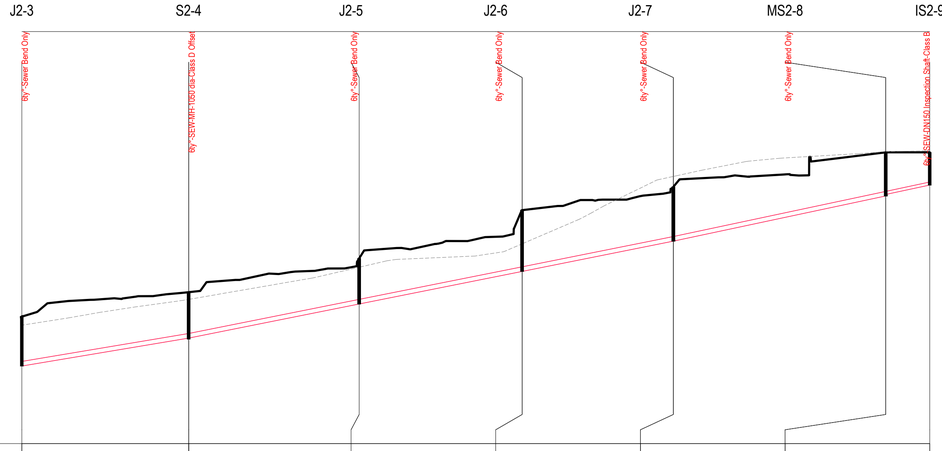
DESIGNED: M.C.V. DRAWN: E.A.S CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C600 REV. A

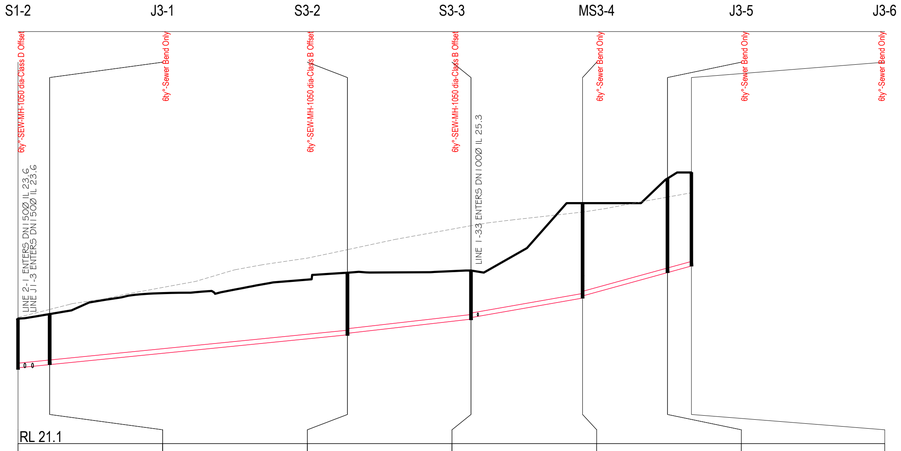
Document Set ID: 3577578
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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DATUM RL 23.1												
EMBEDMENT	TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK	
PIPE DETAILS GRADIENT %	DN150 6.70%		DN150 8.00%		DN150 8.00%		DN150 8.00%		DN150 8.51%		DN100 8.52%	
DEPTH TO INVERT	1.62	1.50	1.49		2.00		1.77		1.43	1.36		1.07
INVERT LEVEL	25.63	26.54	27.66		28.72		29.71		31.16	31.23		31.54
FINISHED SURFACE	27.26	28.04	29.15		30.72		31.48		32.61			32.61
EXISTING SURFACE	26.97	27.81	28.86		29.62		31.82		32.63			32.65
CHAINAGE	49.82	63.44	77.35		90.65		103.00		120.33			123.92
	13.62		13.91		13.30		12.34		17.33		3.59	

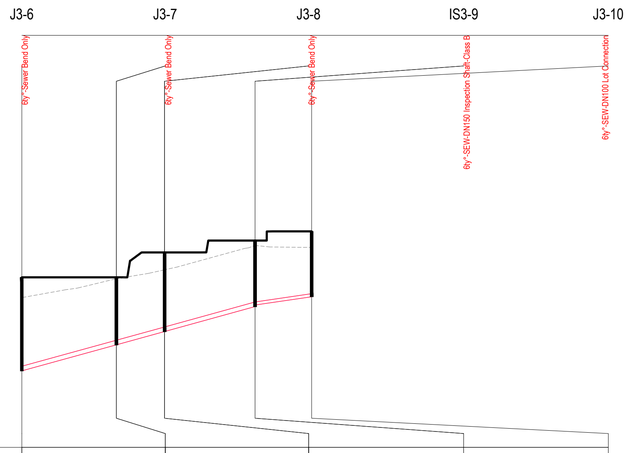
LINE 2



RL 21.1

EMBEDMENT	TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK	
PIPE DETAILS GRADIENT %	DN150 4.00%		DN150 4.00%		DN150 4.58%		DN150 7.00%		DN150 11.00%		DN150 11.02%	
DEPTH TO INVERT	1.60	1.65	2.03	1.96	1.59	1.54	3.10	3.03	3.07		3.05	
INVERT LEVEL	23.56	23.66	24.65	24.70	25.16	25.21	25.85	25.92	26.68		26.90	
FINISHED SURFACE	25.18	25.33	26.68		26.75		28.95		29.75		29.95	
EXISTING SURFACE	25.22	25.46	27.43		28.21		28.66		29.15		29.29	
CHAINAGE	0.00	2.58	26.89		36.97		46.08		53.01		54.96	
	2.58		24.30		10.08		9.11		6.93		1.95	

LINE 3



DATUM RL 24.4								
EMBEDMENT	TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK	
PIPE DETAILS GRADIENT %	DN150 11.00%		DN150 11.00%		DN150 11.05%		DN100 5.82%	
DEPTH TO INVERT	3.05	2.20	2.58		2.16	2.10		2.14
INVERT LEVEL	26.90	27.75	28.16		29.00	29.05		29.32
FINISHED SURFACE	29.95	29.95	30.76		31.15			31.45
EXISTING SURFACE	29.29	29.90	30.19		30.99			30.93
CHAINAGE	54.96	62.68	66.62		74.00		78.62	
	7.72		3.93		7.39		4.62	

LINE 3

SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100

SEWERAGE NOTES:

1. PIPE TRENCHING AND BACKFILL
   ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS, TASWATER STANDARDS & MRWA-S-201.
   1.1. BACKFILL ZONE TO BE 20mm CLASS 3 (MIN.) COMPACTED CRUSHED ROCK IN ALL TRAFFICABLE AREAS INCLUDING DRIVEWAYS IN ACCORDANCE WITH DRG. MRWA-S-201
2. PIPE EMBEDMENT
   ALL PIPE EMBEDMENT TO BE IN ACCORDANCE WITH THE DRAWINGS, TASWATER STANDARDS & MRWA-S-202. PIPE EMBEDMENT TO BE "TYPE A" 7mm CRUSHED ROCK UNLESS NOTED OTHERWISE
   2.1. "TYPE D" 7mm SINGLE SIZED EMBEDMENT SYSTEM SHOULD BE USED WHERE SIGNIFICANT GROUND WATER IS ENCOUNTERED PER MRWA-S-202. CONTRACTOR IS TO NOTIFY THE SUPERINTENDENT FOR DIRECTION WHERE SIGNIFICANT GROUNDWATER IS ENCOUNTERED.
3. MANHOLES
   3.1. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE (UNLESS NOTED OTHERWISE) INSTALLED TO TASWATER STANDARDS AND IN ACCORDANCE WITH WSA 02-2014 MRWA-S-300 SERIES. NOTE TASWATER REQUIRE THAT STEPIRONS NOT BE FITTED IN CONFINED SPACES.
   3.2. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH CLASS 'D' TRAFFICABLE COVERS AND SURROUNDS. ALL OTHER MANHOLES ARE TO BE FITTED WITH CLASS 'B' NON-TRAFFICABLE COVERS AND SURROUNDS.
   3.3. MANHOLE BENCHING IS TO BE TO FULL DEPTH OF PIPE DIAMETER AS PER WSA MRWA-S-310
   3.4. INTERNAL DROPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH MRWA-S-302
4. INSPECTION SHAFTS
   DN150 INSPECTION SHAFTS ARE TO BE INSTALLED AS PER TYPICAL TYPE 1 END OF LINE ARRANGEMENT - FIGURE 302-B ON WSA DRG MRWA-S-302.
5. MAINTENANCE SHAFTS
   MAINTENANCE SHAFTS TO BE DN300 MIN. RISER WITH FABRICATED BASE INSTALLED IN ACCORDANCE WITH MRWA-S-305.

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ISO 9001
Quality management system

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01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	28.11.25	DEVELOPMENT APPLICATION	A

DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER
LONGITUDINAL SECTIONS
SHEET 2

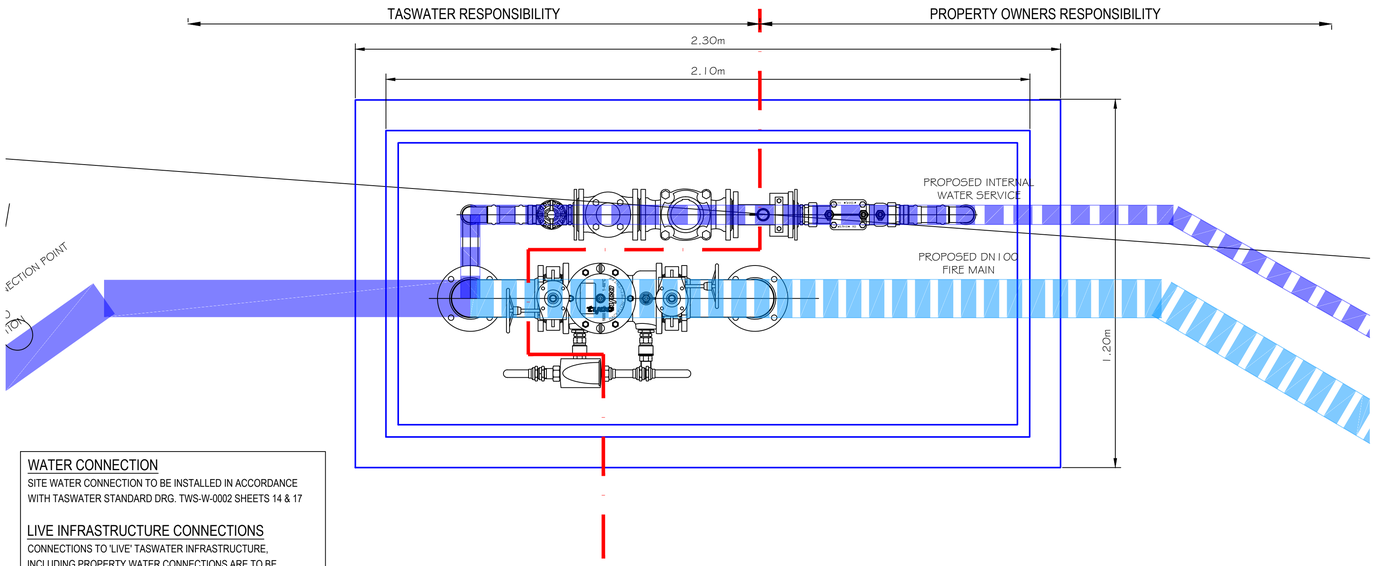
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C601 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: N-25-279
DATE RECEIVED:



SITE WATER CONNECTION - PLAN

SCALE 1:10

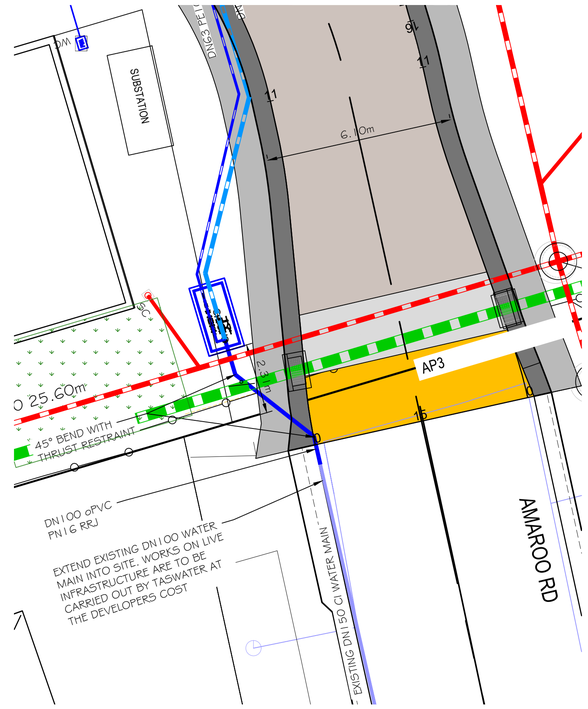
WATER CONNECTION

SITE WATER CONNECTION TO BE INSTALLED IN ACCORDANCE WITH TASWATER STANDARD DRG. TWS-W-0002 SHEETS 14 & 17

LIVE INFRASTRUCTURE CONNECTIONS

CONNECTIONS TO 'LIVE' TASWATER INFRASTRUCTURE, INCLUDING PROPERTY WATER CONNECTIONS ARE TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST.

REFER DRG. 25.096-C000 FOR GENERAL NOTES



WATER CONNECTION - LOCATION PLAN

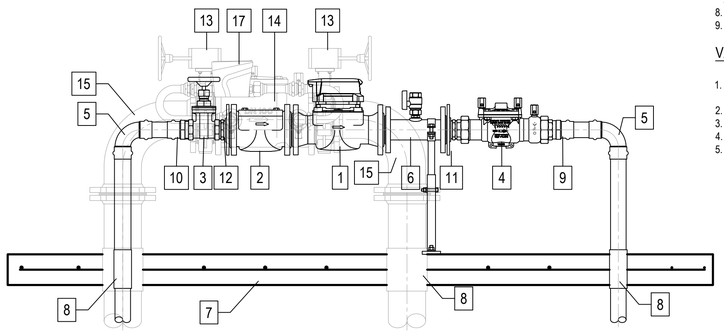
SCALE 1:100

GENERAL NOTES

1. ALL DIMENSIONS IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. DN REFERS TO THE NOMINAL INTERNAL DIAMETER OF THE INSTALLATION/COMPONENTS.
3. IF ALTERNATIVE BACKFLOW DEVICE IS INSTALLED CONFIRM OVERALL LENGTH.
4. A 3MM CLEARANCE HAS BEEN ADDED WHERE A GASKET IS REQUIRED.
5. ALL METALLIC PIPE WORK TO BE 'DENSO' WRAPPED, OR EQUIVALENT WHERE IT COMES IN CONTACT WITH CONCRETE - TO PROTECT IT FROM CORROSION.
6. INSTALL AND LOCATE THE METER ASSEMBLY SO THAT THE METER CAN BE EASILY READ.
7. WHERE A VENTED BACK FLOW PREVENTION DEVICE IS REQUIRED SUCH AS A REDUCED PRESSURE ZONE DEVICE (RPZD) IT SHALL:
   - 7.1. COMPLY WITH AS 3500 AND AS 2845; AND SHALL
   - 7.2. HAVE FREE VENTILATION TO THE ATMOSPHERE FOR THE RELIEF VALVE AT ALL TIMES.
   - 7.3. NOT BE IN AN AREA THAT MAY BE SUBJECT TO PONDING;
   - 7.4. HAVE THE RELIEF DRAIN OUTLET NOT LESS THAN 300MM ABOVE THE SURROUNDING SURFACE.
8. INSTALL THE METER ASSEMBLY IN CAGE IN ACCORDANCE WITH TWS-W-0003.
9. THE PROPERTY OWNER IS RESPONSIBLE FOR THE ONGOING MAINTENANCE OF THE SECURITY CAGE.

VALVE & EQUIPMENT SCHEDULE

1. ONLY USE PRODUCTS WITH WATERMARK CERTIFICATION AND APPROVED FOR USE BY TASWATER AND LISTED WITHIN TASWATER'S APPROVED PRODUCTS CATALOGUE
2. INSTALLATION MUST COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS
3. ALL VALVES MUST BE RESILIENT SEATED CLOCKWISE CLOSE TO AS1628 WITH 316 STAINLESS STEEL BOLTS AND WASHERS.
4. UNLESS APPROVED OTHERWISE THE WATER METER/S, TAILS AND METER BOXES ARE TO BE SUPPLIED BY TASWATER.
5. TPFNR FERRULE COCK, CONNECTORS, TAPPING BAND AND GATE VALVE MUST BE PRESSURE RATED PN16 MINIMUM BODY DEZINCIFICATION BRASS TO AS/NZS 2345 AND COMPLY WITH POTABLE WATER CONTACT AS/NZS 4020

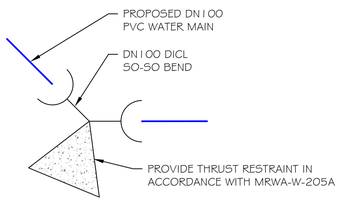


WATER CONNECTION - ELEVATION

SCALE 1:10

BOUNDARY CONNECTION PARTS LIST

NO.	DESCRIPTION	COMMENTS
1	DN50 'SENSUS' MEISTREAM PLUS WATER METER	SUPPLIED BY TASWATER
2	DN50 'SENSUS' WP-F DIRT BOX	SUPPLIED BY TASWATER
3	DN50 GATE VALVE	SUPPLIED BY TASWATER
4	LOW HAZARD DN50 'VALVECHEQ' DC03U DOUBLE CHECK VALVE NON-TESTABLE - OR EQUIVALENT	OWNED, OPERATED AND MAINTAINED BY PROPERTY OWNER
5	DN50 "TYPE A" COPPER WATER PIPE	
6	DN50 x 200mm HYDRANT RISER WITH 25mm TAPPING FOR PRESSURE TESTING, 20mm VALVE AND PLUG	SUPPLIED BY TASWATER
7	100mm (MINIMUM) REINFORCED CONCRETE SLAB	SL72 CENTRAL
8	PIPE WRAPPED WHERE CONCRETE WILL CONTACT PIPE	(REFER NOTE 3)
9	B-PRESS FITTINGS OR EQUIVALENT	
10	DN50 BSP TO TABLE E FLANGE ADAPTOR	
11	DN50 NIPPLE	
12	PIPE SUPPORT BRACKET	SUPPLIED AND INSTALLED BY PROPERTY OWNER (REFER TWS-W-0002 SHEET 18
13	DN100 LUG TYPE BUTTERFLY VALVE WITH WORM GEAR ACTUATOR	1 x SUPPLIED BY TASWATER
14	LOW HAZARD 'VALVCHEQ' DN100 SDCT03 SINGLE CHECK VALVE - OR EQUIVALENT	OWNED, OPERATED AND MAINTAINED BY PROPERTY OWNER
15	DN100 PN16 METALLIC WATER PIPE	COPPER NOT TO BE USED
16	METERED BYPASS	SUPPLIED BY TASWATER
17	DN25 'SENSUS' METER SIZE FOR LOW FLOW BYPASS	



DN100 WATER MAIN BEND DETAIL

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Citation Certification ISO 9001 Quality management system

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01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	A

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: WATER CONNECTION DETAILS

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C700 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

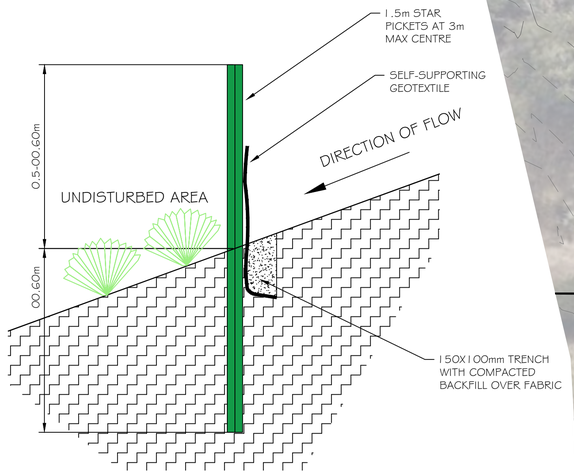
GLENORCHY CITY COUNCIL
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SOIL AND WATER MANAGEMENT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AS PER THIS PLAN AND IN ACCORDANCE WITH THE "SOIL AND WATER MANAGEMENT ON BUILDING SITES" DOCUMENT AVAILABLE FROM THE ENVIRONMENTAL PROTECTION AUTHORITY WEBSITE
2. ENSURE THAT VEGETATION CLEARING AND BULKING IS ONLY UNDERTAKEN WHEN NECESSARY IN ORDER TO LIMIT THE SOIL EXPOSURE TIME. RETAIN AND PROTECT NATURAL VEGETATION WHEREVER PRACTICAL. WORKS SHOULD BE CONFINED TO WITHIN THE GROUND DISTURBANCE AREA SHOWN. CLEARING FOR WORKS SHOULD BE LIMITED TO WITHIN 5m OF THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY.
3. PERIODS OF GROUND EXPOSURE SHOULD BE MINIMISED AND REINSTATEMENT SHOULD BE UNDERTAKEN AS SOON AS PRACTICAL.
4. ALL AREAS OF GROUND DISTURBANCE MUST BE DRESSED WITH 50mm OF TOPSOIL AND SOWN TO GRASS
5. TOP SOIL IS TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. TRENCH SPOIL SHOULD BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF THE EXCAVATION. TEMPORARY CATCH DRAINS ARE TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, WHERE POSSIBLE DIRECTING RUNOFF INTO THE EXISTING STORMWATER SYSTEM.
6. EXISTING SURFACE VEGETATION IS TO REMAIN OVER ALL NEW LOTS TO MINIMISE SILT RUNOFF
7. INSTALL AND UTILISE A STABILISED SITE ACCESS POINT TO LIMIT THE TRACKING OF SEDIMENT OFF SITE
8. UTILISE SEDIMENT FENCES IN ALL LIVE DRAINAGE PATHS DOWNSTREAM OF EXCAVATION ZONES AND STOCKPILES. ALL SEDIMENT FENCING IS TO BE SUPPORTED ON STAR DROPPERS @3.0m CRS. BOTTOM OF FENCING IS TO BE 150mm MIN. IN NATURAL GROUND. MONITOR AND EXTEND AS WORKS PROGRESS AS NECESSARY. EROSION AND SEDIMENT CONTROLS ARE TO BE INSPECTED AND MAINTAINED WEEKLY AS WELL AS BEFORE AND AFTER EACH RAIN EVENT
9. WHERE POSSIBLE WHEN EXCAVATING TRENCHES, STORE VEGETATED TOPSOIL AND REPLACE UPON COMPLETION
10. ALL STOCKPILES ARE TO BE POSITIONED CLEAR OF DRAINAGE PATHS
11. WET DOWN EXPOSED SOIL TO PREVENT DUST NUISANCE IN DRY CONDITIONS

WEED MANAGEMENT NOTES

1. AREAS WITHIN THE WORK SITE SHOULD BE MONITORED FOR THE PROPAGATION OF WEEDS AND ALL WEEDS SHOULD BE TREATED AS REQUIRED.
2. TO PREVENT SPREAD OF WEES, EQUIPMENT MOVEMENT SHOULD GENERALLY BE RESTRICTED TO THE WORKSITE.
3. A SEDIMENT TRAP SHOULD BE UTILISED AT WASHDOWN LOCATIONS. THIS TRAP SHOULD BE MONITORED FOR EMERGING WEEDS.
4. TRUCKS AND EQUIPMENT SHOULD BE CLEAN PRIOR TO COMING TO SITE IF THEY ARE TO LEAVE THE HARDENED SURFACE WHILST WORKING ON THE SITE. VEHICLES AND EQUIPMENT WHICH LEAVES PAVED AND HARDENED AREAS MUST BE CLEANED PRIOR TO LEAVING THE SITE. HYGIENE MEASURES SHOULD COMPLY WITH THE TASMANIAN WASHDOWN GUIDELINES FOR WEED AND DISEASE CONTROL.
5. CONFINE THE DISTURBANCE OF TOPSOIL AND EARTHWORKS TO THE MINIMUM AREA PRACTICAL. CONFINE THE MOVEMENT OF WORK VEHICLES TO THE STRIPPED FUTURE ROAD CORRIDORS.
6. STOCKPILE AREAS SHOULD GENERALLY BE LOCATED CLOSE TO THE ENTRANCE OF THE SITE TO MINIMISE THE NEED FOR VEHICLES TO TRAFFIC THE SITE.



SEDIMENT FENCE DETAIL
SCALE 1:10



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Citation Certification ISO 9001 Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SOIL AND WATER MANAGEMENT PLAN

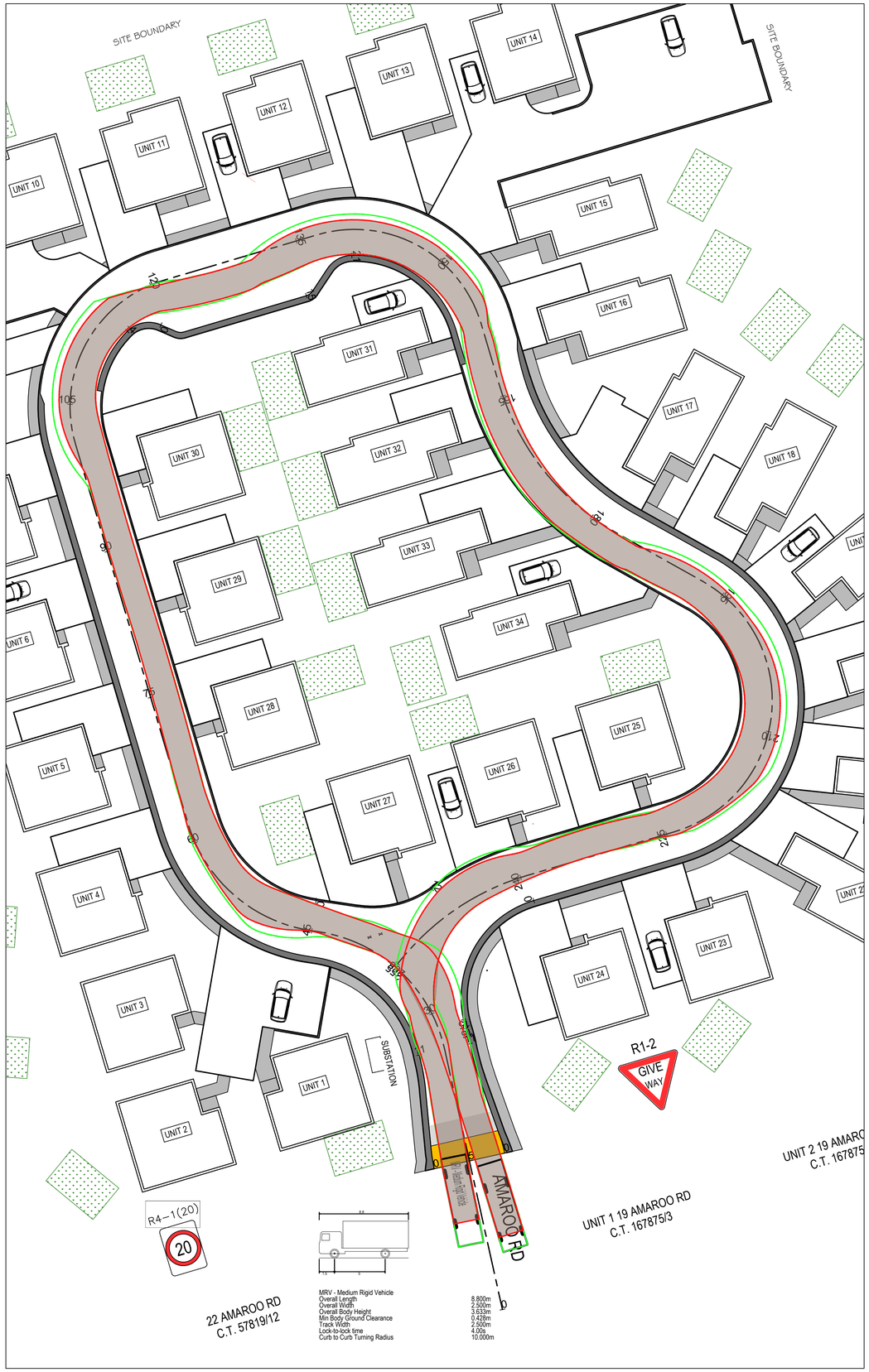
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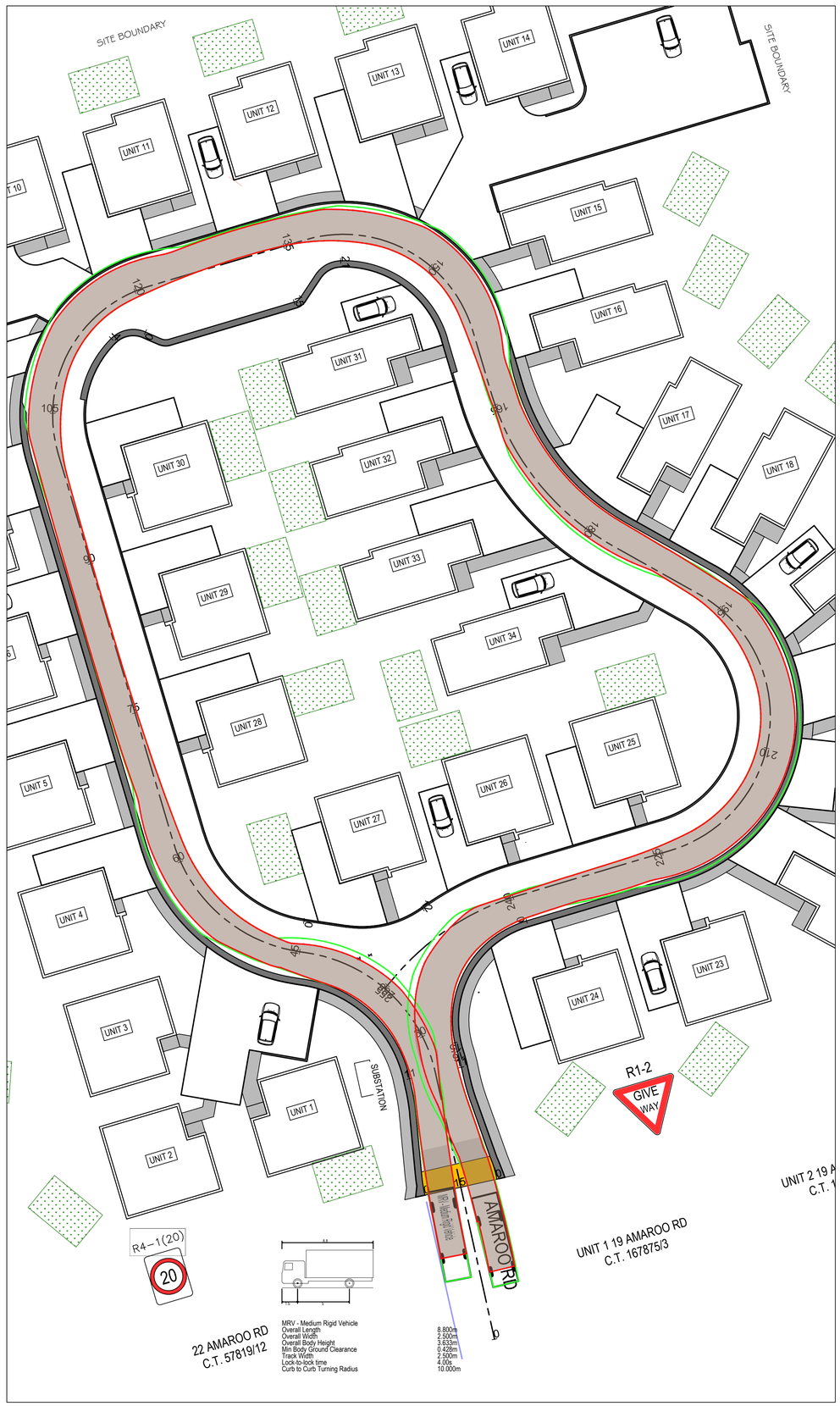
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PROJECT No. 25.096 DRAWING No. C900 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
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APPLICATION No.: [illegible]N-25-279
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: MEDIUM RIGID TURNING LAYOUT PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED:

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. VT01 REV. A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
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DATE RECEIVED:

Project: # PROPOSED UNIT DEVELOPMENT
CIVIL WORKS

At: # LOT 1, AMAROO ROAD

For: # AUSTINS FERRY PROPERTIES P/L

Project: 25.096

Measured form and function

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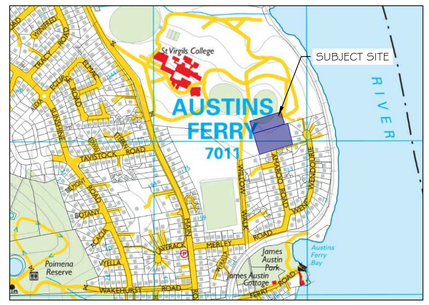
Drawings:

C000	NOTES/DETAILS	C300	STORMWATER PLAN - SHEET 1	C700	WATER SCHEMATIC DETAILS
C003	SAFETY NOTES	C301	STORMWATER PLAN - SHEET 2		
C010	KEY PLAN	C302	STORMWATER PLAN - SHEET 3	C900	SOIL AND WATER MANAGEMENT PLAN
C020	EXISTING SITE PLAN	C303	STORMWATER PLAN - SHEET 4		
C030	SITE PLAN	C304	STORMWATER PLAN - SHEET 5	VT01	MEDIUM RIGID TURNING LAYOUT PLAN
C031	PAVEMENT PLAN	C305	STORMWATER PLAN - SHEET 6	VT02	EMERGENCY SERVICES TURNING LAYOUT PLAN
C040	CUT AND FILL PLAN	C306	STORMWATER PLAN - SHEET 7	VT03	VEHICLE TURNING PLAN PARKING - FORWARD
C041	SITE SLOPES PLAN			VT04	VEHICLE TURNING PLAN EXIT - FORWARD
		C400	STORMWATER LONGITUDINAL SECTIONS - SHEET 1	VT05	VEHICLE TURNING PLAN EXIT - REVERSE
C100	INTERNAL ROAD LAYOUT PLAN - SHEET 1	C401	STORMWATER LONGITUDINAL SECTIONS - SHEET 2		
C101	INTERNAL ROAD LAYOUT PLAN - SHEET 2	C402	STORMWATER LONGITUDINAL SECTIONS - SHEET 3		
C102	INTERNAL ROAD LAYOUT PLAN - SHEET 3	C410	STORMWATER DETAILS		
C103	INTERNAL ROAD LAYOUT PLAN - SHEET 4				
C104	INTERNAL ROAD LAYOUT PLAN - SHEET 5	C500	SEWER AND WATER KEY PLAN		
		C501	SEWER AND WATER PLAN - SHEET 1		
C200	AMAROO ROAD EXTENSION DETAILS	C502	SEWER AND WATER PLAN - SHEET 2		
C202	ROAD 1 LONGITUDINAL SECTIONS	C503	SEWER AND WATER PLAN - SHEET 3		
C204	ROAD DETALS AND SECTIONS	C504	SEWER AND WATER PLAN - SHEET 4		
C210	ROAD 1 CROSS SECTIONS - SHEET 1	C505	SEWER AND WATER PLAN - SHEET 5		
C211	ROAD 1 CROSS SECTIONS - SHEET 2	C506	SEWER AND WATER PLAN - SHEET 6		
		C600	SEWER LONGITUDINAL SECTIONS - SHEET 1		
		C601	SEWER LONGITUDINAL SECTIONS - SHEET 2		
		C602	SEWER LONGITUDINAL SECTIONS - SHEET 3		

REFERENCE DRAWINGS:

TASMANIAN MUNICIPAL STANDARD DRAWINGS

TSD-G01-V3	TRENCH REINSTATEMENT FLEXIBLE PAVEMENTS
TSD-R04-V3	RURAL ROADS TYPICAL DRIVEWAY PROFILE
TSD-R06-V3	URBAN ROADS TYPICAL SECTION AND PAVEMENT WIDTHS
TSD-R09	URBAN ROADS DRIVEWAYS
TSD-R11	URBAN ROADS FOOTPATHS
TSD-R12	SUB SOIL DRAINS CONSTRUCTION DETAILS
TSD-R14	CONCRETE KERBS AND CHANNELS DIMENSION
TSD-R15	CONCRETE KERBS AND CHANNELS CONSTRUCTION DETAILS
TSD-R18	CONCRETE KERBS AND CHANNELS ACCESS RAMPS
TSD-R23	SIGNS
TSD-R24	LINE MARKING PARKING CONTROL AND SIGNAGE
TSD-SW02	MANHOLES 100 - 600 DIA. PIPES GENERAL ARRANGEMENTS
TSD-SW03	MANHOLES 100 - 600 DIA. PIPES BENCHING DETAILS
TSD-SW07	SIDE ENTRY PITS TYPE 1
TSD-SW11	SIDE ENTRY PITS KERB TRANSITIONS
TSD-SW15	STORMWATER (GP)
TSD-SW25	STORMWATER PROPERTY CONNECTIONS TO MAINS
TSD-RF02	LINE MARKING TRAFFIC CONTROL
TSD-RF04	NATURE STRIP DETAILS



LOCALITY PLAN
SCALE 1:20000

COUNCIL PERMIT NO: T.B.C
TASWATER REFERENCE NO: T.B.C

DEVELOPMENT APPLICATION

Issue date: 18.12.25

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

Document Set ID: 3577578
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PLANNING SERVICES
APPLICATION No.: PLN-25-279
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GENERAL NOTES

1. NOTICE TO CONTRACTOR
THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LGAT STANDARDS AND WSAA CODES AS AMENDED BY TASWATER SUPPLEMENTS. CONSTRUCTION IS TO BE CARRIED OUT TO THESE STANDARDS. ALL ROAD & STORMWATER WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES AND THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS. THE TENDERER IS TO ALLOW FOR THESE STANDARDS DURING PRICING. COPIES OF THE STANDARDS ARE AVAILABLE FOR INSPECTION UPON REQUEST OR FROM THE COUNCIL AND TASWATER WEB SITE.

1.a. NOT ALL DETAILS ARE SHOWN IN DRAWINGS. THE CONTRACTOR IS TO REFER TO THE RELEVANT STANDARDS AND CODES AS LISTED IN THE DRAWINGS.

1.b. IN THE CASE OF A DISCREPANCY BETWEEN DOCUMENTS, REFER TO SUPERINTENDENT FOR DIRECTION BEFORE PROCEEDING WITH WORKS.

1.c. STANDARDS, REGULATIONS AND CODES TAKE PRECEDENCE OVER GENERAL ENGINEERING NOTES.

1.d. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED, IMPLIED OR OTHER DIMENSIONS.

1.e. DETAILS OF ON-SITE CHANGES SHOULD BE SUBMITTED FOR APPROVAL BEFORE PROCEEDING

2. NOTIFICATION
THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME.

3. EXISTING SERVICES AND SITE CONDITIONS
THE CONTRACTOR SHALL CONFIRM THE PRESENCE AND LOCATION OF EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS & CLEARLY IDENTIFY ALL HAZARDOUS SERVICES. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

3.a. DRAWINGS AND DESIGN ARE PRIMARILY BASED UPON DETAILED SURVEY DATA PROVIDED BY THE BUILDING DESIGNER FOR THE CIVIL DESIGN WORKS. 6ty° HAS NOT ATTEMPTED TO VERIFY THIS INFORMATION. DRAWING ALSO INCLUDES INFORMATION FROM OTHER SOURCES.

3.b. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO ARRANGE FOR A SERVICE LOCATOR TO ATTEND SITE, SEARCH FOR AND MARK OUT UNDERGROUND SERVICES DETECTED ON THE SITE.

3.c. NO GUARANTEE CAN BE GIVEN THAT ALL SITE CONDITIONS INCLUDING SURFACE CONDITIONS, SERVICES OR UNDERGROUND OBSTRUCTIONS HAVE BEEN IDENTIFIED ON THE PLANS.

4. CONSTRUCTION METHODOLOGY
THE CONTRACTOR IS TO IDENTIFY AN APPROPRIATE AND SAFE CONSTRUCTION METHODOLOGY PRIOR TO TENDERING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS FOR CONSTRUCTION METHODS FROM THE SUPERINTENDENT AND RELEVANT STATUTORY AUTHORITIES PRIOR TO CONSTRUCTION. ALL WORKS MUST BE MAINTAINED IN A SAFE CONDITION.

5. DRAWINGS AND SPECIFICATIONS
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING COUNCIL AND STATUTORY AUTHORITY APPROVALS AND CALLING OF TENDERS. THEY ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY ENDORSED AND STAMPED AS 'CONSTRUCTION ISSUE'.

6. PERMITS & APPROVALS
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING PERMITS AND APPROVALS
- PLANNING PERMIT T.B.C.
- COUNCIL WORKS APPROVAL T.B.C.
- TASWATER ENGINEERING DESIGN APPROVAL T.B.C.

EARTHWORKS

1. GENERAL
THE EARTHWORKS FOR THE SITE ARE REQUIRED TO BE CONDUCTED TO THE LEVELS IN THE DRAWINGS, THE SITE GEOTECHNICAL REPORT AND IN ACCORDANCE WITH THE SPECIFICATION AND THE REQUIREMENTS OF AS3798/2007 "EARTHWORKS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT"

2. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT.

2.a. IMPLEMENTATION OF THE SOIL AND WATER MANAGEMENT PLAN

2.b. PROPOSED FILL ASSESSMENT TO DETERMINE WHETHER MATERIAL IS SUITABLE FOR USE AS CONTROLLED/UNCONTROLLED FILL. NOTE ALL FILL IS TO BE APPROVED BY AN ENGINEER PRIOR TO PLACEMENT.

2.c. EXPOSED SUBGRADE CONDITIONS TO ENSURE IMPROPER MATERIALS HAVE BEEN REMOVED AND DETERMINE IF SUBSURFACE DRAINAGE IS REQUIRED

3. TESTING
THE CONTRACTOR IS TO ENGAGE A NATA ACCREDITED TECHNICIAN TO CARRY OUT LEVEL 3 TESTING OF EARTHWORKS TO AS3798, INCLUDING SUBGRADE, FILLS, AND PAVEMENTS

4. SUBGRADE PREPARATION
UNLESS OTHERWISE NOTED FOR BUILDINGS OR ROADWAYS, IN CUT OR FILL:

4.a. REMOVE TOP SOIL AND ORGANIC MATERIAL

4.b. EXCAVATE TO SUBGRADE LEVEL. COMPACT AND PROOF ROLL

4.c. REMOVE POOR QUALITY MATERIAL (SOFT SPOTS)

4.d. WHERE REQUIRED PLACE APPROVED FILL IN COMPACTED LAYERS (150mm MAX DEPTH) TO SUBGRADE LEVEL TO 95% STANDARD MAXIMUM DRY DENSITY

5. MINIMUM COMPACTION FOR EARTHWORKS
ALL COMPACTION LEVELS ARE STANDARD COMPACTION DRY DENSITY RATIO

5.a. BUILDING AREAS - 98%

5.b. PAVEMENT SUBGRADE AREAS - 95%

5.c. FILL EMBANKMENTS - 95%

DRIVEWAYS AND ACCESS WORKS

1. GENERAL
ALL WORKS ARE TO BE GENERALLY CARRIED OUT TO THE LGAT STANDARDS AND TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS U.N.O.
DRIVEWAY CROSSOVERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-R09-V3 AND TSD-R14-V3. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT.

2. DRIVEWAYS

2.a. CONCRETE PAVEMENTS SHALL HAVE CONTROL JOINTS AT MAXIMUM 4m SPACING EACH WAY AND APPROVED EXPANSION JOINTS CONSTRUCTED AT MAXIMUM 16m SPACING EACH WAY.

2.b. TRIMMER BARS SHALL BE PROVIDED FOR ALL PENETRATIONS (I.E. PITS, MANHOLES AND GRATES) WITHIN CONCRETE DRIVEWAY SLABS.

2.c. WHERE LEVEL DROPS OR SLOPES GREATER THAN 1:4 ARE ADJACENT TO DRIVEWAYS, 150mm BARRIER KERBS (FOR DROPS UP TO 600mm) OR VEHICLE BARRIERS (FOR DROPS GREATER THAN 600mm) MUST BE CONSTRUCTED AS PER AS2890.1 SECTION 2.4.5.3.

2.d. DRIVEWAY VEHICLE BARRIERS MUST BE DESIGNED AND CONSTRUCTED TO WITHSTAND LOADS AS PER AS1170.1 SECTION 3.8.

3. INSPECTIONS
NOTWITHSTANDING SPECIFIC COUNCIL REQUIREMENTS STATED IN THE APPROVAL DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT.
- SUBGRADE PREPARATION
- SUB-BASE PLACEMENT - FOR ALL ROADS, CARPARKS AND KERBS
- FINAL BASE COURSE TRIM PRIOR TO SEALING (PRE SEAL)
- BASE PREPARATION PRIOR TO INSTALLING K&C - INCLUDING STRINGLINE
- BOXING PRIOR TO POURING DRIVEWAYS AND FOOTPATHS - POUR READY
- PRACTICAL COMPLETION

48 HOURS NOTICE IS MUST BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

4. TESTING
THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING SUB-GRADE AND PAVEMENT COMPACTION IN ACCORDANCE WITH THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.
THE CONTRACTOR IS TO PROVIDE TEST RESULTS TO THE SUPERINTENDENT.

4.1. SUBGRADE
THE TARGET SUBGRADE CBR IS 10% MIN. MEASURED BY DCP TEST U.N.O.
SUBGRADE IS TO BE TESTED AND PROOF ROLLED AT THE TIME OF FORMATION TO DEMONSTRATE UNIFORMITY AND STABILITY. UNSTABLE AREAS MUST BE RECTIFIED BY THE CONTRACTOR USING METHODS APPROVED BY THE SUPERINTENDENT.

4.2. SUB-BASE & BASE COURSE
ALL PAVEMENT LAYERS MUST BE COMPACTED TO THAT THEY ARE CAPABLE OF WITHSTANDING PROOF ROLLING. UNSTABLE AREAS MUST BE RECTIFIED BY THE CONTRACTOR USING METHODS APPROVED BY THE SUPERINTENDENT.
ALL PAVEMENT MATERIALS ARE TO ACHIEVE THE FOLLOWING MIN. CHARACTERISTIC DDR COMPACTION TARGETS MEASURED BY NUCLEAR DENSOMETER IN ACCORDANCE THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS:
- SUB-BASE II - 95.0%
- SUB-BASE I - 96.0%
- BASE CLASS - 98.0%

COMPACTION SCALE B REQUIREMENTS APPLY UNDER DSG SECTION 173 FOR TEST QUANTITIES AND LOCATIONS. UNLESS NOTED OTHERWISE UNIQUE INDIVIDUAL COMPACTION TEST RESULTS ARE TO BE OBTAINED FOR EACH PAVEMENT LAYER FOR:
- MAX. 200m LENGTH OF ROAD CONSTRUCTION
- EACH DISTINCT ROAD CONSTRUCTION WHERE >30m LENGTH IS CONSTRUCTED
- PAVEMENT AREAS NO GREATER THAN 2000m^2

4.3. FILL EMBANKMENTS
FILL EMBANKMENTS SHALL BE COMPACTED IN 200mm MAX. HORIZONTAL LAYERS TO A MINIMUM OF 95% STANDARD MAXIMUM DRY DENSITY UNO.

5. HOTMIX
ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.

6. KERBS
ALL KERBS ARE TO BE AS SHOWN ON THE DRAWINGS AND TO BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS AND THE TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.

7. FOOTPATHS & DRIVEWAYS
ALL FOOTPATHS AND DRIVEWAYS ARE TO BE AS SHOWN ON THE DRAWINGS AND TO BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS AND THE MUNICIPAL STANDARD SPECIFICATIONS.

8. LINEMARKING
ALL PAVEMENT MARKING TO BE STANDARD PAINT IN ACCORDANCE WITH DEPARTMENT OF STATE GROWTH SPECIFICATION R64 - PAVEMENT MARKING. ALL INTERSECTION LINEMARKING TO BE THERMO PLASTIC.

9. SETOUT
IT IS THE CONTRACTORS RESPONSIBILITY TO SET OUT THE DESIGN FROM THE DRAWINGS IN ORDER TO MEET THE REQUIRED CONSTRUCTION TOLERENCES AND ACHIEVE THE PERFORMANCE REQUIREMENTS OF THE DESIGN AND SPECIFICATION.
SETOUT OF THE DESIGN USING GPS/GNSS EQUIPMENT IS ACCEPTABLE PROVIDED THE CONTRACTOR CAN DEMONSTRABLY MEET THE PERFORMANCE REQUIREMENTS WHICH MAY INVOLVE AUGMENTATION BY OTHER TECHNOLOGIES OR OTHER APPROVED METHODS.
THE CONTRACTOR IS TO NOTIFY THE SUPERINTENDENT OF THE PROPOSED SETOUT METHOD PRIOR TO CONSTRUCTION INCLUDING IDENTIFYING LEVEL CONTROL PROCEDURES, EQUIPMENT CHECKING AND CALIBRATION PROCEDURES AND ANY NON-CONFORMANCES IN ACCURACY CAPABILITIES.

STORMWATER

1. GENERAL
COMPLIANCE WITH STORMWATER AUTHORITY PERFORMANCE REQUIREMENTS AND STORMWATER POLICY TO BE CONFIRMED BY COUNCIL PRIOR TO APPROVAL.

2. COVER

2.a. FOR PRIVATE DRAINAGE, MINIMUM COVER TO BE AS SPECIFIED IN THE PIPE COVER TABLE

2.b. PUBLIC STORMWATER MAINS
PRIVATE LAND - BACKYARDS AND GARDENS (NON TRAFFICABLE) - 450mm
PRIVATE LAND - DRIVEWAYS, PARKING AREAS (TRAFFICABLE) - 600mm
PUBLIC LAND - FOOTPATHS, NATURE STRIPS - 600mm
PUBLIC LAND - UNDER ROADS - 900mm
UNLESS SPECIFICALLY NOTED OTHERWISE

3. MANHOLES

3.a. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO LGAT STANDARDS U.N.O. REFER TSD-SW02-V3 & TSD-SW03-V3.

