

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-234
<b>PROPOSED DEVELOPMENT:</b>	Subdivision (3 lots)
<b>LOCATION:</b>	22-24 Arunta Crescent Chigwell
<b>APPLICANT:</b>	Rogerson & Birch Surveyors
<b>ADVERTISING START DATE:</b>	18/04/2026
<b>ADVERTISING EXPIRY DATE:</b>	02/05/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website ([www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)) until 02/05/2026.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on 02/05/2026, or for postal and hand delivered representations, by 5.00 pm on 02/05/2026.

**Glenorchy**  
**8.0 General Residential**  
**8.6 Development Standards for Subdivision**

**8.6.1 Lot Design**

- A1  
(a)- All lots comply - Min. 450m<sup>2</sup>  
(i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5  
a- All lots comply - All required setbacks  
b- All lots comply - Clear of easements  
(ii)- All existing buildings comply - All required setbacks
- A2- All lots comply - Min. 12m frontage
- A3- All lots comply - vehicular access directly from road

**8.6.2 Roads**

- A1- All lots comply - no new roads

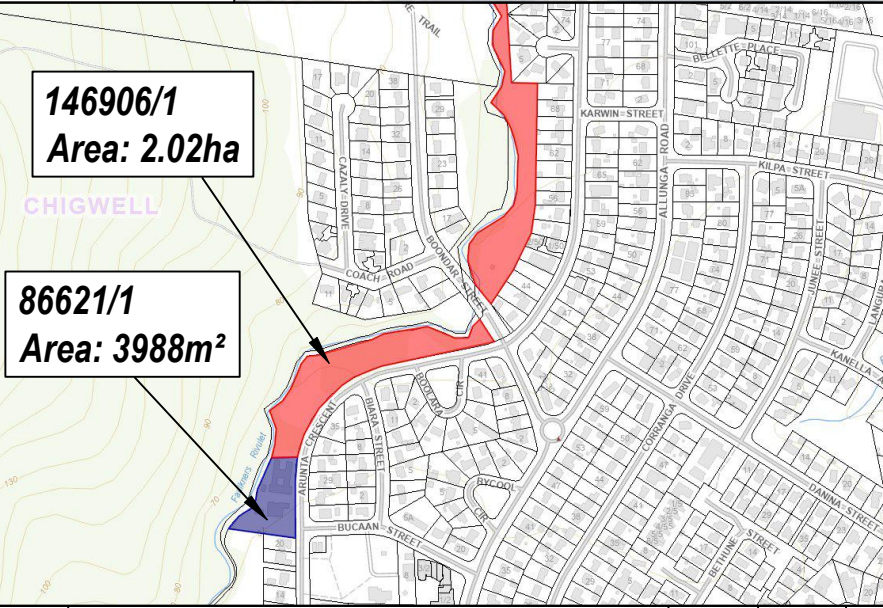
**8.6.3 Services**

- A1- All lots comply - TasWater Water supply services to be provided  
A2- All lots comply - TasWater Sewerage services to be provided  
A3- All lots comply - Council Stormwater services to be provided

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
**APPLICATION No. : PLN-25-234**  
**DATE RECEIVED: 20 August 2025**



**LOCATION PLAN**



**Overlay Legend:**

Bushfire-Prone Area: Entire Site

Flood-Prone Area:

E					
D					
C					
B					
A					
REV	AMENDMENTS	DRAWN	DATE	APPR.	

**OWNER:** KENNERLEY CHILDRENS HOME INCORPORATED & GLENORCHY CITY COUNCIL

**TITLE REFERENCE:** 86621/1 & 146906/1

**LOCATION:** 22-24 ARUNTA CRESCENT, CHIGWELL

**Proposed Subdivision**

<b>Date:</b> 18/08/2025	<b>Reference:</b> KENNE01 16281-01
<b>Scale:</b> 1:400 (A3)	<b>Municipality:</b> GLENORCHY

**Glenorchy**  
**8.0 General Residential**  
**8.6 Development Standards for Subdivision**

**8.6.1 Lot Design**

- A1
  - (a)- All lots comply - Min. 450m<sup>2</sup>
  - (i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
  - a- All lots comply - All required setbacks
  - b- All lots comply - Clear of easements
  - (ii)- All existing buildings comply - All required setbacks
- A2- All lots comply - Min. 12m frontage
- A3- All lots comply - vehicular access directly from road

**8.6.2 Roads**

- A1- All lots comply - no new roads

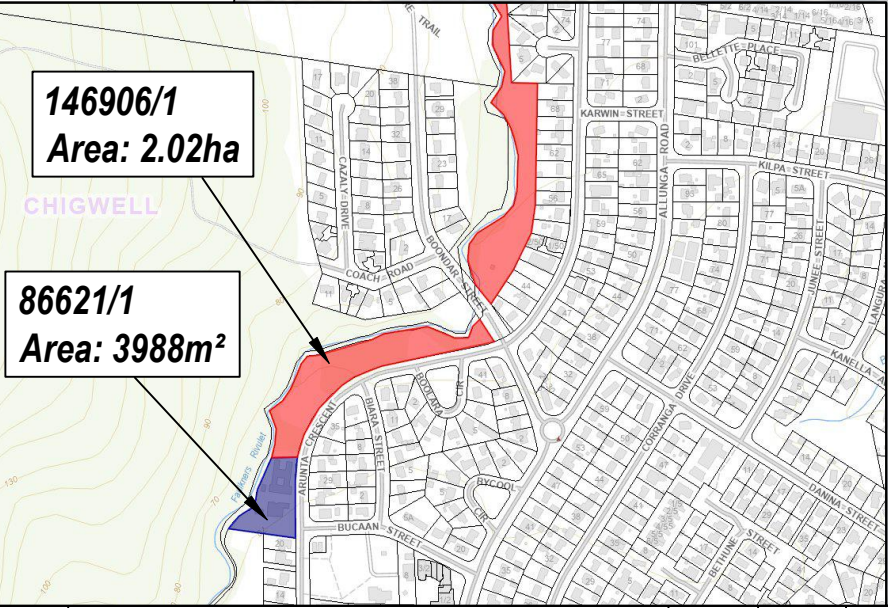
**8.6.3 Services**

- A1- All lots comply - TasWater Water supply services to be provided
- A2- All lots comply - TasWater Sewerage services to be provided
- A3- All lots comply - Council Stormwater services to be provided

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-234  
DATE RECEIVED: 20 August 2025



**LOCATION PLAN**



**Overlay Legend:**

- Bushfire-Prone Area:  Entire Site
- Flood-Prone Area:

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

**OWNER:** KENNERLEY CHILDRENS HOME INCORPORATED & GLENORCHY CITY COUNCIL  
**TITLE REFERENCE:** 86621/1 & 146906/1  
**LOCATION:** 22-24 ARUNTA CRESCENT, CHIGWELL

<b>Proposed Subdivision</b>		
<b>Date:</b> 18/08/2025	<b>Reference:</b> KENNE01 16281-01	
<b>Scale:</b> 1:400 (A3)	<b>Municipality:</b> GLENORCHY	

# KENNERLEY CHILDREN'S HOMES 3 LOT SUBDIVISION 22-24 ARUNTA CRESCENT CHIGWELL, TAS 7011

DWG No.	DRAWING TITLE	ISSUE DATE	REV
C001	DRAWING INDEX AND NOTES	01.04.2026	C
C200	SITWORKS PLAN	01.04.2026	C
C300	CL1 LONG. AND CROSS SECTIONS	01.04.2026	C
C301	CL2 LONG. AND CROSS SECTIONS	01.04.2026	C
C400	STORMWATER PLAN	01.04.2026	C
C401	STORMWATER LONGITUDINAL PLAN	01.04.2026	C
C500	SEWER PLAN AND WATER PLAN	01.04.2026	C
C600	TURNING MOVEMENT PLAN	01.04.2026	C

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
**APPLICATION No. : PLN-25-234**  
**DATE RECEIVED: 2 April 2026**



## CIVIL/HYDRAULIC NOTES

### GENERAL

- G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO GANDY AND ROBERTS FOR CLARIFICATION
- G2. SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT
- G3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS
- G4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN EXCAVATIONS AND STRUCTURES IN A STABLE CONDITION AND ENSURE THAT NO PART IS OVERTRESSED UNDER CONSTRUCTION ACTIVITIES
- G5. 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
- G6. LOCATION AND VERIFICATION OF EXISTING SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. REFER ANY SERVICES DISCOVERED ON SITE WHICH ARE NOT SHOWN ON THE DRAWINGS, OR ARE IN A DIFFERENT LOCATION TO THAT SHOWN, TO GANDY AND ROBERTS. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY INVESTIGATIONS, INCLUDING LIAISON WITH SERVICE AUTHORITIES, TO DETERMINE IF THE DISCOVERED SERVICES ARE LIVE. THE CONTRACTOR SHALL NOTIFY GANDY AND ROBERTS IN WRITING THAT REDUNDANT SERVICES HAVE BEEN LOCATED AND REQUEST APPROVAL TO SEAL AND ABANDON THOSE SERVICES
- G7. PROTECT ALL EXISTING SERVICES AND OTHER INFRASTRUCTURE FROM DAMAGE DURING CONSTRUCTION. SHOULD DAMAGE OCCUR, ADVISE GANDY AND ROBERTS IMMEDIATELY ALONG WITH DETAILS OF PROPOSED REMEDIAL ACTION. THE COST OF REMEDIAL WORK (INCLUDING REDESIGN IF REQUIRED) SHALL BE BORNE BY THE CONTRACTOR
- G8. THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING WHAT EVER 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
- G9. ALL SURPLUS CONSTRUCTION MATERIALS (INCLUDING EXCESS CUT AND FILL MATERIAL) SHALL BE REMOVED FROM THE SITE (UNLESS INSTRUCTED OTHERWISE) AT COMPLETION OF THE WORKS
- G10. SURVEY INFORMATION HAS BEEN SUPPLIED BY JAMES McLDOWNY SURVEYING FOR THE PURPOSES OF PREPARING THE DESIGN DRAWINGS. ALL OTHER SURVEY REQUIRED TO SETOUT AND CONSTRUCT THE WORKS SHALL BE PROVIDED BY THE CONTRACTOR USING A REGISTERED SURVEYOR
- G11. ALL WORKS ARE TO BE UNDERTAKEN BY THE CONTRACTOR AND THEIR SUBCONTRACTORS UNLESS NOTED OTHERWISE ON THE DRAWINGS
- G12. PROPOSED CHANGES TO THE DESIGN OF ANY PART OF THE WORKS SHALL BE SUBMITTED TO GANDY AND ROBERTS FOR REVIEW. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH THE DESIGN CHANGE
- G13. 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. RESULTS OF TESTS SHALL BE PROVIDED TO GANDY AND ROBERTS ON REQUEST
- G14. IF PROTECTION WORKS ARE REQUIRED THE CONTRACTOR SHALL ADVISE THE PROPERTY OWNER THAT THEY ARE REQUIRED TO NOTIFY ADJOINING PROPERTY OWNERS OF THEIR INTENTION TO UNDERTAKE PROTECTION WORKS IN ACCORDANCE WITH PART 4 OF THE BUILDING ACT 2016. THE CONTRACTOR SHALL REFER THE PROPERTY OWNER TO FORM 6 - NOTICE FOR PROPOSED PROTECTION WORK AVAILABLE ON THE CDS WEBSITE. THE CONTRACTOR SHALL NOT COMMENCE WORKS UNTIL CONFIRMATION HAS BEEN RECEIVED FROM THE PROPERTY OWNER THAT THIS PROCESS HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2016
- G15. THE IDENTIFICATION OF A PROPRIETARY ITEM DOES NOT NECESSARILY IMPLY EXCLUSIVE PREFERENCE FOR THE ITEM IDENTIFIED BUT SHALL BE DEEMED TO INDICATE THE REQUIRED PROPERTIES OF THE ITEM, SUCH AS QUALITY, PERFORMANCE AND THE LIKE. SIMILAR ITEMS HAVING THE REQUIRED PROPERTIES MAY BE OFFERED BY THE CONTRACTOR FOR APPROVAL, WHEN OFFERING AN ALTERNATIVE FOR APPROVAL THE CONTRACTOR MUST PROVIDE ALL AVAILABLE TECHNICAL INFORMATION REQUESTED BY THE SUPERINTENDENT
- G16. PROPRIETARY ITEMS SHALL BE USED, FITTED, INSTALLED AND FINISHED IN ACCORDANCE WITH THE WRITTEN INSTRUCTIONS AND RECOMMENDATIONS OF THE SUPPLIER OR MANUFACTURER
- G17. ON COMPLETION, THE CONTRACTOR SHALL SUPPLY AS CONSTRUCTED DRAWINGS (PREPARED BY A REGISTERED SURVEYOR IN ACCORDANCE WITH AS 1100.4.01) IN ELECTRONIC (PDF AND DWG) FORMATS. AS CONSTRUCTED DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH TASWATER'S, THE LOCAL AUTHORITY'S AND/OR THE CLIENT'S REQUIREMENTS

