DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-016
PROPOSED DEVELOPMENT:	Multiple Dwellings (5 new), Demolition and Works in the Road Reservation
LOCATION:	46 Elwick Road, Glenorchy
APPLICANT:	S Group
ADVERTISING START DATE:	27/11/2026
ADVERTISING EXPIRY DATE:	11/12/2026

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 **11/12/2026**.

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 **11/12/2026**, or for postal and hand delivered representations, by 5.00 pm on **11/12/2026**.

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: 3692890
Version: 1, Version Date: 25/11/2026

B. GRAY

UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY

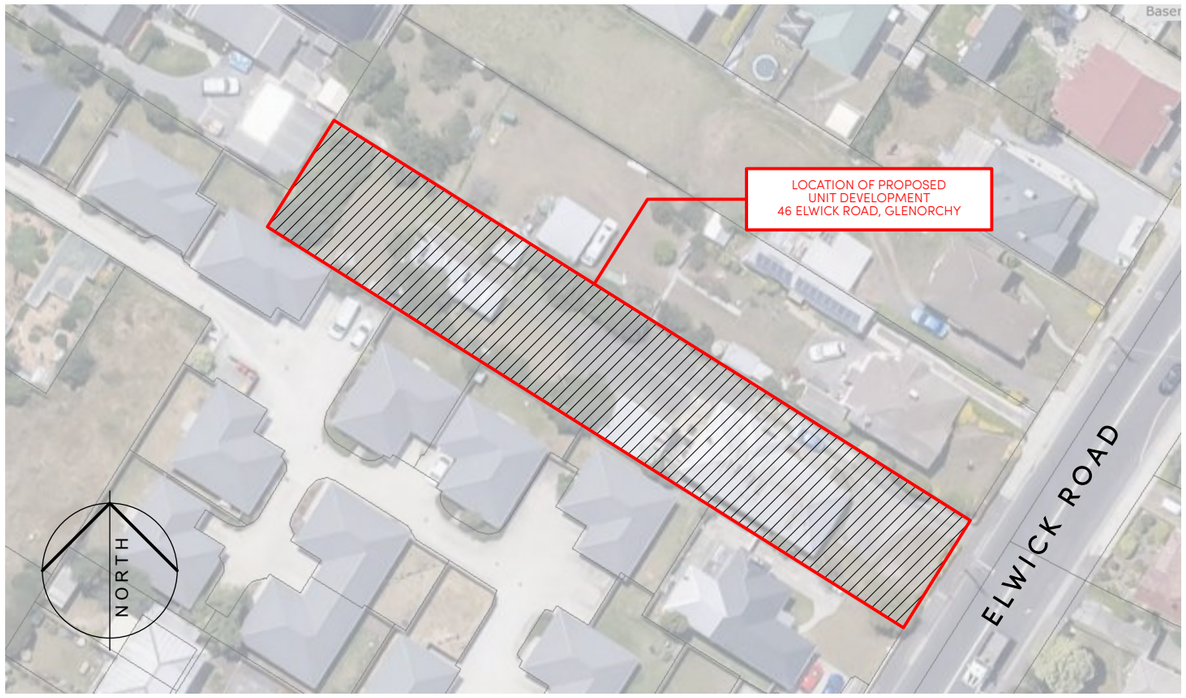
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-016

DATE RECEIVED: 18 November 2026

DRAWING SCHEDULE:

Sheet No:	Drawing:	Rev:	Revision Date:
A000	Cover	B	28/10/2026
A101	Site Plan - Demolition	B	28/10/2026
A102	Site Plan - Proposed	B	28/10/2026
A201	Typical Floor Plan - Units 1-3	B	28/10/2026
A202	Typical Floor Plan - Units 4-5	B	28/10/2026
A301	Typical Elevation Sheet 1	B	28/10/2026
A302	Typical Elevation Sheet 2	B	28/10/2026
A303	Typical Elevation Sheet 3	B	28/10/2026
A304	Typical Elevation Sheet 4	B	28/10/2026
A305	Typical 3D Renders	B	28/10/2026
A901	General Notes	B	28/10/2026



LOCATION PLAN

GENERAL INFORMATION:

Accredited Architect:	**Sam Haberle**	
Accreditation Number:	**CC5618 U**	
Land Title Reference Number:	**C.T. 214496/1**	(Certificate volume and folio)
Soil classification:	**(Refer Eng.)**	Site classification to AS 2870-2011 (Reference report author)
Wind Classification:	**TBA**	Site classification to AS 4055-2006 (Reference report author)
Climate Zone:	**7**	(www.abcb.gov.au map)
Alpine Area:	**N/A**	<300m AHD (NCC section H7D3)
Bushfire-prone Area BAL Rating:	**BAL LOW**	As determined by registered Bushfire Assessor
Corrosion environment:	**TBA**	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC section H1D6 Framing. Cladding and fixings to manufacturer's recommendations
Other Known site hazards:	**N/A**	High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors
Site Area:	**1394m²**	
Total Floor Area:	**465m² (93m² per unit)**	

APPROVAL ISSUE

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REVISION B	DATE 28/10/2026	DESCRIPTION Units 4 & 5 amended	
ADDRESS	46 Elwick Road, Glenorchy	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT	Ben Gray		DWG # A000-B
DWG	Cover	SCALE @ ISO A3 1:1 / DRAWN JE / CHKD JE	PROJECT# J009433

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WALL LEGEND

MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING WALLS TO BE DEMOLISHED.
x 20.123	EXISTING SPOT LEVEL.

SOLID WASTE MANAGEMENT PLAN NOTES

DEMOLITION:

1. ALL RECYCLABLE MATERIALS ARE TO BE SALVAGED & REUSED WHERE POSSIBLE; RESOURCE RECOVERY OPERATORS WILL BE ADVISED OF MATERIALS NOT REUSED.
2. NON-RECYCLABLE MATERIALS WILL BE DISPOSED OF WITHIN COUNCIL LANDFILL; ALL RELEVANT TIP FEES WILL BE COVERED BY THE DEVELOPER.
3. IF FOUND, ALL HAZARDOUS MATERIAL WILL BE DISPOSED OF AS PER DEPARTMENT OF JUSTICE WORKPLACE STANDARDS GUIDELINES BY LICENSED PERSONNEL ONLY.

DEMOLITION NOTES

GENERALLY DEMOLITION WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES & REGULATIONS 45, 46 & 47 OF THE BUILDING REGULATIONS (Tas.) 2016.

PROCEDURES & METHODS OF DEMOLITION MUST BE ADEQUATE TO PREVENT INJURY TO PERSONS & AVOID DAMAGE TO NEIGHBORING PROPERTIES.

ALL DEMOLISHED MATERIALS, RUBBISH & DEBRIS SHALL BE REMOVED FROM THE SITE ON COMPLETION OF DEMOLITION.

BEFORE REMOVING EXISTING WALLS SHOWN TO BE DEMOLISHED, BUILDER SHALL CONFIRM ON-SITE WHETHER THEY ARE LOADBEARING / BRACING OR NOT.

IF IT IS FOUND THAT THEY ARE LOADBEARING / BRACING, A STRUCTURAL ENGINEER MUST BE ENGAGED TO DETERMINE ANY BEAMS REQUIRED TO SUPPORT THESE EXISTING LOADS.

ALL REDUNDANT STORMWATER, SEWER AND WATER CONNECTIONS ASSOCIATED WITH THE DEMOLITION SHALL BE CUT & SEALED TO THE SATISFACTION OF COUNCIL'S SENIOR PLUMBING INSPECTOR.

THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE & VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS etc. & SEAL OFF EXISTING SERVICES. SEAL OFF & MAKE GOOD ALL FLOOR, WALL & ROOF PENETRATIONS.

GENERALLY, MAKE GOOD TO EXISTING FLOORS, WALLS & CEILINGS WHERE ALL DEMOLITION WORK OCCURS TO MATCH EXISTING AS & WHERE REQUIRED.

ASBESTOS NOTES

IMPORTANT:

IDENTIFY ASBESTOS OR ASBESTOS CONTAINING MATERIALS (ACM'S) AT THE SITE.

IF IN PLACE, REFER TO THE ASBESTOS REGISTER FOR DETAILS.

IF NOT IN PLACE, A THOROUGH INSPECTION IS TO BE UNDERTAKEN BY A SUITABLY 'COMPETENT' PERSON & RECORDED IN DETAIL IN AN ASBESTOS REGISTER.

ASBESTOS REMOVAL SHALL BE CARRIED OUT BY QUALIFIED PERSONNEL ONLY IN ACCORDANCE WITH RELEVANT STANDARDS / CODES OF PRACTICE (PREFERABLY 'CLASS A' ASBESTOS REMOVAL LICENCE HOLDERS ONLY), WITH A THOROUGH 'ASBESTOS MANAGEMENT PLAN' IN PLACE.

FURTHERMORE, IF MORE THAN 10 sqm. OF ASBESTOS IS TO BE REMOVED A VISUAL CLEARANCE CERTIFICATE FORM No: AR4 IS TO BE COMPLETED & SUBMITTED TO THE BUILDING SURVEYOR. RECORDS OF CORRECT DISPOSAL ARE TO BE SUBMITTED TO THE BUILDING SURVEYOR FOR ANY ASBESTOS REMOVED.

WARNING

BEWARE OF UNDERGROUND SERVICES. LOCATE ALL EXISTING SERVICES PRIOR TO CONSTRUCTION. THE LOCATION SHOWN ON PLANS ARE INDICATIVE ONLY AND PRECISE LOCATION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN ON PLAN.

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SEDIMENT RETENTION NOTES

1. GENERAL:
   - (a). Temporary drainage control. Flow should be diverted around the work site where possible.
   - (b). All drainage, erosion and sediment controls to be installed and be operational before commencing up-slope earthworks.
   - (c). All control measures to be inspected at least weekly and after significant runoff producing storms.
   - (d). Control measures may be removed when on-site erosion is controlled and 70% permanent soil coverage is obtained over all upstream disturbed land.
   - (e). In areas where runoff turbidity is to be controlled, exposed surfaces to be either mulched, covered with erosion control blankets or turfed if earthworks are expected to be delayed for more than 14 days.
   - (f). Straw bale sediment traps are a secondary option which generally should not be used if other options are available.
2. SEDIMENT FENCE:
   - (a). Not to be located in areas of concentrated flow.
   - (b). Normally located along the contour with a maximum catchment area 0.6 ha per 100m length of fence.
   - (c). Woven fabrics are preferred, non-woven fabrics may be used on small work sites, i.e. operational period less than 6 months or on sites where significant sediment runoff is not expected.
   - (d). Where fences need to be located across the contour the layout shall conform to 'Typical Layout Across Grade'.
   - (e). Fences are required 2m Min. from toe of cut or fill batters, where not practical one fence can be at the toe with a second fence 1m Min. away. Fence should not be located parallel with toe if concentration of flow will occur behind the fence.
3. TEMP. CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP.
   - (a). Adjacent stormwater runoff to be diverted away from entry/exit.
   - (b). Wheel - wash or spray unit may be required during wet weather.
4. Safety issues must be considered at all times, incorporate traffic control devices to the satisfaction of the superintendent.
5. All dimensions in millimetres unless indicated otherwise.

THIS DRAWING HAS BEEN CONSTRUCTED USING SURVEY INFORMATION FROM SURVEY PLUS - FILE No. SP2240-01, DATED: 20/09/2022.

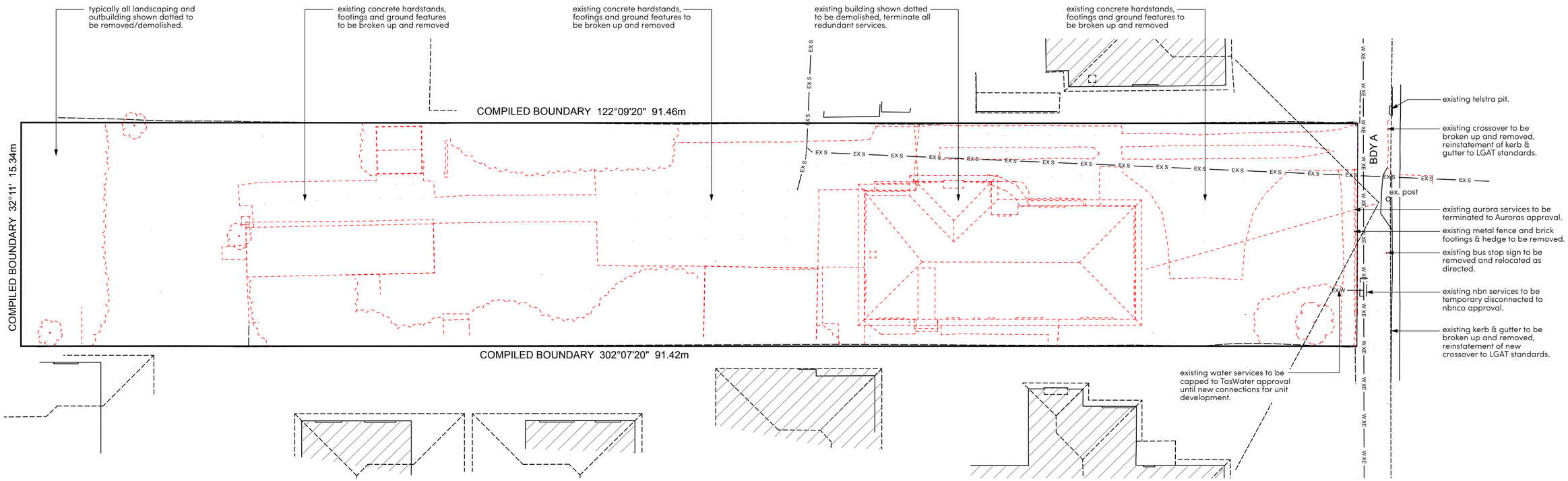
SOIL & WATER MANAGEMENT NOTES

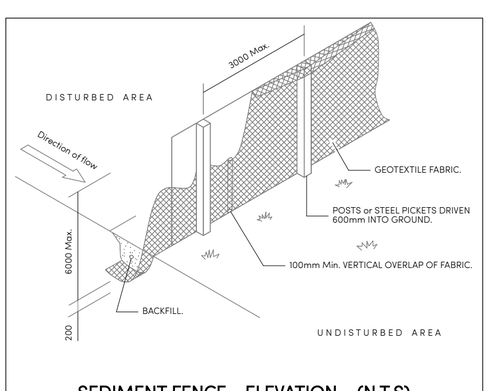
1. All runoff & sediment control structures will be inspected each working day & maintained in a functional condition.
2. all vegetation outside the building envelope will be retained.

SEDIMENT CONTROL FENCE NOTES

1. construct sediment fence as close as possible to parallel to the contours of the site.
2. drive 1.5m long star pickets into ground @ max. 3.0m spacings.
3. dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. backfill trench over base of fabric.
5. fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
6. join sections of fabric at a support post with 150mm overlap.

Area of ground disturbance = ± 220 sqm. (shown shaded).





SEDIMENT FENCE - ELEVATION (N.T.S)

GLENORCHY CITY COUNCIL PLANNING SERVICES

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NORTH

0 2 4 10

METRES

1 centimetre on this drawing represents 2 metres on the ground (i.e. 1:200).

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REVISION B	DATE 28/10/202 6	DESCRIPTION Units 4 & 5 amended	
ADDRESS 46 Elwick Road, Glenorchy		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT Ben Gray			DWG # A101-B
DWG Site Plan - Demolition		SCALE @ ISO A2 1:200	
		DRAWN JE	
		CHKD JE	PROJECT# J009433

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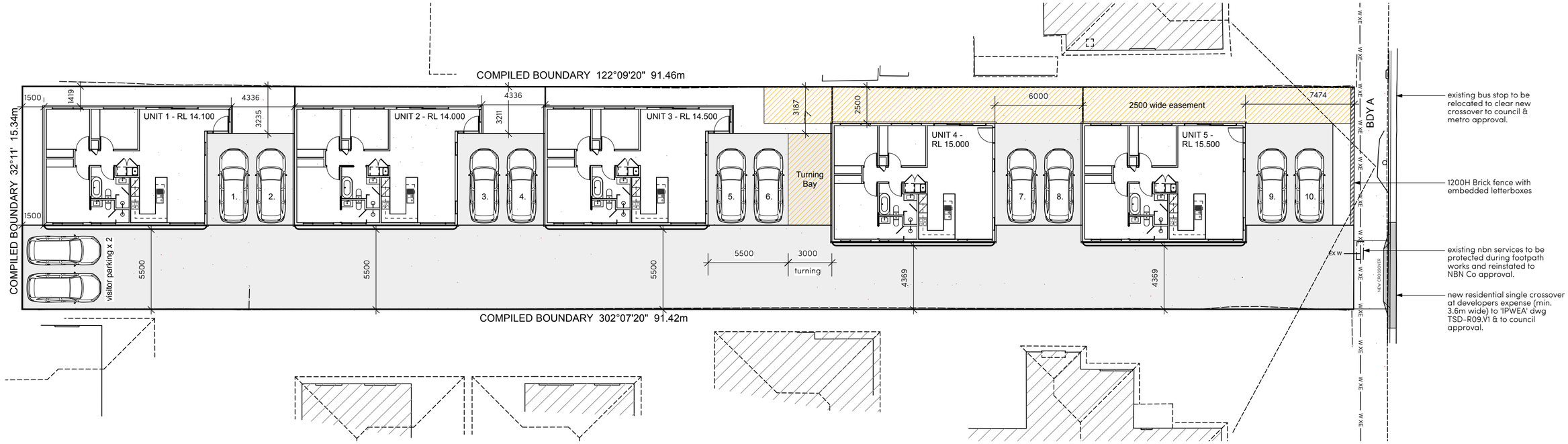
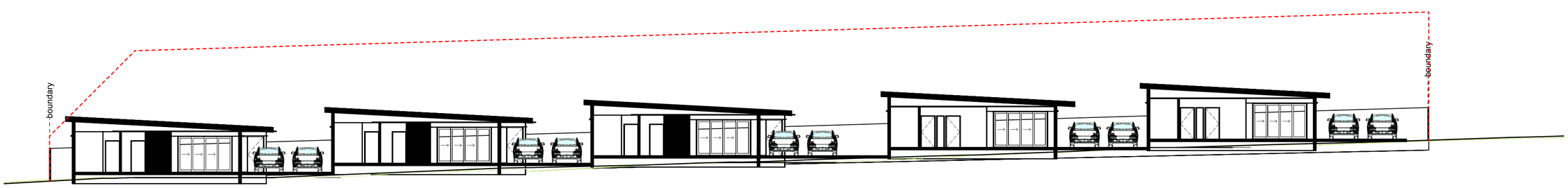


PROPOSED SITE PLAN



PROPOSED SITE ELEVATION



UNIT 1 - RL 14.100 UNIT 2 - RL 14.000 UNIT 3 - RL 14.500 UNIT 4 - RL 15.000 UNIT 5 - RL 15.500

PROPOSED SITE SECTION

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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NORTH

0 2 4 10 20

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ADDRESS 46 Elwick Road, Glenorchy	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS		ISSUE DA
CLIENT Ben Gray		SCALE @ ISO A2 1:200	DWG # A102-B
DWG Site Plan - Proposed		DRAWN JE	
		CHKD JE	PROJECT# J009433

