



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/102

LOCATION OF AFFECTED AREA

22 GREENBANKS RD, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

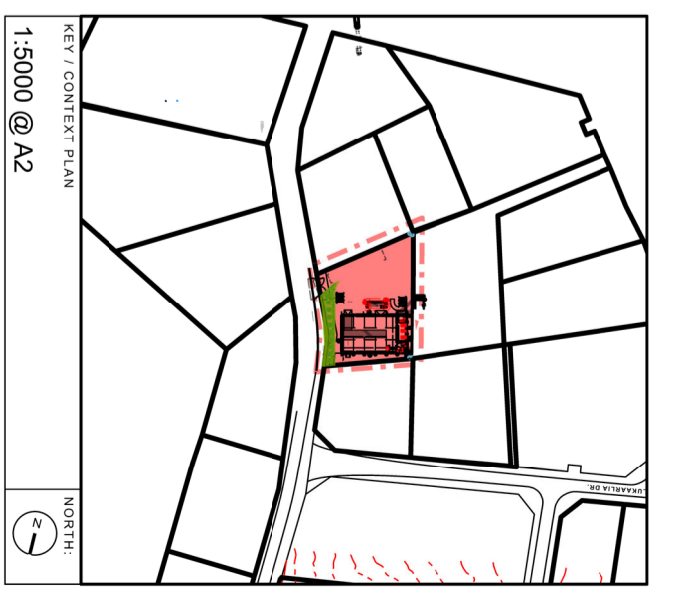
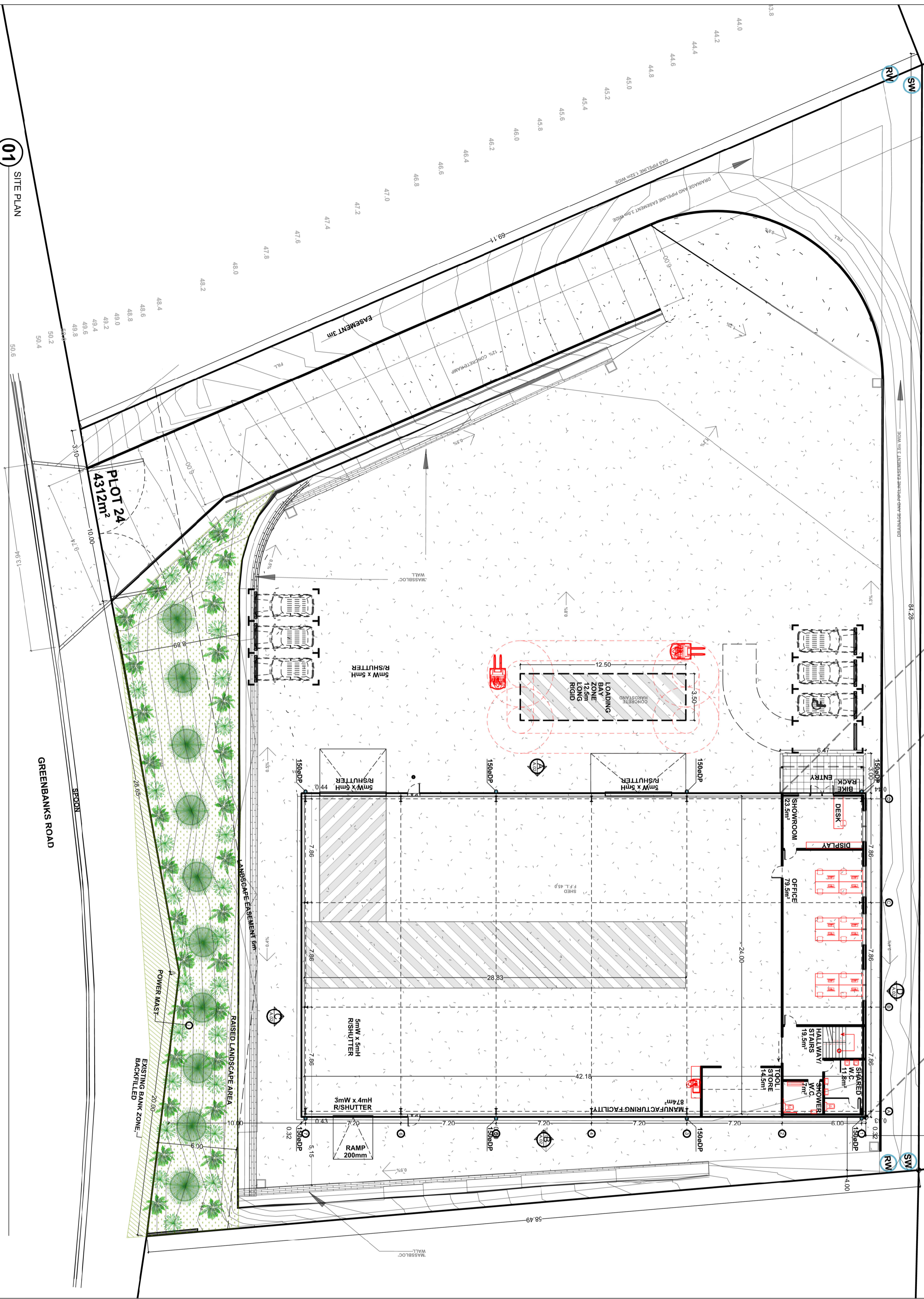
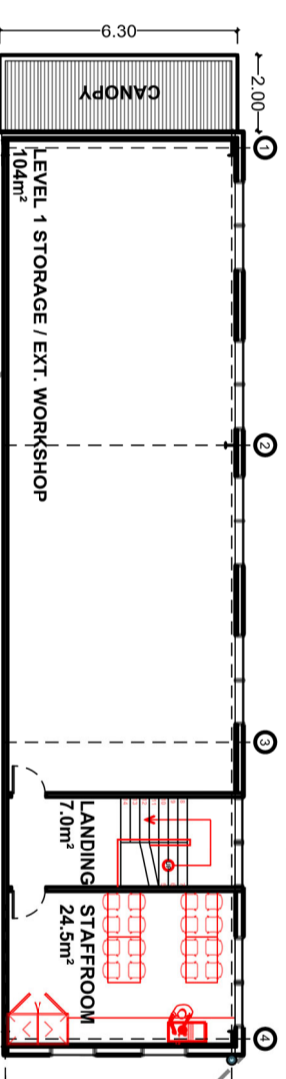
MANUFACTURING SHED & OFFICE

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **28/07/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

DAVID ALLINGHAM
ACTING General Manager



Brighton
going places



- NOTES**
1:5000 @ A2
 285m DRIVEWAY
 1150m PATHWAY
 1450m LANDSCAPE
- KEY / CONTEXT PLAN**
- LEGEND:**
- GRADED AUSTRALIAN PAVED (TOPSOIL REMOVED)
 - COMPACTED GRADE 4C (TOPSOIL REMOVED)
 - PAVED TYPICAL ASPHALT
 - DRIVEWAY APRONS / RAMPS
 - LAVERENDRA angustifolia
 - AGORGOS
 - ANUSSELL BUIBLE
 - APRONS / RAMPS
 - DRIVEWAY

DESIGNING FOR SITE HEALTH AND SAFETY

HAZARD IDENTIFICATION AND RISK ASSESSMENT INFORMATION
 HAZARD IDENTIFICATION AND RISK ASSESSMENT INFORMATION
 HAZARD IDENTIFICATION AND RISK ASSESSMENT INFORMATION

CONSTRUCTION:	NO UNUSUAL RISKS
OPERATIONS:	NO UNUSUAL RISKS
MAINTENANCE:	NO UNUSUAL RISKS
DISMANTLING/DEMOLITION:	NO UNUSUAL RISKS

SITE LOCATION: BRIGHTON COUNCIL TASMANIA (BRODGEWATER)

SITE AREA: 7.54m (EAST) x 21.94m (SOUTH) x 21.94m (WEST) x 7.54m (NORTH)

TITLE NO: 1200/1100

PROPERTY ID (LST1): LOT 1 GREENBANKS RD 14 9535282

PLANNING ZONE: 10 GENERAL INDUSTRIAL

CLASSIFICATION: CLASS 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18

BAI ASSIGNMENT: N.A. / BAL LOW / BAL 12.5 / BAL 19 / BAL 28 / BAL 40

GEOTECHNICAL: SITE CLASS. A1.5 / W/H1 / H2 / E / P / TBA

WIND CLASSIFICATION: M1 / NZ / M3 / M4 / M5 / C1 / C2 / C3 / C4

TERRAIN CATEGORY: T1 / T2 / T3 / T4 / T5 / T6 / T7 / T8 / T9

ENERGY ASSESSMENT RATING: NA / 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8 / 9

SNOW LOADING REGION: NA / 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8 / 9

NATURAL ASSETS LOCATION SURVEY: YES / NO

REVISIONS

REV.	COMMENTS	DATE
A	REVISED LOCATION AND DRIVEWAY DESIGN	22.08.23

FORMING TITLE

SITE PLAN / CONTEXT PLAN
 22 GREENBANKS ROAD TAS 7030
 DEMAN DIESEL ENGINEERING + MANUFACTURING

DRAWN: AD
APPROVED: CAI
DATE: 22.08.23

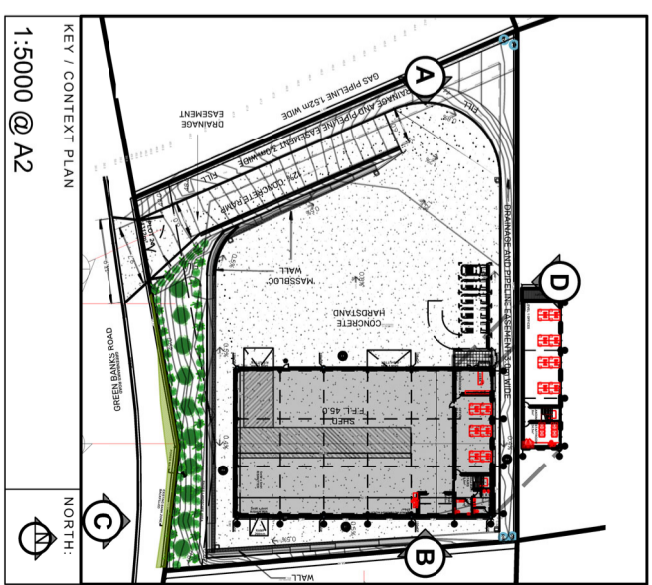
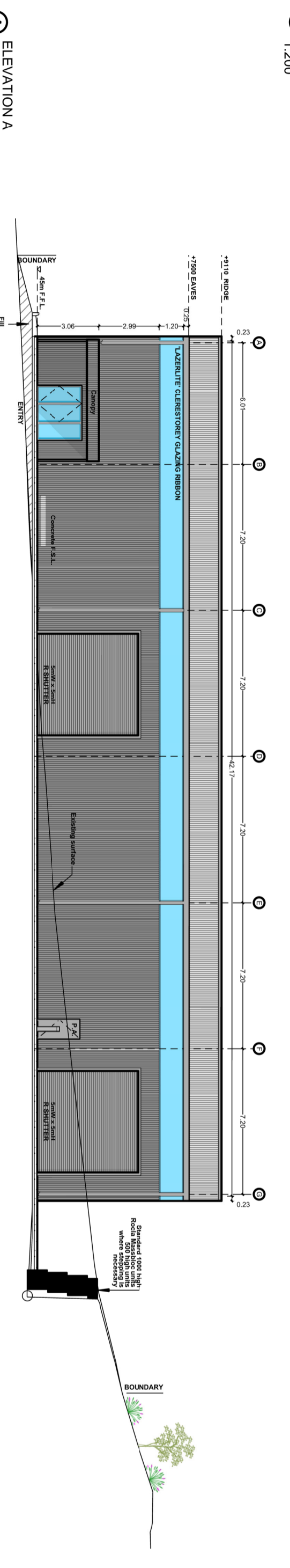
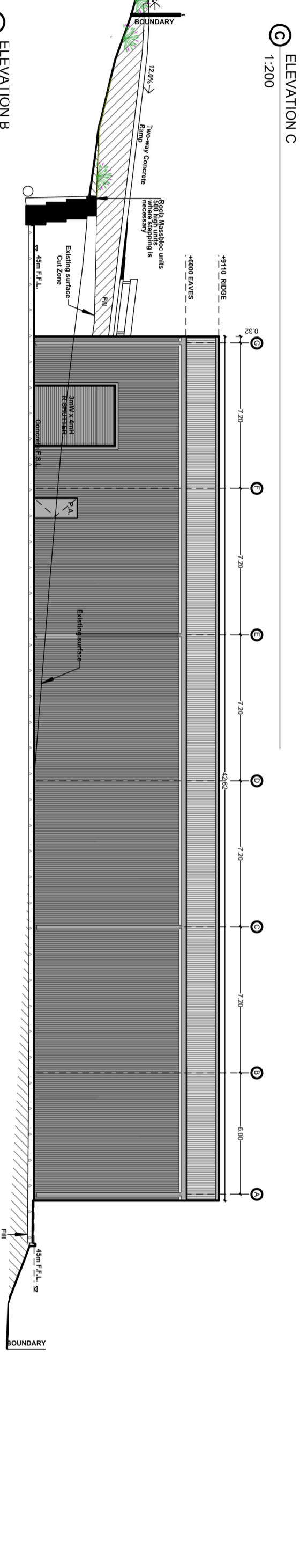
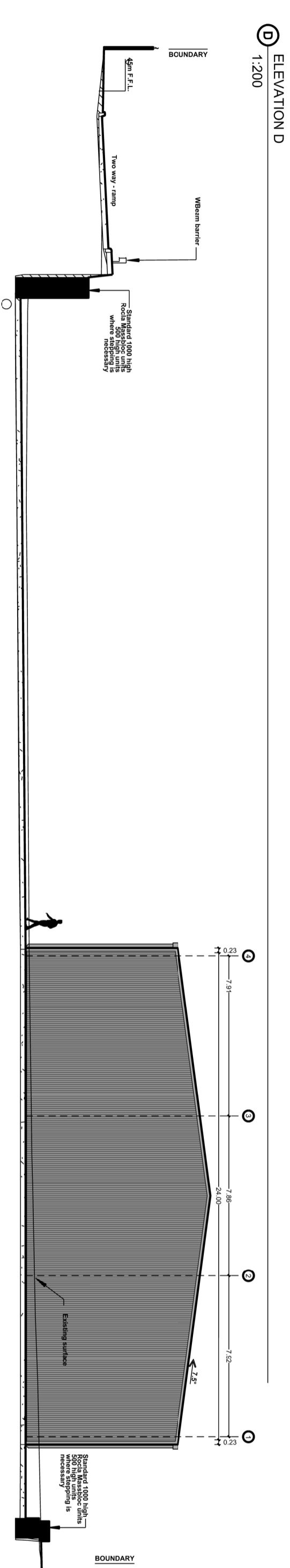
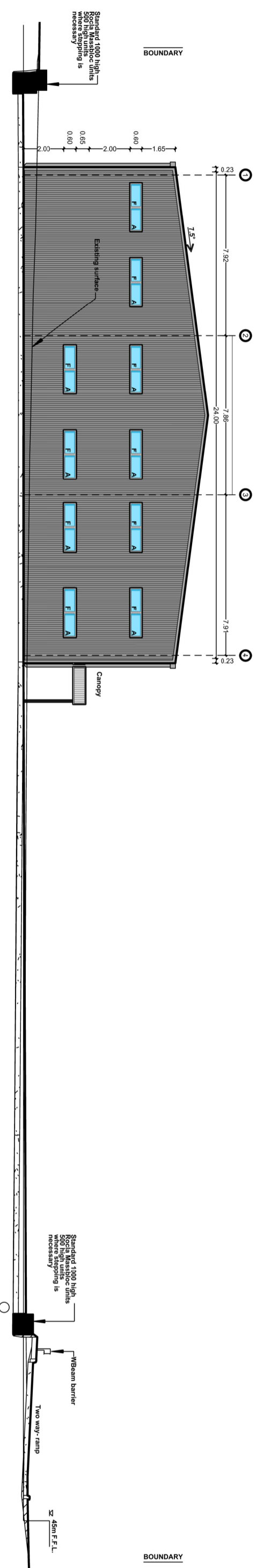
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SIZE: A2/A4
DWG NO.: A01
REVISION: A

PROJ. NO.: 2200M
STATUS: CONCEPT

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BISON CONSTRUCTIONS

34435 TASMAN HIGHWAY, SCOTTSDALE, TAS 7280
 PO BOX 447, SCOTTSDALE TAS 7280
 OPEN: 9am - 5pm MONDAY - FRIDAY SAT - SUN CLOSED
 TEL: (03) 9352 4449
 EMAIL: BUILD@BISONCON.COM.AU
 WEB: HTTP://BISONCONSTRUCTION.COM.AU



- KEY / CONTEXT PLAN
1:5000 @ A2
NOTES:
- GRADED AUSTRALIAN PAVED GRADE AC (TOPSOIL REMOVED)
 - COMPACTED GRADE AC (TOPSOIL REMOVED)
 - LAUNDRER LAVENDRA angustifolia
 - AUSTREL BUOLE
 - APRONS / RAMPS
 - DRIVEWAYS
 - PAGES PLAN
 - PAVING PLAN

