

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-94
Proposal: Three (3) multiple dwellings
Subject Site: 79 O'Connor Drive, Kingston
Responsible Planning Officer: Andrea Urzi

Advertised Documents:

- Application Plans
- Bushfire Assessment
- Bushfire Hazard Mangement Plan

Available upon request:

- 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 **10 June 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.



Property Identification Number : 9966572
 Certificate of Title Reference (Volume/Folio):
 180923/139
 Planning Zones : 10.0 General Residential
 Planning Codes Overlay:
 Biodiversity Protection Area, Bushfire Prone Areas
 Total Area : 1240 sqm
 Planning Scheme: Interim Planning Scheme

Survey Contour interval: 0.5m

Floor Levels (AHD)
 Unit 1 Ground floor : 53.02
 Unit 1 First floor : 55.725
 Unit 2 Ground floor : 51.52
 Unit 2 First floor : 54.225
 Unit 3 Ground floor : 50.22
 Unit 3 First floor : 52.925

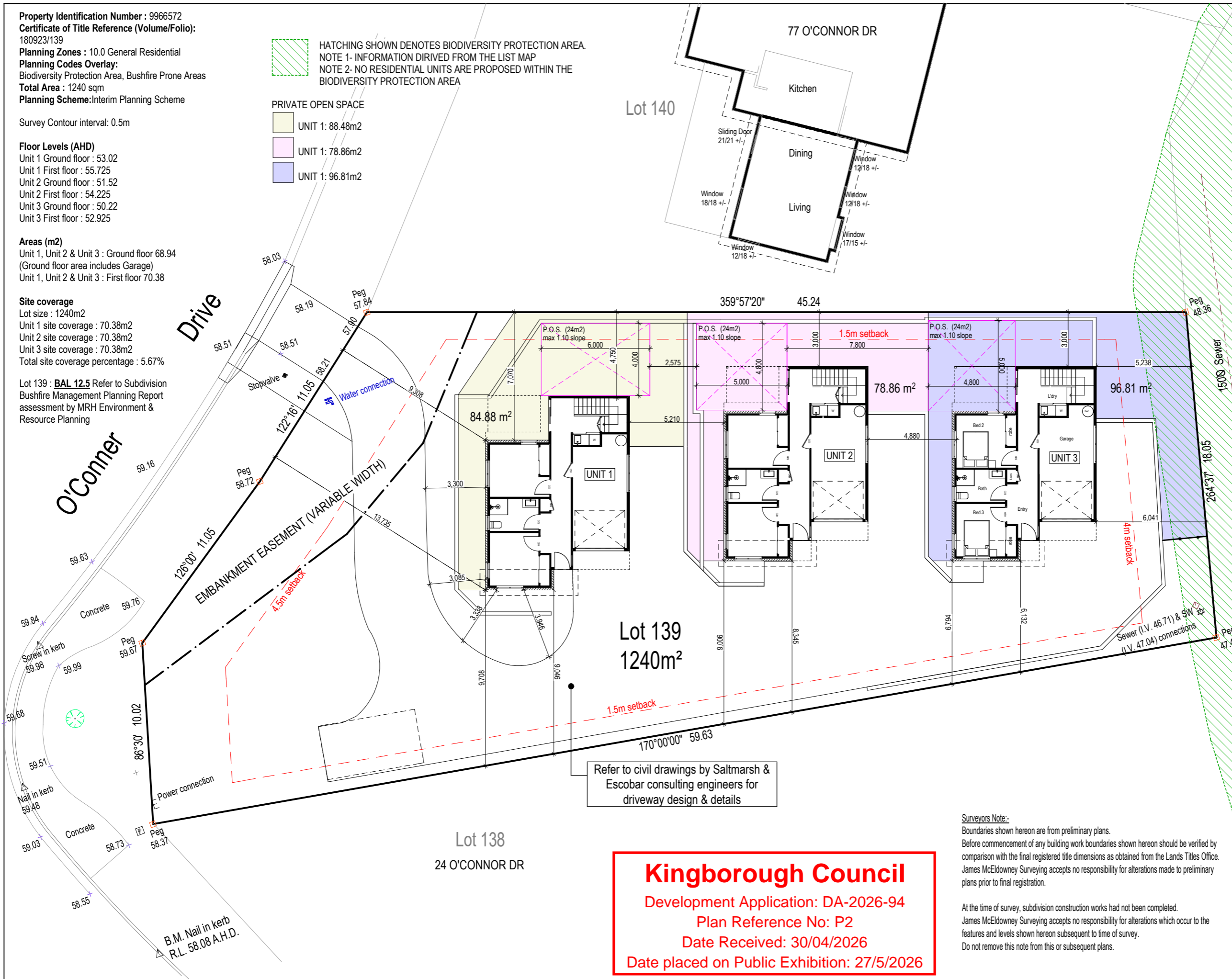
Areas (m2)
 Unit 1, Unit 2 & Unit 3 : Ground floor 68.94
 (Ground floor area includes Garage)
 Unit 1, Unit 2 & Unit 3 : First floor 70.38

Site coverage
 Lot size : 1240m2
 Unit 1 site coverage : 70.38m2
 Unit 2 site coverage : 70.38m2
 Unit 3 site coverage : 70.38m2
 Total site coverage percentage : 5.67%

Lot 139 : **BAL 12.5** Refer to Subdivision
 Bushfire Management Planning Report
 assessment by MRH Environment &
 Resource Planning

HATCHING SHOWN DENOTES BIODIVERSITY PROTECTION AREA.
 NOTE 1- INFORMATION DERIVED FROM THE LIST MAP
 NOTE 2- NO RESIDENTIAL UNITS ARE PROPOSED WITHIN THE
 BIODIVERSITY PROTECTION AREA

PRIVATE OPEN SPACE
 UNIT 1: 88.48m2
 UNIT 1: 78.86m2
 UNIT 1: 96.81m2



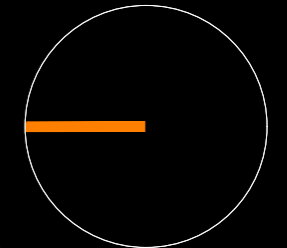
Refer to civil drawings by Saltmarsh &
 Escobar consulting engineers for
 driveway design & details

Kingborough Council
 Development Application: DA-2026-94
 Plan Reference No: P2
 Date Received: 30/04/2026
 Date placed on Public Exhibition: 27/5/2026

Surveyors Note:-
 Boundaries shown hereon are from preliminary plans.
 Before commencement of any building work boundaries shown hereon should be verified by
 comparison with the final registered title dimensions as obtained from the Lands Titles Office.
 James McEldowney Surveying accepts no responsibility for alterations made to preliminary
 plans prior to final registration.

At the time of survey, subdivision construction works had not been completed.
 James McEldowney Surveying accepts no responsibility for alterations which occur to the
 features and levels shown hereon subsequent to time of survey.
 Do not remove this note from this or subsequent plans.

Belinda Weston
 Mark day
 155 Fergusson Rd,
 Brighton. TAS. 7030
 Ph : 03 62680063
 M : 0409 537 337
 or 0434 147 747
 Email :
 duodesign@bigpond.com



REV:	
23/4/2026	Cross over ext.

JOB : RESIDENTIAL UNITS

AT : 79 O'CONNOR DRIVE
 KINGSTON TAS 7050

FOR : HARMAN VERMA

DRAWING TITLE :
**GROUND FLOOR
 SITE PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	01
SCALE:A3	ISSUE:	
1:200	DA	



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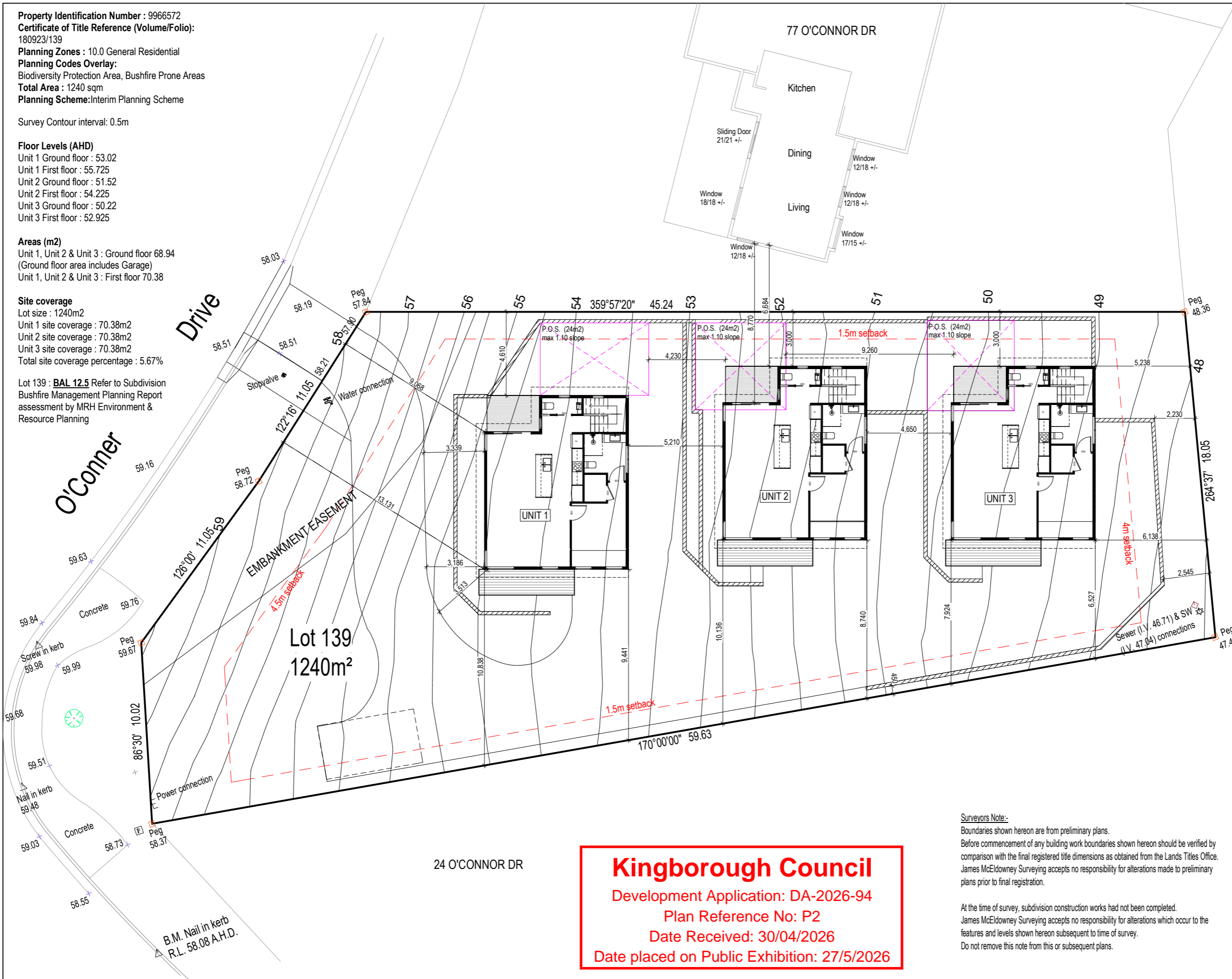
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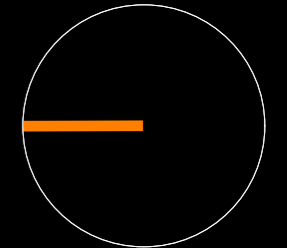


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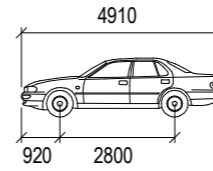


REV:		
23/4/2026	Cross over ext.	
JOB : RESIDENTIAL UNITS		
AT : 79 O'CONNOR DRIVE KINGSTON TAS 7050		
FOR : HARMAN VERMA		
DRAWING TITLE :		
FIRST FLOOR SITE PLAN		
DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	02
SCALE:A3	ISSUE:	
1:200	DA	



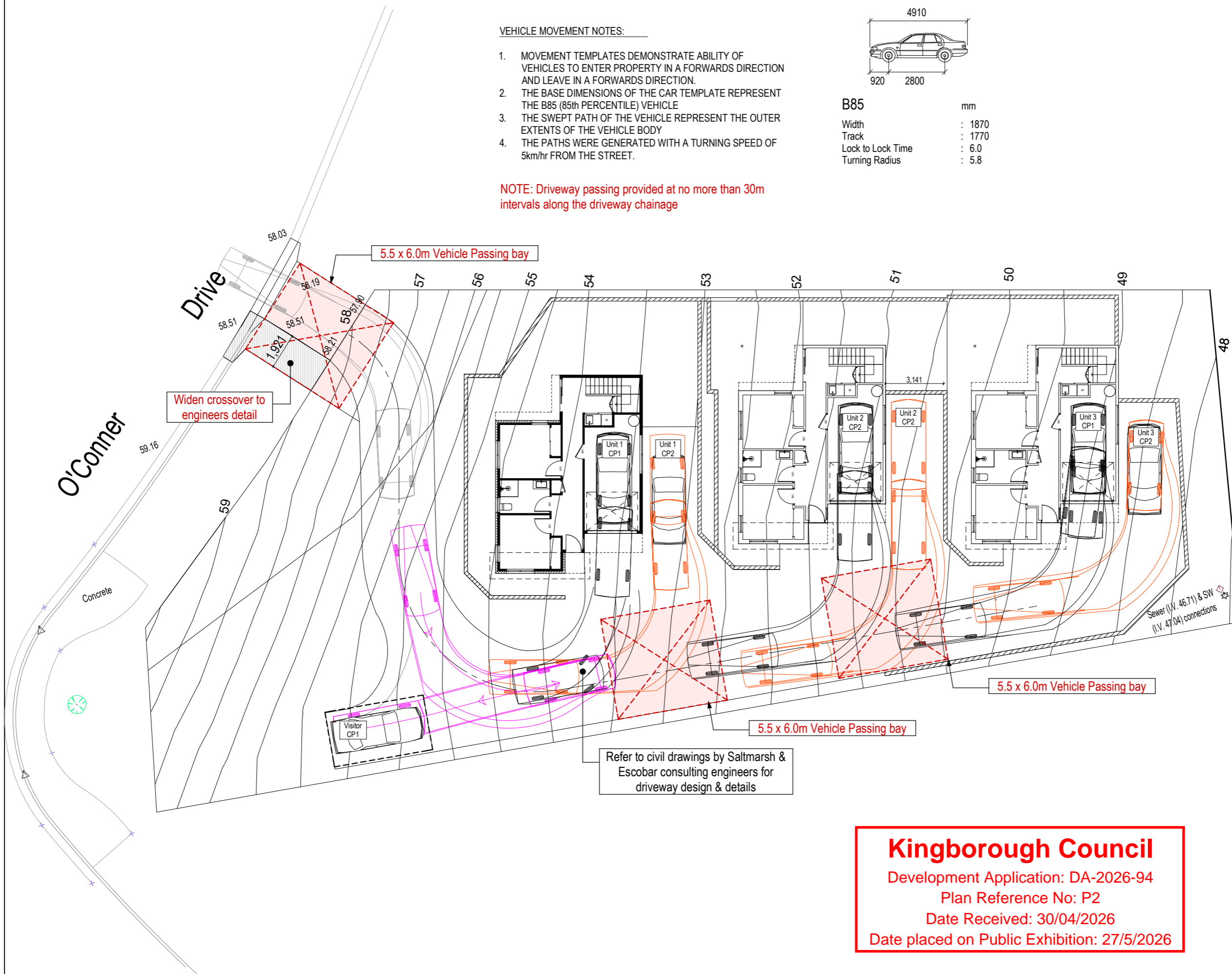
VEHICLE MOVEMENT NOTES:

1. MOVEMENT TEMPLATES DEMONSTRATE ABILITY OF VEHICLES TO ENTER PROPERTY IN A FORWARDS DIRECTION AND LEAVE IN A FORWARDS DIRECTION.
2. THE BASE DIMENSIONS OF THE CAR TEMPLATE REPRESENT THE B85 (85th PERCENTILE) VEHICLE
3. THE SWEEP PATH OF THE VEHICLE REPRESENT THE OUTER EXTENTS OF THE VEHICLE BODY
4. THE PATHS WERE GENERATED WITH A TURNING SPEED OF 5km/hr FROM THE STREET.



B85	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Turning Radius	: 5.8

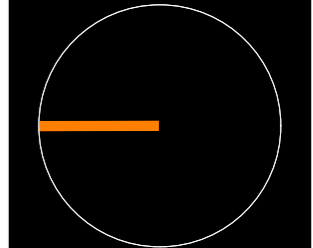
NOTE: Driveway passing provided at no more than 30m intervals along the driveway chainage



Refer to civil drawings by Saltmarsh & Escobar consulting engineers for driveway design & details

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AT : 79 O'CONNOR DRIVE
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FOR : HARMAN VERMA

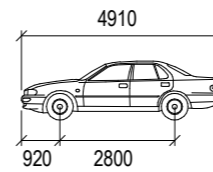
DRAWING TITLE :
**ENTERING VEHICLE
 MOVEMENT PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	03
SCALE: A3	ISSUE:	
1:200	DA	

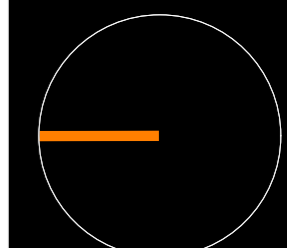
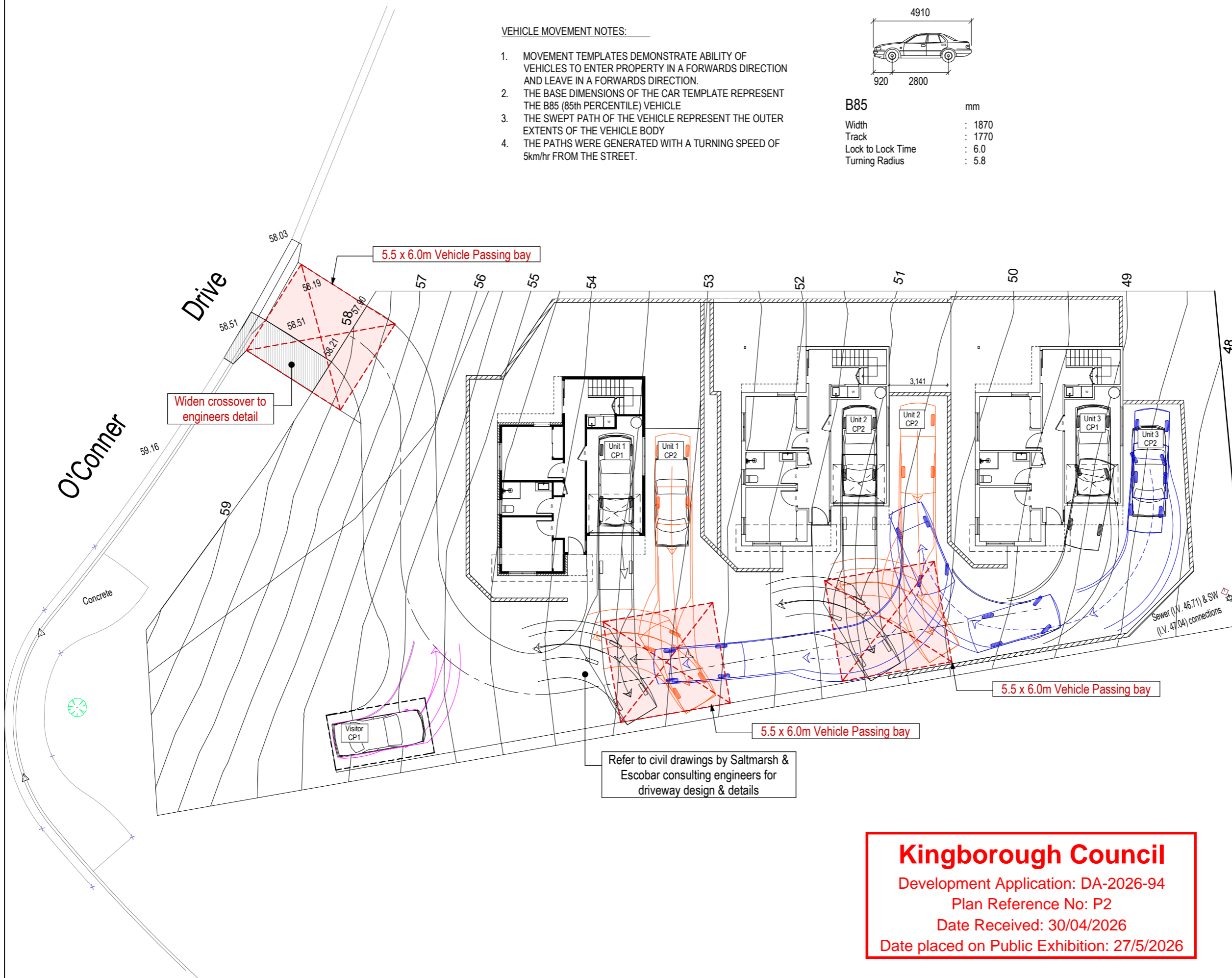


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AT : 79 O'CONNOR DRIVE KINGSTON TAS 7050
FOR : HARMAN VERMA

DRAWING TITLE :
EXITING VEHICLE MOVEMENT PLAN

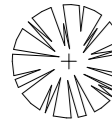
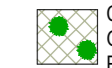


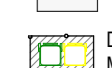
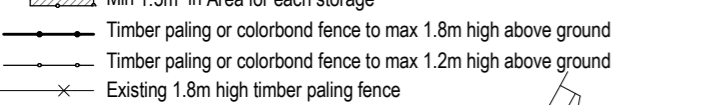
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MJD	13.03.2026	04
SCALE: A3	ISSUE:	
1:200	DA	



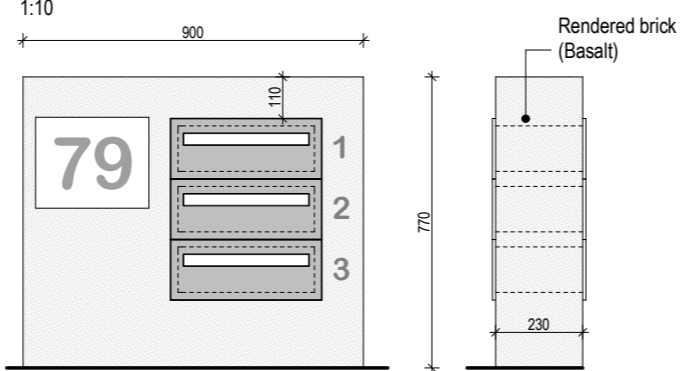
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KEY

-  Feature deciduous tree to 3-5m
-  Combination of Low planting (suitable for coastal areas) inc but not limited to Ground covers & grasses to 500h. Compact shrubs & screening trees to 1.8m Provide 100 +/- deep layer pine bark or pebble mulch
-  Grass / Lawn
-  Pavers / Conc pathway
-  Dedicated Bin storage(1 per Unit) : Behind 1.5h screen & access gate each. Min 1.5m² in Area for each storage
- 
 - Timber paling or colorbond fence to max 1.8m high above ground
 - Timber paling or colorbond fence to max 1.2m high above ground
 - Existing 1.8m high timber paling fence

Letter box detail



GENERAL LANDSCAPING NOTES :

PLANTING

Best results will be achieved from a well-cultivated soil. Compost is recommended for difficult soils such as clay or sand. Tease out roots only on plants with a tight root-ball. Mound up beds slightly if there is a danger of water logging. Planting should be dense as possible to substitute for normal losses, and can always be thinned at a later date.

