

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-24-284
<b>PROPOSED DEVELOPMENT:</b>	Multiple dwellings (one existing, two proposed)
<b>LOCATION:</b>	21 Hilton Road Claremont
<b>APPLICANT:</b>	Prime Design (Hobart)
<b>ADVERTISING START DATE:</b>	08/01/2025
<b>ADVERTISING EXPIRY DATE:</b>	21/01/2025

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](http://www.gcc.tas.gov.au)) until **21/01/2025**.

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](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **21/01/2025**, or for postal and hand delivered representations, by 5.00 pm on **21/01/2025**.

# STORMWATER DESIGN REPORT

*J. & G. Saxby*

*21 Hilton Road, Claremont*

*CKDesign Reference: CKD-CIV-130*

**Date:12/11/2024**

**For Plumbing Approval**

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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. : PLN-24-284**

**DATE RECEIVED:**

FYSH DESIGN  
CIVIL HYDRAULIC

## 1. INTRODUCTION AND SCOPE OF ENGAGEMENT

Fysh Design have been engaged to design a detention stormwater system for the proposed 3 dwellings development 21 Hilton Road, Claremont. As requested in the Glenorchy City Council Request for Additional Information, a stormwater design must be provided to demonstrate that an appropriate stormwater detention system can be installed to meet the requirements of the Glenorchy City Council Stormwater Management Policy. The following report will outline the methodology and calculations used to design the system as presented on the civil drawings.

The current site in its existing form includes one single dwelling, which discharges to a stormwater kerb connection. The proposed development involves the addition of two residential units and an associated driveway at the rear of the property. The current

connection arrangement for the site includes two kerb connections discharging at the front of the property into Hilton Road. It is the intention of Fysh Design to retain the stormwater kerb connections, however upgrade the connections in line with the latest standards.

## 2. DETENTION MODEL

Rainfall depths used for the analysis are as follows (ARR DATA HUB). Multiple durations of the 5% AEP event were simulated to determine the critical storm duration for the post-development scenario:

**TABLE 1: IFD DEPTHS**

<i>Design Storm Event</i>	<i>Design Rainfall (mm/hr)</i>
<i>5% AEP 5 min</i>	<i>84.5</i>
<i>5% AEP 10 min</i>	<i>63.3</i>
<i>5% AEP 20 min</i>	<i>43.8</i>
<i>5% AEP 30 min</i>	<i>34.5</i>

Site Catchments:

Pre-development:

Total site area:  $\approx 1239.0\text{m}^2$

Post-Development:

Post-development Impervious areas (roofs):  $\approx 516.5\text{m}^2$

Existing Dwelling:  $\approx 150.2\text{m}^2$

Proposed Unit Two:  $\approx 194.2\text{m}^2$

Existing Unit Three:  $\approx 172.0\text{m}^2$

Post-development impervious areas (sealed driveway):  $\approx 329.0\text{m}^2$

Post-development undeveloped pervious areas:  $\approx 393.5\text{m}^2$

Pre-development entire catchment: C = 0.55

Post-development roof: C = 1.0

Post-development sealed driveway: C = 0.9

Post-development pervious: C = 0.25

Timing of Flows:

The following flow travel times have been adapted for the simulation.

Pre-development entire catchment: TOC = 30 mins (GCC Policy)

Post-development roof: TOC = 5 mins (Recommended for roof drainage)

Post-development sealed driveway: TOC = 5 mins (Standard inlet times)

Post-development pervious: TOC = 5 mins (Standard inlet times)

Calculations have been based on the Modified Rational Method for stormwater run-off:

$$Q = \frac{C \times I \times A}{3600}$$

Where: Q = Design Volumetric Flow Rate [L/s]  
C = Runoff Coefficient  
I = Rainfall Intensity [mm/hr] (5 minute - 5% AEP storm)  
A = Sum of all equivalent areas [m<sup>2</sup>]

Pre-Existing Run off calculations

$$Q_{PSD} = \frac{(0.55 \times 1239) \times 34.5}{3600} = 6.53 \text{ L/s}$$

Post-Development:

$$Q_{Post} = \frac{(1.0 \times 516.5 + 0.9 \times 329 + 0.25 \times 393.5) \times 84.5}{3600} = 21.38 \text{ L/s}$$

As shown above the post development flow  $Q_{Post}$  is **14.85 L/s** additional than the permissible site discharge  $Q_{PSD}$  and therefore on-site detention (OSD) is required. To determine the volume of storage required to reduce the post development peak discharge to the permissible site discharge Autodesk Software - Storm and Sanitary Analysis was utilised.

Due to the restriction on the practicality of below ground detention driven by the stormwater kerb connections (lack of available depth to invert), the stormwater detention solution focuses on the use of above ground detention via slimline rainwater tanks connected to the roof runoff as the primary source of stormwater quantity management.

The model simulated both the existing dwelling and the two proposed dwellings each being fitted with a 2,000 L slimline detention tank, connected to the roof area via a charged stormwater system. These tanks were simulated being fitted with a 25mm low flow orifice to restrict outflow.

As mentioned above, due to the development discharging to public infrastructure via a kerb connection, the use of underground detention is not possible. Therefore, the driveway and parking areas will flow directly to the property connection. The results of the model can be seen below:

**TABLE 2: SITE OUTFLOW RESULTS**

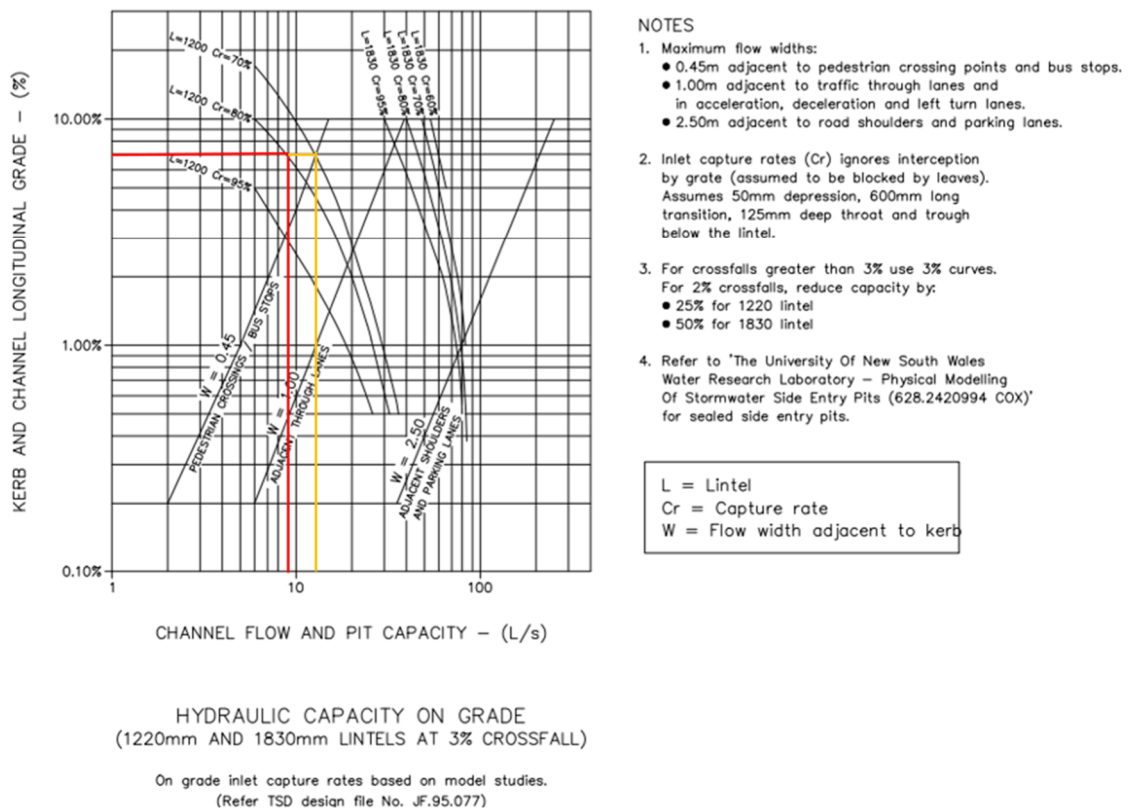
Scenario	Site Runoff (L/s)
Pre-development	6.53
Post-development (No Detention)	
Post- development (Detention)	12.55

Table 3 further breaks down the post-development flow to demonstrate what flows are being generated and where particular catchments are draining to within the site.

**TABLE 3: SITE OUTFLOW BREAKDOWN**

Catchment	Detained – Yes/No	Catchment runoff (L/s) 5% AEP 5 MIN Storm	Total Site Runoff (L/s) 5% AEP 5 MIN Storm
Existing Dwelling	Yes – 2,000 L Slimline Tank	1.04	12.55 (Autodesk SSA makes small adjustment for losses)
Unit 2	Yes – 2,000 L Slimline Tank	1.22	
Unit 3	Yes – 2,000 L Slimline Tank	1.13	
Driveway	No	7.65	
Pervious Landscape	No	2.29	

As can be seen, the peak post development run-off is still greater than the pre-development, therefore a capacity check on the kerb and gutter in Garden Grove will be required. To assess the capacity of the kerb and gutter, the Hydraulic Capacity Graph as detailed on IPWEA LGAT TSD-RF03-v2 was utilised (see Figure One below).



**FIGURE 1: IPWEA LGAT TSD-RF03-v2**

With an approx. 7.00% longitudinal fall on the kerb and channel, a road crossfall off greater than 3%, Lintel width of 1200, mid-range Capture rate of 80% and allowable flow width of 1.0m, the existing kerb and channel has an approximate hydraulic capacity of 9 L/s. If the capture rate is modified to 70%, the capacity jumps to approx. 13-15 L/s. Given the site will be utilising the two existing kerb connections, splitting the outflow, with the existing dwelling to Eastern connection (1.04 L/s) and the two proposed units and driveway to the Western

connection (10 L/s), it is the opinion of Fysh Design that the kerb and gutter has adequate capacity to handle the outflow. The site outflow hydrograph can be seen below in Figure 2.

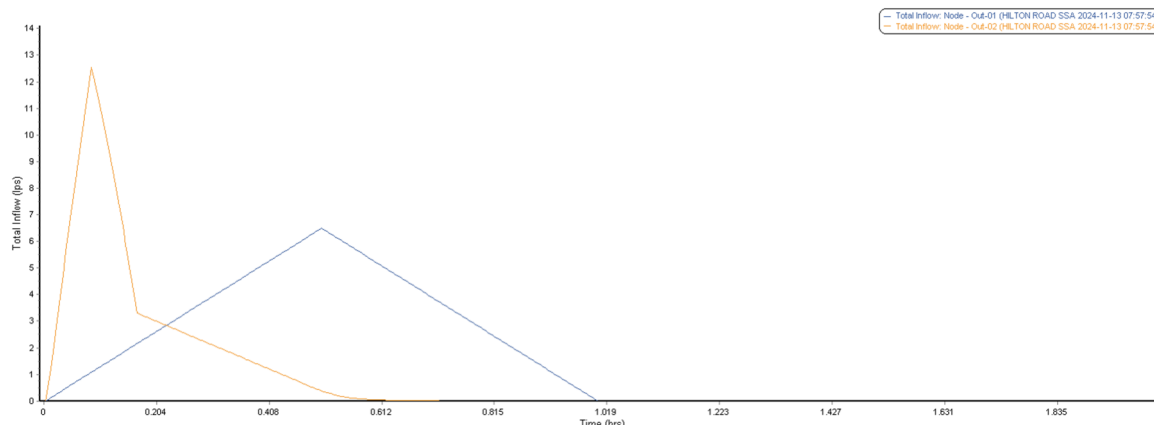


FIGURE 2: SITE OUTFLOW HYDROGRAPH

The peak storage volume required was analysed with results as follows:

TABLE 4: PEAK STORAGE VOLUME

Duration	Catchment	Peak Volume (L)
5 min	Existing	682
	Unit 2	924
	Unit 3	803
10 min	Existing	803
	Unit 2	1,111
	Unit 3	957
15 min	Existing	770
	Unit 2	1,089
	Unit 3	924
20 min	Existing	726
	Unit 2	1,045
	Unit 3	880

As can be seen the 10-min duration 5% AEP event is the critical in terms of storage requirement. However, the specified 2,000 L tanks have more than adequate storage to handle the expected volume, with additional redundant capacity in the case of an extreme storm event.

### 3. DRAINAGE LAYOUT

The stormwater arrangement for the site is shown in the Fysh Design civil drawing package.

As discussed in the Detention section, the existing dwelling and the two proposed dwellings will each be fitted with a 2,000 L slimline detention tank, connected to the roof area via a DN100 charged stormwater system. These tanks will be fitted with a 25mm low flow orifice and DN150 PVC high level overflows (DN100 PVC for the existing dwelling). The entire site

will discharge to the kerb and gutter in Hilton Road via new 450sq. dispersion pits and upgraded 102 x 51 x 3 galvanised RHS kerb connections as per IPWEA LGAT TSD-SW29

### 3a. Pipe Sizing

Pipe sizing calculations conveying stormwater from roof and hardstand catchments, rainwater tank overflow outlets have been sized to cope with a 5% AEP storm event on the Modified Rational Method and AS3500.3

$$Q = \frac{C \times I \times A}{3600}$$

Where: Q = Design Volumetric Flow Rate [L/s]  
C = Runoff Coefficient  
I = Rainfall Intensity [mm/hr] (5 minute - 5% AEP storm)  
A = Sum of all equivalent areas [m<sup>2</sup>]

Pipework Material PVC with Colebrook-White roughness coefficient K = 0.015  
(From AS3500.3 Table 5.4.11.2)

Minimum grade of pipework of 1% (HG 1:100)

Pipe size selected from AS3500.3 Figure 5.4.11.2(a)

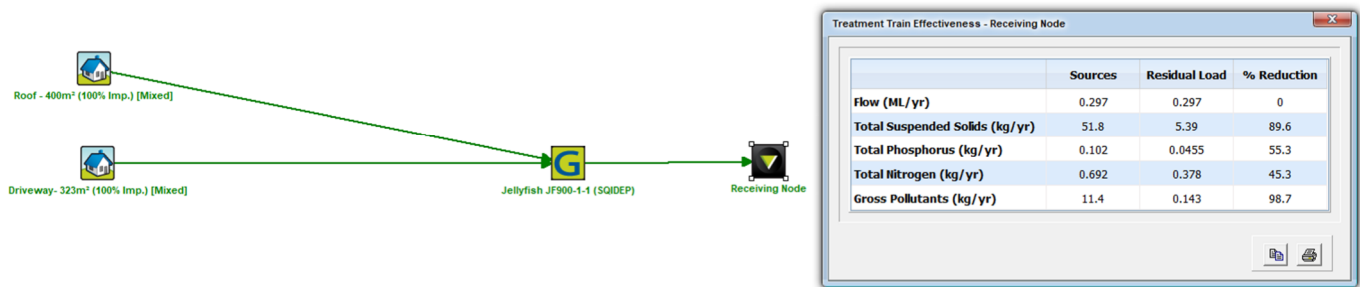
## 4. TREATMENT

In partnership with proprietary stormwater treatment supplier OceanProtect, Model for Urban Stormwater Improvement Conceptualisation (MUSIC Version 6.3.0) will be used to model the site roof drainage and impervious areas with effectiveness of various treatment devices to achieve the stormwater quality targets outlined in the State Stormwater Strategy (2010) of:

- An 80% reduction in the average annual load of total suspended solids (TSS)
- An 45% reduction in the average annual load of total phosphorous (TP)
- An 45% reduction in the average annual load of total nitrogen (TN)
- 90% Gross Pollutant Reduction

Figure 3 displays a site area breakdown modeled within the MUSIC software and the system meeting the required treatment targets.

As shown in Figure 3, OceanProtect has proposed the use of a JellyFish JF900-1-1 (686mm cartridges) to treat the stormwater run-off from the development. MUSIC modelling can be provided to Council to ensure compliance with treatment targets once the detailed design has been completed. This system is to be installed as close as possible to the property connection to ensure as much runoff as possible is treated.



**FIGURE 3: MUSIC MODEL**

## 6. MAINTENANCE

### Maintenance requirements for grated stormwater pits:

Regular inspections and clean outs of grated stormwater pits when required. This should be performed every 6 months to annually, dependant on site conditions.

### Maintenance requirements for above ground detention tanks:

Regular monthly inspection of the low flow orifice outlet and galvanized trash guard for foreign debris to prevent blockage, ensuring sludge zones of the tank does not reach orifice height. External visual inspection is to be performed annually, checking the overall condition of tank and pipework.

Vacuum tank silt and sediment from detention tank and pits approximately every 4-5 years

### Maintenance requirements for Ocean Protect treatment system.

Maintenance of the OceanGuard is simple, effective and seldom requires confined space entry or specialized equipment, often being completed by hand without the need for vacuum equipment. Simply remove the OceanGuard from the pit with the tags provided and invert the bag into a waste bin. Inspect the liner and brush by hand or spray with a pressure washer if required to rejuvenate the filtration bag. Record the information and replace the filtration bag. The Ocean Guard® system should be inspected at regular intervals from 1-2 months during the first year of installation to ensure optimum performance. The frequency at which the OceanGuard will need to be maintained will depend on site activities, land uses, catchment area and this size of OceanGuard installed, 1- 6 times annually (3-4 typ.).

For further information please refer to the OceanGuard Operations and Maintenance



## 7. CONCLUSION

This report has demonstrated that the proposed development 21 Hilton Road, Claremont complies with the stormwater quantity and quantity conditions of the Glenorchy City Council Stormwater Policy.

**Note:**

- This report assumes the Council stormwater main or roadside kerb has capacity for permissible site discharge.
- It is the responsibility of Council to assess their infrastructure and determine the impact (if any) of altered inflows into their stormwater network.

Please contact [cfysh@fyshdesign.com.au](mailto:cfysh@fyshdesign.com.au) if you require any additional information.

*Yours sincerely*

*Chris Fysh*

*Director*



*Fysh Design*

*Building Services Designer Licence: 479819732*

*Mob: 0414 149 394*

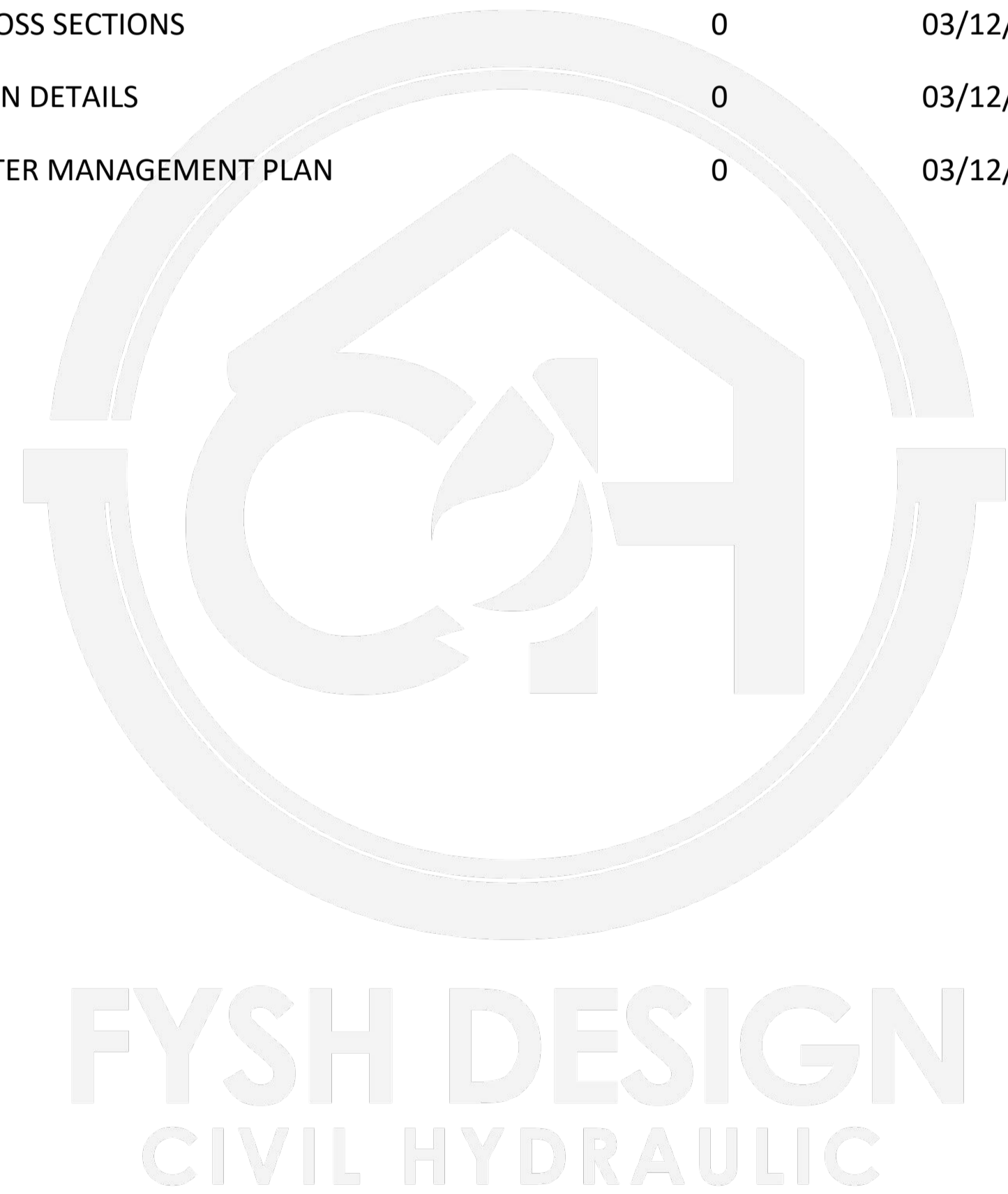
*Email: [cfysh@fyshdesign.com.au](mailto:cfysh@fyshdesign.com.au)*

**FYSH DESIGN**  
CIVIL HYDRAULIC

**CIVIL DRAWINGS**  
**MULTIPLE DWELLINGS**  
**J. & G. SAXBY**  
**21 HILTON ROAD, CLAREMONT**  
**TAS 7011**

DRAWING SCHEDULE

SHEET	DRAWING TITLE	REV	DATE
C01	TITLE & OVERALL PLAN	0	03/12/2024
C02	NOTES & LEGEND	0	03/12/2024
C03	OVERALL LAYOUT PLAN	0	03/12/2024
C04	DRIVEWAY AND STORMWATER PLAN - SHEET 1	0	03/12/2024
C05	DRIVEWAY AND STORMWATER PLAN - SHEET 2	0	03/12/2024
C06	SEWER AND WATER PLAN	0	03/12/2024
C07	TURNPATH PLAN	0	03/12/2024
C08	DRIVEWAY LONG SECTIONS	0	03/12/2024
C09	DRIVEWAY CROSS SECTIONS	0	03/12/2024
C10	CONSTRUCTION DETAILS	0	03/12/2024
C11	SOIL AND WATER MANAGEMENT PLAN	0	03/12/2024