DESIGNING FOR SITE HEALTH AND SAFETY

SAFETY HEALTH AND ENVIRONMENT INFORMATION
INDICATING RISKS OF HAZARD OR OF UNUSUAL RISKS

CONSTRUCTION:	NO UNUSUAL RISKS
OPERATIONS:	NO UNUSUAL RISKS
MAINTENANCE:	NO UNUSUAL RISKS
DISMANTLING / DEMOLITION:	NO UNUSUAL RISKS

SITE LOCATION: BRIGHTON COUNCIL TASMANIA (BRODGEWATER)

SITE AREA: 264.00 m² / PROPOSED AREA: 174.00 m² (64.00m x 27.00m)

TITLE NO: 1160 / VOL: 116400

PROPERTY ID (LIS1): 101 GREENBANKS RD 4 555328

PLANNING ZONE: 19 GENERAL INDUSTRIAL

CLIMATE ZONE: CLASS 1/2/3/4/5/6 (TASMANIA) 7/8

BAL ASSESSMENT: N.A. / BAL LOW / BAL 12.5 / BAL 19 / BAL 29 / BAL 40

GEOGRAPHIC: SITE CLASS: A1/S1 / W1/H1 / P2 / E / P / T / B

WIND CLASSIFICATION: M1 / NZ / M3 / M4 / M5 / C1 / C2 / C3 / C4

TERRAIN CATEGORY: T1 / T2 / T3 / T4 / T5 / T6 / T7 / T8

ENERGY ASSESSMENT RATING: NA / 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8

SNOW LOADING REGION: YES / NO

NATURAL ASSETS LOCATION SURVEY:

REVISIONS:

REV.	COMMENTS:	DATE:

DRAWING TITLE:
ELEVATIONS A-B-C-D
22 GREENBANKS ROAD TAS 7030
DEMAN DIESEL ENGINEERING + MANUFACTURING

DRAWN: AD
APPROVED: CA
DATE: 22/02/23

SCALE: 1:200 / 1:100
SIZE: A2 / A1
DWG NO.: A02
REVISION: A

NOTES: USE FIGURED DIMENSIONS IN PREFERENCE TO DIMENSIONS IN WORDS. DIMENSIONS IN WORDS ARE FOR INFORMATION ONLY AND SETTING OUT DIMENSIONS SHOULD BE ACCURATE TO SCALE. NEW FEATURES ON 2D DRAWINGS SHOULD BE INDICATED BY A RED LINE. DIMENSIONS IN WORDS ARE NOT TO BE REPRODUCED FOR CONSTRUCTION. (C) COPYRIGHT ALL RIGHTS RESERVED.

BISON CONSTRUCTIONS

34435 TASMAN HIGHWAY, SCOTTSDALE, TAS 7280
PO BOX 447, SCOTTSDALE TAS 7280
OPEN: 9am - 5pm MONDAY - FRIDAY SAT - SUN CLOSED
TEL: (03) 8552 4449
EMAIL: BUILD@BISONCON.COM AU
WEB: HTTP://BISONCONSTRUCTION.COM AU

DRAWING LIST	
DRAWING NUMBER	DRAWING TITLE
001	COVER SHEET
002	PROJECT NOTES
200	OVERALL SITE PLAN & SHEETS LAYOUT
210 - 212	SITE PLAN
220	RAMP LONG SECTIONS
300 - 301	RAMP CROSS SECTIONS
302 - 305	NORTH - SOUTH CROSS SECTIONS
400 - 403	STORMWATER LONG SECTIONS
500	SEWER & SERVICES PLAN
530	SEWER LONG SECTIONS

DRAFTING CHECK

CHANGES REQUIRED: YES NO

APPLIES TO ALL DRGS IN SET: YES NO

NAME (PRINT): _____

SIGNATURE: _____

DATE: _____

DESIGN CHECK

CHANGES REQUIRED: YES NO

APPLIES TO ALL DRGS IN SET: YES NO

NAME (PRINT): _____

SIGNATURE: _____

DATE: _____



BISON CONSTRUCTIONS PTY LTD 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030 WAREHOUSE CIVIL WORKS



XXXXXX COUNCIL SUBMISSIONS - XXXXXX/XXXXXX-X		
REV	DATE ISSUED	DESCRIPTION
PRELIM	XX/XX/XX	

TASWATER SUBMISSIONS - TWXXXXXXX/XXXX-XXX		
REV	DATE ISSUED	DESCRIPTION
PRELIM	XX/XX/XX	

PROJECT STATUS						
REV	DATE ISSUED	DRAWN BY	AMENDED BY	CHECKED BY	COUNCIL SUBMISSION	TASWATER SUBMISSION
PRELIM	XX/XX/XX	XX		XX	XX/XX/XX	XX/XX/XX

REV	AMENDMENTS	DRAWN	DATE	APPR.	DRAWING STATUS: PRELIMINARY PLANNAR

DESIGNED: SC	REVIEWED: SC	CLIENT: BISON CONSTRUCTIONS PTY LTD
DRAWN: SC / AB	REVIEWED: SC / MW	PROJECT DESCRIPTION: WAREHOUSE CIVIL WORKS
JOB MANAGER: MARK WESTERBERG	ISSUED DATE: 07/07/2023	ADDRESS: 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030
		DRAWING TITLE: COVER SHEET

PDA
SURVEYORS, ENGINEERS & PLANNERS

127 Balthurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6294 3217
EMAIL: pda@pdasurveys.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie

CONTRACT NO. 51412MW

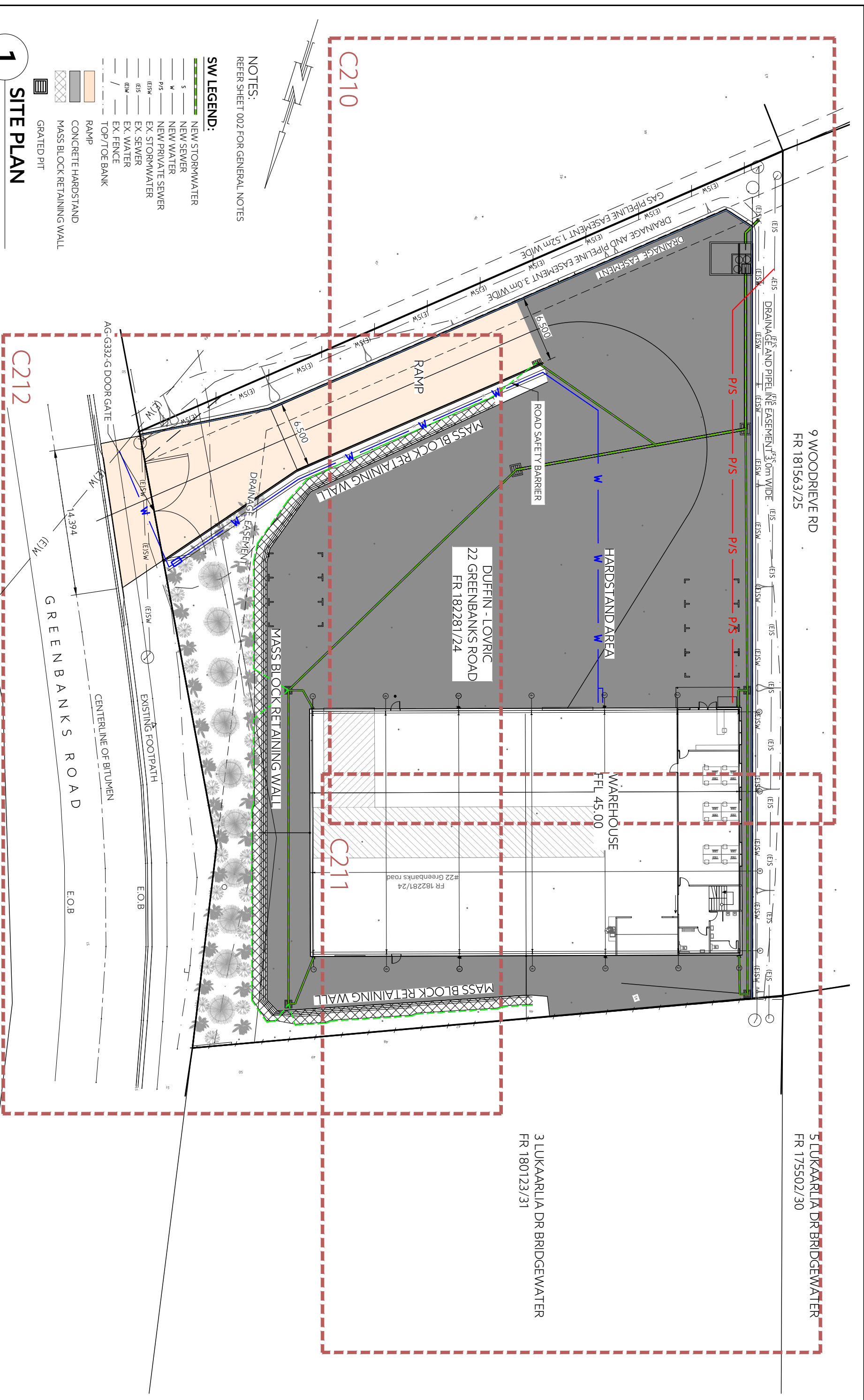
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PAPER: (A3)

9 WOODRIEVE RD
FR 181563/25

5 LUKARLIA DR BRIDGEWATER
FR 175502/30

3 LUKARLIA DR BRIDGEWATER
FR 180123/31



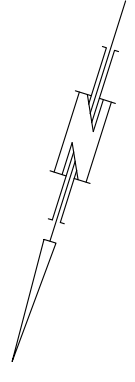
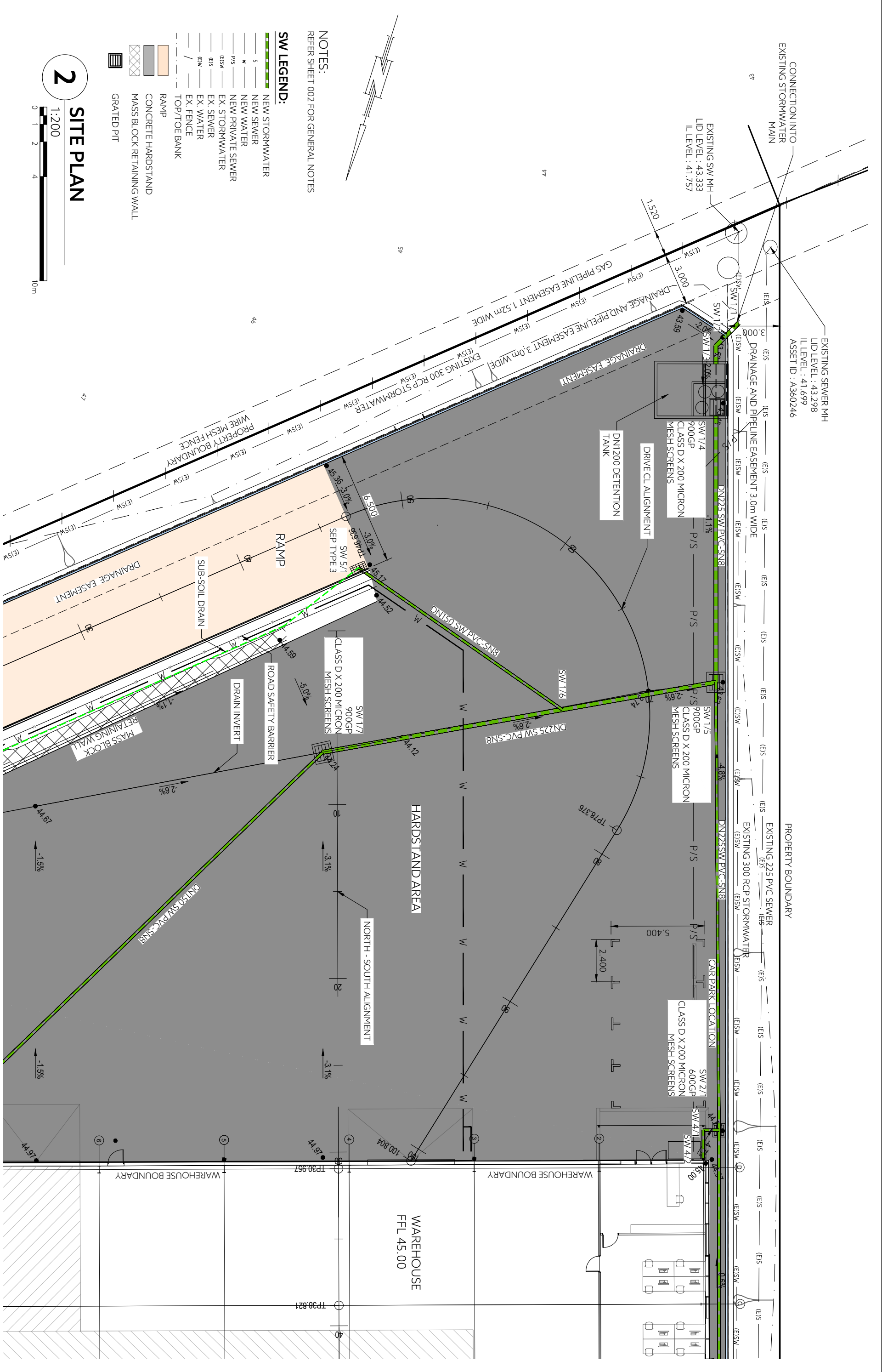
NOTES:
REFER SHEET 002 FOR GENERAL NOTES

- SW LEGEND:**
- NEW STORMWATER
 - NEW SEWER
 - NEW WATER
 - NEW PRIVATE SEWER
 - EX. STORMWATER
 - EX. SEWER
 - EX. WATER
 - EX. FENCE
 - TOP/TOE BANK
 - RAMP
 - CONCRETE HARDSTAND
 - MASS BLOCK RETAINING WALL
 - GRATED PIT

1 SITE PLAN

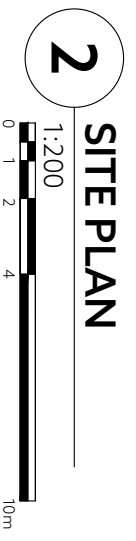


REV	AMENDMENTS	DATE	APPR.	THIS SHEET MAY BE REPRINTED USING LOGO AND NAME OF ACCOUNT E.T.F. COMPANY	DESIGNED: SC	REVIEWED: SC	CLIENT: BISON CONSTRUCTIONS PTY LTD	REGISTRATION NUMBER: *****
---	---	---	---	---	SC / AB	SC / MW	WAREHOUSE CIVIL WORKS 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030	PDA SURVEYORS, ENGINEERS & PLANNERS 127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6294 3217 EMAIL: pda@pda.com.au www.pda.com.au Also at: Kensington, Launceston & Burnie
---	---	---	---	---	PLANNAR	---	OVERALL SITE PLAN & SHEETS LAYOUT	
---	---	---	---	---	---	---	---	CONTRACT NO: *****
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NOTES:
REFER SHEET 002 FOR GENERAL NOTES

- SW LEGEND:**
- NEW STORMWATER
 - NEW SEWER
 - NEW WATER
 - NEW PRIVATE SEWER
 - EX. STORMWATER
 - EX. SEWER
 - EX. WATER
 - EX. FENCE
 - TOP/TOE BANK
 - RAMP
 - CONCRETE HARDSTAND
 - MASS BLOCK RETAINING WALL
 - GRADED PIT



REV	AMENDMENTS	DATE	APPR.	DRAWN	DATE	APPR.	DRAWN	DATE	APPR.	DRAWN	DATE
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COORDINATE/DATUM: PLANAR											
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DRAWN:	SC / AB	REVIEWED:	SC / MW	ADDRESS:							
JOB MANAGER:	MARK WESTERBERG	ISSUED DATE:	07/07/2023	DRAWING TITLE:							
REGISTRATION NUMBER: -				PDA SURVEYORS, ENGINEERS & PLANNERS 127 Balthurst Street Hobart, Tasmania 7000 PHONE: +61 03 6294 3217 EMAIL: info@pda.com.au www.pda.com.au Also at: Kingston, Launceston & Burnie							
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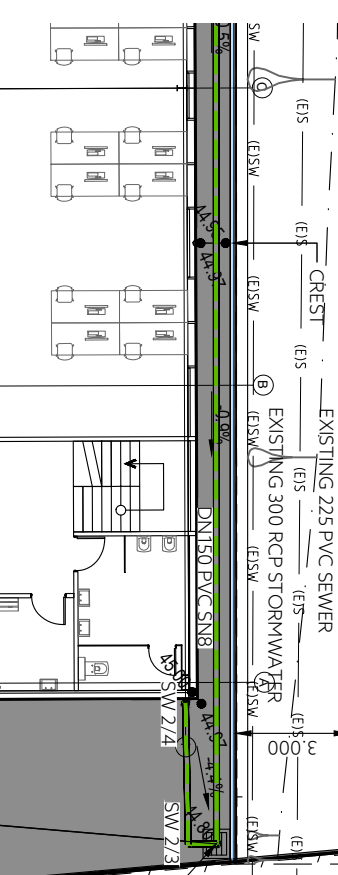
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9 WOODRIEVE RD
FR 181563/25