### TEMPORARY WORKS

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

### APPROVALS

- A1. PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND ENGINEERING PERMIT IS IN PLACE FOR THE WORK AND THAT THE RELEVANT AUTHORITIES ARE NOTIFIED AND ALLOWED TO INSPECT AT THE NOMINATED HOLD POINTS
- A2. WHERE PUBLIC WORKS ARE BEING UNDERTAKEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE LOCAL AUTHORITY AND/OR TASWATER PERMIT TO CONSTRUCT, AS APPLICABLE, PRIOR TO CONSTRUCTION COMMENCING. THIS INCLUDES SUBMITTING REQUESTS FOR LOCAL AUTHORITY ROAD OPENING, STORMWATER CONNECTIONS AND TASWATER SERVICE CONNECTIONS
- A3. UNLESS NOMINATED OTHERWISE, THE FOLLOWING INSPECTION REGIME SHALL BE ADOPTED:
  - ROAD FORMATIONS  
INSPECTION OF SUBGRADE, SUBBASE AND BASE LIFTS, KERBING AND SEAL BY THE LOCAL AUTHORITY AND GANDY AND ROBERTS.
  - STORMWATER  
INSPECTION OF STORMWATER LINES BY THE LOCAL AUTHORITY.
  - SEWER AND WATER  
SEWER AND WATER INFRASTRUCTURE TO BE OWNED BY TASWATER TO BE INSPECTED AND SELF-CERTIFIED BY CIVIL CONTRACTOR OR THEIR SUBCONTRACTOR. SEWER PIPELINE PRIOR TO BACKFILLING BY GANDY AND ROBERTS.
  - AS-BUILT SERVICES SURVEYS  
WATER, SEWER, STORMWATER SURVEYS UNDERTAKEN BY CONTRACTOR'S REGISTERED LAND SURVEYOR OR (DEPTH OF WATER RETICULATION RECORDED PRIOR TO BACKFILLING).
  - INSTALLATION OF OTHER IN-GROUND SERVICES  
POWER, COMMUNICATIONS, GAS ETC. UNDERTAKEN BY THE RELEVANT MANAGING AUTHORITY.
  - DEFECT'S LIABILITY INSPECTION  
BY GANDY AND ROBERTS
- A4. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED FOR GANDY AND ROBERTS TO ATTEND THE SITE. DO NOT RELY UPON FACSIMILE OR EMAIL TO COMMUNICATE REQUESTS - MAKE CONTACT WITH OUR OFFICE TO CONFIRM ATTENDANCE
- A5. INSPECTION OF ROAD FORMATIONS MAY INVOLVE PROOF ROLLING WITH A TEST VEHICLE. CONFIRM WITH GANDY AND ROBERTS AND ENSURE A SUITABLE VEHICLE IS AVAILABLE AT THE TIME OF INSPECTION. REFER NOTE R11 FOR ADDITIONAL REQUIREMENTS
- A6. PHOTOGRAPHIC DOCUMENTATION IS NOT AN ADEQUATE BASIS TO PROCEED BEYOND A HOLD POINT UNLESS APPROVED BY GANDY AND ROBERTS

### WORK HEALTH AND SAFETY

- H51. THE MAIN CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT, REGULATIONS, AND ALL RELEVANT CODES OF PRACTICE
- H52. THE GANDY AND ROBERTS DESIGN SAFETY REPORT 24.04.89 REVISION A FORMS AN INTEGRAL PART OF THIS DOCUMENTATION. THIS REPORT IDENTIFIES SAFETY RISKS AND PROPOSES CONTROL MEASURES TO BE FOLLOWED BY THE CONTRACTOR AND THE BUILDING OPERATOR. CONTROLS AND HAZARDS REQUIRING MORE EXPLANATION THAN IN THE SAFETY REPORT ARE HIGHLIGHTED IN OUR DRAWINGS WITH AN EXCLAMATION MARK IN THE TRIANGLE SYMBOL AS SHOWN
- H53. SHOULD THE MAIN CONTRACTOR OR SUB-CONTRACTORS IDENTIFY OMISSIONS OR ERRORS IN THE REPORT RELATED TO THE SCOPE OF GANDY AND ROBERTS' WORK ON THE PROJECT, OR HAVE SAFER WAYS OF WORKING, THEY SHOULD CONTACT GANDY AND ROBERTS PRIOR TO CONSTRUCTION
- H54. SHOULD THE CONTRACTOR PROPOSE AN ALTERNATIVE DESIGN, THIS SHALL BE PRESENTED WITH APPROPRIATE SAFETY RISK PLANNING TO GANDY AND ROBERTS FOR REVIEW

### 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. THE EXISTING SURFACE INCLUDING VEGETATION AND DEBRIS UNDER THE BUILDING AND PAVED AREAS SHALL BE TOTALLY REMOVED OR REMOVED TO A DEPTH OF NOT LESS THAN 200 mm WHICHEVER IS THE LESSER TREATMENT. THE LAYER TO BE REMOVED INCLUDES ANY MATERIAL THAT MAY BE UNSUITABLE TO SUPPORT THE PROPOSED WORKS. TOP SOIL TO BE STOCKPILED AS DIRECTED, AND VEGETATION AND DEBRIS REMOVED FROM SITE UNLESS NOTED OTHERWISE. TREE STUMPS SHALL BE FULLY GRUBBED, MINIMUM DEPTH OF 300 mm, AND HOLES FILLED WITH MATERIAL SIMILAR TO THE SURROUNDING MATERIAL AND COMPACTED TO THE SAME DEGREE AS THE SURROUNDING MATERIAL
- E3. FOR EXCAVATION PURPOSES, ROCK IS DEFINED AS HARD OR STRONGLY CEMENTED BEDS OR MASSES WHICH CANNOT BE RIPPED AT THE FOLLOWING PRODUCTION RATES (INSITU VOLUMES) FOR THE PARTICULAR CLASS OF EQUIPMENT, AS DEFINED IN AS2868  
GENERAL EXCAVATION  
MACHINE EQUIPPED WITH A HEAVY DUTY, SINGLE TINE PARALLELOGRAM RIPPER (APPROVED BY THE MACHINE MANUFACTURER FOR USE ON THE PARTICULAR MACHINE IN ROCK)  
EXCAVATOR OPERATING MASS ≥21T -38T. EXCAVATION RATE SOLID 10 m³ PER HOUR  
EXCAVATOR OPERATING MASS ≥38T -44.1T. EXCAVATION RATE SOLID 15 m³ PER HOUR  
TRENCH EXCAVATION  
MACHINE FITTED WITH A HEAVY DUTY BUCKET AND TEETH WITH HIGH PENETRATION BOOTS (APPROVED BY THE MACHINE MANUFACTURER FOR USE ON THE PARTICULAR MACHINE IN ROCK)  
EXCAVATOR OPERATING MASS ≥12.5T -15T, 450mm WIDE BUCKET, MAXIMUM PRODUCTION RATE SOLID OF 15 m³ PER HOUR  
EXCAVATOR OPERATING MASS ≥19T -23T, 600mm WIDE BUCKET, MAXIMUM PRODUCTION RATE SOLID OF 3 m³ PER HOUR
- E4. ANY INTERFACE BETWEEN CUT AND FILL SHALL BE NO STEEPER THAN 1V:4H. CUT HORIZONTAL BENCHES FOR ANY FILL PLACED ON GROUND STEEPER THAN 1V:4H
- E5. ALL EXCAVATIONS SHALL BE INSPECTED BY GANDY AND ROBERTS 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 AS 3798 SHALL BE ARRANGED BY THE CONTRACTOR SUCH THAT THE RESULTS ARE AVAILABLE AT THE TIME OF INSPECTION. THE CONTRACTOR SHALL ENGAGE A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER TO UNDERTAKE LEVEL 1 INSPECTION AND TESTING OF COMPACTED FILL WITHIN COMMERCIAL AND RESIDENTIAL PROPERTIES IN ACCORDANCE WITH AS 3798 AND PROVIDE A STATEMENT OF COMPLIANCE. EARTHWORKS WITHIN PUBLIC ROAD RESERVATIONS ARE NOT REQUIRED TO BE SUPERVISED BY THE GEOTECHNICAL ENGINEER
- E6. THE SUBGRADE SHALL BE COMPACTED TO ACHIEVE 98% STANDARD DENSITY RATIO TO A DEPTH OF 300 mm PRIOR TO FILLING. SUBGRADE IS TO BE PROOF ROLL TESTED. 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. EACH LAYER SHALL BE PROOF ROLL TESTED WITH NO VISIBLE MOVEMENT OBSERVED. OTHER VEHICLES THAT MAY BE ALLOWED BY GANDY AND ROBERTS ARE A 12 TONNE STATIC ROLLER WITH 6 TONNE/m LOAD, OR 20 TONNE PLANT WITH 450 kPa TYRES AND GREATER THAN 0.035 m² 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 GANDY AND ROBERTS 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. NUCLEAR DENSITY TESTING TO BE UNDERTAKEN AT A FREQUENCY BASED ON AS3798 (TYPICALLY THE GREATER OF FOUR TESTS PER INSPECTION OR ONE TEST PER 1000 m³) FOR MATERIAL 60 mm AND COARSER, IN- LIEU OF DENSITY TESTING A TEST BY DEFLECTION. SHALL BE DONE USING SPOT LEVEL DIFFERENCE AT REPRESENTATIVE LOCATIONS BEFORE AND AFTER ROLLING THREE TIMES WITH A 12 TONNE STATIC ROLLER, WITH ACCEPTABLE DIFFERENCES BEING LESS THAN 2 mm
- E8. ALL PROOF ROLLING SHALL BE WITNESSED BY GANDY AND ROBERTS. A MINIMUM OF TWO PASSES FOR EACH SECTION BEING TESTED IS REQUIRED, WITH A PASS DEFINED AS TRAVEL ACROSS ONE FULL LENGTH OF THE AREA BEING TESTED. COMPLIANCE WITH PROOF ROLLING REQUIREMENTS SHALL BE WHEN AN AREA WITHSTANDS PROOF ROLLING WITHOUT VISIBLE DEFORMATION OR SPRINGING
- E9. COHESIONLESS (GRANULAR) FILL SHALL BE USED UNLESS OTHERWISE APPROVED BY GANDY AND ROBERTS. COHESIONLESS (GRANULAR) FILL SHALL 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 AS 3798. 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 AS 3798. 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 ROADWORKS, FOOTPATHS & DRIVEWAYS SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENT ASSOCIATION TASMANIA "TASMANIAN MUNICIPAL STANDARDS" INCLUDING TMS SPECIFICATIONS, DRAWINGS AND SUBDIVISION GUIDELINES. IPWEA STANDARD DRAWINGS ARE REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD"
- 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 THE SUBGRADE OR PROOF ROLLING BY THE CONTRACTOR, WITH FINAL DEPTH TO BE CONFIRMED BY GANDY AND ROBERTS
- R4. KERB AND CHANNEL SHALL BE FORMED ON A MINIMUM OF 100 mm SUB-BASE WHICH SHALL EXTEND A MINIMUM 150 mm BEYOND THE BACK OF THE KERB
- R5. SUBSOIL DRAINS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE PAVEMENT IS BELOW GROUND LEVEL AND AS SHOWN ON THE DRAWINGS. PIPE AND FITTINGS SHALL BE PROPRIETARY ITEMS COMPLYING WITH AS2439.1
- R7. ALL RADII ARE TO THE BACK OF KERB UNLESS NOTED OTHERWISE

### ROADWORKS (CONTINUED)

- R8. THE ROAD PROFILE AND CROSS FALL SHALL BE FINISHED TO THE SATISFACTION OF GANDY AND ROBERTS AND SHALL BE TO THE LINE AND LEVEL INDICATED ON THE DRAWINGS, FREE OF ANY LOCAL HIGH OR LOW AREAS WHICH MAY HOLD WATER
- R9. ALL GRAVEL SHALL COMPLY WITH THE FOLLOWING TASMANIAN DEPARTMENT OF STATE GROWTH (DSG) SPECIFICATIONS:  
BASE COURSE: CLASS 2 FINE CRUSHED ROCK (FCR) (PREVIOUSLY R4.0 CLASS A - 20 mm)  
SUB-BASE COURSE: CLASS 3 FCR (PREVIOUSLY SUB-BASE 1 - 40 mm)
- R10. SUB-BASE AND BASE SHALL HAVE A MINIMUM DRY DENSITY RATIO OF 95% AND 98% MODIFIED COMPACTION RESPECTIVELY, WITH NUCLEAR DENSITY TEST RESULTS AVAILABLE AT THE 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 m³)
- R11. EACH PAVEMENT COURSE SHALL BE PROOF ROLL TESTED. ALL PROOF ROLL TESTING SHALL BE WITNESSED BY GANDY AND ROBERTS. THE TEST SHALL CONSIST OF WITNESSING 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. COMPLIANCE WITH THE TEST ROLLING REQUIREMENTS SHALL BE WHEN AN AREA WITHSTANDS TEST ROLLING WITHOUT VISIBLE DEFORMATION OR SPRINGING
- R12. PAVEMENT COURSE TOLERANCES SHALL COMPLY WITH THE DSG SPECIFICATION, SECTION 304, CLAUSE 304.06 WITH SCALE C SURFACE LEVEL REQUIREMENTS APPLYING
- R13. TRENCHES AND EXCAVATIONS WITHIN TRAFFICABLE PAVEMENTS SHALL BE BACKFILLED TO SUBGRADE LEVEL, WITH 20 mm FCR TO A MINIMUM DENSITY OF 95% STANDARD COMPACTION. MATCH EXISTING PAVEMENT ABOVE SUBGRADE. NUCLEAR DENSITY TESTING TO BE UNDERTAKEN AS DIRECTED WITHIN COMMERCIAL SITES AND PUBLIC ROAD RESERVES
- R14. ASPHALT SEALS SHALL BE A TYPE B MIX WITH CLASS 170 BITUMEN IN ACCORDANCE WITH AAPA ADVISORY NOTE 5, UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE SEAL SHALL BE PLACED ON A CLEAN SWEEP SURFACE WITH A BITUMEN EMULSION COAT APPLIED
- R15. SPRAYED BITUMINOUS SURFACINGS SHALL BE IN ACCORDANCE WITH DSG SPECIFICATION SECTION 4.08. REMOVAL OF LOOSE AGGREGATE SHALL BE UNDERTAKEN IN ACCORDANCE WITH CLAUSE 4.08.14 OF THE SPECIFICATION
- R16. ALL LANDSCAPED AREAS AFFECTED BY THE WORKS SHALL BE REINSTATED TO MATCH EXISTING REFER LANDSCAPE ARCHITECT FOR SPECIFIC REQUIREMENTS