3.b. SIDE ENTRY PITS AND GRATED PITS TO BE CONSTRUCTED IN ACCORDANCE WITH TSD-SW04-V3 & TSD-SW16-V3.

3.c. MANHOLE COVERS ARE TO CONFORM TO AS3996-2019. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH CLASS 'D' GATIC COVERS AND SURROUNDS. ALL OTHER MANHOLES ARE TO BE FITTED WITH CLASS 'B' GATIC COVERS AND SURROUNDS.

3.d. BENCHING IS TO BE IN ACCORDANCE WITH TSD-SW03-V3

3.e. IN AREAS SUBJECT TO HIGH WATER TABLE, MANHOLES ARE TO HAVE A 5 METRE LENGTH OF 75mm AG-PIPE CONNECTED TO THEM AND LAID IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPEWORK.

3.f. PITS INSTALLED WITHIN DRIVEWAYS AND SEALED SURFACES SHOUDL BE INSTALLED 'FLUSH' SO THAT THE LID OR GRATE OF THE PIT SHALL MATCH THE SLOPE OF THE FINISHED SURFACE

4. PIPEWORK

4.a. ALL NEW PIPEWORK >DN225 SHALL BE TWIN WALL CORRUGATED POLYPROPYLENE RRJ U.N.O.

4.b. ALL NEW DN150 PIPEWORK SHALL BE uPVC SCJ U.N.O.

4.c. ALL NEW DN100 PIPEWORK SHALL BE uPVC SCJ U.N.O.

4.d. ALL PIPE IN TRAFFICABLE AREAS SHALL BE SN8 MIN.

4.e. ALL PIPE IN NON TRAFFICABLE AREAS SHALL BE SN4 MIN.

5. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LGAT STANDARDS.

5.a. PIPES IN TRAFFICABLE AREAS SHALL BE BACKFILLED WITH COMPACTED FCR

5.b. WHERE GRANULAR MATERIAL IS USED TO BACKFILL DRAINAGE PIPES, A MINIMUM 75mm DEEP OVERLAY OF FINE GRAINED SOIL OR SAND SHALL BE PLACED AND COMPACTED DIRECTLY ABOVE THE TOP OF THE PIPEWORK PRIOR TO GRANULAR MATERIAL PLACEMENT.

5.c. TRENCHES DEEPER THAN 1.5m SHOULD BE BENCHED TO COMPLY WITH THE WORKPLACE STANDARD CODE OF PRACTICE FOR EXCAVATION WORKS.

6. INSPECTIONS
NOTWITHSTANDING SPECIFIC COUNCIL REQUIREMENTS STATED IN THE APPROVAL DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT:

6.5. INSTALLED PIPE PRIOR TO BACKFILLING - TRENCH WIDTHS, BEDDING MATERIAL, PIPE TYPE AND DIAMETER

6.6. MANHOLE/PIT INSTALLATION - CONNECTIONS, BENCHING, DROPS

6.7. FIRST PIPE CONNECTIONS

6.8. GROSS POLLUTANT TRAPS - LOCATION, ARRANGEMENT

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

7. AS INSTALLED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS AND AN ENGINEERS CERTIFICATION TO THE STANDARD REQUIRED BY COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER AN APPROVED CIVIL ENGINEER OR A REGISTERED SURVEYOR.
6ty° CAN PROVIDE THIS SERVICE HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

WATER RETICULATION

1. GENERAL
ALL WORKS MUST BE TO TASWATER STANDARDS, THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2. AND TASWATER'S SUPPLEMENTS, TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES, WATER METERING POLICY/METERING GUIDELINES, BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS & AS3500.1:2003. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE TASWATER FIELD SERVICES OFFICER. ANY CONNECTIONS TO LIVE TASWATER INFRASTRUCTURE INCLUDING PROPERTY CONNECTIONS ARE TO BE CARRIED OUT BY TASWATER.

1.a. A LIST OF TASWATER APPROVED PRODUCTS CAN BE FOUND ON THE GREATER WESTERN WATER WEBSITE

1.b. ALL WORKS INVOLVING THE CONNECTION OF NEW PIPEWORK TO LIVE TASWATER ASSETS ARE TO BE CARRIED OUT BY TASWATER AT THE DEVELOPERS COST U.N.O.

2. TESTING
ALL WATER RETICULATION WORKS SHALL BE SUBJECT TO THE MRWA WATER SUPPLY CODE WSA03-2011 ACCEPTANCE TESTING TESTS.
CONTRACTOR MUST CONFIRM WHETHER TASWATER NEED TO WITNESS TESTING AND PROVIDE APPROPRIATE NOTICE. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

2.a. APPROXIMATE STATIC PRESSURE AT SITE - **850kPa**
SYSTEM HYDROSTATIC TEST PRESSURE PER WSA03-2011 CLAUSE 3.5 - **1100kPa**

3. NEW PIPEWORK

3.1. ALL NEW PIPEWORK SHALL BE EITHER SERIES 2 oPVC PN16 OR PE100 PN16 AS INDICATED ON THE DRAWINGS AND U.N.O.

3.2. ALL FITTINGS ARE TO BE PN16 RATED.

3.3. TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE GREATER WESTERN WATER WEBSITE

3.4. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.

3.5. MINIMUM COVER UNDER ROADWAYS AND VEHICULAR CROSS OVERS - 750mm
MINIMUM COVER RESIDENTIAL LAND - 450mm
MINIMUM COVER NON RESIDENTIAL LAND - 600mm

4. UNIT CONNECTIONS
ALL UNIT CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TASWATER STANDARD DRAWING TWS-W-0002 SERIES. THEY SHALL BE DN25 (ID20) PE100 SDR11 PN16 PIPE

4.a. WHERE LATERAL LINE SERVES MORE THAN ONE UNIT, CONNECTION SHALL BE DN32 (ID25) PE100 SDR11 PN16 PIPE.

4.b. WATER SITE CONNECTIONS AND TASWATER METER ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TASWATER STANDARD DRAWINGS TWS-W-0002.

5. FIRE HYDRANTS & VALVES

5.1. FIRE HYDRANTS SHALL BE SPRING TYPE, PN16, FLANGED TO AS4087 AND ARE TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY TASWATER.

5.2. PROVIDE C.I. VALVE BOX COVERS TO ALL VALVES AND FIRE PLUGS.

5.3. ALL STOP VALVES ARE TO BE PN16 RESILIENT SEATED, CLOCKWISE CLOSING AND FLANGED TO AS4087 U.N.O.

5.4. STOP VALVES AND FIRE PLUGS SHALL BE MARKED IN ACCORDANCE WITH THE IPWEA FIRE HYDRANT GUIDELINES: TASMANIA DIVISION.

5.5. FIRE PLUGS AND VALVE POSITIONS ARE TO BE MARKED ON KERB BACKS WITH HIMARK CONCRETE PAINT.

HYDRANT AND VALVE ARRANGEMENTS SHOULD OTHERWISE BE IN ACCORDANCE WITH MRWA-W-301, 302, 303, 304 & 305.

6. THRUST AND ANCHOR BLOCKS
THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASWATER STANDARDS.

7. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS. CRUSHED ROCK BACKFILL IS REQUIRED IN ALL TRAFFICABLE AREAS INCLUDING DRIVEWAYS IN ACCORDANCE WITH MRWA-W-201.

8. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING TASWATER PROCEDURES AND ORGANISING THE FOLLOWING MINIMUM HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT:
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING
- HYDROSTATIC PRESSURE TEST
- FIRE HYDRANT FLOW TEST

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

8.a. ALL INFRASTRUCTURE SHUTDOWNS MUST BE COORDINATED THROUGH TASWATER STANDARD PROCEDURES

8.b. DEPENDING ON THE WORKS THE ENGINEERING DESIGN APPROVAL WILL REQUIRE A PRE-CONSTRUCTION MEETING BETWEEN THE SUPERINTENDENT & THE TASWATER FIELD SERVICES OFFICER (DEVELOPMENT SERVICES) TO IDENTIFY THE TASWATER INSPECTION REQUIREMENTS

9. PIPE CLEANSING
THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY TASWATER

10. AS INSTALLED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS AND AN ENGINEERS CERTIFICATION TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CIVIL ENGINEER OR A REGISTERED SURVEYOR.
THE CONTRACTOR SHOULD ALSO ALLOW FOR THE COMPLETION OF TASWATER METER SHEETS AS PART OF AS CONSTRUCTED DOCUMENTATION.
6ty° CAN PROVIDE THIS SERVICE HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

SEWERAGE

1. GENERAL
ALL WORKS MUST BE TO AS3500.2, TASWATER STANDARDS, THE SEWERAGE CODE OF AUSTRALIA WSA 02-2014 MRWA V2.0 AND TASWATER'S SUPPLEMENTS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE TASWATER FIELD SERVICES OFFICER. ANY CONNECTIONS TO LIVE TASWATER INFRASTRUCTURE INCLUDING PROPERTY CONNECTIONS ARE TO BE CARRIED OUT BY TASWATER.

1.a. A LIST OF TASWATER APPROVED PRODUCTS CAN BE FOUND ON THE GREATER WESTERN WATER WEBSITE

2. MANHOLES

2.1. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE (UNLESS NOTED OTHERWISE) INSTALLED TO TASWATER STANDARDS AND IN ACCORDANCE WITH WSA 02-2014 MRWA-S-300 SERIES. NOTE TASWATER REQUIRE THAT STEPIRONS NOT BE FITTED IN CONFINED SPACES.

2.2. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH CLASS 'D' TRAFFICABLE COVERS AND SURROUNDS. ALL OTHER MANHOLES ARE TO BE FITTED WITH CLASS 'B' NON-TRAFFICABLE COVERS AND SURROUNDS.
MANHOLE BENCHING IS TO BE TO FULL DEPTH OF PIPE DIAMETER AS PER WSA MRWA-S-310

2.3. MANHOLES AND PIT COVERS TO BE INSTALLED TO BE FLUSH AND MATCH FINISHED SURFACE GRADES

3. PIPEWORK

3.1. ALL NEW PIPEWORK SHALL BE DN150 uPVC SCJ U.N.O.

3.2. ALL PIPE UNDER TRAFFICABLE AREAS TO BE SN8 MIN.

3.3. ALL PIPE IN NON-TRAFFICABLE AREAS TO BE SN4 MIN.

2. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS, TASWATER STANDARDS & MRWA-S-201. CRUSHED ROCK BACKFILL IS REQUIRED IN ALL TRAFFICABLE AREAS INCLUDING DRIVEWAYS IN ACCORDANCE WITH MRWA-S-201.

3. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING HOLD POINT INSPECTIONS WITH THE SUPERINTENDENT:
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
THE ENGINEERING DESIGN APPROVAL WILL REQUIRE A PRE-CONSTRUCTION MEETING BETWEEN THE SUPERINTENDENT & THE TASWATER FIELD SERVICES OFFICER (DEVELOPMENT SERVICES) TO IDENTIFY THE TASWATER INSPECTION REQUIREMENTS

4. AS INSTALLED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS AND AN ENGINEERS CERTIFICATION TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CIVIL ENGINEER OR A REGISTERED SURVEYOR.
6ty° CAN PROVIDE THIS SERVICE HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

MINIMUM DEPTH OF PIPE COVER (mm) TABLE (PRIVATE)

AREA	DUCTILE IRON, GALV. STEEL	PLASTIC DRAINAGE PIPES	WATER SUPPLY PIPES
NON TRAFFICABLE	100	300	300 (WATER) 600 (FIRE)
TRAFFICABLE - NO PAVEMENT	300	450	450
TRAFFICABLE - REINFORCED CONCRETE PAVEMENT	0mm BELOW SLAB SOFFIT	75mm BELOW SLAB SOFFIT	75mm BELOW SLAB SOFFIT
TRAFFICABLE - SEALED ROAD	600	600	600
TRAFFICABLE - UNSEALED ROAD	600	750	750
EMBANKMENTS AND CONSTRUCTION LOADS	600	750	750
VALUES SOURCED FROM AS3500.1, AS3500.2 & AS3500.3			

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ISSUE	DATE	ISSUED FOR	REV.
01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	A
04	18.12.25	DEVELOPMENT APPLICATION	A

DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT.
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH:
APPLICABLE AUSTRALIAN STANDARDS
& LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: GENERAL NOTES

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: N.T.S. AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C000 REV. A

Document Set ID: 3577578
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

GENERAL

1. **GENERAL**
THESE NOTES ARE PREPARED TO ADVISE THE 'PERSON CONDUCTING A BUSINESS OR UNDERTAKING' (PCBU) ON THE HEALTH AND SAFETY ELEMENTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2012 AND WORK HEALTH AND SAFETY REGULATIONS 2022. THEY ARE PERTINENT TO ANY TIME THE BUILDING OPERATES AS A WORKPLACE AND SHOULD BE CONSIDERED ALONGSIDE YOUR EXISTING SAFE WORK PROCEDURES.
ALL WORK SITES CAN BE HAZARDOUS TO PEOPLE, AND PROPERTY. IT IS THE RESPONSIBILITY OF ALL THOSE WHO ATTEND A WORK SITE TO ADOPT SUITABLE SAFE WORK PROCEDURES FOR ALL ACTIVITIES. CURRENT LEGISLATION REQUIRES THAT ALL PERSONS ARE TO CONSIDER THEIR ACTIONS OR INACTION ON THE HEALTH AND SAFETY OF OTHERS AND THEMSELVES. THE CONTRACTOR IS BOUND BY THE CURRENT SAFE WORK AUSTRALIA ACT, REGULATIONS AND CODES OF PRACTICE ISSUED BY STATE GOVERNMENTS AND/OR THEIR AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION, DOCUMENTATION AND MAINTENANCE OF WORK SAFETY PROCEDURES AND OTHER RELEVANT DOCUMENTATION. THE CONTRACTOR SHALL ENSURE THAT ALL SUB CONTRACTORS AND OTHER AUTHORISED PEOPLE COMPLY WITH THE ABOVE.
2. THESE NOTES ARE NOT AN ADMISSION OF RESPONSIBILITY BY 6ty° AND DO NOT ABSOLVE THE OWNER, CONTRACTOR, OR OTHER PARTIES OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES.
3. **CODES OF PRACTICE**
THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING CODES OF PRACTICE WHERE APPLICABLE:
3.1. HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE (CP008)
3.2. HOW TO SAFELY REMOVE ASBESTOS (CP009)
3.3. CONFINED SPACES (CP103)
3.4. CONSTRUCTION WORK (CP104)
3.5. DEMOLITION WORK (CP108)
3.6. EXCAVATION WORK (CP109)
3.7. HOW TO MANAGE WORK HEALTH AND SAFETY RISKS (CP112)
3.8. MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK (CP113)
3.9. HAZARDOUS MANUAL TASKS (CP118)
3.10. MANAGING THE WORK ENVIRONMENT AND FACILITIES (CP124)
3.11. SAFE DESIGN OF STRUCTURES (CP127)
4. **FURTHER GUIDANCE**
WORKSAFE TASMANIA MAKE AVAILABLE FURTHER GUIDANCE PERIODICALLY. FURTHER GUIDANCE FROM WORKSAFE TASMANIA AND SAFE WORK AUSTRALIA SHOULD ALSO BE CONSULTED.
3. **PRE-START**
PRIOR TO CONSTRUCTION THE CONTRACTOR SHOULD UNDERTAKE A PROJECT SPECIFIC JOB SAFETY ANALYSIS THAT SHOULD IDENTIFY;
- THE TYPE OF WORK REQUIRED;
- SPECIFIC PROJECT RISKS TO HEALTH AND SAFETY;
- THE PROPOSED CONTROLS TO BE APPLIED TO ELIMINATE OR MINIMIZE THE RISKS IDENTIFIED;
- THE METHOD BY WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED;
4. **RISK IDENTIFICATION**
THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND FOR PREPARING ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS. THE CONTRACTOR SHALL CONSULT WITH THE DESIGN ENGINEER IF THERE IS ANY PERCEIVED RISK RELATING TO THE DESIGN OR CONSTRUCTION OF THE DESIGN.
6. **HAZARDS RELATING TO THIS PROJECT**
THE CONTRACTOR SHOULD NOTE THAT THIS PROJECT IS LIKELY TO INVOLVE THE FOLLOWING HAZARDS AND THUS PAY SPECIFIC ATTENTION TO RISK MANAGEMENT OF THESE HAZARDS:
- EXCAVATION AND EARTHWORKS
- DEMOLITION, RECYCLING AND REMOVAL
- UNIDENTIFIED UNDERGROUND SERVICES OR STRUCTURES
- CONFINED SPACES
- OVERHEAD/UNDERGROUND POWER LINES
- WORKING AT HEIGHTS
- ASBESTOS
- TRAFFIC MANAGEMENT
- UNAUTHORISED PUBLIC PRESENCE ON/NEAR CONSTRUCTION SITE
7. PUBLIC SAFETY
THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS TO PREVENT UNAUTHORISED PEOPLE ENTERING THE SITE. EXCAVATIONS, STRUCTURES, AND ACCESS EQUIPMENT SHALL BE LEFT IN A SECURE MANNER AS IS REASONABLY PRACTABLE. THE SITE SHOULD HAVE CLEAR WARNING SIGNS IN APPROPRIATE LOCATIONS EG. "DANGER KEEP OUT".

SITE

1. **EXISTING SITE INFRASTRUCTURE**
IMPACT AND RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CAN CREATE RISKS, INCLUDING THE RELEASE OF HAZARDOUS MATERIALS. WHILE KNOWN SERVICES ARE INDICATED ON DRAWINGS, THEIR EXACT LOCATION AND EXTENT MAY VARY. SERVICES MUST BE LOCATED USING AN APPROPRIATE METHOD, AND SPECIALIST CONTRACTORS SHOULD BE ENGAGED WHERE NECESSARY.
2. **TRAFFIC MANAGEMENT**
TRAFFIC MANAGEMENT MUST BE CONDUCTED IN ACCORDANCE WITH THE CODE OF PRACTICE: TRAFFIC MANAGEMENT IN WORKPLACES. FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD, DESIGNATED WORKERS AND LOADING AREAS SHOULD BE PROVIDED. ACCESS TO CONSTRUCTION SITES MUST BE RESTRICTED WITH BARRIERS, ESPECIALLY WHERE EXCAVATIONS, PLANT, OR ELECTRICAL INSTALLATIONS ARE PRESENT.
3. **WORKSITE TIDINESS**
THE CONTRACTOR SHOULD MAINTAIN A TIDY WORKSITE TO REDUCE THE RISK OF TRIPS AND FALLS. MATERIALS SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS.
4. **TEMPORARY STRUCTURES**
TEMPORARY STRUCTURES AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIAL TO THE EXECUTION OF THE DESIGN. THE CONTRACTOR MUST ENGAGE A THIRD PARTY TO ASSIST, CERTIFY, AND OVERSEE THE ERECTION OF WORKS AND OBTAIN ALL REQUIRED DOCUMENTATION BEFORE WORK BEGINS.

HAZARDOUS SUBSTANCES

1. **CODE OF PRACTICE**
THE CONTRACTOR MUST CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: MANAGING RISKS OF HAZARDOUS CHEMICALS IN THE WORKPLACE.
2. **POWDERED MATERIALS**
POWDERED MATERIALS: MANY CONSTRUCTION MATERIALS CAN CAUSE HARM IF INHALED. PERSONS WORKING WITH OR DISTURBING POWDERED MATERIALS SHOULD ENSURE GOOD VENTILATION AND USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT.
3. **TREATED TIMBER**
TREATED TIMBER: DUST OR FUMES FROM TREATED TIMBER CAN BE HARMFUL. GOOD VENTILATION AND PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION, ARE REQUIRED WHEN SANDING, DRILLING, OR CUTTING TREATED TIMBER.
4. **VOLOTILE ORGANIC COMPOUNDS**
(VOCS): GLUES, SOLVENTS, PAINTS, VARNISHES, AND SOME CLEANING MATERIALS MAY HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED MUST BE WELL-VENTILATED, AND MANUFACTURERS' RECOMMENDATIONS SHOULD BE FOLLOWED.
5. **SYNTHETIC MINERAL FIBRE**
MATERIALS LIKE GLASS FIBRE, ROCK WOOL, OR CERAMIC FIBRE USED FOR INSULATION CAN BE HARMFUL IF INHALED OR IF THEY COME INTO CONTACT WITH SKIN OR EYES. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING INHALATION PROTECTION, SHOULD BE USED.

HAZARDOUS MANUAL TASKS

1. **CODE OF PRACTICE**
THE CONTRACTOR MUST FOLLOW THE CODE OF PRACTICE: HAZARDOUS MANUAL TASKS (CP118).
2. **HEAVY ITEMS**
COMPONENTS WITH A MASS THAT REQUIRES TWO OR MORE WORKERS OR A MECHANICAL LIFTING DEVICE MUST BE LIFTED ACCORDINGLY.

CONFINED SPACES

3. **CODE OF PRACTICE**
THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: CONFINED SPACES (CP103).
4. **ENCLOSED SPACES**
ENCLOSED SPACES MAY PRESENT A RISK. ONLY TRAINED PERSONNEL SHOULD ENTER CONFINED SPACES, AND AIR TESTING AND PERSONAL PROTECTIVE EQUIPMENT MUST BE PROVIDED. THE CONTRACTOR MUST PREPARE A WORK METHOD STATEMENT AND PROVIDE ADEQUATE SIGNAGE FOR ALL CONFINED SPACES.

NOISE

1. **CODE OF PRACTICE**
THE CONTRACTOR MUST FOLLOW THE CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK (CP113).

CONSTRUCTION

1. **CRANES**
THE CONTRACTOR MUST ENSURE THAT THE CRANE SIZE AND LOCATION ARE ADEQUATELY ASSESSED FOR CAPACITY, TAKING INTO ACCOUNT FACTORS LIKE CRANE SUPPORT BEARING, UNDERGROUND SERVICES, AND TRAFFIC HAZARDS BEFORE ANY LIFT. ACCESS TO AREAS BELOW THE LOAD MUST BE PREVENTED OR RESTRICTED.
2. **PRECAST PANELS**
FOR PRECAST PANEL ERECTION, CHAIN AND SLING SETUP MUST BE CHECKED AGAINST APPROVED LIFTING POINTS, AND A SPREADER BEAM MUST BE USED WHERE APPROPRIATE. PATHWAYS OF OVERHEAD TRAVEL MUST BE CLEARLY MARKED AND RESTRICTED DURING LIFTING.
3. **WORKING AT HEIGHTS**
THE CONTRACTOR MUST CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: MANAGING THE RISK OF FALLS AT WORKPLACES AND PREVENTING FALLS IN HOUSING CONSTRUCTION. PASSIVE FALL PREVENTION MEASURES LIKE HANDRAILS AND SCAFFOLDING SHOULD BE USED.
4. **CRANES AND OTHER MECHANICAL PLANT**
THE CONTRACTOR MUST FOLLOW THE CODES OF PRACTICE: CRANES, MANAGING THE RISKS OF PLANT IN THE WORKPLACE (CP121), AND INDUSTRIAL LIFT TRUCKS. LOADS MUST BE PROPERLY SECURED, AND ACCESS TO AREAS BELOW THE LOAD MUST BE PREVENTED OR RESTRICTED.

EXCAVATION

1. **CODE OF PRACTICE**
THE CONTRACTOR IS TO FOLLOW THE CODE OF PRACTICE: EXCAVATION WORK (CP109). WHERE WORKERS ARE REQUIRED TO ENTER AN EXCAVATION, ADEQUATE SUPPORT MUST BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS MUST BE USED TO PREVENT ACCIDENTAL OR UNAUTHORIZED ACCESS. ALL BORES SHOULD BE CONCRETE FILLED AS SOON AS POSSIBLE, WITH ADEQUATE PROTECTION PROVIDED IN THE INTERIM.
2. **SITE REPORTS**
ANY SITE INVESTIGATION REPORTS MUST BE CONSULTED BEFORE EXCAVATION. IF GROUND CONTAMINATION IS PRESENT, A QUALIFIED SPECIALIST CONSULTANT MUST BE ENGAGED TO PROVIDE REMEDIAL WORKS DESIGN AND RISK MITIGATION STRATEGIES.

DEMOLITION

1. **CODE OF PRACTICE**
THE CONTRACTOR MUST FOLLOW THE CODE OF PRACTICE: DEMOLITION WORK (CP108). LOCATIONS OF EXISTING LIVE SERVICES MUST BE ESTABLISHED BEFORE ANY PENETRATION OF THE EXISTING STRUCTURE. NO STRUCTURAL MEMBER SHOULD BE CUT OR REMOVED WITHOUT THE ADVICE OF A QUALIFIED STRUCTURAL ENGINEER.

2. **ASBESTOS**
BUILDINGS CONSTRUCTED BEFORE 1990 MAY CONTAIN ASBESTOS, AND THOSE CONSTRUCTED BEFORE 1980 ARE LIKELY TO CONTAIN IT. THE BUILDER SHOULD INSPECT FOR ASBESTOS AND HAVE IT REMOVED BY A QUALIFIED PERSON BEFORE DEMOLITION OR ANY OTHER WORKS THAT MAY DISTURB THE EXISTING STRUCTURE.

3. **EXISTING COATINGS**
AN APPROPRIATE METHOD FOR PAINT REMOVAL AND DISPOSAL MUST BE DETERMINED, ESPECIALLY ON HISTORIC STRUCTURES. ADEQUATE SCREENING MUST BE PROVIDED TO THE PUBLIC AND SURROUNDING ENVIRONMENT DURING PAINT REMOVAL AND CLEANING OPERATIONS.

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Citation Certification
ISO 9001
Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	-
04	18.12.25	DEVELOPMENT APPLCIATION	-

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APPLICABLE AUSTRALIAN STANDARDS
& LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: WHS NOTES

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: N.T.S. AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C003 REV. -

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

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Citation Certification ISO 9001 Quality management system

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01	01.12.25	DEVELOPMENT APPLICATION	-
02	18.12.25	DEVELOPMENT APPLICATION	-

LEGEND

- STORMWATER MAIN
- SEWER MAIN
- WATER MAIN
- EXISTING COMMS
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL

C.T.77942/1
4533m²

C.T.199471/1
8162m²

106.98
73°28'20"

163°27'20"
42.38

73°31'
10.96

253°29'00"
106.98

343°27'20"
42.37

EXISTING FENCE

TITLES TO BE AMALGAMATED

EXISTING FENCE TO BE REMOVED

EXISTING BUILDINGS
TO BE DEMOLISHED

343°27'20"
70.61

167°27'20"
70.84

131°06'00"
146.72

113.12
253°31'00"

EXISTING FENCE TO BE REMOVED

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

26 WENDOURIE PDE
C.T. 615568

24 WENDOURIE PDE
C.T. 215567

22 WENDOURIE PDE
C.T. 615567

UNIT 2 19 AMAROO RD
C.T. 167873/3

UNIT 1 19 AMAROO RD
C.T. 167873/3

22 AMAROO RD
C.T. 57819/12

AMAROO RD

WENDOURIE PDE

WILLOW WALK

N

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: EXISTING SITE PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C020 REV. -

Document Set ID: 3577578
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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PLEASE NOTE

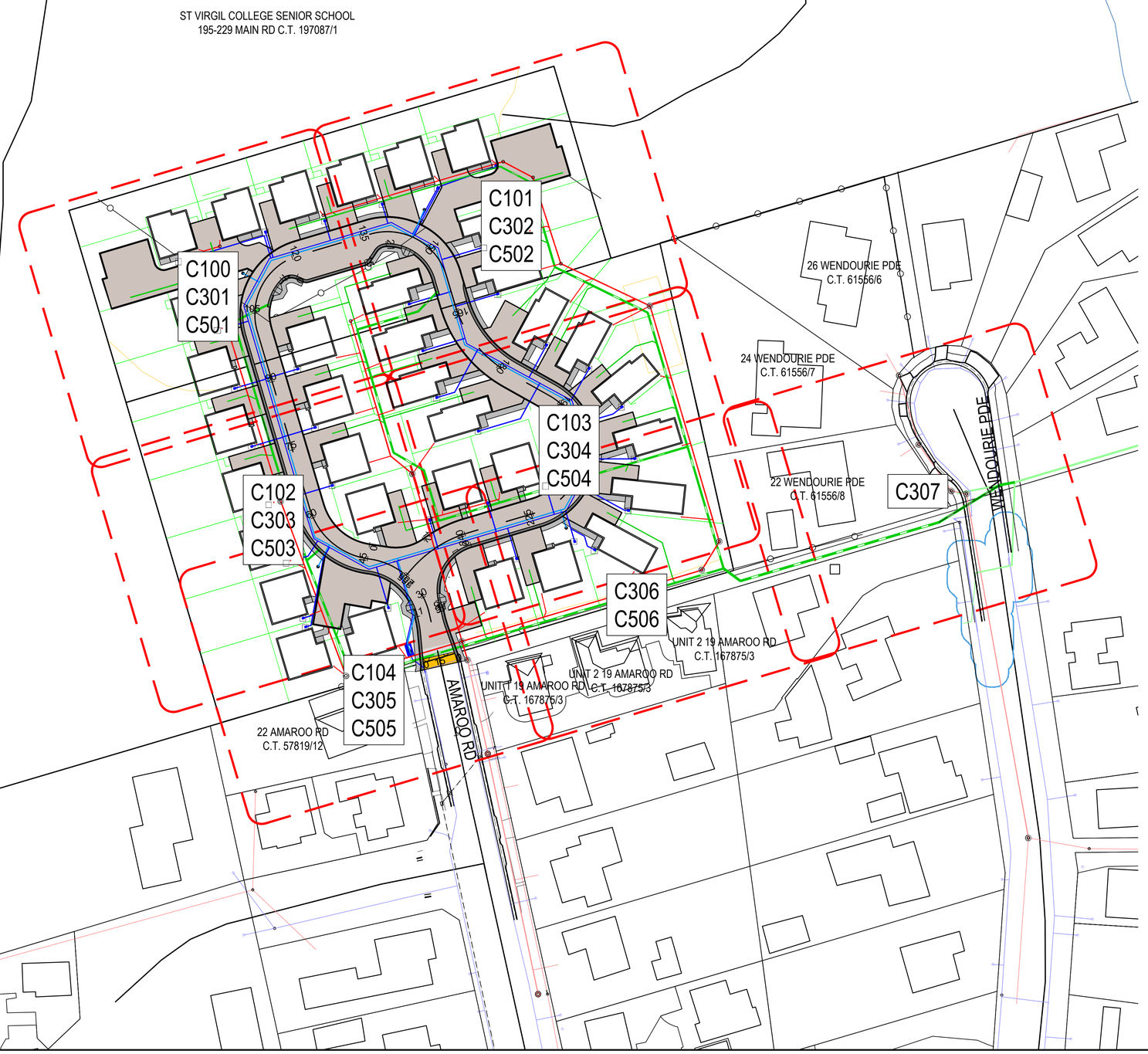
1. INTENDED USE OF PLAN
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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN



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04	18.12.25	DEVELOPMENT APPLICATION	A

N

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: KEY PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C010 REV. A

Document Set ID: 3577578
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: N-25-279
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SITE BOUNDARY

SHARED ACCESS ROAD 1

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24
UNIT 25
UNIT 26
UNIT 27
UNIT 28
UNIT 29
UNIT 30
UNIT 31
UNIT 32
UNIT 33
UNIT 34

SUBSTATION

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

26 WENDOURIE PDE
C.T. 61556/6

24 WENDOURIE PDE
C.T. 61556/7

22 WENDOURIE PDE
C.T. 61556/8

22 AMAROO RD
C.T. 57819/12

UNIT 1 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

AMAROO RD

TRANSITION FROM KC KERB TO KCM KERB IN ACCORDANCE WITH TSD-SW11-V3

SAW CUT EXISTING SEAL AND PROVIDE SHORT ASPHALT TRANSITION FROM EXISTING SEAL INTO SITE PAVEMENT

ENHANCE TRANSITIONAL POINT, I.E ROAD HUMP OR PATTERNED CONCRETE, TO BE CONFIRMED

35mm THICK AC10 ASPHALT SEAL TO MUNICIPAL SPECIFICATIONS TRANSITION SECTION FROM EXISTING ROAD SURFACE ASPHALT TO EXTEND BEYOND BOUNDARY OF PUBLIC ROAD RESERVATION

NEW PUBLIC STORMWATER MAINS

LEGEND

- SUBSOIL DRAIN
- PROPOSED STORMWATER MAIN
- EXISTING STORMWATER MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE MAIN
- EXISTING WATER MAIN
- EXISTING GAS
- EXISTING COMMS
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- FIRE HYDRANT

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04	31.10.25	DRAFT - UNDER REVIEW	B
05	06.11.25	DEVELOPMENT APPLICATION	C
06	01.12.25	DEVELOPMENT APPLICATION	D
07	18.12.25	DEVELOPMENT APPLICATION	E

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SITE PLAN

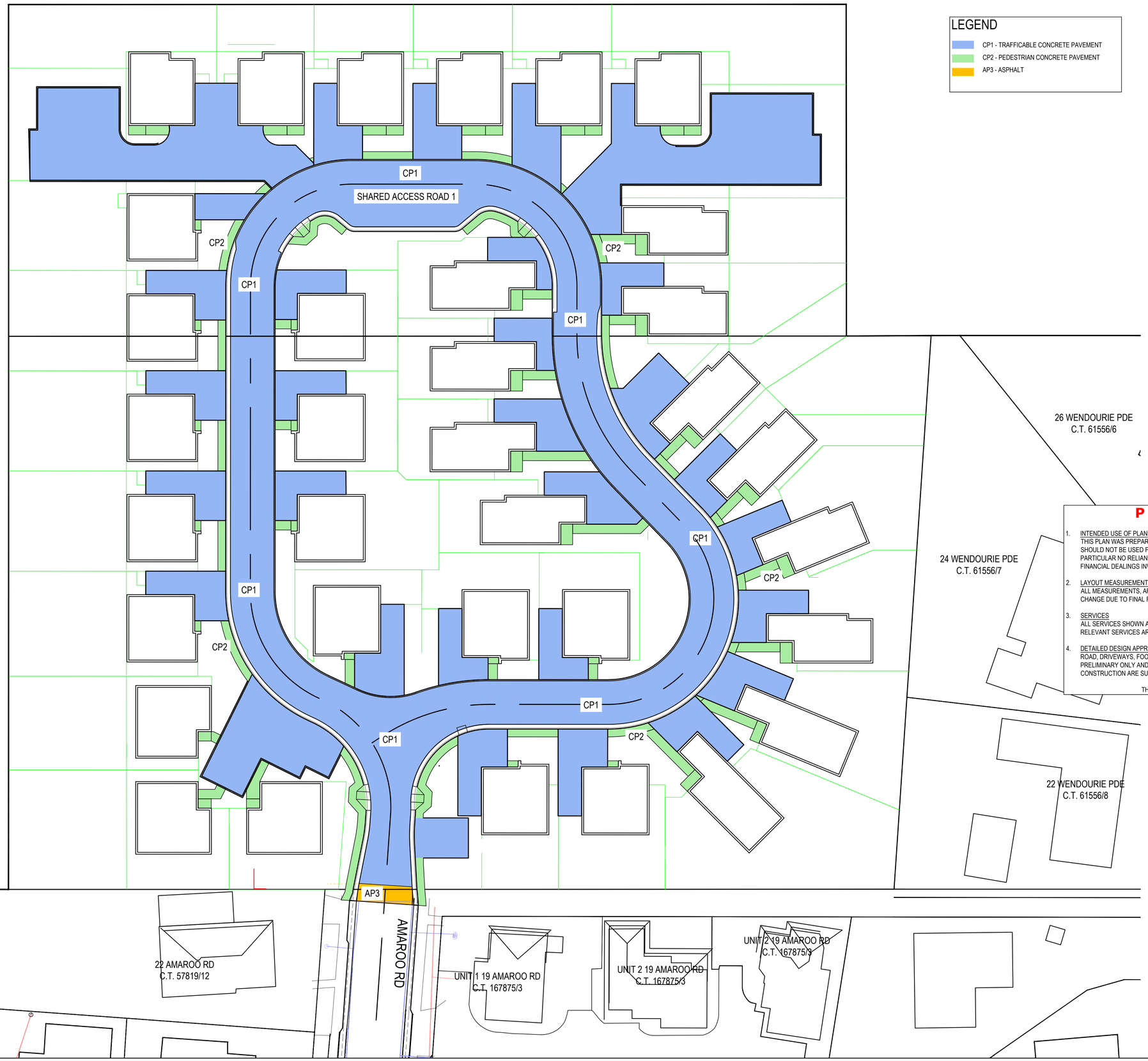
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: M.C.V.

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C030 REV. E

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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LEGEND

- CP1 - TRAFFICABLE CONCRETE PAVEMENT
- CP2 - PEDESTRIAN CONCRETE PAVEMENT
- AP3 - ASPHALT

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Citation Certification ISO 9001 Quality management system

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02	18.12.25	DEVELOPMENT APPLICATION	B

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& LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: PAVEMENT TYPES PLAN

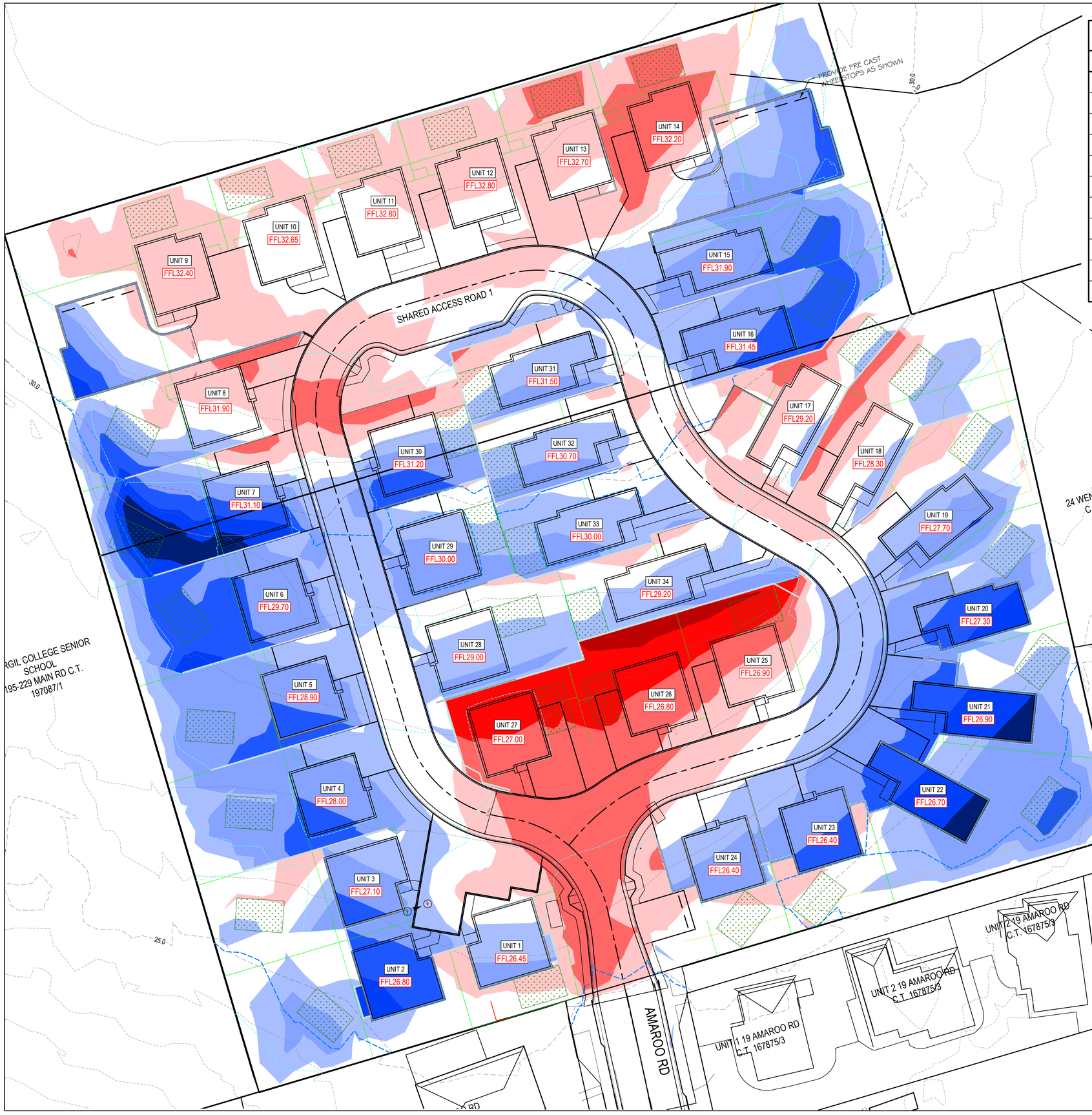
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: M.C.V.

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C031 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:



CUT FILL RANGES - LEGEND

NO.	RANGE MIN.	RANGE MAX.	COLOUR
1	-2.500	-2.000	CUT
2	-2.000	-1.500	
3	-1.500	-1.000	
4	-1.000	-0.500	
5	-0.500	-0.150	
6	0.150	0.500	
7	0.500	1.000	
8	1.000	1.500	
9	1.500	2.000	
10	2.000	2.500	FILL
11	2.500	3.000	

BULK EARTHWORKS NOTES:

AS2870:2011 SITE CLASSIFICATION - MIXED CLASS M & CLASS P
ANTICIPATED SUBGRADE CBR VALUES BASED ON DCP TESTING - 8-15%

ALL 'FFL' FLOOR LEVELS SHOWN ARE THE NOMINAL 'GROUND FLOOR FINISHED FLOOR LEVEL'

THE EARTHWORKS FOR THE SITE ARE REQUIRED TO BE CONDUCTED IN ACCORDANCE WITH THE CONTROLLED/STRUCTURAL FILL REQUIREMENTS OF AS3798-2007 EARTHWORKS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

THE PLACEMENT AND COMPACTION OF SELECT FILL MATERIALS SHALL BE CARRIED OUT AS FOLLOWS:

- ALL AREAS OF PROPOSED FILLING SHALL BE STRIPPED OF TOPSOIL AND FREE OF ORGANIC MATERIAL OR DELETERIOUS MATERIALS EXPOSING NATURAL SOIL;
- THE EXPOSED NATURAL SUBGRADE SOILS SHOULD BE PROOF ROLLED AND INSPECTED
- ALL WEAK AREAS WHICH DEFORM EXCESSIVELY UNDER ROLLING SHOULD BE REMOVED AND REPLACED WITH SELECTED CLEAN GRANULAR FILL MATERIAL;
- AREAS OF GROUNDWATER SEEPAGE WILL REQUIRE SUBSURFACE DRAINAGE
- CONTROLLED FILL SHOULD BE PLACED IN COMPACTED LAYERS NO GREATER THAN 200mm THICK
- EARTHWORKS FOR THE SELECTED FILL SHOULD BE COMPACTED TO ACHIEVE A MINIMUM DENSITY RATIO OF 95% STANDARD MAXIMUM DRY DENSITY; THE CLAY SHOULD BE PLACED AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM MOISTURE CONTENT (OMC)
- AN ASSESSMENT OF THE SELECTED FILL SHOULD BE CARRIED OUT TO DETERMINE IF IT IS SUITABLE FOR USE AS CONTROLLED FILL;

CONTOURS AND LEVELS SHOWN ARE EXISTING (GREY) AND FINISHED DESIGN SURFACE LEVELS (BLUE). **THE CUT AND FILL HATCH REPRESENTS THE DIFFERENCE BETWEEN THE EXISTING AND DESIGN SURFACE LEVELS AND DOES NOT ACCOUNT FOR SITE STRIPPING**

IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR TO SATISFY THEMSELVES OF THE ACCURACY OF ANY EARTHWORKS VOLUMES
- APPROXIMATE GROSS CUT VOLUME 1750 m³
- APPROXIMATE GROSS FILL VOLUME 4000m³

THE ABOVE VOLUME ESTIMATE DOES NOT 'BALANCE', HOWEVER IF IT IS ESTIMATED THAT AN AVERAGE DEPTH OF 250mm OF MATERIAL WILL BE IMPORTED TO SITE FOR PAVEMENTS, BUILDING SLABS, TOPSOIL ETC, THE RESULTING VOLUMES ARE:
- APPROXIMATE CUT VOLUME 3400m³
- APPROXIMATE LOCAL FILL VOLUME 2450m³
- NET - 950m³ SURPLUS MATERIAL

VOLUMES ARE INDICATIVE, UNFACTORED AND DO NOT ACCOUNT FOR MATERIAL QUALITY OR PAVEMENT VOLUMES

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Citation Certification ISO 9001 Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	20.08.25	PRELIMINARY ISSUE	-
02	01.11.25	DEVELOPMENT APPLICATION	A
03	17.12.25	DEVELOPMENT APPLICATION	B

PLEASE NOTE

1. INTENDED USE OF PLAN
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SITE CUT AND FILL PLAN

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C040 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.000%	1.250%	
2	1.250%	4.000%	
3	4.000%	8.000%	
4	8.000%	12.500%	
5	12.500%	25.000%	
6	25.000%	300.000%	

FLAT
GENTLE
MODERATE
STEEP
VERY STEEP - MOWABLE
EXTREMELY STEEP

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Citation Certification ISO 9001 Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SITE SLOPES
SITE PLAN

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C041 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
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Citation Certification ISO 9001 Quality management system

PROVIDE PRE CAST WHEELSTOPS AS SHOWN

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

26 WENDOURIE PDE
C.T. 61556/6

24 WENDOURIE PDE
C.T. 61556/7

22 WENDOURIE PDE
C.T. 61556/8

B3

HL

PAINTED HOLDING LINE GIVE WAY INTERSECTION IN ACCORDANCE WITH TSD-RF01-V3, B3 LENGTH 13.5m LONG

INSTALL GIVEWAY SIGN TO STANDARD DRAWING TSD-RD23-v3 AT INTERSECTION, CODE R1-2

R1-2
GIVE WAY

R4-1(20)

20

INSTALL 20km/h SPEED SIGN TO STANDARD DRAWING TSD-RD23-v3 AT ENTRANCE, CODE R1-1A20

22 AMAROO RD
C.T. 57819/12

AMAROO RD

UNIT 1 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: TRAFFIC FACILITIES PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: M.C.V.