PROPERTY BOUNDARY

EXISTING SEWER MH
LID LEVEL : 44.786
ASSET ID : A360247

5 LUKAARLJA DR BRIDGEWATER
FR 175502/30



WAREHOUSE
FFL 45.00

NORTH - SOUTH ALIGNMENT

#22 Greenbanks road
FR 182281/24

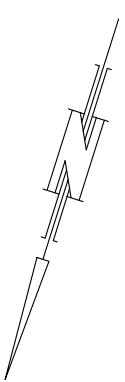
HARDSTAND
AREA

MASS BLOCK
RETAINING WALL

PROPERTY BOUNDARY
WIRE MESH FENCE

SUB-SOIL DRAIN

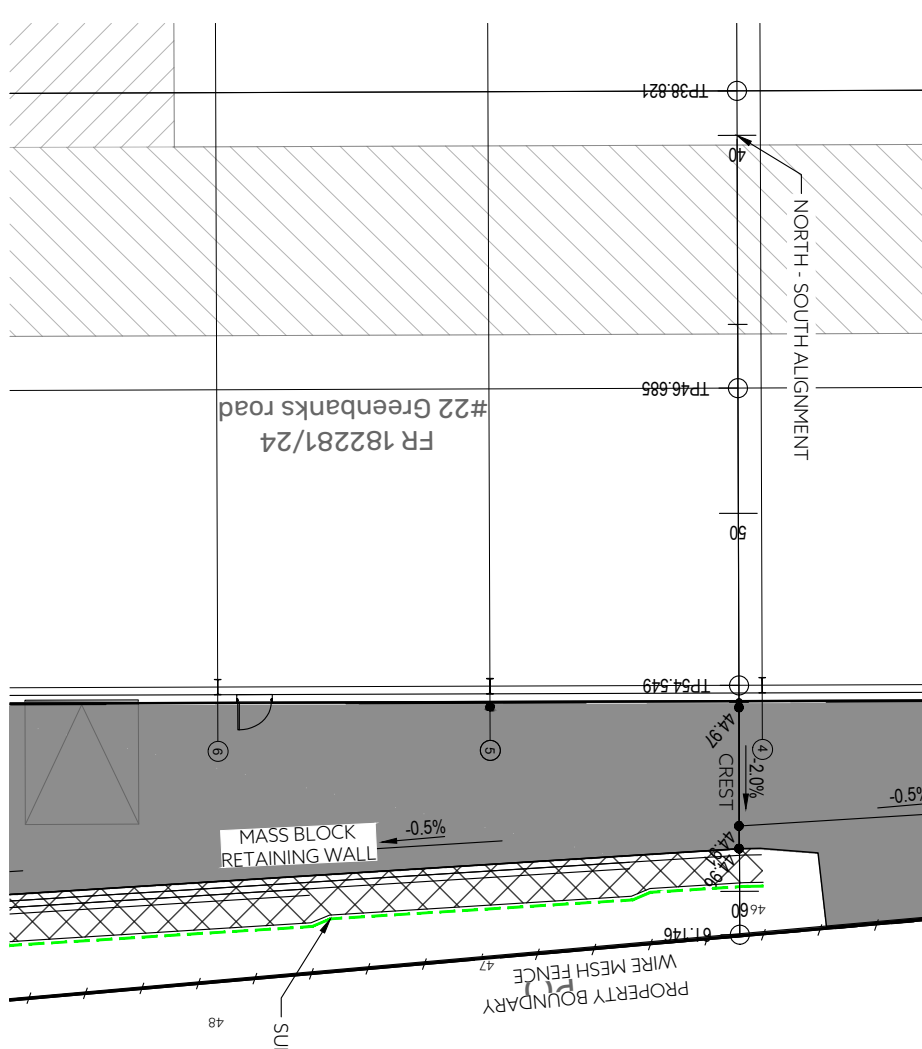
3 LUKAARLJA DR BRIDGEWATER
FR 180123/31



NOTES:
REFER SHEET 002 FOR GENERAL NOTES

SW LEGEND:

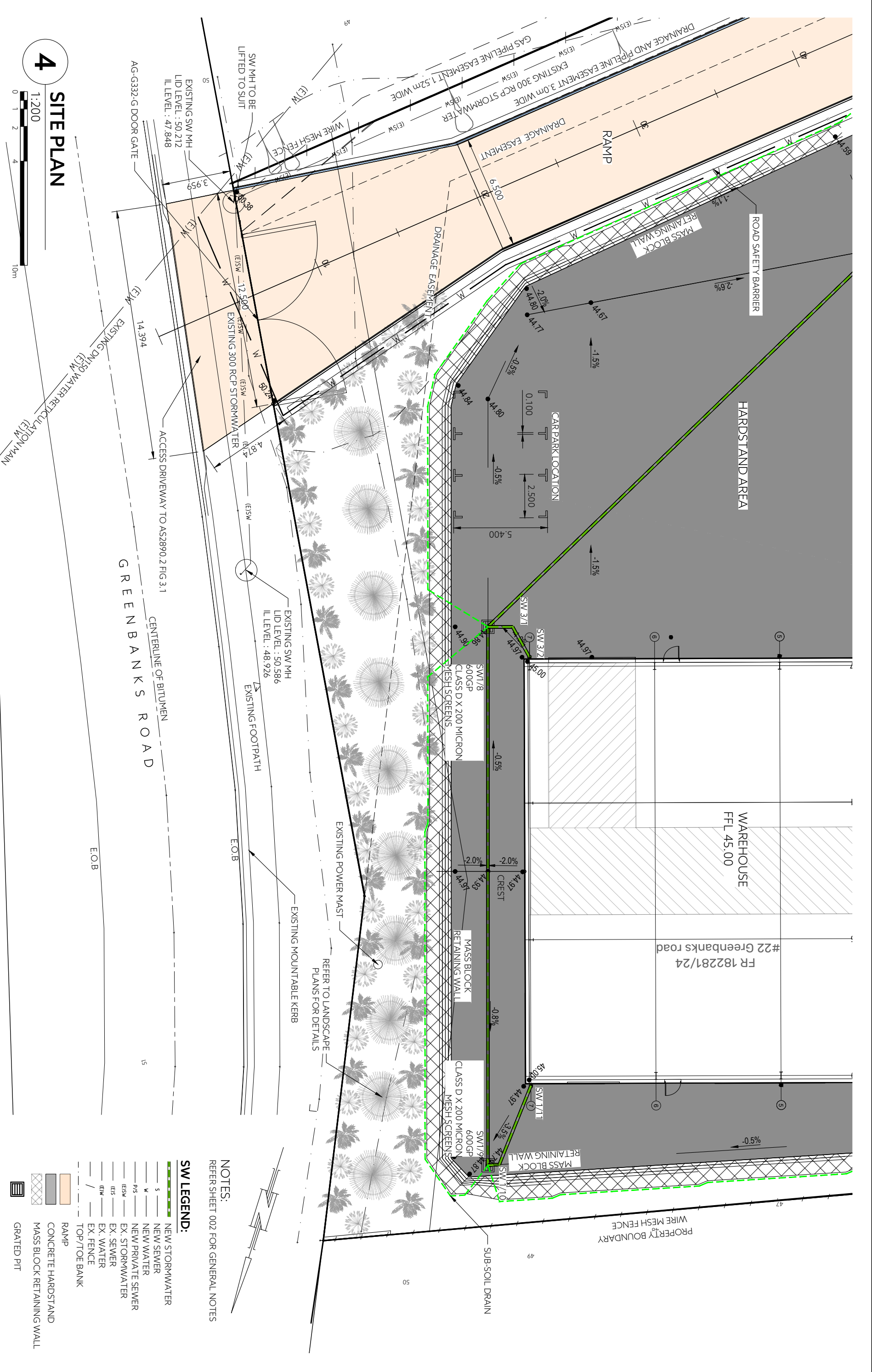
	NEW STORMWATER
	NEW SEWER
	NEW WATER
	NEW PRIVATE SEWER
	EX. STORMWATER
	EX. SEWER
	EX. WATER
	EX. FENCE
	TOP/TOE BANK
	RAMP
	CONCRETE HARDSTAND
	MASS BLOCK RETAINING WALL
	GRATED PIT



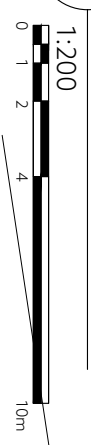
3
SITE PLAN



DRAWING STATUS: PRELIMINARY		DESIGNED: SC	REVIEWED: SC	CLIENT: BISON CONSTRUCTIONS PTY LTD
COORDINATE/DATUM: PLANAR		DRAWN: SC / AB	REVIEWED: SC / MW	PROJECT DESCRIPTION: WAREHOUSE CIVIL WORKS
JOB MANAGER: MARK WESTERBERG		ISSUED DATE: 07/07/2023	ADDRESS: 22 GREENBANKS RD. BRIDGEWATER, TAS, 7030	
DRAWING TITLE: SITE PLAN 2		DRAWING NUMBER: 51412MW C 211 P1		
REGISTRATION NUMBER: ----		127 Bathurst Street Hobart, Tasmania 7000 PHONE: +61 03 6294 3217 EMAIL: pda@pda.com.au www.pda.com.au Also at: Kensington, Launceston & Burnie		
CONTRACT NO.:	SCALE:	PAPER:		
JOB NUMBER:	1: 200	(A3)		
DISCIPLINE:	SHEET:	REVISION:		
51412MW	C 211	P1		

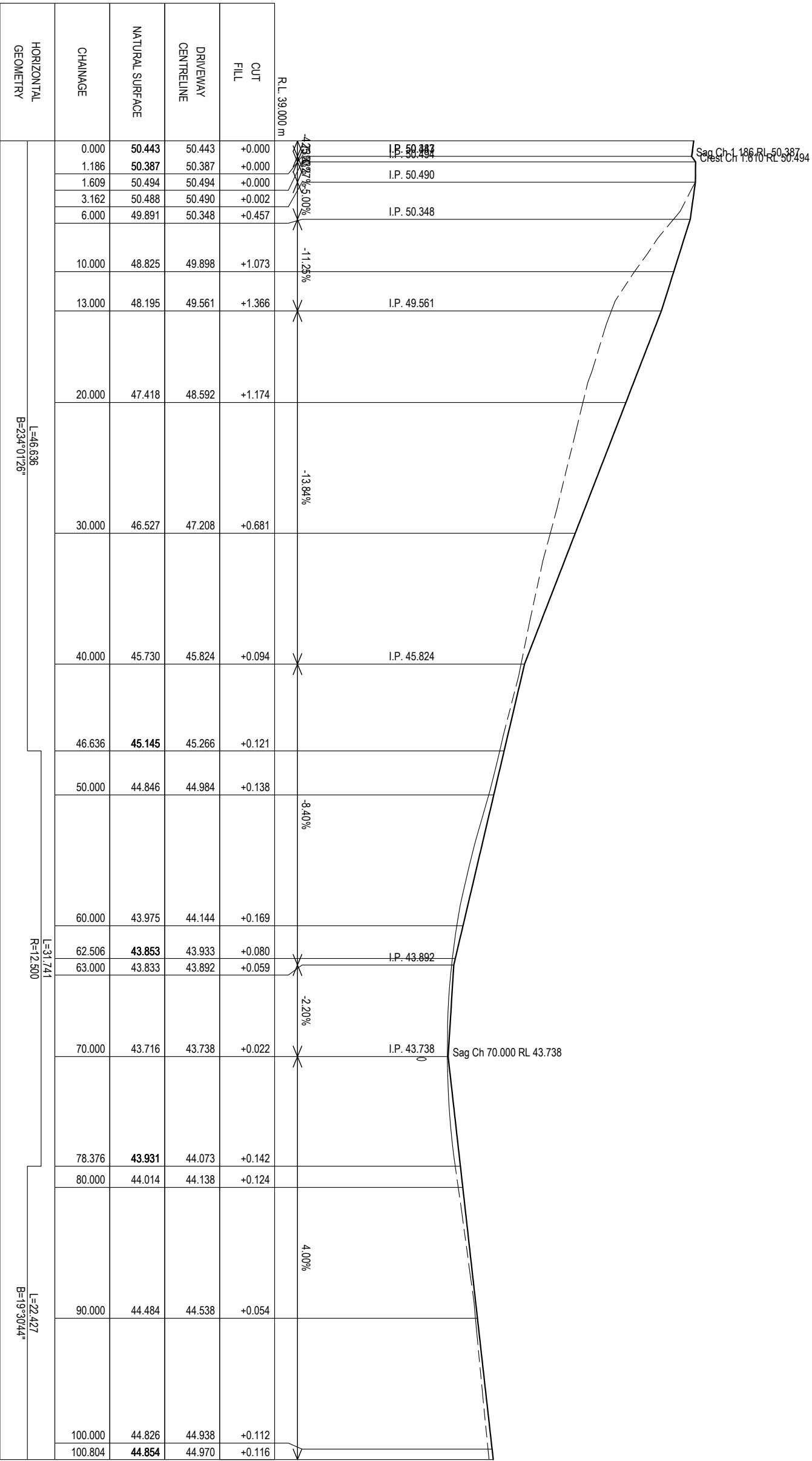


4 SITE PLAN



DRAWING STATUS:		PRELIMINARY	
COORDINATE/DATUM:		PLANAR	
REV	AMENDMENTS	DRAWN	DATE
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DESIGNED:	SC	REVIEWED:	SC
DRAWN:	SC / AB	REVIEWED:	SC / MW
JOB MANAGER:	MARK WESTERBERG	ISSUED DATE:	07/07/2023
CLIENT:	BISON CONSTRUCTIONS PTY LTD		
PROJECT DESCRIPTION:	WAREHOUSE CIVIL WORKS		
ADDRESS:	22 GREENBANKS RD. BRIDGEWATER, TAS, 7030		
DRAWING TITLE:	SITE PLAN 3		
REGISTRATION NUMBER:	PDA		
REGISTRATION NUMBER:	SURVEYORS, ENGINEERS & PLANNERS		
CONTRACT NO.	SCALE	PAPER	
1: 200	1: 200	(A3)	
JOB NUMBER	DISCIPLINE	SHEET	REVISION
51412MW	C	212	P1

- NOTES:**
REFER SHEET 002 FOR GENERAL NOTES
- SW LEGEND:**
- S NEW STORMWATER
 - W NEW SEWER
 - P/S NEW WATER
 - IS/W NEW PRIVATE SEWER
 - IS/W EX. STORMWATER
 - IS/W EX. SEWER
 - IS/W EX. WATER
 - EX. FENCE
 - TOP/T/OE BANK
 - RAMP
 - CONCRETE HARDSTAND
 - MASS BLOCK RETAINING WALL
 - GRAATED PIT



ROAD - LONG SECTION
 SCALES: (H) 1 IN 350 (V) 1 IN 125 (A1)

STATIONING	NATURAL SURFACE	DRIVEWAY CENTRELINE	CUT FILL	GRADES	VERTICAL CURVE DATA
0.000	50.443	50.443	+0.000		
1.186	50.387	50.387	+0.000		
1.609	50.494	50.494	+0.000		
3.162	50.488	50.490	+0.002		
6.000	49.891	50.348	+0.457	5.00%	I.P. 50.482
10.000	48.825	49.898	+1.073	-11.25%	I.P. 50.490
13.000	48.195	49.561	+1.366		I.P. 50.348
20.000	47.418	48.592	+1.174		I.P. 49.561
30.000	46.527	47.208	+0.681	-13.94%	
40.000	45.730	45.824	+0.094		I.P. 45.824
46.636	45.145	45.266	+0.121		
50.000	44.846	44.984	+0.138		
60.000	43.975	44.144	+0.169	-9.40%	
62.506	43.853	43.933	+0.080		I.P. 43.892
63.000	43.833	43.892	+0.059		
70.000	43.716	43.738	+0.022	-2.20%	I.P. 43.738
78.376	43.931	44.073	+0.142		
80.000	44.014	44.138	+0.124		
90.000	44.484	44.538	+0.054	4.00%	
100.000	44.826	44.938	+0.112		
100.804	44.854	44.970	+0.116		