### STORMWATER

- SW1. ALL WORKS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA - IPWEA STANDARD DRAWINGS, REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD"
- SW2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S SPECIFICATIONS, BY-LAWS AND AS/NZS 3500.3
- SW3. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 5% ANNUAL EXCEEDANCE PROBABILITY (AEP) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 1% AEP STORMS. IT IS ASSUMED THAT WATER FLOWING INTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 5% AEP STORMS AND THE ROAD RESERVE FOR 100 YEAR ARI STORMS
- SW4. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING SHALL COMPLY WITH AS/NZS 3725 INSTALLATION REQUIREMENTS FOR TYPE H2 SUPPORT
- SW5. BELOW GROUND PIPEWORK AND FITTINGS SHALL BE PVC-U DWV S110 FOR DN100 AND S180 FOR DN150 OR GREATER. JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS UNLESS OTHERWISE STATED ON THE DRAWINGS
- SW6. ALL TRENCHES UNDER TRAFFICKED AREAS, INCLUDING FUTURE DRIVEWAY EXTENSIONS, SHALL BE BACK FILLED WITH APPROVED COMPACTED CLASS 2 FCR OR CEMENT STABILISED SAND WITH NOT LESS THAN 4% CEMENT BY WEIGHT OF CEMENT
- SW7. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100. PAVED AREAS SHALL BE SHAPED TO DRAIN TO GRATED PITS AND TRENCHES WITHOUT PONDING (ACCEPTABLE LIMIT IS 3 mm UNDER A 2 m STRAIGHT EDGE)
- SW8. SURFACE WATER DRAINS, CATCH PITS/GRATED PITS AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER. GRATED PITS TO HAVE Sumps AS NOTED ON THE DRAWINGS. PITS AND LIDS TO BE CLASS A IN NON-TRAFFICKED AREAS AND CLASS B IN RESIDENTIAL DRIVEWAYS. PRE-CAST CONCRETE PITS AND LIDS WITH CLASS C OR CLASS D RATING SHALL BE USED ELSEWHERE OR AS NOTED ON THE DRAWINGS. ALL COVERS AND GRATES SHALL COMPLY WITH AS3798. CONVEY TRENCH WATER INTO PITS/MANHOLES THROUGH WEEP HOLES ON UPSTREAM SIDE USING 2 m OF DN100 SUBSOIL DRAIN WITH FILTER SOCK
- SW9. SUBSOIL DRAINS SHALL BE INSTALLED TO THE REQUIREMENTS OF AS/NZS 3500 AND PART 3.12 OF THE BCA. PERFORATED PVC DRAINAGE PIPE AND FITTINGS SHALL COMPLY WITH AS2439.1 ALL CONNECTIONS AND FITTINGS SHALL BE MADE USING PURPOSE SPECIFIC PROPRIETARY ITEMS
- SW10. ALL HYDRAULIC CONNECTIONS SHALL BE CLEAR OF DRIVEWAYS AND TRAFFICKED AREAS
- SW11. 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 STORMWATER LINE SHALL FIT WITHIN A 2.5 m EASEMENT
- SW12. ALL MANHOLES SHALL BE LOCATED CLEAR OF FUTURE FENCE LINES
- SW13. PROPERTY CONNECTIONS SHALL BE CLEAR OF DRIVEWAYS, CLEAR OF FUTURE FENCE LINES AND BE LOCATED 600mm INSIDE THE BOUNDARY
- SW14. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996.2019

### PUBLIC SEWER

- S1. ALL WORKS SHALL BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA (SCA) W.S.A 02-2014-3.11 MR W.A. EDITION - VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE
- S2. PROPERTY CONNECTIONS SHALL BE DN100 PVC-U WITH A MINIMUM GRADE OF 1 IN 60 REFER ABOVE CODE FOR DETAILS) AND SHALL BE LOCATED CLEAR OF TRAFFICKED AREAS, DRIVEWAYS AND FENCES
- S3. WHERE BOTH STORMWATER AND SEWER LINES ARE LOCATED ALONG A REAR OR SIDE BOUNDARY THEY SHALL BE LOCATED IN AN EASEMENT THAT WHOLLY CONTAINS BOTH SERVICES AND THEIR RESPECTIVE APPURTENANCES. EASEMENTS AND OFFSETS SHALL BE IN ACCORDANCE WITH TABLE 111-C DRAWING MRWA-S-111 IN THE ABOVE CODE AND TASWATER'S SUPPLEMENT CLAUSE 5.2.8 CLEARANCES TO OTHER SERVICES SHALL BE IN ACCORDANCE WITH TABLE 5.4 IN THE ABOVE CODE
- S4. ALL MAINTENANCE STRUCTURES SHALL BE LOCATED CLEAR OF FUTURE FENCE LINES WITH END OF LINES TO BE 12 m PAST THE BOUNDARY FOR ANY FUTURE EXTENSION
- S5. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996.2019

### PUBLIC WATER

- W1. ALL WORKS SHALL BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA (WSCA) W.S.A 03-2011-3.11 MR W.A. EDITION - VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE
- W2. UNLESS NOTED OTHERWISE, SINGLE HOUSE CONNECTIONS SHALL BE DN25 HDPE PN16 TO TASWATER'S STANDARD DRAWING TWS-W-0002 SERIES WITH VALVE, "SENSUS" WATER METER, AND BOX TO EACH LOT. CONNECTIONS SHALL BE LOCATED 500 mm INSIDE BOUNDARY AND 500 mm FROM EDGE OF DRIVEWAY ON MIDDLE SIDE OF LOT, UNLESS NOTED OTHERWISE
- W3. ALL WATER MAINS SHALL BE TESTED AND WITNESSED BY TASWATER TO STATIC PRESSURE PLUS 50% PRIOR TO BACKFILLING
- W4. ALL HYDRAULIC CONNECTIONS AND TAPPINGS TO BE CLEAR OF DRIVEWAYS AND TRAFFICKED AREAS
- W5. FOR MINIMUM COVER OVER PIPES REFER WSCA DRAWING MRWA-W-202
- W6. FOR MINIMUM CLEARANCES TO OTHER SERVICES REFER TO TASWATER'S SUPPLEMENT CLAUSE 5.12.5.2 RECOMMENDATIONS

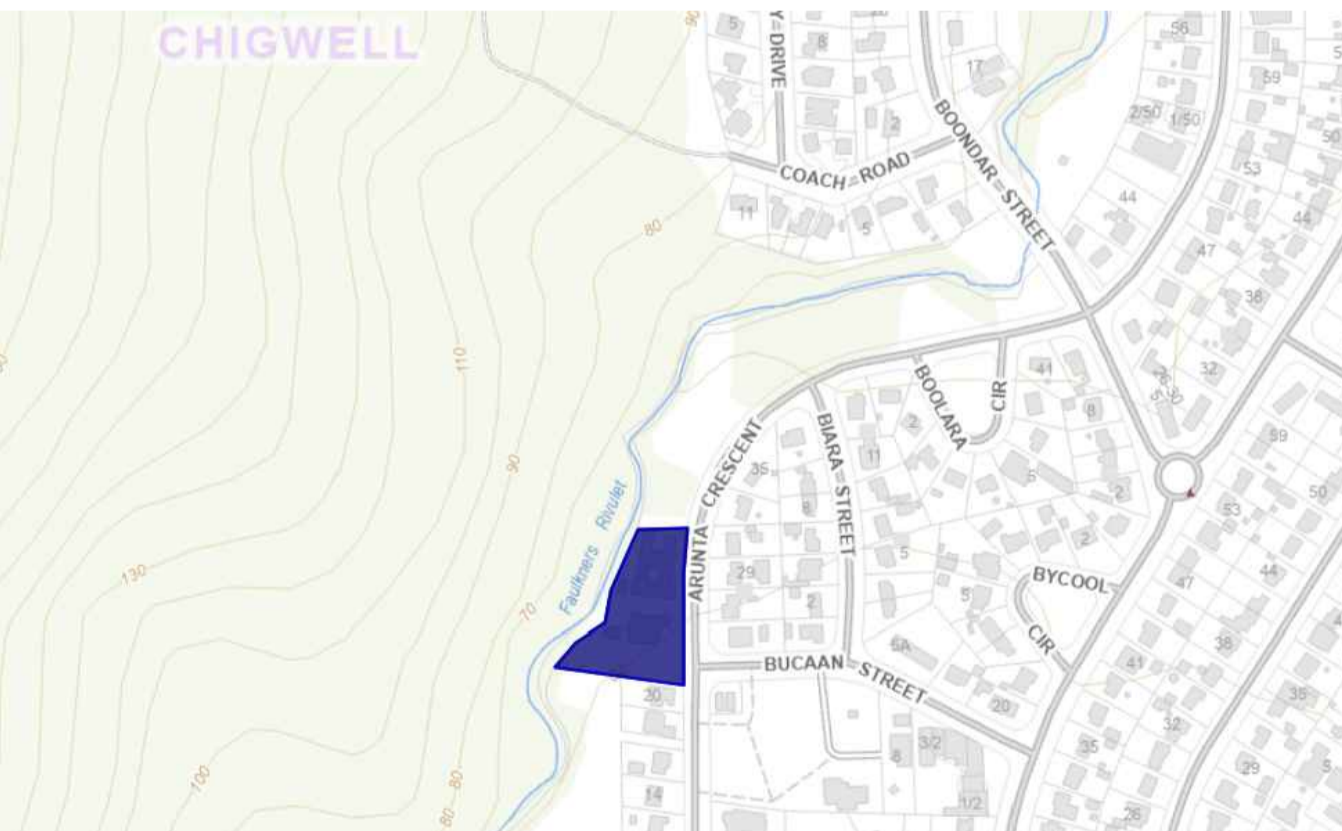
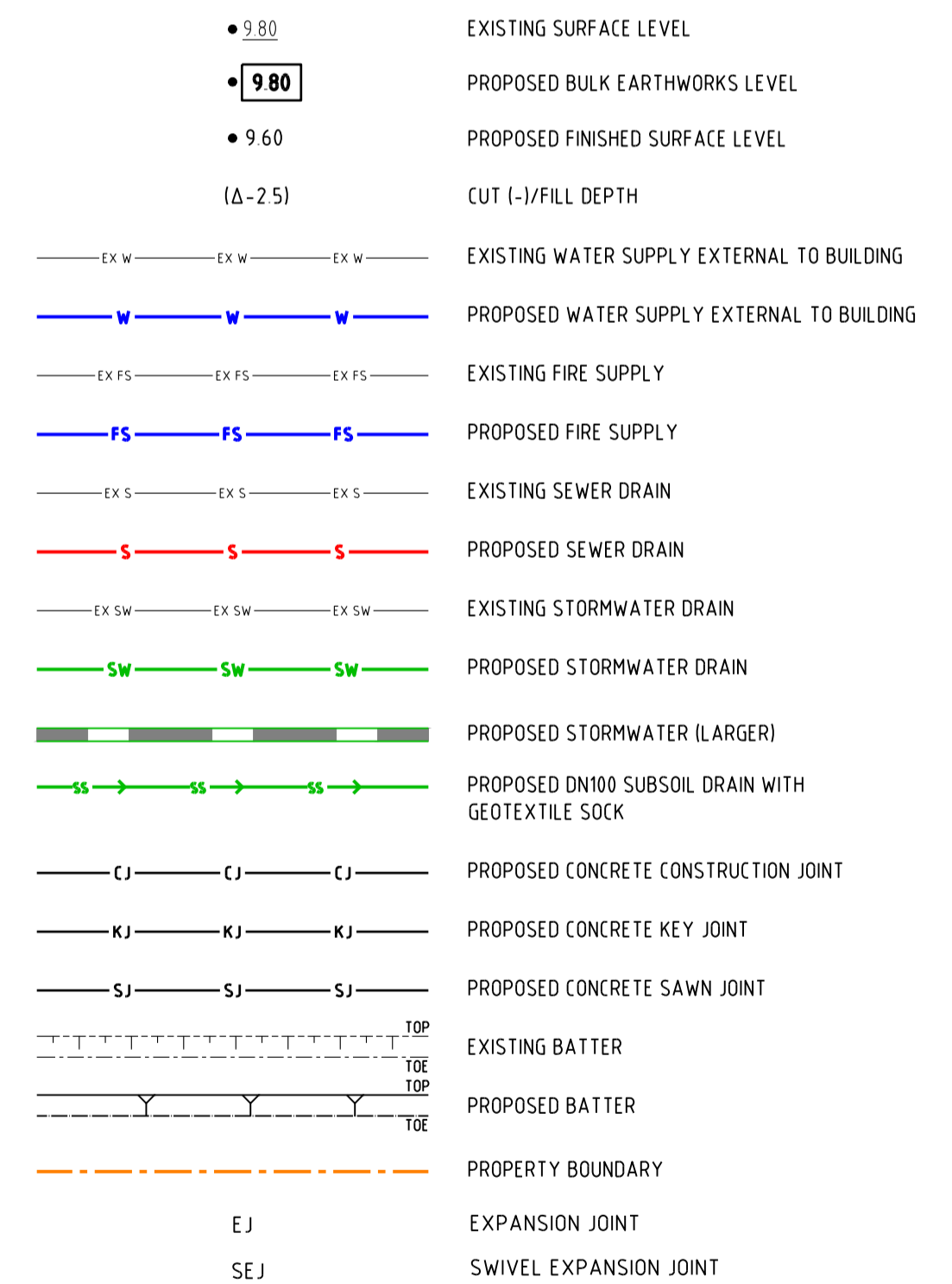
### PUBLIC WATER (CONTINUED)