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C042 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: SA N-25-279
DATE RECEIVED:

PLEASE NOTE

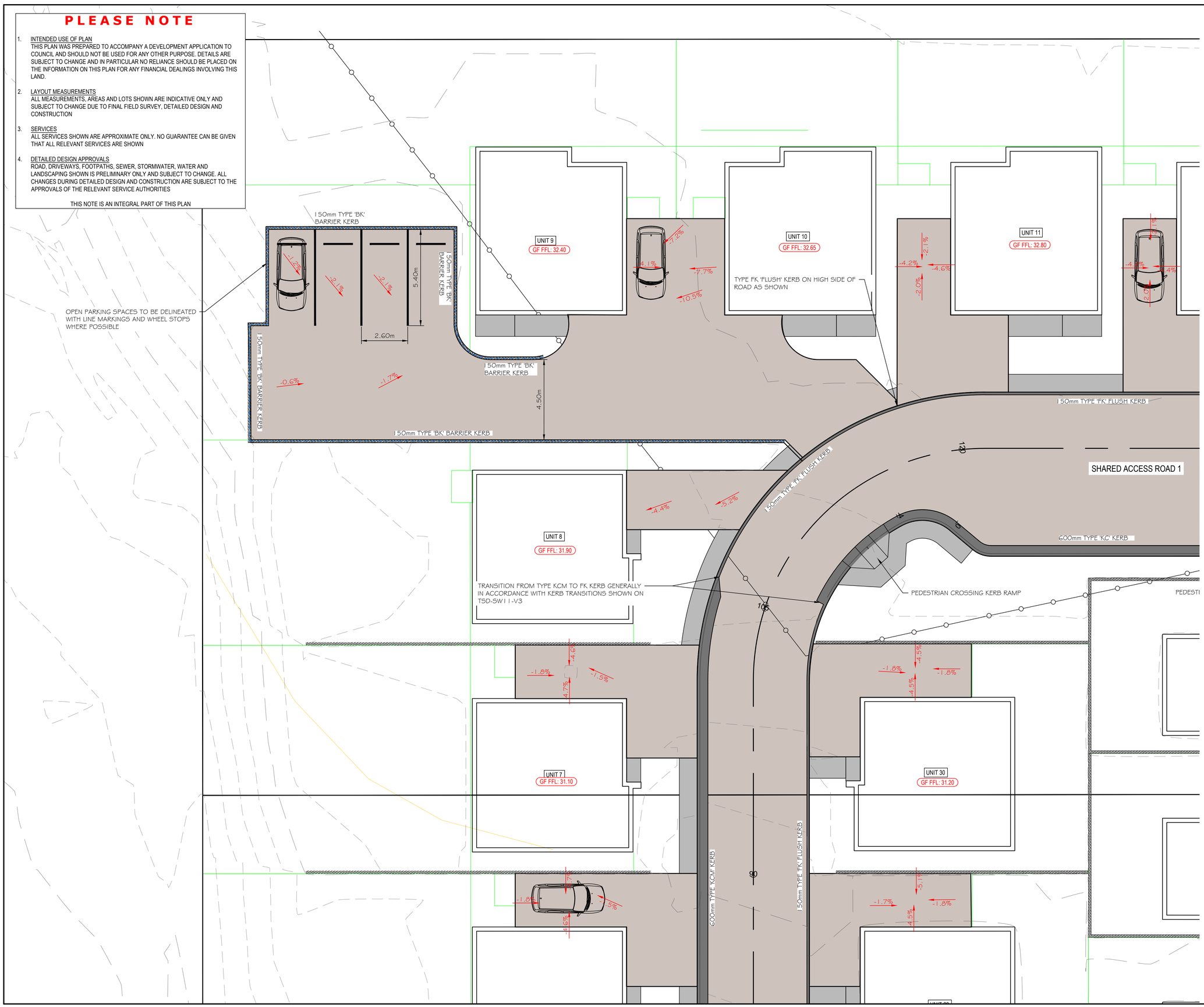
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Citation Certification ISO 9001 Quality management system

LEGEND

- RETAINING WALL EXTERNAL TO UNIT
- RETAINING WALL WITH VEHICLE BARRIER
- RETAINING WALL INTEGRAL TO UNIT

NOTE: RETAINING WALL LOCATIONS TO BE CONFIRMED

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 1

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C100 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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UNIT 12
GF FFL: 32.80

UNIT 13
GF FFL: 32.70

UNIT 14
GF FFL: 32.20

UNIT 15
GF FFL: 31.90

UNIT 16
GF FFL: 31.45

UNIT 17
GF FFL: 29.20

UNIT 31
GF FFL: 31.50

UNIT 32
GF FFL: 30.70

150mm TYPE 'BK' BARRIER KERB

OPEN PARKING SPACES TO BE DELINEATED WITH LINE MARKINGS AND WHEEL STOPS WHERE POSSIBLE

150mm TYPE 'FK' FLUSH KERB

600mm TYPE 'KCM' KERB

PEDESTRIAN CROSSING KERB RAMP

TRANSITION FROM TYPE KCM TO FK KERB GENERALLY IN ACCORDANCE WITH KERB TRANSITIONS SHOWN ON TSD-SW11-V3

LEGEND

- RETAINING WALL EXTERNAL TO UNIT
- RETAINING WALL WITH VEHICLE BARRIER
- RETAINING WALL INTEGRAL TO UNIT

NOTE: RETAINING WALL LOCATIONS TO BE CONFIRMED

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C102 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: SA-25-279
DATE RECEIVED:

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

UNIT 6
GF FFL: 29.70

UNIT 5
GF FFL: 28.90

UNIT 4
GF FFL: 28.00

UNIT 3
GF FFL: 27.10

UNIT 2
GF FFL: 26.80

UNIT 1
GF FFL: 26.45

UNIT 29
GF FFL: 30.00

UNIT 28
GF FFL: 29.00

UNIT 27
GF FFL: 27.00

-1.8%
-4.7%
-1.5%
-4.7%
-1.8%
-4.5%
-1.7%
-4.5%
-1.8%
-4.7%
-1.8%
-4.5%
-4.4%
-1.8%
-4.6%
-2.9%
-5.5%
-5.0%
-5.1%
-1.6%
-5.0%

75
60
45
30
15
90
90
90
11
11
11

600mm TYPE KCM KERB
150mm TYPE FK FLUSH KERB
150mm TYPE BK BARRIER KERB
TRANSITION TO BARRIER KERB FROM FLUSH KERB
TRANSITION TO FLUSH KERB FROM BARRIER KERB
TYPE KCM KERB ON LOW SIDE OF ROAD AS SHOWN
5.55m
150mm TYPE FK FLUSH KERB
600mm TYPE KCM KERB
150mm TYPE BK BARRIER KERB
PEDESTRIAN CROSSING KERB RAMP
SUBSTATION
600mm TYPE KCM KERB
600mm TYPE KCM KERB
6.10m

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LEGEND

- RETAINING WALL EXTERNAL TO UNIT
- RETAINING WALL WITH VEHICLE BARRIER
- RETAINING WALL INTEGRAL TO UNIT

NOTE: RETAINING WALL LOCATIONS TO BE CONFIRMED

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 3

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C102 REV. B

Document Set ID: 3577578
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GLENORCHY CITY COUNCIL
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24 WENDOURIE PDE C.T. 61556/7

22 WENDOURIE F C.T. 61556/8

UNIT 33 GF FFL: 30.00
UNIT 34 GF FFL: 29.20
UNIT 26 GF FFL: 26.80
UNIT 25 GF FFL: 26.90
UNIT 24 GF FFL: 26.40
UNIT 23 GF FFL: 26.40
UNIT 22 GF FFL: 26.70
UNIT 21 GF FFL: 26.90
UNIT 20 GF FFL: 27.30
UNIT 19 GF FFL: 27.70
UNIT 18 GF FFL: 28.30

150mm TYPE 'KCM' KERB
150mm TYPE 'FK' FLUSH KERB
150mm TYPE 'BK' BARRIER KERB
600mm TYPE 'KCM' KERB
TRANSITION TO BARRIER KERB FROM FLUSH KERB
TRANSITION TO FLUSH KERB FROM BARRIER KERB

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   THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
2. LAYOUT MEASUREMENTS
   ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
3. SERVICES
   ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
4. DETAILED DESIGN APPROVALS
   ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

N

DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 4

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C103 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: -25-2
DATE RECEIVED:

UNIT 4
GF FFL: 28.00

TYPE KCM KERB ON LOW SIDE OF ROAD AS SHOWN

TYPE BK BARRIER KERB

TRANSITION TO FLUSH KERB FROM BARRIER KERB

-4.4%

-1.8%

-5.5%

GF FFL: 26.80

150mm TYPE 'FK' FLUSH KERB

5.55m

600mm TYPE 'KCM' KERB

UNIT 3
GF FFL: 27.10

-5.9%

-5.3%

-5.0%

-5.1%

-1.6%

-5.0%

150mm TYPE 'BK' BARRIER KERB

PEDESTRIAN CROSSING KERB RAMP

600mm TYPE 'KCM' KERB

UNIT 2
GF FFL: 26.80

UNIT 1
GF FFL: 26.45

SUBSTATION

600mm TYPE 'KCM' KERB

6.10m

600mm TYPE 'KCM' KERB

-1.7%

-4.3%

-4.6%

-1.8%

UNIT 24
GF FFL: 26.40

2.55m

5.40m

ENHANCE TRANSITIONAL POINT, I.E ROAD HUMP OR PATTERNED CONCRETE, TO BE CONFIRMED

22 AMAROO RD
C.T. 57819/12

TRANSITION FROM KC KERB TO KCM KERB IN ACCORDANCE WITH TSD-SW11-V3

SAW CUT EXISTING SEAL AND PROVIDE SHORT ASPHALT TRANSITION FROM EXISTING SEAL INTO SITE PAVEMENT

EXISTING CARRIAGEWAY WIDTH
8.9m

AMAROO RD

35mm THICK AC10 ASPHALT SEAL TO MUNICIPAL SPECIFICATIONS TRANSITION SECTION FROM EXISTING ROAD SURFACE ASPHALT TO EXTEND BEYOND BOUNDARY OF PUBLIC ROAD RESERVATION

UNIT 1 19 AMAROO RD
C.T. 167875/3

NBN

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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

LEGEND

- RETAINING WALL EXTERNAL TO UNIT
- RETAINING WALL WITH VEHICLE BARRIER
- RETAINING WALL INTEGRAL TO UNIT

NOTE: RETAINING WALL LOCATIONS TO BE CONFIRMED

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57 Best Street
Devonport Tasmania
P (03) 6424 7161

Citation Certification ISO 9001 Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	A
04	18.12.25	DEVELOPMENT APPLICATION	B

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: INTERNAL ROAD LAYOUT PLAN
SHEET 5

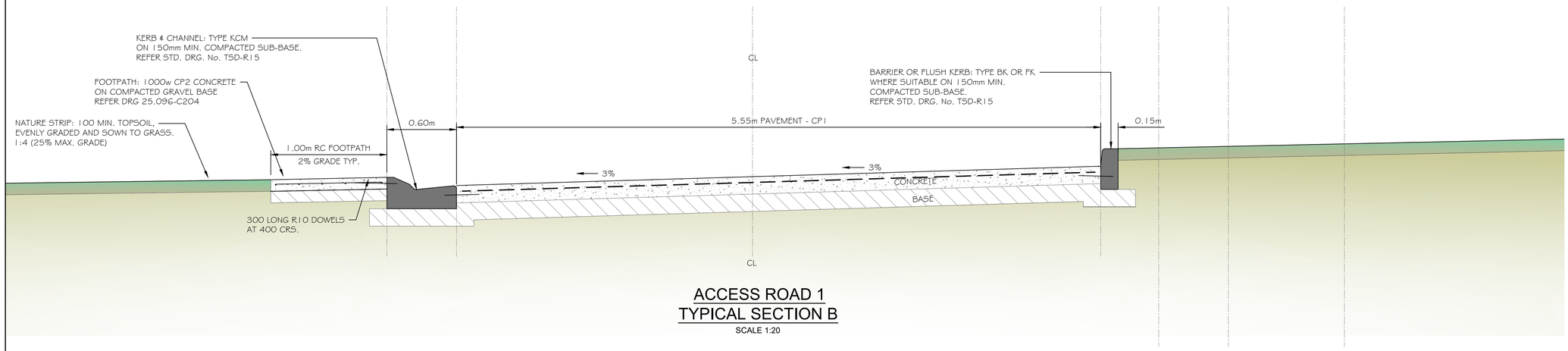
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

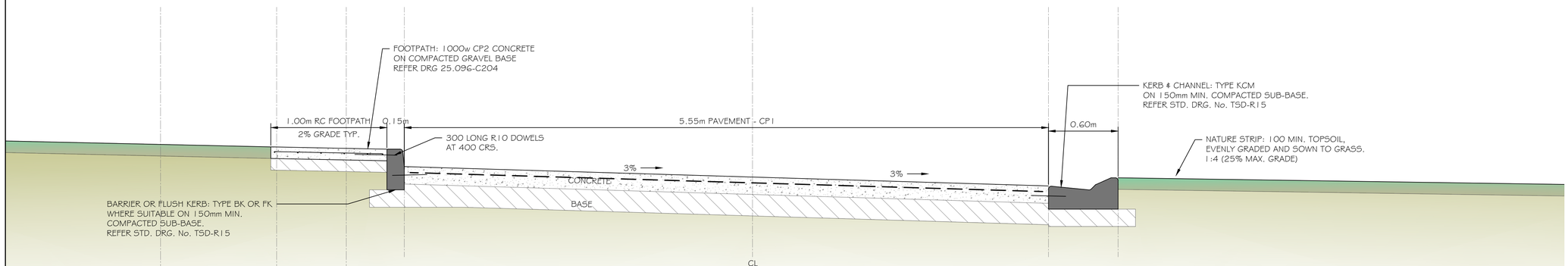
PROJECT No. 25.096 DRAWING No. C104 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

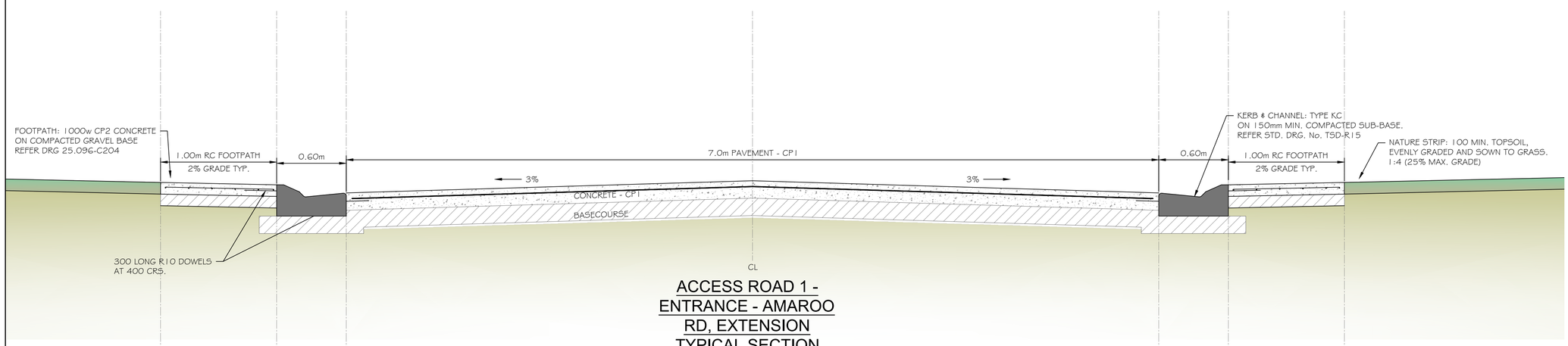
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:



ACCESS ROAD 1
TYPICAL SECTION B
SCALE 1:20



ACCESS ROAD 1
TYPICAL SECTION A
SCALE 1:20



ACCESS ROAD 1 -
ENTRANCE - AMAROO RD, EXTENSION
TYPICAL SECTION
SCALE 1:100

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ACCESS ROAD 1 SECTIONS AND DETAILS SHEET 1

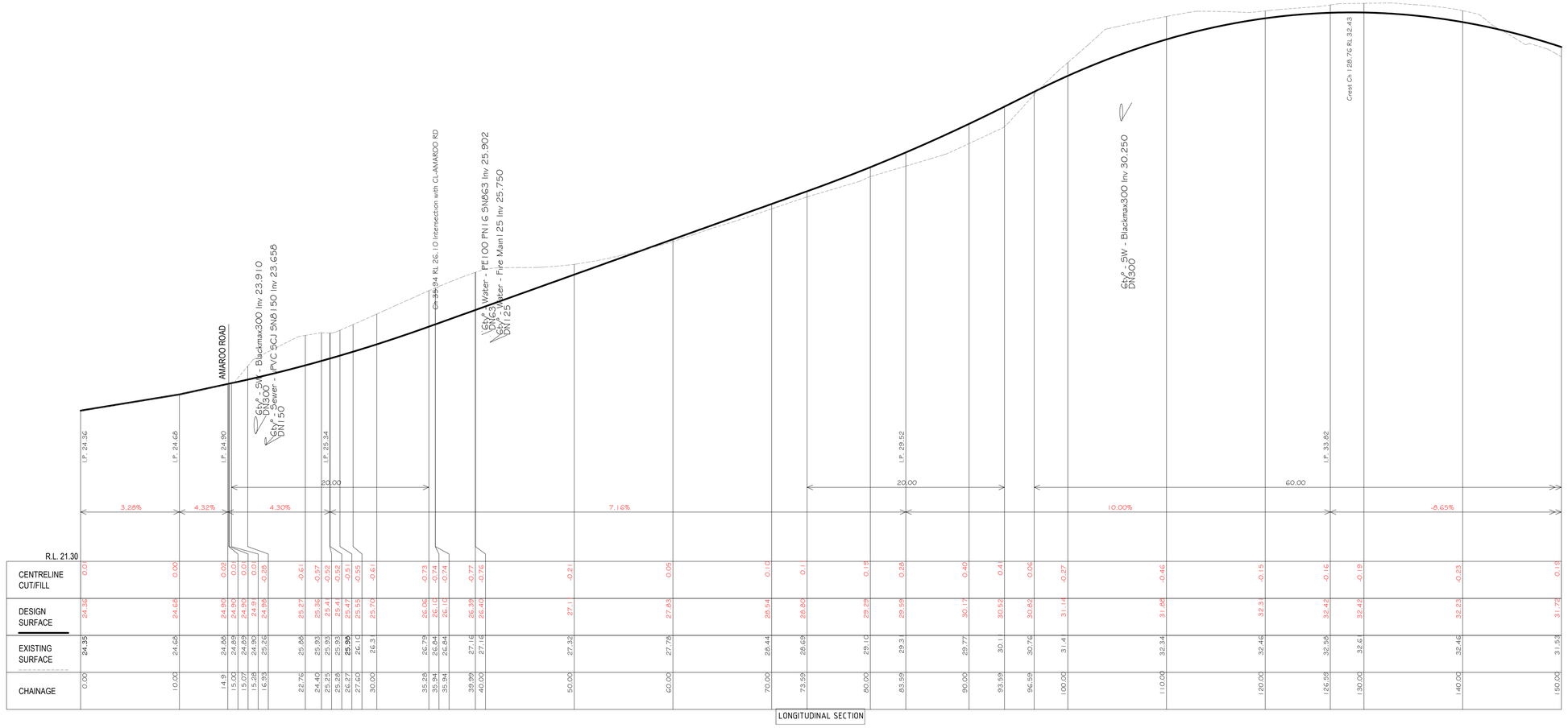
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C200 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

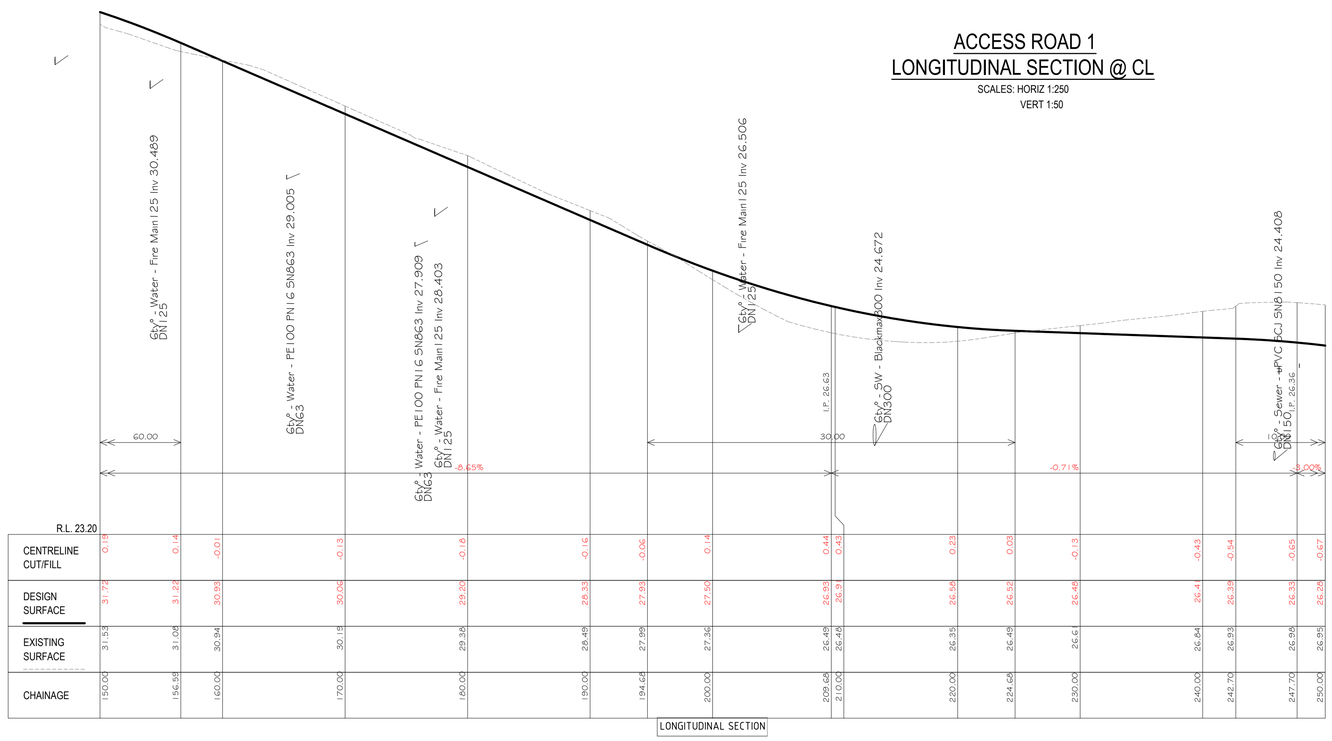
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: [illegible]N-25-279
DATE RECEIVED:



LONGITUDINAL SECTION

ACCESS ROAD 1
LONGITUDINAL SECTION @ CL

SCALES: HORIZ 1:250
VERT 1:50



LONGITUDINAL SECTION

ACCESS ROAD 1
LONGITUDINAL SECTION @ CL

SCALES: HORIZ 1:250
VERT 1:50

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ROAD 1 LONGITUDINAL SECTIONS

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C202 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

AMAROO RD EXTENSION CONSTRUCTION TYPE

ROAD TYPE - URBAN TYPE 4 RESIDENTIAL PRIVATE LOCAL THROUGH ROAD (SEE TSD-R06)
7.0m CARRIAGEWAY WIDTH - FULL WIDTH CONSTRUCTION
CP1 PAVEMENT - REFER DETAIL DRG. 25.096-C204

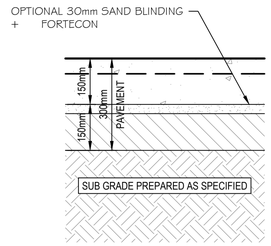
PREPARATION FOR ROADWAY

STRIP OFF TOPSOIL AND VEGETATION. EXCAVATE TO SUBGRADE AND PROOF ROLL. EXCESS MATERIAL IS TO BE REMOVED FROM SITE BY THE CONTRACTOR UNLESS INSTRUCTED OTHERWISE BY THE SUPERINTENDENT.

IF NECESSARY BACKFILL TO THE UNDERSIDE OF BASE MATERIAL IN CONTROLLED COMPACTED LAYERS (200mm MAX.) WITH APPROVED SUBGRADE MATERIAL FROM SITE.
WHERE REQUIRED, ANY SHORTFALL OF MATERIAL FOR THE FORMATION OF THE SUBGRADE IS TO BE IMPORTED AND BE OF EQUAL QUALITY TO THE EXISTING SUBGRADE.
WHERE FILLING IS REQUIRED COMPLETE PROOF ROLL AND OBTAIN TEST RESULTS ON SURFACE LEVEL OF PLACED SUBGRADE FORMATION.

ALL IMPORTED MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT.

THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING SUB-GRADE IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS



CP1 CONCRETE DRIVEWAY TRAFFICABLE PAVEMENT TYPICAL

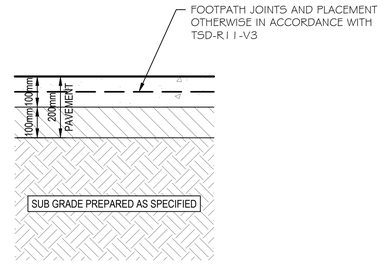
SCALE 1:10

CP1 - PAVEMENT COMPOSITION

TARGET SUBGRADE CBR = 6% MIN. (APPROX 100kPa)

CONCRETE
THICKNESS - 150mm
CONCRETE GRADE - N32
REINFORCEMENT - SL92 40 COVER
VAPOUR BARRIER - FORTECON MEMBRANE
FINISH - BROOM FINISH
PLACED IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS AND DRAWINGS TSD-R09-V3

BASE - BASE CLASS A (CLASS 2/3)
THICKNESS - 150mm
20-40mm FCR COMPACTED MATERIAL CONFORMING TO, PLACED AND TESTED IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.



CP2 CONCRETE PEDESTRIAN TRAFFICABLE PAVEMENT TYPICAL

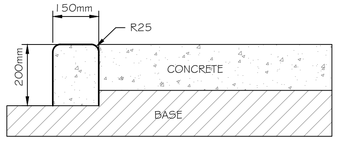
SCALE 1:10

CP2 - PAVEMENT COMPOSITION

TARGET SUBGRADE CBR = 4% MIN. (APPROX 100kPa)

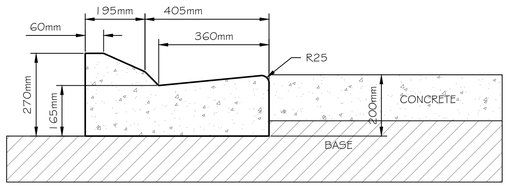
CONCRETE
THICKNESS - 100mm
CONCRETE GRADE - N32
REINFORCEMENT - SL72 40 COVER
FINISH - BROOM FINISH
PLACED IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS AND DRAWINGS TSD-R11-V3

BASE - BASE CLASS A (CLASS 2/3)
THICKNESS - 100mm
20-40mm FCR COMPACTED MATERIAL CONFORMING TO, PLACED AND TESTED IN ACCORDANCE WITH TASMANIAN MUNICIPAL STANDARD SPECIFICATIONS.



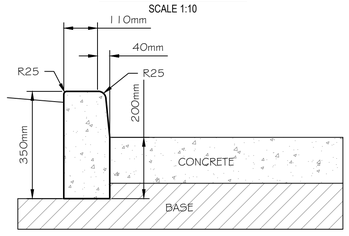
TYPE FK (FLUSH)

SCALE 1:10



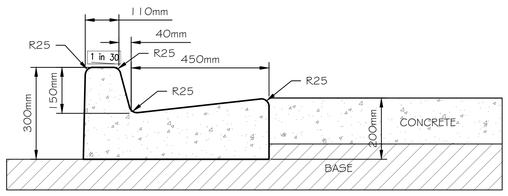
TYPE KCM MOUNTABLE KERB

SCALE 1:10



TYPE BK KERB

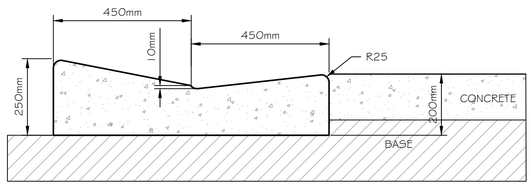
SCALE 1:10



TYPE KC KERB

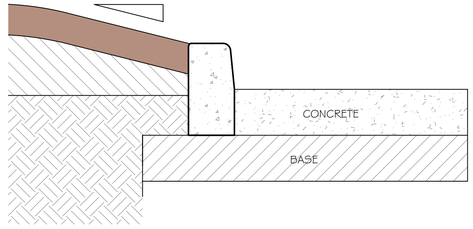
SCALE 1:10

ALL KERB IS TO BE INSTALLED IN ACCORDANCE WITH TSD-R14-V3 AND TSD-R15-V3



TYPE KC KERB

VEHICULAR CROSSING
SCALE 1:10



TYPICAL VEGETATED ISLANDS DETAIL

SCALE 1:10

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ROAD DETAILS
SECTIONS AND DETAILS

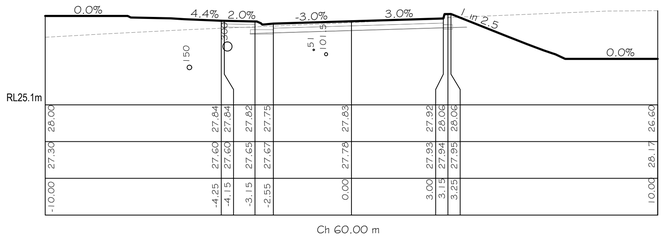
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

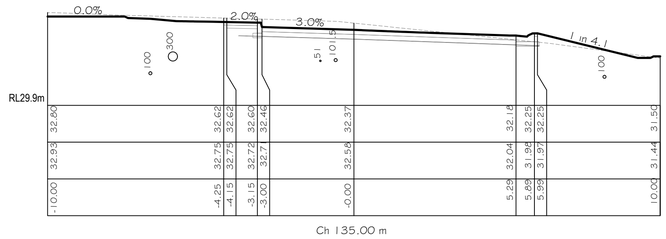
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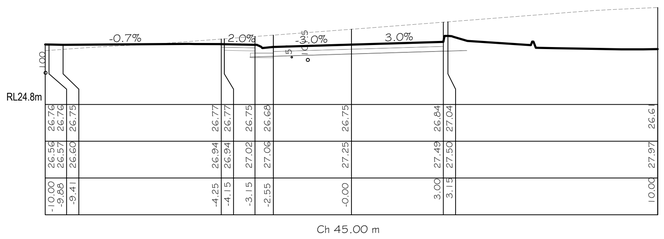
PROJECT No. 25.096 DRAWING No. C204 REV. A

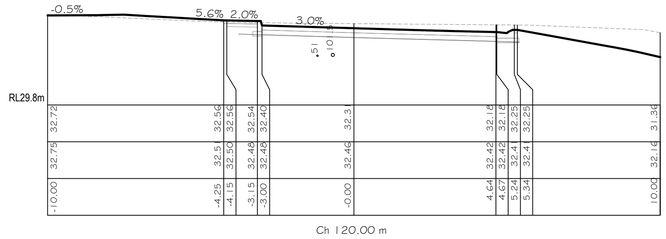
Document Set ID: 3577578
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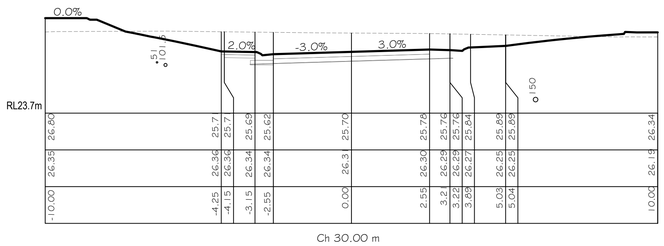
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

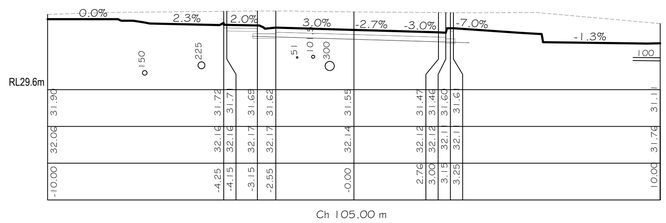


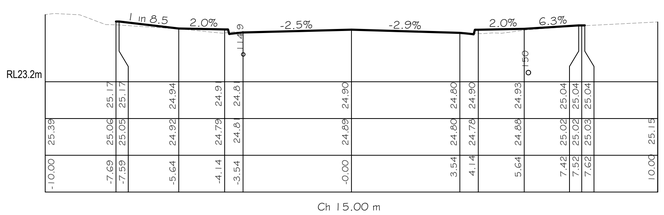


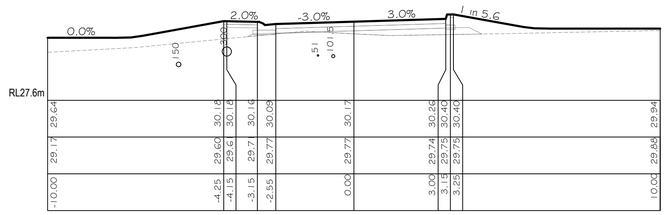


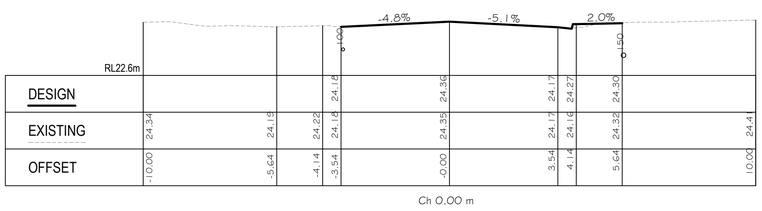




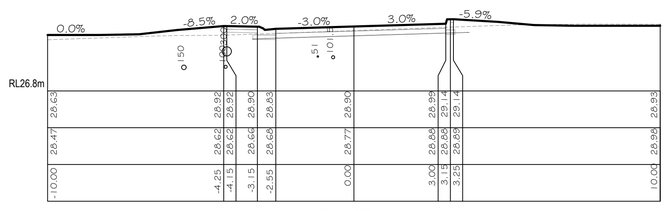








EXISTING ROAD



ROAD 1 - CROSS SECTIONS

SCALE 1:100

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ROAD 1 CROSS SECTIONS
SHEET 1

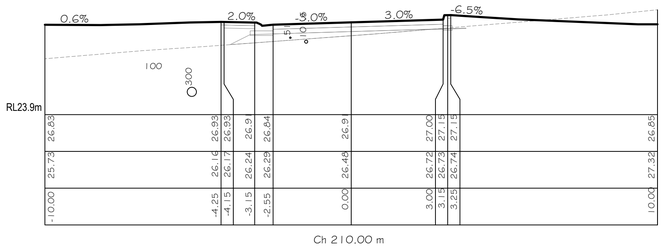
DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

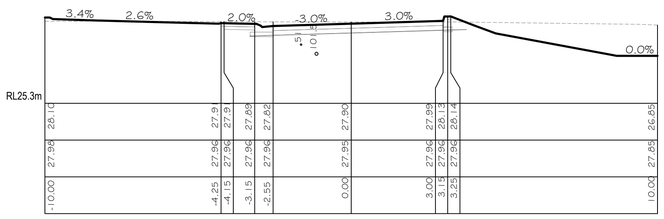
PROJECT No. 25.096 DRAWING No. C210 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

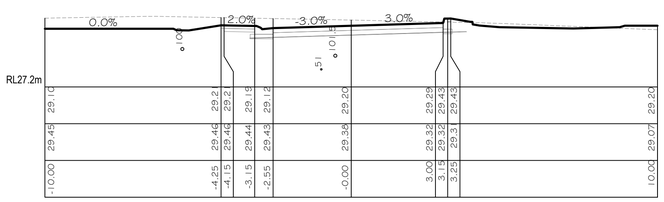
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:



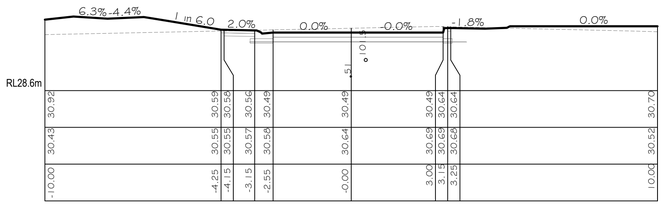
Ch 210.00 m



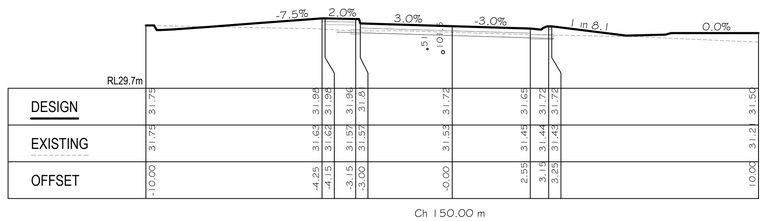
Ch 195.00 m



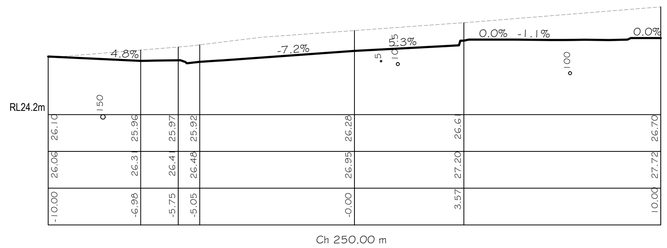
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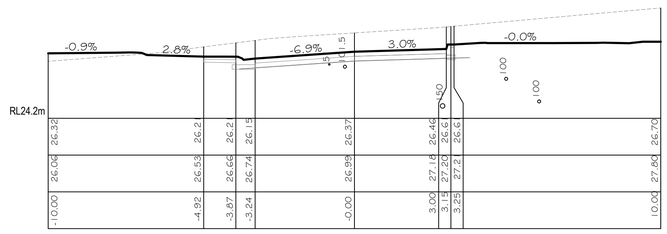
Ch 165.00 m



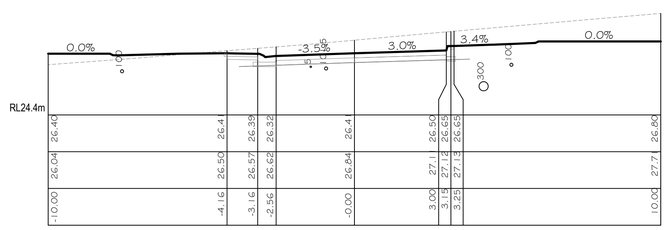
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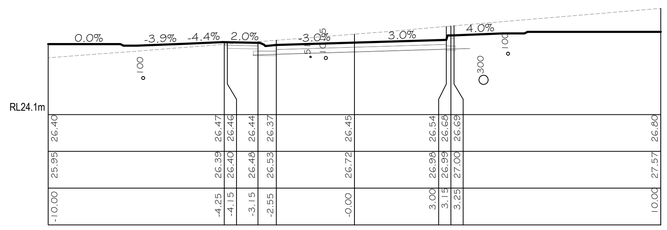
Ch 250.00 m



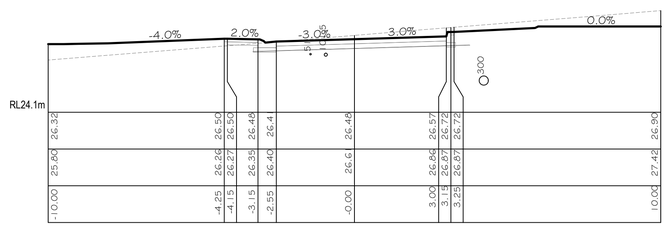
Ch 245.00 m



Ch 240.00 m



Ch 235.00 m



Ch 230.00 m

ROAD 1 - CROSS SECTIONS

SCALE 1:100

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57 Best Street
Devonport Tasmania
P (03) 6424 7161

Citation Certification ISO 9001 Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	A
04	18.12.25	DEVELOPMENT APPLICATION	A

DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: ROAD 1 CROSS SECTIONS
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C211 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

SITE BOUNDARY

SHARED ACCESS ROAD 1

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24
UNIT 25
UNIT 26
UNIT 27
UNIT 28
UNIT 29
UNIT 30
UNIT 31
UNIT 32
UNIT 33
UNIT 34

C100
C301
C501

C101
C302
C502

C102
C303
C503

C103
C304
C504

C104
C305
C505

C306
C506

SUBSTATION

AMAROO RD

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

26 WENDOURIE PDE
C.T. 61556/6

24 WENDOURIE PDE
C.T. 61556/7

22 WENDOURIE PDE
C.T. 61556/8

22 AMAROO RD
C.T. 57819/12

UNIT 1 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

SITE STORMWATER CONNECTION

DEVELOPMENT STORMWATER DISCHARGE POINT AT STORMWATER MANHOLE RR240/02

LEGEND

- SUBSOIL DRAIN
- PROPOSED STORMWATER MAIN
- EXISTING STORMWATER MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE MAIN
- EXISTING WATER MAIN
- EXISTING GAS
- EXISTING COMMS
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- FIRE HYDRANT

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APPLICABLE AUSTRALIAN STANDARDS
& LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER
KEY PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C300 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: DA-2025-279
DATE RECEIVED:

PLEASE NOTE

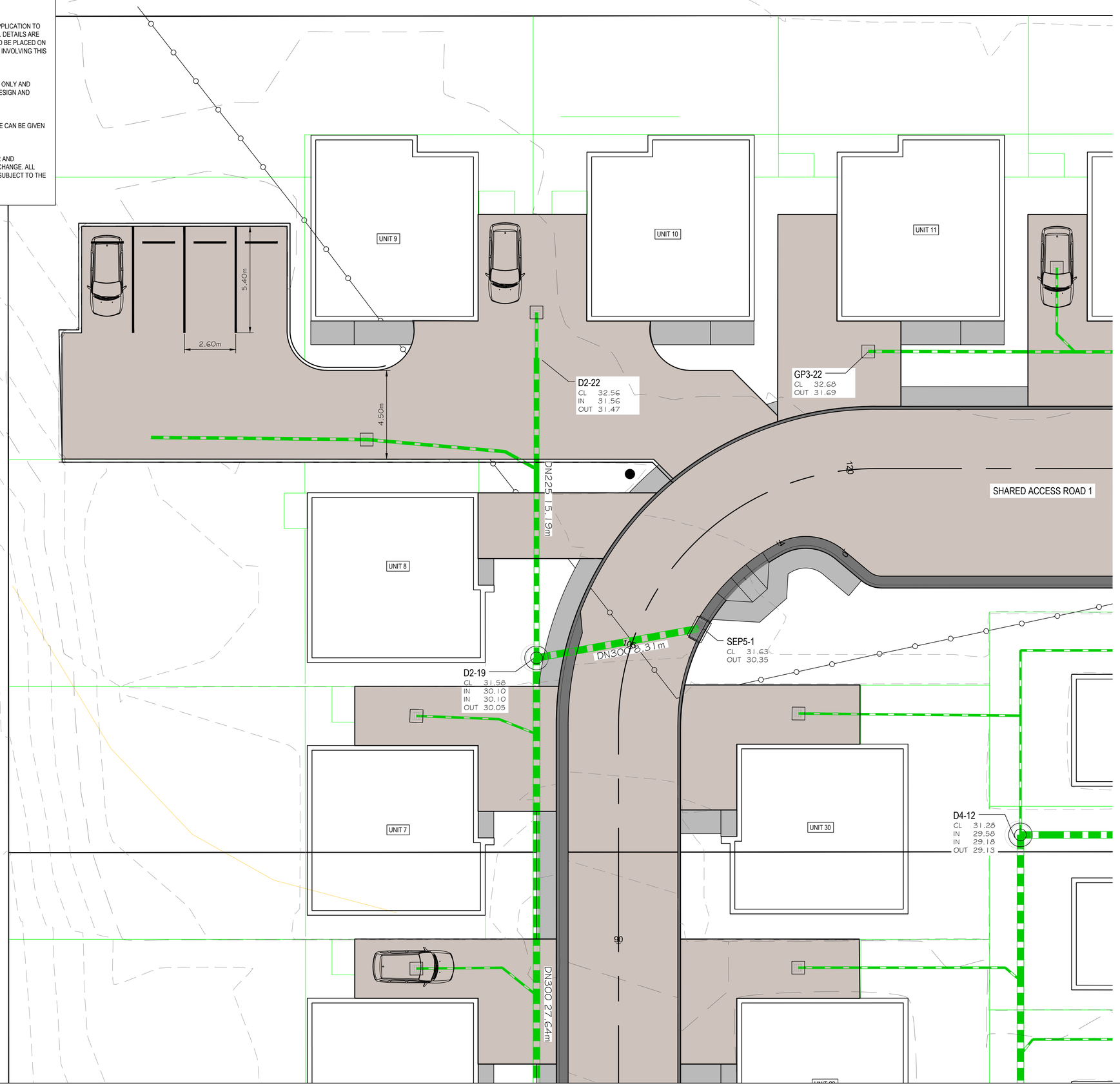
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Citation Certification ISO 9001 Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 1

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C301 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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Citation Certification
ISO 9001
Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

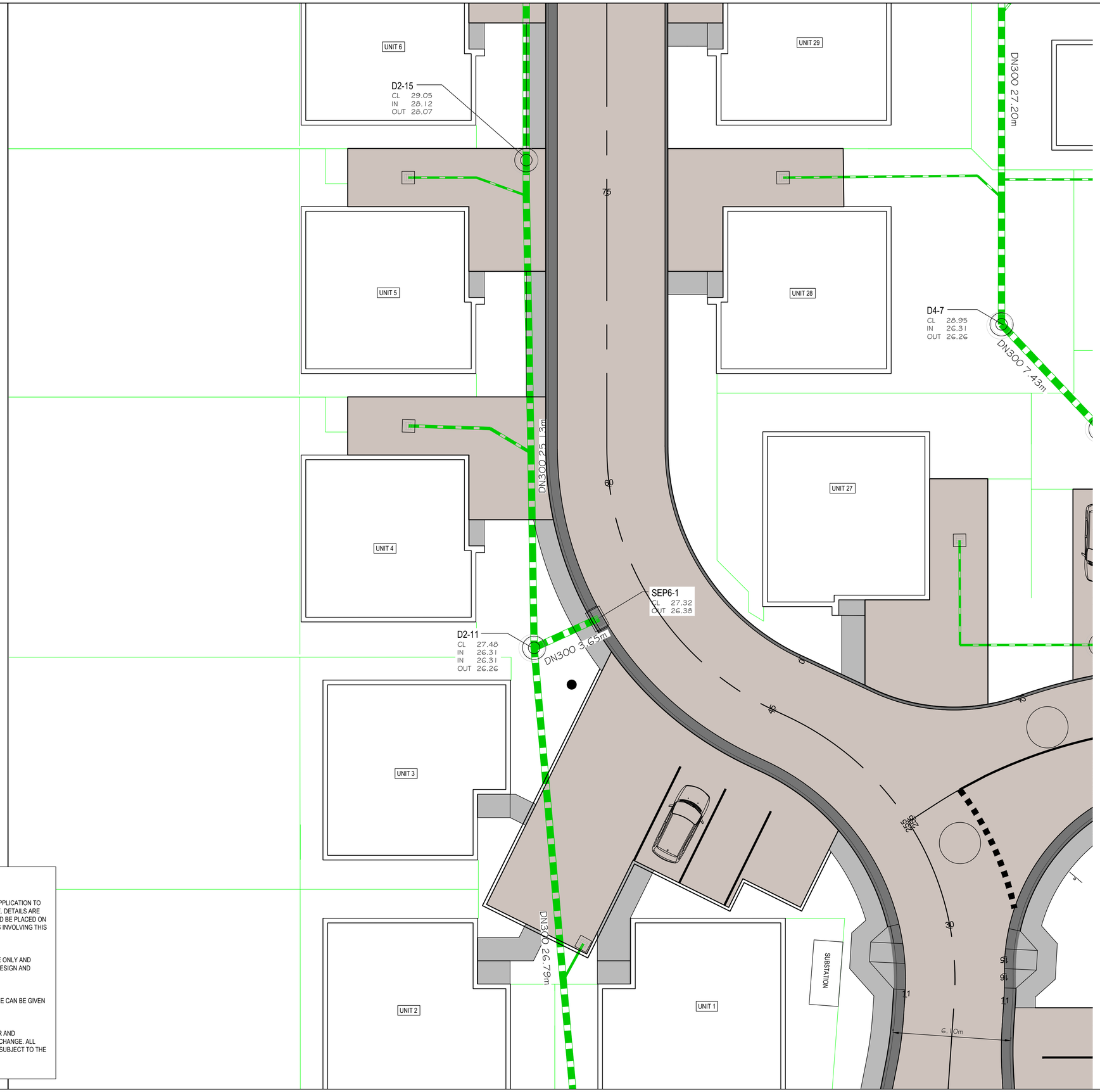
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C302 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1



PLEASE NOTE

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Citation Certification ISO 9001 Quality management system

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 3

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C303 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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Citation Certification ISO 9001 Quality management system

UNIT 33
UNIT 34
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24
UNIT 25
UNIT 26

D3-8
CL 27.64
IN 26.25
OUT 26.20

D4-6
CL 26.75
IN 25.60
OUT 25.55

SEP4-2
CL 26.76
IN 24.60
OUT 24.55

D4-4
CL 26.66
IN 25.32
OUT 25.27

D3-3
CL 25.75
IN 24.13
IN 24.13
OUT 24.08

DN300 29.56m
DN300 21.21m
DN300 7.10m
DN300 26.86m
DN300 33.67m
DN300 11.12m

24 WENDOURIE PDE C.T. 61556/7

22 WENDOURIE F
C.T. 61556/8

ISSUE	DATE	ISSUED FOR	REV.
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 4

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C304 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

UNIT 4
UNIT 3
UNIT 2
UNIT 1
UNIT 24
SUBSTATION

SEP6-1
CL 27.32
OUT 26.38

D2-11
CL 27.48
IN 26.31
IN 26.31
OUT 26.26

DN300 3.65m

D4-4
CL 26.66
IN 25.32
OUT 25.27

DN300 26.79m

SEP2-8
CL 24.88
IN 24.03
OUT 23.98

D2-9
CL 25.70
IN 24.39
OUT 24.34

DN300 15.11m
DN300 7.17m

SEP2-7
CL 24.96
IN 23.84
OUT 23.79

22 AMAROO RD
C.T. 57819/12

AMAROO RD

UNIT 1 19 AMAROO RD
C.T. 167875/3

6.40m

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04	18.12.25	DEVELOPMENT APPLICATION	B

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 5

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C305 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

SEP4-2
CL 26.76
IN 24.60
OUT 24.55

DN300 33.67m

DN300 21.21m

UNIT 20

D3-3
CL 25.75
IN 24.13
IN 24.13
OUT 24.06

DN300 7.10m

UNIT 21

UNIT 22

UNIT 23

UNIT 24

DN300 26.86m

22 WENDOURIE PDE
C.T. 61556/8

D1-3
CL 23.95
IN 22.60
IN 22.60
OUT 22.55

DN300 59.44m

CONFIRM/LOCATE EXISTING SERVICES WITHIN WALKWAY PRIOR TO CONSTRUCTION

DN375 4.43m

NEW COUNCIL STORMWATER MAIN IN WALKWAY

EXISTING PUBLIC WALKWAY

REV. B

D1-2
CL 23.61
IN 22.50
OUT 22.45

UNIT 2 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

1 19 AMAROO RD
C.T. 167875/3

PLEASE NOTE

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2. LAYOUT MEASUREMENTS
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION

3. SERVICES
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN

4. DETAILED DESIGN APPROVALS
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

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Citation Certification ISO 9001 Quality management system

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01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	A
04	18.12.25	STORMWATER ALTERATION	B

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 6

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C306 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PDPLANPMTD-2025-279
DATE RECEIVED:

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URIE PDE
556/8

22 WENDOURIE PDE
C.T. 615556/8

SEP1-2
CL 20.91
IN 19.75
OUT 19.68

35 WENDOURIE PDE
C.T. 83689/1

UPGRADE EXISTING SIDE ENTRY PIT RR240A01A TO NEW TYPE 2' LINTEL UNIT

EXISTING DN300 STORMWATER MAIN ID 124887

EXISTING DN375 STORMWATER MAIN

OCATE EXISTING
VITHIN WALKWAY
ONSTRUCTION

D1-2
CL 20.31
IN 19.00
OUT 18.95

OVERHEAD POWER

DN375 15.03m

CONNECT INTO EXISTING MANHOLE PIT LOCATION AND LEVEL INFERRED CONFIRM LOCATION, AND INVERT LEVELS AND SUITABILITY OF EXISTING STORMWATER MANHOLE RR240/02

STORMWATER MAIN IN WALKWAY

DN375 48.75m

EXISTING POWER POLE

REV. B

NEW DN375 STORMATER ACROSS STREET FULLY REINSTATE PAVEMENT IN ACCORDANCE WITH TSD-G01-V3

SW TO PASS UNDER SEWER MAIN

20 WENDOURIE PDE
C.T. 148511/1

WENDOURIE PDE

EXISTING DN300 STORMWATER MAIN

EXISTING SAG PIT

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AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER PLAN
SHEET 7

