Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/035

LOCATION OF AFFECTED AREA

6 FORD ROAD, PONTVILLE

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS X 4 (3 NEW, 1 EXISTING)

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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **15/12/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

another perspective
drafting&design

AP2024-2421 - PROPOSED UNIT DEVELOPMENT (WILDER DEVELOPMENTS PTY LTD)
6 Ford Road,
PONTVILLE

SHEET		DRAWING TITLE
01	B	SITE PLAN
01a	B	DRAINAGE LOCATION PLAN
01b	B	DRAINAGE PLAN
01c		PERSPECTIVE VIEWS
01d		VEHICLE MANOEUVRING SHEET 1
01e		VEHICLE MANOEUVRING SHEET 2
01f		VEHICLE MANOEUVRING SHEET 3
01g		VEHICLE MANOEUVRING SHEET 4
02		UNIT 2 FLOOR PLAN
02a		UNIT 2 ELEVATIONS
03		UNIT 3 FLOOR PLAN
03a		UNIT 3 ELEVATIONS
04		UNIT 4 FLOOR PLAN
04a		UNIT 4 ELEVATIONS

No.	Amendment	Date	Drawn	Checked	Sheet
B	Updated detail survey: Updated neighbouring dwelling locations & existing sewer pipe location.	01 Sep. 2025	SW	ST	01, 01a, 01b
A	Council & TasWater RFI: (27/03/25 & 25/03/25) Drainage easement on CT132192/3 removed as per TasWater recommendation, Sewer line to be taken over by owner as per TasWater recommendation, New Stormwater line to be installed in drainage easement to CT141481/0 as per Council recommendation. Detailed design by engineer to follow at building & plumbing stage.	25 June 2025	SW	CK	01, 01a, 01b
	DA PLAN SET	24 Feb. 2025	SW	CK	01 - 04

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Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
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Fx: (03) 6231 4166
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Client / Project info

PROPOSED UNIT DEVELOPMENT (WILDER DEVELOPMENTS PTY LTD)

6 Ford Road,
PONTVILLE

Soil Classification:	M
Title Reference:	CT132192/3
Floor Areas:	Refer to plans.
Porch / Deck Areas:	Refer to plans.
Wind Speed:	N2
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	LOW
Certified BAL:	TBC
Designed BAL:	TBC

(Refer to Standard Notes for Explanation)

COVER SHEET

AP2024-2421

Date 24 February 2024

Scale

Sheet 00/04

U1(Ex.) Ground Floor FFL	37.90
U2 Ground Floor FFL	36.72
U3 Ground Floor FFL	36.90
U4 Ground Floor FFL	37.20

This plan and associated digital model is prepared for Nathan Rainbird from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site. Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.
Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

FORD ROAD

Neighboring Dwelling
RH 42.36
RH 42.39
RH 41.41
GH 40.42
GH 40.39

Neighboring Dwelling
RH 41.73
RH 41.74
RH 41.09
RH 41.11
RH 40.85
RH 40.29
GH 39.77
GH 39.72

Sewer Main per Archers Depth: 0.80

Side setback 4000 | Side setback 4000 | Side setback 1500 | Side setback 1500

50.38

Water Meter not found

GH 40.36 | GH 40.39 | GH 40.43 | GH 40.42 | GH 40.41 | GH 40.43

U1 Total POS
8.4.3 - A1(b)
150.17m²

U1
Existing Weatherboard Dwelling
103.16m²

Fence to be 1200h when within 4.5m of frontage

POS
8.4.3 - A2(a)(i)
24m²
(min. dimension 4.0 m)
Max. Gradient = 1:10

Clothes Line | Bins | Gate | Deck | Wheel Stops | P4 (U4) | P5 (U4)

U4 Total POS
8.4.3 - A1(b)
70.01m²

U4

Cut @ 37.05

1700h Privacy Screen

CT132192/3
1276m²

Cut @ 36.75

U3

U3 Total POS
8.4.3 - A1(b)
95.12m²

U2 Total POS
8.4.3 - A1(b)
65.99m²

U2

Rear setback 7642 | Rear setback 7640 | Rear setback 1501 | Rear setback 1500

Neighboring Dwelling
41.02 | 41.01 | 40.05 | 36.67 | 36.13

Sewer Main

P1 (Vis) | P2 (U1) | P3 (U1) | P6 (U3) | P8 (U3) | P7 (U2) | P9 (U2)

Ex. Sewer Line

R/S in conc. slab RL: 37.29

Conc. Driveway
342.01m²

150 Kerb

Sewer MH
Lid: 36.77
Inv: 31.69

Letterboxes x4

SW kerb connection | Telstra Pit 37.69 | Power Pole | 46.67

R/S in path RL: 37.52

Existing apron & crossover to be widened in accordance with the LGAT Tasmanian Standard Drawings (TSD-R09 & TSD-E01).

Waste Storage
8.4.8 - A1
Min 1.5m² per unit (4 units)
6.00m² provided

Ex. Conc. to be removed

GH 40.03 | 41.28 | GH 40.04 | RH 41.55 | Neighboring Dwelling

GH 38.75 | GH 38.78 | GH 38.76 | GH 38.75 | RH 40.05 | Neighboring Dwelling | RH 40.03 | RH 40.84

Side setback 1543 | Side setback 1078 | Side setback 1065 | Side setback 1500

0 2 4 6 8m
1:200

EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - BRIGHTON		
8.4.1 - Residential density for multiple dwellings		
A1		Site Density: Min. 325m² per unit 1276m² / 4 (units) = 319m² provided
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 638.00m² Proposed site coverage (excl. eaves up to 0.6m): 341.92m² (26.80%)

No.	Date	Int.
B	01 Sep. 2025	SW
A	25 June 2025	SW

Amendment changes as per cover sheet

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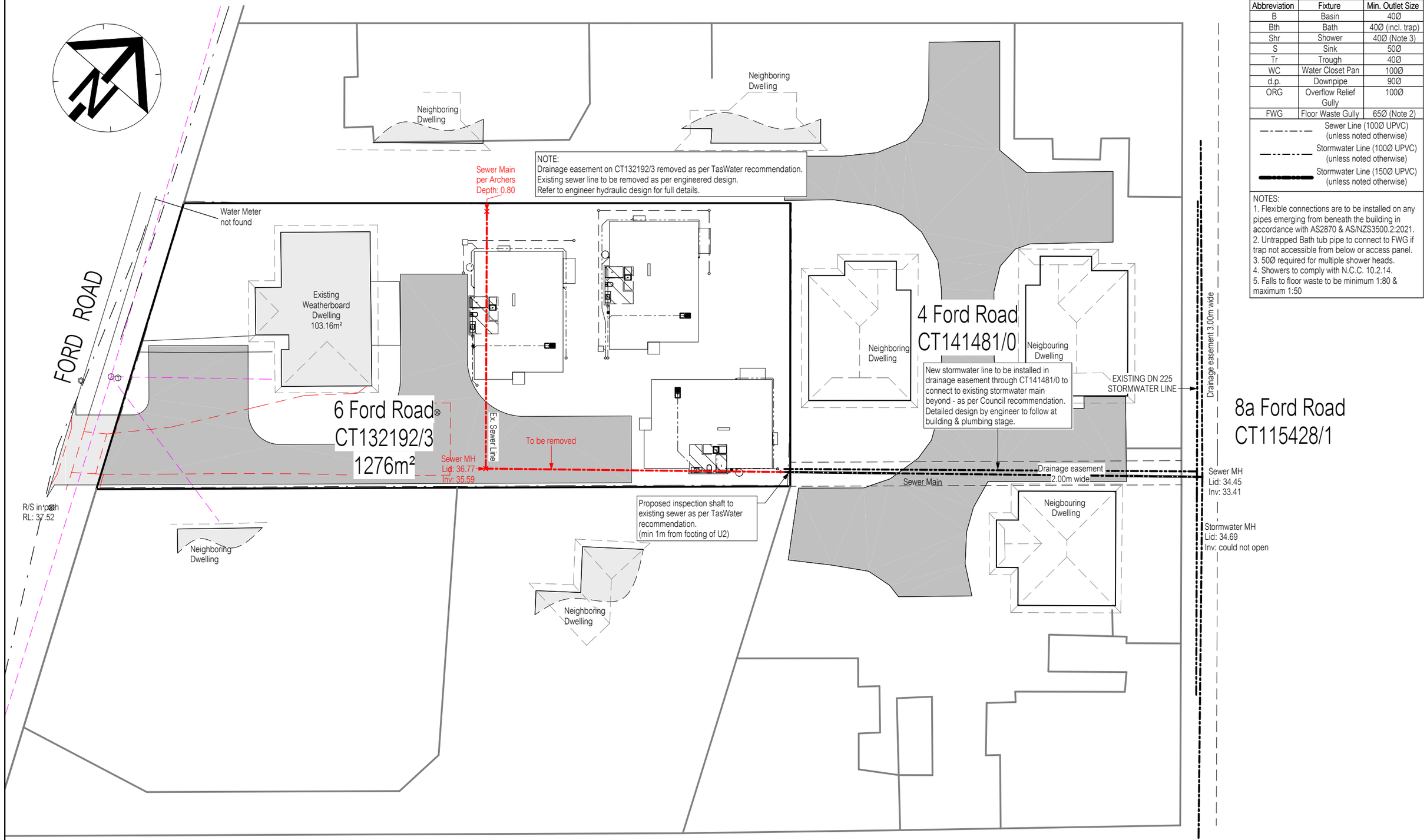
6 Ford Road,
PONTVILLE

another perspective drafting&design

SITE PLAN

Drawn	SW	AP2024-2421	
Date	24 February 2024	Sheet	01/04
Scale	1 : 200		



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)
	Sewer Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (150Ø UPVC) (unless noted otherwise)	

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

No.	Date	Int.
B	01 Sep. 2025	SW
A	25 June 2025	SW

Amendment changes as per cover sheet

Soil classification: M

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZS3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

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DRAINAGE LOCATION PLAN

Drawn	SW	AP2024-2421
Date	24 February 2024	Sheet
Scale	1 : 300	01a/04

NOTE:
Drainage easement on CT132192/3 removed as per TasWater recommendation.
Existing sewer line to be removed as per engineered design.
Refer to engineer hydraulic design for full details.

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
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d.p.	Downpipe	90Ø
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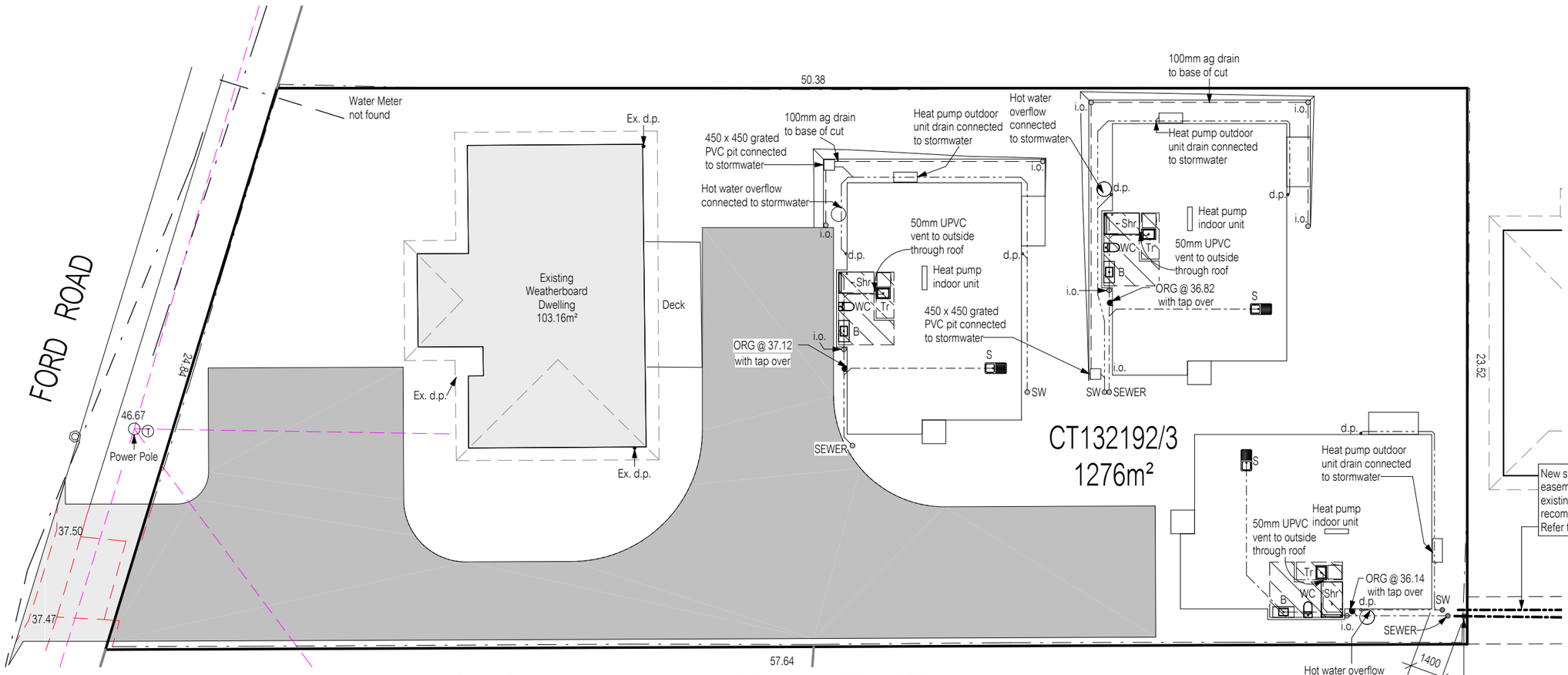


- 1500ltr-2000ltr water tank on all units including existing house feed via FSW system with DN40 slow release into gravity fed SW system

- Storm sack filters to be installed in every driveway pit.

- replace in equivalent to ID DN150 in RHS when new cross over is formed potentially connected via SW pit at apron.

New stormwater line to be installed in drainage easement through CT141481/0 to connect to existing stormwater main beyond - as per Council recommendation.
Refer to engineer hydraulic design for full details.

Propsed inspection shaft to existing sewer as per TasWater recommendation.
(min 1m from footing of U2)
Refer to engineer hydraulic design for full details.

Where ag drain is < 1.5m from footing, the following engineering principles are required:

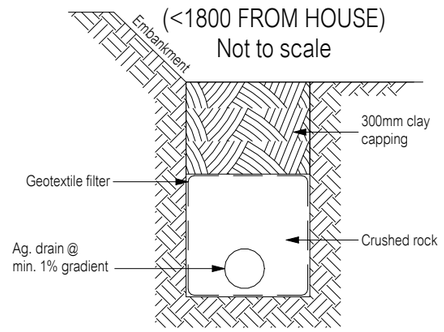
1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.

TYPICAL AG. DRAIN DETAIL (<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL (≥1800 FROM HOUSE)
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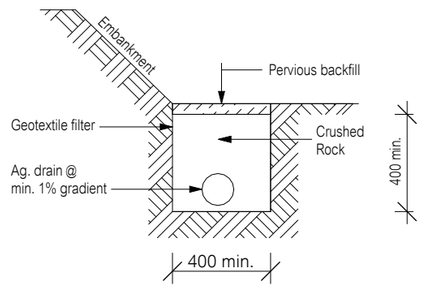

Refer to Roof Plan for downpipe calculations

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

0 2 4 6 8m
1:200

No.	Date	Int.
B	01 Sep. 2025	SW
A	25 June 2025	SW

Amendment changes as per cover sheet

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DRAINAGE PLAN

Drawn	SW	AP2024-2421
Date	24 February 2024	Sheet
Scale	1 : 200	01b/04

No.	Date	Int.	
			Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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PERSPECTIVE VIEWS

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Date	24 February 2024	Sheet 01c/04
Scale		

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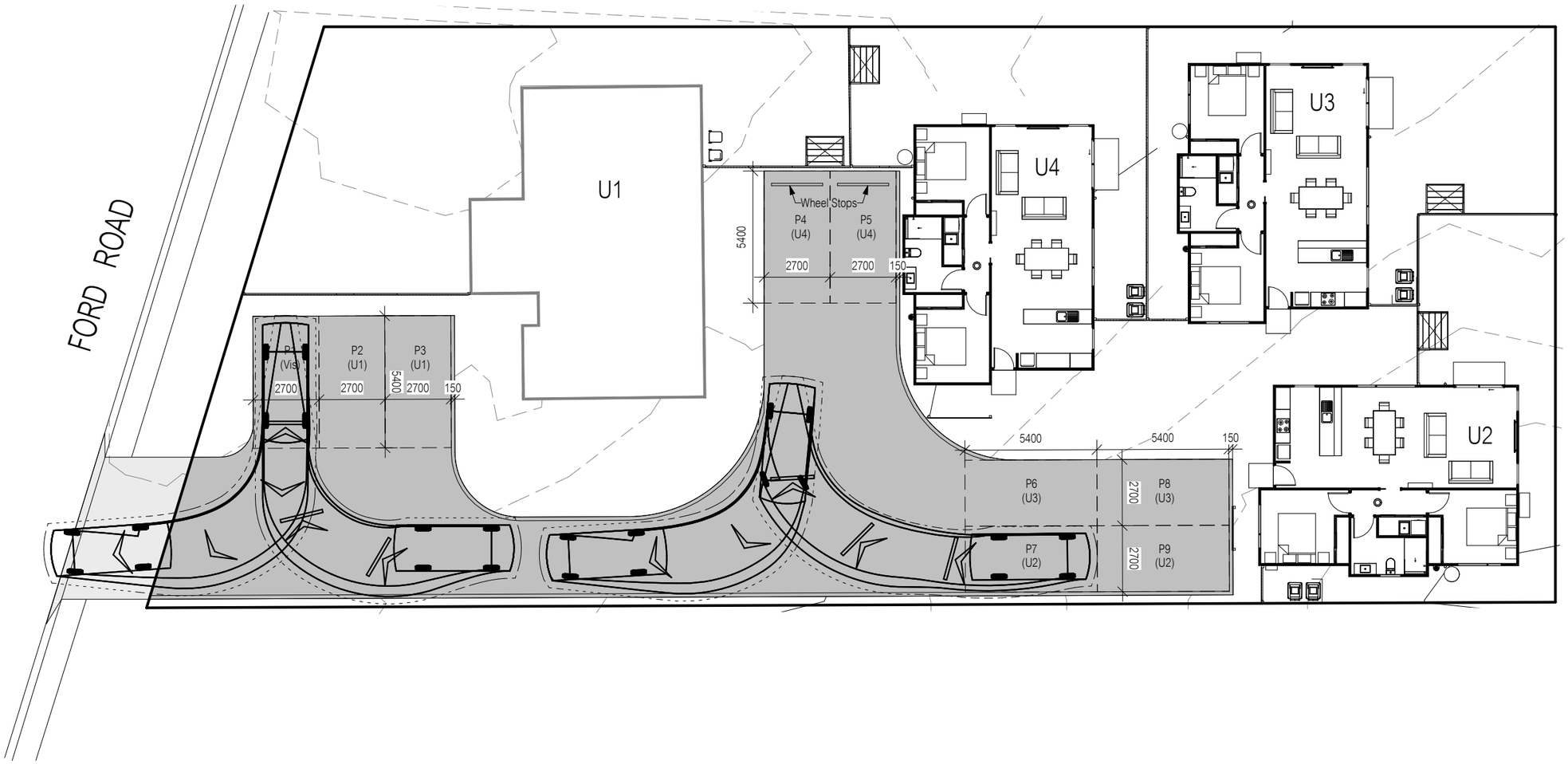
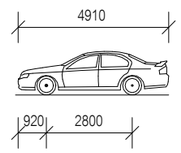
U4 Ground Floor FFL	37.20





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

* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.