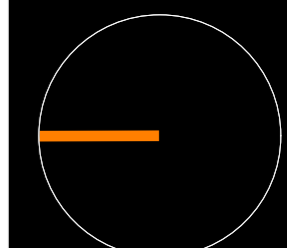
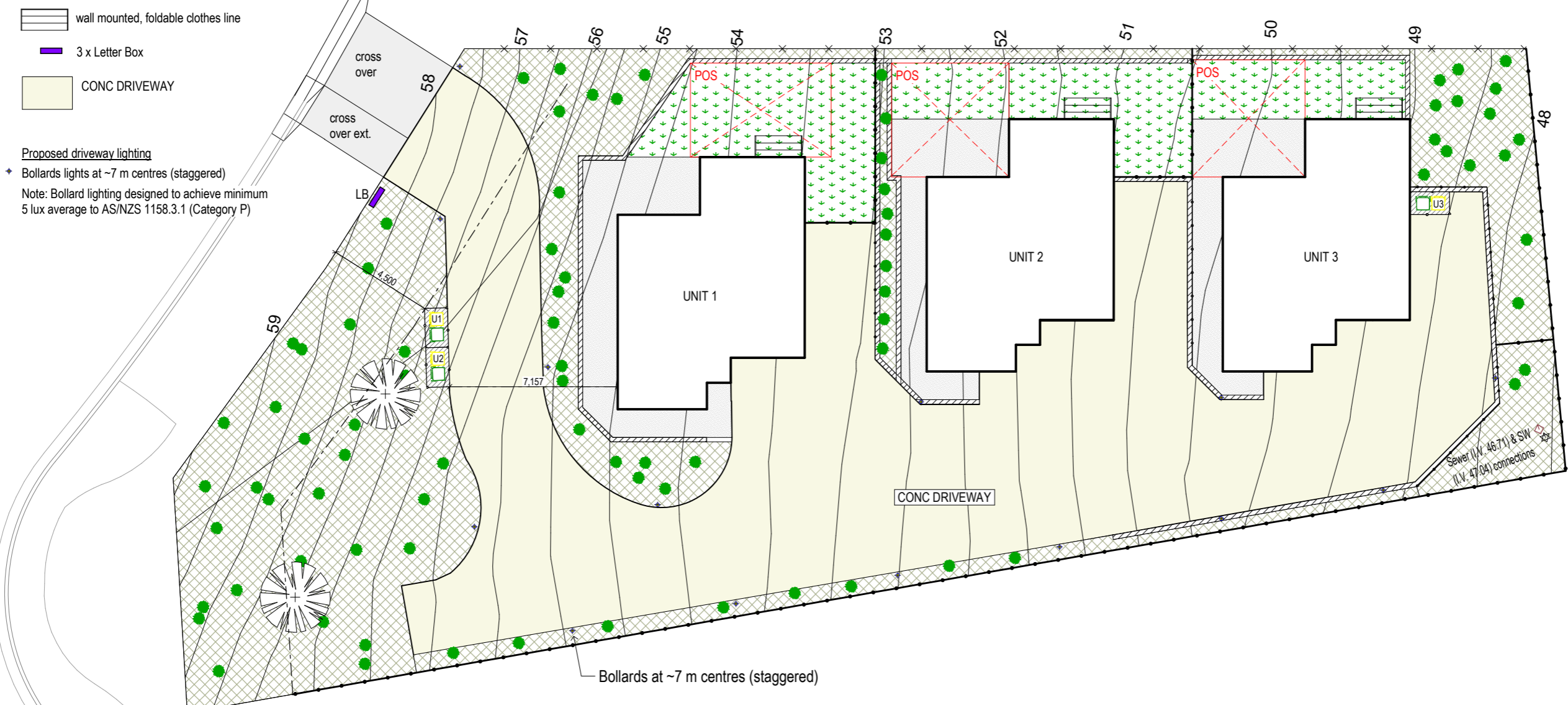
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AT : 79 O'CONNOR DRIVE
KINGSTON TAS 7050

FOR : HARMAN VERMA

DRAWING TITLE :

LANDSCAPING PLAN

DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	05
SCALE:A3	ISSUE:	
1:200	DA	

Kingborough Council

Development Application: DA-2026-94

Plan Reference No: P2

Date Received: 30/04/2026

Date placed on Public Exhibition: 27/5/2026



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Preliminary Materials/ Colour Schedule:

CB: Custom orb sheet roof - Monument®

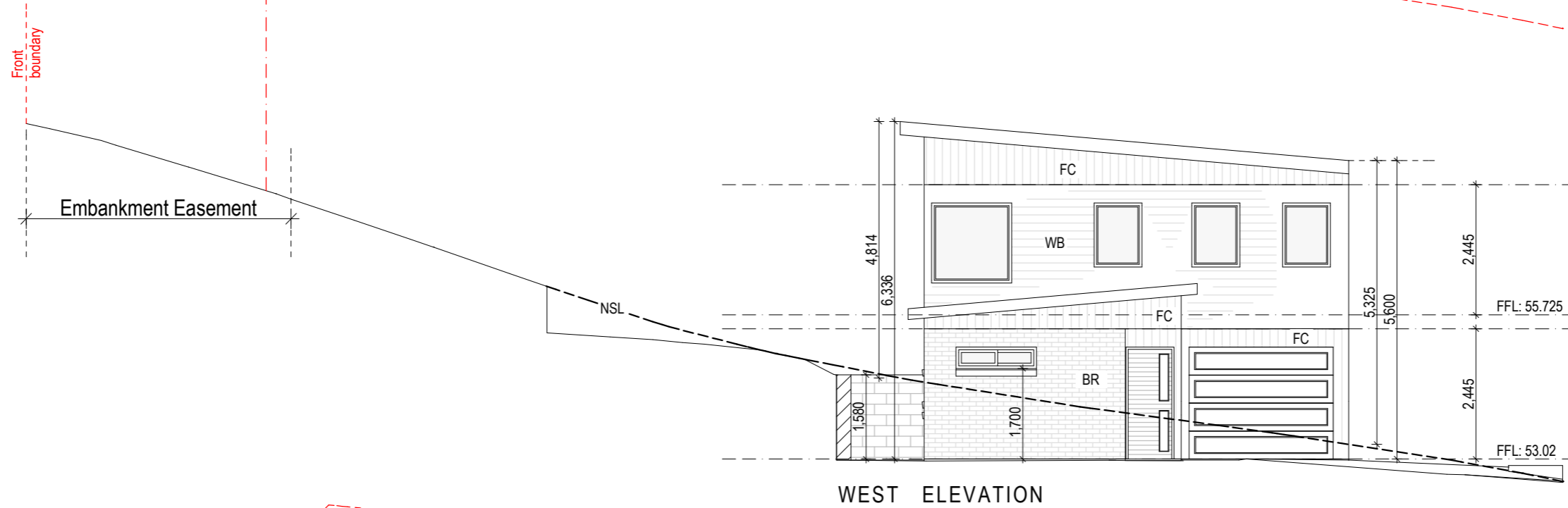
FC: Fibre cement sheet cladding, Sycon Axon or similar- Monument®

BR: Selected brick veneer - Brown neutral tones

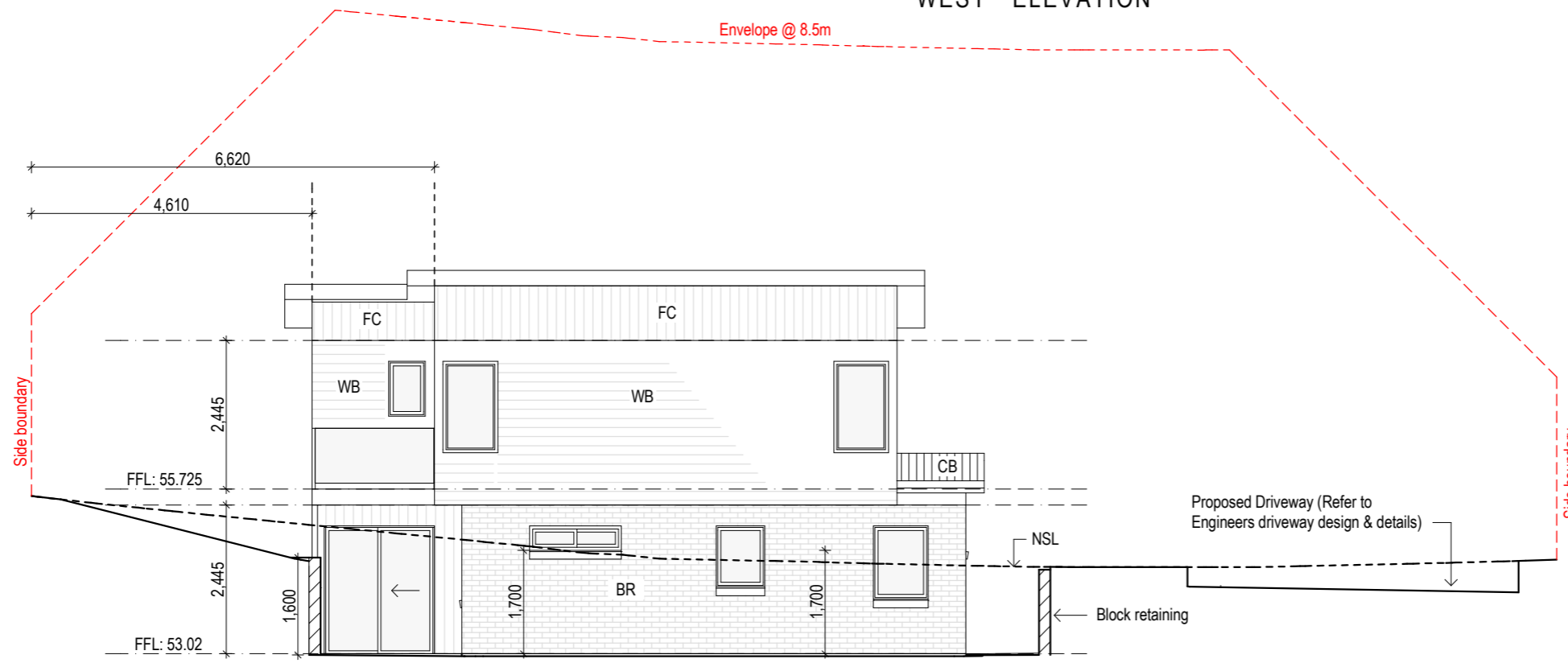
WB: Selected fibre cement waetherboards - Dover White or similar

Kingborough Council
Development Application: DA-2026-94
Plan Reference No: P2
Date Received: 30/04/2026
Date placed on Public Exhibition: 27/5/2026

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WEST ELEVATION



NORTH ELEVATION

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REV:

JOB : PROPOSED UNITS

AT : 79 O'CONNOR DRIVE
KINGSTON TAS 7050

FOR : HARMAN VERMA

DRAWING TITLE :
**ELEVATIONS
UNIT 1**

DRAWN: MJD	DATE: 13.03.2026	DWG NO. : 07
SCALE:A3 1:100	ISSUE: DA	



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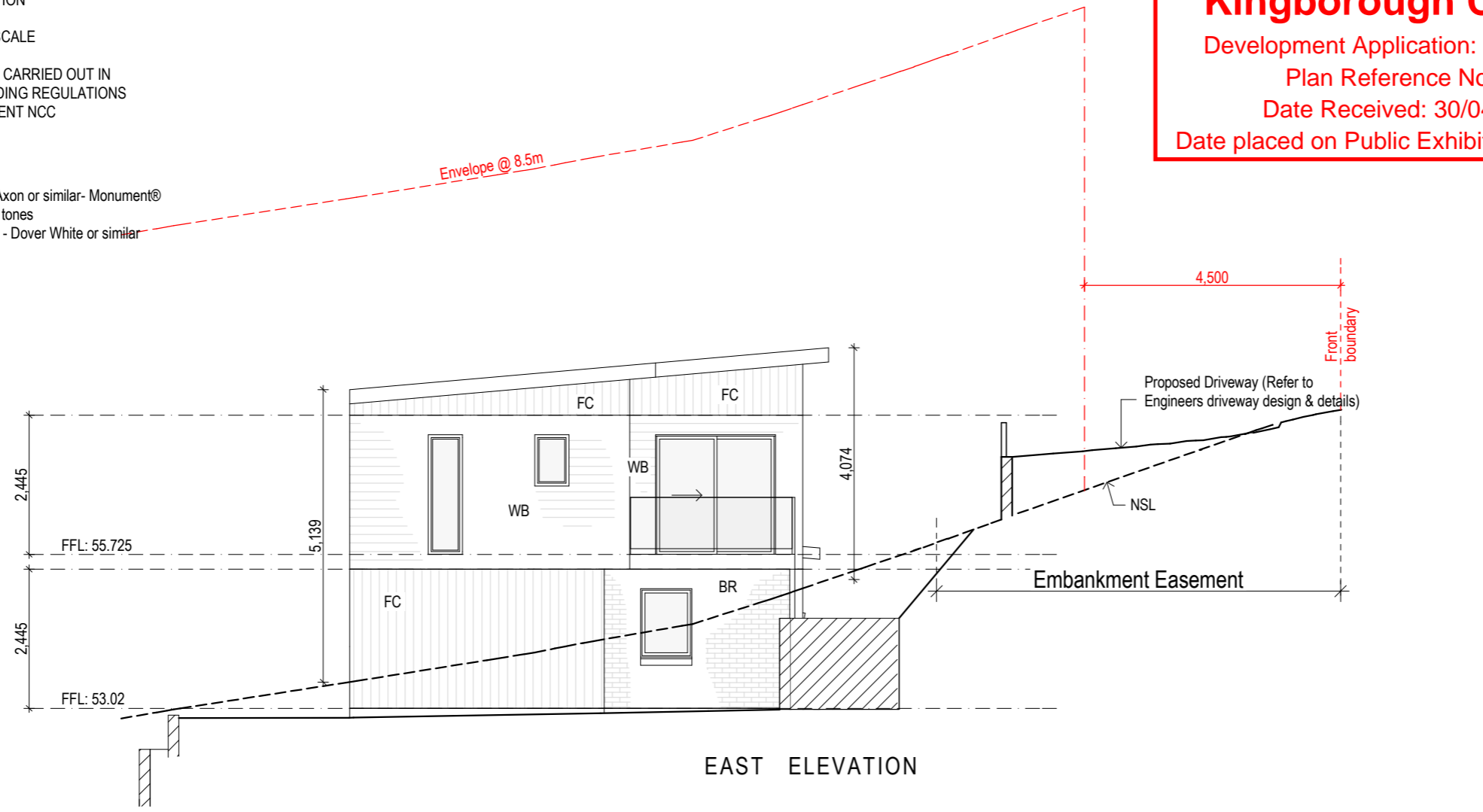
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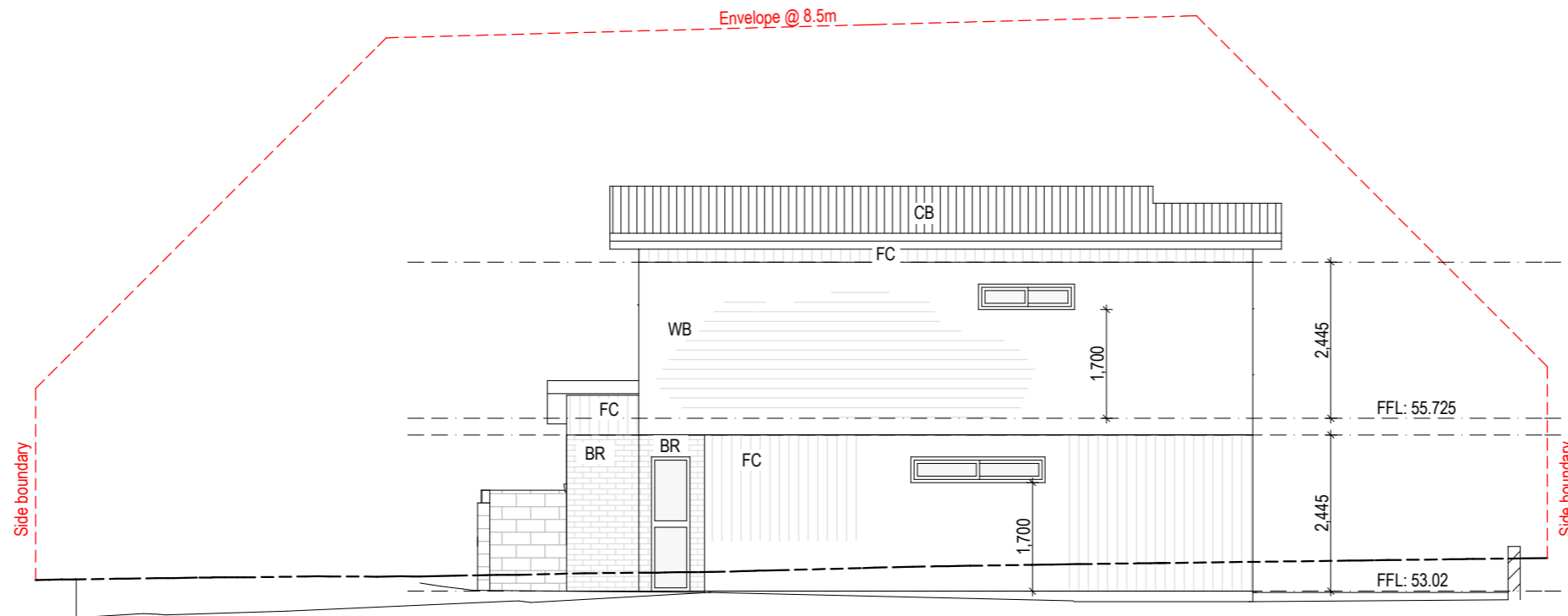
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EAST ELEVATION



SOUTH ELEVATION

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REV:

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AT : 79 O'CONNOR DRIVE
KINGSTON TAS 7050

FOR : HARMAN VERMA

DRAWING TITLE :

**ELEVATIONS
UNIT 1**

DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	08
SCALE:A3	ISSUE:	
1:100	DA	



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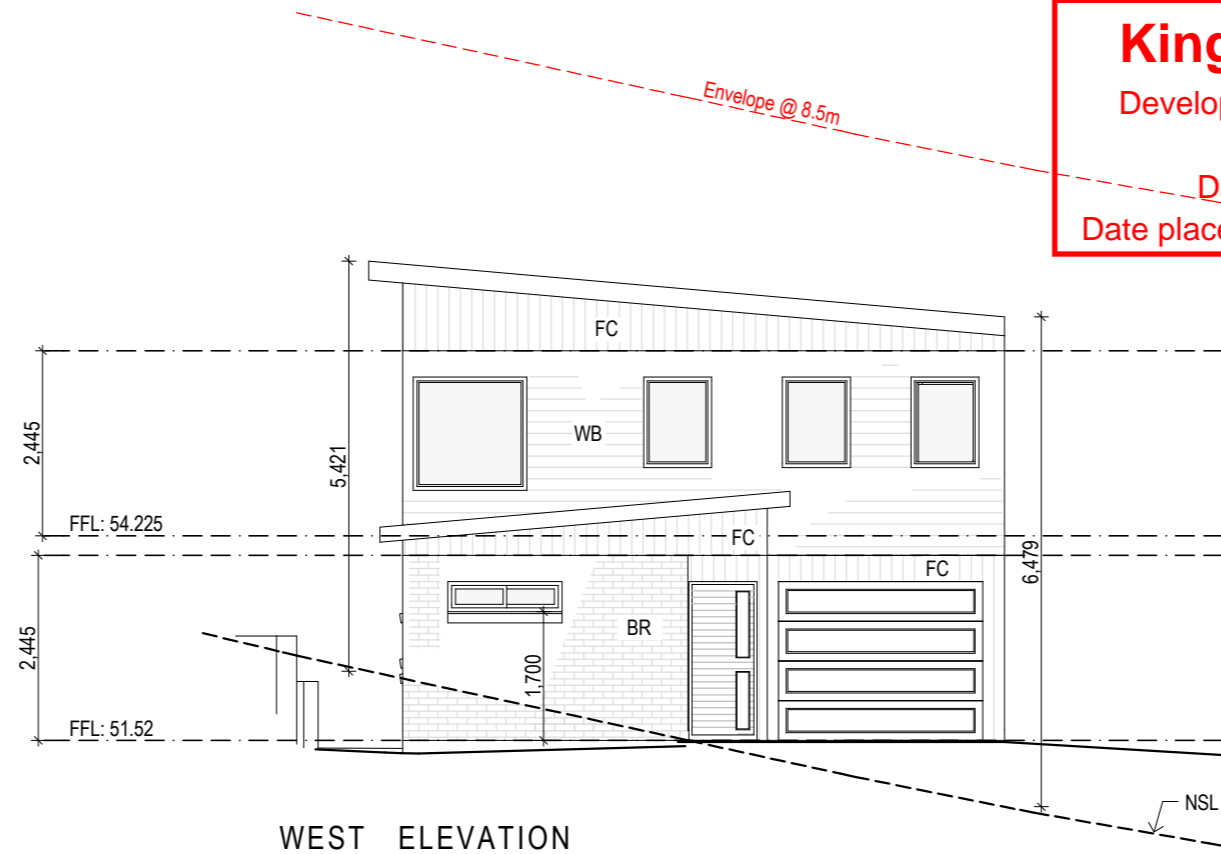
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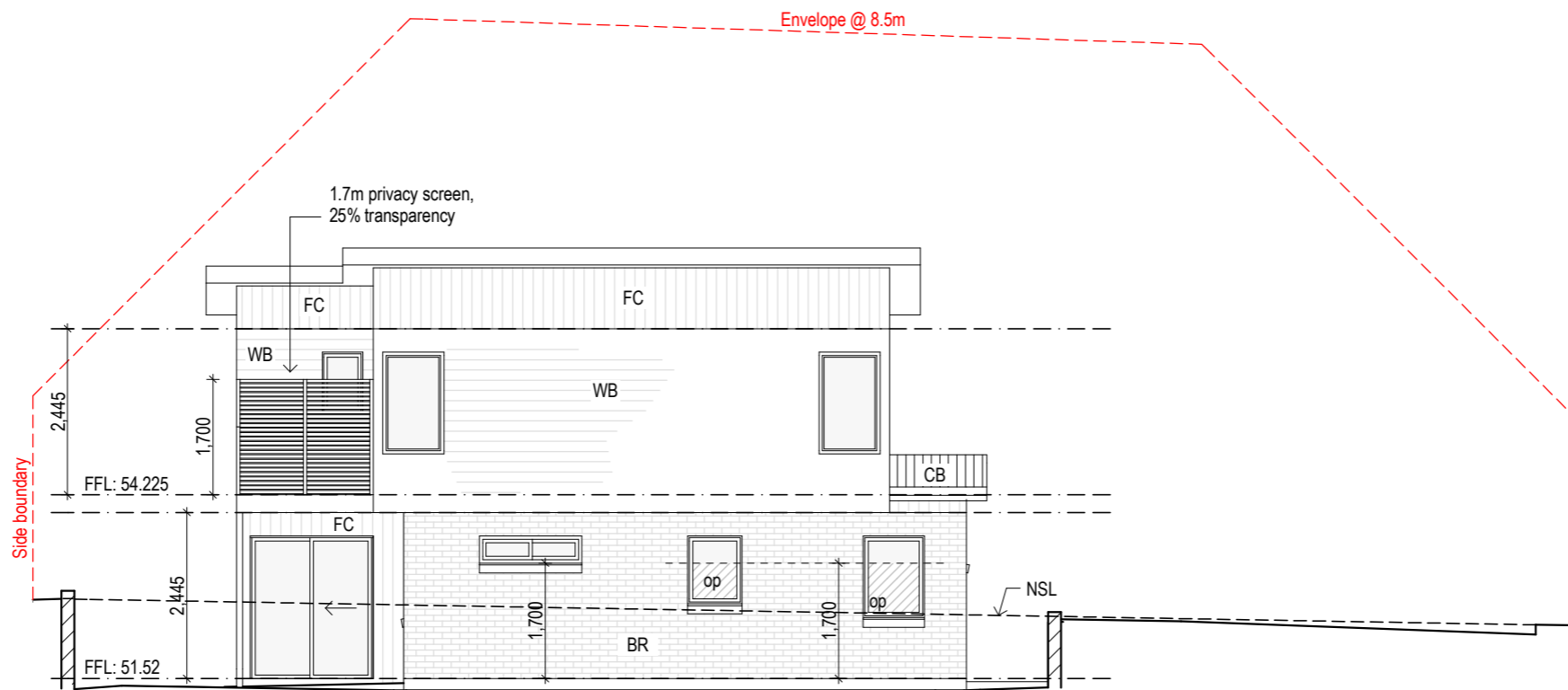
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REV:		
JOB :	PROPOSED UNITS	
AT :	79 O'CONNOR DRIVE KINGSTON TAS 7050	
FOR :	HARMAN VERMA	
DRAWING TITLE :	ELEVATIONS UNIT 2	
DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	09
SCALE:A3	ISSUE:	
1:100	DA	