- W7. ALL TRENCHES UNDER TRAFFICKED AREAS SHALL BE BACK FILLED WITH APPROVED COMPACTED CLASS 2 FCR INCLUDING FUTURE DRIVEWAY EXTENSIONS
- W8. FLUSHING OF MAINS TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
- W9. ELECTROMAGNETIC TRACKER TAPE SHALL BE PLACED IN ALL WATER MAIN TRENCHES ABOVE THE PIPE
- W10. WATER MAINS SHALL BE BEDDED ON 80 mm APPROVED 7 mm LEAD METAL
- W11. CONCRETE ANCHOR BLOCKS SHALL BE PROVIDED AT ALL SLEEN CHANGES OF DIRECTION, BOTH VERTICALLY AND HORIZONTALLY AT TEES AND END OF LINES. REFER TO WSCA DRAWINGS MRWA-W-205A, MRWA-W-205B AND MRWA-W-205C
- W12. ROAD CROSSINGS:  
DN100 PVC-U CONDUITS, CLASS S16, FOR ALL HDPE  
DCL WITH PE WRAPPING SLEEVE TO AS 3680
- W13. FOR VALVE AND HYDRANT SURFACE BOX MARKINGS REFER TO TASWATER'S SUPPLEMENT CLAUSE 8.8 & CLAUSE 8.10.3 HYDRANT ROAD MARKINGS SHALL COMPLY WITH THE IPWEA 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
- W14. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996.2019

### CONCRETE

- C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600
- C2. CONCRETE GRADES (UNO ON DRAWINGS)  
ELEMENT GRADE ELEMENT GRADE  
GENERAL N25 BLINDING N15  
FOOTINGS N20 PAVEMENT N25
- C3. CONCRETE SHALL NOT BE POURED WHEN THE SITE TEMPERATURES ARE BELOW 5°C
- C4. 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 GANDY AND ROBERTS. SAWN JOINTS SHALL BE CUT ONE THIRD OF THE WAY THROUGH A SLAB, THROUGH THE TOP MESH FOR 100 mm SLABS AND IN THICKER SLABS THE MESH SHALL BE PLACED TO AVOID BEING CUT. UNLESS NOTED ELSEWHERE, SAWN JOINTS SHALL BE AT 4.5 m CENTRES AND AT POINTS OF CHANGES IN GEOMETRY AND CONSTRUCTION JOINTS AT 18 m WITH JOINTED AREAS TO HAVE A PLAN ASPECT RATIO NO SLENDERER THAN 12
- C7. REINFORCEMENT SHALL BE DEFORMED, 500 MPa YIELD STRENGTH, NORMAL (N) DUCTILITY IN ACCORDANCE WITH AS/NZS 4671 FOR BARS AND LOW (L) DUCTILITY FOR MESH
- C8. FORMWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 3610 AND IS THE RESPONSIBILITY OF THE CONTRACTOR
- C9. ALL STEEL ITEMS TO BE CAST INTO THE CONCRETE SURFACE SHALL BE HOT DIP GALVANISED

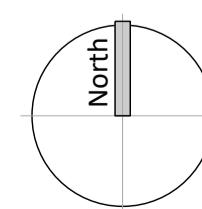
## LEGEND



**LOCALITY PLAN**  
SCALE: NTS

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
C	PLANNING APPROVAL - RFI AMENDMENTS	DG	01.04.2026				
B	PLANNING APPROVAL - RFI AMENDMENTS	DG	22.07.2025				
A	PLANNING APPROVAL	AC	03.07.2025				

THIS DRAWING HAS NOT BEEN  
APPROVED FOR CONSTRUCTION



**GANDY AND ROBERTS**  
CONSULTING ENGINEERS

159 DAVEY ST, HOBART  
TASMANIA, AUSTRALIA 7000  
www.gandyandroberts.com.au  
mail@gandyandroberts.com.au  
ph 03 6223 8877

3 LOT SUBDIVISION  
22-24 ARUNTA CRESCENT, CHIGWELL  
TASMANIA 7011  
DRAWING TITLE  
DRAWING INDEX AND NOTES



DESIGNED	DRAWN	CHECKED
DG	DG	AC
PROJECT	DRAWING	REVISION
24.0489	C001	C

**NOTES**

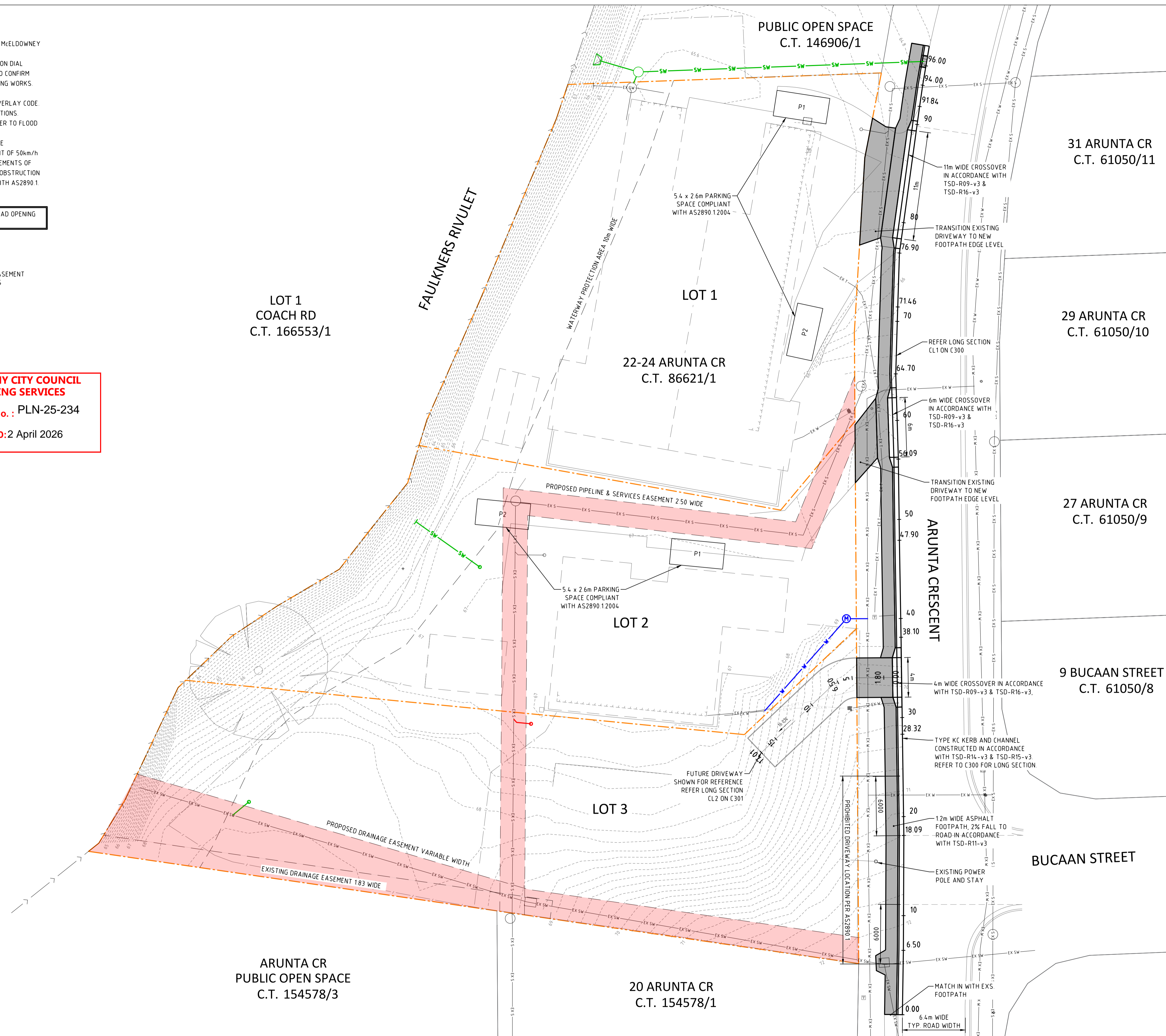
- 1 SURVEY COMPLETED AND PROVIDED BY JAMES McELDOWNEY SURVEYING, DATED 09 05 25, REFERENCE 5865
- 2 LOCATION OF SOME EXISTING SERVICES BASED ON DIAL BEFORE YOU DIG INFORMATION. CONTRACTOR TO CONFIRM ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS
- 3 SITE IS ZONED GENERAL RESIDENTIAL.
- 4 SITE IS WITHIN THE BUSHFIRE PRONE AREAS OVERLAY CODE REFER TO BUSHFIRE REPORT FOR RECOMMENDATIONS
- 5 SITE IS WITHIN FLOOD PRONES AREA CODE. REFER TO FLOOD REPORT FOR RECOMMENDATIONS.
- 6 LOT 3 CROSSOVER MEETS SAFE SIGHT DISTANCE REQUIREMENTS OF 80m FOR POSTED SPEED LIMIT OF 50km/h AS PER TSD-RF01-v3. SIGHT DISTANCE REQUIREMENTS OF 40m FOR A DOMESTIC PROPERTY AND FREE OF OBSTRUCTION FOR PEDESTRIAN SAFETY IS IN ACCORDANCE WITH AS2890.1

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

**HATCH LEGEND**

-  DRAINAGE AND SERVICES EASEMENT REFER TO PLAN FOR WIDTHS
-  CONCRETE PAVEMENT REFER TO C700 FOR DETAIL

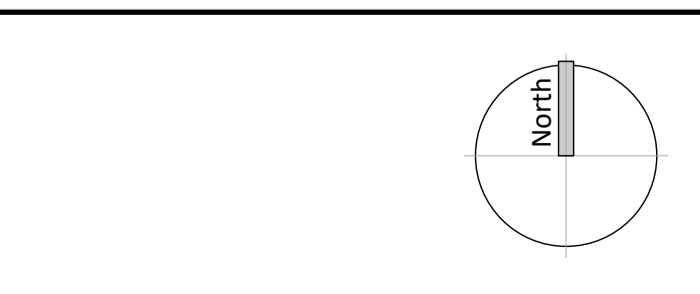
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-234  
DATE RECEIVED: 2 April 2026



L:\2025\10\15\58\RM - 5\Projects\2025\10\15\58\22-24 Arunta Crescent\15 - 08.dwg (xref) - Working.dwg, Modified: 04/04/2026

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
C	PLANNING APPROVAL - RFI AMENDMENTS	DG	01.04.2026				
B	PLANNING APPROVAL - RFI AMENDMENTS	DG	22.07.2025				
A	PLANNING APPROVAL	AC	03.07.2025				