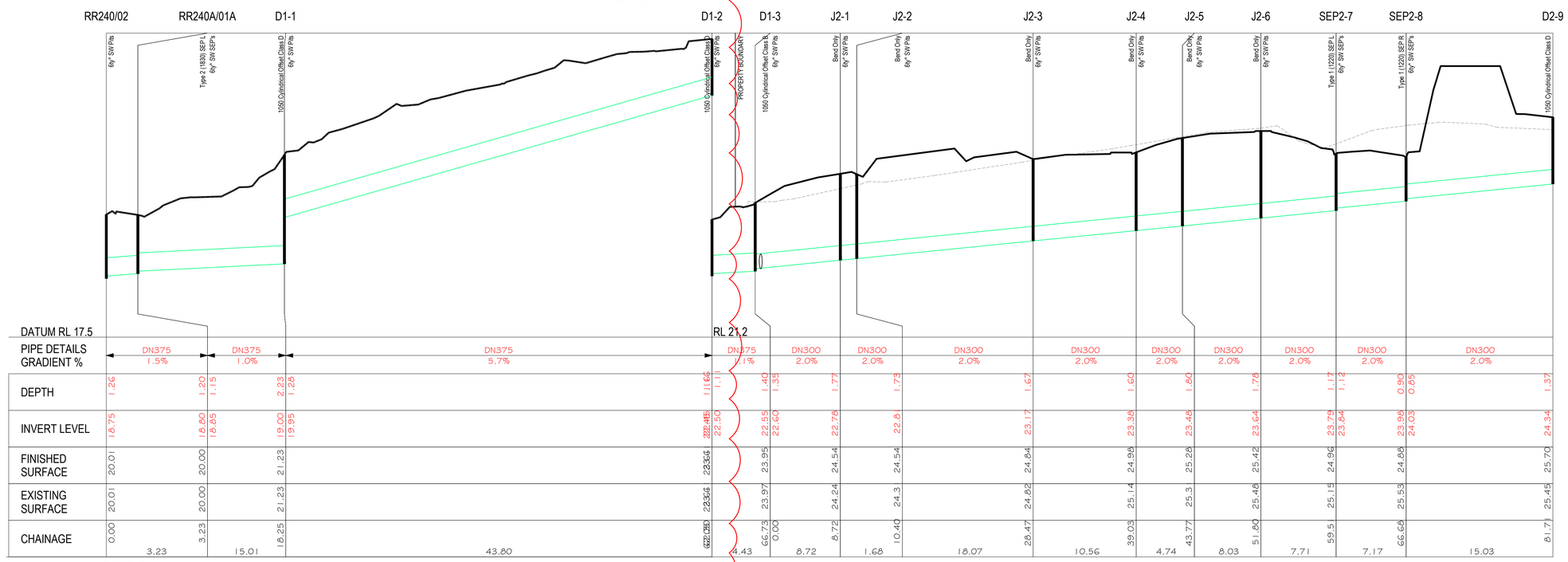
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SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C307 REV. B

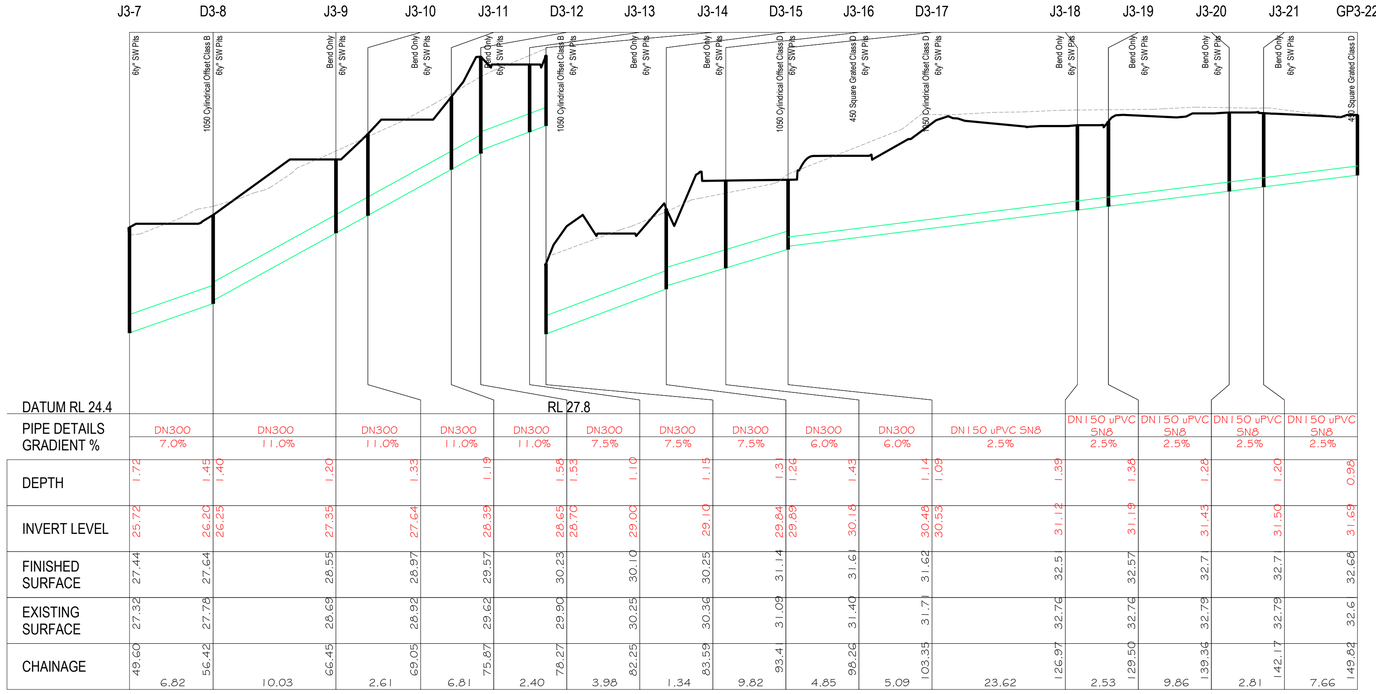
Document Set ID: 3577578
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REV. B

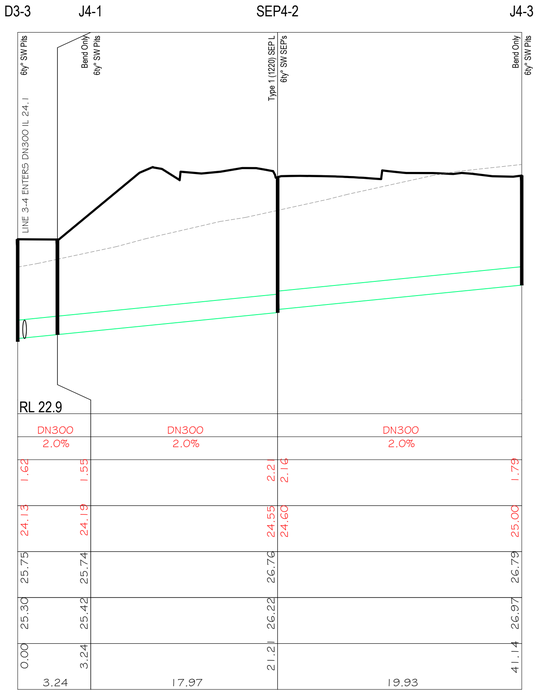

RR240/02
RR240A/01A
D1-1
D1-2
D1-3
J2-1
J2-2
J2-3
J2-4
J2-5
J2-6
SEP2-7
SEP2-8
D2-9
6ty° SW Pits
Type 2 (1850) SEP L 6ty° SW SEP's
1050 Cylindrical Offset Class D 6ty° SW Pits
PROPERTY BOUNDARY
1050 Cylindrical Offset Class B 6ty° SW Pits
Bend Only 6ty° SW Pits
Type 1 (1220) SEP L 6ty° SW SEP's
Type 1 (1220) SEP R 6ty° SW SEP's

| | | |

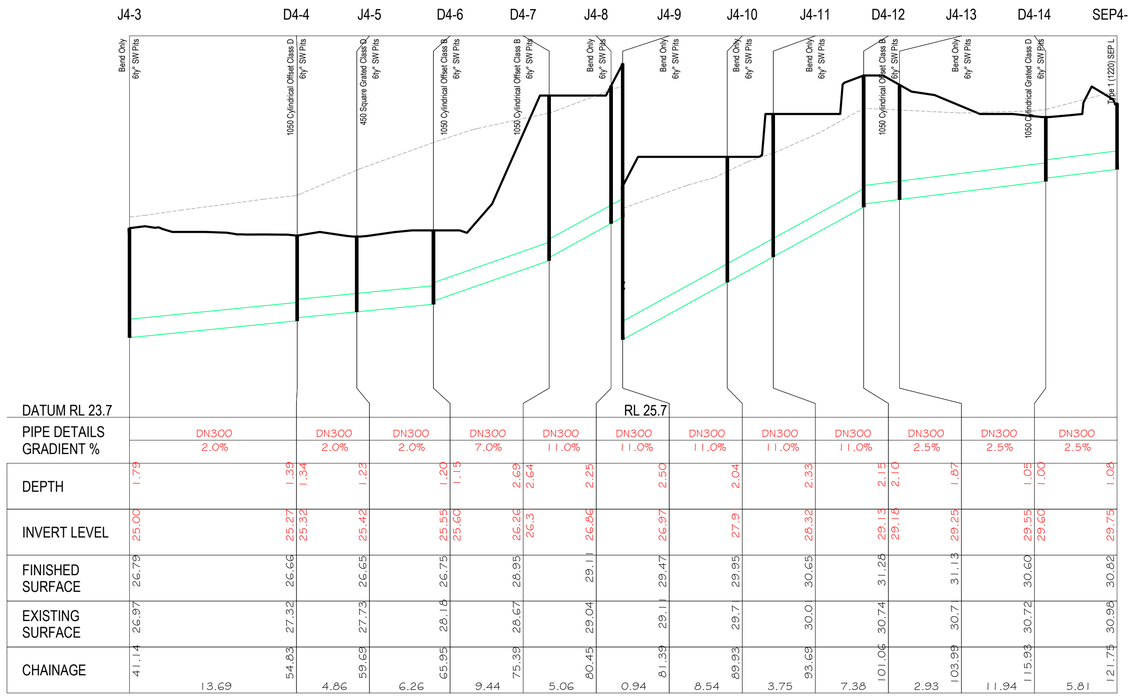
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PLANNING SERVICES
APPLICATION No.: PLN-25-279
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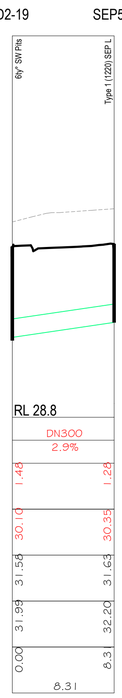
LINE 3



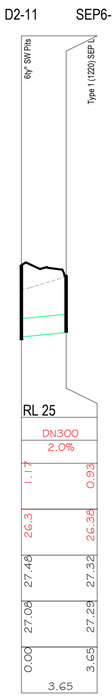
LINE 4



LINE 4



LINE 5



LINE 6

STORMWATER - LONGITUDINAL SECTION

SCALES: HORIZ 1:250
VERT 1:50

6ty Pty Ltd
ABN 27 014 609 900

Designer
Chester Bullock - CC1633i

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER
LONGITUDINAL SECTIONS
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C401 REV. -

Document Set ID: 3577578
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PLANNING SERVICES
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STORMWATER STRUCTURE NOTES:

1. MANHOLES

1.a. ALL MANHOLES ARE TO BE "TYPE B" OFFSET SURROUND PRE CAST CONCRETE INSTALLED IN ACCORDANCE WITH TSD-SW02-V3 U.N.O.

1.b. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH CLASS 'D' GATIC COVERS AND SURROUNDS. ALL OTHER MANHOLES ARE TO BE FITTED WITH CLASS 'B' GATIC COVERS AND SURROUNDS.

3.c. ALL NON TERMINAL MANHOLES ARE TO BE FULLY BENCHED. BENCHING FOR PIPES <600mm DIA IS TO BE FULL HEIGHT, IN ACCORDANCE WITH TSD-SW03-V3 U.N.O.

4. PIPE EMBEDMENT

ALL PIPE EMBEDMENT TO BE IN ACCORDANCE WITH THE DRAWINGS, AS/NZS 3725 FOR CONCRETE PIPE OR AS/NZS 2566 FOR NON-CONCRETE PIPE. PIPE EMBEDMENT TO BE 7-20mm CRUSHED ROCK UNLESS NOTED OTHERWISE OR APPROVED BY THE SUPERVISOR ENGINEER/COUNCIL AUTHORITY

4. INSPECTION SHAFTS

DN150 INSPECTION SHAFTS ARE TO BE INSTALLED AS PER TYPICAL TYPE 1 END OF LINE ARRANGEMENT - FIGURE 302-B ON WSA. SEW. DRG. MRWA-S-302

5. SIDE ENTRY PITS

5.a. ALL SIDE ENTRY PITS ARE TO BE 'TYPE 1' CONSTRUCTED IN ACCORDANCE WITH TSD-SW07-V3 U.N.O.

5.b. PROVIDE 50mm DEEP SILT RETENTION SUMP TO ALL SIDE ENTRY PITS UNLESS NOTED OTHERWISE

5.c. 'LARGE' SIDE ENTRY PITS ARE TO BE IN ACCORDANCE WITH TSD-SW30-V3 WITH NOTABLE INCLUSIONS FROM THE 'TYPE 1' DESIGN OF 20 DIA. GALV ROD AND CHEQUER PLATE ON THE GRATE AS PER DRAWING TSD-SW07-V3. NOTE: LARGE TYPE SIDE ENTRY PITS MAY BE SUBSTITUTED FOR A STANDARD SIDE ENTRY PIT (TYPE 1 OR 2) AND 1050 ID MANHOLE JUNCTION WITH COUNCIL AND SUPERVISING ENGINEERS APPROVAL IF PREFERRED.

5.d. IF INSTALLED PER TSD-SW07, CHEQUER PLATE SHOULD BE ORIENTED TO THE UPSTREAM SIDE OF THE PIT AND HINGE PINS ON GRATES MUST BE LOCATED ON THE SIDE OF THE ONCOMING TRAFFIC

6. GRATED PITS

6.a. GRATED 'GVP' PITS TO BE IN ACCORDANCE WITH TSD-SW14-V3 WITH BICYCLE SAFE TRAFFICABLE GRATE

6.b. GRATED 'GP' PITS TO BE IN ACCORDANCE WITH TSD-SW15-V3 WITH BICYCLE SAFE TRAFFICABLE GRATE

7. MAINTENANCE SHAFTS

7.a. 225 ID MAINTENANCE SHAFTS ARE TO BE PVC 'AYMROO' CENTRAL ACCESS SHAFT OR APPROVED EQUIVALENT MANUFACTURED TO AS4999 AND WSA COMPLIANT

8. HEADWALLS

8.a. ALL HEADWALLS ARE TO BE PRE-CAST CONC. STRUCTURES CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH TSD-SW17-V3.

8.b. INLET HEADWALLS ARE TO BE GRATED IN ACCORDANCE WITH TSD-SW21-V3

8.c. ALL HEADWALLS MUST BE INSTALLED WITH 6.0m^2 PLACED ROCK PITCHING (RIP RAP) SCOUR PROTECTION. SCOUR PROTECTION MUST BE 150mm THICK, 100mm NOM. DIA. ROCK INSTALLED OVER A14 GEOFABRIC FILTER MATERIAL. U.N.O.

8.d. HEADWALLS WITHIN ROADWAY CLEAR ZONE (OR WITHIN 3.0m DISTANCE FROM EDGE OF TRAFFIC LANE) MUST BE DRIVEABLE U.N.O.

9. LOT CONNECTIONS

9.a. WHERE PVC LOT CONNECTION TO RIBBED PIPE IS TO BE A GROMMET ARRANGEMENT, A 'PROSTOPPER' OR SIMILAR PRODUCT IS TO BE USED TO PREVENT 'OVER INSTALLATION' OF LOT CONNECTION PIPEWORK.

10. DIMENSIONS

10.a. PIT DIMENSIONS ARE INTERNAL, IN MILLIMETRES UNLESS NOTED OTHERWISE

STORMWATER STRUCTURE SCHEDULE

MANHOLE	TYPE	SIZE (mm)	LID/COVER
D1-1	CYLINDRICAL MANHOLE - PRECAST	1050 ID	GATIC, CLASS 'D'
D1-2	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D1-3	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
SEP2-7	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
SEP2-8	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
D2-9	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D2-11	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D2-15	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D2-19	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D2-22	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D3-3	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D3-8	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D3-12	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D3-15	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D3-17	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
GP3-22	SQUARE GRATED PIT	450 x 450	GRATED, CLASS 'D'
SEP4-2	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
D4-4	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'D'
D4-6	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D4-7	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D4-12	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GATIC, CLASS 'B'
D4-14	CYLINDRICAL MANHOLE - PRE-CAST	1050 ID	GRATED, CLASS 'D'
SEP4-15	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
SEP5-1	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL
SEP6-1	SIDE ENTRY PIT - ON GRADE - PRE-CAST	900 x 600	GRATED 'TYPE 1' 1200mm LINTEL

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER
LONGITUDINAL SECTIONS
SHEET 3

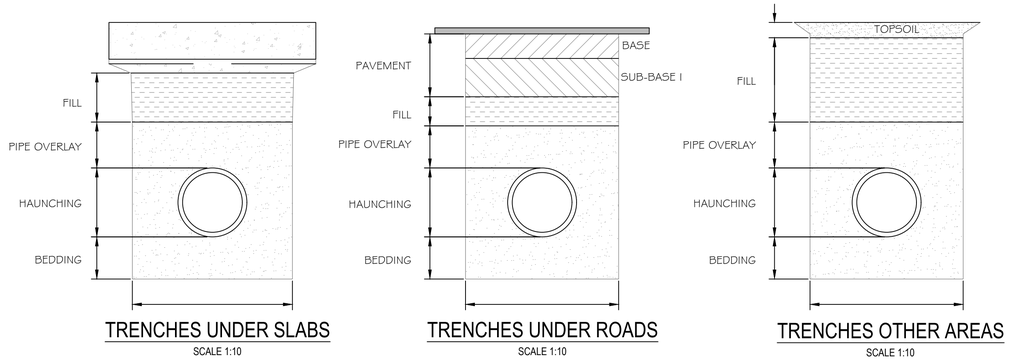
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PROJECT No. 25.096 DRAWING No. C402 REV. -

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TRENCHES UNDER SLABS
SCALE 1:10

TRENCHES UNDER ROADS
SCALE 1:10

TRENCHES OTHER AREAS
SCALE 1:10

TRENCH NOTES

TRENCH WIDTH (D = NOM. DIA.)
CONCRETE PIPES = D+600
POLYPROPELENE PIPES = D+200
DICL PIPES = OD+300

PIPE OVERLAY
WATERMAINS = 200mm MINIMUM
SEWER & STORMWATER = 150mm MINIMUM

COMPACTION OF BEDDING, HAUNCHING & OVERLAY
REFER TO A.S.1289-5.5
CONCRETE PIPES = MIN. DENSITY INDEX=60% (85% STD. COMPACTION)
UPVC PIPES = DENSITY INDEX=65% (90% STD. COMPACTION)
DICL PIPES = DENSITY INDEX=65% (90% STD. COMPACTION)

BEDDING, HAUNCHING AND OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:

FOR uPVC AND DUCTILE IRON PIPES SAND OR CRUSHED ROCK (STONE DUST)

SIEVE APERTURE (mm) TO AS 1152	% PASSING (BY MASS)
6.7	100 7
2.36	0-100
0.6	20-90
0.3	8-50
0.15	0-20
0.075	0-10

ALL MATERIALS SHALL BE PLACED IN ACCORDANCE WITH AS 3725 AND THE SATISFACTION OF THE SUPERINTENDENT.

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: STORMWATER DETAILS

DESIGNED: M.C.V DRAWN: M.C.V CHECKED: E.A.S

SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C410 REV. -

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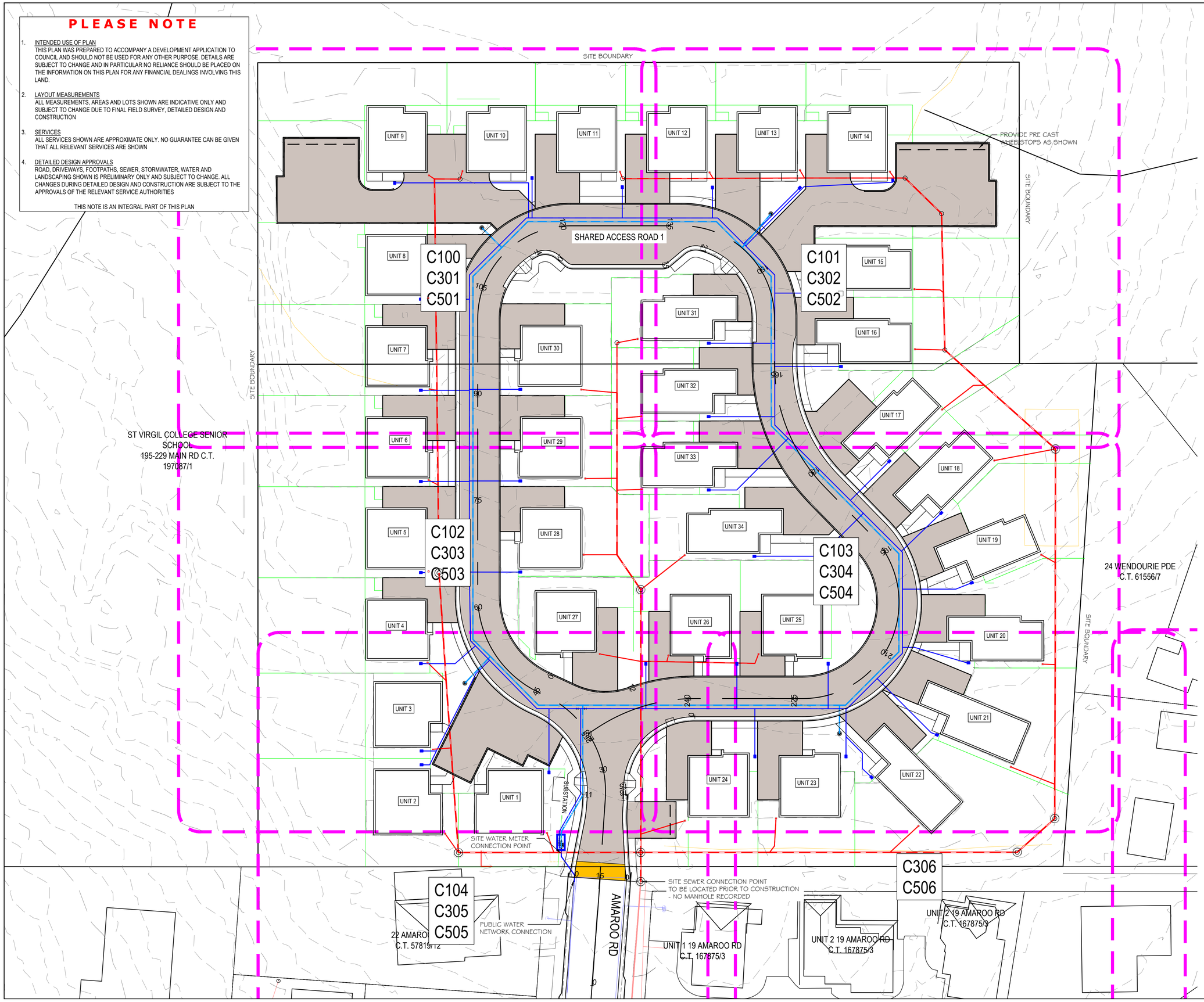
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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN



ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T.
197087/1

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ABN 27 014 609 900

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287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 7161

Citation Certification ISO 9001 Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	11.09.25	FOR COMMENT	-
02	26.09.25	DEVELOPMENT APPLICATION	-
03	01.12.25	DEVELOPMENT APPLICATION	A
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
KEY PLAN

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C500 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

PLEASE NOTE

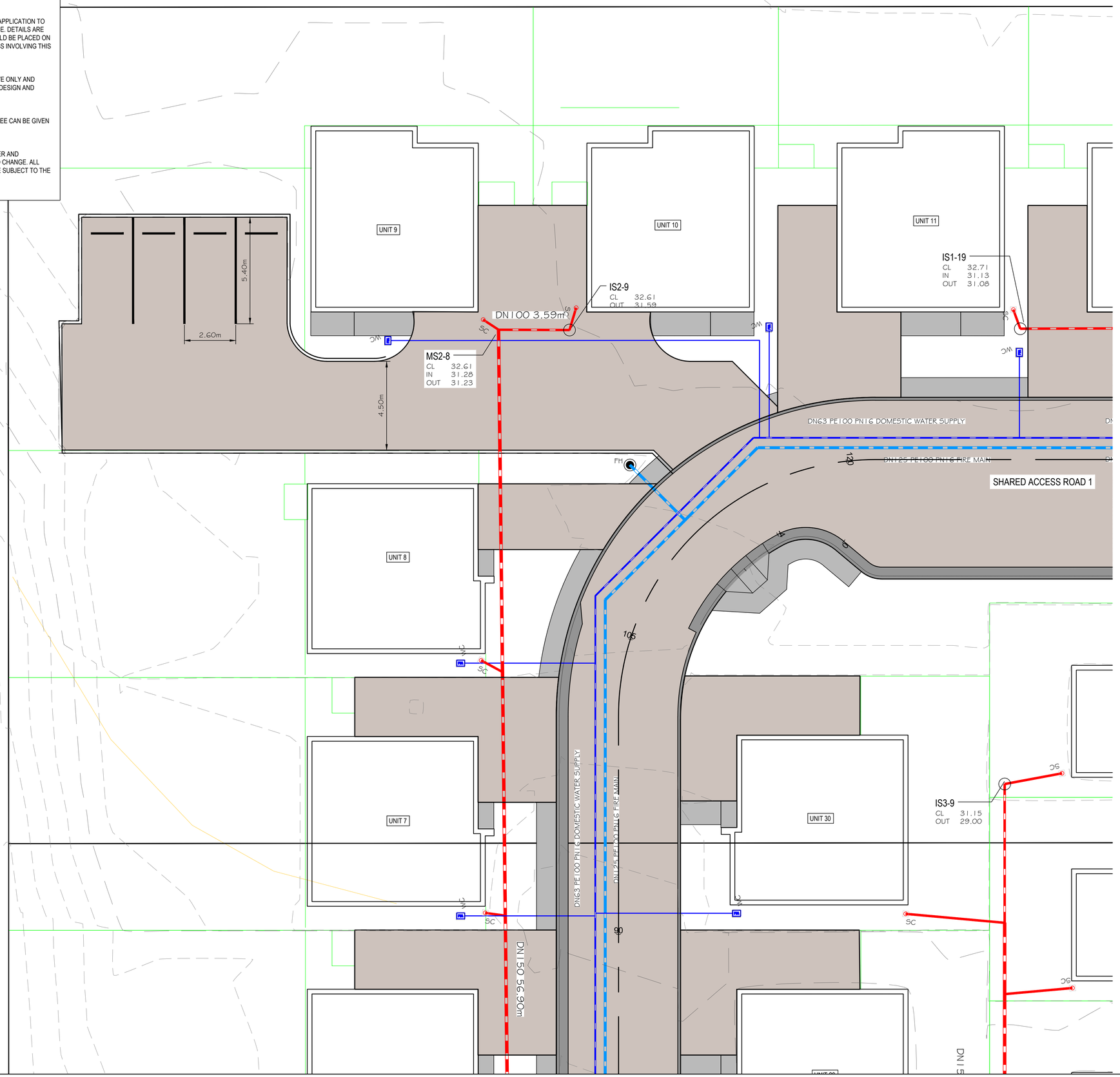
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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 1

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C501 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 31
UNIT 32
AD 1

DN100 39.29m
DN63 PE100 PN16 DOMESTIC WATER SUPPLY
DN125 PE100 PN16 FIRE MAIN
DN125 PE100 PN16 FIRE MAIN
DN63 PE100 PN16 DOMESTIC WATER SUPPLY
DN150 7.16m
DN150 19.11m
DN150 20.86m
5.40m
2.60m

MS1-15
CL 31.61
IN 30.07
OUT 30.02

IS1-14
CL 31.92
IN 29.65
OUT 29.60

IS1-12
CL 30.02
IN 28.40
OUT 28.35

WC
SC
FH

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 2

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C502 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
DATE RECEIVED:

ST VIRGIL COLLEGE SENIOR SCHOOL
195-229 MAIN RD C.T. 197087/1

UNIT 6
UNIT 29
UNIT 5
UNIT 28
UNIT 4
UNIT 27
UNIT 3
UNIT 2
UNIT 1
SUBSTATION

DN150 27.92m
DN150 9.11m
DN150 10.08m
DN150 37.83m
DN150 26.84m

DN63 PE100 PN16 DOMESTIC WATER SUPPLY
DN125 PE100 PN16 FIRE MAIN

S2-4
CL 27.96
IN 26.59
OUT 26.54

MS3-4
CL 28.95
IN 25.92
OUT 25.87

DN125 PE100 ELECTROFUSION TEE

DN50 ELECTROFUSION TEE WITH 2x DN50 (BP) GATE VALVES

6.10m

75
80

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 3

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C503 REV. B

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
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AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 4

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C504 REV. A

Document Set ID: 3577578
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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UNIT 4
UNIT 3
UNIT 2
UNIT 1
UNIT 24
SUBSTATION
FH
DN150 37.83m
DN150 26.34m
DN125 PE100 PN16 FIRE MAIN
DN63 PE100 PN16 DOMESTIC WATER SUPPLY
DN125 PE100 PN16 FIRE MAIN
DN125 PE100 ELECTROFUSION TEE
DN50 ELECTROFUSION TEE WITH 2x DN50 (ID) GATE VALVES
DN100 14.40m
DN150 25.60m
DN150 4.09m
6.10m
2.31m
45° BEND WITH THRUST RESTRAINT
DN100 oPVC PN16 RRJ
EXTEND EXISTING DN100 WATER MAIN INTO SITE. WORKS ON LIVE INFRASTRUCTURE ARE TO BE CARRIED OUT BY TASWATER AT THE DEVELOPERS COST
NEW TASWATER MANHOLE TO BE INSTALLED OVER EXISING ND OF PUBLIC SEWER MAIN. WORKS ON LIVE INFRASTRUCTURE TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST
EXISTING DN150 CI WATER MAIN
EXISTING DN150 CONC. SEWER MAIN
AMAROO RD
22 AMAROO RD
C.T. 57819/12
UNIT 1 19 AMAROO RD
C.T. 167875/3
A228235
EXISTING TASWATER SEWER MANHOLE
NBN

S3-2
CL 26.68
IN 24.61
IN 24.66
IN 24.61
OUT 24.56

S2-2
CL 26.02
IN 24.01
OUT 23.96

S1-2
CL 25.18
IN S1 23.58
IN S2 23.58
IN S3 23.75
OUT 23.53

S1-1
CL 24.94
IN 23.48
OUT 23.43

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SITE SEWERAGE - SERVICING STRATEGY

THE SITE IS PROPOSED TO BE SERVICED BY AN EXTENSION OF THE EXISTING RETICULATED GRAVITY SEWER SYSTEM DISCHARGING TO THE EXISTING SEWER MAIN (A228277) LOCATED AT AMAROO RD.

SEWER LOT CONNECTIONS
EACH UNIT WILL BE PROVIDED WITH A SINGLE GRAVITY SEWER CONNECTION POINT. PROPOSED UNIT CONNECTIONS WILL TYPICALLY BE DN100 uPVC CONNECTIONS WILL BE LOCATED IN THE LOW POINT OF THE UNIT.

SEWER DISCHARGE FLOW ESTIMATES
36 UNITS
2 BEDROOM UNIT - 0.75 ET
3 BEDROOM UNIT - 1.0 ET
TOTAL ET=30
ADWF = 13.5 kL/d = 0.16 L/s
PDWF = 102.2 kL/d = 1.18 L/s

SITE WATER SUPPLY - SERVICING STRATEGY

THE SITE IS PROPOSED TO BE SERVICED BY CONNECTION TO THE RETICULATED PRESSURE WATER SUPPLY NETWORK. THE CONNECTION POINT FOR THE DEVELOPMENT IS LOCATED AT AMAROO RD (A254659)
ANTICIPATED BOUNDARY HEAD - APPROX 85m

WATER DEMAND ESTIMATES
36 UNITS
2 BEDROOM UNIT - 0.6 ET
3 BEDROOM UNIT - 0.8 ET
TOTAL ET=28
ADD = 19.2 kL/d
MDMM = 28.8 kL/d
PD = 43.15 kL/d
PH = 1.01 L/s

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AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER & WATER PLAN
SHEET 5

DESIGNED: M.C.V. DRAWN: E.A.S. CHECKED: -

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

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P (03) 6424 7161

Citation Certification
ISO 9001
Quality management system

ALL WORK TO BE INSTALLED AND CARRIED OUT TO AS3500 AND TO THE SATISFACTION OF THE LOCAL COUNCIL INSPECTOR.

EACH UNIT IS TO BE PROVIDED WITH SINGLE 20mm WATER CONNECTION POINT (LABELLED WC) AND 100mm DOMESTIC SEWER CONNECTION POINT (LABELLED SC) AS SHOWN. INTERNAL PLUMBING FOR EACH UNIT TO THIS LOCATION IS DOCUMENTED BY OTHERS.

HYDRANTS
LABELLED ALL HYDRANTS (LABELLED FH) ARE TO BE TWIN HEAD WITH DN100 RISER TO DN100 TEE FITTED WITH DN100-65 REDUCERS AND DUEL MILLCOCK DN64 HYDRANT VALVE OR NEW STANDARD COMPLIANT FORGED 65mm STORTZ HERMAPHRODITE FITTINGS. THESE MUST BE FITTED WITH A STANDARD (DELIVER) WASHER (RATED TO 1800KPA WORKING PRESSURE AND 2400 KPA BURST PRESSURE) ALONG WITH BLANK CAPS TO TAS FIRE AND AS2419.1-2017 STANDARDS.
OFFSET ARRANGEMENTS AS PER FIGURE 304-II OF MRWA-W-304.
TEE ARRANGEMENT TO BE AS PER FIGURE 305-I OF MRWA-W-305.
NO VALVE TO BE PROVIDED BETWEEN TEE AND HYDRANT (SEE MRWA-W-304B).

VALVES
ALL VALVES IN TRAFFICABLE AREAS TO BE FINISHED IN ACCORDANCE WITH TASWATER REQUIREMENTS AND FIGURE 302-A OF MRWA-2-302.

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02	26.09.25	DEVELOPMENT APPLICATION	-
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04	18.12.25	DEVELOPMENT APPLICATION	A

UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24

22 WENDOURIE PDE
C.T. 61556/8

DN125 PE100 PN16 FIRE MAIN
DN63 PE100 PN16 DOMESTIC WATER SUPPLY
DN150 52.87m
14.40m
225
270

S1-6
CL 24.46
IN 24.12
OUT 24.07

S1-5
CL 24.62
IN 24.00
OUT 23.95

EXISTING PUBLIC WALKWAY

UNIT 2 19 AMAROO RD
C.T. 167875/3

1 19 AMAROO RD
C.T. 167875/3

UNIT 2 19 AMAROO RD
C.T. 167875/3

PLEASE NOTE

1. INTENDED USE OF PLAN
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.

2. LAYOUT MEASUREMENTS
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION

3. SERVICES
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN

4. DETAILED DESIGN APPROVALS
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER AND WATER PLAN
SHEET 5

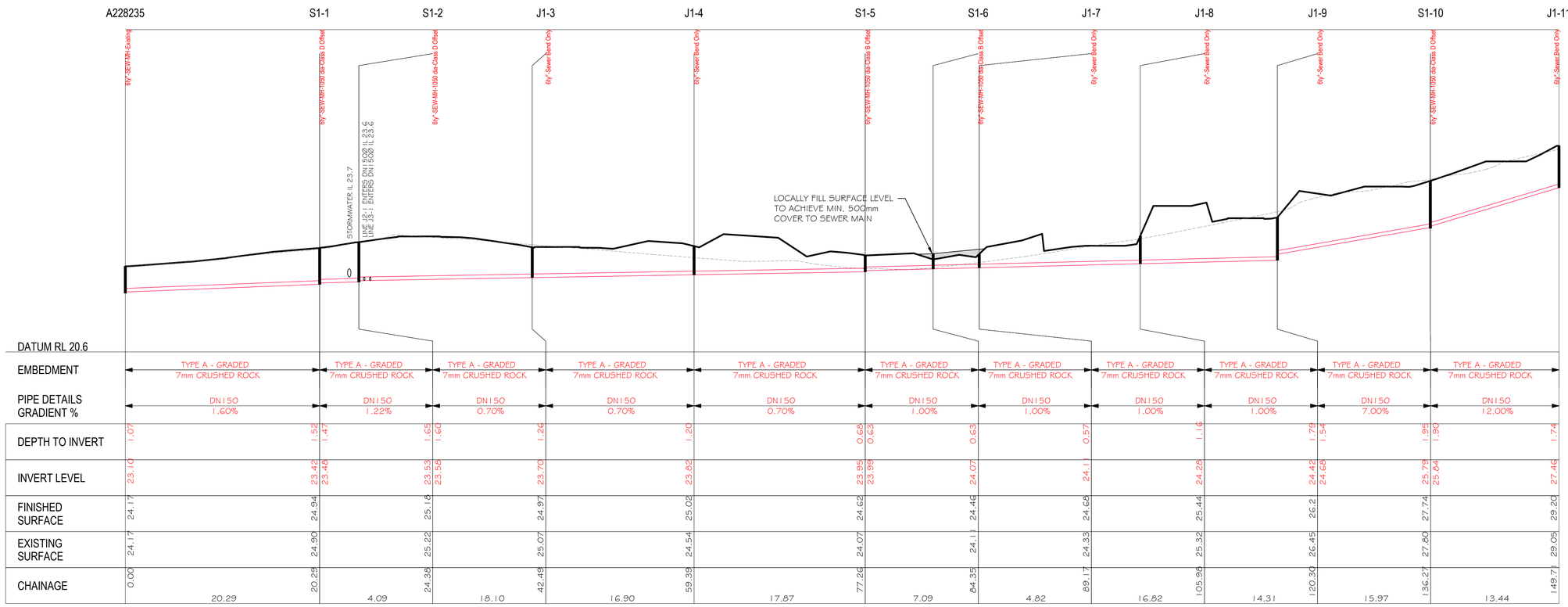
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PROJECT No. 25.096 DRAWING No. C506 REV. A

Document Set ID: 3577578
Version: 2, Version Date: 21/01/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:250
VERT 1:100

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER
LONGITUDINAL SECTIONS
SHEET 1

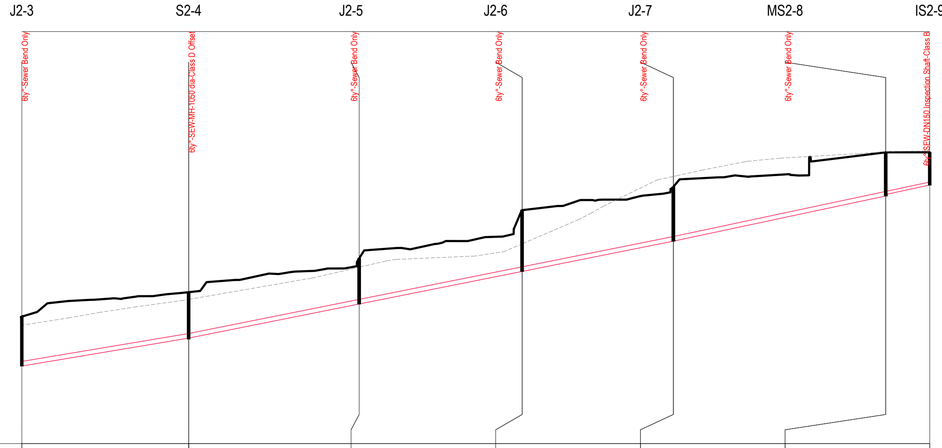
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SCALES: AS SHOWN AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. C600 REV. A

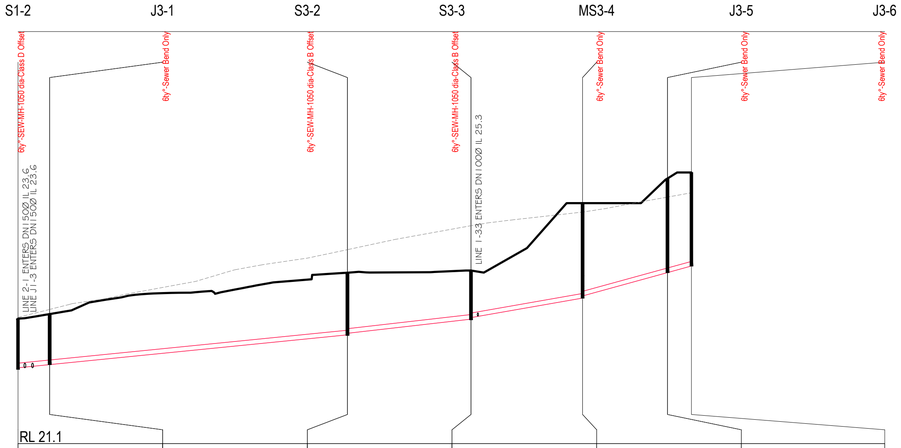
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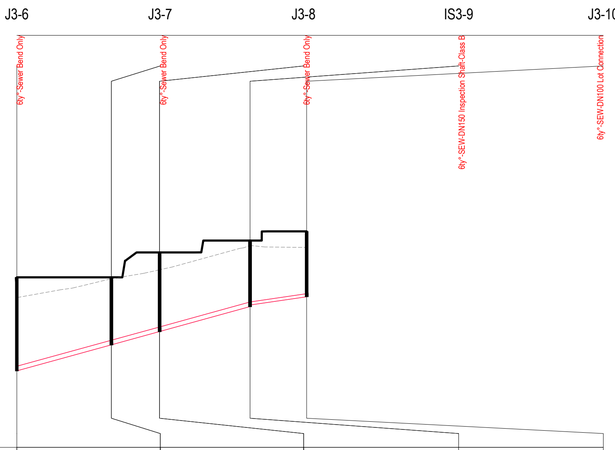
DATUM RL 23.1												
EMBEDMENT	TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK	
PIPE DETAILS GRADIENT %	DN150 6.70%		DN150 8.00%		DN150 8.00%		DN150 8.00%		DN150 8.51%		DN100 8.52%	
DEPTH TO INVERT	1.62	1.50	1.49		2.00		1.77		1.43	1.36		1.07
INVERT LEVEL	25.63	26.54	27.66		28.72		29.7		31.16	31.23		31.54
FINISHED SURFACE	27.26	28.04	29.15		30.72		31.46		32.6			32.6
EXISTING SURFACE	26.97	27.8	28.96		29.62		31.82		32.63			32.65
CHAINAGE	49.82	63.44	77.35		90.65		103.00		120.33			123.92
	13.62		13.91		13.30		12.34		17.33		3.59	

LINE 2



RL 21.1												
EMBEDMENT	TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK	
PIPE DETAILS GRADIENT %	DN150 4.00%		DN150 4.00%		DN150 4.58%		DN150 7.00%		DN150 11.00%		DN150 11.02%	
DEPTH TO INVERT	1.60	1.65	2.03	1.98	1.59	1.54	3.10	3.03		3.07		3.05
INVERT LEVEL	23.58	23.68	24.65	24.70	25.16	25.2	25.85	25.92		26.68		26.90
FINISHED SURFACE	25.18	25.33	26.68		26.75		28.95			29.75		29.95
EXISTING SURFACE	25.22	25.48	27.43		28.2		28.66			29.15		29.23
CHAINAGE	0.00	2.58	26.89		36.97		46.08			53.0		54.96
	2.58		24.30		10.08		9.11		6.93		1.95	

LINE 3



DATUM RL 24.4								
EMBEDMENT	TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK		TYPE A - GRADED 7mm CRUSHED ROCK	
PIPE DETAILS GRADIENT %	DN150 11.00%		DN150 11.00%		DN150 11.05%		DN100 5.82%	
DEPTH TO INVERT	3.05	2.20	2.58		2.16	2.10		2.14
INVERT LEVEL	26.90	27.75	28.16		29.00	29.05		29.32
FINISHED SURFACE	29.95	29.95	30.76		31.15			31.45
EXISTING SURFACE	29.29	29.90	30.19		30.99			30.93
CHAINAGE	54.96	62.68	66.62		74.00			78.62
	7.72		3.93		7.39		4.62	

LINE 3

SEWER - LONGITUDINAL SECTION

SCALES: HORIZ 1:500
VERT 1:100

SEWERAGE NOTES:

1. PIPE TRENCHING AND BACKFILL
   ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS, TASWATER STANDARDS & MRWA-S-201.
   1.1. BACKFILL ZONE TO BE 20mm CLASS 3 (MIN.) COMPACTED CRUSHED ROCK IN ALL TRAFFICABLE AREAS INCLUDING DRIVEWAYS IN ACCORDANCE WITH DRG. MRWA-S-201
2. PIPE EMBEDMENT
   ALL PIPE EMBEDMENT TO BE IN ACCORDANCE WITH THE DRAWINGS, TASWATER STANDARDS & MRWA-S-202. PIPE EMBEDMENT TO BE "TYPE A" 7mm CRUSHED ROCK UNLESS NOTED OTHERWISE
   2.1. "TYPE D" 7mm SINGLE SIZED EMBEDMENT SYSTEM SHOULD BE USED WHERE SIGNIFICANT GROUND WATER IS ENCOUNTERED PER MRWA-S-202. CONTRACTOR IS TO NOTIFY THE SUPERINTENDENT FOR DIRECTION WHERE SIGNIFICANT GROUNDWATER IS ENCOUNTERED.
3. MANHOLES
   3.1. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE (UNLESS NOTED OTHERWISE) INSTALLED TO TASWATER STANDARDS AND IN ACCORDANCE WITH WSA 02-2014 MRWA-S-300 SERIES. NOTE TASWATER REQUIRE THAT STEPIRONS NOT BE FITTED IN CONFINED SPACES.
   3.2. ALL MANHOLES IN TRAFFICKED AREAS ARE TO BE FITTED WITH CLASS 'D' TRAFFICABLE COVERS AND SURROUNDS. ALL OTHER MANHOLES ARE TO BE FITTED WITH CLASS 'B' NON-TRAFFICABLE COVERS AND SURROUNDS.
   3.3. MANHOLE BENCHING IS TO BE TO FULL DEPTH OF PIPE DIAMETER AS PER WSA MRWA-S-310
   3.4. INTERNAL DROPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH MRWA-S-302
4. INSPECTION SHAFTS
   DN150 INSPECTION SHAFTS ARE TO BE INSTALLED AS PER TYPICAL TYPE 1 END OF LINE ARRANGEMENT - FIGURE 302-B ON WSA DRG MRWA-S-302.
5. MAINTENANCE SHAFTS
   MAINTENANCE SHAFTS TO BE DN300 MIN. RISER WITH FABRICATED BASE INSTALLED IN ACCORDANCE WITH MRWA-S-305.

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: SEWER
LONGITUDINAL SECTIONS
SHEET 2

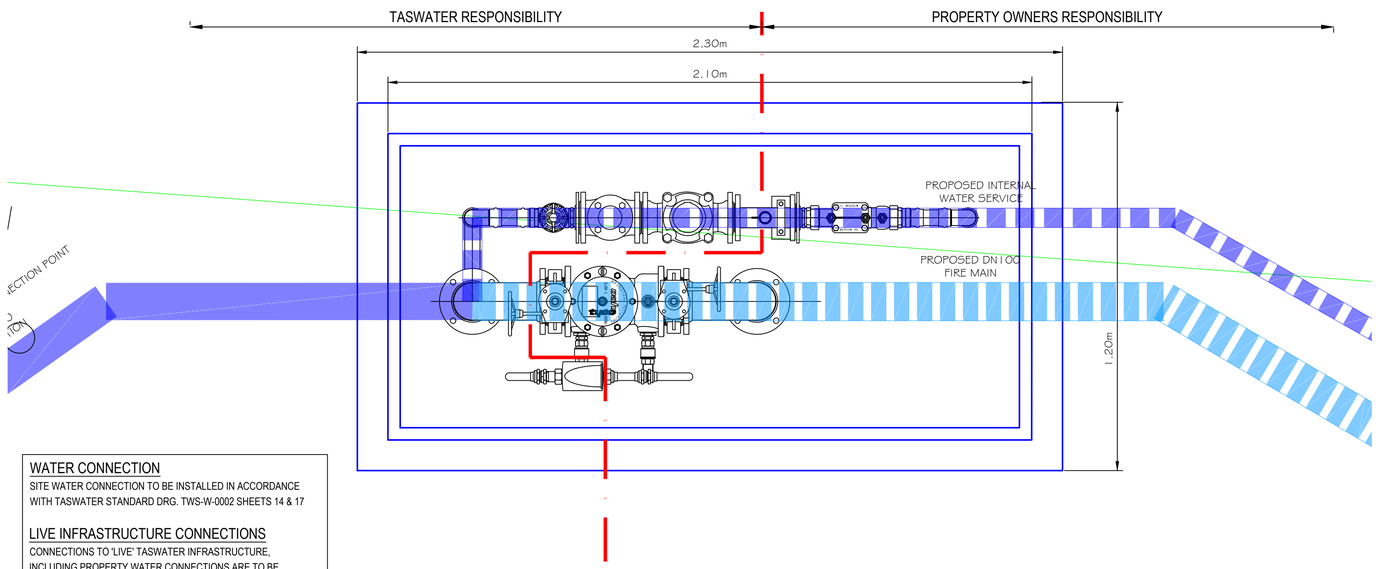
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PROJECT No. 25.096 DRAWING No. C601 REV. A

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-25-279
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SITE WATER CONNECTION - PLAN

SCALE 1:10

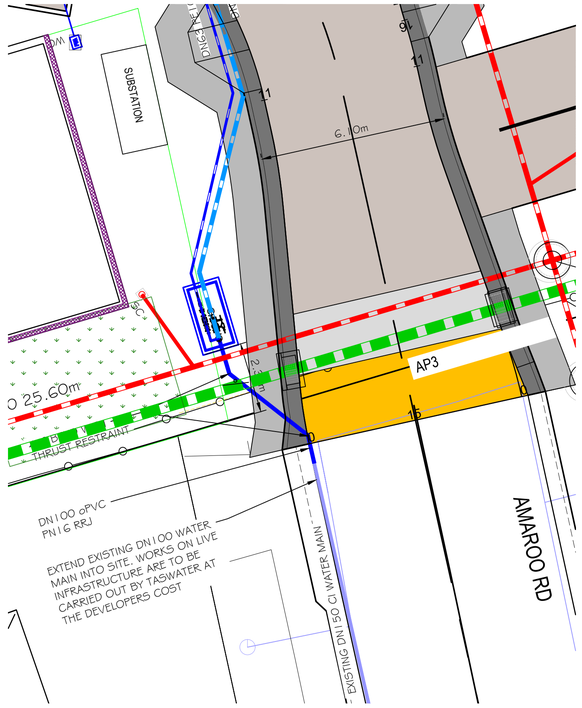
WATER CONNECTION

SITE WATER CONNECTION TO BE INSTALLED IN ACCORDANCE WITH TASWATER STANDARD DRG. TWS-W-0002 SHEETS 14 & 17

LIVE INFRASTRUCTURE CONNECTIONS

CONNECTIONS TO 'LIVE' TASWATER INFRASTRUCTURE, INCLUDING PROPERTY WATER CONNECTIONS ARE TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST.