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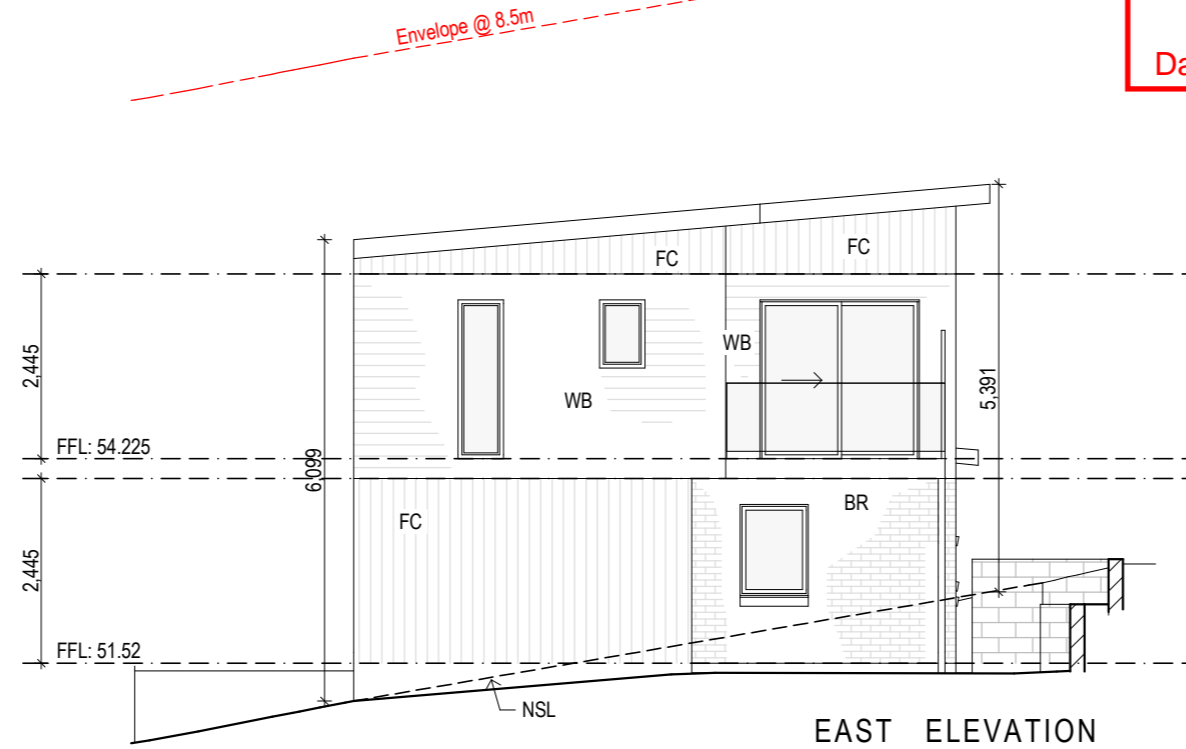
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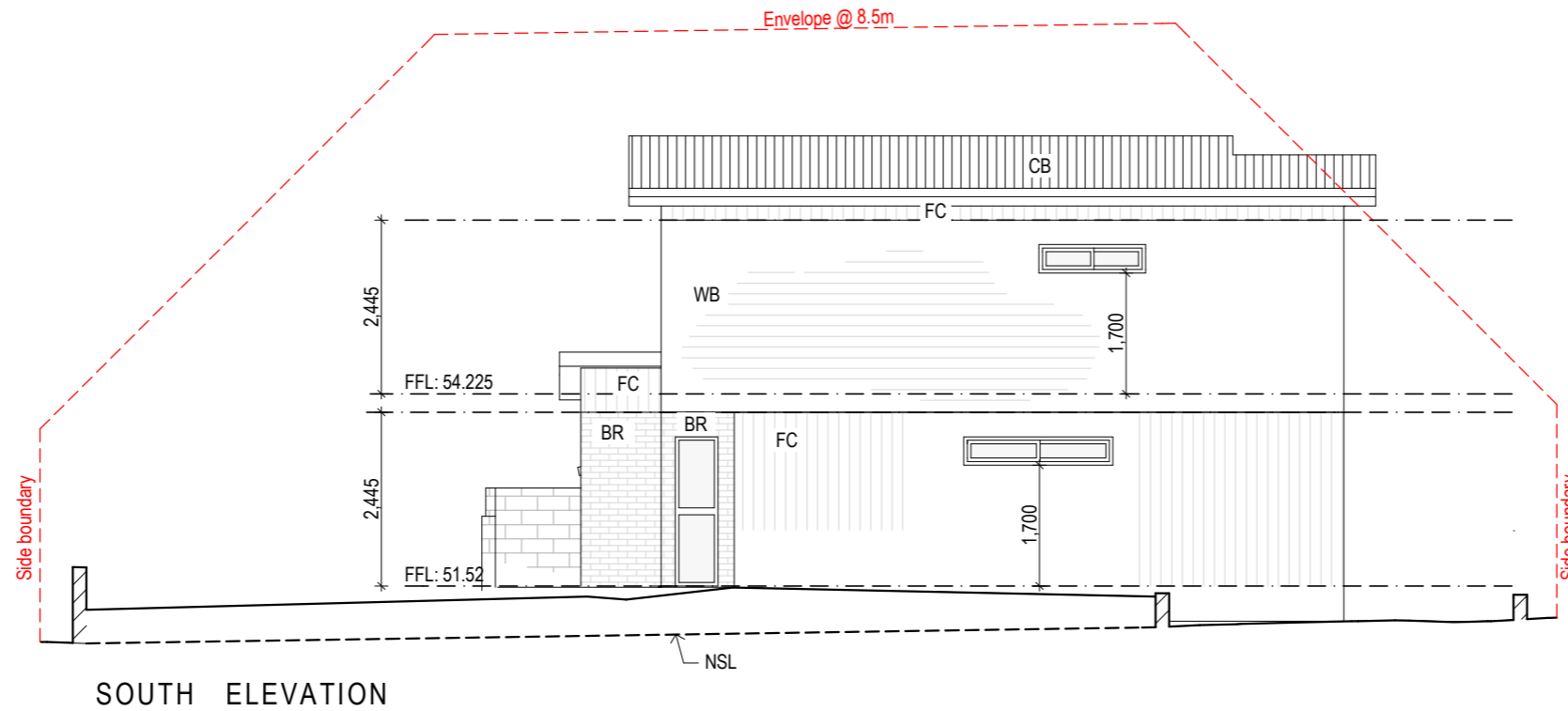
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REV:

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AT : 79 O'CONNOR DRIVE
KINGSTON TAS 7050

FOR : HARMAN VERMA

DRAWING TITLE :

**ELEVATIONS
UNIT 2**

DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	10
SCALE:A3	ISSUE:	
1:100	DA	



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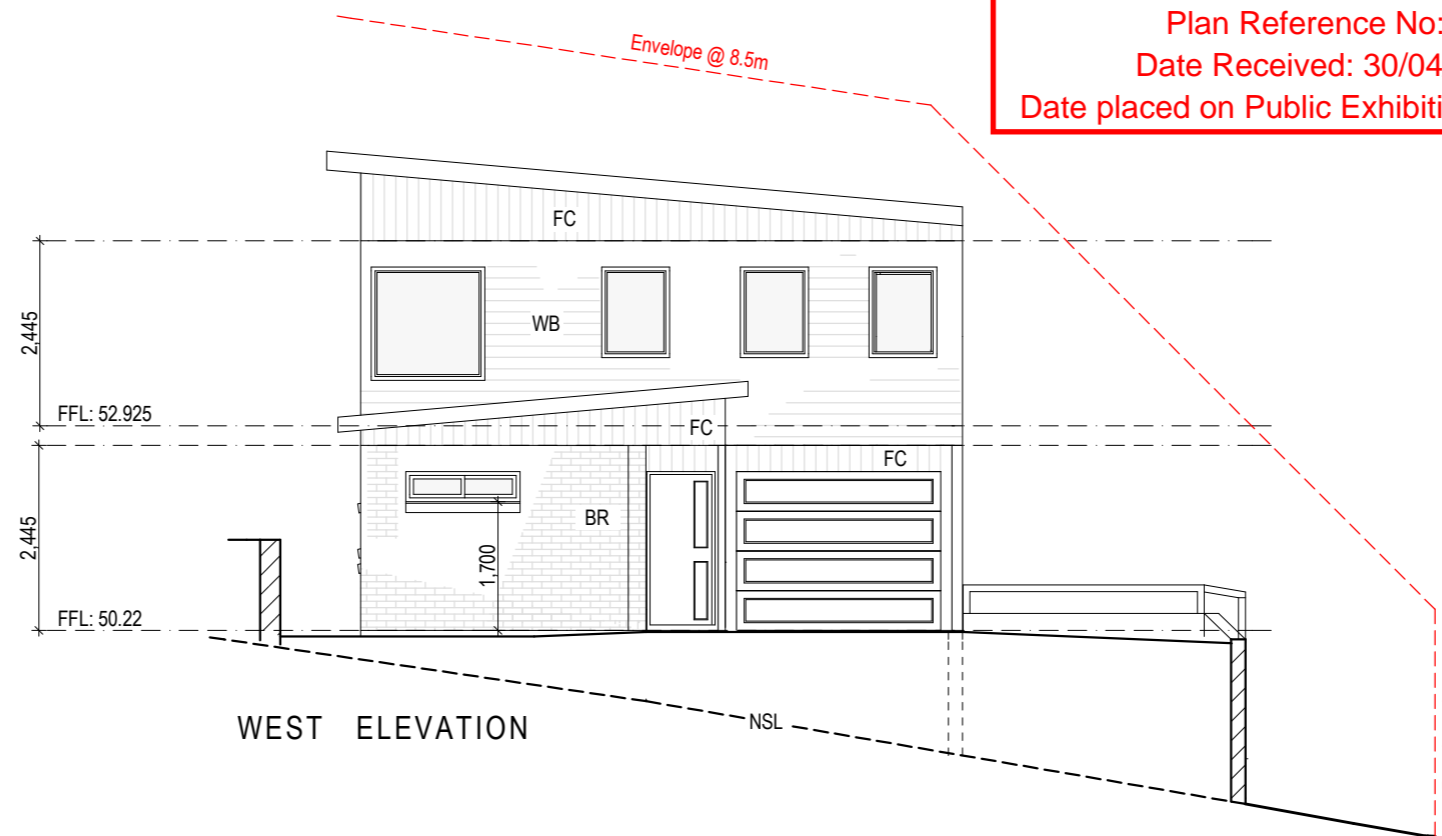
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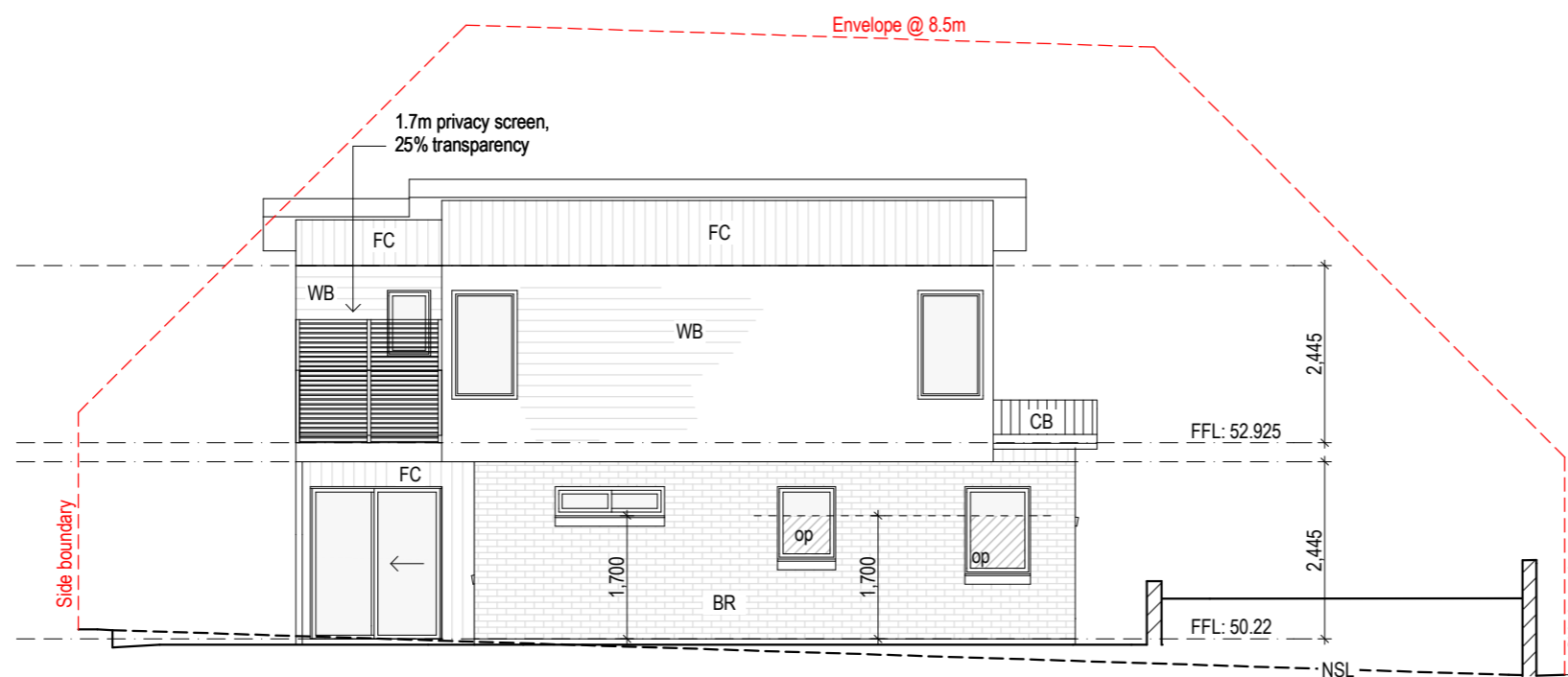
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KINGSTON TAS 7050

FOR : HARMAN VERMA

DRAWING TITLE :

**ELEVATIONS
UNIT 3**

DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	11
SCALE:A3	ISSUE:	
1:100	DA	



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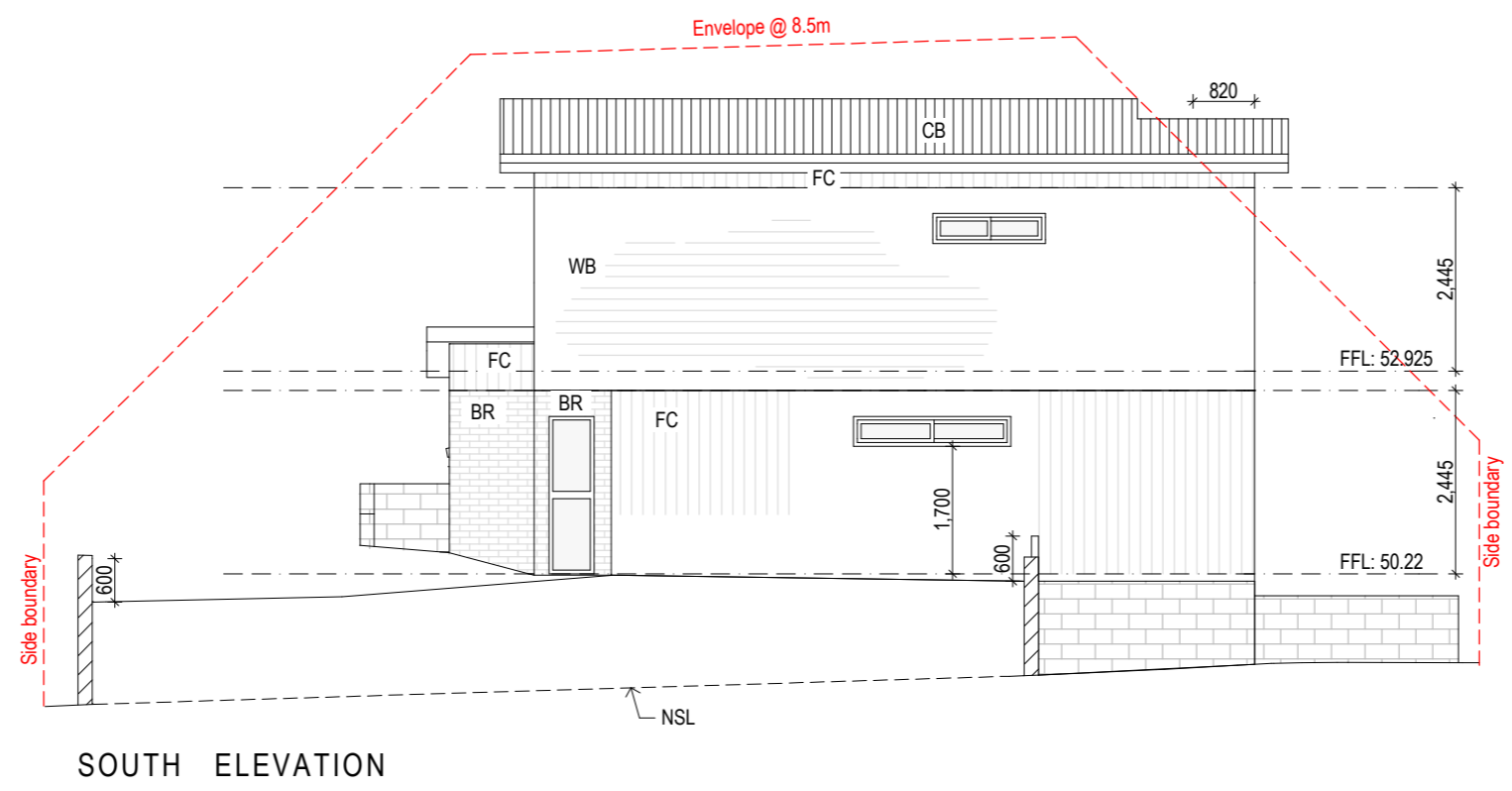
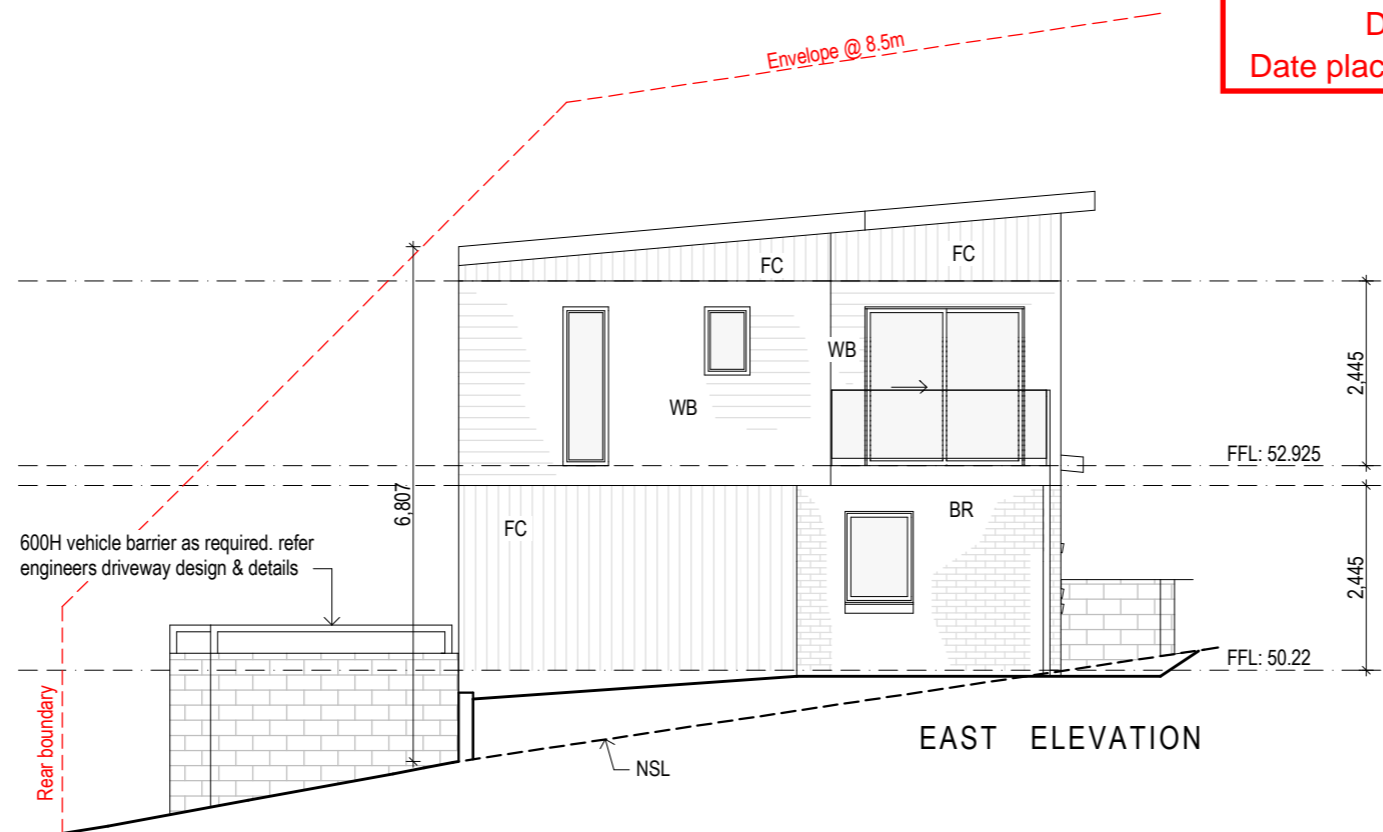
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JOB : PROPOSED UNITS
AT : 79 O'CONNOR DRIVE
KINGSTON TAS 7050
FOR : HARMAN VERMA

