DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-041
PROPOSED DEVELOPMENT:	Multiple dwellings (one proposed, one existing)
LOCATION:	5 Ash Street Lutana
APPLICANT:	S Group
ADVERTISING START DATE:	25/09/2024
ADVERTISING EXPIRY DATE:	8/10/2024

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 **8/10/2024**.

During this time, any person may make representations relating to the applications by letter addressed to the General Manager, 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 **8/10/2024**, or for postal and hand delivered representations, by 5.00 pm on **8/10/2024**.

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

KAREN MOY

Dual Occupancy Unit Proposal

5 Ash Street, Lutana

DRAWING SCHEDULE:

Sheet No:	Drawing:	Rev:	Revision Date:
A000	Cover Page	D	12/09/2024
A101	Site Plan	D	12/09/2024
A201	Exisiting and Demolition Plan	D	12/09/2024
A202	Floor Plans	D	12/09/2024
A301	Elevation Sheet 1	D	12/09/2024
A302	Elevation Sheet 2	D	12/09/2024
A303	Full Site Elevation Sheet 3	D	12/09/2024

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024

SITE LOCATION IMAGE - Scale: N.T.S.

GENERAL INFORMATION:

Accredited Architect:	**Sam Haberle**	
Accreditation Number:	**CC5618 U**	
Land Title Reference Number:	**C.T. 59829/4**	(Certificate volume and folio)
Soil classification:	**(Refer Eng.)**	Site classification to AS 2870-2011 (Reference report author)
Wind Classification:	**TBC**	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:	**TBC**	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:	**698m^2**	
Total Floor Area:	**135.32m^2**	
Total Deck Area:	**24m^2**	

FOR DEVELOPEMENT APPLICATION ONLY

create. wonder.

S. Group
73-75 St John St, Launceston.
6/100 Elizabeth St, Hobart
PO Box 1271, Launceston TAS 7250
p 03 6311 1403 **e** info@sgroup.com.au
abn 33 625 566 618 **sgroup.com.au**

REVISION	D	DATE	12/09/2024	DESCRIPTION	RFI Part 3 Response		
ADDRESS	5 Ash Street, Lutana, TAS, 7009					do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT	Karen Moy					SCALE @SO A3 -	DWG # A000 - D
DWG	Cover Page					DRAWN IL	
						CHKD JE	PROJECT# J008664

73 - 75 St John st, **Launceston |** 6/100 Elizabeth st, **Hobart |** 552 Victoria st, North Melbourne, **Melbourne**
T: 03 63 111 403 **E**: info@sgroup.com.au **sgroup.com.au**

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-24-041

DATE RECEIVED: 12 Sept 2024

SITE PLAN NOTES:

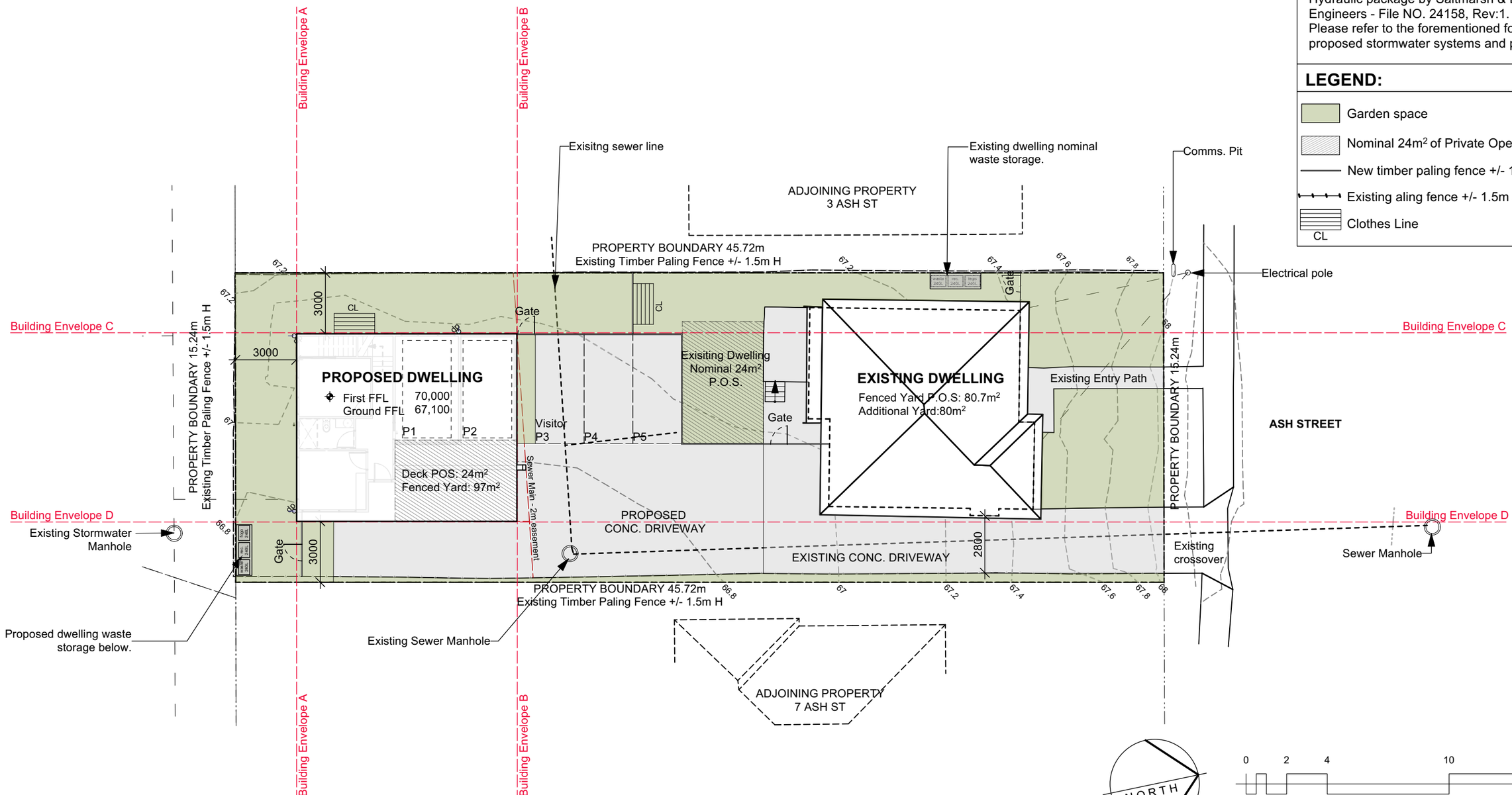
1. This drawing has been constructed using survey information from Survey Plus - File No. SP23426-01, Rev: A. Dated: 08/12/2023

2. Exisiting Stormwater Manhole and Property connection has been located using information from UDM Group - File No. 240492-D01. Dated: 13/05/2024.

3. This drawing is to be read in conjunction with Civil and Hydraulic package by Saltmarsh & Escobar Consulting Engineers - File NO. 24158, Rev:1. Dated 09/07/2024. Please refer to the forementioned for proposed level grades, proposed stormwater systems and proposed vehicle turning.

LEGEND:

- Garden space
- Nominal 24m² of Private Open Space per dwelling
- New timber paling fence +/- 1.5m above ground line
- Existing aling fence +/- 1.5m above ground line
- Clothes Line (CL)



NORTH

0 2 4 10 20

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

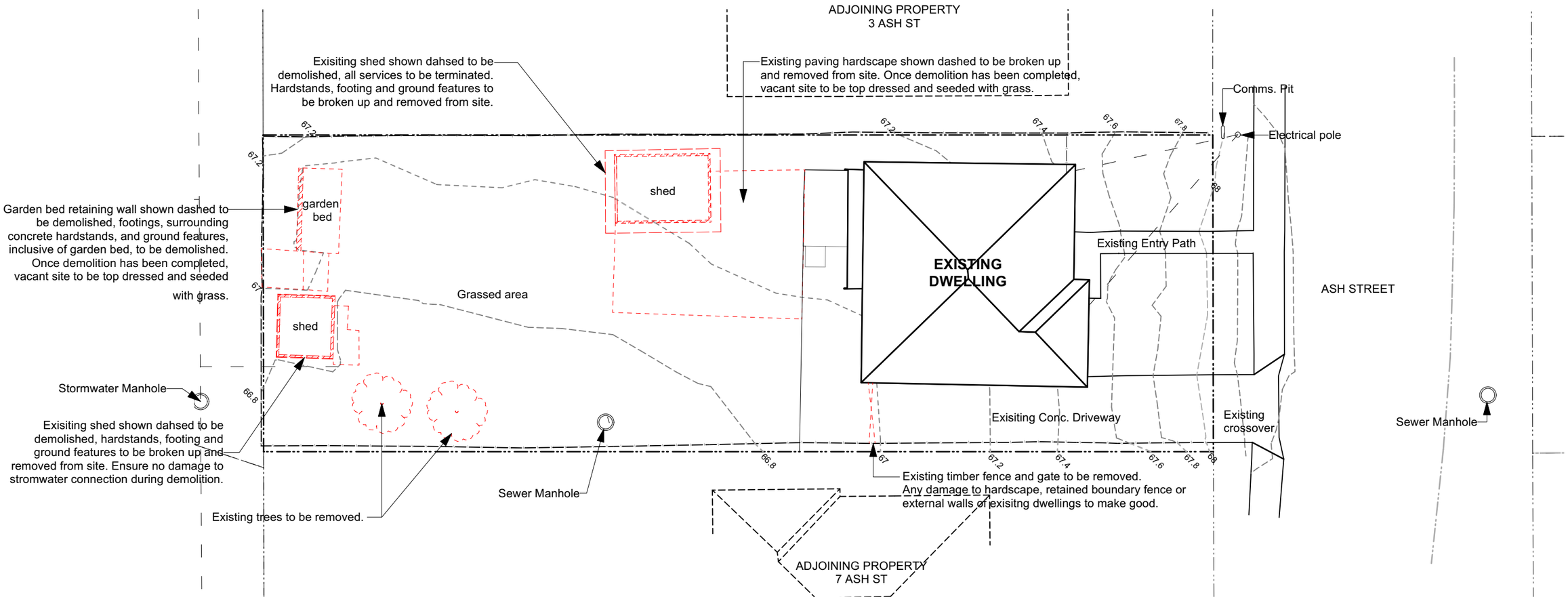
FOR DEVELOPEMENT APPLICATION ONLY

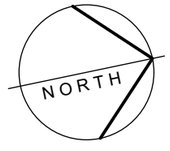
create. wonder.