REV	AMENDMENTS	DATE	APPR.	DATE	BY	DATE	BY	DATE	BY
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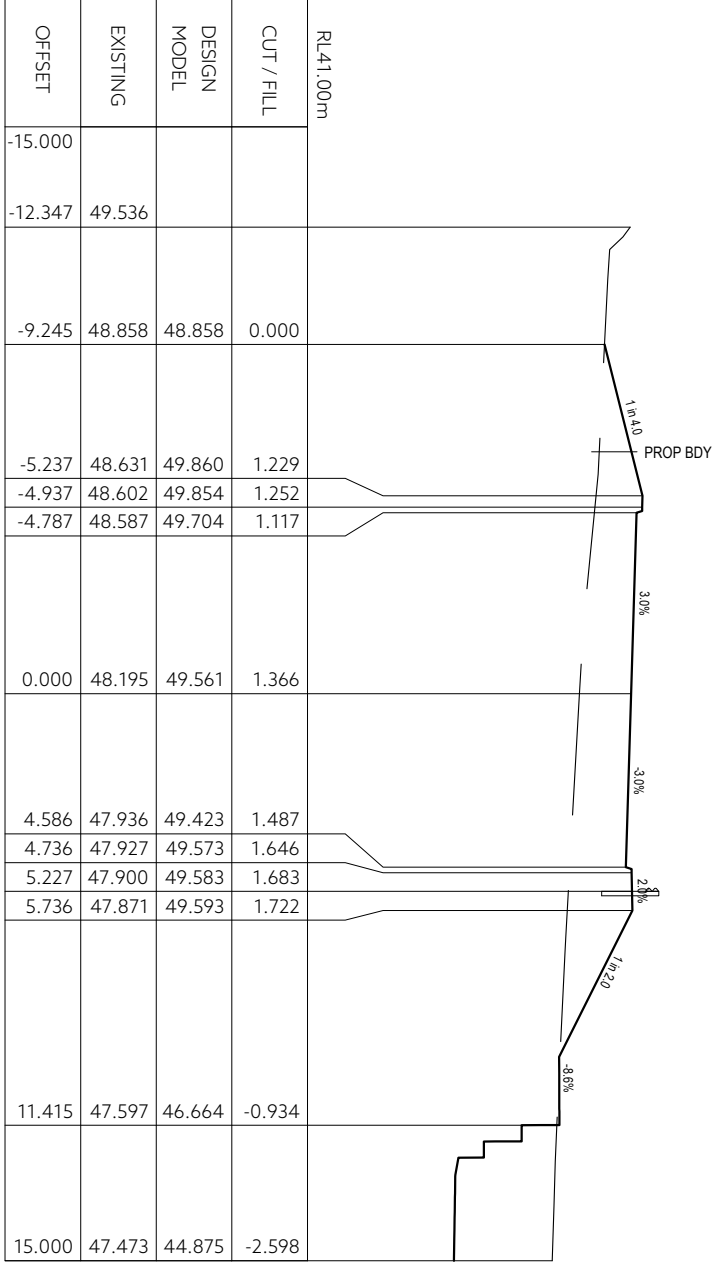
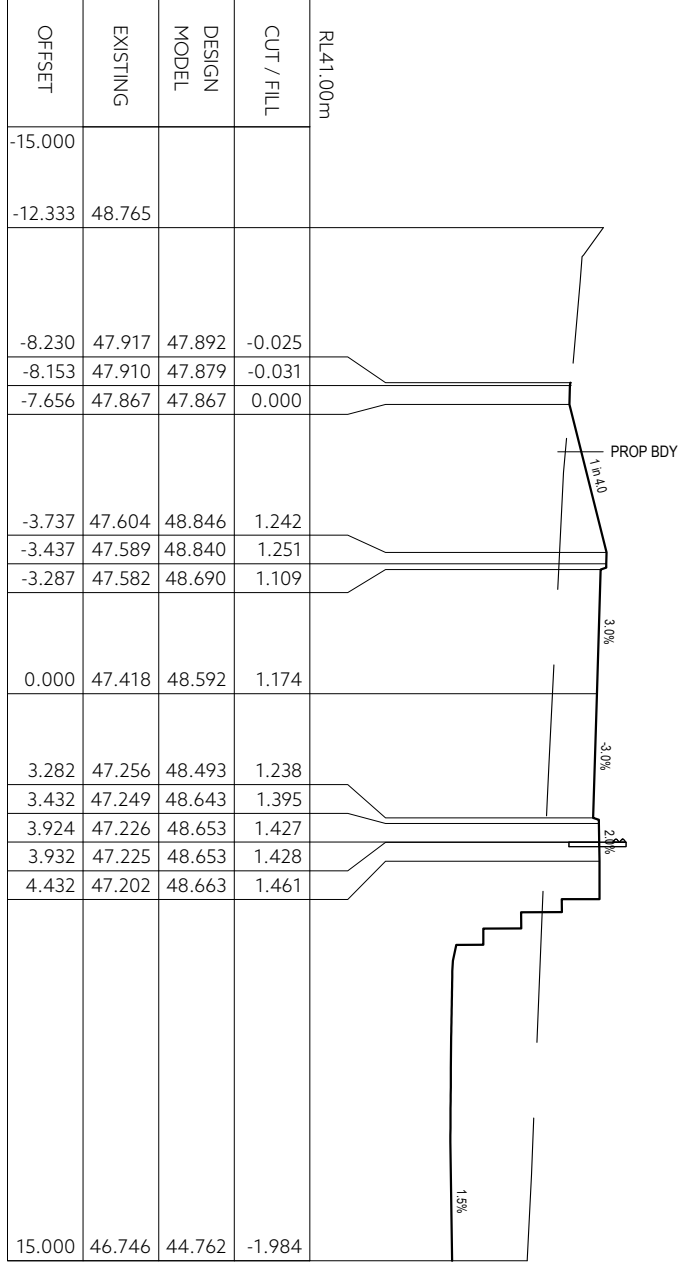
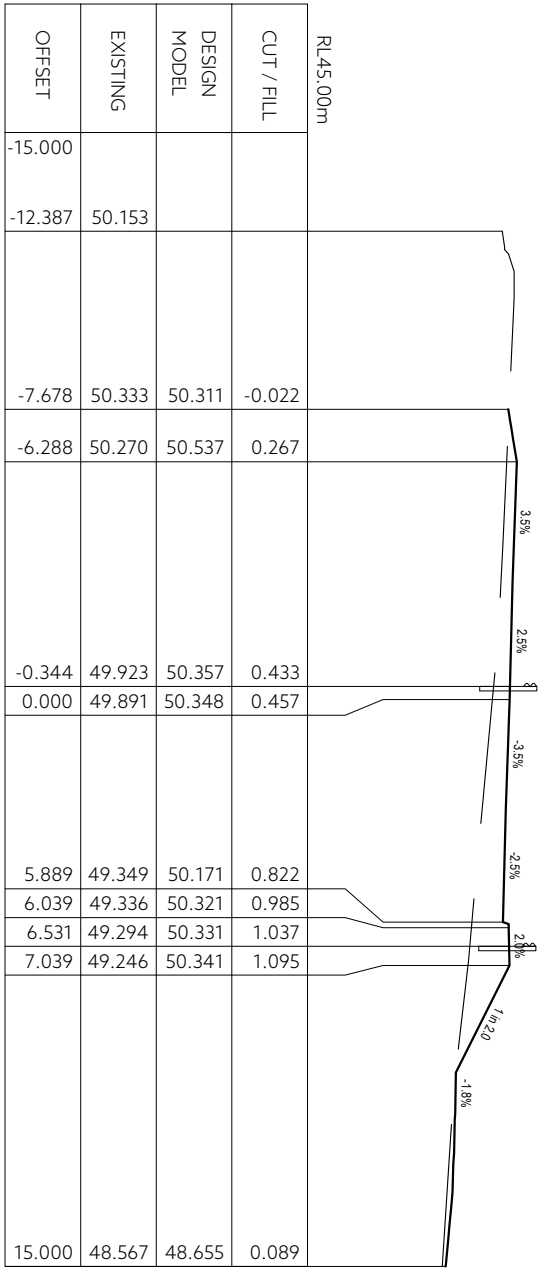
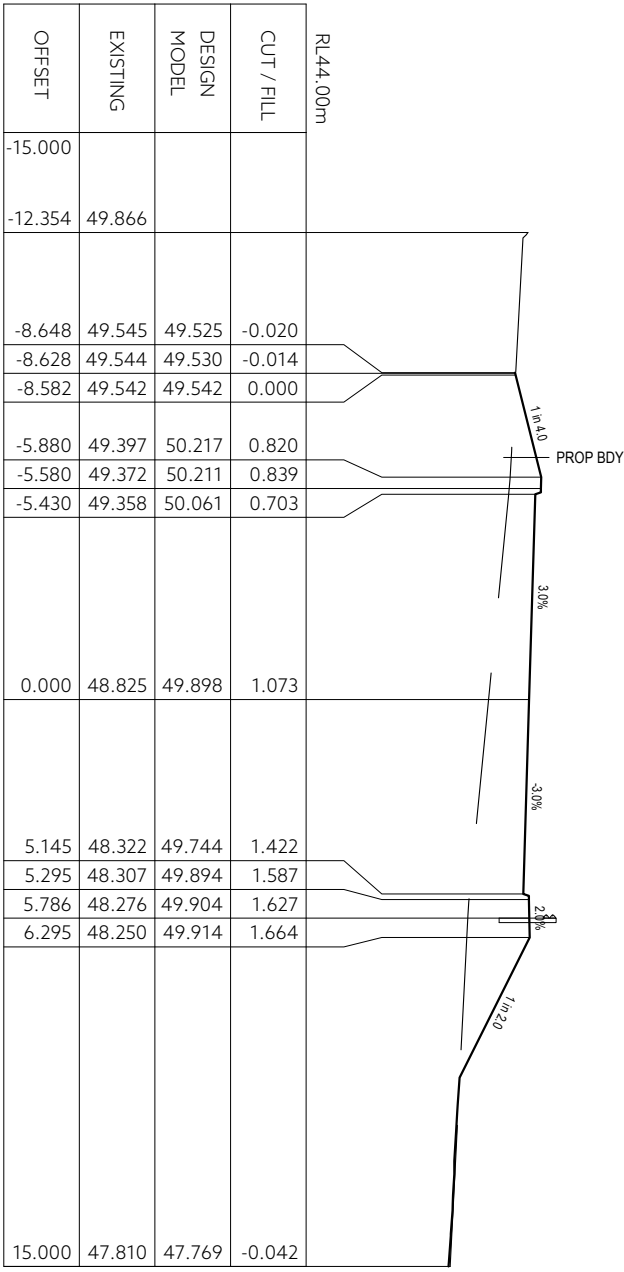
DRAWING STATUS: **PRELIMINARY**
 COORDINATE/DATUM: **PLANAR**
 DESIGNED: SC / AB
 REVIEWED: SC / MW
 JOB MANAGER: MARK WESTERBERG
 ISSUED DATE: 07/07/2023

CLIENT: BISON CONSTRUCTIONS PTY LTD
 PROJECT DESCRIPTION: WAREHOUSE CIVIL WORKS
 ADDRESS: 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030
 DRAWING TITLE: RAMP LONG SECTION
 SHEET 1 OF 1

REGISTRATION NUMBER: ----
PDA
 SURVEYORS, ENGINEERS & PLANNERS
 127 Balthurst Street
 Hobart, Tasmania 7000
 PHONE: +61 03 6294 3277
 FAX: +61 03 6294 3278
 EMAIL: pda@pda.com.au
 www.pda.com.au
 Also at: Kingston, Launceston & Burnie

CONTRACT NO.	SCALE	PAPER
51412MW	1: -- (A3)	(A3)
JOB NUMBER	DISCIPLINE	SHEET
51412MW	C	220 P1

DATE/TIME: Friday, 7 July 2023 3:14:34 PM
 PLOTTED: ANAG BHATTI
 FILE LOCATION: S:\51412MW_BISON CONSTRUCTION_BROGEMAN\TASKS\ENGINEERING\DRAWINGS\51412MW\ENG.DWG



DATE/TIME: Friday, 7 July 2023 3:14:35 PM PLOTTED: ANAGBHATTI FILE LOCATION: S:\51412MW_BISON CONSTRUCTION_BROGDWATER\ENGINEERING\DRAWINGS\51412MW\ENG.DWG

AMENDMENTS

REV	AMENDMENTS	BY	DATE
1	PLANAR	MARK WESTERBERG	07/07/2023

DESIGNED: SC SC / AB REVISION: SC / MW

CLIENT: BISON CONSTRUCTIONS PTY LTD
PROJECT DESCRIPTION: WAREHOUSE CIVIL WORKS
ADDRESS: 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030
DRAWING TITLE: RAMP CROSS SECTIONS SHEET 1 OF 1

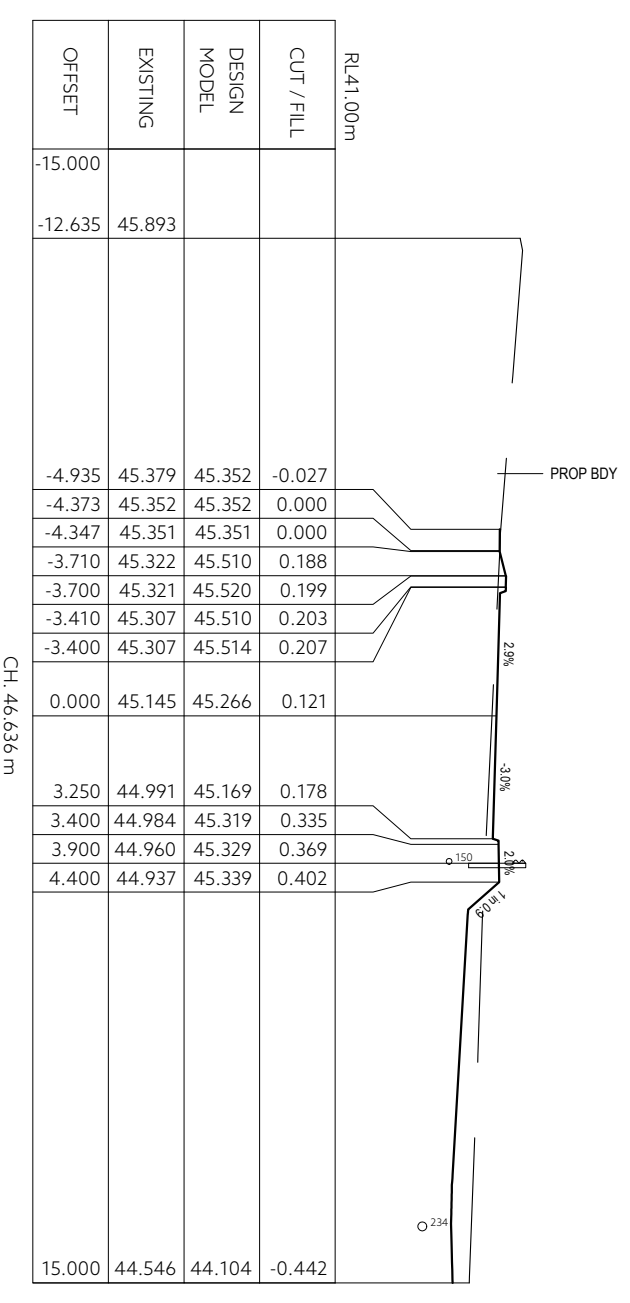
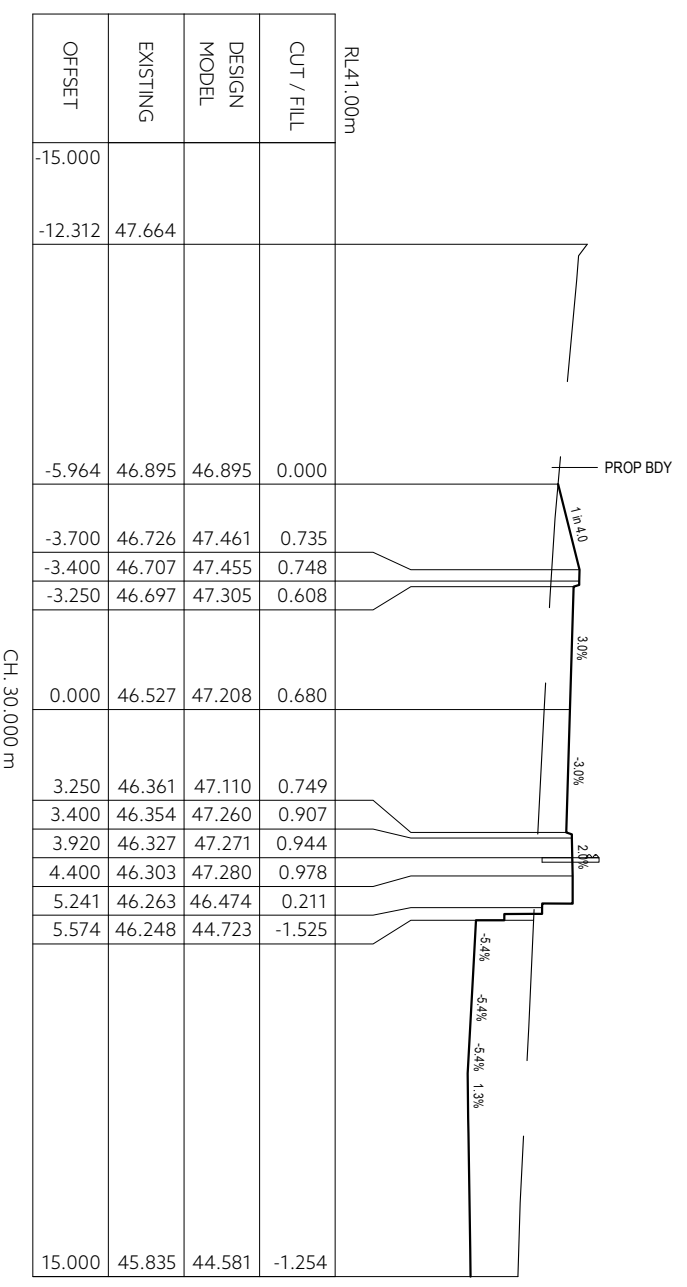
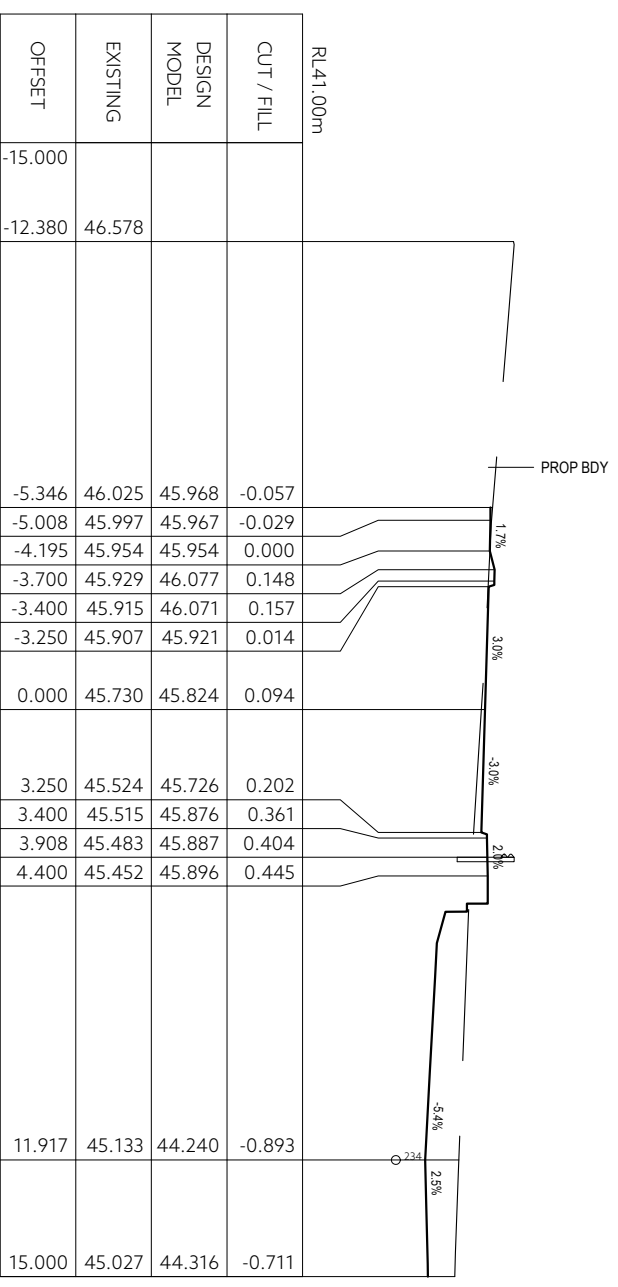
REGISTRATION NUMBER: *****