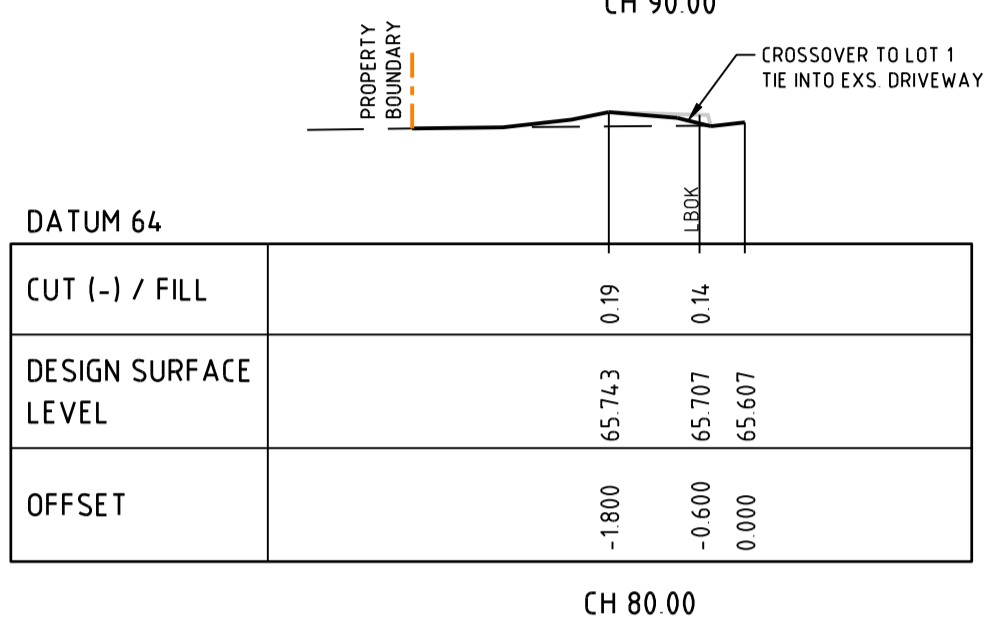
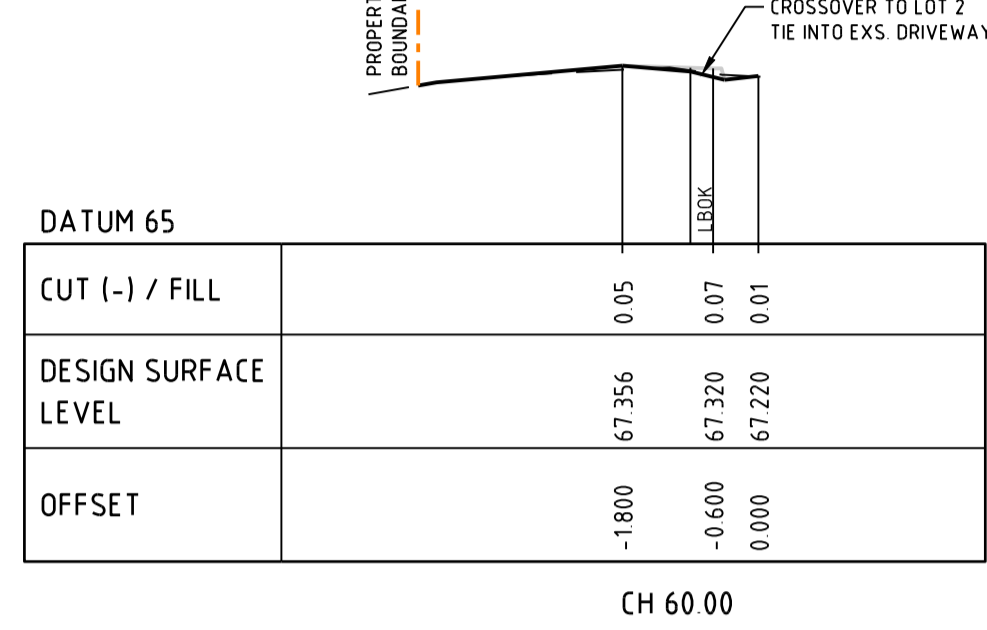
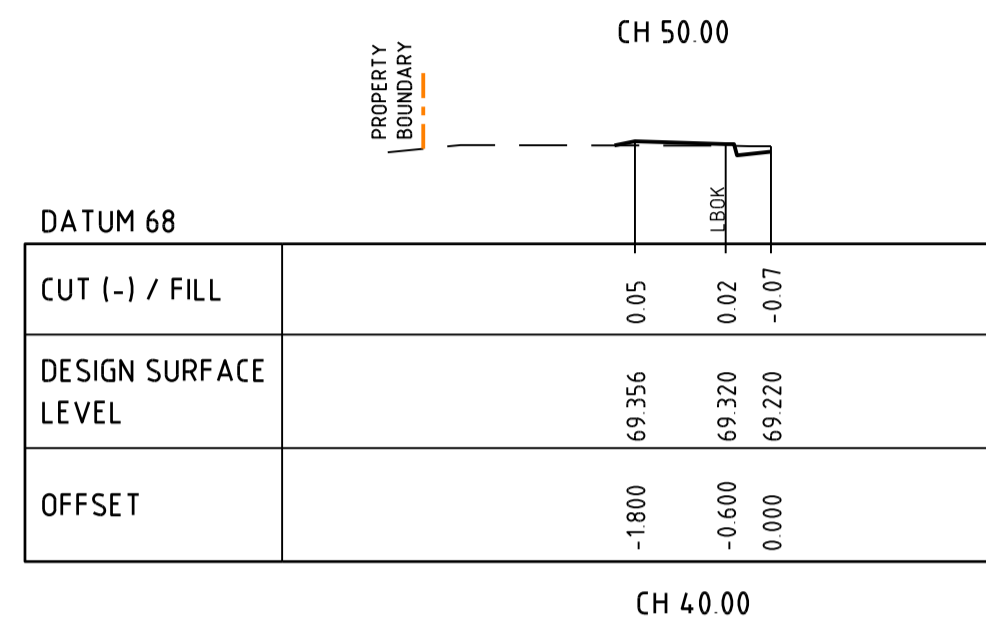
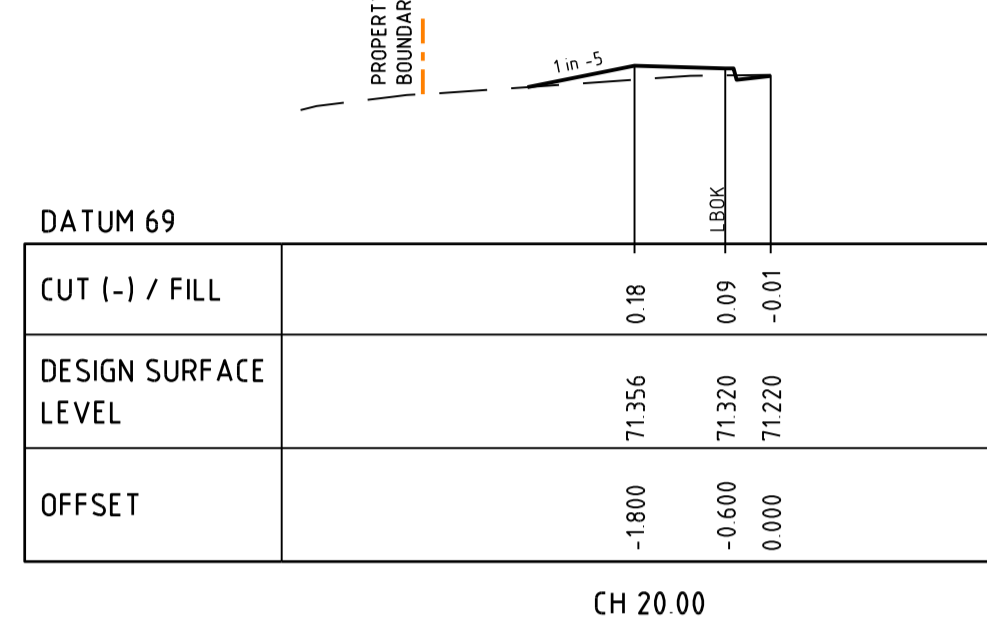
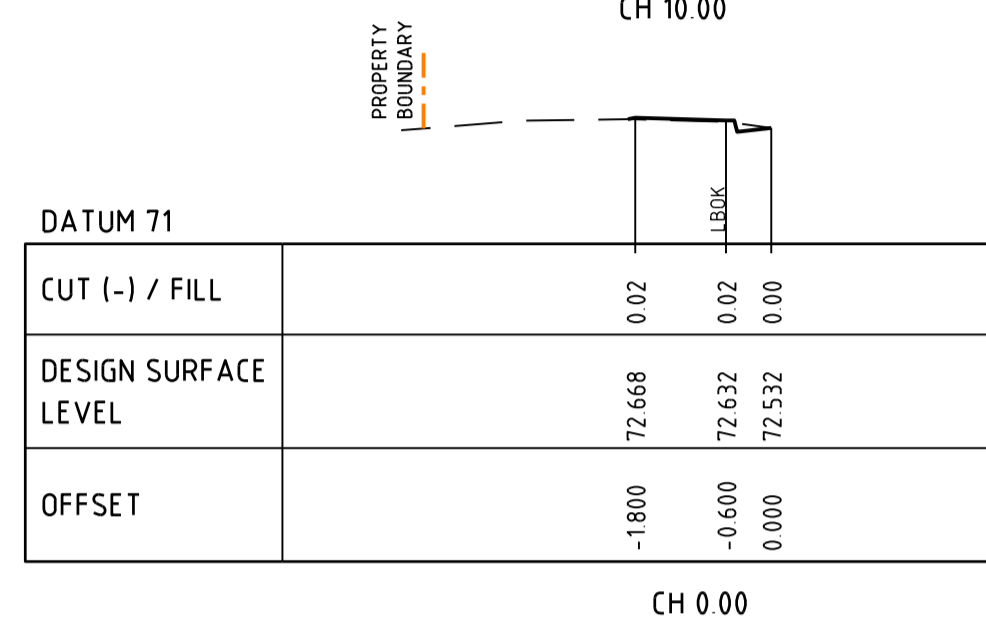
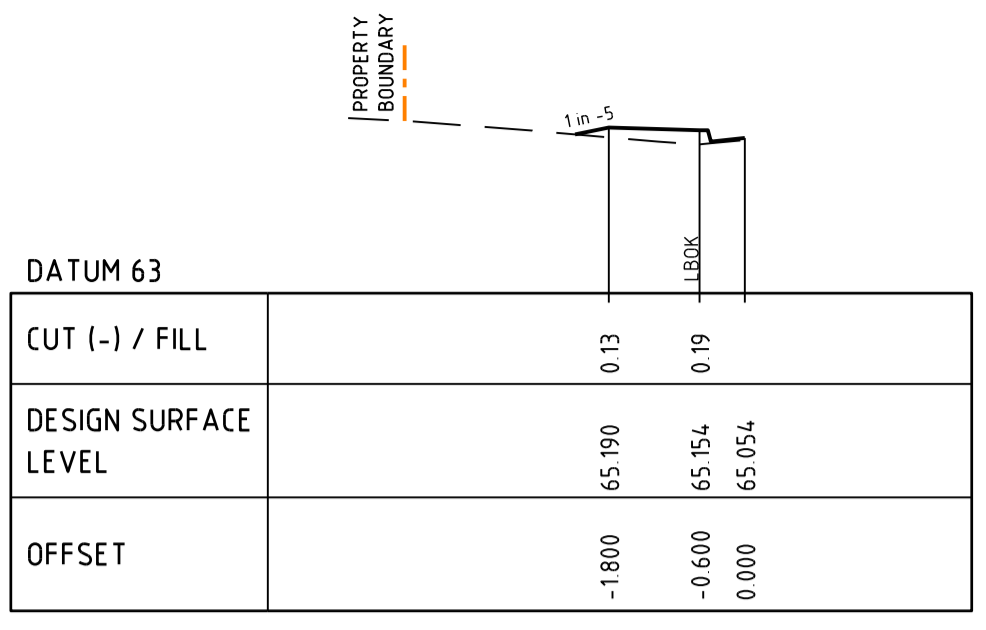
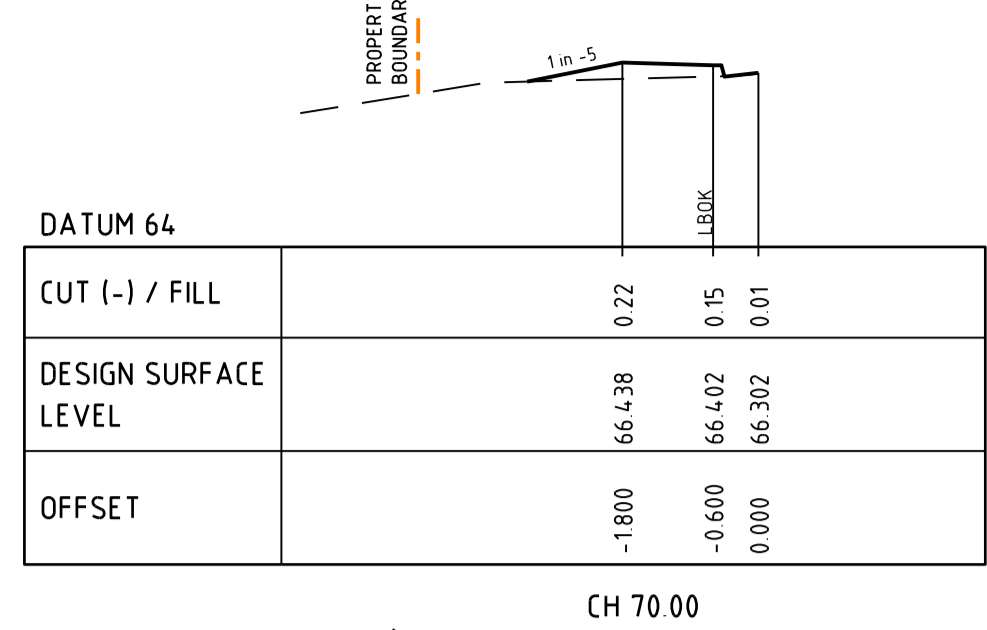
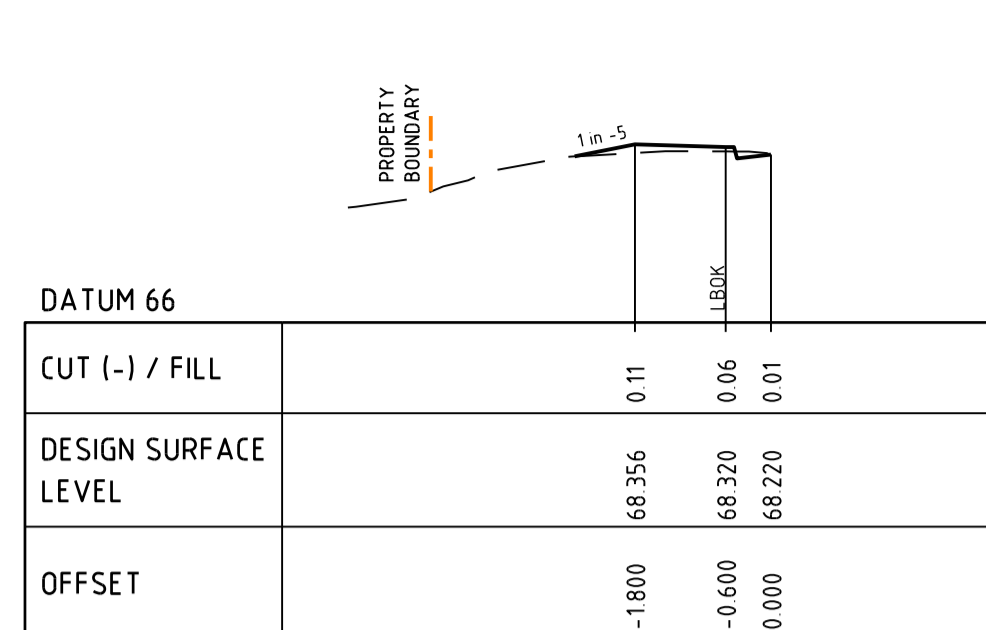
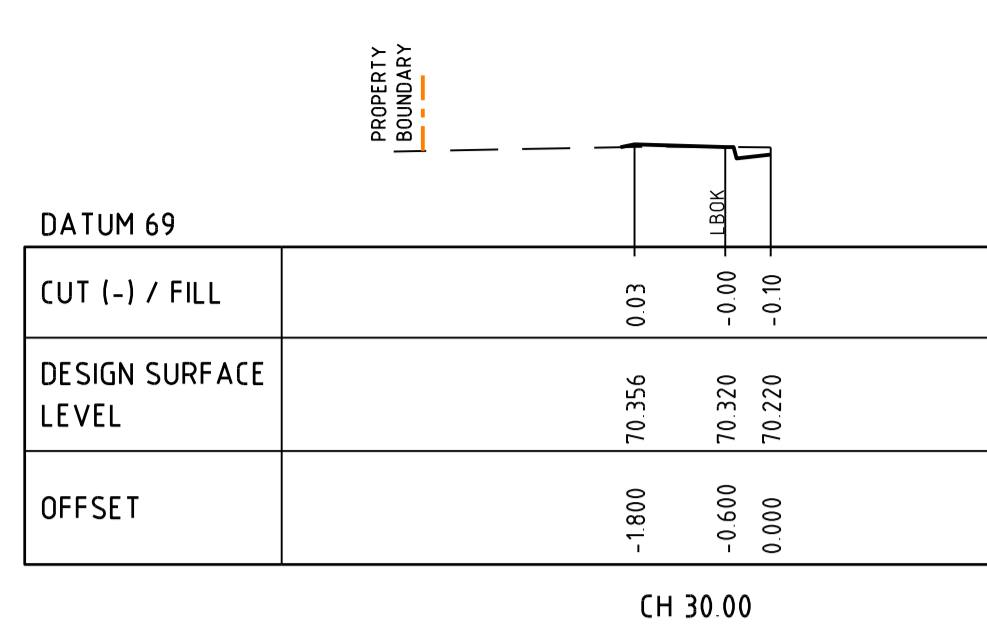
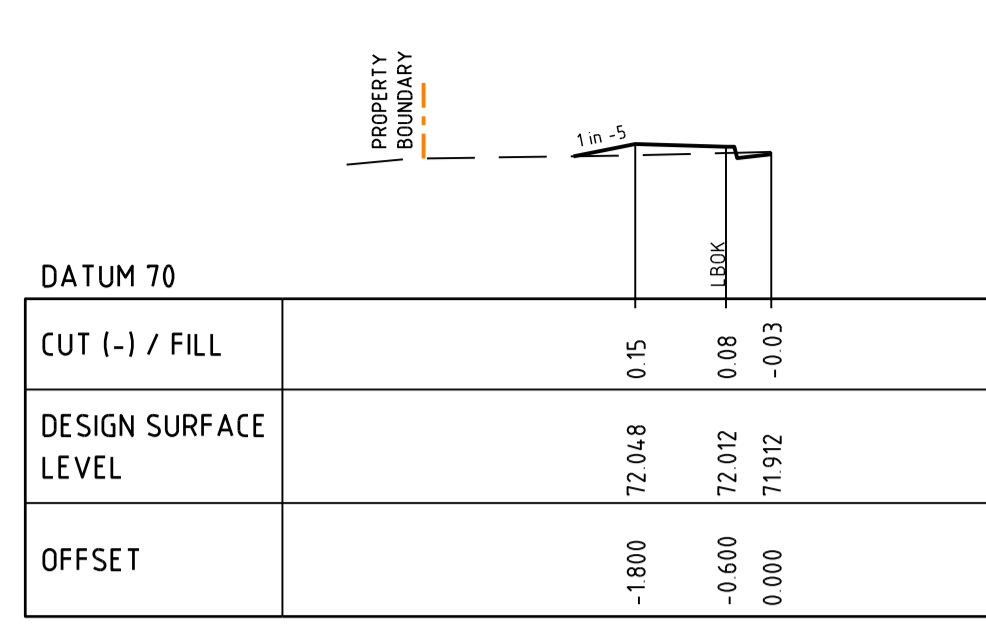
THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION