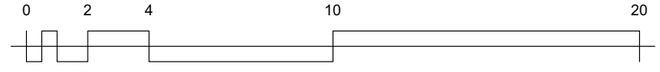
S. Group
73-75 St John St, Launceston.
6/100 Elizabeth St, Hobart
PO Box 1271, Launceston TAS 7250
p 03 6311 1403 **e** info@sgroup.com.au
abn 33 625 566 618 **sgroup.com.au**

REVISION	D	DATE	12/09/2024	DESCRIPTION	RFI Part 3 Response		
ADDRESS	5 Ash Street, Lutana, TAS, 7009				do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE	DA
CLIENT	Karen Moy					DWG #	A101-D
DWG	Site Plan				SCALE @ ISO A3 1:200		
					DRAWN IL		
					CHKD JE	PROJECT#	J008664

73 - 75 St John st, **Launceston** | 6/100 Elizabeth st, **Hobart** | 552 Victoria st, North Melbourne, **Melbourne**
T: 03 63 111 403 **E**: info@sgroup.com.au **sgroup.com.au**







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

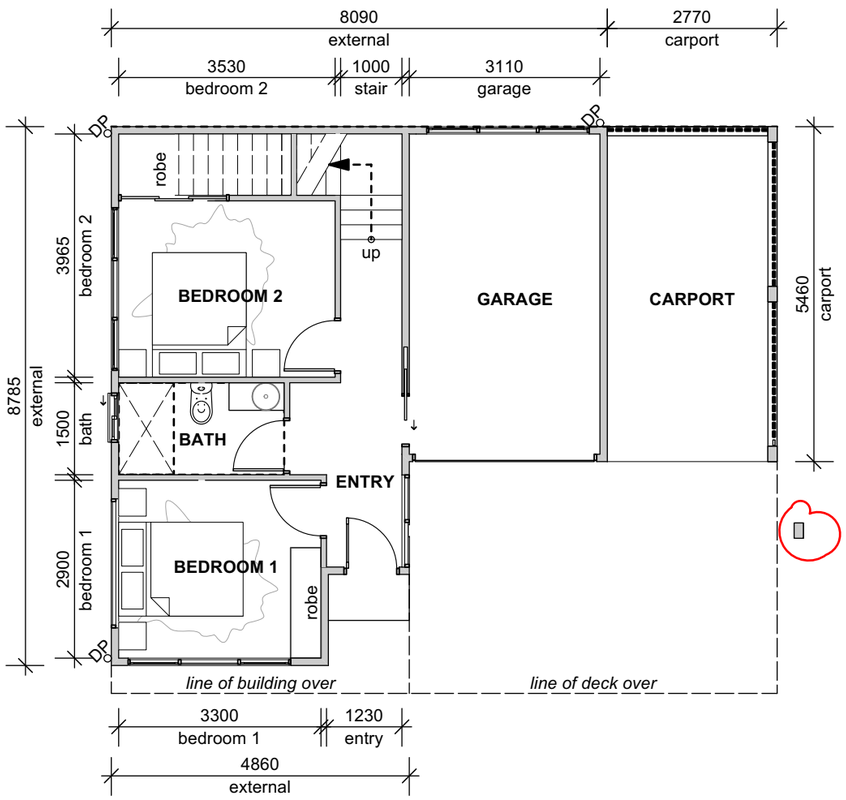
FOR DEVELOPEMENT APPLICATION ONLY

create. wonder.

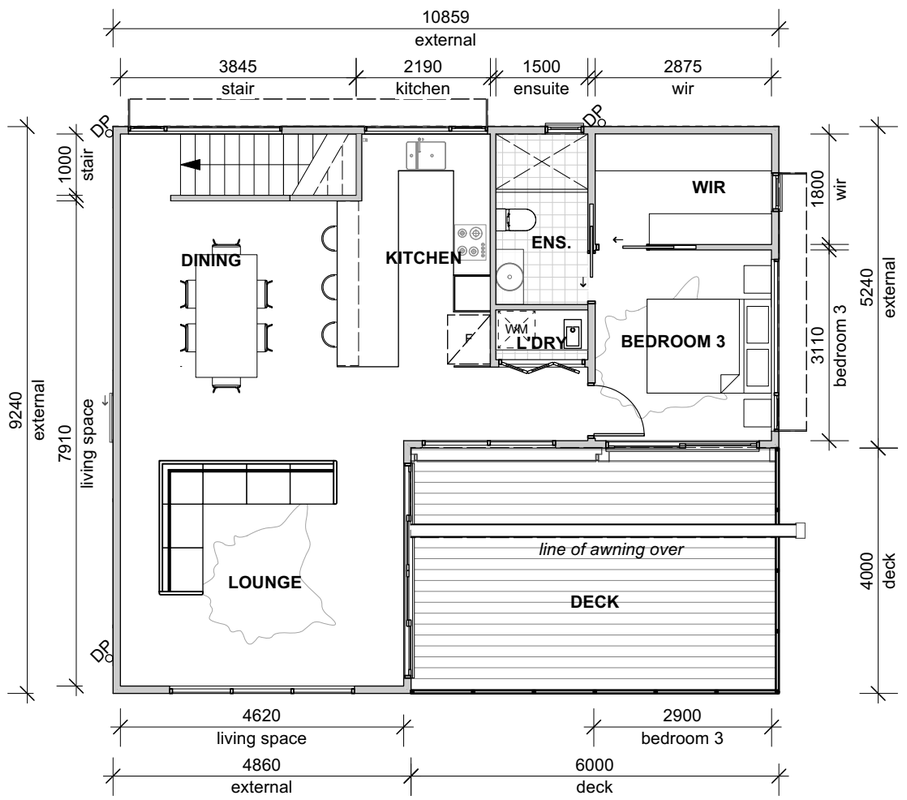
S. Group
73-75 St John St, Launceston.
6/100 Elizabeth St, Hobart
PO Box 1271, Launceston TAS 7250
p 03 6311 1403 **e** info@sgroup.com.au
abn 33 625 566 618 **sgroup.com.au**

REVISION	D	DATE	12/09/2024	DESCRIPTION	RFI Part 3 Response
ADDRESS	5 Ash Street, Lutana, TAS, 7009	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS		ISSUE	DA
CLIENT	Karen Moy			DWG #	A201 - D
DWG	Exisiting and Demolition Plan	SCALE @SO A3	1:200	PROJECT#	J008664
		DRAWN	IL		
		CHKD	JE		

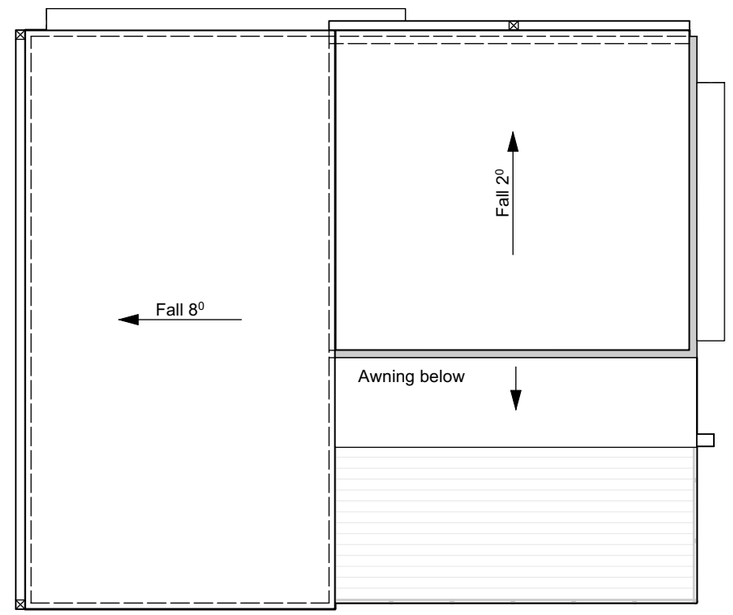
73 - 75 St John st, **Launceston** | 6/100 Elizabeth st, **Hobart** | 552 Victoria st, North Melbourne, **Melbourne**
T: 03 63 111 403 **E**: info@sgroup.com.au **sgroup.com.au**



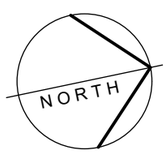
1 Ground Floor Plan
Scale: 1:100

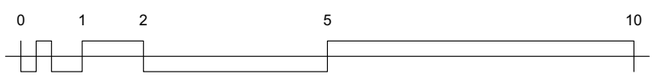


2 First Floor Plan
Scale: 1:100



3 Roof Plan
Scale: 1:100





METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

create. wonder.

S. Group
73-75 St John St, Launceston.
6/100 Elizabeth St, Hobart
PO Box 1271, Launceston TAS 7250
p 03 6311 1403 **e** info@sgroup.com.au
abn 33 625 566 618 **sgroup.com.au**

REVISION D	DATE 12/09/2024	DESCRIPTION RFI Part 3 Response	
ADDRESS 5 Ash Street, Lutana, TAS, 7009		do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS	ISSUE DA
CLIENT Karen Moy		SCALE @ISO A3 1:100	DWG # A202 - D
DWG Floor Plans		DRAWN IL	
		CHKD JE	PROJECT# J008664

73 - 75 St John st, **Launceston |** 6/100 Elizabeth st, **Hobart |** 552 Victoria st, North Melbourne, **Melbourne**
T: 03 63 111 403 **E**: info@sgroup.com.au **sgroup.com.au**

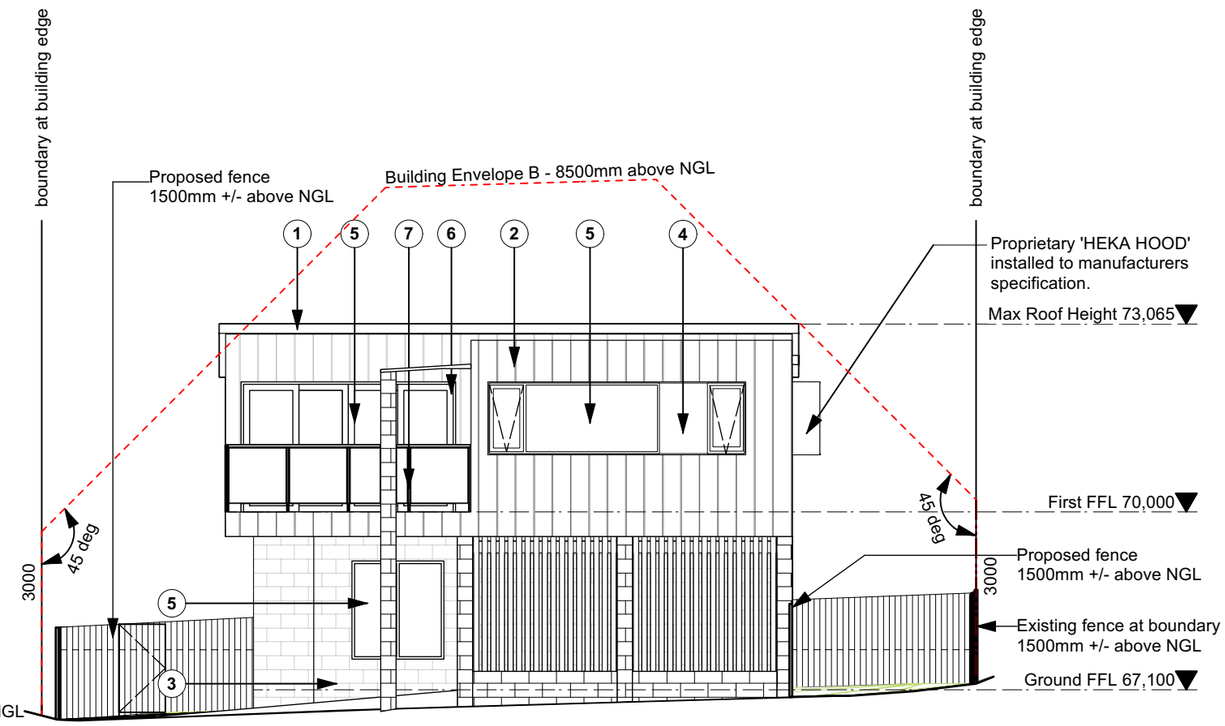
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-24-041