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

OVERALL PLAN  
 SCALE 1:200 (mm) (A1)

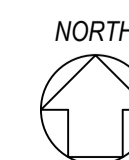


REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	CF	03/12/2024		

BASE SURVEY SUPPLIED BY  
 N/A  
 SURVEYED ON: 27/09/2023  
 HORIZONTAL DATUM: MGA2020 AHD 83  
 GRID: GDA2020, ZONE 55  
 LEVEL DATUM: AHD



FYSH DESIGN  
 UNIT 4, 160 BUNGANA WAY  
 CAMBRIDGE TAS  
 PH: 0414 149 394  
 ACCREDITATION: BSD LICENCE NO. 479819732



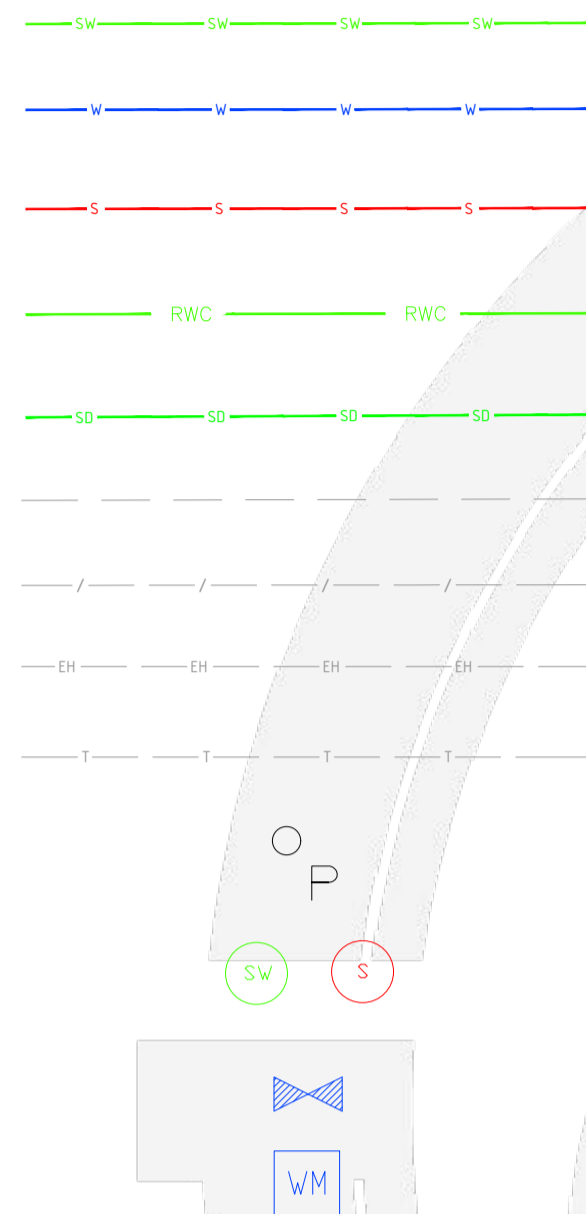
MULTIPLE DWELLINGS  
 CLIENT: J. & G. SAXBY  
 21 HILTON ROAD, CLAREMONT  
 DRAWING TITLE  
 TITLE AND OVERALL PLAN

DESIGNED	DRAWN
CF	CF
PROJECT	SHEET NO.
CKD-130	C01

SCALE	REVISION
1:100 @ A1	0

LEGEND

- NEW STORMWATER LINE(DN100 DWV SN6 @ MIN 1.0% GRADE
- NEW DOMESTIC WATER
- NEW DN100 DWV SN6 SEWER @ MIN 1.65% GRADE
- NEW DN100 CHARGED STORMWATER LINE @ MIN 1.0% GRADE
- SHAPED TABLE DRAIN
- BOUNDARY LINE
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING TELECOMMUNICATIONS LINE
- EXISTING POWER POLE
- NEW STORMWATER/SEWER MANHOLE
- WATER VALVE
- WATER METER



WORKPLACE HEALTH & SAFETY NOTES:

- BEFORE THE CONTRACTOR COMMENCES WORK THE CONTRACTOR SHALL UNDERTAKE A SITE SPECIFIC PROJECT PRE-START HAZARD ANALYSIS / JOB SAFETY ANALYSIS (JSA) WHICH SHALL IDENTIFY IN DOCUMENTED FORM:
- THE TYPE OF WORK.
  - HAZARDS AND RISKS TO HEALTH AND SAFETY.
  - THE CONTROLS TO BE APPLIED IN ORDER ELIMINATE OR MINIMIZE THE RISK POSED BY THE IDENTIFIED HAZARDS.
  - THE MANNER IN WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED.

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

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

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

EARTHWORKS & DRIVEWAY NOTES:

1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'
2. ALL VEGETATION AND TOPSOIL SHALL BE STRIPPED AND GRUBBED IN THE AREA OF PROPOSED WORKS.
3. NEW OR MODIFIED DRIVEWAY CROSSINGS SHALL BE IN ACCORDANCE WITH IPWEA STANDARD DRAWING TSD-R09-v1 AND MUST BE INSPECTED AND APPROVED BY COUNCIL.
4. EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
5. FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED TO BE OTHERWISE.
6. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
  - TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
  - THE SUB GRADE SHALL HAVE A MINIMUM BEARING CAPACITY OF 100 kPa.
  - FILL IN EMBANKMENTS SHALL BE KEVED 150mm INTO NATURAL GROUND.
  - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm.
  - EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STD, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
7. WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED UNDER SUPERVISION OF THE ENGINEER TO CONFIRM AN APPROVED BASE.
8. CONCRETE PAVEMENTS SHALL BE CURED FOR A MINIMUM OF 3 DAYS USING A CURRENT BEST PRACTICE METHOD.
9. SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELLING THE JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS.
10. BATTERS SHALL BE SET TO A SAFE ANGLE OF REPOSE IN ACCORDANCE WITH THE BCA VOL 2 AS INDICATED BELOW.

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

SEE TABLE BELOW

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

GENERAL NOTES

1. THE LOCATION OF UNDERGROUND SERVICES ARE INDICATIVE ONLY. THE EXACT POSITION OF EACH SERVICE PRESENT SHOULD BE ESTABLISHED ON SITE WITH THE RESPECTIVE SERVICE OWNERS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL WORKS SHALL BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS (U.N.O.)
3. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE (U.N.O.)

CIVIL WORKS

1. THE CONTRACTOR SHALL PREPARE AND PROVIDE A SEDIMENT AND EROSION CONTROL PLAN FOR THE WORKS. NO WORK SHALL COMMENCE UNTIL THIS PLAN HAS BEEN APPROVED BY THE SUPERINTENDENT.
2. NO MACHINERY IS TO BE PLACED ON OR HAVE ACCESS TO ANY AREA OUTSIDE THE LIMIT OF WORKS UNLESS APPROVED BY THE PRINCIPAL.
3. THE LIMIT OF WORKS LINE SHALL BE TEMPORARILY FENCED WITH BUNTING BEFORE ANY WORKS COMMENCE.
4. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
  - R21 - CLEARING AND GRUBBING, R22 - EARTHWORKS, R23 - SUBGRADE ZONE, R31 - OPEN DRAINS AND CHANNELS, R36 - KERB AND GUTTER, R40 - PAVEMENT BASE AND SUBBASE, R40.1 NOMINATION OF MATERIALS FORM, EXPLANATORY NOTES, R43 - PAVEMENT AND SHOULDER MAINTENANCE, R51 - SPRAYED BITUMINOUS SURFACING, R55 - ASPHALT PLACEMENT, R64 - PAVEMENT MARKING, R80 - MISCELLANEOUS CONCRETE SLABS.
5. NO CLEARING OF VEGETATION OR REMOVAL OF TOPSOIL IS PERMITTED IN ANY AREA NOT DIRECTLY RELATED TO THE CONSTRUCTION WORKS OR AS NOTED ON THE DRAWINGS OTHER THAN REMOVAL OF TREES IDENTIFIED AS IN A HAZARDOUS CONDITION.
6. ALL STRIPPED TOPSOIL IS TO BE STORED IN AN APPROVED MANNER FOR REHABILITATION WORKS AND VEGETATION RESEEDING.
7. SURFACE REINSTATEMENT & EROSION CONTROL:
  - ALL DISTURBED AND BARE GROUND INCLUDING ALL CUT & FILL SURFACES SHALL BE REHABILITATED AS FOLLOWS:
    - REPLACE TOPSOIL WITH THAT RESERVED WHEN THE SITE WAS STRIPPED (50 THICK). RE-SEED ALL DISTURBED GROUND USING SEED MIX APPROVED BY THE SUPERINTENDENT.
    - 147mm TWO COAT SEAL TO BE IN ACCORDANCE WITH DEPARTMENT OF STATE GROWTH STANDARD SPECIFICATION R51 - BITUMINOUS SURFACING.
  - SUBGRADE CBR FOR ROAD PAVEMENTS AND FOOTPATHS TO BE A MINIMUM OF 5%.
10. ALL PAVEMENT MARKING TO BE STANDARD PAINT IN ACCORDANCE WITH DEPARTMENT OF STATE GROWTH SPECIFICATION R64 - PAVEMENT MARKING.
11. TRAFFIC MANAGEMENT PLAN INDICATING HOW SAFE USE MOTORIST RD WILL BE MAINTAINED DURING CONSTRUCTION SHALL BE SUBMITTED PRIOR TO COMMENCEMENT OF WORK.
12. CONCRETE FOOTPATH TO BE CONSTRUCTED IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-R11-V1.
13. CONCRETE KERBS TO BE CONSTRUCTED IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-R14-V1.

SERVICES NOTES:

- STORMWATER
1. ALL STORMWATER WORKS TO BE IN ACCORDANCE WITH AS3500.3.
  2. ALL STORM WATER PIPES LESS THAN DN300 TO BE UPVC CLASS "SN8" TO AS 1254 UNO.
  3. ALL STORMWATER PIPES DN300 & LARGER TO BE "BLACKMAK" UNO.
  4. ALL SUBSOIL DRAINS SHALL COMPRISE DN80 CLASS 400 SNB POLYETHYLENE PIPE TO AS2439.1 WITH PROPRIETARY POLYESTER PIPE FILTER SOCK SLEEVING AND FREEE DRAINING BEDDING MATERIAL.
  5. PROVIDE ANCHOR BLOCKS IN ACCORDANCE WITH MSD SD-5005 WHERE PIPE GRADES EXCEED 15%.
  6. CONNECTIONS TO LIVE COUNCIL MAINS TO BE CARRIED OUT BY COUNCIL AT DEVELOPERS COST.
  7. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE MUNICIPAL STANDARD DRG MSD SD 5001.
  8. ALL MANHOLE LIDS IN TRAFFICABLE AREAS SHALL COMPLY WITH CLASS "C" LOAD RATING TO AUSTRALIAN STANDARD AS 3996.
- PIT DIMENSIONS SHOWN HAVE BEEN DESIGNED BY PIT CAPACITY TABLES. THESE PITS MAY NEED TO BE INCREASED IN MINIMUM INTERNAL SIZE DUE TO THE DEPTH AS PER AS3500.3 AS PER TABLE BELOW WHICH IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE TO AS3500 (SEE ADJACENT)

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

GENERAL NOTES

1. ALL PRIVATE PLUMBING WORKS SHALL GENERALLY BE IN ACCORDANCE WITH THE AS3500, NATIONAL CONSTRUCTION CODE VOL 3 (PLUMBING CODE OF AUSTRALIA), & THE IPWEA MUNICIPAL STANDARD SPECIFICATION AND DRAWINGS AS APPLICABLE.
2. UNLESS NOTED OTHERWISE THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORKS INCLUDING ANY WORKS IN THE ROAD RESERVATION AND ON ADJACENT PRIVATE PROPERTIES.
3. THE CONTRACTOR SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS & CLEARLY IDENTIFY ALL DANGEROUS SERVICES UNDERGROUND & OVERHEAD.
4. ALL DRAIN AND SERVICES TIE IN LEVELS & LOCATIONS ARE TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION WORK.
5. UNLESS NOTED OTHERWISE ALL SERVICE CONNECTIONS TO COUNCIL OR WATER AUTHORITY SERVICE SHALL BE UNDERTAKEN BY THE COUNCIL OR WATER AUTHORITY AT THE CONTRACTOR'S COST.
6. ALL REDUNDANT SERVICE LINES SHALL BE CUT AND PLUGGED AT EXTERNAL BOUNDARIES. WITHIN THE SITE BOUNDARY ALL REDUNDANT SERVICES SHALL BE REMOVED AND DISPOSED OF.
7. REDUNDANT SERVICE TRENCHES SHALL BE BACKFILLED WITH FULLY COMPACTED MATERIAL APPROPRIATE FOR THE AREA OF THE DEVELOPMENT SITE.
8. ALL UNDERGROUND WATER AND SEWER WORKS MUST BE TESTED AND INSPECTED BY COUNCIL OR TASWATER PRIOR TO BACKFILL.
9. ALL PIPES UNDER TRAFFIC ABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20MM F.C.R. AND FULLY COMPACTED.

SERVICES NOTES:

WATER SUPPLY

1. ALL WATER WORKS IN PUBLIC AREAS ARE TO BE IN ACCORDANCE WITH WATER SUPPLY CODE WSA 03-2011-3.1 MRWA ED 2 AND TASWATER'S SUPPLEMENT.
2. ALL WATER SUPPLY WORKS IN PRIVATE AREAS SHALL BE IN ACCORDANCE WITH WITH AS3500.1 & AS3500.4
3. ALL INTERNAL WATER SUPPLY SERVICES SHALL BE PLANNED AND INSTALLED BY THE PLUMBING CONTRACTOR IN ACCORDANCE WITH AS3500.
4. ALL HOT WATER LINES ARE TO BE FULLY LAGGED.
5. ALL HOT WATER SERVICES TO BE INSTALLED WITH TEMPERING DEVICES PROVIDING WATER AT NO GREATER THAN 45 DEGREES C. IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500.4.
6. ALL MODIFICATIONS AND ADDITIONS TO WATER SERVICES THAT CONNECT DIRECTLY ONTO TASWATER MAINS MUST BE CARRIED BY TASWATER AT THE CONTRACTOR'S COST.
7. ALL WATER SUPPLY PIPES ARE TO BE LOCATED WITH MINIMUM CLEARANCES TO OTHER SERVICES IN ACCORDANCE WITH THAT SPECIFIED IN THE WATER SUPPLY CODE WSA 03-2011-3.1 MRWA ED E - TABLE 5.5.

SERVICES NOTES:

SEWER

1. ALL SEWER WORKS IN PUBLIC AREAS ARE TO BE IN ACCORDANCE WITH WSA 02-2002-2.3 MRWA EDITION 1.0 AND TASWATER'S SUPPLEMENT.
2. ALL SEWER WORKS IN PRIVATE AREAS SHALL BE IN ACCORDANCE WITH AS3500.2.
3. UNLESS NOTED OTHERWISE ALL SEWER DRAINS SHALL BE PVC SEWER CLASS "SN8" TO AS1260.
4. ALL SEWER MANHOLE LIDS TO BE GATIC TYPE, HEAVY DUTY FOR TRAFFIC AREAS, LIGHT DUTY FOR NON TRAFFIC AREAS.
5. WHERE NECESSARY ALL EXISTING MANHOLE & PIT TOPS SHALL BE ADJUSTED TO SUIT NEW SURFACE LEVELS. PROVIDE AND INSTALL NEW APPROVED LIDS WHERE NECESSARY.
6. PROVIDE ALL NECESSARY TESTING & INSPECTION OPENINGS TO PIPE WORK, WHERE RELEVANT PROVIDE ADDITIONAL INSPECTION OPENINGS TO ALLOW IDENTIFICATION OF THE ORIGIN OF BLOCKAGES.
7. ALL MAINTENANCE STRUCTURES ARE TO BE IN ACCORDANCE WITH WSA SEW1300 DRAWING SERIES.
8. NEW SEWER MAIN DRAINS SHALL BE DN150 UPVC CLASS "SN8" TO AS 1260 - U.N.O.
9. ALL PRIVATE SEWER DRAINS TO BE DN100 (UNO) PVC TO AS1260.
10. MANHOLES WITH INTERNAL DROPS SHALL BE 1200 INTERNAL DIAMETER MINIMUM.

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	CF	03/12/2024		



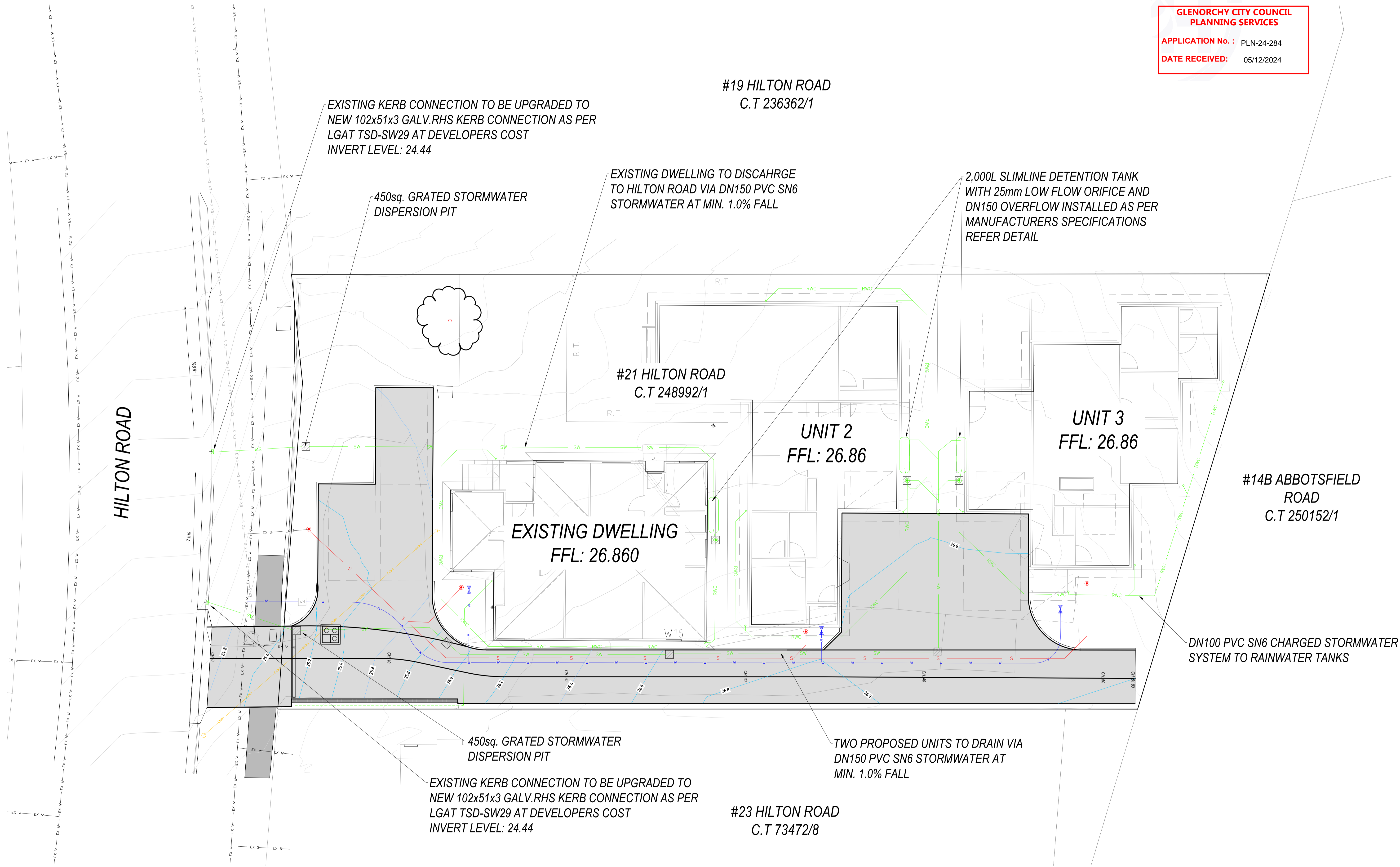
FYSH DESIGN  
UNIT 4, 160 BUNGANA WAY  
CAMBRIDGE TAS  
PH: 0414 149 394  
ACCREDITATION: BSD LICENCE NO. 479819732

MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
NOTES AND LEGEND

DESIGNED	DRAWN	PROJECT	SHEET NO.	REVISION
CF	CF	CKD-130	C02	0



SCALE  
1:100 @ A1



EXISTING KERB CONNECTION TO BE UPGRADED TO NEW 102x51x3 GALV.RHS KERB CONNECTION AS PER LGAT TSD-SW29 AT DEVELOPERS COST  
INVERT LEVEL: 24.44

#19 HILTON ROAD  
C.T 236362/1

450sq. GRATED STORMWATER DISPERSION PIT

EXISTING DWELLING TO DISCAHRGE TO HILTON ROAD VIA DN150 PVC SN6 STORMWATER AT MIN. 1.0% FALL

2,000L SLIMLINE DETENTION TANK WITH 25mm LOW FLOW ORIFICE AND DN150 OVERFLOW INSTALLED AS PER MANUFACTURERS SPECIFICATIONS REFER DETAIL

#21 HILTON ROAD  
C.T 248992/1

UNIT 2  
FFL: 26.86

UNIT 3  
FFL: 26.86

EXISTING DWELLING  
FFL: 26.860

#14B ABBOTSFIELD ROAD  
C.T 250152/1

DN100 PVC SN6 CHARGED STORMWATER SYSTEM TO RAINWATER TANKS

450sq. GRATED STORMWATER DISPERSION PIT

TWO PROPOSED UNITS TO DRAIN VIA DN150 PVC SN6 STORMWATER AT MIN. 1.0% FALL

EXISTING KERB CONNECTION TO BE UPGRADED TO NEW 102x51x3 GALV.RHS KERB CONNECTION AS PER LGAT TSD-SW29 AT DEVELOPERS COST  
INVERT LEVEL: 24.44