DRAWING TITLE :
**ELEVATIONS
UNIT 3**

DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	12
SCALE:A3	ISSUE:	
1:100	DA	



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Kingborough Council

Development Application: DA-2026-94

Plan Reference No: P2

Date Received: 30/04/2026

Date placed on Public Exhibition: 27/5/2026



9AM



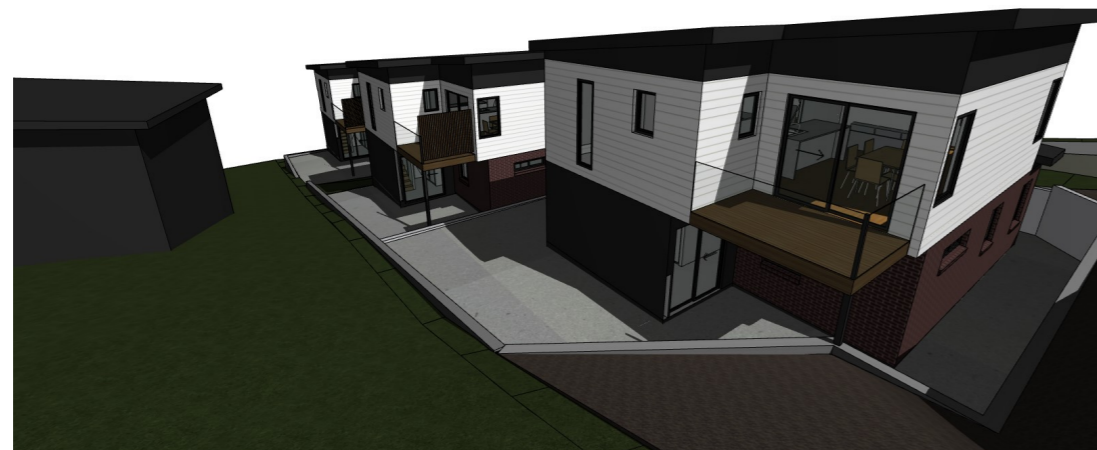
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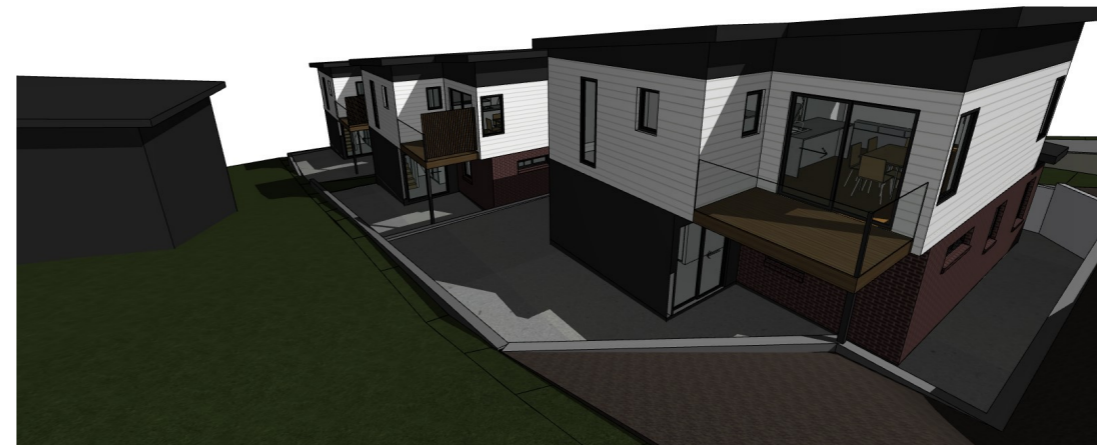
11AM



12PM



1PM



Belinda Weston
Mark day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

REV:

JOB : PROPOSED UNITS

AT : 79 O'CONNOR DRIVE
KINGSTON TAS 7050

FOR : HARMAN VERMA

DRAWING TITLE :
**SOLAR ACCESS
MARCH 21**

DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	13
SCALE:A3	ISSUE:	
1:200	DA	



Kingborough Council

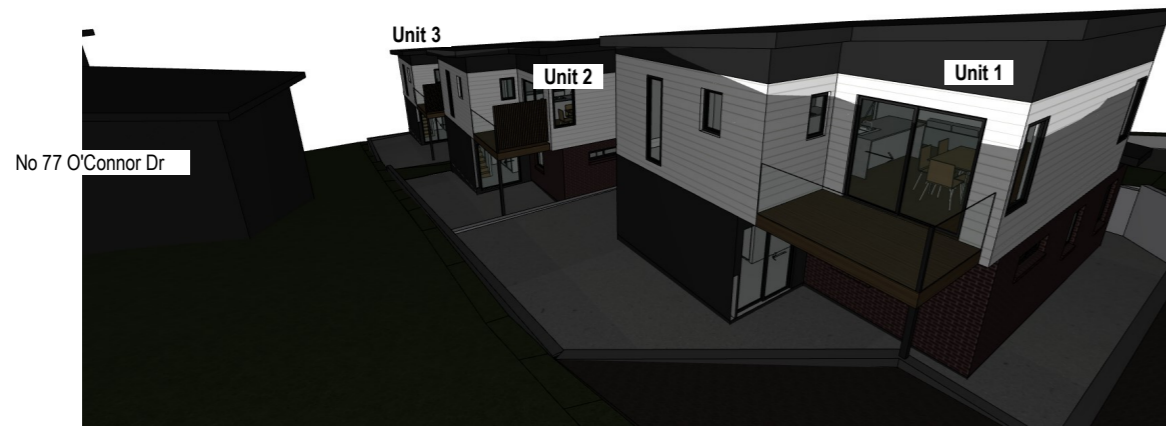
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9AM



10AM



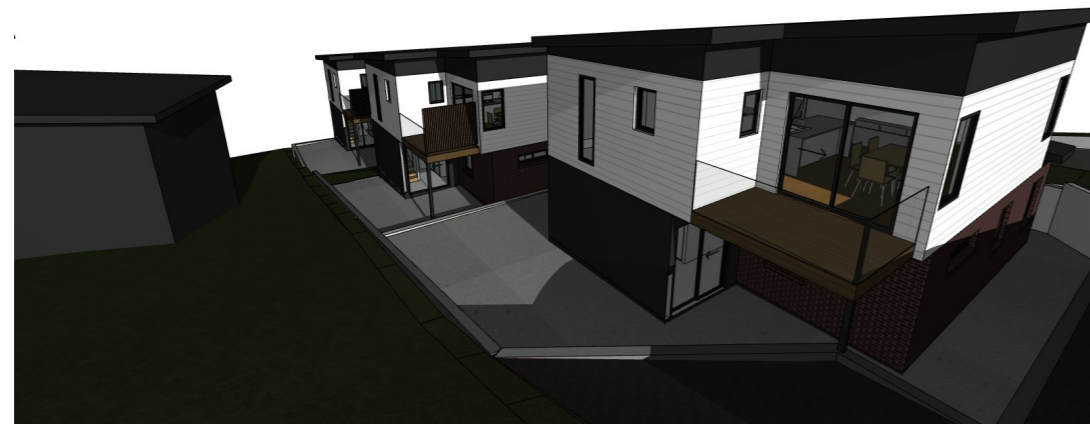
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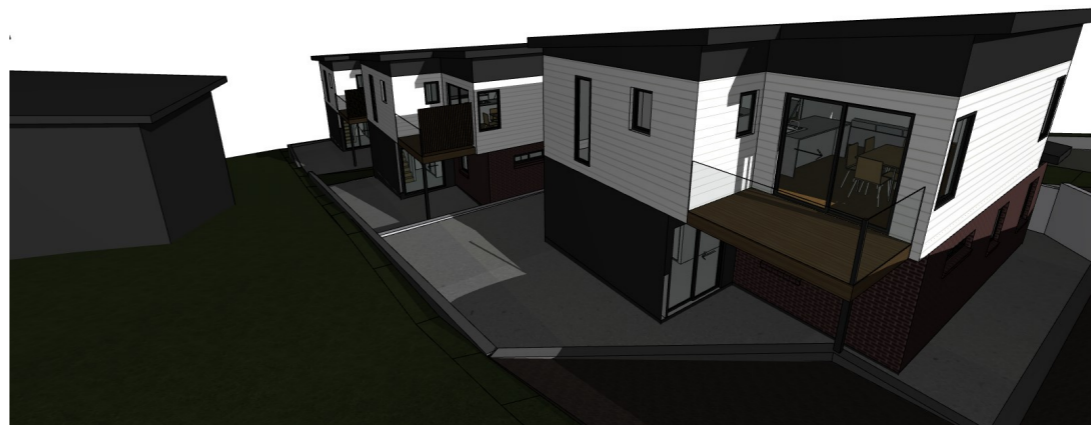
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2PM



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REV:

JOB : PROPOSED UNITS

AT : 79 O'CONNOR DRIVE
KINGSTON TAS 7050

FOR : HARMAN VERMA

DRAWING TITLE :

**SOLAR ACCESS
JUNE 21**

DRAWN: DATE: DWG NO. :

MJD 13.03.2026

SCALE:A3 ISSUE:

1:200 DA

14



Kingborough Council

Development Application: DA-2026-94

Plan Reference No: P2

Date Received: 30/04/2026

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9AM



10AM



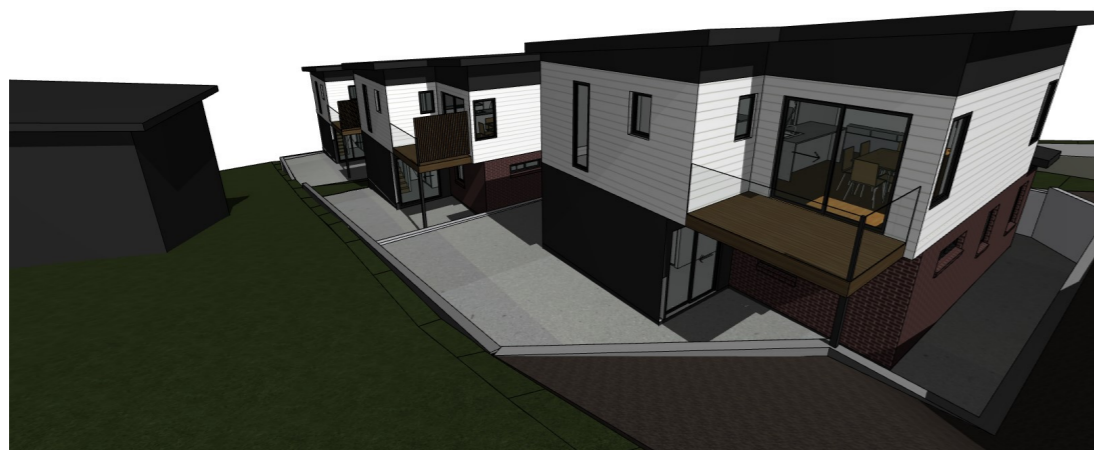
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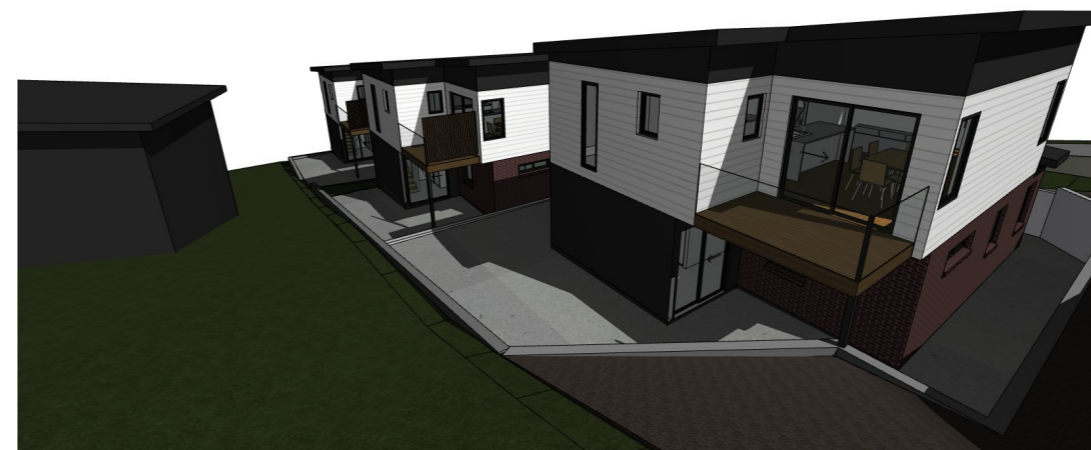
12PM



1PM



2PM



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REV:

JOB : PROPOSED UNITS

AT : 79 O'CONNOR DRIVE
KINGSTON TAS 7050

FOR : HARMAN VERMA

DRAWING TITLE :
**SOLAR ACCESS
SEPTEMBER 21**

DRAWN:	DATE:	DWG NO. :
MJD	13.03.2026	15
SCALE:A3	ISSUE:	
1:200	DA	



GENERAL

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

EARTHWORKS

- E1. All earthworks shall be in accordance with AS3798 "Guidelines on earthworks for commercial and residential developments" with testing methods in accordance with AS1289 "Methods of testing soils for engineering purposes".
- E2. All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Top soil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.
- E3. For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 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.

Kingborough Council
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 Plan Reference No: P2
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REV	DESCRIPTION	DATE		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:	
0	BUILDING APPROVAL	29/04/26	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	VERMA	GENERAL NOTES 1	NE	NE	-	29/04/26	
				ADDRESS:	PROJECT NAME:	N.T.S		SIZE:		A3
				79 O'CONNOR DRIVE KINGSTON	UNIT DEVELOPMENT	S&E REF:	DRAWING:		REVISION:	
					BUILDING APPROVAL	24344		C002		0

STORMWATER

- SW1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.
- SW2. All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by-laws and AS/NZS3500.
- SW3. Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within Local Authority infrastructure for 20 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to protected future climate change in Tasmania (above the 30-years-to-1983 intensities compared to projected ones in approximately 2080).
- SW4. Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type HS2 support.
- SW5. Below ground pipework and fittings to be PVC-U SWHD, joints shall be of solvent cement type or flexible joints made with approved rubber rings.
- SW6. Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally shaped to drain to grated pits and trenches without ponding (acceptable limit is 3 mm under a 2 m straight edge).
- SW7. Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as detailed or as specified by the manufacturer. Grated pits to have 150 mm sumps. Pits and lids to be Class A in non-trafficked areas, and pre-cast concrete Class C elsewhere. Convey trench water into pits/manholes through weep holes on upstream side using 2 m of DN100 ag-drain with filter sock.
- SW8. Install all agricultural drains to the requirements of AS/NZS3500 and part 3.1.2. of the BCA.
- SW9. All hydraulic connections and tapings to be clear of driveways and trafficked areas.
- SW10. Where both stormwater and sewer lines are along rear and side boundaries they shall be located to fit inside a 3.0 m easement unless noted otherwise. A single line shall fit within a 2.0 m easement.
- SW11. All manholes to be located clear of future fencelines.
- SW12. Property connections to be clear of driveways and clear of future fencelines.

SEWER

- S1. All works in accordance with the Sewerage Code of Australia W.S.A. 02-2002-2.3 M.R.W.A. Edition - Version 1 and TasWater's Supplement (Draft 05 issued May 2013).
- S2. Property connections to be DN100 PVC-U with a minimum grade of 1 in 60. (Refer above code WSAA SEW-1106). To be located clear of trafficked areas, driveways and fences.
- S3. Where both stormwater and sewer lines are along a rear or side boundary they shall be located in an easement that wholly contains both services. Refer TasWaters Supplement Clause 4.2.5. and Clause 4.4.5.2 for clearances to other services.
- S4. All manholes to be located clear of future fence lines with end of lines to be 1.2 m past the boundary for any future extension. Refer Clause 4.3.6.

WATER

- W1. All works in accordance with the Water Supply Code of Australia W.S.A. 03-2011-3.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013)
- W2. Single house connections to be DN25 HDPE class 16 to TasWater's standard drawing TW-SD-W-20 series with meter, backflow device and box to each lot. Located 500 mm inside boundary and 500 mm from edge of driveway on middle side of lot.
- W3. All water mains to be tested and witnessed by the relevant water corporation inspector to static pressure plus 50% prior to backfilling.
- W4. All hydraulic connections and taping to be clear of driveways and trafficked areas.
- W5. For minimum cover over pipes refer to Clause 7.4.2 of the above Supplement.
- W6. All trenches under trafficked areas to be back filled with approved compacted FCR including future driveway extensions.
- W7. Flushing of mains to be carried out in accordance with the manufacturer's recommendations.
- W8. Electromagnetic tracker tape to be placed in all water main trenches above the pipe.
- W9. Taping and takeoffs to be separated by at least 1000 mm.
- W10. Water mains to be bedded on 80 mm approved 7 mm clean metal.
- W11. Concrete anchor blocks to be provided at all sudden changes of direction, both vertically and horizontally at tees and end of lines. Refer to above code drawings MRWA-W-205B and MRWA-W-205C.
- W12. Road crossings:
DN100 PVC-U conduits for all HDPE.
DICL with PE wrapping sleeve as per City West Water approved products catalogue.
- W13. For valve and hydrant surface box markings refer to Clause 8.10.3 of the above Supplement. Hydrant road markings to comply with the Institute of Municipal Engineering Australia Tasmania Division document titled Fire Hydrant Guidelines - refer section 8. All valves and hydrants to be resilient seated powder coated class 16 and all components to be DN100.

RETAINING WALLS

- RW1. Retaining walls shall be constructed in accordance with AS4678-2002.
- RW2. Backfill to walls shall be an approved granular material (clay shall not be used). A 300mm wide free draining drainage layer shall be provided behind the wall.
- RW3. Provide a suitable waterproofing system to the rear of the wall, unless confirmed otherwise.
- RW4. The wall shall be drained with 100mm slotted PVC pipe installed at 1% fall (minimum) and be connected to the stormwater disposal system (or weepholes installed at the base where appropriate).
- RW5. The Contractor shall maintain excavated batters at a stable slope and provide shoring to steeper excavations until construction and backfilling of the wall is complete.
- RW6. Retaining walls that rely on other structural elements for stability shall be provided with temporary support until after these elements have been constructed.
- RW7. The Contractor shall allow a suitable curing period prior to backfilling. Backfilling shall be performed in a controlled manner which will not impose excessive stress on the wall.

CONCRETE

- C1. All workmanship and materials shall be in accordance with AS3600.
- C2. Concrete grades (UNO on drawings) :

ELEMENT	Grade
General	N25
Footings	N20
Blinding	N15
Pavement	N25
- C3. Concrete shall not be poured when the site temperatures are below 5°C.
- C4. Concrete shall be cured by continuous wetting (water spray, ponding or irrigated hessian) or application of an impermeable membrane (secured plastic or curing compound) for an appropriate period of time (not less than 3 days). In hot dry and windy weather spray the surface with aliphatic alcohol while concrete is plastic, water cure for at least 24 hours then cover with impermeable membrane (or continue to water cure) for a further 2 days.
- C5. Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer. Sawn joints shall be cut one third of the way through a slab, through the top mesh for 100 mm slabs and in thicker slabs the mesh shall be placed to avoid being cut. Unless noted elsewhere, sawn joints shall be at 6 m centres at points of changes in geometry and construction joints at 24 m, with jointed areas to have a plan aspect ratio no slenderer than 1:2.
- C6. Cover to reinforcement shall be 40 mm for slabs and 50 mm for footings.
- C7. Reinforcement shall be deformed, 500 MPa yield strength, normal (N) ductility in accordance with AS/NZS4671 for bars and low (L) ductility for mesh.
- C8. Formwork shall be designed and constructed in accordance with AS3610, and is the responsibility of the contractor.
- C9. All steel items to be cast into the concrete surface shall be hot dip galvanised.

