

APPLICATION FOR PLANNING APPROVAL

Application Number:	DA-2024-81
Proposal:	Dwelling and associated works
Subject Site:	213, 215 and 218 Talbots Road, Sandfly and adjoining Crown Reserve
Responsible Planning Officer:	Camilo Miranda

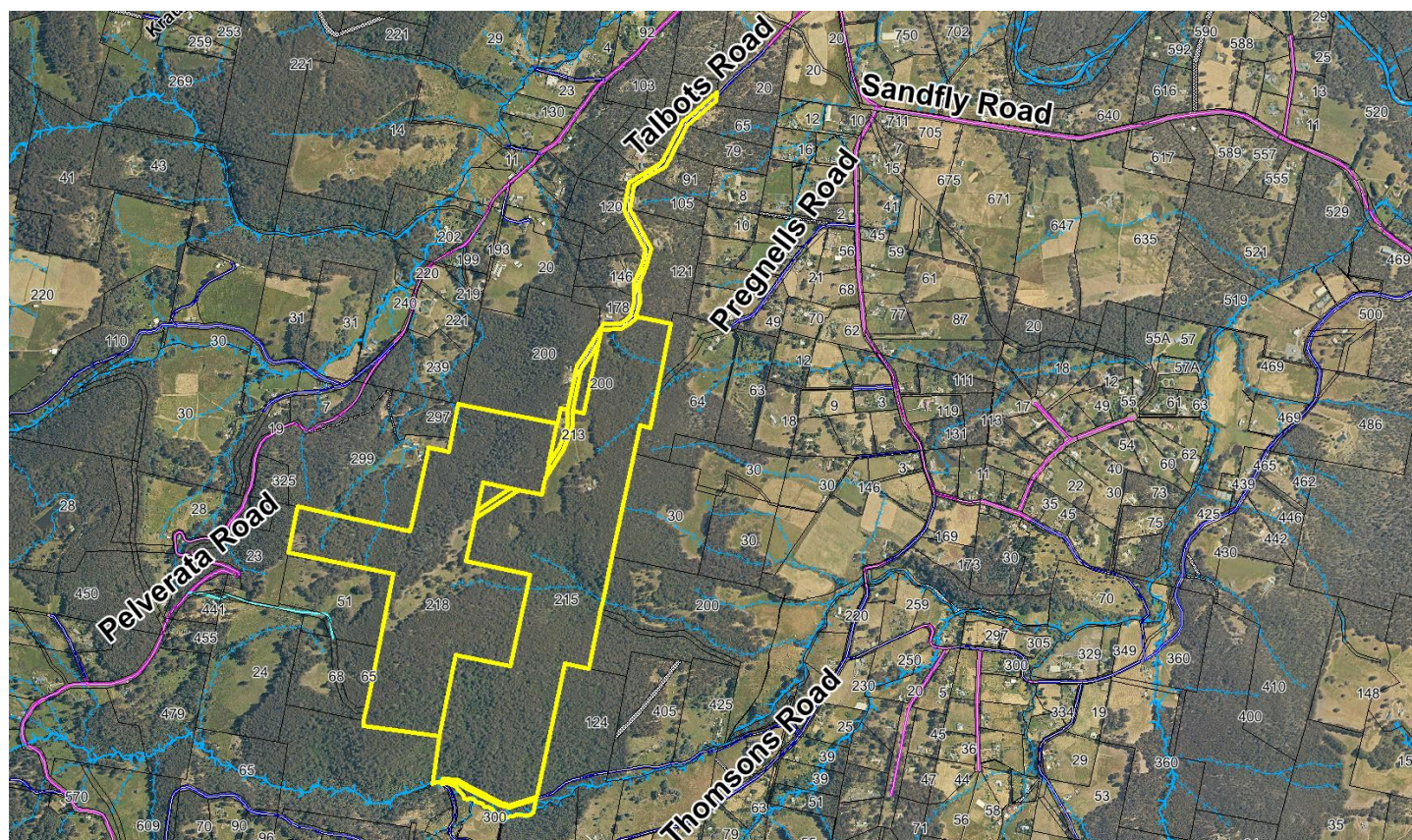
Advertised Documents:

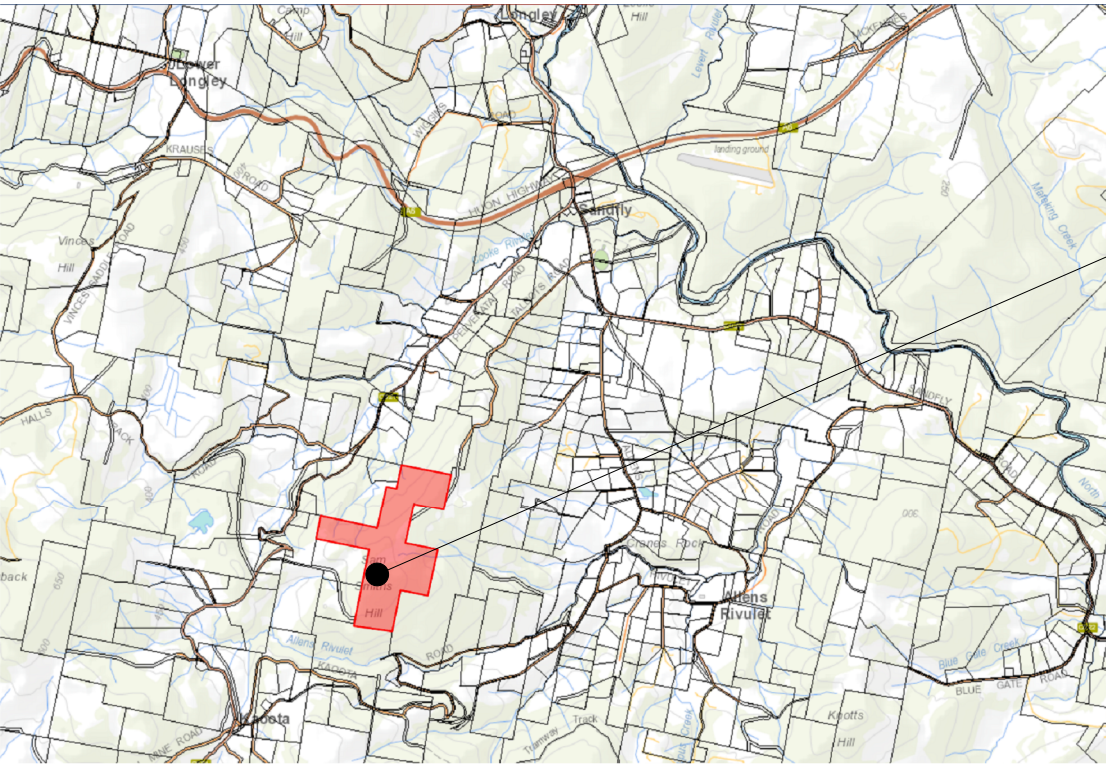
- | | |
|---|--|
| <ul style="list-style-type: none">• Application Plans• Environmental Values Report• Arboricultural Impact Assessment• Natural Values Assessment• Bushfire Hazard Assessment | <ul style="list-style-type: none">• Landslide Risk Assessment• Geo-Environmental Assessment <p>Available upon request:</p> <ul style="list-style-type: none">• Application Form• Copy of Title |
|---|--|

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **24 April 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.





218 TALBOTS RD
PID: 9033694
TITLE REF: 240577/1

DEVELOPMENT APPLICATION

NEW HOUSE

218 TALBOTS ROAD, SANDFLY, TAS, 7050

LYDIA MOORE & MICHAEL WELLING



LOCALITY GUIDE

NTS
(SOURCE: THE LIST)

GENERAL NOTES

- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING APPROVAL FROM RELEVANT STATUTORY AUTHORITIES AND ARE SUBJECT TO THAT APPROVAL.
- LEVEL DATUM IS ARBITRARY.
- ALL BOUNDARIES & ADJACENT OFFSETS ARE SUBJECT TO ON-SITE CONFIRMATION BY A LICENSED SURVEYOR.
- DO NOT SCALE. WRITTEN DIMENSIONS HAVE PRECEDENCE.
- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA (NCC), AUSTRALIAN STANDARDS AND ANY BY-LAWS AND REGULATIONS THAT MAY APPLY.
 - ALL SLABS & FOOTING TO COMPLY WITH CURRENT AS2870.
 - ALL TIMBER FRAMING TO COMPLY WITH CURRENT AS1684.
 - ALL GLAZING TO COMPLY WITH CURRENT AS1288.
 - ALL SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH CURRENT NCC 3.7.2
 - ALL STAIRS & BALUSTRADES TO COMPLY WITH CURRENT NCC 3.9
 - ALL EXTERNAL DOORS, WINDOWS & BUILDING PENETRATIONS GENERALLY TO BE SEALED IN ACCORDANCE WITH CURRENT NCC 3.12.3.3
 - ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE NCC 3.8.1 & CURRENT AS3740.
 - ALL WORK TO COMPLY WITH CURRENT AS3959.
- CONTRACTORS TO CONFIRM ALL AREAS, DIMENSIONS & LEVELS WITH DESIGNER PRIOR TO COMMENCING ANY WORK.
- CONTRACTORS TO CHECK ALL OPENINGS BEFORE ORDERING WINDOWS & DOORS.
- ALL PROPRIETARY ITEMS ARE TO BE INSTALLED TO MANUFACTURERS INSTRUCTION.

THE LOCATION OF UNDERGROUND SERVICES SHOWN IS APPROXIMATE ONLY.
ALL SERVICES MAY NOT BE SHOWN. EXACT LOCATION OF ALL SERVICES SHOULD
BE POSITIVELY ESTABLISHED PRIOR TO COMMENCEMENT OF ANY WORKS.



Kingborough Council

Development Application: DA-2024-81

Plan Reference No: P3

Date Received: 19/11/2024

Date placed on Public Exhibition: 11/4/2026

SHEET

NUMBER REVISION SHEET NAME

A-00		TITLE
A-01		LOT PLAN
A-02		SITE PLAN
A-03		PROPOSED FLOOR PLAN
A-04		PROPOSED ELEVATIONS 1
A-05		PROPOSED ELEVATIONS 2
SK-01		SKETCHES 1

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION, CERTIFICATE OF LIKELY COMPLIANCE AND ASSOCIATED DOCUMENTATION

DRAWINGS TO BE PRINTED & READ IN FULL COLOUR

No.	Description	Date
	PRELIMINARIES	28/09/23
	DA	18/03/24

MICHAEL KINSELLA
INTEGRAL DESIGN & DRAFTING SERVICES
ACCREDITED BUILDING PRACTITIONER
ACCREDITATION: CC5699V
ACCREDITED BUSHFIRE PRACTITIONER
ACCREDITATION: BFP-133



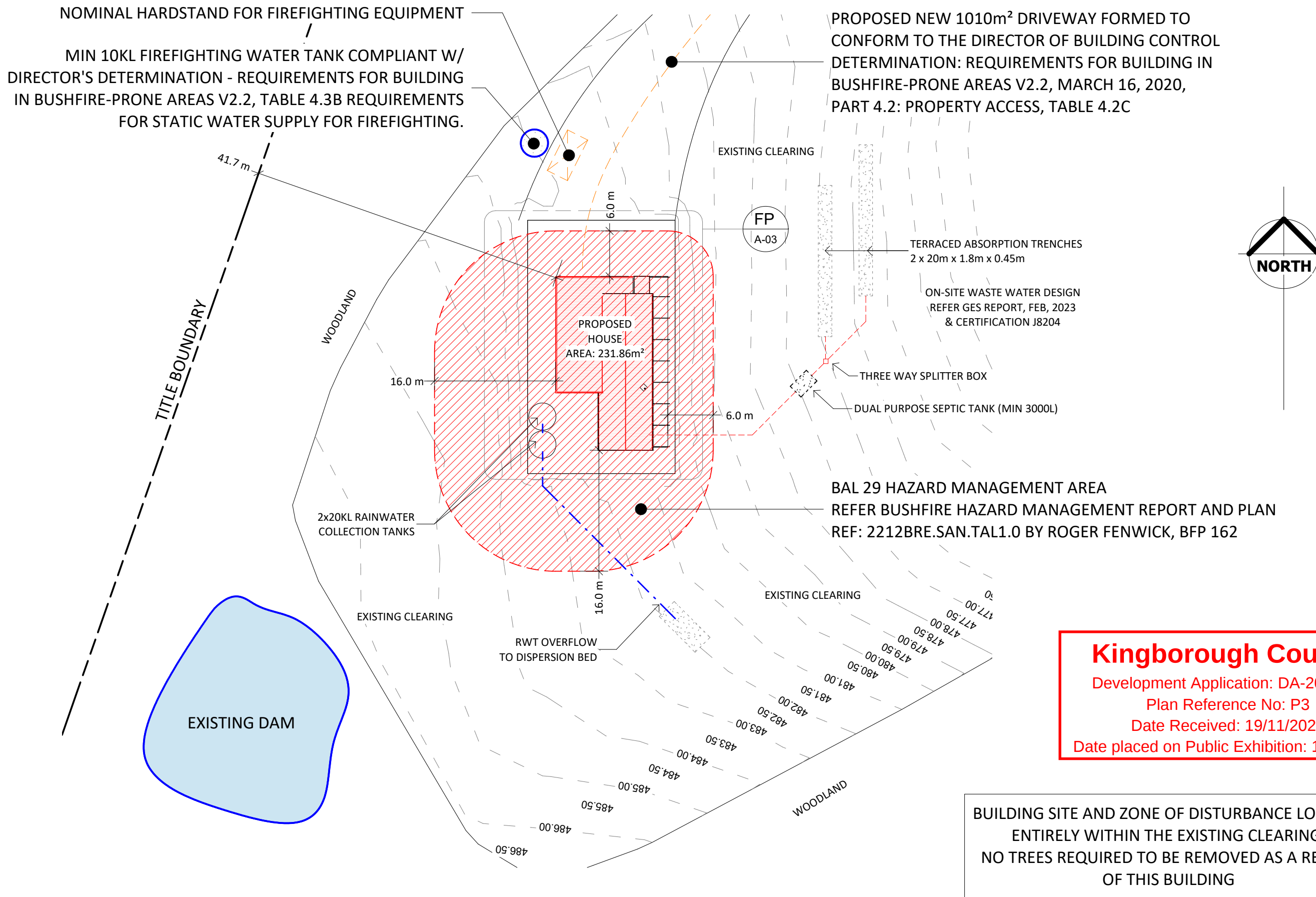
LYDIA MOORE & MICHAEL WELLING

NEW HOUSE

218 TALBOTS ROAD, SANDFLY, TAS, 7050

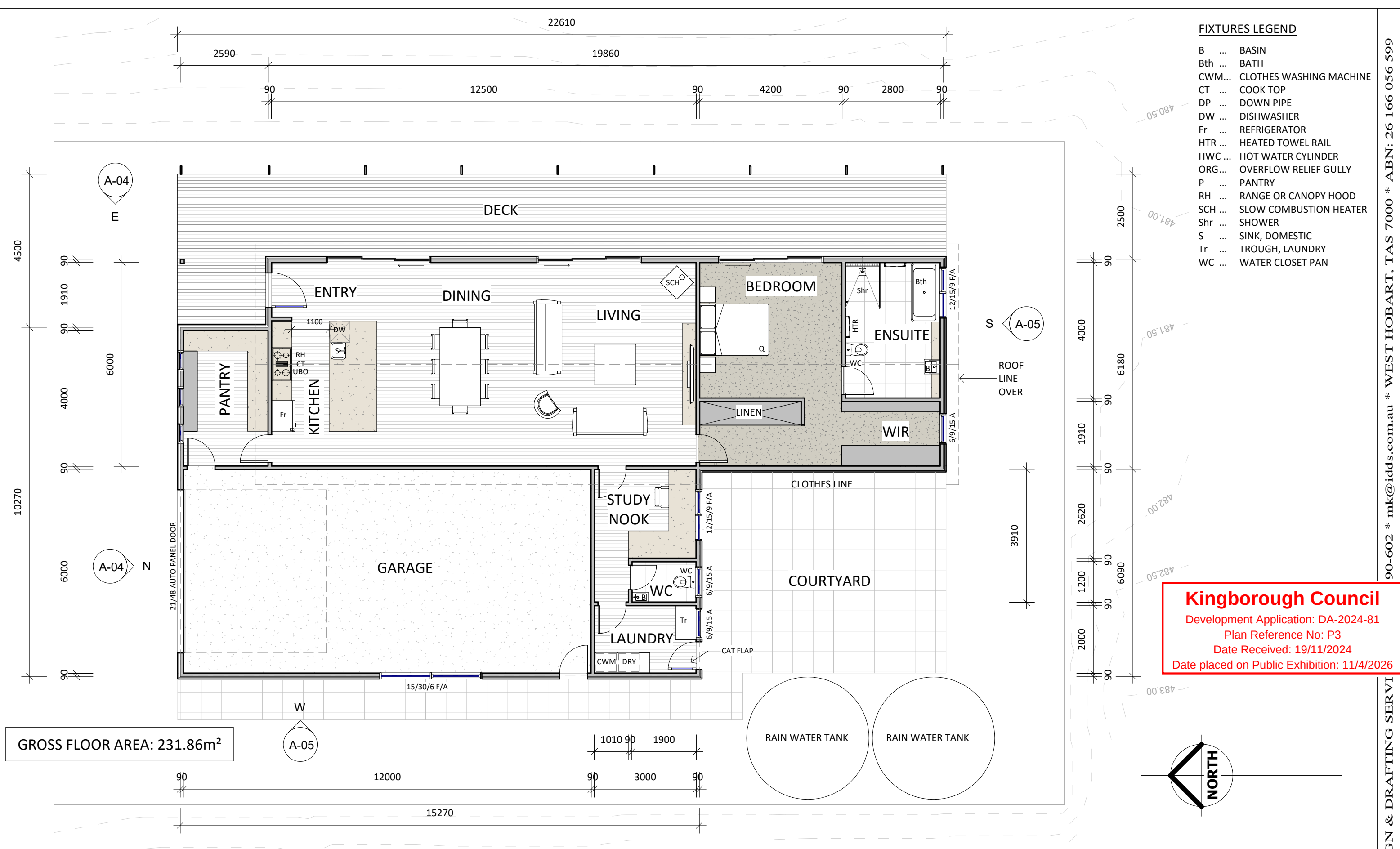
TITLE

Project number	MOOR-L-01	A-00
Date	29/06/23	
Designed by	Michael Kinsella	
Drawn by	MK	Scale
		1 : 100 @ A3



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BUILDING SITE AND ZONE OF DISTURBANCE LOCATED
ENTIRELY WITHIN THE EXISTING CLEARING.
NO TREES REQUIRED TO BE REMOVED AS A RESULT
OF THIS BUILDING



FIXTURES LEGEND

- B ... BASIN
- Bth ... BATH
- CWM... CLOTHES WASHING MACHINE
- CT ... COOK TOP
- DP ... DOWN PIPE
- DW ... DISHWASHER
- Fr ... REFRIGERATOR
- HTR ... HEATED TOWEL RAIL
- HWC ... HOT WATER CYLINDER
- ORG... OVERFLOW RELIEF GULLY
- P ... PANTRY
- RH ... RANGE OR CANOPY HOOD
- SCH ... SLOW COMBUSTION HEATER
- Shr ... SHOWER
- S ... SINK, DOMESTIC
- Tr ... TROUGH, LAUNDRY
- WC ... WATER CLOSET PAN

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bda
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CHARTERED
BUILDING DESIGNERS

LYDIA MOORE & MICHAEL WELLING

NEW HOUSE

218 TALBOTS ROAD, SANDFLY, TAS, 7050

PROPOSED FLOOR PLAN

Project number	MOOR-L-01
Date	29/06/23
Designed by	Michael Kinsella
Drawn by	MK

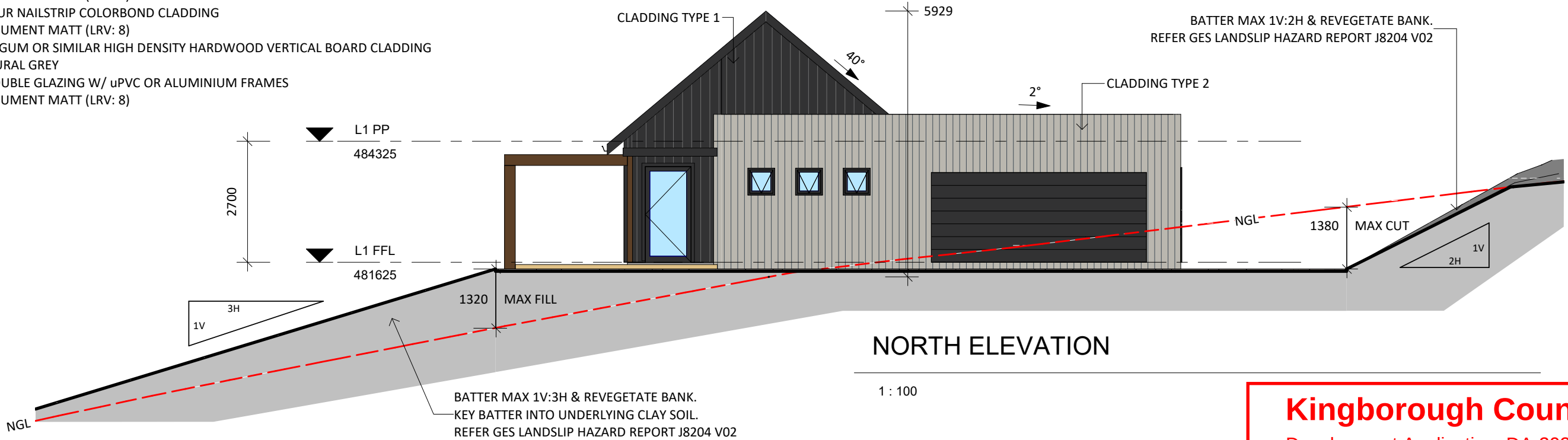
A-03

Scale 1 : 100 @ A3

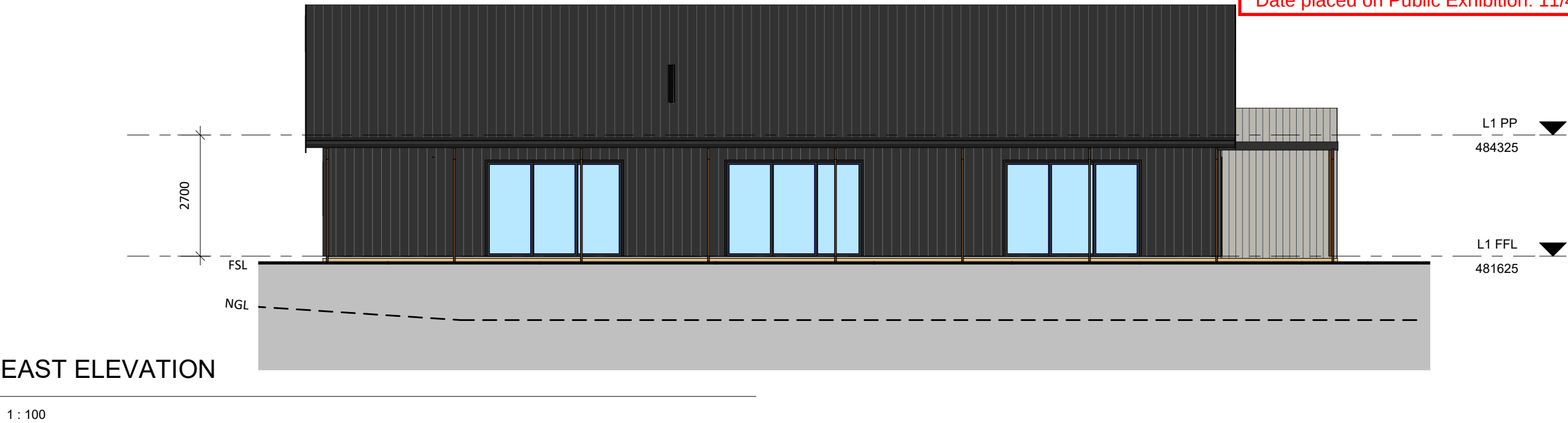
MATERIALS SCHEDULE

- ROOF: COLORBOND CUSTOM ORB ROOF SHEETING.
COLOUR: MONUMENT MATT (LRV: 8)
FASCIA: COLORBOND NOVA LINE FASCIA SYSTEM
COLOUR: MONUMENT MATT (LRV: 8)
GUTTERS: COLORBOND QUAD GUTTERING
COLOUR: MONUMENT MATT (LRV: 8)
CLADDING 1: STRUCTUUR NAILSTRIP COLORBOND CLADDING
COLOUR: MONUMENT MATT (LRV: 8)
CLADDING 2: SPOTTED GUM OR SIMILAR HIGH DENSITY HARDWOOD VERTICAL BOARD CLADDING
COLOUR: NATURAL GREY
WINDOWS: CLEAR DOUBLE GLAZING W/ uPVC OR ALUMINIUM FRAMES
COLOUR: MONUMENT MATT (LRV: 8)

- 14.4.3 P4 EXCAVATION NOTE:
- CUT & FILL DOES NOT IMPACT NATURAL VALUES AS OCCURS ON AN EXISTING CLEARED AND MODIFIED SITE .
 - DOES NOT DETRACT FROM THE LANDSCAPE AREA AS THE SITE IS DEGRADED FORMER AGRICULTURAL GRASSLAND CUT OUT OF NATIVE WOODLAND. THE RESULTING BATTERS WILL BE REVEGETATED AND STABILISED WITH MIXED VEGETATION TO BLEND WITH THE SURROUNDING LANDSCAPE.
 - DOES NOT IMPACT ADJOINING PROPERTIES IN ANY WAY.
 - THE PROPOSED PAD IS NOT LOCATED IN A LANDSLIP AREA AND THE BANKS BATTERED & REVEGETATED SO AS TO NOT AFFECT THE STABILITY OF ADJOINING LAND.