0 2 4 6 8m
1:200

No.	Date	Int.	
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VEHICLE MANOEUVRING SHEET 1

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Scale	1 : 200		

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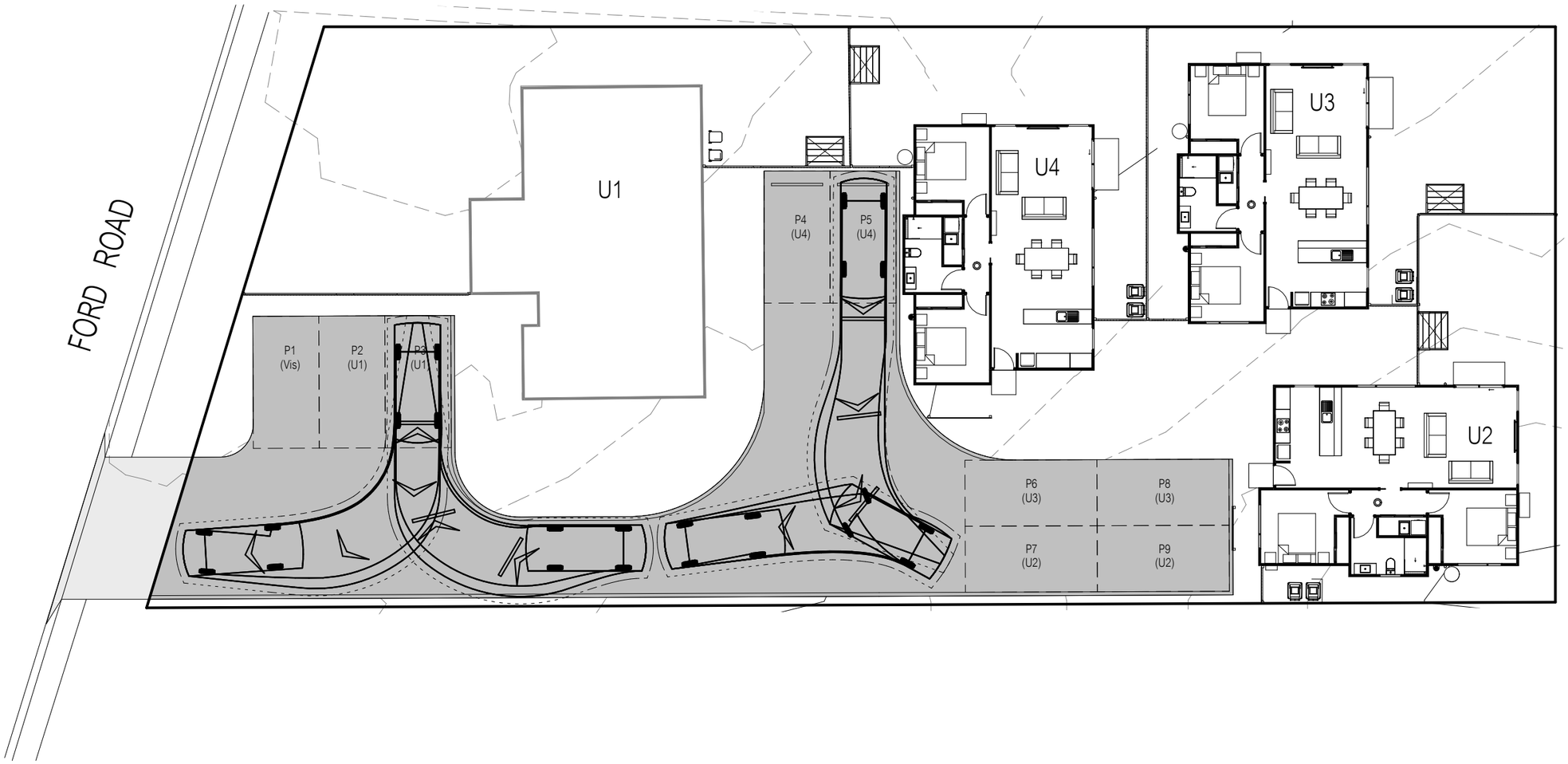

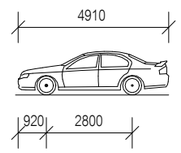

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VEHICLE MANOEUVRING SHEET 2

Drawn	SW	AP2024-2421	
Date	24 February 2024	Sheet	01e/04
Scale	1 : 200		

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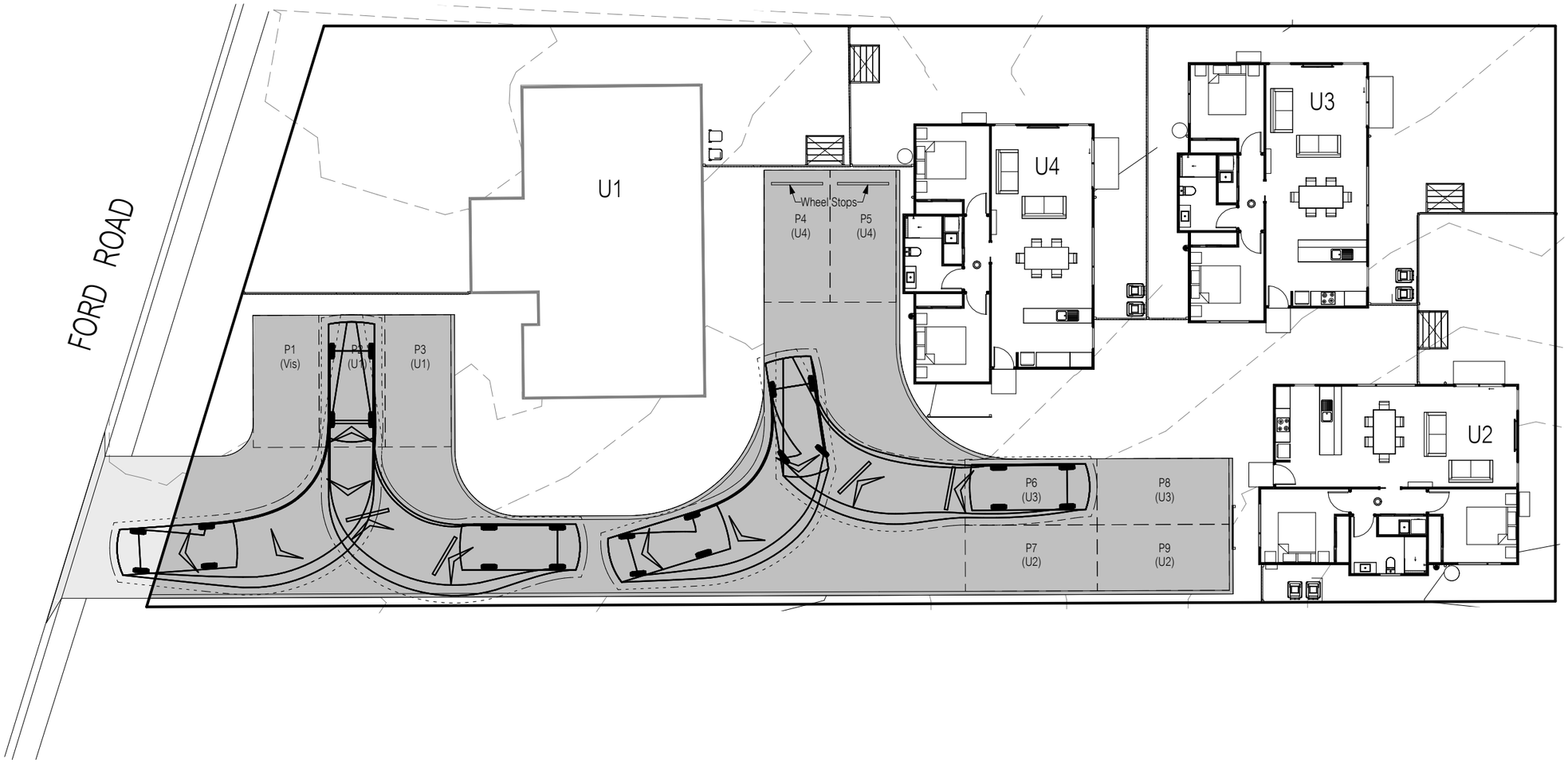

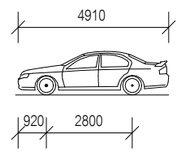

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VEHICLE MANOEUVRING SHEET 3

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Date	24 February 2024	Sheet	01f/04
Scale	1 : 200		

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U3 Ground Floor FFL	36.90
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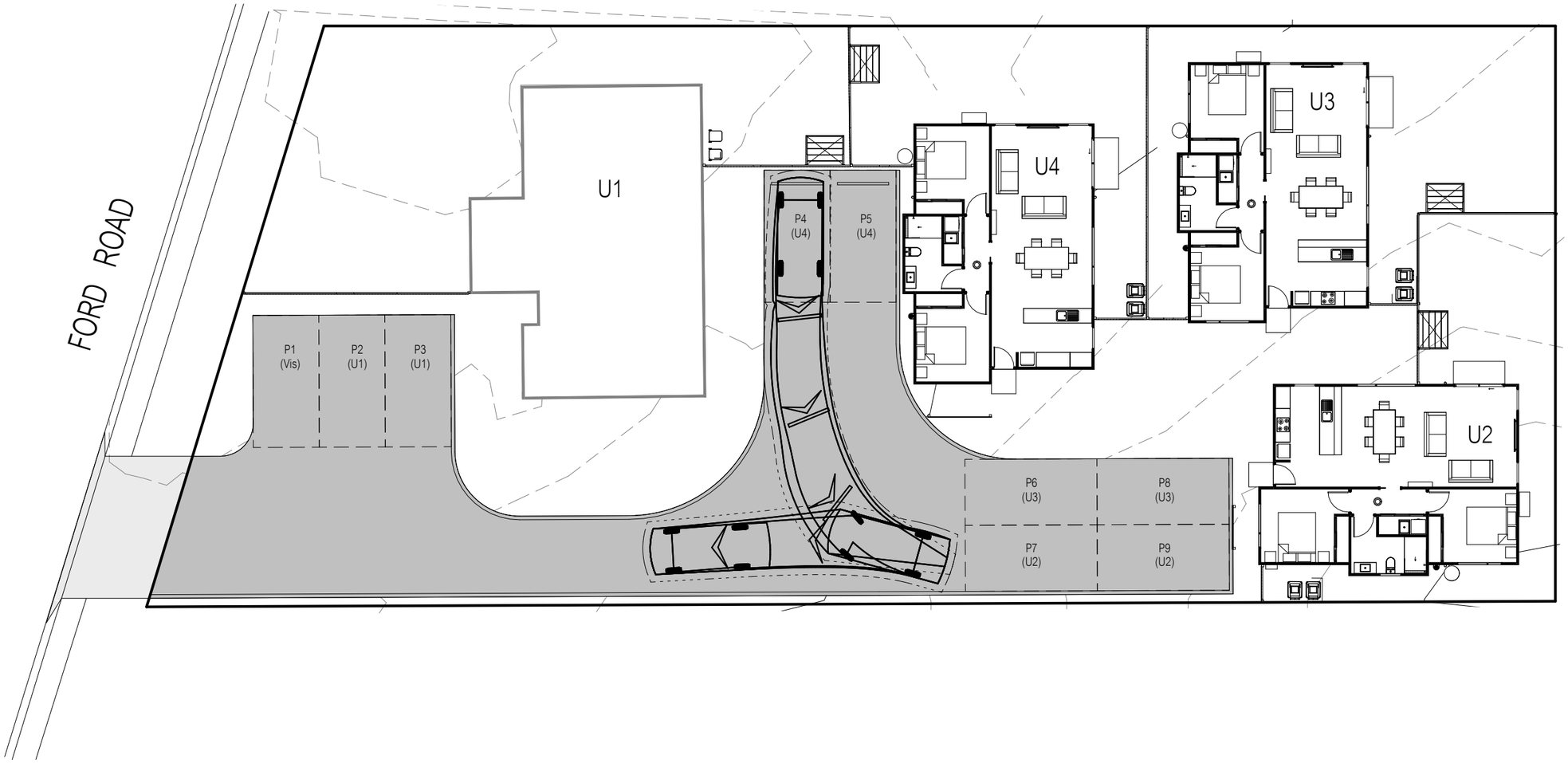

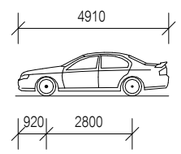

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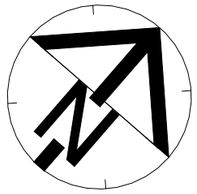
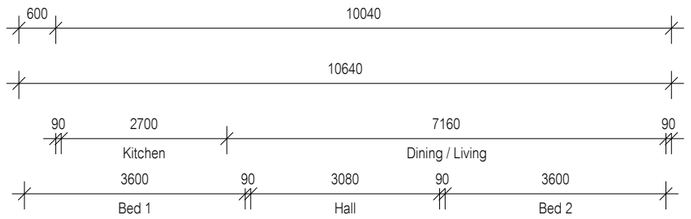
6 Ford Road,
PONTVILLE

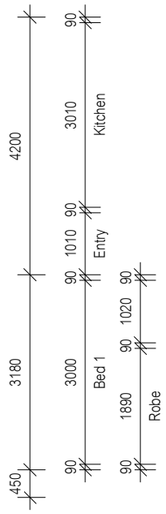
another perspective drafting&design

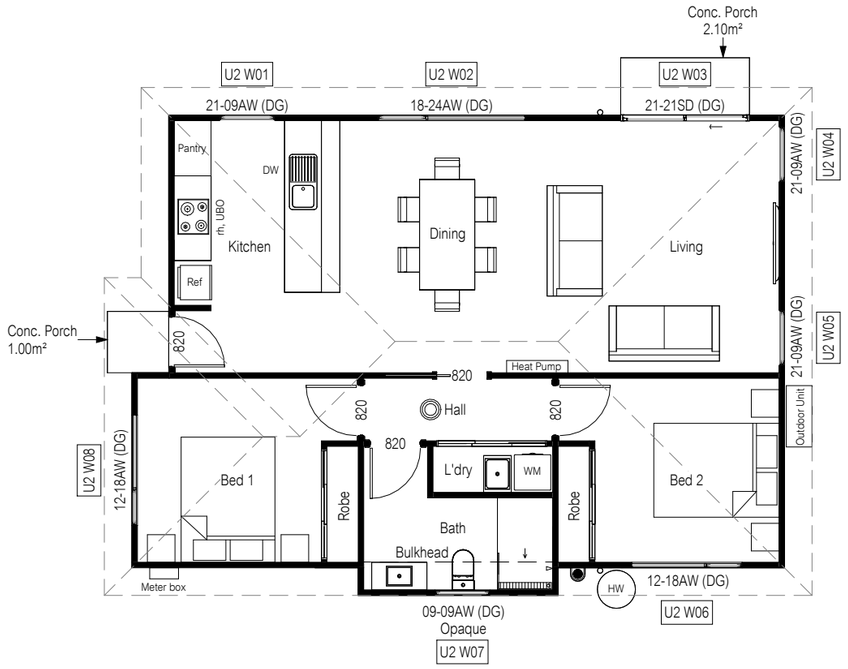
VEHICLE MANOEUVRING SHEET 4

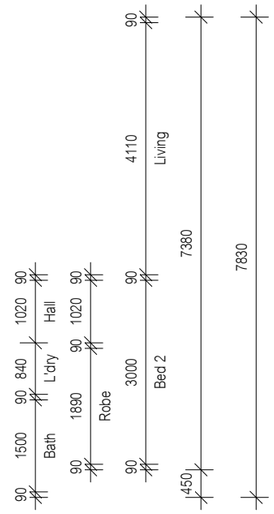
Drawn	SW	AP2024-2421
Date	24 February 2024	Sheet
Scale	1 : 200	01g/04

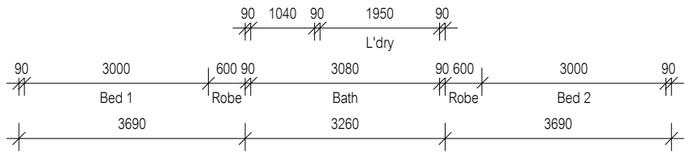












0 1 2 3 4m
1:100

Floor Area = 77.47m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

No.	Date	Int.	Amendment changes as per cover sheet

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PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
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PROPOSED UNIT DEVELOPMENT (WILDER DEVELOPMENTS PTY LTD)

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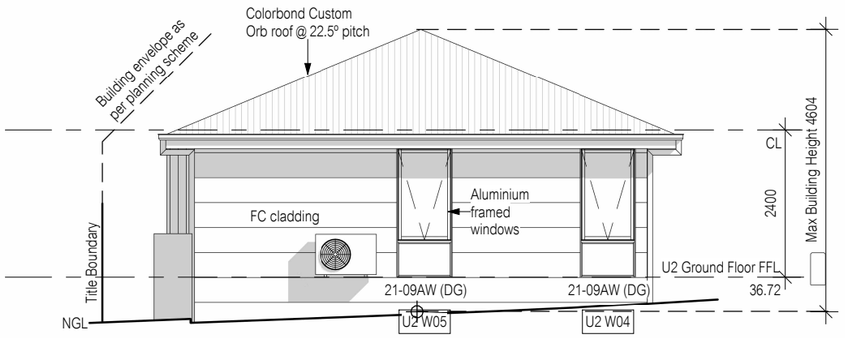
another perspective drafting&design