#23 HILTON ROAD  
C.T 73472/8

**OVERALL LAYOUT PLAN**  
SCALE 1:100 (mm)

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	03/12/2024	CF		



FYSH DESIGN  
UNIT 4, 160 BUNGANA WAY  
CAMBRIDGE TAS  
PH: 0414 149 394  
ACCREDITATION: BSD LICENCE NO. 479819732

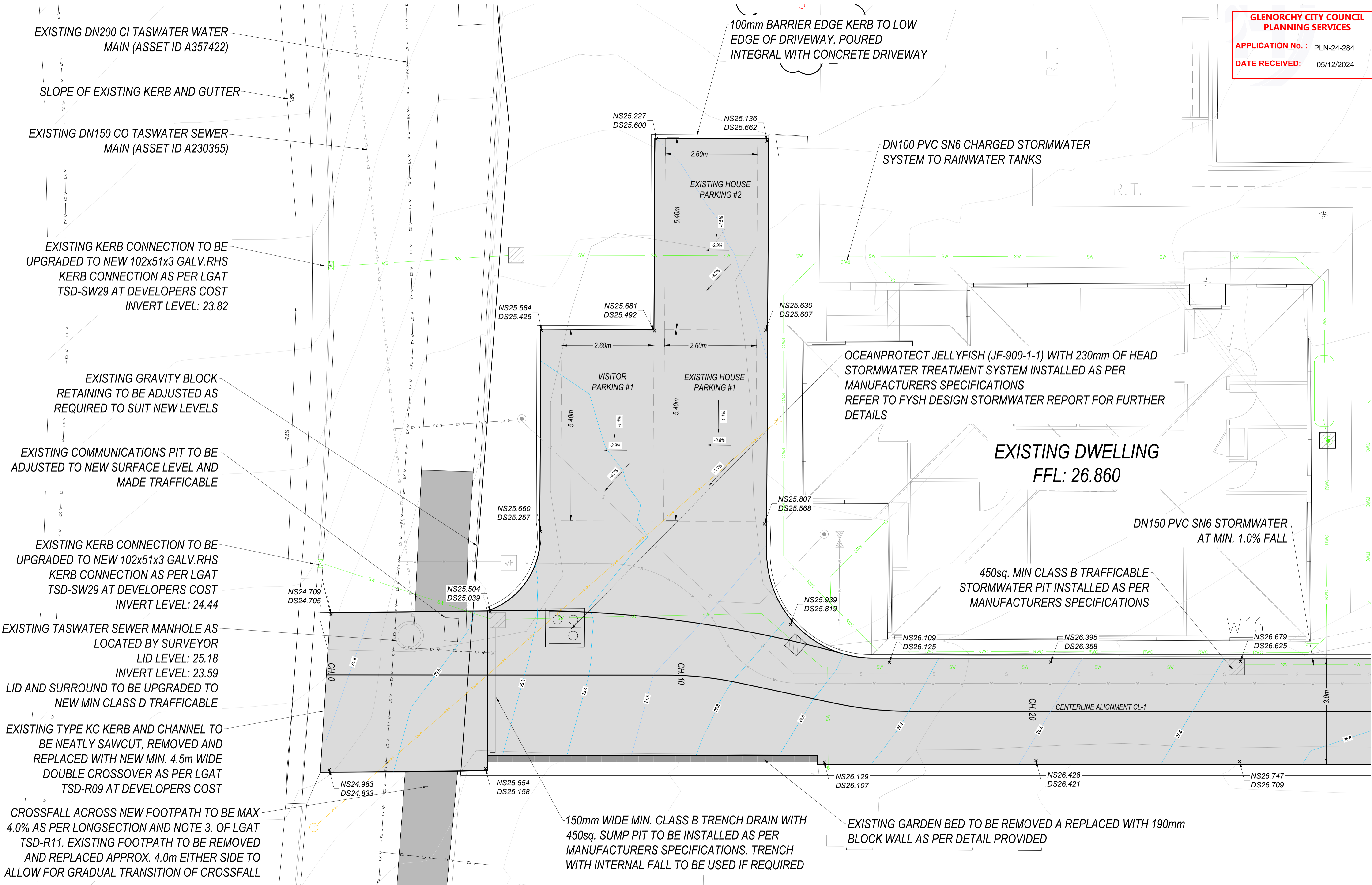


MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
OVERALL LAYOUT PLAN

DESIGNED CF	DRAWN CF
PROJECT CKD-130	SHEET NO. C03



SCALE  
1:100 @ A1  
REVISION  
0



EXISTING DN200 CI TASWATER WATER MAIN (ASSET ID A357422)

SLOPE OF EXISTING KERB AND GUTTER

EXISTING DN150 CO TASWATER SEWER MAIN (ASSET ID A230365)

EXISTING KERB CONNECTION TO BE UPGRADED TO NEW 102x51x3 GALV.RHS KERB CONNECTION AS PER LGAT TSD-SW29 AT DEVELOPERS COST INVERT LEVEL: 23.82

EXISTING GRAVITY BLOCK RETAINING TO BE ADJUSTED AS REQUIRED TO SUIT NEW LEVELS

EXISTING COMMUNICATIONS PIT TO BE ADJUSTED TO NEW SURFACE LEVEL AND MADE TRAFFICABLE

EXISTING KERB CONNECTION TO BE UPGRADED TO NEW 102x51x3 GALV.RHS KERB CONNECTION AS PER LGAT TSD-SW29 AT DEVELOPERS COST INVERT LEVEL: 24.44

EXISTING TASWATER SEWER MANHOLE AS LOCATED BY SURVEYOR LID LEVEL: 25.18 INVERT LEVEL: 23.59 LID AND SURROUND TO BE UPGRADED TO NEW MIN CLASS D TRAFFICABLE

EXISTING TYPE KC KERB AND CHANNEL TO BE NEATLY SAWCUT, REMOVED AND REPLACED WITH NEW MIN. 4.5m WIDE DOUBLE CROSSOVER AS PER LGAT TSD-R09 AT DEVELOPERS COST

CROSSFALL ACROSS NEW FOOTPATH TO BE MAX 4.0% AS PER LONGSECTION AND NOTE 3. OF LGAT TSD-R11. EXISTING FOOTPATH TO BE REMOVED AND REPLACED APPROX. 4.0m EITHER SIDE TO ALLOW FOR GRADUAL TRANSITION OF CROSSFALL

100mm BARRIER EDGE KERB TO LOW EDGE OF DRIVEWAY, POURED INTEGRAL WITH CONCRETE DRIVEWAY

DN100 PVC SN6 CHARGED STORMWATER SYSTEM TO RAINWATER TANKS

OCEANPROTECT JELLYFISH (JF-900-1-1) WITH 230mm OF HEAD STORMWATER TREATMENT SYSTEM INSTALLED AS PER MANUFACTURERS SPECIFICATIONS REFER TO FYSH DESIGN STORMWATER REPORT FOR FURTHER DETAILS

EXISTING DWELLING  
FFL: 26.860

DN150 PVC SN6 STORMWATER AT MIN. 1.0% FALL

450sq. MIN CLASS B TRAFFICABLE STORMWATER PIT INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

150mm WIDE MIN. CLASS B TRENCH DRAIN WITH 450sq. SUMP PIT TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. TRENCH WITH INTERNAL FALL TO BE USED IF REQUIRED

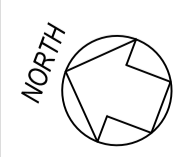
EXISTING GARDEN BED TO BE REMOVED A REPLACED WITH 190mm BLOCK WALL AS PER DETAIL PROVIDED

**DRIVEWAY AND STORMWATER PLAN - SHEET 1**  
SCALE 1:50 (mm)



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	03/12/2024			

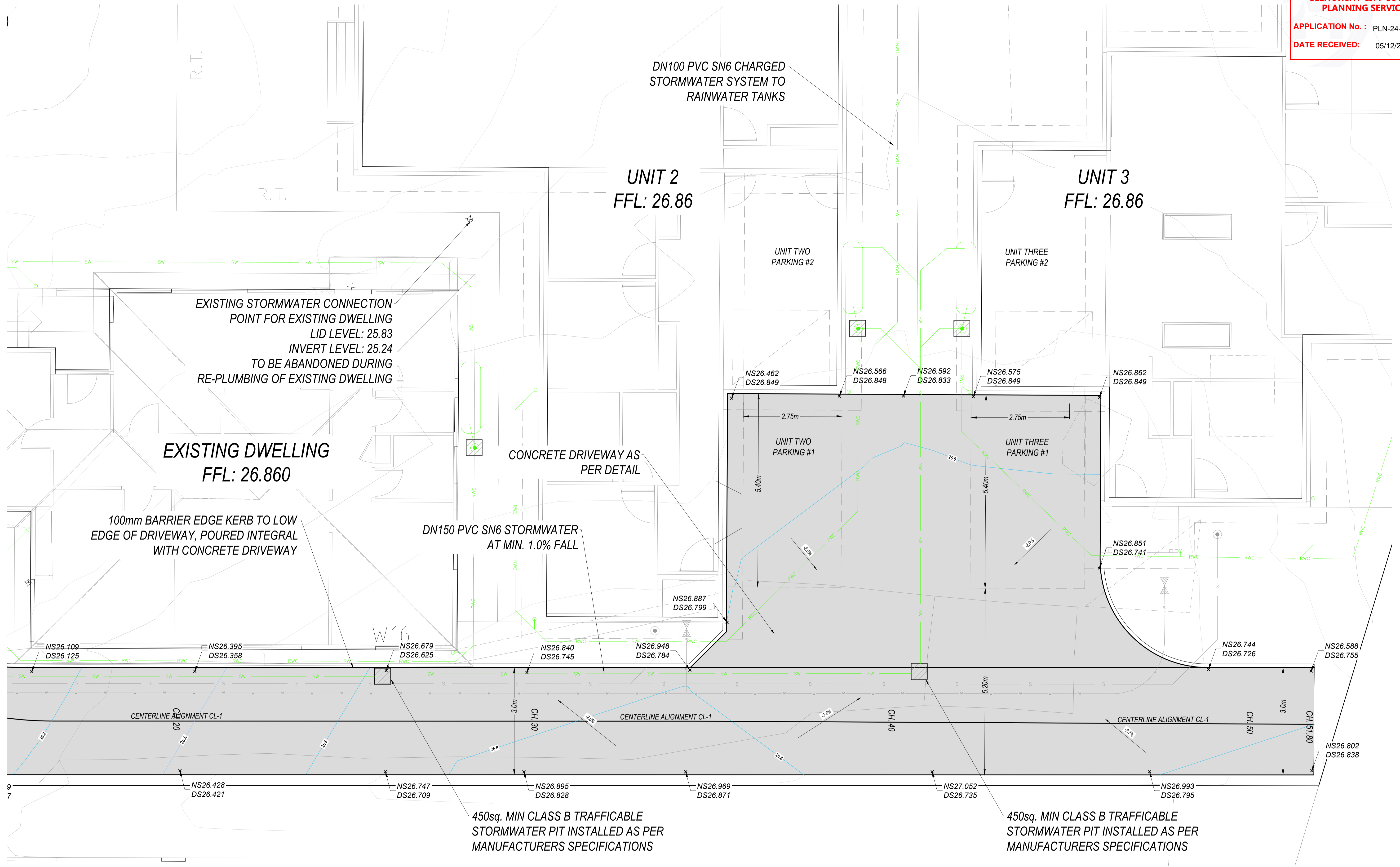
FYSH DESIGN  
UNIT 4, 160 BUNGANA WAY  
CAMBRIDGE TAS  
PH: 0414 149 394  
ACCREDITATION: BSD LICENCE NO. 479819732



MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
DRIVEWAY AND STORMWATER PLAN - SHEET 1

DESIGNED CF	DRAWN CF
PROJECT CKD-130	SHEET NO. C04

SCALE  
1:50 @ A1  
REVISION  
0

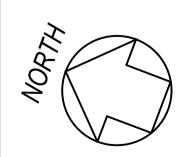


**DRIVEWAY AND STORMWATER PLAN - SHEET 2**  
SCALE 1:50 (mm)

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	03/12/2024			



FYSH DESIGN  
UNIT 4, 160 BUNGANA WAY  
CAMBRIDGE TAS  
PH: 0414 149 394  
ACCREDITATION: BSD LICENCE NO. 479819732

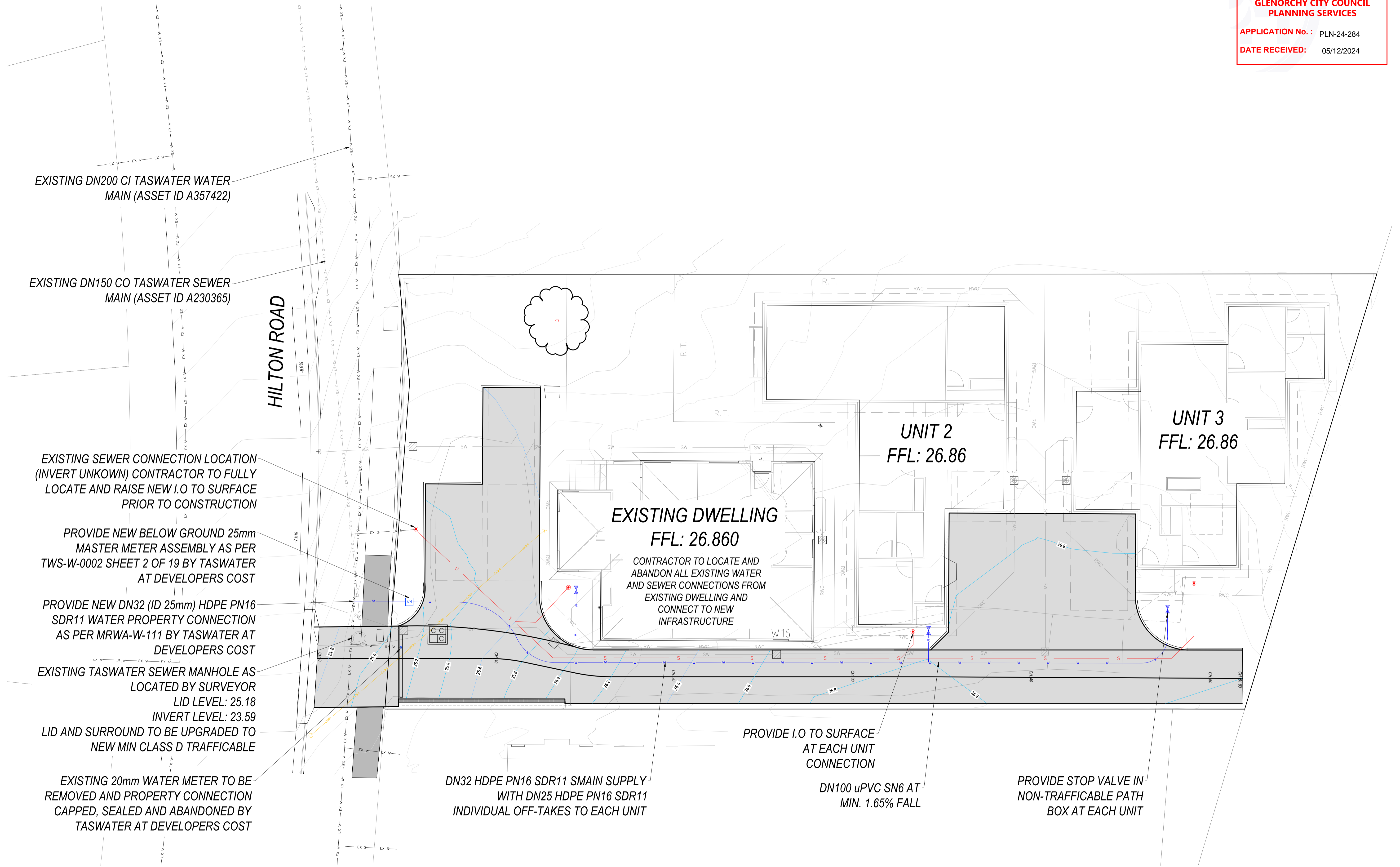


MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
DRIVEWAY AND STORMWATER PLAN - SHEET 2

DESIGNED CF	DRAWN CF
PROJECT CKD-130	SHEET NO. C05



SCALE  
1:50 @ A1  
REVISION  
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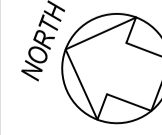
**OVERALL LAYOUT PLAN**  
SCALE 1:100 (mm)



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	03/12/2024			



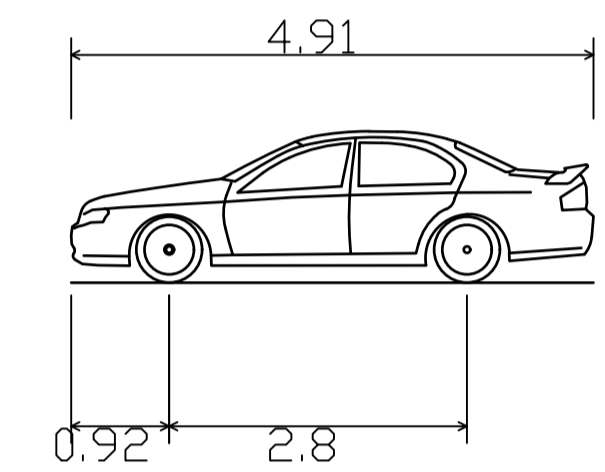
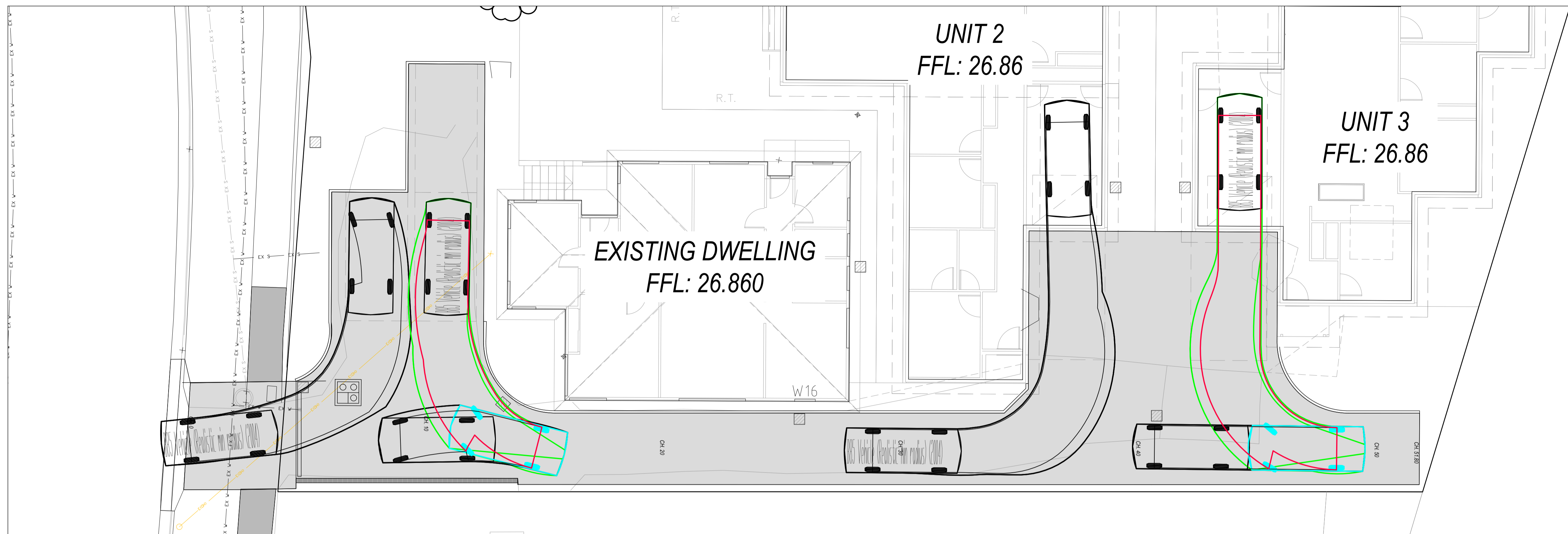
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UNIT 4, 160 BUNGANA WAY  
CAMBRIDGE TAS  
PH: 0414 149 394  
ACCREDITATION: BSD LICENCE NO. 479819732



MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
OVERALL LAYOUT PLAN

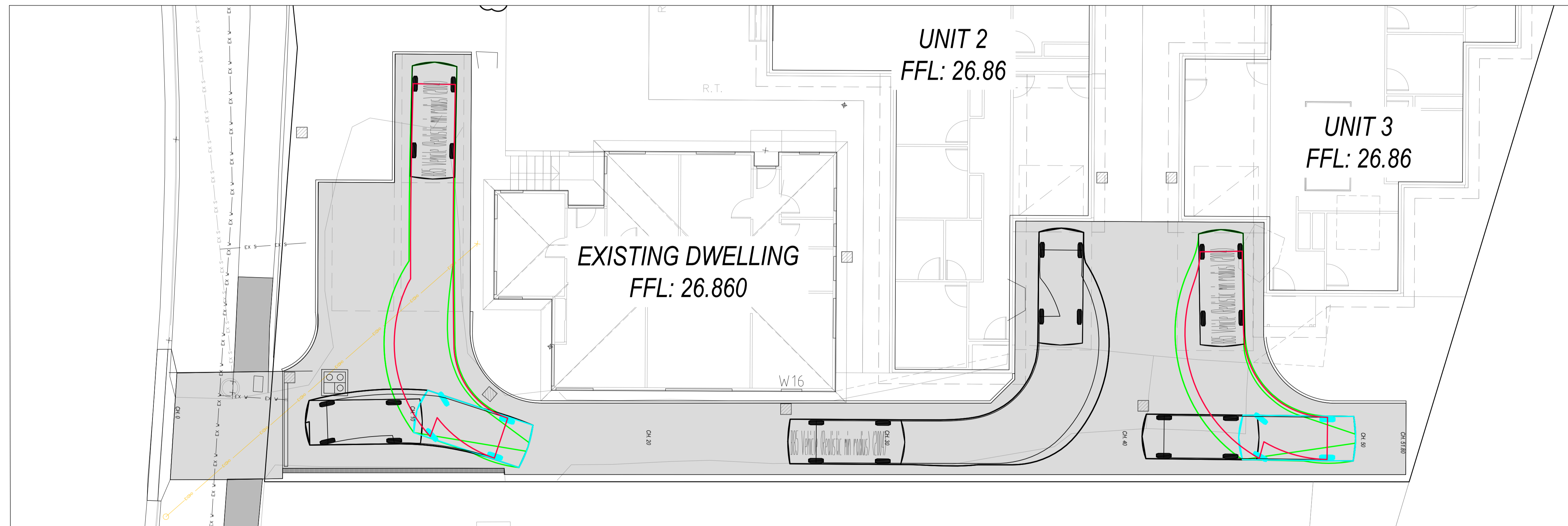
DESIGNED CF	DRAWN CF
PROJECT CKD-130	SHEET NO. C06