Kingborough Council
Development Application: DA-2024-81
Plan Reference No: P2
Date Received: 18/6/2024
Date placed on Public Exhibition: 11/4/2026



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<table><tr><th>No.</th><th>Description</th><th>Date</th></tr><tr><td></td><td>PRELIMINARIES</td><td>28/09/23</td></tr><tr><td></td><td>DA</td><td>18/03/24</td></tr><tr><td>A</td><td>DA-2024-81 FIR#1</td><td>29/04/24</td></tr></table> Document Set ID: 4753819 Version: 1 - Version Date: 02/06/2024	No.	Description	Date		PRELIMINARIES	28/09/23		DA	18/03/24	A	DA-2024-81 FIR#1	29/04/24	MICHAEL KINSELLA INTEGRAL DESIGN & DRAFTING SERVICES ACCREDITED BUILDING PRACTITIONER ACCREDITATION: CC5699V ACCREDITED BUSHFIRE PRACTITIONER ACCREDITATION: BFP-133 LYDIA MOORE & MICHAEL WELLING NEW HOUSE 218 TALBOTS ROAD, SANDFLY, TAS, 7050	<table><tr><th colspan="2">PROPOSED ELEVATIONS 1</th></tr><tr><td>Project number</td><td>MOOR-L-01</td></tr><tr><td>Date</td><td>29/06/23</td></tr><tr><td>Designed by</td><td>Michael Kinsella</td></tr><tr><td>Drawn by</td><td>MK</td></tr></table> <table><tr><td rowspan="2">A-04</td><td>Scale</td><td>1 : 100 @ A3</td></tr></table>	PROPOSED ELEVATIONS 1		Project number	MOOR-L-01	Date	29/06/23	Designed by	Michael Kinsella	Drawn by	MK	A-04	Scale	1 : 100 @ A3
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MATERIALS SCHEDULE

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Kingborough Council

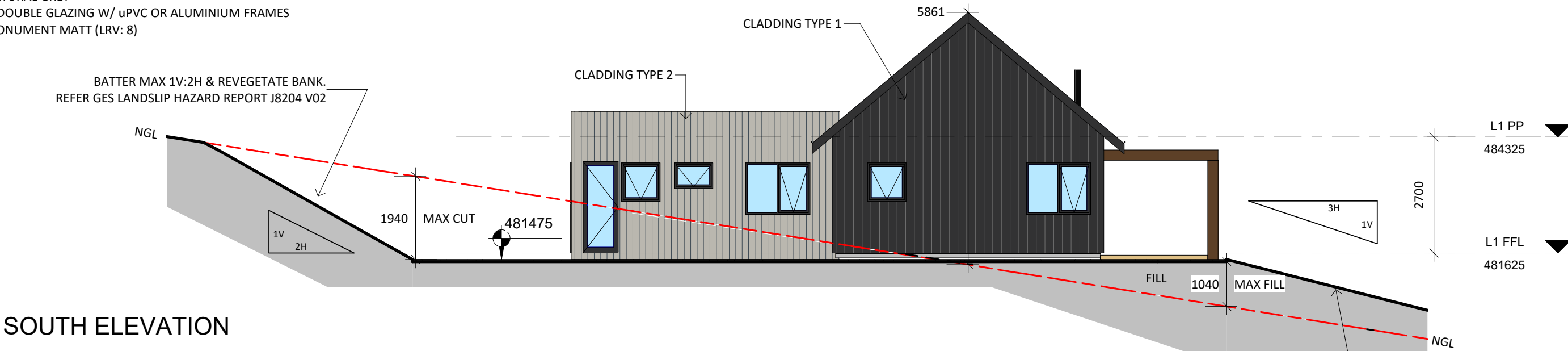
Development Application: DA-2024-81

Plan Reference No: P2

Date Received: 18/6/2024

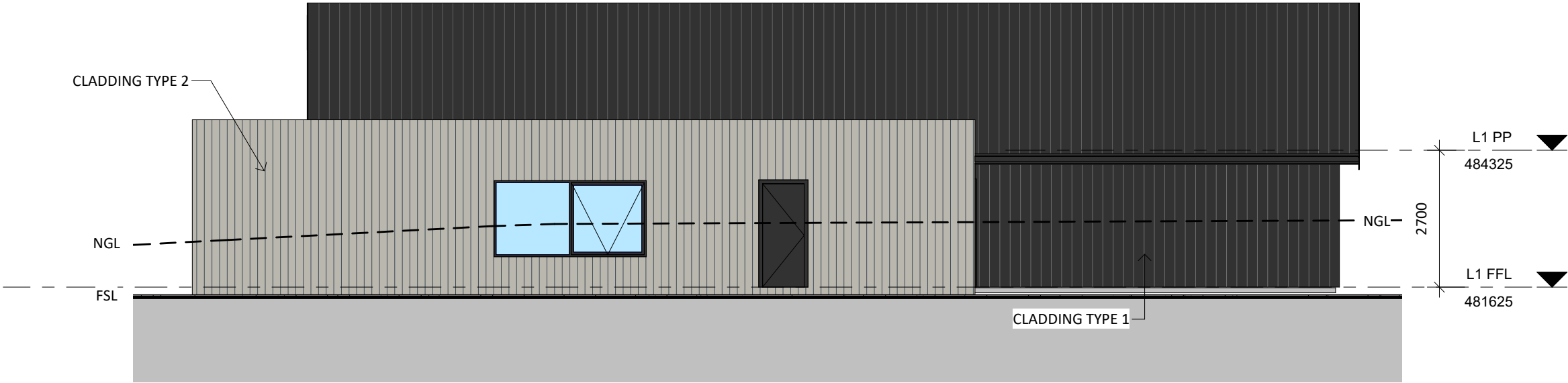
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- 14.4.3 P4 EXCAVATION NOTE:
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SOUTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100

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MICHAEL KINSELLA

INTEGRAL DESIGN & DRAFTING SERVICES

ACCREDITED BUILDING PRACTITIONER

ACCREDITATION: CC5699V

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bda

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED

CHARTERED

BUILDING DESIGNER

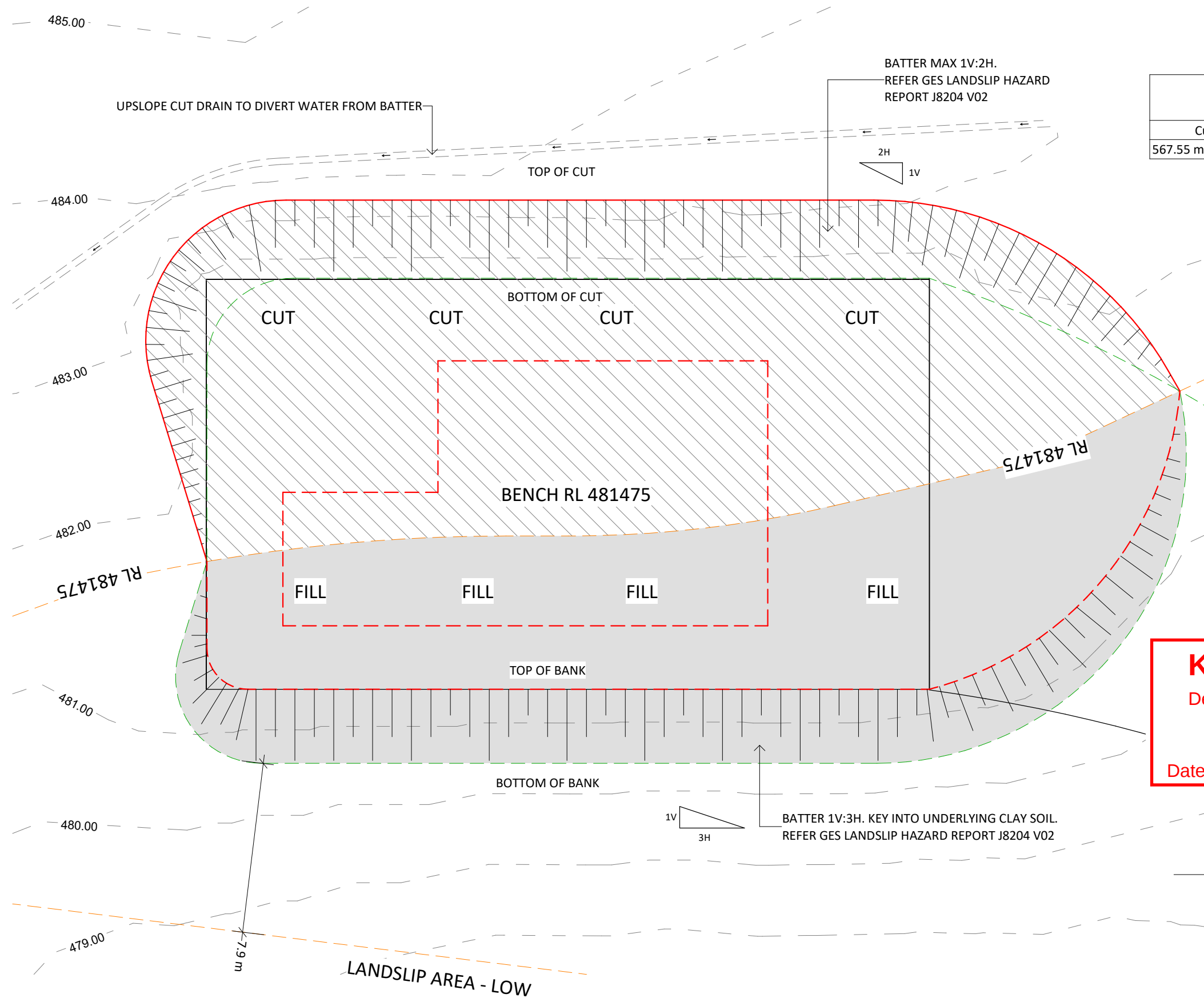
LYDIA MOORE & MICHAEL WELLING

NEW HOUSE

218 TALBOTS ROAD, SANDFLY, TAS, 7050

PROPOSED ELEVATIONS 2

Project number	MOOR-L-01	A-05
Date	29/06/23	
Designed by	Michael Kinsella	
Drawn by	MK	
Scale		1 : 100 @ A3



CUT AND FILL TOTALS		
Cut	Fill	Net cut/fill
567.55 m³	567.54 m³	0.00 m³

Kingborough Council

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LYDIA MOORE & MICHAEL WELLING
NEW HOUSE
218 TALBOTS ROAD, SANDFLY, TAS, 7050

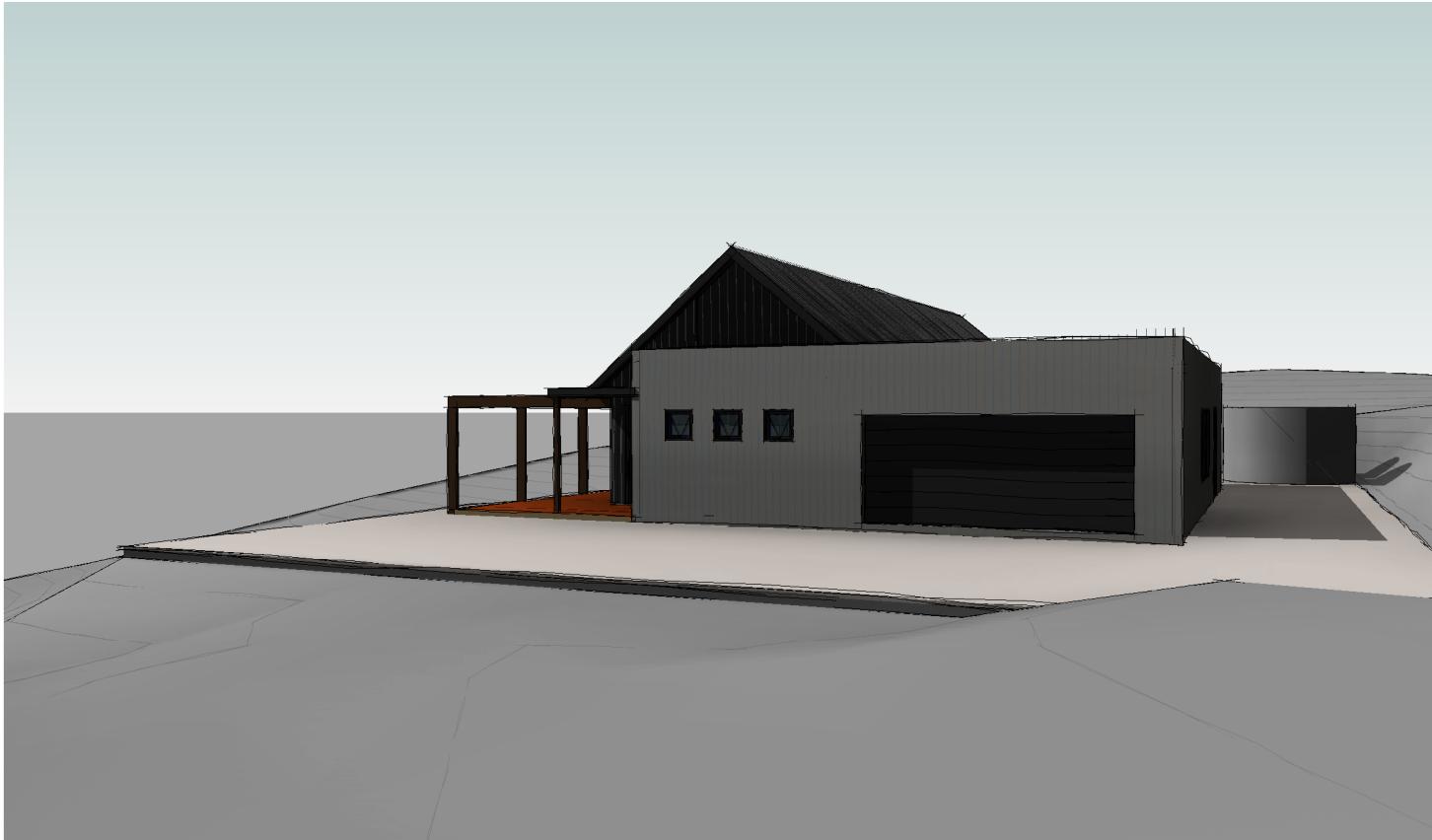
BULK EXCAVATION PLAN

Project number	MOOR-L-01
Date	29/06/23
Designed by	Michael Kinsella
Drawn by	MK

BEP-01	
Scale	1 : 200 @ A3



ROOF: COLORBOND CUSTOM ORB IN COLORBOND MONUMENT MATT OR SIMILAR DARK COLOUR
WALLS: STRUCTUUR NAILSTRIP COLORBOND IN MONUMENT MATT OR SIMILAR DARK COLOUR
HARDWOOD VERTICAL BOARD (NOM SPOTTED GUM OR VIC ASH) IN NATURAL SILVERED OFF FINISH.



Kingborough Council
Development Application: DA-2024-81
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Date Received: 19/11/2024
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Document Set ID: 4550630

MICHAEL KINSELLA

INTEGRAL DESIGN & DRAFTING SERVICES

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ACCREDITED BUSHFIRE PRACTITIONER

ACCREDITATION: BFP-133



BUILDING DESIGNERS

ASSOCIATION OF AUSTRALIA



LYDIA MOORE & MICHAEL WELLING

NEW HOUSE

218 TALBOTS ROAD, SANDFLY, TAS, 7050

SKETCHES 1

Project number	MOOR-L-01	SK-01	
Date	29/06/23		
Designed by	Michael Kinsella		
Drawn by	MK	Scale	@ A3

INTEGRAL DES

PROPOSED DWELLING

218 TALBOTS ROAD

SANDFLY

DRAWING INDEX

C001	DRAWING INDEX	
C002	GENERAL NOTES 1	
C003	GENERAL NOTES 2	
C004	SAFETY IN DESIGN	
C100	OVERALL SITE PLAN	
C101	SITEWORKS PLAN 1	
C102	SITEWORKS PLAN 2	
C103	SITEWORKS PLAN 3	
C104	SITEWORKS PLAN 4	
C105	SITEWORKS PLAN 5	
C106	SITEWORKS PLAN 6	
C107	SITEWORKS PLAN 7	
C108	LONGITUDINAL SECTION PLAN 1	
C109	LONGITUDINAL SECTION PLAN 2	
C110	LONGITUDINAL SECTION PLAN 3	
C111	LONGITUDINAL SECTION PLAN 4	
C112	LONGITUDINAL SECTION PLAN 5	
C113	LONGITUDINAL SECTION PLAN 6	
C114	LONGITUDINAL SECTION PLAN 7	
C115	CROSS SECTIONS PLAN 1	
C116	CROSS SECTIONS PLAN 2	
C117	CROSS SECTIONS PLAN 3	
C118	CROSS SECTIONS PLAN 4	
C119	CROSS SECTIONS PLAN 5	
C120	CROSS SECTIONS PLAN 6	
C121	CROSS SECTIONS PLAN 7	
C122	CROSS SECTIONS PLAN 8	
C123	CROSS SECTIONS PLAN 9	
C124	CROSS SECTIONS PLAN 10	
C125	CROSS SECTIONS PLAN 11	
C126	DETAILS	

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 —	Existing water supply external to building
— W — W —	Proposed water supply external to building
— EX FS — EX FS —	Existing fire supply
— FS — FS —	Proposed fire supply
— EX S — EX S —	Existing sewer drain
— S — S — S —	Proposed sewer drain
— GW — GW —	Proposed sewer drain (greasy waste)
— TW — TW —	Proposed sewer drain (trade waste)
— EX SW — EX SW —	Existing stormwater drain
— SW — SW —	Proposed stormwater drain

Kingborough Council

Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	DRAWING INDEX	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: N.T.S. SIZE: A3			
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF:	DRAWING: C001		
					BUILDING APPROVAL	25067	REVISION: 1		

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.

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Date Received: 16/3/2026

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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 m³ 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 cohesionless 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 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 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 m³).
- 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.

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	GENERAL NOTES 1	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: N.T.S		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF:		DRAWING:	REVISION:
					BUILDING APPROVAL	25067		C002	1

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.

Kingborough Council

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0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	GENERAL NOTES 2	NE	NE	-	5/04/25
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				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF:		DRAWING:	REVISION:
					BUILDING APPROVAL	25067		C003	1

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).

LSCE 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	M	L	
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.

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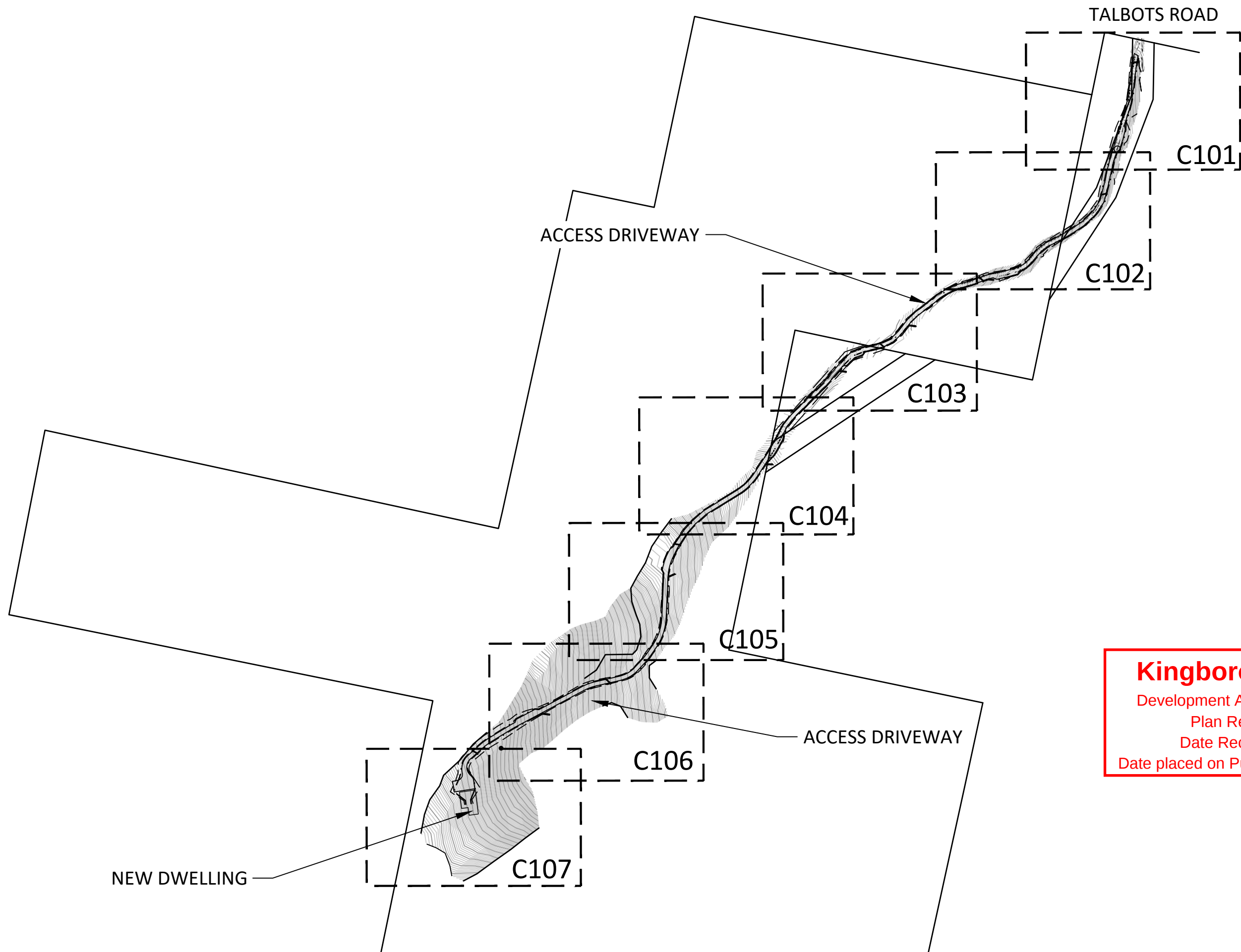
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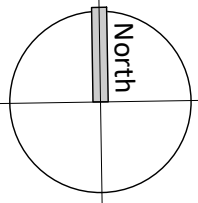
Date placed on Public Exhibition: 11/4/2026

Hazard risk register and design safety response						Before control		Uncontrolled Risk Rating	Control Measure	Control type	After control		Controlled Risk Rating	Drawing number(s)
Category	Hazard (factor/event)	Consequence Description	Likelihood	Consequence	Likelihood	Consequence								
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 plans, 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. Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage a Temporary Works Engineer to provide specific shoring advice.				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	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 in situ 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	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 is 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	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				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	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	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	

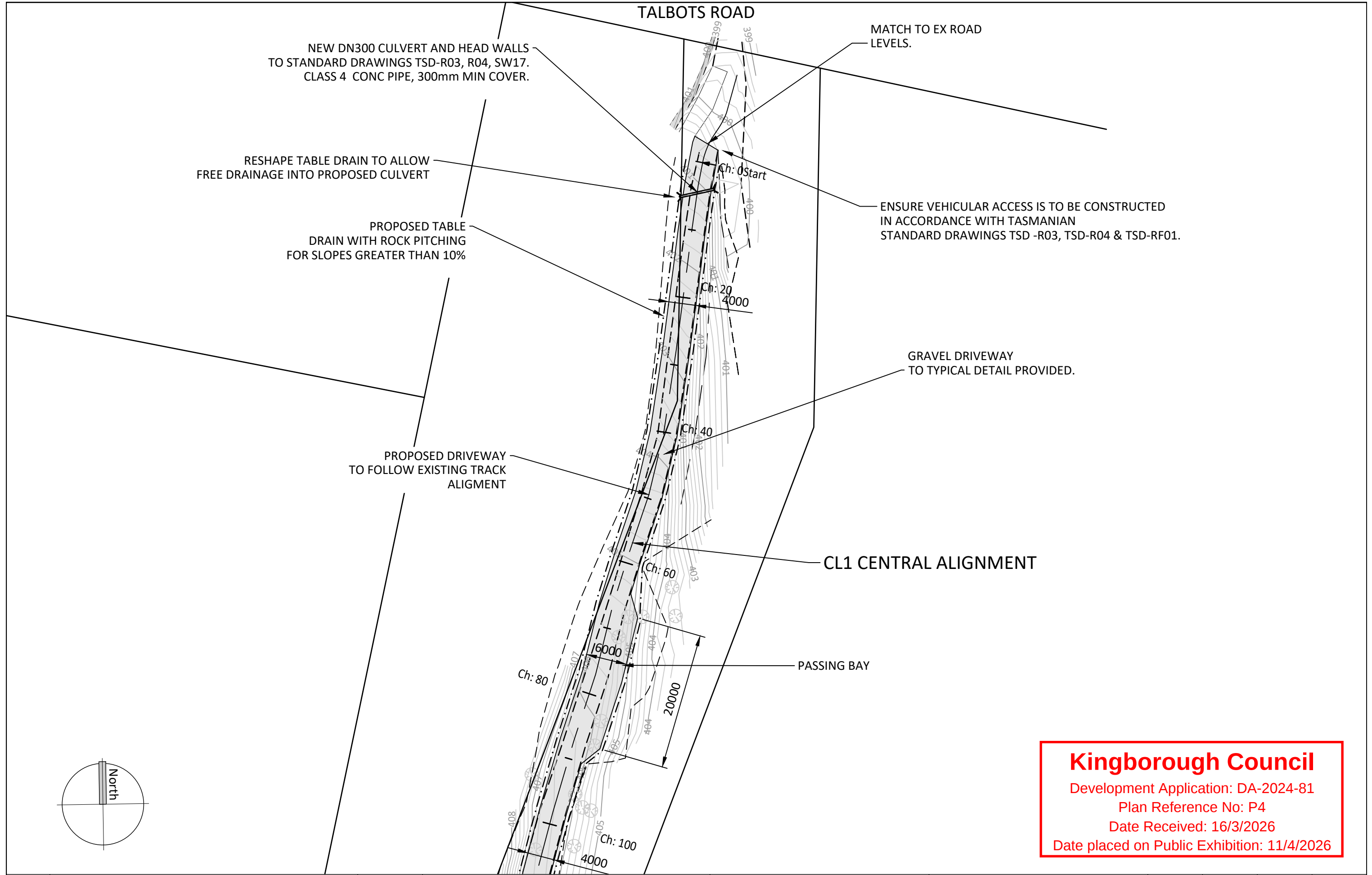
REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com S&E	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	SAFETY IN DESIGN	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		218 TALBOTS ROAD SANDFLY	PROJECT NAME:	N.T.S		SIZE: A3	
					ISSUE:	BUILDING APPROVAL		DRAWING: C004	REVISION: 1
					25067				



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0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	OVERALL SITE PLAN	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE:		SIZE:	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	1:3500		A3	
					ISSUE:	S&E REF:		DRAWING:	REVISION:
					BUILDING APPROVAL	25067		C100	1



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0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	SITEWORKS PLAN 1	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:500		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C101	REVISION:
					BUILDING APPROVAL			1	

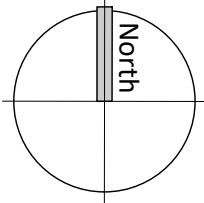
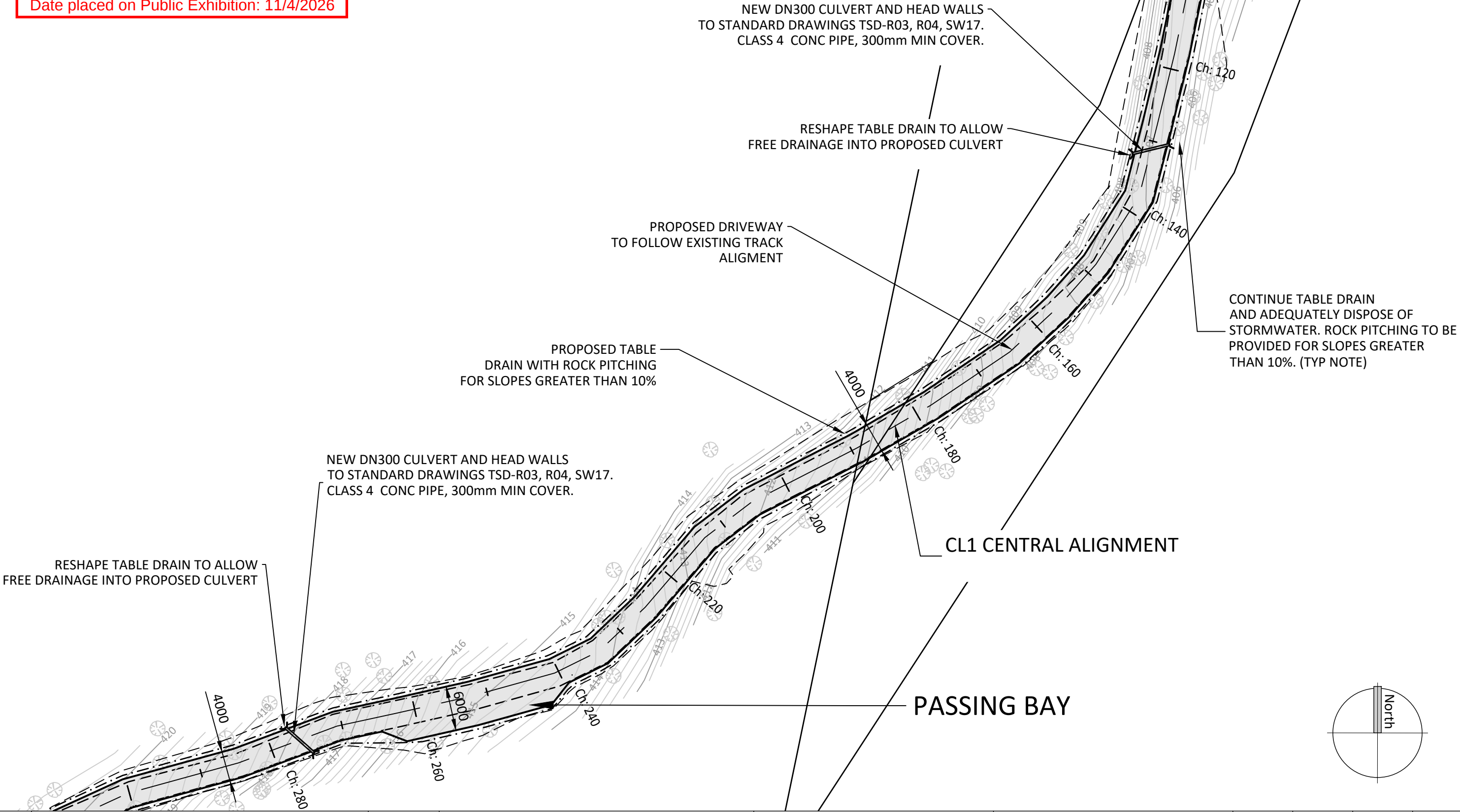
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0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	SITWORKS PLAN 2	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:500		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C102	REVISION: 1
					BUILDING APPROVAL				

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PROPOSED TABLE DRAIN WITH ROCK PITCHING FOR SLOPES GREATER THAN 10%

GRAVEL DRIVEWAY TO TYPICAL DETAIL PROVIDED.

PASSING BAY

PROPOSED DRIVEWAY TO FOLLOW EXISTING TRACK ALIGNMENT

FILL BATTER BETWEEN CHAINAGES 338 - 360 - NO TABLE DRAIN

CONTINUE TABLE DRAIN AND ADEQUATELY DISPOSE OF STORMWATER. ROCK PITCHING TO BE PROVIDED FOR SLOPES GREATER THAN 10%.

RESHAPE TABLE DRAIN TO ALLOW FREE DRAINAGE INTO PROPOSED CULVERT

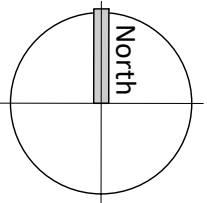
CL1 CENTRAL ALIGNMENT

PASSING BAY

CONTINUE TABLE DRAIN AND ADEQUATELY DISPOSE OF STORMWATER. ROCK PITCHING TO BE PROVIDED FOR SLOPES GREATER THAN 10%.

NEW DN300 CULVERT AND HEAD WALLS TO STANDARD DRAWINGS TSD-R03, R04, SW17. CLASS 4 CONC PIPE, 300mm MIN COVER.

CONTINUE TABLE DRAIN AND ADEQUATELY DISPOSE OF STORMWATER. ROCK PITCHING TO BE PROVIDED FOR SLOPES GREATER THAN 10%.