REFER DRG. 25.096-C000 FOR GENERAL NOTES



WATER CONNECTION - LOCATION PLAN

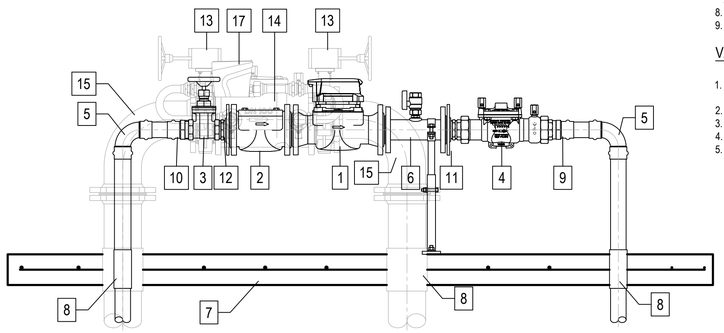
SCALE 1:100

GENERAL NOTES

1. ALL DIMENSIONS IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. DN REFERS TO THE NOMINAL INTERNAL DIAMETER OF THE INSTALLATION/COMPONENTS.
3. IF ALTERNATIVE BACKFLOW DEVICE IS INSTALLED CONFIRM OVERALL LENGTH.
4. A 3MM CLEARANCE HAS BEEN ADDED WHERE A GASKET IS REQUIRED.
5. ALL METALLIC PIPE WORK TO BE 'DENSO' WRAPPED, OR EQUIVALENT WHERE IT COMES IN CONTACT WITH CONCRETE - TO PROTECT IT FROM CORROSION.
6. INSTALL AND LOCATE THE METER ASSEMBLY SO THAT THE METER CAN BE EASILY READ.
7. WHERE A VENTED BACK FLOW PREVENTION DEVICE IS REQUIRED SUCH AS A REDUCED PRESSURE ZONE DEVICE (RPZD) IT SHALL:
   - 7.1. COMPLY WITH AS 3500 AND AS 2845; AND SHALL
   - 7.2. HAVE FREE VENTILATION TO THE ATMOSPHERE FOR THE RELIEF VALVE AT ALL TIMES.
   - 7.3. NOT BE IN AN AREA THAT MAY BE SUBJECT TO PONDING;
   - 7.4. HAVE THE RELIEF DRAIN OUTLET NOT LESS THAN 300MM ABOVE THE SURROUNDING SURFACE.
8. INSTALL THE METER ASSEMBLY IN CAGE IN ACCORDANCE WITH TWS-W-0003.
9. THE PROPERTY OWNER IS RESPONSIBLE FOR THE ONGOING MAINTENANCE OF THE SECURITY CAGE.

VALVE & EQUIPMENT SCHEDULE

1. ONLY USE PRODUCTS WITH WATERMARK CERTIFICATION AND APPROVED FOR USE BY TASWATER AND LISTED WITHIN TASWATER'S APPROVED PRODUCTS CATALOGUE
2. INSTALLATION MUST COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS
3. ALL VALVES MUST BE RESILIENT SEATED CLOCKWISE CLOSE TO AS1628 WITH 316 STAINLESS STEEL BOLTS AND WASHERS.
4. UNLESS APPROVED OTHERWISE THE WATER METER/S, TAILS AND METER BOXES ARE TO BE SUPPLIED BY TASWATER.
5. TPFNR FERRULE COCK, CONNECTORS, TAPPING BAND AND GATE VALVE MUST BE PRESSURE RATED PN16 MINIMUM BODY DEZINCIFICATION BRASS TO AS/NZS 2345 AND COMPLY WITH POTABLE WATER CONTACT AS/NZS 4020

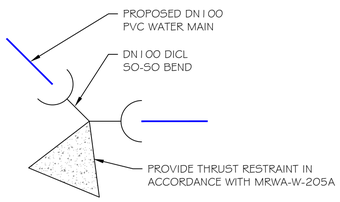


WATER CONNECTION - ELEVATION

SCALE 1:10

BOUNDARY CONNECTION PARTS LIST

NO.	DESCRIPTION	COMMENTS
1	DN50 'SENSUS' MEISTREAM PLUS WATER METER	SUPPLIED BY TASWATER
2	DN50 'SENSUS' WP-F DIRT BOX	SUPPLIED BY TASWATER
3	DN50 GATE VALVE	SUPPLIED BY TASWATER
4	LOW HAZARD DN50 'VALVECHEQ' DC03U DOUBLE CHECK VALVE NON-TESTABLE - OR EQUIVALENT	OWNED, OPERATED AND MAINTAINED BY PROPERTY OWNER
5	DN50 "TYPE A" COPPER WATER PIPE	
6	DN50 x 200mm HYDRANT RISER WITH 25mm TAPPING FOR PRESSURE TESTING, 20mm VALVE AND PLUG	SUPPLIED BY TASWATER
7	100mm (MINIMUM) REINFORCED CONCRETE SLAB	SL72 CENTRAL
8	PIPE WRAPPED WHERE CONCRETE WILL CONTACT PIPE	(REFER NOTE 3)
9	B-PRESS FITTINGS OR EQUIVALENT	
10	DN50 BSP TO TABLE E FLANGE ADAPTOR	
11	DN50 NIPPLE	
12	PIPE SUPPORT BRACKET	SUPPLIED AND INSTALLED BY PROPERTY OWNER (REFER TWS-W-0002 SHEET 18
13	DN100 LUG TYPE BUTTERFLY VALVE WITH WORM GEAR ACTUATOR	1 x SUPPLIED BY TASWATER
14	LOW HAZARD 'VALVCHEQ' DN100 SDCT03 SINGLE CHECK VALVE - OR EQUIVALENT	OWNED, OPERATED AND MAINTAINED BY PROPERTY OWNER
15	DN100 PN16 METALLIC WATER PIPE	COPPER NOT TO BE USED
16	METERED BYPASS	SUPPLIED BY TASWATER
17	DN25 'SENSUS' METER SIZE FOR LOW FLOW BYPASS	



DN100 WATER MAIN BEND DETAIL

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: WATER CONNECTION DETAILS

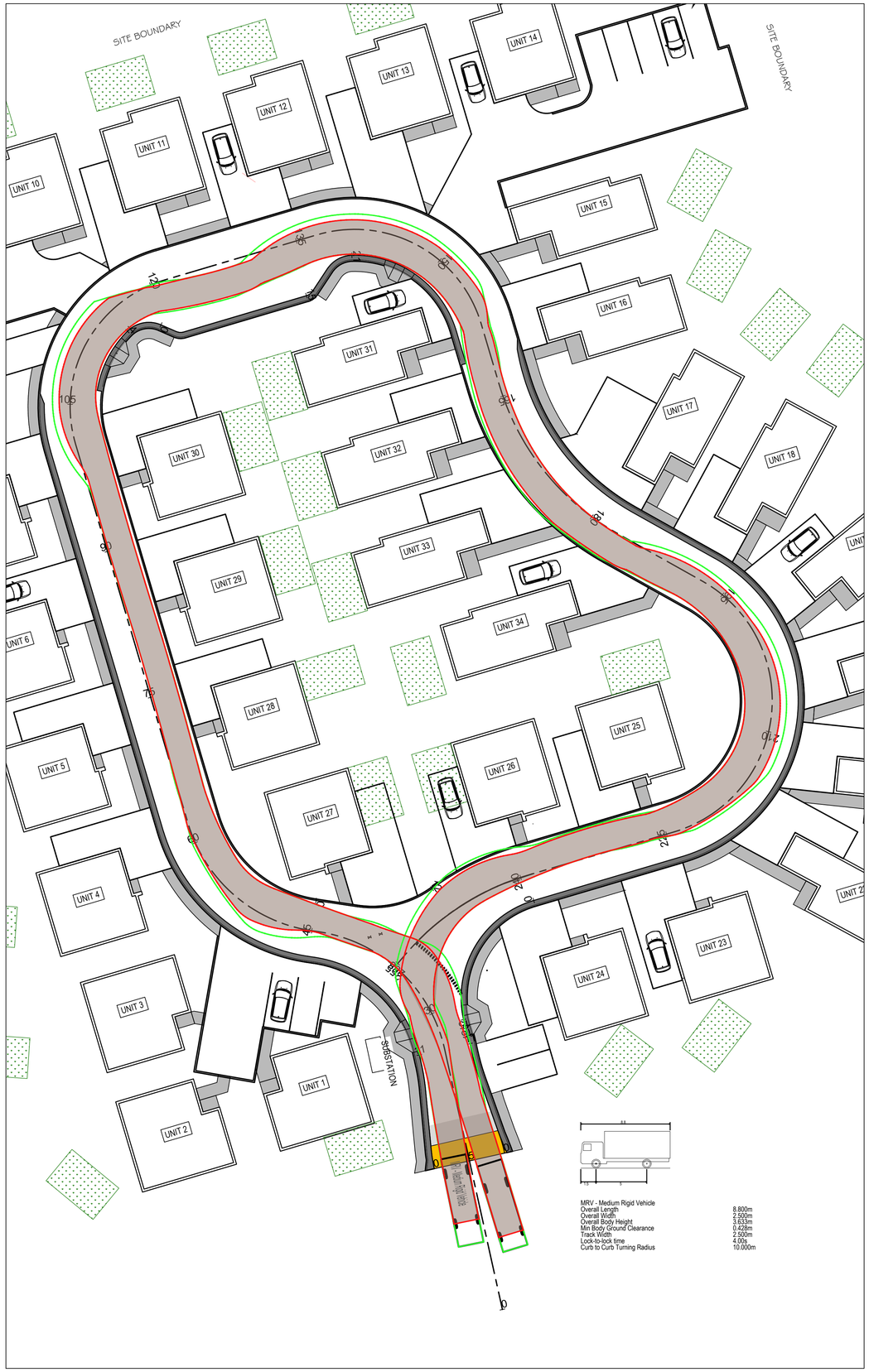
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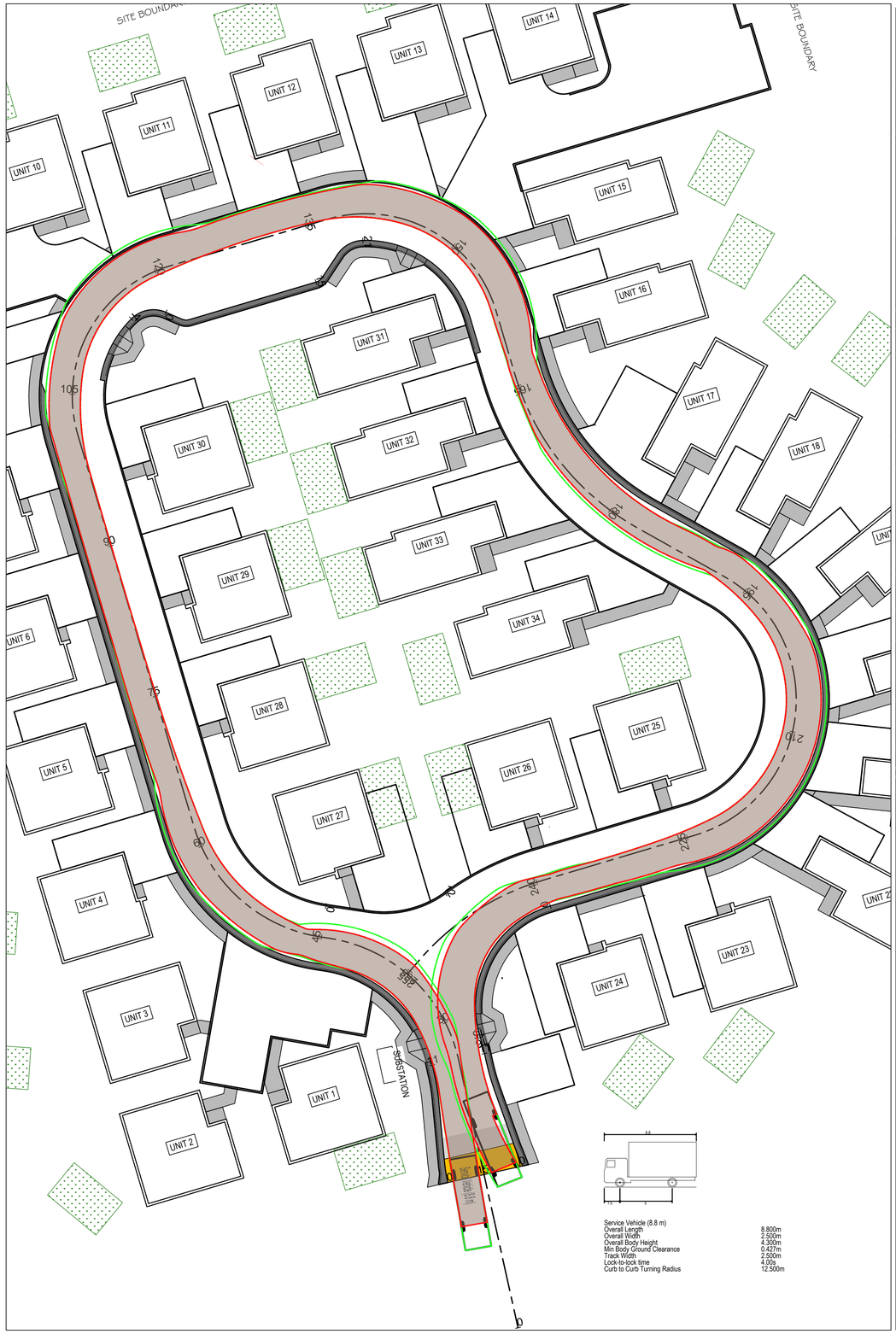
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Version: 2, Version Date: 21/01/2026

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: VEHICLE TURNING PLAN
PARKING - FORWARD

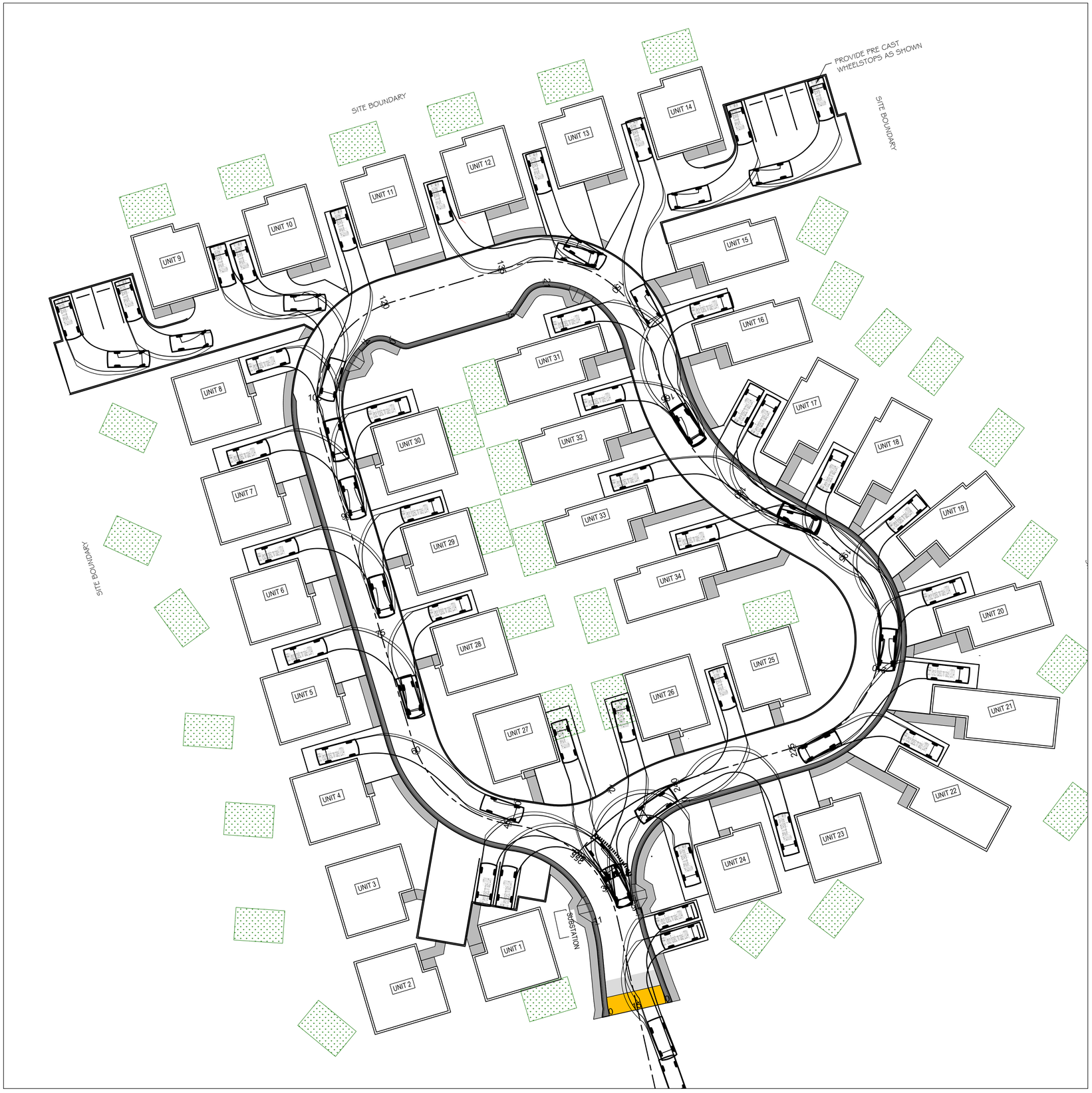
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SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 25.096 DRAWING No. VT03 REV. A

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ISO 9001
Quality management system

ISSUE	DATE	ISSUED FOR	REV.
01	18.12.25	DEVELOPMENT APPLICATION	A

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

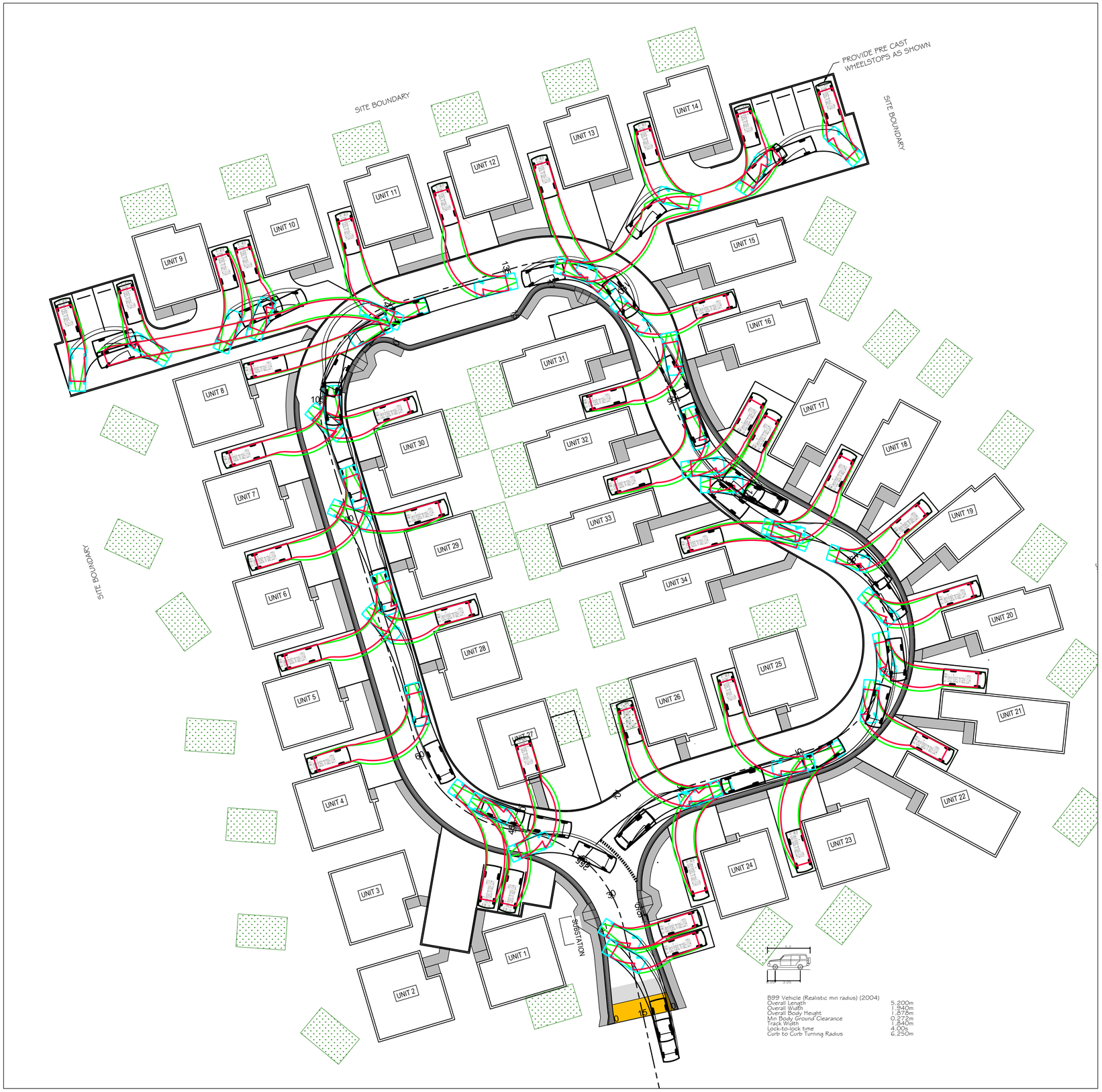
DRAWING: VEHICLE TURNING PLAN
EXIT - FORWARD

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PROJECT: PROPOSED UNIT DEVELOPMENT

AT: LOT 1 AMAROO RD
AUSTINS FERRY

FOR: AUSTIN FERRY PROPERTIES P/L

DRAWING: VEHICLE TURNING PLAN
EXIT - REVERSE

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TRAFFIC IMPACT ASSESSMENT

RESIDENTIAL UNIT DEVELOPMENT, LOT 1 AMAROO ROAD, AUSTINS FERRY

Hubble Traffic

January 2026 -Revision A

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Version	Date	Reason for Issue
Draft	December 2025	Draft issued for client feedback
Final	December 2025	Final issued
Revision A	January 2026	Response to RFI from Council

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1. Introduction

SJM Property Developments has engaged Hubble Traffic to prepare an independent Traffic Impact Assessment, to evaluate the traffic implications for a residential unit development at Lot 1 Amaroo Road, Austins Ferry.

The development has been assessed against the Tasmanian Planning Scheme C2 Parking and Sustainable Transport Code, C3 Road and Railway Assets Code, and the Australian Standard 2890.1:2004 (the Standard).

This report has been prepared to satisfy the requirements of Austroads' Guide to Traffic Management Part 12: Traffic Impacts of Developments, 2019, and refers to the following information and resources:

- Tasmanian Planning Scheme (Glenorchy)
- Transport for NSW Guide to Transport Impact Assessment (NSW Guide) Version 1.1, 2024
- Australian Standards AS2890 parts 1, 2 and 6
- Austroads series of Traffic Management and Road Design
  - Part 4: Intersection and crossings, General
  - Part 4a: Unsignalised and Signalised Intersections
  - Part 12: Traffic Impacts of Development
- Department of State Growth
- Local Government Association Tasmania (LGAT) Standard Drawings
- Autoturn Online vehicle turning software
- LIST – Land Information System Tasmania Database

Request for Further Information

Glenorchy City Council has requested additional traffic information to support the assessment of the application. The matters raised are addressed in the relevant sections of this report, specifically:

- the safety and performance of Wendourie Parade, addressed in Section 5.3
- the performance of the Amaroo Road and Merley Road junction and the safety of the horizontal curve on Merley Road, addressed in Section 5.2
- the design detail of the proposed concrete access onto Amaroo Road, confirmed in Section 7.1

These sections provide the requested analysis and demonstrate that the proposed development can operate safely and efficiently within the surrounding road network.

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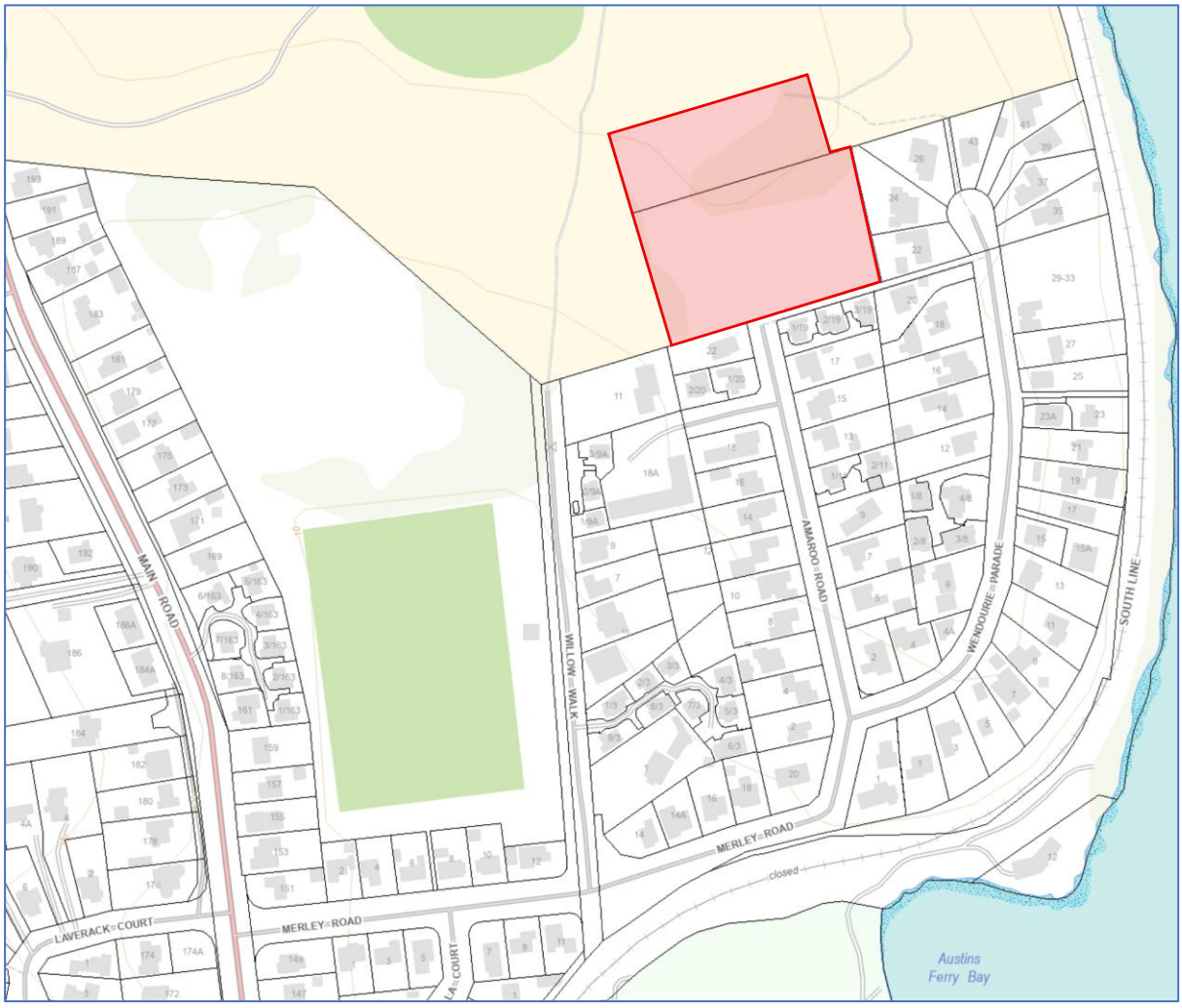
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2. Site Description

Located at Lot 1 Amaroo Road, Austins Ferry, the development site comprises two large parcels of undeveloped land situated on the side of an embankment. The site is located within an established urban residential area, with a rear boundary to St Vigils College and public recreational areas.

Amaroo Road ceases at the site, providing a natural endpoint to the existing local road network. All traffic generated by the proposed development will utilise a single access route via Amaroo Road and Merley Road to Main Road, the nearest arterial route. This establishes a clear and predictable traffic distribution pattern, which can be readily assessed in the context of the surrounding network capacity and Austroads guidance.

Diagram 2.0 – Extract from Land Information System Tasmania Database



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3. Development proposal

The proposed development involves the construction of a stratum title residential complex comprising 34 units, including two two-bedroom, 30 three-bedroom, and two four-bedroom units.

Each unit will be allocated two dedicated car parking spaces in close proximity, along with 12 on-site visitor parking spaces.

Diagram 3.0 – Plan of proposed development



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4. Trip generation by this development

A trip in this report is defined as a one-way vehicular movement from one point to another, excluding the return journey, with a return trip to and from a land use counted as two trips.

To determine the number of trips likely to be generated by this development, reference has been taken from the Transport for NSW - Guide to Transport Impact Assessment (the Guide) version 1.1 2024, section 5.6.2 Residential Housing.

The Guide recommends the following for medium density residential dwellings, including villas and townhouses, for a site containing between 30 and 60 dwellings per hectare:

- Daily vehicle trips of 4 per dwelling
- Morning weekday peak trips of 0.41 per dwelling
- Evening weekday peak trips of 0.6 per dwelling

Based on the Guide, the 34 residential units are estimated to generate a total of 136 daily trips, with 14 trips likely to occur during the morning peak period and 21 trips during the evening peak.

Table 4.0 – Predicted number of trips generated from the 34 units

Dwelling type	NSW generation rate	Number of units	Daily trips	Morning peak trips	Evening peak trips
Medium density dwelling	4 per day 0.41 per morning peak 0.6 per evening peak	34	136	14	21

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5. Existing traffic conditions

5.1 Amaroo Road

Within the surrounding network, Amaroo Road is a local road operating under the urban default 50 km/h speed limit. The road extends north from Merley Road for 205 metres and terminates at the development site, providing no through traffic function.

It has been constructed to an urban standard, with a sealed bitumen surface, concrete kerb and channel, 1.2 metre-wide footpaths on both sides, and street lighting. The average road width is 8.2 metres between kerb faces, allowing for on-street parking on one side while maintaining two-way traffic flow.

Photograph 5.1 – Amaroo Road standard



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5.2 Merley Road

Merley Road is a local road, extending between Amaroo Road and Main Road. The road has a generally straight alignment, situated within gentle grades, and operates under the urban default 50 km/h speed limit.

The road has been constructed to the same urban standard as Amaroo Road, with a sealed bitumen surface, measuring 8.2 metres between kerb faces, concrete kerb and channel, footpaths along both sides, and street lighting.

Photograph 5.2A – Merley Road standard



Merley Road transitions into Amaroo Road through a ninety-degree horizontal curve on a slight uphill grade. The road width through this section remains consistent and is sufficient to accommodate two-way traffic flow. However, an established hedge on the inside of the curve restricts forward sight distance between opposing drivers.

The tight radius of the curve requires vehicles to reduce speed below the default urban limit. Given the low-traffic, no-through-road environment, some drivers may attempt to maintain higher speeds through the curve. This behaviour increases the vehicle swept path and can result in encroachment over the road theoretical centreline. This is a plausible contributing factor to the reported crash on this curve.

Although the development will increase the number of light vehicles travelling through this curve, the available road width is sufficient for opposing vehicles to pass safely and without conflict. The introduction of a continuous single marked centreline by the road manager would provide a clear visual cue for drivers to moderate their speed and avoid encroaching over the centreline, reducing the potential for conflict. Marking a centreline would also prohibit on-street parking through the curve, further improving safety for all road users.

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Photograph 5.2B – Horizontal curve on Merley Road



5.3 Wendourie Parade, Amaroo and Merley Roads junction

Wendourie Parade extends easterly from Merley Road, forming a standard ninety-degree T-junction with Merley and Amaroo Roads. Traffic priority is clearly defined by a Give Way sign and a marked holding line on Wendourie Parade, which operates as the terminating leg of the junction.

Sight distance at the junction was measured on site, using a driver eye height of 1.05 metres and an approaching vehicle height of 1.2 metres. To the right, the available sight distance exceeds 90 metres. To the left, the available sight distance is 55 metres, constrained by the horizontal curve and an established hedge on the inside of the bend.

Austroads identifies Safe Intersection Sight Distance (SISD) values of 90 metres for a 50 km/h speed environment and 67 metres for 40 km/h. As noted earlier, the ninety-degree horizontal curve naturally reduces the speed of vehicles approaching from the left. SISD represents the highest sight distance standard, assuming the through vehicle does not need to adjust speed. In contrast, the minimum requirement at a junction is Stopping Sight Distance (SSD), which allows for the through vehicle to slow if necessary. SSD is 36 metres at 40 km/h and 49 metres at 50 km/h, and this distance reduces where the vehicle approaching on vertical grade, which is the case at this location.

Although the available sight distance to the left is limited to 55 metres, it comfortably meets SSD requirements and enables vehicles to turn out safely and efficiently. Given that Amaroo Road is a short dead-end street, this limited sight distance only affects the right-turn-out movement from Wendourie Parade, and this movement is expected to be infrequent.

The low increase in traffic on Amaroo Road passing the Wendourie Parade junction is not expected to result in any deterioration in traffic safety or operational performance. The junction has appropriate sight distance, suitable road width, and standard geometry, all of which support safe and efficient vehicle movements even with the additional traffic generated by the development.

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Photograph 5.3A – Wendourie Parade, Amaroo and Merley Roads junction



Photograph 5.3B – Available sight distance to the left from Wendourie Parade



Photograph 5.3C – Available sight distance to the right from Wendourie Parade



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With both Amaroo Road and Wendourie Parade operating as short cul-de-sacs, the volume of traffic travelling through their junction is inherently low. Using a standard residential trip-generation rate of 7.5 trips per dwelling per day, with approximately 0.84 trips occurring during the weekday peak hour, Wendourie Parade's 38 dwellings could generate around 285 daily trips, including about 45 peak-hour movements. Amaroo Road's 30 dwellings could generate approximately 234 daily trips, with around 25 movements in the peak hour. On this basis, the junction could experience in the order of 70 vehicle movements during the weekday peak hour.

Comparison with the collected traffic flow data indicates that actual volumes are lower than these theoretical estimates. Even under the higher, conservative estimates, the junction operates well within capacity, and the lower observed flows further confirm that it functions safely and efficiently.

Based on extensive experience with similar low-volume residential environments, this level of traffic is comfortably within the operational capability of a simple T-junction, with no expectation of noticeable delays or queuing. The proposed additional dwelling will increase traffic through the junction by approximately 14 movements in the morning peak and 21 movements in the evening peak. This marginal increase will not alter the operational performance of the junction, and no deterioration in traffic efficiency or safety is anticipated.

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5.4 Main Road

According to LIST Database, Main Road is an arterial road within the surrounding network, operating in a south to north orientation, linking directly between Brooker Highway.

Main Road has been constructed to a high standard, with a sealed bitumen surface, one dedicated traffic lane in each direction, marked on-street parking lanes, including cycling lanes, footpaths and street lighting.

The road is situated on flat terrain with a straight alignment, delineated by a broken centreline and solid edgelines.

Photograph 5.4 – Main Road standard



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5.5 Merley Road and Main Road intersection

Merley Road and Laverack Court, which is slightly to the north, both intersect Main Road at 90 degrees, forming an offset four-way intersection. Traffic priority on Main Road is reinforced by Give Way signs and marked holding lines on both side roads.

The intersection has no dedicated turning lanes, an asphalt surface that is in good condition, and pavement markings in reasonable condition, providing a highly managed intersection.

Merley Road has a wide junction throat to accommodate the swept path of turning vehicles, and an upward vertical grade for motorists approaching the intersection, which does not create any adverse operational impacts.

A posted speed limit of 50 km/h covers this intersection.

Photograph 5.5 – Intersection of Merley and Main Roads



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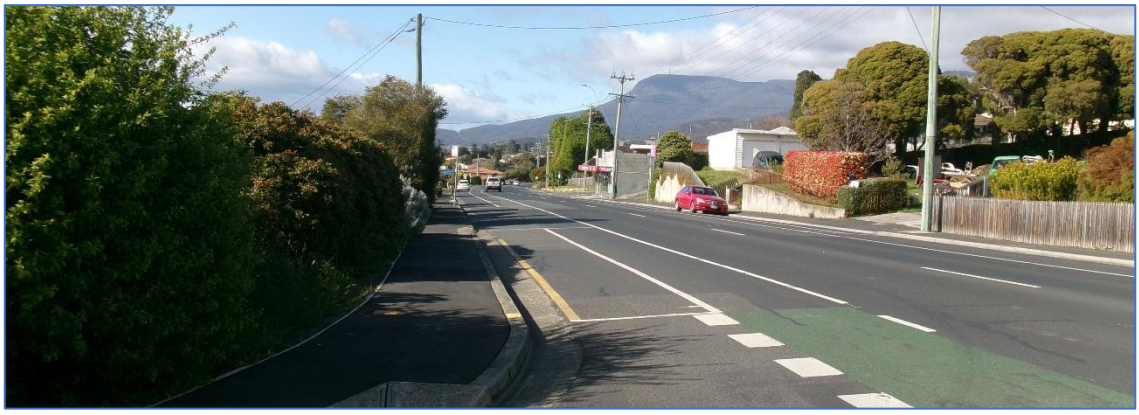
5.6 Sight distance leaving Merley Road

Based on the layout of the surrounding local road network, all traffic generated from the development will need to turn at the intersection of Merley Road and Main Road. It is important that drivers have appropriate sight distance. Safe Intersection Sight Distance (SISD) is the highest sight distance parameter for an intersection, with the Austroads Guide to Road Design specifying the SISD for a 50 km/h speed environment as 90 metres, based on a driver reaction time of 1.5 seconds and an observation time of three seconds.

On-site measurements of the available sight distance were taken with the driver leaving the access being 1.1 metres above the access surface, and an approaching vehicle being 1.2 metres high.

The available sight distance in both directions exceeds 100 metres, allowing vehicles to enter and leave Merley Road safely and efficiently, without impacting other road users.

Photograph 5.6A – Available sight distance to the left



Photograph 5.6B – Available sight distance to the right



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5.7 Traffic activity

To establish existing traffic conditions on the surrounding network, manual traffic surveys were undertaken during the morning and evening commuter peak periods at the intersection of Main Road, Merley Road, and Laverack Court, as all development generated traffic will pass through this location.

The surveys identified that Main Road carries a steady and predictable traffic flow, with fewer than 600 two-way vehicle movements recorded in each peak period. In contrast, Merley Road and Laverack Court were lightly trafficked, each recording fewer than 100 two-way movements. Overall, the intersection experienced marginally higher traffic volumes during the evening peak, with both Merley Road and Laverack Court operating at approximately double their morning peak volumes, although still at low levels.

The table below captures the two-way flow on the surrounding roads, with the turning movements for the intersection available in Appendix A.

Table 5.7 – Summary of traffic flows on the surrounding road network

Intersection	Road	Peak hour two-way flows	
		Morning	Evening
Main Road, Merley Road and Laverack Court	Main Road (North)	489	493
	Merley Road (East)	40	81
	Main Road (South)	522	558
	Laverack Court (West)	9	18

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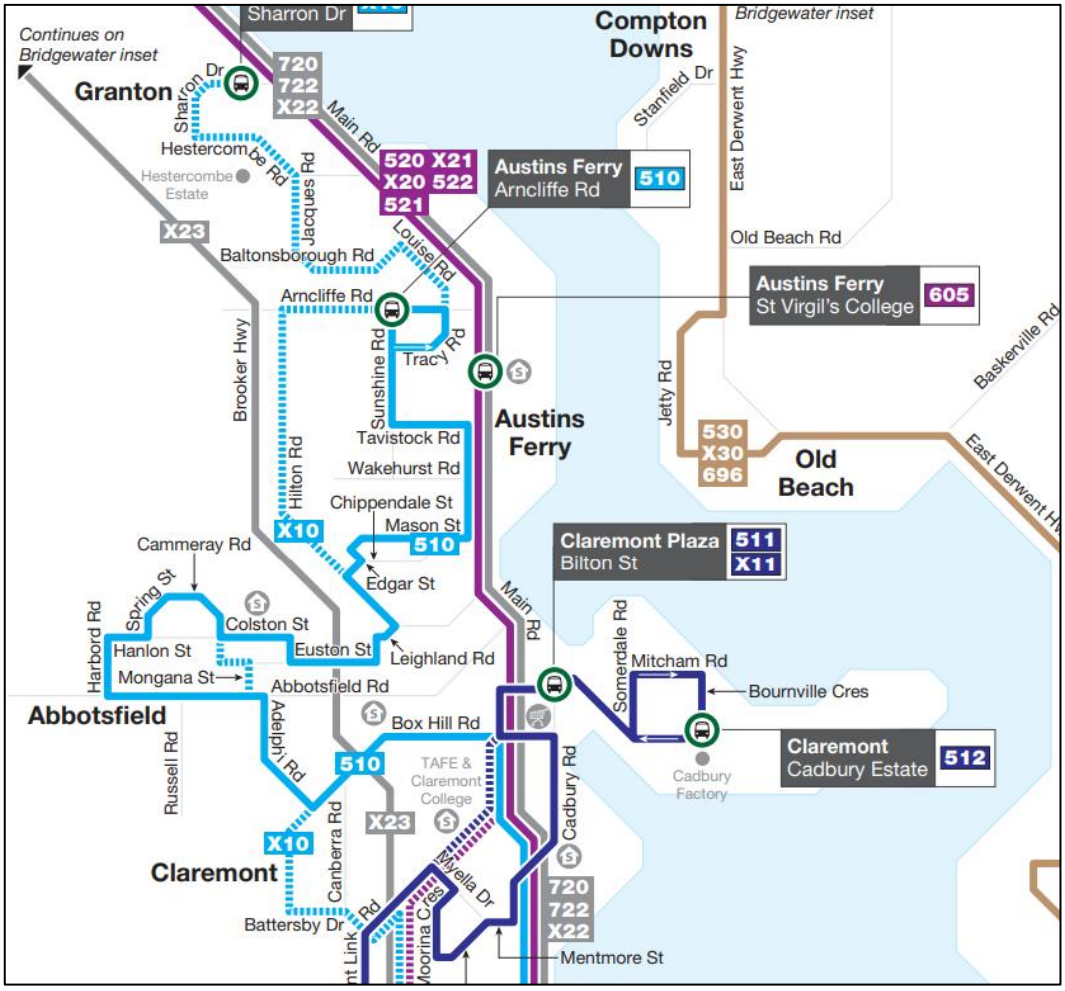
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5.8 Public transport

Main Road is part of a high frequency bus route, providing connections to the Glenorchy interchange and Hobart City Centre. Public bus stops are located on Main Road, adjacent to the Merley Street intersection, and within 600 metres of the development site.

According to Metro Tasmania's website, services operate every 20 minutes during peak periods from Monday to Friday, and every 30 minutes on Saturdays and Sundays.

Diagram 5.8 – Hobart north service network from Metro Tasmania's website



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5.9 Traffic safety at this location

State Growth maintains a database of reported road crashes. A check of this database for the previous five years found no crashes reported along Amaroo Road.

One reported crash occurred on Merley Road at the sharp horizontal curve, where a vehicle hit an opposing vehicle head-on, resulting in a minor injury. At the Merley and Main Road intersection, there was a crash in which one vehicle rear-ended another, resulting in property damage only.

A total of four crashes have been reported along Main Road, within 200 metres either side of Merley Road. These included two vehicles failing to give way while undertaking U-turns, a vehicle leaving the carriageway and hitting an object or parked vehicle, and two bicycles colliding in the same direction. Two of these crashes resulted in property damage only, while the other two (including the bicycles) resulted in minor injuries.

The reported number of crashes is proportional to the moderate volume of traffic using the roads. The relatively low severity of these crashes reflects the urban environment, where operating speeds are subject to reduced limits.

The additional traffic generated by this residential unit development is unlikely to increase the crash risk and should not prevent the development from proceeding.

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6. Impact from traffic generated by this development

As determined in section 4 of this report, the development site is estimated to generate up to 136 daily trips, with 14 of these trips likely to occur during the morning and 21 trips during the evening commuter peak periods.

6.1 Assignment of new trips generated by the development

It is common with residential developments that the majority (90 percent) of trips leave within the morning peak, with the opposite occurring in the evening. The additional trips have been assigned to the surrounding road network, based on the current trip distribution captured by the manual surveys at the intersection.

The new trips generated by the development have been assigned to the surrounding road network based on the manual survey data, as shown in Table 6.1.

Table 6.1 – Estimated trip distribution

Period	Main Road, Merley Road and Laverack Court intersection							
	Vehicles arriving				Vehicles leaving			
	Left	Straight	Right	Total	Left	Straight	Right	Total
Morning peak	0	0	1	**1**	11	0	2	**13**
Evening peak	3	0	16	**19**	2	0	0	**2**

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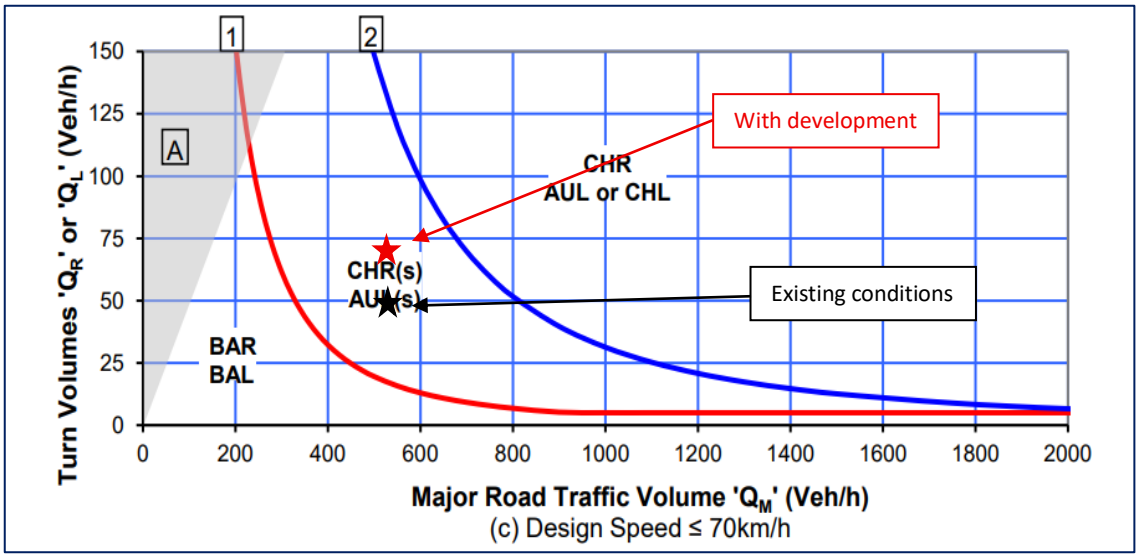
6.2 Need for a right turn treatment

With the additional trips generated by the development increasing turning movements on Main Road, an assessment of whether a dedicated turning treatment is necessary has been conducted. Guidance has been taken from the Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossing Movements. Traffic data shows that Main Road carries 558 two-way vehicle movements during the evening peak hour, with 46 vehicles turning right into Merley Road. Based on the Austroads warrant for turning traffic in Diagram 6.2, this volume suggests that a short channelised right-turn lane could be considered.

A public bus stop on Main Road opposite Merley Road currently functions as a basic auxiliary treatment, enabling vehicles to pass a right-turning vehicle when the bus stop is unoccupied. During the manual surveys, motorists were observed passing a right-turning vehicle using this bus stop with difficulty.

The development is expected to generate 21 additional peak-hour trips, with Table 6.1 indicating that 16 of these are likely to turn right into Merley Road, increasing the right-turning volume from 46 to 62 vehicles in the evening peak hour. Austroads warrant indicates that this increase does not trigger the need for a different turning treatment.

Diagram 6.2 – Austroads warrant for turning treatments



In determining whether a marked right-turn lane should be provided, factors such as the reported crash history, consistency of treatment along the Main Road corridor, the types of vehicles undertaking the turn, and the potential impacts on other road users have been considered.

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The crash record shows only one rear-end property-damage incident, which does not indicate a significant safety concern. No dedicated turning treatments exist on Main Road at any of the other side roads, several of which serve a comparable number of residential properties. The majority of traffic consists of light vehicles with excellent manoeuvring and stopping performance. The existing bus stop enables vehicles to pass a right-turning vehicle when the stop is unoccupied. Introducing a right-turn lane at Merley Road would require relocating this bus stop, which would displace on-street parking relied upon by nearby residents. In these circumstances, it is prudent to retain the current arrangement and continue to monitor performance over time.

6.3 Traffic impact efficiency at the intersection

The simplest method to determine the traffic performance at a junction is to use SIDRA Intersection traffic modelling software, which uses gap acceptance theory to determine the average delay, queue lengths, and degree of saturation, which are all measures of traffic congestion and level of service. Austroads Guide provides six levels of service for junctions, intersections and roundabouts as shown in the table below.