SCALE  
1:100 @ A1  
REVISION  
0



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



**TURNPATH PLAN - SHEET 1**  
SCALE 1:100 (mm)

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	03/12/2024			



FYSH DESIGN  
UNIT 4, 160 BUNGANA WAY  
CAMBRIDGE TAS  
PH: 0414 149 394  
ACCREDITATION: BSD LICENCE NO. 479819732



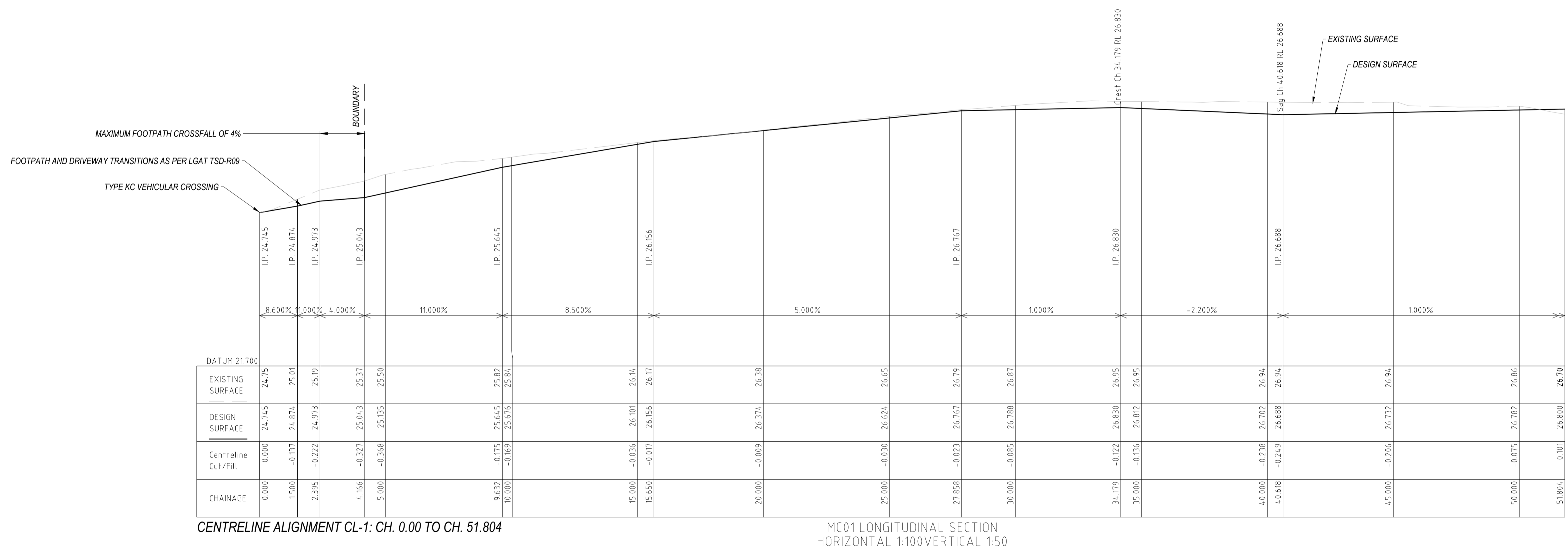
MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
TURNPATH PLAN - SHEET 1

DESIGNED CF	DRAWN CF	REVISION 0
PROJECT CKD-130	SHEET NO. C07	



SCALE  
1:50 @ A1





**DRIVEWAY CENTRELINE - LONGITUDINAL SECTIONS**  
HORIZ 1:100 VERT 1:50

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	03/12/2024			



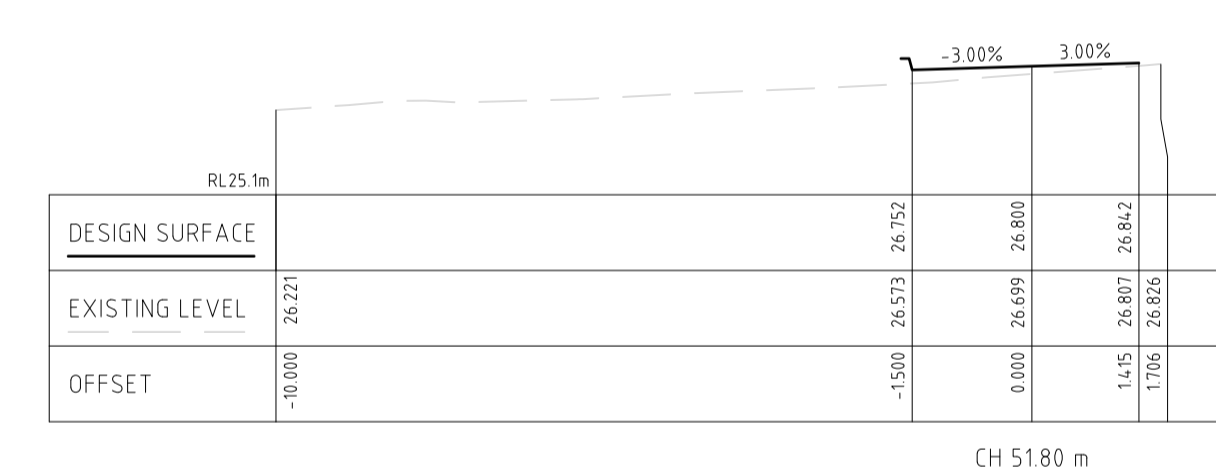
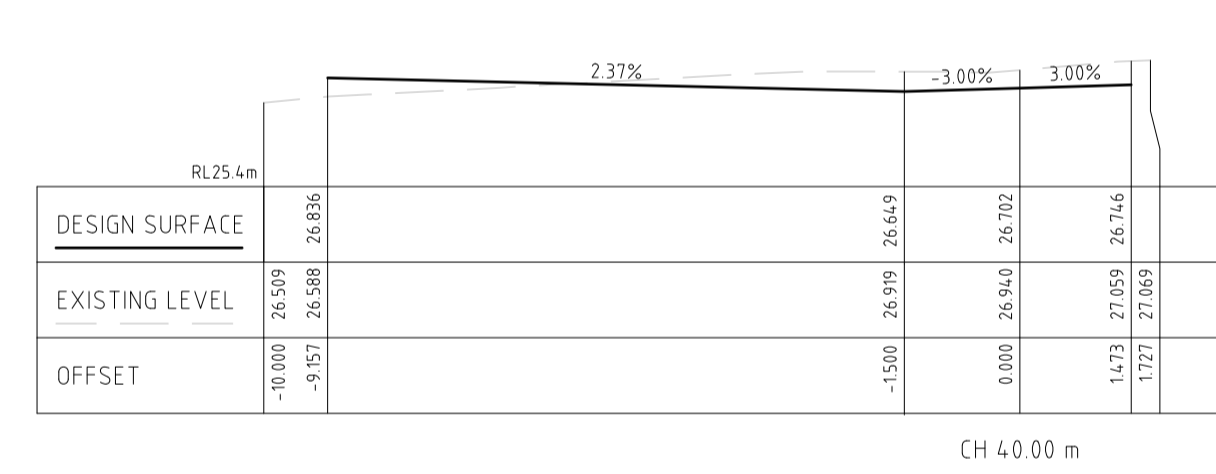
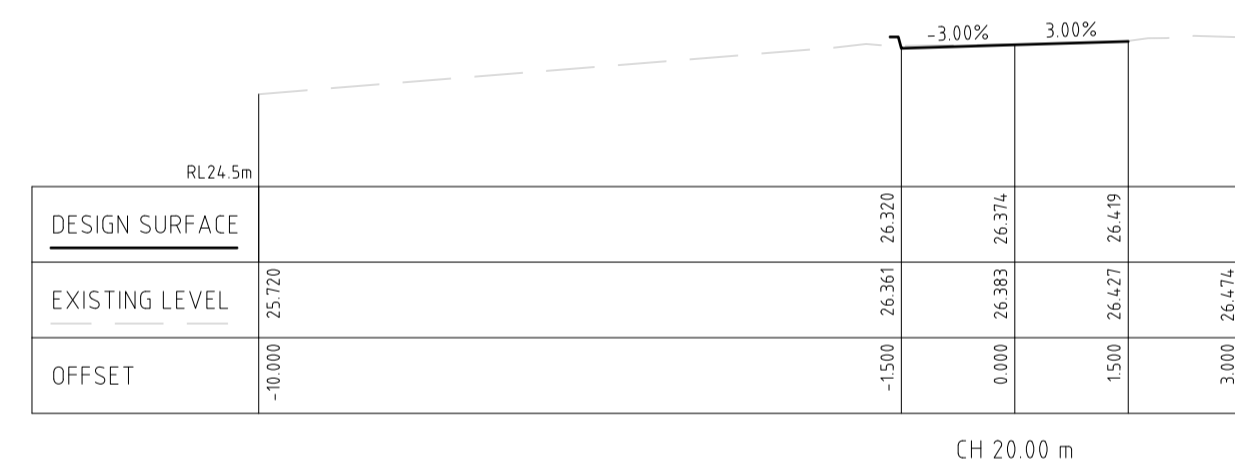
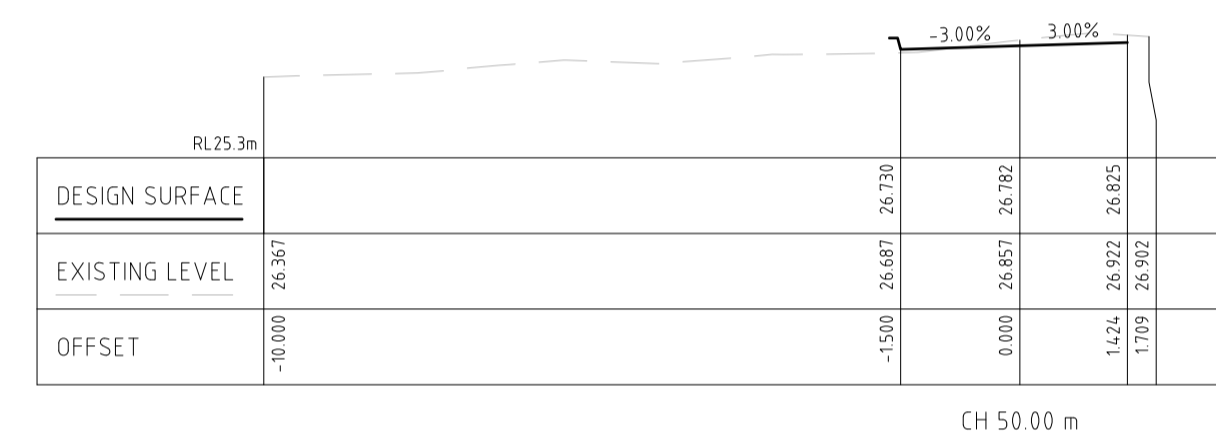
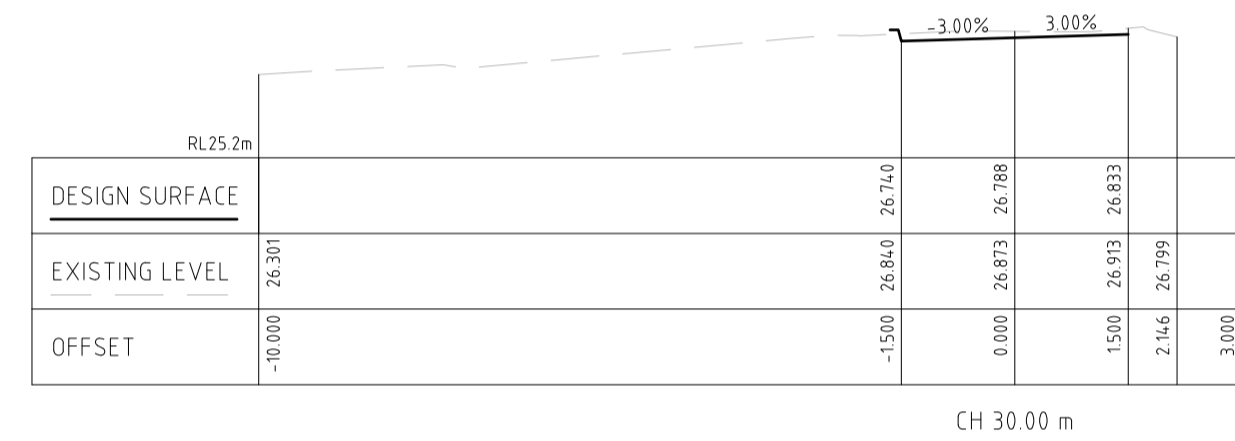
FYSH DESIGN  
UNIT 4, 160 BUNGANA WAY  
CAMBRIDGE TAS  
PH: 0414 149 394  
ACCREDITATION: BSD LICENCE NO. 479819732

MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
DRIVEWAY LONG SECTIONS

DESIGNED	DRAWN
CF	CF
PROJECT	SHEET NO.
CKD-130	C08



SCALE  
AS SHOWN  
REVISION  
0



**DRIVEWAY CENTRELINE - CROSS SECTIONS**  
HORIZ 1:100 VERT 1:100

0	BUILDING APPROVAL	CF	03/12/2024		
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE



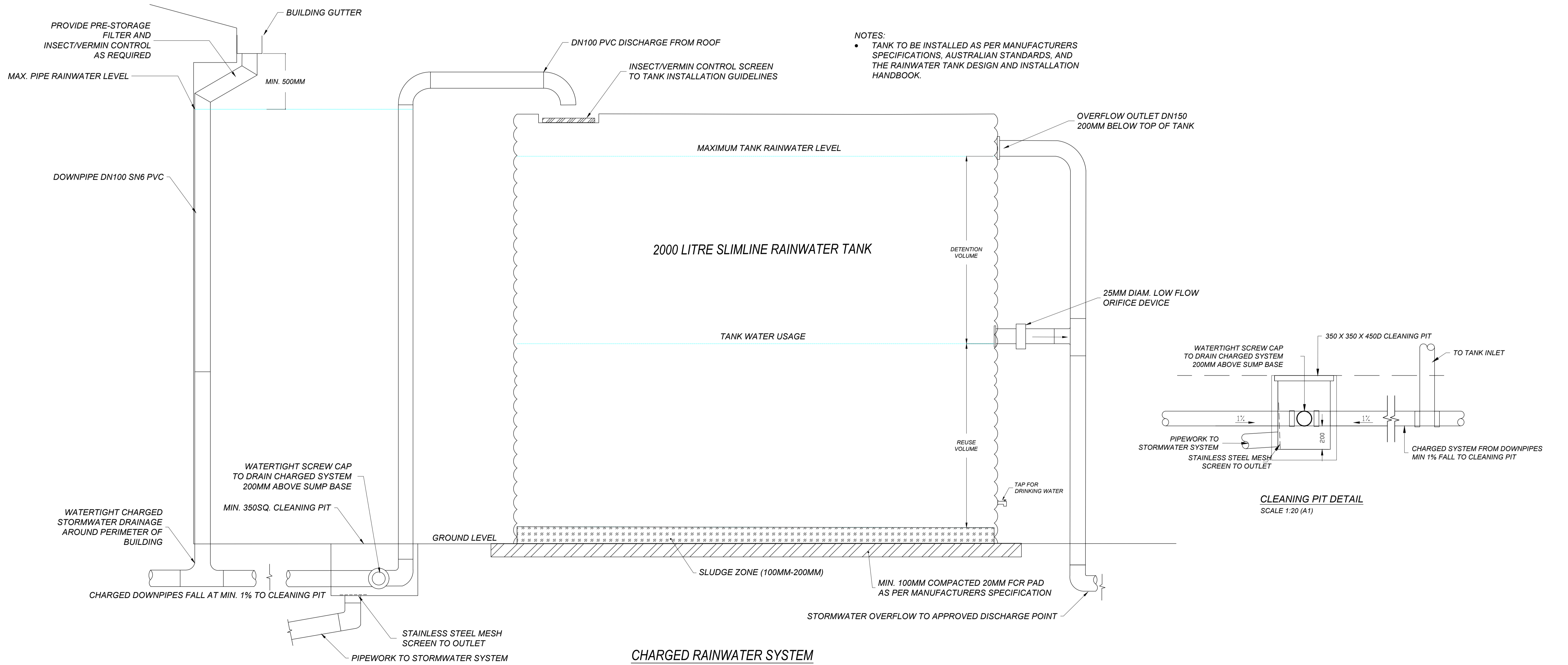
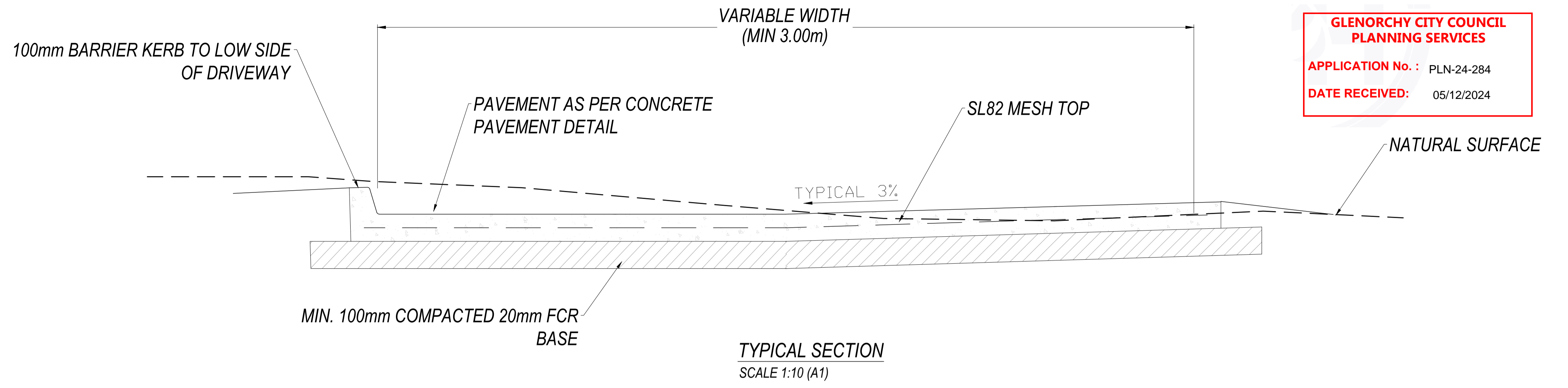
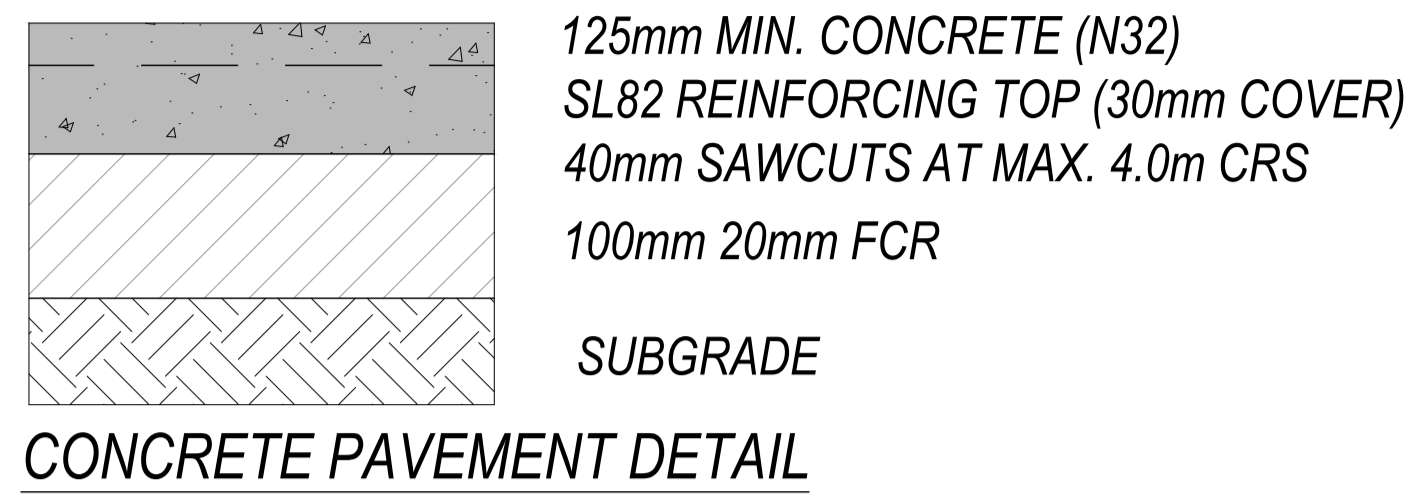
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UNIT 4, 160 BUNGANA WAY  
CAMBRIDGE TAS  
PH: 0414 149 394  
ACCREDITATION: BSD LICENCE NO. 479819732

MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
DRIVEWAY CROSS SECTIONS

DESIGNED	CF	DRAWN	CF
PROJECT	CKD-130	SHEET NO.	C09



SCALE  
1:100 @ A1  
REVISION  
0



**NOTES:**  
• TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS, AUSTRALIAN STANDARDS, AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK.