UNIT 2 FLOOR PLAN

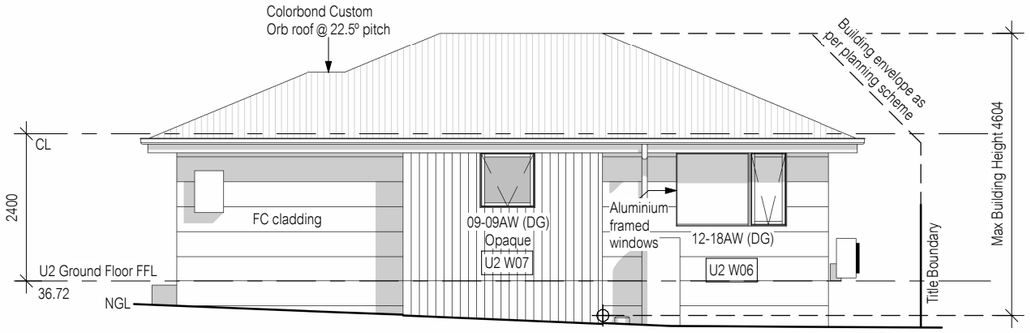
Drawn	SW	AP2024-2421
Date	24 February 2024	Sheet
Scale	1 : 100	02/04

Material	Colour
Colorbond Roof	tbc
FC Sheet	tbc

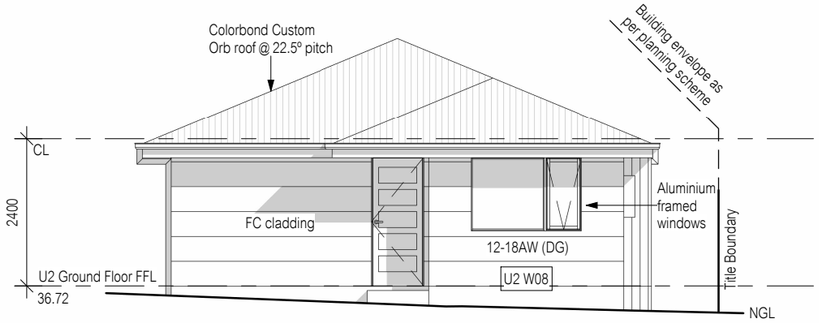
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



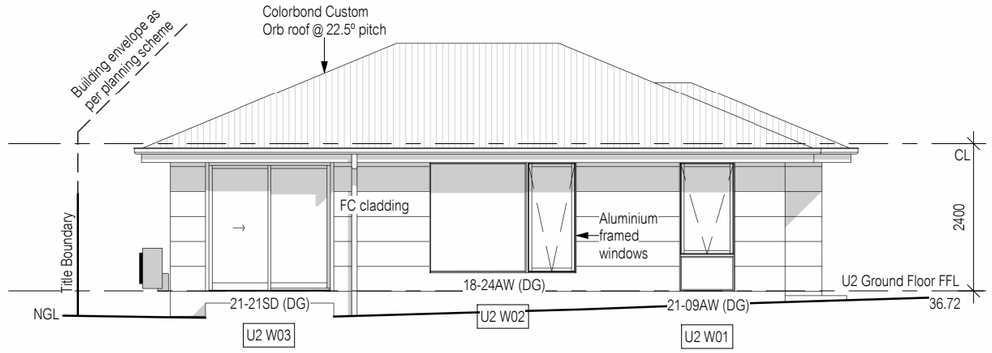
U2 North East Elevation



U2 South East Elevation



U2 South West Elevation



U2 North West Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

No.	Date	Int.	Amendment changes as per cover sheet

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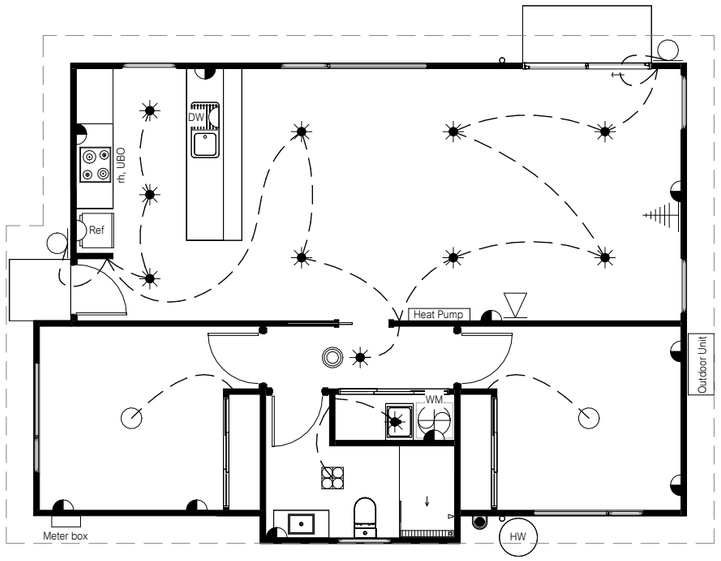
UNIT 2 ELEVATIONS

Drawn	SW	AP2024-2421	
Date	24 February 2024	Sheet	02a/04
Scale	1 : 100		



LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

No.	Date	Int.	
			Amendment changes as per cover sheet

Notes
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UNIT 2 ELECTRICAL PLAN

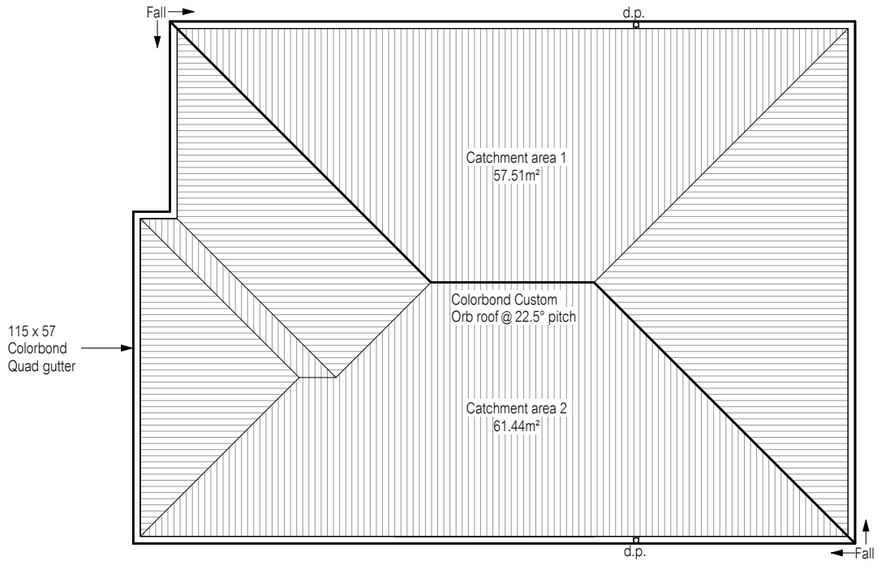
Drawn	SW	AP2024-2421	
Date	24 February 2024	Sheet	02b/04
Scale	1 : 100		

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a: Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	93.69	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	98.30	Area of Roof (including 115mm Quad gutter) (m²)
Ac	118.94	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	83.2	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	78	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	2	Ac ÷ Acdp
Downpipes Provided	2	

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

ROOF VENTILATION GUIDE:
Ventilation calculations must be read in conjunction with *CBOS - Condensation in Buildings - Tasmanian Designers' Guide - Version 2 (published April 2019).*

Continuous gap:

Supply	Exhaust
Continuous gap at eaves is: 25mm for <16˚ pitch 10mm for >16˚ pitch	Continuous gap at ridge is at least 5mm for all roof pitches

OR

Roof vents:
The minimum vent area should be:
a) Ceiling area/150 for <16˚ pitch, or
b) Ceiling area/300 for >16˚ pitch

Supply	Exhaust
75% of ventilation should be supply	25% of ventilation should be exhaust

Vent at gable should be within 900mm of ridge.

ROOF VENTILATION CALCULATION	
Roof vents:	
Ceiling Area:	74.18m²
Roof Pitch:	22.5°
Supply area required (75%):	0.19m²
Exhaust area required (25%):	0.06m²
Example	
Vent Width	200mm
Vent Length	400mm
Vent area	0.08m²
Opening	50%
Supply number required	5 evenly spaced
Exhaust number required	Continuous 5mm gap to ridge
AS3959 compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones.	

No.	Date	Int.	Amendment changes as per cover sheet

Notes
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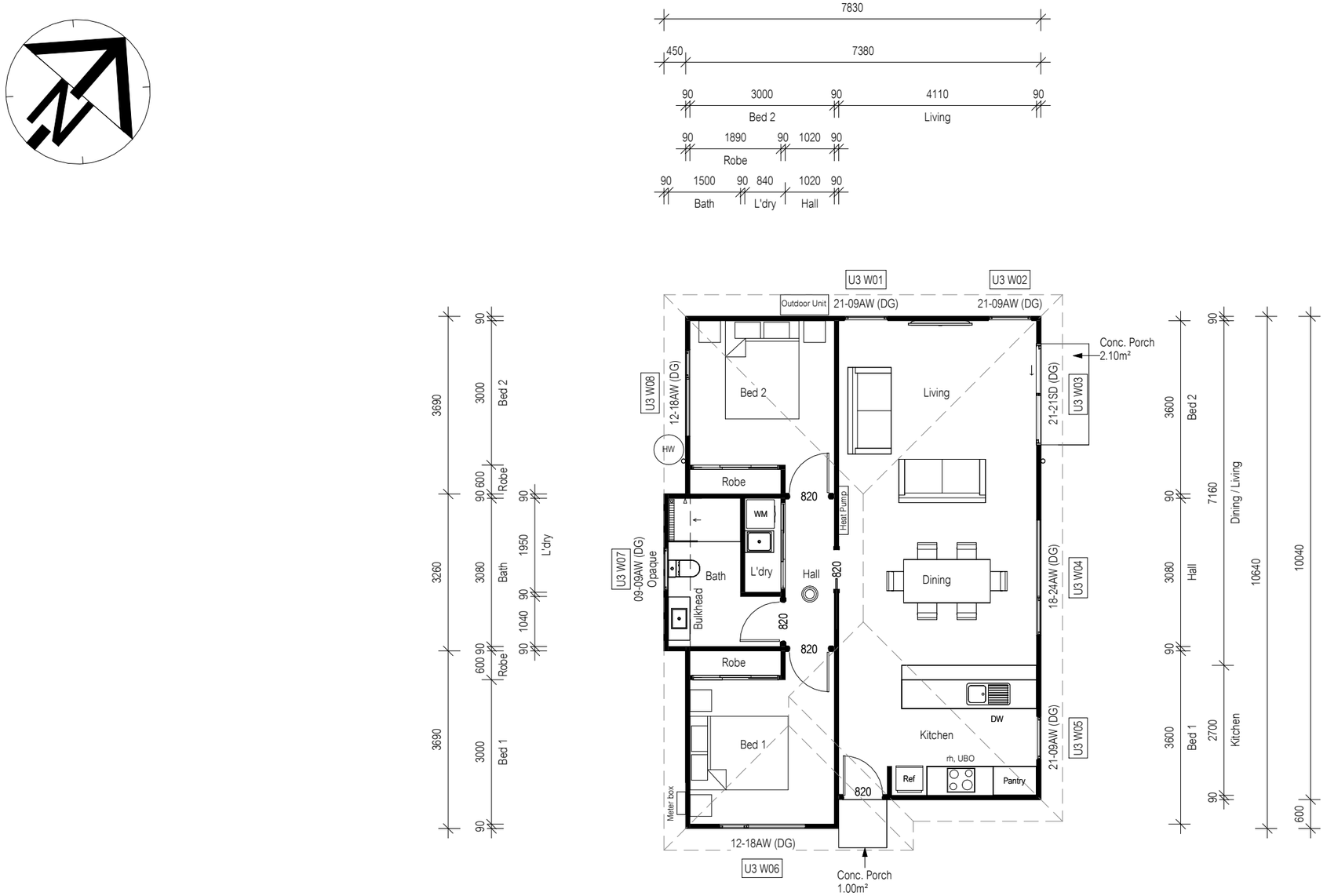
UNIT 2 ROOF PLAN

Drawn	SW	AP2024-2421
Date	24 February 2024	Sheet
Scale	1 : 100	02d/04



Floor Area = 77.47m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

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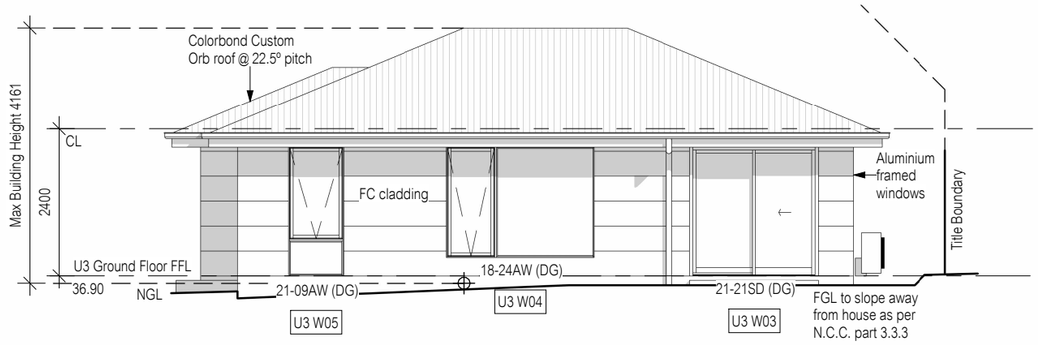
UNIT 3 FLOOR PLAN

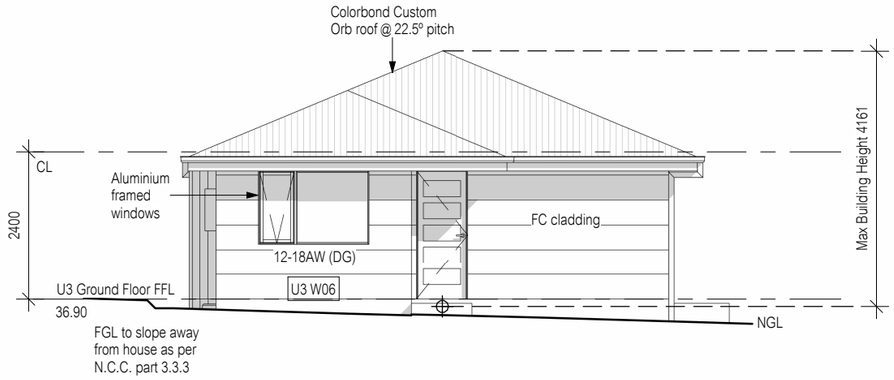
Drawn	SW	AP2024-2421	
Date	24 February 2024	Sheet	03/04
Scale	1 : 100		

Material	Colour
Colorbond Roof	tbc
FC Sheet	tbc

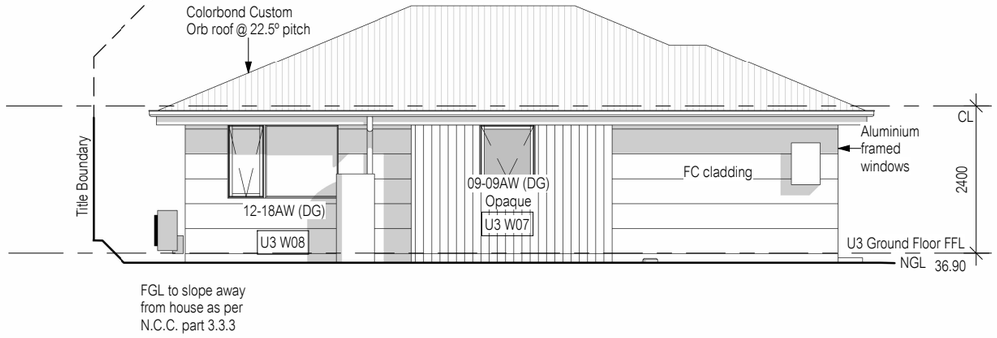
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



U3 North East Elevation



U3 South East Elevation



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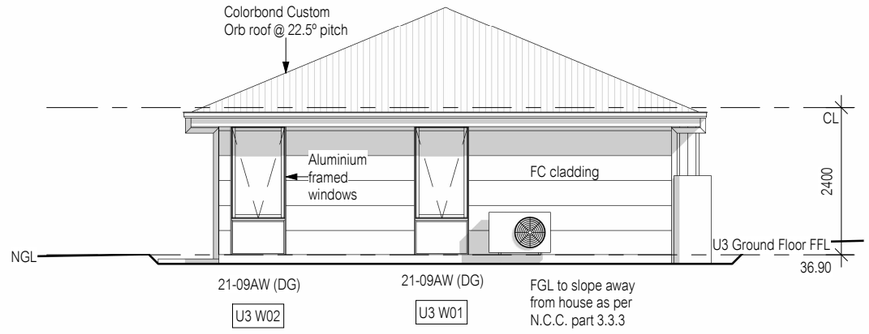

U3 North West Elevation

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BV - Brick Vent

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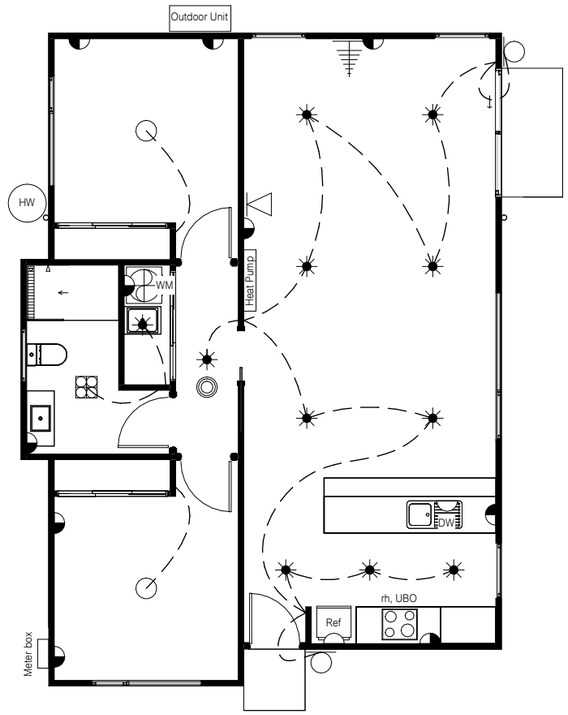
UNIT 3 ELEVATIONS

Drawn	SW	AP2024-2421
Date	24 February 2024	Sheet
Scale	1 : 100	03a/04



LEGEND (W = Wattage e.g. 35W = 35 Watts.)