**GANDY AND ROBERTS CONSULTING ENGINEERS**  
159 DAVEY ST, HOBART TASMANIA, AUSTRALIA 7000  
www.gandyandroberts.com.au  
mail@gandyandroberts.com.au  
ph 03 6223 8877

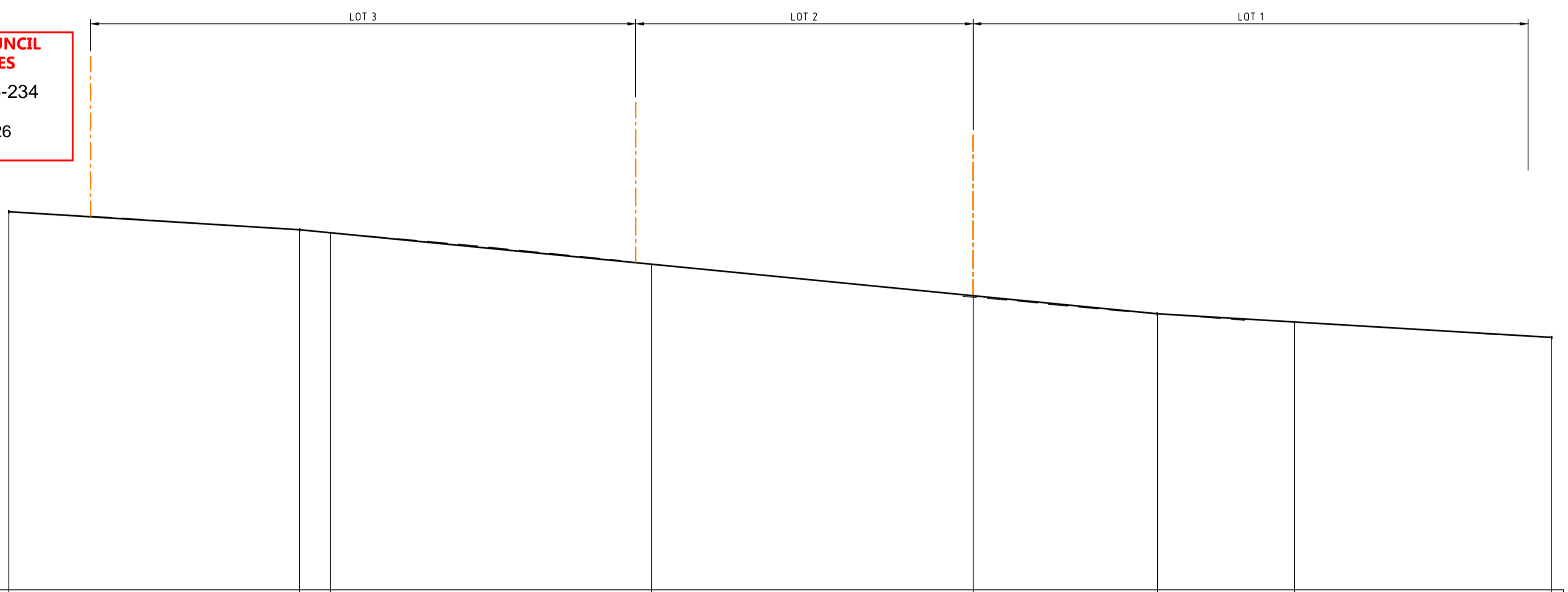
3 LOT SUBDIVISION  
22-24 ARUNTA CRESCENT, CHIGWELL  
TASMANIA 7011  
DRAWING TITLE  
SITeworks PLAN

DESIGNED	DRAWN	CHECKED
DG	DG	AC
PROJECT	DRAWING	REVISION
24.0489	C200	C



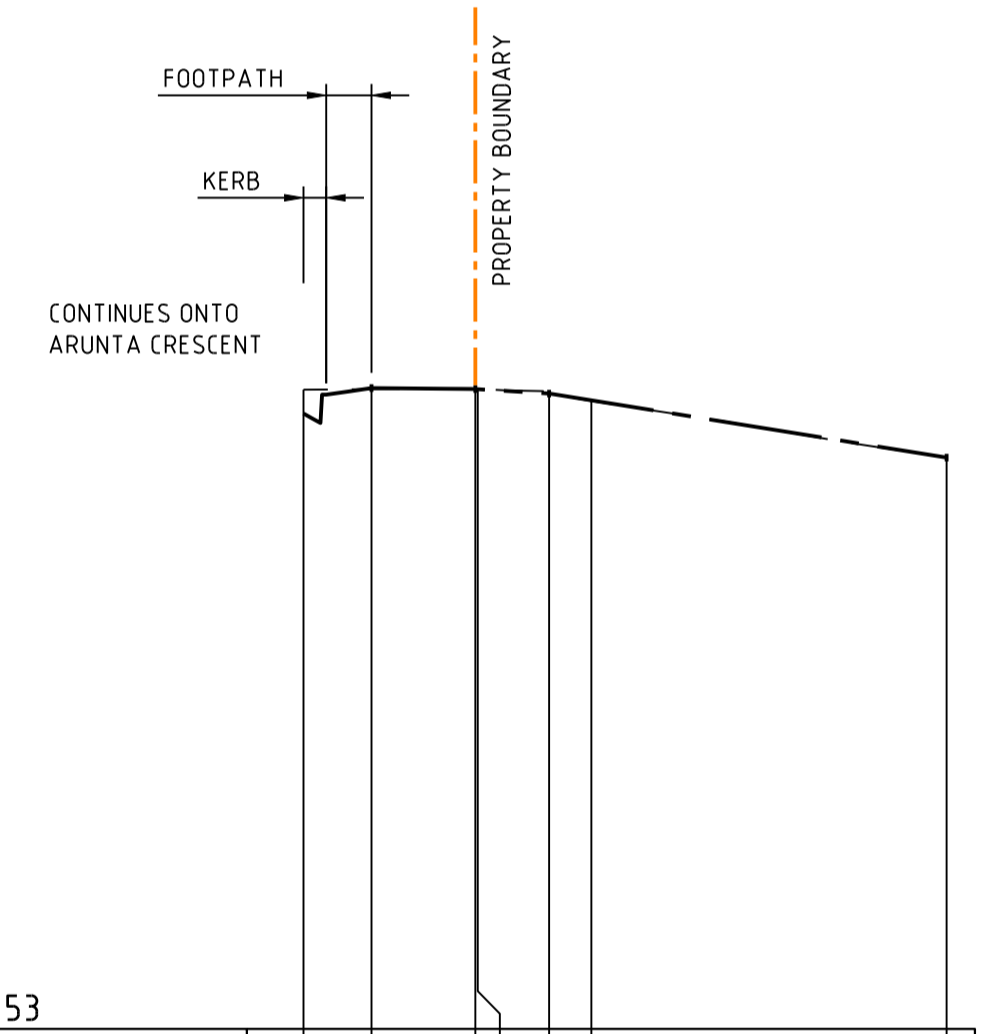
CROSS SECTIONS: CL1  
SCALE HOR 1:100 VER 1:100

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-234  
DATE RECEIVED: 2 April 2026



DATUM RL49	
VERTICAL ALIGNMENT	-6.2% 18.1mL
CUT (-)/FILL	0.000
DESIGN CENTRELINE LEVEL	72.532
EXISTING SURFACE LEVEL	72.532
CHAINAGE	0.00
HORIZONTAL CURVE DATA	
VERTICAL ALIGNMENT	-9.8% 53.4mL
CUT (-)/FILL	0.004
DESIGN CENTRELINE LEVEL	71.411
EXISTING SURFACE LEVEL	71.407
CHAINAGE	18.09
HORIZONTAL CURVE DATA	
VERTICAL ALIGNMENT	-6.0% 24.5mL
CUT (-)/FILL	-0.011
DESIGN CENTRELINE LEVEL	71.224
EXISTING SURFACE LEVEL	71.235
CHAINAGE	20.00
HORIZONTAL CURVE DATA	

LONGITUDINAL SECTION: CL1  
SCALE HOR 1:200 VER 1:200



DATUM RL53	
VERTICAL ALIGNMENT	-1.0% 2.7mL
CUT (-)/FILL	0.028
DESIGN CENTRELINE LEVEL	69.950
EXISTING SURFACE LEVEL	69.908
CHAINAGE	0.00
HORIZONTAL CURVE DATA	
VERTICAL ALIGNMENT	-6.0% 2.0mL
CUT (-)/FILL	-0.019
DESIGN CENTRELINE LEVEL	69.922
EXISTING SURFACE LEVEL	69.922
CHAINAGE	4.55
HORIZONTAL CURVE DATA	
VERTICAL ALIGNMENT	-16.1% 10.5mL
CUT (-)/FILL	-0.022
DESIGN CENTRELINE LEVEL	69.805
EXISTING SURFACE LEVEL	69.805
CHAINAGE	6.50
HORIZONTAL CURVE DATA	

LONGITUDINAL SECTION: CL2  
SCALE HOR 1:200 VER 1:200

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
C	PLANNING APPROVAL - RFI AMENDMENTS	DG	01.04.2026				
B	PLANNING APPROVAL - RFI AMENDMENTS	DG	22.07.2025				
A	PLANNING APPROVAL	AC	03.07.2025				