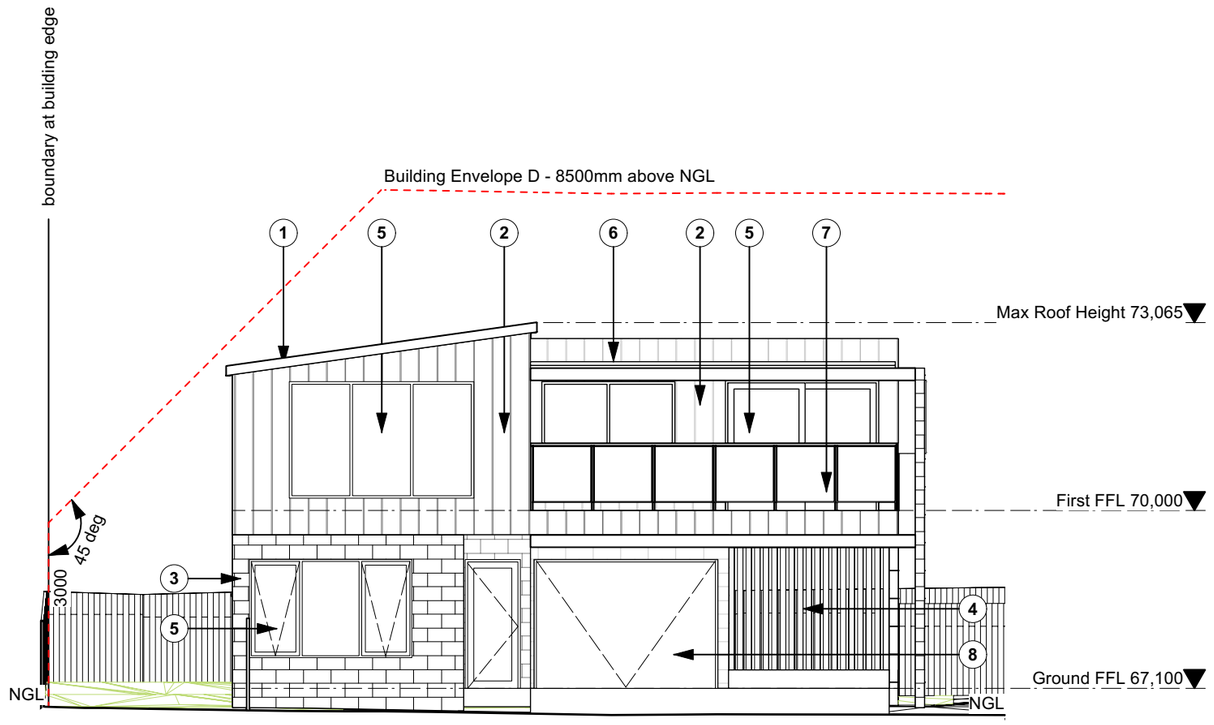
DATE RECEIVED: 12 Sept 2024

EXTERNAL FINISHES & COLOURS SCHEDULE:

1	Custom Orb Roofing- Colour: Monument. Colorbond cappings, flashings, gutters, downpipes and accessories as selected. Colour as selected.	5	Double Glazed Aluminium window & door frames. Powder coat finish as selected.
2	"James Hardie" 14mm Qblique Cladding installed to manufacturers specification. Paint finish 'Dulux' White Duck Quarter or similar to approval.	6	Cutom Orb awning - Colour: Monument.
3	Rendered Blockwork - Colour: 'Dulux' White Duck Quarter or similar to approval. Provide vertical articulation joints in accordance Section 7 of AS 4773.2-2010.	7	Min. 1000mm High Glass balustrade as selected. Grade A saftey glass required in all balustrades. To comply with AS 1288, Section 7 (2006).
4	Cemintel "Territory Woodlands" natural timber-look cladding - Colour: Teak	8	Colorbond Garage door as selected.



1 North Elevation
Scale: 1:100



2 EAST ELEVATION
Scale: 1:100

0 1 2 5 10

METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

FOR DEVELOPEMENT APPLICATION ONLY

create. wonder.

S. Group
73-75 St John St, Launceston.
6/100 Elizabeth St, Hobart
PO Box 1271, Launceston TAS 7250
p 03 6311 1403 **e** info@sgroup.com.au
abn 33 625 566 618 **sgroup.com.au**

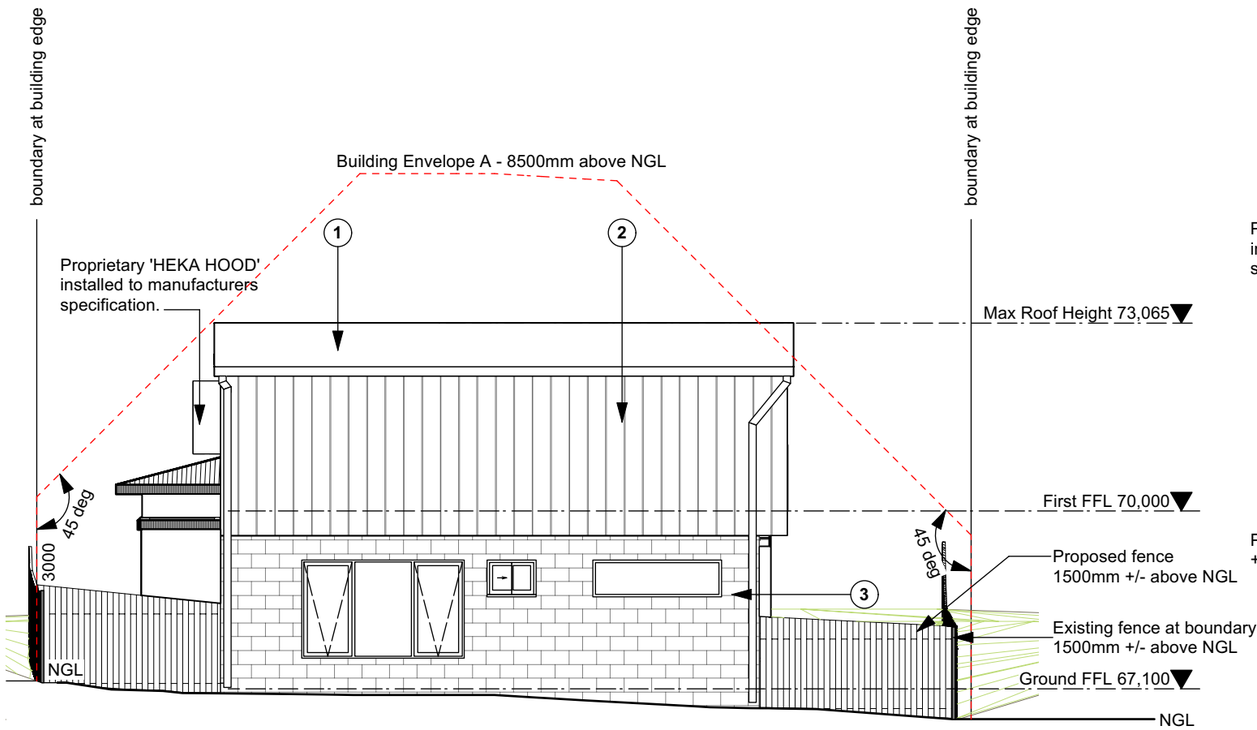
REVISION D	DATE 12/09/2024	DESCRIPTION RFI Part 3 Response	
ADDRESS 5 Ash Street, Lutana, TAS, 7009	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS		ISSUE DA
CLIENT Karen Moy	SCALE @ISO A3	1:100	DWG # A301 - D
DWG Elevation Sheet 1	DRAWN	IL	
	CHKD	JE	PROJECT# J008664

73 - 75 St John st, **Launceston** | 6/100 Elizabeth st, **Hobart** | 552 Victoria st, North Melbourne, **Melbourne**
T: 03 63 111 403 **E**: info@sgroup.com.au **sgroup.com.au**

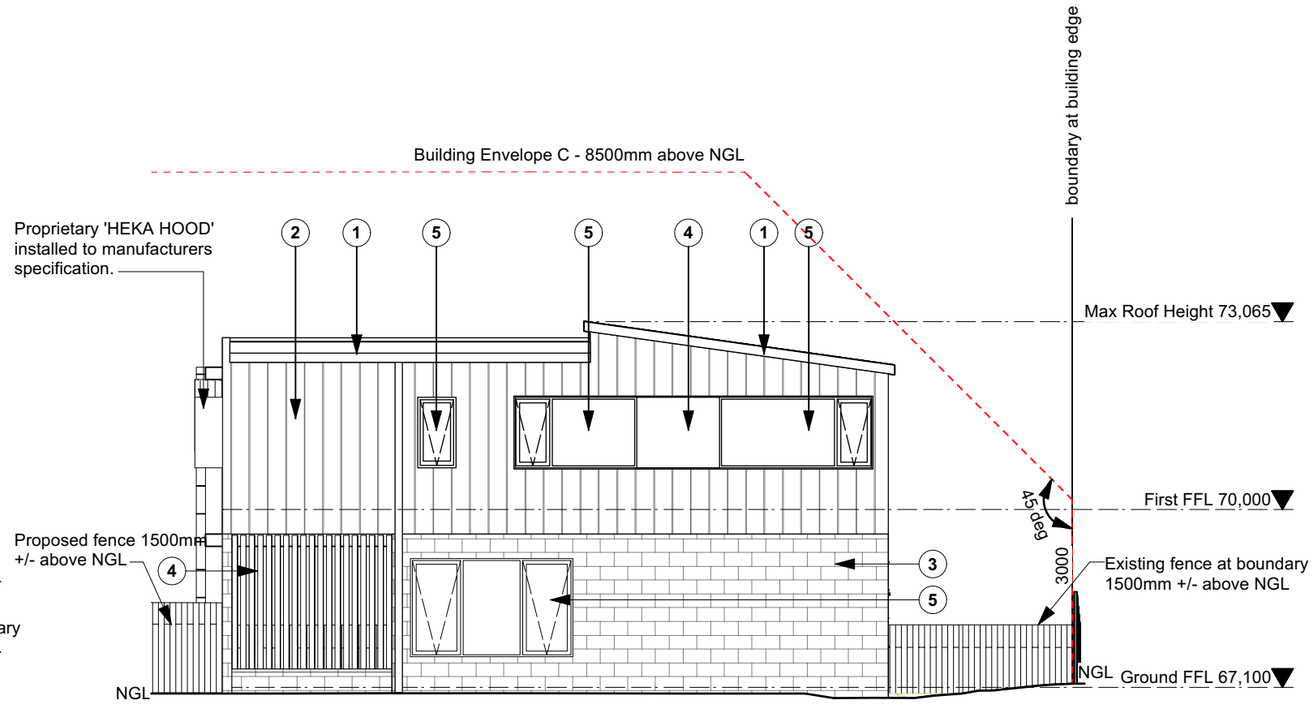
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024

EXTERNAL FINISHES & COLOURS SCHEDULE:

1	Custom Orb Roofing- Colour: Monument. Colorbond cappings, flashings, gutters, downpipes and accessories as selected. Colour as selected.	5	Double Glazed Aluminium window & door frames. Powder coat finish as selected.
2	"James Hardie" 14mm Qblique Cladding installed to manufacturers specification. Paint finish 'Dulux' White Duck Quarter or similar to approval.	6	Cutom Orb awning - Colour: Monument.
3	Rendered Blockwork - Colour: 'Dulux' White Duck Quarter or similar to approval. Provide vertical articulation joints in accordance Section 7 of AS 4773.2-2010.	7	Min. 1000mm High Glass balustrade as selected. Grade A saftey glass required in all balustrades. To comply with AS 1288, Section 7 (2006).
4	Cemintel "Territory Woodlands" natural timber-look cladding - Colour: Teak	8	Colorbond Garage door as selected.