127 Barkhurst Street Hobart, Tasmania 7000
PHONE: +61 03 6294 3217
EMAIL: pdi@pda.com.au
www.pda.com.au
Also at: Kensington, Launceston & Burnie

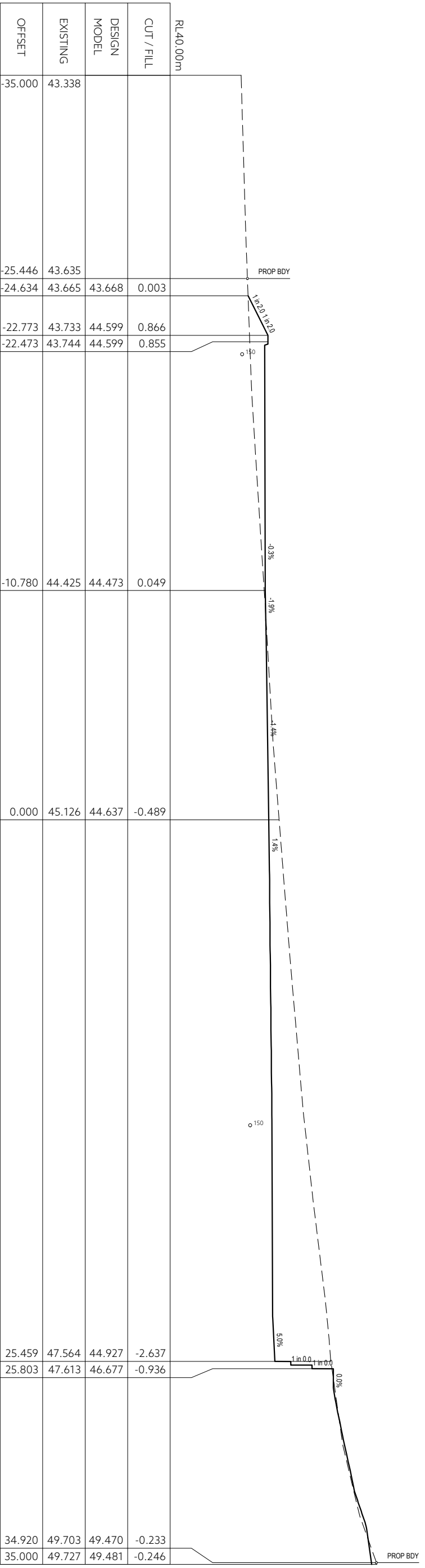
CONTRACT NO: 51412MW C 300 P1

SCALE: 1: 200 PAPER: (A3)

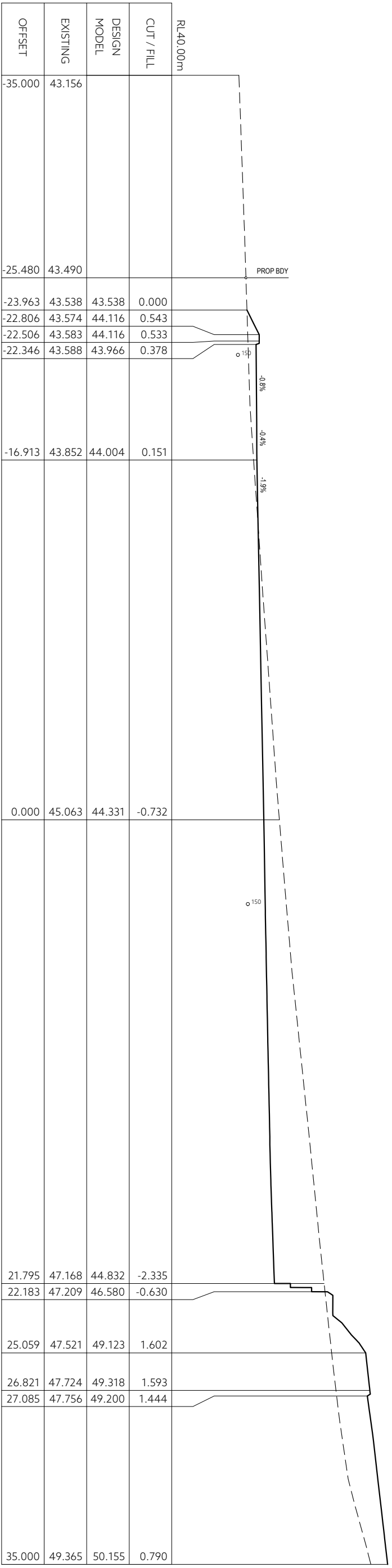
PRELIMINARY



DRAWING STATUS: PRELIMINARY		DESIGNED: SC		REVIEWED: SC		CLIENT: BISON CONSTRUCTIONS PTY LTD	
COORDINATE/DATUM: PLANAR		DRAWN: SC / AB		REVISION: SC / MW		PROJECT DESCRIPTION: WAREHOUSE CIVIL WORKS	
JOB MANAGER: MARK WESTERBERG		ISSUED DATE: 07/07/2023		ADDRESS: 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030		DRAWING TITLE: RAMP CROSS SECTIONS	
SHEET NUMBER: 51412MW C 301 P1		REGISTRATION NUMBER: ----		PDA SURVEYORS, ENGINEERS & PLANNERS		127 Bathurst Street, Hobart, Tasmania, 7000	
DATE/TIME: Friday, 7 July 2023 3:14:35 PM		PLOTTER: ANAS BHATTI		FILE LOCATION: S:\51412MW_BISON CONSTRUCTION_BROGEMWATER\ENGINEERING\DRAWINGS\51412MW\ENG.DWG		PHONE: +61 03 6294 3217	
REV: AMENDMENTS		DRAWN: DATE: APPR: THIS SHEET MAY BE REPRINTED USING COLOUR AND MAY BE A COMPONENT OF OTHERS		CONTRACT NO: -----		SCALE: 1: 200 (A3)	
				JOB NUMBER: 51412MW		SHEET: 301	
				DESCRIBE: C		REVISION: P1	

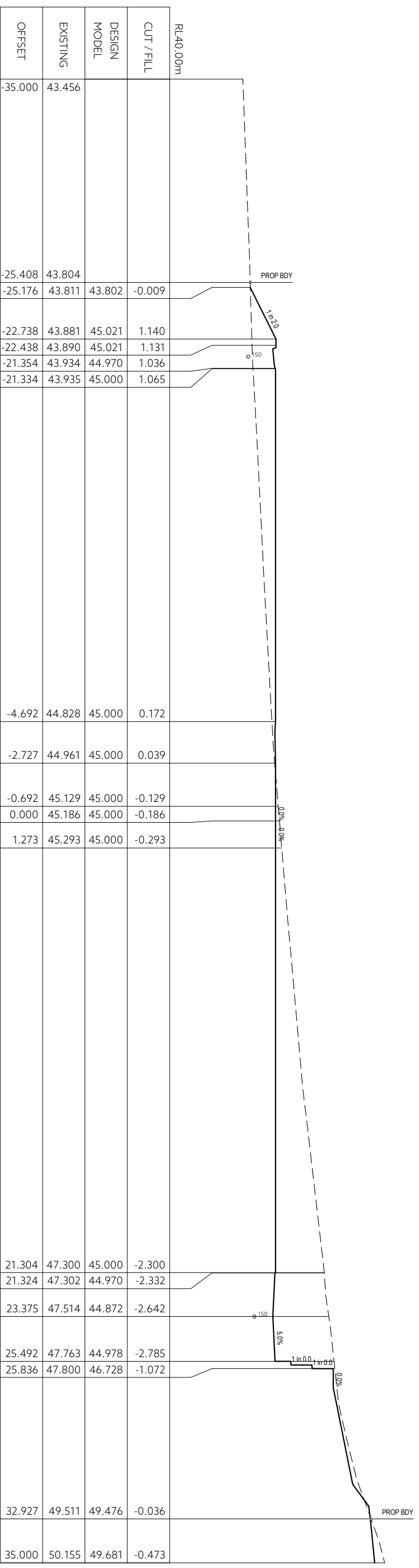


CH: 20,000 m
NORTH:SOUTH

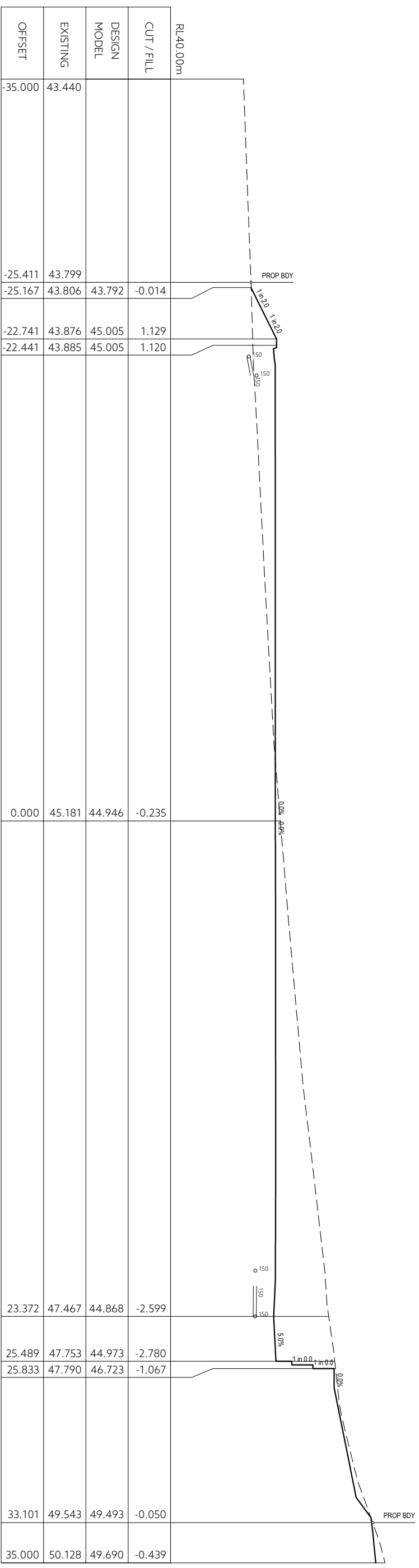


CH: 10,000 m
NORTH:SOUTH

REV	AMENDMENTS	BRW	DATE	APPR.	THIS SHEET MAY BE REPRINTED USING COLOUR AND MAY BE REPRODUCED FOR COMP.
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DRAWING STATUS: PRELIMINARY					
COORDINATE/DATUM: PLANAR					
DESIGNED:	SC	REVIEWED:	SC	CLIENT: BISON CONSTRUCTIONS PTY LTD	
DRAWN:	SC / AB	REVIEWED:	SC / MW	PROJECT DESCRIPTION: WAREHOUSE CIVIL WORKS	
JOB MANAGER:	MARK WESTERBERG	ISSUED DATE:	07/07/2023	ADDRESS: 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030	
				DRAWING TITLE: NORTH - SOUTH CROSS SECTIONS	
				SHEET 1 OF 4	
REGISTRATION NUMBER: ----				SURVEYORS, ENGINEERS & PLANNERS	
127 Balthurst Street		Hobart, Tasmania 7000		PHONE: +61 03 6294 3217	
www.pda.com.au		EMAIL: info@pda.com.au		Also at: Kingston, Launceston & Burnie	
CONTRACT NO.	-----	SCALE	1: 200	PAPER	(A3)
JOB NUMBER	51412MW	DISCIPLINE	C 302	SHEET	P1