Diagram 6.3 – Austroads Guide for level of service at junctions, intersections, and roundabouts

Level of Service	Average delay per vehicle (secs/vehicle)	Traffic Signals and Roundabouts	Give Way and Stop controls
A	<10	Good operation	Good operation
B	10 to <15	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
C	15 to <25	Satisfactory	Satisfactory, but crash study required
D	25 to <35	Operating near capacity, acceptable for State Roads	Near capacity and crash study required
E	35 to <50	At capacity for signals, will cause excessive delays. Roundabouts require other control mode	At capacity, requires other control modes
F	>50	Saturated flows – at signals, consider additional lanes	

A SIDRA traffic model was developed using recent peak-hour traffic flows to replicate the Merley Road and Main Road intersection. The morning peak results show the intersection operating with a DOS of 0.153, meaning it is functioning at around 15 percent of its capacity and has ample spare capacity. Overall performance is at LOS A, with the highest average delay estimated at 7.5 seconds for vehicles turning right out of Merley Road, and a slightly lower delay of 5.5 seconds for left-turning vehicles. The maximum queue length on Merley Road is predicted to be 0.7 metres, equating to less than one vehicle.

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Similar performance is observed during the evening peak, with a slightly higher DOS of 0.186 while still achieving LOS A. The predicted delay for vehicles turning right into Merley Road is 5.3 seconds, with a maximum queue length of 2.6 metres, again less than one vehicle.

The additional trips generated by the development site has been assigned to the intersection, with modelling indicating that although the development will intensify the traffic flow, this will not deteriorate the traffic efficiency motorists are currently receiving.

6.4 Sensitivity testing and incremental traffic growth

In demonstrating that the development will not cause adverse traffic impacts on the surrounding road network, sensitivity testing has been undertaken to assess a higher-generation scenario in which peak-hour trips double from 14 to 28 in the morning and from 21 to 42 in the evening. This scenario also incorporates an assumed background traffic growth rate of 2 percent per annum over the next ten years. Under these conditions, the traffic modelling shows no deterioration in performance, with the intersection continuing to operate at LOS A. With the elevated traffic generation, the evening right-turn movement is predicted to operate with a low likelihood of vehicles becoming stationary for any meaningful duration, supporting the conclusion that the development will not adversely affect network performance.

The table below compares the intersection performance under existing traffic conditions against three scenarios: Scenario One includes the additional trips generated by the development; Scenario Two includes the additional trips plus 2 percent annual background traffic growth over ten years; and Scenario Three includes a doubling of the development trips combined with background traffic growth.

Under all scenarios, although traffic volumes increase, the impacts are insignificant, with predicted delays and queues remaining well within acceptable tolerances and the intersection continuing to operate at LOS A. These results support the conclusion that a dedicated right-turn lane is unwarranted. Modelling printouts are available in Appendix B.

Table 6.4 – Traffic modelling comparison

Period	Scenario	Total vehicles	DOS	Worst delay	LOS	Max Queue
Morning peak	Existing	532	0.153	7.5 secs	A	0.7m
	With development	547	0.153	7.6 secs	A	1.0m
	1% growth	653	0.186	8.5 secs	A	1.1m
	Sensitivity testing	666	0.186	8.5 secs	A	1.4m
Evening peak	Existing	577	0.185	7.8 secs	A	2.6m
	With development	599	0.197	8.0 secs	A	3.4m
	1% growth	704	0.231	9.0 secs	A	3.7m
	Sensitivity testing	722	0.242	9.2 secs	A	4.5m

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6.5 Impact on Merley and Amaroo Roads

The manual surveys confirm that both roads are lightly trafficked during the weekday peak hours, with the morning peak expected to increase from around 40 to approximately 60 two-way vehicle movements, which remains well within the capacity of an urban local road. Similarly, the evening peak may increase from about 80 to slightly more than 100 two-way movements.

Austroads does not specify a single mid-block capacity value for an 8.9-metre-wide local urban road. However, this width is consistent with typical urban local street cross-sections that accommodate two-way traffic flow with on-street parking. Given this, and the low existing traffic volumes, the available road width is more than adequate to absorb the additional development traffic without affecting operational performance.

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7. Development layout

7.1 Access to development site

The development site is located at the end of Amaroo Road, with the proposed driveway tying directly into the existing pavement to provide efficient access. The driveway will be constructed with a concrete surface, contrasting with the bitumen surface of Amaroo Road, to clearly delineate the transition from the public road to the private property. This treatment provides an obvious distinction in ownership and maintenance responsibility while supporting safe and legible access for residents and visitors.

Photograph 7.1 – Access location to development site



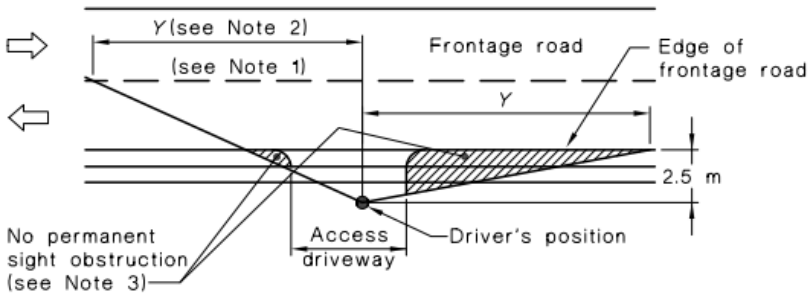
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7.2 Site distance at the new driveway access

The access will operate as a residential development, with the appropriate sight distance specified in the Standard section 3.2.4 and figure 3.2. Figure 3.2 specifies the desirable sight distance for a residential property within a 50 km/h speed environment as 69 metres, as shown in Extract 7.2.

Extract 7.2 Sight distance requirements at access driveways (AS 2890.1:2004)



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

As the new access is located at the end of Amaroo Road, vehicles will enter and exit in a straight alignment and are not required to undertake a turning manoeuvre. On-site measurements confirm that motorists have at least 90 metres of available sight distance, based on a driver eye height of 1.1 metres above the driveway surface and an approaching vehicle height of 1.2 metres. As this exceeds the required 69 metres, drivers will have sufficient sight distance to enter Amaroo Road safely and efficiently, as illustrated in the photograph below.

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Photograph 7.2 – Available sight distance



7.3 Number of parking spaces

Each unit will be provided with two dedicated car parking spaces located in close proximity to the dwelling. Most units will include a single enclosed garage and one uncovered space, with three units to be provided with two uncovered spaces only.

As the development is located at the end of Amaroo Road, it has limited road frontage and requires a higher provision of visitor parking under the planning scheme, at a rate of one space per three units, requiring 12 visitor spaces.

In total, the development will provide 80 on-site parking spaces, satisfying the requirements of Table C2.1 of the planning scheme and minimising the potential for parking overflow.

7.4 Dimensions of resident parking spaces

The parking spaces have been designed to comply with the Standard, as user class 1A, suitable for residential or domestic use. Each space will be a minimum of 2.4 metres wide, 5.4 metres long, and supported with a minimum manoeuvring area of 5.8 metres.

The single enclosed garages have been designed to comply with section and figure 5.4 of the Standard. Each enclosed garage door will be designed with the appropriate width, based on the manoeuvring area behind each garage. A minimum of 2.2 metres of headroom clearance will be provided.

Where a parking space is located adjacent to a vertical obstruction higher than 150 millimetres, an additional 0.3 metres of width will be provided between the space and obstruction. If there is a vertical obstruction on both sides, 0.3 metres will be provided on both sides of the space.

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7.5 Dimensions of visitor parking spaces

Visitor parking spaces have been designed in accordance with the dimensional requirements of Table C2.3 of the planning scheme. Ten visitor spaces will be provided at ninety degrees to the parking aisle, each measuring a minimum of 2.6 metres in width and 5.4 metres in length, with a manoeuvring area of at least 6.4 metres. Two additional visitor spaces will be provided in a parallel configuration, each a minimum of 2.3 metres wide and 6.7 metres long, with tapers at each end to assist vehicle manoeuvrability. Where multiple spaces are grouped together, they will be delineated with pavement markings and supported with wheel stops where appropriate.

7.6 Gradient of parking spaces

All parking spaces will have grades that comply with Section 2.4.6 of the Standard and shall not exceed five percent.

7.7 Tandem parking

In maximising the number of on-site parking spaces, tandem parking will be provided for Units 2 and 3. A tandem space positions one parking space behind another, between the primary space and the internal road. This arrangement is an efficient method of increasing parking supply, is appropriate where both spaces are allocated to the same unit, and there is adequate manoeuvring area to allow vehicle shuffling without affecting other users or the traffic efficiency of the internal driveway.

The proposed tandem spaces meet these criteria, being allocated to the same unit and located where the internal driveway width of 5.5 metres provides sufficient space for vehicles to manoeuvre safely and efficiently.

7.8 Vehicle manoeuvrability into and out of the parking spaces

Vehicle swept path software has been used to demonstrate a B85 vehicle can enter and leave all the parking spaces efficiently. A selection of vehicle swept path diagrams are available in Appendix C.

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7.9 Other parking requirements

Motorcycle parking

Planning scheme Table C2.4 specifies the number of motorcycle parking spaces required, based on the number of car parking spaces required. With the development required to provide 80 car parking spaces, three dedicated motorcycle parking spaces are required.

The development is providing three dedicated motorcycle parking spaces.

Planning scheme Table C2.4 specifies the number of motorcycle parking spaces required based on the number of car parking spaces. With the development required to provide 80 car parking spaces, three dedicated motorcycle parking spaces are necessary. These three spaces will be provided by the development.

Bicycle parking

Planning scheme Table C2.1 specifies that a residential use does not require dedicated bicycle parking spaces.

Accessible parking

According to the National Construction Code (NCC) the residential dwellings would be classified as a class 1a building, which are typically single dwellings or a group of detached dwellings, being a town house or a row of houses. The NCC specifies class 1a buildings do not require accessible parking.

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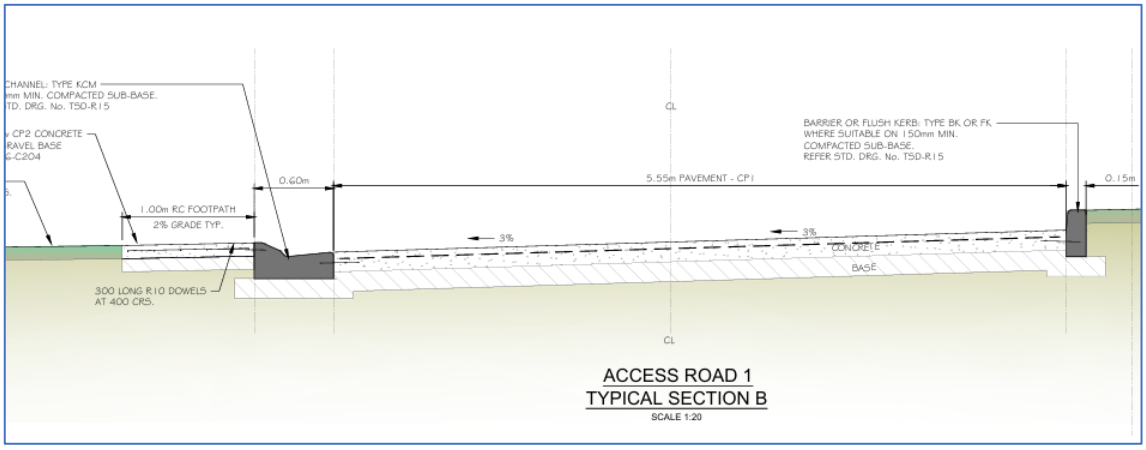
7.10 Driveway standard

The design incorporates an internal driveway extending from the end of Amaroo Road and circulating around the development to form a loop road, enabling all vehicles to travel in a forward-driving direction.

The driveway will be a minimum of 5.5 metres wide to accommodate two-way traffic flow, which is appropriate for serving the 80 on-site parking spaces. It will be constructed with a durable concrete surface and a one-way camber, with barrier kerb on the high side and mountable kerb with an integrated drainage channel on the low side to direct surface water to stormwater pits. The kerb arrangement will alternate in line with changes in driveway camber, which will generally be around 3 percent.

Although the driveway's constrained dimensions and configuration will naturally moderate vehicle speeds, the internal road will also be signposted with a 20 km/h speed limit to further support low-speed operation.

Diagram 7.10 – Typical driveway cross section



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7.11 Internal gradients

Civil plans prepared by 6ty have been assessed against Section 2.5.3 of the Standard. The longitudinal driveway sections show a maximum grade of 10%, which is well within the residential driveway tolerance, noting the Standard allows grades up to 20%.

Due to the natural topography, the driveway incorporates several grade changes that create sag or crest curves, and at each transition the design maintains adequate vehicle clearance by limiting grade changes to no more than 12.5% for summit curves and 15% for sag curves. Although one summit transition includes an 18.65% change in grade, exceeding the preferred limit, this is mitigated by a large 60 metre vertical curve that provides sufficient ground clearance for vehicles. A summary of the grade changes is provided in the table below, with short vertical curves incorporated to support occupant comfort and smooth vehicle operation.

Longitudinal driveway profile is available in Appendix D.

Table 7.11 – Summary of change in grades along the driveway

Road	Chainage	Gradient in	Gradient out	Change in grade	Comment
Road 1	10.00m	3.28%	4.32%	1.04%	Compliant
Road 1	15.00m	4.32%	4.30%	0.02%	Compliant
Road 1	25.25m	4.30%	7.16%	2.86%	Compliant
Road 1	83.59m	7.16%	10.00%	2.84%	Compliant
Road 1	126.59m	10.00%	-8.65%	18.65%	Large curve to offset change in grade difference
Road 1	209.68m	-8.65%	-0.71%	7.94%	Compliant
Road 1	247.70m	-0.71%	-3.00%	2.29%	Compliant
Road 1	250.00m	-3.00%	4.30%	7.30%	Compliant

7.12 Pedestrian access

An internal pathway will be provided throughout the site, connecting all units to the existing footpath on both sides of Amaroo Road. The pathway will be a minimum of one metre wide, constructed with a concrete surface, and separated from the internal driveway by kerbing, with a typical grade of around 2 percent. Where pedestrians are required to cross the internal driveway, compliant access ramps will be installed in accordance with LGAT Standard Drawing TSD-R18-V3.

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7.13 Access for emergency vehicles

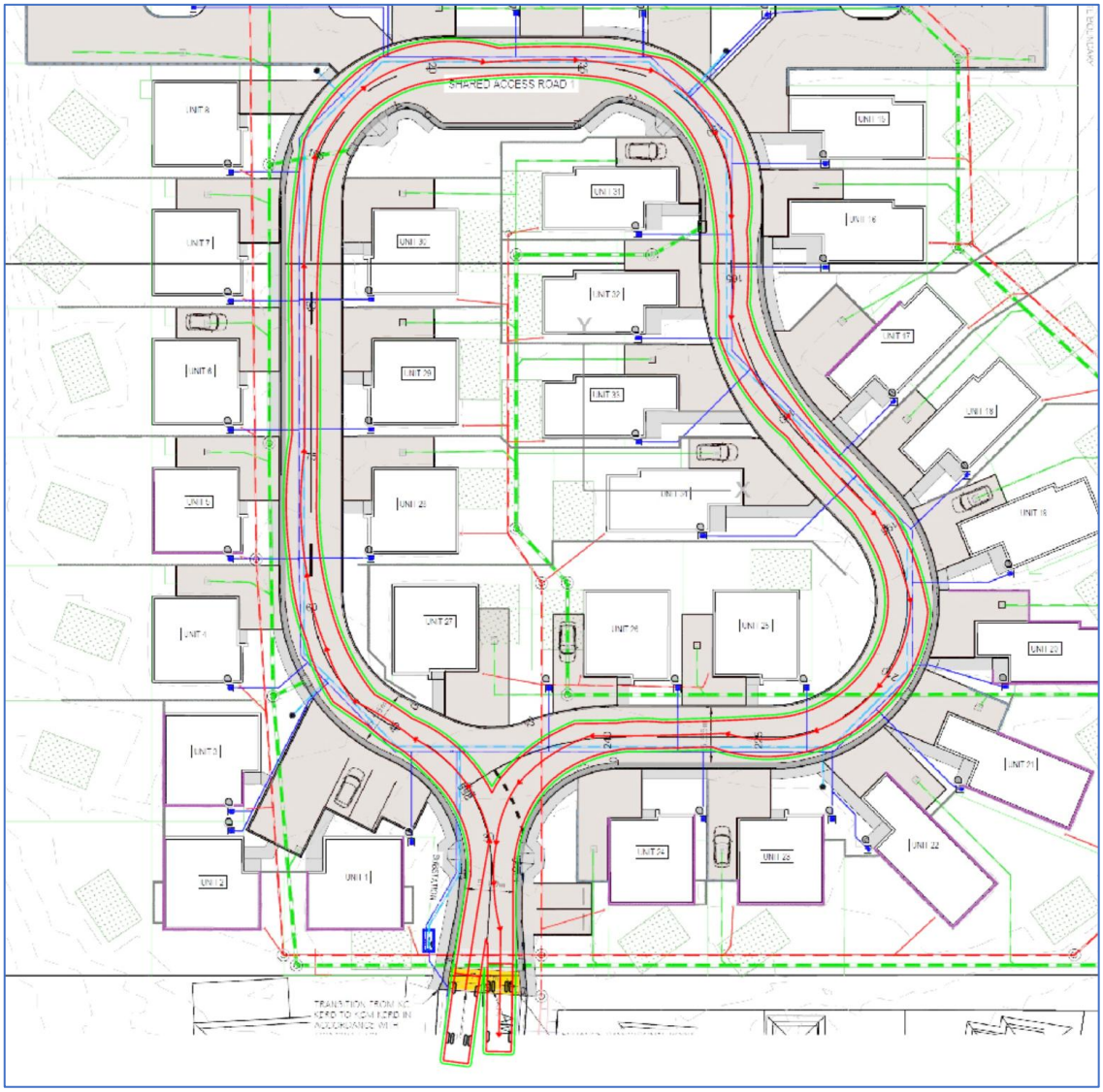
It is important that all units are accessible to fire emergency vehicles, and according to Tasmania Fire Service, their newest heavy pump vehicle has similar vehicle dimensions to a medium rigid vehicle, 8.8 metres in length.

The driveway will have sufficient width to accommodate a fire service vehicle to enter in a forward-driving direction, as demonstrated in Diagram 7.14 below.

7.14 Waste collection

The design allows for a standard waste collection vehicle (8.8 metres in length) to enter the site, circulate around the loop road, collect the waste, and leave in a forward-driving direction. Diagram 7.14 below illustrates the swept path of a medium rigid vehicle, with similar dimensions to a waste collection vehicle, entering, circulating, and leaving in a forward-driving direction.

Diagram 7.14 – Swept path of a medium rigid vehicle

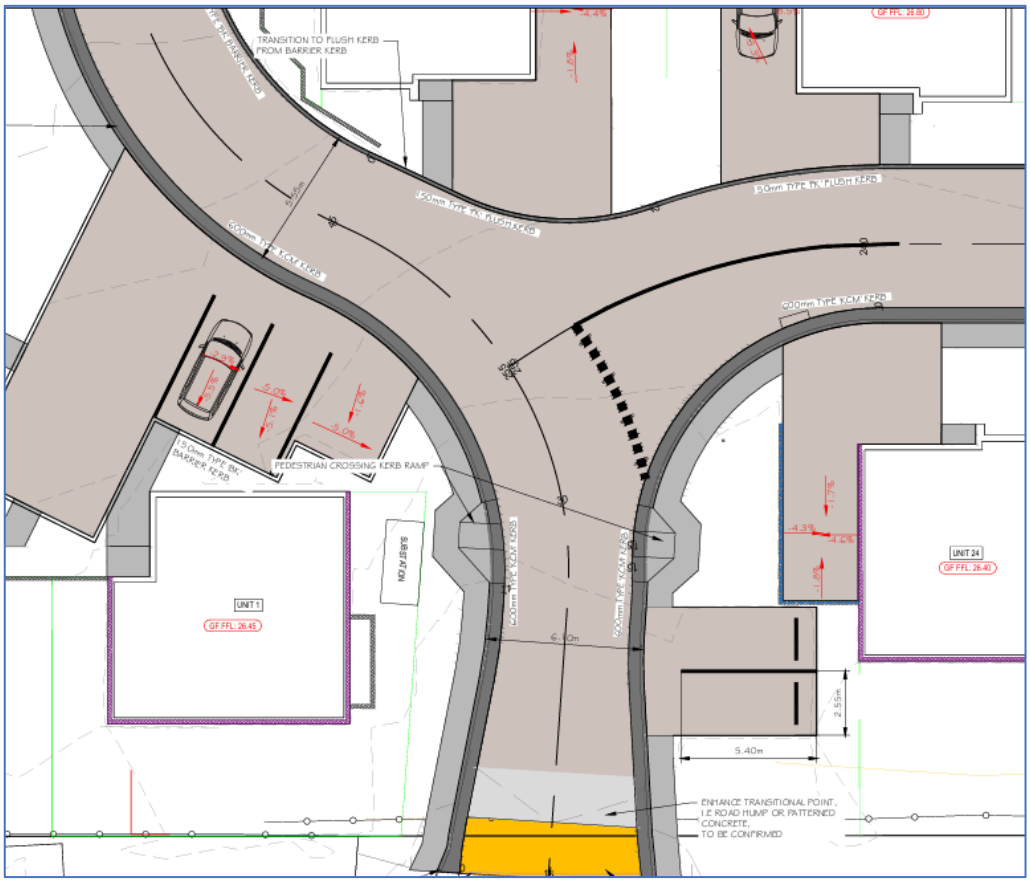


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7.15 Internal junction

The loop driveway configuration creates one internal junction with an intersecting angle around ninety degrees. The widened throat of the junction will accommodate the swept path of turning vehicles, while there will be sufficient sight distance to allow for vehicles to turn in a safe and efficient manner.



7.16 Sight distance on the internal corners

The driveway's constrained dimensions and configuration will naturally moderate vehicle speeds, with the posted 20 km/h limit reinforcing low operating speeds. At this speed, the required stopping sight distance is reduced to around 20 metres, and each of the internal corners provides adequate sight distance to allow opposing vehicles to operate safely.

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8. Planning scheme

8.1 C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

In total, 80 on-site car parking spaces will be provided by the development, meeting the requirements under Table C2.1 of the planning scheme and complying with the acceptable solution.

C2.5.2 Bicycle parking numbers

The planning scheme table C2.1 specifies that a residential use does not require bicycle parking.

C2.5.3 Motorcycle parking numbers

Table C2.4 of the planning scheme prescribes that this development requires three motorcycle parking spaces, which will be provided by the development, complying with the acceptable solution.

C2.5.4 Loading bays

This clause does not apply to a residential use.

C2.6. Development standards

C2.6.1 Construction of parking areas.	The parking areas and internal driveway will have a concrete surface, with the driveway operating with a suitable camber to direct surface water to kerbing, which will be directed to an approved stormwater drainage system. The design complies with the acceptable solution A1.
C2.6.2 Design and layout of parking areas.	The internal layout and parking areas have been designed to comply with both the planning scheme and the Standard. Resident parking spaces have been designed as user class 1A under the Standard, suitable for domestic or residential use, while visitor spaces will comply with dimensions specified in Table C2.3 of the planning scheme. This will allow all vehicles to enter and leave the parking spaces in an efficient manner. All parking spaces will be located on gradients less than five percent, with multiple spaces located together, delineated with pavement markings and supported with wheel stops where appropriate. The internal driveway will be a minimum of 5.5 metres wide, complying with Table C2.2 of the planning scheme. Overall, the design complies with the acceptable solution A1.1 (a) and (b).

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C2.6.3 Number of accesses for vehicles.	The development will create a new concrete crossover onto Amaroo Road and operate with a single access, complying with the acceptable solution A1.
C2.6.4 lighting of parking areas within the general business zone and central business zone	Internal driveways, parking spaces, and pedestrian pathways, will be lit to the appropriate standards, complying with the acceptable solution.
C2.6.5 Pedestrian access.	A suitable internal pedestrian pathway will be provided, connecting all residential units with the existing footpaths located along Amaroo Road. The pathway will be a minimum of one metre wide, constructed with a concrete surface, separated from the internal driveway by kerbing, typically operate with 2% grade, and include access ramps. Vehicle operating speeds will be limited to 20 km/h throughout the site. Overall, the site will comply with the intent of the planning scheme, allowing safe and efficient pedestrian movements.
C2.6.6 Loading bays.	Not applicable for a residential development.
C2.6.7 Bicycle parking and storage facilities	Not applicable for a residential development.
C2.6.8 Siting of parking and turning areas.	Not applicable for a general residential zone.

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8.2 C3.5.1 Traffic generation at a vehicle crossing, level crossing or new intersection

The development will create a new crossover onto Amaroo Road and generate additional traffic movements, requiring assessment against Performance Criteria P1

Performance criteria	Assessment
Vehicular traffic to and from the site must minimise any adverse effects on the safety of an intersection, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:	
a) Any increase in the traffic caused by the use;	The development is estimated to generate 136 daily trips, with 14 trips likely to occur during the morning peak and 21 in the evening peak periods.
b) The nature and frequency of the traffic generated by the use;	The residential units are expected to generate light vehicles less than 5.5 metres in length. These types of vehicles are associated with urban residential living, have good manoeuvrability, and are compatible with the existing vehicles using the surrounding road network.
c) The nature of the road;	The nearest arterial road is Main Road, which is in close proximity to the development site, with access via Amaroo Road and Merley Road. Both are local roads constructed to an appropriate urban standard, with sufficient width to accommodate two-way traffic movements and absorb additional traffic. At both the Main Road intersection and the site access, there is adequate sight distance available, enabling motorists to enter and leave Merley Road in a safe and efficient manner.
d) The speed limit and traffic flow of the road;	The urban default 50 km/h speed limit applies along Amaroo and Merley Roads. Recent manual surveys confirm that both streets are lightly trafficked, with fewer than 100 two-way vehicle movements recorded during the weekday peak hours. As all traffic generated by the development must travel through the Main Road intersection, the traffic analysis undertaken at this location indicates that the current level of performance is expected to be maintained with the additional development traffic, even when allowing for incremental background growth of 2 percent per annum over the next ten years. To further demonstrate the robustness of the intersection, sensitivity testing using elevated traffic generation rates was undertaken, with results showing the intersection continuing to operate at the highest level of service, LOS A. Both Merley and Amaroo Roads have sufficient traffic capacity to absorb the development traffic without causing any adverse traffic impact or reduction in traffic performance. Traffic analysis confirms that the junction of Amaroo Road and Wendourie Parade will continue to operate with an appropriate level of safety and traffic efficiency.
e) Any alternative access;	None.

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f) The need for the access or intersection;	Infill development in established residential areas is an excellent way to meet the housing shortage, while optimising the existing infrastructure and community services.
g) Any traffic impact assessment; and	An independent traffic assessment found no reason for this development not to proceed.
h) Any written advice received from the road authority.	Aware of none.

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9. Conclusion

From a traffic engineering and road safety perspective, additional vehicle movements generated by this development are not expected to create any adverse safety or traffic impact, as:

- The amount of traffic generated by the development is considered to be low, and there is sufficient capacity within the surrounding road network to absorb these movements without impacting other users.
- Traffic modelling at the Main Road intersection predicts that there will be no deterioration in the level of traffic efficiency.
- Motorists will have sufficient available sight distance at the new concrete crossover onto Amaroo Road, enabling vehicles to enter and leave the development site in a safe and efficient manner.
- There will be a sufficient number of on-site car parking spaces to meet the reasonable demand, minimising parking overflow.
- The width and layout of the internal driveway will allow all vehicles to enter, circulate, and leave the development site in a forward-driving direction.
- Internal pedestrian pathway will allow pedestrians to move around the development site and connect to the existing footpaths along Amaroo Road, in a safe and convenient manner.

This Traffic Impact Assessment found no reason for this development not to proceed.

The road manager may consider implementing a solid continuous centreline through the horizontal curve where Merley Road meets Amaroo Road. This treatment would provide a clear visual cue for motorists to moderate their speed while negotiating the bend and would maximise safety by prohibiting on-street parking within the curve.

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10. Appendix A – Traffic surveys

Table 10.1A – Morning survey completed on Wednesday 15th of October 2025

Time AM	Main Road (North)			Merley Road (East)			Main Road (South)			Laverack Court (West)		
	Right	Straight	Left	Right	Straight	Left	Right	Straight	Left	Right	Straight	Left
7:30 7:45	1	49	0	0	0	8	1	37	0	1	0	1
7:45 8:00	0	53	1	1	0	7	1	25	1	2	0	0
8:00 8:15	0	80	0	2	0	7	1	40	1	3	0	0
8:15 8:30	0	81	0	2	0	7	2	49	0	2	0	0
8:30 8:45	0	88	1	0	0	7	4	53	0	0	0	1
8:45 9:00	1	47	0	1	0	1	5	43	1	0	0	0
Total	**2**	**398**	**2**	**6**	**0**	**37**	**14**	**247**	**3**	**8**	**0**	**2**
Peak	**1**	**296**	**1**	**5**	**0**	**22**	**12**	**185**	**2**	**5**	**0**	**1**

Table 10.1B – Evening survey completed on Wednesday 15th of October 2025

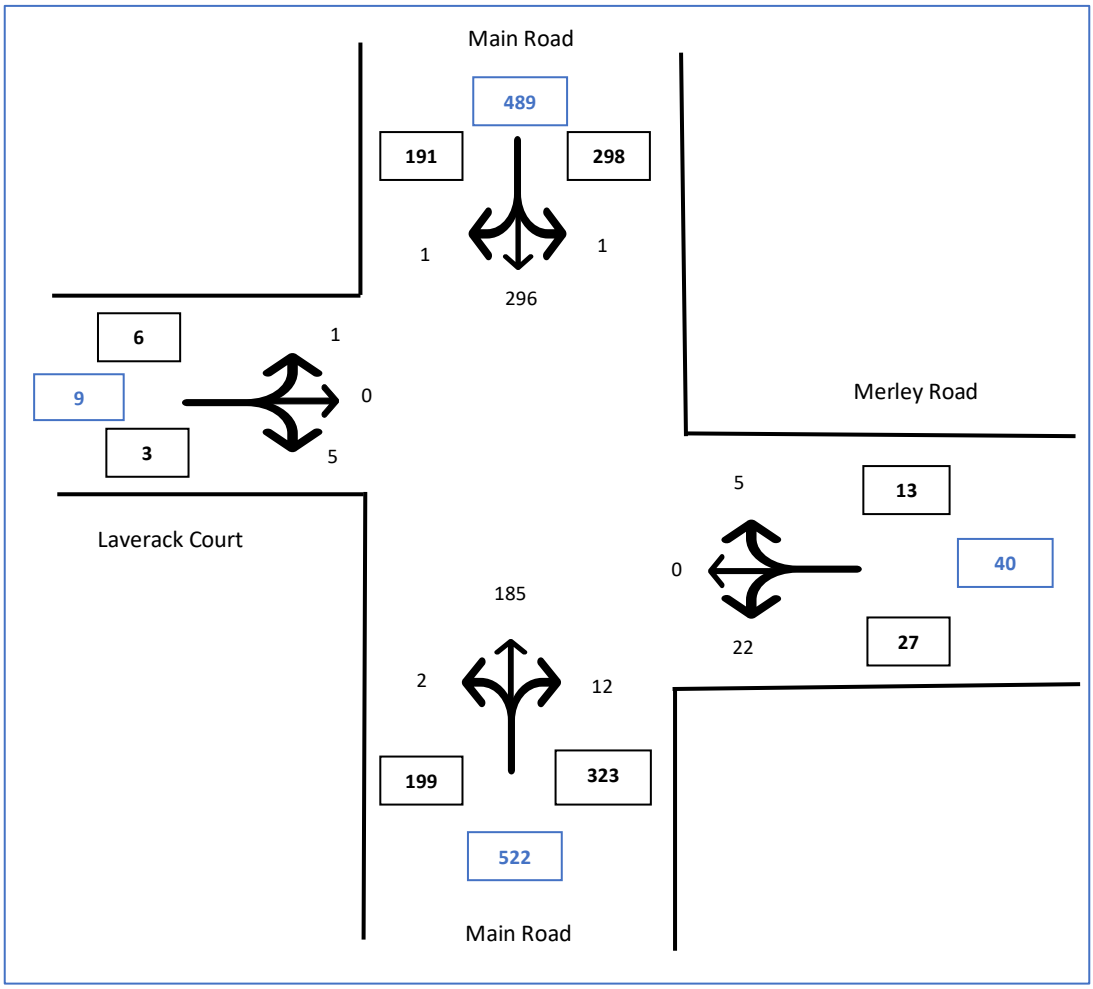
Time PM	Maid Road (North)			Merley Road (East)			Main Road (South)			Laverack Court (West)		
	Right	Straight	Left	Right	Straight	Left	Right	Straight	Left	Right	Straight	Left
4:00 4:15	1	44	0	0	0	1	7	68	5	3	0	2
4:15 4:30	0	56	2	3	0	8	14	71	1	3	0	0
4:30 4:45	0	42	3	2	0	2	12	57	0	0	0	0
4:45 5:00	1	36	2	0	0	4	11	92	2	2	0	0
5:00 5:15	1	51	0	1	0	8	8	71	5	1	0	2
5:15 5:30	0	32	1	0	0	3	11	67	0	2	0	1
Total	**3**	**261**	**8**	**6**	**0**	**26**	**64**	**426**	**13**	**11**	**0**	**5**
Peak	**2**	**185**	**7**	**6**	**0**	**22**	**46**	**291**	**8**	**6**	**0**	**2**

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10.1 Peak hour traffic movements

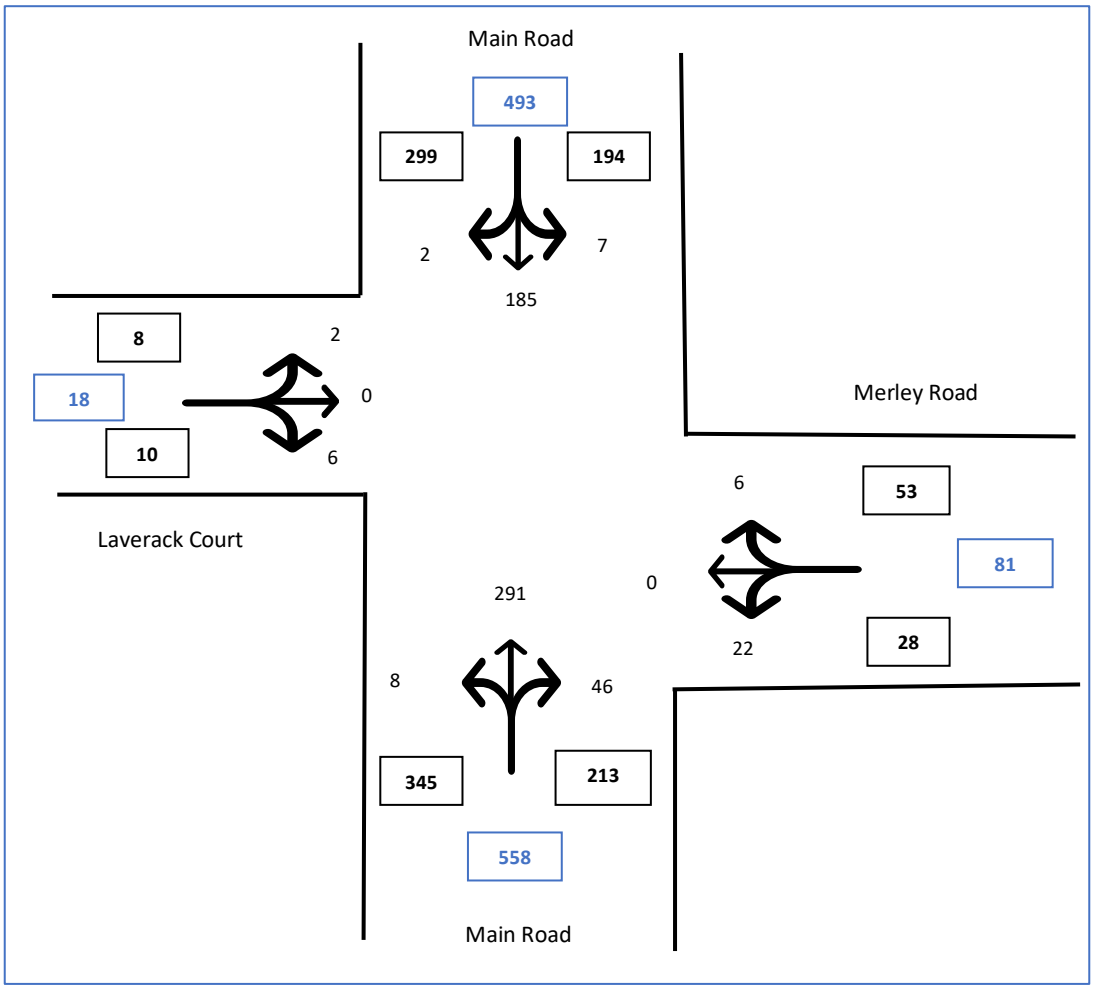
Diagram 10.2A – Morning peak hour traffic movements



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Diagram 10.2B – Evening peak hour traffic movements



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11. Appendix B – Traffic modelling

Morning peak – Existing flows

MOVEMENT SUMMARY

▽ **Site: [Merley] Merley Road** (Folder1)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
South: Main Road											
1	L2	All MCs	2	0.0	2	0.0	0.105	5.5	LOS A	0.1	0.7
2	T1	All MCs	185	0.0	185	0.0	0.105	0.1	LOS A	0.1	0.7
3	R2	All MCs	12	0.0	12	0.0	0.105	5.6	LOS A	0.1	0.7
Approach			199	0.0	199	0.0	0.105	0.5	NA	0.1	0.7
East: Merley Road											
4	L2	All MCs	22	0.0	22	0.0	0.026	5.5	LOS A	0.1	0.7
5	T1	All MCs	1	0.0	1	0.0	0.026	5.5	LOS A	0.1	0.7
6	R2	All MCs	5	0.0	5	0.0	0.026	7.4	LOS A	0.1	0.7
Approach			28	0.0	28	0.0	0.026	5.8	LOS A	0.1	0.7
North: Main Road											
7	L2	All MCs	1	0.0	1	0.0	0.153	4.6	LOS A	0.0	0.1
8	T1	All MCs	296	0.0	296	0.0	0.153	0.0	LOS A	0.0	0.1
9	R2	All MCs	1	0.0	1	0.0	0.153	4.6	LOS A	0.0	0.1
Approach			298	0.0	298	0.0	0.153	0.0	NA	0.0	0.1
West: Laverack Court											
10	L2	All MCs	1	0.0	1	0.0	0.010	5.1	LOS A	0.0	0.2
11	T1	All MCs	1	0.0	1	0.0	0.010	5.4	LOS A	0.0	0.2
12	R2	All MCs	5	0.0	5	0.0	0.010	7.5	LOS A	0.0	0.2
Approach			7	0.0	7	0.0	0.010	6.8	LOS A	0.0	0.2
All Vehicles			532	0.0	532	0.0	0.153	0.6	NA	0.1	0.7

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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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Evening peak – Existing flows

MOVEMENT SUMMARY

Site: [Merley] Merley Road (Folder1)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
South: Main Road											
1	L2	All MCs	8	0.0	8	0.0	0.185	5.2	LOS A	0.4	2.6
2	T1	All MCs	291	0.0	291	0.0	0.185	0.1	LOS A	0.4	2.6
3	R2	All MCs	46	0.0	46	0.0	0.185	5.3	LOS A	0.4	2.6
Approach			345	0.0	345	0.0	0.185	0.9	NA	0.4	2.6
East: Merley Road											
4	L2	All MCs	22	0.0	22	0.0	0.027	5.1	LOS A	0.1	0.7
5	T1	All MCs	1	0.0	1	0.0	0.027	5.7	LOS A	0.1	0.7
6	R2	All MCs	6	0.0	6	0.0	0.027	7.7	LOS A	0.1	0.7
Approach			29	0.0	29	0.0	0.027	5.7	LOS A	0.1	0.7
North: Main Road											
7	L2	All MCs	7	0.0	7	0.0	0.100	4.7	LOS A	0.0	0.2
8	T1	All MCs	185	0.0	185	0.0	0.100	0.0	LOS A	0.0	0.2
9	R2	All MCs	2	0.0	2	0.0	0.100	5.0	LOS A	0.0	0.2
Approach			194	0.0	194	0.0	0.100	0.2	NA	0.0	0.2
West: Laverack Court											
10	L2	All MCs	2	0.0	2	0.0	0.013	5.5	LOS A	0.0	0.3
11	T1	All MCs	1	0.0	1	0.0	0.013	5.6	LOS A	0.0	0.3
12	R2	All MCs	6	0.0	6	0.0	0.013	7.8	LOS A	0.0	0.3
Approach			9	0.0	9	0.0	0.013	7.0	LOS A	0.0	0.3
All Vehicles			577	0.0	577	0.0	0.185	1.0	NA	0.4	2.6

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PLANNING SERVICES
APPLICATION No. : PLN-25-279
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Morning peak – Existing flows with development operating

MOVEMENT SUMMARY

Site: [Merley] Merley Road (Folder1)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
South: Main Road											
1	L2	All MCs	2	0.0	2	0.0	0.106	5.5	LOS A	0.1	0.8
2	T1	All MCs	185	0.0	185	0.0	0.106	0.1	LOS A	0.1	0.8
3	R2	All MCs	13	0.0	13	0.0	0.106	5.6	LOS A	0.1	0.8
Approach			200	0.0	200	0.0	0.106	0.5	NA	0.1	0.8
East: Merley Road											
4	L2	All MCs	33	0.0	33	0.0	0.040	5.5	LOS A	0.1	1.0
5	T1	All MCs	1	0.0	1	0.0	0.040	5.5	LOS A	0.1	1.0
6	R2	All MCs	8	0.0	8	0.0	0.040	7.5	LOS A	0.1	1.0
Approach			42	0.0	42	0.0	0.040	5.9	LOS A	0.1	1.0
North: Main Road											
7	L2	All MCs	1	0.0	1	0.0	0.153	4.6	LOS A	0.0	0.1
8	T1	All MCs	296	0.0	296	0.0	0.153	0.0	LOS A	0.0	0.1
9	R2	All MCs	1	0.0	1	0.0	0.153	4.6	LOS A	0.0	0.1
Approach			298	0.0	298	0.0	0.153	0.0	NA	0.0	0.1
West: Laverack Court											
10	L2	All MCs	1	0.0	1	0.0	0.010	5.1	LOS A	0.0	0.2
11	T1	All MCs	1	0.0	1	0.0	0.010	5.4	LOS A	0.0	0.2
12	R2	All MCs	5	0.0	5	0.0	0.010	7.6	LOS A	0.0	0.2
Approach			7	0.0	7	0.0	0.010	6.9	LOS A	0.0	0.2
All Vehicles			547	0.0	547	0.0	0.153	0.7	NA	0.1	1.0

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GLENORCHY CITY COUNCIL
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APPLICATION No. : PLN-25-279
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Evening peak – Existing flows with development operating

MOVEMENT SUMMARY

Site: [Merley] Merley Road (Folder1)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
South: Main Road											
1	L2	All MCs	8	0.0	8	0.0	0.197	5.2	LOS A	0.5	3.4
2	T1	All MCs	291	0.0	291	0.0	0.197	0.2	LOS A	0.5	3.4
3	R2	All MCs	63	0.0	63	0.0	0.197	5.3	LOS A	0.5	3.4
Approach			362	0.0	362	0.0	0.197	1.2	NA	0.5	3.4
East: Merley Road											
4	L2	All MCs	24	0.0	24	0.0	0.028	5.1	LOS A	0.1	0.7
5	T1	All MCs	1	0.0	1	0.0	0.028	5.9	LOS A	0.1	0.7
6	R2	All MCs	6	0.0	6	0.0	0.028	7.9	LOS A	0.1	0.7
Approach			31	0.0	31	0.0	0.028	5.7	LOS A	0.1	0.7
North: Main Road											
7	L2	All MCs	10	0.0	10	0.0	0.102	4.6	LOS A	0.0	0.2
8	T1	All MCs	185	0.0	185	0.0	0.102	0.0	LOS A	0.0	0.2
9	R2	All MCs	2	0.0	2	0.0	0.102	5.0	LOS A	0.0	0.2
Approach			197	0.0	197	0.0	0.102	0.3	NA	0.0	0.2
West: Laverack Court											
10	L2	All MCs	2	0.0	2	0.0	0.013	5.5	LOS A	0.0	0.3
11	T1	All MCs	1	0.0	1	0.0	0.013	5.8	LOS A	0.0	0.3
12	R2	All MCs	6	0.0	6	0.0	0.013	8.0	LOS A	0.0	0.3
Approach			9	0.0	9	0.0	0.013	7.2	LOS A	0.0	0.3
All Vehicles			599	0.0	599	0.0	0.197	1.2	NA	0.5	3.4

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Morning peak – Existing flows with development operating and incremental growth at 2% per annum, for next 10 years

MOVEMENT SUMMARY

Site: [Merley] Merley Road (Folder1)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
South: Main Road											
1	L2	All MCs	2	0.0	2	0.0	0.128	5.8	LOS A	0.1	0.8
2	T1	All MCs	226	0.0	226	0.0	0.128	0.1	LOS A	0.1	0.8
3	R2	All MCs	13	0.0	13	0.0	0.128	5.9	LOS A	0.1	0.8
Approach			241	0.0	241	0.0	0.128	0.5	NA	0.1	0.8
East: Merley Road											
4	L2	All MCs	33	0.0	33	0.0	0.044	5.8	LOS A	0.2	1.1
5	T1	All MCs	1	0.0	1	0.0	0.044	6.3	LOS A	0.2	1.1
6	R2	All MCs	8	0.0	8	0.0	0.044	8.5	LOS A	0.2	1.1
Approach			42	0.0	42	0.0	0.044	6.3	LOS A	0.2	1.1
North: Main Road											
7	L2	All MCs	1	0.0	1	0.0	0.186	4.6	LOS A	0.0	0.1
8	T1	All MCs	361	0.0	361	0.0	0.186	0.0	LOS A	0.0	0.1
9	R2	All MCs	1	0.0	1	0.0	0.186	4.6	LOS A	0.0	0.1
Approach			363	0.0	363	0.0	0.186	0.0	NA	0.0	0.1
West: Laverack Court											
10	L2	All MCs	1	0.0	1	0.0	0.011	5.2	LOS A	0.0	0.3
11	T1	All MCs	1	0.0	1	0.0	0.011	6.1	LOS A	0.0	0.3
12	R2	All MCs	5	0.0	5	0.0	0.011	8.5	LOS A	0.0	0.3
Approach			7	0.0	7	0.0	0.011	7.7	LOS A	0.0	0.3
All Vehicles			653	0.0	653	0.0	0.186	0.7	NA	0.2	1.1

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Evening peak – Existing flows with development operating and incremental growth at 2% per annum, for next 10 years

MOVEMENT SUMMARY

Site: [Merley] Merley Road (Folder1)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
South: Main Road											
1	L2	All MCs	8	0.0	8	0.0	0.231	5.4	LOS A	0.5	3.7
2	T1	All MCs	355	0.0	355	0.0	0.231	0.2	LOS A	0.5	3.7
3	R2	All MCs	63	0.0	63	0.0	0.231	5.5	LOS A	0.5	3.7
Approach			426	0.0	426	0.0	0.231	1.1	NA	0.5	3.7
East: Merley Road											
4	L2	All MCs	24	0.0	24	0.0	0.031	5.2	LOS A	0.1	0.8
5	T1	All MCs	1	0.0	1	0.0	0.031	6.7	LOS A	0.1	0.8
6	R2	All MCs	6	0.0	6	0.0	0.031	9.0	LOS A	0.1	0.8
Approach			31	0.0	31	0.0	0.031	6.0	LOS A	0.1	0.8
North: Main Road											
7	L2	All MCs	10	0.0	10	0.0	0.123	4.7	LOS A	0.0	0.2
8	T1	All MCs	226	0.0	226	0.0	0.123	0.0	LOS A	0.0	0.2
9	R2	All MCs	2	0.0	2	0.0	0.123	5.1	LOS A	0.0	0.2
Approach			238	0.0	238	0.0	0.123	0.2	NA	0.0	0.2
West: Laverack Court											
10	L2	All MCs	2	0.0	2	0.0	0.015	5.7	LOS A	0.0	0.3
11	T1	All MCs	1	0.0	1	0.0	0.015	6.6	LOS A	0.0	0.3
12	R2	All MCs	6	0.0	6	0.0	0.015	9.0	LOS A	0.0	0.3
Approach			9	0.0	9	0.0	0.015	8.0	LOS A	0.0	0.3
All Vehicles			704	0.0	704	0.0	0.231	1.1	NA	0.5	3.7

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AM Peak – sensitivity testing with 2% traffic growth

MOVEMENT SUMMARY

Site: [Merley (3)] Merley Road - senstivity testing with growth (Folder1)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
South: Main Road											
1	L2	All MCs	2	0.0	2	0.0	0.128	5.8	LOS A	0.1	0.9
2	T1	All MCs	226	0.0	226	0.0	0.128	0.1	LOS A	0.1	0.9
3	R2	All MCs	14	0.0	14	0.0	0.128	5.9	LOS A	0.1	0.9
Approach			242	0.0	242	0.0	0.128	0.5	NA	0.1	0.9
East: Merley Road											
4	L2	All MCs	44	0.0	44	0.0	0.055	5.8	LOS A	0.2	1.4
5	T1	All MCs	1	0.0	1	0.0	0.055	6.3	LOS A	0.2	1.4
6	R2	All MCs	9	0.0	9	0.0	0.055	8.5	LOS A	0.2	1.4
Approach			54	0.0	54	0.0	0.055	6.3	LOS A	0.2	1.4
North: Main Road											
7	L2	All MCs	1	0.0	1	0.0	0.186	4.6	LOS A	0.0	0.1
8	T1	All MCs	361	0.0	361	0.0	0.186	0.0	LOS A	0.0	0.1
9	R2	All MCs	1	0.0	1	0.0	0.186	4.6	LOS A	0.0	0.1
Approach			363	0.0	363	0.0	0.186	0.0	NA	0.0	0.1
West: Laverack Court											
10	L2	All MCs	1	0.0	1	0.0	0.011	5.2	LOS A	0.0	0.3
11	T1	All MCs	1	0.0	1	0.0	0.011	6.1	LOS A	0.0	0.3
12	R2	All MCs	5	0.0	5	0.0	0.011	8.6	LOS A	0.0	0.3
Approach			7	0.0	7	0.0	0.011	7.8	LOS A	0.0	0.3
All Vehicles			666	0.0	666	0.0	0.186	0.8	NA	0.2	1.4