3 SOUTH ELEVATION
Scale: 1:100



1 WEST ELEVATION
Scale: 1:100

0 1 2 5 10
METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

FOR DEVELOPEMENT APPLICATION ONLY

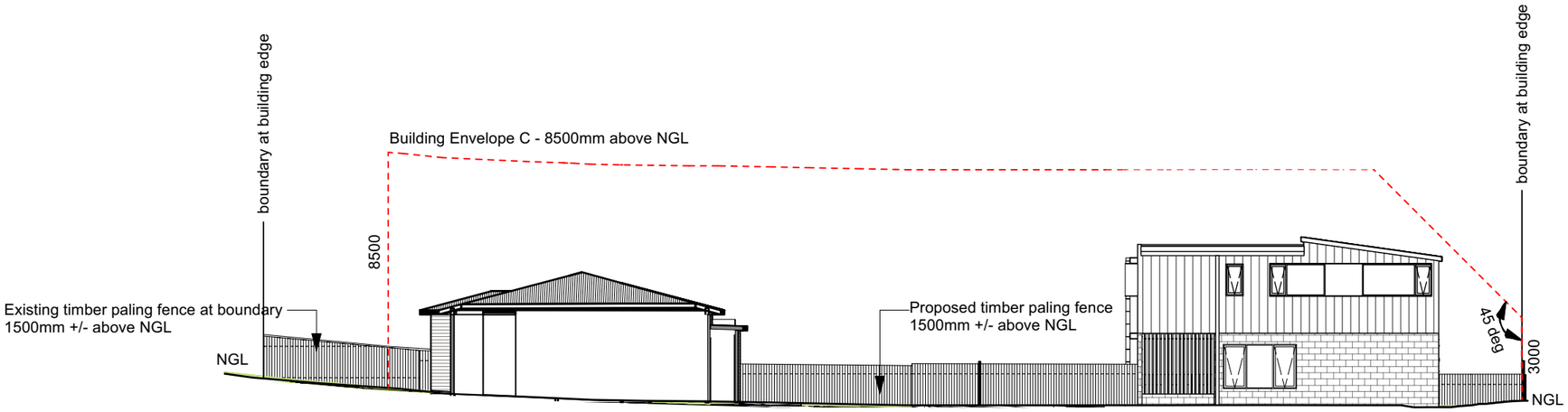
Document Set ID: 3415860
Version: 1, Version Date: 19/09/2024

create. wonder.

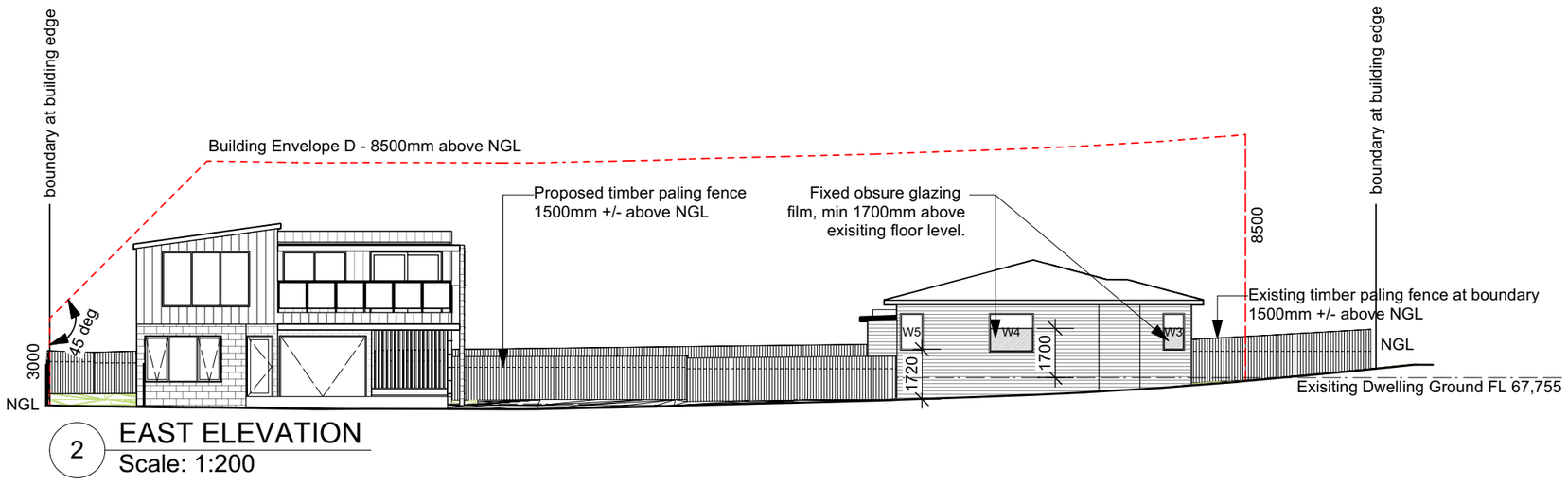
S. Group
73-75 St John St, Launceston.
6/100 Elizabeth St, Hobart
PO Box 1271, Launceston TAS 7250
p 03 6311 1403 **e** info@sgroup.com.au
abn 33 625 566 618 **sgroup.com.au**

REVISION	D	DATE	12/09/2024	DESCRIPTION	RFI Part 3 Response
ADDRESS	5 Ash Street, Lutana, TAS, 7009	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS		ISSUE	DA
CLIENT	Karen Moy			DWG #	A302 - D
DWG	Elevation Sheet 2	SCALE @ISO A3	1:100	PROJECT#	J008664
		DRAWN	IL		
		CHKD	JE		

73 - 75 St John st, **Launceston** | 6/100 Elizabeth st, **Hobart** | 552 Victoria st, North Melbourne, **Melbourne**
T: 03 63 111 403 **E**: info@sgroup.com.au **sgroup.com.au**



1 WEST ELEVATION
Scale: 1:200



2 EAST ELEVATION
Scale: 1:200

0 2 4 10 20

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

create. wonder.

S. Group
73-75 St John St, Launceston.
6/100 Elizabeth St, Hobart
PO Box 1271, Launceston TAS 7250
p 03 6311 1403 **e** info@sgroup.com.au
abn 33 625 566 618 **sgroup.com.au**

REVISION D	DATE 12/09/2024	DESCRIPTION RFI Part 3 Response	
ADDRESS 5 Ash Street, Lutana, TAS, 7009	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS		ISSUE DA
CLIENT Karen Moy		SCALE @SO A3 1:100	DWG # A303 - D
DWG Full Site Elevation Sheet 3		DRAWN IL	
		CHKD JE	PROJECT# J008664

73 - 75 St John st, **Launceston** | 6/100 Elizabeth st, **Hobart** | 552 Victoria st, North Melbourne, **Melbourne**
T: 03 63 111 403 **E**: info@sgroup.com.au **sgroup.com.au**

UNIT DEVELOPMENT
5 ASH STREET, LUTANA

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024

DRAWING INDEX

LEGEND

- 9.60 — Existing surface level (surveyed)
- 9.60 EX — Existing surface level (interpolated)
- 9.80 — Proposed bulk earthworks level
- 9.80 — Proposed finished surface level
- EX W — 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
- GW — Proposed sewer drain (greasy waste)
- TW — Proposed sewer drain (trade waste)
- EX SW — Existing stormwater drain
- SW — Proposed stormwater drain
- Proposed stormwater (larger)
- Proposed DN100 ag. drain and geofabric sock

REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: DRAWING INDEX
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL

DRAWN	DESIGNED	VERIFIED	DATE
NE	NE	-	9/07/24

SCALE	SIZE
N.T.S	A3

S&E REF	DRAWING	REVISION
24158	C001	3

GENERAL

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

EARTHWORKS

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

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

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

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

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

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

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

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

ROADWORKS

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

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

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

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

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

R7. All radii are to the back of kerb.

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

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

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

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

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

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

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

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

APPROVALS

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

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024

REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: GENERAL NOTES 1
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	9/07/24

SCALE: N.T.S
SIZE: A3
S&E REF: 24158
DRAWING: C002
REVISION: 3

STORMWATER

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

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

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

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

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

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

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

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

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

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

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

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

SEWER

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

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

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

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

WATER

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

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

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

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

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

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

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

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

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

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

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

W12. Road crossings:

DN100 PVC-U conduits for all HDPE.

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

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

RETAINING WALLS

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

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

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

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

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

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

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

CONCRETE

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

C2. Concrete grades (UNO on drawings) :

ELEMENT	Grade
General	N25
Footings	N20
Blinding	N15
Pavement	N25

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

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

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

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

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

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

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

REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: GENERAL NOTES 2
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	9/07/24

SCALE: N.T.S
SIZE: A3
S&E REF: 24158
DRAWING: C003
REVISION: 3

CONSTRUCTION RISK ASSESSMENT

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

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

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

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

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

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

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

Risk Rating (R)

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

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024

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

REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: SAFETY IN DESIGN
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL
DRAWN: NE | DESIGNED: NE | VERIFIED: - | DATE: 9/07/24
SCALE: N.T.S | SIZE: A3
S&E REF: 24158 | DRAWING: C004 | REVISION: 3

NOTE:
REFER DRIVEWAY CROSS AND LONGITUDINAL SECTIONS FOR GRADES

North

PROPOSED DWELLING
GFFL - 67.10

RESIDENCE
W/Board
1 Storey

COMPILED BOUNDARY 45.72m

Paling Fence 1.5m± High

SHED
W/Board

COMPILED BOUNDARY 15.24m

Paling Fence 1.5m± High

IL: 67.723 0.86D
DN150 RCP QL: B

IL: 66.059 0.58D
DN100 PVC QL: B

IL: 65.804 0D
DN150 RCP QL: A

SW MH
RL: 66.627

SW GP
RL: 66.903

Ch: 44.92End

Ch: 40

Ch: 35

Ch: 30

Ch: 25

Ch: 20

Ch: 15

Ch: 10

Ch: 5

Ch: 0Start

Sewer Manhole
Top RL:66.63
In Inv1 RL:65.00
In Inv2 RL:64.98
Out Inv RL:64.95

IL: 66.511 0D
DN100 PVC QL: A

RESIDENCE
W/Board
1 Storey

COMPILED BOUNDARY 45.72m

B o F RL:70.20

Deck

Conc. Path

Ridge RL:71.82

Roof RL:70.18

Roof Brick

Garden Wall

Concrete Footpath

Bitumen Road

ASH STREET

BENCH MARK
Spike
RL:68.17

Comms Pit

Elec. Pole

Concrete Driveway

Sewer Manhole
Top RL:68.70
Out Inv RL:67.37

REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

CLIENT: MOY	SHEET: LEVELS & GRADES	DRAWN: NE / DESIGNED: NE / VERIFIED: - / DATE: 9/07/24	
ADDRESS: 5 ASH STREET LUTANA	PROJECT NAME: UNIT DEVELOPMENT	SCALE: 1:200	SIZE: A3
	ISSUE: PLANNING APPROVAL	S&E REF: 24158	DRAWING: C101 / REVISION: 3

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024

North

IL: 67.723 0.86D
DN150 RCP QL: B

NEW CONCRETE
BARRIER KERB

PROPOSED
DWELLING
GFFL - 67.100

PROPERTY SEWER
CONNECTION

RESIDENCE
W/Board
1 Storey

Paling Fence 1.5m± High

COMPILED BOUNDARY 45.72m

SHED
W/Board

B.o F RL:70.20

W10W11 W12

W9 D8

W7

W1

RESIDENCE
W/Board
1 Storey

Ridge
RL:71.82

Roof
RL:70.18

Deck

Conc. Path

CHC
RL:70.20

WM

Grass

Comms
Pit

Elec.
Pole

Concrete Footpath

BENCH MARK
Spike
RL:68.17

Bitumen Road

ASH STREET

COMPILED
BOUNDARY
15.24m

Roof Brick
RL:69.98

Garden
Wall

Grass

EHC

Paling Fence 1.5m± High

COMPILED BOUNDARY 15.24m

Concrete RW

Garden Bed

Conc.