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				79 O'CONNOR DRIVE KINGSTON	ISSUE:	BUILDING APPROVAL	S&E REF:		DRAWING: 24344
									0

CONSTRUCTION RISK ASSESSMENT

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

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

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

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

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

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

		Severity (S)				
		H	Fatality, major injury causing long term disability	M	Injury or illness causing short term disability	L
Likelihood (L)	H	Certain or near certain	3	3	2	1
	M	Reasonably likely	3	2	1	1
	L	Very seldom	2	1	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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Hazard risk register and design safety response						Before control		After control				
Category	Hazard (factor/event)	Consequence Description	Likelihood	Consequence	Uncontrolled Risk Rating	Control Measure	Control type	Likelihood	Consequence	Controlled Risk Rating	Drawing number(s)	
DEMOLITION (prior to construction)												
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Administration	Rare	Extreme	M		
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace	Engineering	Rare	Extreme	M		
	Contamination / Hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Extreme	M		
	Erosion	Uncontrolled erosion pollutes stormwater systems and/or watercourses downstream	Likely	Minor	M	Install erosion protection and follow Stormwater Management Plan (SWMP)	Engineering	Rare	Minor	L		
	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		
Existing Services	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 (jack breaker, vibrating roller etc.) adjacent to existing building/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 emergency	Unlikely	Extreme	H	Develop and implement site specific disaster plan, including communication and transport plans	Administration	Extremely Rare	Extreme	L		
	Excavation	Extreme weather/natural disaster	High winds, earthquakes, bushfire etc. makes site unsafe. Serious injury/fatality	Unlikely	Extreme	H	Prepare site and monitor weather, and secure site and evacuate in a timely manner as required.	Administration	Extremely Rare	Extreme	L	
		Deep excavations (>1.5m deep)	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage a Temporary Works Engineer to provide specific shoring advice.	Engineering	Extremely Rare	Extreme	L	
		Shallow excavations (<1.5m deep)	Collapse of excavation, serious injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work.	Administration	Extremely Rare	Moderate	L	
	Steep slopes	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage Geotechnical Engineer /or Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Extreme	L		
	In-ground concrete	High level spread footings	Fall, injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars	Administration	Rare	Moderate	L	
		Bored, cast 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	
Retaining walls	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		
	Temporary support until slabs are poured	Collapse leading to serious injury and/or fatality	Almost Certain	Extreme	E	Do not backfill wall prior to completion of supporting structure and adequate curing time. Engage Temporary Works Engineer to provide specific advice if early backfilling is required.	Engineering	Extremely Rare	Extreme	L		
	Temporary support whilst backfilling	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Do not backfill 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		
Precast concrete	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		
	Transport, handling and erection of precast elements	Collapse leading to serious injury and/or fatality	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific 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	Collapse leading to serious injury and/or fatality	Possible	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M		
	Back propping	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M		
Framing	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		
	Transport, handling and erection of steel/timber framing	Collapse of structure or fall from height, leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Temporary Works Engineer to provide specific advice. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Engineering	Extremely Rare	Extreme	L		
OPERATION (in service)												
Performance	Services/infrastructure is fit for purpose and safe to use	Loss of amenity	Unlikely	Major	M	Services/infrastructure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Extreme	L		
	Structure is fit for purpose and safe to use	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Structure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Catastrophic	M		
Modifications	Alterations and additions affecting structure	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Structural Engineer to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L		
	Alterations affecting civil or hydraulic services	Impaired functionality, reduced safety leading to serious injury and/or fatality	Possible	Extreme	H	Engage a specialist (civil, hydraulic, traffic) engineer to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L		
Post disaster functions	Natural disaster (earthquake, flood, bushfire etc.)	Building is not operational during or after a natural disaster and cannot deliver essential services	Possible	Catastrophic	E	Design building to relevant Australian Standards, NCC and consult with building operator for specific requirements which exceed these standards.	Engineering	Extremely Rare	Catastrophic	M		

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	VERMA	SHEET:	SAFETY IN DESIGN	DRAWN:	NE	DESIGNED:	NE	VERIFIED:	-	DATE:	29/04/26
0	BUILDING APPROVAL	29/04/26		S & E	ADDRESS:	79 O'CONNOR DRIVE KINGSTON	PROJECT NAME:	UNIT DEVELOPMENT	SCALE:	N.T.S		SIZE:	A3		
					ISSUE:	BUILDING APPROVAL	S&E REF:	24344	DRAWING:	C004		REVISION:	0		

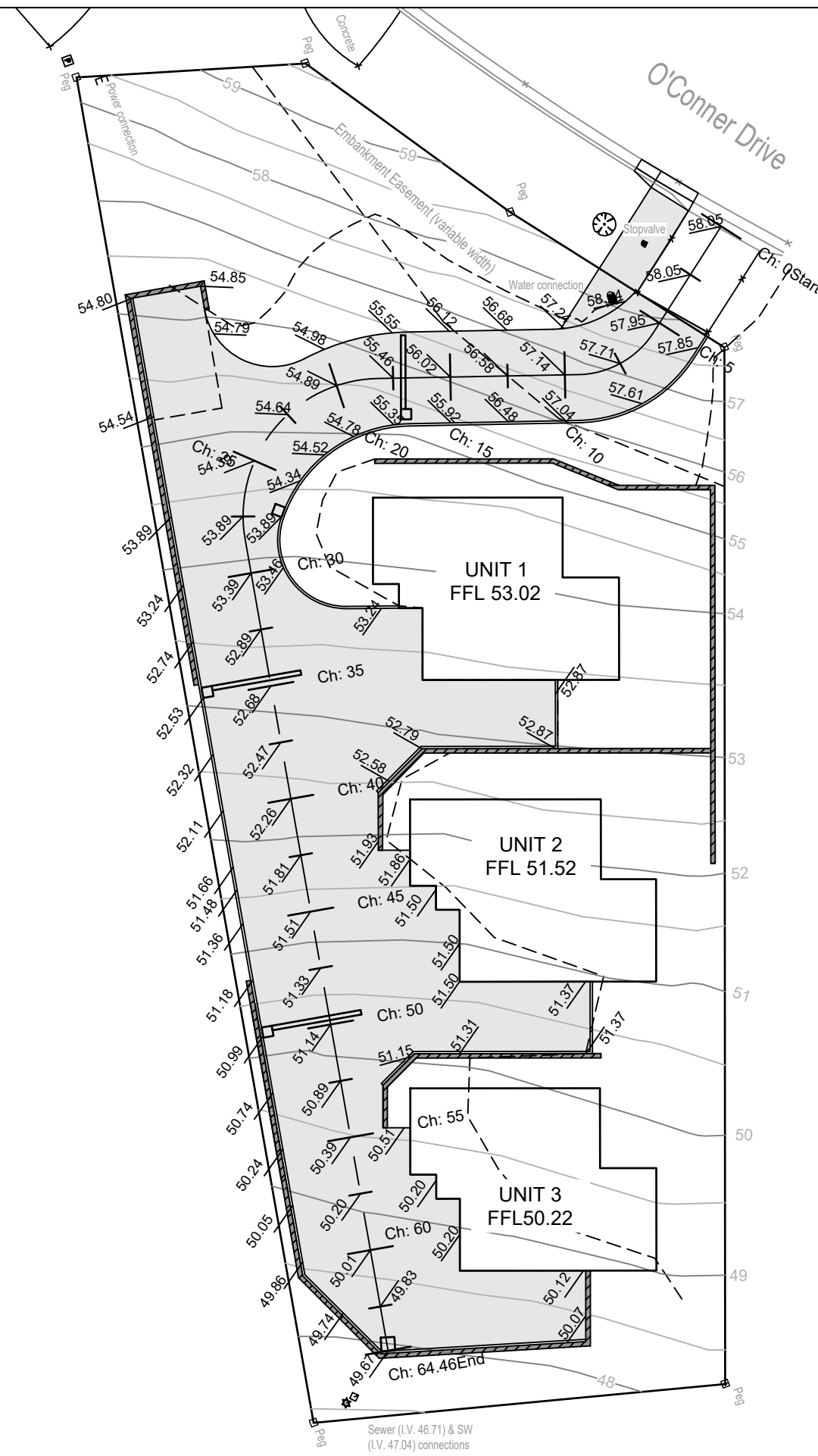
Kingborough Council

Development Application: DA-2026-94

Plan Reference No: P2

Date Received: 30/04/2026

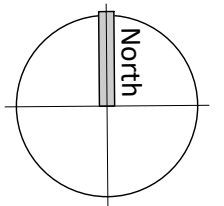
Date placed on Public Exhibition: 27/5/2026



Note:-

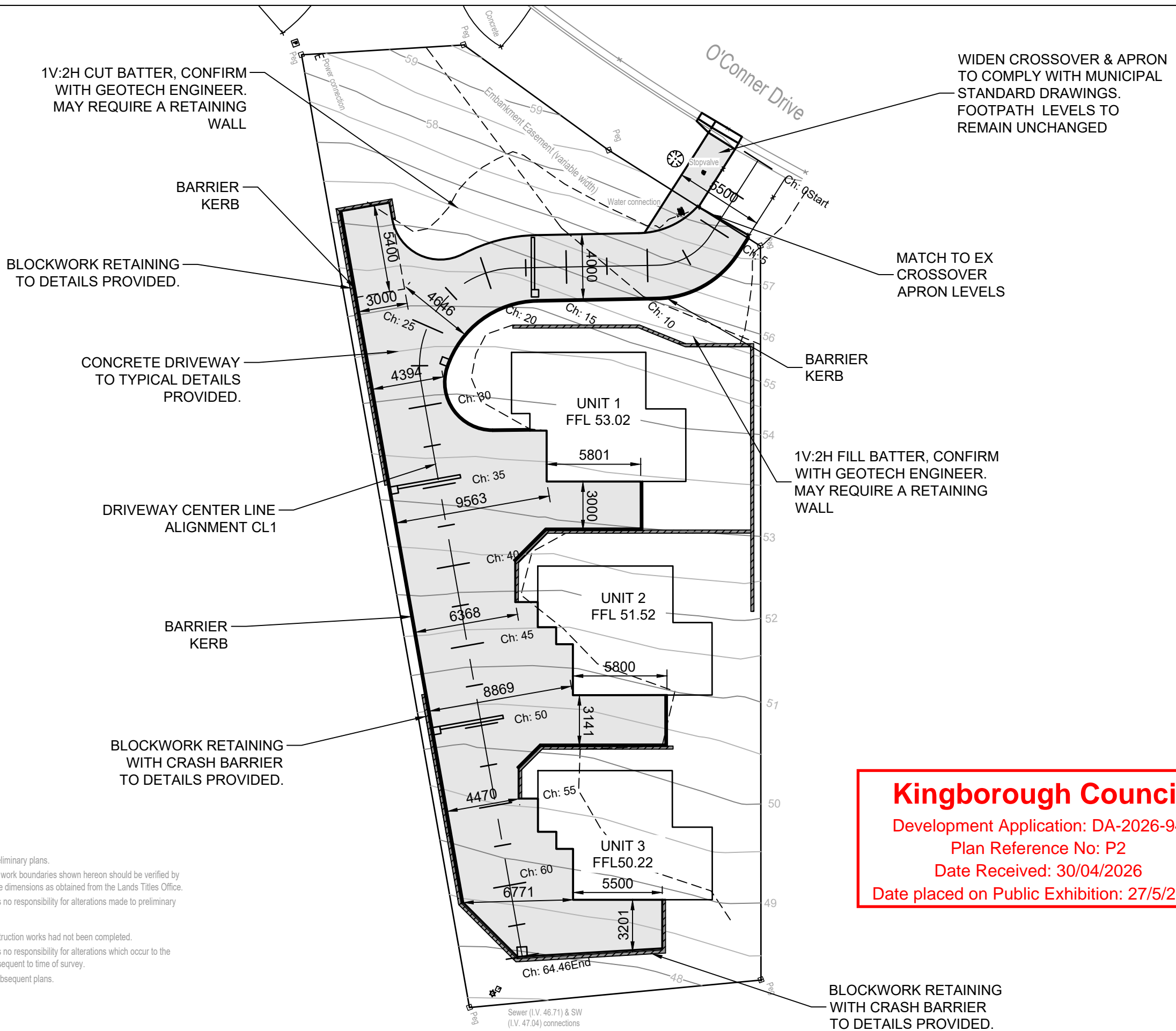
Boundaries shown hereon are from preliminary plans.
 Before commencement of any building work boundaries shown hereon should be verified by comparison with the final registered title dimensions as obtained from the Lands Titles Office.
 James McEldowney Surveying accepts no responsibility for alterations made to preliminary plans prior to final registration.
 At the time of survey, subdivision construction works had not been completed.
 James McEldowney Surveying accepts no responsibility for alterations which occur to the features and levels shown hereon subsequent to time of survey.
 Do not remove this note from this or subsequent plans.

NOTE:
 REFER DRIVEWAY CROSS
 AND LONGITUDINAL
 SECTIONS FOR GRADES



REV	DESCRIPTION	DATE	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	29/04/26	VERMA	LEVELS & GRADES	NE	NE	-	29/04/26
			ADDRESS:	PROJECT NAME:	SCALE: 1:250		SIZE: A3	
			79 O'CONNOR DRIVE KINGSTON	UNIT DEVELOPMENT	S&E REF: 24344		DRAWING: C101	REVISION: 0
				ISSUE:	BUILDING APPROVAL			

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



1V:2H CUT BATTER, CONFIRM WITH GEOTECH ENGINEER. MAY REQUIRE A RETAINING WALL

WIDEN CROSSOVER & APRON TO COMPLY WITH MUNICIPAL STANDARD DRAWINGS. FOOTPATH LEVELS TO REMAIN UNCHANGED

BARRIER KERB
BLOCKWORK RETAINING TO DETAILS PROVIDED.

MATCH TO EX CROSSOVER APRON LEVELS

CONCRETE DRIVEWAY TO TYPICAL DETAILS PROVIDED.

BARRIER KERB

DRIVEWAY CENTER LINE ALIGNMENT CL1

1V:2H FILL BATTER, CONFIRM WITH GEOTECH ENGINEER. MAY REQUIRE A RETAINING WALL

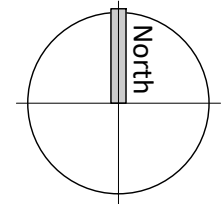
BARRIER KERB

BLOCKWORK RETAINING WITH CRASH BARRIER TO DETAILS PROVIDED.

Kingborough Council
Development Application: DA-2026-94
Plan Reference No: P2
Date Received: 30/04/2026
Date placed on Public Exhibition: 27/5/2026

Note:-
Boundaries shown hereon are from preliminary plans.
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Do not remove this note from this or subsequent plans.



REV	DESCRIPTION	DATE	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	29/04/26	VERMA	SITWORKS DETAILS & NOTES	NE	NE	-	29/04/26
			ADDRESS:	PROJECT NAME:	SCALE:	1:250	SIZE:	A3
			79 O'CONNOR DRIVE KINGSTON	UNIT DEVELOPMENT	S&E REF:	24344	DRAWING:	C102
				ISSUE:			REVISION:	0
				BUILDING APPROVAL				

Saltmarsh & Escobar Consulting Engineers
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Noe 0416 074 935
info@lsandne.com

Kingborough Council

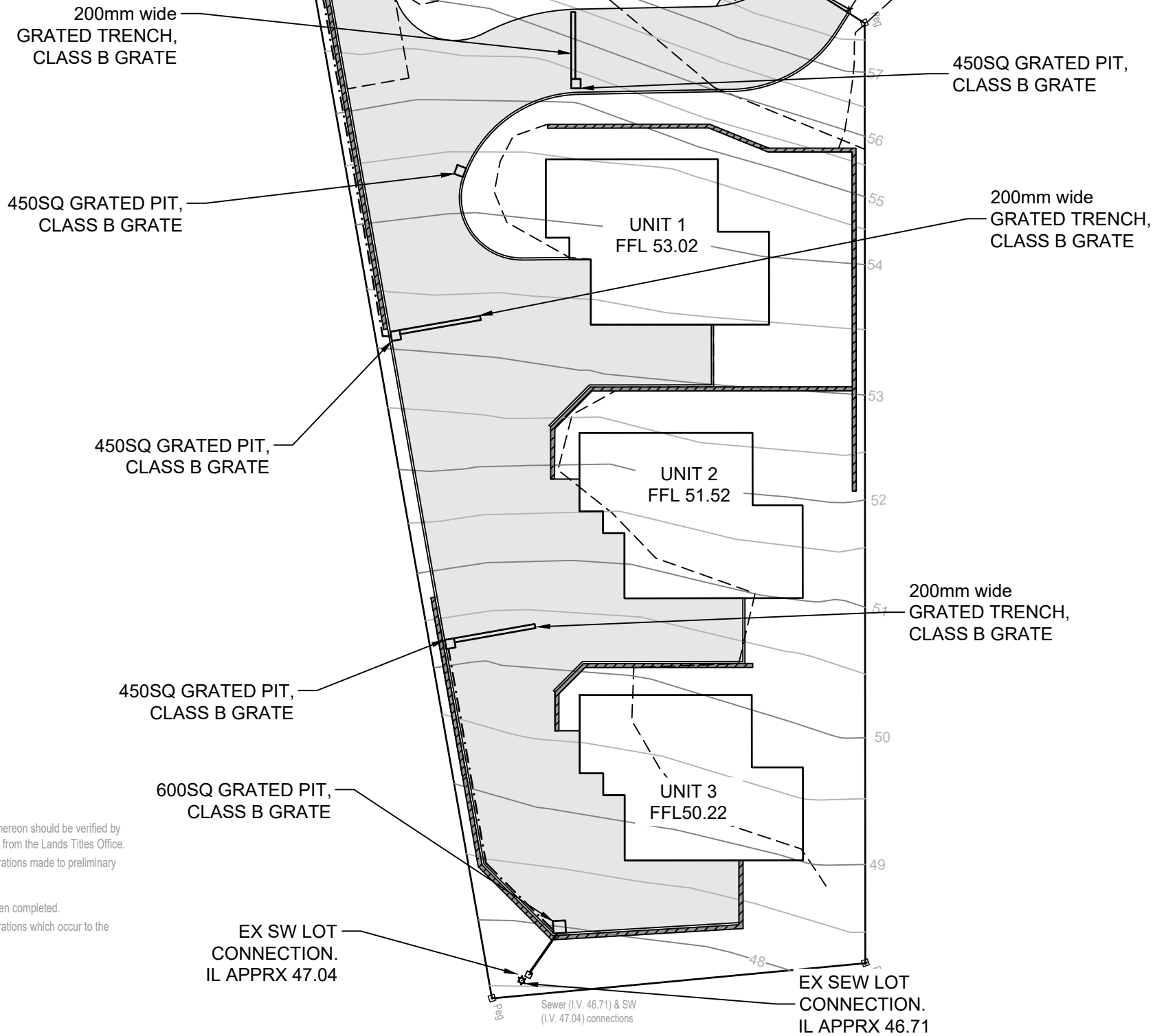
Development Application: DA-2026-94

Plan Reference No: P2

Date Received: 30/04/2026

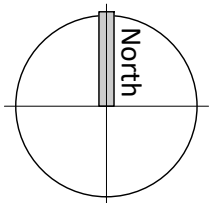
Date placed on Public Exhibition: 27/5/2026

NOTE:
REFER HYDRAULIC DRAWINGS BY
ADAM KOHL FOR CONTINUATION OF
STORMWATER, SEWER AND WATER
SERVICES.



Note:-

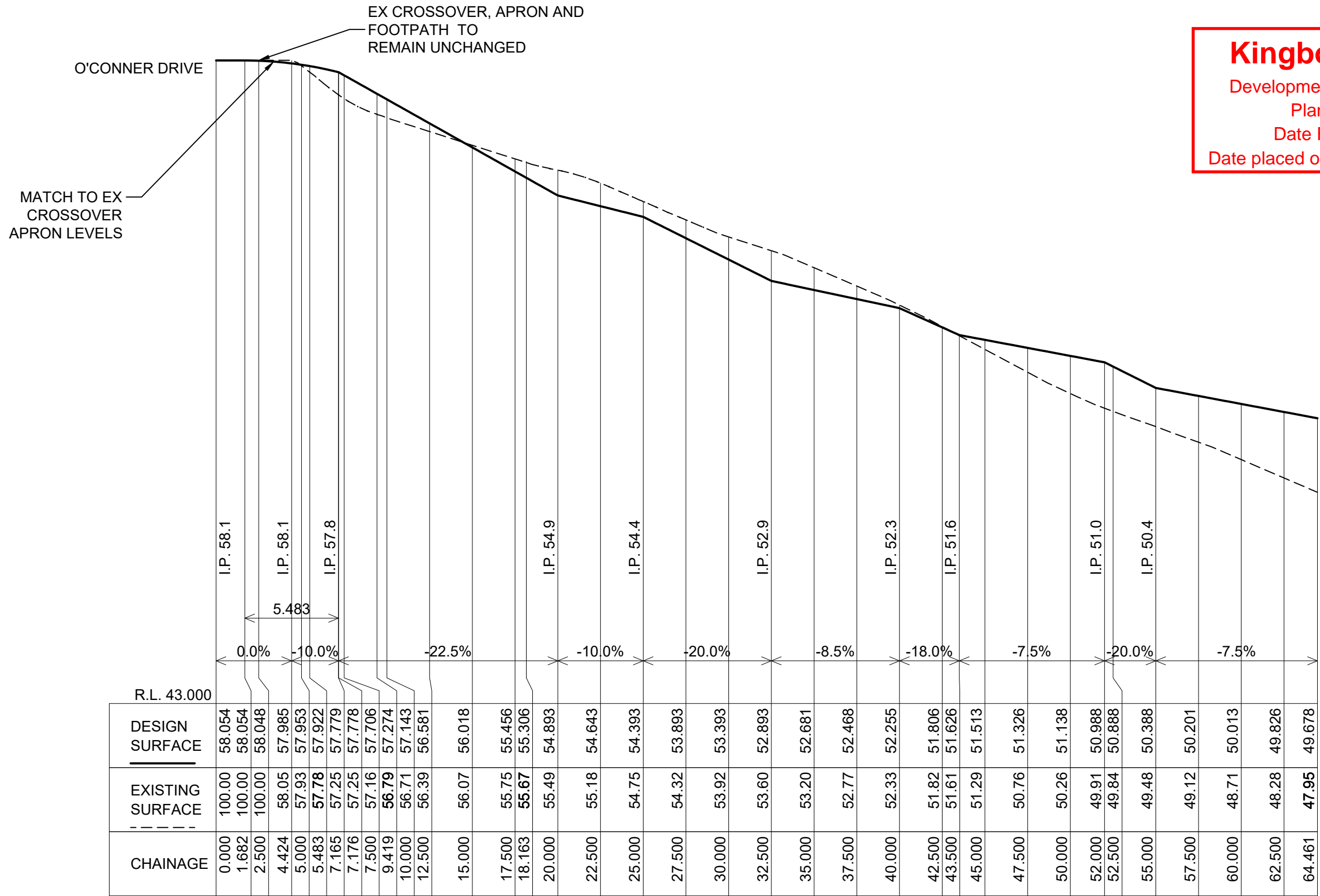
Boundaries shown hereon are from preliminary plans.
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Do not remove this note from this or subsequent plans.