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Scale	1 : 100		

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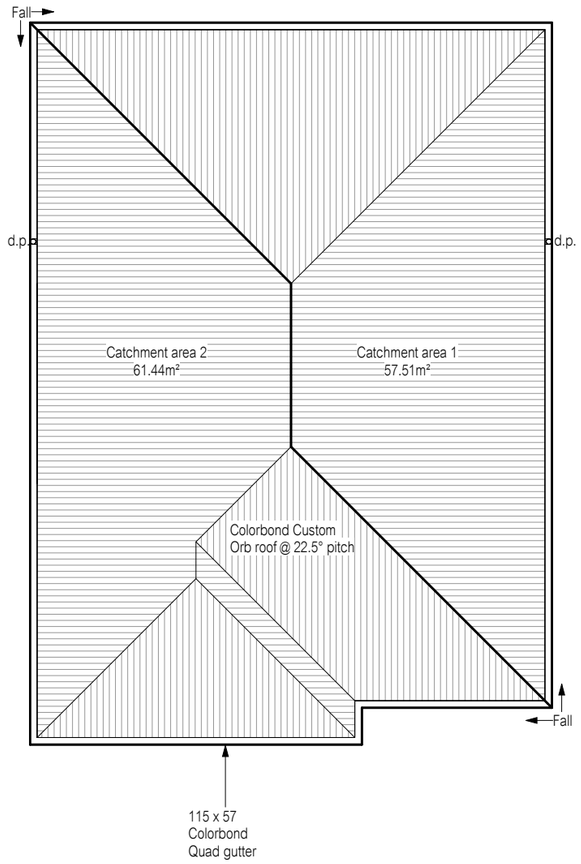

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Required Downpipes	2	Ac ÷ Acdp
Downpipes Provided	2	

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Vent area	0.08m²
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Supply number required	5 evenly spaced
Exhaust number required	Continuous 5mm gap to ridge
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Date	24 February 2024	Sheet 03d/04
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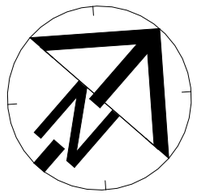

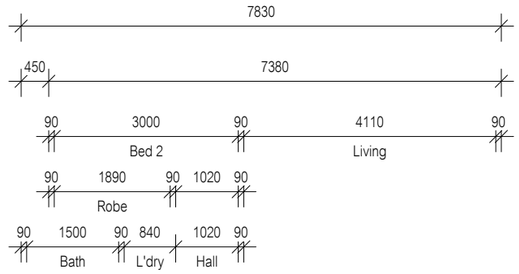

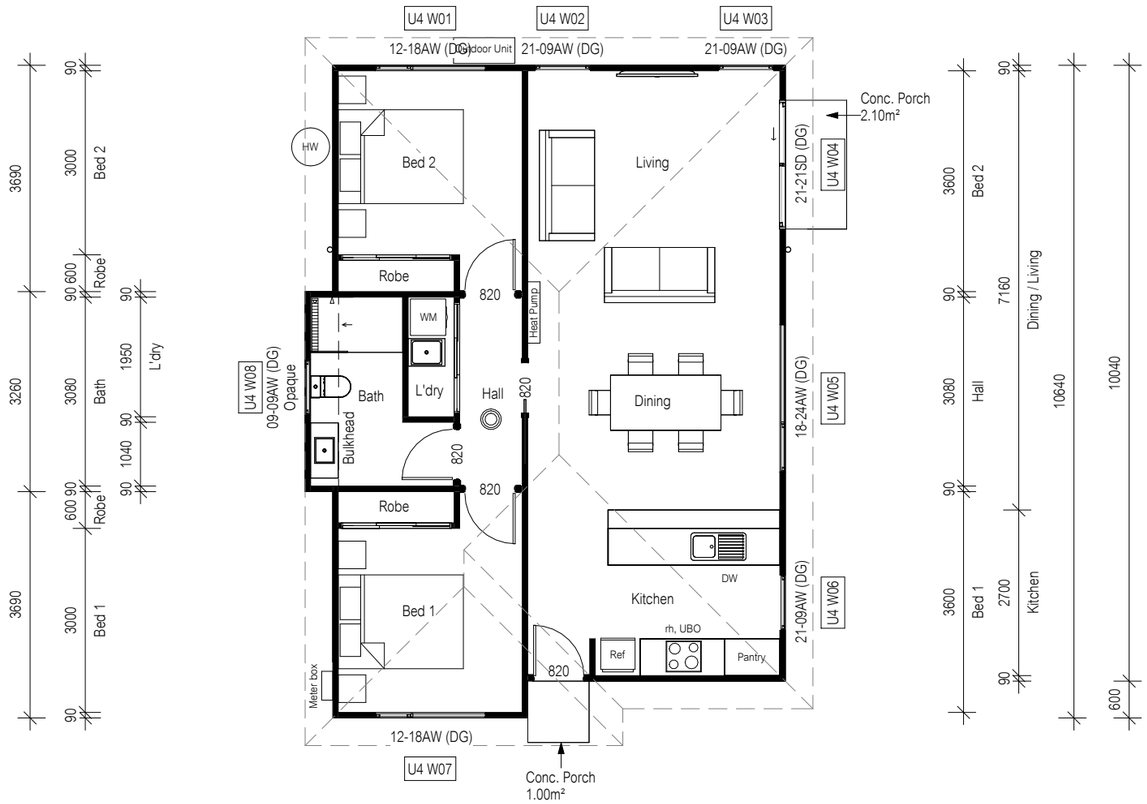

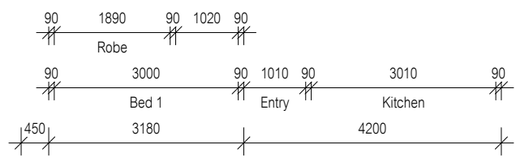

0 1 2 3 4m

1:100

Floor Area = 77.47m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

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Client / Project info

PROPOSED UNIT DEVELOPMENT (WILDER DEVELOPMENTS PTY LTD)

6 Ford Road,
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another perspective drafting&design

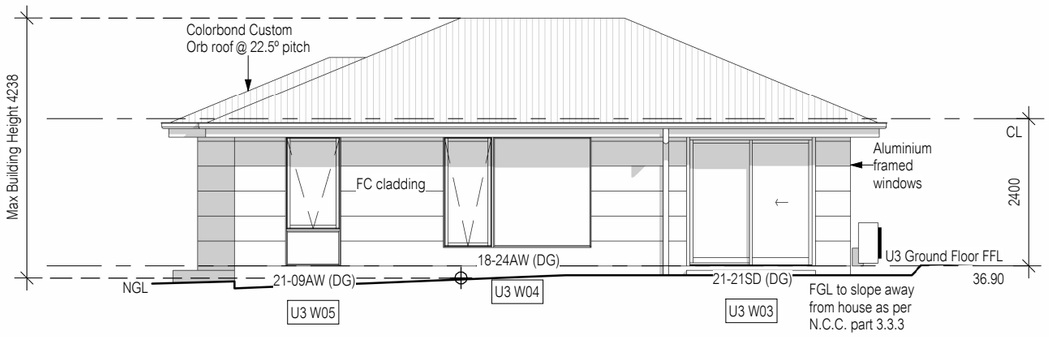
UNIT 4 FLOOR PLAN

Drawn	SW	AP2024-2421	
Date	24 February 2024	Sheet	04/04
Scale	1 : 100		

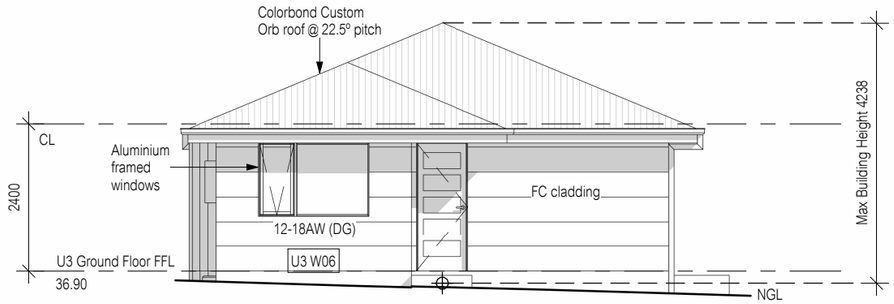
No.	Date	Int.	Amendment changes as per cover sheet

Material	Colour
Colorbond Roof	tbc
FC Sheet	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

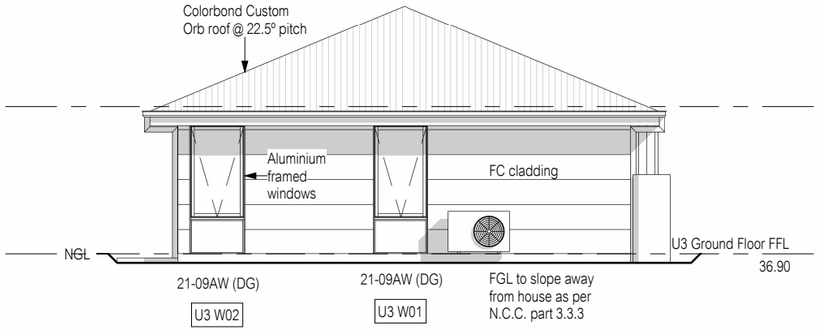


U4 North East Elevation



U4 South East Elevation

U4 South West Elevation



U4 North West Elevation

No.	Date	Int.	Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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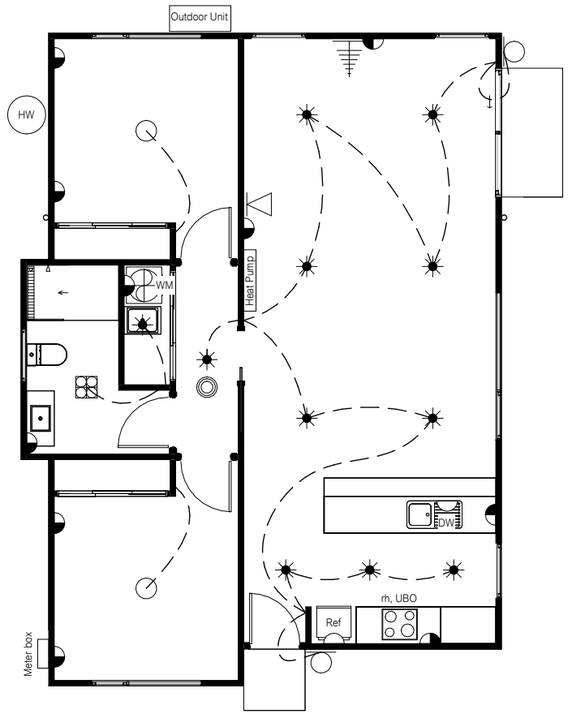
UNIT 4 ELEVATIONS

Drawn	SW	AP2024-2421	
Date	24 February 2024	Sheet	04a/04
Scale	1 : 100		



LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

No.	Date	Int.	Amendment changes as per cover sheet

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PROPOSED UNIT DEVELOPMENT (WILDER DEVELOPMENTS PTY LTD)

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UNIT 4 ELECTRICAL PLAN

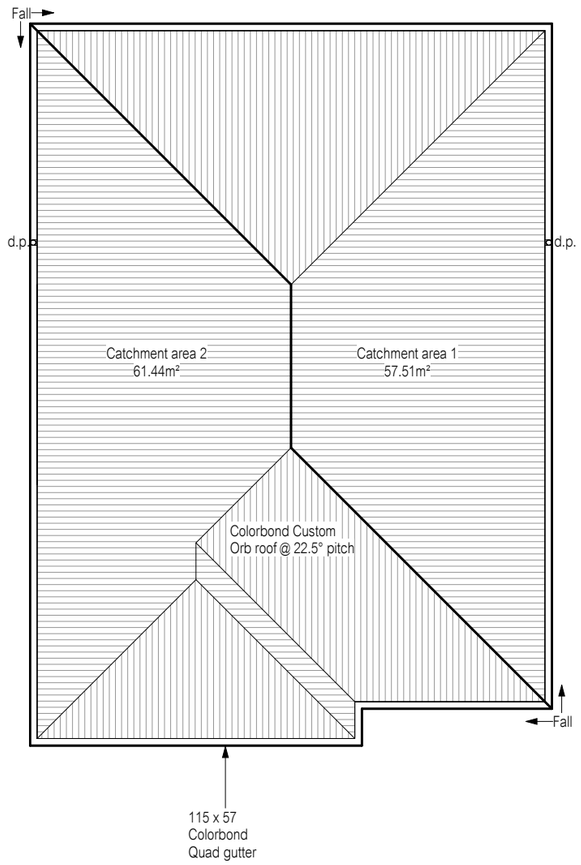
Drawn	SW	AP2024-2421	
Date	24 February 2024	Sheet	04b/04
Scale	1 : 100		

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
75 x 38 F8
@ 900 Centre

Colorbond fixings:
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	93.69	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	98.30	Area of Roof (including 115mm Quad gutter) (m²)
Ac	118.94	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	83.2	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	78	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	2	Ac ÷ Acdp
Downpipes Provided	2	

ROOF VENTILATION GUIDE:
Ventilation calculations must be read in conjunction with *CBOS - Condensation in Buildings - Tasmanian Designers' Guide - Version 2 (published April 2019).*

Continuous gap:

Supply	Exhaust
Continuous gap at eaves is: 25mm for <16˚ pitch 10mm for >16˚ pitch	Continuous gap at ridge is at least 5mm for all roof pitches

OR

Roof vents:
The minimum vent area should be:
a) Ceiling area/150 for <16˚ pitch, or
b) Ceiling area/300 for >16˚ pitch

Supply	Exhaust
75% of ventilation should be supply	25% of ventilation should be exhaust

Vent at gable should be within 900mm of ridge.

ROOF VENTILATION CALCULATION	
Roof vents:	
Ceiling Area:	74.18m²
Roof Pitch:	22.5°
Supply area required (75%):	0.19m²
Exhaust area required (25%):	0.06m²
Example	
Vent Width	200mm
Vent Length	400mm
Vent area	0.08m²
Opening	50%
Supply number required	5 evenly spaced
Exhaust number required	Continuous 5mm gap to ridge
AS3959 compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones.	

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

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PROPOSED UNIT DEVELOPMENT (WILDER DEVELOPMENTS PTY LTD)

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UNIT 4 ROOF PLAN

Drawn	SW	AP2024-2421
Date	24 February 2024	Sheet 04d/04
Scale	1 : 100	

UNIT DEVELOPMENT
6 FORD ROAD
PONTVILLE

DRAWING INDEX

HYDRAULIC LEGEND

Direction	Overflow relief gully
Pipe riser / downpipe	Fire booster valve
Pipe dropper	Single fire hydrant
Capped end	dual pillar hydrant
Locate and connect	Fire hose reel
Continuation	Access panel
Swivel expansion joint	Grated channel drain
Disused pipe	Hot water unit
Cold or hot water point	Inspection opening to surface
Tempering valve	pump
Stop valve	Water service meter
Stop valve in pit	Hose tap
Check valve	Air admittance valve
Double check valve	Pressure reduction valve
Reduced pressure zone device	Floor waste gully

S S S S	Sewer new
EX S EX S EX S EX S	Sewer existing
SW SW SW SW	Stormwater new
EX SW EX SW EX SW EX SW	Stormwater existing
SS SS SS SS	Sub-soil drain new
CW CW CW CW	Cold water new
EX W EX W EX W EX W	Cold water existing
HW HW HW HW	Hot water new
EX HW EX HW EX HW EX HW	Hot water existing
TMW TMW TMW	Tempered mixed water

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	10/11/25

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SHEET: DRAWING INDEX & LEGEND
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NS	NS	NS	10/11/25

SCALE:	SIZE:
NTS	A3

S&E REF:	DRAWING:	REVISION:
25382	H001	0

GENERAL NOTES:

1. THESE DRAWING ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT VERSION.
2. SEWER, STORMWATER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE TASMANIAN PLUMBING CODE, AS3500, WSAA CODES, TASWATER AND TO LOCAL AUTHORITY APPROVAL.
3. IT IS ASSUMED THAT ADJACENT TO THE DEVELOPMENT SITE IS ADEQUATE INFRASTRUCTURE PROVIDED BY THE LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES TO SUPPLY ROAD ACCESS, WATER AND POWER AS REQUIRED BY THIS DESIGN; AND THERE IS ADEQUATE INFRASTRUCTURE OR ENVIRONMENTAL CAPACITY TO RECEIVE STORMWATER AND SEWERAGE DRAINAGE. PARTICULAR ASSUMPTIONS ARE DESCRIBED IN THE FOLLOWING SECTIONS.
4. THE LOCATION OF EXISTING SERVICES AND CONNECTION POINTS WHERE SHOWN ON PLANS ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE.
5. FOLLOWING AGREEMENT WITH THE SUPERINTENDANT, TERMINATE AND ABANDON REDUNDANT EXISTING SERVICES DISCOVERED DURING CONSTRUCTION AND MAKE A NOTE ON AS-CONSTRUCTED DRAWING.
6. LOCATE ALL EXISTING GAS, ELECTRICAL, TELECOMMUNICATIONS, WATER MAINS, SEWER MAINS AND STORMWATER MAINS ETC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ADVISE THE SUPERINTENDANT OF ANYTHING THAT APPEARS NOT BE HAVE BEEN CONSIDERED IN THE DESIGN.
7. CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
8. HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT AND START WORKS NOTICE IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY HIS SUB-CONTRACTORS, ANY SERVICE DAMAGED IS TO BE REINSTATED IMMEDIATELY.
11. ON COMPLETION OF WORKS PROVIDE THREE SETS OF AS-CONSTRUCTED DRAWINGS AND SERVICE MANUALS ALONG WITH ELECTRONIC DRAWING FILES IN PDF AND DWG FORMATS SUITABLE FOR READING WITH A RECENT VERSION OF ADOBE/AUTOCAD TO THE SUPERINTENDANT.
12. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS NOMINATED WITHIN THE CONTRACT, BY THE BUILDING SURVEYOR OR PLUMBING SURVEYOR.
13. NOMINAL DIAMETERS FOR PIPES (DN) REFER TO THE INSIDE DIAMETER (ID BORE)
14. CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.
15. THE CONTRACTOR SHALL ALLOW TO COORDINATE WITH MECHANICAL AND REFRIDGERATION SERVICES AND PROVIDE TUNDISHES CONNECTED TO SEWER OR STORMWATER AS APPROPRIATE TO ALL CONDENSATE DRAINAGE AND RELIEF VALVES. ALLOW TO PROVIDE AND INSTALL MAG IN-WALL TUNDISHES WITH STAINLESS STEEL COVER WINDOW (SUPPLIED BY MA GRIFFITH) OR EQUAL APPROVED TYPE.
16. TRENCHING FOR FLEXIBLE PIPEWORK SHALL BE IN ACCORDANCE WITH AS2566 AND AS3500.
17. ALL PIPEWORK UNDER TRAFFICABLE AREAS, SLABS OR PAVEMENTS IS TO BE FULLY BACKFILLED WITH COMPACTED FCR.