Ridge
RL:71.8

2400

540

2400

1000

2400

SW GP
RL: 66.903

Concrete

B.o F RL:70.17

Inv2

Gate

Concrete Driveway

Xover

Ch: 0Start

Sewer Manhole
Top RL:68.70
Out Inv RL:67.37

IL: 66.059 0.58D
DN100 PVC QL: B

IL: 65.804 0D
DN150 RCP QL: A

SW MH
RL: 66.627

Ch: 44.92End

Ch: 40

Ch: 35

Ch: 30

Ch: 25

Ch: 20

Ch: 15

Ch: 10

Ch: 5

Inv1

Sewer Manhole
Top RL:66.63
In Inv1 RL:65.00
In Inv2 RL:64.98
Out Inv RL:64.95

IL: 66.511 0D
DN100 PVC QL: A

RESIDENCE
W/Board
1 Storey

COMPILED BOUNDARY 45.72m

DRIVEWAY LEVELS TO
MATCH EXISTING
CONCRETE LEVELS

EX DRIVEWAY AND
CROSSOVER TO
REMAIN UNCHANGED

NEW CONCRETE DRIVEWAY
SECTION - REFER DETAILS
PROVIDED.
INCREASE CONCRETE SLAB
DEPTH TO 150mm OVER
DETENTION PIPES

NEW CONCRETE
BARRIER KERB TO
CONTROL SW RUN-OFF.
REFER RAISED KERB
DETAIL PROVIDED.

PROPERTY SEWER
CONNECTION

REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: SITEWORKS DETAILS & NOTES
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	9/07/24

SCALE: 1:200
SIZE: A3
S&E REF: 24158
DRAWING: C102
REVISION: 3

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

REFER TO HYDRAULIC DRAWINGS BY S&E FOR CONTINUATION OF STORMWATER SERVICES INCLUDING DETENTION TANKS.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024

EX DN100 PVC SW LINE AS LOCATED BY SURVEYOR - DEPTH IS APPOX 580mm

NEW DN100 SW LINE AT 1.0% MIN GRADE

RESIDENCE
W/Board
1 Storey

Paling Fence 1.5m± High

SHED
W/Board

B.o F RL:70.20

W12

W1

W7

RESIDENCE
W/Board
1 Storey

Ridge RL:71.82

Roof RL:70.18

Deck

Conc. Path

Roof Brick RL:69.98

Garden Wall

Grass

EHC

CHC RL:70.20

WM

Grass

Comms Pit

Elec. Pole

Concrete Footpath

BENCH MARK
Spike
RL:68.17

Bitumen Road

ASH STREET

Concrete RW

Garden Bed

Conc.

Ridge RL:71.8

SW GP
RL: 66.903

B.o F RL:70.17

Concrete

Gate

Concrete Driveway

Xover

Inv2

Inv1

EX SW

SW

EX S

IL: 66.059 0.58D
DN100 PVC QL: B

IL: 65.804 0D
DN150 RCP QL: A

SW MH
RL: 66.627

Sewer Manhole
Top RL:66.63
In Inv1 RL:65.00
In Inv2 RL:64.98
Out Inv RL:64.95

IL: 66.511 0D
DN100 PVC QL: A

Sewer Manhole
Top RL:68.70
Out Inv RL:67.37

450SQ GRATED PIT, CLASS B GRATE.

450SQ GRATED PIT, CLASS B GRATE.

DN100 SW LINE AT 2.0% MIN GRADE

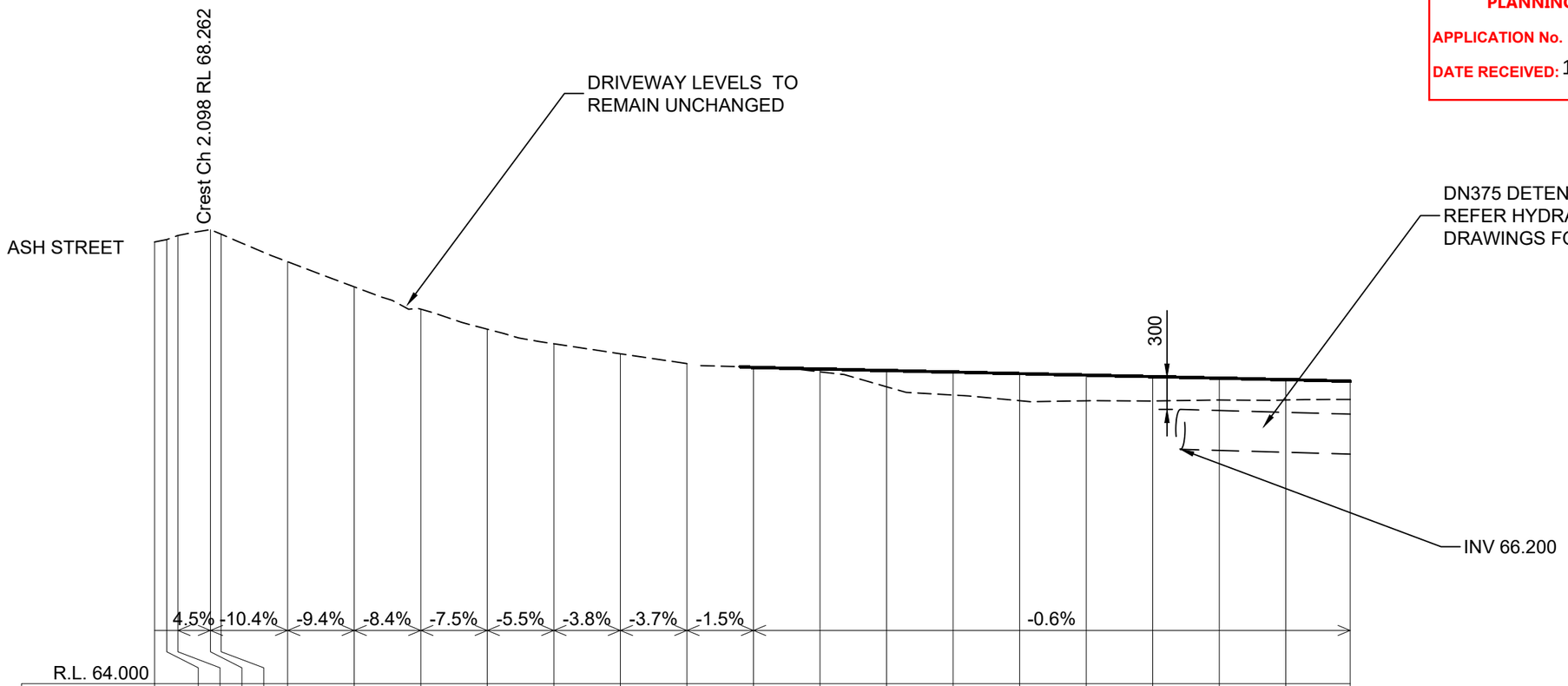
REFER HYDRAULIC DRAWINGS FOR DETENTION SYSTEM DETAILS

North

REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

CLIENT: MOY	SHEET: STORMWATER PLAN	DRAWN: NE / DESIGNED: NE	VERIFIED: - / DATE: 9/07/24
ADDRESS: 5 ASH STREET LUTANA	PROJECT NAME: UNIT DEVELOPMENT	SCALE: 1:250	SIZE: A3
	ISSUE: PLANNING APPROVAL	S&E REF: 24158	DRAWING: C103 / REVISION: 3



DESIGN SURFACE	68.146	68.169	68.207	68.262	68.220	67.960	67.725	67.516	67.328	67.191	67.097	67.005	66.968	66.954	66.940	66.925	66.911	66.897	66.882	66.868	66.854	66.840
EXISTING SURFACE — — — —	68.15	68.17	68.21	68.26	68.22	67.96	67.73	67.52	67.33	67.19	67.10	67.01	66.97	66.93	66.79	66.71	66.66	66.66	66.65	66.66	66.66	66.67
CHAINAGE	0.000	0.457	0.874	2.099	2.500	5.000	7.500	10.000	12.500	15.000	17.500	20.000	22.500	25.000	27.500	30.000	32.500	35.000	37.500	40.000	42.500	44.920

LONGITUDINAL SECTION - CL1

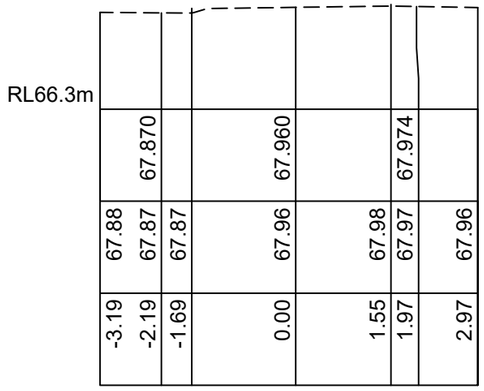
SCALES: HORIZONTAL 1:200 VERTICAL 1:50

REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

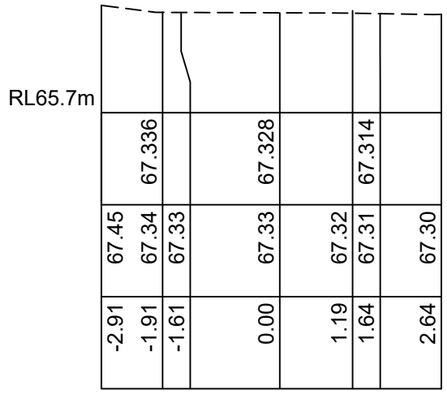
Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: LONGITUDINAL SECTION
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL
DRAWN: NE | DESIGNED: NE | VERIFIED: - | DATE: 9/07/24
SCALE: AS SHOWN | SIZE: A3
S&E REF: 24158 | DRAWING: C104 | REVISION: 3

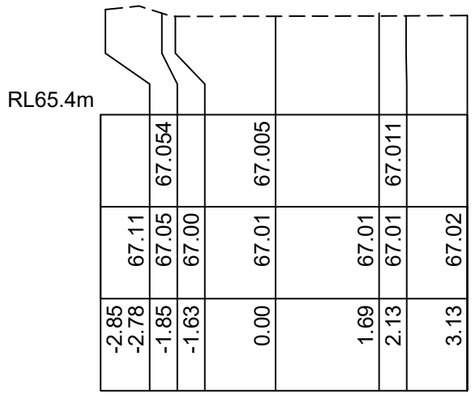
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024