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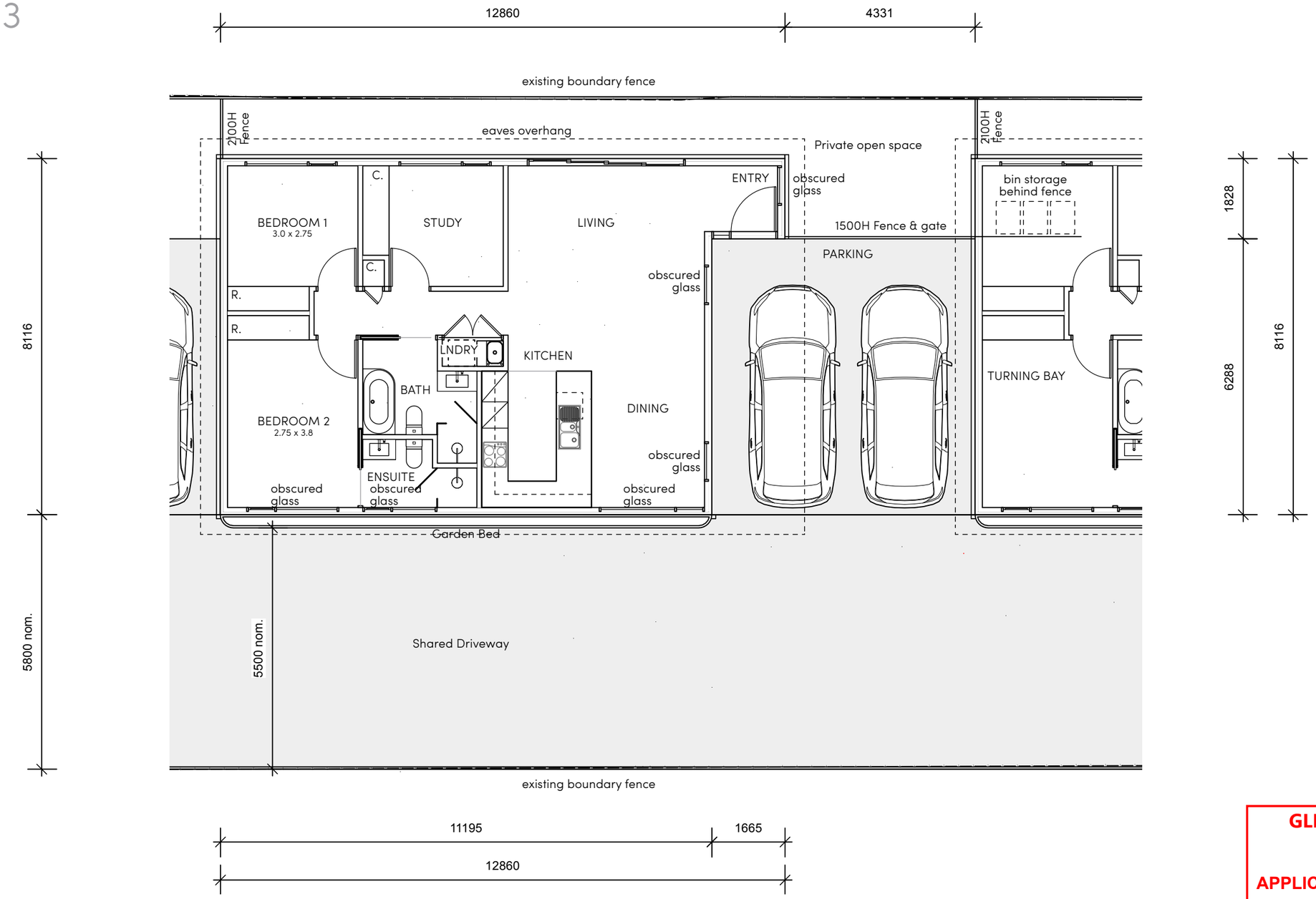
UNITS 1 –3



TYPICAL FLOOR PLAN – UNIT 2

UNIT 1 - RL 14.100
UNIT 2 - RL 14.000
UNIT 3 - RL 14.500

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ADDRESS	46 Elwick Road, Glenorchy	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT	Ben Gray		DWG # A201-B
DWG	Typical Floor Plan - Units 1-3	SCALE @ ISO A3 1:100	
		DRAWN JE	
		CHKD JE	PROJECT# J009433

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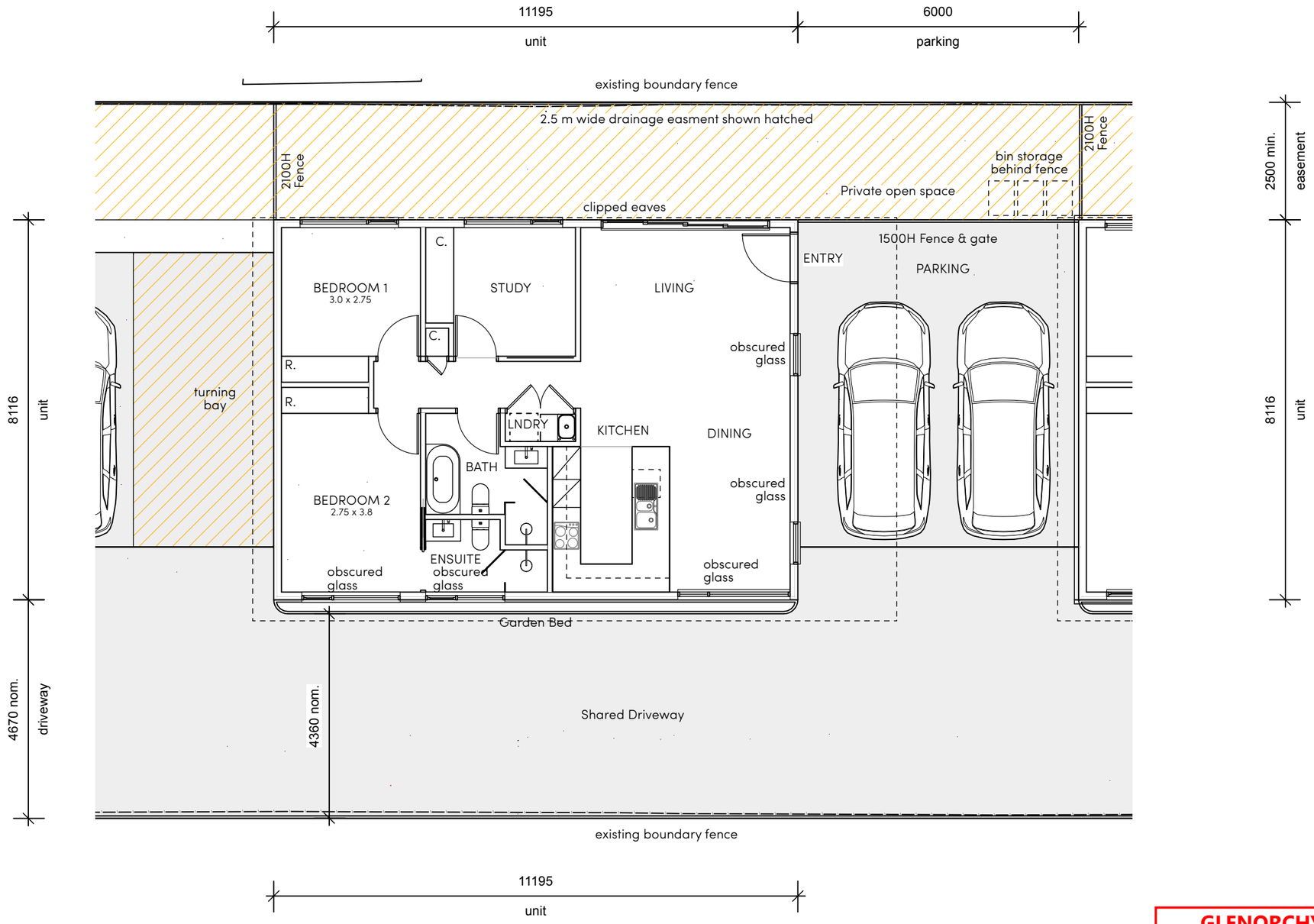
UNITS 4 - 5



TYPICAL FLOOR PLAN - UNIT 4

UNIT 4 - RL 15.000
UNIT 5 - RL 15.500

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CLIENT	Ben Gray		DWG # A202-B
DWG	Typical Floor Plan - Units 4-5	SCALE @ ISO A3 1:100	
		DRAWN JE	
		CHKD JE	PROJECT# J009433

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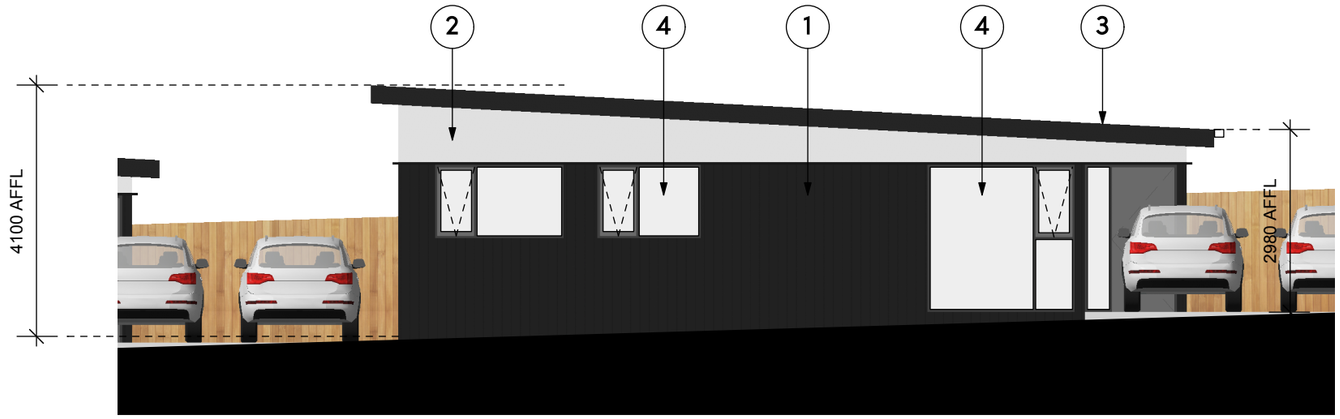
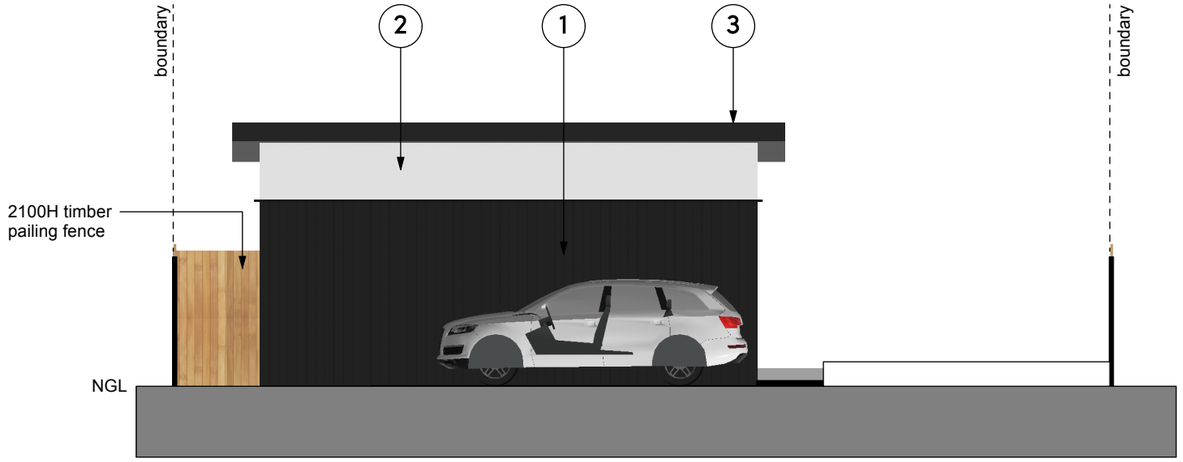
UNITS 1 –3



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

EXTERNAL MATERIALS & FINISHES

1. 9mm 'JAMES HARDIE' AXON PANEL FACADE SYSTEM. PAINT FINISH 'DULUX' MONUMENT, INSTALLATION TO MANUFACTURERS SPECIFICATIONS.
2. 9mm 'JAMES HARDIE' EASYLAP PANEL FACADE SYSTEM. PAINT FINISH 'DULUX' MONUMENT, INSTALLATION TO MANUFACTURERS SPECIFICATIONS.
3. COLORBOND ROOFING - COLOUR: MONUMENT. COLORBOND CAPPINGS, FLASHINGS, GUTTERS, DOWNPIPES & ACCESSORIES AS SELECTED. COLOUR AS SELECTED.
4. DOUBLE GLAZED ALUMINIUM WINDOW & DOOR FRAMES. POWDER COAT FINISH AS SELECTED.

NOTE:
PROPRIETARY WALLING / CLADDING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS / SPECIFICATIONS.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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CLIENT Ben Gray		SCALE @ ISO A3 1:100	DWG # A301-B
DWG Typical Elevation Sheet 1		DRAWN JE	
		CHKD JE	PROJECT# J009433

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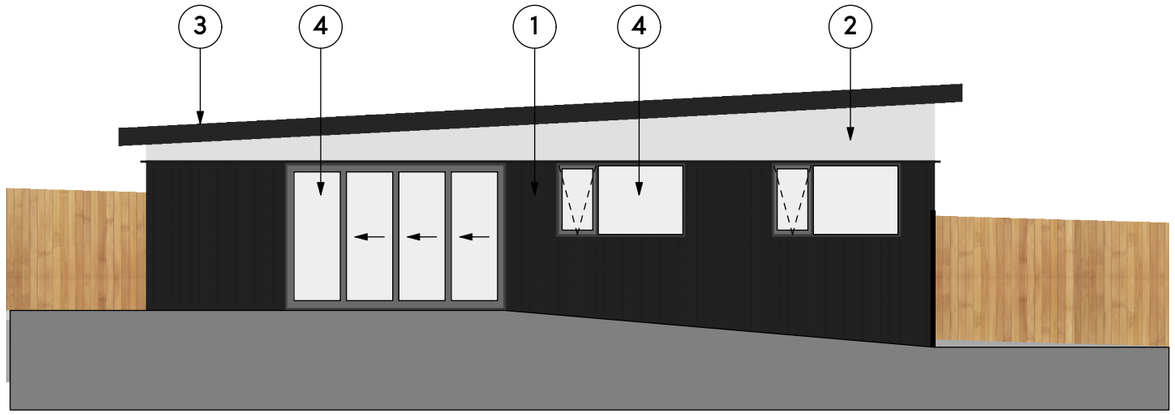
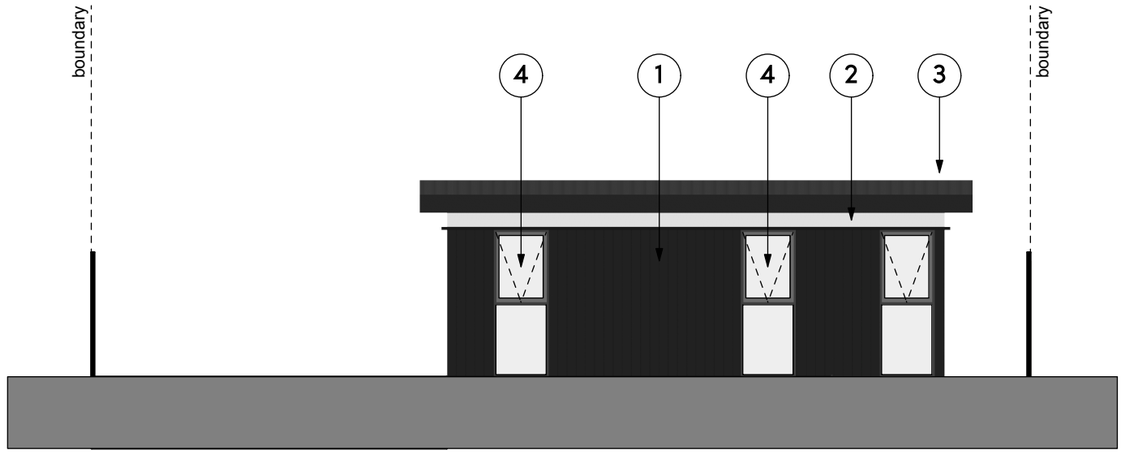
UNITS 1 –3



NORTH EAST ELEVATION



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CLIENT	Ben Gray	SCALE @ ISO A3 1:100	DWG # A302-B
DWG	Typical Elevation Sheet 2	DRAWN JE	
		CHKD JE	PROJECT# J009433

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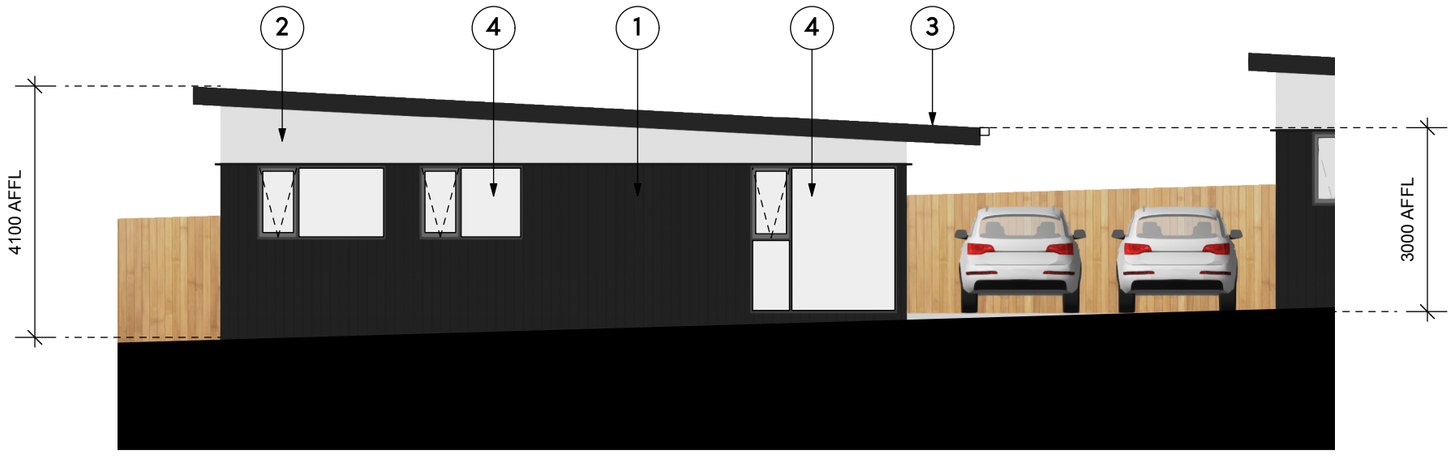
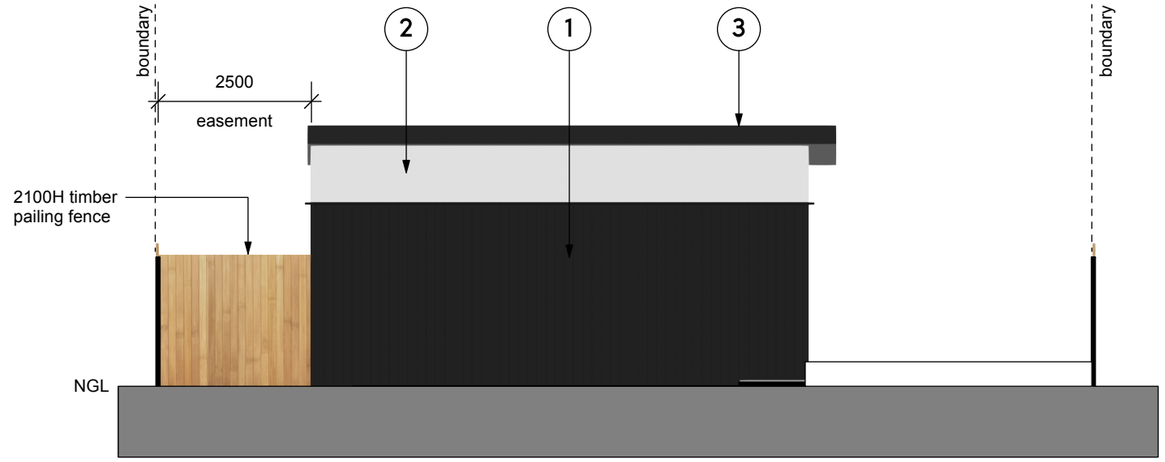
UNITS 4 - 5



SOUTH WEST ELEVATION



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REVISION B	DATE 28/10/2026	DESCRIPTION Units 4 & 5 amended	
ADDRESS 46 Elwick Road, Glenorchy	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS		ISSUE DA
CLIENT Ben Gray		SCALE @ ISO A3 1:100	DWG # A303-B
DWG Typical Elevation Sheet 3		DRAWN JE	
		CHKD JE	PROJECT# J009433