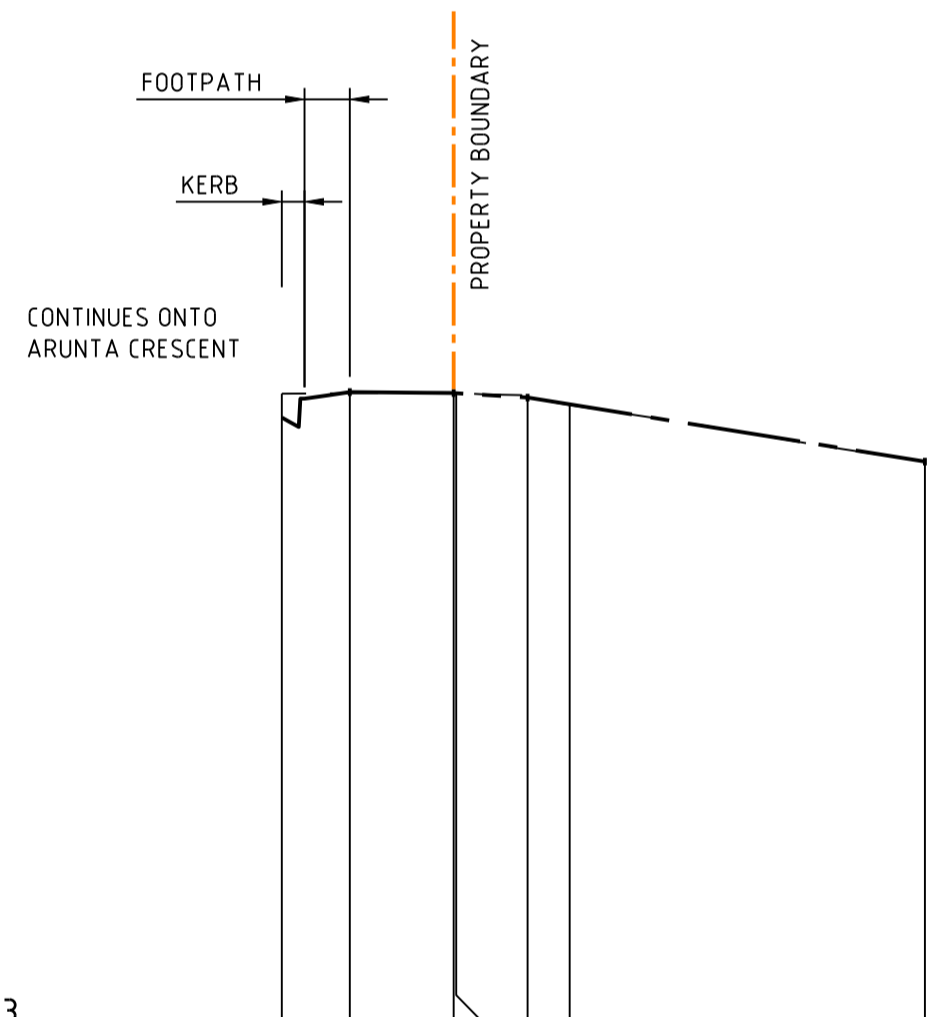
THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

**GANDY AND ROBERTS CONSULTING ENGINEERS**  
159 DAVEY ST, HOBART TASMANIA, AUSTRALIA 7000  
www.gandyandroberts.com.au  
mail@gandyandroberts.com.au  
ph 03 6223 8877

3 LOT SUBDIVISION  
22-24 ARUNTA CRESCENT, CHIGWELL  
TASMANIA 7011  
DRAWING TITLE  
CL1 LONG. AND CROSS SECTIONS

DESIGNED	DRAWN	CHECKED
DG	DG	AC
PROJECT	DRAWING	REVISION
24.0489	C300	C

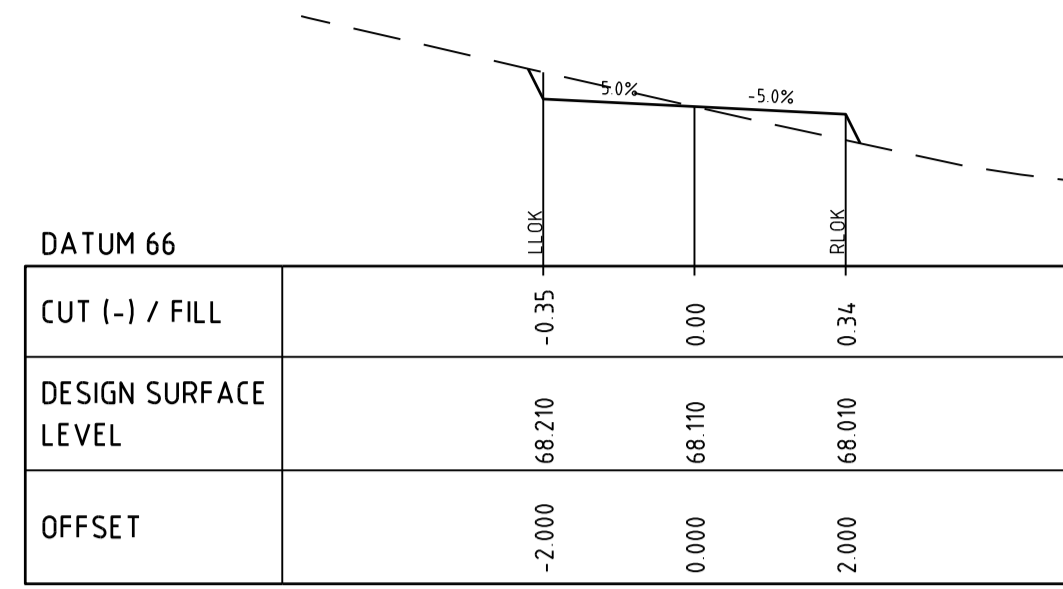
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-234  
DATE RECEIVED: 2 April 2026



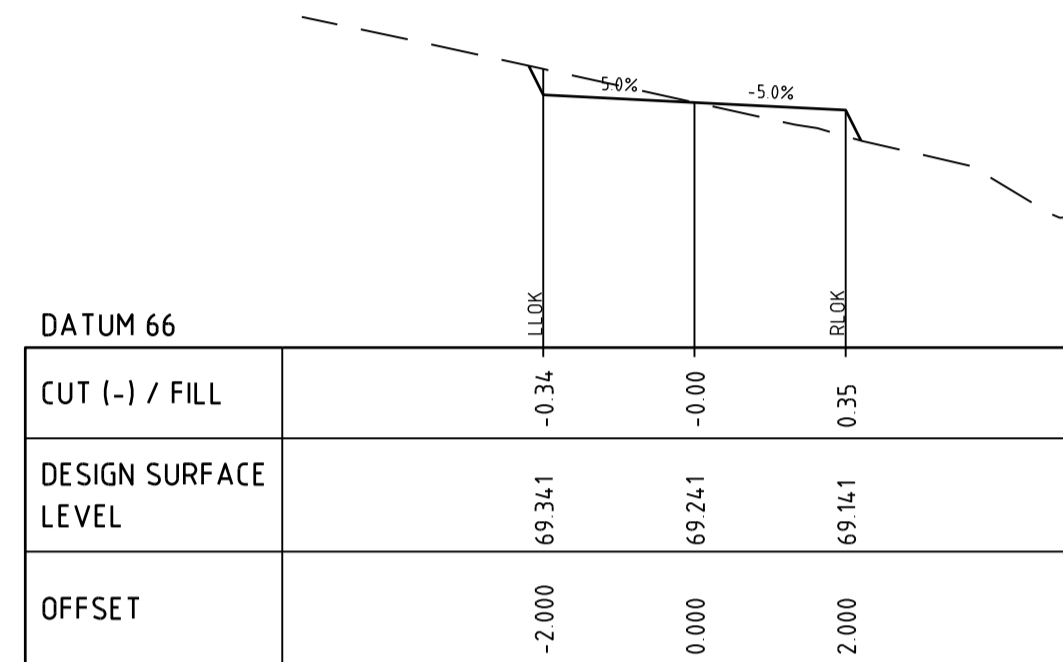
DATUM RL53		VERTICAL ALIGNMENT	
		-1.0% 2.7mL	-6.0% 2.0mL
			-16.1% 10.5mL
CUT (-)/FILL	0.028	-0.018	-0.022
DESIGN CENTRELINE LEVEL	69.950	69.922	69.918
EXISTING SURFACE LEVEL	69.908	69.922	69.918
CHAINAGE	0.00	4.55	6.50
HORIZONTAL CURVE DATA	1.80	4.61	7.62
		←+0.00R	

**LONGITUDINAL SECTION: CL2**

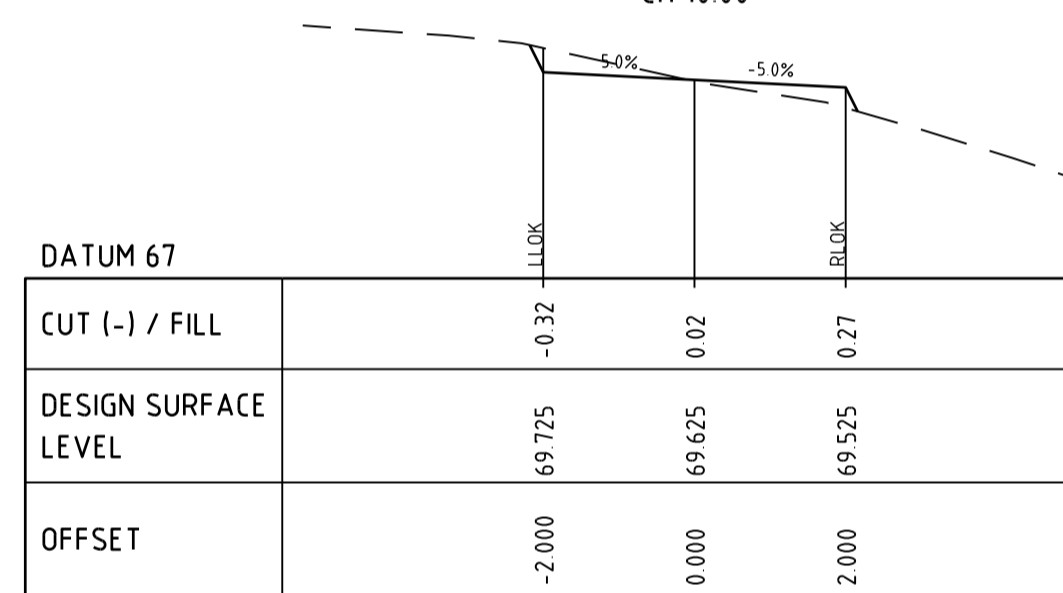
SCALE HOR 1:200 VER 1:200



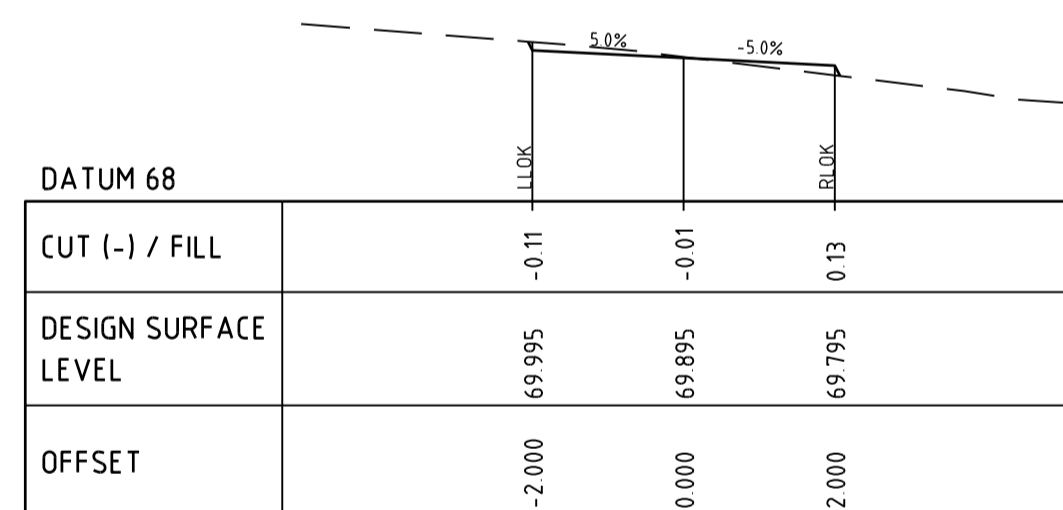
CH 17.01



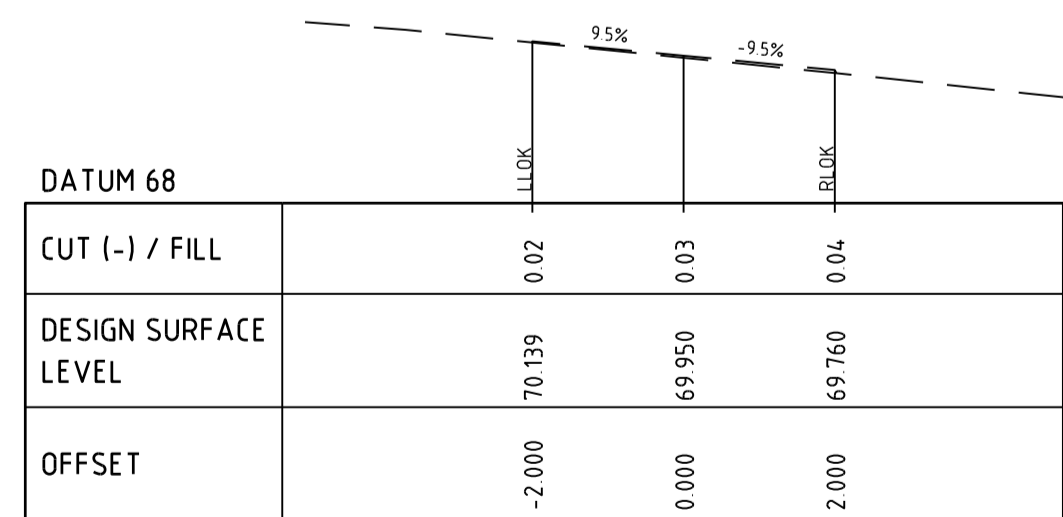
CH 10.00



CH 7.62



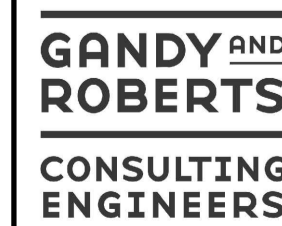
CH 5.00



CH 1.80

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
C	PLANNING APPROVAL - RFI AMENDMENTS	DG	01.04.2026				
B	PLANNING APPROVAL - RFI AMENDMENTS	DG	22.07.2025				
A	PLANNING APPROVAL	AC	03.07.2025				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION