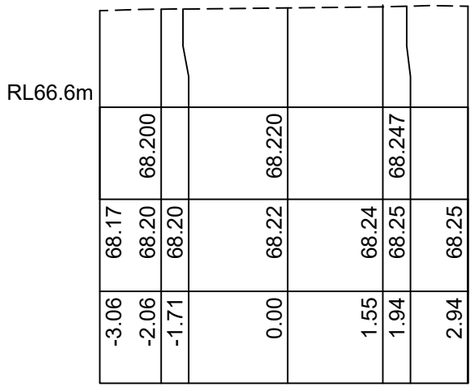
Ch 5.00 m



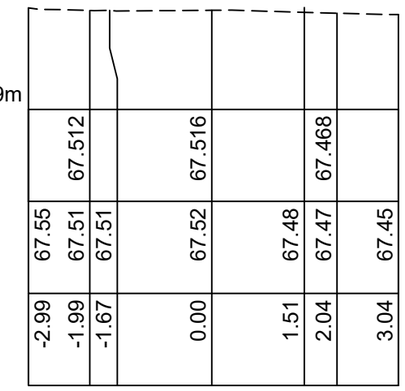
Ch 12.50 m



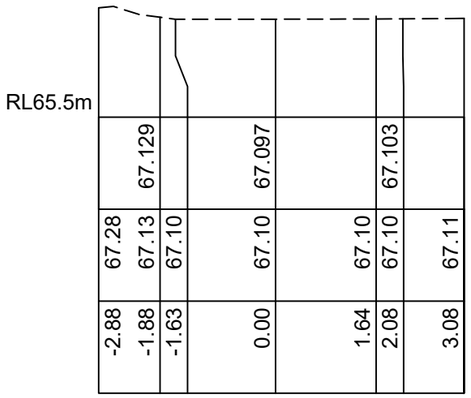
Ch 20.00 m



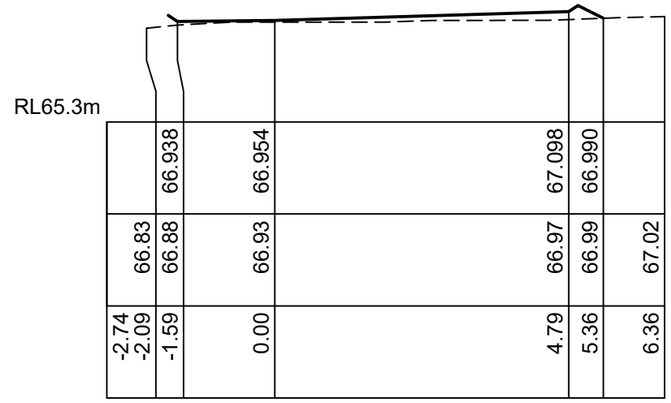
Ch 2.50 m



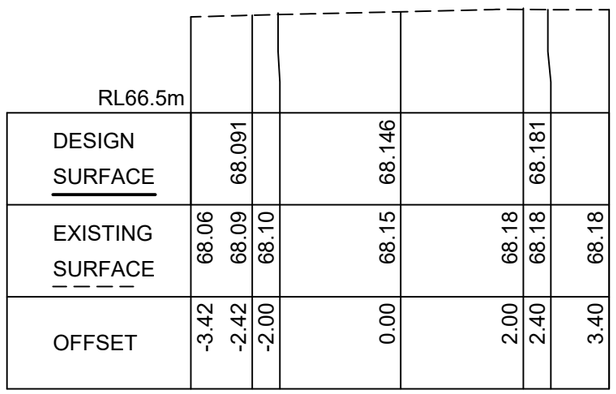
Ch 10.00 m



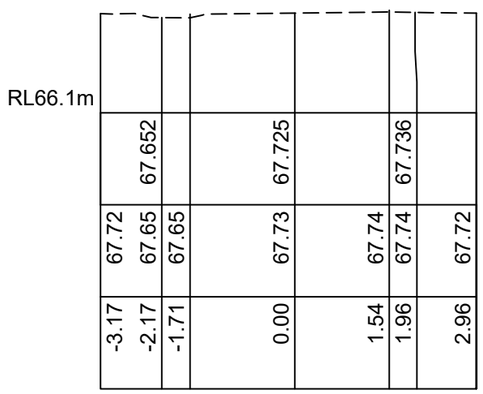
Ch 17.50 m



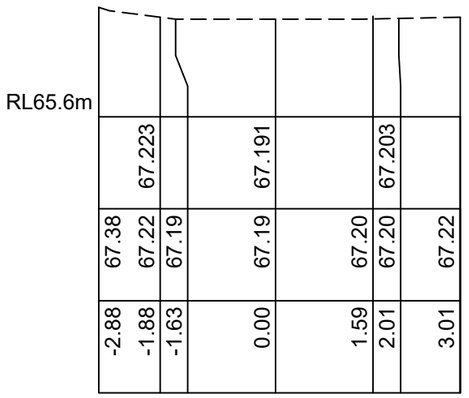
Ch 25.00 m



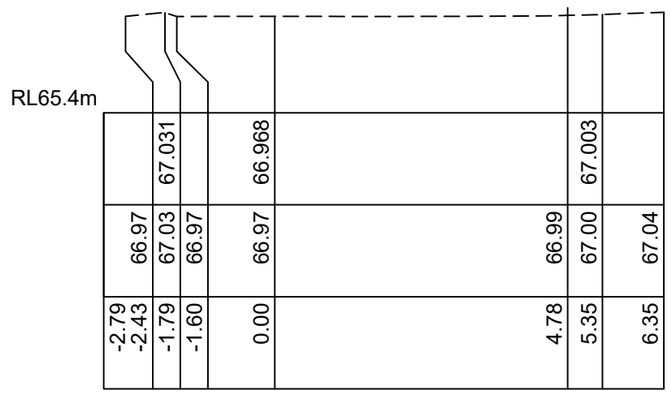
Ch 0.00 m



Ch 7.50 m



Ch 15.00 m



Ch 22.50 m

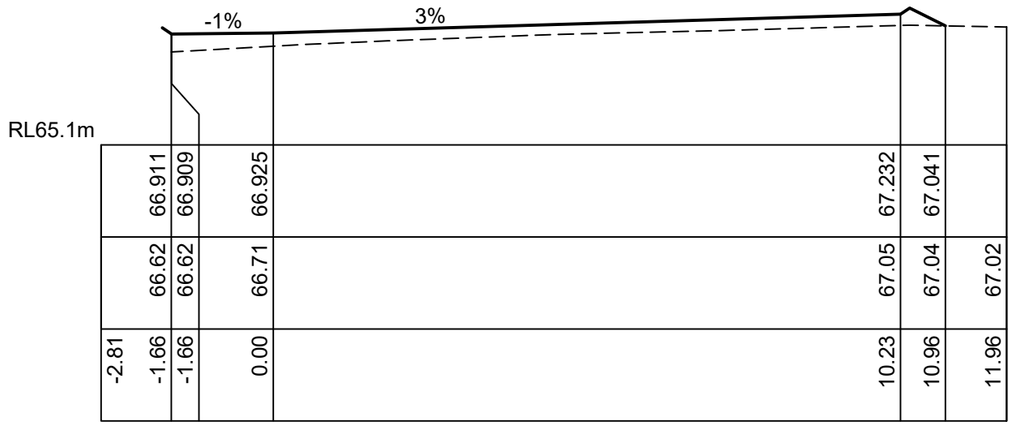
REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

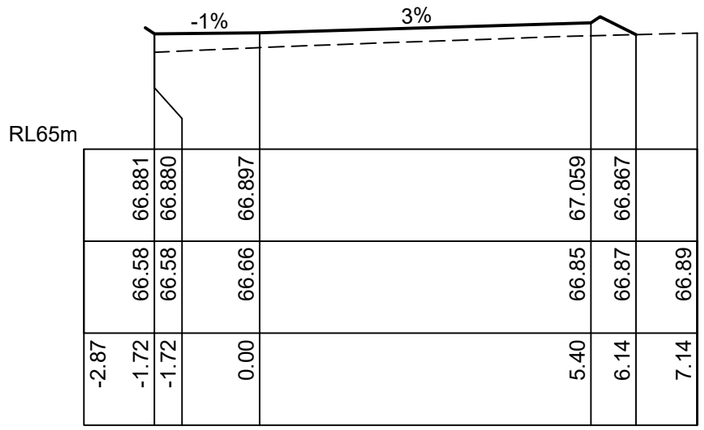
CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: CROSS SECTIONS PLAN 1
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	9/07/24

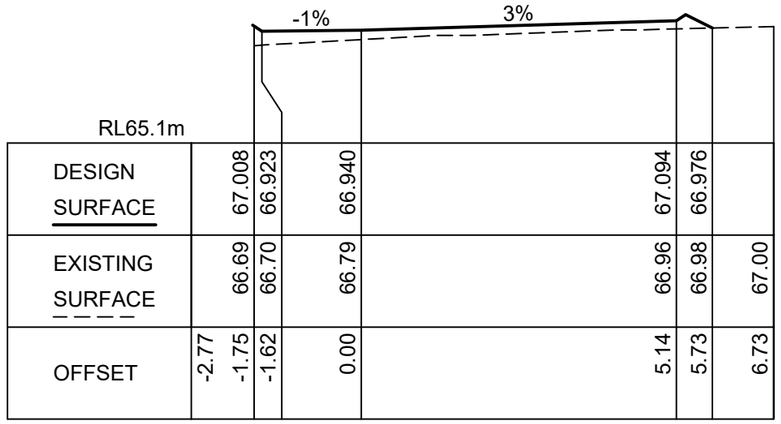
SCALE: 1:100
SIZE: A3
S&E REF: 24158
DRAWING: C105
REVISION: 3



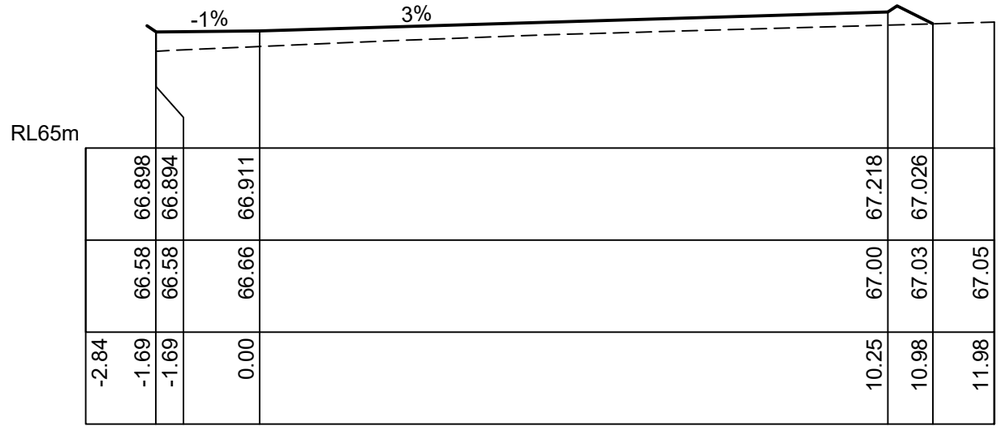
Ch 30.00 m



Ch 35.00 m



Ch 27.50 m



Ch 32.50 m

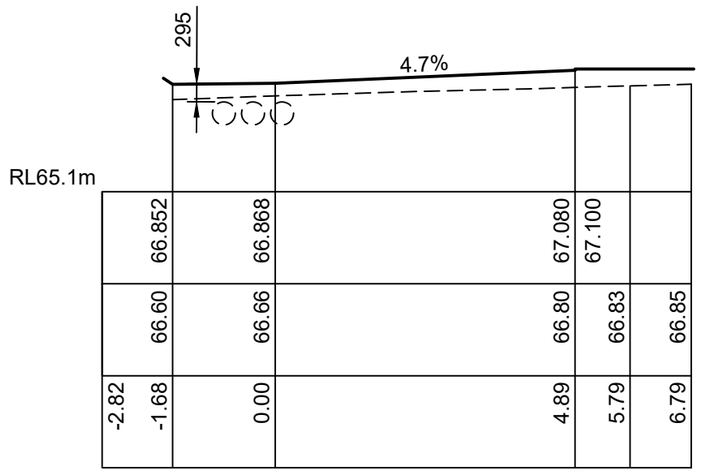
REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