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26

Saltmarsh & Escobar Consulting Engineers

Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com



CLIENT:	MOORE & WELLING
ADDRESS:	218 TALBOTS ROAD SANDFLY

SHEET:	SITWORKS PLAN 3
PROJECT NAME:	NEW DWELLING
ISSUE:	BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 5/04/25
SCALE: 1:500	SIZE: A3	DRAWING: C103	REVISION: 1

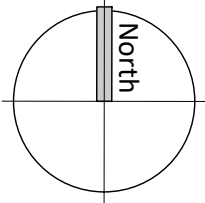
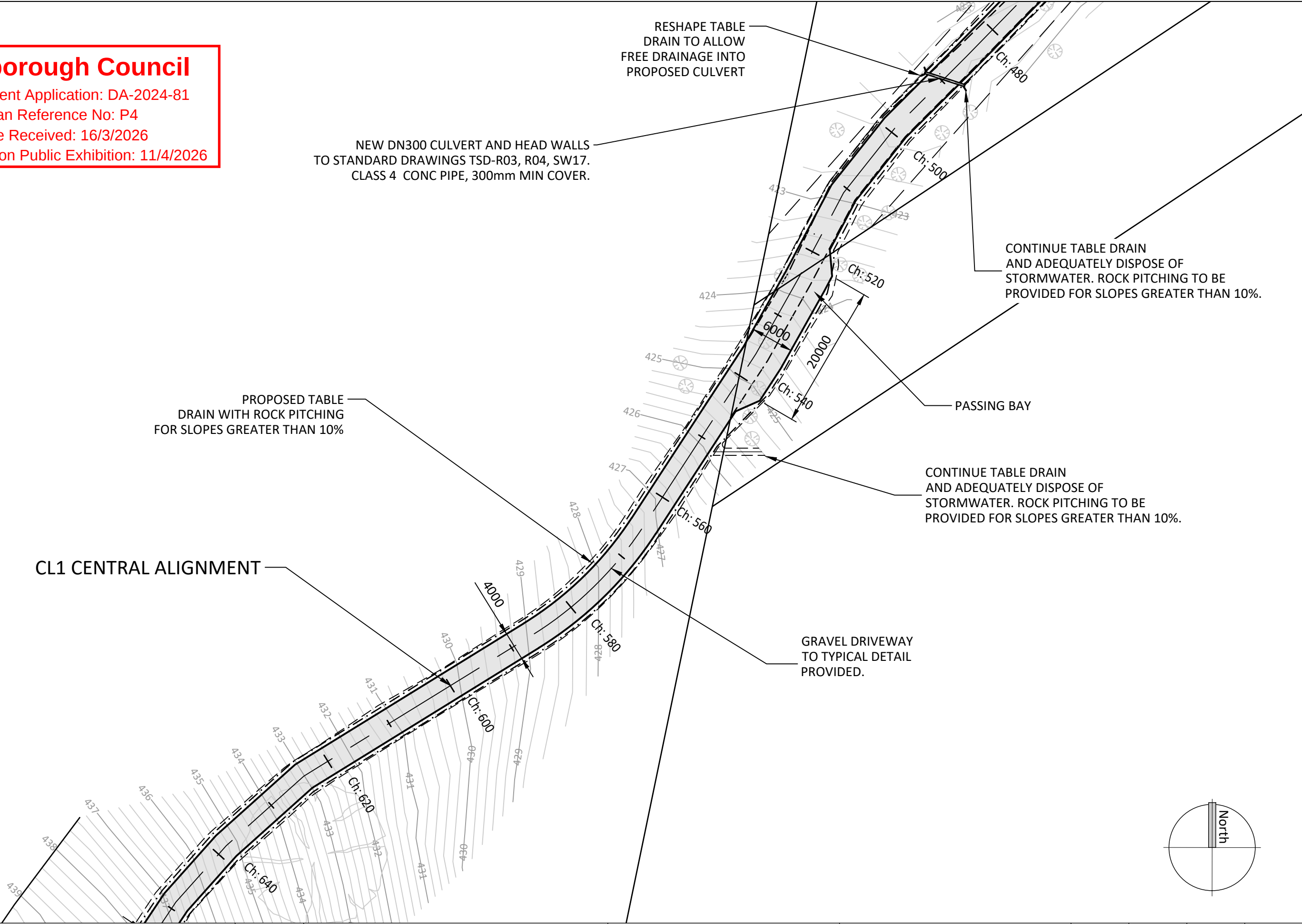
Kingborough Council

Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026



REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25			MOORE & WELLING	SITEWORKS PLAN 4	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26			ADDRESS:	PROJECT NAME:	SCALE: 1:500		SIZE: A3	
					218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF:		DRAWING:	REVISION:
						BUILDING APPROVAL	25067		C104	1

Kingborough Council

Development Application: DA-2024-81

Plan Reference No: P4

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CL1 CENTRAL ALIGNMENT

RESHAPE TABLE
DRAIN TO ALLOW
FREE DRAINAGE INTO
PROPOSED CULVERT

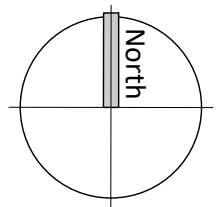
PROPOSED TABLE
DRAIN WITH ROCK PITCHING
FOR SLOPES GREATER THAN 10%

NEW DN300 CULVERT AND HEAD WALLS
TO STANDARD DRAWINGS TSD-R03, R04, SW17.
CLASS 4 CONC PIPE, 300mm MIN COVER.

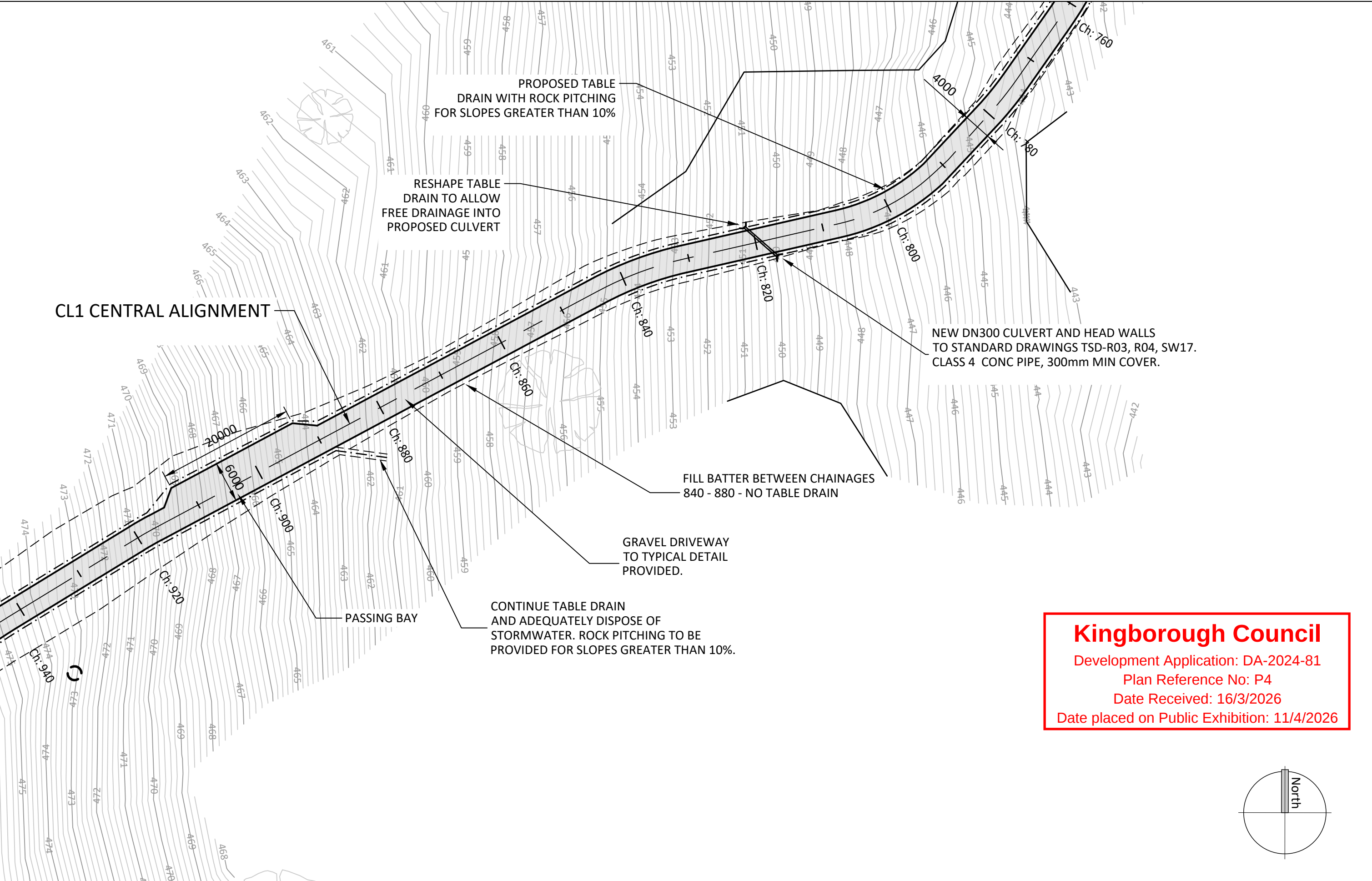
PASSING BAY

CONTINUE TABLE DRAIN
AND ADEQUATELY DISPOSE OF
STORMWATER. ROCK PITCHING TO BE
PROVIDED FOR SLOPES GREATER THAN 10%.

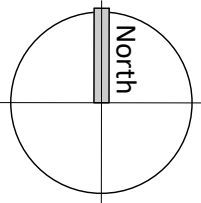
GRAVEL DRIVEWAY
TO TYPICAL DETAIL
PROVIDED.



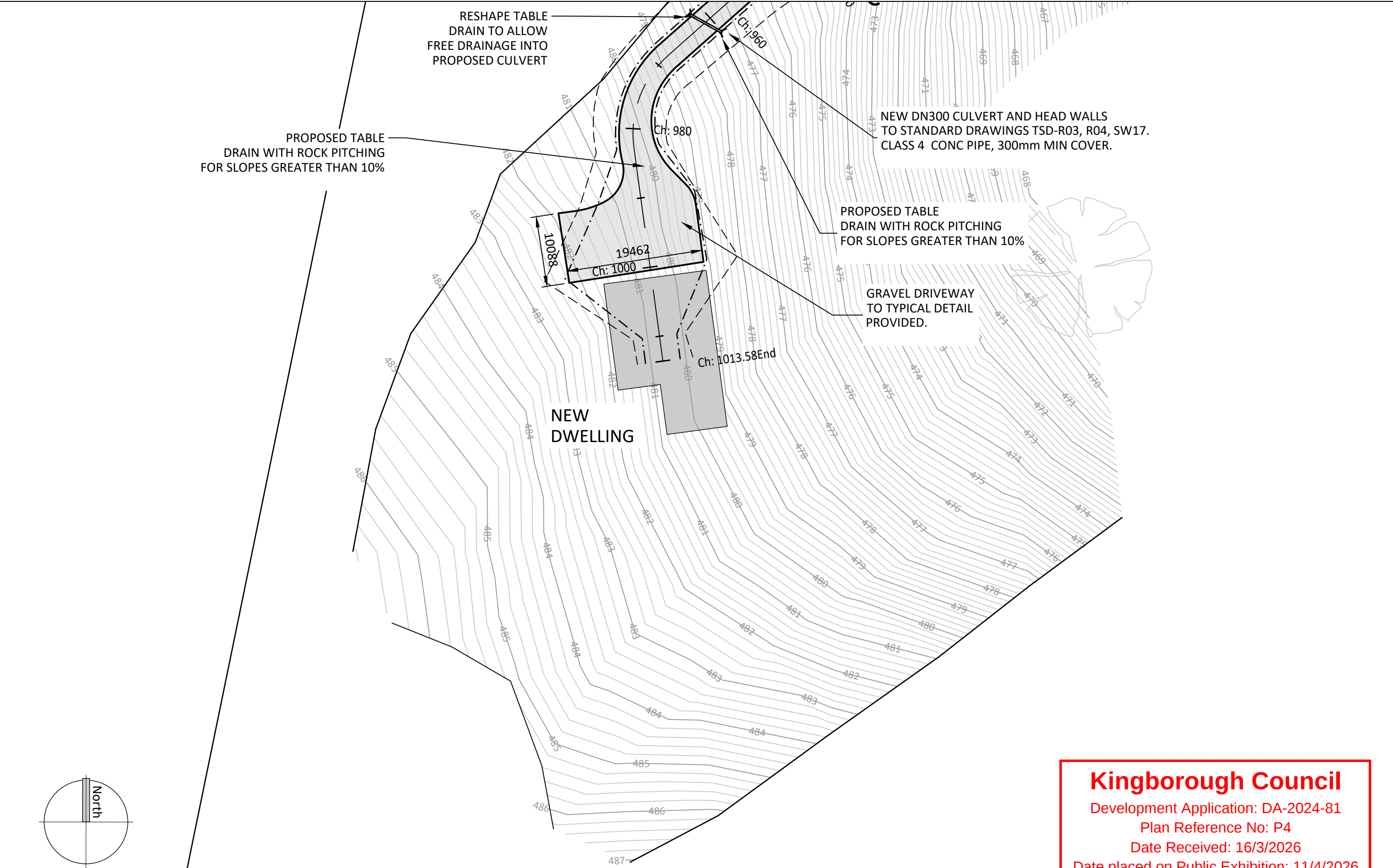
REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25			MOORE & WELLING	SITEWORKS PLAN 5	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26			ADDRESS:	PROJECT NAME:	SCALE: 1:500		SIZE: A3	
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						BUILDING APPROVAL			1	



Kingborough Council
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REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
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1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:500		SIZE: A3	
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					ISSUE: BUILDING APPROVAL				



Kingborough Council

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Plan Reference No: P4

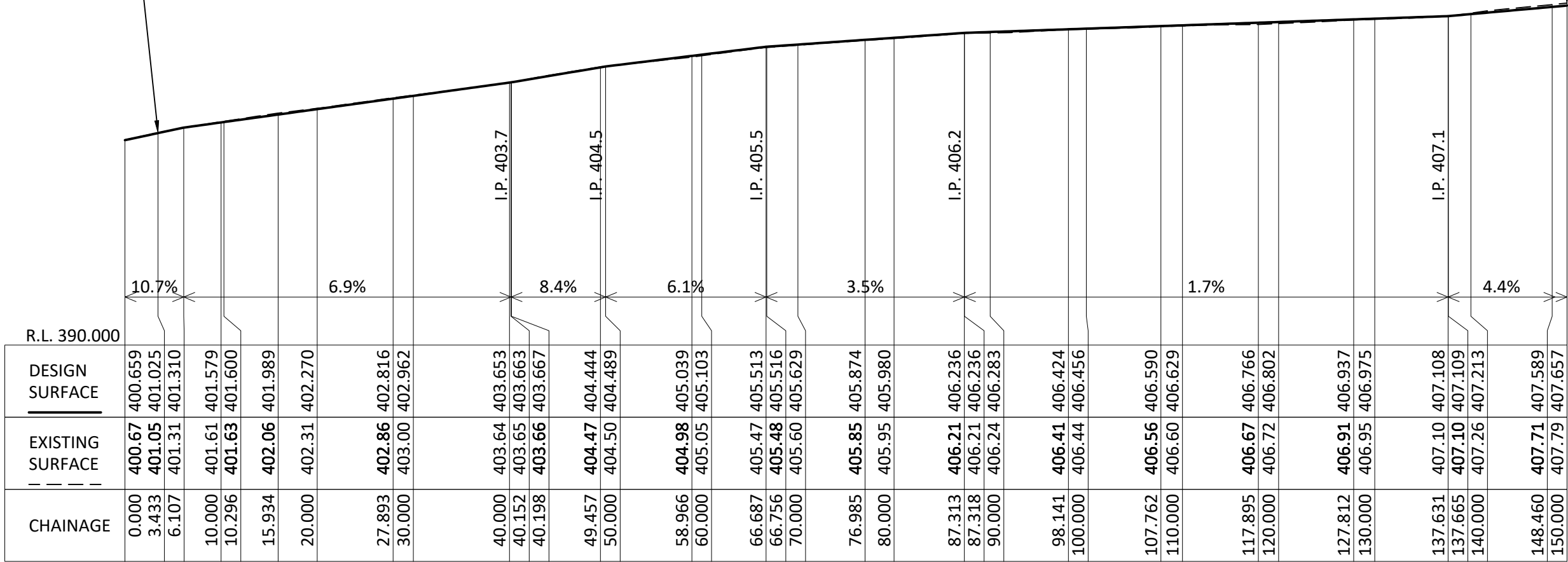
Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25			MOORE & WELLING	SITWORKS PLAN 7	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26			ADDRESS:	PROJECT NAME:	SCALE: 1:250		SIZE: A3	
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					SANDFLY	BUILDING APPROVAL	25067		C107	1

TALBOTS ROAD,
MATCH TO EX ROAD LEVELS

REFER DWG C109 FOR
CONTINUATION



LONGITUDINAL SECTION PLAN 1

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

Kingborough Council

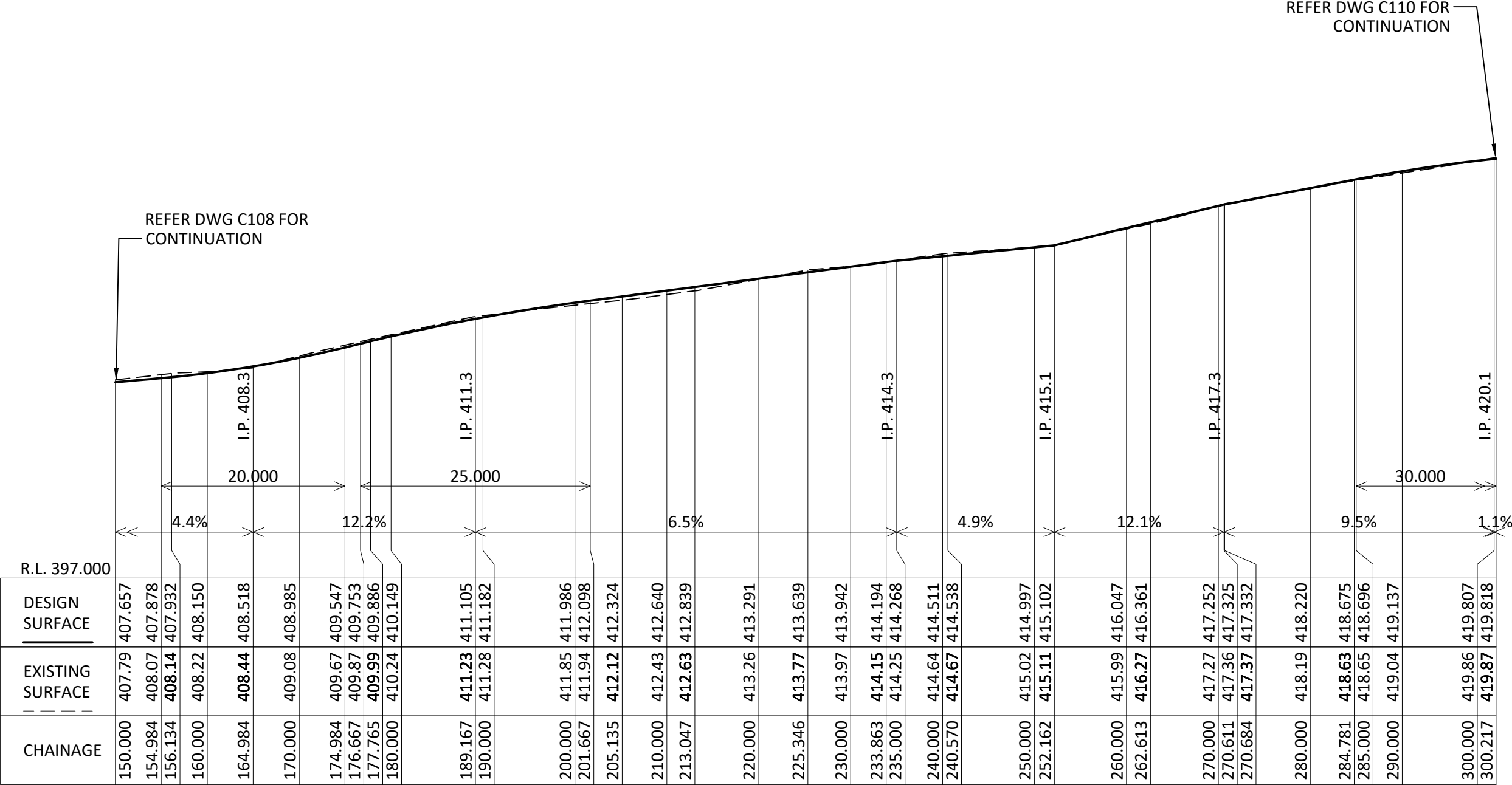
Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
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1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: AS SHOWN		SIZE: A3	
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					BUILDING APPROVAL				



LONGITUDINAL SECTION PLAN 2

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

Kingborough Council

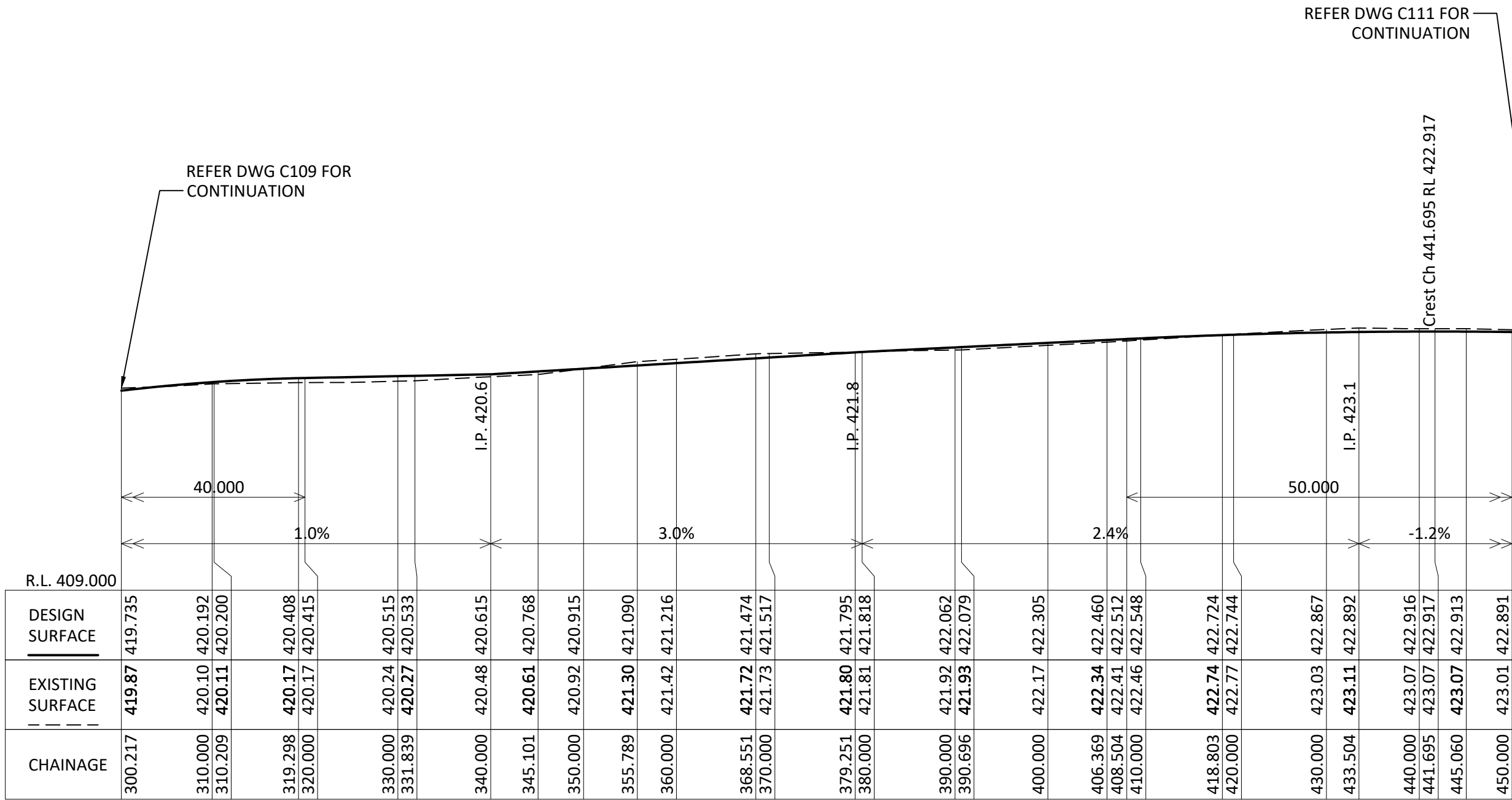
Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	LONGITUDINAL SECTION PLAN 2	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: AS SHOWN		SIZE: A3	
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					BUILDING APPROVAL				



LONGITUDINAL SECTION PLAN 3

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

Kingborough Council

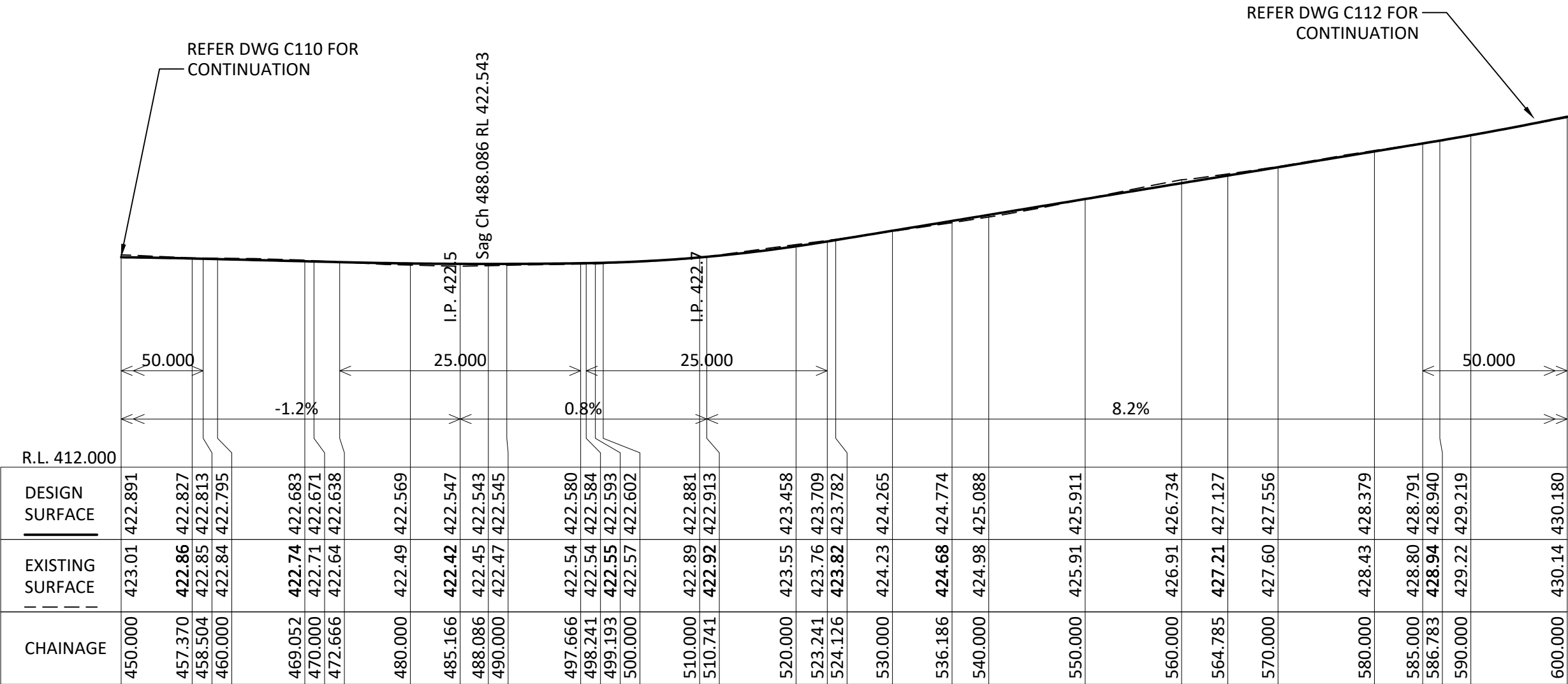
Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	LONGITUDINAL SECTION PLAN 3	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: AS SHOWN		SIZE: A3	
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					BUILDING APPROVAL				