STORMWATER NOTES:

1. STORMWATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) AT A 5 MINUTE STORM DURATION, WITH OVERLAND FLOW PATHS PROVIDED FOR 1:100 ARI. IT IS ASSUMED THAT THE DOWNSTREAM INFRASTRUCTURE AND/OR ENVIRONMENT CAN SAFELY RECEIVE THE 1:20 ARI EVENT WITH A 5 MINUTE STORM DURATION.
2. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCCA, TASMANIAN PLUMBING CODE, COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
3. ALL ROOF DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3 AND THE REQUIREMENT FOR OVERFLOWS DONE TO SATISFY THE REQUIREMENTS OF THE NCCA.
4. ALL PIPEWORK SHALL BE MINIMUM DN100 UPVC SN4 AT 1:100 GRADE (1.00%) UNLESS NOMINATED OTHERWISE ON PLANS
5. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE.
6. INSTALL ALL AG DRAINS TO THE REQUIREMENTS OF AS3500 AND PART 3.1.2 OF THE NCCA.
7. PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN ACCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN IN DRAWINGS.
8. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 100 YEAR ARI STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 20 YEAR ARI STORMS AND THE ROAD RESERVE FOR 100 YEAR ARI STORMS.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S BY-LAWS AND AS/NZS3500.
10. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH THE CONCRETE PIPE ASSOCIATION OF AUSTRALIA INSTALLATION REQUIREMENTS FOR TYPE HS2 SUPPORT.
11. BELOW GROUND PIPEWORK AND FITTINGS TO BE uPVC SWHD, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS.
12. PIPEWORK SHALL BE LAID IN POSITION AND AT THE GRADES SHOWN.
13. MINIMUM GRADE OF PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE (U.N.O.).
14. MINIMUM SIZE OF PIPEWORK SHALL BE DN100.
15. SURFACE WATER DRAINS, CATCHPITS/GRATED PITS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER..

SEWER NOTES:

1. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCCA, TASMANIAN PLUMBING CODE, COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
2. CONFIRM THE LOCATION AND LEVEL OF THE NOMINATED OUTLET PRIOR TO TRENCH EXCAVATION OR LAYING OF ANY DRAINS. ASCERTAIN FROM TASWATER ALL NECESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN ACCORDANCE WITH THESE REQUIREMENTS.
3. SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS2566.
4. ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500.
5. PIPEWORK SHALL BE CONSTRUCTED OF UNPLASTICISED POLYVINYL CHLORIDE (uPVC), U.N.O.
6. PIPEWORK SHALL HAVE BE MINIMUM CLASS SN4 UNLESS NOMINATED OTHERWISE ON PLANS.
7. PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY TO ENSURE NO LEAKS.
8. ALL PIPEWORK SHALL BE CONCEALED IN WALLS, VOID SPACE OR DUCTS UNLESS NOTED OTHERWISE.
9. MINIMUM GRADE OF PIPEWORK SHALL BE 1:40 FOR BRANCHES AND 1 IN 60 FOR DRAINS UNLESS NOTED OTHERWISE.
10. MINIMUM SIZE OF BRANCH DN65 AND MINIMUM SIZE OF DRAINS SHALL BE DN100.
11. ALL FITTINGS TO BE ISOLATED BY AN APPROVED TRAP PRIOR TO CONNECTION TO THE SEWER LINE.
12. PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH AS3500 REQUIREMENTS.
13. INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS3500.
14. ONE OVERFLOW RELIEF GULLY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE.
15. WHERE PIPEWORK PENETRATES FIRE RATED WALLS OR FLOORS, A FIRE STOP COLLAR SHALL BE INSTALLED. ALL WORK SHALL BE STRICTLY INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS.
16. NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STACKS AS PER AS3500. INSTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	10/11/25

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SHEET: HYDRAULIC NOTES

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NS	NS	NS	10/11/25

SCALE:	SIZE:
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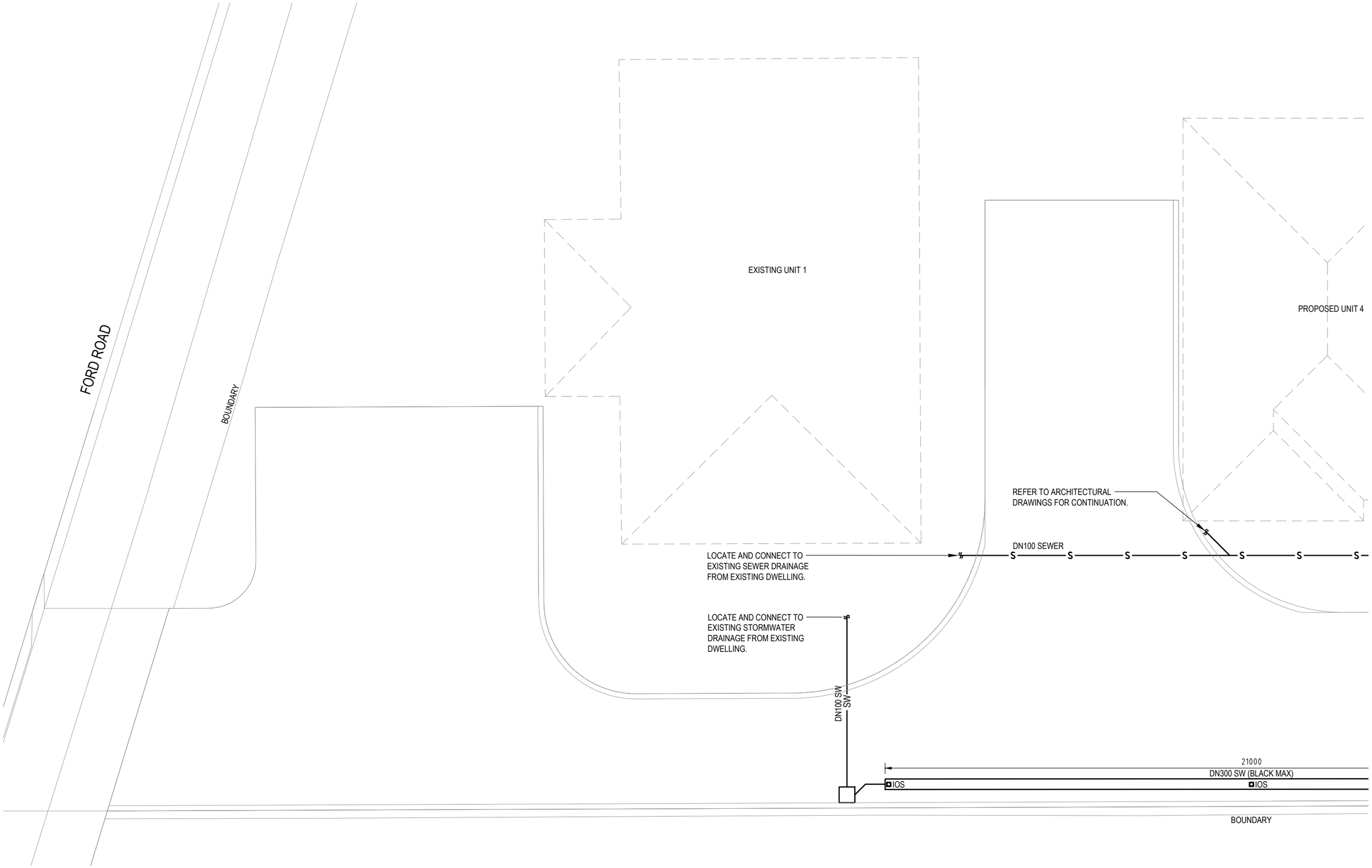
25382	H002	0



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	10/11/25

North

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CLIENT: WILDER DEVELOPMENTS

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SHEET: DRAINAGE PLAN 01

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NS	NS	NS	10/11/25

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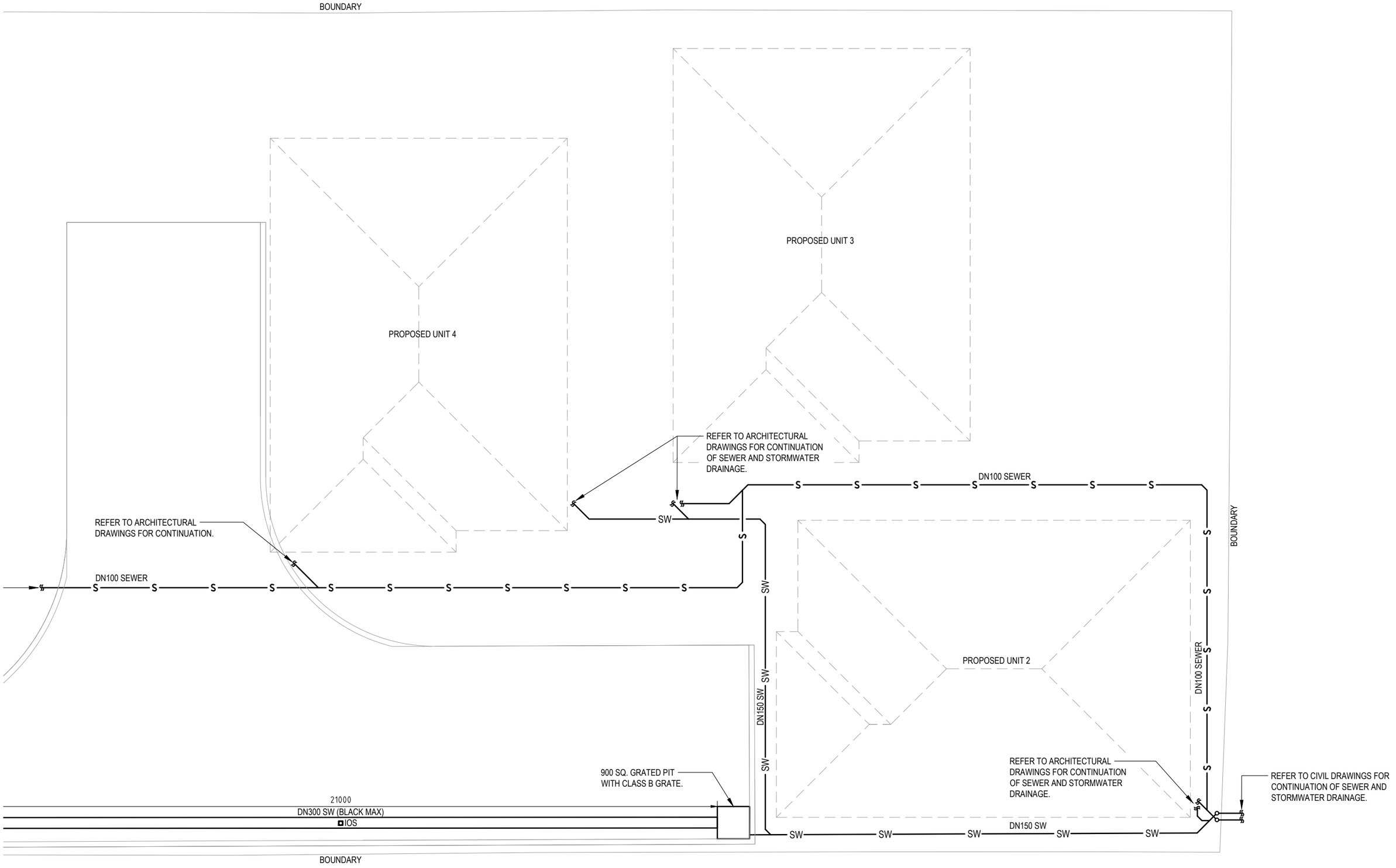

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CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: DRAINAGE PLAN 02

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NS	NS	NS	10/11/25

SCALE:	SIZE:
1:100	A3

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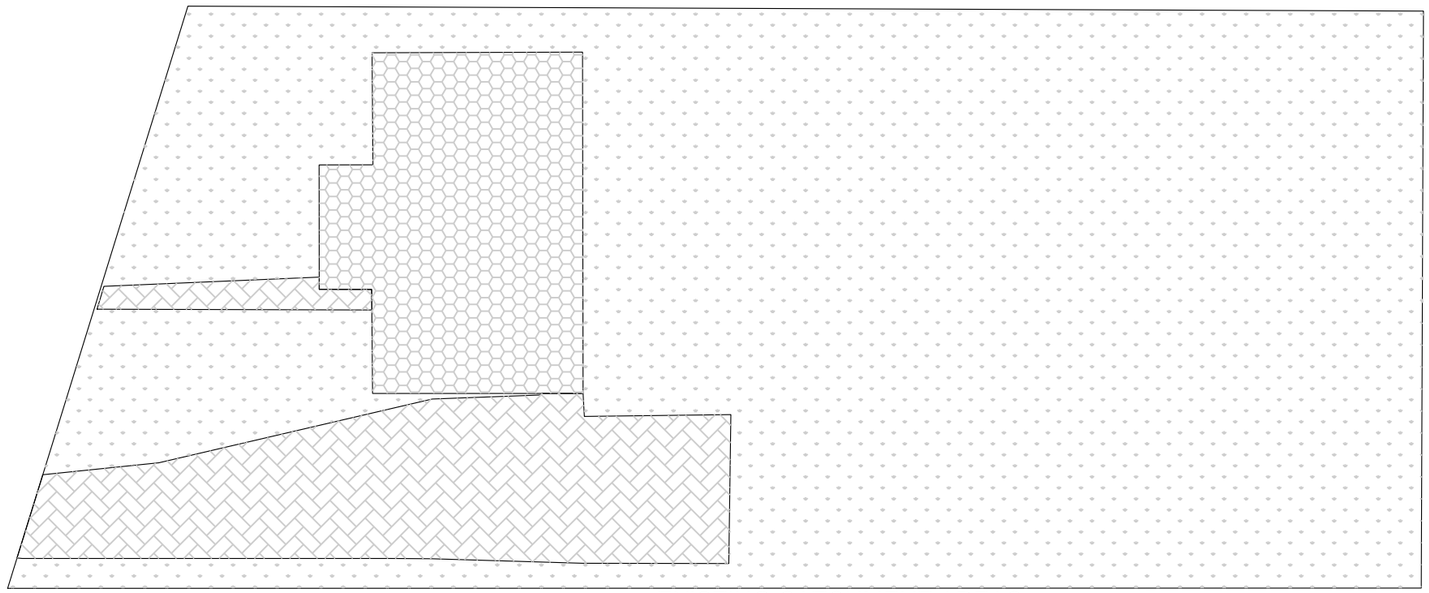


TOTAL SITE = 1276m^2

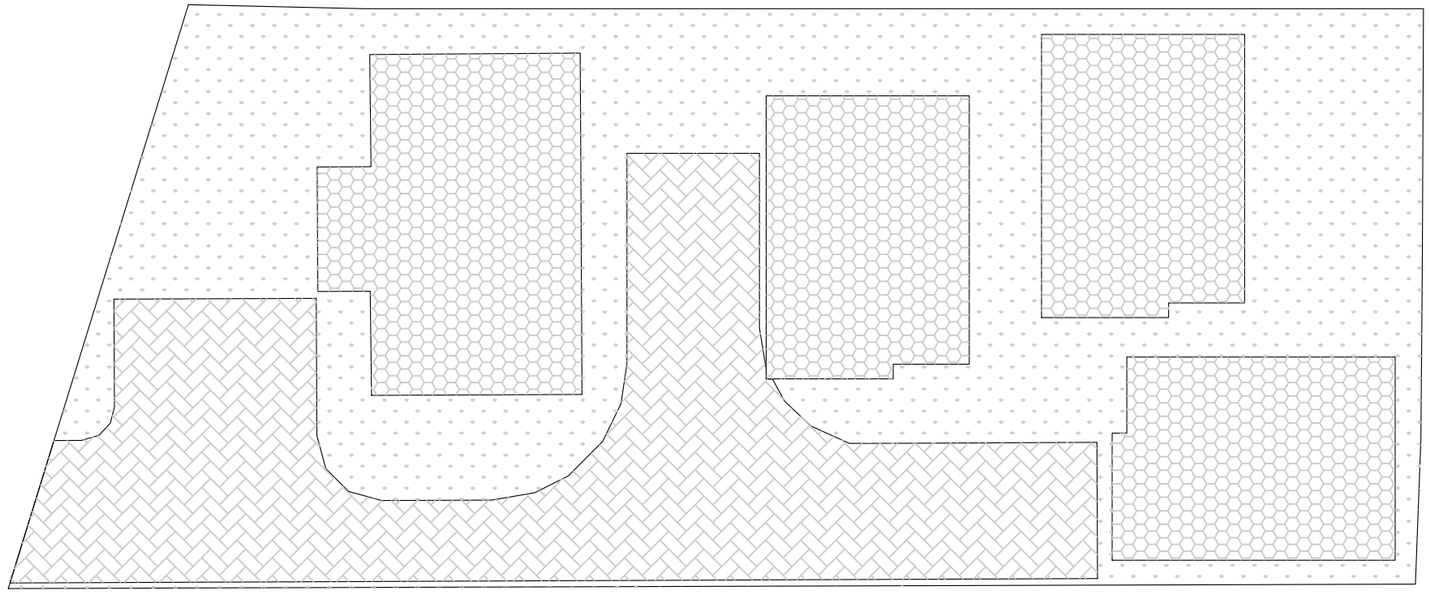
EXISTING HARDSTAND = 166m^2

EXISTING ROOF = 130m^2

EXISTING GARDEN = 980m^2

EXISTING CATCHMENT AREAS

1:250



TOTAL SITE = 1276m^2

PROPOSED HARDSTAND = 330m^2

PROPOSED ROOF = 411m^2

PROPOSED GARDEN = 535m^2

ADDITIONAL IMPERVIOUS = 445m^2

PROPOSED CATCHMENT AREAS

1:250

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	10/11/25

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SHEET: SITE AREA CHARACTERISTICS