REV	DESCRIPTION	DATE	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	29/04/26	VERMA	SERVICES PLAN	NE	NE	-	29/04/26
			ADDRESS:	PROJECT NAME:	SCALE: 1:250		SIZE: A3	
			79 O'CONNOR DRIVE KINGSTON	UNIT DEVELOPMENT	S&E REF: 24344		DRAWING: C103	REVISION: 0
				BUILDING APPROVAL				

Saltmarsh & Escobar Consulting Engineers
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Leigh 0400 024 463
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info@lsandne.com

Kingborough Council
 Development Application: DA-2026-94
 Plan Reference No: P2
 Date Received: 30/04/2026
 Date placed on Public Exhibition: 27/5/2026



LONGITUDINAL SECTION - CL1

SCALES: HORIZONTAL 1:250 VERTICAL 1:100

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	29/04/26

Saltmarsh & Escobar Consulting Engineers

S & E

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

CLIENT: VERMA
 ADDRESS: 79 O'CONNER DRIVE KINGSTON

SHEET: LONGITUDINAL SECTION CL1
 PROJECT NAME: UNIT DEVELOPMENT
 ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 29/04/26
SCALE: AS SHOWN		SIZE: A3	
S&E REF: 24344		DRAWING: C104	REVISION: 0

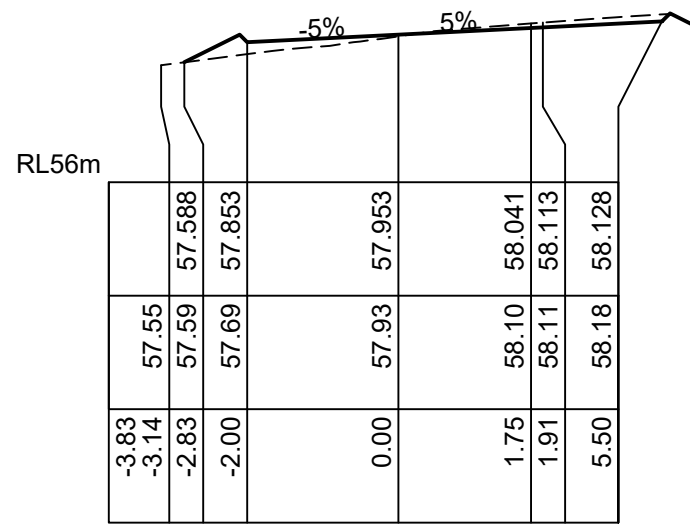
Kingborough Council

Development Application: DA-2026-94

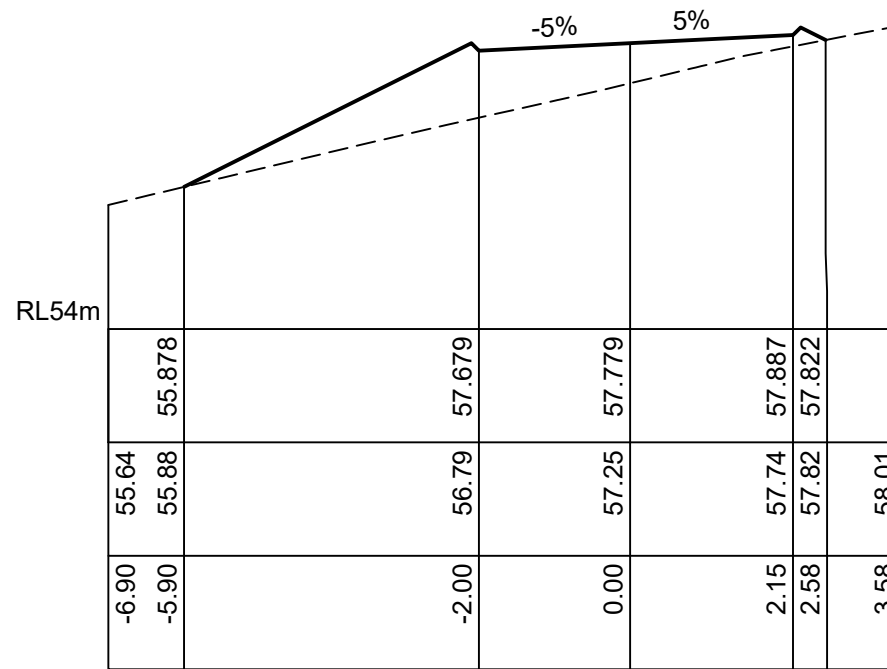
Plan Reference No: P2

Date Received: 30/04/2026

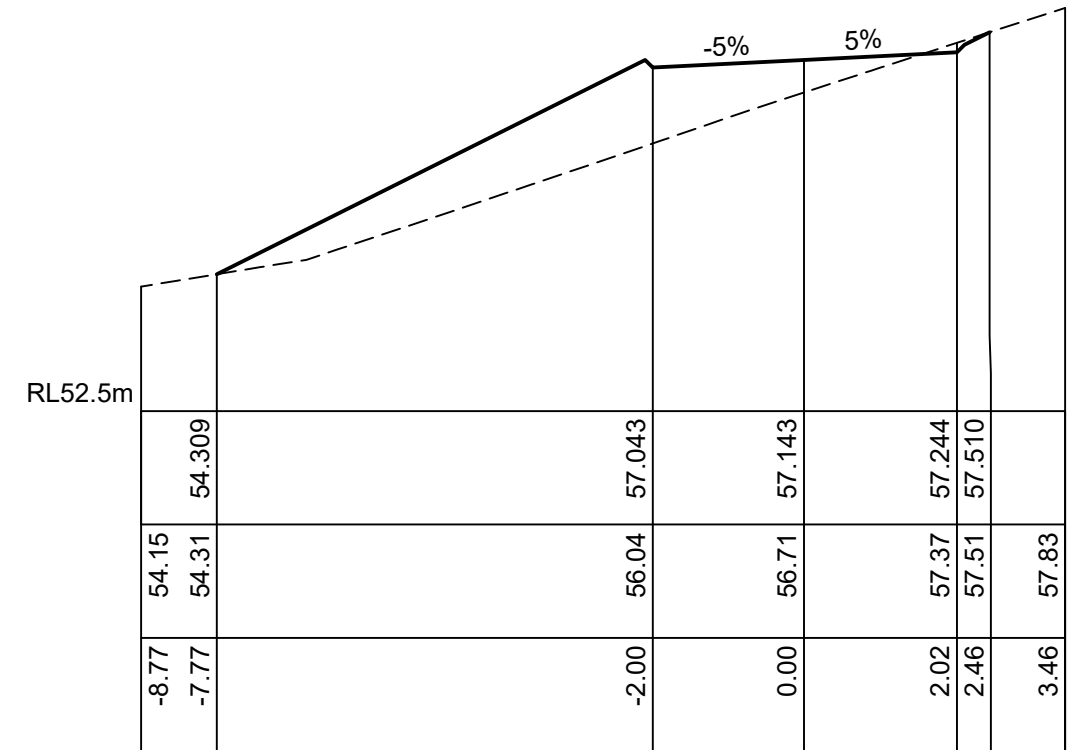
Date placed on Public Exhibition: 27/5/2026



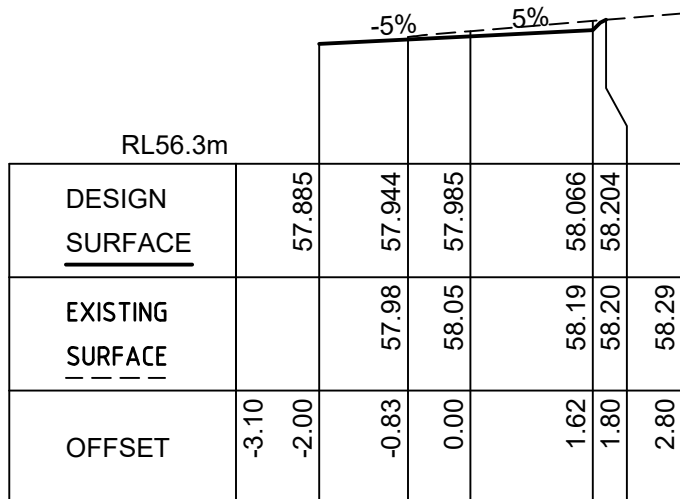
Ch 5.00 m



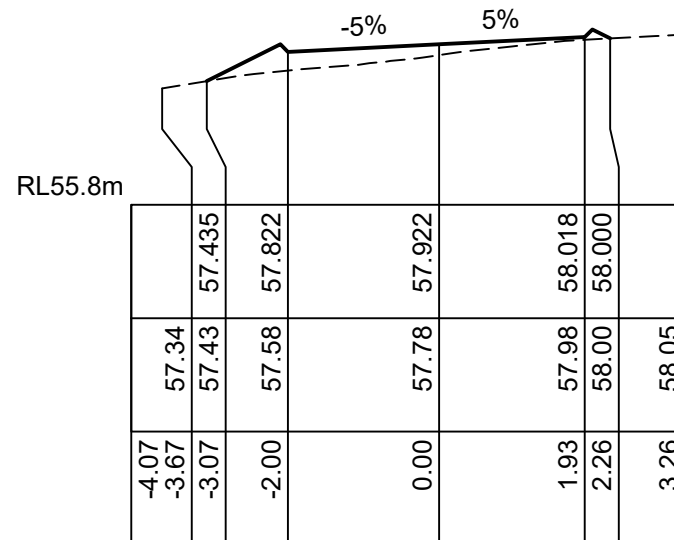
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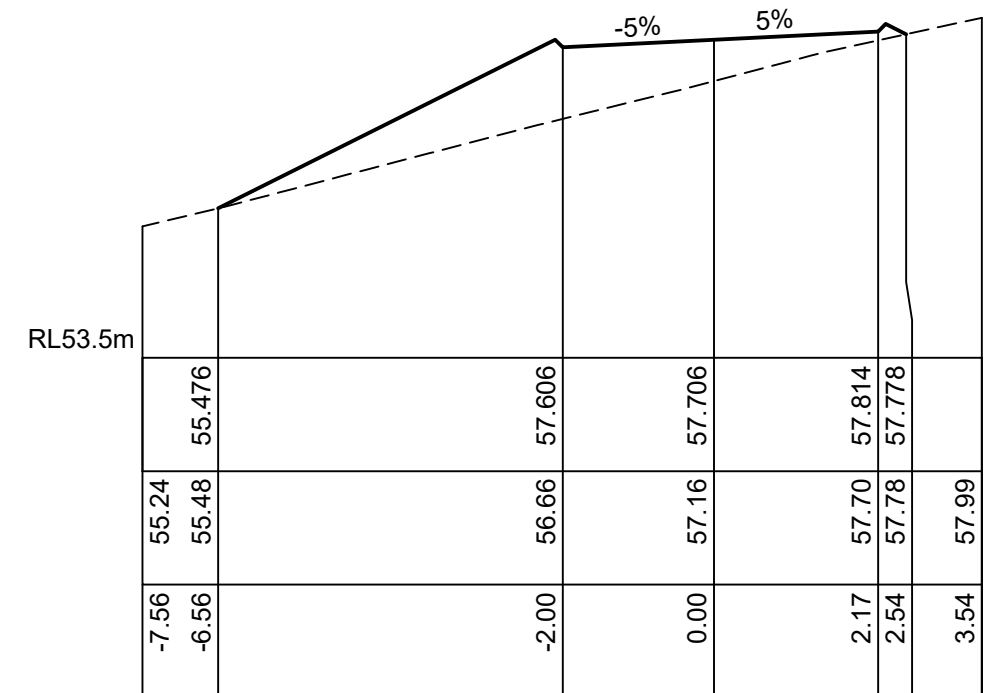
Ch 10.00 m



Ch 4.42 m



Ch 5.48 m



Ch 7.50 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	29/04/26

Saltmarsh & Escobar Consulting Engineers

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

**S
&
E**

CLIENT: VERMA

ADDRESS: 79 O'CONNOR DRIVE
KINGSTON

SHEET: CROSS SECTIONS PLAN 1

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 29/04/26
SCALE: 1:100		SIZE: A3	
S&E REF: 24344		DRAWING: C105	REVISION: 0

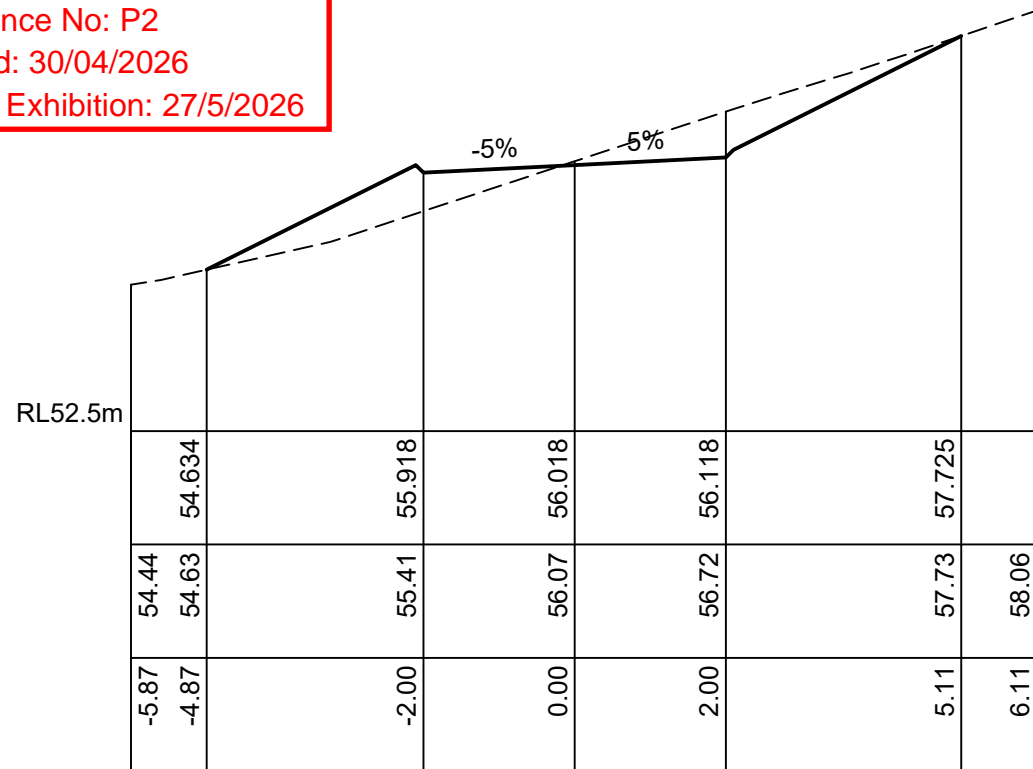
Kingborough Council

Development Application: DA-2026-94

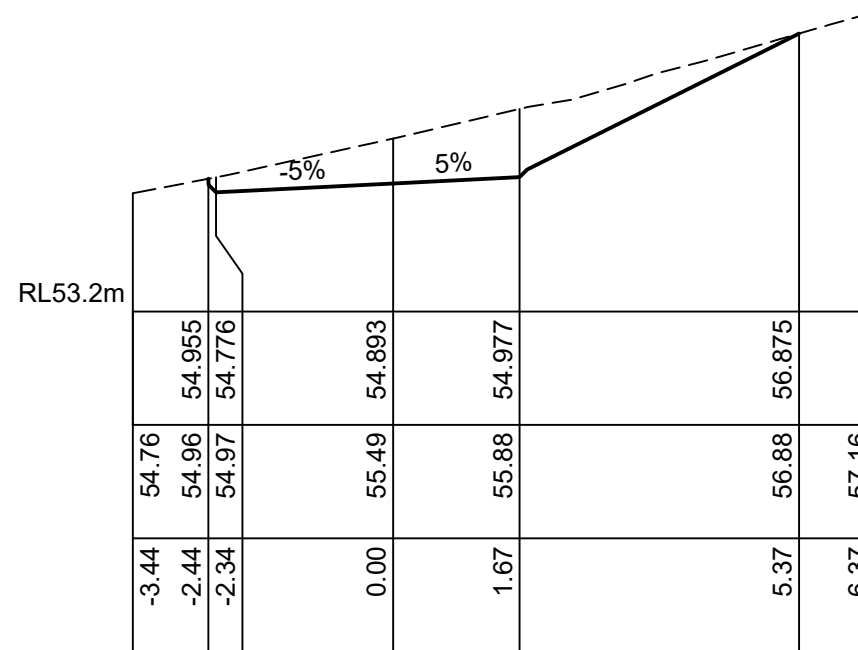
Plan Reference No: P2

Date Received: 30/04/2026

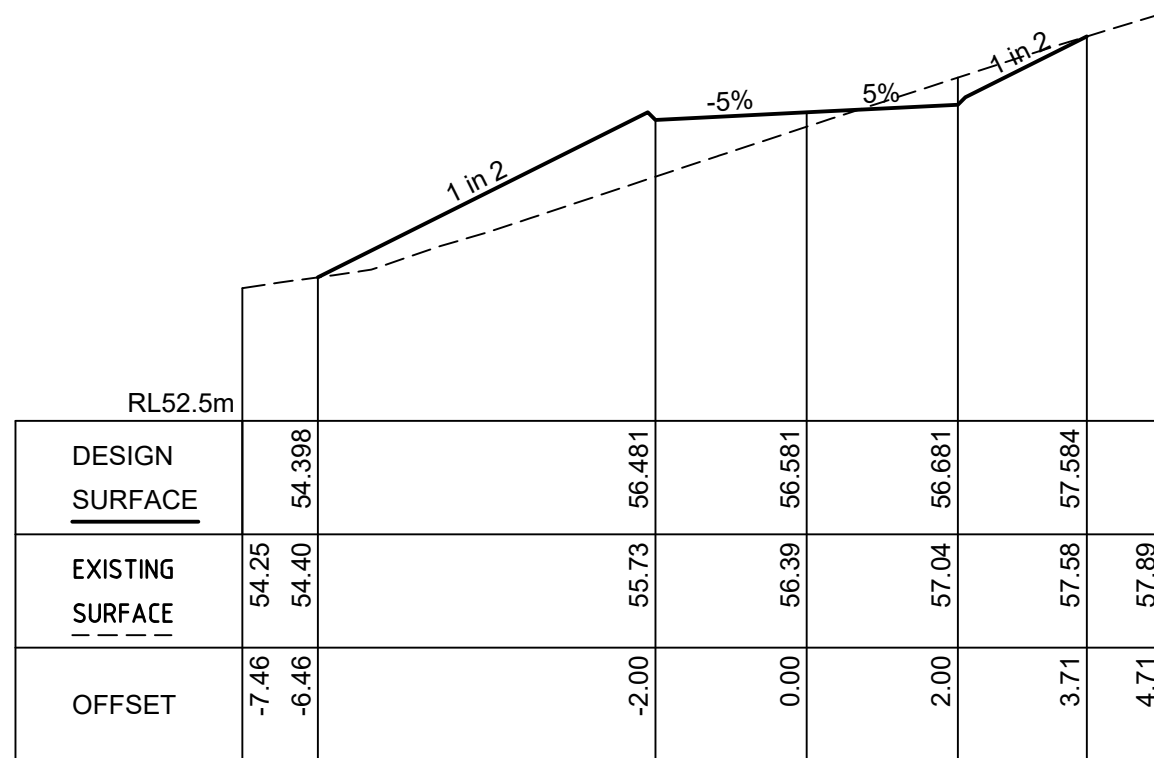
Date placed on Public Exhibition: 27/5/2026



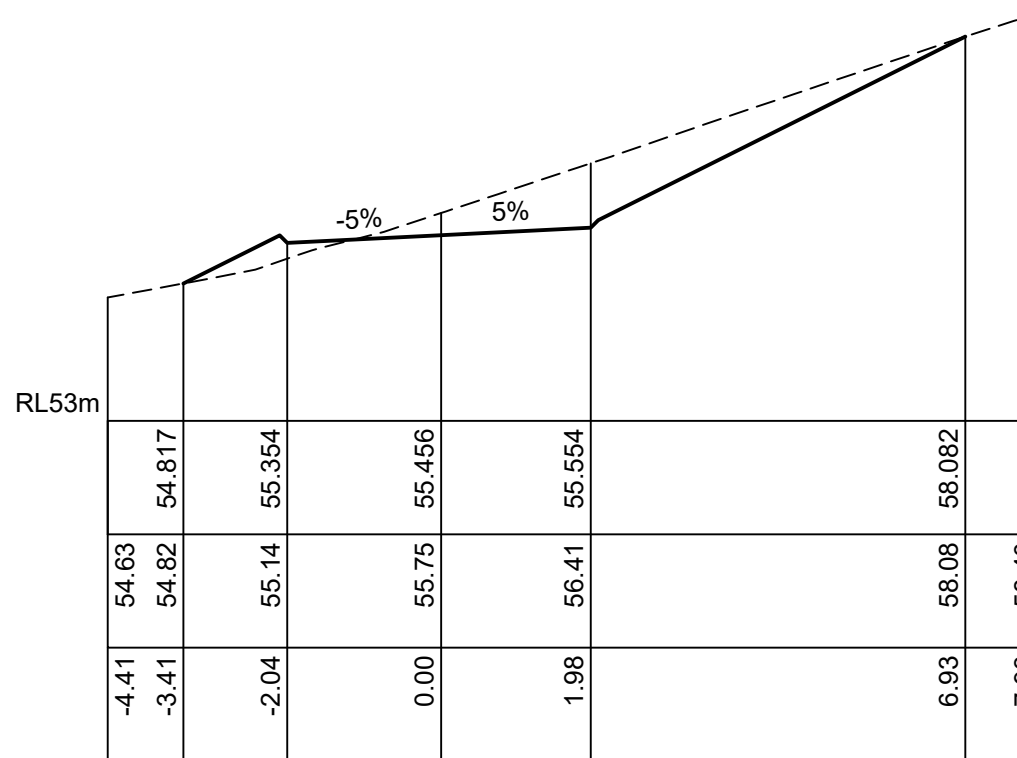
Ch 15.00 m



Ch 20.00 m



Ch 12.50 m



Ch 17.50 m

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:	
0	BUILDING APPROVAL	29/04/26	S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com		VERMA	CROSS SECTIONS PLAN 2	NE	NE	-	29/04/26	
					ADDRESS:	PROJECT NAME:	SCALE:	1:100	SIZE:	A3	
					79 O'CONNOR DRIVE KINGSTON	UNIT DEVELOPMENT	S&E REF:	24344	DRAWING:	C106	REVISION:
					ISSUE:	BUILDING APPROVAL					