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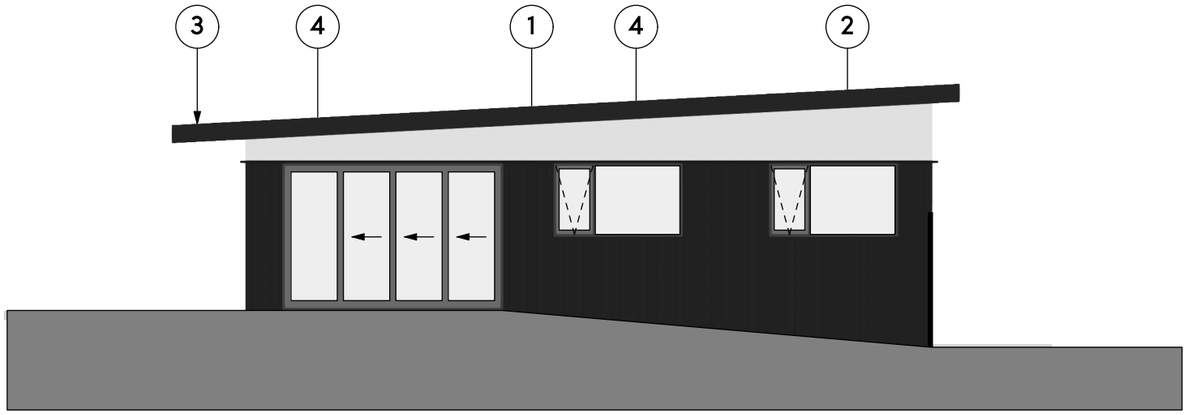
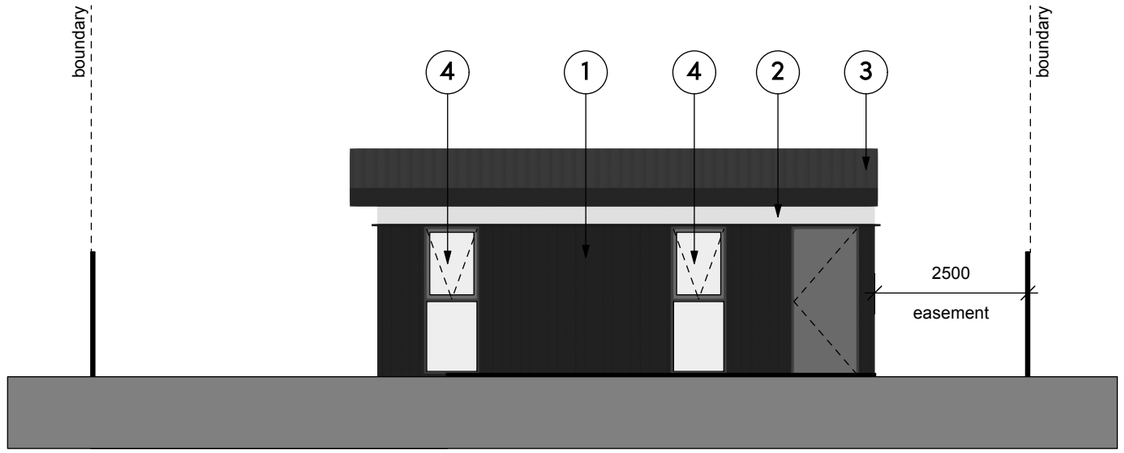
UNITS 4 - 5



NORTH EAST ELEVATION



NORTH WEST ELEVATION

EXTERNAL MATERIALS & FINISHES

1. 9mm 'JAMES HARDIE' AXON PANEL FACADE SYSTEM. PAINT FINISH 'DULUX' MONUMENT, INSTALLATION TO MANUFACTURERS SPECIFICATIONS.
2. 9mm 'JAMES HARDIE' EASYLAP PANEL FACADE SYSTEM. PAINT FINISH 'DULUX' MONUMENT, INSTALLATION TO MANUFACTURERS SPECIFICATIONS.
3. COLORBOND ROOFING - COLOUR: MONUMENT. COLORBOND CAPPINGS, FLASHINGS, GUTTERS, DOWNPIPES & ACCESSORIES AS SELECTED. COLOUR AS SELECTED.
4. DOUBLE GLAZED ALUMINIUM WINDOW & DOOR FRAMES. POWDER COAT FINISH AS SELECTED.

NOTE:
PROPRIETARY WALLING / CLADDING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS / SPECIFICATIONS.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-016

DATE RECEIVED: 18 November 2026

APPROVAL ISSUE

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ADDRESS	46 Elwick Road, Glenorchy	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT	Ben Gray		DWG # A304-B
DWG	Typical Elevation Sheet 4	SCALE @ ISO A3 1:100 / DRAWN JE / CHKD JE	PROJECT# J009433

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CLIENT Ben Gray			DWG # A305-B
DWG Typical 3D Renders		SCALE @ ISO A3 1:1	
		DRAWN JE	
		CHKD JE	PROJECT# J009433

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NCC 2022 - CLASS 1 & CLASS 10 BUILDINGS (GENERAL NOTES)

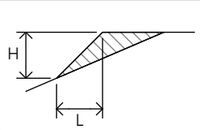
GENERAL NOTES

WHEN CARRYING OUT THE BUILDING WORK, A BUILDER (or owner builder) SHOULD BE FAMILIAR WITH GENERAL CONSTRUCTION PRACTICES, THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC 2022), HOUSING PROVISIONS 2022, AS WELL AS LOCAL COUNCIL RULES / REG'S.
A COPY OF ALL PLANNING, BUILDING & PLUMBING PERMITS, AND DRAWINGS STAMPED "APPROVED" BY THE LOCAL AUTHORITY MUST BE KEPT ON SITE.

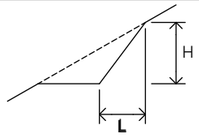
PART H1D3 - SITE PREPARATION

EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH PART H1D3 OF THE NCC 2022 & PART 3.2 OF THE HOUSING PROVISIONS 2022.
CUT & FILL GRADES TO BE TO RELEVANT SAA CODES, SUITABLE FOR SOIL CLASSES ENCOUNTERED (REFER TYPICAL DIAGRAM).``
THE BUILDER IS RESPONSIBLE FOR ENSURING THE NEW BUILDING WORKS ARE SET OUT BY A REGISTERED SURVEYOR IN ACCORDANCE WITH THE DRAWINGS.

PART 3.2.1 UNPROTECTED EMBANKMENTS (HOUSING PROVISIONS)



FILL
H = less than 2m



CUT
H = less than 2m

SOIL TYPE (# see Part 4.2.2 for material description)		EMBANKMENT SLOPES H:L	
		COMPACTED FILL (see Part 4.2)	CUT
STABLE ROCK (A#)		3:3	8:1
SAND (A#)		1:2	1:2
SILT (P#)		1:4	1:4
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS (P#)		NOT SUITABLE	NOT SUITABLE

NOTES:
1. RETAINING WALLS OR OTHER TYPES OF SOIL RETAINING METHODS MUST BE INSTALLED WHERE -
   (a) THE EMBANKMENT SLOPE IS STEEPER THAN THAT DESCRIBED IN THIS TABLE; OR
   (b) THE SOIL TYPE IS NOT DESCRIBED IN THIS TABLE.
2. EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION.

PART H1D4 - FOOTINGS & SLABS

FOOTING OR SLAB CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 2870, AND MUST COMPLY WITH PART H1D4 OF THE NCC 2022 & PART 4 OF THE HOUSING PROVISIONS 2022.
PILED FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AS 2159.
DESIGN & CERTIFICATION OF FOOTINGS & SLABS TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER.

PART H2D5 - SUB-FLOOR VENTILATION

PROVIDE SUB-FLOOR VENTILATION TO SUSPENDED FLOOR STRUCTURE TO COMPLY WITH PART H2D5 OF THE NCC 2022 & PART 6.2.1 OF HOUSING PROVISIONS 2022 AT A RATE OF NOT LESS THAN 6000mm^2 PER METER LENGTH OF WALL; AND END VENTS ARE NOT TO BE INSTALLED FURTHER THAN 600mm AWAY FROM EXTERNAL CORNERS.
FURTHERMORE, THE CLEARANCE BETWEEN THE GROUND SURFACE & THE UNDERSIDE OF THE LOWEST FLOOR FRAMING MEMBER MUST NOT BE LESS THAN 150mm.

PART H1D6 - TIMBER FRAMING

ALL TIMBER FLOOR, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH PART H1D6 OF THE NCC 2022 AND AS 1684.2.
DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER.

PART H1D6 - STRUCTURAL STEEL MEMBERS

ALL STRUCTURAL STEEL FLOOR, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH PART H1D6 (NCC 2022), PART 6.3 (HOUSING PROVISIONS 2022) AND AS 4100. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER.

ALL EXTERNAL STRUCTURAL STEEL MEMBERS & FIXING SHALL BE PROTECTED FROM CORROSION IN ACCORDANCE WITH PART 6.3.9 OF HOUSING PROVISIONS 2022. GENERALLY HOT DIP GALVANISED UNLESS NOTED OTHERWISE.

PART H1D6 - ROOF & WALL CLADDING

METAL ROOF CLADDING PROVIDED & INSTALLED IN ACCORDANCE WITH AS 1562.1 & PART H1D6 (NCC 2022) & PART 7 (HOUSING PROVISIONS 2022).

COLORBOND FINISH TO SHEET ROOFS (uno) AS SELECTED BY OWNER. ALL RIDGES, FASCIAS, BARGE ENDS, HIP ENDS AND ROOF PENETRATIONS MUST BE PROPERLY FLASHED AND SEALED (i.e. watertight). REFER TO ARCHITECTURAL DWGS FOR TYPICAL SARKING DETAILS AND EXTENT OF ROOF CLADDINGS.

ALL GUTTERS AND DOWNPIPES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 7.4 OF THE HOUSING PROVISIONS, AS/NZS 3500.3 or AS/NZS 3500.5 (domestic installations, Section 5).

REFER TO ARCHITECTURAL DWGS FOR TYPICAL GUTTER & FASCIA DETAILS.

PREFABRICATED TIMBER ROOF TRUSSES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CERTIFIED TRUSS DESIGN CRITERIA & PLAN SHOWING FIXING & BRACING DETAILS TO BE SUBMITTED TO THE BUILDING SURVEYOR PRIOR TO FRAME INSPECTION & INCLUDE ANY VARIATION REQUIRED TO LINTELS & STUDS TO ACCOUNT FOR CONCENTRATED LOADS.

WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH 7.5 OF THE HOUSING PROVISIONS 2022 & TO SPECIFIC MANUFACTURERS SPECIFICATIONS.

FLASHING TO WALL OPENINGS IN EXTERNAL WALL CLADDING IN ACCORDANCE WITH PART 7.5.6 OF THE HOUSING PROVISIONS 2022 USING MATERIALS THAT COMPLY WITH AS 2904.

PART H1D8 - GLAZING

GLAZED ASSEMBLIES (INTERNAL & EXTERNAL) ARE TO POSSESS INDUSTRY STANDARD COMPLIANCE LABELLING (THAT CAN BE IDENTIFIED DURING AN INSPECTION) or A CERTIFICATE OF COMPLIANCE TO AUSTRALIAN STANDARDS AS 1288 (glass-safety) & AS 2047 (windows-weatherproofing) WILL HAVE TO BE PROVIDED. GLAZING SHALL ALSO COMPLY WITH PART 8.2 (HOUSING PROVISIONS 2022).

THE INSTALLATION OF GLAZED ASSEMBLIES IS TO CORRESPOND WITH THE TOTAL U-VALUE & SHGC QUANTITIES SPECIFIED WITHIN THE APPROVED GLAZING CALCULATORS. PRIOR TO THE ISSUE OF THE CERTIFICATE OF FINAL INSPECTION A STATEMENT CONFIRMING THAT THE SPECIFIED GLAZING HAS BEEN INSTALLED IS TO BE SUBMITTED TO THE BUILDING SURVEYOR.

GLAZING IN BATHROOMS, INCLUDING SHOWER SCREENS, SHOWER DOORS, BATH ENCLOSURES & ASSOCIATED WINDOWS THAT ARE UNDER 2m MEASURED FROM THE FLOOR LEVEL UP MUST BE IN ACCORDANCE WITH PART 8.4.6 (HOUSING PROVSIONS 2022).

PART H3D6 - SMOKE ALARMS

SMOKE ALARMS SHALL COMPLY WITH PART H3D6 (NCC 2022) & PART 9.5 (HOUSING PROVISIONS 2022) & AS 3786, AND MUST BE DIRECTLY HARDWIRED INTO THE ELECTRICAL SYSTEM (MUST POSSESS BATTERY BACK-UP).
LOCATIONS AS PER CLAUSE 9.5.2 OF THE HOUSING PROVISIONS 2022.

REFER TO FLOOR PLANS FOR LOCATIONS. [S]

PART H4D2 - WET AREAS

WATERPROOFING OF ALL INTERNAL WET AREAS SHALL BE IN ACCORDANCE WITH PART H4D2 (NCC 2022), PART 10.2 (HOUSING PROVISIONS 2022) & AS 3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.

PROVIDE THE FOLLOWING AS SUBSTRATES:-
1). TIMBER FLOORS - 19mm 'YELLOWtongue R-flor' OR 18mm 'CEMINTEL' F.C. COMPRESSED SHEET WET AREA FLOORING or EQUIVALENT.
2). WALLS - 6mm 'CEMINTEL' F.C. WALLBOARD WET AREA LINING or 10mm 'GYPROCK AQUACHEK' WET AREA PLASTERBOARD.

PART H4D4 - ROOM HEIGHTS

MINIMUM CEILING HEIGHTS MUST COMPLY WITH PART H4D4 (NCC 2022) & PART 10.3 (HOUSING PROVISIONS 2022).

GENERALLY 2.4m, UNLESS IN A KITCHEN, HALL, BATHROOM, LAUNDRY OR GARAGE, WHERE A MINIMUM OF 2.1m IS ACCEPTABLE.

PART H4D5 - FACILITIES

FACILITIES TO COMPLY WITH PART H4D5 (NCC 2022) & PART 10.4 (HOUSING PROVISIONS 2022).

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST - OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH FIGURE 10.4.2, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.

H4D6 - LIGHT

NATURAL LIGHTING REQUIREMENTS IN ACCORDANCE WITH PART H4D6 (NCC 2022) & PART 10.5 (HOUSING PROVISIONS 2022).

PROVIDE ARTIFICIAL LIGHTING TO SANITARY COMPARTMENTS, BATHROOMS, SHOWER ROOMS, AIRLOCKS & LAUNDRIES IF NATURAL LIGHTING REQUIREMENT CAN NOT BE ACHIEVED AS PER 10.5.3 OF HOUSING PROVISIONS 2022 -

(a) AT A RATE OF NOT LESS THAN ONE LIGHT FITTING PER 16m^2 OF FLOOR AREA; OR (b) IN ACCORDANCE WITH AS/NZS 1680.0.

PART H4D7 - VENTILATION

VENTILATION REQUIREMENTS IN ACCORDANCE WITH PART H4D7 (NCC 2022) & PART 10.6 (HOUSING PROVISIONS 2022).
PROVIDE EXHAUST FANS IN TOILET, BATHROOMS AND A RANGEHOOD ABOVE KITCHEN HOTPLATES. INSTALL AND DUCT TO OUTSIDE AIR IN ACCORDANCE WITH AS 1668.2. REFER TO PLANS FOR LOCATION.

PART H4D9 - CONDENSATION MANAGEMENT

ALL PLIABLE BUILDING MEMBRANES INSTALLED IN A EXTERNAL WALL MUST BE IN ACCORDANCE WITH PART H4D9 (NCC 2022) & PART 10.8 (HOUSING PROVISIONS 2022), AS4200.1 & AS4200.2.

WHERE INSTALLED IN CLIMATE ZONES 6, 7 & 8 THE PLIABLE MEMBRANE MUST BE A VAPOUR PERMABLE MEMBRANE.

PLIABLE MEMBRANES MUST BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF THE WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF THE BUILDING TO COMPLY WITH 10.8.1.

ALL KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST BE INSTALLED IN ACCORDANCE WITH PART 10.8.2 (HOUSING PROVISIONS 2022).

EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST BE DISCHARGED VIA DUCT TO OUTDOOR AIR OR TO ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH PART 10.8.2 (HOUSING PROVISIONS 2022).

ALL ROOF SPACES MUST BE IN ACCORDANCE WITH NPART 10.8.3 (HOUSING PROVISIONS 2022).
WHERE EXHASUT FROM BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY ARE DISCHARGED INTO ROOF SPACE THE ROOF MUST BE VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS.

OPENINGS MUST HAVE A TOTAL UNOBSTRUCTED AREA IN ACCORDANCE WITH TABLE 10.8.3 - ROOF SPACE VENTILATION REQUIRMENTS.

(1) VENTILATION OPENINGS ARE SPECIFIED AS A MINIMUM FREE OPEN AREA PER METRE LENGTH OF THE LONGEST HORIZONTAL DIMENSION OF THE ROOF.

(2) FOR THE PURPOSES OF THIS TABLE, HIGH LEVEL OPENINGS ARE OPENINGS PROVIDED AT THE RIDGE OR NOT MORE THAN 900 MM BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF SPACE, MEASURED VERTICALLY.

PART HD2 - STAIR CONSTRUCTION

STAIRS SERVING HABITABLE ROOMS, INCLUDING EXTERNAL STAIRS MUST COMPLY WITH PART H5D2 (NCC 2022) & PART 11.2.2 (HOUSING PROVISIONS 2022).

IF OPEN TREADS ARE TO BE INCORPORATED INTO THE STAIR DESIGN, THEN THE Max. OPEN AREA OF THE RISER IS NOT TO EXCEED 124mm.

STAIR TREADS MUST HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.

STAIR TREADS -	Min. 240mm	Max. 355mm
STAIR RISERS -	Min. 115mm	Max. 190mm
SLOPE RELATIONSHIP: 2 RISERS + 1 GOING =	Min. 550mm	Max. 700mm

DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (Min. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm.

PART H5D3 - BALUSTRADES & HANDRAILS

BALUSTRADE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF PART H5D3 (NCC 2022) & PART 11.3 (HOUSING PROVISIONS 2022).

PROVIDE 1000mm HIGH (Min.) BALUSTRADE TO ANY DECK, LANDING, BALCONY OR
THE LIKE 1000mm OR MORE ABOVE ADJOINING FLOOR OR FINISHED GROUND LEVEL; & PROVIDE 865mm HIGH (Min.) BALUSTRADE TO STAIRS; & NO OPENINGS WITHIN ANY PART OF THE BALUSTRADE ARE TO BE GREATER THAN 124mm.

PROVIDE 865mm HIGH (Min.) CONTINUOUS HANDRAIL TO AT LEAST ONE SIDE OF FLIGHT OF STAIRS OR RAMPS.

WIRE BALUSTRADES MUST BE CONSTRUCTED IN ACCORDANCE WITH PART 11.3.6 (HOUSING PROVISIONS 2022), SPECIFICALLY CLAUSE 11.3.4 (9) & TABLE 11.3.6a.

TYPICALLY (TABLE 11.3.6 - WIRE BALUSTRADE CONSTRUCTION):

TYPICALLY, WIRE Ø 3.0mm - 7x7 LAY - Max. 80mm WIRE SPACINGS.
POSTS @ Max. 1500mm cts. (Min. REQUIRED TENSION = 1083N).

TYPICALLY, WIRE Ø 3.0mm - 1 x 19 LAY - Max. 80mm WIRE SPACINGS.
POSTS @ Max. 1200mm cts. (Min. TENSION = 1025N).

GLASS BALUSTRADES TO COMPLY WITH AS 1288, SECTION 7 (2006).

PART H6 - ENERGY EFFICIENCY

ALL RELEVANT BUILDING WORKS SHALL COMPLY WITH PART H6 (energy efficiency) OF THE NCC 2022 & PART 13 OF THE HOUSING PROVISIONS 2022.
NOTE: GARAGE AREAS ARE NOT REQUIRED TO COMPLY WITH THIS SECTION.

REQUIRED MINIMUM TOTAL R-VALUES TO COMPLY WITH PARTS 13.2 - BUILDING FABRIC FOR CLIMATE ZONE 7.

ALL BULK & REFLECTIVE THERMAL INSULATION MUST COMPLY WITH AS/NZS 4859.1, AND SHALL BE INSTALLED IN ACCORDANCE WITH PART 13.2 (HOUSING PROVISIONS 2022), TO FORM A CONTINUOUS BARRIER WITH THE ROOF, CEILINGS, WALLS & FLOORS.

BUILDING SEALING MUST COMPLY WITH PART 13.4 (HOUSING PROVISIONS 2022).

ALL OPENABLE WINDOW SASHES AND AROUND EDGES OF EXTERNAL DOORS SHALL BE FITTED WITH SELF ADHESIVE FOAM OR RUBBER COMPRESSIBLE SEALS.

ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND ANY OPENING SUCH AS A WINDOW OR DOOR IN AN EXTERNAL WALL MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE BY ENSURING INTERNAL LININGS AT CEILING, WALL AND FLOOR JUNCTIONS ARE CLOSE FITTING OR SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

EXHAUST FANS MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OR THE LIKE.