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PM sensitivity testing with 2% traffic growth

MOVEMENT SUMMARY

Site: [Merley (4)] Merley Road - senstivity testing with growth PM (Folder1)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

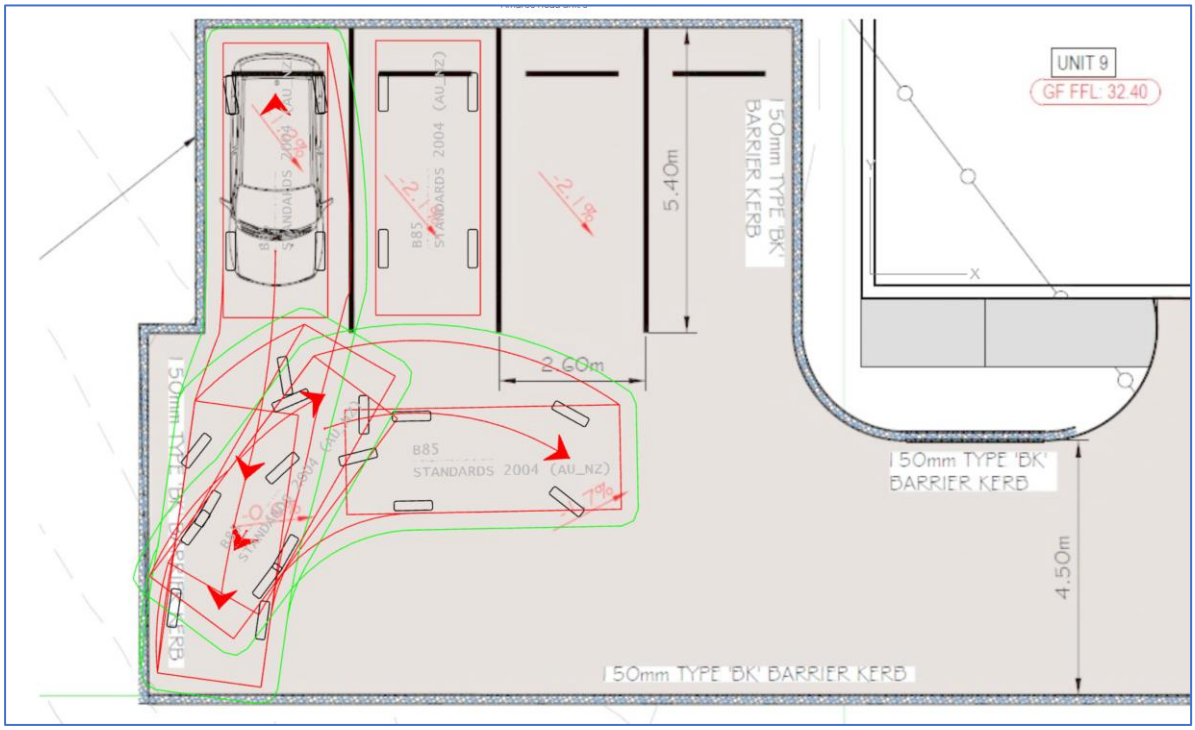
Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
South: Main Road											
1	L2	All MCs	8	0.0	8	0.0	0.242	5.5	LOS A	0.6	4.5
2	T1	All MCs	355	0.0	355	0.0	0.242	0.3	LOS A	0.6	4.5
3	R2	All MCs	78	0.0	78	0.0	0.242	5.5	LOS A	0.6	4.5
Approach			441	0.0	441	0.0	0.242	1.3	NA	0.6	4.5
East: Merley Road											
4	L2	All MCs	26	0.0	26	0.0	0.033	5.2	LOS A	0.1	0.8
5	T1	All MCs	1	0.0	1	0.0	0.033	6.9	LOS A	0.1	0.8
6	R2	All MCs	6	0.0	6	0.0	0.033	9.2	LOS A	0.1	0.8
Approach			33	0.0	33	0.0	0.033	6.0	LOS A	0.1	0.8
North: Main Road											
7	L2	All MCs	11	0.0	11	0.0	0.123	4.7	LOS A	0.0	0.2
8	T1	All MCs	226	0.0	226	0.0	0.123	0.0	LOS A	0.0	0.2
9	R2	All MCs	2	0.0	2	0.0	0.123	5.1	LOS A	0.0	0.2
Approach			239	0.0	239	0.0	0.123	0.3	NA	0.0	0.2
West: Laverack Court											
10	L2	All MCs	2	0.0	2	0.0	0.015	5.7	LOS A	0.0	0.3
11	T1	All MCs	1	0.0	1	0.0	0.015	6.7	LOS A	0.0	0.3
12	R2	All MCs	6	0.0	6	0.0	0.015	9.2	LOS A	0.0	0.3
Approach			9	0.0	9	0.0	0.015	8.1	LOS A	0.0	0.3
All Vehicles			722	0.0	722	0.0	0.242	1.2	NA	0.6	4.5

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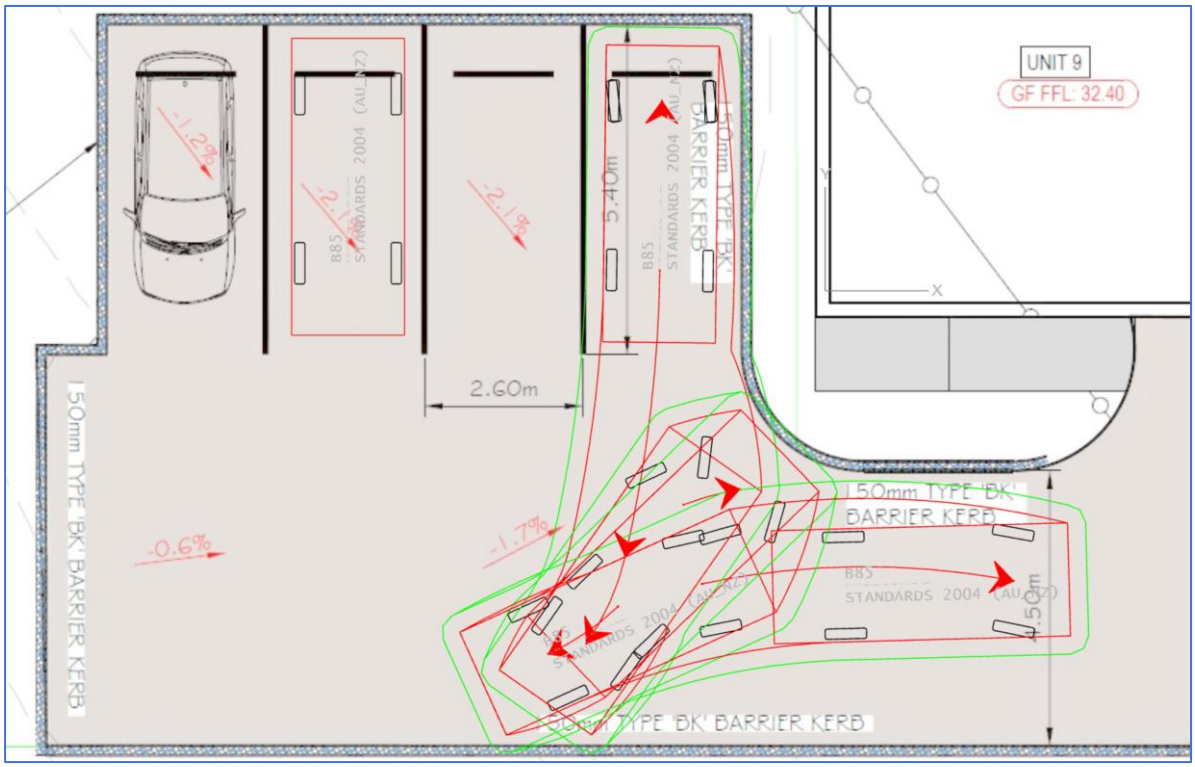
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12. Appendix C – Vehicle swept paths

Swept path of B85 vehicle leaving parking space adjacent to unit 9



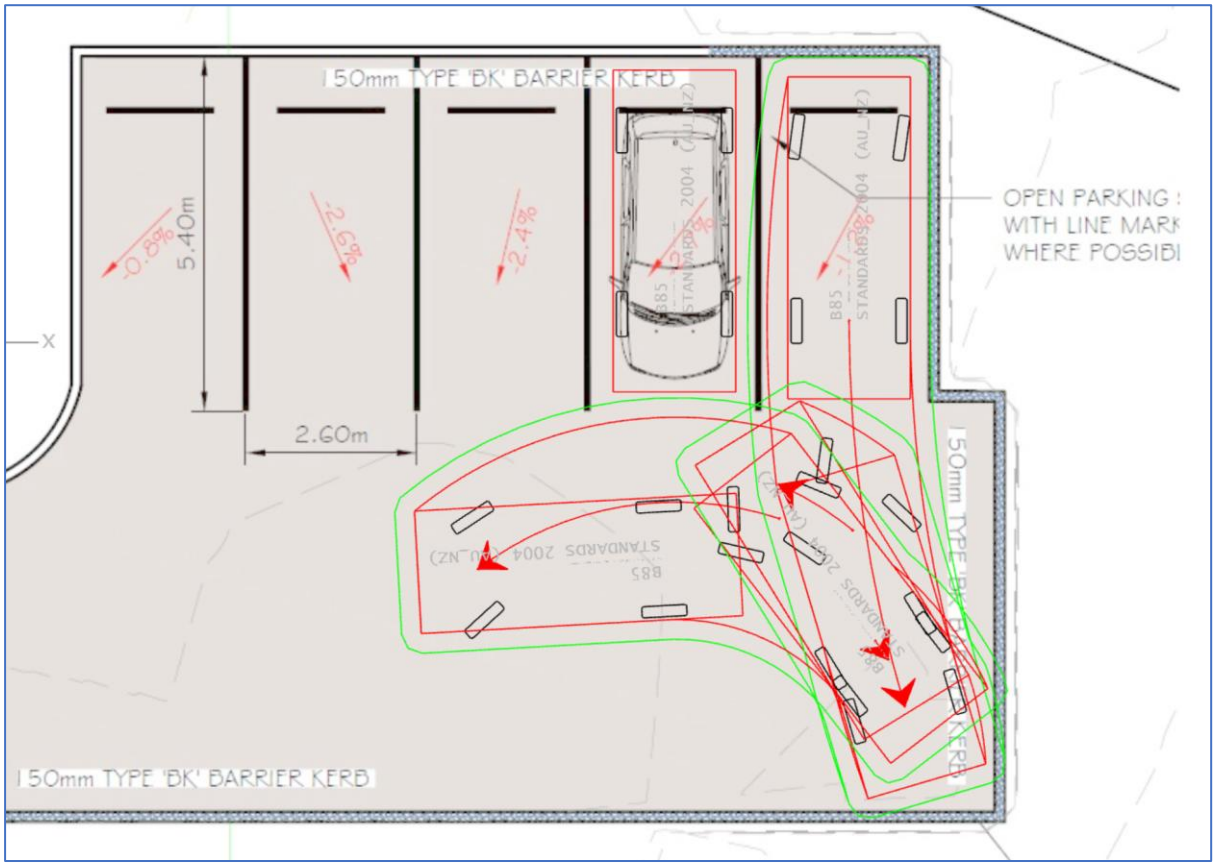
Swept path of B85 vehicle leaving parking space adjacent to unit 9



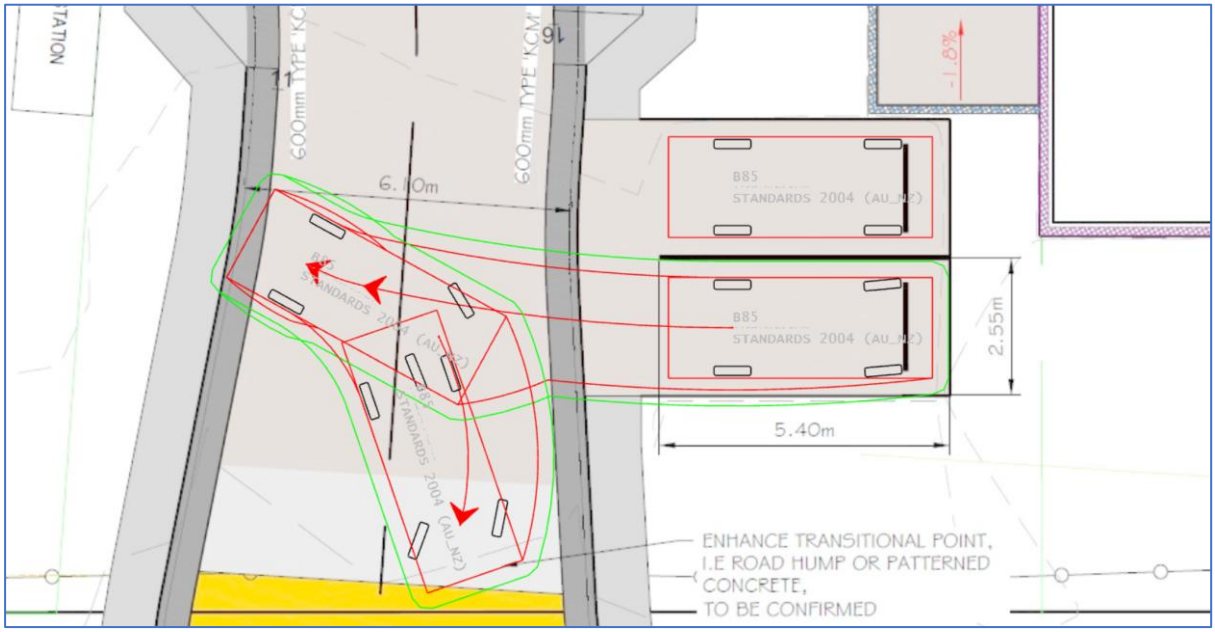
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Swept path of B85 vehicle leaving parking space adjacent to unit 14



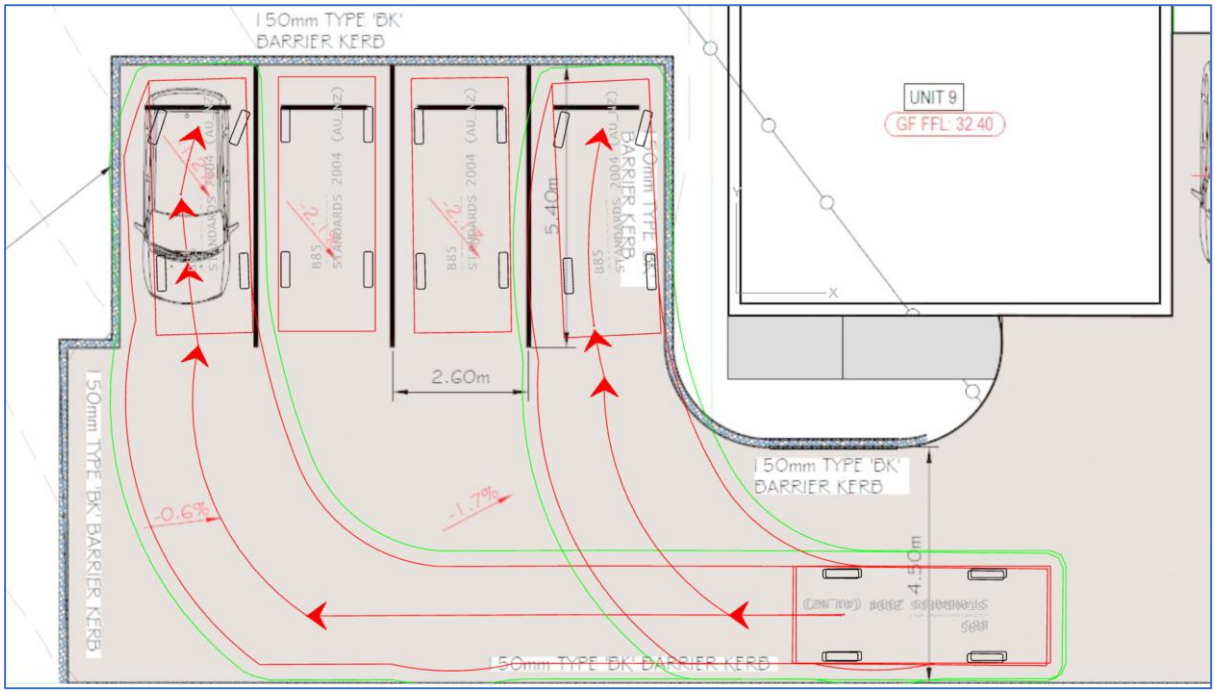
Swept path of B85 vehicle leaving visitor parking spaces adjacent to unit 24



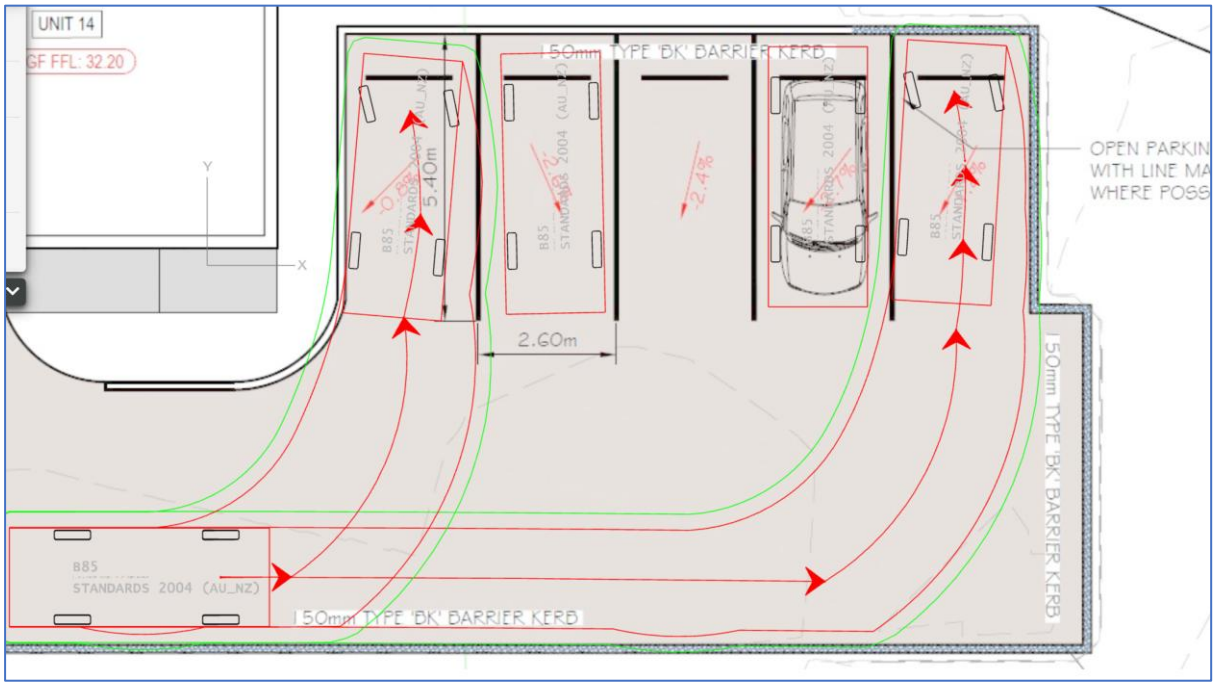
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Swept path of B85 vehicle entering parking spaces adjacent to unit 9



Swept path of B85 vehicle entering parking spaces adjacent to unit 14

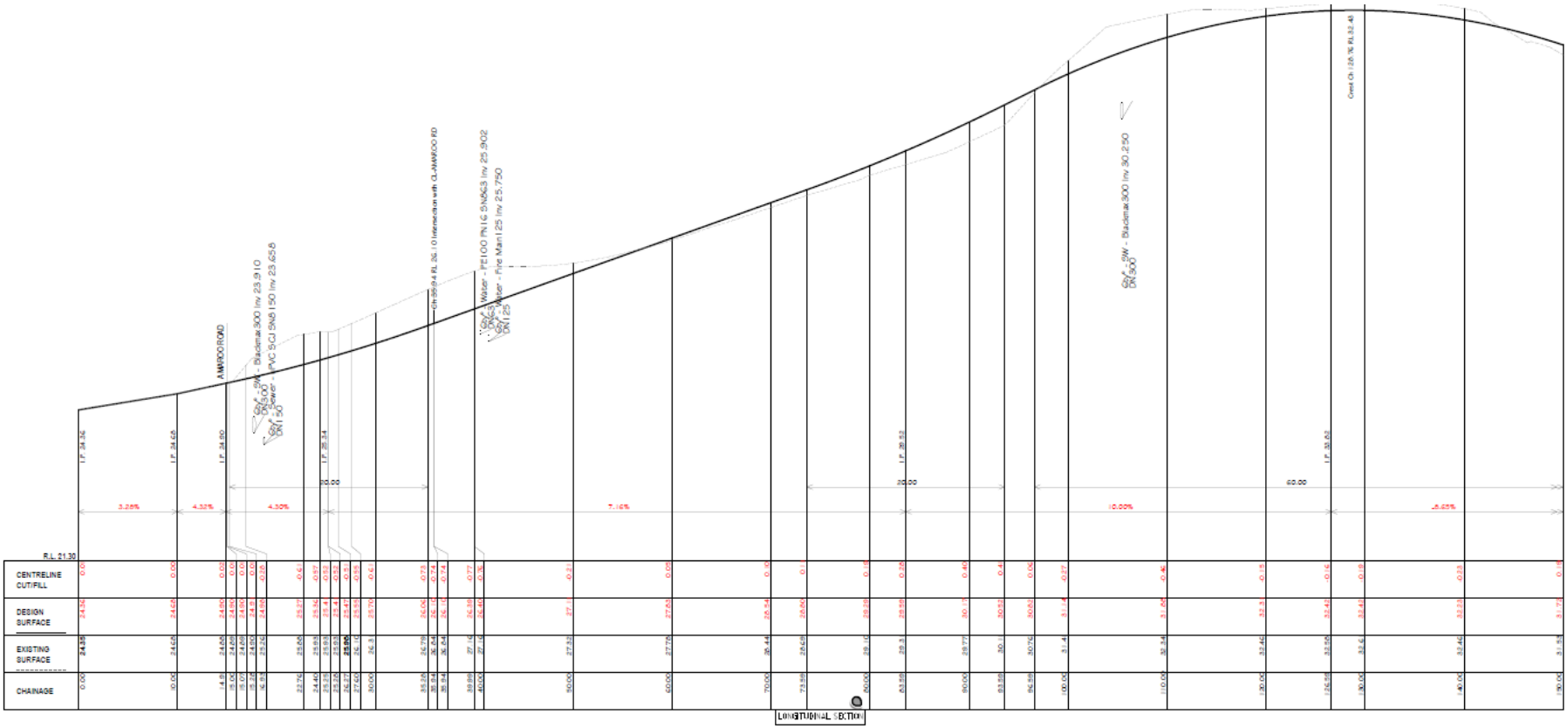


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13. Appendix D – Longitudinal driveway profile

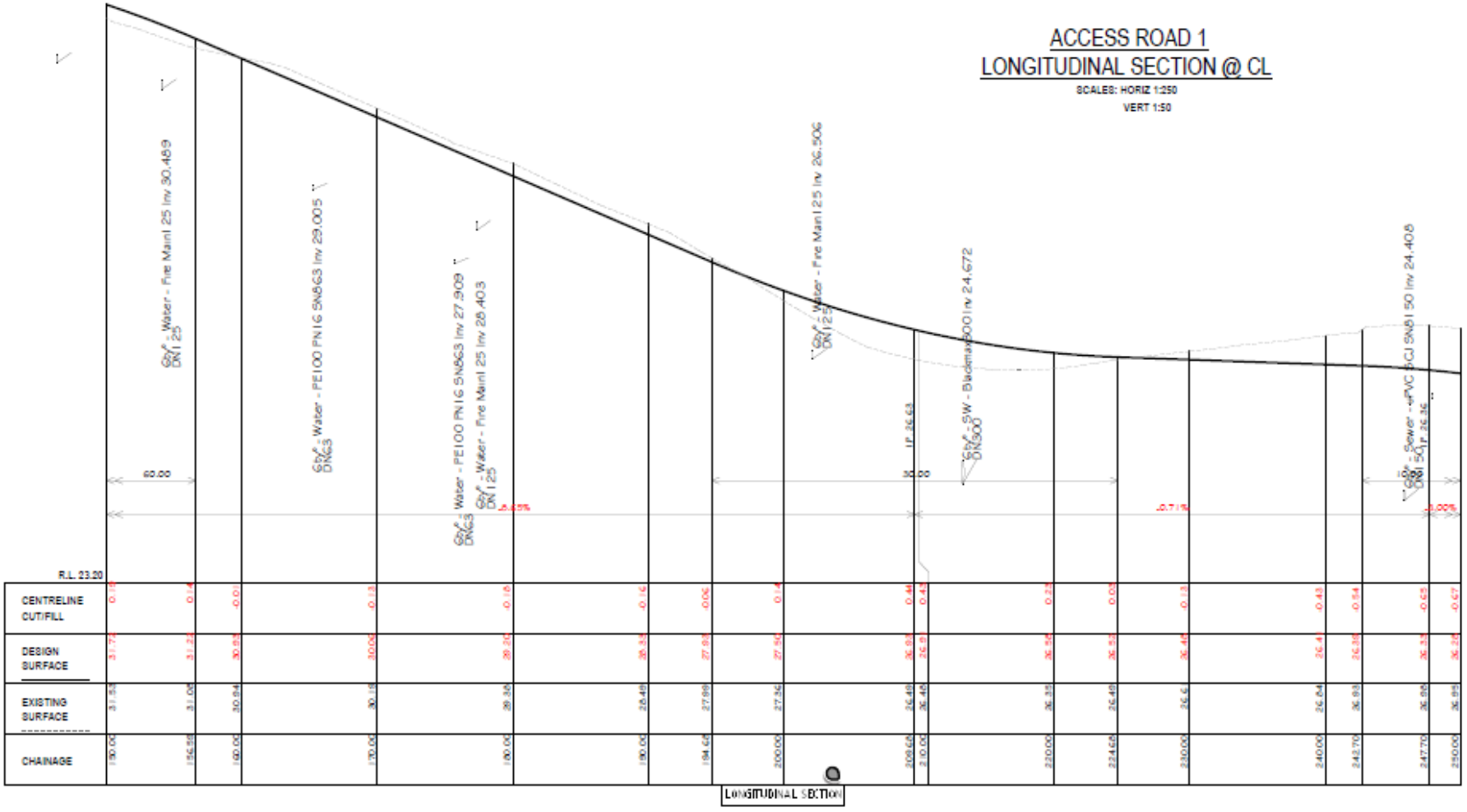
Longitudinal driveway profile (part A)



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Longitudinal driveway profile (part B)



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SOLUTIONS

Proposed Residential Development – Lot 1 Amaroo Road, Austins Ferry

Bushfire Hazard Report

Applicant: Daniel Alomes



November 2025 J11573v2.0

GEO- ENVIRONMENTAL SOLUTIONS
29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au www.geosolutions.net.au

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Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

This report was prepared by Alice Higgins FPO (planning), BFP - 165 of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Alice Higgins, GoogleEarth.

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1.0 Purpose

This bushfire hazard report is intended to provide information in relation to development in a bushfire-prone area. It will demonstrate compliance with the Building Regulations 2016, and the Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. Provide a certificate of others (Form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified Bushfire Hazard Management Plan (BHMP) which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title Reference	199471/1 and 77942/1
PID	9767133
Address	Lot 1 Amaroo Road, Austins Ferry
Applicant	Daniel Alomes
Municipality	Glenorchy
Planning Scheme	Tasmanian Planning Scheme – Glenorchy
Zoning	General Residential
Land size	~1.27Ha
Bushfire Attack Level	BAL-12.5 for units 20 to 34, BAL-19 for units 1 and 19, and BAL-29 for units 2 to 18
Certificate of Others (Form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified and attached

Development of a thirty-four new class 1a habitable buildings at Lot 1 Amaroo Road, Austins Ferry requires demonstrated compliance with the Building Regulations 2016, and the Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. The site is within a bushfire prone area as defined under the Tasmanian Planning Scheme – Glenorchy. The bushfire attack level has been determined as BAL-12.5 for units 20 to 34, BAL-19 for units 1 and 19, and BAL-29 for units 2 to 18. Provisions for construction standards, hazard management areas (HMA), property access and water supplies for firefighting will be required as detailed in this report and on the BHMP.

3.0 Introduction

This bushfire hazard report has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area. A site-specific BHMP has been provided for compliance purposes.

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4.0 Proposal

It is proposed that thirty-four new class 1a habitable buildings and associated access be developed at Lot 1 Amaroo Road, Austins Ferry (Appendix B). Reticulated Fire Fighting Water Supply (Internal Private Fire Hydrants) are to be located by a Hydraulic Designer in accordance with Table 3A of the Directors Determination as shown on page 2 of the BHMP.

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with Table 2.3 of AS359-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.2 Site Description

The proposal is located at Lot 1 Amaroo Road, Austins Ferry, in the municipality of Glenorchy and is zoned General Residential under the Tasmanian Planning Scheme – Glenorchy. Access to the site will be by a new crossover from Amaroo Road, a council-maintained road. The site is a total of ~1.27 ha, is rectangular shaped and is located approximately 3.7 km southeast of the Bridgewater Bridge (Figure 1). The site is serviced by a sealed roadway with a reticulated water supply system which includes existing fire hydrants external to the site boundaries.

Adjacent land surrounding the lot to the south and east is zoned General Residential with Community Purpose to the north, northeast and west and supports St Virgil's College Senior School (Figure 2). The site occurs on the northern fringes of existing residential development interfacing bushfire prone vegetation characterised by grassland and woodland. The site has moderate slopes with a predominantly southerly aspect which is unlikely to have a significant influence on the bushfire attack at the site.

Vegetation surrounding the lot was assessed (Tables 1 to 8) and described as 'grassland and woodland' or excluded from the assessment as low threat vegetation (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs to the northwest and northeast of the site. The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) has been used to determine vegetation types within 150 metres of the site (Tables 1 to 8, Figure 3).

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Figure 1. Site location plan (outlined in pink) (Image source: LISTmap 2025)

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Figure 2. Shows the location of the site (outlined in pink) in the context of the adjacent lands, and zoning (Image source: LISTmap 2025).



Figure 3. Shows the location of the site (outlined in red) in the context of the adjacent lands, classified vegetation, and slopes (Image source: LISTmap 2025).

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Table 1. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable building – Unit 1 – BAL 19

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-Prone Vegetation	Hazard Management Area Width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to >100 metres	4.5 metres	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 30 metres	Title Boundary	**BAL-19**
	Woodland^	>5º to 10º downslope	30 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

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Table 2. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable buildings – Units 2 to 8 inclusive – BAL 29

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-Prone Vegetation	Hazard Management Area Width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 30 metres	Not required	**BAL-LOW**
	Exclusion 2.2.3.2 (e, f)^^	flat 0º	30 to >100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to >100 metres	4.5 metres	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 15 metres	Min 15 metres	**BAL-29**
	Woodland^	>5º to 10º downslope	15 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 24 metres	Title Boundary	**BAL-12.5**
	Grassland^	flat 0º	24 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

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Table 3. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable buildings – Units 9 to 14 inclusive – BAL 29

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-Prone Vegetation	Hazard Management Area Width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 18 metres	Min 15 metres	**BAL-29**
	Woodland^	>5º to 10º downslope	18 to >100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 60 metres	Not required	**BAL-LOW**
	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	60 to >100 metres		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 15 metres	Min 15 metres	**BAL-29**
	Woodland^	>5º to 10º downslope	15 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 6 metres	6 metres	**BAL-29**
	Grassland^	flat 0º	6 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

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Table 4. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable buildings – Units 15 and 16 – BAL 29

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-Prone Vegetation	Hazard Management Area Width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 15 metres	Min 15 metres	**BAL-29**
	Woodland^	>5º to 10º downslope	15 to >100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 40 metres	Not required	**BAL-LOW**
	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	40 to >100 metres		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 73 metres	Title Boundary	**BAL-12.5**
	Woodland^	>5º to 10º downslope	73 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 6 metres	6 metres	**BAL-29**
	Grassland^	flat 0º	6 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

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Table 5. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable buildings – Units 17 and 18 – BAL 29

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-Prone Vegetation	Hazard Management Area Width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
North-northeast	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 12 metres	12 metres	**BAL-29**
	Woodland^	>0 to 5º downslope	12 to >100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 81 metres	Title Boundary	**BAL-12.5**
	Woodland^	>5º to 10º downslope	81 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 43 metres	Title Boundary	**BAL-12.5**
	Grassland^	flat 0º	43 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

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Table 6. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable building – Unit 19 – BAL 19

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-Prone Vegetation	Hazard Management Area Width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
North-northeast	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 20 metres	Min 18 metres	**BAL-19**
	Woodland^	>0 to 5º downslope	20 to >100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 94 metres	Title Boundary	**BAL-12.5**
	Woodland^	>5º to 10º downslope	94 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 62 metres	Not required	**BAL-LOW**
	Grassland^	flat 0º	62 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

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Table 7. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable buildings – Units 20 to 24 inclusive – BAL 12.5

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-Prone Vegetation	Hazard Management Area Width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
North-northeast	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 35 metres	26 metres	**BAL-12.5**
	Woodland^	>0 to 5º downslope	35 to >100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 60 metres	Title Boundary	**BAL-12.5**
	Woodland^	>5º to 10º downslope	60 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 77 metres	Not required	**BAL-LOW**
	Grassland^	flat 0º	77 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

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Table 8. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable buildings – Units 25 to 34 inclusive – BAL 12.5

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-Prone Vegetation	Hazard Management Area Width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
North-northeast	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 38 metres	Title Boundary	**BAL-12.5**
	Woodland^	>5º to 10º downslope	38 to >100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to >100 metres	Not required	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 35 metres	Title Boundary	**BAL-12.5**
	Woodland^	>5º to 10º downslope	35 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 32 metres	Title Boundary	**BAL-12.5**
	Grassland^	flat 0º	32 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

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6.0 Results

Units 20 to 34

The bushfire attack level for the proposed units 20 to 34 inclusive (class 1a habitable buildings) has been assessed and classified as BAL-12.5. There is a risk of ember attack and a likelihood of low levels of radiant heat impacting the site. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m^2.

- Units 20 to 34 must be constructed to BAL-12.5 standards in accordance with Sections 3 and 5 of AS3959-2018.

Units 1 and 19

The bushfire attack level for the proposed units 1 and 19 (class 1a habitable buildings) has been assessed and classified as BAL-19, indicating a moderate risk profile. The site is susceptible to ember attack and may experience increasing levels of radiant heat exposure. The construction components of the building are expected to withstand a maximum heat flux of 19 kW/m^2.

- Units 1 and 19 must be constructed to BAL-19 standards in accordance with Sections 3 and 6 of AS3959-2018.

Units 2 to 18

The bushfire attack level for the proposed units 2 to 18 (class 1a habitable buildings) has been assessed and classified as BAL-29. The risk is high; there is a likelihood of ember attack and burning debris ignited by wind borne embers and exposure to increasing levels of radiant heat at the site. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m2.

- Units 2 to 18 must be constructed to BAL-29 standards in accordance with Sections 3 and 7 of AS3959-2018.

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6.1 Property Access

Property access is greater than 30 metres and less than 200 metres to the private reticulated firefighting water supply (fire hydrants) inside the title boundary, design and construction standards will apply as per Clause 2.3.2 and Table 2 Element B of the Directors Determination as below:

- all- weather construction,
- load capacity of at least 20 t, including for bridges and culverts,
- minimum carriageway width of 4 m,
- minimum vertical clearance of 4 m,
- minimum horizontal clearance of 0.5 m from the edge of the carriageway,
- cross falls of less than 3 degrees (1:20 or 5%),
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- curves with a minimum inner radius of 10 m,
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- terminate with a turning area for fire appliances provided by one of the following:
  - a turning circle with a minimum outer radius of 10m, or
  - a property access encircling the building, or
  - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long

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6.2 Water Supplies for Fire Fighting

There is a fire hydrant managed by Tas Water located on Amaroo Road which is greater than 120 metres from the northwestern area of the proposed thirty-four-unit development and therefore doesn't comply with Table 3A of the Directors Determination. Dedicated water supplies for firefighting will be provided by internal private fire hydrants managed by the owner connected to a reticulated water supply system. The internal private fire hydrants are required to comply with Clause 2.3.3 and Table 3A of the Directors Determination as follows:

A. Distance between building to be protected and water supply
The following requirements apply:
(a) the building to be protected must be located within 120 metres of a fire hydrant, and
(b) the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building.

B. Design criteria for proposed fire hydrants
The following requirements apply:
(a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition V2.0 as amended from time to time, and
(b) fire hydrants are not installed in parking areas.

C. Hardstand associated with proposed fire hydrants
A hardstand area for fire appliances must be provided:
(a) no more than thirty metres from the hydrant measured as a hose lay,
(b) no closer than six metres from the building to be protected,
(c) with a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway, and
(d) connected to the property access by a carriageway equivalent to the standard of the property access.

In this circumstance, it is recommended that compliance be confirmed by a hydraulic designer. If the internal private fire hydrants do not comply with Clause 2.3.3 and Table 3A of the Directors Determination, a static water supply is required to be installed to comply with Table 3B of the Directors Determination, or alternatively, develop a performance-based design brief, of which is required to be referred to the TFS in accordance with Building Regulations 2016, to result in a performance solution outcome.

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6.3 Hazard Management Area

A HMA will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the HMA is given below and on the BHMP.

A HMA is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter,
- Maintaining grass at less than a 100mm height,
- Avoid or minimise the use of flammable mulches (especially against buildings),
- Thin out under-story vegetation to provide horizontal separation between fuels,
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers,
- Remove and or prune larger trees to maintain a 6-metre horizontal separation between canopies,
- Minimise the storage of flammable materials such as firewood,
- Maintaining vegetation clearance around vehicular access,
- Use low-flammability plant species for landscaping purposes where possible, and
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

HMA Maintenance

The established HMA must be maintained in a minimal fuel state for bushfire protection mechanisms to be effective. The need to maintain an effective HMA into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. It is particularly important that any flammable fine fuels at ground level such as leaves, litter and wood piles are suitably managed.

Any additional fire protection measures implemented by the owners such as fire pumps and sprinkler systems must be tested regularly to ensure functionality.

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7.0 Compliance

Table 9. Compliance with the Directors Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

Requirements	Compliance
2.3.1 Construction Requirements	Clause 2.3.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site. The BHMP specifies construction to BAL-12.5 for units 20 to 34, BAL-19 for units 1 and 19, and BAL-29 for units 2 to 18 (proposed class 1a habitable buildings) standards of AS3959-2018. If the proposed buildings are designed and constructed in accordance with BAL-12.5 for units 20 to 34, BAL-19 for units 1 and 19, and BAL-29 for units 2 to 18 construction standards then development will comply with clause 2.3.1.
2.3.2 Property Access	Clause 2.3.2 requires property access to be designed and constructed to comply with Table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point. Property access is greater than 30 metres and less than 200 metres to the private reticulated firefighting water supply (fire hydrants) inside the title boundary, design and construction standards will apply. If the requirements of section 6.1 of this report are implemented the proposal will comply with clause 2.3.2.
2.3.3 Water Supply for Firefighting	Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with Tables 3A or 3B. Dedicated water supplies for firefighting will be provided by internal private fire hydrants managed by the owner connected to a reticulated water supply system. The internal private fire hydrants are marked on the BHMP. If the requirements of section 6.2 of this report are implemented the proposal with comply with Clause 2.3.3.
2.3.4 Hazard Management Areas	Clause 2.3.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with Table 4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack. HMA's are shown on the BHMP and are specified to the minimum widths required to achieve BAL-12.5 for units 20 to 34, BAL-19 for units 1 and 19, and BAL-29 for units 2 to 18. This report and the BHMP specify requirements for HMAs. If the HMA's are established in accordance with the BHMP the proposal will comply with clause 2.3.4
2.3.5 Emergency Plan	The proposal is for a class 1a habitable buildings, in this circumstance there is no requirement for Emergency Plans to achieve compliance with the Determination.
3. Bushfire Hazard Management Plan and Certificate	A bushfire hazard management plan has been prepared for work for which this division applies and has been certified in accordance with the Chief Officers requirements by an accredited person.

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8.0 Guidance

The defendable space (HMA) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that firefighting activities may be undertaken. The larger the defendable space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building,
- Includes non-flammable areas such as paths, driveways, managed lawns,
- Establishment of orchards, vegetable gardens, dams or wastewater effluent disposal areas on the fire prone side of the building,
- Creating wind breaks and radiation shields such as non-combustible fences and low flammability hedges, and
- It is not necessary to remove all vegetation from the defendable space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan
- Preparing yourself and your home for a bushfire
- Guidelines for development in bushfire prone areas in Tasmania
- Fire resisting plants for the urban fringe and rural areas
- Using fire outdoors
- Fire permits
- Total fire bans
- Bushfires burning in Tasmania

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10.0 Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – A means of measuring the severity of a building's potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP – Bushfire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – A plan for an individual habitable building or subdivision identifying separation distances required between a habitable building(s) and bushfire-prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

Class 1a building – A single habitable building, being a detached house, or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2022).

deg – degrees

FDI – fire danger index – Relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

ha – hectares

HMA – Hazard Management Area – The area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

km - kilometres

m – metres

NASH – National Association of Steel Framed Housing

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11.0 References

Australian Building Codes Board, National Construction Code, Building Code of Australia, Australian Building Codes Board, Canberra.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.

Directors Determination – Bushfire Hazard Areas, version 1.2 16th July 2024. Director of Building Control.

LISTmap 2025. Land Information System Tasmania, Tasmania Government.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Tasmania Fire Service 2020, Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders. Tasmania Fire Service, Tasmania.

Tasmanian Planning Scheme – Glenorchy, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

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12.0 Limitations Statement

This bushfire hazard report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this report. In preparing this report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 “It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions”. In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

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Appendix A – Site Photos



Figure 4. Looking east from the approximate location of unit 31 at grassland and managed land across slope.



Figure 5. Looking south at the cross over of Amaroo Road and managed land 0 to 5 degrees downslope.

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Figure 6. Looking east from the grassland north of the proposed development at grassland across slope and woodland 5 to 10 degrees downslope beyond.



Figure 7. Looking northwest from the grassland north of the proposed development at managed land across slope (St Virgil's College)

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Figure 8. Looking northeast from the northeastern area of the proposed development at woodland 5 to 10 degrees downslope.



Figure 9. Looking northwest from the western area of the proposed development at woodland 5 to 10 degrees downslope.

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Appendix B - Site Plan



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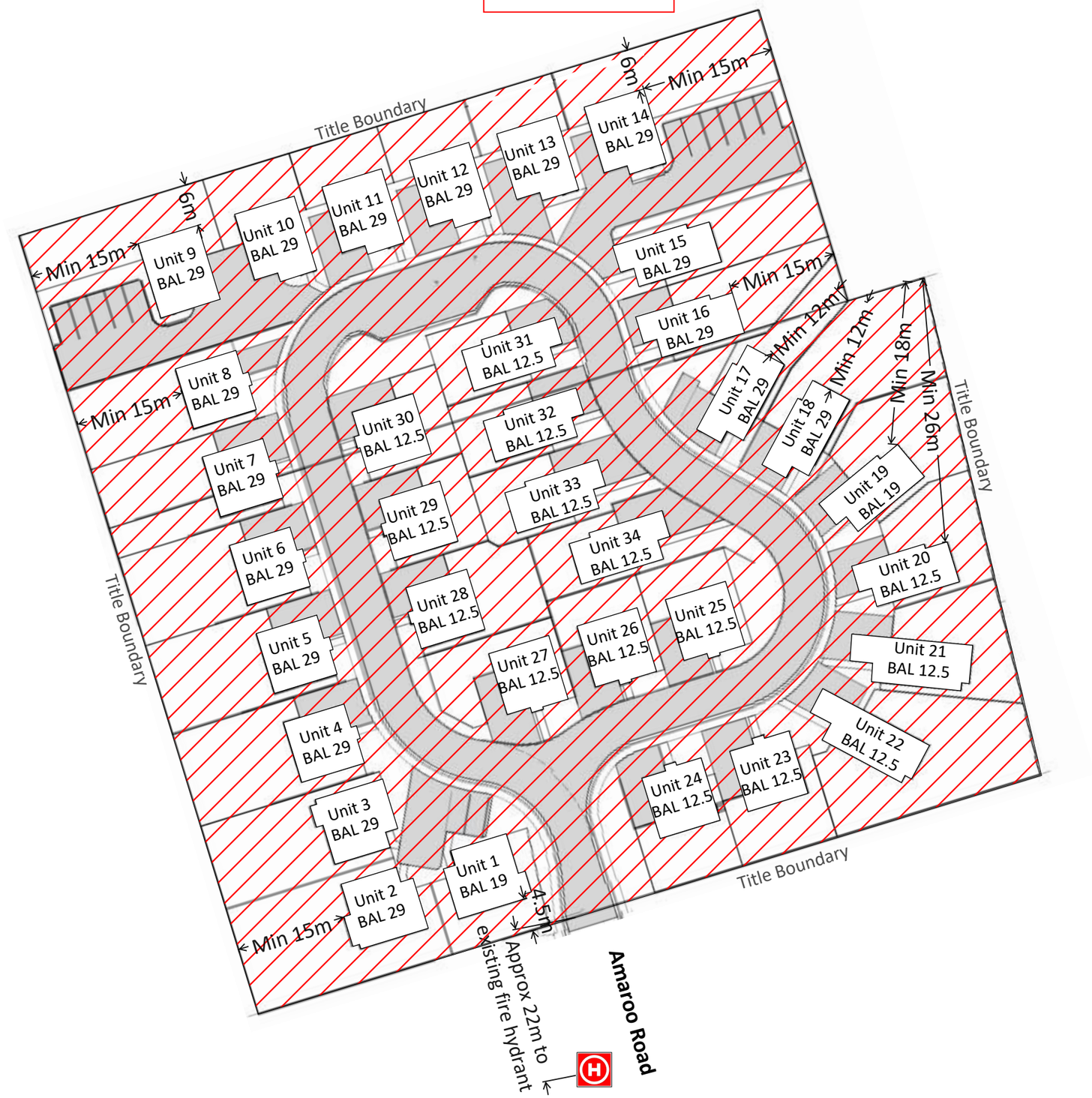
Attachment 1

BUSHFIRE HAZARD MANAGEMENT PLAN

Lot 1 Amaroo Road, Austins Ferry. November 2025. J11573v2.0

Tasmanian Planning Scheme - Glenorchy

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BAL 12.5 for units: 20 to 34
BAL 19 for units: 1 and 19
BAL 29 for units: 2 to 18

Note: Reticulated Fire Fighting Water Supply (Internal Private Fire Hydrants) are to be located by a Hydraulic Designer in accordance with Table 3A of the Directors Determination as shown on page 2 of the BHMP.

Proposed Class 1a Habitable Buildings

Proposed Property Access

Hazard Management Area Extends to all Title Boundaries

Approx. Fire Hydrant Location External to the Title Boundaries

GES
GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Certification No. J11573

Alice Higgins
Acc. No. BFP-165
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Client Name and Address: Daniel Alomes 30 Bayfield Street Rosny Park, TAS, 7018	C.T.: 199471/1 and 77942/1 PID: 9967133	Date: 11/11/2025	Bushfire Hazard Management Plan Lot 1 Amaroo Road, Austins Ferry. 11th Nov 2025. J11573v2.0 Bushfire Hazard Report Lot 1 Amaroo Road, Austins Ferry. 11th Nov 2025. J11573v2.0	Drawing Number: A02	Sheet 1 of 2 Prepared by: Alice Higgins

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Attachment 1

BUSHFIRE HAZARD MANAGEMENT PLAN

Lot 1 Amaroo Road, Austins Ferry. November 2025. J11573v2.0

Tasmanian Planning Scheme - Glenorchy

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GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Design and Specification Requirements

Requirements for Construction

Units 20 to 34
The proposed class 1a habitable building must be constructed to BAL-12.5 standards in accordance with Sections 3 and 5 of AS3959-2018.

Units 1 and 19
The proposed class 1a habitable building must be constructed to BAL-19 standards in accordance with Sections 3 and 6 of AS3959-2018.

Units 2 to 18
The proposed class 1a habitable building must be constructed to BAL-29 standards in accordance with Sections 3 and 7 of AS3959-2018.

Standards for Property Access

Property access length is greater than 30 metres and less than 200 metres; and access is required for a fire appliance to access a water connection point which is required to comply with Table 2 Element B of the Directors Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

The following design and construction requirements apply to property access:
(1) All-weather construction;
(2) Load capacity of at least 20 tonnes, including for bridges and culverts;
(3) Minimum carriageway width of 4 metres;
(4) Minimum vertical clearance of 4 metres;
(5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(6) Cross falls of less than 3° (1:20 or 5%);
(7) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
(8) Curves with a minimum inner radius of 10 metres;
(9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
10) Terminate with a turning area for fire appliances provided by one of the following:
(a) A turning circle with a minimum inner radius of 10 metres;
(b) A property access encircling the building; or
(c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

Reticulated Water Supply for Fire Fighting

Dedicated water supplies for firefighting will be provided by internal private fire hydrants managed by the owner connected to a reticulated water supply system. The internal private fire hydrants are required to comply with Clause 2.3.3 and Table 3A of the Directors Determination as follows:

A. Distance between building to be protected and water supply
The following requirements apply:
(a) the building to be protected must be located within 120 metres of a fire hydrant, and
(b) the distance must be measured as a hose lay between the firefighting water point and the
furthest part of the building.

B. Design criteria for proposed fire hydrants
The following requirements apply:
(a) fire hydrant system must be designed and constructed in accordance with TasWater
Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition V2.0
as amended from time to time, and
(b) fire hydrants are not installed in parking areas.