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	CF	03/12/2024		



FYSH DESIGN  
UNIT 4, 160 BUNGANA WAY  
CAMBRIDGE TAS  
PH: 0414 149 394  
ACCREDITATION: BSD LICENCE NO. 479819732

MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
CONSTRUCTION DETAILS

DESIGNED	DRAWN
CF	CF
PROJECT	SHEET NO.
CKD-130	C10

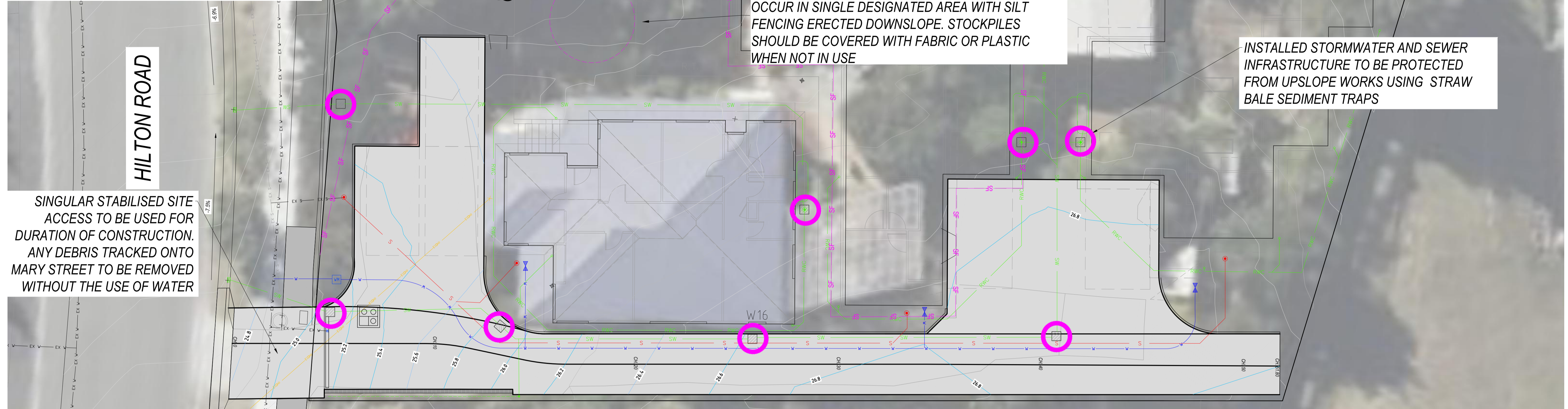


SCALE  
1:100 @ A1  
REVISION  
0

SILT FENCING TO BE SET UP DOWNSLOPE OF ANY EXCAVATION WORKS AND MAINTAINED FOR THE ENTIRE PERIOD OF CONSTRUCTION. FENCING MAY BE ERECTED IN SMALLER SECTIONS TO SUIT THE STAGING OF WORKS AS LONG AS ADEQUATE PROTECTION AGAINST SEDIMENT TRANSPORTATION AND EROSION IS MAINTAINED AT ALL TIMES

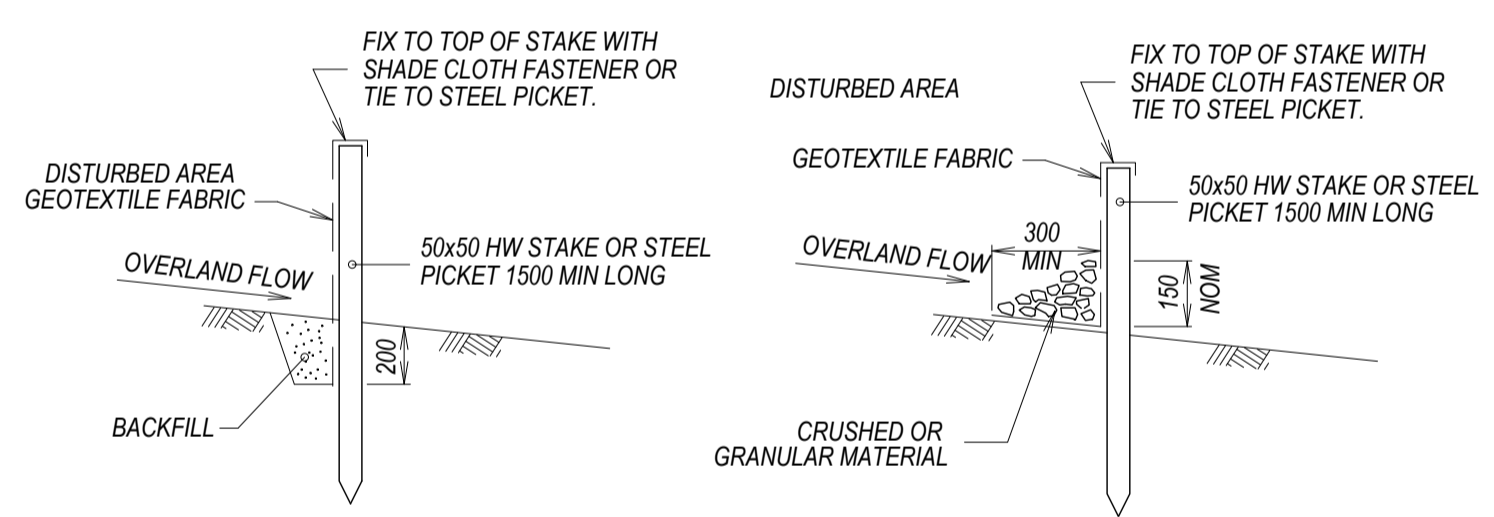
STOCK PILING OF MATERIALS ON SITE IS TO BE KEPT TO A MINIMUM. IF REQUIRED, STOCK PILING IS TO OCCUR IN SINGLE DESIGNATED AREA WITH SILT FENCING ERECTED DOWNSLOPE. STOCKPILES SHOULD BE COVERED WITH FABRIC OR PLASTIC WHEN NOT IN USE

INSTALLED STORMWATER AND SEWER INFRASTRUCTURE TO BE PROTECTED FROM UPSLOPE WORKS USING STRAW BALE SEDIMENT TRAPS



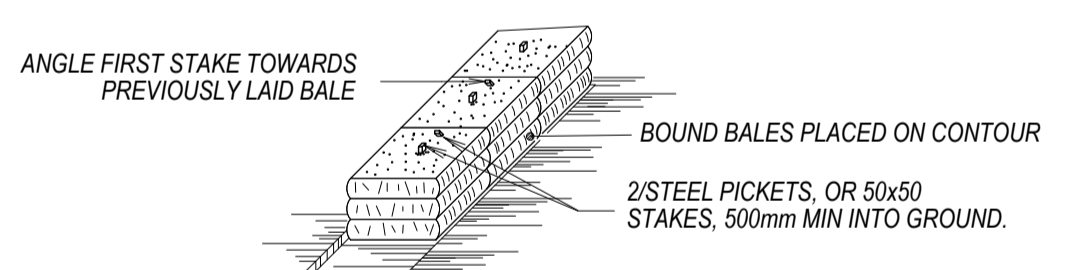
SINGULAR STABILISED SITE ACCESS TO BE USED FOR DURATION OF CONSTRUCTION. ANY DEBRIS TRACKED ONTO MARY STREET TO BE REMOVED WITHOUT THE USE OF WATER

**SOIL AND WATER MANAGEMENT PLAN**  
SCALE 1:100 (mm)

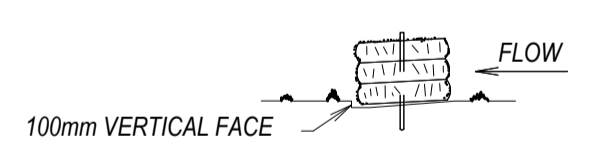


ALTERNATIVE 1

ALTERNATIVE 2

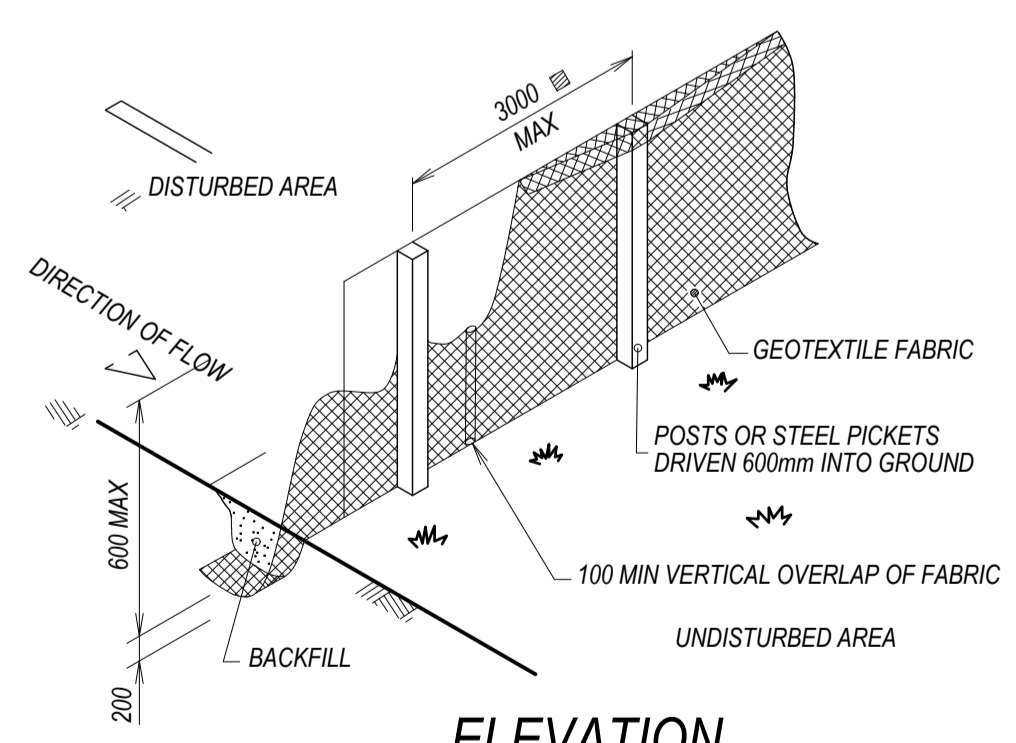


ANCHORING DETAIL



BEDDING DETAIL

**STRAW BALE BANK SEDIMENT CONTROL**  
NTS



ELEVATION

**SEDIMENT FENCE**

NTS

**NOTES:**

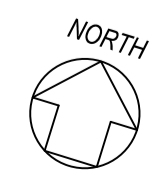
- GENERAL:
  - TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
  - ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE EARTHWORKS.
  - ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
  - CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
  - 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.
  - STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.
- SEDIMENT FENCE:
  - NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
  - NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.6 HA PER 100m LENGTH OF FENCE.
  - 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.
  - 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.
- STRAW BALE BANKS:
  - BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR, IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
  - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 100mm ON THE DOWNSTREAM SIDE AND PLACED SO THE BINDINGS ARE HORIZONTAL.
  - BALES SHALL BE SECURELY ANCHORED IN PLACE WITH EITHER TWO STAKES OR STEEL PICKETS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER.
  - INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. REPLACE AT LEAST 3 MONTHLY.
- ADVICE:
  - FORMAL CONNECTION TO THE STORMWATER NETWORK FROM IMPERVIOUS SURFACES SUCH AS ROOFS OR HARDSTAND ARE TO MADE AS EARLY AS POSSIBLE, EVEN IF ONLY TEMPORARY IN CONSTRUCTION
  - KEEP ANY EARTHWORKS TO THE MINIMUM AREA REQUIRED AND TIMED WITH THE COMMENCEMENT OF BUILDING AND CONSTRUCTION WORKS
  - ANY DISPERSIVE SOIL ON SITE TO BE TREATED AS PER RECOMMENDATION OF GEOTECHNICAL REPORT/SOIL REPORT
  - RETAIN AS MUCH NATURAL VEGETATION AS POSSIBLE THROUGHOUT CONSTRUCTION
  - ANY WASH DOWN OF EQUIPMENT ON-SITE TO BE COMPLETED IN DESIGNATED AREA WITH ADEQUATE CONTROLS IN PLACE
  - PLACE STOCKPILES AWAY FROM ON-SITE DRAINAGE OR STORMWATER FLOW. INSTALL SEDIMENT FENCING DOWNSLOPE OF STOCKPILES AND COVER WITH GEOFABRIC OR PLASTIC WHEN NOT IN USE.
  - IF A TEMPORARY SITE ACCESS IS TO BE USED, ENSURE THE ENTRANCE TO THE SITE IS STABILISED AND DESIGNATED AS THE SINGULAR ENTRY TO SITE. ANY DEBRIS TRACKED ONTO PUBLIC ROADS TO BE REMOVED VIA SHOVEL OR BROOM TO AVOID ENTRY TO THE PUBLIC STORMWATER SYSTEM
  - IF SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE ERECTED IN STAGES, CONTRACTOR IS TO ENSURE ADEQUATE PROTECTION IS PROVIDED AT ALL TIMES.

PLEASE REFER TO THE DERWENT ESTUARY WEBSITE FOR FURTHER INFORMATION REGARDING THE BEST PRACTICE FOR SOIL AND WATER MANAGEMENT ON SITE.

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	CF 03/12/2024			



FYSH DESIGN  
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CAMBRIDGE TAS  
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MULTIPLE DWELLINGS  
CLIENT: J. & G. SAXBY  
21 HILTON ROAD, CLAREMONT  
DRAWING TITLE  
SOIL AND WATER MANAGEMENT PLAN

DESIGNED CF	DRAWN CF	REVISION 0
PROJECT CKD-130	SHEET NO. C11	

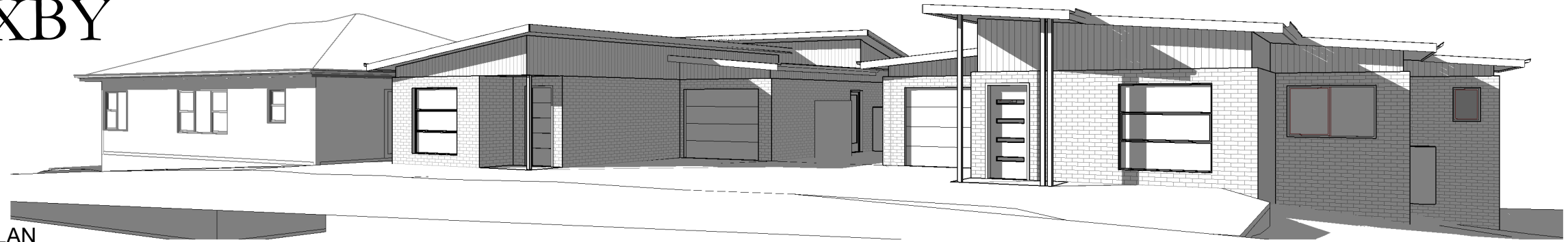


SCALE  
1:1000 @ A1

# PROPOSED UNIT DEVELOPMENT

## 21 HILTON ROAD, CLAREMONT

**J. & G. SAXBY**  
PDH24052



**BUILDING DRAWINGS**

No	DRAWING
01	SITE DEMOLITON PLAN
02	SITE PLAN
03	SITE LANDSCAPING PLAN
04	LOCALITY PLAN
05	SHADOW DIAGRAMS
06	EXISTING HOUSE DEMOLITION PLAN
07	EXISTING HOUSE FLOOR PLAN
08	PERSPECTIVES

**U2 BUILDING DRAWINGS**

No	DRAWING
U2-01	FLOOR PLAN
U2-02	DOOR AND WINDOW SCHEDULES
U2-03	ELEVATIONS
U2-04	ELEVATIONS
U2-05	ROOF PLAN

**U3 BUILDING DRAWINGS**

No	DRAWING
U3-01	FLOOR PLAN
U3-02	DOOR AND WINDOW SCHEDULES
U3-03	ELEVATIONS
U3-04	ELEVATIONS
U3-05	ROOF PLAN

U1 FLOOR AREA	126.02	m2	(	13.57	SQUARES )
U2 FLOOR AREA	138.63	m2	(	14.92	SQUARES )
U2 GARAGE AREA	23.99	m2	(	2.58	SQUARES )
U3 FLOOR AREA	113.70	m2	(	12.24	SQUARES )
U3 GARAGE AREA	26.80	m2	(	2.88	SQUARES )
TOTAL AREA	429.14			46.19	

**GENERAL PROJECT INFORMATION**  
 TITLE REFERENCE: 1/248992  
 SITE AREA: 1239 m<sup>2</sup>  
 DESIGN WIND SPEED: N3  
 SOIL CLASSIFICATION: M  
 CLIMATE ZONE: 7  
 ALPINE AREA: NO  
 CORROSIVE ENVIRONMENT: MEDIUM  
 BAL RATING: N/A  
 OTHER KNOWN HAZARDS: NONE KNOWN

NOTE:  
 READ IN CONJUNCTION WITH CIVIL  
 DRAWINGS & STORMWATER DESIGN  
 REPORT BY FYSH DESIGN.  
 DATED 25.11.2024



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 info@primedesigntas.com.au [primedesigntas.com.au](http://primedesigntas.com.au)  
 Accredited Building Practitioner: Frank Geskus -No CC246A

**DECEMBER 2024**

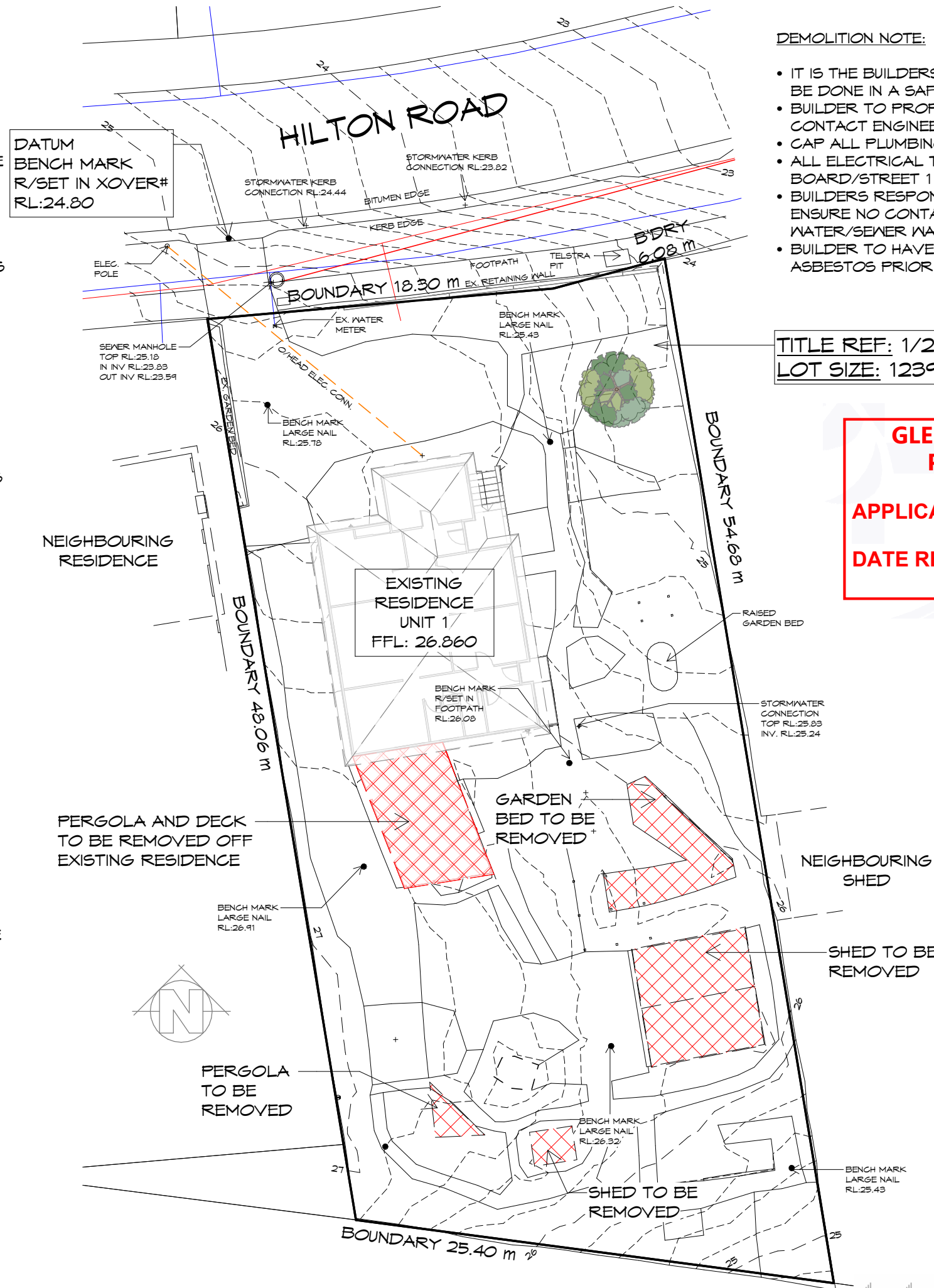
PLANNING

**GENERAL NOTES:**

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
6. HORIZONTAL DATUM IS MGA (GDA94).
7. VERTICAL DATUM IS AHD.
8. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.
10. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
11. IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.
  - LIST DATA IMPORT
    - TasWater-SewerLateralLine
    - TasWater-SewerMain
    - TasWater-SewerMaintenanceHole
    - TasWater-SewerPressurisedMain
    - TasWater-WaterHydrant
    - TasWater-WaterLateralLine
    - TasWater-WaterMain
    - CadastralParcel-OwnerInformation
12. BOUNDARIES ARE COMPILED ONLY FROM THE LIST MAP EXPORT AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
13. ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION. WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.
14. 3D DATA TURNED OFF IN LAYER CONTROL.
  - 3D TIN
  - MAJOR CONTOUR 3D
  - MINOR CONTOUR 3D

**IMPORTANT NOTE:**

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



**DEMOLITION NOTE:**

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS

TITLE REF: 1/248992  
LOT SIZE: 1239m<sup>2</sup>

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No. : PLN-24-284  
DATE RECEIVED: 05/12/2024

PLANNING  
NOTE: DO NOT SCALE OFF DRAWINGS



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Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(h)+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
21 HILTON ROAD,  
CLAREMONT**

Client name:  
**J. & G. SAXBY**

Drawing:  
**SITE DEMOLITON PLAN**

Drafted by: S.P. Approved by: A.C.