HOT WATER SUPPLY SYSTEM SHALL BE DESIGNED & INSTALLED IN ACCORDANCE WITH SECTION 8 OF AS/NZS 3500.4 or CLAUSE 3.38 OF AS/NZS 3500.5 .

THE FIRST 500mm OF PIPE FROM ANY HOT WATER STORAGE UNIT MUST BE INSULATED WITH Min. 19mm OF CLOSED CELL POLYMER (inside building) OR 25mm OF CLOSED CELL POLYMER (outside building).

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BEN GREY
UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010

DRAWING INDEX

DRG No.	DRAWING TITLE	REV.	ISSUE DATE
C001	DRAWING INDEX AND NOTES	C	09.11.2026
C020	OVERALL SITE & DEMOLITION PLAN	C	09.11.2026
C200	SITEWORKS PLAN 1	C	09.11.2026
C201	DRIVEWAY LONG. SECTION	C	09.11.2026
C202	SITEWORKS PLAN 2	C	09.11.2026
C203	SITE WORKS PLAN 3	C	09.11.2026
C400	STORMWATER PLAN 1	C	09.11.2026
C401	STORMWATER PLAN 2	C	09.11.2026
C402	STORMWATER LONGITUDINAL SECTION	C	09.11.2026
C500	SEWER PLAN	C	09.11.2026
C501	SEWER LONGITUDINAL SECTION	C	09.11.2026
C600	WATER PLAN	C	09.11.2026
C700	DETAILS	C	09.11.2026

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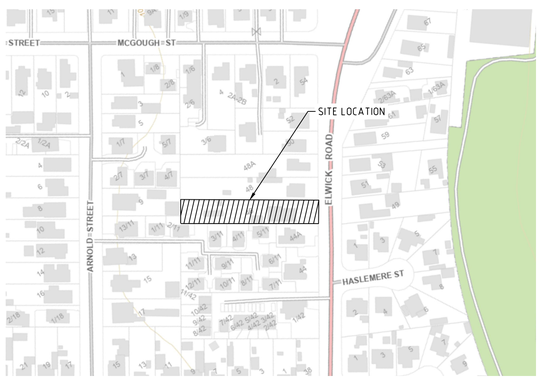

LOCALITY PLAN
SCALE 1:2000

RESIDENTIAL CIVIL NOTES

GENERAL

G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO GANDY AND ROBERTS FOR CLARIFICATION. THE DETAILS NOTED WITHIN THE DRAWING SET TAKE PRECEDENCE OVER THE NOTES ON THIS DRAWING.

G2 SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS.

G3 DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN EXCAVATIONS AND STRUCTURES IN A STABLE CONDITION AND ENSURE THAT NO PART IS OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

G4 LOCATION AND VERIFICATION OF EXISTING SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. PROTECT ALL EXISTING SERVICES AND OTHER INFRASTRUCTURE FROM DAMAGE DURING CONSTRUCTION.

G5 THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING WHATEVER DILAPIDATION SURVEYS OF EXISTING BUILDINGS/INFRASTRUCTURE THEY CONSIDER NECESSARY PRIOR TO CONSTRUCTION COMMENCING, AND CONSULTATION WITH ADJOINING LAND OWNERS TO MINIMISE DISRUPTION TO SERVICES/ACCESS ETC. DURING CONSTRUCTION.

G6 SURVEY INFORMATION HAS BEEN SUPPLIED BY SURVEY PLUS FOR THE PURPOSES OF PREPARING THE DESIGN DRAWINGS.

G7 IF PROTECTION WORKS ARE REQUIRED THE CONTRACTOR SHALL ADVISE THE PROPERTY OWNER THAT THEY ARE REQUIRED TO NOTIFY ADJOINING PROPERTY OWNERS OF THEIR INTENTION TO UNDERTAKE PROTECTION WORKS IN ACCORDANCE WITH PART 6 OF THE BUILDING ACT 2016. THE CONTRACTOR SHALL REFER THE PROPERTY OWNER TO FORM 6 - NOTICE FOR PROPOSED PROTECTION WORK AVAILABLE ON THE CBOS WEBSITE. THE CONTRACTOR SHALL NOT COMMENCE WORKS UNTIL CONFIRMATION HAS BEEN RECEIVED FROM THE PROPERTY OWNER THAT THIS PROCESS HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2016.

G8 AS CONSTRUCTED DRAWINGS SHALL BE PROVIDED BY THE RELEVANT CONTRACTOR IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

TEMPORARY WORKS

T1 THE CONTRACTOR IS REQUIRED TO CARRY OUT ALL TEMPORARY WORKS NECESSARY TO ENABLE COMPLETION OF THE WORKS (INCLUDING THE ENGAGEMENT OF SUITABLY QUALIFIED DESIGNERS AND IS RESPONSIBLE FOR ALL ASSOCIATED COSTS), THIS INCLUDES (BUT IS NOT LIMITED TO) THE FOLLOWING: PRECAST PANEL PROPPING, FORMWORK, SCAFFOLDING, SHORING, BACK PROPPING OF SUSPENDED SLABS.

APPROVALS

A1 THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT VALID BUILDING AND PLUMBING PERMITS ARE IN PLACE FOR THE WORK.

A2 WORKS WITHIN THE PUBLIC ROAD RESERVE REQUIRE A ROAD OPENING PERMIT FROM THE LOCAL AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND ENSURING THAT A VALID PERMIT IS IN PLACE FOR THE WORK.

A3 THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS REQUIRED BY THE LOCAL AUTHORITY'S PLUMBING AND ENGINEERING INSPECTORS.

A4 A MINIMUM OF 24 HOURS NOTICE IS REQUIRED FOR GANDY AND ROBERTS TO ATTEND THE SITE. DO NOT RELY UPON SMS OR EMAIL TO COMMUNICATE REQUESTS - MAKE CONTACT WITH OUR OFFICE TO CONFIRM ATTENDANCE.

A5 PHOTOGRAPHIC DOCUMENTATION IS NOT AN ADEQUATE BASIS TO PROCEED BEYOND A HOLD POINT UNLESS APPROVED BY GANDY AND ROBERTS.

WORK HEALTH AND SAFETY

HS1 THE MAIN CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT, REGULATIONS, AND ALL RELEVANT CODES OF PRACTICE.

HS2 THE GANDY AND ROBERTS DESIGN SAFETY REPORT 26.0061 REVISION A FORMS AN INTEGRAL PART OF THIS DOCUMENTATION. THIS REPORT IDENTIFIES SAFETY RISKS AND PROPOSES CONTROL MEASURES TO BE FOLLOWED BY THE CONTRACTOR AND THE BUILDING OPERATOR. CONTROLS AND HAZARDS REQUIRING MORE EXPLANATION THAN IN THE SAFETY REPORT ARE HIGHLIGHTED IN OUR DRAWINGS WITH AN EXCLAMATION MARK IN THE TRIANGLE SYMBOL AS SHOWN:

HS3 SHOULD THE MAIN CONTRACTOR OR SUB-CONTRACTORS IDENTIFY OMISSIONS OR ERRORS IN THE SAFETY REPORT RELATED TO THE SCOPE OF GANDY AND ROBERT'S WORK ON THE PROJECT, OR HAVE SAFER WAYS OF WORKING, THEY SHOULD CONTACT GANDY AND ROBERTS PRIOR TO CONSTRUCTION.

HS4 SHOULD THE MAIN CONTRACTOR PROPOSE AN ALTERNATIVE DESIGN, THIS SHALL BE PRESENTED WITH APPROPRIATE SAFETY RISK PLANNING TO GANDY AND ROBERTS FOR REVIEW.

EARTHWORKS

E1 EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" WITH TESTING METHODS IN ACCORDANCE WITH AS1289 "METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES".

E2 THE EXISTING SURFACE INCLUDING VEGETATION AND DEBRIS UNDER TRAFFICABLE PAVED AREAS SHALL BE TOTALLY REMOVED. THE LAYER TO BE REMOVED INCLUDES ANY MATERIAL THAT MAY BE UNSUITABLE TO SUPPORT THE PAVEMENT.

DRIVEWAY APRONS

DA1 KERB CROSSINGS AND DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA - IPWEA STANDARD DRAWINGS, REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD".

DRIVEWAY PREPARATION

D1 FILLING USED FOR THE SUPPORT OF THE DRIVEWAY SHALL BE CONTROLLED FILL OR ROLLED FILL, SPREAD UNIFORMLY AND ADEQUATELY COMPACTED IN ACCORDANCE WITH THE FOLLOWING:

- CONTROLLED FILL: SAND/GRAVEL FILL UP TO 800 mm DEEP SHALL BE COMPACTED BY A VIBRATING PLATE OR VIBRATING ROLLER. THE MATERIAL SHALL BE COMPACTED IN LAYERS NOT MORE THICK 300 mm THICK.
  CLAY FILL UP TO 400 mm DEEP SHALL BE COMPACTED BY A MECHANICAL ROLLER. THE MATERIAL SHALL BE COMPACTED IN LAYERS NOT MORE THAN 150 mm THICK. CLAY FILL SHALL BE MOIST DURING COMPACTION.
- ROLLED FILL: ROLLED FILL UP TO 600 mm DEEP SHALL BE COMPACTED BY REPEATED ROLLING WITH AN EXCAVATOR OR SIMILAR EQUIPMENT. SAND/ GRAVEL FILL UP TO 600 mm DEEP SHALL BE COMPACTED IN LAYERS NOT MORE THAN 300 mm THICK. CLAY FILL UP TO 300 mm DEEP SHALL BE COMPACTED IN LAYERS NOT MORE THAN 150 mm THICK.

LAYER THICKNESSES ABOVE REFER TO COMPACTED THICKNESSES.

COMPACTION MAY BE VERIFIED BY PROOF ROLLING USING A SINGLE REAR AXLE TRUCK DRIVEN AT WALKING SPEED WITH A MINIMUM 8 TONNE REAR AXLE LOAD AND A TYRE PRESSURE OF 550 kPa. COMPACTION IS ADEQUATE WHEN NO VISIBLE MOVEMENT IS OBSERVED.

D2 THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE FOLLOWING:

- LOOSE SOIL OR SOIL CONTAINING ORGANIC MATERIALS SHALL BE REMOVED.
- THE FORMATION SHALL BE TRIMMED TO WITHIN +0, -25 mm OF THE DESIGN LEVEL AND COMPACTED IF THE NATURAL SOIL IS NOT FIRM.
- LOCAL SOFT SPOTS SHALL BE WELL COMPACTED IN LAYERS NO GREATER THAN 150 mm COMPACTED TO PROVIDE LEVELS OF STRENGTH AND STIFFNESS SIMILAR TO THE REMAINDER OF THE SUBGRADE.
- ANY SERVICES BELOW THE AREA ON WHICH THE PAVEMENT IS TO BE CONSTRUCTED ON SHALL BE PROTECTED FROM DAMAGE.
- THE MOISTURE CONTENT OF THE SUBGRADE AND FILL SHALL BE ADJUSTED TO ENSURE ADEQUATE COMPACTION.

D3 THE SUB-BASE SHALL BE PREPARED IN ACCORDANCE WITH THE FOLLOWING:

- THE SUB-BASE SHALL COMPRISE WELL GRADED CRUSHED ROCK AND GRAVEL WITH A MAXIMUM PARTICLE SIZE OF 53 mm AND WITH A MAXIMUM CLAY CONTENT OF 6% BY MASS (40 mm FCR).
- THE GRANULAR SUB-BASE MATERIAL SHALL BE SPREAD UNIFORMLY AND ADEQUATELY COMPACTED IN 100 mm MAXIMUM LAYERS WITH AT LEAST FOUR PASSES OF A VIBRATING PLATE COMPACTOR. FOR DEVELOPMENTS REQUIRING ACCESS BY WASTE COLLECTION TRUCKS A VIBRATING STEEL ROLLER SHALL BE UTILISED TO ACHIEVE ADEQUATE COMPACTION.
  A PASS IS DEFINED AS TRAVEL ACROSS ONE FULL LENGTH OF THE AREA BEING COMPACTED.
- THE SUB-BASE SHALL BE FINISHED TO WITHIN ±10 mm OF THE DESIGN LEVEL.

D4 THE BASE COURSE SHALL BE PREPARED IN ACCORDANCE WITH THE FOLLOWING:

- THE BASE SHALL COMPRISE WELL GRADED CRUSHED ROCK AND GRAVEL WITH A MAXIMUM PARTICLE SIZE OF 26.5 mm AND WITH A MAXIMUM CLAY CONTENT OF 6% BY MASS (20 mm FCR).
- THE GRANULAR BASE MATERIAL SHALL BE SPREAD UNIFORMLY AND ADEQUATELY COMPACTED IN 100 mm MAXIMUM LAYERS WITH AT LEAST FOUR PASSES OF A VIBRATING STEEL ROLLER.
- THE BASE SHALL BE FINISHED TO WITHIN ±10 mm OF THE DESIGN LEVEL.
- THE SURFACE OF THE PREPARED BASE SHALL NOT DEVIATE BY MORE THAN 10 mm FROM A 3 m LENGTH OF THE DESIGN PROFILE.

DRIVEWAY CONCRETE PAVEMENT

C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.

C2 CONCRETE GRADES (UNLESS NOTED OTHERWISE ON THE DRAWINGS) :

ELEMENT	GRADE	ELEMENT	GRADE
GENERAL	N25	BLINDING	N15
FOOTINGS	N20	PAVEMENT	N25

C3 CONCRETE SHALL NOT BE POURED WHEN THE SITE TEMPERATURES ARE BELOW 5°C.

C4 THE SURFACE ON WHICH THE CONCRETE IS TO BE PLACED SHALL BE IN A DAMP CONDITION AT THE TIME OF PLACEMENT BUT NO PONDING OF WATER SHALL BE EVIDENT.

C5 CONCRETE SHALL BE CURED BY CONTINUOUS WETTING (WATER SPRAY, PONDING OR IRRIGATED HESSIAN) OR APPLICATION OF AN IMPERMEABLE MEMBRANE (SECURED PLASTIC OR CURING COMPOUND) FOR AN APPROPRIATE PERIOD OF TIME (NOT LESS THAN 3 DAYS). IN HOT DRY AND WINDY WEATHER SPRAY THE SURFACE WITH ALIPHATIC ALCOHOL WHILE CONCRETE IS PLASTIC, WATER CURE FOR AT LEAST 24 HOURS THEN COVER WITH IMPERMEABLE MEMBRANE (OR CONTINUE TO WATER CURE) FOR A FURTHER 2 DAYS.

C6 CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY GANDY AND ROBERTS. SAWN JOINTS SHALL BE CUT ONE THIRD OF THE WAY THROUGH A SLAB, THROUGH THE TOP MESH FOR 100 mm SLABS AND IN THICKER SLABS THE MESH SHALL BE PLACED TO AVOID BEING CUT. UNLESS NOTED ELSEWHERE, SAWN JOINTS SHALL BE AT 4.5 m CENTRES AND AT POINTS OF CHANGES IN GEOMETRY AND CONSTRUCTION JOINTS AT 18 m WITH JOINTED AREAS TO HAVE A PLAN ASPECT RATIO NO SLENDERER THAN 1:2.

C7 REINFORCEMENT SHALL BE DEFORMED, 500 MPa YIELD STRENGTH, NORMAL (N) DUCTILITY IN ACCORDANCE WITH AS/NZS 4671 FOR BARS AND LOW (L) DUCTILITY FOR MESH.

C8 FORMWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 3610 AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

C9 ALL STEEL ITEMS TO BE CAST INTO THE CONCRETE SURFACE SHALL BE HOT DIP GALVANISED.

DRIVEWAY ASPHALT PAVEMENT

DA1 THE SUBGRADE SHALL BE SPRAYED WITH A SOIL STERILISER TO PREVENT UNWANTED PLANT GROWTH.

DA2 ASPHALT SHALL BE AC7 FOR PEDESTRIANS ONLY OR AC10 FOR TRAFFICABLE AREAS.

DA3 PRIOR TO LAYING THE ASPHALT THE SURFACE SHALL BE FREE OF SURFACE WATER OR LOOSE MATERIAL AND DUST. IMMEDIATELY PRIOR TO PLACING THE ASPHALT, THE SURFACE OF THE BASE SHALL BE LIGHTLY SPRAYED WITH A BITUMINOUS EMULSION.

DA4 THE ASPHALT PAVEMENT SHALL BE COMPACTED WHILE HOT (ABOVE 140°C) TO ACHIEVE A DENSE, SMOOTH SURFACE, FREE OF ROLLER MARKS OR LOOSE MATERIAL.

DA5 FINISHED SURFACE LEVELS SHALL BE WITHIN ±10 mm OF THE DESIGN LEVEL AT ANY POINT. THE SURFACE ON A PLANE SECTION SHALL NOT DEVIATE BY MORE THAN 10 mm FROM THE BOTTOM OF A 3 m LONG STRAIGHT EDGE LAID IN ANY DIRECTION.

STORMWATER

SW1 STORMWATER PROPERTY CONNECTIONS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA - IPWEA STANDARD DRAWINGS, REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD".

SW2 PRIVATE STORMWATER INSTALLATION, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3:2021 AND THE NATIONAL CONSTRUCTION CODE 2022 VOLUME 3 PLUMBING CODE OF AUSTRALIA.

SW3 PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 5% ANNUAL EXCEEDANCE PROBABILITY (AEP) STORMS.

SW4 PRIVATE BELOW GROUND PIPEWORK AND FITTINGS SHALL BE PVC-U DWV WITH A MINIMUM NOMINAL DIAMETER OF 100 mm. DN100 PIPES TO BE CLASS SN6 AND FOR DN150 PIPES OR GREATER SN4 UNLESS NOTED OTHERWISE ON THE DRAWINGS. SOLVENT CEMENT JOINTS SHALL BE USED UNLESS NOTED OTHERWISE ON THE DRAWINGS.

SW5 TRENCHES SHALL BE BACKFILLED WITH MATERIAL EXCAVATED FROM THE TRENCH PROVIDING THAT THE MATERIAL IS FREE FROM BUILDER'S WASTE OR ROCKS/HARD MATTER LARGER THAN 25 mm, AND SOIL LUMPS LARGER THAN 75 mm, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IN TRAFFICABLE AREAS TRENCH FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 100 mm AND COMPACTED WITH AT LEAST FOUR PASSES OF A VIBRATING PLATE COMPACTOR. UPRIGHT/VERTICAL TAMPER RAMMERS ARE NOT TO BE USED FOR COMPACTION OVER PIPES.

SW6 MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1% UNLESS NOTED OTHERWISE ON THE DRAWINGS. PAVED AREAS SHALL BE SHAPED TO DRAIN TO GRATED PITS AND TRENCHES WITHOUT PONDING (ACCEPTABLE LIMIT IS 3 mm UNDER A 2 m STRAIGHT EDGE).

SW7 SURFACE WATER DRAINS, CATCH PITS/GRATED PITS AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER. GRATED PITS SHALL HAVE SUMPS AS NOTED ON THE DRAWINGS. PITS AND LIDS SHALL BE CLASS A IN NON-TRAFFICKED AREAS AND CLASS B IN RESIDENTIAL DRIVEWAYS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

SW8 SUBSOIL DRAINS SHALL BE INSTALLED TO THE REQUIREMENTS OF AS/NZS 3500.3 AND PART 3.1.2. OF THE BCA. PERFORATED PVC DRAINAGE PIPE AND FITTINGS SHALL COMPLY WITH AS2439.1. ALL CONNECTIONS AND FITTINGS SHALL BE MADE USING PURPOSE SPECIFIC PROPRIETARY ITEMS.

SW9 ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019.

SEWER

S1 PUBLIC SEWER INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA (SCA) W.S.A. 02-2014-3.1 M.R.W.A. EDITION - VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODES.

S2 PRIVATE SEWER INSTALLATION, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2:2021 AND THE NATIONAL CONSTRUCTION CODE 2022 VOLUME 3 PLUMBING CODE OF AUSTRALIA.

S3 TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE STORMWATER TRENCHING NOTES, REFER NOTE SW 5.

S4 INSPECTION OPENINGS SHALL BE LOCATED CLEAR OF FUTURE FENCE LINES AND SHALL BE PROVIDED WITH TRAFFICABLE COVER BOXES WITHIN DRIVEWAYS.

S5 ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019.

WATER

W1 PUBLIC WATER INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA (WSCA) W.S.A. 03-2011-3.1 M.R.W.A. EDITION - VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE.