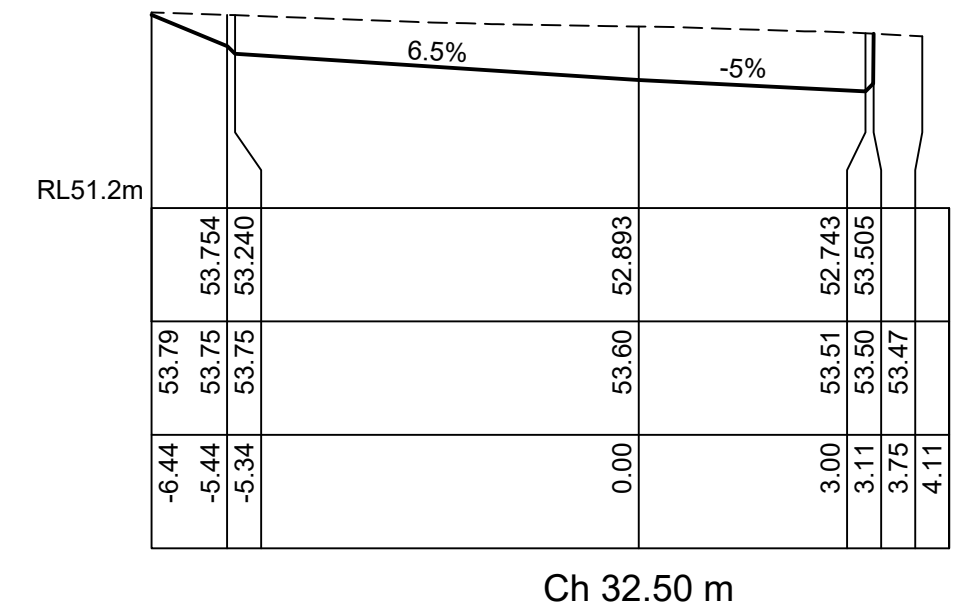
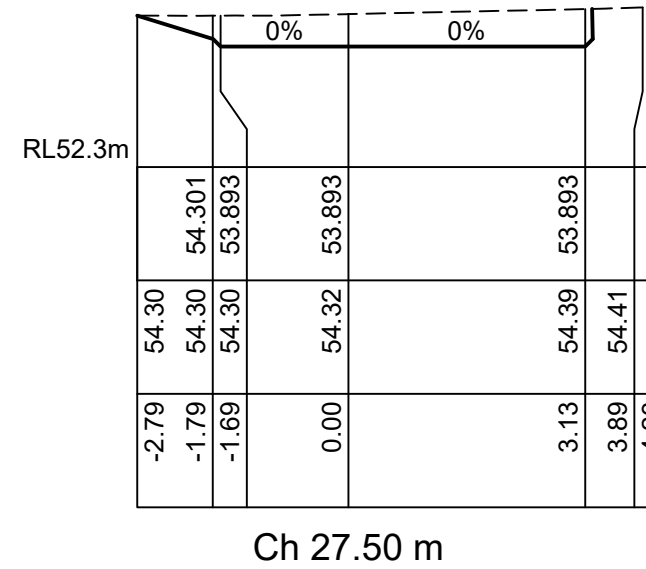
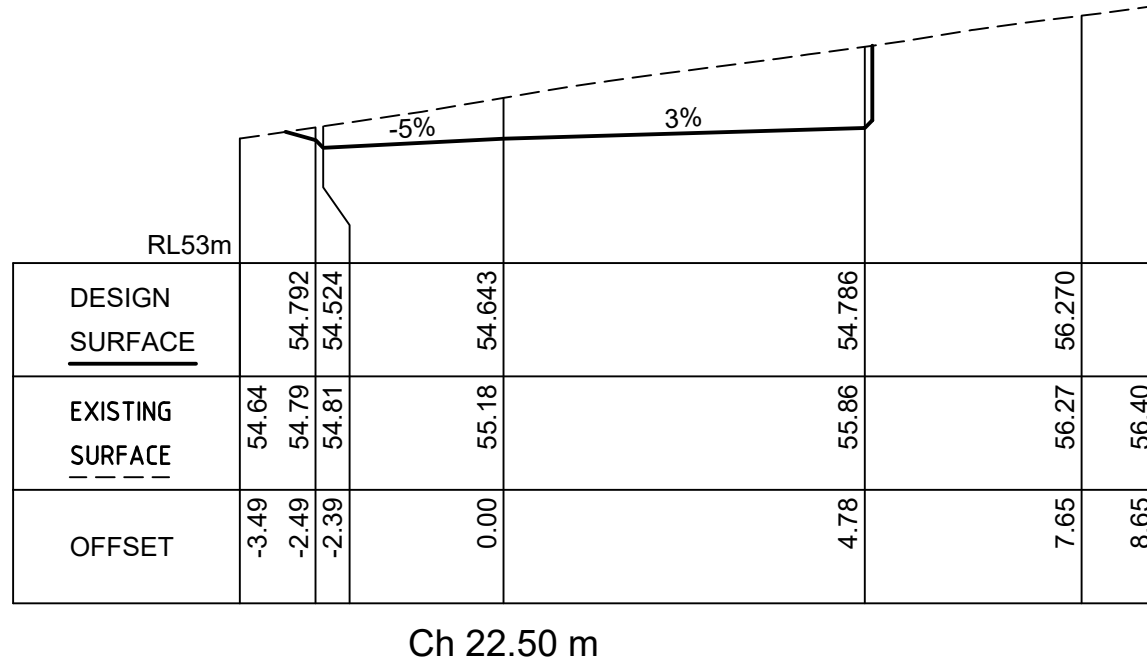
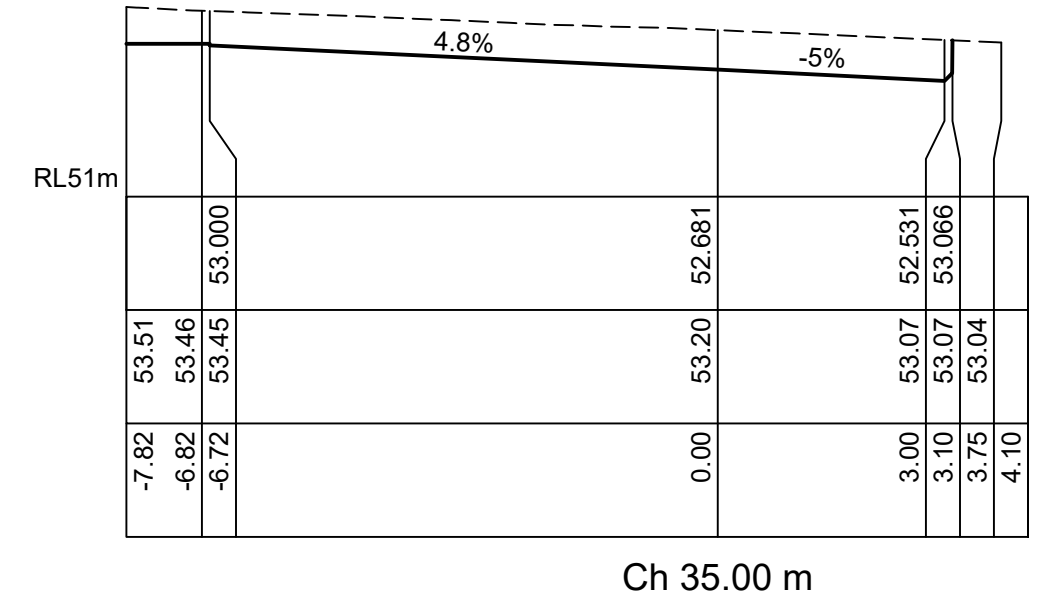
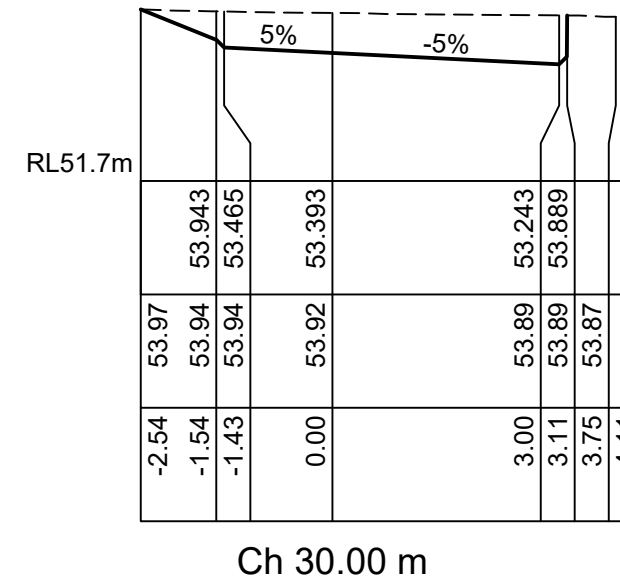
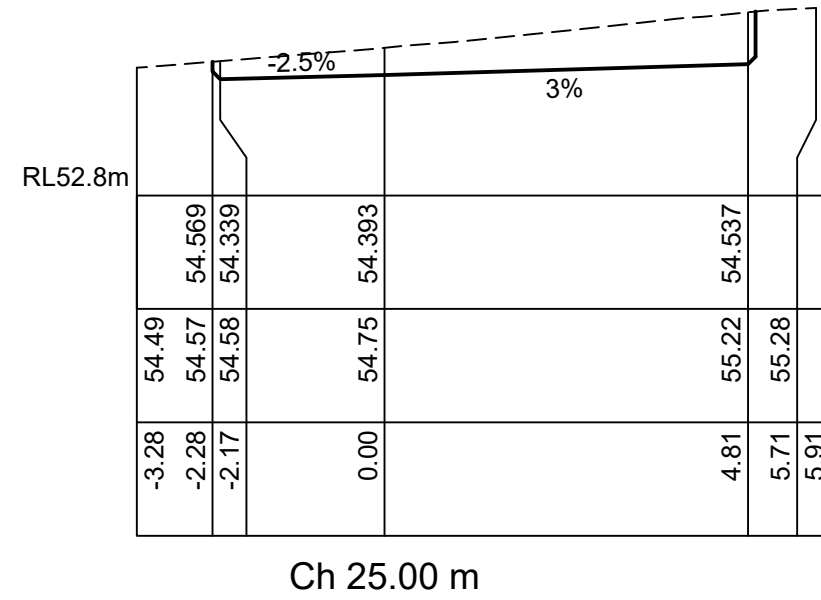
Kingborough Council

Development Application: DA-2026-94

Plan Reference No: P2

Date Received: 30/04/2026

Date placed on Public Exhibition: 27/5/2026



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	29/04/26

Saltmarsh & Escobar Consulting Engineers

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

S
&
E

CLIENT: VERMA

ADDRESS: 79 O'CONNOR DRIVE
KINGSTON

SHEET: CROSS SECTIONS PLAN 3

PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 29/04/26
SCALE: 1:100		SIZE: A3	
S&E REF: 24344		DRAWING: C107	REVISION: 0

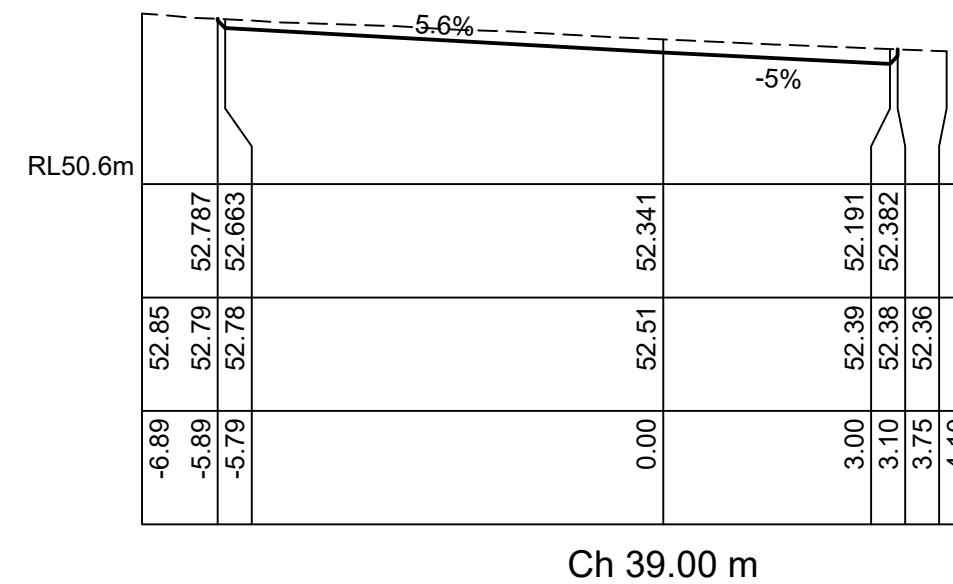
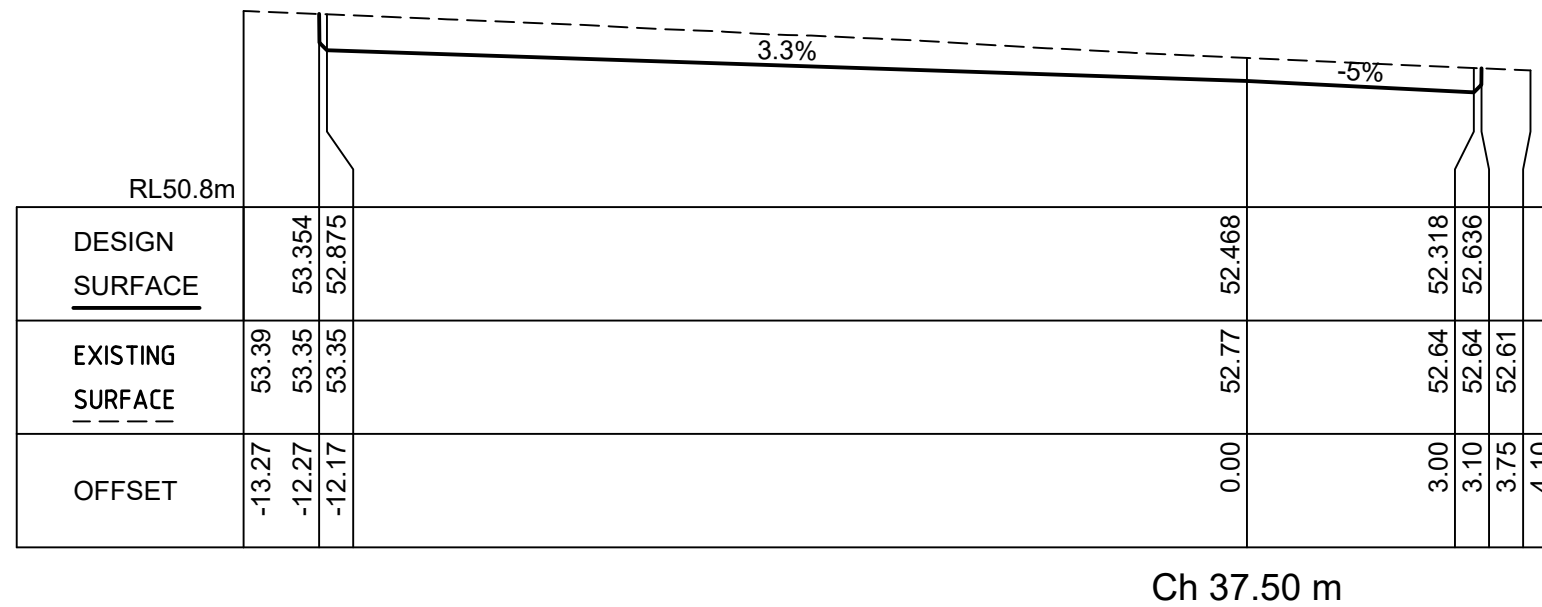
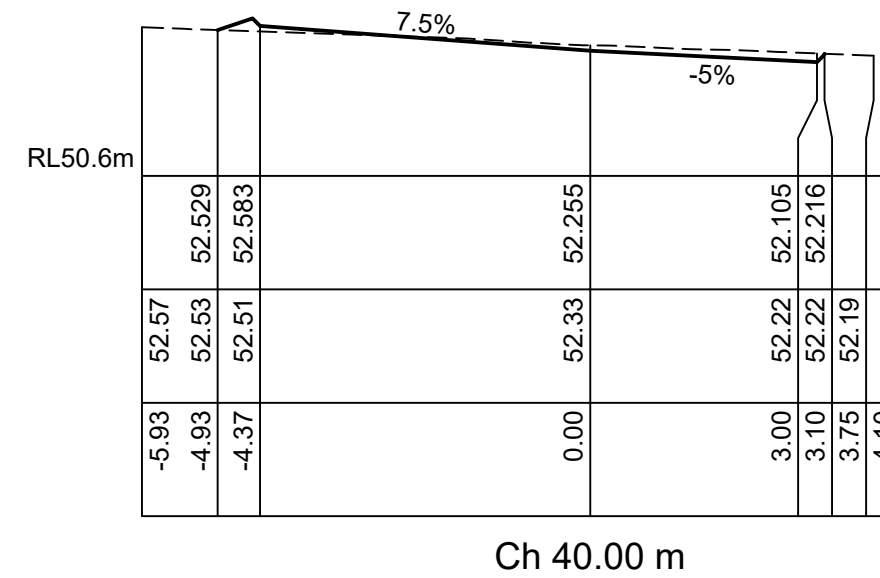
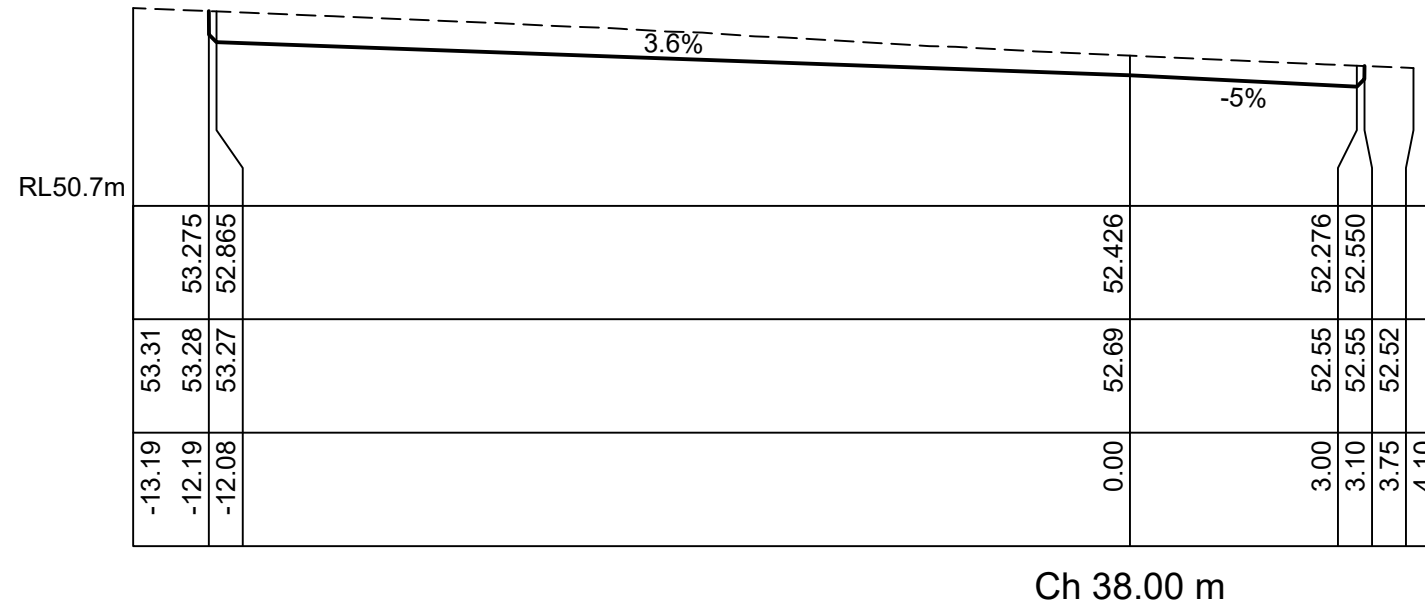
Kingborough Council