Date: 05.12.2024 Scale: 1 : 250

Project/Drawing no: PDH24052 -01 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



**SITE DEMOLITION PLAN**









**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. :** PLN-24-284

**DATE RECEIVED:** 05/12/2024

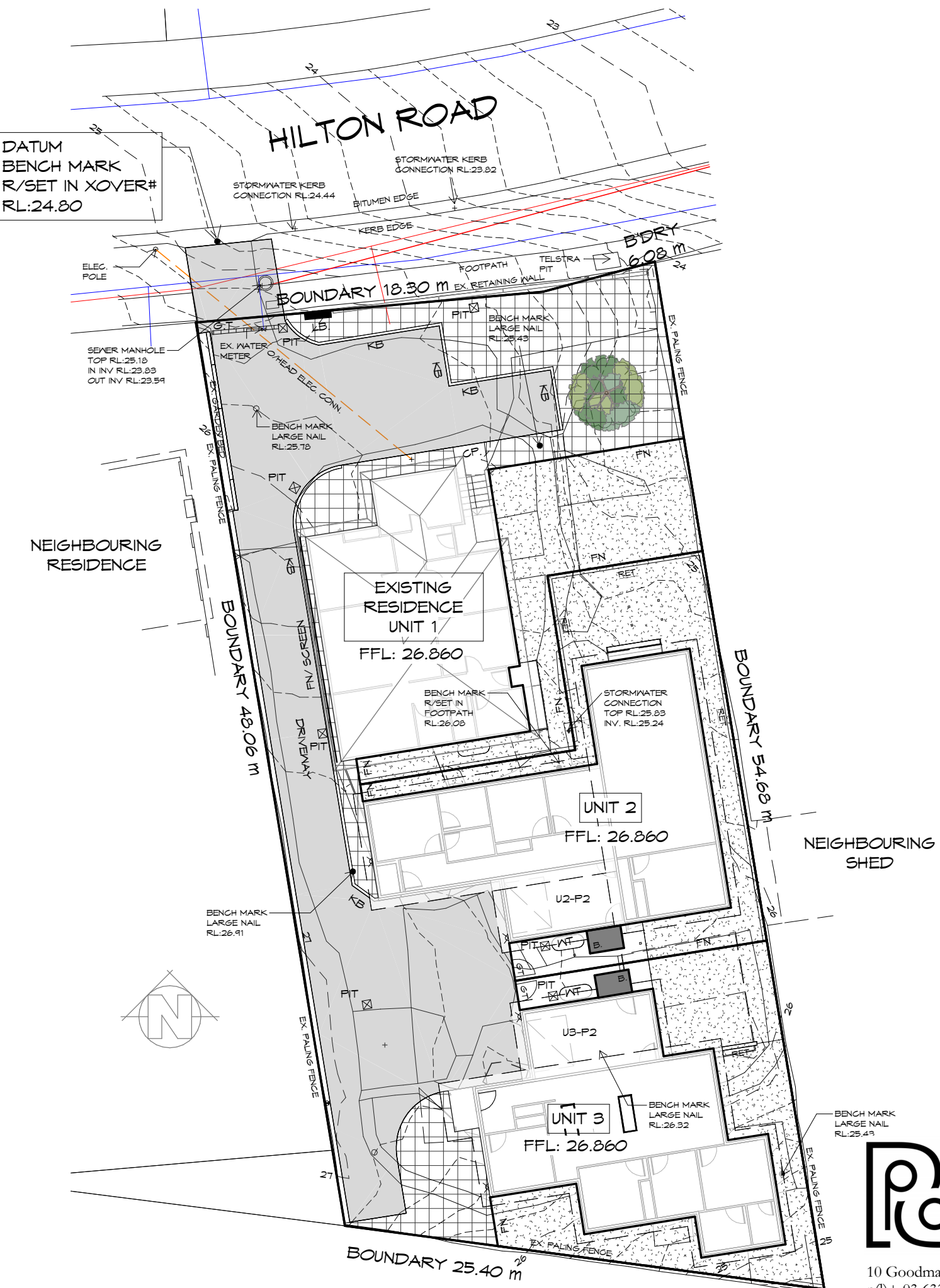
**LEGEND**

-  PROPOSED GROUNDCOVER/GRASS  
- Jr, Lf, Ln, Mp
-  LAWN
-  CP. CONCRETE PATH/PAVING
-  CONCRETE DRIVEWAY
-  LB. LETTER BOX
-  WASTE STORAGE 1.5m<sup>2</sup>
- GT GATE
- FN FENCE 1.8m HIGH
- XL SECURITY LIGHTS
- RET. ENGINEERED CONCRETE BLOCK RETAINING WALL
- WT 2000L WATER TANK; REFER TO CIVIL DRAWINGS FOR DETAILS
- KB KERB; REFER TO CIVIL DRAWINGS FOR DETAILS
- PIT STORMWATER PIT; REFER TO CIVIL DRAWINGS FOR DETAILS
- G.T. GRATED TRENCH; REFER TO CIVIL DRAWINGS FOR DETAILS

**SITE COVERAGE**  
BUILDING FOOTPRINT 429.14 / SITE AREA 1239 = 0.346  
TOTAL SITE COVERAGE 34.6%

**NOTE:**  
READ IN CONJUNCTION WITH CIVIL DRAWINGS & STORMWATER DESIGN REPORT BY FYSH DESIGN.  
DATED 25.11.2024

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



**SITE LANDSCAPING PLAN**

1 : 250  
Document Set ID: 3448860  
Version: 4, Version Date: 06/02/2028



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Project:  
**PROPOSED UNIT DEVELOPMENT**  
21 HILTON ROAD,  
CLAREMONT

Client name:  
**J. & G. SAXBY**

Drafted by:  
**S.P.**

Approved by:  
**A.C.**



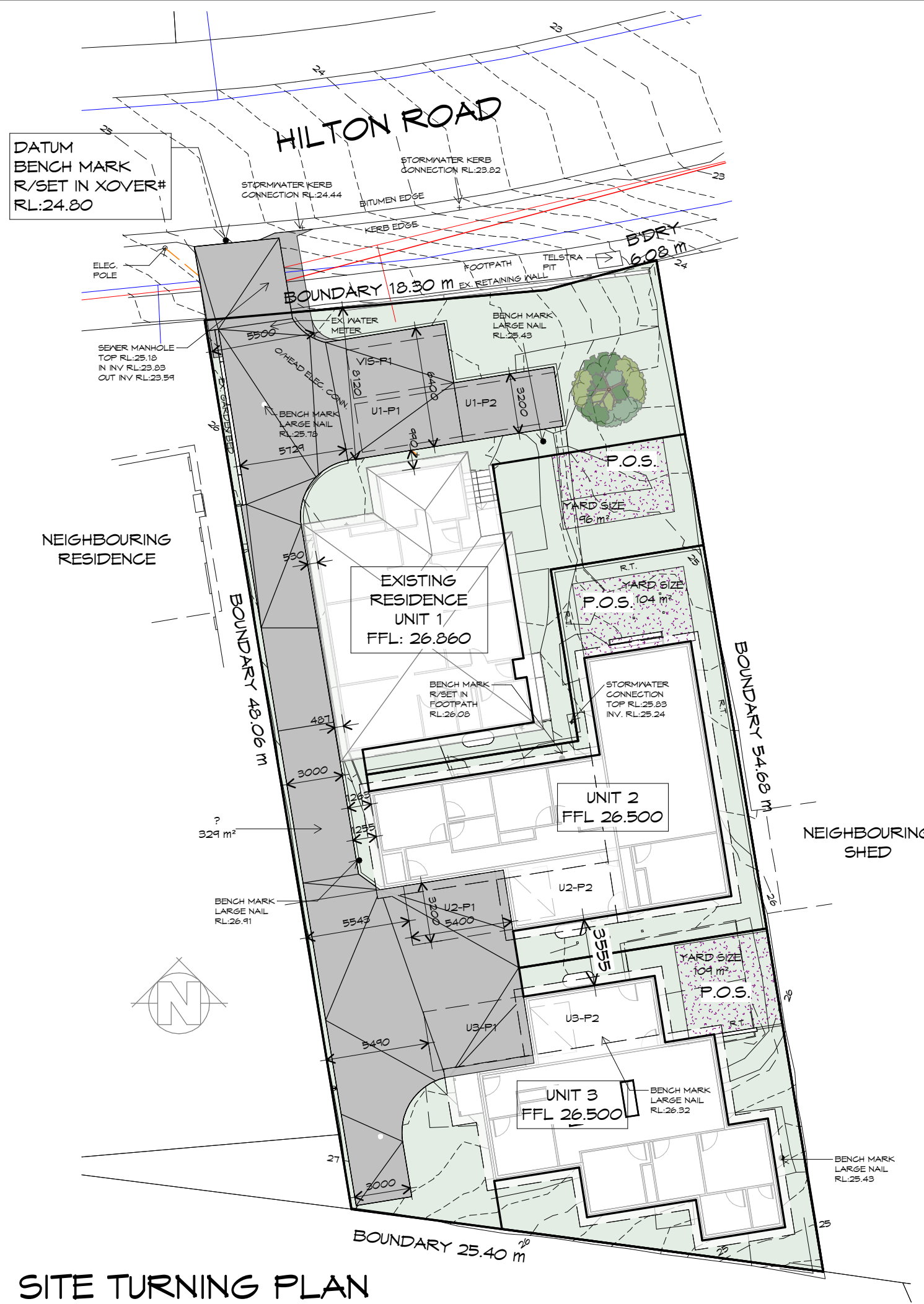
Drawing:  
**SITE LANDSCAPING PLAN**

Date: **05.12.2024** Scale: **As indicated**

Project/Drawing no: **PDH24052 -03** Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A





# SITE TURNING PLAN

1 : 250



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Project:  
**PROPOSED UNIT DEVELOPMENT  
21 HILTON ROAD,  
CLAREMONT**

Client name:  
**J. & G. SAXBY**

Drawing:  
**SITE TURNING PLAN**

Drafted by: S.P. Approved by: A.C.

Date: 05.12.2024 Scale: 1 : 250

Project/Drawing no: PDH24052 -X04 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. :** PLN-24-284

**DATE RECEIVED:** 05/12/2024

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



PROPOSED UNIT DEVELOPMENT  
21 HILTON ROAD,  
CLAREMONT

## LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.



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Project:  
**PROPOSED UNIT DEVELOPMENT  
21 HILTON ROAD,  
CLAREMONT**

Client name:  
**J. & G. SAXBY**

Drawing:  
**LOCALITY PLAN**

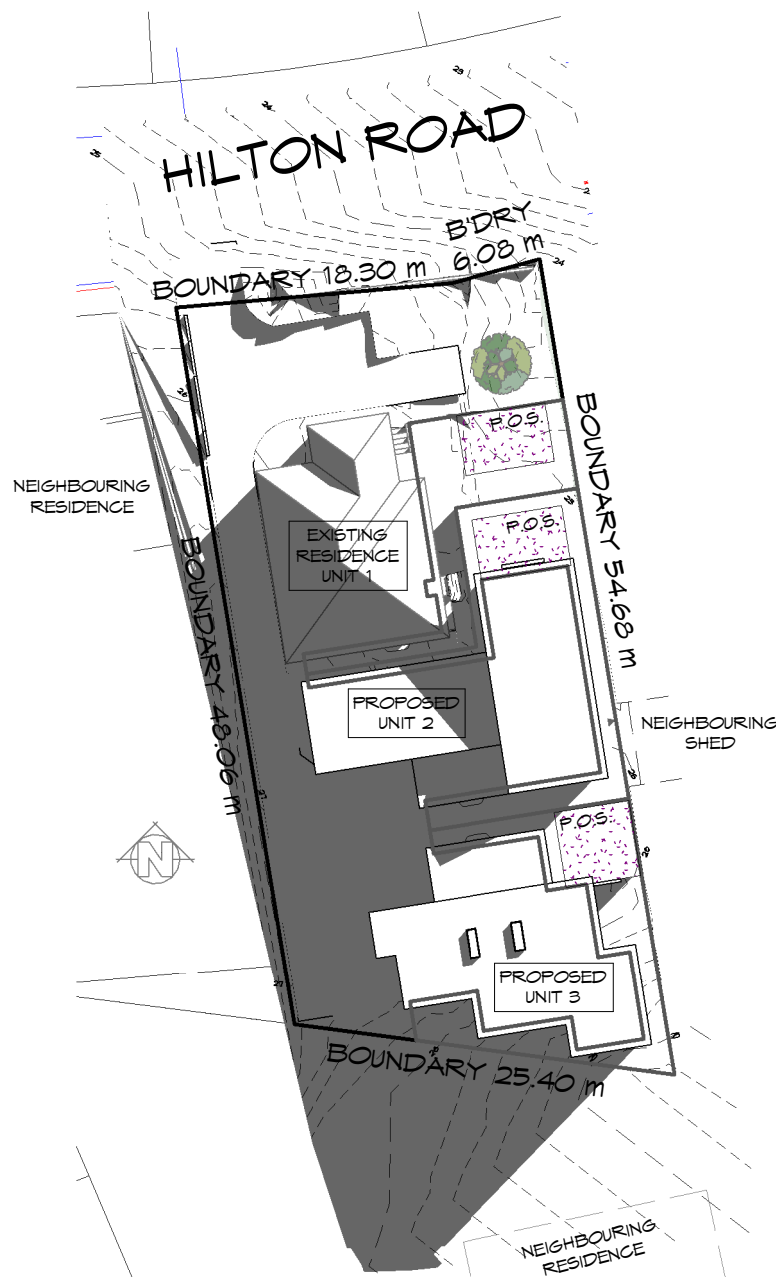
Drafted by: S.P. Approved by: A.C.

Date: 05.12.2024 Scale: 1 : 2000

Project/Drawing no: PDH24052 -04 Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

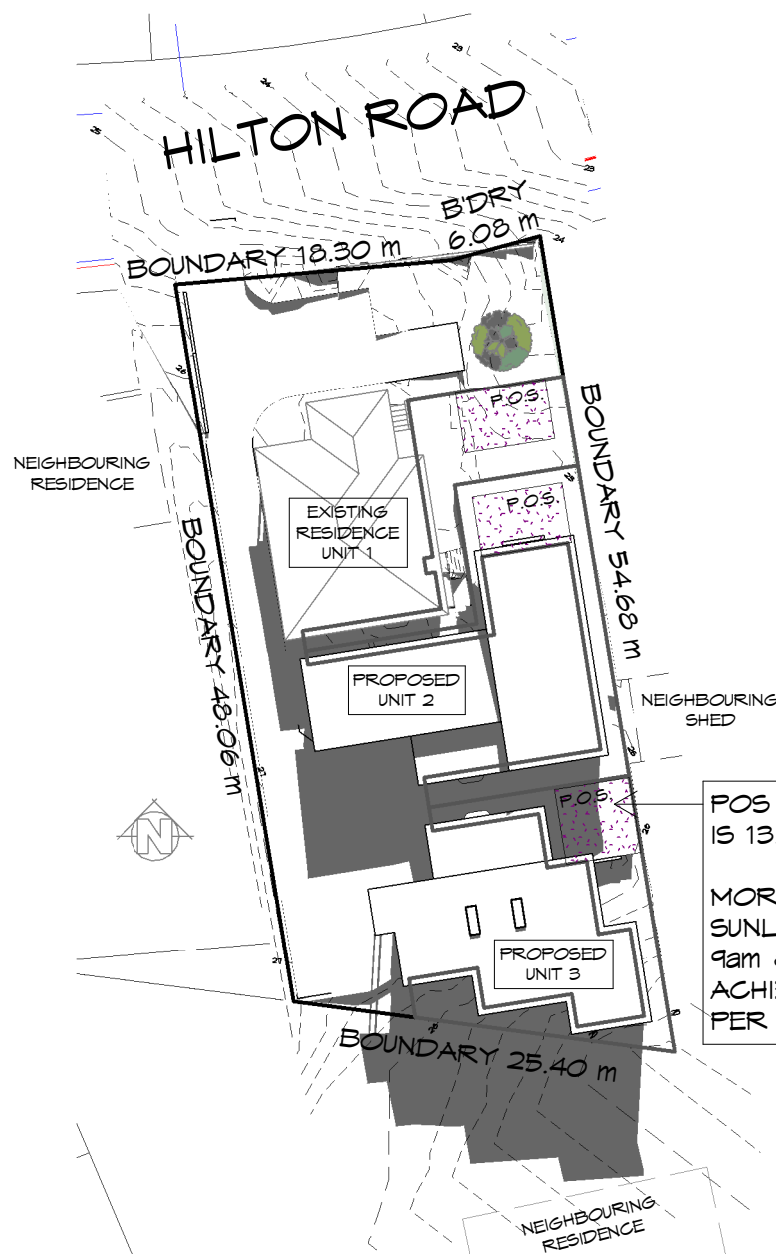




**SHADOW DIAGRAM @ 9 AM**

1 : 500

GENERAL INFORMATION  
NORTH: TRUE NORTH/MAGNETIC NORTH  
DAY LIGHT SAVINGS: OFF  
DATE: JUNE 21st  
TIME: 9 am



**SHADOW DIAGRAM @ 12 PM**

1 : 500

GENERAL INFORMATION  
NORTH: TRUE NORTH/MAGNETIC NORTH  
DAY LIGHT SAVINGS: OFF  
DATE: JUNE 21st  
TIME: 12 pm



**SHADOW DIAGRAM @ 3 PM**

1 : 500

GENERAL INFORMATION  
NORTH: TRUE NORTH/MAGNETIC NORTH  
DAY LIGHT SAVINGS: OFF  
DATE: JUNE 21st  
TIME: 3 pm

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED UNIT DEVELOPMENT  
21 HILTON ROAD,  
CLAREMONT**

Client name:  
**J. & G. SAXBY**

Drafted by:  
**S.P.**

Approved by:  
**A.C.**

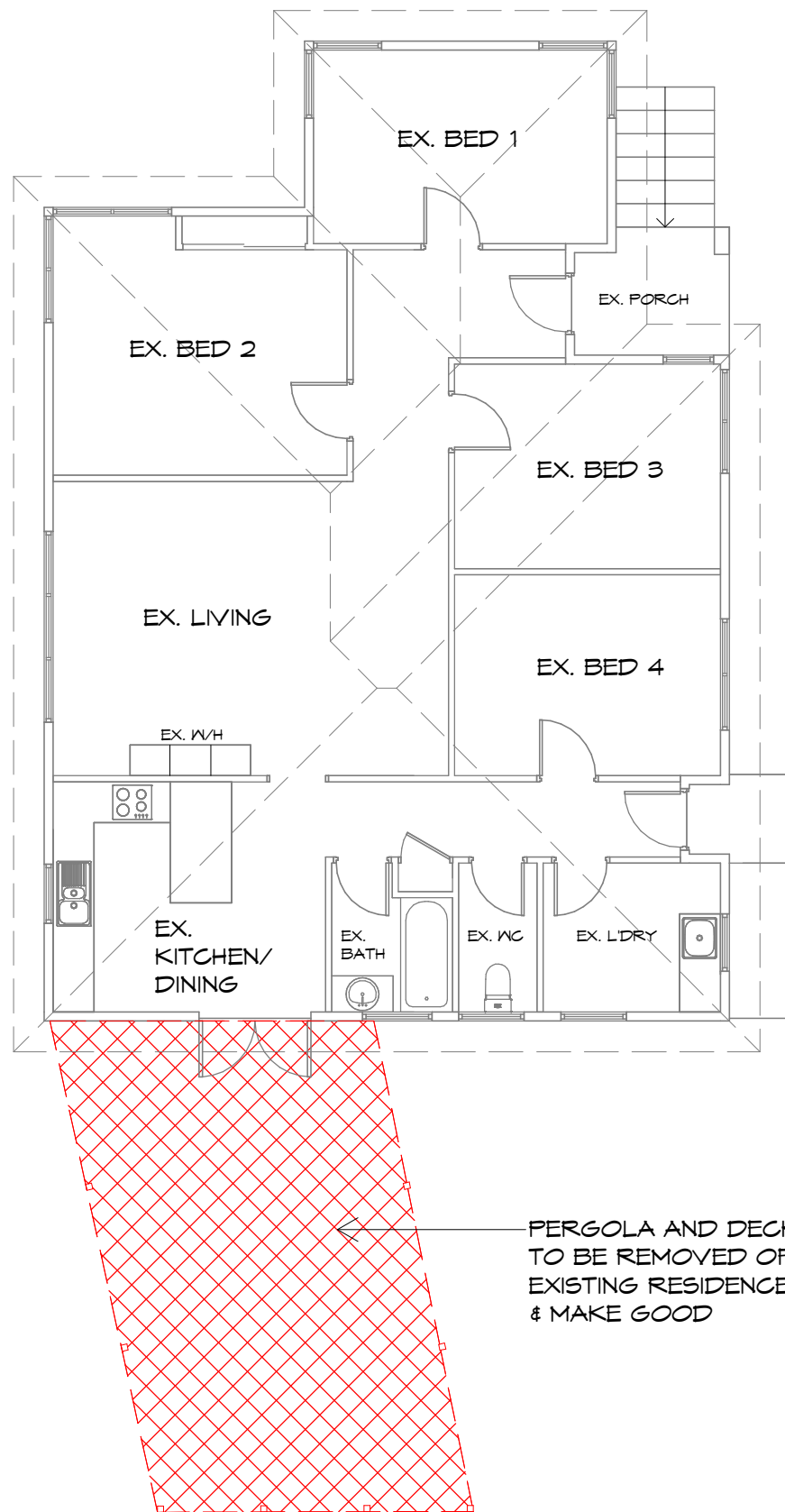


Drawing:  
**SHADOW DIAGRAMS**

Date: **05.12.2024** Scale: **1 : 500**

Project/Drawing no: **PDH24052 -05** Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A



**DEMOLITION PLAN**

1 : 100

DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED UNIT DEVELOPMENT  
21 HILTON ROAD,  
CLAREMONT**

Client name:  
**J. & G. SAXBY**

Drafted by:  
**S.P.**

Approved by:  
**A.C.**



Drawing:  
**EXISTING HOUSE DEMOLITION  
PLAN**

Date: **05.12.2024** Scale: **1 : 100**

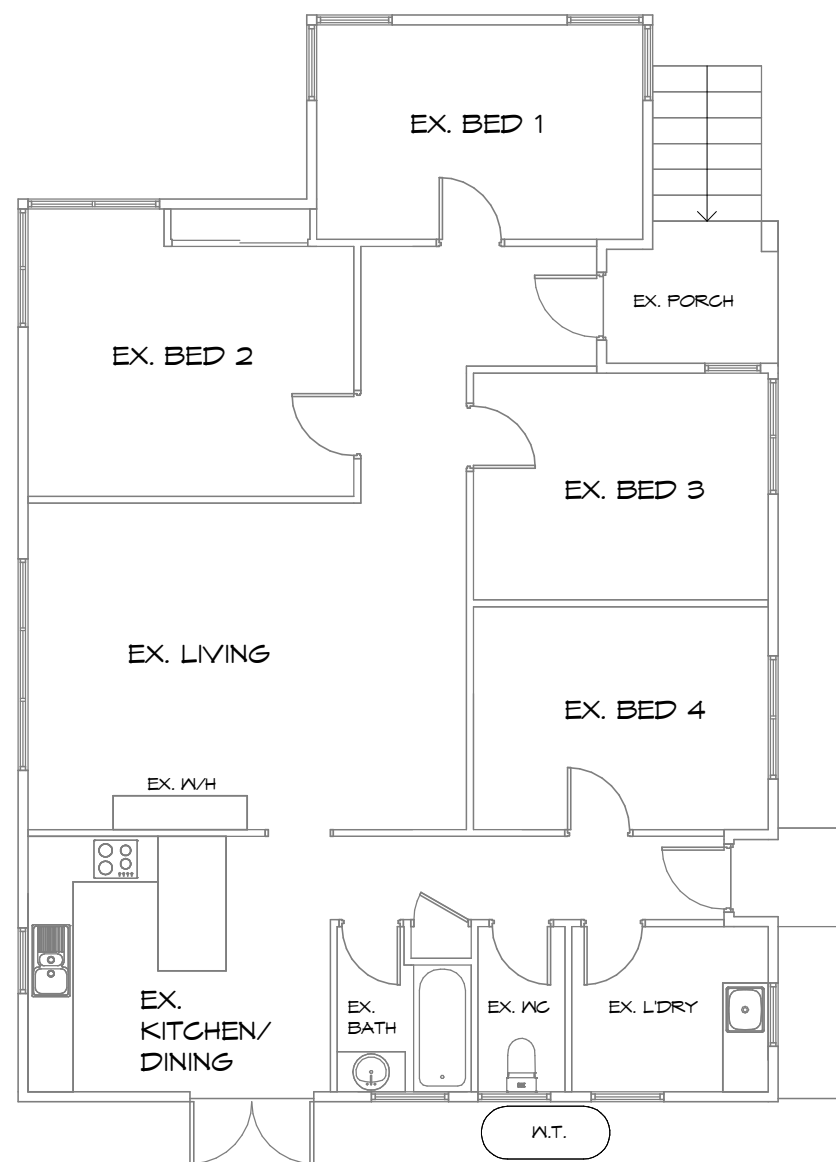
Project/Drawing no: **PDH24052 -06** Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A

**LEGEND**

WT 2000L WATER TANK

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



**FLOOR PLAN**

1 : 100

U1 FLOOR AREA	126.02	m <sup>2</sup>	(13.57	SQUARES )
TOTAL AREA	126.02		13.57	

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



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Project:  
**PROPOSED UNIT DEVELOPMENT  
21 HILTON ROAD,  
CLAREMONT**

Client name:  
**J. & G. SAXBY**

Drawing:  
**EXISTING HOUSE FLOOR PLAN**

Drafted by: S.P. Approved by: A.C.