W2 PRIVATE WATER INSTALLATION, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2:2021 AND THE NATIONAL CONSTRUCTION CODE 2022 VOLUME 3 PLUMBING CODE OF AUSTRALIA.

W3 TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE STORMWATER TRENCHING NOTES, REFER NOTE SW 5.

W4 ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019 AND SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER'S CONTRACTOR.

LEGEND

• 9.80	EXISTING SURFACE LEVEL
• 9.80	PROPOSED BULK EARTHWORKS LEVEL
• 9.60	PROPOSED FINISHED SURFACE LEVEL
(Δ-2.5)	CUT (-)/FILL DEPTH
EX W	EXISTING WATER SUPPLY EXTERNAL TO BUILDING
W	PROPOSED WATER SUPPLY EXTERNAL TO BUILDING
EX FS	EXISTING FIRE SUPPLY
FS	PROPOSED FIRE SUPPLY
EX S	EXISTING SEWER DRAIN
S	PROPOSED SEWER DRAIN
EX SW	EXISTING STORMWATER DRAIN
SW	PROPOSED STORMWATER DRAIN
	PROPOSED STORMWATER (LARGER)
SS	PROPOSED DN100 SUBSOIL DRAIN WITH GEOTEXTILE SOCK
CJ	PROPOSED CONCRETE CONSTRUCTION JOINT
KJ	PROPOSED CONCRETE KEY JOINT
SJ	PROPOSED CONCRETE SAWN JOINT
TOP / TOE	EXISTING BATTER
TOP / TOE	PROPOSED BATTER
	PROPERTY BOUNDARY
EJ	EXPANSION JOINT
SEJ	SWIVEL EXPANSION JOINT

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. : PLN-26-016
DATE RECEIVED: 18 November 2026

REV	DESCRIPTION	APP'D	DATE
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C	DEVELOPMENT APPROVAL	DH	09.11.2026
B	DEVELOPMENT APPROVAL	DH	09.09.2026
A	DEVELOPMENT APPROVAL	DH	29.07.2026

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

GANDY AND ROBERTS CONSULTING ENGINEERS
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UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010
DRAWING TITLE
DRAWING INDEX AND NOTES

0 50mm SCALE AS SHOWN@A1

DESIGNED	DRAWN	CHECKED
DS	DS	DH
PROJECT	DRAWING	REVISION
26.0061	C001	C

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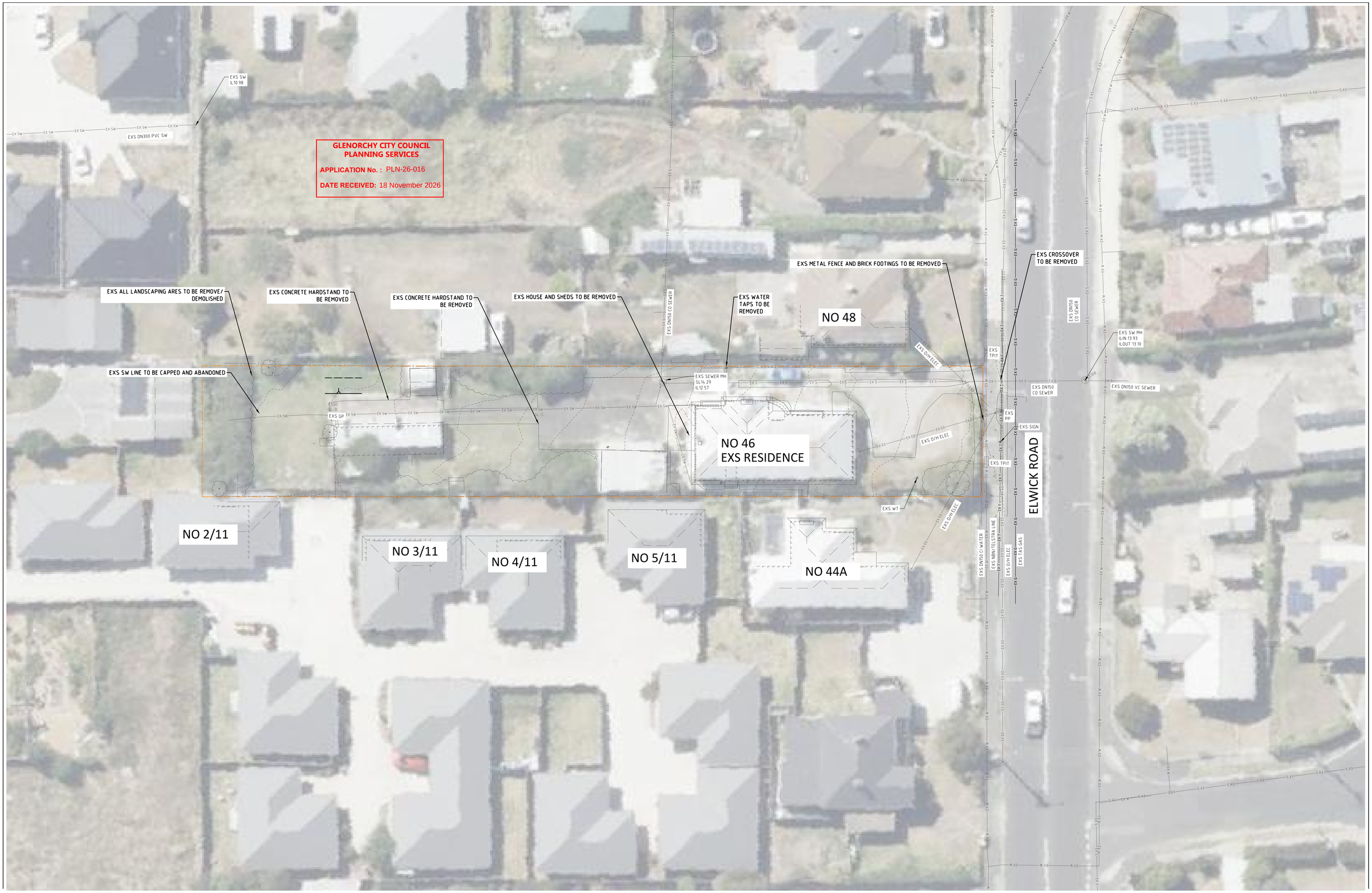
Version: 1, Version Date: 25/11/2026



REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
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UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010
DRAWING TITLE
OVERALL SITE & DEMOLITION PLAN

SCALE	DESIGNED	DRAWN	CHECKED
1:200@A1	DS	DS	DH

PROJECT	DRAWING	REVISION
26.0061	C020	C

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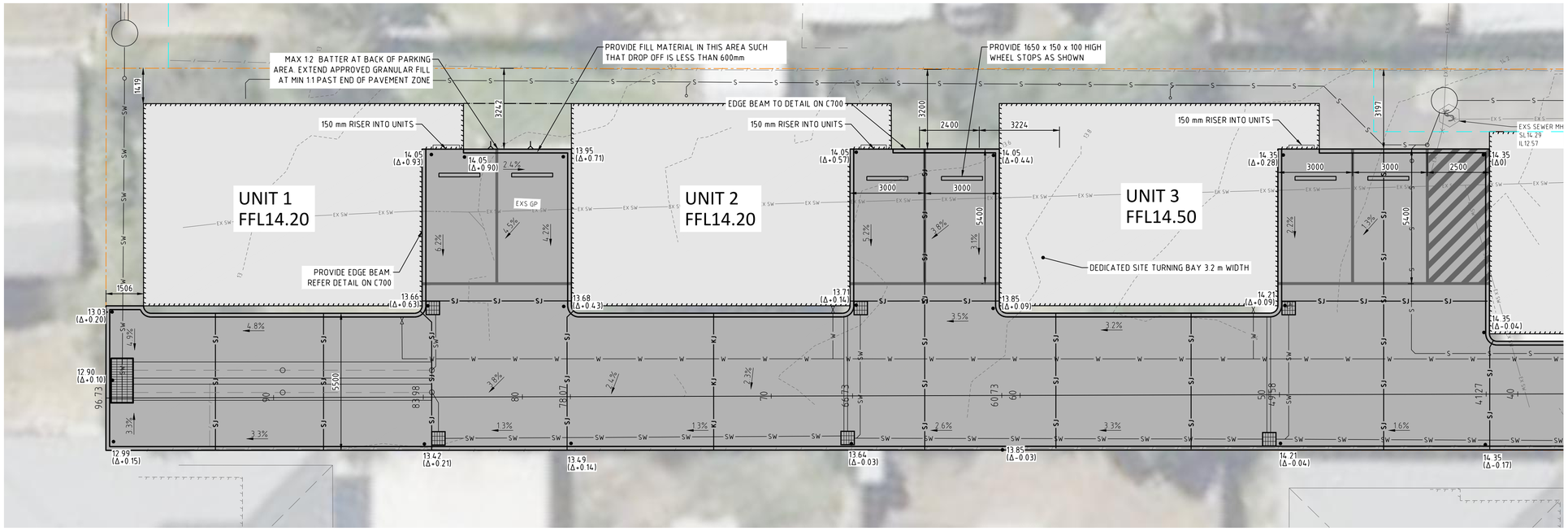

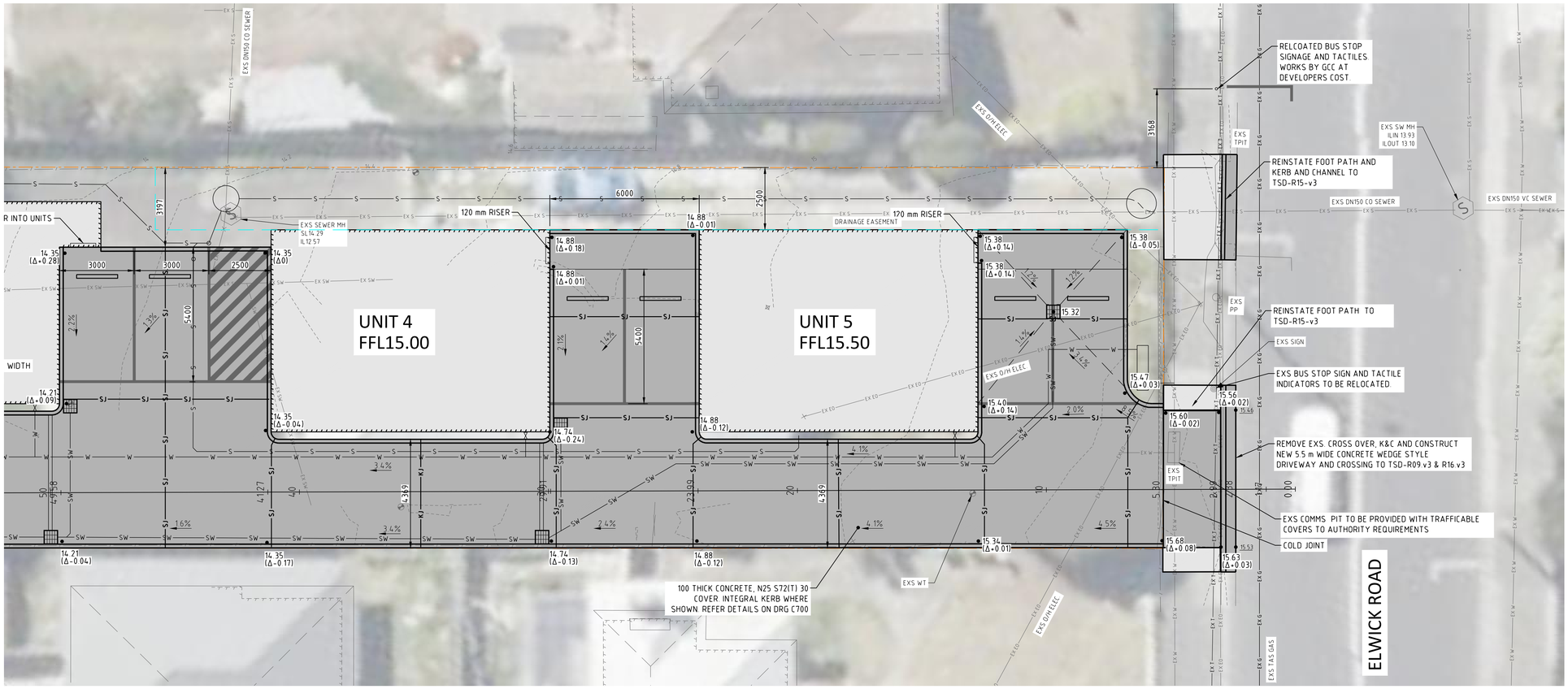

NOTES

1. THE LOCATION OF SOME EXISTING SERVICES BASED ON DIAL BEFORE YOU DIG INFORMATION. THE CONTRACTOR SHALL CONFIRM THE ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS
2. THE DRIVEWAY LAYOUT HAS BEEN PREPARED BY THE BUILDING DESIGNER. FOR DRIVEWAY DIMENSIONS AND PARKING SPACE NUMBERING REFER TO THE BUILDING DESIGN DRAWINGS
3. LINE MARKING, WHERE INDICATED, DELINEATING PARKING SPACES SHALL BE 80mm WIDE USING WHITE WATER BASED ACRYLIC LINE MARKING PAINT
3. PARKING SPACE NUMBERING OR VISITOR PARKING DESIGNATION, SHALL BE A MINIMUM OF 200mm HIGH TEXT USING WHITE WATER BASED ACRYLIC LINE MARKING PAINT
4. PROVIDE WHEEL STOPS, WHERE INDICATED, TO AS/NZS 2890.1
5. JOINTS ON CURVES TO BE PERPENDICULAR TO EDGE AND MINIMUM 450 LONG BEFORE CHANGE OF DIRECTION
6. ALL PITS TO BE FINISHED FLUSH WITH SURFACE LEVEL

WORKS WITHIN THE ROAD RESERVE REQUIRE A ROAD OPENING PERMIT, REFER APPROVALS NOTES ON DRG C001

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-26-016

DATE RECEIVED: 18 November 2026

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UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010
DRAWING TITLE
SITEWORKS PLAN 1

SCALE	DESIGNED	DRAWN	CHECKED
1:100@A1	DS	DS	DH

PROJECT	DRAWING	REVISION
26.0061	C200	C

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

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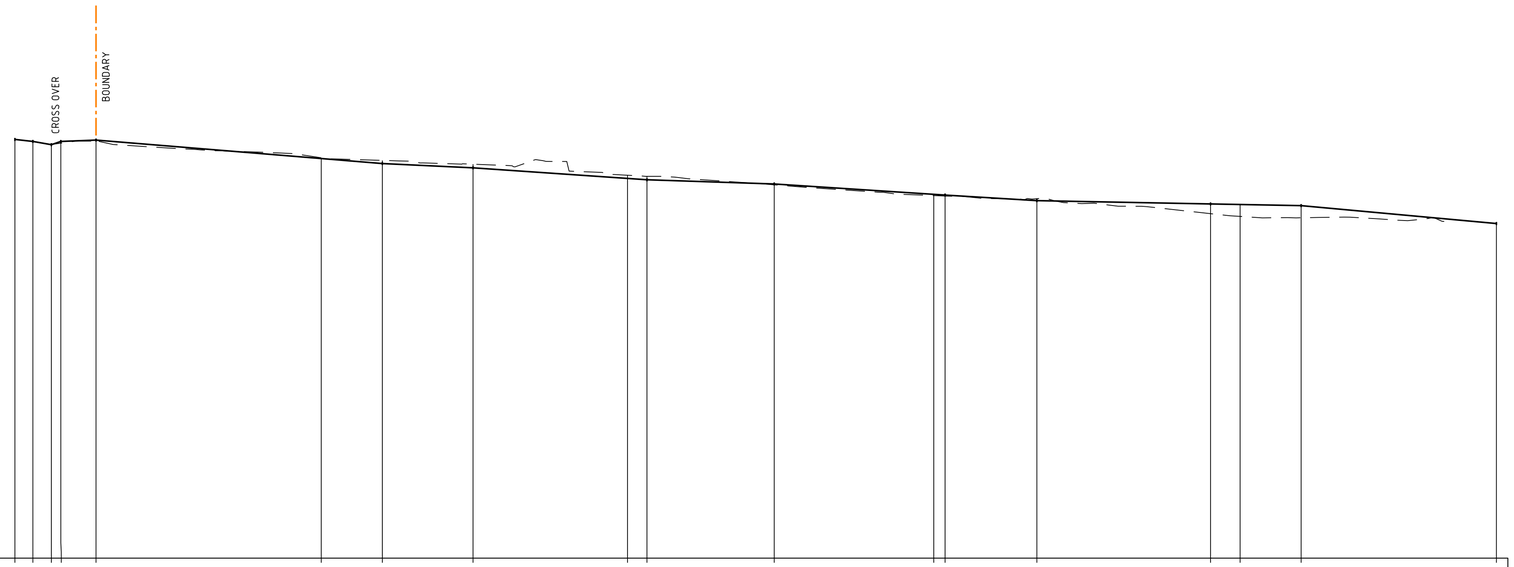

DATUM RL2

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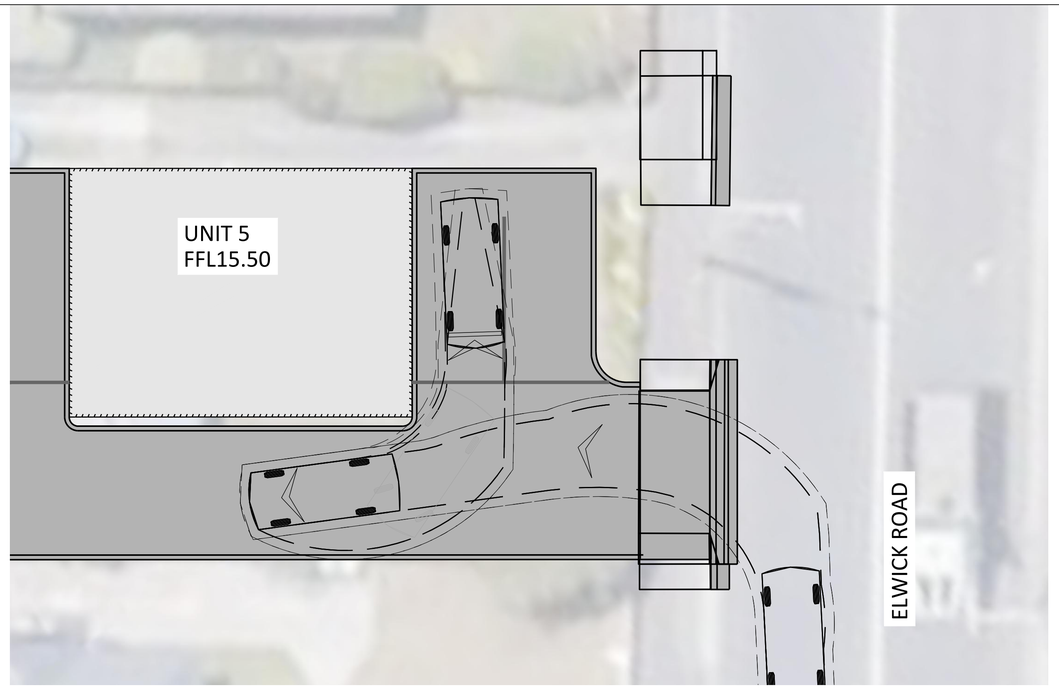