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NS	NS	NS	10/11/25

SCALE:	SIZE:
1:250	A3

S&E REF:	DRAWING:	REVISION:
25382	H102	0

ON-SITE STORMWATER DETENTION

ASSESSED USING RATIONAL METHOD WITH 5% AEP 5 MINUTE DURATION DESIGN STORM

TOTAL DEVELOPMENT AREA = 1276m²

PRE-DEVELOPMENT AREAS		DEVELOPMENT AREAS	
ROOF (C=1.0)	130m²	ROOF (C=1.0)	411m²
IMPERVIOUS (C=0.9)	166m²	IMPERVIOUS (C=0.9)	330m²
GARDEN (C=0.3)	980m²	GARDEN (C=0.3)	535m²
PERMISSIBLE SITE DISCHARGE	13.25L/s	PEAK FLOW RATE	20.07 L/s
EQUIV. VOLUME	3976L	EQUIV. VOLUME (L)	6022 L

SITE STORAGE REQUIREMENT = 2046L

AREAS DETAINED		AREAS NOT DETAINED	
EXISTING ROOF (C=1.0)	130m²	ROOF (C=1.0)	281m²
IMPERVIOUS (C=0.9)	330m²	IMPERVIOUS (C=0.9)	0m²
GARDEN (C=0.3)	0m²	GARDEN (C=0.3)	535m²

PEAK FLOW TO DETENTION = 9.87 L/s

UNDETAINED PEAK FLOW = 10.2 L/s

DETENTION DISCHARGE REQUIREMENT = 3.05 L/s MAXIMUM

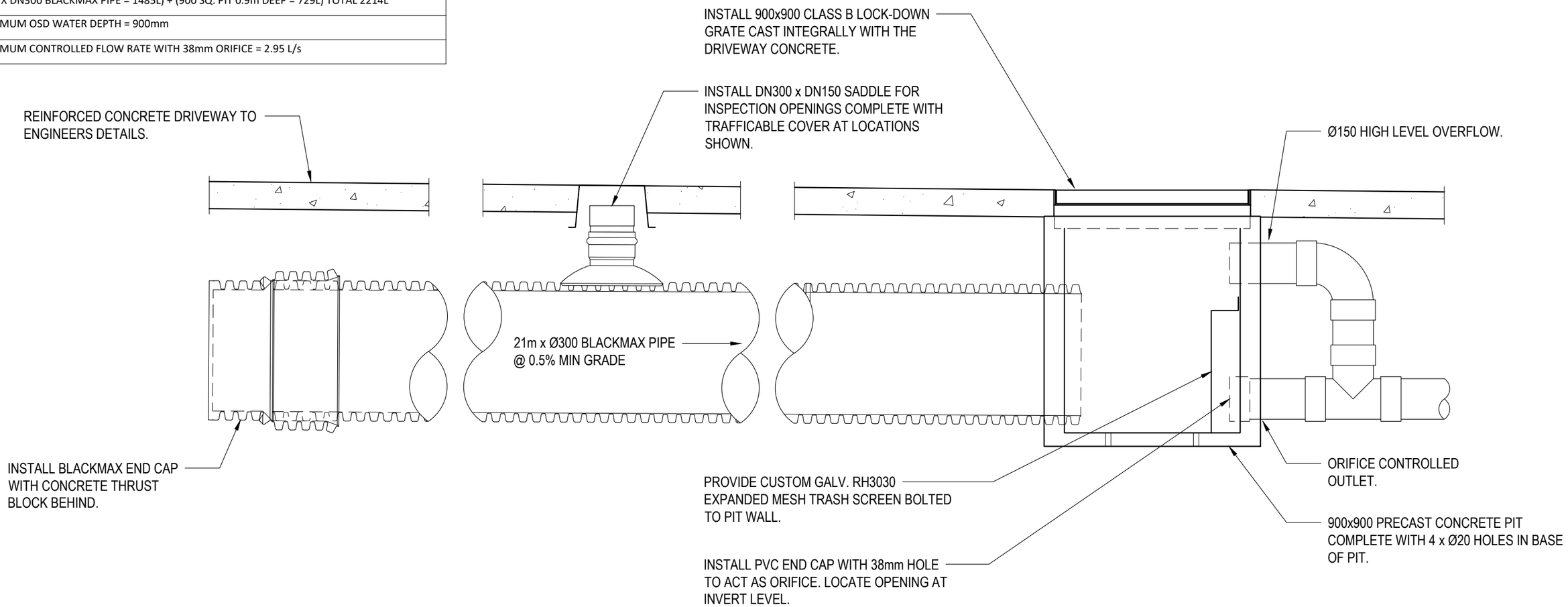
(21m X DN300 BLACKMAX PIPE = 1485L) + (900 SQ. PIT 0.9m DEEP = 729L) TOTAL 2214L

MAXIMUM OSD WATER DEPTH = 900mm

MAXIMUM CONTROLLED FLOW RATE WITH 38mm ORIFICE = 2.95 L/s

STORMWATER DETENTION GENERAL MAINTENANCE

TASK	ACTION	FREQUENCY
INSPECT ORIFICE - OWNER	REMOVE ANY BLOCKAGES VIA THE INSPECTION OPENING	4 TIMES PER YEAR
CLEAN GRATED PIT - OWNER	CLEANOUT AND REMOVE ANY SLUDGE AND DEBRIS IN THE GRATED PIT AT OUTLET OF DETENTION PIPE	4 TIMES PER YEAR
INSPECT GUTTERS - OWNER	INSPECT GUTTERS OF BUILDING AND REMOVE ANY SLUDGE / DEBRIS.	4 TIMES PER YEAR
DETAILED INSPECTION - LICENCED PLUMBER	CLEAN DETENTION PIPE OF SLUDGE AND DEBRIS, CHECK ORIFICE DIAMETER FOR CORRECT SIZE AND RETAINS SHARP EDGE, INSPECT AND CLEAN ASSOCIATED PIPEWORK.	EVERY 5 YEARS



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	10/11/25

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CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: STORMWATER DETENTION DETAILS

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NS	NS	NS	10/11/25

SCALE: NTS

SIZE: A3

S&E REF: 25382

DRAWING: H103

REVISION: 0

UNIT DEVELOPMENT
6 FORD ROAD
PONTVILLE

DRAWING INDEX

LEGEND

9.60	Existing surface level (surveyed)
9.60 EX	Existing surface level (interpolated)
9.80	Proposed bulk earthworks level
9.80	Proposed finished surface level
EX W EX W EX W	Existing water supply external to building
W W W	Proposed water supply external to building
EX FS EX FS EX FS	Existing fire supply
FS FS FS	Proposed fire supply
EX S EX S EX S	Existing sewer drain
S S S	Proposed sewer drain
GW GW GW	Proposed sewer drain (greasy waste)
TW TW TW	Proposed sewer drain (trade waste)
EX SW EX SW EX SW	Existing stormwater drain
SW SW SW	Proposed stormwater drain
	Proposed stormwater (larger)
	Proposed DN100 ag. drain and geofabric sock

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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CLIENT: WILDER DEVELOPMENTS
ADDRESS: 6 FORD ROAD PONTVILLE
SHEET: DRAWING INDEX
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: BUILDING APPROVAL

DRAWN	DESIGNED	VERIFIED	DATE
NE	NE	-	10/11/25

SCALE: N.T.S
SIZE: A3
S&E REF: 25382
DRAWING: C001
REVISION: 0

GENERAL

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

EARTHWORKS

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

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

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

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

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

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

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

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

ROADWORKS

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

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

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

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

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

R7. All radii are to the back of kerb.

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

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

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

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

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

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

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

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

APPROVALS

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

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P1	PRELIM ISSUE	10/11/2025

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CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: GENERAL NOTES 1

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

SCALE:	SIZE:
N.T.S	A3

S&E REF:	DRAWING:	REVISION:
25382	C002	0

STORMWATER

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

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

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

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

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

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

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

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

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

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

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

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

SEWER

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

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

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

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

WATER

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

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

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

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

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

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

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

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

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

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

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

W12. Road crossings:

DN100 PVC-U conduits for all HDPE.

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

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

RETAINING WALLS

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

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

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

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

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

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

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

CONCRETE

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

C2. Concrete grades (UNO on drawings) :

ELEMENT	Grade
General	N25
Footings	N20
Blinding	N15
Pavement	N25

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

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

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

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

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

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

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

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CLIENT: WILDER DEVELOPMENTS

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SHEET: GENERAL NOTES 2

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

SCALE: N.T.S

SIZE: A3

S&E REF: 25382

DRAWING: C003

REVISION: 0

CONSTRUCTION RISK ASSESSMENT

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

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

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

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

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

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

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

Risk Rating (R)

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

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

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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

CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: SAFETY IN DESIGN

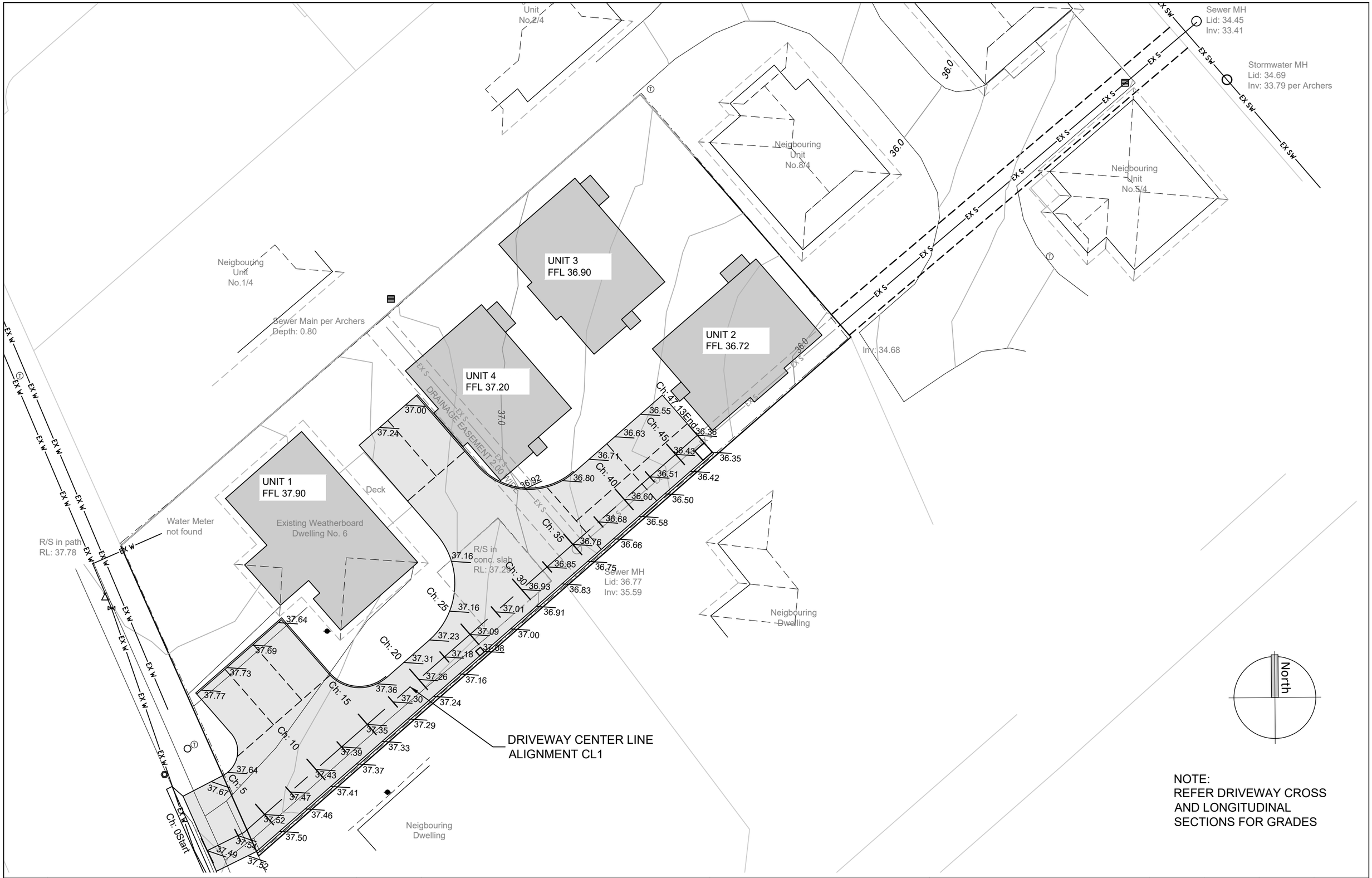
PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

SCALE:	SIZE:
N.T.S	A3

S&E REF:	DRAWING:	REVISION:
25382	C004	0



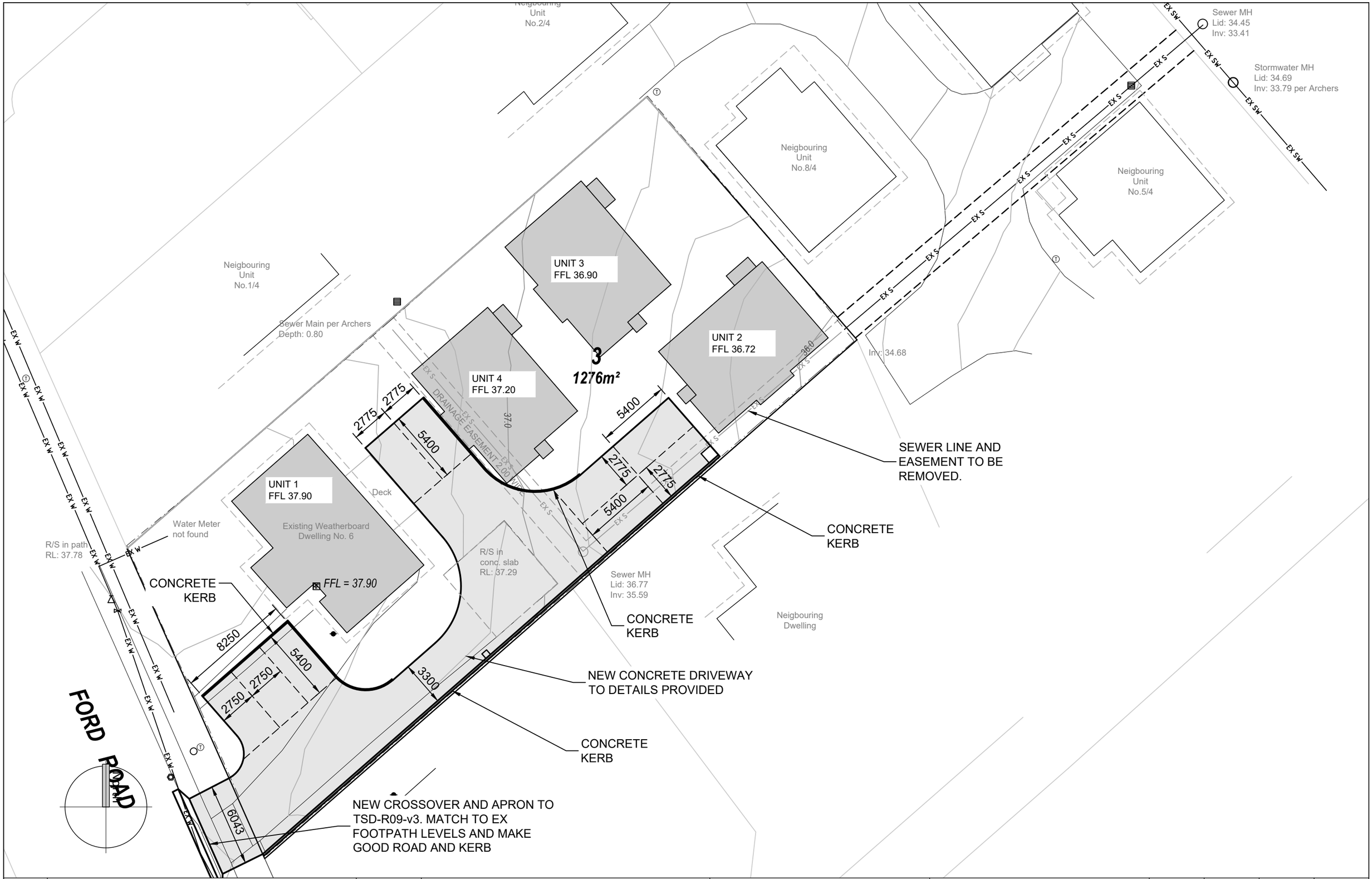
NOTE:
REFER DRIVEWAY CROSS AND LONGITUDINAL SECTIONS FOR GRADES

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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

CLIENT: WILDER DEVELOPMENTS	SHEET: LEVELS & GRADES
ADDRESS: 6 FORD ROAD PONTVILLE	PROJECT NAME: UNIT DEVELOPMENT
	ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25
SCALE: 1:250		SIZE: A3	
S&E REF: 25382		DRAWING: C101	REVISION: 0



REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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

CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: SITEWORKS DETAILS & NOTES