LONGITUDINAL SECTION PLAN 4

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

Kingborough Council

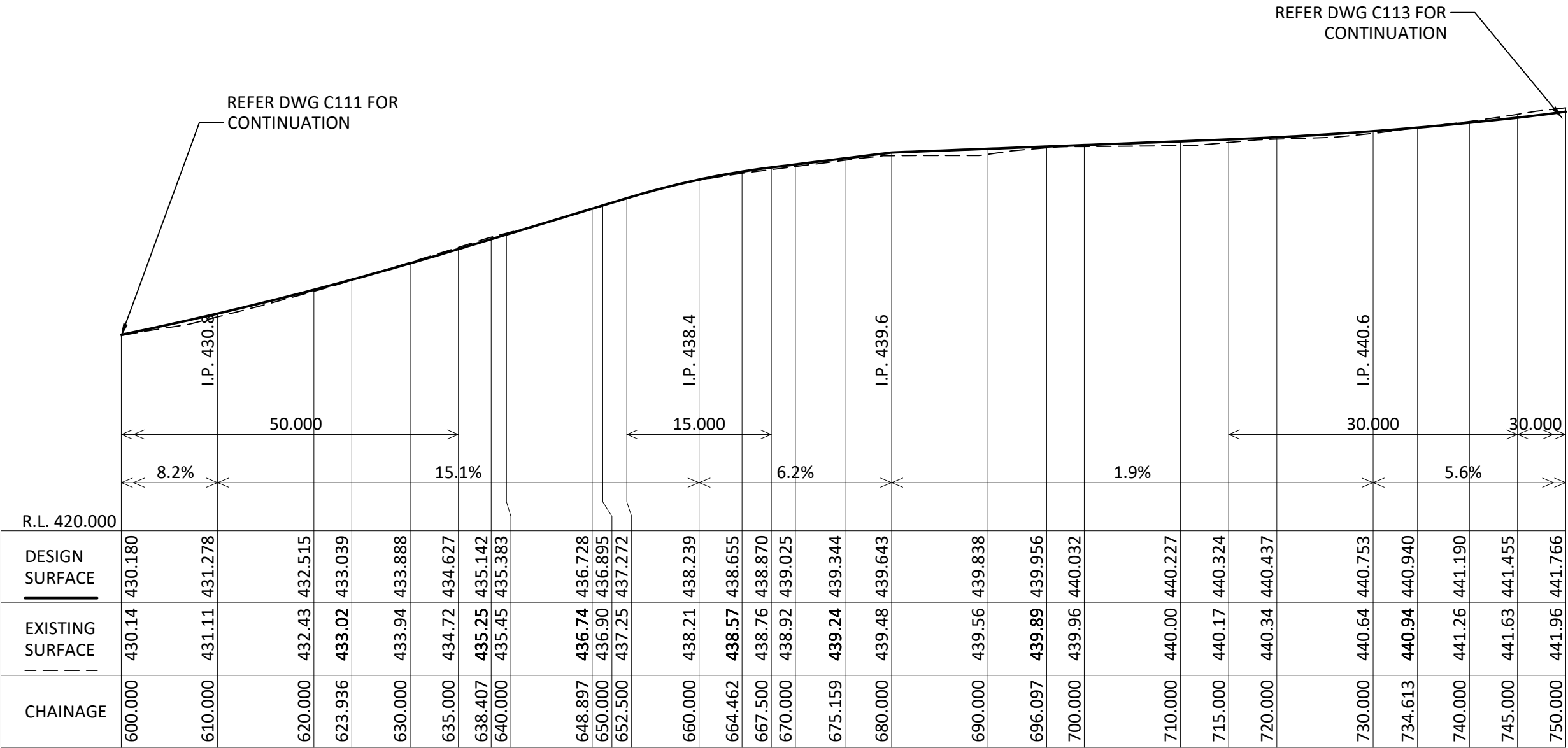
Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	LONGITUDINAL SECTION PLAN 4	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: AS SHOWN		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C111	REVISION: 1
					BUILDING APPROVAL				



LONGITUDINAL SECTION PLAN 5

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

Kingborough Council

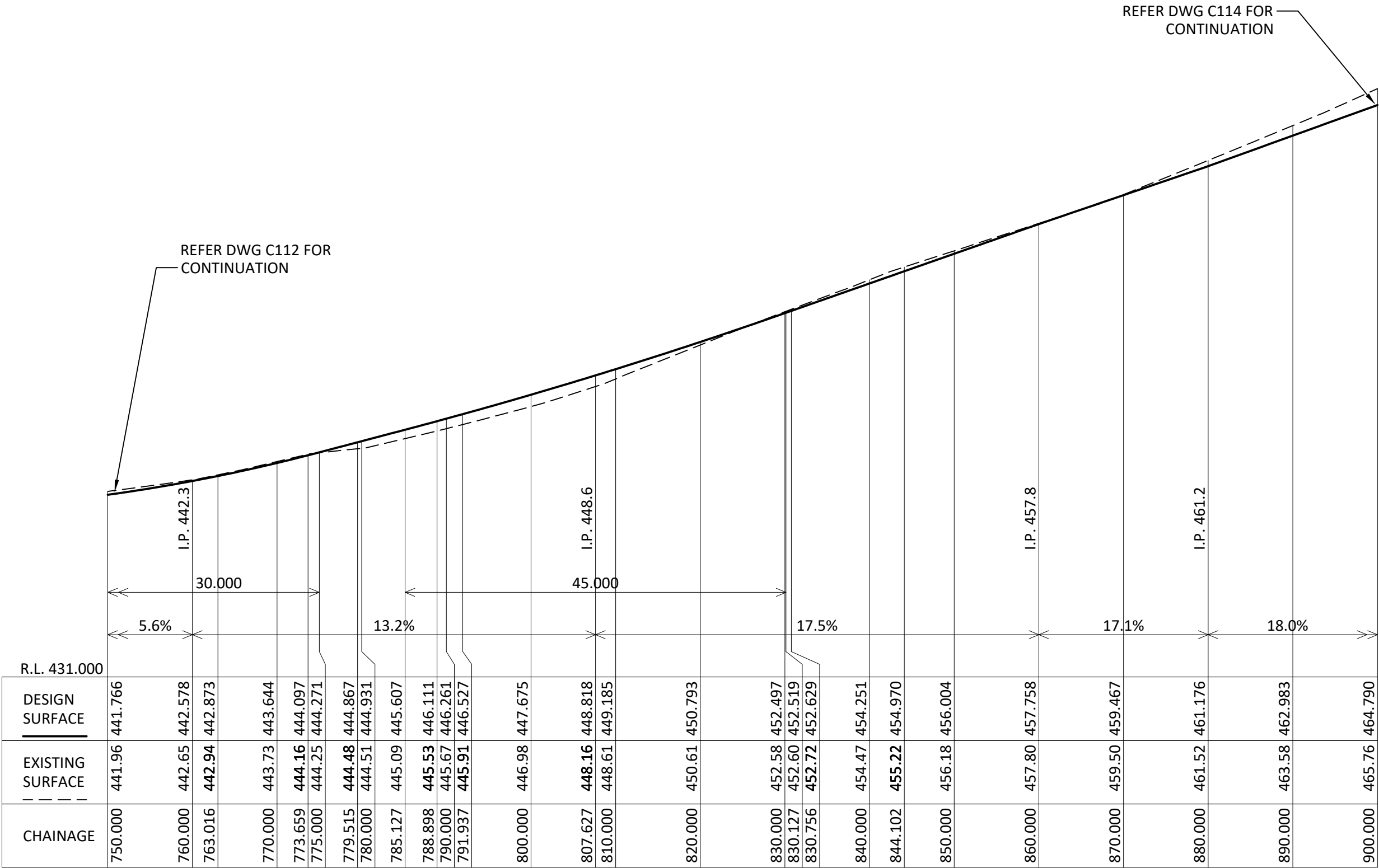
Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	LONGITUDINAL SECTION PLAN 5	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: AS SHOWN		SIZE: A3	
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					BUILDING APPROVAL				



LONGITUDINAL SECTION PLAN 6

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

Kingborough Council

Development Application: DA-2024-81

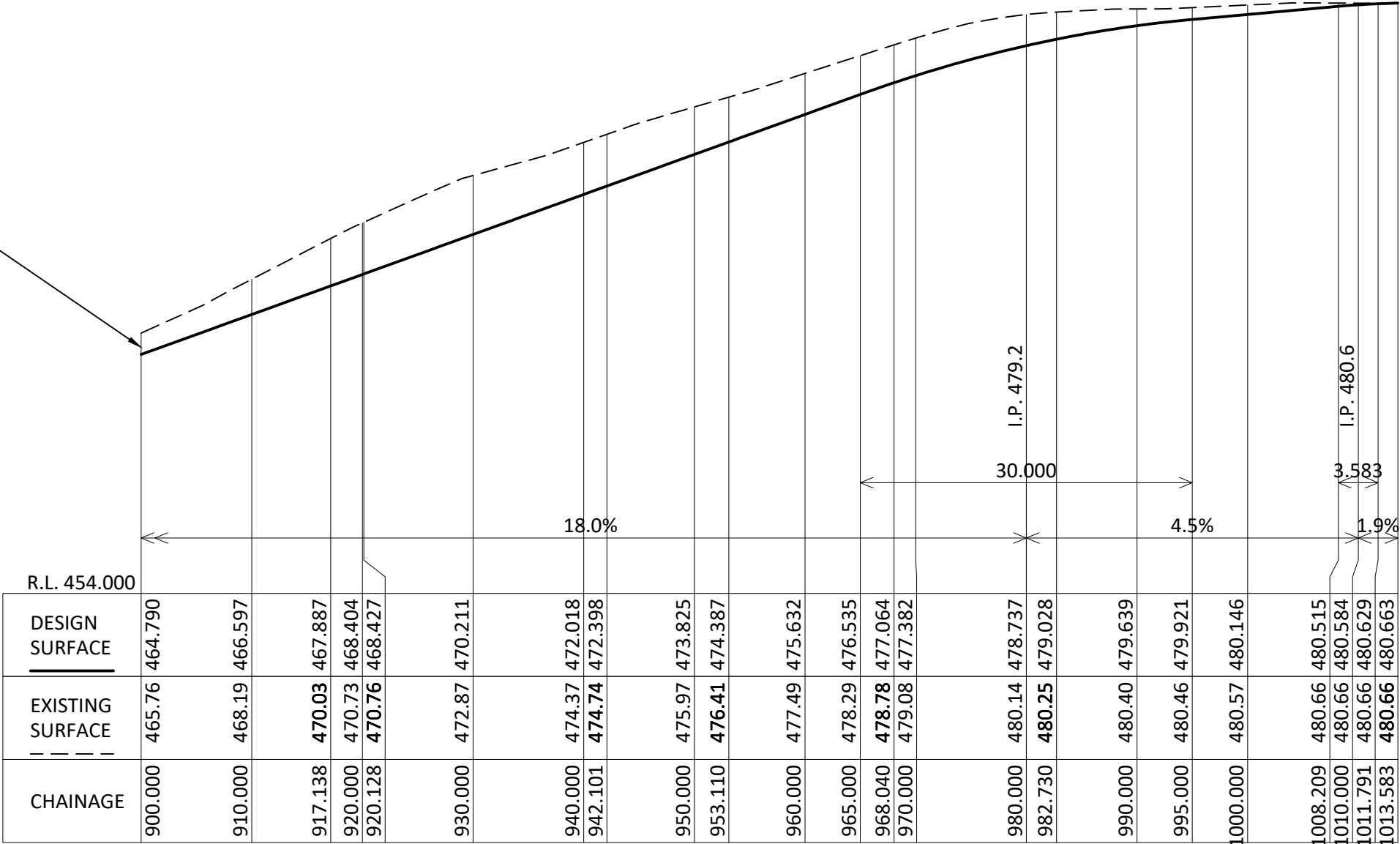
Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	LONGITUDINAL SECTION PLAN 6	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: AS SHOWN		SIZE: A3	
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					BUILDING APPROVAL			1	

REFER DWG C113 FOR CONTINUATION



LONGITUDINAL SECTION PLAN 7

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

Kingborough Council

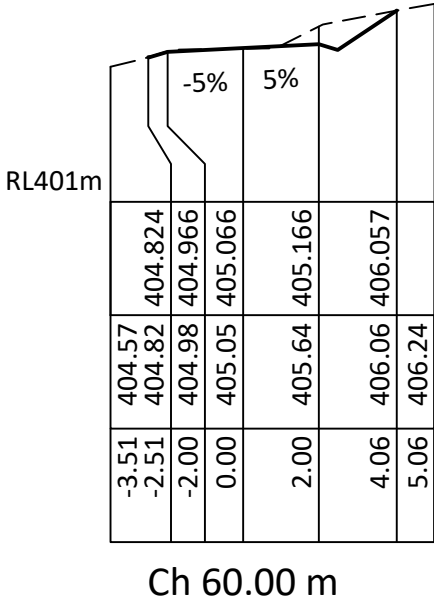
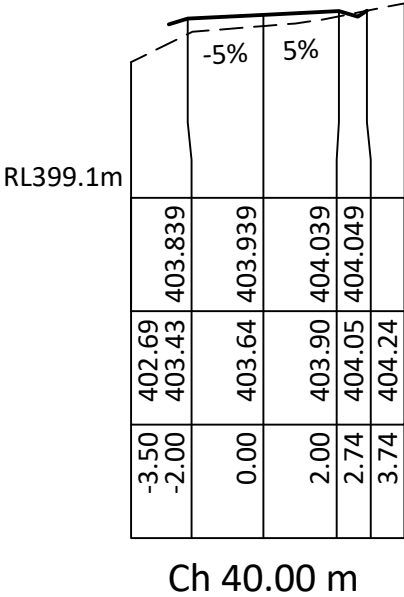
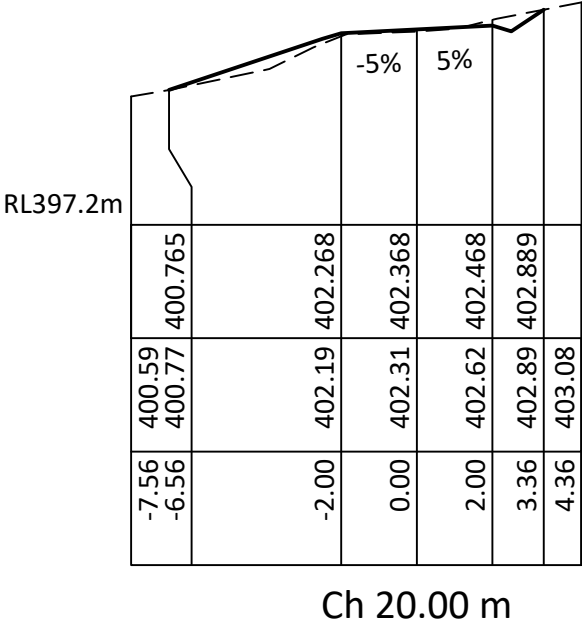
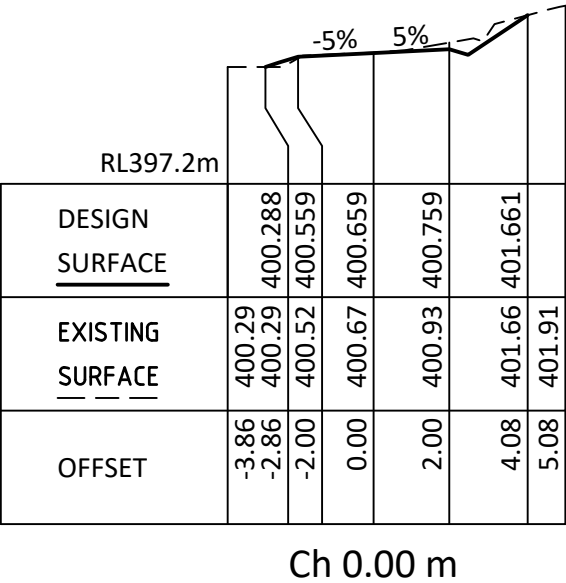
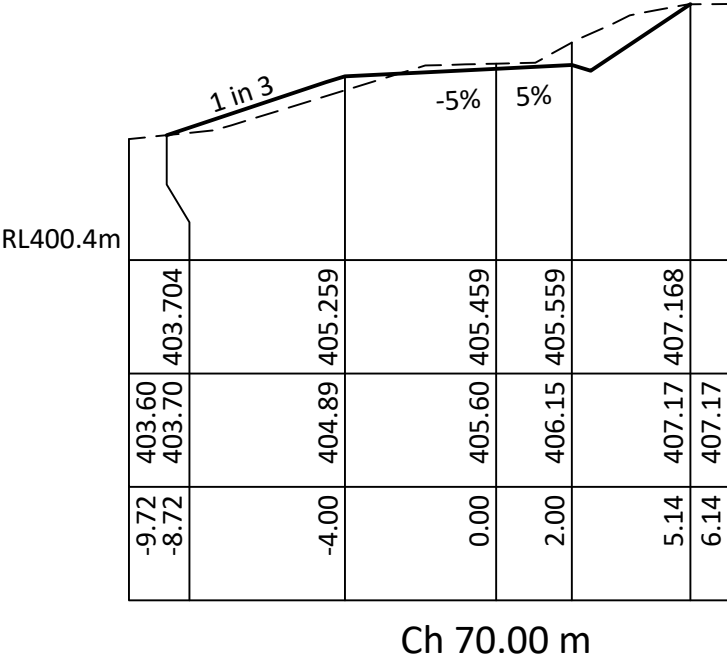
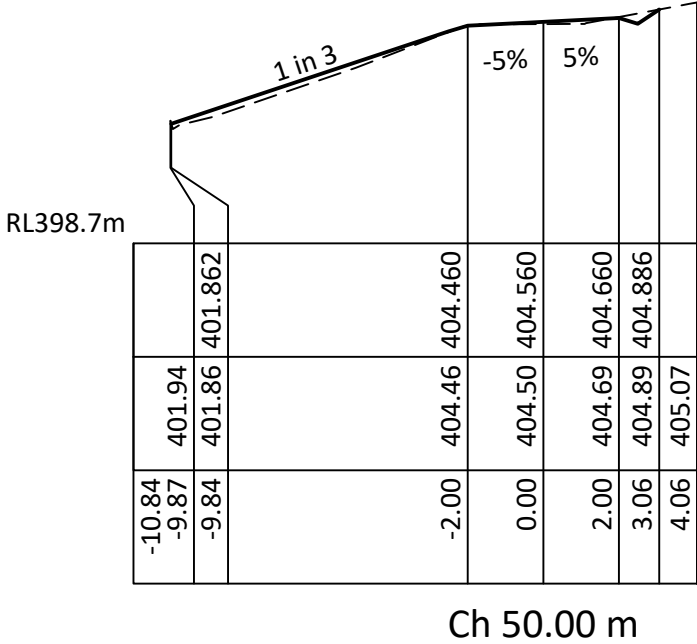
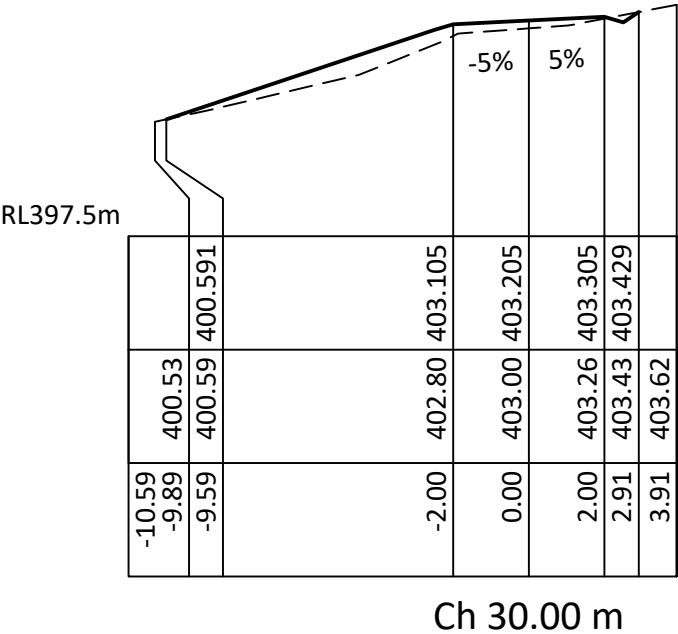
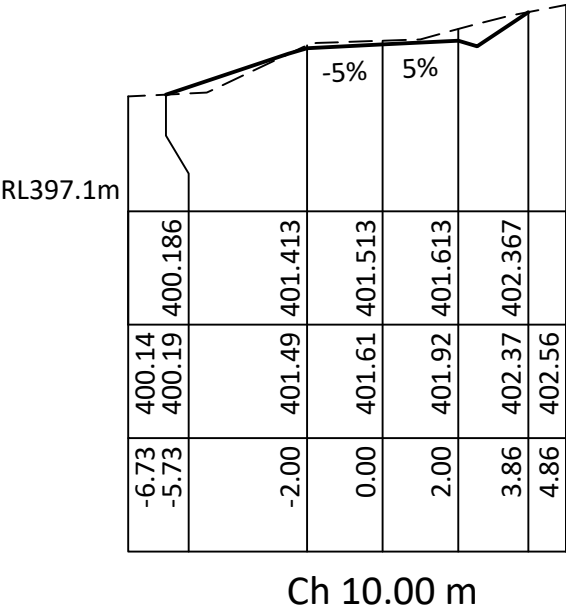
Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
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					BUILDING APPROVAL			1	



Kingborough Council

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0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 1	NE	NE	-	5/04/25
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					BUILDING APPROVAL				1

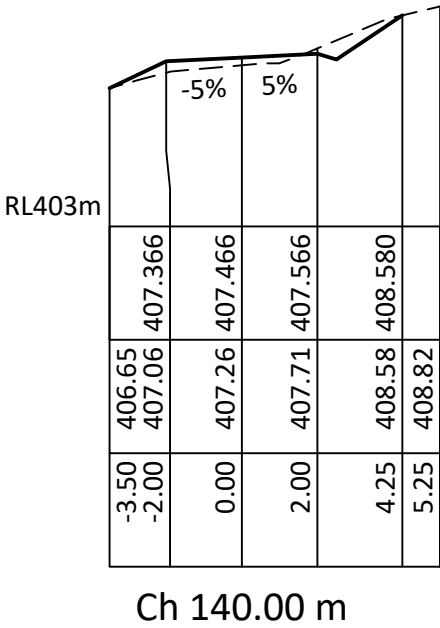
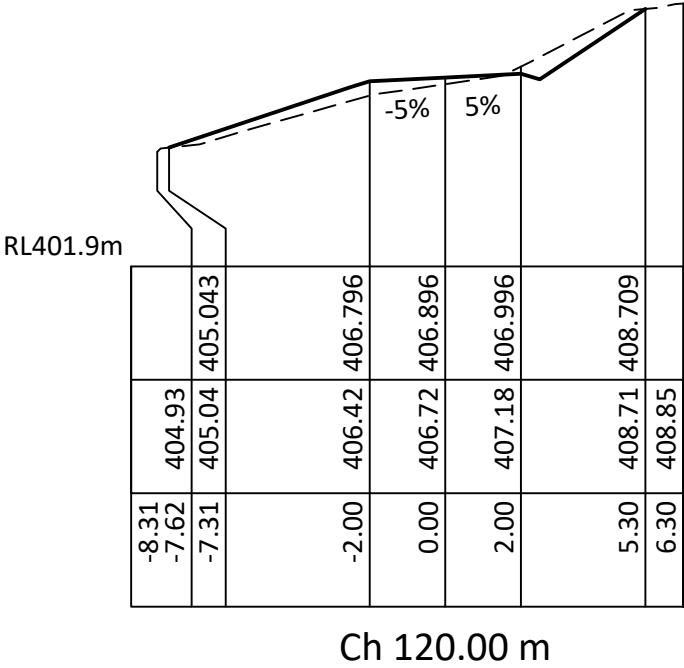
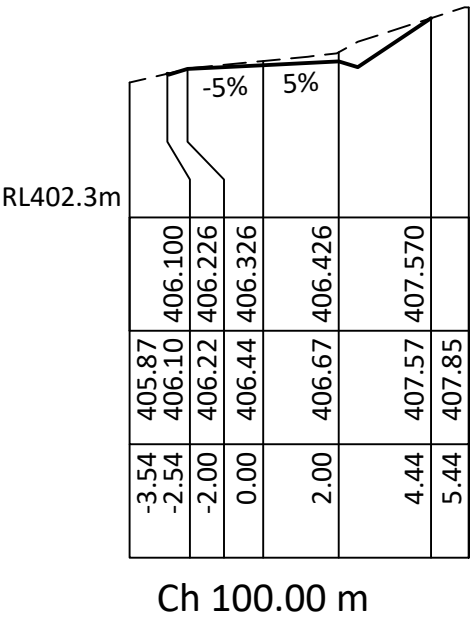
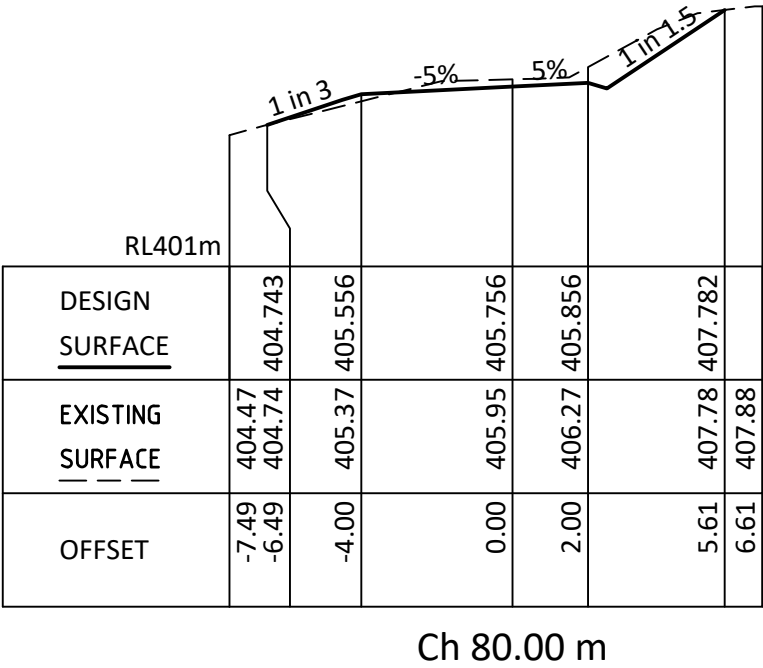
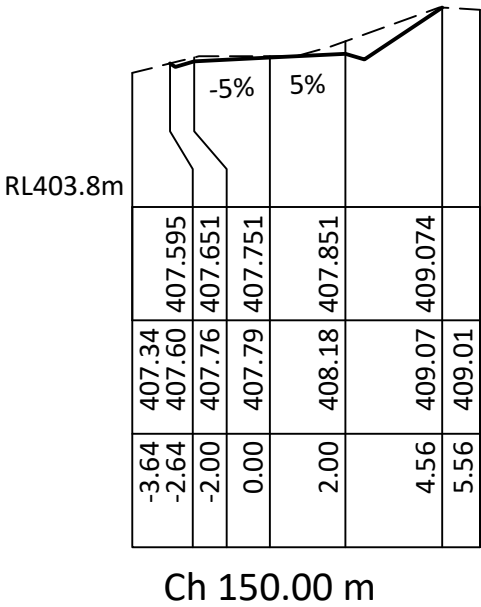
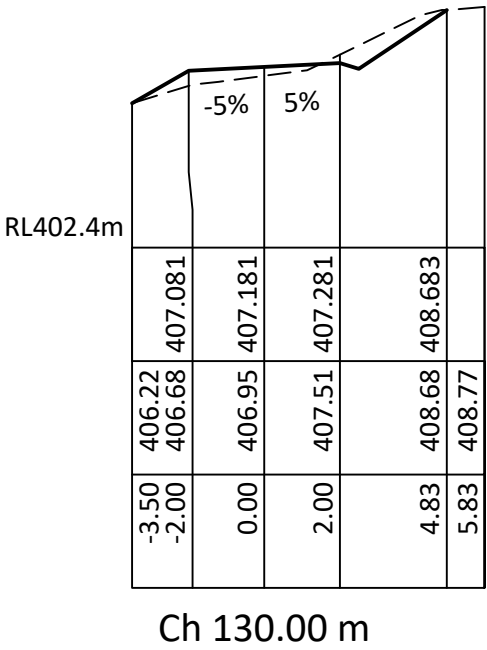
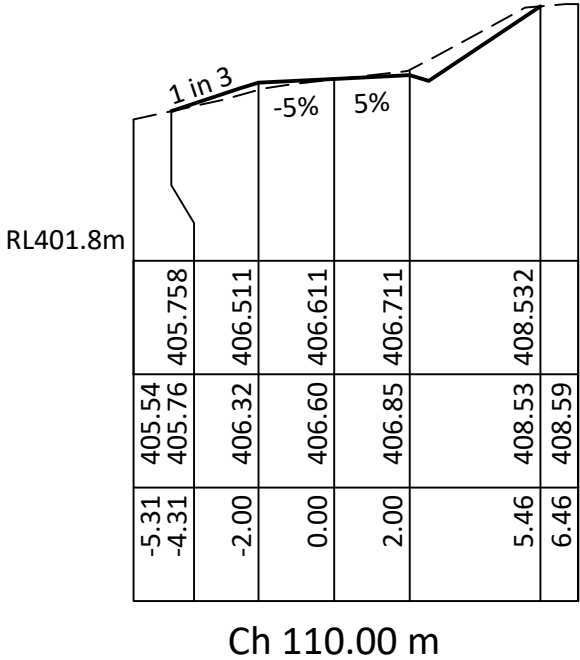
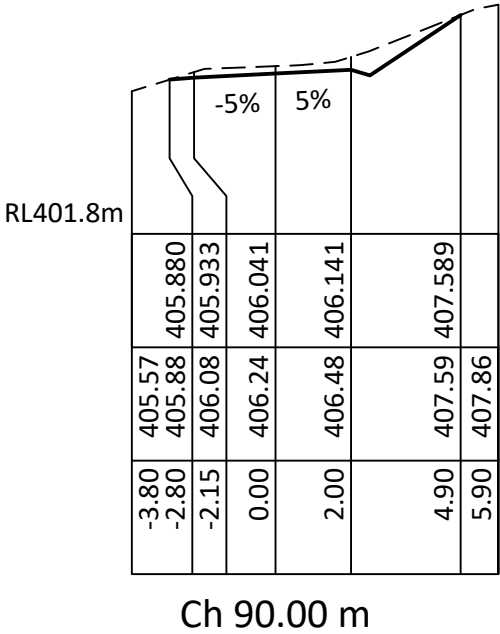
Kingborough Council