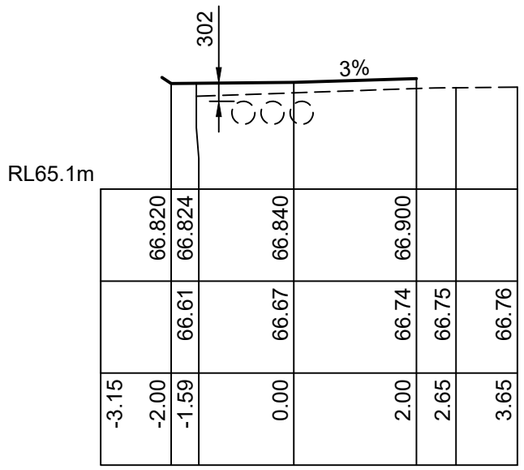
CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: CROSS SECTIONS PLAN 2
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	9/07/24

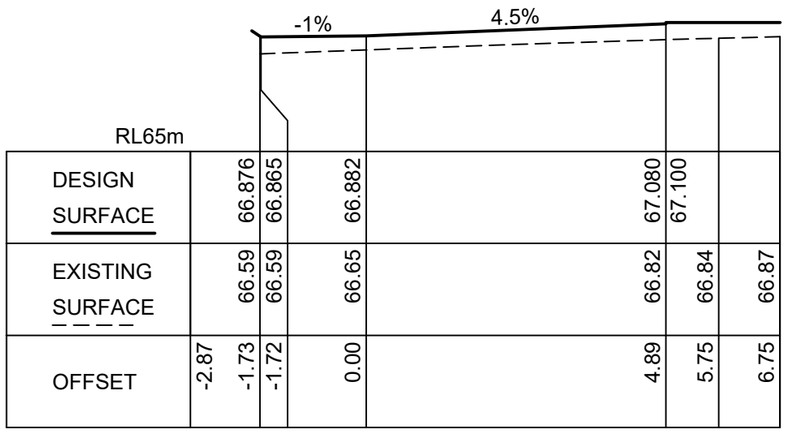
SCALE: 1:100
SIZE: A3
S&E REF: 24158
DRAWING: C106
REVISION: 3



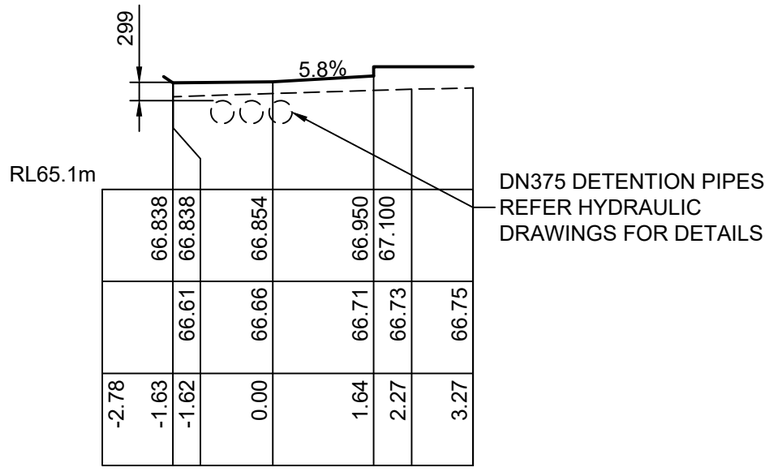
Ch 40.00 m



Ch 44.92 m



Ch 37.50 m



Ch 42.50 m

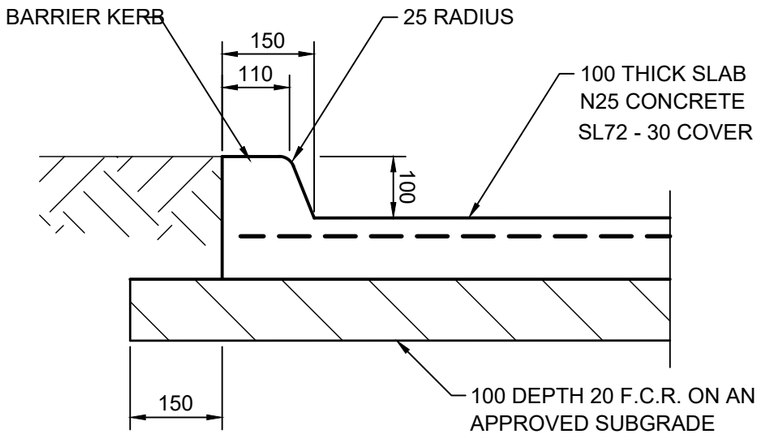
REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

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

CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: CROSS SECTIONS PLAN 3
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL

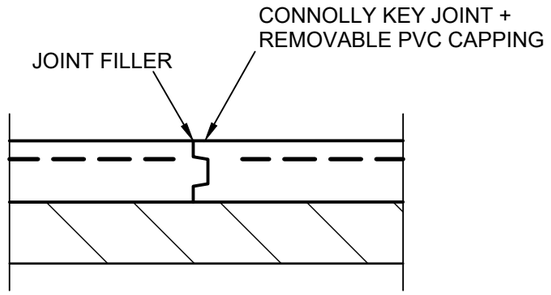
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	9/07/24

SCALE: 1:100
SIZE: A3
S&E REF: 24158
DRAWING: C107
REVISION: 3



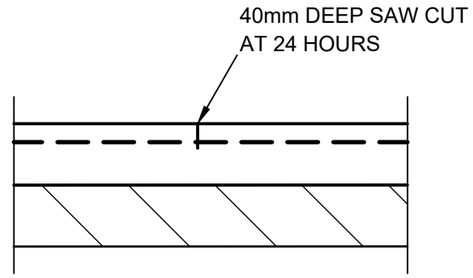
TYPICAL CONCRETE PAVEMENT

SCALE 1:10



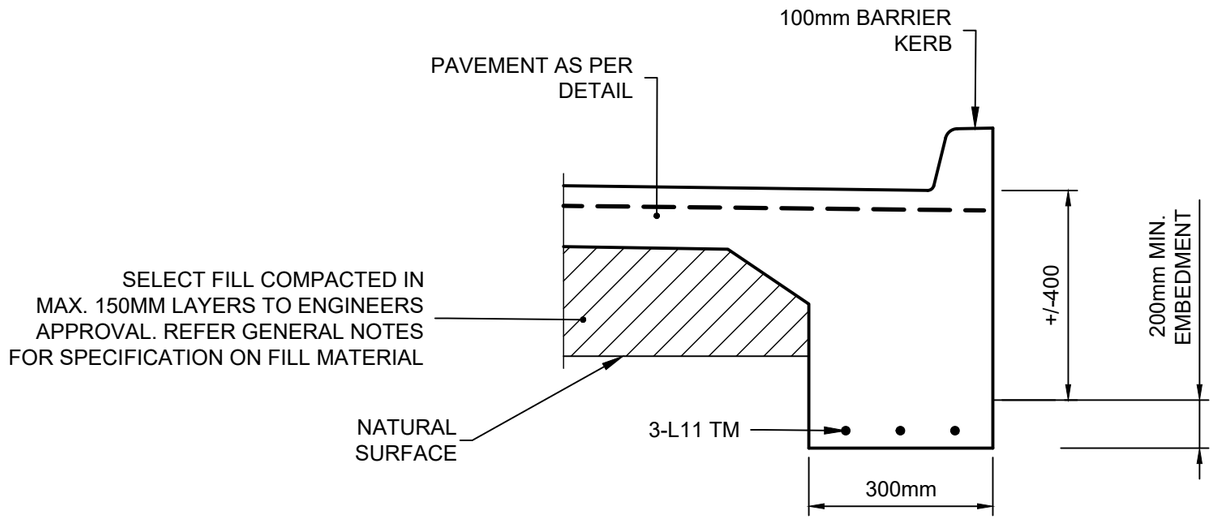
CONTROL JOINT 'c'

SCALE 1:10
NOTE: 24m CENTRES



SAWN JOINT 's'

SCALE 1:10
NOTE: 6m CENTRES



TYPICAL CONCRETE PAVEMENT EDGE BEAM

SCALE 1:10

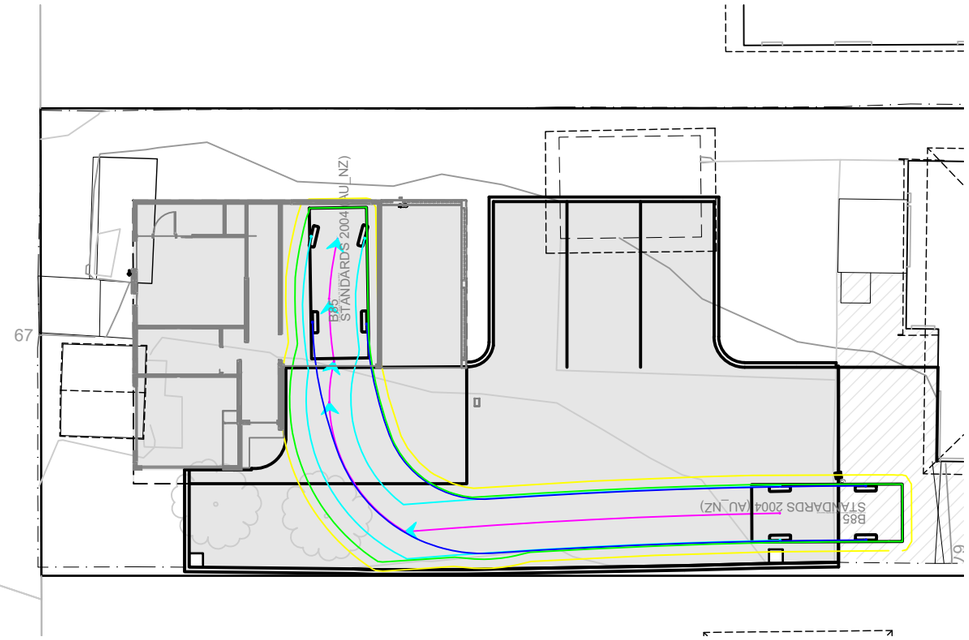
REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