Date: 05.12.2024 Scale: 1 : 100

Project/Drawing no: PDH24052 -07 Revision: 04

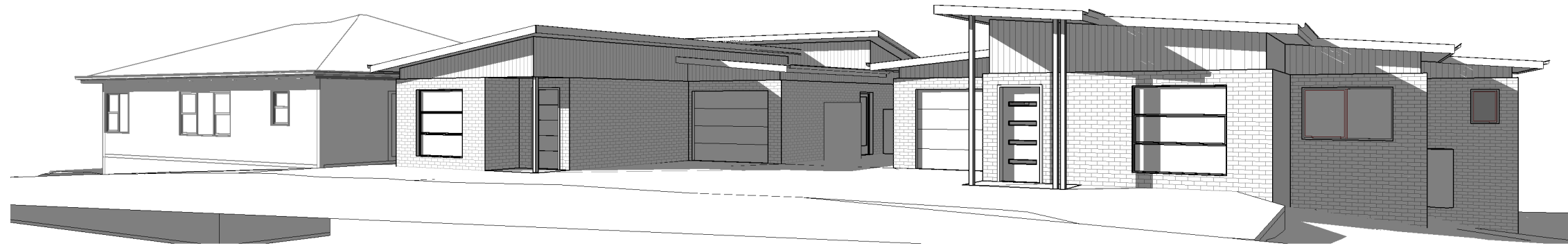
Accredited building practitioner: Frank Geskus -No CC246A



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. :** PLN-24-284

**DATE RECEIVED:** 05/12/2024



**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



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info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
21 HILTON ROAD,  
CLAREMONT**

Client name:  
**J. & G. SAXBY**

Drafted by:  
**S.P.**

Approved by:  
**A.C.**



Drawing:  
**PERSPECTIVES**

Date: 05.12.2024  
Scale:

Project/Drawing no:  
**PDH24052 -08**

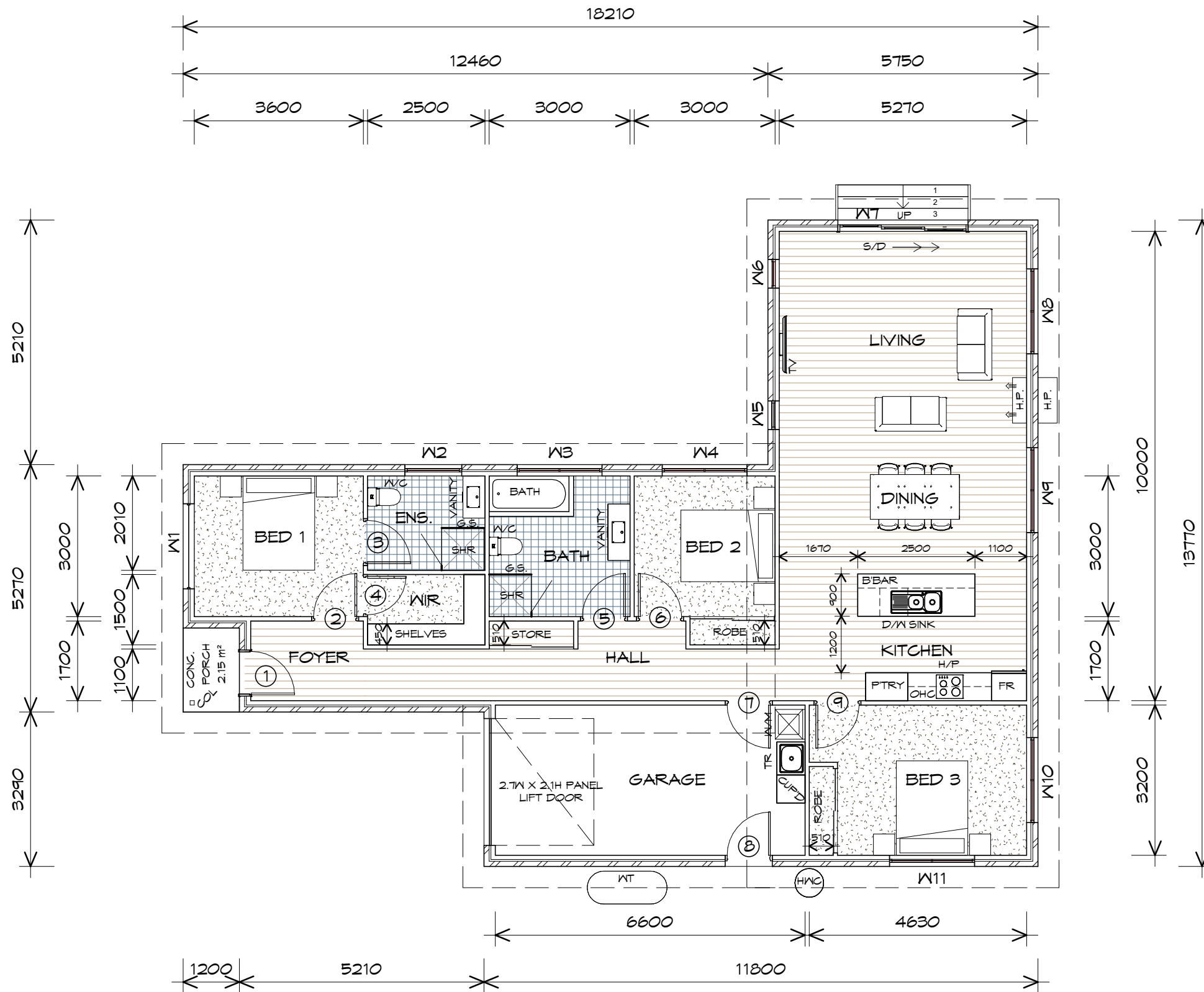
Revision:  
**04**

Accredited building practitioner: Frank Geskus -No CC246A

# LEGEND

- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- WT 2000L WATER TANK

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No. : PLN-24-284  
DATE RECEIVED: 05/12/2024

## FLOOR PLAN

1 : 100

U2 FLOOR AREA	138.63	m <sup>2</sup>	( 14.92	SQUARES )
U2 GARAGE AREA	23.99	m <sup>2</sup>	( 2.58	SQUARES )
TOTAL AREA	162.62		17.51	

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



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Project:  
**PROPOSED UNIT DEVELOPMENT**  
21 HILTON ROAD,  
CLAREMONT

Client name:  
**J. & G. SAXBY**

Drafted by: **D.D.H.**  
Approved by: **Approver**

Drawing:  
**FLOOR PLAN**

Date: **05.12.2024**  
Scale: **1 : 100**

Project/Drawing no: **PDH24052 -U2-01**  
Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A

**UNIT 2**



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. :** PLN-24-284

**DATE RECEIVED:** 05/12/2024

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

**DOOR SCHEDULE**

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	
8	920	GLAZED EXTERNAL DOOR	
9	920	INTERNAL TIMBER DOOR	

**WINDOW SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	1000	1210	AWNING WINDOW	OPAQUE
W3	1000	1810	AWNING WINDOW	OPAQUE
W4	1800	1810	AWNING WINDOW	
W5	1800	610	AWNING WINDOW	
W6	1800	610	AWNING WINDOW	
W7	2100	2770	STACKING SLIDING DOOR	
W8	1800	1810	AWNING WINDOW	
W9	1800	1810	AWNING WINDOW	
W10	1200	1810	AWNING WINDOW	
W11	400	1810	AWNING WINDOW	

NOTE:  
W1 - ADD 1.8m HIGH SCREEN TO DRIVEWAY

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS.  
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



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Project:  
PROPOSED UNIT DEVELOPMENT  
21 HILTON ROAD,  
CLAREMONT

Client name:  
J. & G. SAXBY

Drafted by:  
D.D.H.

Approved by:  
Approver



Drawing:  
DOOR AND WINDOW  
SCHEDULES

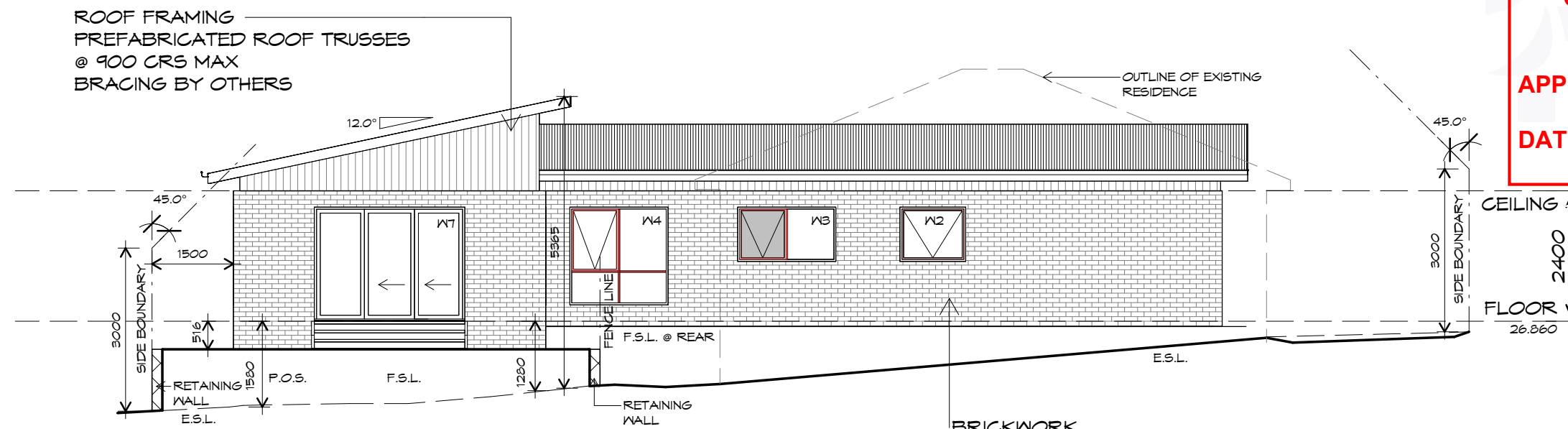
Date: 05.12.2024  
Scale:

Project/Drawing no: PDH24052 -U2-02  
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

**UNIT 2**



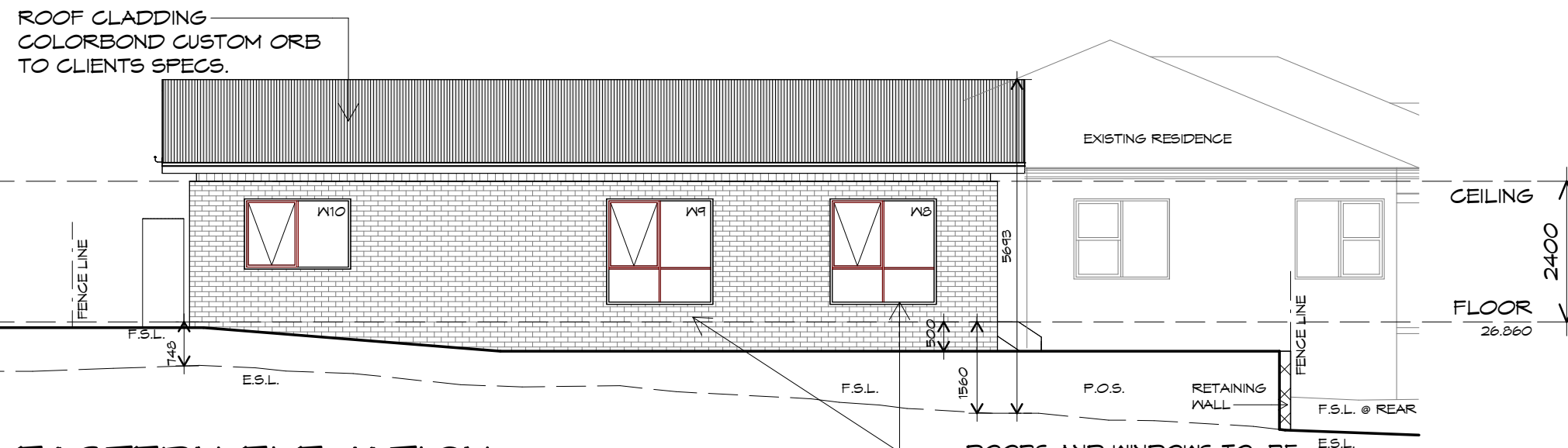


**NORTHERN ELEVATION**

1 : 100

NOTE:  
EXISTING RESIDENCE NOT SHOWN  
FOR CLARITY

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



**EASTERN ELEVATION**

1 : 100

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

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED UNIT DEVELOPMENT**  
21 HILTON ROAD,  
CLAREMONT

Client name:  
**J. & G. SAXBY**

Drafted by:  
**D.D.H.**

Approved by:  
**Approver**



Drawing:  
**ELEVATIONS**

Date: **05.12.2024** Scale: **1 : 100**

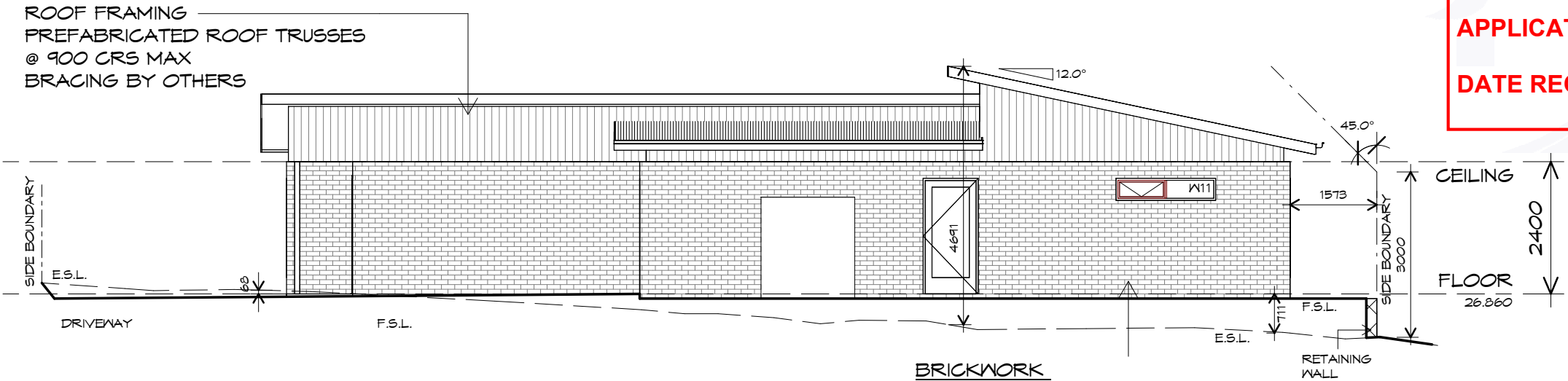
Project/Drawing no: **PDH24052 -U2-03** Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

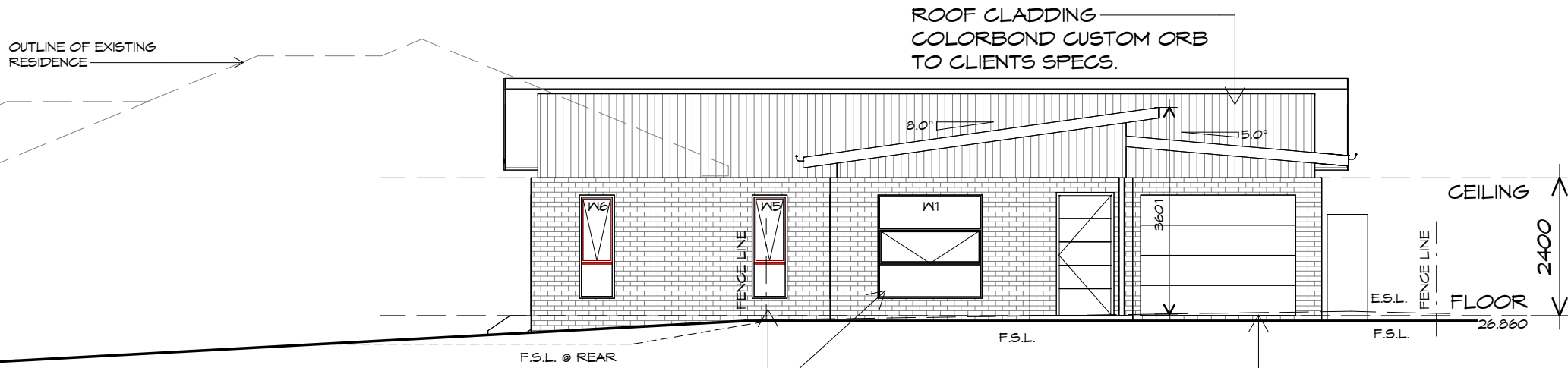
**APPLICATION No. :** PLN-24-284

**DATE RECEIVED:** 05/12/2024



**SOUTHERN ELEVATION**  
1 : 100

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



**WESTERN ELEVATION**  
1 : 100

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

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

NOTE:  
EXISTING RESIDENCE NOT SHOWN  
FOR CLARITY



**Prime  
Design**

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info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
21 HILTON ROAD,  
CLAREMONT

Client name:  
**J. & G. SAXBY**

Drafted by:  
**D.D.H.**

Approved by:  
**Approver**



Drawing:  
**ELEVATIONS**

Date: **05.12.2024** Scale: **1 : 100**

Project/Drawing no: **PDH24052 -U2-04** Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A



**ROOF PLAN**

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION  
TO BE IN ACCORDANCE WITH  
ABCB HOUSING PROVISIONS PART 7.4  
WITH FALL NO LESS THAN  
1:500 FOR EAVES GUTTER  
BOX GUTTERS IN ACCORDANCE WITH  
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA  
EAVES GUTTER TO BE FIXED  
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:  
A) MORE THAN 12.5° DEGREES - MUST  
HAVE A WIDTH OF NOT LESS THAN  
400mm AND ROOF OVERHANG OF NOT  
LESS THAN 150mm EACH SIDE OF VALLEY  
GUTTER.  
B) LESS THAN 12.5° DEGREES, MUST BE  
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION  
OF FLOW, RIVET & SEAL WITH AN  
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS  
PLAN ARE NOMINAL ONLY.  
EXACT LOCATION & NUMBER OF D.P'S  
REQUIRED ARE TO BE IN ACCORDANCE  
WITH ABCB HOUSING PROVISIONS PART 7.4.5  
REQUIREMENTS.  
SPACING BETWEEN DOWNPIPES MUST NOT  
BE MORE THAN 12m & LOCATED AS CLOSE AS  
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN  
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART  
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE  
CORROSION PROTECTION FOR SHEET ROOFING,  
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY  
OF CONTACT BETWEEN DIFFERENT ROOFING  
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,  
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS  
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING  
DETAILS REFER TO ABCB HOUSING PROVISIONS PART  
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.  
REFER TO TO ABCB HOUSING PROVISIONS PART  
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN  
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



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Project:  
**PROPOSED UNIT DEVELOPMENT**  
21 HILTON ROAD,  
CLAREMONT

Drawing:  
**ROOF PLAN**

Client name:  
**J. & G. SAXBY**

Date: **05.12.2024** Scale: **1 : 100**

Drafted by:  
**D.D.H.** Approved by:  
**Approver**



Project/Drawing no: **PDH24052 -U2-05** Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. :** PLN-24-284

**DATE RECEIVED:** 05/12/2024

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

**DOOR SCHEDULE**

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	720	INTERNAL TIMBER DOOR	
8	920	INTERNAL TIMBER DOOR	
9	920	GLAZED EXTERNAL DOOR	

**WINDOW SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	REMARKS
SK1	1885	665	FIXED SKYLIGHT	
SK2	1885	665	FIXED SKYLIGHT	
W1	1800	1810	AWNING WINDOW	
W2	400	1810	AWNING WINDOW	
W3	2100	2110	SLIDING DOOR	
W4	1800	910	AWNING WINDOW	
W5	1800	910	AWNING WINDOW	
W6	1800	910	AWNING WINDOW	
W7	400	1810	AWNING WINDOW	
W8	900	610	AWNING WINDOW	OPAQUE
W9	900	1510	AWNING WINDOW	OPAQUE
W10	1200	1810	AWNING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE  
WITH FLY SCREENS.  
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE  
PRIOR TO ORDERING



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21 HILTON ROAD,  
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J. & G. SAXBY

Drafted by:  
D.D.H.