Development Application: DA-2024-81

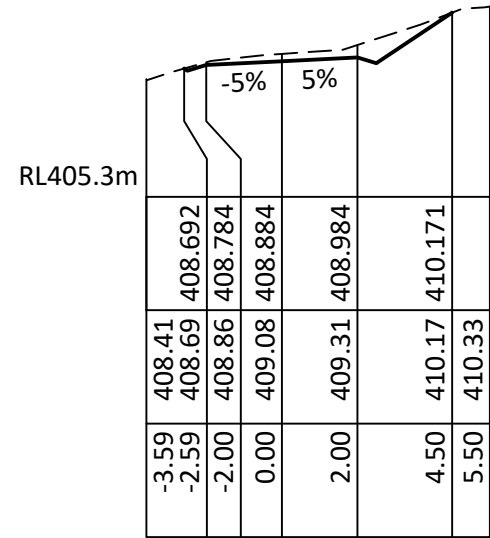
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Date Received: 16/3/2026

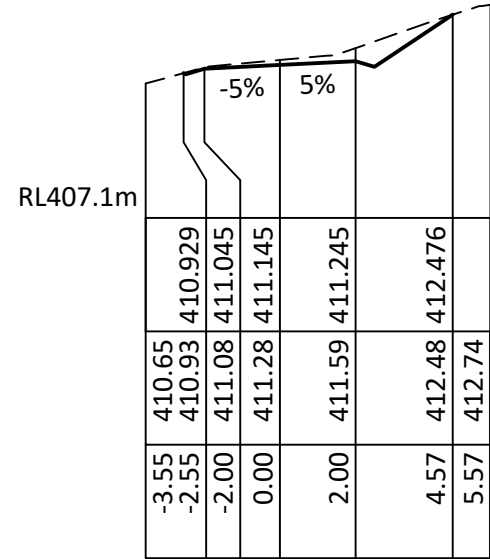
Date placed on Public Exhibition: 11/4/2026



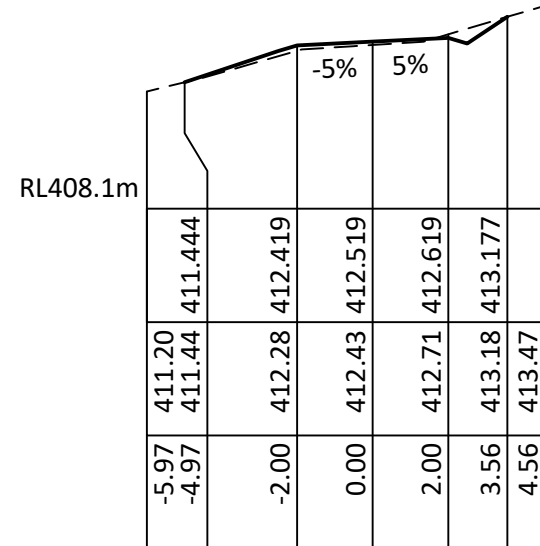
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1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:200		SIZE: A3	
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					BUILDING APPROVAL				



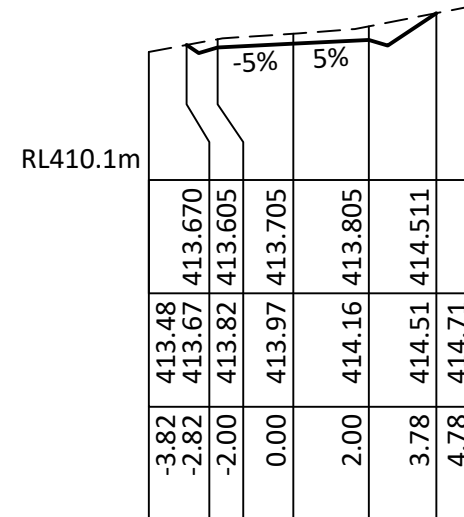
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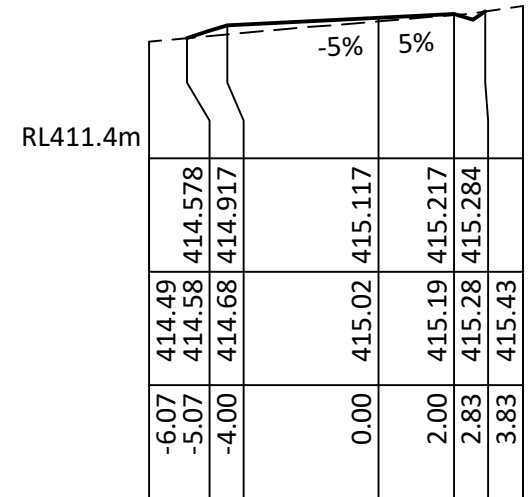
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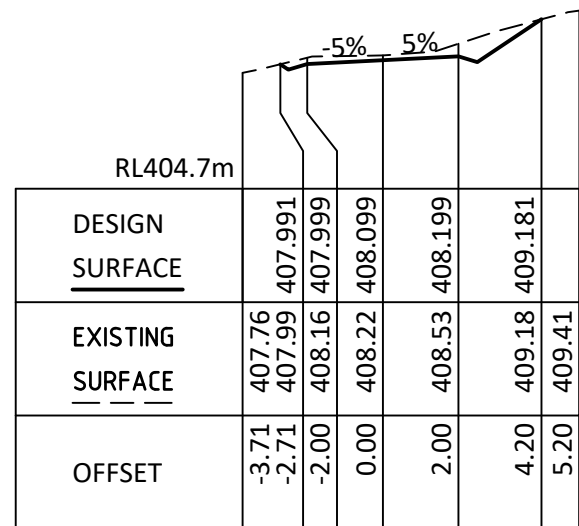
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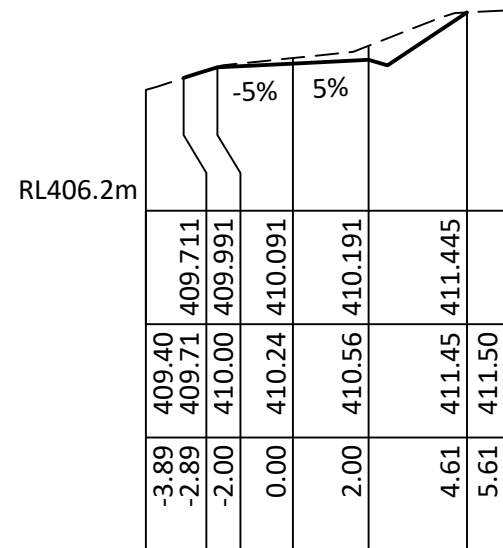
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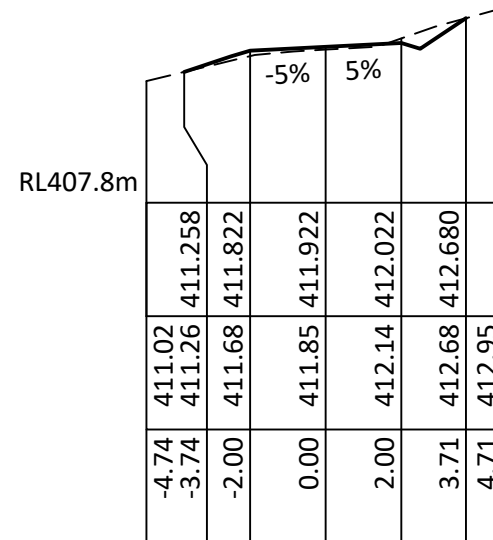
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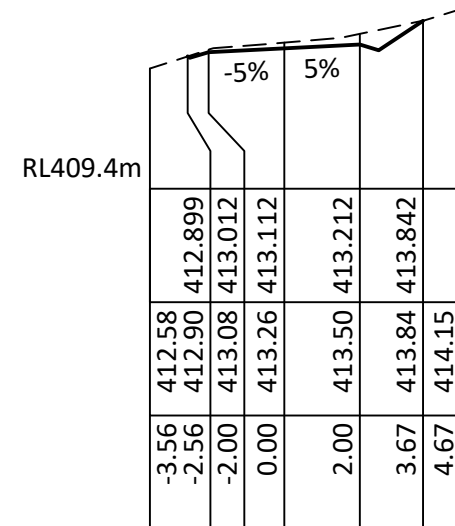
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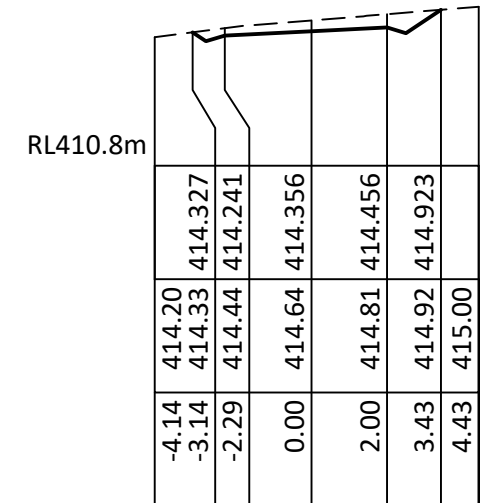
Ch 180.00 m



Ch 200.00 m



Ch 220.00 m



Ch 240.00 m

Kingborough Council

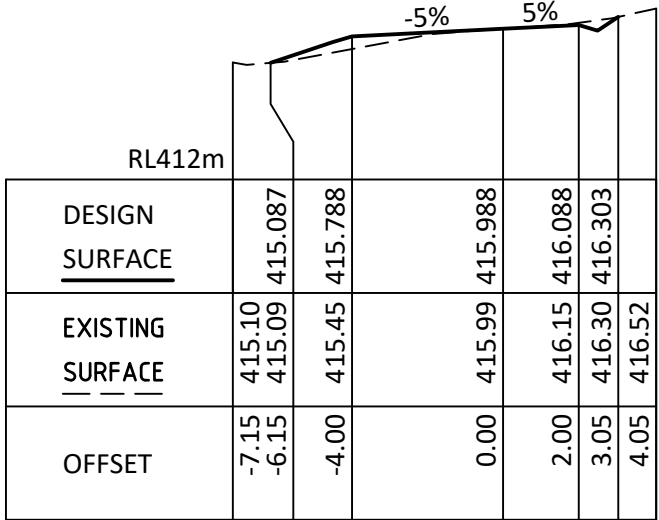
Development Application: DA-2024-81

Plan Reference No: P4

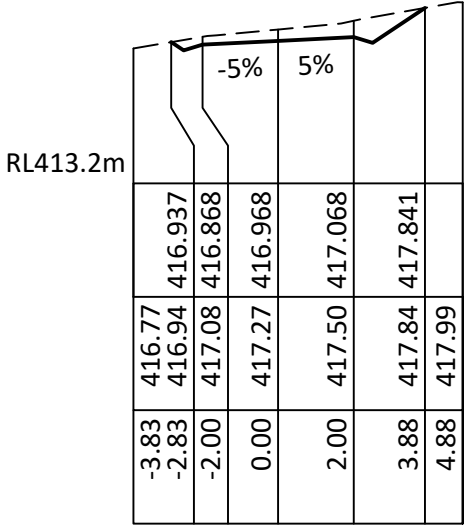
Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

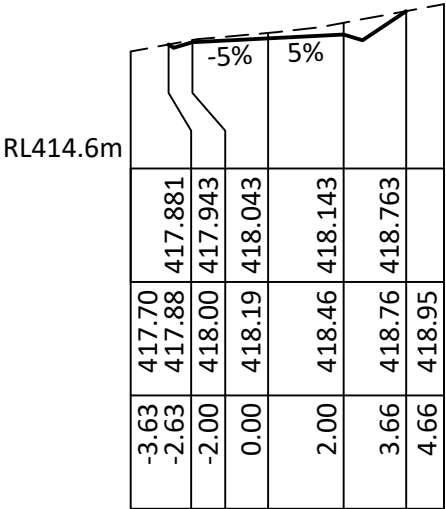
REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 3	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:200		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C117	REVISION:
					BUILDING APPROVAL				1



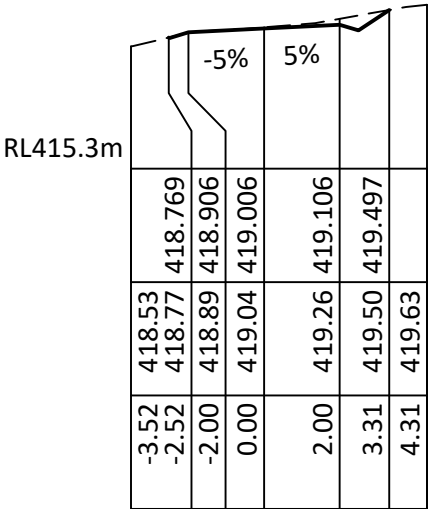
Ch 260.00 m



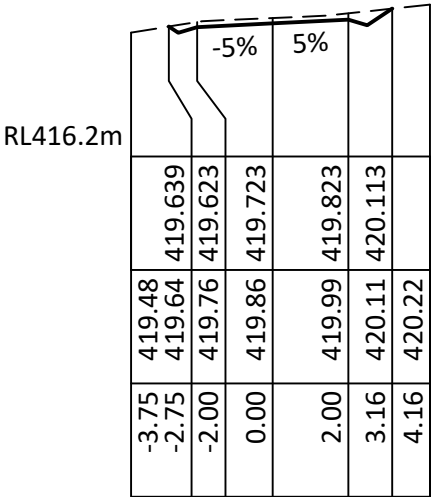
Ch 270.00 m



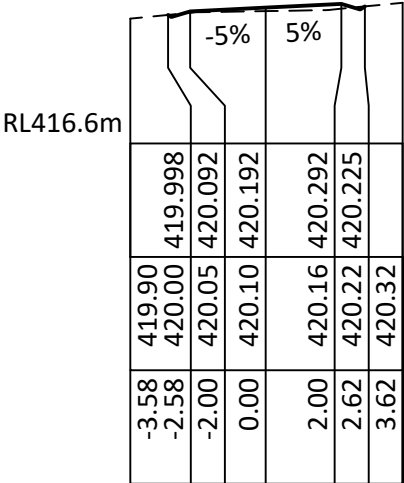
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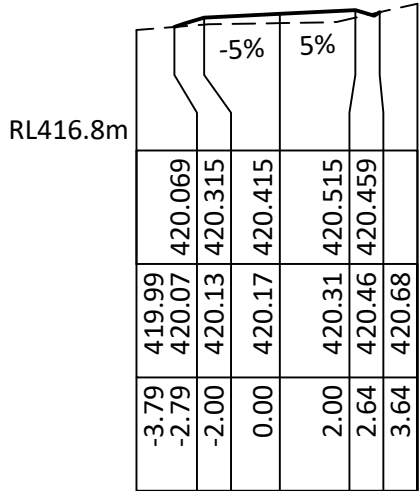
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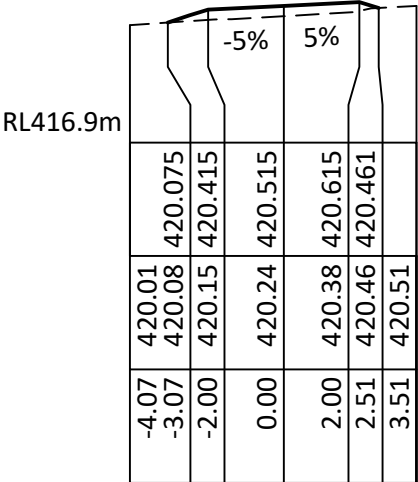
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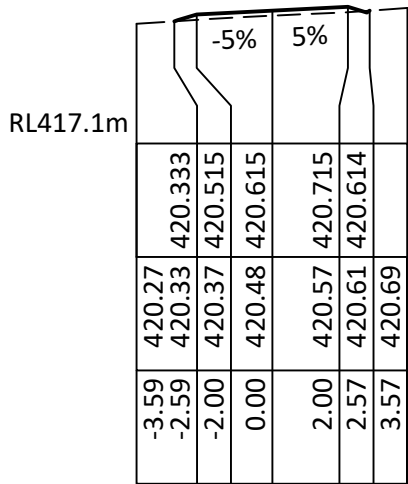
Ch 310.00 m



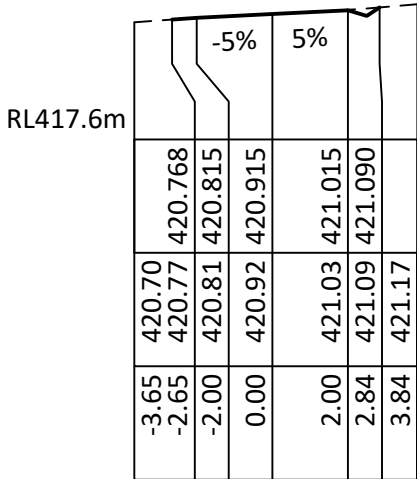
Ch 320.00 m



Ch 330.00 m



Ch 340.00 m



Ch 350.00 m

-3.91	421.16	421.24	42
-2.91	421.24	421.32	42
-2.00	421.32	421.42	42
0.00	421.42	421.55	42
2.00	421.55	421.63	42
3.19	421.63	421.69	42
4.19	421.69		

Ch 360.00 m

Kingborough Council

Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 4	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:200		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C118	REVISION:
					BUILDING APPROVAL				1

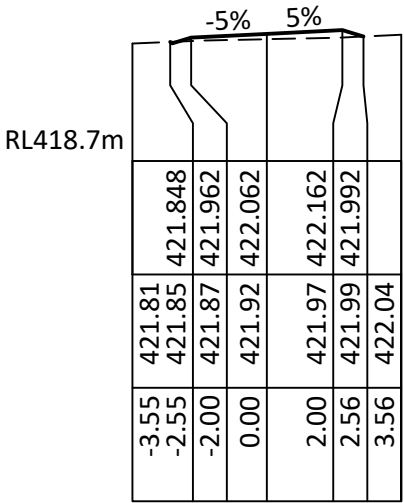
Kingborough Council

Development Application: DA-2024-81

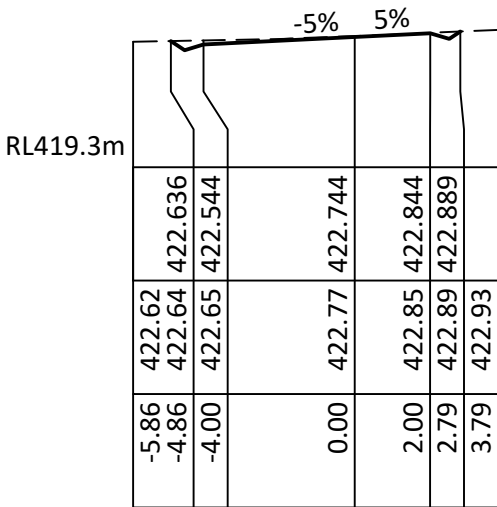
Plan Reference No: P4

Date Received: 16/3/2026

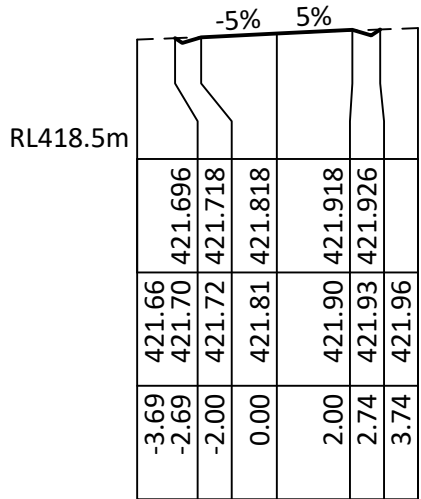
Date placed on Public Exhibition: 11/4/2026



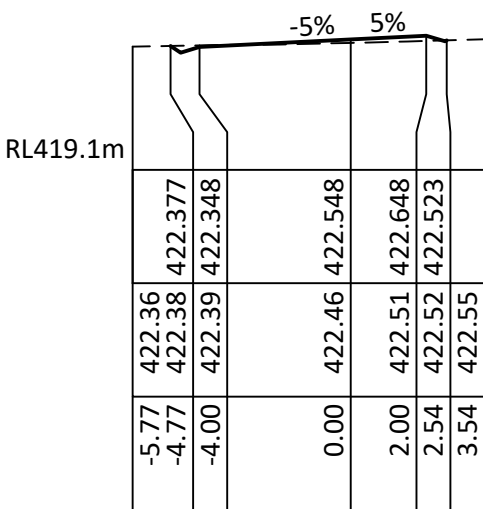
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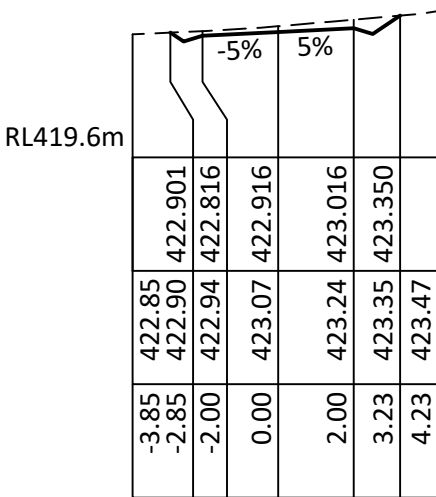
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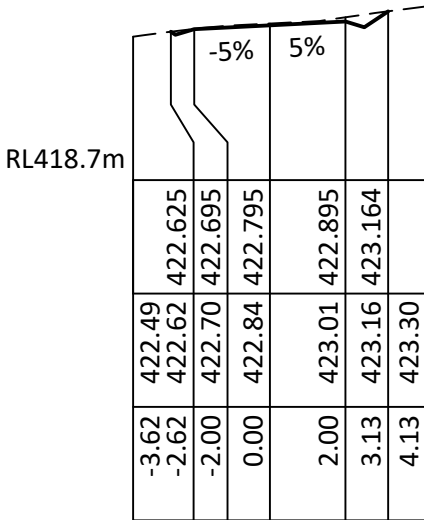
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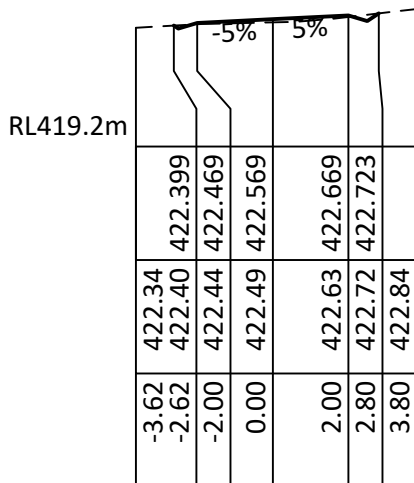
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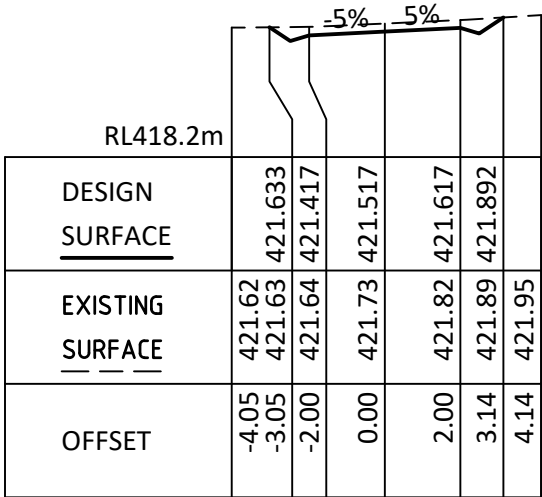
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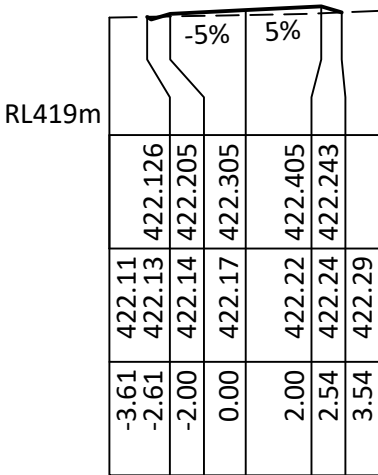
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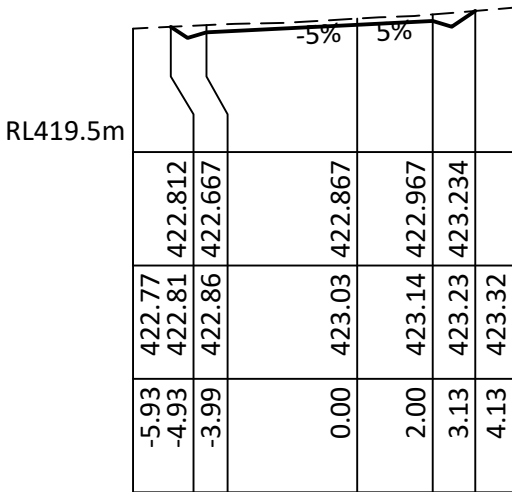
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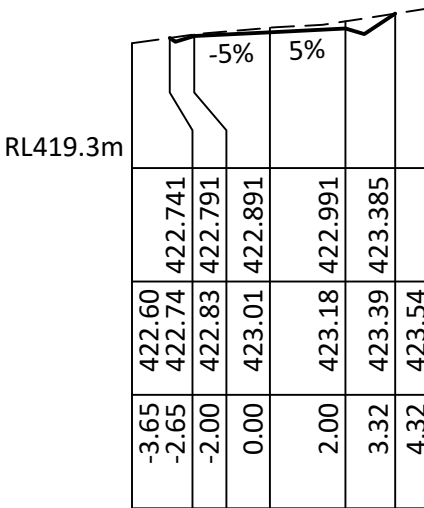
Ch 370.00 m



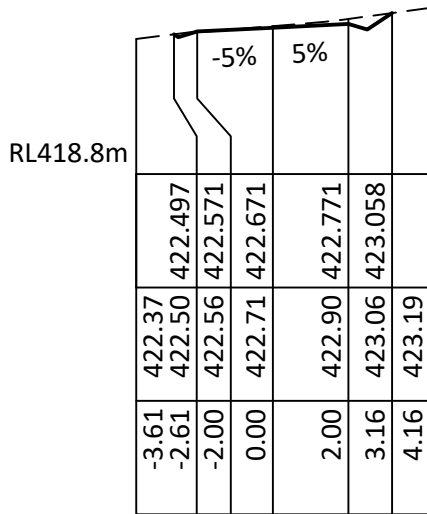
Ch 400.00 m



Ch 430.00 m



Ch 450.00 m



Ch 470.00 m

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com S&E	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 5	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:200		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C119	REVISION:
					BUILDING APPROVAL				1

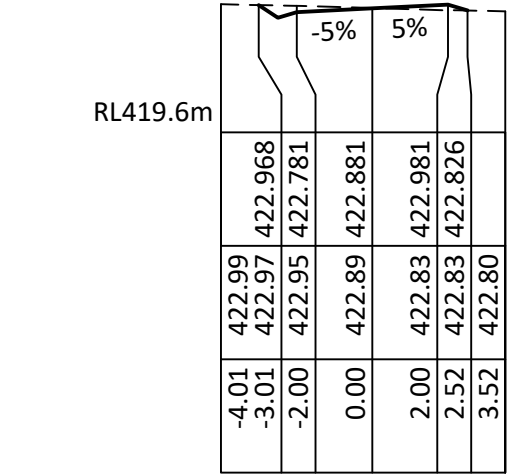
Kingborough Council

Development Application: DA-2024-81

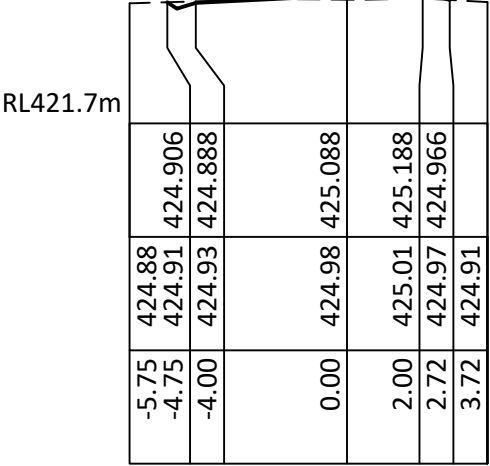
Plan Reference No: P4

Date Received: 16/3/2026

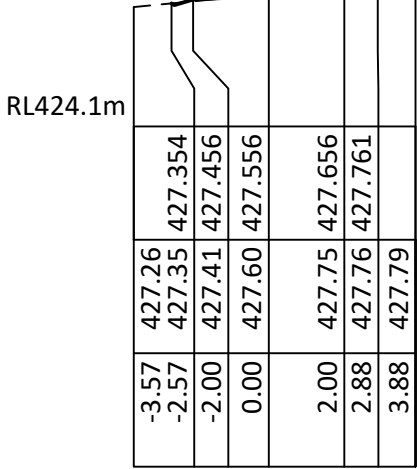
Date placed on Public Exhibition: 11/4/2026