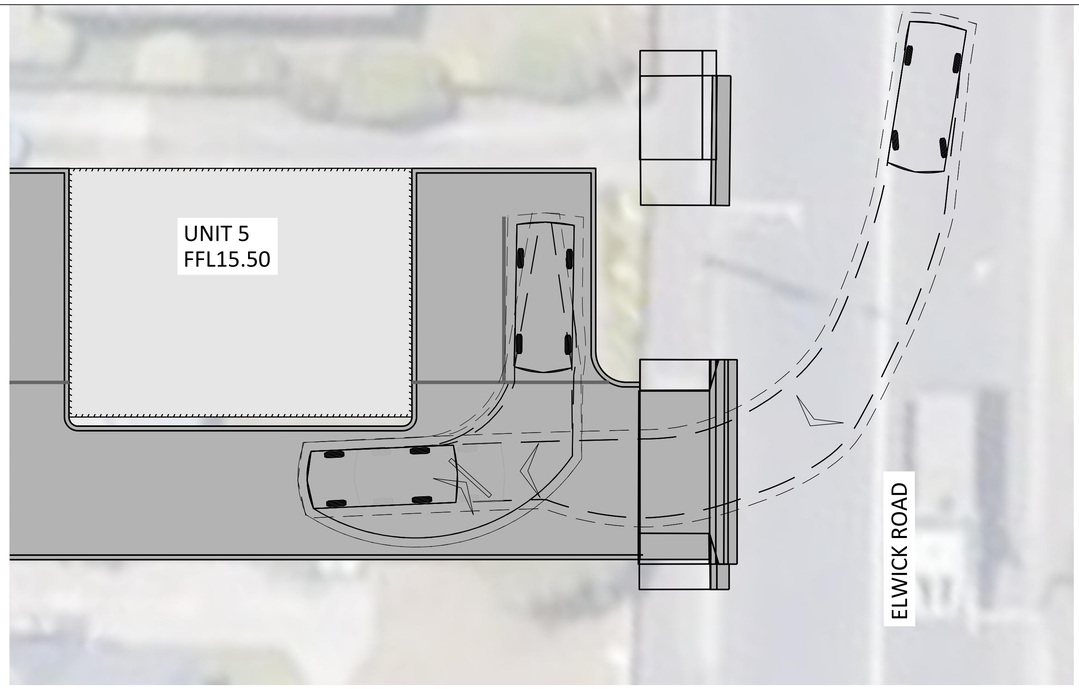

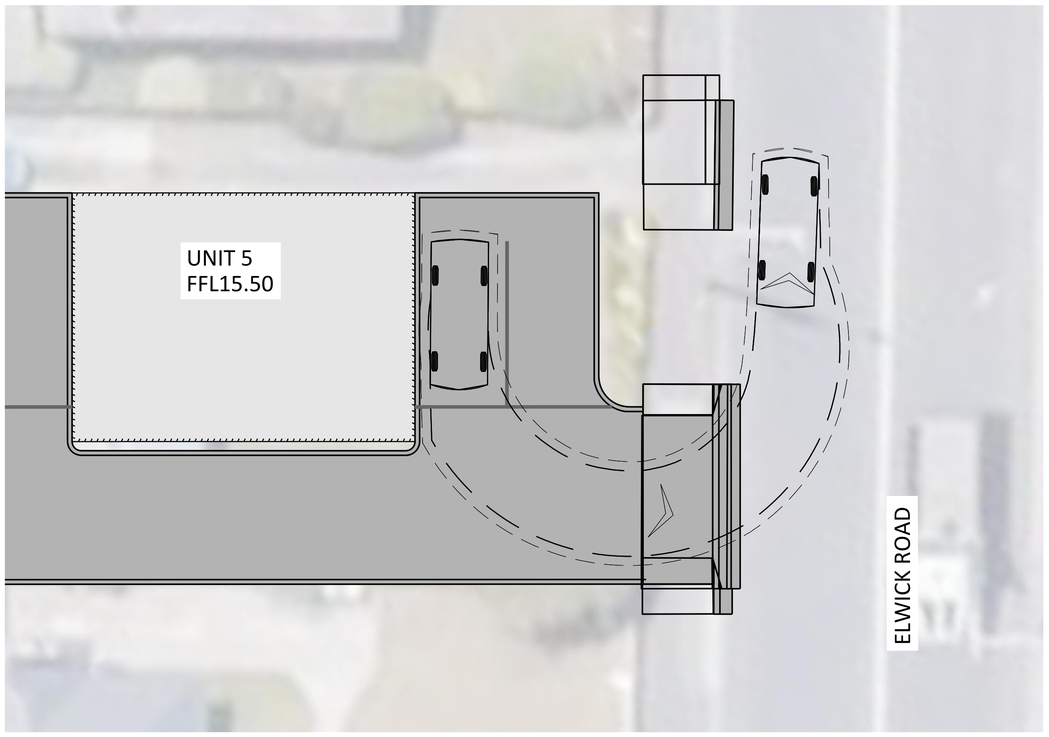

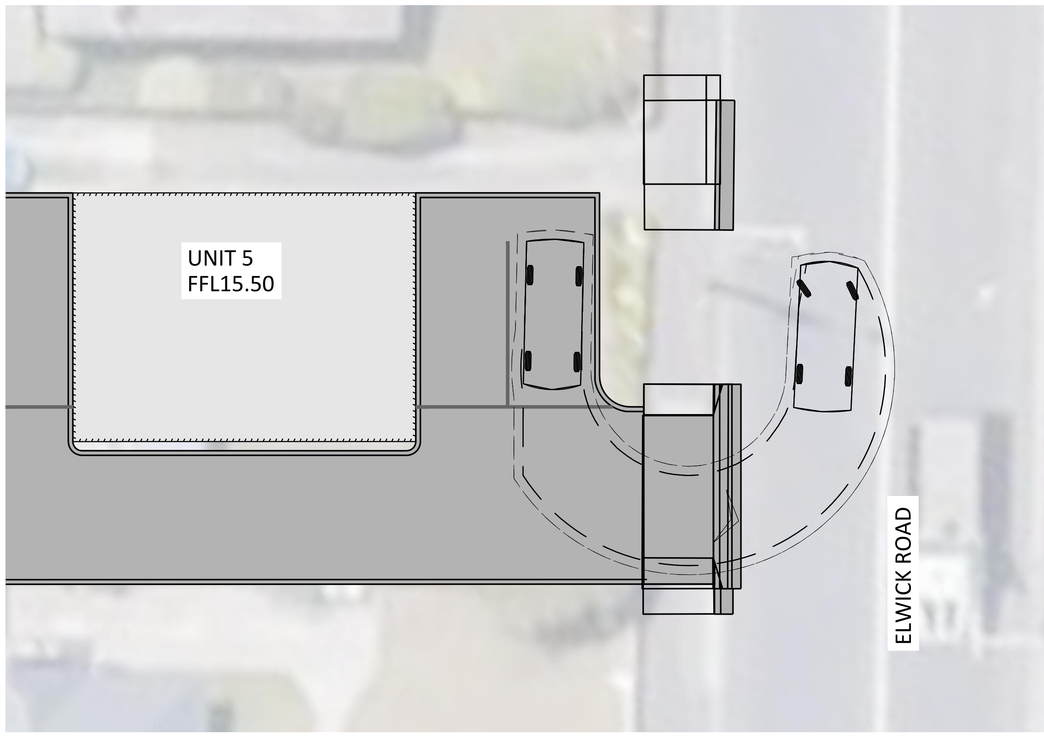

B85 VEHICLE PATHS

NTS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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GANDY AND ROBERTS CONSULTING ENGINEERS
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UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010

DRAWING TITLE
SITEWORKS PLAN 2

SCALE	DESIGNED	DRAWN	CHECKED
1:100@A1	DS	DS	DH

PROJECT	DRAWING	REVISION
26.0061	C202	C

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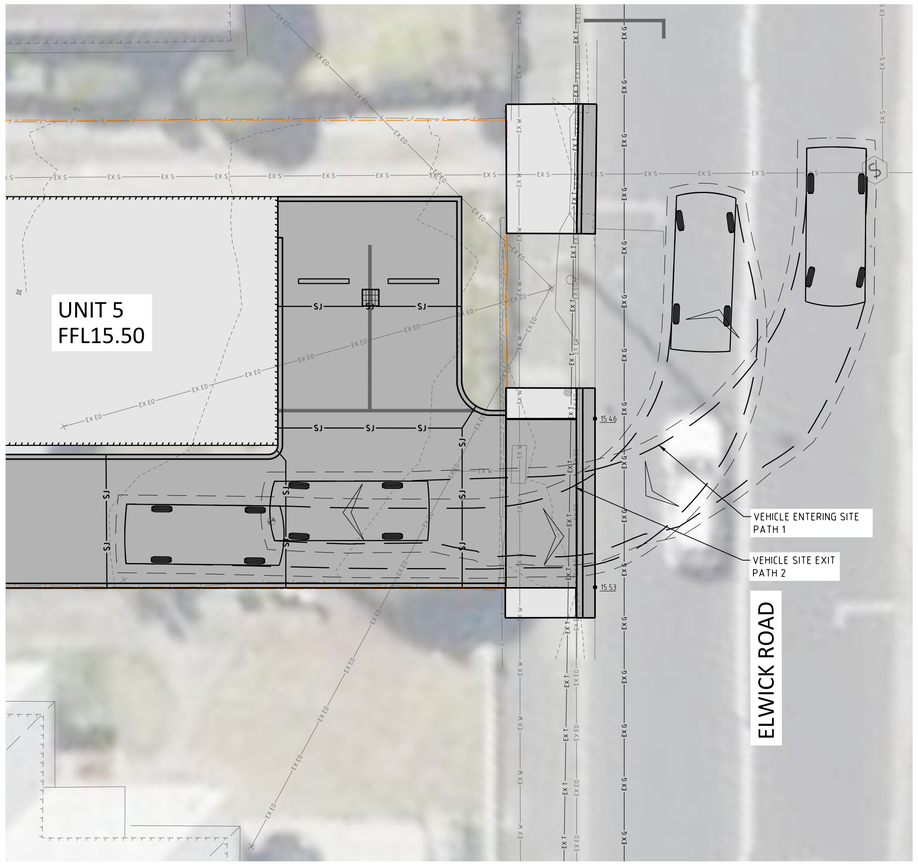

B99 VEHICLE PATHS
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-016
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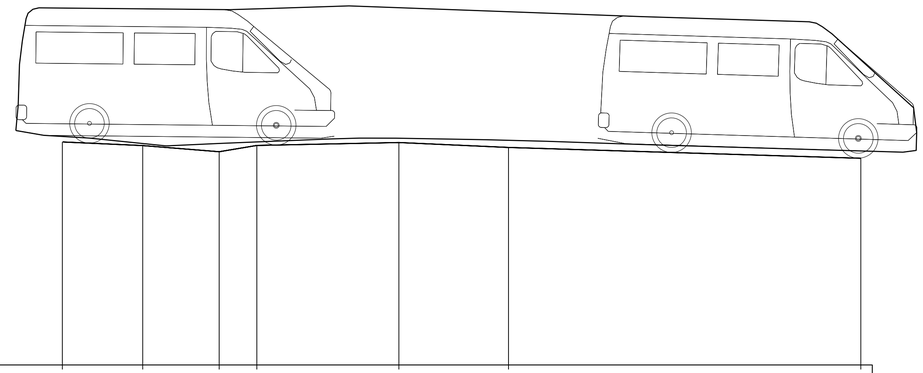

DATUM RL12													
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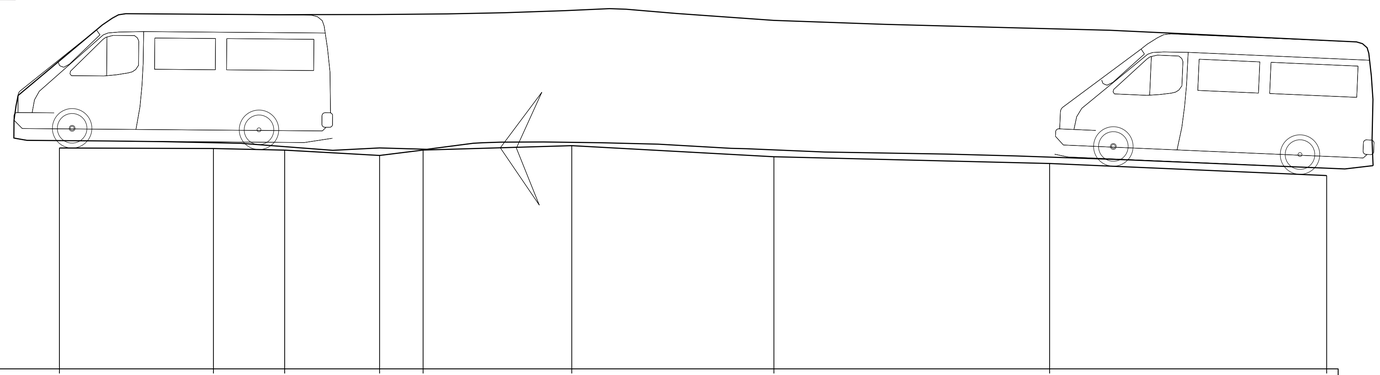
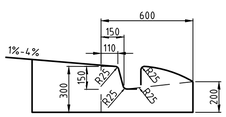
DESIGN SURFACE LEVEL	15.64	15.58	15.48	15.58	15.63		15.55		15.37				
CHAINAGE	10.83	12.14	13.39	14.00	16.32		18.11		23.86				

VERTICAL CLEARANCE: SITE ENTERING INNER WHEEL PATH 1
SCALE HOR 1:50 VER 1:50



DATUM RL12															
VERTICAL ALIGNMENT	-0.3% 2.5mL		-2.3% 1.2mL		-5.6% 1.5mL		12.4% 0.7mL		3.0% 2.4mL		-5.5% 3.3mL		-2.5% 4.5mL		-4.3% 4.5mL
DESIGN SURFACE LEVEL	15.60	15.60	15.57	15.48	15.57	15.64		15.46		15.35		15.15			
CHAINAGE	0.00	2.51	3.68	5.23	5.94	8.36		11.66		16.16		20.69			



OPEN WEDGE VEHICULAR CROSSING
SCALE 1:20

VERTICAL CLEARANCE: SITE EXIT INNER WHEEL PATH 2
SCALE HOR 1:50 VER 1:50

REV	DESCRIPTION	APP'D	DATE
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.	.	.	.
C	DEVELOPMENT APPROVAL	DH	09.11.2026
B	DEVELOPMENT APPROVAL	DH	09.09.2026
A	DEVELOPMENT APPROVAL	DH	29.07.2026

REV	DESCRIPTION	APP'D	DATE

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
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mail@gandyandroberts.com.au
ph 03 6215 8600

UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010
DRAWING TITLE
SITE WORKS PLAN 3

0 50mm SCALE AS SHOWN@A1

DESIGNED	DRAWN	CHECKED
DS	DS	DH
PROJECT	DRAWING	REVISION
26.0061	C203	C

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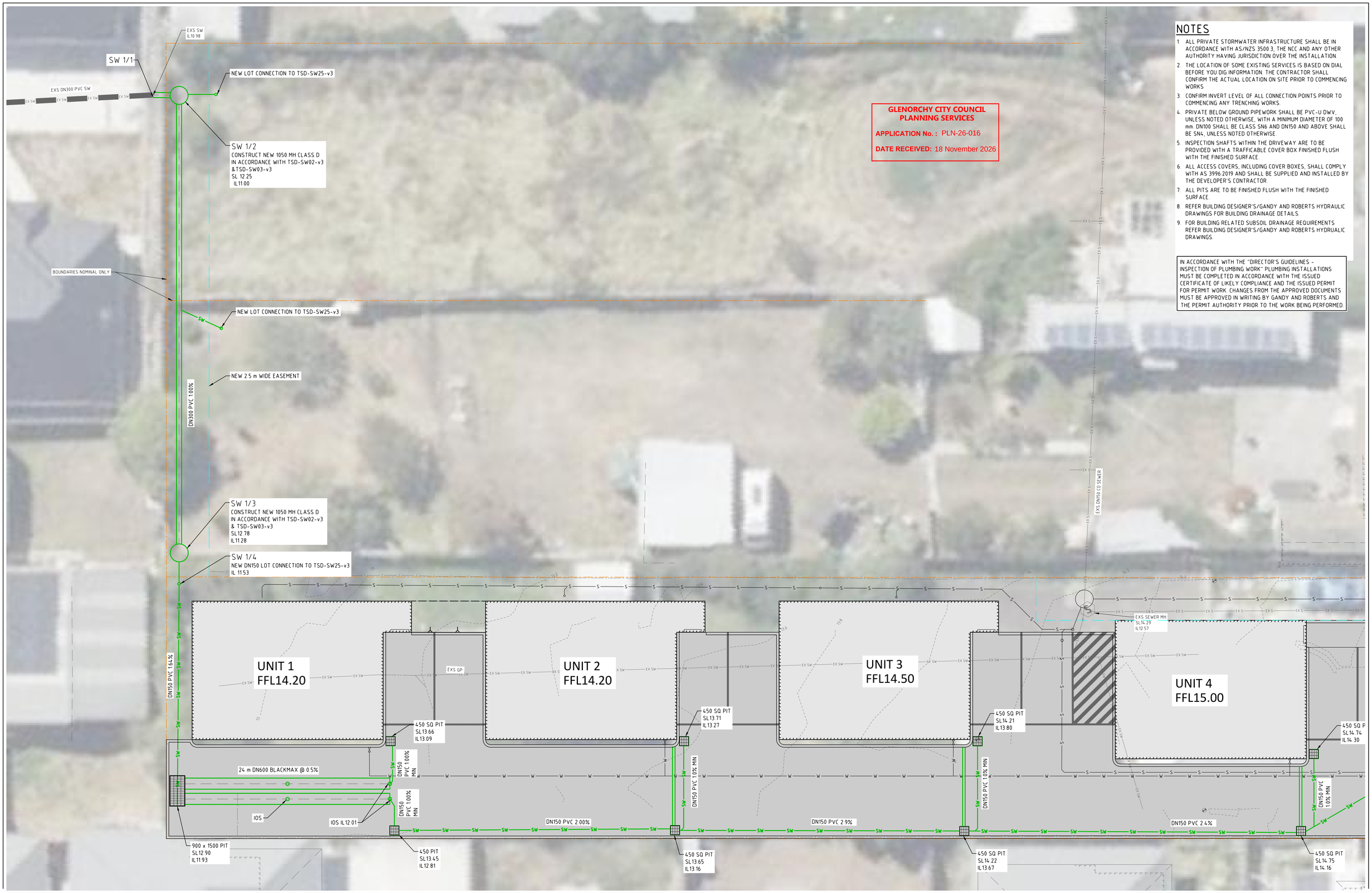
11/9/2026 12:03:22 PM S:\Projects\2026\26.0061-46 Elwick Road\5 - GR drawings\CIV - Working drawings, models\26.0061 C.dwg

Document Set ID: 3692870
Version: 1, Version Date: 25/11/2026



NOTES

1. ALL PRIVATE STORMWATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
2. THE LOCATION OF SOME EXISTING SERVICES IS BASED ON DIAL BEFORE YOU DIG INFORMATION. THE CONTRACTOR SHALL CONFIRM THE ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS.
3. CONFIRM INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
4. PRIVATE BELOW GROUND PIPEWORK SHALL BE PVC-U DWV, UNLESS NOTED OTHERWISE, WITH A MINIMUM DIAMETER OF 100 mm. DN100 SHALL BE CLASS SN6 AND DN150 AND ABOVE SHALL BE SN4, UNLESS NOTED OTHERWISE.
5. INSPECTION SHAFTS WITHIN THE DRIVEWAY ARE TO BE PROVIDED WITH A TRAFFICABLE COVER BOX FINISHED FLUSH WITH THE FINISHED SURFACE.
6. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019 AND SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER'S CONTRACTOR.
7. ALL PITS ARE TO BE FINISHED FLUSH WITH THE FINISHED SURFACE.
8. REFER BUILDING DESIGNER'S/GANDY AND ROBERTS HYDRAULIC DRAWINGS FOR BUILDING DRAINAGE DETAILS.
9. FOR BUILDING RELATED SUBSOIL DRAINAGE REQUIREMENTS REFER BUILDING DESIGNER'S/GANDY AND ROBERTS HYDRUALIC DRAWINGS.