159 DAVEY ST, HOBART  
TASMANIA, AUSTRALIA 7000  
www.gandyandroberts.com.au  
mail@gandyandroberts.com.au  
ph 03 6223 8877

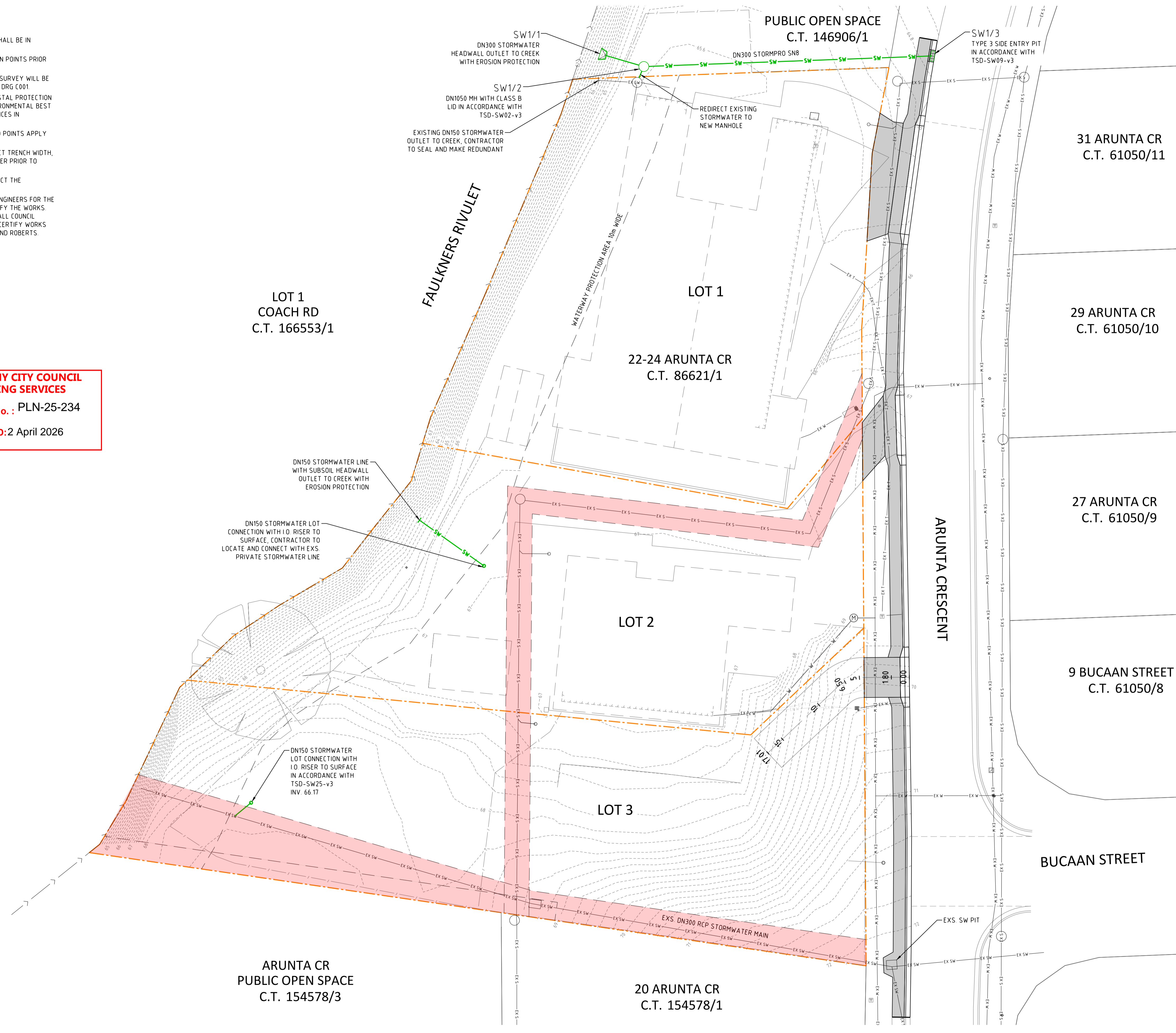
3 LOT SUBDIVISION  
22-24 ARUNTA CRESCENT, CHIGWELL  
TASMANIA 7011  
DRAWING TITLE  
CL2 LONG. AND CROSS SECTIONS

DESIGNED		DRAWN		CHECKED	
DG	DG	DG	DG	AC	AC
PROJECT		DRAWING		REVISION	
24.0489		C301		C	

**STORMWATER NOTES**

- 1 ALL PUBLIC STORMWATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH THE NOTES ON DRG C001
  - 2 CONFIRM THE INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
  - 3 AN AS BUILT SURVEY BY A REGISTERED LAND SURVEY WILL BE REQUIRED IN ACCORDANCE WITH THE NOTES ON DRG C001
  - 4 ALL WORKS WITHIN THE WATERWAY AND COASTAL PROTECTION ZONE MUST BE IN ACCORDANCE WITH THE ENVIRONMENTAL BEST PRACTICE GUIDELINES 2 CONSTRUCTION PRACTICES IN WATERWAYS AND WETLANDS
  - 5 THE FOLLOWING MANDATORY AUTHORITY HOLD POINTS APPLY TO THE WORKS:
    - VISUAL INSPECTION OF PIPELINES TO INSPECT TRENCH WIDTH, BEDDING MATERIAL, PIPE TYPE AND DIAMETER PRIOR TO BACKFILLING.
    - VISUAL INSPECTION OF MANHOLES TO INSPECT THE CONNECTION, BENCHING AND COVER CLASS.
- GANDY AND ROBERTS ARE THE SUPERVISING ENGINEERS FOR THE WORKS DETAILED AND ARE REQUIRED TO CERTIFY THE WORKS. GANDY AND ROBERTS MUST BE PRESENT FOR ALL COUNCIL INSPECTIONS. GANDY AND ROBERTS WILL NOT CERTIFY WORKS THAT HAVE NOT BEEN INSPECTED BY GANDY AND ROBERTS.

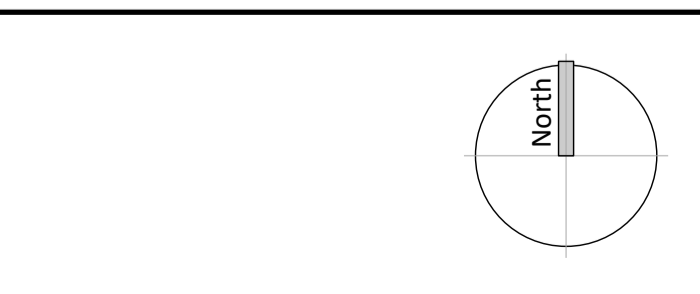
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-25-234  
DATE RECEIVED: 2 April 2026



L:\2025\10\14\13\AM - 5\Projects\2025\10\14\13\AM - 5\22-24 Arunta Crescent\15 - 08\dwg\dwg\dwg - stormwater.mxd (13.04.2026)

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
C	PLANNING APPROVAL - RFI AMENDMENTS	DG	01.04.2026				
B	PLANNING APPROVAL - RFI AMENDMENTS	DG	22.07.2025				
A	PLANNING APPROVAL	AC	03.07.2025				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

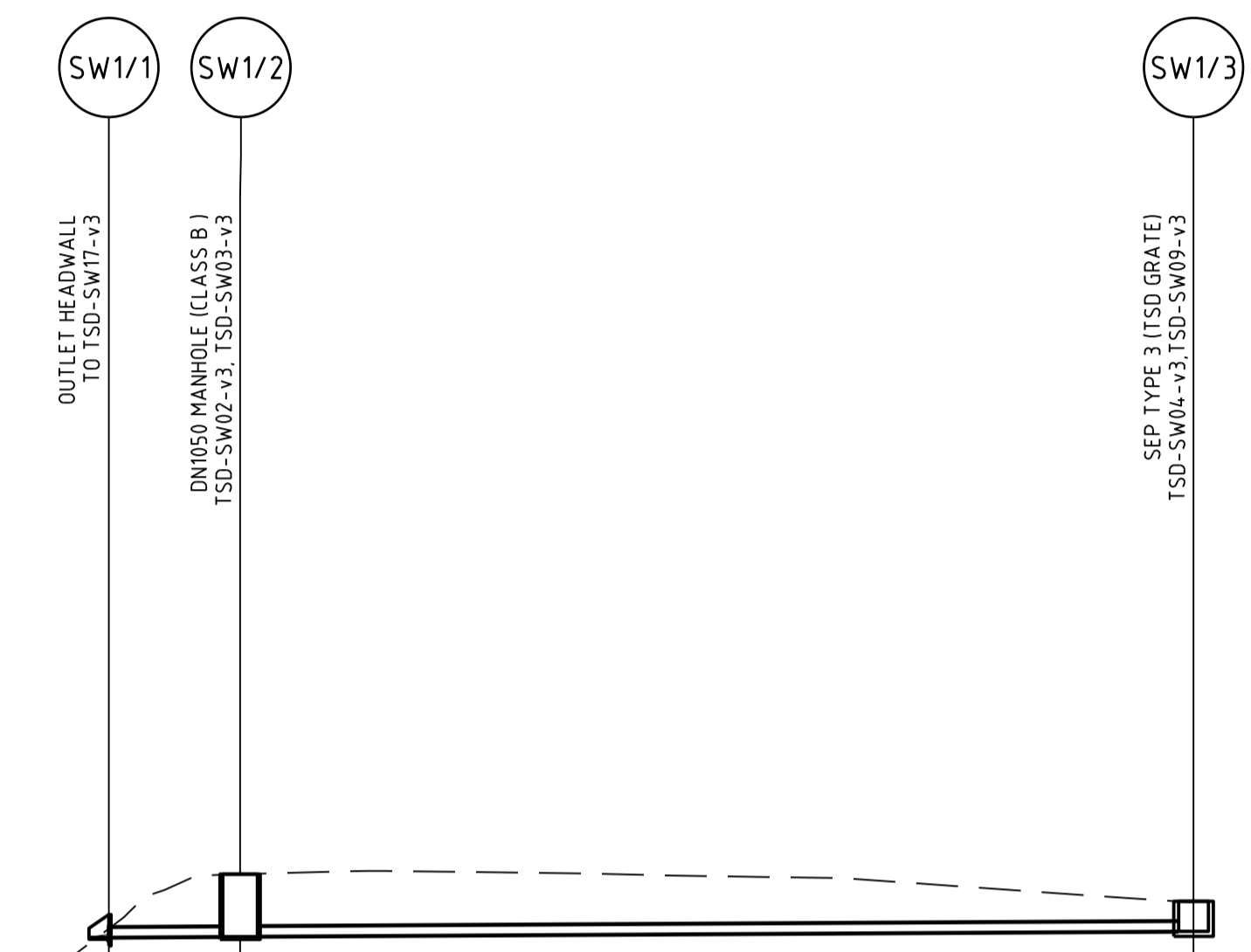


**GANDY AND ROBERTS**  
CONSULTING ENGINEERS  
159 DAVEY ST, HOBART  
TASMANIA, AUSTRALIA 7000  
www.gandyandroberts.com.au  
mail@gandyandroberts.com.au  
ph 03 6223 8877

3 LOT SUBDIVISION  
22-24 ARUNTA CRESCENT, CHIGWELL  
TASMANIA 7011  
DRAWING TITLE  
STORMWATER PLAN

DESIGNED	DRAWN	CHECKED
DG	DG	AC
PROJECT	DRAWING	REVISION
24.0489	C400	C

© GANDY AND ROBERTS CONSULTING ENGINEERS



**GLENORCHY CITY COUNCIL  
 PLANNING SERVICES**  
 APPLICATION No.: PLN-25-234  
 DATE RECEIVED: 2 April 2026

DIAMETER/MATERIAL	DN300 STORMPRO SN8		DN300/STORMPRO SN8
GRADIENT	0.50%		0.52%
DATUM R.L.	35.00		
DEPTH TO INVERT	0.36	1.89	1.88
INVERT LEVEL	63.66	63.68	63.69
FINISHED SURFACE LEVEL	64.02	65.57	
EXISTING SURFACE LEVEL	63.89	65.57	64.72
CHAINAGE	0.00	3.98	28.87

LINE No SW1

**LONGITUDINAL SECTION**  
 SCALE HOR 1200 VER 1200

L:\2024\10\14\1013\AM - 3\Projects\2024\10\14\1013\24\_Arunta Crescent\5 - 08 Stormpro\01 - Working drawings\msh\10\_14\_24\1013.dwg

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
C	PLANNING APPROVAL - RFI AMENDMENTS	DG	01.04.2026				
B	PLANNING APPROVAL - RFI AMENDMENTS	DG	22.07.2025				
A	PLANNING APPROVAL	AC	03.07.2025				

THIS DRAWING HAS NOT BEEN  
 APPROVED FOR CONSTRUCTION

**GANDY AND ROBERTS CONSULTING ENGINEERS**  
 159 DAVEY ST, HOBART TASMANIA, AUSTRALIA 7000  
 www.gandyandroberts.com.au  
 mail@gandyandroberts.com.au  
 ph 03 6223 8877

3 LOT SUBDIVISION  
 22-24 ARUNTA CRESCENT, CHIGWELL TASMANIA 7011  
 DRAWING TITLE  
**STORMWATER LONGITUDINAL PLAN**

DESIGNED DG		DRAWN DG		CHECKED AC	
PROJECT 24.0489		DRAWING C401		REVISION C	

© GANDY AND ROBERTS CONSULTING ENGINEERS