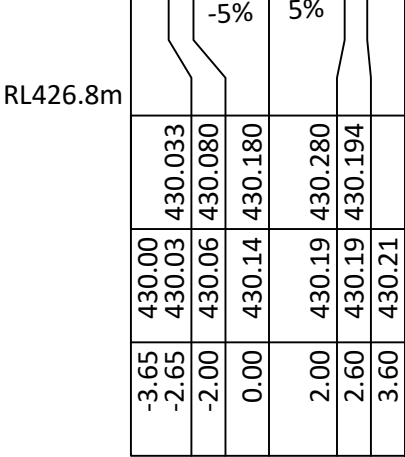
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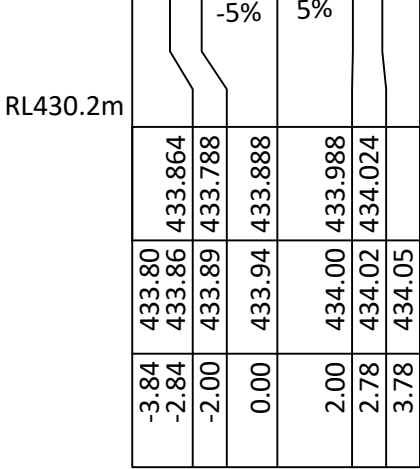
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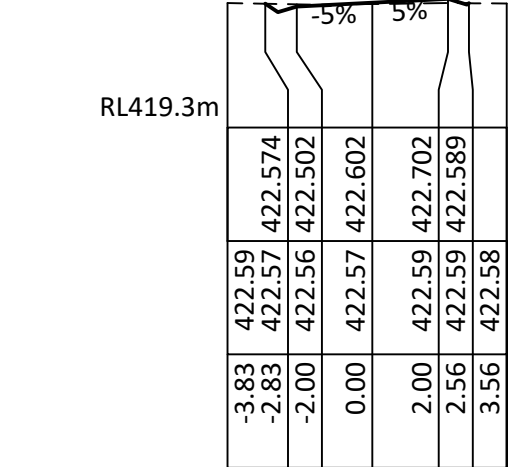
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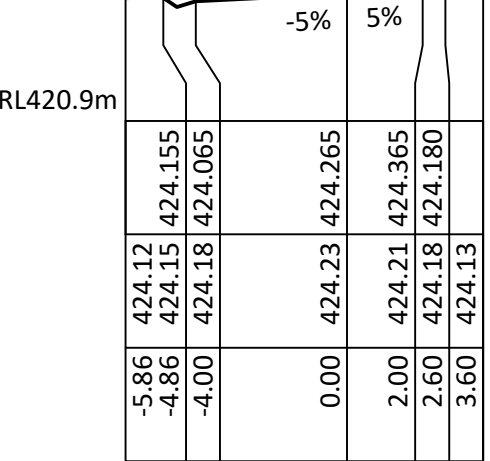
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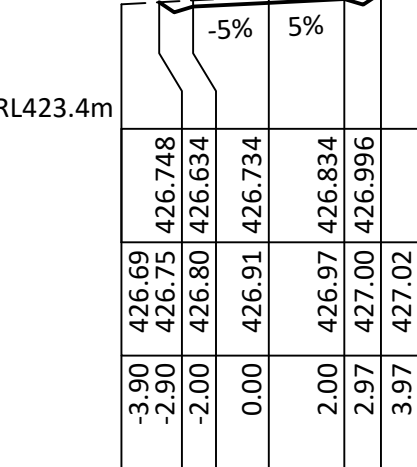
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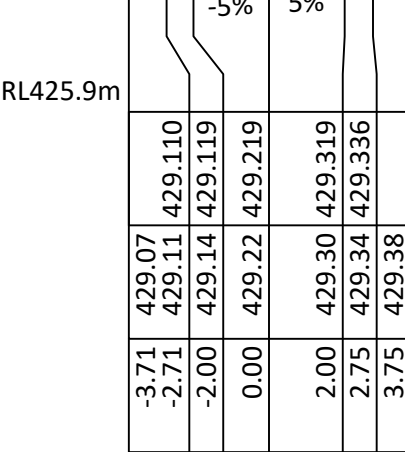
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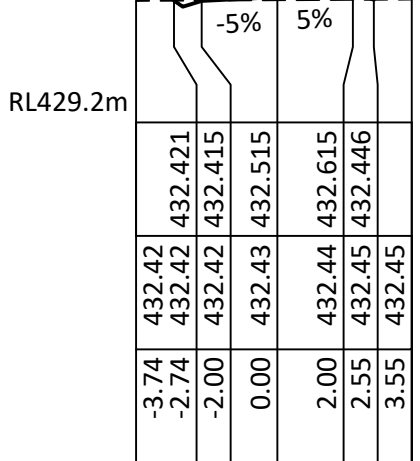
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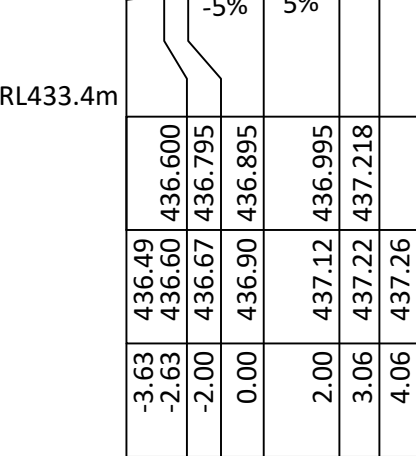
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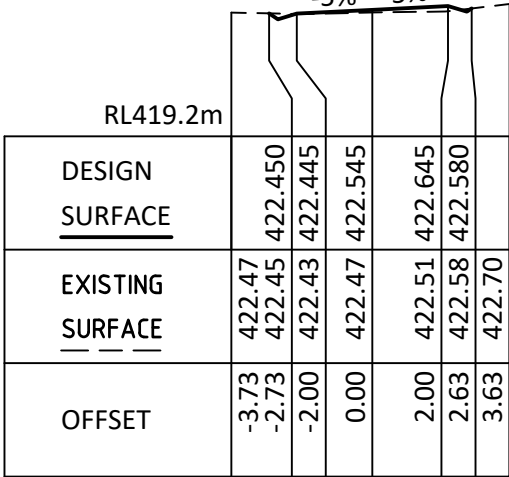
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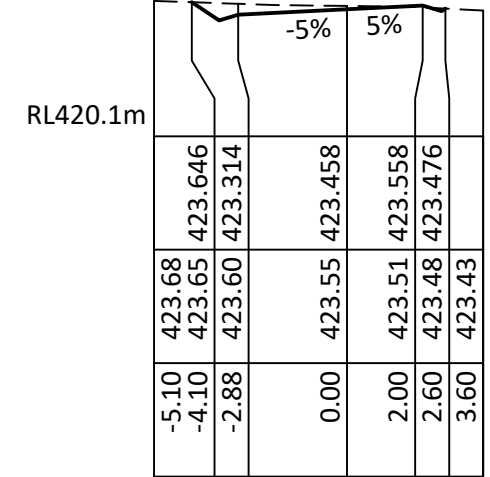
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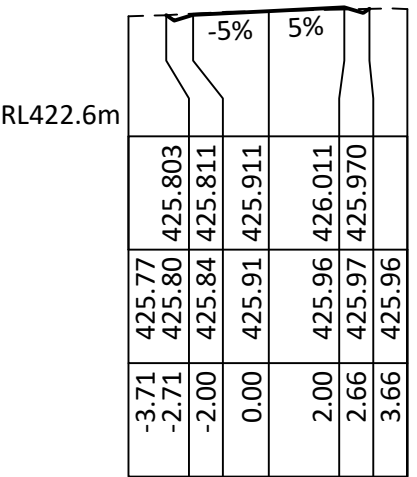
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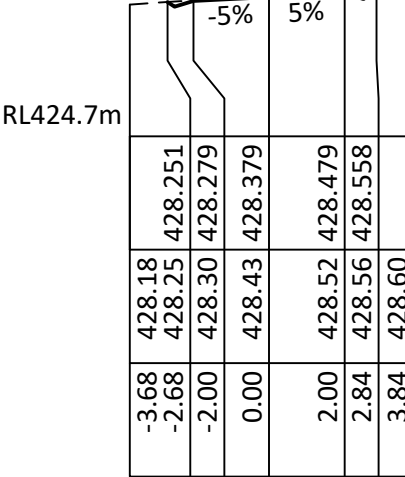
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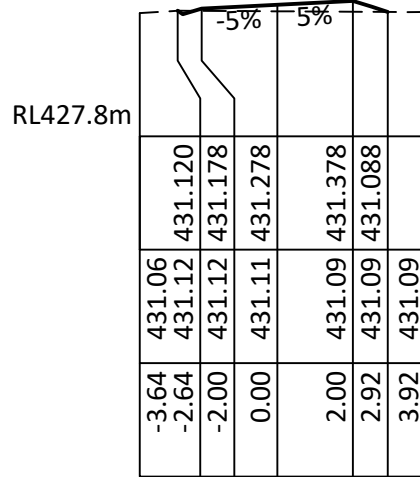
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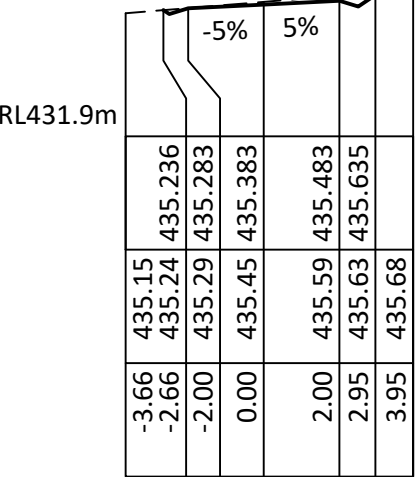
Ch 550.00 m



Ch 580.00 m

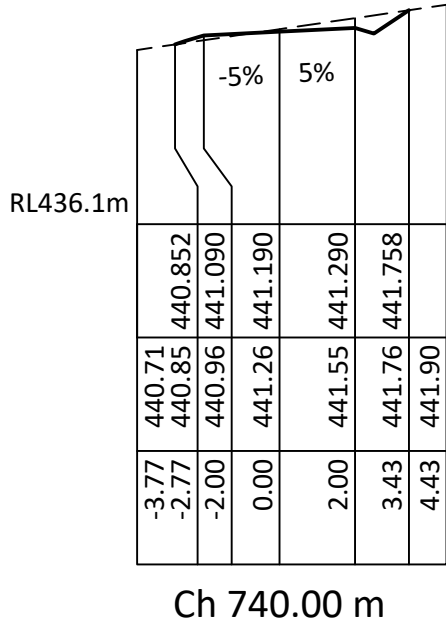
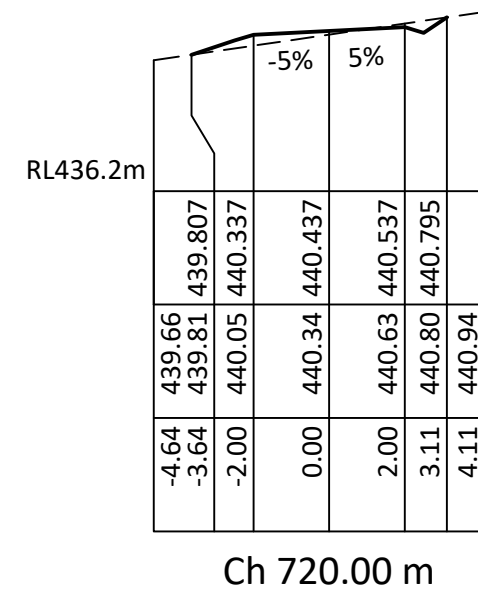
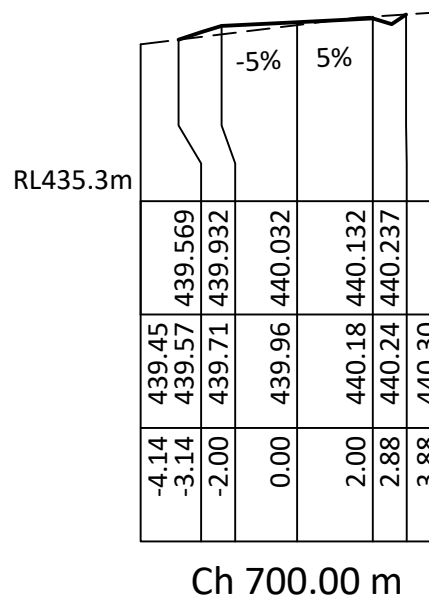
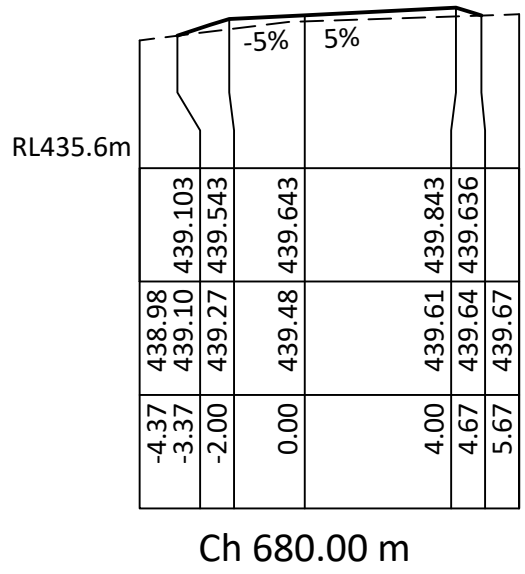
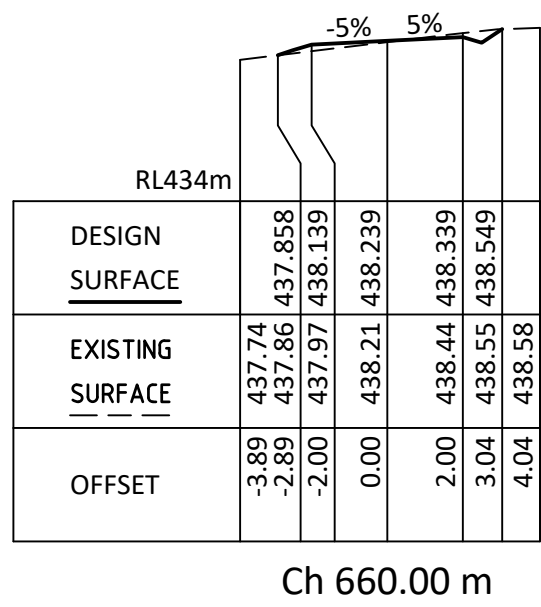
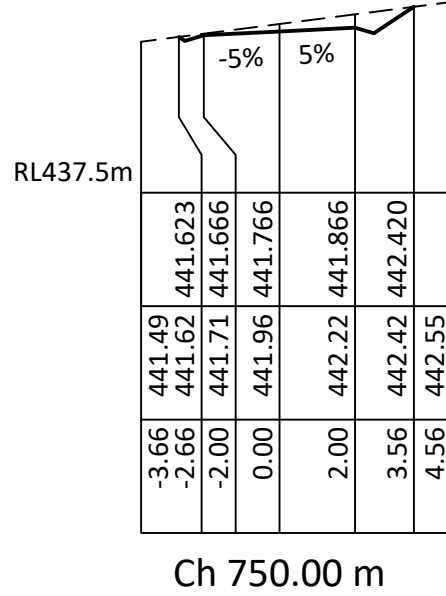
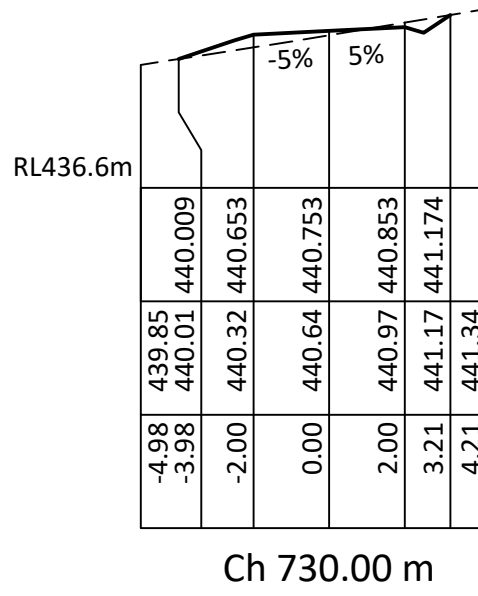
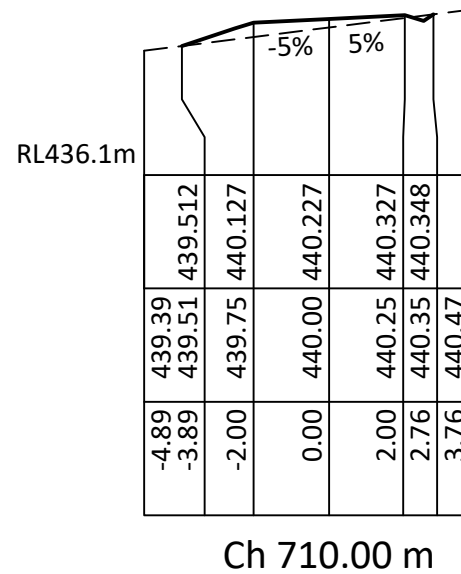
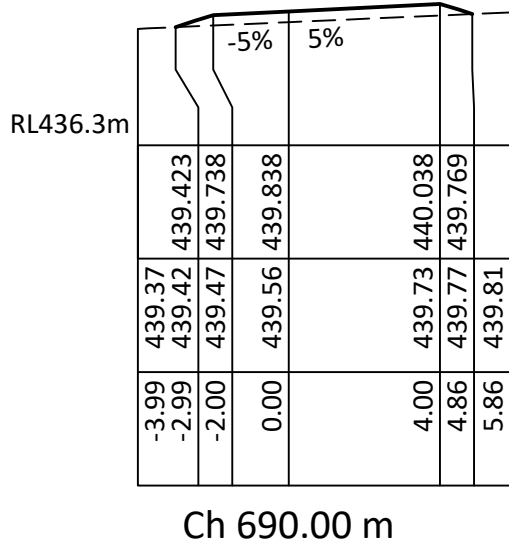
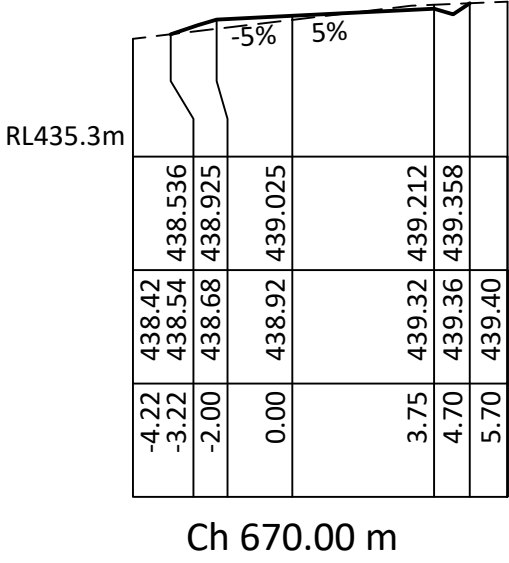


Ch 610.00 m



Ch 640.00 m

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com S&E	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 6	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE:		SIZE:	
				218 TALBOTS ROAD	NEW DWELLING	1:200		A3	
				SANDFLY	ISSUE:	S&E REF:		DRAWING:	REVISION:
					BUILDING APPROVAL	25067		C120	1



Kingborough Council

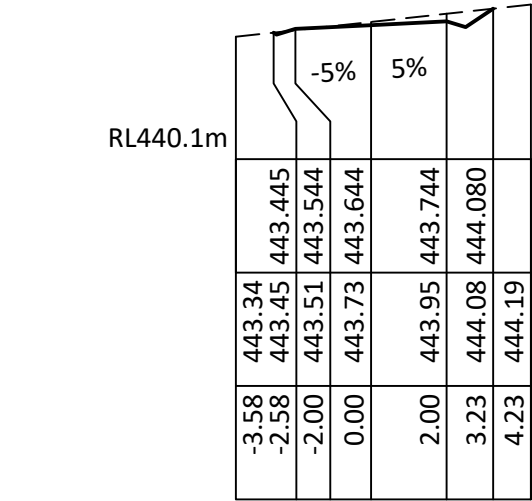
Development Application: DA-2024-81

Plan Reference No: P4

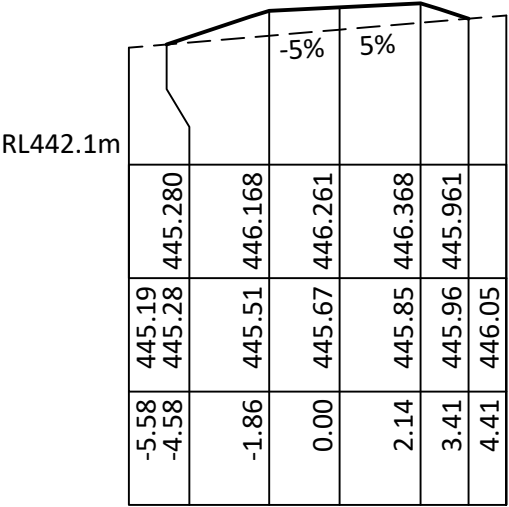
Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

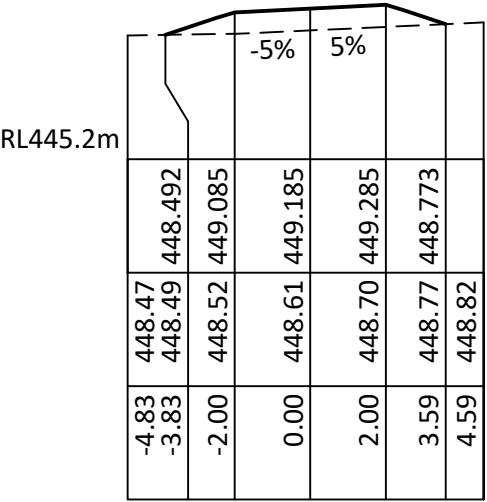
REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com S&E	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 7	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:200		SIZE: A3	
				218 TALBOTS ROAD	NEW DWELLING	S&E REF: 25067		DRAWING: C121	REVISION:
				SANDFLY	BUILDING APPROVAL				1



Ch 770.00 m



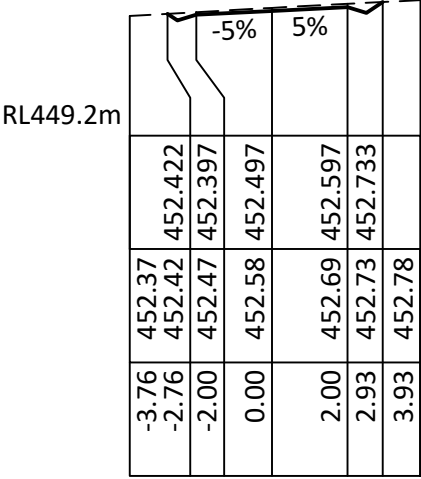
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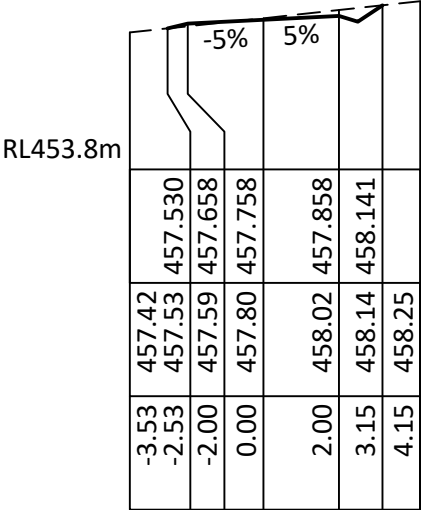
Ch 810.00 m

-3.83	454.12	
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2.00	454.65	45
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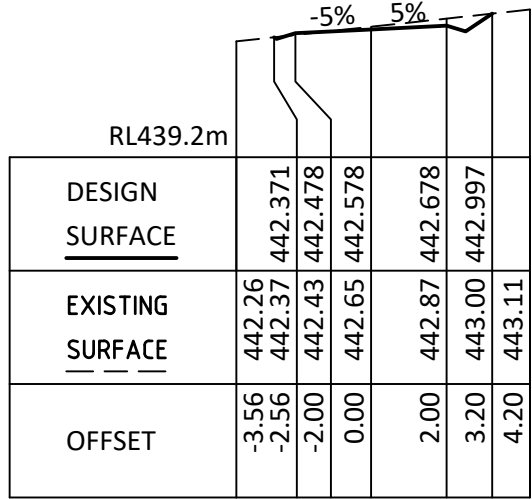
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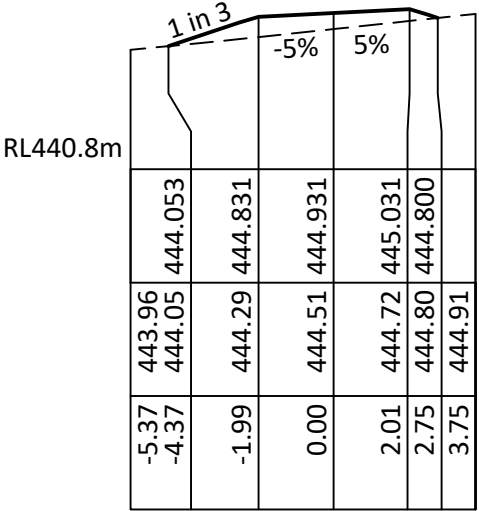
Ch 830.00 m



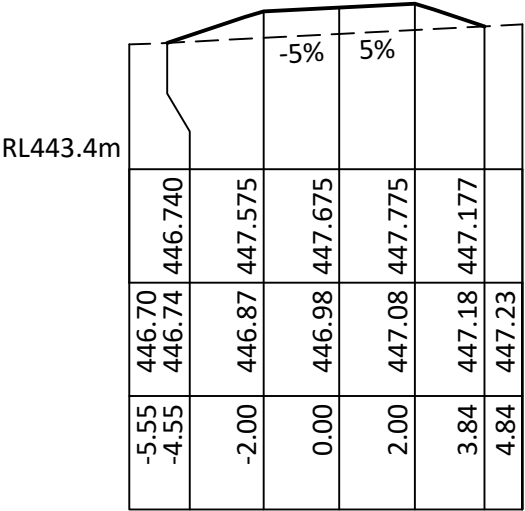
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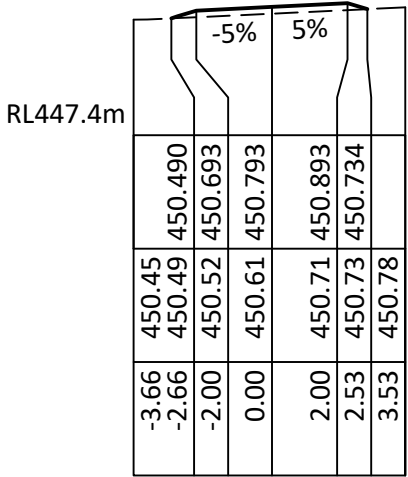
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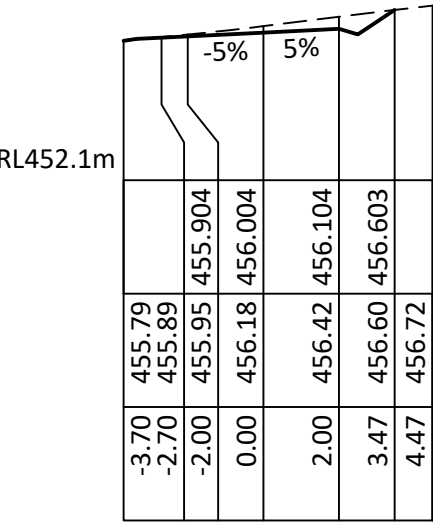
Ch 780.00 m