IN ACCORDANCE WITH THE "DIRECTOR'S GUIDELINES - INSPECTION OF PLUMBING WORK" PLUMBING INSTALLATIONS MUST BE COMPLETED IN ACCORDANCE WITH THE ISSUED CERTIFICATE OF LIKELY COMPLIANCE AND THE ISSUED PERMIT FOR PERMIT WORK. CHANGES FROM THE APPROVED DOCUMENTS MUST BE APPROVED IN WRITING BY GANDY AND ROBERTS AND THE PERMIT AUTHORITY PRIOR TO THE WORK BEING PERFORMED.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No.: PLN-26-016
DATE RECEIVED: 18 November 2026

REV	DESCRIPTION	APP'D	DATE
C	DEVELOPMENT APPROVAL	DH	09.11.2026
B	DEVELOPMENT APPROVAL	DH	09.09.2026
A	DEVELOPMENT APPROVAL	DH	29.07.2026

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GANDY AND ROBERTS CONSULTING ENGINEERS
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UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010
DRAWING TITLE
STORMWATER PLAN 1

SCALE	DESIGNED	DRAWN	CHECKED
1:100@A1	DS	DS	DH

PROJECT	DRAWING	REVISION
26.0061	C400	C

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Document Set ID: 3692870
Version: 1, Version Date: 25/11/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-016

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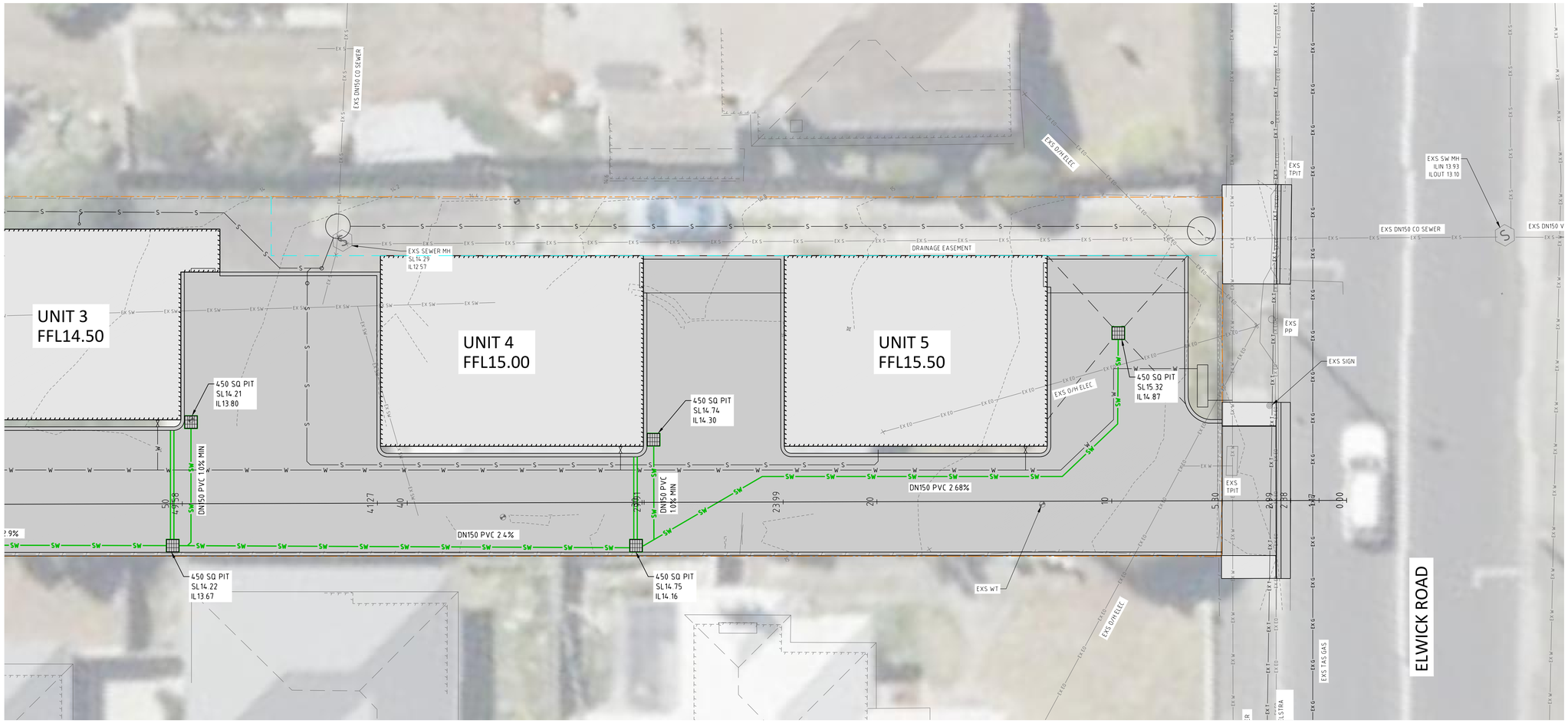

NOTES

1. ALL PRIVATE STORMWATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
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3. CONFIRM INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
4. PRIVATE BELOW GROUND PIPEWORK SHALL BE PVC-U DWV, UNLESS NOTED OTHERWISE, WITH A MINIMUM DIAMETER OF 100 mm. DN100 SHALL BE CLASS SN6 AND DN150 AND ABOVE SHALL BE SN4, UNLESS NOTED OTHERWISE.
5. INSPECTION SHAFTS WITHIN THE DRIVEWAY ARE TO BE PROVIDED WITH A TRAFFICABLE COVER BOX FINISHED FLUSH WITH THE FINISHED SURFACE.
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9. FOR BUILDING RELATED SUBSOIL DRAINAGE REQUIREMENTS REFER BUILDING DESIGNER'S/GANDY AND ROBERTS HYDRUALIC DRAWINGS.

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A	DEVELOPMENT APPROVAL	DH	29.07.2026

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UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010

DRAWING TITLE
STORMWATER PLAN 2

DESIGNED	DRAWN	CHECKED
DS	DS	DH
PROJECT	DRAWING	REVISION
26.0061	C401	C

SCALE 1:100@A1

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Version: 1, Version Date: 25/11/2026

NOTES

- MANHOLES TO BE IN ACCORDANCE WITH TSD-SW02 & TSD-SW-03. PROVIDE CLASS D COVER WHEN LOCATED IN ROADS, DRIVEWAYS & FOOTPATHS
- ALL OTHER STORMWATER PITS TO BE IN ACCORDANCE WITH TSD-SW07 TO SW16
- ALL STORMWATER LOT CONNECTIONS TO BE IN ACCORDANCE WITH TSD-SW-25
- INSPECTION OPENINGS TO BE RAISED TO THE SURFACE AND PROTECTED WITH A POLY COVER BOX. COVER BOXES TO BE TRAFFICABLE WHEN LOCATED IN DRIVEWAYS AND FOOTPATHS
- ALL EXCAVATION WORK TO BE IN ACCORDANCE WITH SAFE WORK AUSTRALIA EXCAVATION WORK CODE OF PRACTICE (JULY 2012)

COMPATED FCR BACKFILL UNDER ROADS, DRIVEWAYS AND FOOTPATHS

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-26-016

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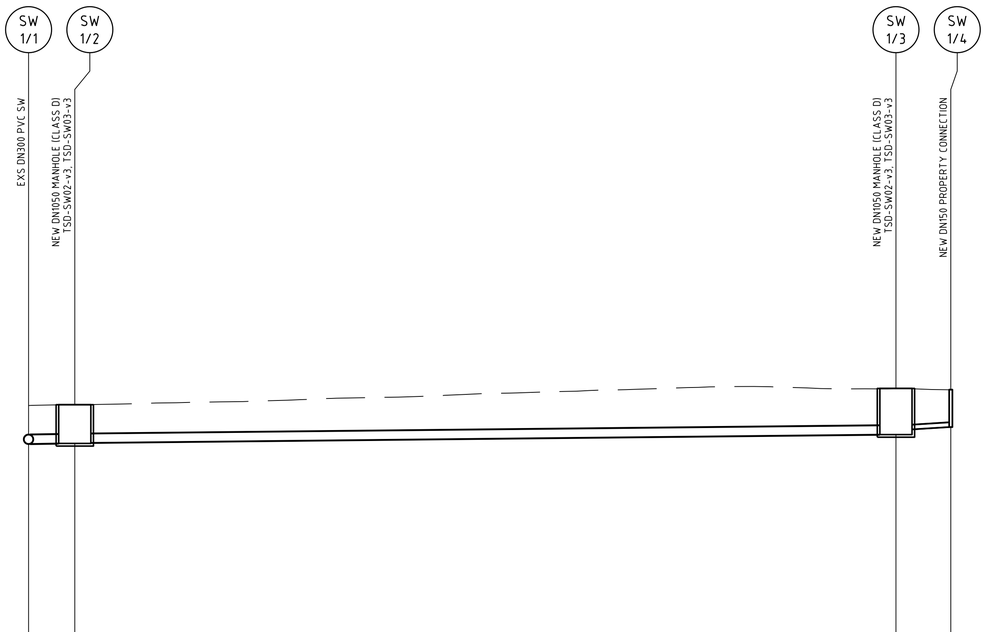

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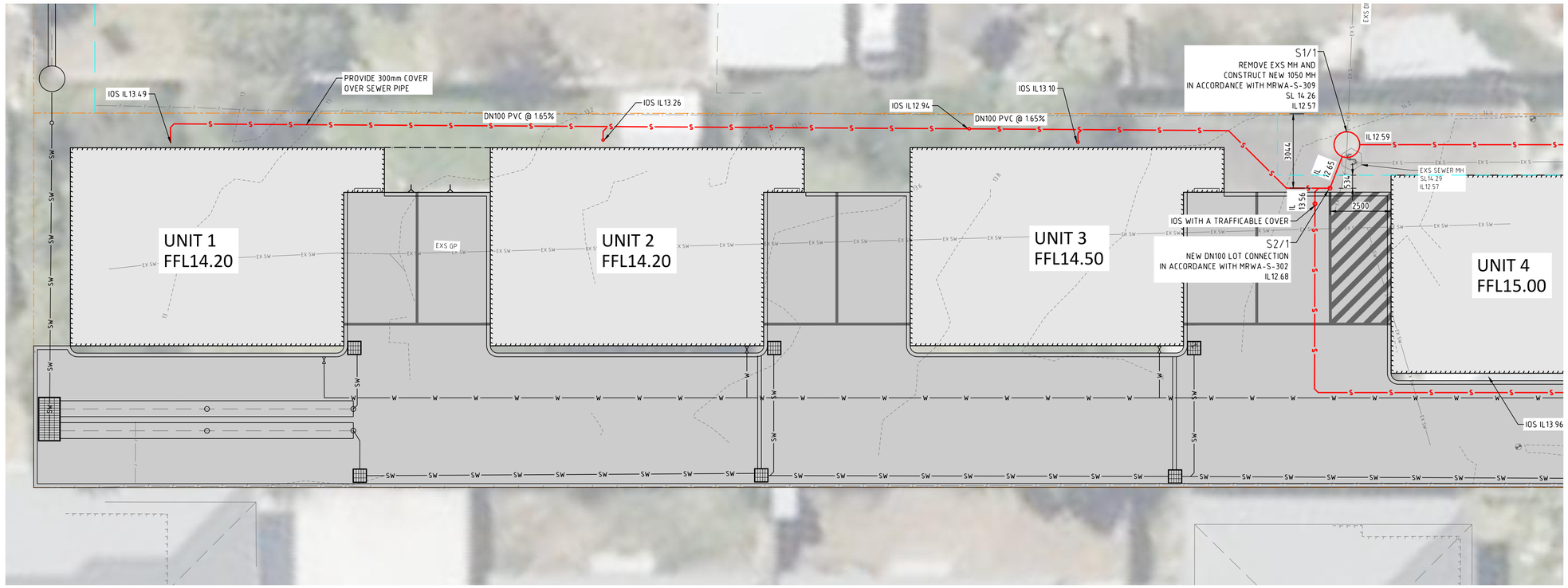

NOTES

1. ALL PUBLIC SEWER INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA (SCA) W.S.A. 02-2014-3.1 M.R.W.A. EDITION - VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE.
2. ALL PRIVATE SEWER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
3. THE LOCATION OF SOME EXISTING SERVICES ARE BASED ON DIAL BEFORE YOU DIG INFORMATION. THE CONTRACTOR SHALL CONFIRM THE ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS.
4. CONFIRM INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
5. PRIVATE BELOW GROUND PIPEWORK SHALL BE PVC-U DWV, UNLESS NOTED OTHERWISE. PVC-U DWV PIPES SHALL BE SN6 FOR DN100 AND SN4 FOR DN150 OR GREATER UNLESS STATED OTHERWISE ON THE DRAWINGS. JOINTS SHALL BE OF SOLVENT CEMENT TYPE UNLESS STATED OTHERWISE ON THE DRAWINGS.
6. MAINTENANCE AND INSPECTION SHAFTS WITHIN TRAFFICABLE AREAS SHALL BE PROVIDED WITH CLASS D TRAFFICABLE COVER BOXES FINISHED FLUSH WITH THE SURFACE.
7. SEWER TRENCHES, PIPE BEDDING AND BACK FILLING SHALL BE IN ACCORDANCE WITH THE DETAILS ON DRG C700.
8. ALL TRENCHES UNDER THE ROADWAY AND KERBS SHALL BE BACK FILLED WITH COMPACTED 20 mm FCR.
9. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019 AND SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER'S CONTRACTOR.
10. INSPECTION SHAFTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. ADDITIONAL INSPECTION SHAFTS MAY BE REQUIRED TO COMPLY WITH AS/NZS 3500.2.

IN ACCORDANCE WITH THE "DIRECTOR'S GUIDELINES - INSPECTION OF PLUMBING WORK" PLUMBING INSTALLATIONS MUST BE COMPLETED IN ACCORDANCE WITH THE ISSUED CERTIFICATE OF LIKELY COMPLIANCE AND THE ISSUED PERMIT FOR PERMIT WORK. CHANGES FROM THE APPROVED DOCUMENTS MUST BE APPROVED IN WRITING BY GANDY AND ROBERTS AND THE PERMIT AUTHORITY PRIOR TO THE WORK BEING PERFORMED.

GLENORCHY CITY COUNCIL PLANNING SERVICES

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A	DEVELOPMENT APPROVAL	DH	29.07.2026

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TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6215 8600

UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010
DRAWING TITLE
SEWER PLAN

SCALE	DESIGNED	DRAWN	CHECKED
1:100@A1	DS	DS	DH

PROJECT	DRAWING	REVISION
26.0061	C500	C

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Document Set ID: 3692870
Version: 1, Version Date: 25/11/2026

NOTES

- TASWATER TO PERFORM LIVE BREAK INS AND RE-BENCH AT DEVELOPERS COST
- MAINTENANCE HOLES TO BE IN ACCORDANCE WITH WSAA MRWA DRGS SERIES 300
- MAINTENANCE HOLES IN TRAFFICABLE AREAS TO BE IN ACCORDANCE WITH WSAA MRWA-S-309, 310 & 313
- CONCRETE BULKHEADS AND TRENCH STOPS TO BE IN ACCORDANCE WITH WSAA MRWA-S-206
- INSPECTION SHAFTS AND LOT CONNECTIONS TO BE IN ACCORDANCE WITH WSAA MRWA-S-301 WITH POLY COVER FOR ALL LOT CONNECTIONS
- PIPE INVERTS ARE GIVEN AT CENTRE OF MANHOLES PROJECTED FROM UPSTREAM AND DOWNSTREAM EDGES OF MANHOLES. ON STEEP GRADES THE DOWNSTREAM INVERT CAN BE ABOVE THE UPSTREAM INVERT TO LIMIT FALL ACROSS THE MANHOLE TO ? mm
- ALL EXCAVATION WORK TO BE IN ACCORDANCE WITH SAFE WORK AUSTRALIA EXCAVATION WORK CODE OF PRACTICE (JULY 2012)

COMPACTED 20 mm FCR BACKFILL UNDER ROADS, DRIVEWAYS AND FOOTPATHS

FOR GRADES > 5% USE PREMIXED CEMENT STABILISED CLASS 3 FCR - IN ACCORDANCE WITH WSAA MRWA-S-202

WORKS METHODOLOGY

- INSTALL NEW MAINS FROM S1/1 TO S1/5. UNDERTAKE PRESSURE TEST, CCTV INSPECTION AND AS CONCSTURCTED DRAWINGS FOR APPROVAL AND ACCEPTANCE BY TASWATER PRIOR TO LIVE CONNECTIONS.
- CAP MAIN AT S1/6 AND UNDERTAKE VAC-TRUCK PUMPING OF SEWAGE FROM S1/6 DURING LIVE CHANGEOVER.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-016
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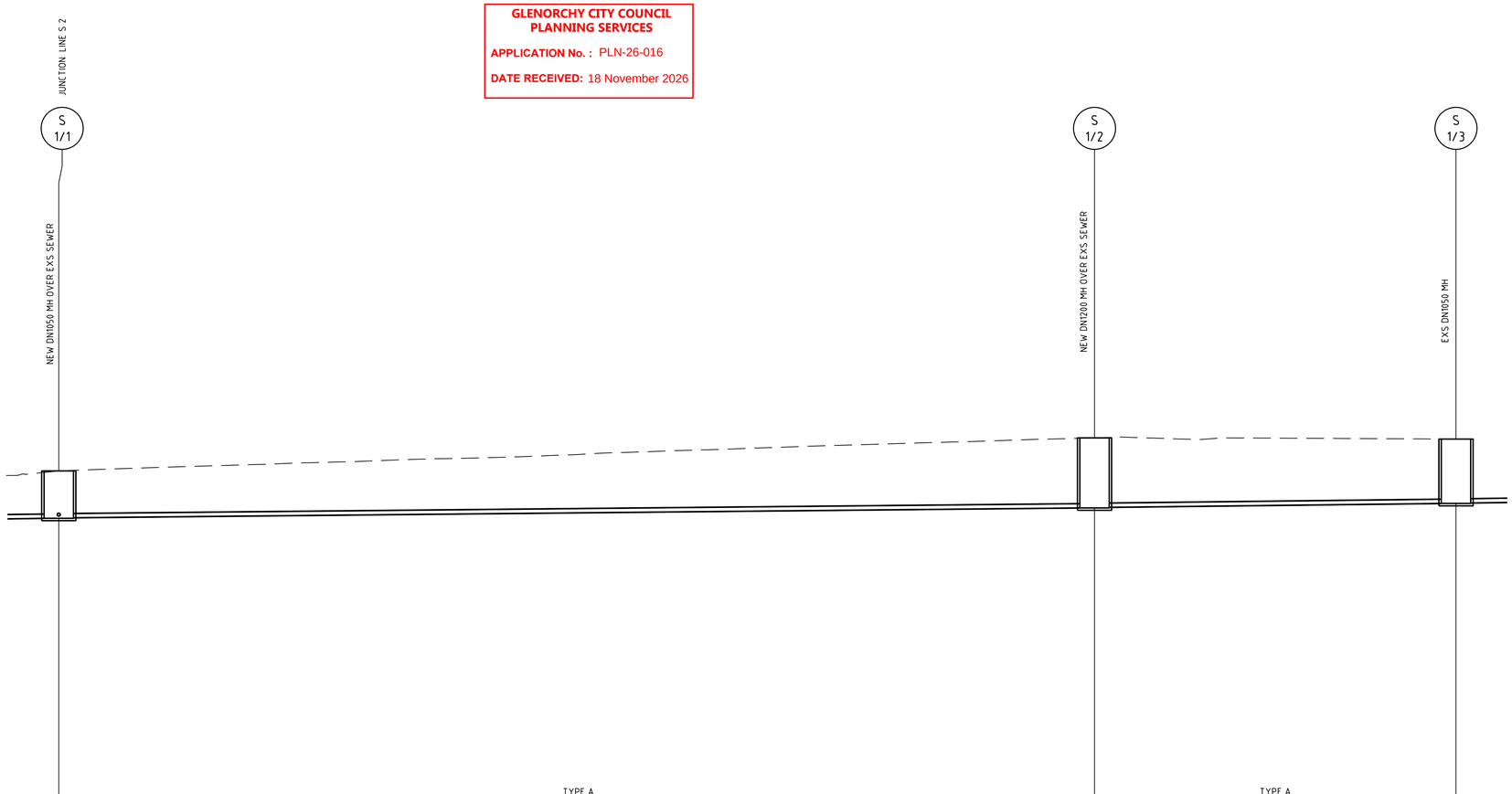
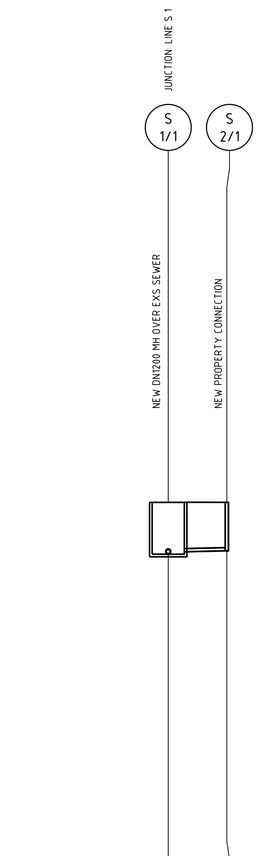


EMBEDMENT TYPE	TYPE A		TYPE A
EMBEDMENT MATERIAL	C1-7mm CRUSHED ROCK		C1-7mm CRUSHED ROCK
DIAMETER/MATERIAL	DN150 SN10 DWV SCJ PVC		DN150 SN10 DWV SCJ PVC
GRADIENT	-0.95%		-1.07%
DATUM R.L. -1.00			
DEPTH TO INVERT	1.69 / 1.67	2.50 / 2.48	2.8
INVERT LEVEL	12.57 / 12.59	12.94 / 12.96	13.10 / 13.90
FINISHED SURFACE LEVEL	14.26	15.44	15.90
EXISTING SURFACE LEVEL	14.26	15.44	15.90
CHAINAGE	0.00	36.99	36.99 / 12.91 / 49.90