Approved by:  
Approver



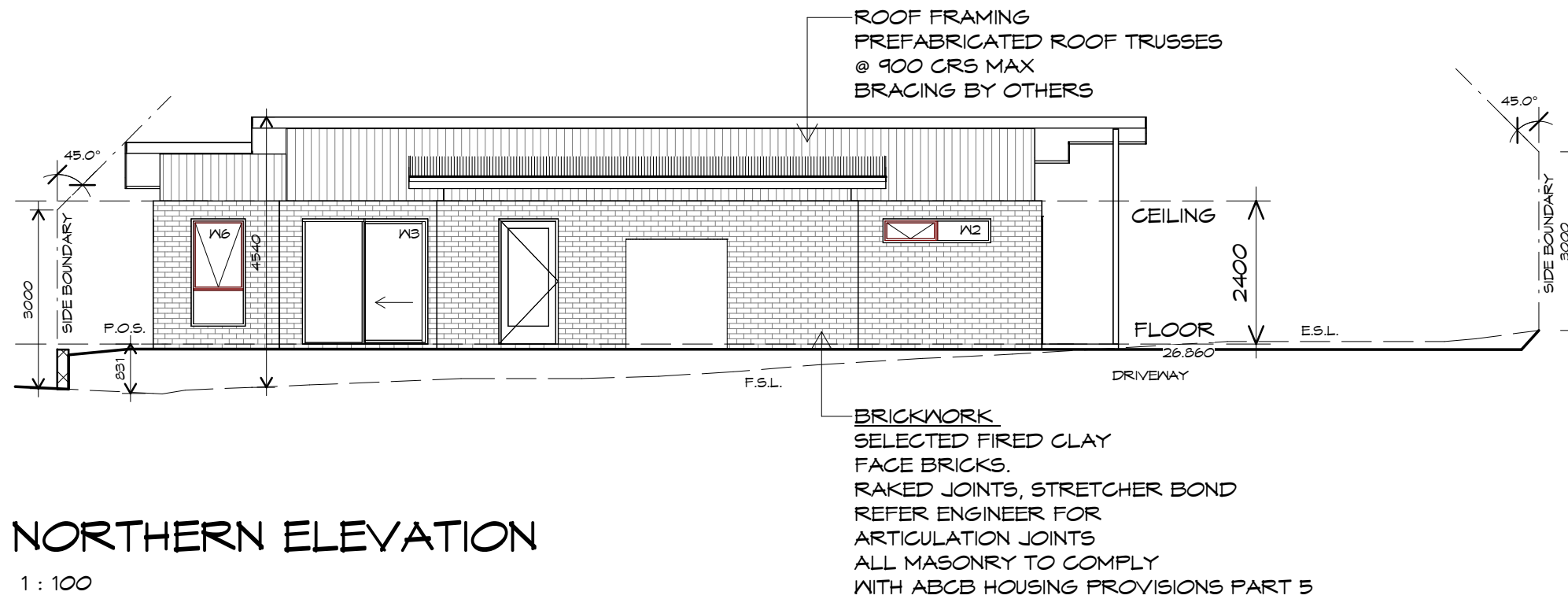
Drawing:  
DOOR AND WINDOW  
SCHEDULES

Date: 05.12.2024  
Scale:

Project/Drawing no: PDH24052 -U3-02  
Revision: 04

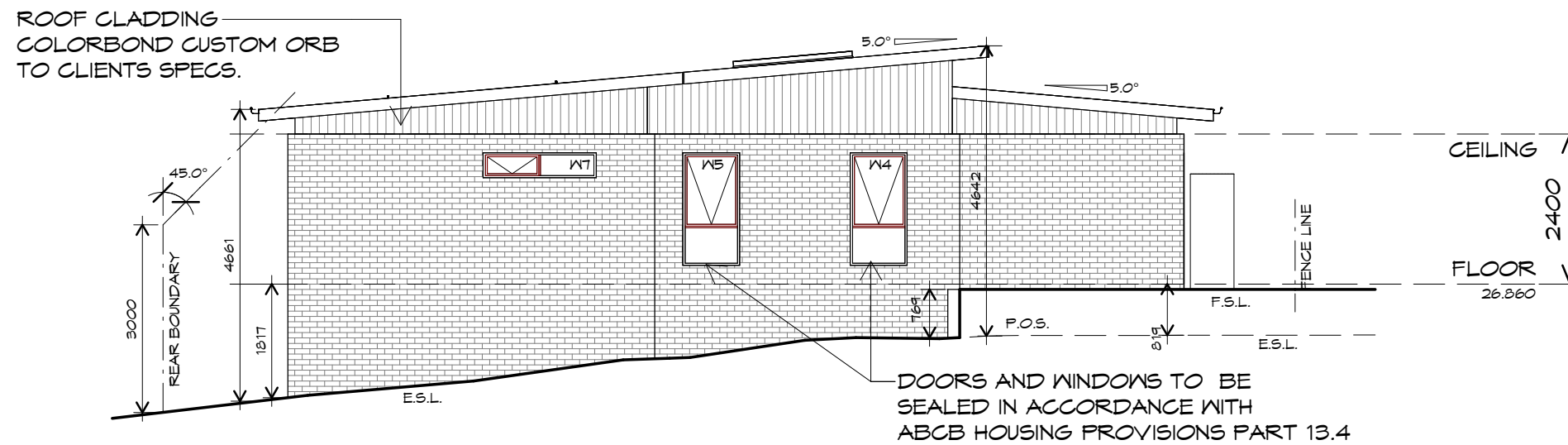
Accredited building practitioner: Frank Geskus -No CC246A

**UNIT 3**



**NORTHERN ELEVATION**

1 : 100



**EASTERN ELEVATION**

1 : 100

**PLANNING**  
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Drafted by:  
**D.D.H.**

Approved by:  
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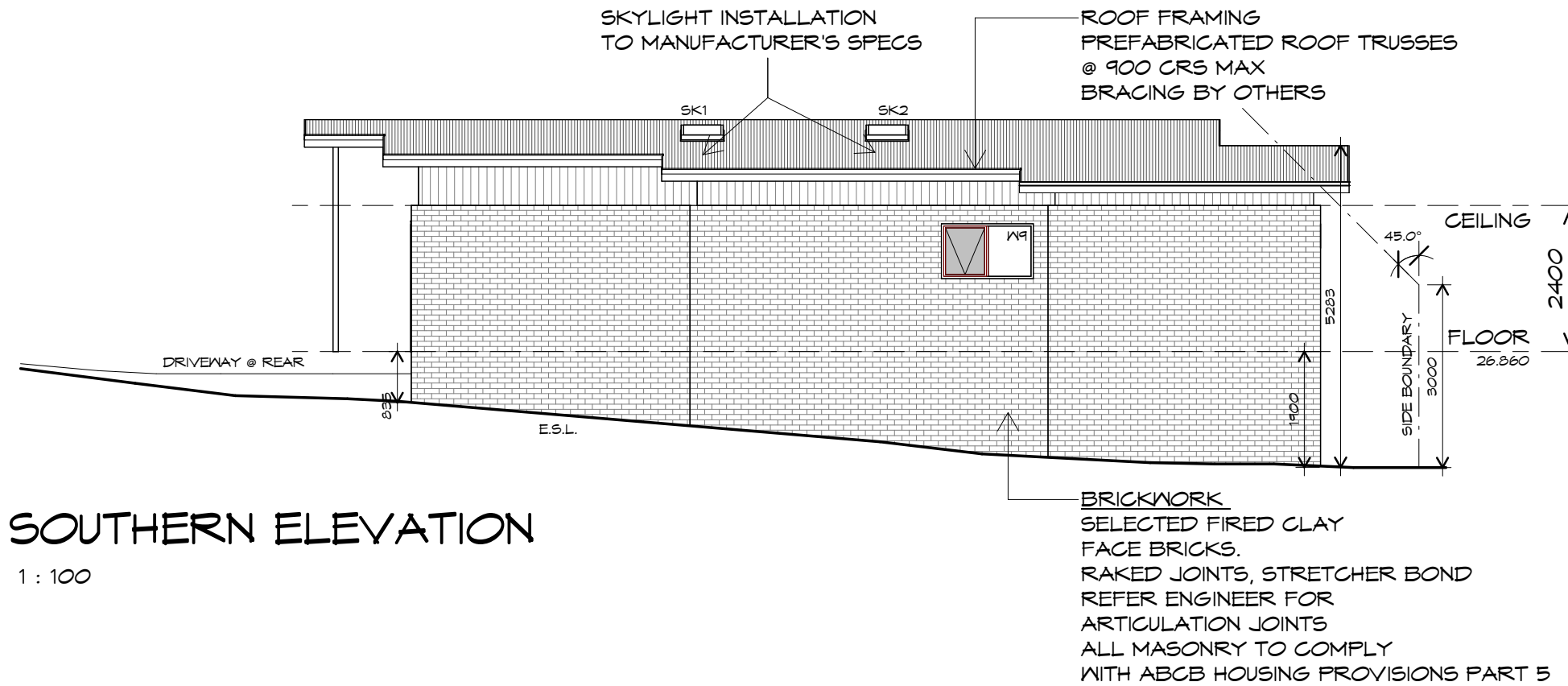


Drawing:  
**ELEVATIONS**

Date: **05.12.2024** Scale: **1 : 100**

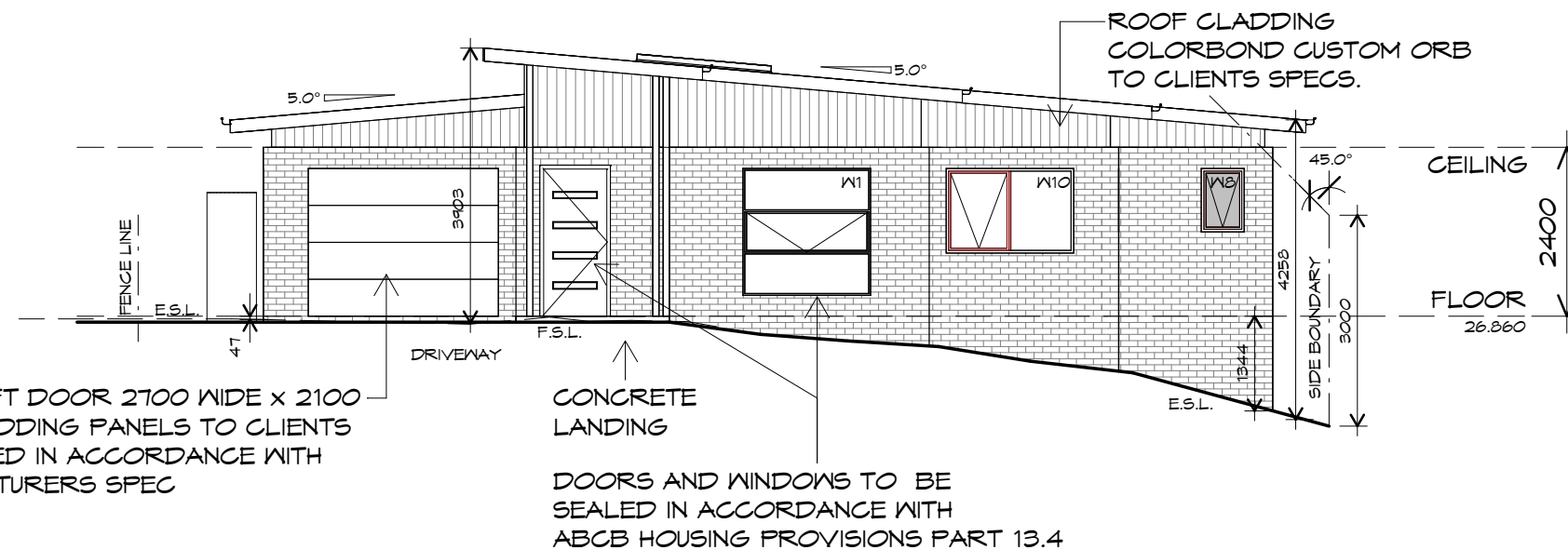
Project/Drawing no: **PDH24052 -U3-03** Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A



**SOUTHERN ELEVATION**

1 : 100



**WESTERN ELEVATION**

1 : 100

**PLANNING**  
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Client name:  
**J. & G. SAXBY**

Drawing:  
**ELEVATIONS**

Drafted by: **D.D.H.**      Approved by: **Approver**

Date: **05.12.2024**      Scale: **1 : 100**

Project/Drawing no: **PDH24052 -U3-04**      Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLUMBING NOTES:

GUTTER INSTALLATION  
TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:500 FOR EAVES GUTTER BOX GUTTERS IN ACCORDANCE WITH AS33500.3:2021

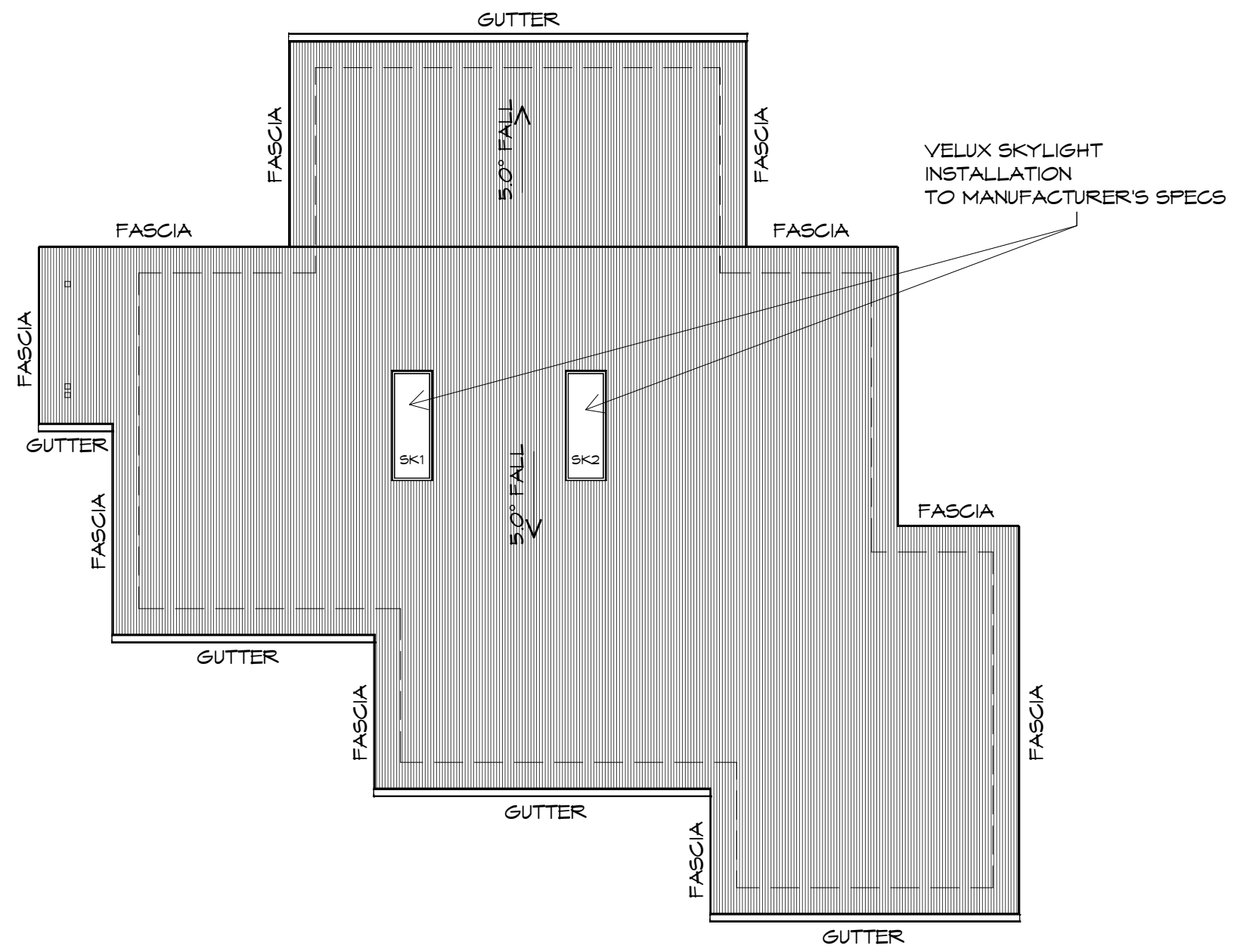
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DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS. SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF  
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



**ROOF PLAN**

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

**PLANNING**  
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Approved by:  
**Approver**



Project/Drawing no: **PDH24052 -U3-05**      Revision: **04**  
Accredited building practitioner: Frank Geskus -No CC246A





Prime  
Design

*your build, your way*

5 December 2024

Glenorchy Council  
21 Hilton Road  
Claremont  
TAS 7011

Dear Planner,

**Re: PLN-24-248 Proposed Unit Development at 21 Hilton Road, Claremont**

We are proposing to add two new units to the property at 21 Hilton Road, Claremont in addition to the existing house on the property. Two parking spaces have been provided per unit as well as an additional visitor parking. We are proposing that the crossover and apron to the site is to be widened at the entry to the site.

**8.0 General Residential Zone**

**8.4.1 Residential Density for multiple dwellings**

A1 Complies – density of 413m<sup>2</sup> per dwelling

**8.4.2 Setbacks and building envelope for all dwellings**

A1 Complies – proposed units are located behind existing dwelling

A2 Complies – proposed units garage set back is behind existing dwelling and not within 5.5m of frontage

A3 Unit 2 Complies, but Unit 3 does not comply – refer to elevations

P3 (a) Siting and scale of the dwellings would not impact adjoining properties as the neighbouring dwelling next to the rear boundary is over 8m from Unit 3. Refer to the shadow diagrams for extent of overshadowing to adjoining property. There would be no unreasonable overshadowing of the adjacent property and private open space of the adjoining property. And will have minimal visual impact caused by its scale, bulk or proportion as the overall max. height does not exceed 8.5m and the protrusion of the building envelope is very minor.

(b) The proposed separation is consistent with adjoining properties in the area.

(c) Proposal will not cause any unreasonable reduction in sunlight to existing solar energy installation as it is over 8m from rear boundary. Refer shadow diagrams for details.

#### 8.4.3 Site coverage to private open space for all dwellings

- A1 Complies – 34.6% site coverage
- A2 Complies – each dwelling is allocated with an area of private open space greater than 24m<sup>2</sup> with minimum width no less than 4m

#### 8.4.4 Sunlight to private open space of multiple dwellings

- A1 Complies – refer to shadow diagrams

Each private open space has been placed to maximize sunlight throughout the day and will not be overshadowed for more than 3 hours per day. Unit 3 is proven to achieve more than 3 hours per day with less than the private open space overshadowed by 50%.

#### 8.4.5 Width of opening for garages and carports for all dwellings

- A1 N/A

#### 8.4.6 Privacy for all dwellings

- A1 N/A
- A2 Unit 2 and Unit 3 Complies – refer to elevations  
Unit 3, W7 – Proposed window at Bed 1 is located more than 1.5m from side boundary and has a sill height of 1.7m from finished floor level.
- A3 Unit 2 and Unit 3 Complies

Unit 2, W1 - Complies - Proposed window 1 at (Bed 1) has horizontal distance of more than 1m from any shared area of the driveway. A 1.8m fence or privacy screen is proposed between the window and driveway.

Unit 3, W1 - Complies - Proposed window 1 at (Bed 3) has horizontal distance of more than 2.5m from any shared area of the driveway.

Ex. House Living - Does not comply – The window to the existing house living room is located around 0.52m from proposed shared driveway with a sill height of 1040mm above surface level. A 1.8m paling fence screen is proposed between the window and the parking space to provide separation.

Ex. House Kitchen - Does not comply – The window to the existing house kitchen is located around 0.48m from the shared driveway with a sill height of 1260mm above surface level. A 1.8m paling fence screen is proposed between the window and the parking space to provide separation.

Ex. House Bed 2 - Does not Comply – The window (western side) of the existing house Bed 2 is located approx. 0.5m from the shared driveway with a sill

height of 1370 mm above surface level. A 1.8m paling fence screen is proposed between the window and the parking space to provide separation.

P3 The shared driveway within 1m of the windows of the existing house is located adjacent to the living areas. These windows are shielded from unreasonable light intrusion by existing sill heights or new privacy screens or fencing at least 1700mm above the external surface level. Any impact to living areas by vehicle noise would be an insignificant increase to the acceptable solution and will not intrude on the sleeping areas of the house. Windows to habitable rooms comply with the acceptable solution.

**8.4.7 Frontage fences for all dwellings**

A1 Complies

**8.4.7 Waste storage for multiple dwellings**

A1 Complies

Each units have individual waste storage as indicated on site landscaping plan.

**C2.0 Parking and Sustainable Transport Code**

**C2.5.1 Car parking numbers**

A1 Complies

Space	Required	Provided
2 Parking Space per dwelling	6	6
1 visitor space per 3 dwellings	1	1

**C2.5.2 Bicycle parking numbers**

A1 N/A

**C2.5.3 Motorcycle parking numbers**

A1 N/A

**C2.5.4 Loading Bays**

A1 N/A

**C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone**

A1 N/A

### **C2.6.1 Construction of parking areas**

- A1 Complies - Parking, access ways, manoeuvring and circulation space will be constructed using concrete and drained to public stormwater system. For further details refer to the civil design and stormwater report by Fysh Design.

### **C2.6.2 Design and layout of parking areas**

- A1 Does not Comply

P1

- (a) The site already has an existing crossover with a 4m wide channel between the existing fence and dwelling for a new driveway to go through.
- (b) The slop of the site is quite steady and drops off sharply at the rear. The driveway is only within the steadily sloped area.
- (c) The driveway is constructed for an all weather design with stormwater system and concrete finish.
- (d) Vehicles need to travel 20m in a 3m wide driveway to get past the existing dwelling to the rear units. Pedestrians will need to share this access with vehicles. Cars going through this development will be going at a low speed as it will be a shared environment for both users.
- (e) The development is a 3x unit development. With 7 parking spaces allowed for. 3 spaces are at the front with 2 dedicated for parking for unit 1 plus a visitor parking spot.
- (f) The expected daily movements out of the site would be 14 (7 in and 7 out). Equating to about 1-2 traffic movements per hour. The type of vehicles would be passenger vehicles only.
- (g) The likelihood of the parking areas to be used by a person with a disability is low. As the development proposed is not designed for nor catered for people with a disability.
- (h) Hilton Road is a key link road in Claremont that takes key Traffic from Granton and other outer suburbs. The traffic generated from this development is low impact to this road.
- (i) Parking areas will all be very clear with signage for the visitor parking space and unit dedicated parking spaces being line marked.
- (j) The parking areas are designed to AS2890.1:2004

### **C2.6.3 Number for accesses for vehicles**

- A1 Complies

- A2 N/A

Thank you for your consideration of our application and we look forward to your response.

Kind regards,



Drew den Hartog