Ch 800.00 m



Ch 820.00 m



Ch 850.00 m

Kingborough Council

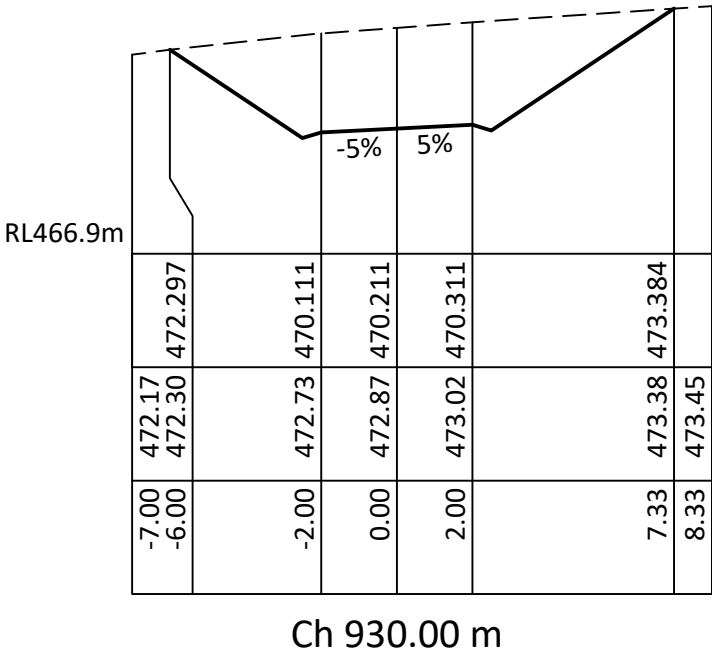
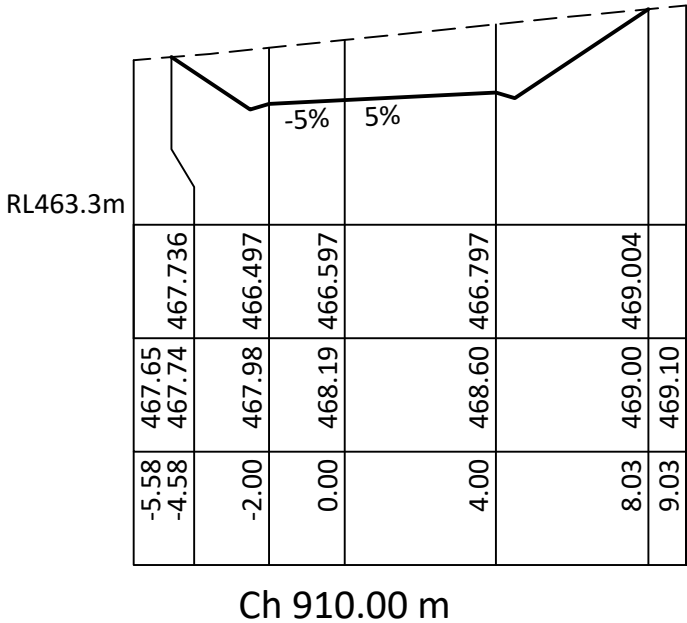
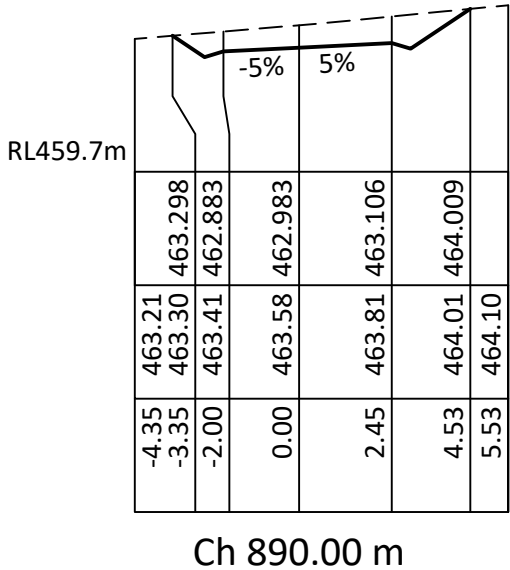
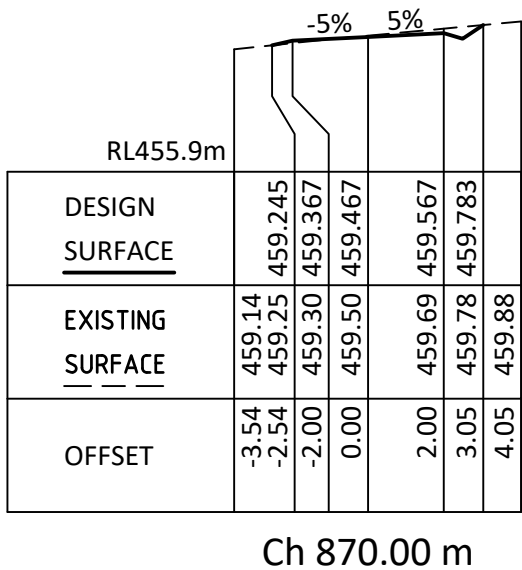
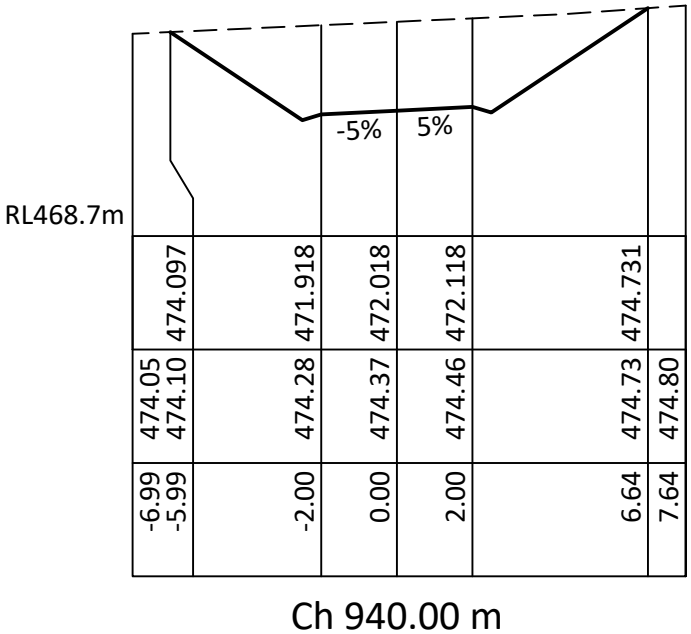
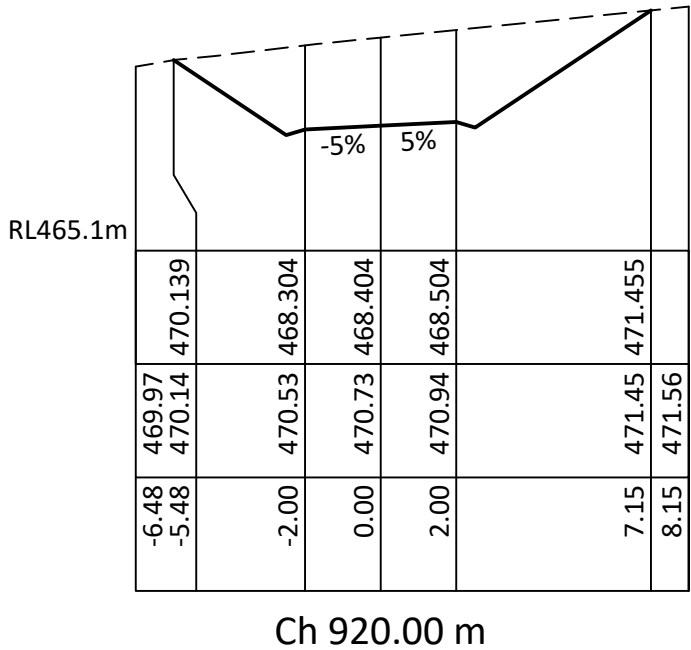
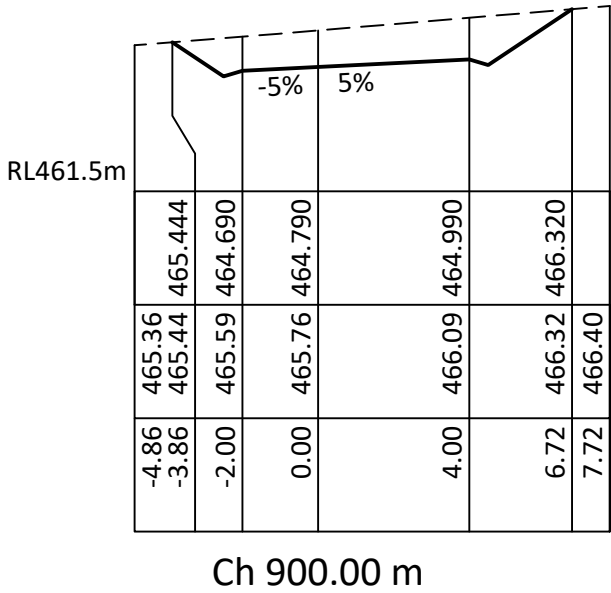
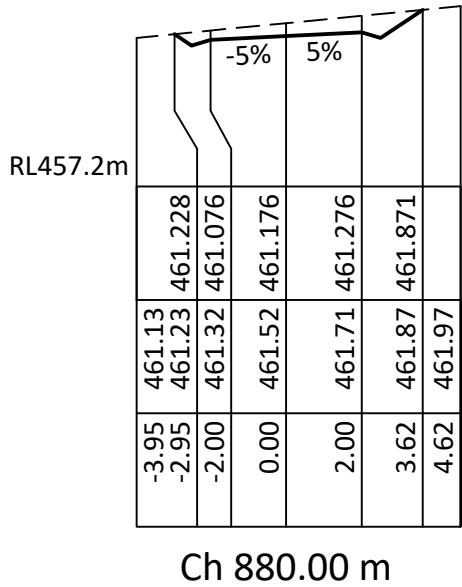
Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 8	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:200		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C122	REVISION:
					BUILDING APPROVAL				1



Kingborough Council

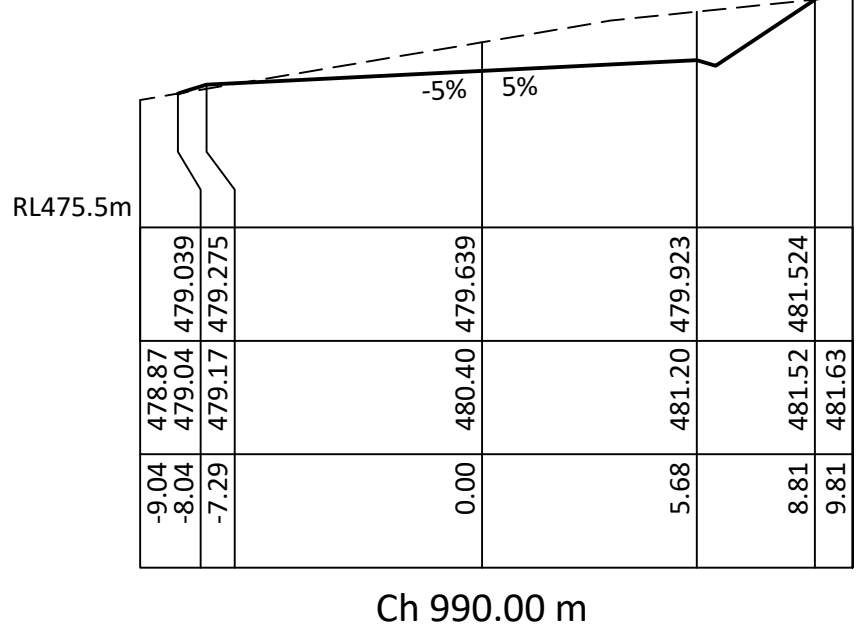
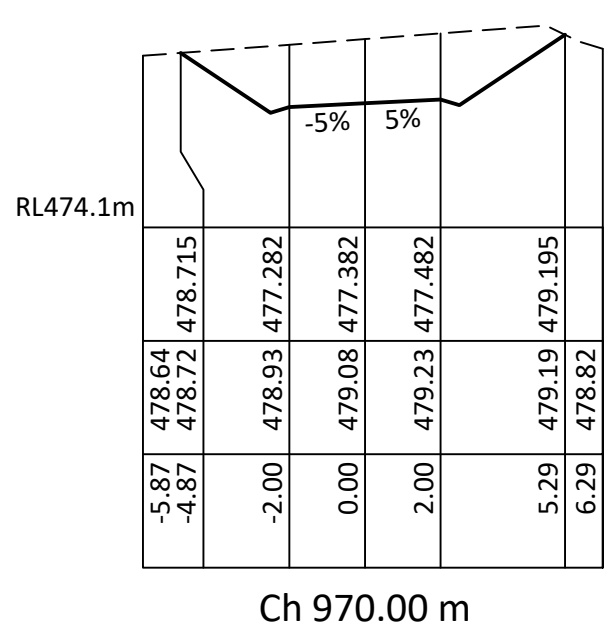
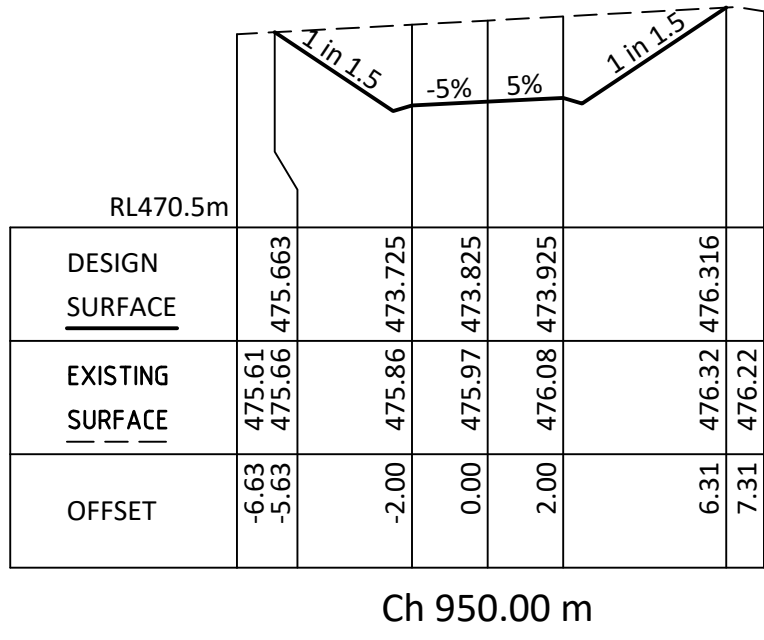
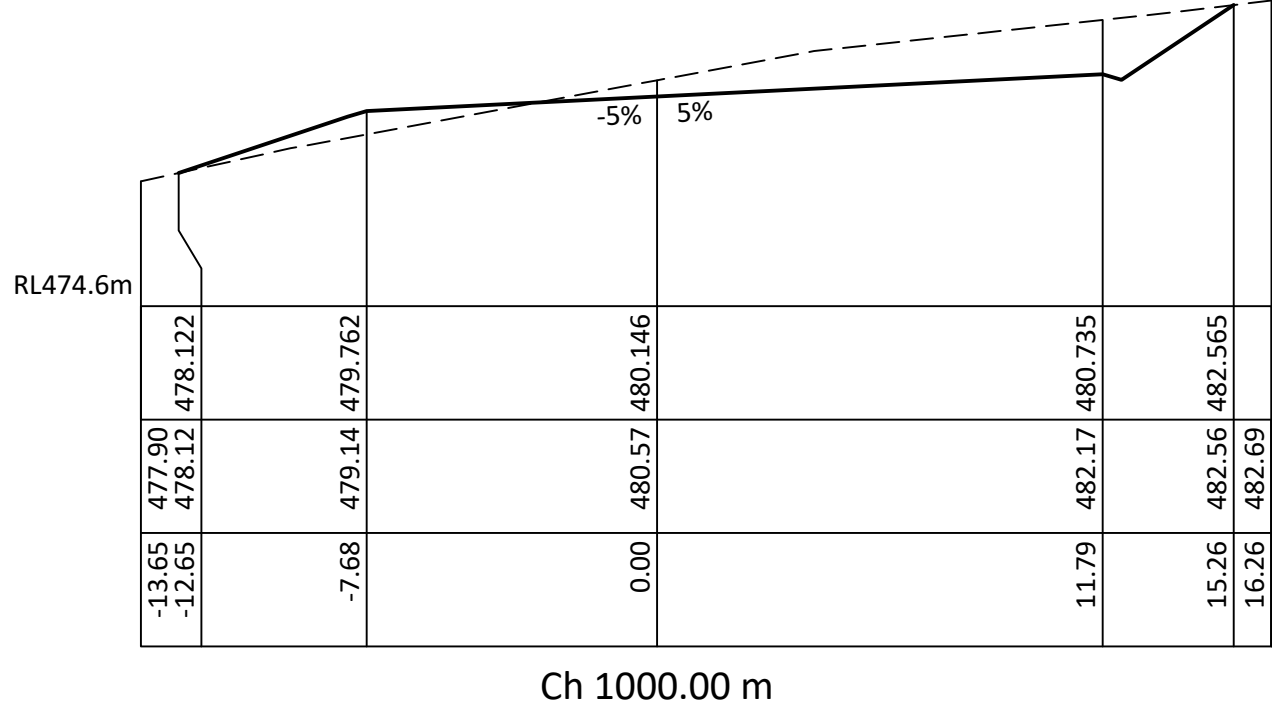
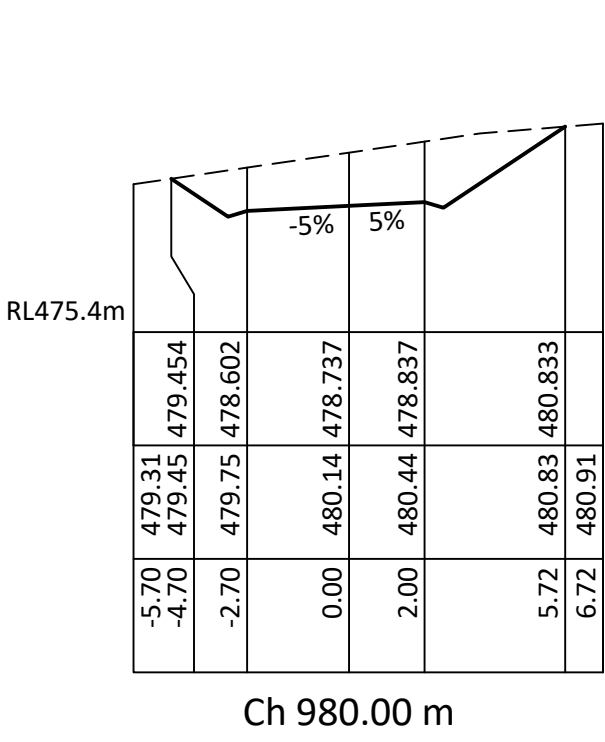
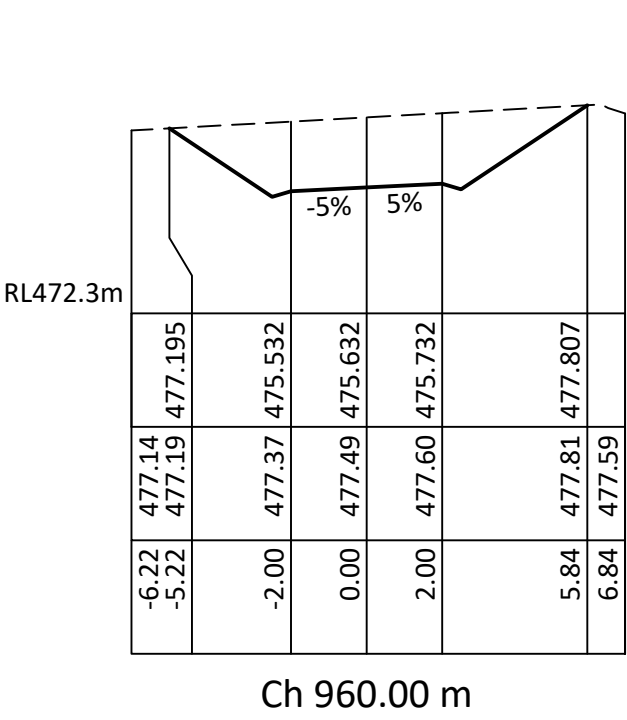
Development Application: DA-2024-81

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Date Received: 16/3/2026

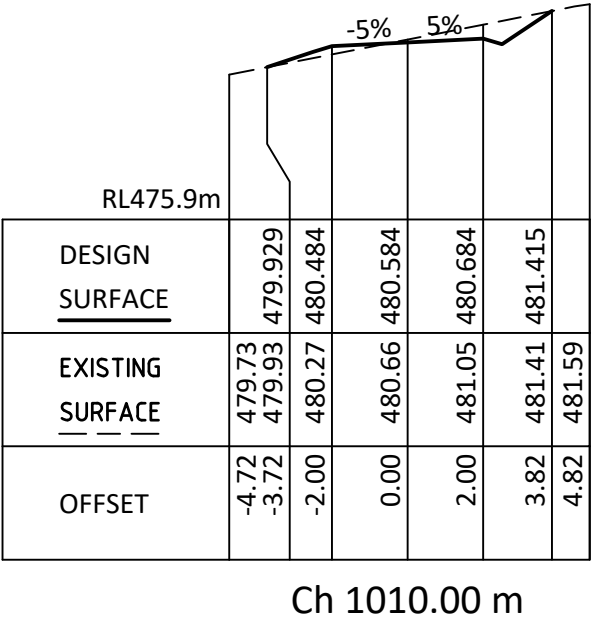
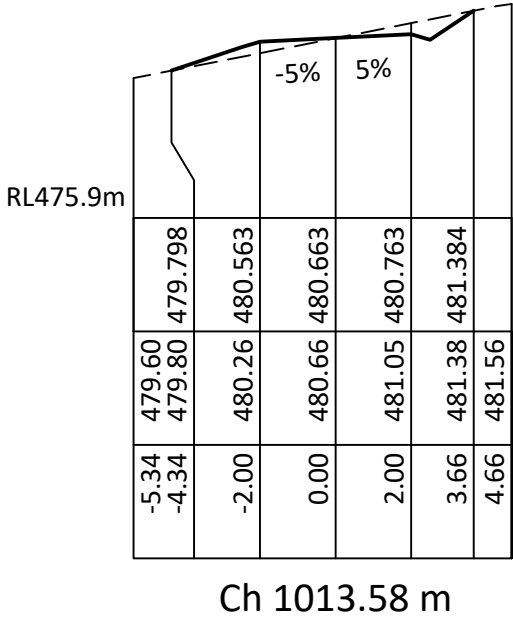
Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 9	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:200		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C123	REVISION: 1
					BUILDING APPROVAL				



Kingborough Council
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Date Received: 16/3/2026
Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 10	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:200		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C124	REVISION: 1
					BUILDING APPROVAL				



Kingborough Council

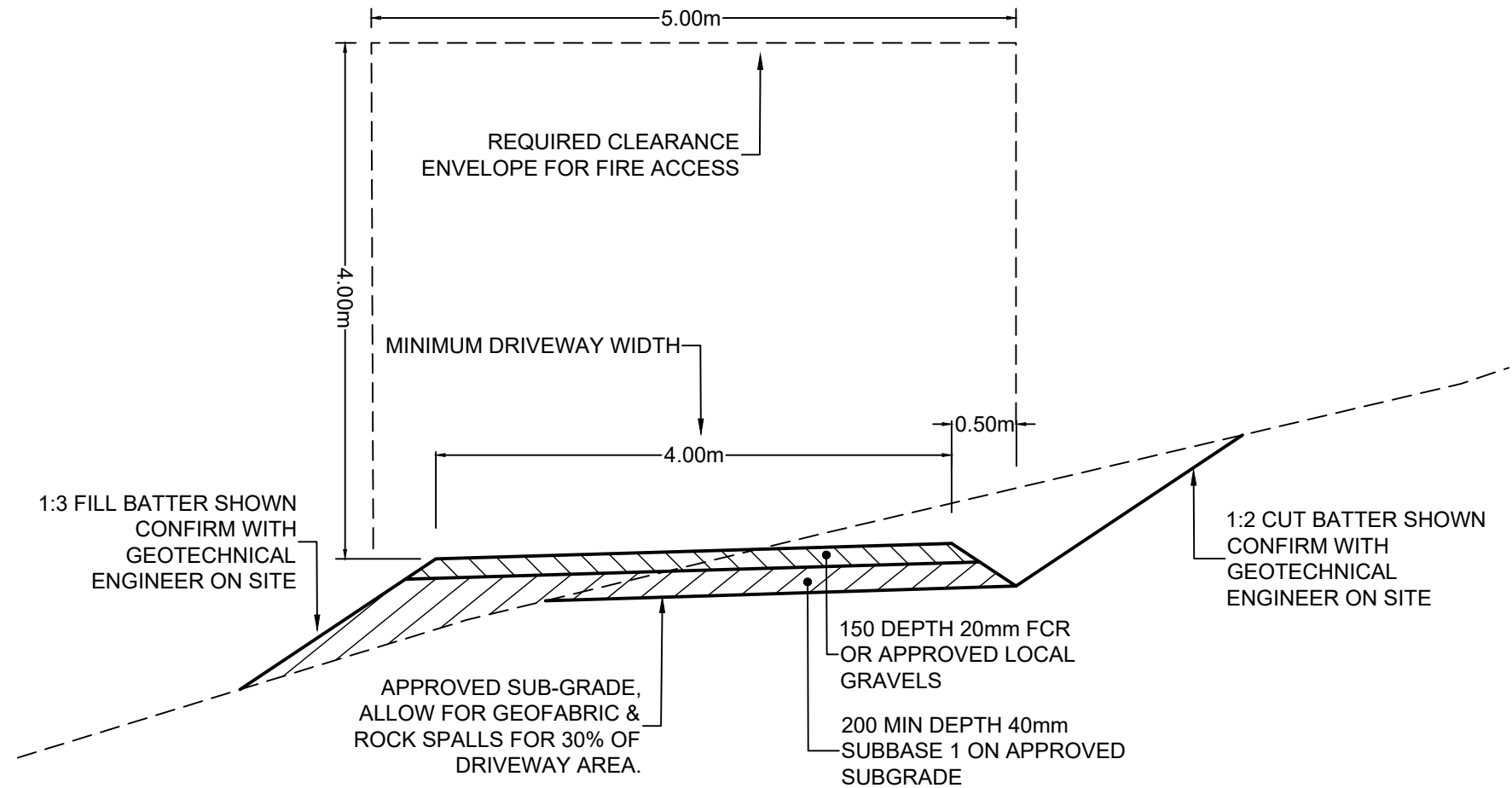
Development Application: DA-2024-81

Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	CROSS SECTIONS PLAN 11	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:200		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF: 25067		DRAWING: C125	REVISION: 1
					BUILDING APPROVAL				



TYPICAL CROSS SECTION (GRAVEL DRIVEWAY
SCALE: 1:50

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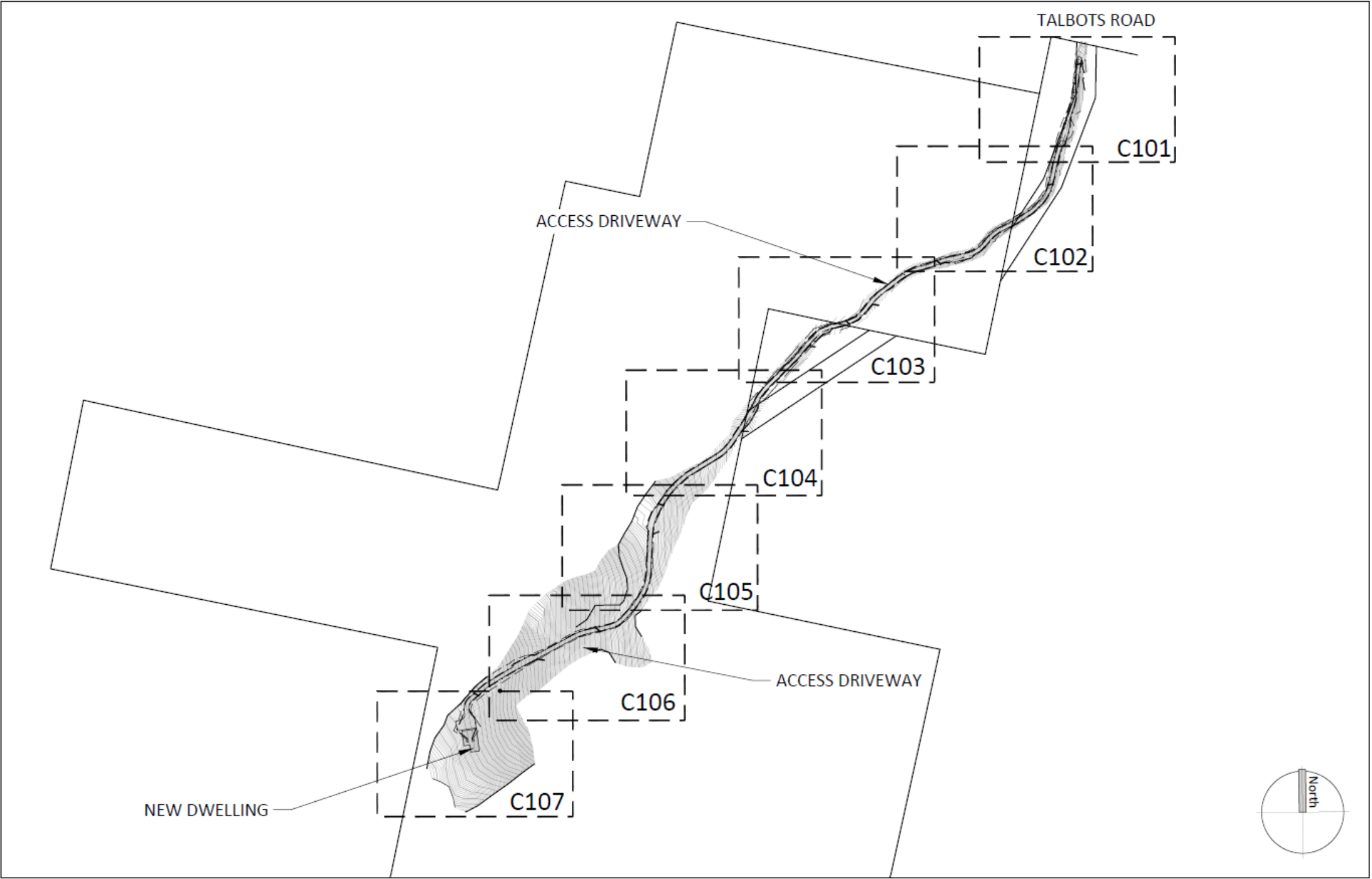
Plan Reference No: P4