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

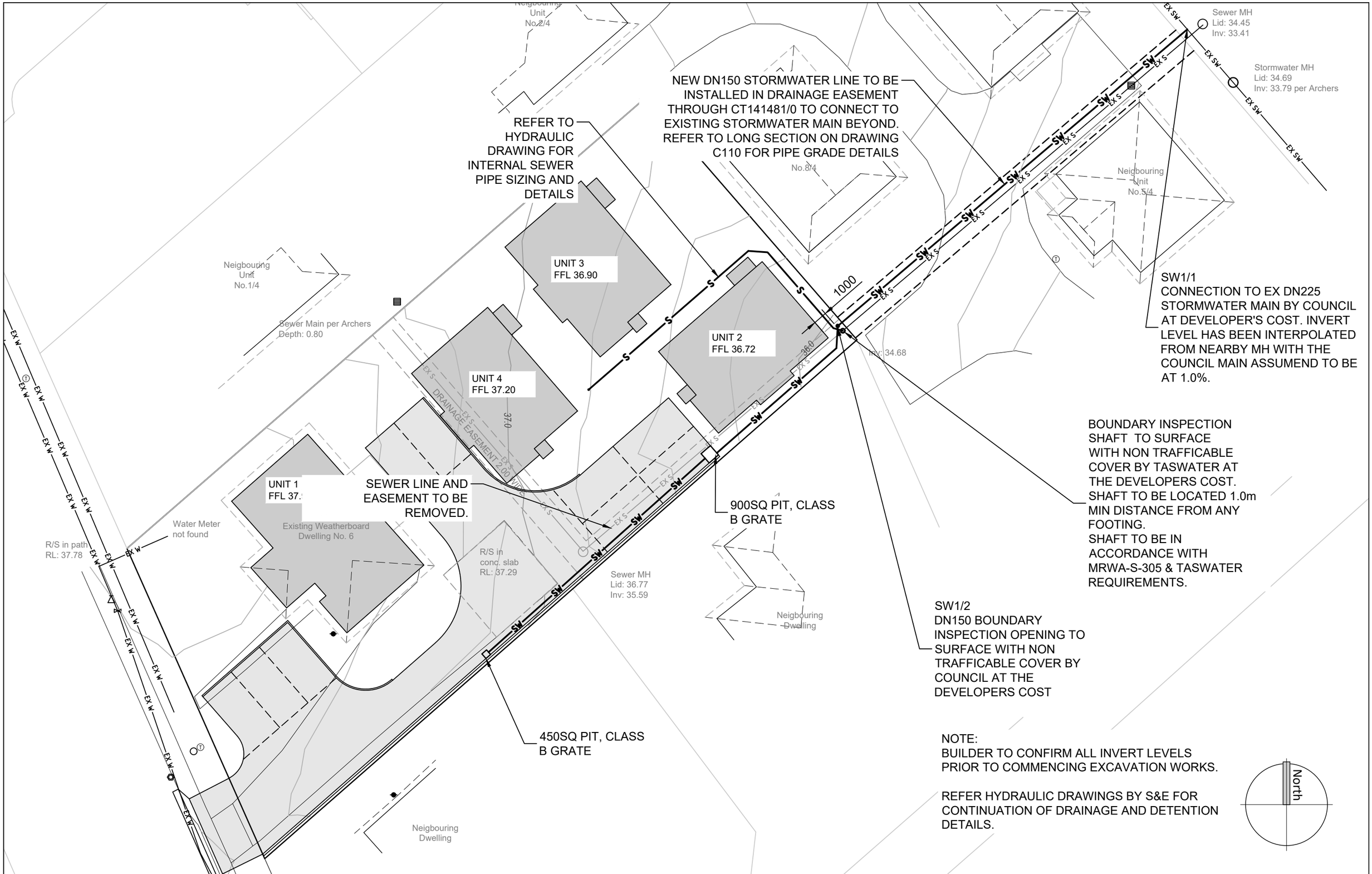
SCALE: 1:250

SIZE: A3

S&E REF: 25382

DRAWING: C102

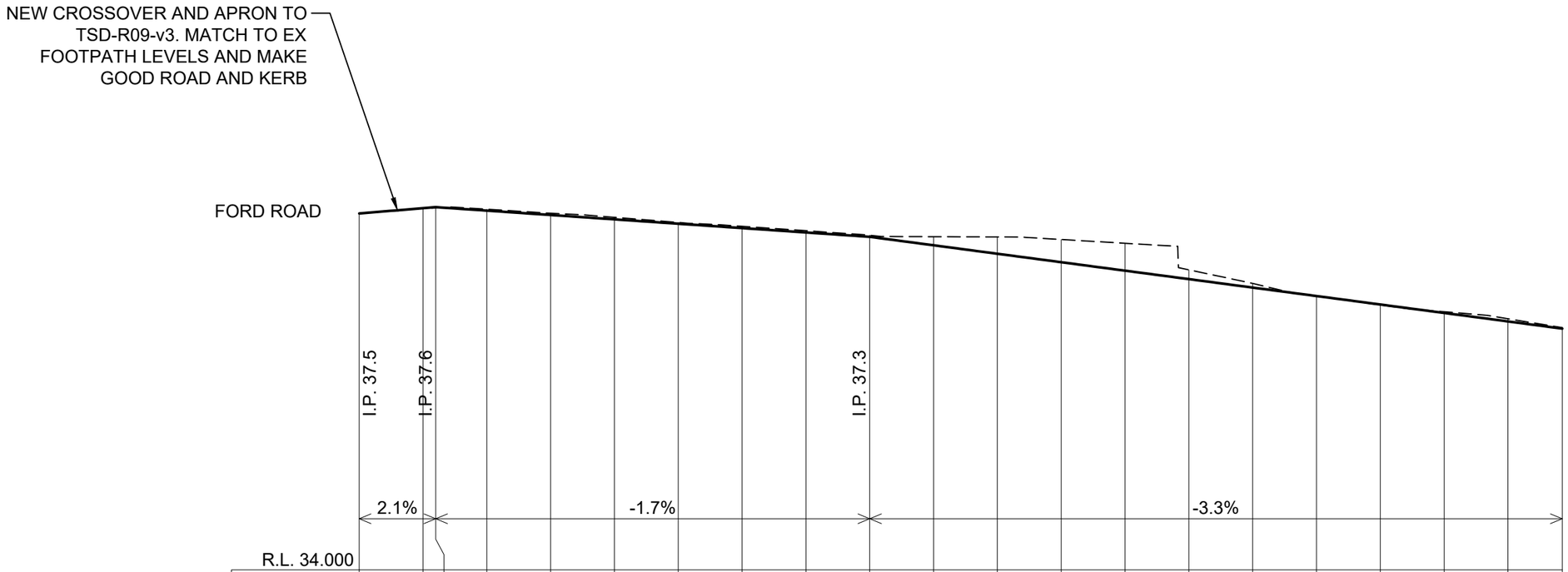
REVISION: 0



REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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

CLIENT: WILDER DEVELOPMENTS	SHEET: STORMWATER PLAN	DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 10/11/25		
ADDRESS: 6 FORD ROAD PONTVILLE	PROJECT NAME: UNIT DEVELOPMENT	SCALE: 1:250	SIZE: A3				
	ISSUE: BUILDING APPROVAL	S&E REF: 25382	DRAWING: C103	REVISION: 0			



R.L. 34.000

DESIGN SURFACE	37.489	37.541	37.551	37.517	37.474	37.431	37.388	37.346	37.303	37.260	37.177	37.095	37.012	36.929	36.846	36.763	36.681	36.598	36.515	36.432	36.362
EXISTING SURFACE	37.49	37.54	37.54	37.53	37.49	37.45	37.40	37.36	37.32	37.28	37.26	37.26	37.23	37.20	36.94	36.80	36.68	36.59	36.53	36.46	36.37
CHAINAGE	0.000	2.500	2.998	5.000	7.500	10.000	12.500	15.000	17.500	20.000	22.500	25.000	27.500	30.000	32.500	35.000	37.500	40.000	42.500	45.000	47.127

LONGITUDINAL SECTION - CL1

SCALES: HORIZONTAL 1:200 VERTICAL 1:100

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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

CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: LONGITUDINAL SECTION CL1

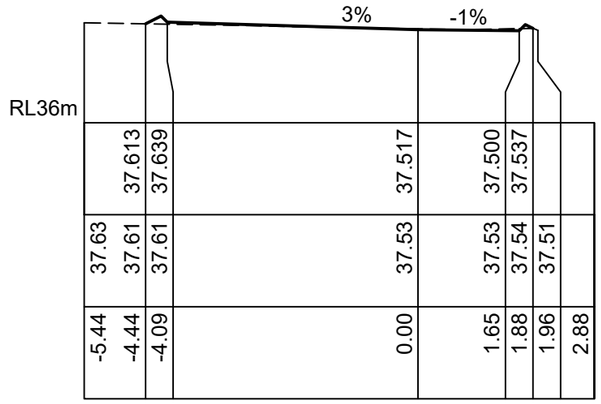
PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

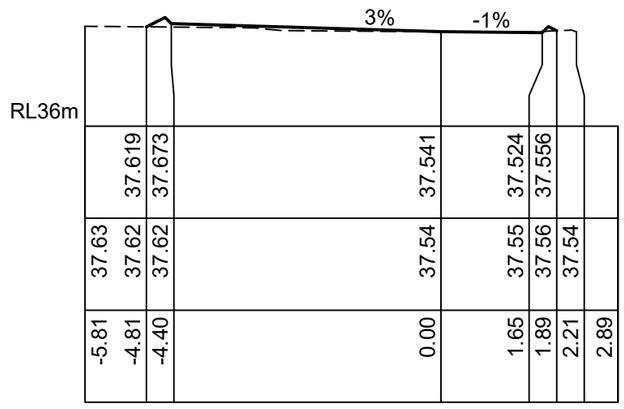
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
25382	C104	0



Ch 5.00 m



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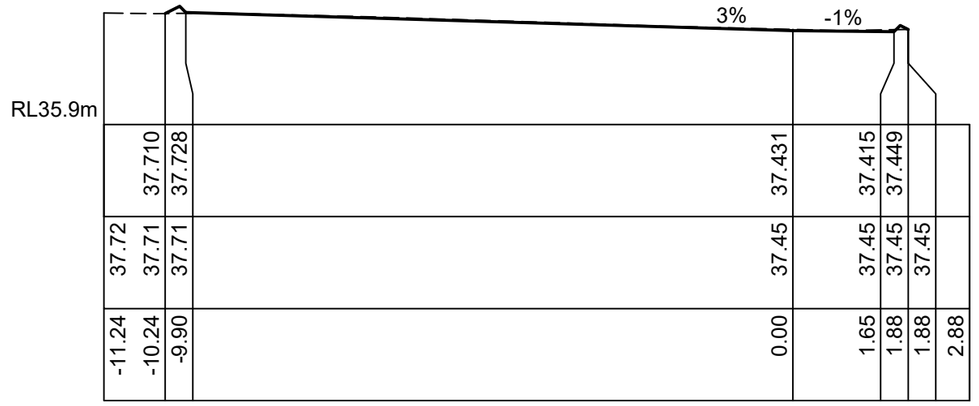
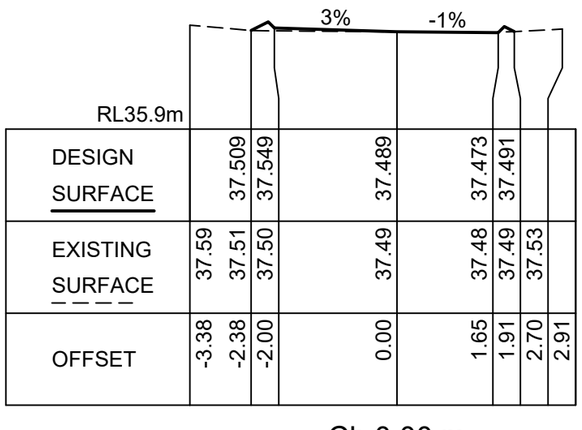
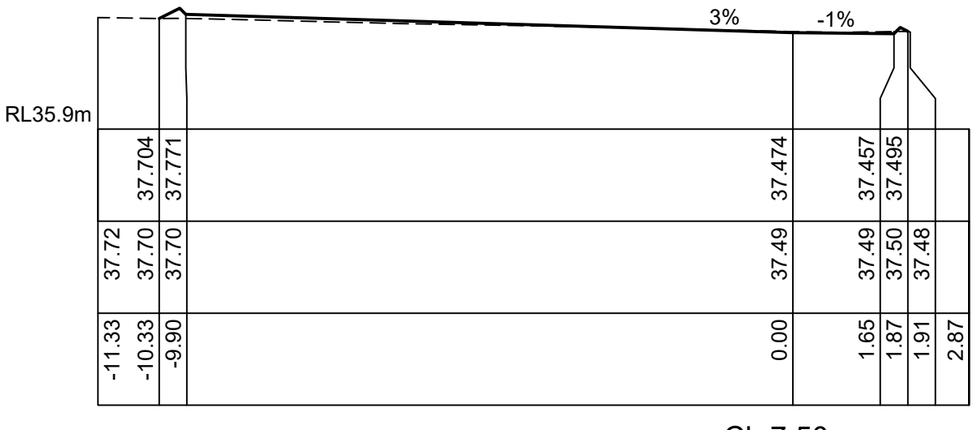


Ch 10.00 m



Ch 0.00 m



Ch 7.50 m

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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

CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: CROSS SECTIONS PLAN 1

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

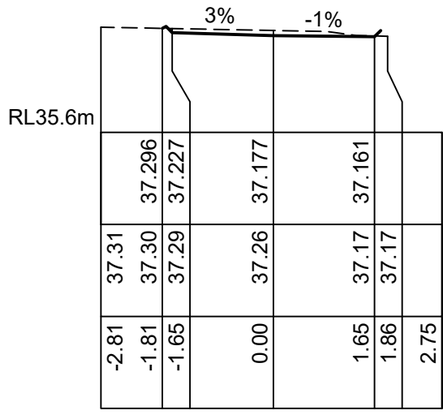
SCALE: 1:100

SIZE: A3

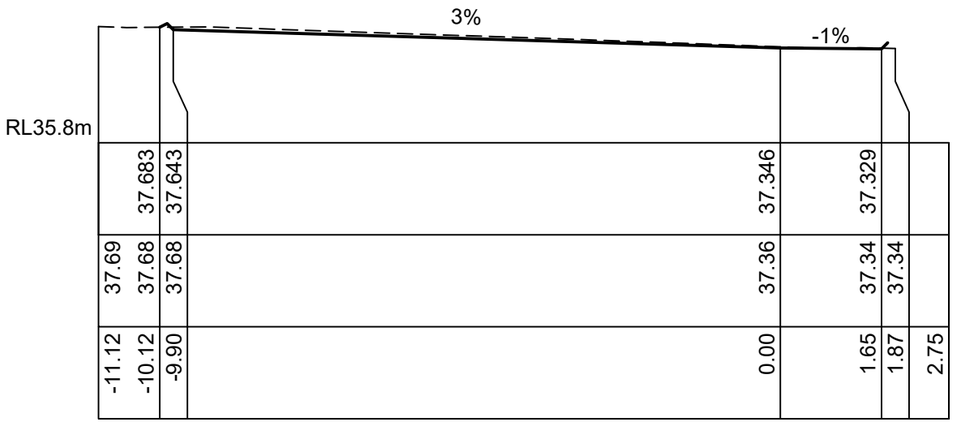
S&E REF: 25382

DRAWING: C105

REVISION: 0



Ch 22.50 m



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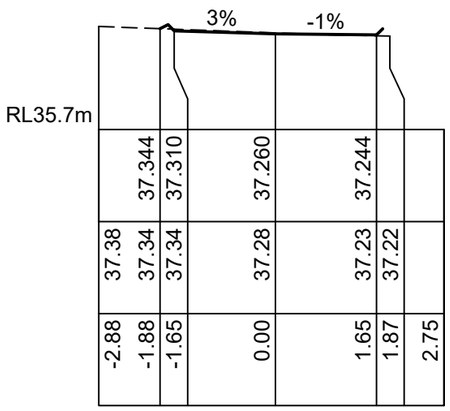

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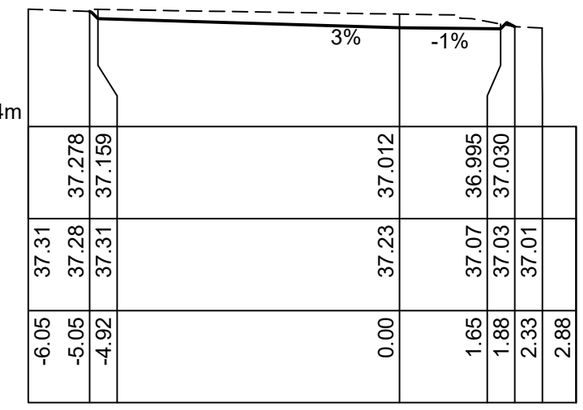

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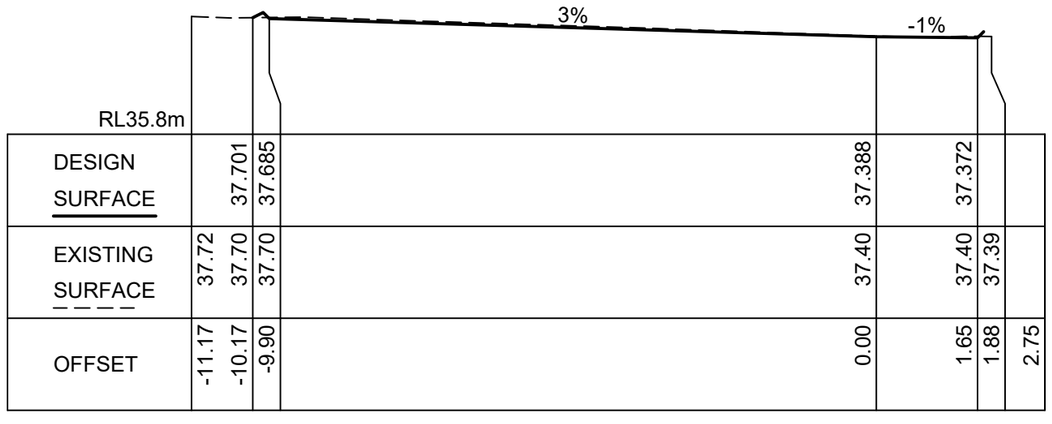
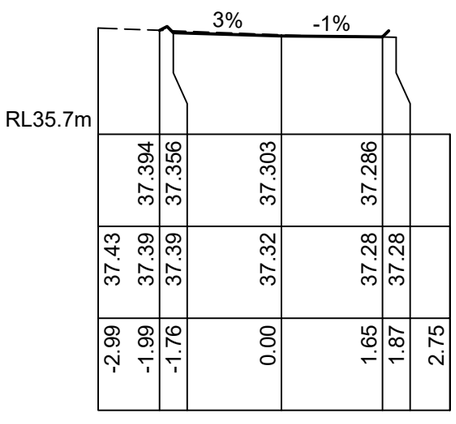
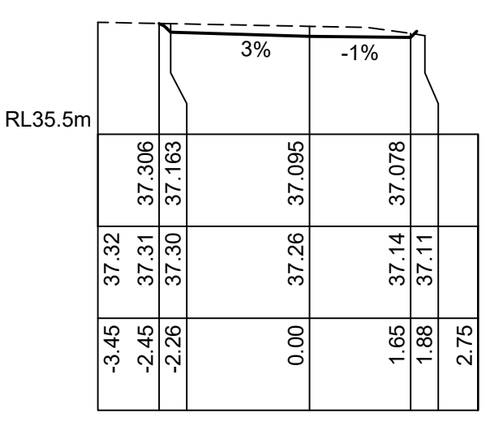


Ch 12.50 m



Ch 17.50 m



Ch 25.00 m

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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Noe 0416 074 935
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CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: CROSS SECTIONS PLAN 2