LINE No. S 1

LONGITUDINAL SECTION

SCALE HOR 1:100 VER 1:100



DIAMETER/MATERIAL		DN100 SN10 DWV SCJ PVC
GRADIENT		1.65%
DATUM R.L.	-1.00	
DEPTH TO INVERT	1.69 / 1.61	1.58
INVERT LEVEL	12.57 / 12.65	12.68
FINISHED SURFACE LEVEL	14.26	14.26
EXISTING SURFACE LEVEL	14.26	14.26
CHAINAGE	0.00	1.91

LINE No. S U1

LONGITUDINAL SECTION -PROPERTY CONNECTION

SCALE HOR 1:100 VER 1:100

REV	DESCRIPTION	APP'D	DATE
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C	DEVELOPMENT APPROVAL	DH	09.11.2026
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UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010
DRAWING TITLE
SEWER LONGITUDINAL SECTION

0 50mm SCALE AS SHOWN@A1

DESIGNED	DRAWN	CHECKED
DS	DS	DH
PROJECT	DRAWING	REVISION
26.0061	C501	C

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11/11/2026 12:03:35 PM S:\Projects\2026\26.0061\4 Elwick Road\5 - GR drawings\GV - Working drawings, models\26.0061 C.dwg

Document Set ID: 3692870
Version: 1, Version Date: 25/11/2026

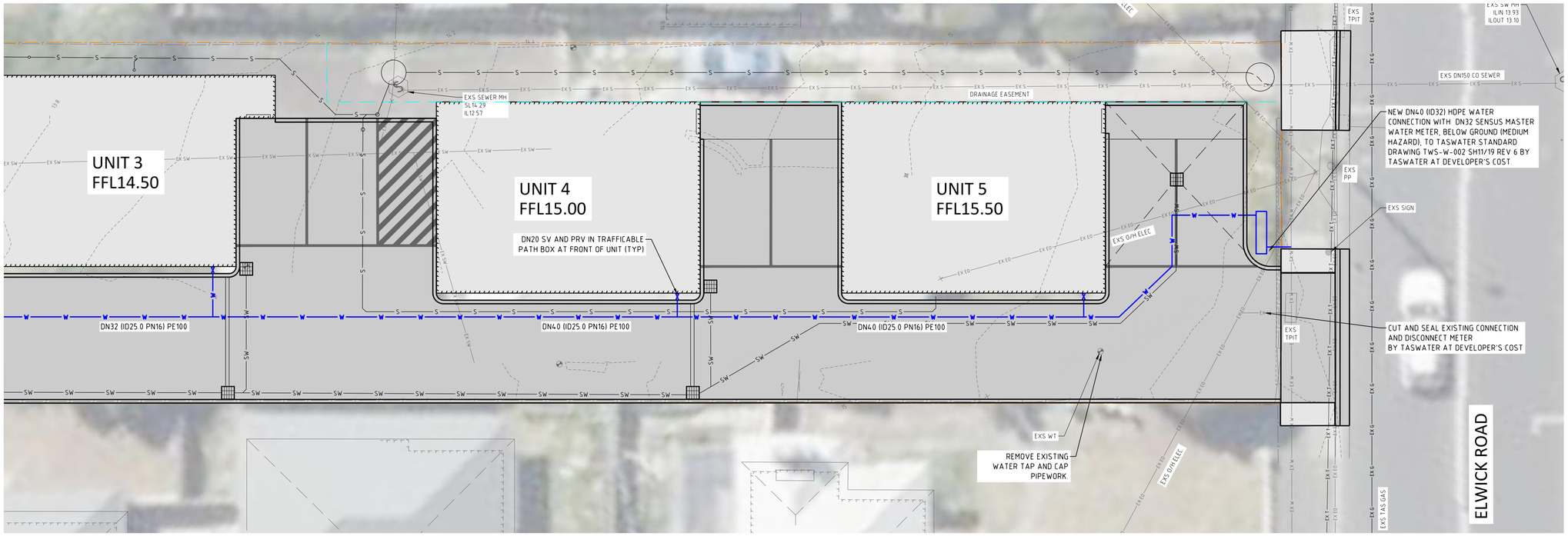
NOTES

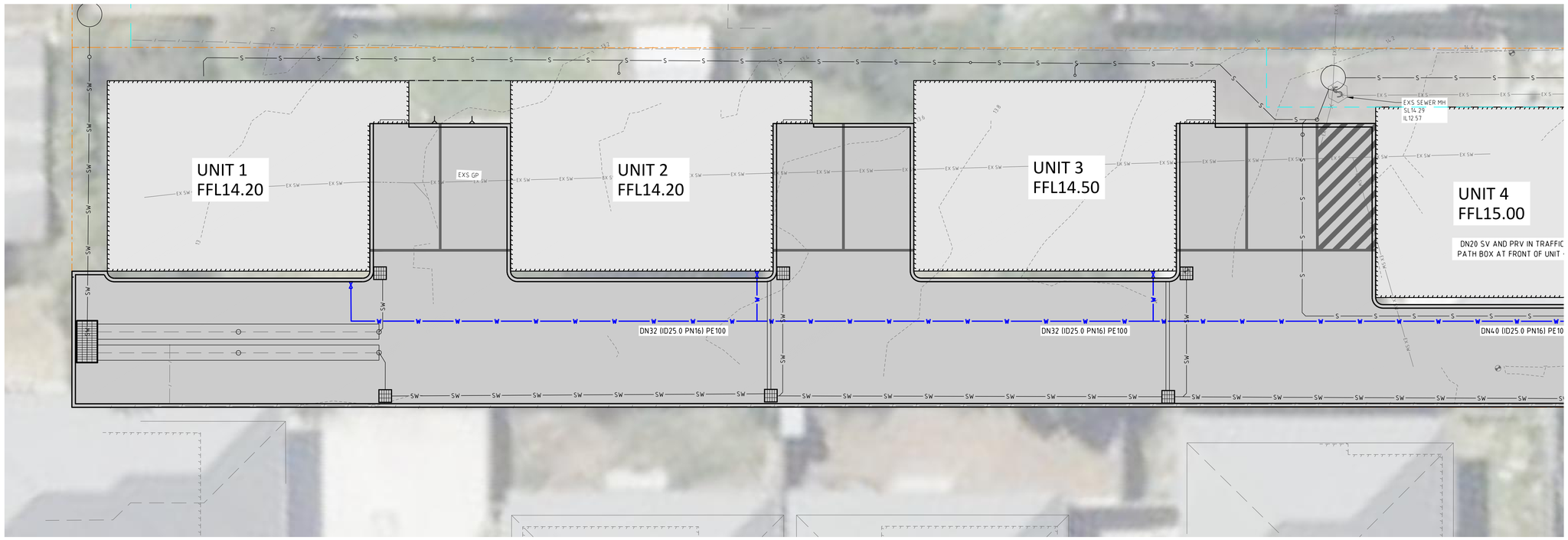
1. ALL PUBLIC WATER INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA (WSCA) W.S.A. 03-2011-3.1 M.R.W.A. EDITION -VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE.
2. ALL PRIVATE WATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.1, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
3. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019 AND SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER'S CONTRACTOR.
4. PRIVATE WATER METERS TO BE READ AND INDIVIDUAL BILLING BY THE BODY CORPORATE.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-016

DATE RECEIVED: 18 November 2026





REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
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UNIT DEVELOPMENT
46 ELWICK ROAD, GLENORCHY
TASMANIA 7010
DRAWING TITLE
WATER PLAN

SCALE	DESIGNED	DRAWN	CHECKED
1:100@A1	DS	DS	DH
PROJECT	DRAWING	REVISION	
26.0061	C600	C	

0 50mm

11/9/2026, 12:03:22 PM S:\Projects\2026\26.0061-46 Elwick Road\5 - GR drawings\CIV - Working drawings, models\26.0061-C.dwg
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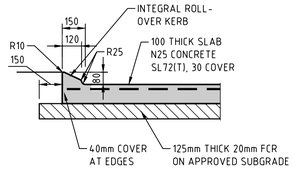
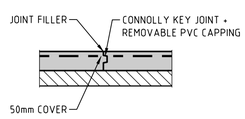
Document Set ID: 3692870
Version: 1, Version Date: 25/11/2026



TYPICAL CONCRETE PAVEMENT AND ROLL-OVER KERB DETAIL

NTS

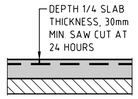
NOTE: CONCRETE PAVEMENT DETAIL NOT SUITABLE FOR EXPOSED AGGREGATE OR SIMILAR SURFACE FINISHES. CONCRETE TO BE FLOAT OR BROOM FINISHED TO ACHIEVE A P5 SLIP RESISTANCE CLASSIFICATION IN ACCORDANCE WITH AS 4586



TYPICAL KEY JOINT 'KJ'

NTS

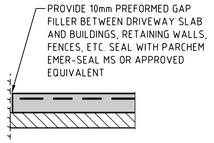
NOTE: 18m CENTRES MAX. UNLESS SHOWN OTHERWISE



TYPICAL SAWN JOINT 'SJ'

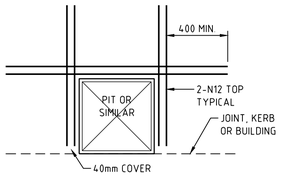
NTS

NOTE: 4.5m MAX CENTRES UNLESS SHOWN OTHERWISE



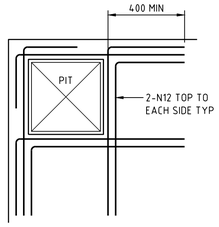
TYPICAL ISOLATION JOINT 'IJ'

NTS



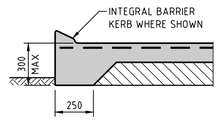
TYPICAL REINFORCEMENT TO PENETRATIONS

NTS



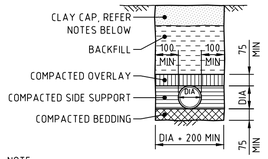
TYPICAL REINFORCEMENT TO PITS AT SLAB EDGE

NTS



TYPICAL EDGE THICKENING DETAIL

NTS

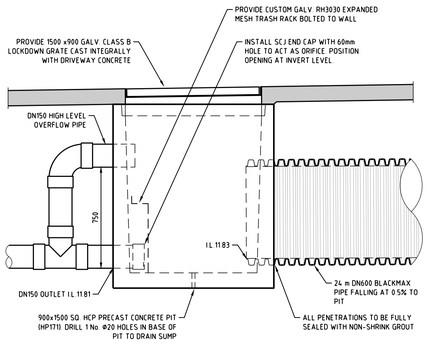


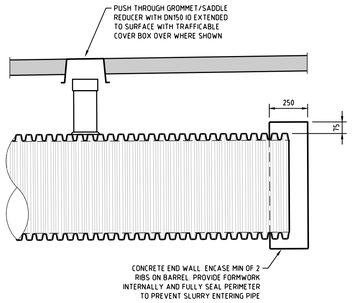
NOTE:

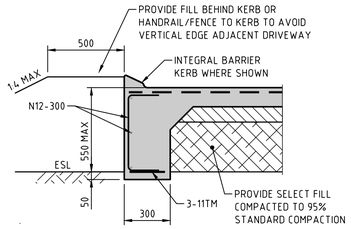
- BEDDING, PIPE SUPPORT AND OVERLAY: PLUMBING/SW - 7 mm CLEAN CRUSHED AGGREGATE WATER - SAND OR FINE GRAINED SOIL
- BACKFILL - MATERIAL EXCAVATED FROM TRENCH PROVIDING THAT THE MATERIAL IS FREE FROM BUILDER'S WASTE OR ROCKS/HARD MATTER LARGER THAN 25 mm, AND SOIL LUMPS LARGER THAN 75 mm
- IN TRAFFICABLE AREAS TRENCH FILL SHALL BE PLACED IN LOOSE LAYERS NOT EXCEEDING 200 mm THICK AND COMPACTED TO NOT LESS THAN 90% STD MDD FOR CONCRETE PAVEMENTS OR 95% STD MDD FOR ASPHALT PAVEMENTS
- SITES WITH SOIL CLASSIFICATION OF M, H1, H2 OR E: 300 mm THICK CLAY CAP REQUIRED WHERE TRENCH WITHIN 1500 mm OF BUILDING

TYPICAL RESIDENTIAL SERVICES TRENCH DETAIL

NTS







TYPICAL EDGE BEAM DETAIL

NTS

UNDERGROUND DETENTION GENERAL ARRANGEMENT

SCALE 1:20

ON-SITE STORMWATER DETENTION			
PERMISSIBLE SITE DISCHARGE ASSESSED USING RATIONAL METHOD FOR 5% AEP 5 MINUTE DURATION DESIGN STORM WITH INTENSITY 35 mm/h. SITE STORAGE REQUIREMENT ASSESSED USING RATIONAL METHOD FOR 5% AEP WITH STORM DURATIONS FROM 1 MIN TO 90 MINS. CRITICAL DURATION DETERMINED TO BE 15 MINS WITH RAINFALL INTENSITY 51.8 mm/h.			
TOTAL DEVELOPMENT AREA = 1400 m^2			
PRE-DEVELOPMENT AREAS		DEVELOPMENT AREAS	
ROOF (C=1.0)	276 m^2	ROOF (C=1.0)	620 m^2
IMPERVIOUS (C=0.9)	366 m^2	IMPERVIOUS (C=0.9)	717 m^2
GARDEN (C=0.4)	758 m^2	GARDEN (C=0.4)	63 m^2
PERMISSIBLE SITE DISCHARGE	7.5 L/s	PEAK FLOW RATE	17.7 L/s
EQUIV. VOLUME	8983 L	EQUIV. VOLUME (L)	18970 L
SITE STORAGE REQUIREMENT = 9857 L			
AREAS DETAINED		AREAS NOT DETAINED	
ROOF	620 m^2	ROOF	0 m^2
IMPERVIOUS	717 m^2	IMPERVIOUS	0 m^2
GARDEN	0 m^2	GARDEN	188 m^2
PEAK FLOW TO DETENTION = 12.3 L/s		UNDETAINED PEAK FLOW = 0.2 L/s	
DETENTION DISCHARGE REQUIREMENT = 7.3 L/s MAXIMUM			
DETENTION ACHIEVED USING 24 m LONG BLACK MAX PIPE PROVIDING 10603L			
MAXIMUM OSD WATER DEPTH = 750 mm			
MAXIMUM CONTROLLED FLOW RATE WITH 60 mm ORIFICE = 6.7 L/s			

SYSTEM MAINTENANCE REQUIREMENTS DETAILED ON THIS DRG

STORMWATER MAINTENANCE PLAN

AN UNDERGROUND OVER SIZED STORMWATER DETENTION PIPE HAS BEEN PROVIDED ON THIS SITE AND THE OWNER IS REQUIRED TO MAINTAIN, REPAIR AND REPLACE THE INFRASTRUCTURE AS REQUIRED TO ENSURE THAT IT FUNCTIONS CORRECTLY.

SYSTEM OVERVIEW

- THE SYSTEM CONSISTS OF GRAVITY AND CHARGED STORMWATER DRAINAGE PIPES DIRECTED TO THE UNDERGROUND PIPE.
- STORMWATER IS DETAINED IN THE OVER SIZED PIPE BY VIRTUE OF A REDUCED DIAMETER OUTLET, OR ORIFICE, THAT MAY BECOME BLOCKED OVER TIME.

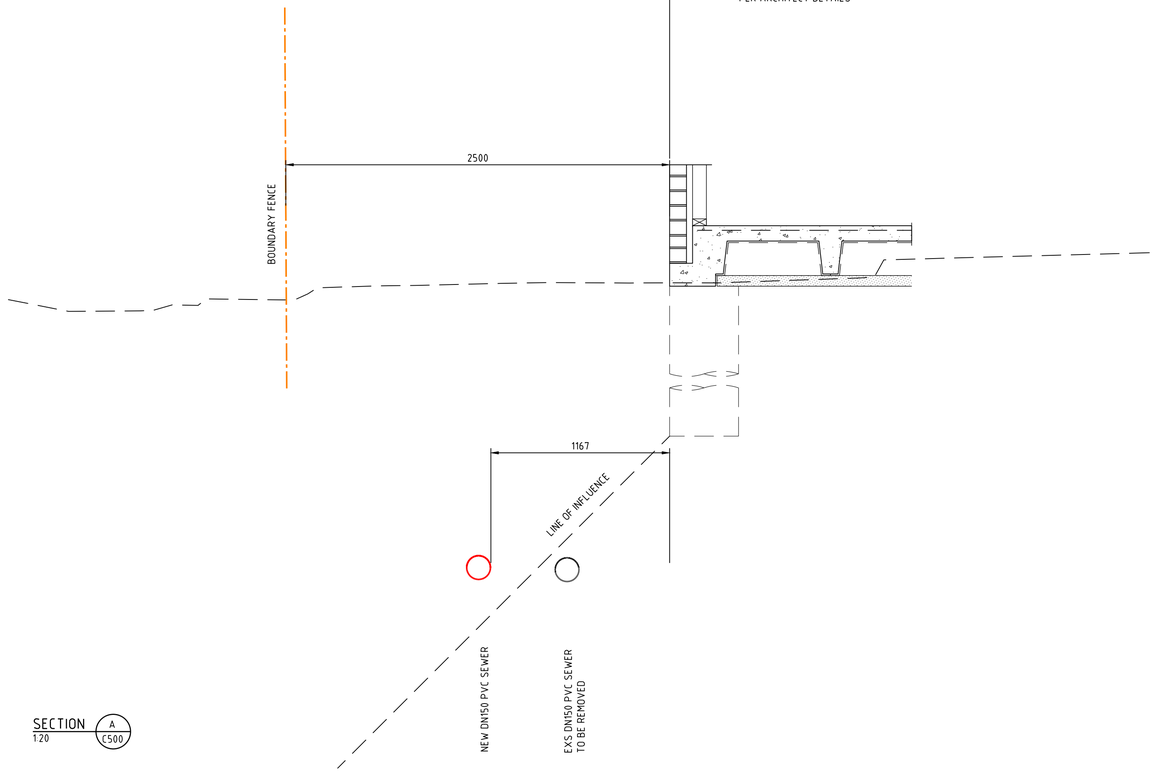
MAINTENANCE

- THE OVER SIZED DETENTION PIPE IS A CONFINED SPACE AND AS SUCH POSES DANGERS THAT REQUIRE IDENTIFICATION AND MANAGEMENT AND SHOULD ONLY BE ENTERED BY PERSONS TRAINED IN ACCORDANCE WITH TASMANIAN LEGISLATIVE REQUIREMENTS FOR CONFINED SPACES.
- INSPECTION OPENINGS ON THE CHARGED PIPEWORK SHOULD BE OPENED ANNUALLY TO FLUSH THE DRAINAGE SYSTEM.
- THE ORIFICE IS PROTECTED FROM BLOCKAGE BY A TRASH SCREEN. THE ORIFICE CONTROL PIT SHOULD BE INSPECTED ANNUALLY OR AFTER SIGNIFICANT RAINFALL EVENTS AND TRASH REMOVED. IF THIS PIT IS SEEN OVERFLOWING IT INDICATES THAT THE OUTLET IS BLOCKED AND REQUIRES MAINTENANCE BY AN APPROVED PLUMBING CONTRACTOR.
- OVER AN EXTENDED PERIOD OF TIME SEDIMENT MAY BUILD UP IN THE DETENTION PIPE AND DISCHARGE PIT. IF THIS IS OBSERVED MAINTENANCE IS REQUIRED BY A WASTE REMOVAL SPECIALIST.

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-26-016

DATE RECEIVED: 18 November 2026



SECTION A C500
1:20

REV	DESCRIPTION	APP'D	DATE
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C	DEVELOPMENT APPROVAL	DH	09.11.2026
B	DEVELOPMENT APPROVAL	DH	09.09.2026
A	DEVELOPMENT APPROVAL	DH	29.07.2026

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

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TASMANIA 7010
DRAWING TITLE
DETAILS

0 50mm SCALE AS SHOWN@A1

DESIGNED	DRAWN	CHECKED
DS	DS	DH
PROJECT	DRAWING	REVISION
26.0061	C700	C

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