C. Hardstand associated with proposed fire hydrants
A hardstand area for fire appliances must be provided:
(a) no more than thirty metres from the hydrant measured as a hose lay,
(b) no closer than six metres from the building to be protected,
(c) with a minimum width of three metres and a minimum length of six metres constructed to
the same standard as the carriageway, and
(d) connected to the property access by a carriageway equivalent to the standard of the
property access.

In this circumstance, it is recommended that compliance be confirmed by the hydraulic designer. If the internal private fire hydrants do not comply with Clause 2.3.3 and Table 3A of the Directors Determination, a static water supply is required to be installed to comply with Table 3B of the Directors Determination, or alternatively, develop a performance-based design brief, of which is required to be referred to the TFS in accordance with Building Regulations 2016, to result in a performance solution outcome.

Requirements for Hazard Management Area

A hazard management area is required to be established and maintained for the life of the development. Guidance for the establishment and maintenance of the hazard management area is also provided.
A HMA is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;
• Remove fallen limbs, sticks, leaf and bark litter;
• Maintain grass at less than a 100mm height;
• Remove pine bark and other flammable mulch (especially from against buildings);
• Thin out under-story vegetation to provide horizontal separation between fuels;
• Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
• Prune larger trees to maintain a 6 metre horizontal separation between canopies;
• Minimise the storage of flammable materials such as firewood;
• Maintain vegetation clearance around vehicular access and water supply points;
• Use low-flammability species for landscaping purposes where appropriate;
• Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.
It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J11573

Alice Higgins
Acc. No. BFP-165
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Client Name and Address: Daniel Alomes 30 Bayfield Street Rosny Park, TAS, 7018	C.T.: 199471/1 and 77942/1 PID: 9967133	Date: 11/11/2025	Bushfire Hazard Management Plan Lot 1 Amaroo Road, Austins Ferry. 11th Nov 2025. J11573v2.0 Bushfire Hazard Report Lot 1 Amaroo Road, Austins Ferry. 11th Nov 2025. J11573v2.0	Drawing Number: A02	Sheet 2 of 2 Prepared by: Alice Higgins

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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Daniel Alomes *Owner /Agent*
30 Bayfield Street *Address*
Rosny Park, TAS 7018 *Suburb/postcode*

Qualified person details:

Qualified person: Alice Higgins
Address: 29 Kirksway Place
Battery Point, TAS 7004
Phone No: 03 6223 1839
Fax No:
Licence No: BFP-165
Email address: ahiggins@geosolutions.net.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act. BFP-165 scope 1, 2, 3a, 3b. Pantheon Insurance PI policy No. 17080170

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of bushfire hazards in bushfire prone areas

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot 1 Amaroo Road
Austins Ferry, TAS 7011
Lot No: 1
Certificate of title No: 199471 and 77942

The assessable item related to this certificate: Construction of thirty-four class 1a habitable buildings (units) in a bushfire prone area.

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

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☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report for Lot 1 Amaroo Road, Austins Ferry. 11th November 2025, J11573v2.0. Bushfire Hazard Management Plan for Lot 1 Amaroo Road, Austins Ferry. 11th November 2025, J11573v2.0. And Form 55
Relevant	BAL assessed as per AS3959-2018 for the proposed class 1a habitable buildings identified on the BHMP
References:	AS3959-2018 Construction of Buildings in Bushfire-prone Areas Building Regulations 2016 National Construction Code (NCC) – Vol. 2 Directors Determination - Bushfire Hazard Areas, v1.2, 16th July 2024

Substance of Certificate: (what it is that is being certified)

Bushfire Attack Level Assessment in accordance with AS3959-2018 and determination of other mitigation measures as required by the relevant Directors Determination as cited in the Bushfire Hazard Report and on the BHMP.

- Design and construction for the proposed units 20 to 34 (class 1a buildings) must be to a minimum standard of **BAL-12.5** (sections 3 and 5 of AS3959-2018).
- Design and construction for the proposed units 1 and 19 (class 1a buildings) must be to a minimum standard of **BAL-19** (sections 3 and 6 of AS3959-2018).
- Design and construction for the proposed units 2 to 18 (class 1a buildings) must be to a minimum standard of **BAL-29** (sections 3 and 7 of AS3959-2018).

Scope and/or Limitations

Scope: The bushfire hazard assessment was undertaken at the site to determine whether there is sufficient risk to the proposed class 1a habitable buildings from bushfire to warrant specific bushfire hazard management measures.

Limitations:

The assessment relates to bushfire hazard only.

The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

The recommendations made in the bushfire hazard assessment are based on the conditions of the site at the time of the assessment. No liability will be accepted by the assessor for actions undertaken by the owners or others that compromise the effectiveness of the measures outlined in this assessment.

The effectiveness of the bushfire safety measures outlined in the assessment are reliant on their implementation and ongoing maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		J11573	11/11/2025

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Stormwater Detention Report

Proposed multiple dwellings

Lot 1 Amaroo Road, Austins Ferry



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PLANNING SERVICES
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Document Control				
Report Title:	On-Site Stormwater Detention Design Report			
Project Number:	25.096		**Project Name:**	Unit Development, Amaroo Road
Client:	Prime Design		**Client Contact:**	Drew den Hartog
Revision:	**Date:**	**Revision details:**	**Prepared by:**	**Reviewed by:**
1	25/09/2025	1.0	Thomas Cotton	
Current revision:	**1**			

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4. Design procedures 6
4.1 Model results 7
5. Conclusion 8

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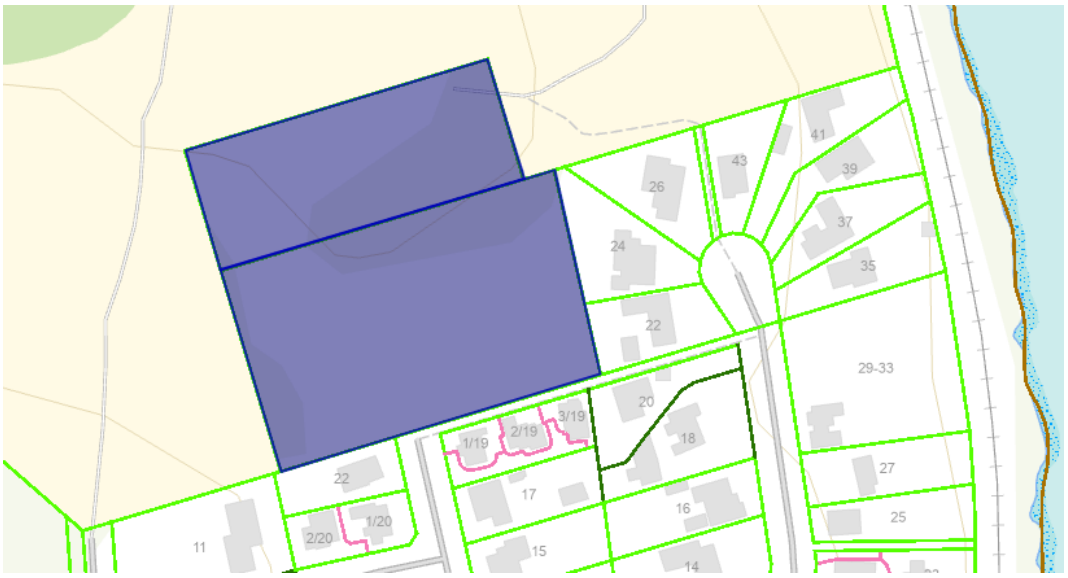
1. Introduction

This report examines the stormwater network design for multiple dwellings on an existing residential lot at Lot 1 Amaroo Road, Austins Ferry to comply with Glenorchy City Council requirements.

2. The site

The site is located at Lot 1 Amaroo Road, Austins Ferry as shown in Image 1 below:

Image 1 – (The LIST)



The site has no existing buildings or pavements; there is only grass, shrubbery and trees.

Image 2 – Pre-development site photo (Google Maps)



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Image 3 – Existing stormwater network



The site does not have an existing stormwater connection. Presently, two potential options for connection are available: either Amaroo Road or Wendourie Parade. The pipe network in Amaroo Road already has a significant number of houses connected and wouldn't be able to handle the additional flow of this development. Wendourie Parade has a DN375 stormwater pipe connection directly to the River Derwent. There are fewer houses connected to this network, and it can handle the proposed network with minor upgrades.

Image 4 – Proposed multiple dwelling layout



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3. Stormwater management requirements

The Glenorchy City Council stormwater management plan outlines the requirements for the new development to have a detention system if the probably simultaneous flow rate exceeds 0.55 coefficient of the site for a 5% AEP event.

The site area is: 12,696m²

Intensity: 85.3mm/hr

Flow rate: 165.45L/s

4. Design procedures

Hydrological modelling was conducted using the Watercom DRAINS software. The analysis aimed to achieve a post-development stormwater flow equivalent to pre-development flows during a 20% AEP rainfall event.

A Watercom DRAINS model has been developed for the site using a Horton/ILSAX rainfall-runoff model. Examination of the LIST mapping for both the soil permeability and the waterlogging hazard of the soils found on the site indicates that the soil class for the site is best described as Type 3.5 soil, having a high risk of waterlogging with slow permeability.

For the pre-development scenario, the site was calculated as 100% pervious, and for the post-development scenario, the proposed development was calculated to be 58% impervious and 42% pervious.

The developed site has separate catchments formed by the roof areas and the pavement areas; these have been calculated following AS/NZS 3500. The impervious areas of the developed site are the roof area and external pavement, extending up to the proposed Amaroo Road connection.

The proposed method of stormwater management for the site is no detention storage and utilising the underground pipe network for any storage required. The modelling for the pre-developed site shows a maximum site discharge of 165 l/s for a 5% AEP event. The model used a range of storms from 5 minutes to two hours. This report will include the results of the following data sets:

- 5 min duration, Profile 1.
- 10min duration, Profile 10 (worst case storm).
- 2hr duration, Profile 4.

Site Data:

- Total Site Area calculated = 12,696 m².
- Total Roof Area = 2923 m².
- Pavement Areas (not roofed) = 4540.5 m².
- Total developed impervious area = 5232.5 m².

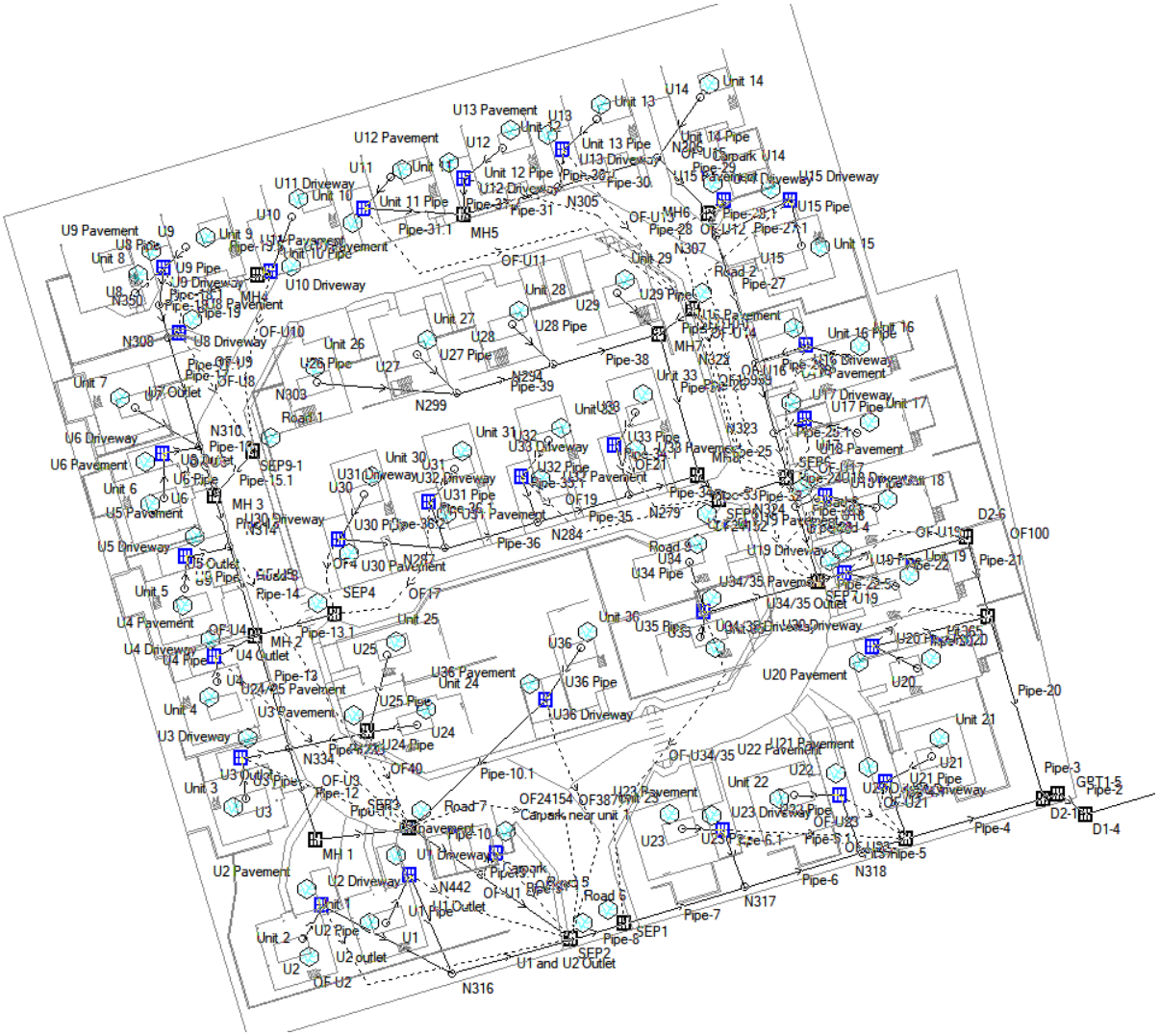
Impervious Percentage: 58.7%

We have modelled the proposed extensive pipe network for the site within DRAINS. Refer to Image 5 below.

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Image 5 – Proposed DRAINS pipe network



4.1 Model results

The model was run with the pipe network as shown above, with no detention systems within the network.

Outlet Pipe size: DN375.

Storm Duration	Storm Profile	0.55% Run off coefficient flow rate (l/s)	Calculated Network Peak Discharge (l/s)
5 Minute	1	89	80
10 Minute	10	165	153
2 Hour	4	90	87

Based on the calculations performed, the site does not require a detention system, and the Council stormwater network can handle this outflow. The flows have been calculated for a 1% AEP event and all flows remain within the network with no overflowing. Overland flow paths within the design allow excess water for flow down Amaroo Road.

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Image 6 – Pre-developed site discharge (5% AEP, 10 Min Burst)

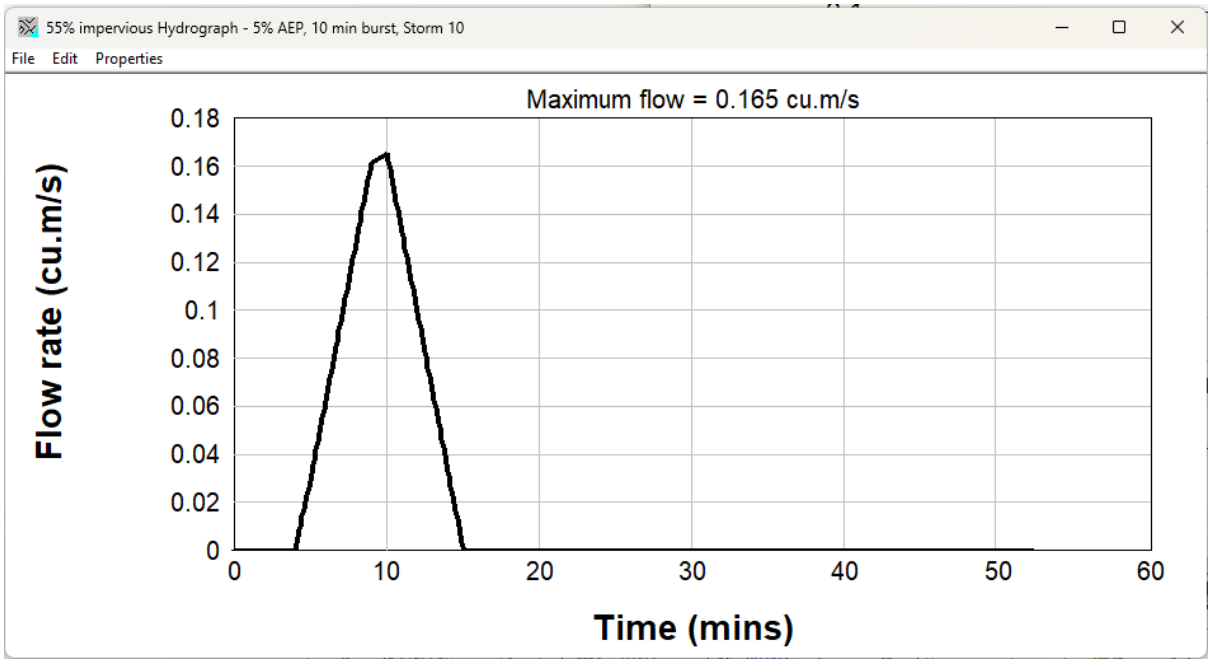
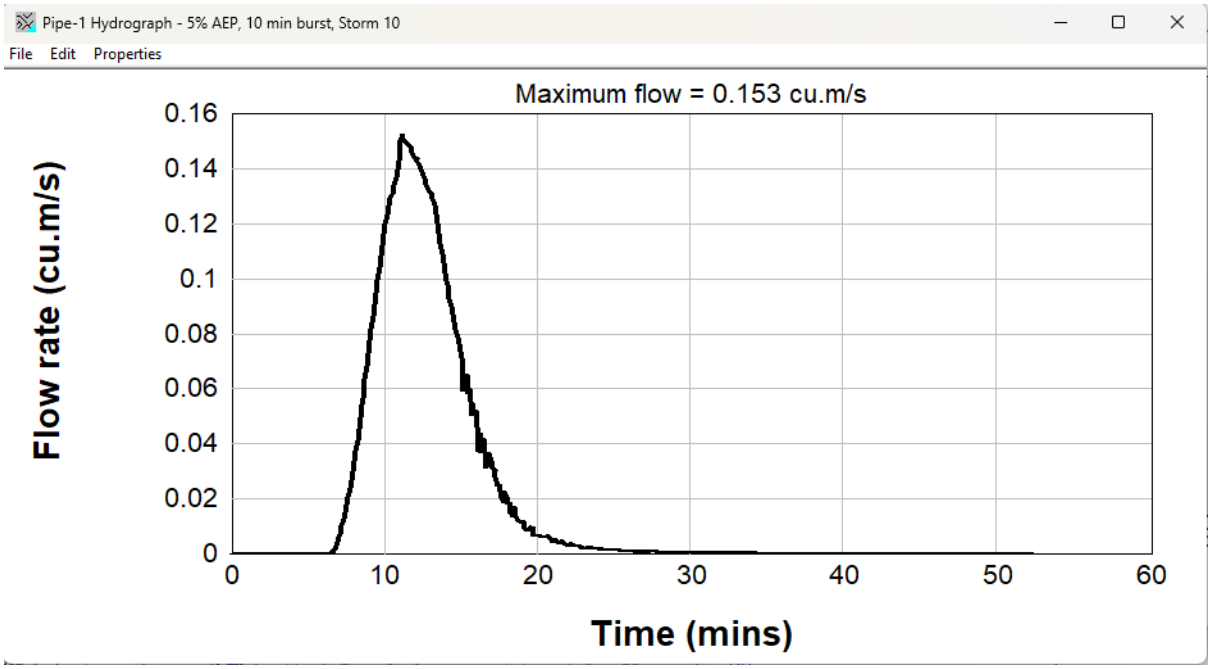


Image 7 – Developed site discharge (5% AEP, 10-min burst)



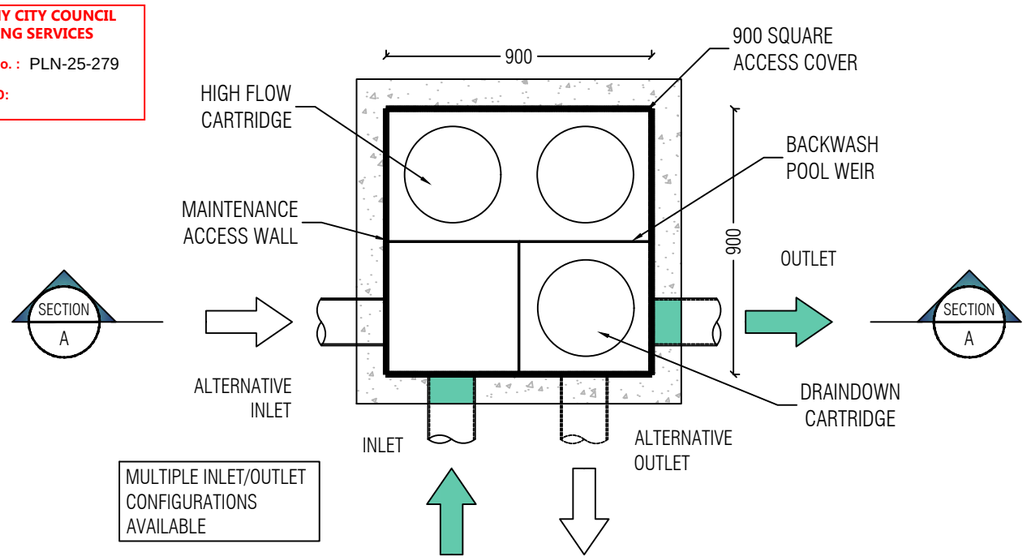
The results indicate that the designed system is sufficient to contain up to a 1 in 20-year storm event and meets Glenorchy City Council stormwater requirements.

5. Conclusion

The proposed design provides adequate control of site stormwater to reduce site outflow in line with the stormwater requirements of the Glenorchy City Council. We have calculated the flows for a 1% AEP event, and the network can handle the flow. As part of the design, we have included overflow paths that direct the water to the crossover in Amaroo Road. This will ensure there is no flooding on the site in an event larger than a 1% AEP as required.

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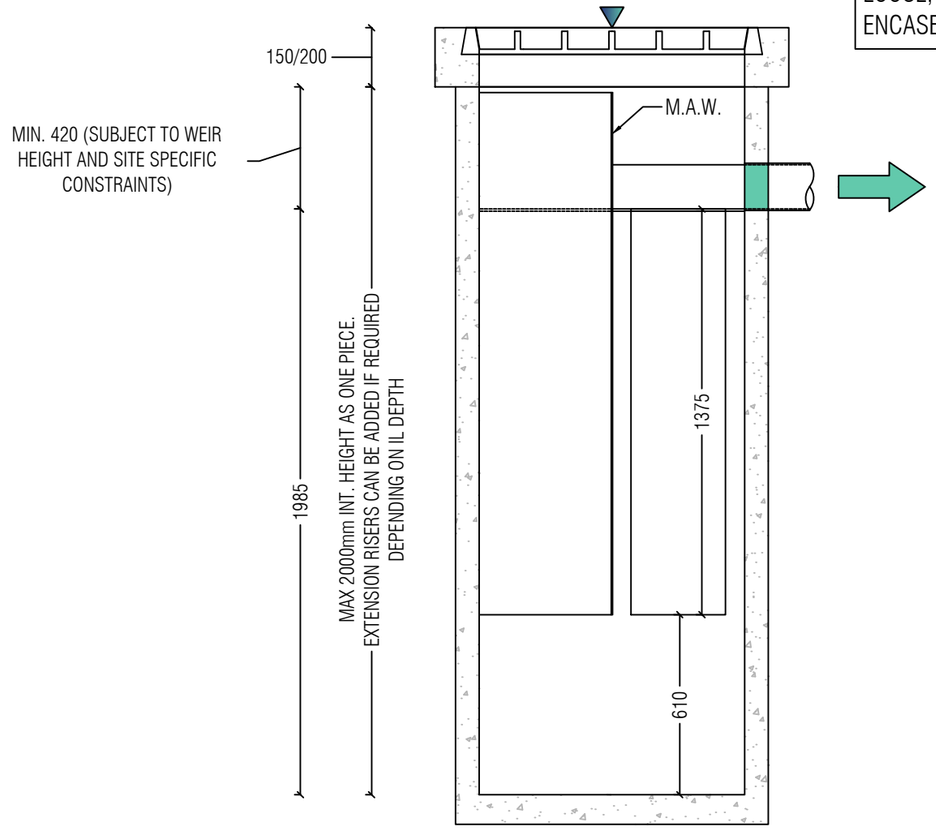
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PLAN LAYOUT

900 SQUARE ACCESS COVER, SUPPLIED LOOSE OR CAST IN TO 150mm OR 200mm CONCRETE ENCASING

CAST IRON CAN BE SUPPLIED LOOSE, OR CONCRETE ENCASED (150/200mm THICK)

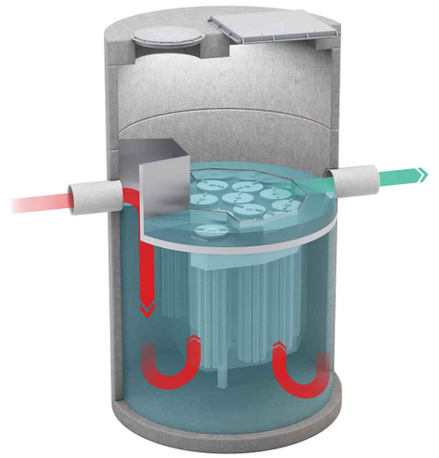


SECTION A

JELLYFISH DESIGN TABLE

JELLYFISH TREATMENT FLOW IS A FUNCTION OF THE NUMBER OF CARTRIDGES AND THE DEVICE TOTAL HEAD DIFFERENTIAL. IF THE PIPE FLOW EXCEEDS THE TREATMENT FLOW THEN AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

REQUIRED DEVICE TOTAL HEAD DIFFERENTIAL [mm]	460	310	230
CARTRIDGE FLOW RATE HIGH-FLOW / DRAINDOWN [L/s]	5 / 2.5	3.34 / 1.96	2.52 /1.58
CARTRIDGE LENGTH [mm]	1375	1375	1375
OUTLET INVERT TO STRUCTURE INVERT [mm])	1985	1985	1985



SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	[ ]
WATER QUALITY FLOW RATE (L/S)	[ ]
# OF CARTRIDGES REQUIRED (HF - DD)	[-]
CARTRIDGE SIZE	1375

PIPE DATA:	I.L.	MATERIAL	DIAMETER
INLET PIPE	[ ]	[ ]	[ ]
OUTLET PIPE	[ ]	[ ]	[ ]

LID WEIGHT	TBC
PART A & B WEIGHT (SEPARATE)	TBC

NOTE: TANK SUPPLIED IN TWO PARTS; PARTS A & B TO BE JOINED ON SITE

GENERAL NOTES

1. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF THE PROJECT.
2. PRECAST STRUCTURE SUPPLIED WITH CORE HOLES TO SUIT OUTER DIAMETER OF NOMINATED PIPE SIZE / MATERIAL.
5. STRUCTURE AND ACCESS COVERS TO BE DESIGNED TO MEET AUSTROADS T44 LOAD RATING WITH 0.0m TO 2.0m FILL MAXIMUM (CLASS D) UNLESS OTHERWISE NOTED. THE OUTLET PIPE INVERT ELEVATION. CERTIFYING ENGINEER TO CONFIRM ACTUAL GROUNDWATER ELEVATION.PRECAST STRUCTURE SHALL BE IN ACCORDANCE WITH AS3600.
6. IF THE PEAK FLOW RATE, AS DETERMINED BY THE CERTIFYING ENGINEER, EXCEEDS THE TREATMENT FLOW RATE OF THE SYSTEM, AN UPSTREAM BYPASS STRUCTURE IS REQUIRE.
7. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
8. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
9. DRAWING NOT TO SCALE.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE SPECIFIC DESIGN CONSIDERATION AND SHALL BE SPECIFIED BY THE CERTIFYING ENGINEER.

B. CONTRACTOR TO PROVIDE ALL EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING DETAIL PROVIDED SEPARATELY).

C. CONTRACTOR TO INSTALL AND LEVEL THE STRUCTURE, APPLY SEALANT TO ALL JOINTS AND TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPES.

D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

E. CARTRIDGE INSTALLATION, BY OCEANPROTECT, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT OCEAN PROTECT TO COORDINATE CARTRIDGE INSTALLATION WITH SITE COMPLETION.

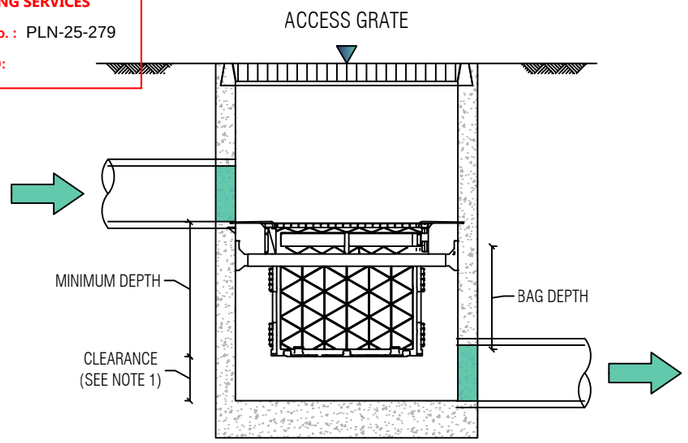
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OCEAN PROTECT
JELLYFISH 900 SQUARE
STANDARD PRODUCT DRAWING

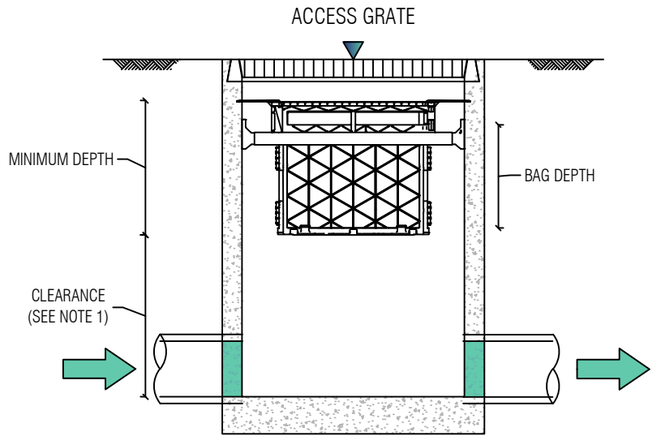
NOT FOR CONSTRUCTION

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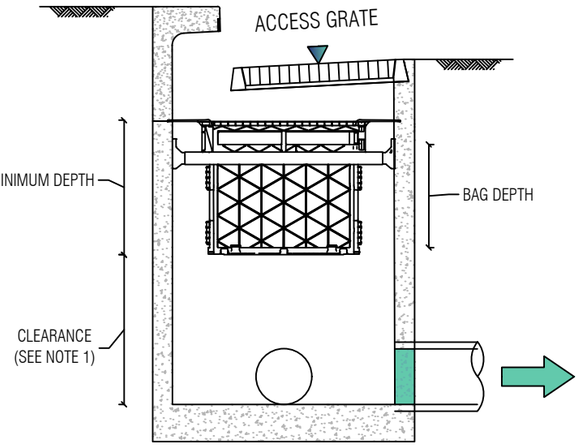
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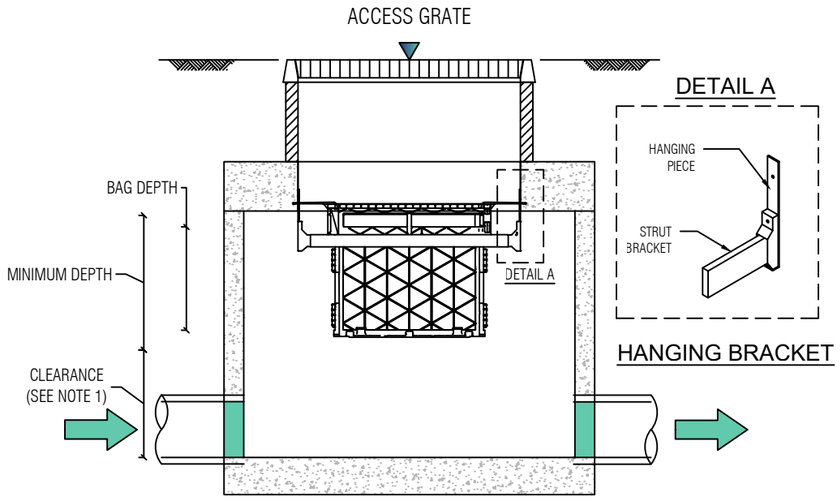
PIPE FLOW
CONFIGURATION



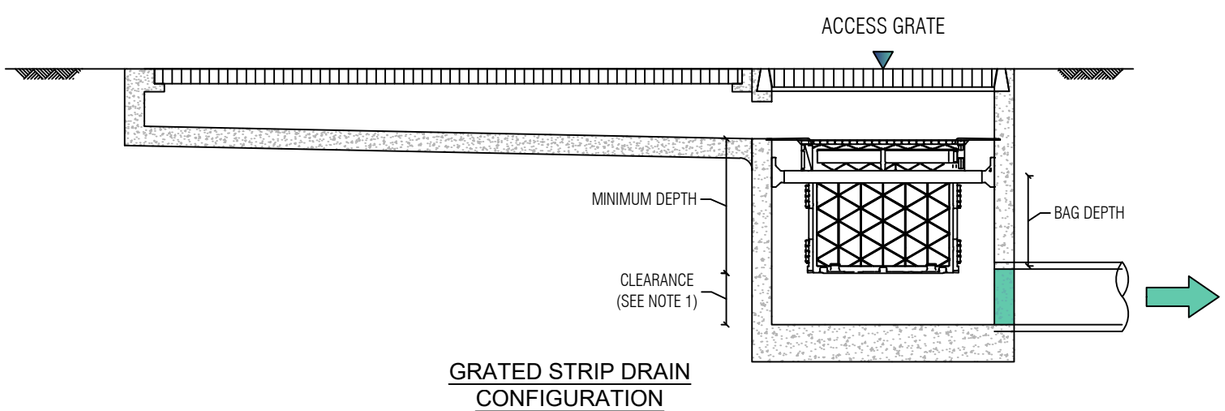
SURFACE FLOW
CONFIGURATION



SURFACE FLOW
CONFIGURATION



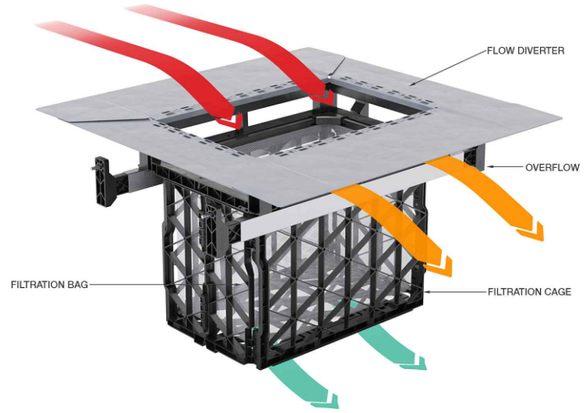
HANGING BRACKET



GRATED STRIP DRAIN
CONFIGURATION

OCEANGUARD

PRODUCT ID	MAX. PIT DIMENSIONS (mm × mm)	MINIMUM DEPTH (mm)	BAG DEPTH (mm)
OG4	450 × 450	350	200
OG6-S	600 × 600	350	200
OG6-D	600 × 600	475	300
OG9-S	600 × 900	400	300
OG9-S	900 × 900	400	300
OG9-D	900 × 900	600	500
OG12-S	1200 × 1200	420	300
OG12-D	1200 × 1200	600	500



GENERAL NOTES

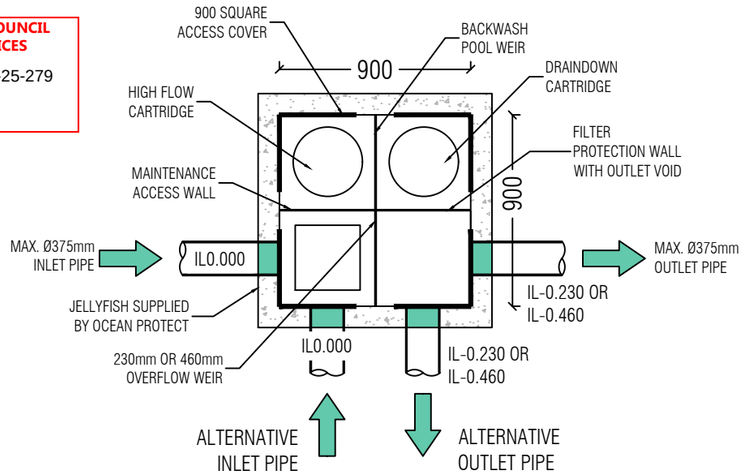
1. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OBVERT SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.
2. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES:
   a. 200 MICRON BAGS FOR HIGHER WATER QUALITY FILTERING
   b. COARSE BAG FOR TARGETING GROSS POLLUTANTS.
3. DRAWINGS NOT TO SCALE.

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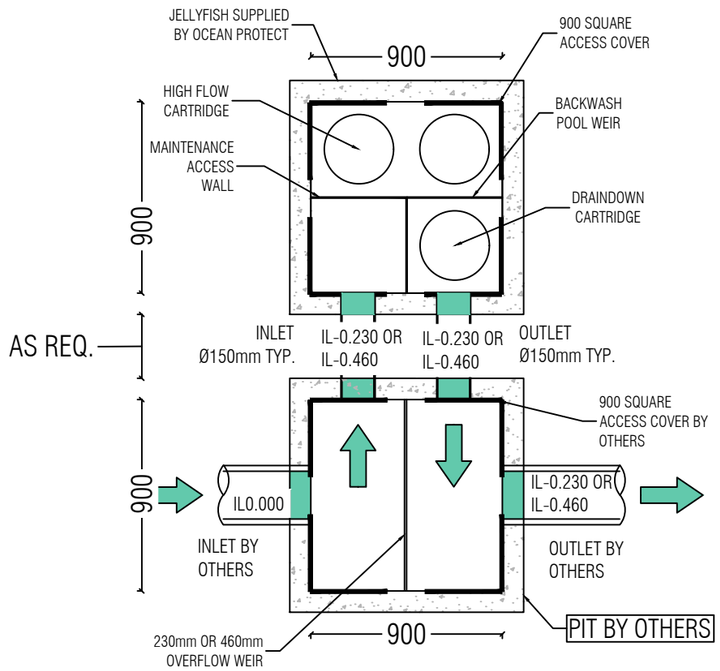
OCEAN PROTECT
OCEANGUARD
TYPCIAL ARRANGEMENTS
SPECIFICATION DRAWING

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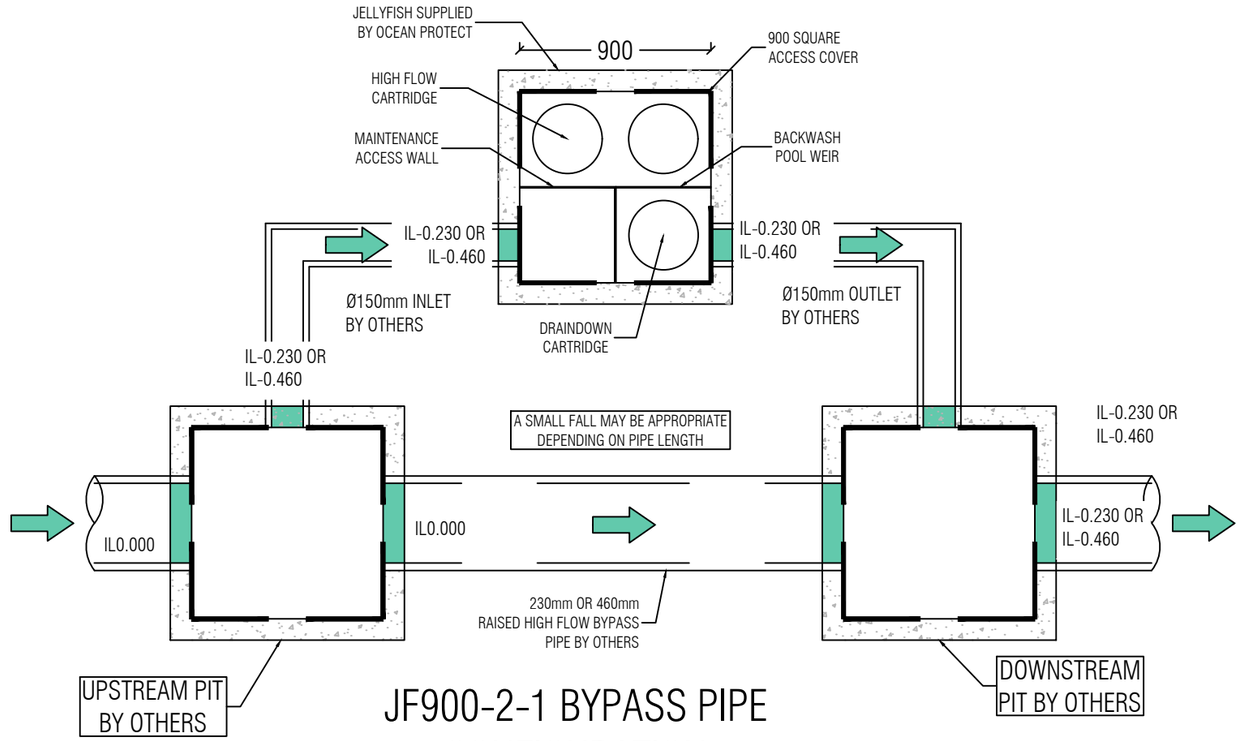
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JF900-1-1 INTERNAL OFFLINE CONFIGURATION



JF900-2-1 ADJACENT 900SQ PIT CONFIGURATION



JF900-2-1 BYPASS PIPE CONFIGURATION

JELLYFISH CONFIGURATIONS CAN BE PARTIALLY A WEIR OR PARTIALLY A DROP

THE OPERATING HEAD REQUIRED FOR THE JELLYFISH SYSTEM CAN BE ACHIEVED USING A WEIR OR A DROP (SHOWN HERE) IN THE SYSTEM ITSELF. PLEASE CONTACT OCEAN PROTECT TO DISCUSS OPTIONS

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OCEAN PROTECT
900 JELLYFISH ARRANGEMENT DRAWING
JF900 [ES] - DROP
SPECIFICATION LAYOUT DRAWING

DRAWING 1 SD

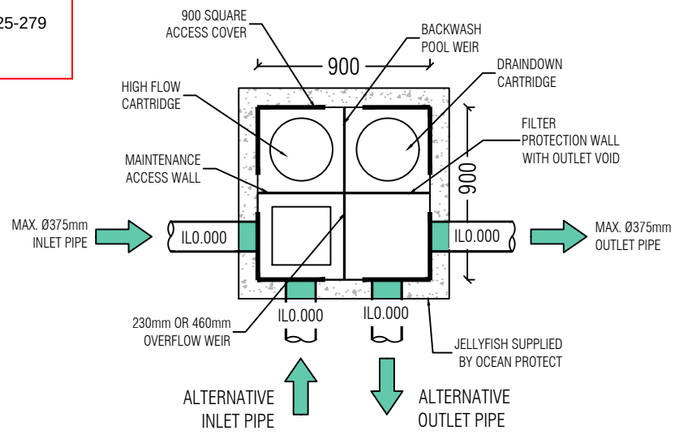
DATE: 09-07-2025 | DRAWN: S.C. | CHECKED: S.P.

Document Set ID: 3577579
Version: 2, Version Date: 21/01/2026

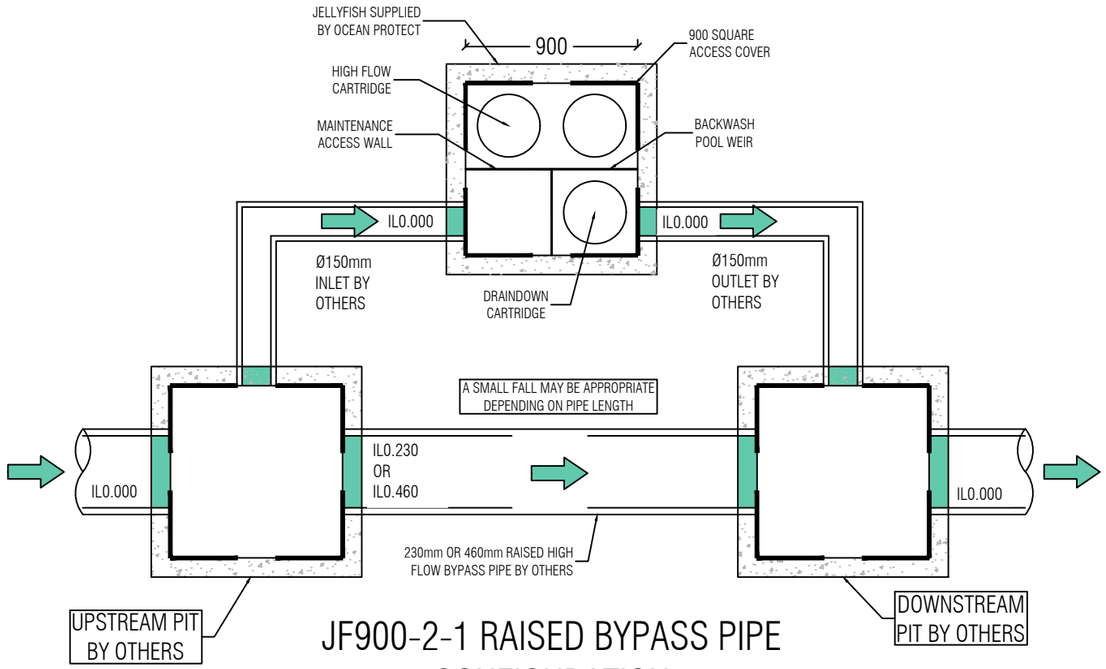
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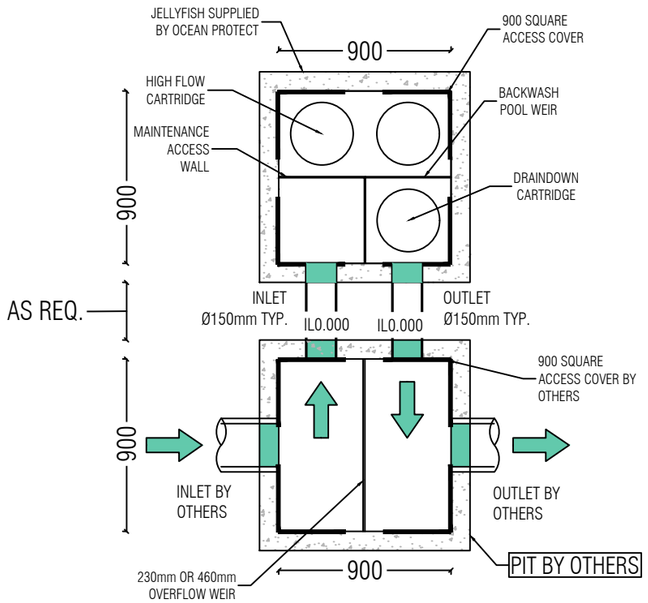
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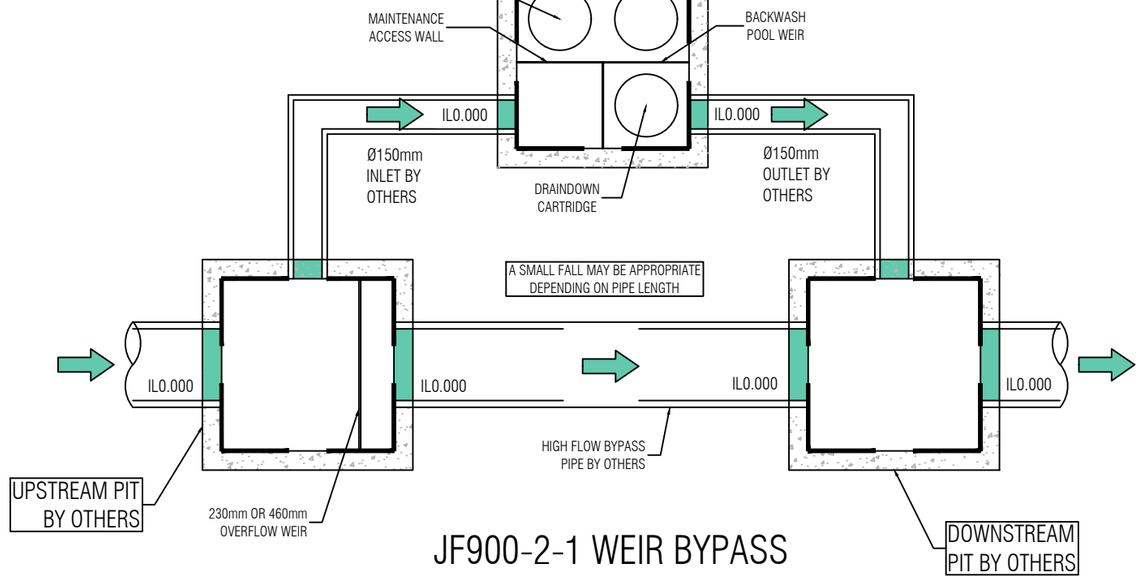
JF900-1-1 INTERNAL OFFLINE CONFIGURATION



JF900-2-1 RAISED BYPASS PIPE CONFIGURATION



JF900-2-1 ADJACENT 900SQ PIT CONFIGURATION



JF900-2-1 WEIR BYPASS CONFIGURATION

THE OPERATING HEAD REQUIRED FOR THE JELLYFISH SYSTEM CAN BE ACHIEVED USING A WEIR (SHOWN HERE) OR A DROP IN THE SYSTEM ITSELF. PLEASE CONTACT OCEAN PROTECT TO DISCUSS OPTIONS

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900 JELLYFISH ARRANGEMENT DRAWING
JF900 [ES] - WEIR
SPECIFICATION LAYOUT DRAWING

DRAWING 2 SD

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Version: 2, Version Date: 21/01/2026