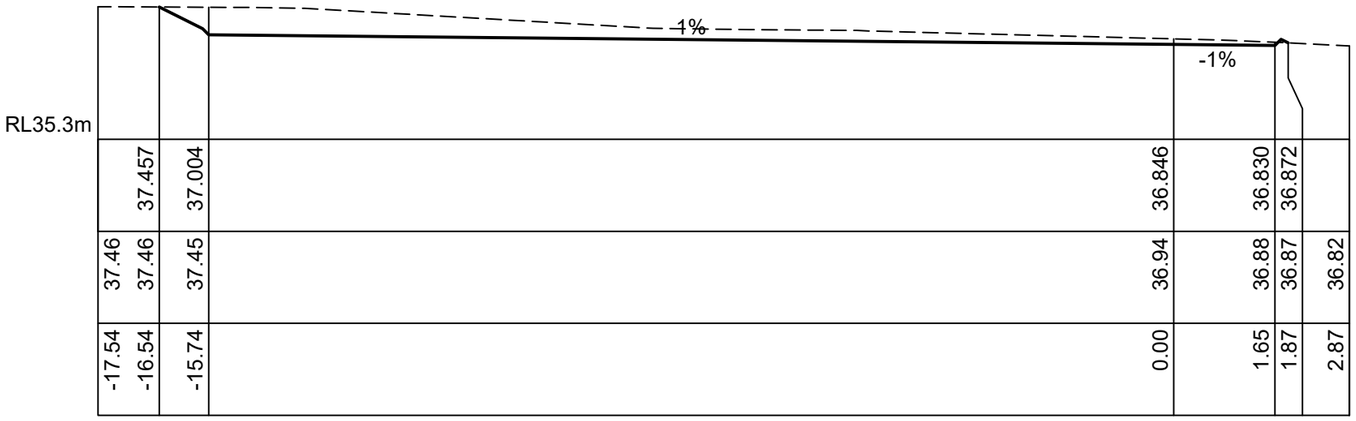
PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

SCALE: 1:100 SIZE: A3

S&E REF: 25382 DRAWING: C106 REVISION: 0



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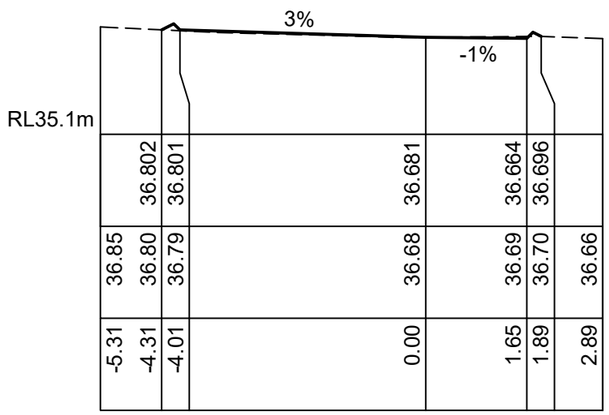
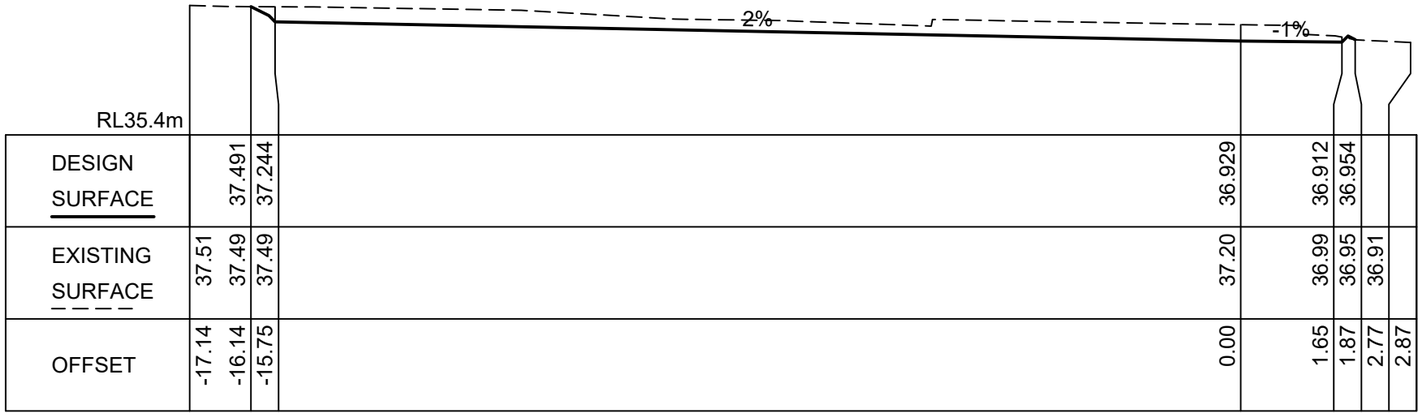


Ch 37.50 m



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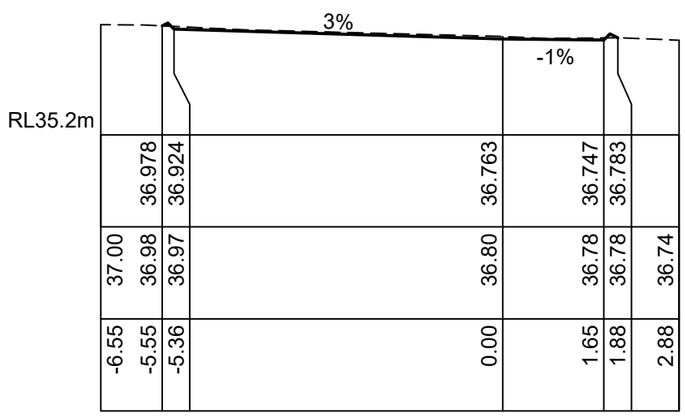


Ch 35.00 m

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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

CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: CROSS SECTIONS PLAN 3

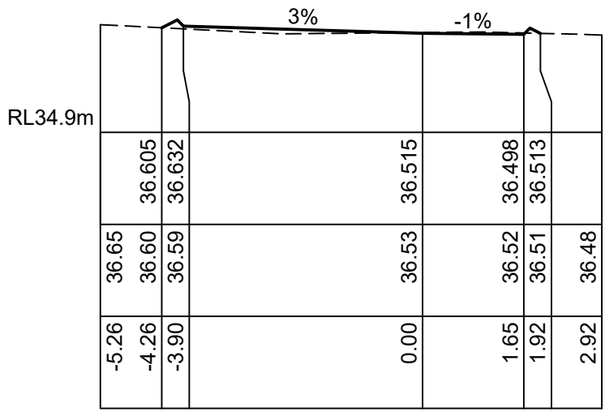
PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

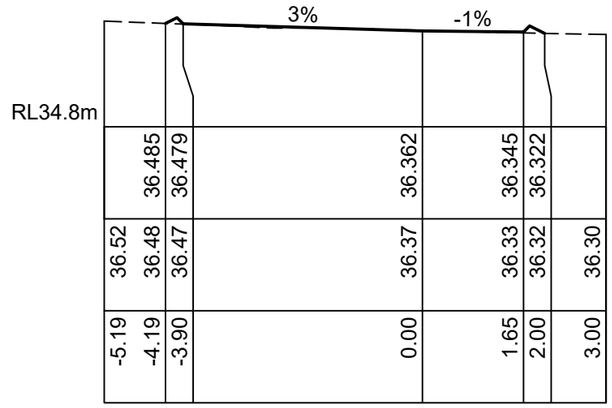
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

SCALE:	SIZE:
1:100	A3

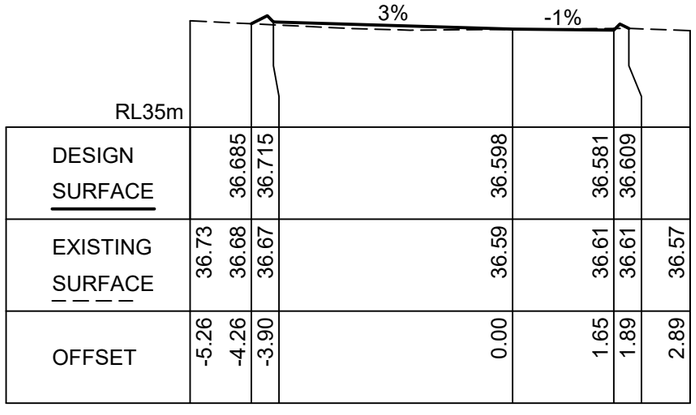
S&E REF:	DRAWING:	REVISION:
25382	C107	0



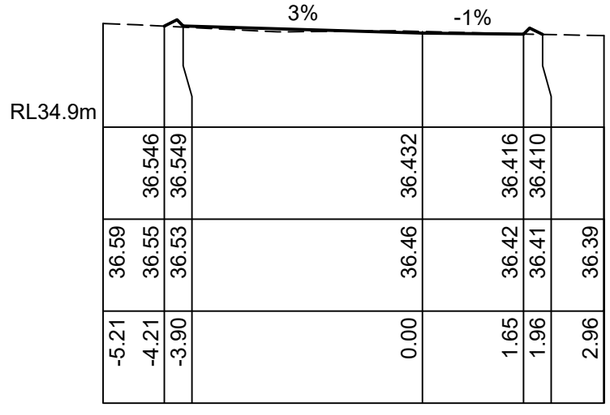
Ch 42.50 m



Ch 47.13 m



Ch 40.00 m



Ch 45.00 m

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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

CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: CROSS SECTIONS PLAN 4

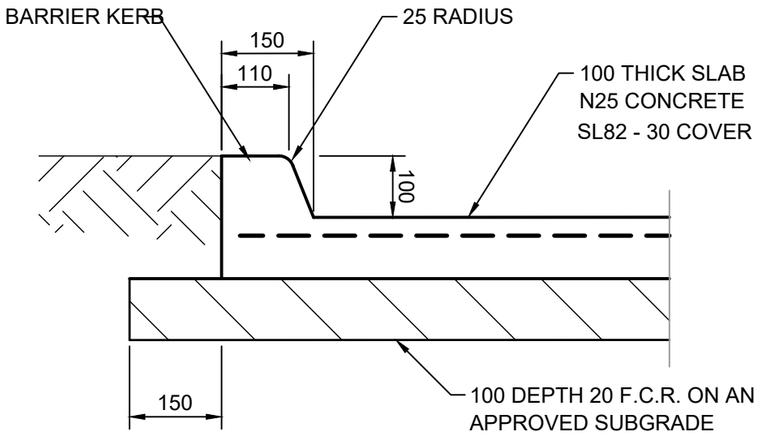
PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

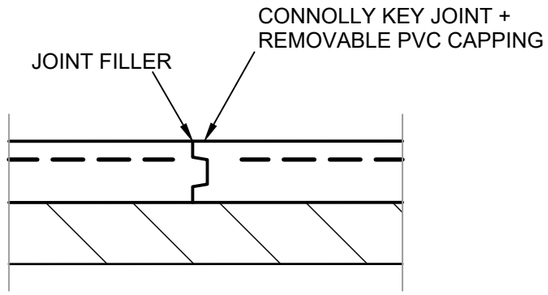
SCALE:	SIZE:
1:100	A3

S&E REF:	DRAWING:	REVISION:
25382	C108	0



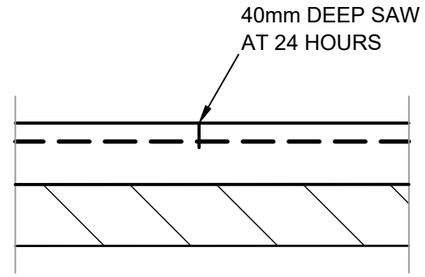
TYPICAL CONCRETE PAVEMENT

NTS



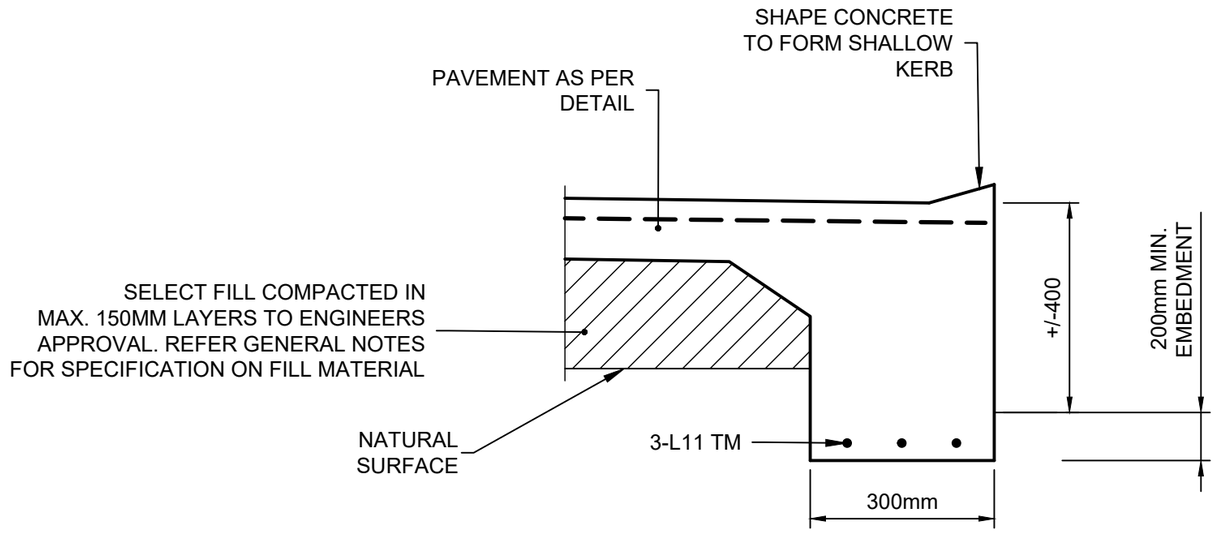
CONTROL JOINT 'c'

NTS
NOTE: 24m CENTRES



SAWN JOINT 's'

NTS
NOTE: 6m CENTRES



TYPICAL CONCRETE PAVEMENT EDGE BEAM

SCALE 1:10

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

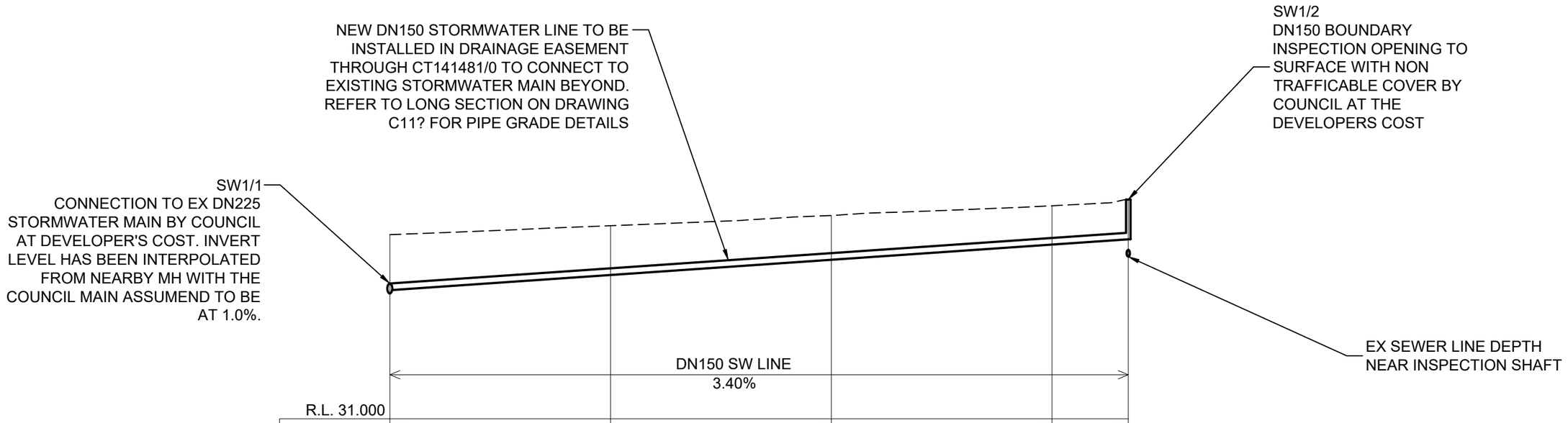
Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: WILDER DEVELOPMENTS
ADDRESS: 6 FORD ROAD PONTVILLE
SHEET: DETAILS PLAN 1
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
25382	C109	0



R.L. 31.000

DESIGN INVERT	33.840	34.261	34.606	34.950	35.075
EXISTING SURFACE	100.00	35.38	35.61	35.83	**35.97**
CHAINAGE	0.000	10.000	20.000	30.000	33.458

LONGITUDINAL SECTION - STORMWATER LINE

SCALES: HORIZONTAL 1:200 VERTICAL 1:100

REV	DESCRIPTION	DATE
P1	PRELIM ISSUE	10/11/2025

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

CLIENT: WILDER DEVELOPMENTS

ADDRESS: 6 FORD ROAD PONTVILLE

SHEET: LONGITUDINAL SECTION SW1

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	10/11/25

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
25382	C104	0

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA 2025 / 00035
Council notice date	18/03/2025
TasWater Reference No.	TWDA 2025/00254-BTN
Date of response	27/11/2025
TasWater Contact	Timothy Carr
Phone No.	0419 306 130

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	6 FORD RD, PONTVILLE
Property ID (PID)	1995644
Description of development	Multiple Dwellings x 4

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Another Perspective	Site & Drainage Location Plan – 01 & 01a of 04	B	01 Sep. 2025
S & E	Siteworks Detail & Notes – C102	P1	10/11/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection(s) and sewerage system and connection(s) to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

   Advice; *The water connection/meter(s) are to be located adjacent to the driveway area and connected to the existing DN100mm water main.*

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for a Certificate for Certifiable Works, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

6. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

56W CONSENT

7. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

8. When applying for a Certificate for Certifiable Work (Building) and/or (Plumbing), the application documentation must include an application to TasWater, pursuant to section 56W of the Water and Sewerage Industry Act 2008, for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

DEVELOPER CHARGES

9. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $2,811.20 to TasWater for water infrastructure for 1.60 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

10. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $3,953.25 to TasWater for sewerage infrastructure for 2.25 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

11. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

12. The applicant or landowner as the case may be, must pay a development assessment fee of $417.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

    The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form

Existing Drainage Easement

The developer is to lodge a petition to amend the sealed plan SP132192 for the removal of the Drainage Easement 2.00 wide.

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.
TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.
Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

For information on Developer Charges please visit the following webpage -
https://www.taswater.com.au/building-and-development/developer-charges

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.
c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

a. Existing pipe depth and proposed finished surface levels over the pipe;
b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
c. A note on the plan indicating how the pipe location and depth were ascertained.
d. The location of the property service connection and sewer inspection opening (IO).

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.