Date Received: 16/3/2026

Date placed on Public Exhibition: 11/4/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	5/04/25		MOORE & WELLING	DETAILS	NE	NE	-	5/04/25
1	REVISED FOR BUILDING APPROVAL	7/03/26		ADDRESS:	PROJECT NAME:	SCALE: 1:50		SIZE: A3	
				218 TALBOTS ROAD SANDFLY	NEW DWELLING	S&E REF:		DRAWING:	REVISION:
					BUILDING APPROVAL	25067		C126	1

Tree Plan



Tree Summary

- Removal of very high conservation trees - 4
- Removal of high conservation trees - 3
- Removal of low conservation trees - 12

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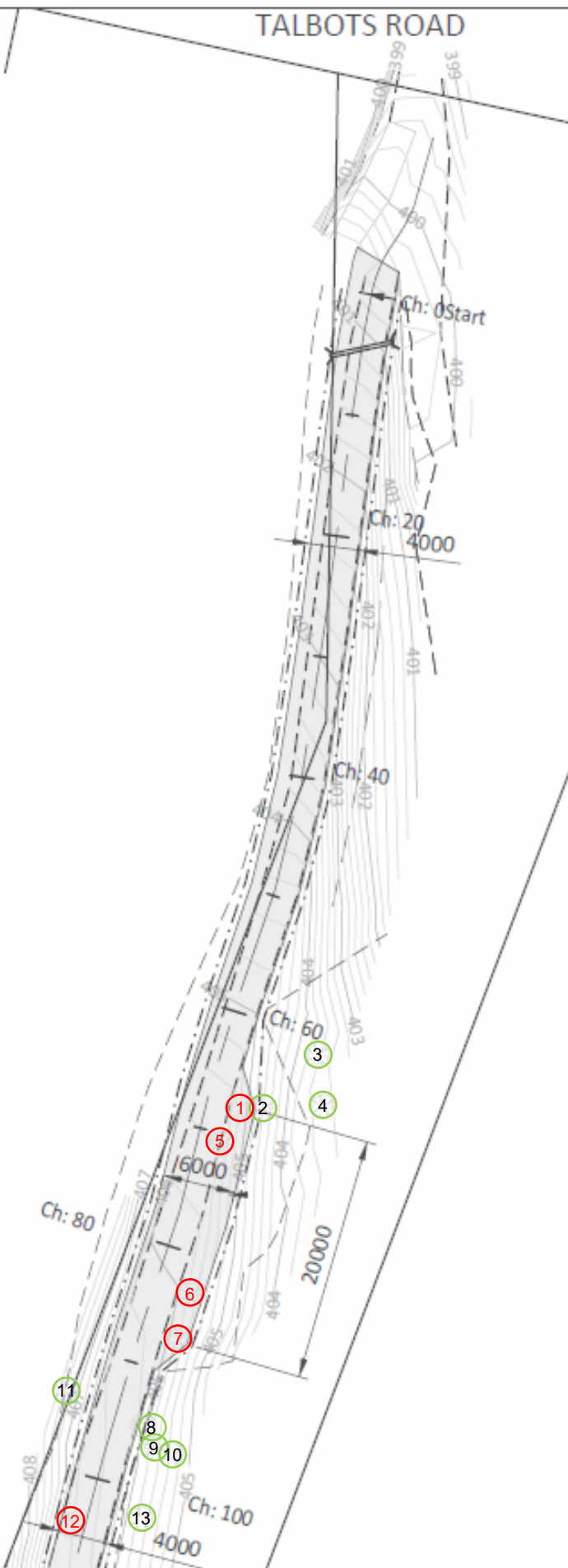
Plan Reference No: P5

Date Received: 31/3/2026

Date placed on Public Exhibition: 11/4/2026

Legend

- # Retain
- # Remove
- # Fallen



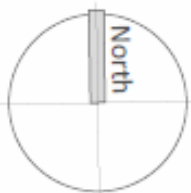
Kingborough Council

Development Application: DA-2024-81

Plan Reference No: P5

Date Received: 31/3/2026

Date placed on Public Exhibition: 11/4/2026



Legend



Retain



Remove



Fallen

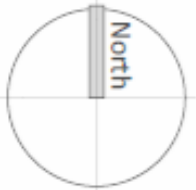
Kingborough Council

Development Application: DA-2024-81

Plan Reference No: P5

Date Received: 31/3/2026

Date placed on Public Exhibition: 11/4/2026



Legend



Retain



Remove



Fallen

Kingborough Council

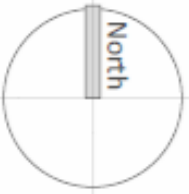
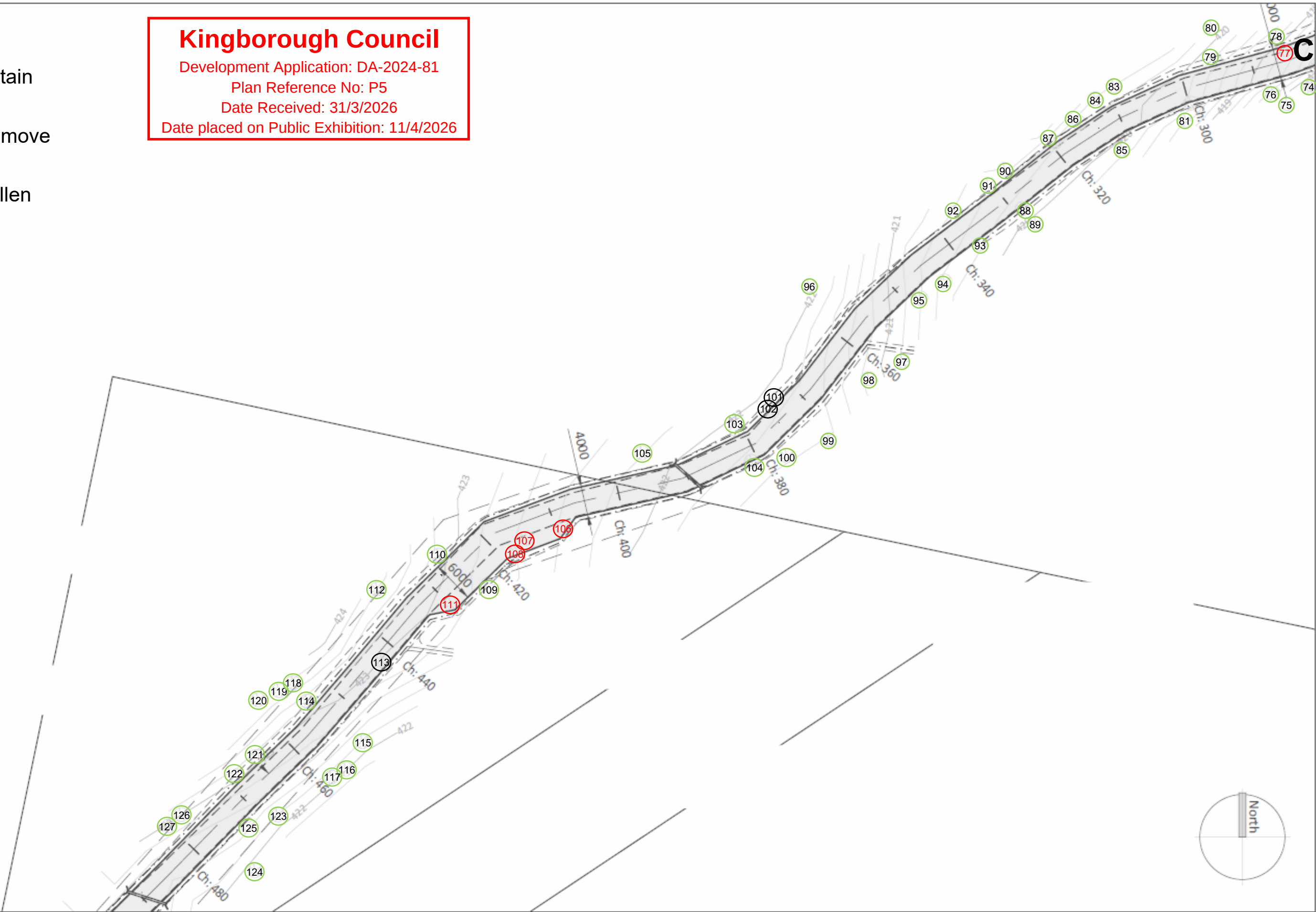
Development Application: DA-2024-81

Plan Reference No: P5

Date Received: 31/3/2026

Date placed on Public Exhibition: 11/4/2026

C103



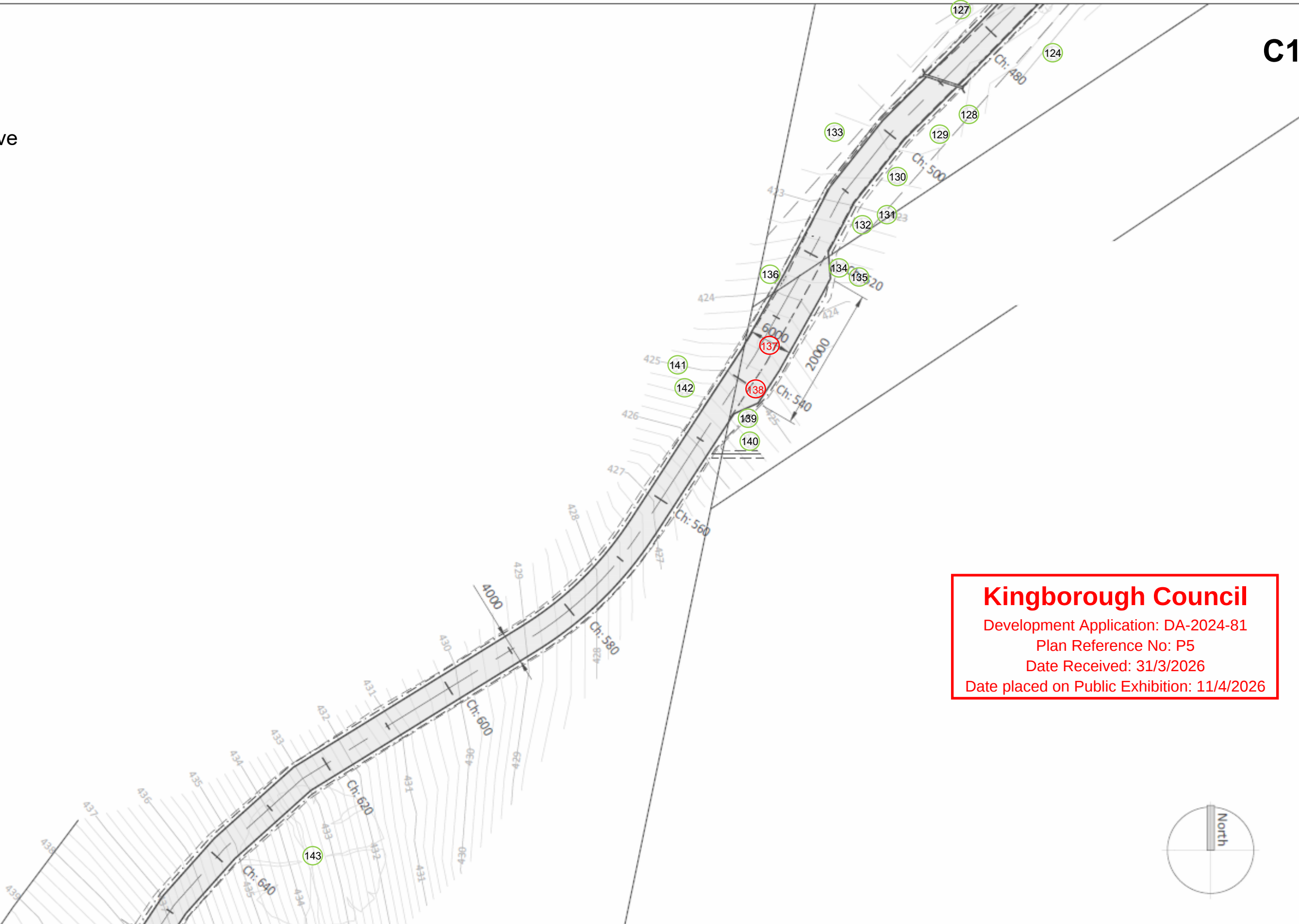
Legend

Retain

Remove

Fallen

C104



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Date Received: 31/3/2026
Date placed on Public Exhibition: 11/4/2026

Legend



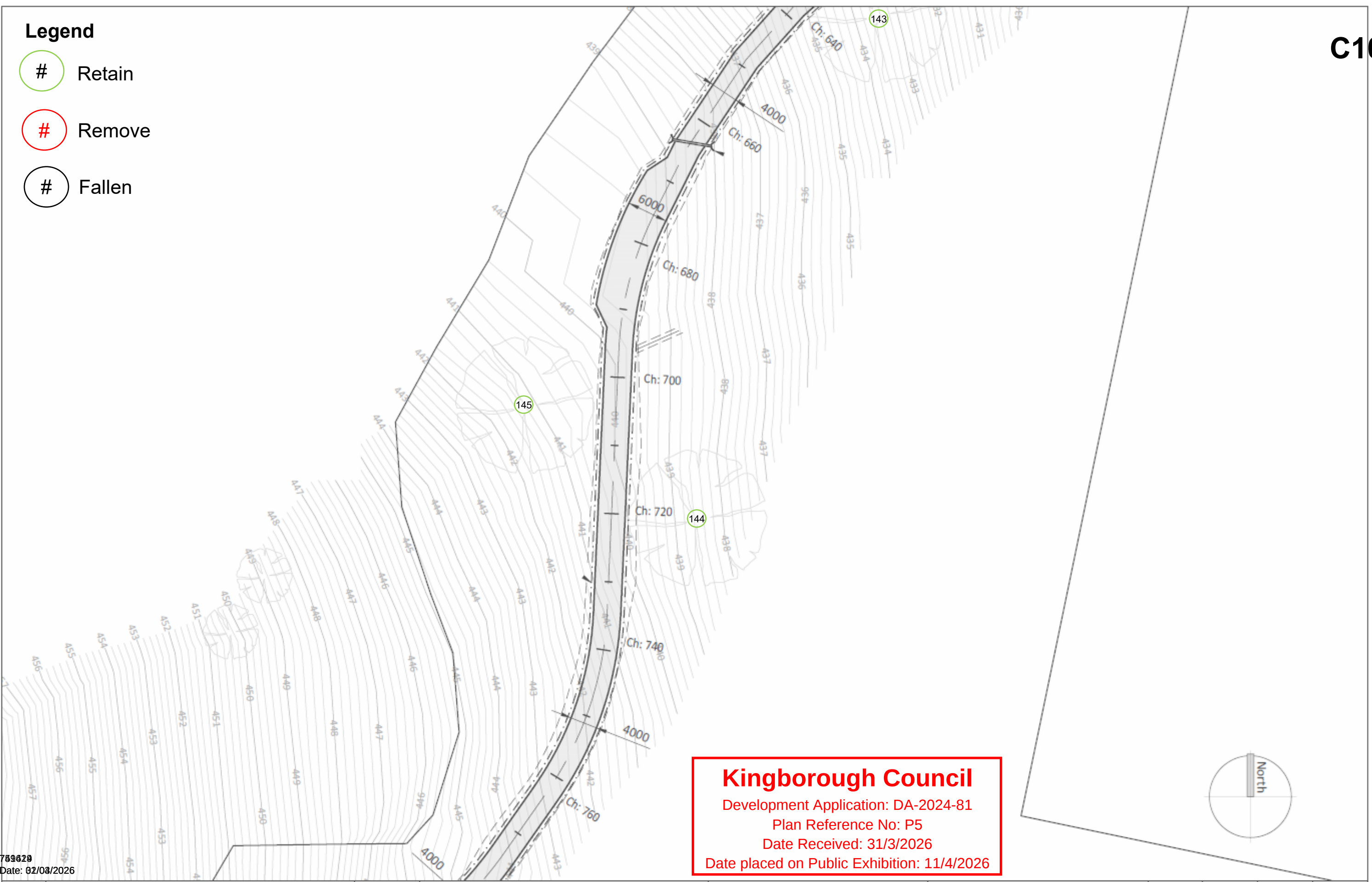
Retain



Remove



Fallen



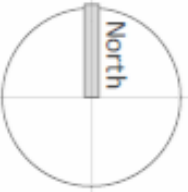
Kingborough Council

Development Application: DA-2024-81

Plan Reference No: P5

Date Received: 31/3/2026

Date placed on Public Exhibition: 11/4/2026



Legend



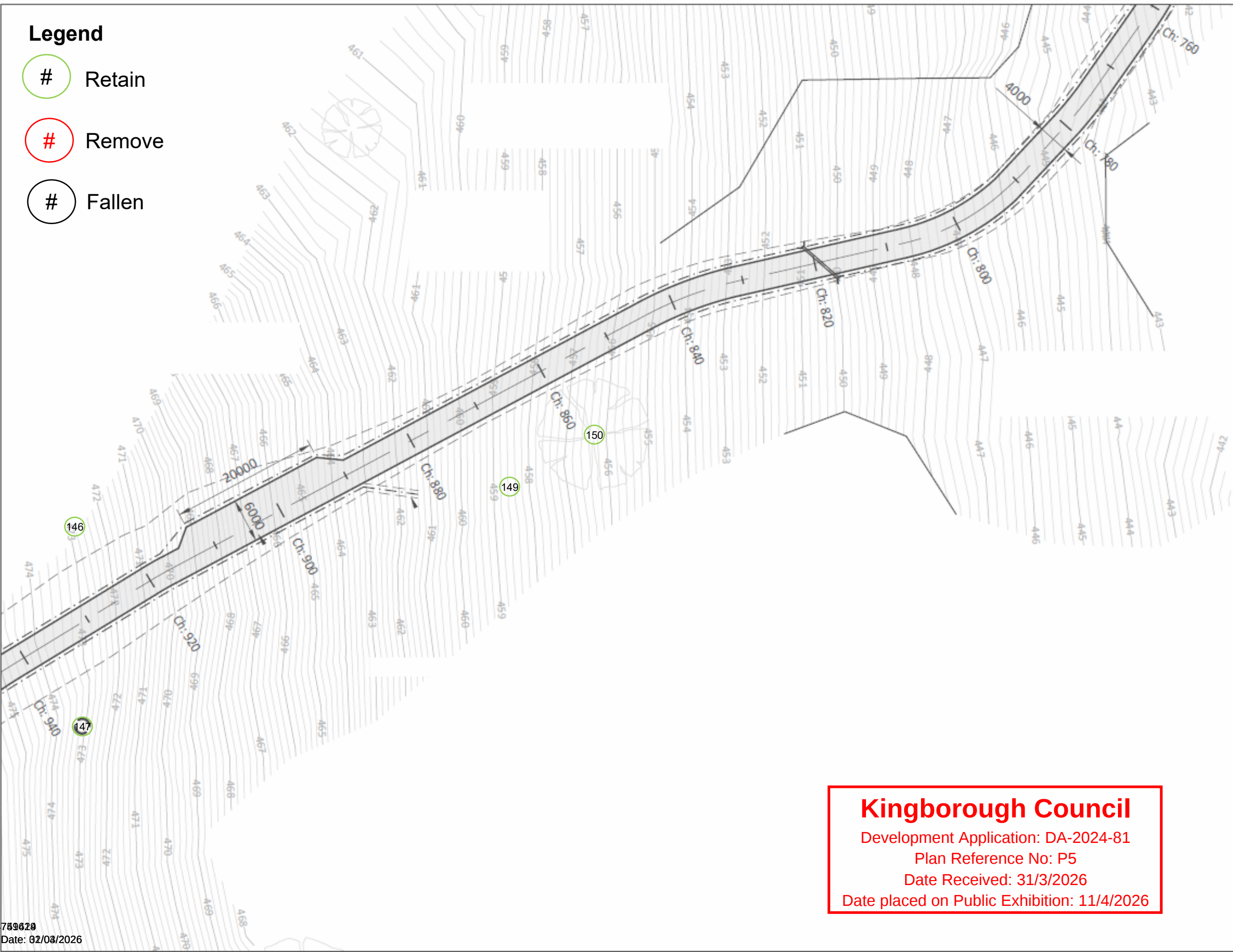
Retain



Remove



Fallen



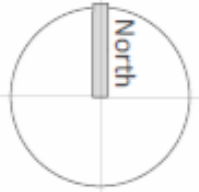
Kingborough Council

Development Application: DA-2024-81

Plan Reference No: P5

Date Received: 31/3/2026

Date placed on Public Exhibition: 11/4/2026



Legend



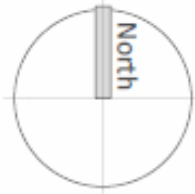
Retain



Remove



Fallen



Kingborough Council
Development Application: DA-2024-81
Plan Reference No: P5
Date Received: 31/3/2026
Date placed on Public Exhibition: 11/4/2026

Tree	Species	Diameter at Standard Height	National Root Zone	Conservation Status	Retention or Removal
1	E. obliqua	58	6.96	Low	Remove
2	E. obliqua	42	5.04	Low	Retain
3	E. viminalis	30	3.6	Low	Retain
4	E. obliqua	43	5.16	Low	Retain
5	E. obliqua	102	12.24	Very High	Remove
6	E. obliqua	43	5.16	Low	Remove
7	E. obliqua	42	5.04	Low	Remove
8	E. obliqua	81	9.72	Low	Retain
9	E. obliqua	32	3.84	Low	Retain
10	E. obliqua	35	4.2	Low	Retain
11	E. viminalis	59	7.08	Low	Retain
12	E. obliqua	66	7.92	Low	Remove
13	E. obliqua	32	3.84	Low	Retain
15	E. globulus	75	9	Very High	Retain
16	E. globulus	99	11.88	Very High	Retain
17	E. globulus	41	4.92	High	Retain
18	E. globulus	27	3.24	Low	Retain
19	E. globulus	70	8.4	Very High	Retain
20	E. obliqua	46	5.52	Low	Retain
21	E. globulus	47	5.64	High	Remove
22	E. obliqua	27	3.24	Low	Retain
23	E. globulus	74	8.88	Very High	Remove
24	E. obliqua	46	5.52	Low	Retain
25	E. obliqua	44	5.28	Low	Retain
26	E. obliqua	78	9.36	Low	Retain
27	E. obliqua	30	3.6	Low	Retain
28	E. globulus	128	15.36	Very High	Remove
29	E. obliqua	46	5.52	Low	Retain
30	E. obliqua	43	5.16	Low	Retain
31	E. obliqua	33	3.96	Low	Retain
32	E. obliqua	46	5.52	Low	Retain
33	E. obliqua	71	8.52	Low	Retain
34	E. globulus	65	7.8	High	Retain
35	E. obliqua	80	9.6	Low	Retain
36	E. obliqua	66	7.92	Low	Retain

Tree	Species	Diameter at Standard Height	National Root Zone	Conservation Status	Retention or Removal
37	E. globulus	40	4.8	High	Remove
38	E. obliqua	66	7.92	Low	Retain
39	E. obliqua	49	5.88	Low	Retain
40	E. obliqua	71	8.52	Low	Retain
41	E. obliqua	55	6.6	Low	Remove
42	E. obliqua	77	9.24	Low	Retain
43	E. obliqua	107	12.84	Very High	Retain
44	E. obliqua	27	3.24	Low	Retain
45	E. globulus	62	7.44	High	Remove
46	E. obliqua	69	8.28	Low	Retain
47	E. obliqua	79	9.48	Low	Retain
48	E. obliqua	107	12.84	Very High	Retain
49	E. obliqua	57	6.84	Low	Retain
50	E. obliqua	53	6.36	Low	Retain
51	E. globulus	28	3.36	Low	Retain
52	E. obliqua	50	6	Low	Retain
53	E. obliqua	27	3.24	Low	Remove
60	E. globulus	45	5.4	High	Retain
61	E. obliqua	58	6.96	Low	Retain
62	E. obliqua	102	12.24	Very High	Remove
63	E. obliqua	41	4.92	Low	Retain
64	E. obliqua	52	6.24	Low	Retain
65	E. obliqua	38	4.56	Low	Retain
66	E. obliqua	33	3.96	Low	Retain
67	E. globulus	107	12.84	Very High	Retain
68	E. obliqua	38	4.56	Low	Retain
69	E. obliqua	45	5.4	Low	Retain
70	E. obliqua	43	5.16	Low	Retain
71	E. obliqua	37	4.44	Low	Retain
72	E. globulus	41	4.92	High	Fallen
73	E. obliqua	31	3.72	Low	Retain
74	E. obliqua	37	4.44	Low	Retain
75	E. obliqua	42	5.04	Low	Retain
76	E. obliqua	51	6.12	Low	Retain
77	E. obliqua	26	3.12	Low	Remove

Tree	Species	Diameter at Standard Height	National Root Zone	Conservation Status	Retention or Removal
78	E. obliqua	34	4.08	Low	Retain
79	E. viminalis	47	5.64	Low	Retain
80	E. obliqua	72	8.64	Low	Retain
81	E. obliqua	44	5.28	Low	Retain
82	E. globulus	38	4.56	Low	Retain
83	E. pulchella	26	3.12	Low	Retain
84	E. pulchella	56	6.72	Low	Retain
85	E. globulus	72	8.64	Very High	Retain
86	E. obliqua	27	3.24	Low	Retain
87	E. pulchella	29	3.48	Low	Retain
88	E. pulchella	29	3.48	Low	Retain
89	E. obliqua	47	5.64	Low	Retain
90	E. pulchella	36	4.32	Low	Retain
91	E. pulchella	34	4.08	Low	Retain
92	E. pulchella	41	4.92	Low	Retain
93	E. pulchella	35	4.2	Low	Retain
94	E. pulchella	91	10.92	Very High	Retain
95	Dead	123	14.76	Very High	Retain
96	E. pulchella	101	12.12	Very High	Retain
97	E. pulchella	47	5.64	Low	Retain
98	E. pulchella	41	4.92	Low	Retain
99	E. pulchella	49	5.88	Low	Retain
100	E. pulchella	34	4.08	Low	Retain
101	E. globulus	68	8.16	High	Fallen
102	E. obliqua	32	3.84	Low	Fallen
103	E. pulchella	43	5.16	Low	Retain
104	E. pulchella	58	6.96	Low	Retain
105	E. pulchella	102	12.24	Very High	Retain
106	E. pulchella	28	3.36	Low	Remove
107	E. pulchella	35	4.2	Low	Remove
108	E. pulchella	33	3.96	Low	Remove
109	E. pulchella	36	4.32	Low	Retain
110	E. pulchella	41	4.92	Low	Retain
111	E. pulchella	40	4.8	Low	Remove
112	E. pulchella	36	4.32	Low	Retain

Tree	Species	Diameter at Standard Height	National Root Zone	Conservation Status	Retention or Removal
113	E. globulus	54	6.48	High	Fallen
114	E. pulchella	42	5.04	Low	Retain
115	E. pulchella	46	5.52	Low	Retain
116	E. pulchella	42	5.04	Low	Retain
117	E. pulchella	58	6.96	Low	Retain
118	E. pulchella	39	4.68	Low	Retain
119	E. pulchella	62	7.44	Low	Retain
120	E. pulchella	43	5.16	Low	Retain
121	E. pulchella	44	5.28	Low	Retain
122	E. pulchella	36	4.32	Low	Retain
123	E. pulchella	46	5.52	Low	Retain
124	E. pulchella	78	9.36	Very High	Retain
125	E. pulchella	43	5.16	Low	Retain
126	E. pulchella	35	4.2	Low	Retain
127	E. pulchella	47	5.64	Low	Retain
128	E. pulchella	59	7.08	Low	Retain
129	E. globulus	60	7.2	High	Retain
130	E. pulchella	66	7.92	Low	Retain
131	E. pulchella	37	4.44	Low	Retain
132	E. pulchella	56	6.72	Low	Retain
133	E. pulchella	59	7.08	Low	Retain
134	E. pulchella	63	7.56	Low	Retain
135	E. pulchella	77	9.24	Very High	Retain
136	E. pulchella	139	16.68	Very High	Retain
137	E. pulchella	34	4.08	Low	Remove
138	E. pulchella	25	3	Low	Remove
139	E. pulchella	38	4.56	Low	Retain
140	E. pulchella	32	3.84	Low	Retain
141	E. pulchella	50	6	Low	Retain
142	E. pulchella	96	11.52	Very High	Retain
143	E. globulus	80	9.6	Very High	Retain
144	E. globulus	220	15	Very High	Retain
145	E. globulus	139	15	Very High	Retain