Development Application: DA-2026-94

Plan Reference No: P2

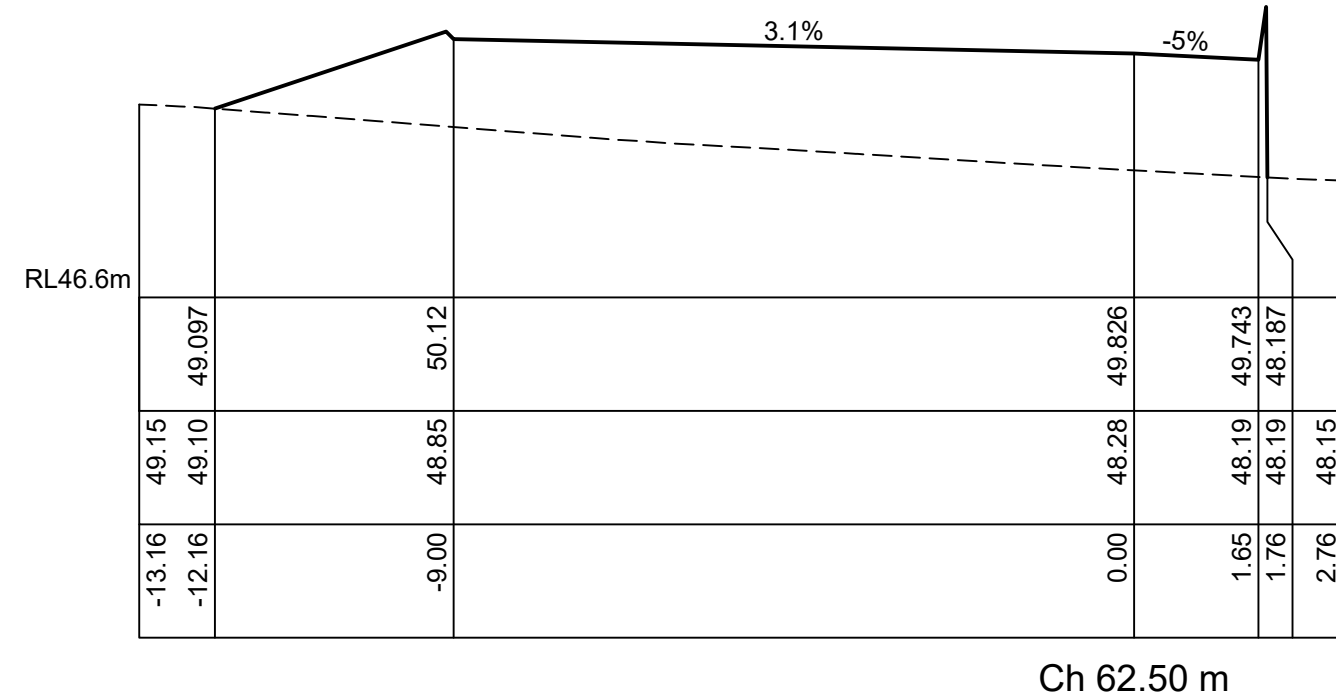
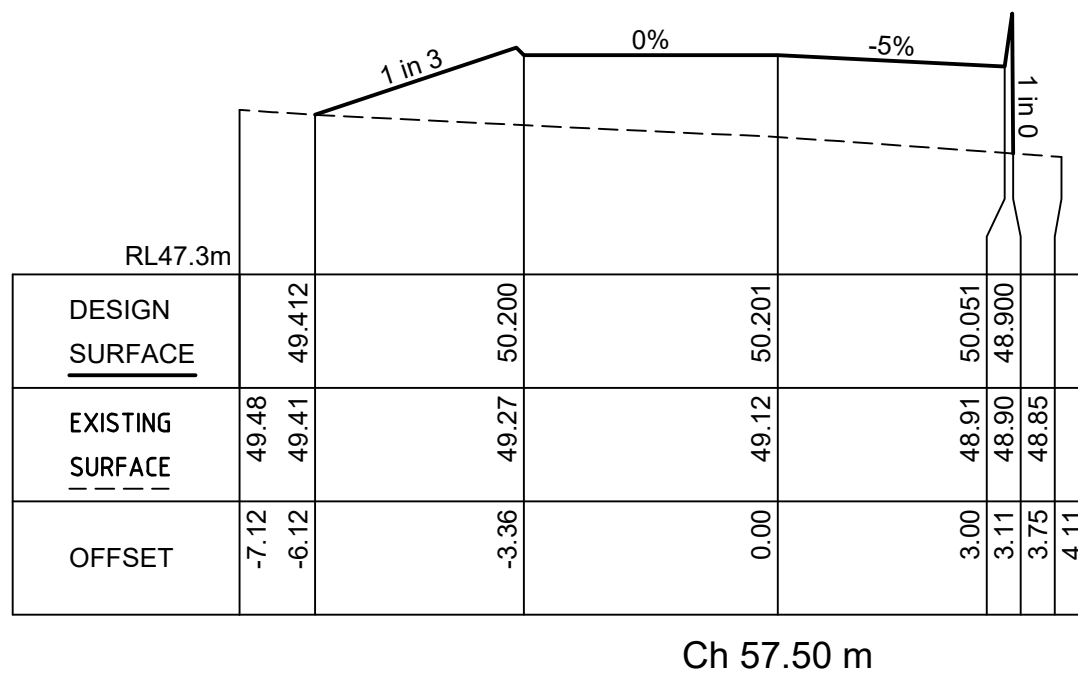
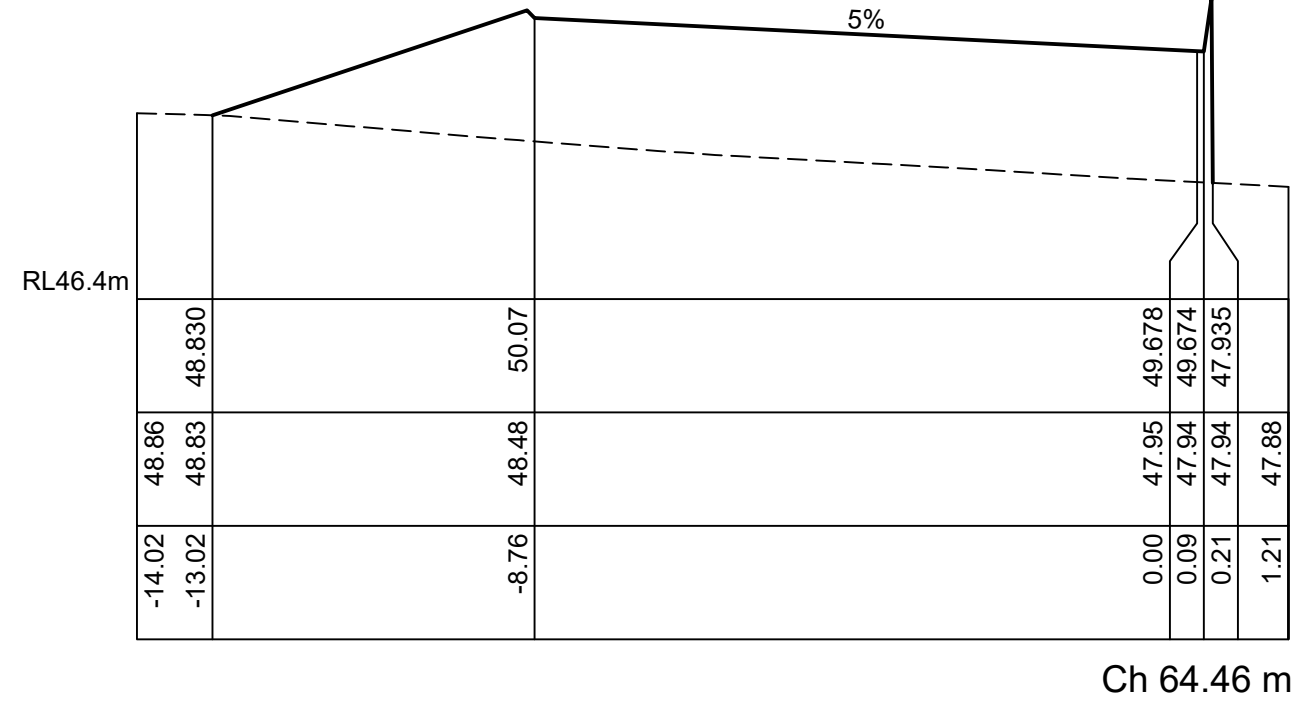
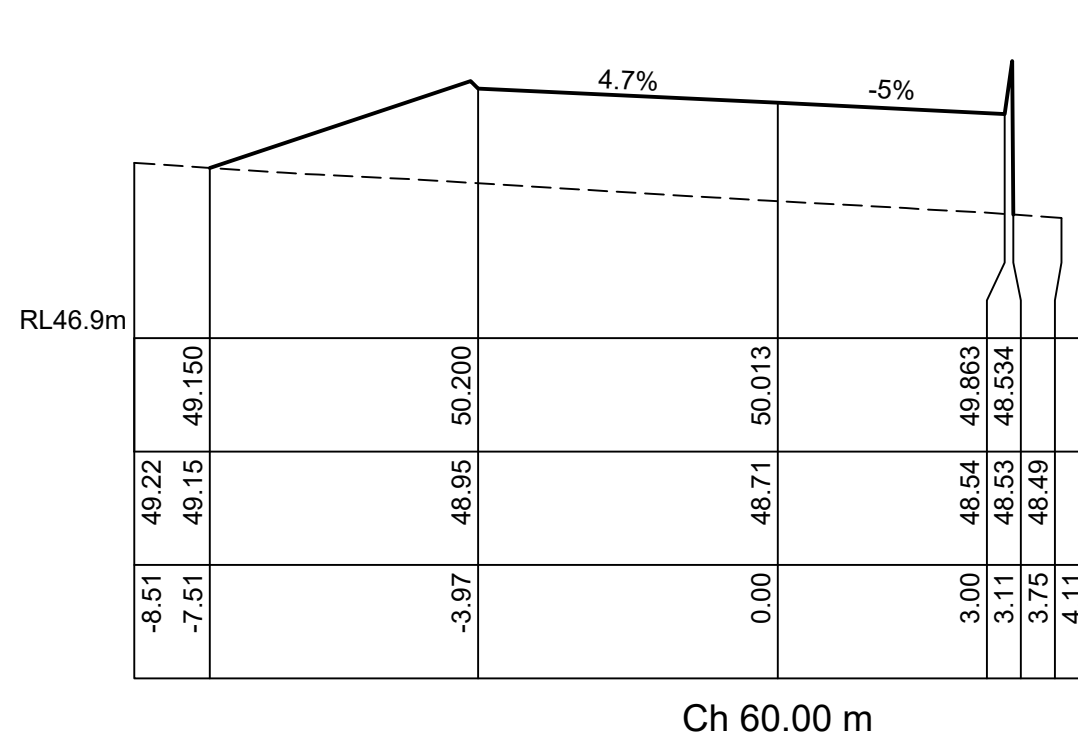
Date Received: 30/04/2026

Date placed on Public Exhibition: 27/5/2026



REV	DESCRIPTION	DATE	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
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			ADDRESS:	PROJECT NAME:	SCALE: 1:100		SIZE: A3	
			79 O'CONNOR DRIVE KINGSTON	UNIT DEVELOPMENT	S&E REF: 24344		DRAWING: C108	REVISION: 0
				BUILDING APPROVAL				

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



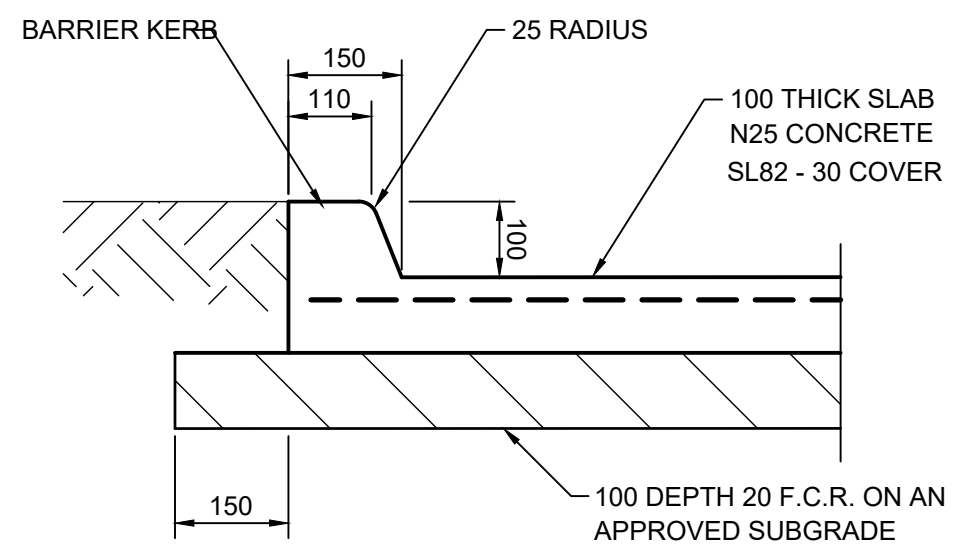
REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	29/04/26

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

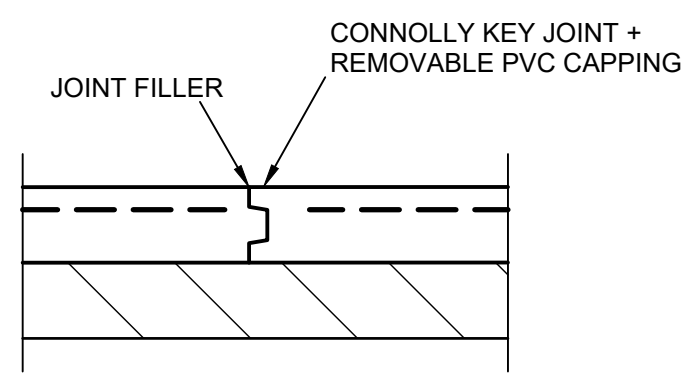
CLIENT: VERMA	SHEET: CROSS SECTIONS PLAN 7
ADDRESS: 79 O'CONNOR DRIVE KINGSTON	PROJECT NAME: UNIT DEVELOPMENT
	ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 29/04/26
SCALE: 1:100		SIZE: A3	
S&E REF: 24344	DRAWING: C111	REVISION: 0	

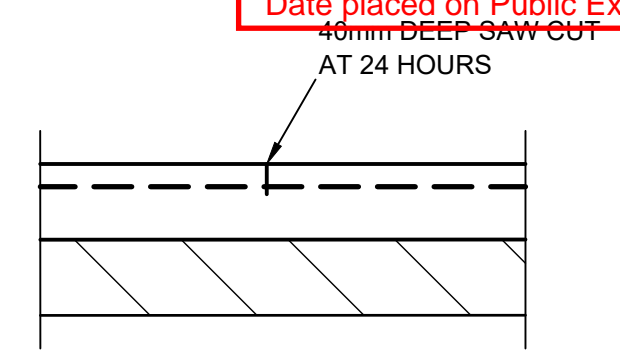
Kingborough Council
 Development Application: DA-2026-94
 Plan Reference No: P2
 Date Received: 30/04/2026
 Date placed on Public Exhibition: 27/5/2026



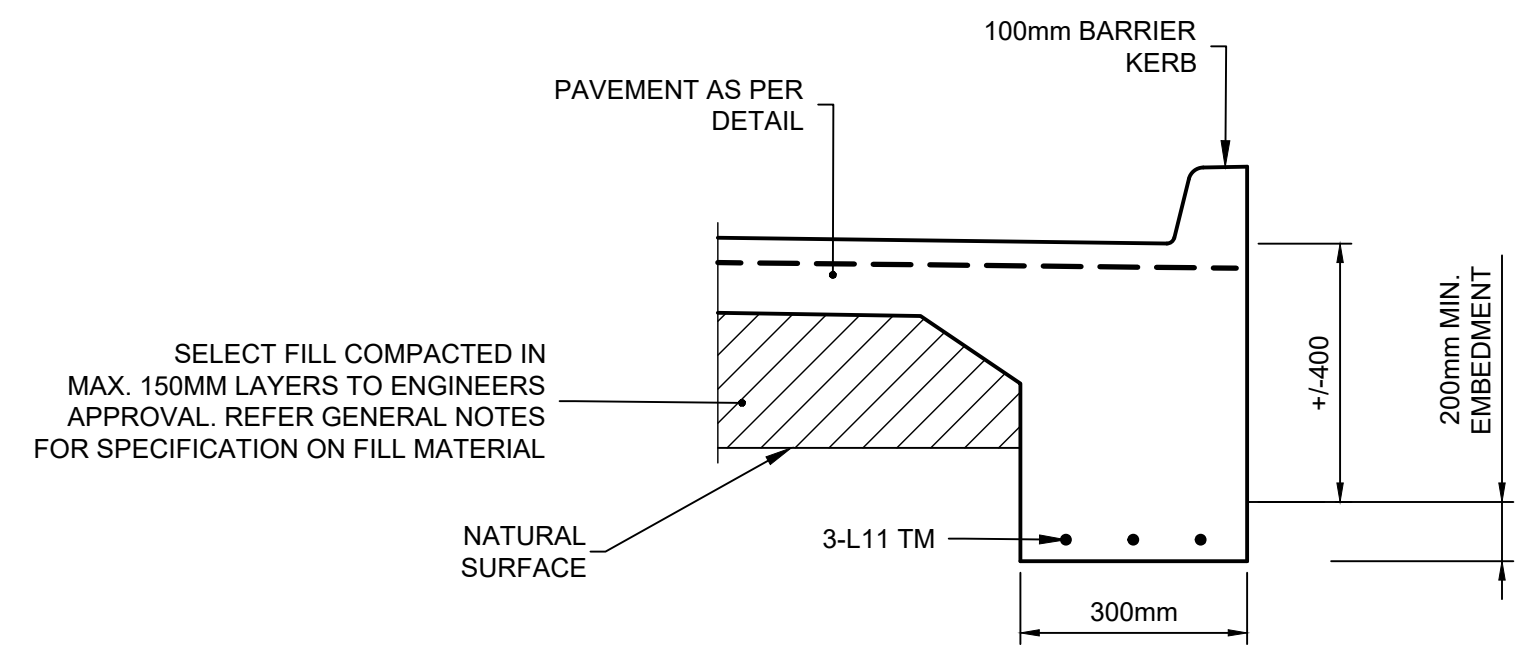
TYPICAL CONCRETE PAVEMENT
 NTS



CONTROL JOINT 'c'
 NTS
 NOTE: 24m CENTRES

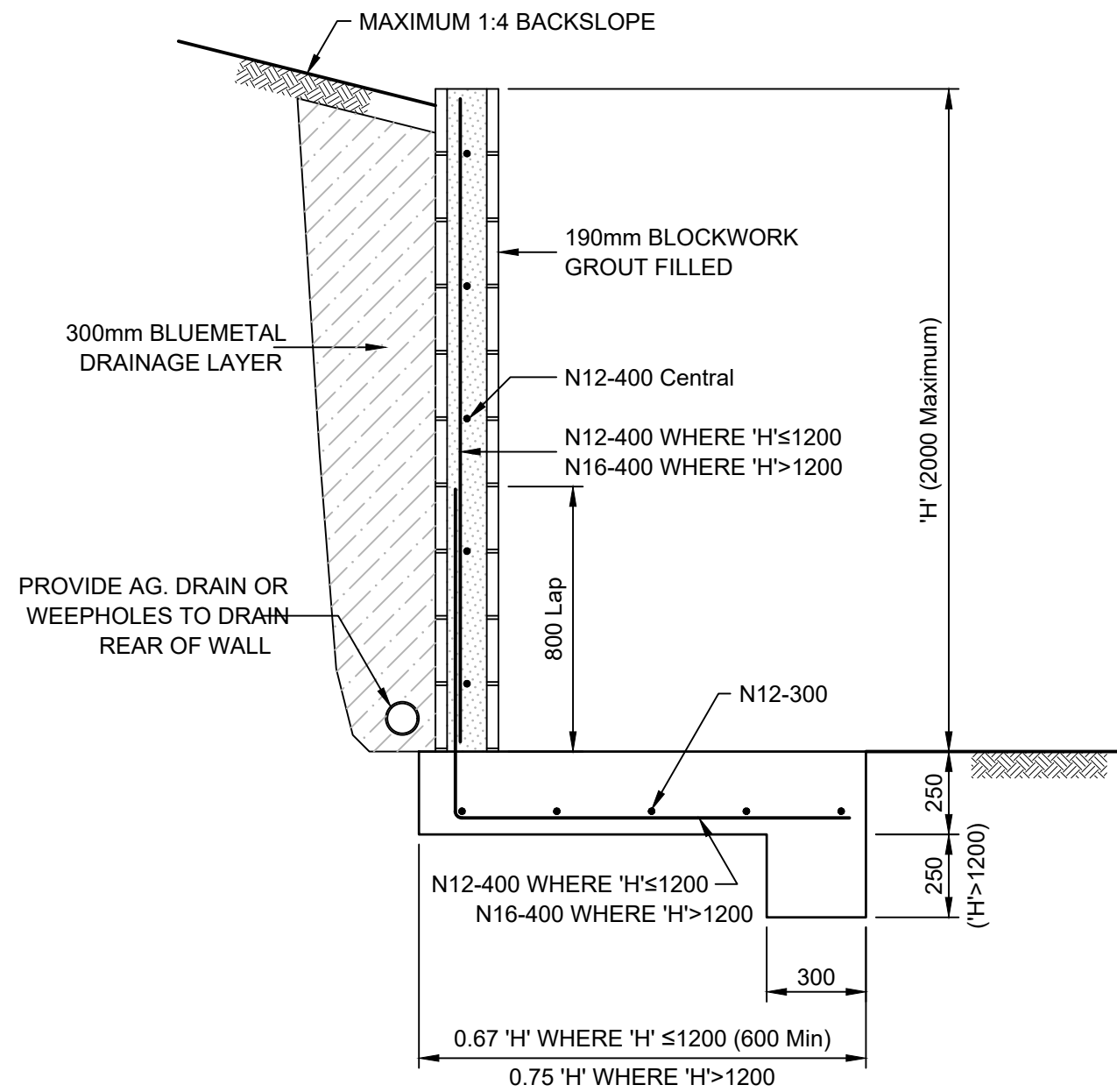


SAWN JOINT 's'
 NTS
 NOTE: 6m CENTRES

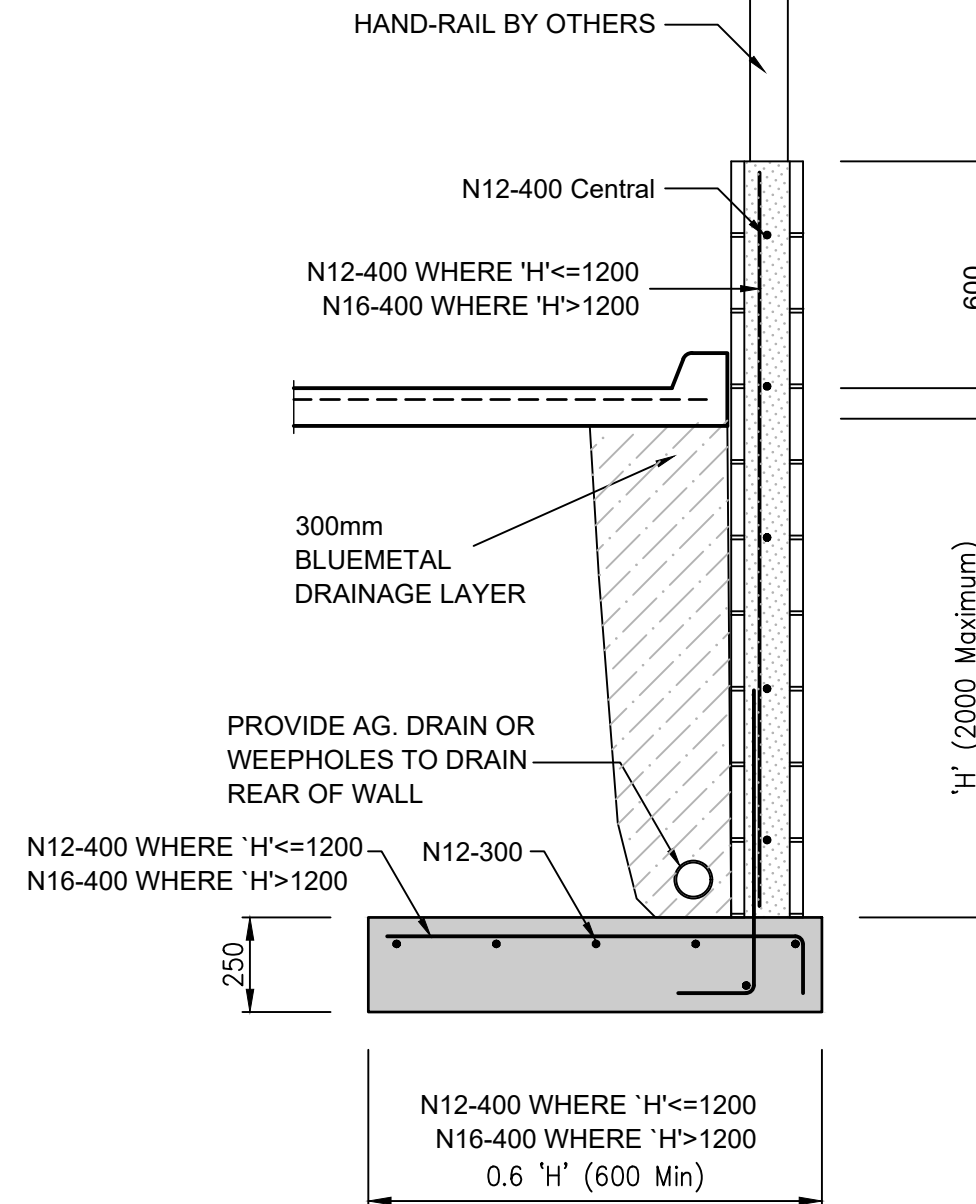


TYPICAL CONCRETE PAVEMENT EDGE BEAM
 SCALE 1:10

REV	DESCRIPTION	DATE	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	29/04/26	VERMA	DETAILS PLAN 1	NE	NE	-	29/04/26
			ADDRESS:	PROJECT NAME:	SCALE: NTS		SIZE: A3	
			79 O'CONNOR DRIVE KINGSTON	UNIT DEVELOPMENT	S&E REF: 24344		DRAWING: C112	REVISION: 0
				BUILDING APPROVAL				



RETAINING WALL (Up to 2 metres)
(Footing in front of Retained Fill)
1:20



RET WALL & CRASH BARRIER DETAIL
1:20

REV	DESCRIPTION	DATE	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	29/04/26	VERMA	DETAILS PLAN 2	NE	NE	-	29/04/26
			ADDRESS:	PROJECT NAME:	SCALE: 1:20		SIZE:	A3
			79 O'CONNOR DRIVE KINGSTON	UNIT DEVELOPMENT	S&E REF:		DRAWING:	REVISION:
				BUILDING APPROVAL	24344		C113	0

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