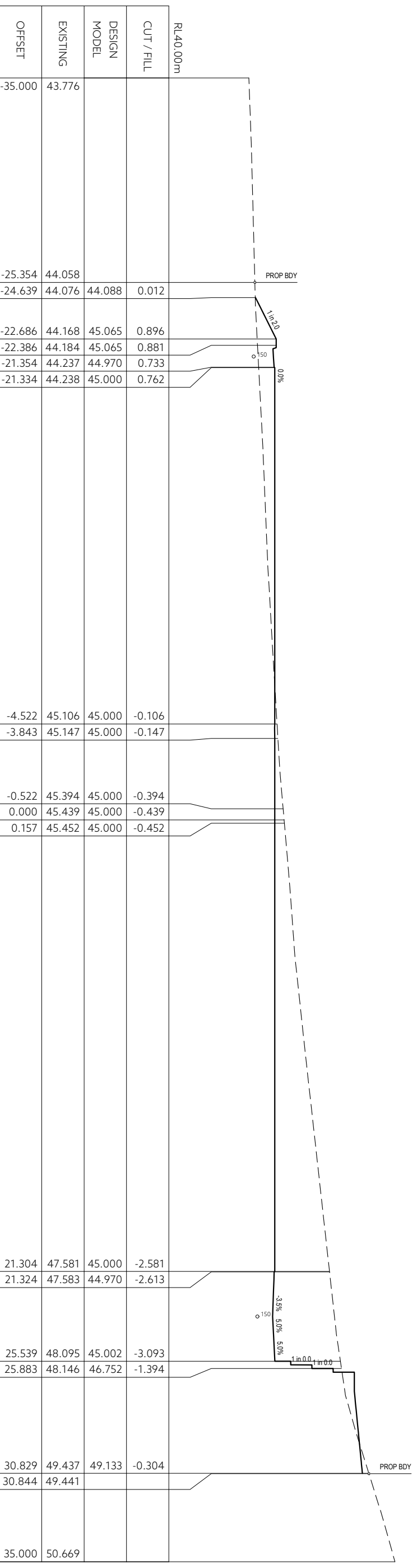
CH. 30.957 m



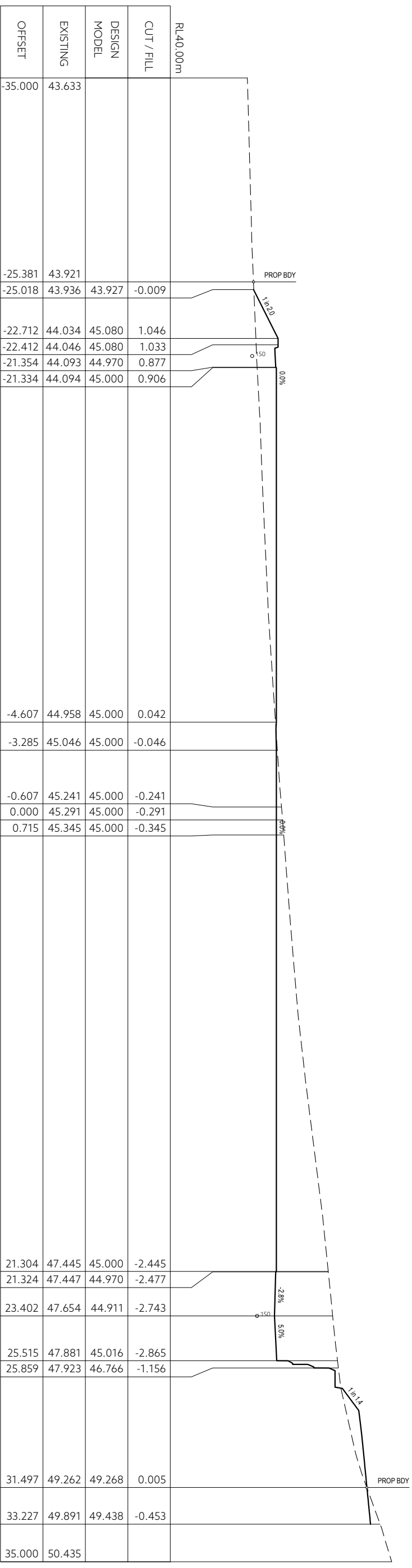
CH. 30.000 m

DRAWING STATUS:		PRELIMINARY	
COORDINATE/DATUM:		PLANAR	
DESIGNED:	SC	REVIEWED:	SC
DRAWN:	SC / AB	REVIEWED:	SC / MW
JOB MANAGER:	MARK WESTERBERG	ISSUED DATE:	07/07/2023
CLIENT:			
PROJECT DESCRIPTION:			
ADDRESS:			
DRAWING TITLE:			
BISON CONSTRUCTIONS PTY LTD			
WAREHOUSE CIVIL WORKS			
22 GREENBANKS RD, BRIDGEWATER, TAS, 7030			
NORTH - SOUTH CROSS SECTIONS			
SHEET 2 OF 4			
REGISTRATION NUMBER:		----	
SURVEYORS, ENGINEERS & PLANNERS		PDA	
127 Balthurst Street		Hobart, Tasmania 7000	
PHONE: +61 03 6294 3217		FAX: +61 03 6294 3218	
EMAIL: info@pda.com.au		www.pda.com.au	
Also at: Kingston, Launceston & Burnie		CONTRACT NO:	

JOB NUMBER:		DISCIPLINE:	
51412MW		SHEET	
C 303		REVISION:	
P1			



CH: 46.685 m



CH: 38.821 m

REV	AMENDMENTS	DRAWN	DATE	APPR.	THIS SHEET MAY BE REPRINTED USING COLOUR AND MAY BE ACCOMPANIED BY CORRIGENDUMS
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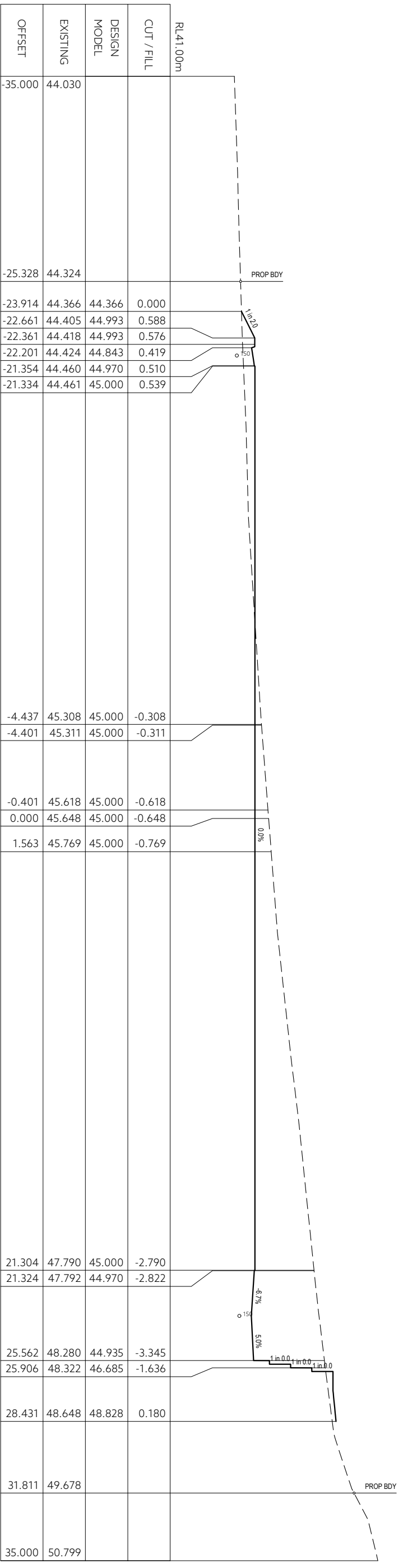
DRAWING STATUS:
PRELIMINARY
 COORDINATE/DATUM:
PLANAR

DESIGNED:	REVIEWED:	CLIENT:
SC	SC	BISON CONSTRUCTIONS PTY LTD
SC / AB	SC / MW	WAREHOUSE CIVIL WORKS 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030
JOB MANAGER: MARK WESTERBERG		NORTH - SOUTH CROSS SECTIONS
ISSUED DATE: 07/07/2023		SHEET 3 OF 4

PDA
 SURVEYORS, ENGINEERS & PLANNERS
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 Hobart, Tasmania 7000
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 Also at: Kingston, Launceston & Burnie

CONTRACT NO.	SCALE	PAPER
51412MW	1: 200	(A3)
	DISCIPLINE	SHEET
		REVISION
		C 304 P1

DATE/TIME: Friday, 7 July 2023 3:14:36 PM
 PLOTTED: ANAGBHATTI
 FILE LOCATION: S:\51412MW_BISON CONSTRUCTION_BROGDWATER\TAS\ENGINEERING\DRAWINGS\51412MW\ENG.DWG



RL41.00m

CUT / FILL

DESIGN MODEL

EXISTING

OFFSET

PROF BDY

1:20

0.50

0.0%

4.7%

5.0%

1.0%

1.0%

1.0%

PROF BDY


CH: 54.549 m

35.000

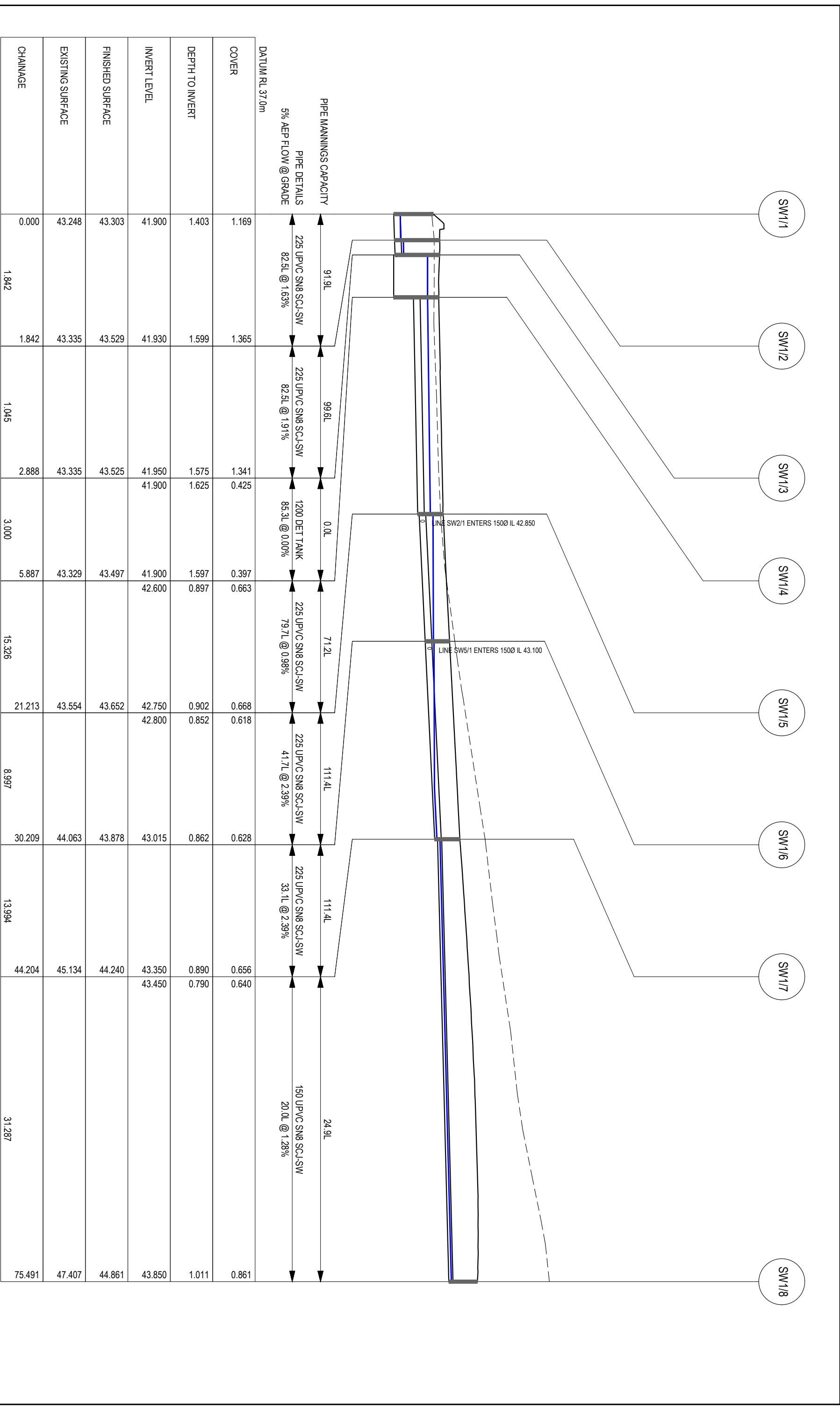
50.799

44.030	44.324	44.366	44.993	44.843	44.970	45.000
44.405	44.418	44.424	44.460	44.461		
44.366	44.405	44.418	44.424	44.460	44.461	45.000
44.366	44.405	44.418	44.424	44.460	44.461	45.000
44.366	44.405	44.418	44.424	44.460	44.461	45.000
44.366	44.405	44.418	44.424	44.460	44.461	45.000

-35.000	-25.328	-23.914	-22.661	-22.361	-22.201	-21.354	-21.334	-4.437	-4.401	-0.401	0.000	1.563	21.304	21.324	25.562	25.906	28.431	31.811	35.000
44.030	44.324	44.366	44.405	44.418	44.424	44.460	44.461	45.308	45.311	45.618	45.648	45.769	47.790	47.792	48.280	48.322	48.648	49.678	50.799
44.366	44.405	44.418	44.424	44.460	44.461	45.000	45.000	45.000	45.000	45.000	45.000	45.000	45.000	44.970	44.935	46.685	48.828		
0.000	0.588	0.576	0.419	0.510	0.539	-0.308	-0.311	-0.618	-0.648	-0.769	-2.790	-2.822	-3.345	-1.636	0.180				

REV	AMENDMENTS	DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOR AND MAY BE ACCURATE IF COLOR.	DRAWING STATUS: PRELIMINARY COORDINATE/DATUM: PLANAR
DESIGNED:	SC	REVIEWED:	SC	CLIENT:	BISON CONSTRUCTIONS PTY LTD	
DRAWN:	SC / AB	REVIEWED:	SC / MW	PROJECT DESCRIPTION:	WAREHOUSE CIVIL WORKS	
JOB MANAGER:	MARK WESTERBERG	ISSUED DATE:	07/07/2023	ADDRESS:	22 GREENBANKS RD, BRIDGEWATER, TAS, 7030	
DRAWING TITLE:	NORTH - SOUTH CROSS SECTIONS					
SHEET 4 OF 4						
 PDA SURVEYORS, ENGINEERS & PLANNERS			REGISTRATION NUMBER:	----		
CONTRACT NO.	-----		SCALE	1: 200 (A3)		
JOB NUMBER	51412MW		DISCIPLINE	SHEET		
REVISION	C 305		REVISION	P1		

DATE/TIME: Friday, 7 July 2023 3:14:38 PM PLOTTED: ANAS BHATTI FILE LOCATION: S:\51412MW_BISON CONSTRUCTION_BROGEMAN\TAS\ENGINEERING\DRAWINGS\51412MW\ENG.DWG

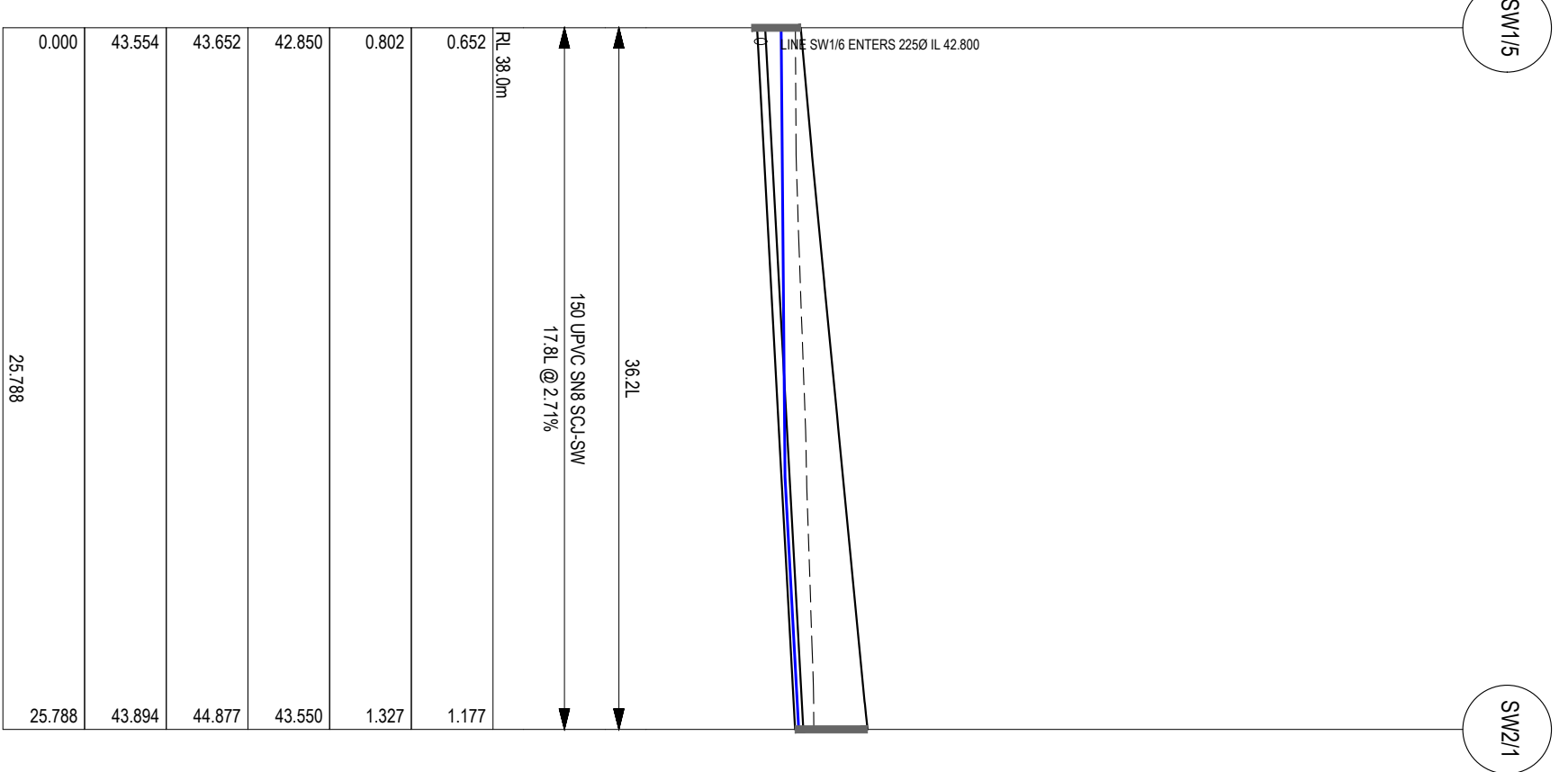
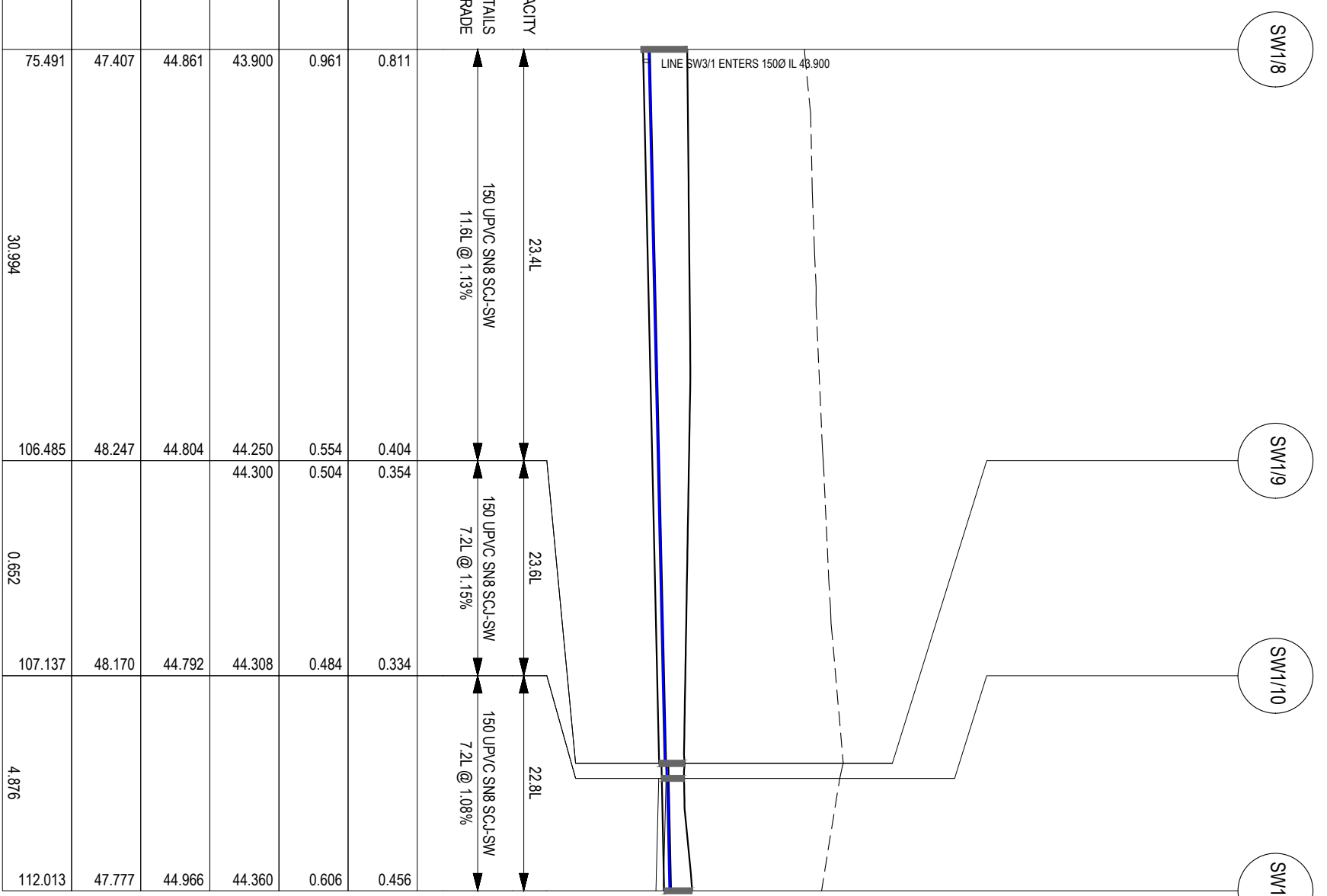