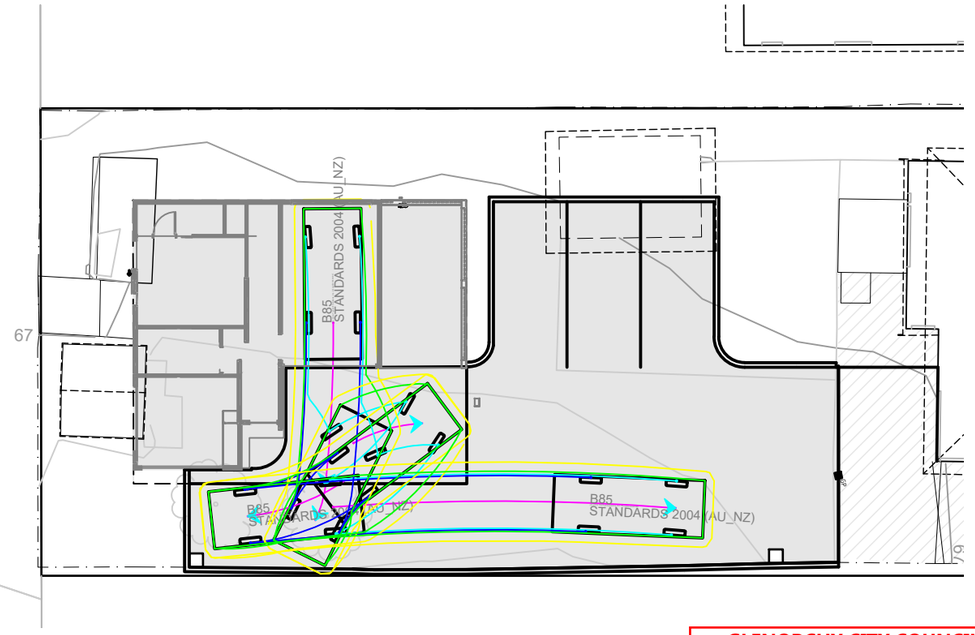
Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

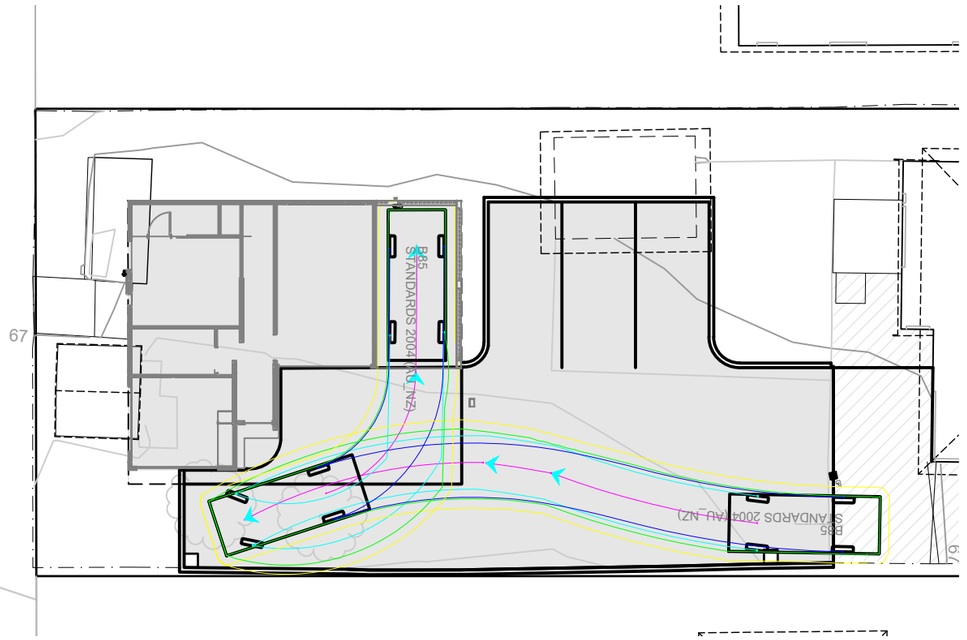
CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: DETAILS PLAN 1
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL

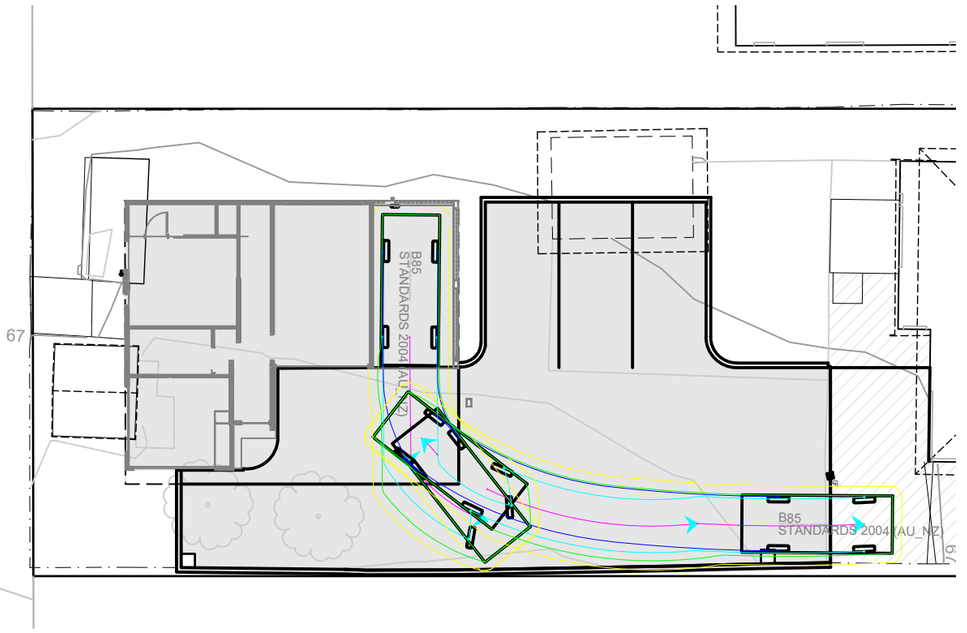
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	9/07/24

SCALE: 1:10 | SIZE: A3
S&E REF: 24158 | DRAWING: C108 | REVISION: 3









GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024

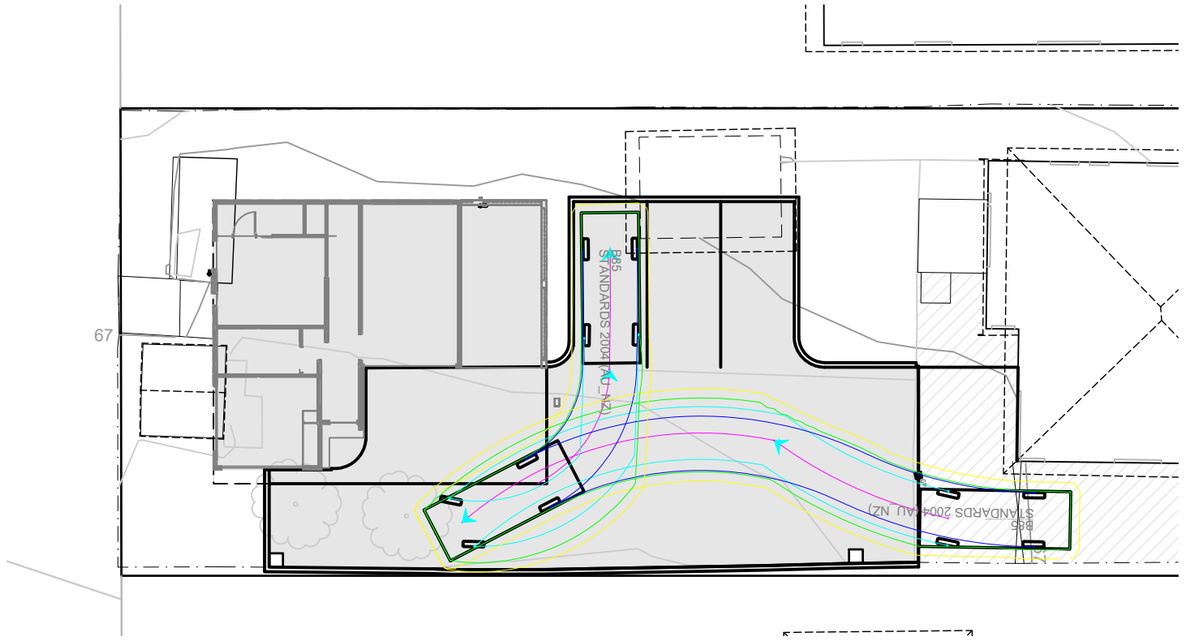
REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
	REVISED FOR PLANNING APPROVAL	11/09/24

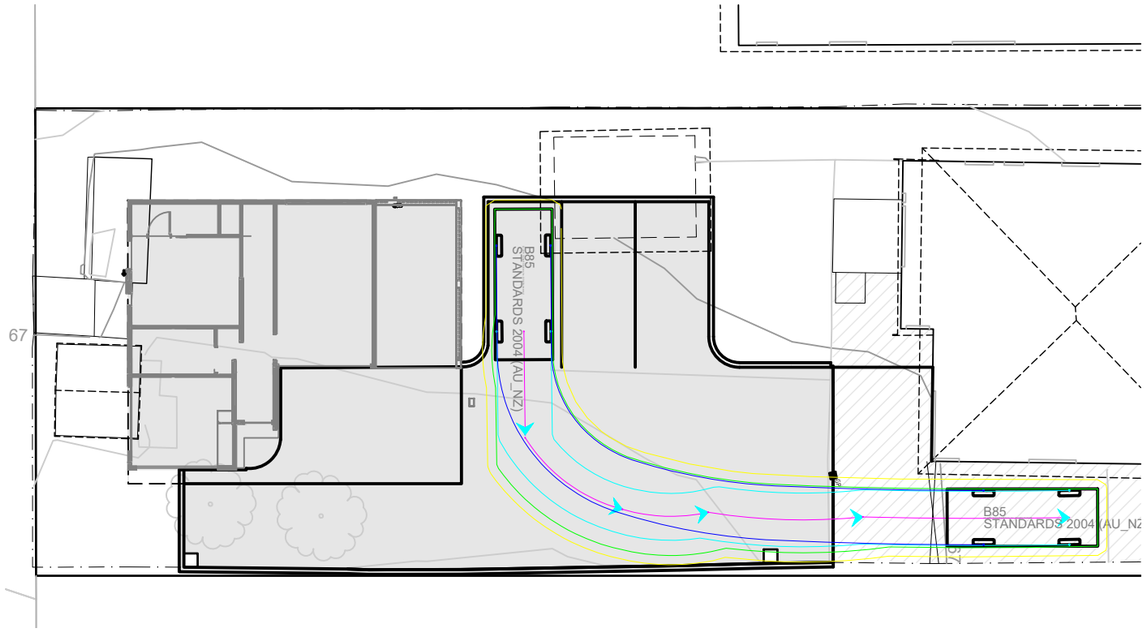
Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: MOY
ADDRESS: 5 ASH STREET LUTANA
SHEET: VEHICLE TURNING
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: PLANNING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	9/07/24

SCALE: 1:10
SIZE: A3
S&E REF: 24158
DRAWING: C109
REVISION: 3





GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-041
DATE RECEIVED: 12 Sept 2024

REV	DESCRIPTION	DATE
1	PLANNING APPROVAL	9/07/24
2	REVISED FOR PLANNING APPROVAL	27/07/24
3	REVISED FOR PLANNING APPROVAL	11/09/24

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

CLIENT: MOY

ADDRESS: 5 ASH STREET LUTANA

SHEET: VEHICLE TURNING 2

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: PLANNING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	9/07/24

SCALE: 1:10 | SIZE: A3

S&E REF: 24158 | DRAWING: C110 | REVISION: 3