CHAINAGE	EXISTING SURFACE	FINISHED SURFACE	INVERT LEVEL	DEPTH TO INVERT	COVER	DATUM RL 37.0m
0.000	43.248	43.303	41.900	1.403	1.169	
1.842	43.335	43.529	41.930	1.599	1.365	
1.842	43.335	43.525	41.950	1.575	1.341	
1.045	43.335	43.525	41.900	1.625	1.341	
2.888	43.335	43.525	41.950	1.575	1.341	
3.000	43.329	43.497	41.900	1.597	0.397	
5.887	43.329	43.497	42.600	0.897	0.663	
15.326	43.554	43.652	42.750	0.902	0.668	
21.213	43.554	43.652	42.800	0.852	0.618	
8.997	44.063	43.878	43.015	0.862	0.628	
30.209	45.134	44.240	43.350	0.890	0.656	
44.204	45.134	44.240	43.450	0.790	0.640	
13.994						
44.204						
31.287						
75.491	47.407	44.861	43.850	1.011	0.861	

LONG SECTION - LINE SW1
SCALE: HORIZ 1:250 VERT 1:125

DRAWING STATUS: PRELIMINARY COORDINATE/DATUM: PLANAR		DESIGNED: SC / AB	REVIEWED: SC / MW	CLIENT: BISON CONSTRUCTIONS PTY LTD WAREHOUSE CIVIL WORKS 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030 STORMWATER LONG SECTIONS SHEET 1 OF 4	PDA SURVEYORS, ENGINEERS & PLANNERS 127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6294 3217 FAX: +61 03 6294 3218 EMAIL: pda@pda.com.au www.pda.com.au Also at: Kingston, Launceston & Burnie	CONTRACT NO. 51412MW	SCALE 1: 400	PAPER (A3)
REV. AMENDMENTS	DRAWN DATE	APPR. DATE	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE A COPY OF THE ORIGINAL	ISSUED DATE: 07/07/2023		REGISTRATION NUMBER:	JOB NUMBER	DISCIPLINE: SHEET

DATE/TIME: Friday, 7 July 2023 3:43:37 PM PLOTTED: ANAG BHATTI FILE LOCATION: S:\51412MW_BISON CONSTRUCTION_BROODMATTERS\ENGINEERING\DRAWINGS\51412MW\ENG.DWG



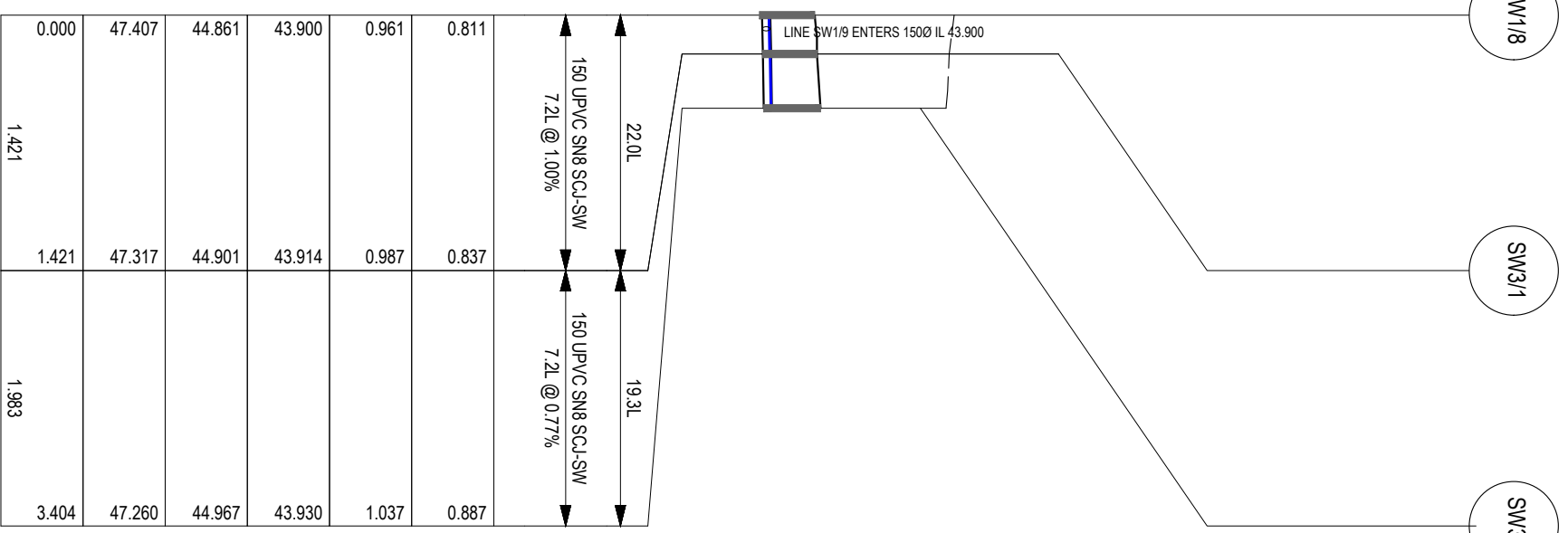
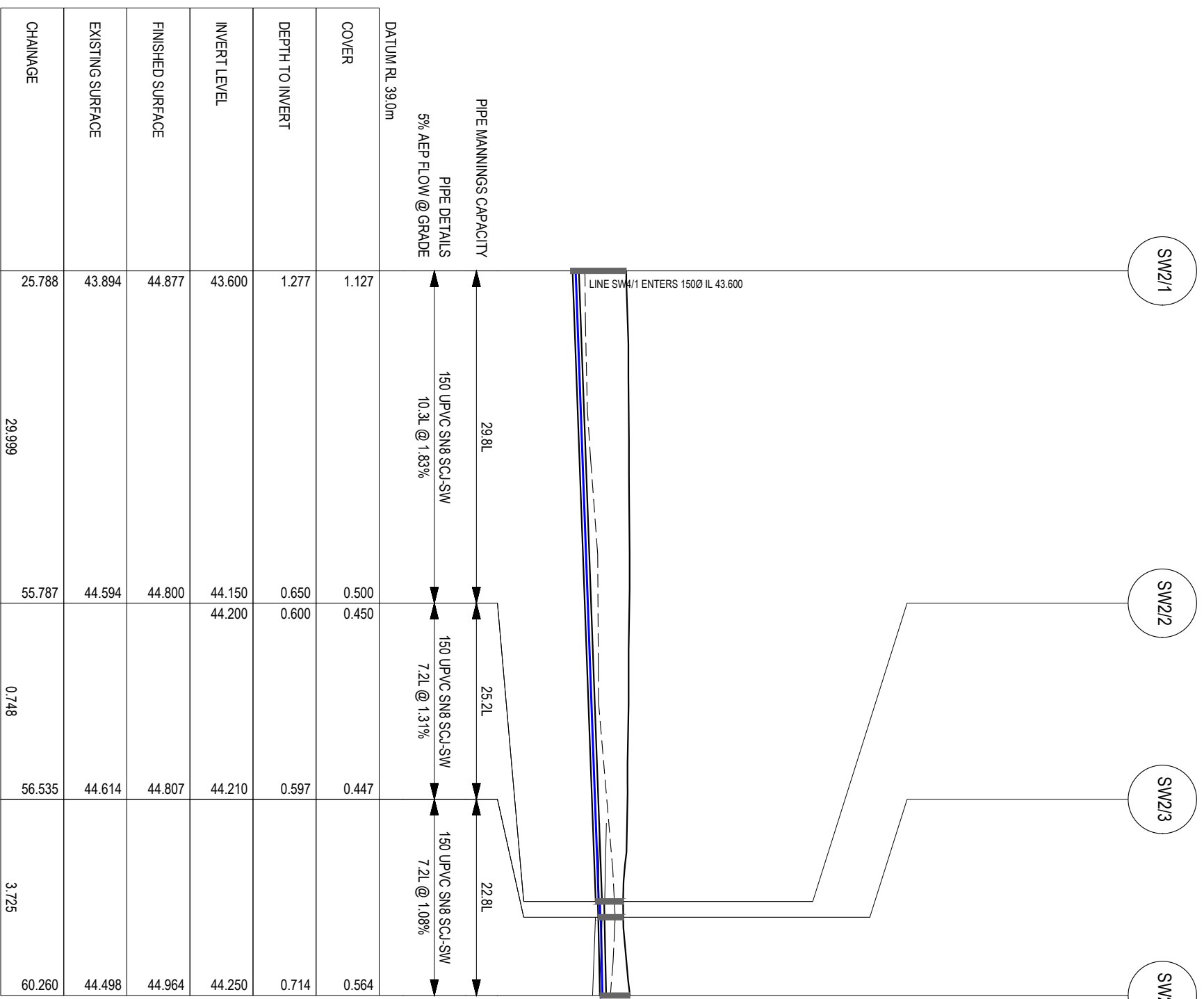
CHAINAGE	75.491	106.485	107.137	112.013
EXISTING SURFACE	47.407	48.247	48.170	47.777
FINISHED SURFACE	44.861	44.804	44.792	44.966
INVERT LEVEL	43.900	44.250 44.300	44.308	44.360
DEPTH TO INVERT	0.961	0.554 0.504	0.484	0.606
COVER	0.811	0.404 0.354	0.334	0.456
DATUM RL 39.0m				

CHAINAGE	0.000	25.788
EXISTING SURFACE	43.554	43.652
FINISHED SURFACE	43.652	44.877
INVERT LEVEL	42.850	43.550
DEPTH TO INVERT	0.802	1.327
COVER	0.652	1.177
DATUM RL 38.0m		

LONG SECTION - LINE SW1
SCALE: HORIZ 1:250 VERT 1:125

LONG SECTION - LINE SW2
SCALE: HORIZ 1:250 VERT 1:125

DRAWING STATUS:		PRELIMINARY	
DESIGNED:	SC	REVIEWED:	SC
DRAWN:	SC / AB	REVISION:	SC / MW
JOB MANAGER:	MARK WESTERBERG	ISSUED DATE:	07/07/2023
CLIENT: BISON CONSTRUCTIONS PTY LTD			
PROJECT DESCRIPTION: WAREHOUSE CIVIL WORKS			
ADDRESS: 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030			
DRAWING TITLE: STORMWATER LONG SECTIONS			
SHEET 2 OF 4			
REGISTRATION NUMBER: ----		PDA SURVEYORS, ENGINEERS & PLANNERS	
127 Balthurst Street		Hobart, Tasmania 7000	
PHONE: +61 03 6294 3217		FAX: +61 03 6294 3218	
EMAIL: info@pda.com.au		www.pda.com.au	
Also at: Kingston, Launceston & Burnie		CONTRACT NO: -----	
JOB NUMBER: 51412MW		SCALE: 1: 200	
DISCIPLINE: C		SHEET: 401	
REVISION: P1		PAPER: (A3)	



CHANGAGE	25.788	55.787	56.535	60.260
EXISTING SURFACE	43.894	44.594	44.614	44.498
FINISHED SURFACE	44.877	44.800	44.807	44.964
INVERT LEVEL	43.600	44.150	44.210	44.250
DEPTH TO INVERT	1.277	0.650	0.597	0.714
COVER	1.127	0.500	0.447	0.564
DATUM RL 39.0m				

CHANGAGE	0.000	14.421	14.421	3.404
EXISTING SURFACE	47.407	47.317	47.317	47.260
FINISHED SURFACE	44.861	44.901	44.901	44.967
INVERT LEVEL	43.900	43.914	43.914	43.930
DEPTH TO INVERT	0.961	0.987	0.987	1.037
COVER	0.811	0.837	0.837	0.887
DATUM RL 39.0m				

LONG SECTION - LINE SW2
SCALE: HORIZ 1:250 VERT 1:125

LONG SECTION - LINE SW3
SCALE: HORIZ 1:250 VERT 1:125

REV	AMENDMENTS	DATE	APPR.	DRAWN
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DATE/TIME: Friday, 7 July 2023 3:14:37 PM PLOTTED: ANAG BHATTI FILE LOCATION: S:\51412MW_BISON CONSTRUCTION_BROGEMWATER\ENGINEERING\DRAWINGS\51412MW\ENG.DWG

DESIGNED: SC / AB REVIEWED: SC / MW
DRAWN: SC / AB
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 07/07/2023

CLIENT: BISON CONSTRUCTIONS PTY LTD
PROJECT DESCRIPTION: WAREHOUSE CIVIL WORKS
ADDRESS: 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030
DRAWING TITLE: STORMWATER LONG SECTIONS
SHEET 3 OF 4

REGISTRATION NUMBER: ----

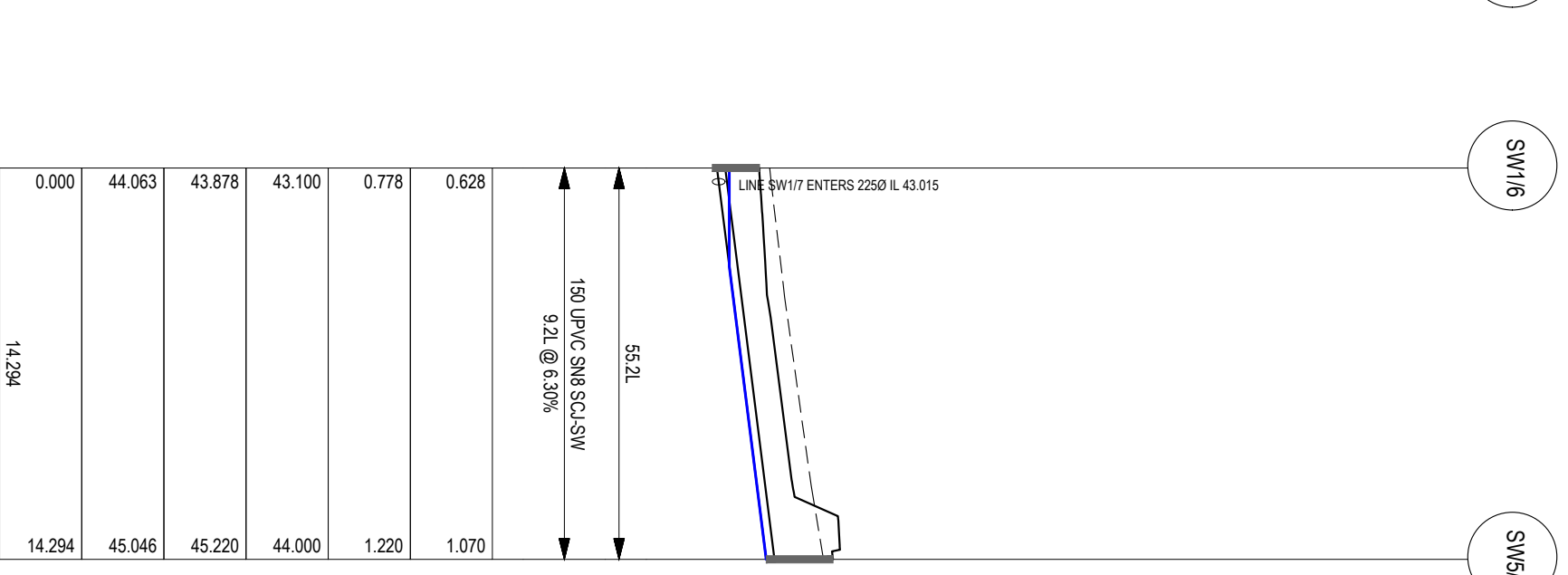
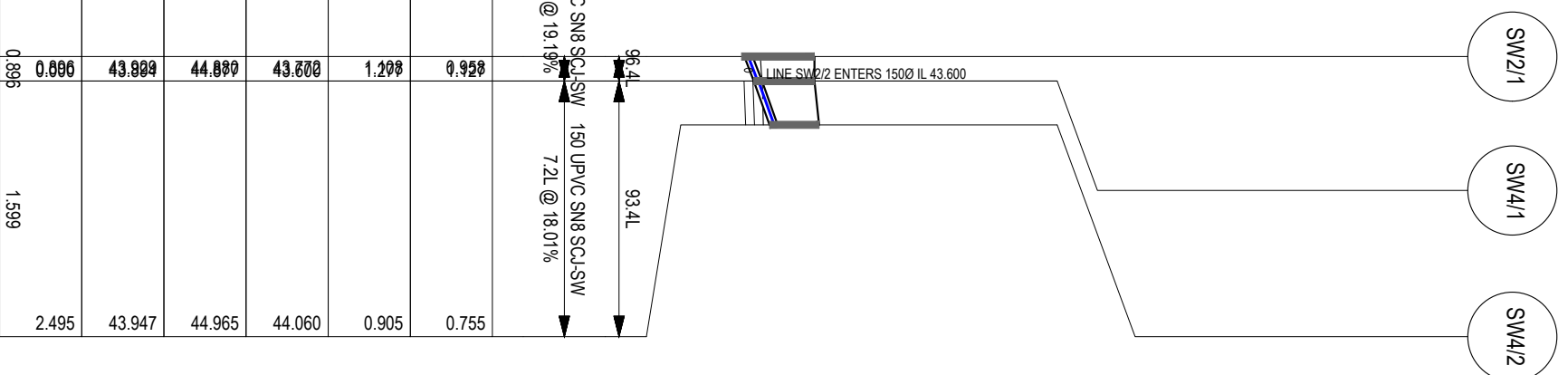
CONTRACT NO: ----
JOB NUMBER: 51412MW
SCALE: 1: 200
DISCIPLINE: C
SHEET: ---
REVISION: P1

127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6294 3217
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DRAWING STATUS:
PRELIMINARY
COORDINATE/DATUM:
PLANAR

THIS SHEET MAY BE PRINTED USING GOOGLE AND MAY BE INCOMPLETE IF COMBINED WITH OTHER SHEETS



PIPE MANNINGS CAPACITY	PIPE DETAILS	5% AEP FLOW @ GRADE	DATUM RL 39.0m	COVER	DEPTH TO INVERT	INVERT LEVEL	FINISHED SURFACE	EXISTING SURFACE	CHAINAGE
	150 UPVC SN8 SCL-SW	7.2L @ 19.19%		0.928	1.208	43.600	44.800	43.884	0.000
	150 UPVC SN8 SCL-SW	7.2L @ 18.01%		0.755	0.905	44.060	44.965	43.947	1.599
									2.495

PIPE MANNINGS CAPACITY	PIPE DETAILS	5% AEP FLOW @ GRADE	DATUM RL 39.0m	COVER	DEPTH TO INVERT	INVERT LEVEL	FINISHED SURFACE	EXISTING SURFACE	CHAINAGE
	150 UPVC SN8 SCL-SW	9.2L @ 6.30%		0.628	0.778	43.100	43.878	44.063	0.000
									14.294
									14.294

LONG SECTION - LINE SW4
SCALE: HORIZ 1:250 VERT 1:125

LONG SECTION - LINE SW5
SCALE: HORIZ 1:250 VERT 1:125

DRAWING STATUS: PRELIMINARY COORDINATE/DATUM: PLANAR		DESIGNED: SC DRAWN: SC / AB JOB MANAGER: MARK WESTERBERG ISSUED DATE: 07/07/2023	CLIENT: BISON CONSTRUCTIONS PTY LTD PROJECT DESCRIPTION: WAREHOUSE CIVIL WORKS ADDRESS: 22 GREENBANKS RD, BRIDGEWATER, TAS, 7030	 PDA SURVEYORS, ENGINEERS & PLANNERS	CONTRACT NO: ----- JOB NUMBER: 51412MW	SCALE: 1: 200	PAPER: (A3)
REV: AMENDMENTS DATE: 7/10/2023 3:43:37 PM FILE LOCATION: S:\51412MW_BISON CONSTRUCTION_BROGDWATER\51412MW\ENG\DWG		REVISIONS: NO. DATE BY 1: 07/07/2023 SC	DRAWING TITLE: -----	REGISTRATION NUMBER: ----	DISCIPLINE: SHEET C	REVISION: P1	

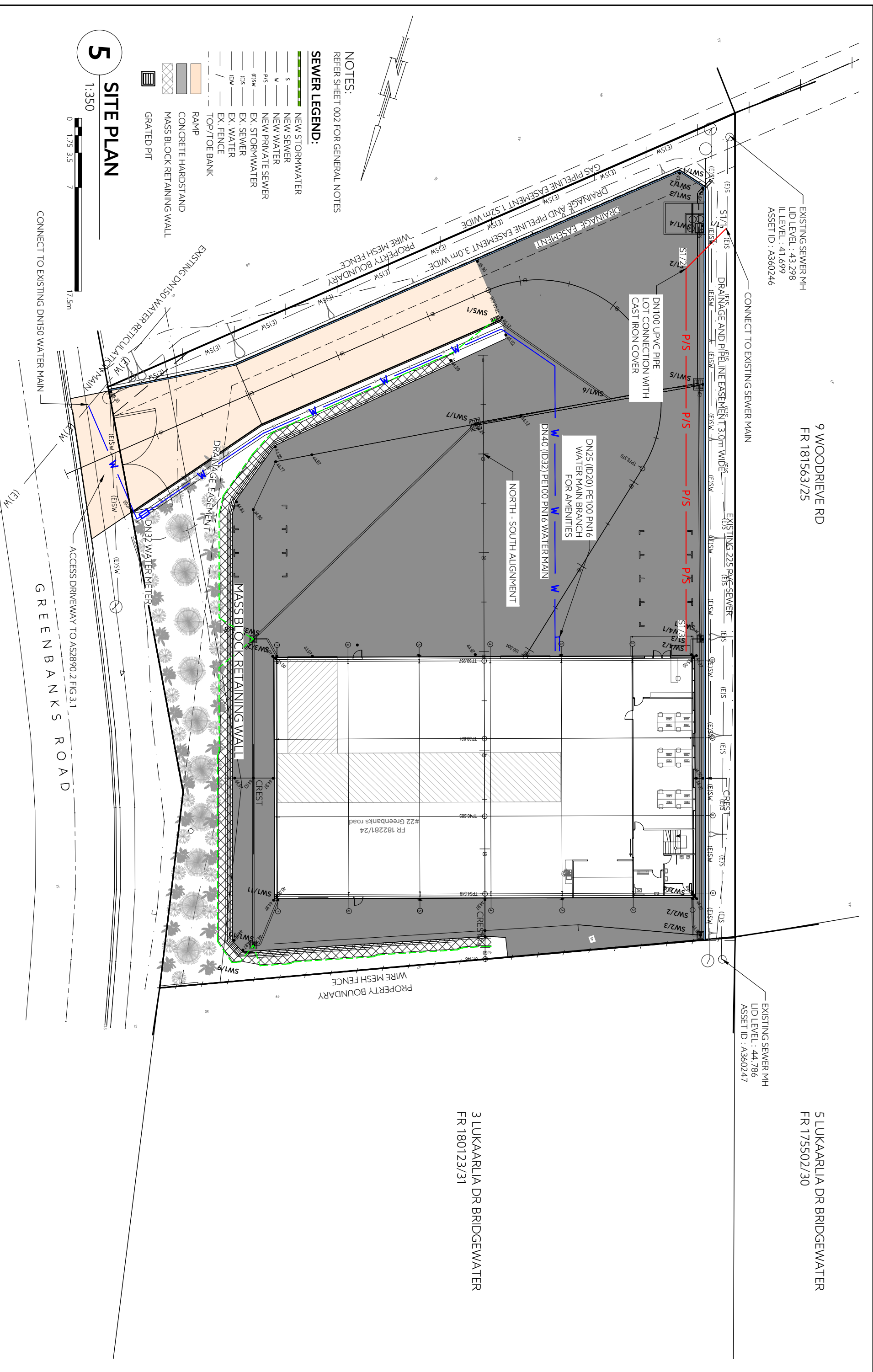
9 WOODRIEVE RD
FR 181563/25

5 LUKAARLIA DR BRIDGEWATER
FR 175502/30

EXISTING SEWER MH
LID LEVEL : 43.298
IL LEVEL : 41.699
ASSET ID : A360246

CONNECT TO EXISTING SEWER MAIN

EXISTING SEWER MH
LID LEVEL : 44.786
ASSET ID : A360247



NOTES:
REFER SHEET 002 FOR GENERAL NOTES

SEWER LEGEND:

- NEW STORMWATER
- NEW SEWER
- NEW WATER
- P/S - NEW PRIVATE SEWER
- E/SW - EX. STORMWATER
- E/S - EX. SEWER
- E/W - EX. WATER
- E/F - EX. FENCE
- TOP/TOE BANK
- RAMP
- CONCRETE HARDSTAND
- MASS BLOCK RETAINING WALL
- GRATED PIT

5 SITE PLAN
1:350



CONNECT TO EXISTING DN150 WATER MAIN

ACCESS DRIVEWAY TO AS28990.2 FIG 3-1
GREENBANKS ROAD

REV	AMENDMENTS	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE ACOLOUR ETEP CONGR.
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DRAWING STATUS:	PRELIMINARY
COORDINATE/DATUM:	PLANAR

DESIGNED:	SC	REVIEWED:	SC	CLIENT:	BISON CONSTRUCTIONS PTY LTD
DRAWN:	SC / AB	REVIEWED:	SC / MW	PROJECT DESCRIPTION:	WAREHOUSE CIVIL WORKS
JOB MANAGER:	MARK WESTERBERG	ISSUED DATE:	07/07/2023	ADDRESS:	22 GREENBANKS RD, BRIDGEWATER, TAS, 7030
				DRAWING TITLE:	SEWER & SERVICES PLAN

REGISTRATION NUMBER:	----
CONTRACT NO.	----
JOB NUMBER:	51412MW
DISCIPLINE:	C
SHEET:	500
REVISION:	P1

SCALE:	1:350	PAPER:	(A3)
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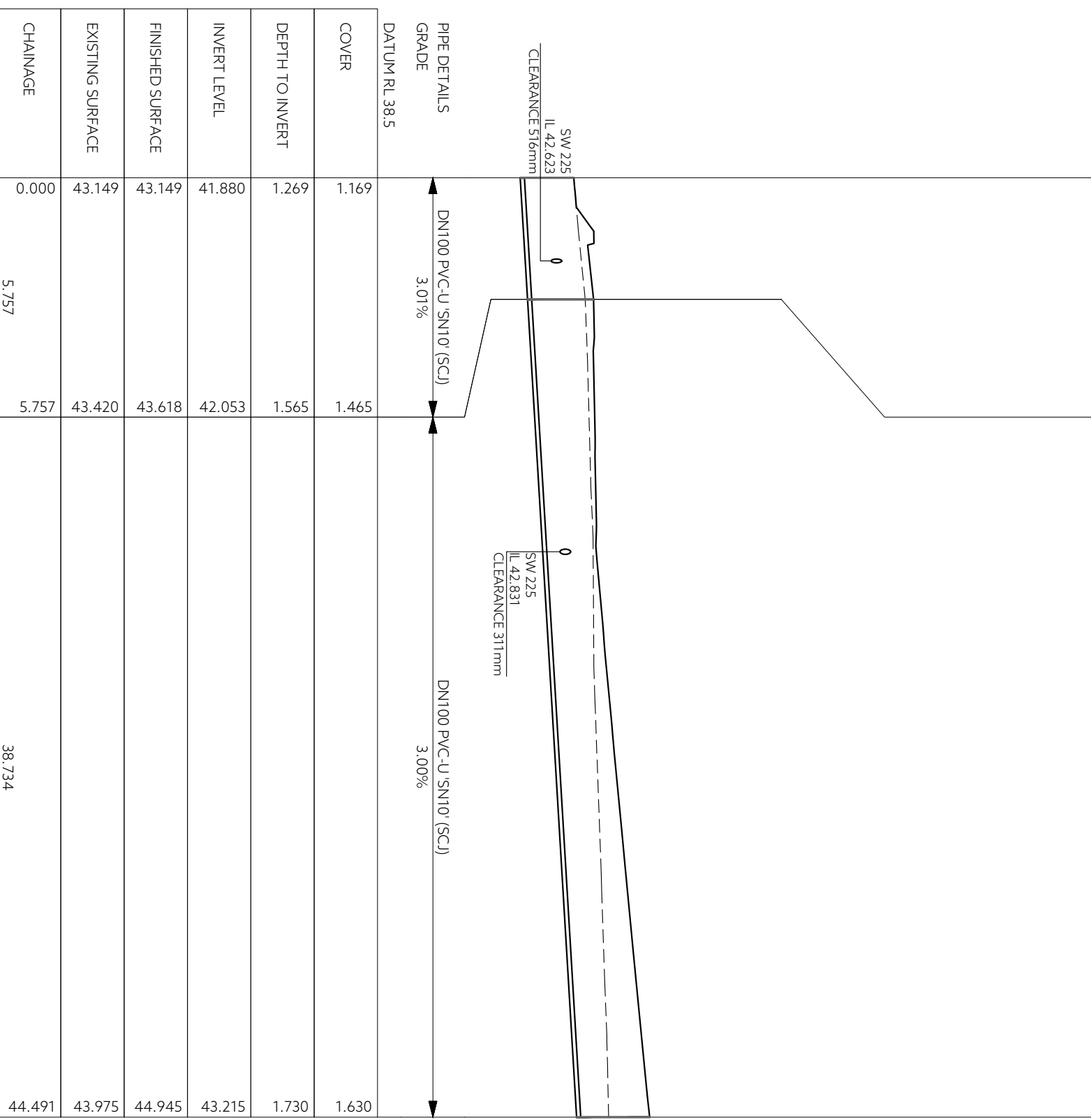
127 Beldhurst Street
Hobart, Tasmania 7000
PHONE: +61 03 6294 3217
EMAIL: pda@pdaengineers.com.au
www.pda.com.au
Also at: Kensington, Launceston & Burnie

PDA
SUPERVISORS, ENGINEERS & PLANNERS

S1/1

S1/2

S1/3



SEWER LONG SECTION - LINE S1

SCALE: HORIZ 1:250 VERT 1:125

DRAWING STATUS:		DESIGNED: SC		REVIEWED: SC		CLIENT:	
PRELIMINARY		DRAWN: SC / AB		REVIEWED: SC / MW		PROJECT DESCRIPTION:	
COORDINATE/DATUM:		JOB MANAGER: MARK WESTERBERG		ISSUED DATE: 07/07/2023		BISON CONSTRUCTIONS PTY LTD	
PLANNAR						WAREHOUSE CIVIL WORKS	
						22 GREENBANKS RD, BRIDGEWATER, TAS, 7030	
						SEWER LONG SECTIONS	
AMENDMENTS:		DRAWN DATE:		APPR. DATE:		REGISTRATION NUMBER: ----	
						 PDA SURVEYORS, ENGINEERS & PLANNERS	
		CONTRACT NO:		SCALE:		PAPER:	
		JOB NUMBER:		1: ---		(A3)	
		DISCIPLINE:		SHEET:		REVISION:	
		51412MW		C 530		P1	