

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-290
Proposal: Dwelling, outbuildings x4 (3 retrospective), driveway upgrade and associated works
Subject Site: 14 Batchelors Road, Sandfly
Responsible Planning Officer: Vinodha Manimaran

Advertised Documents:

- Application Plans
- Natural Values Report
- Bushfire Hazard Assessment
- Arborist Report
- Landslide Risk Assessment
- Onsite Wastewater Report

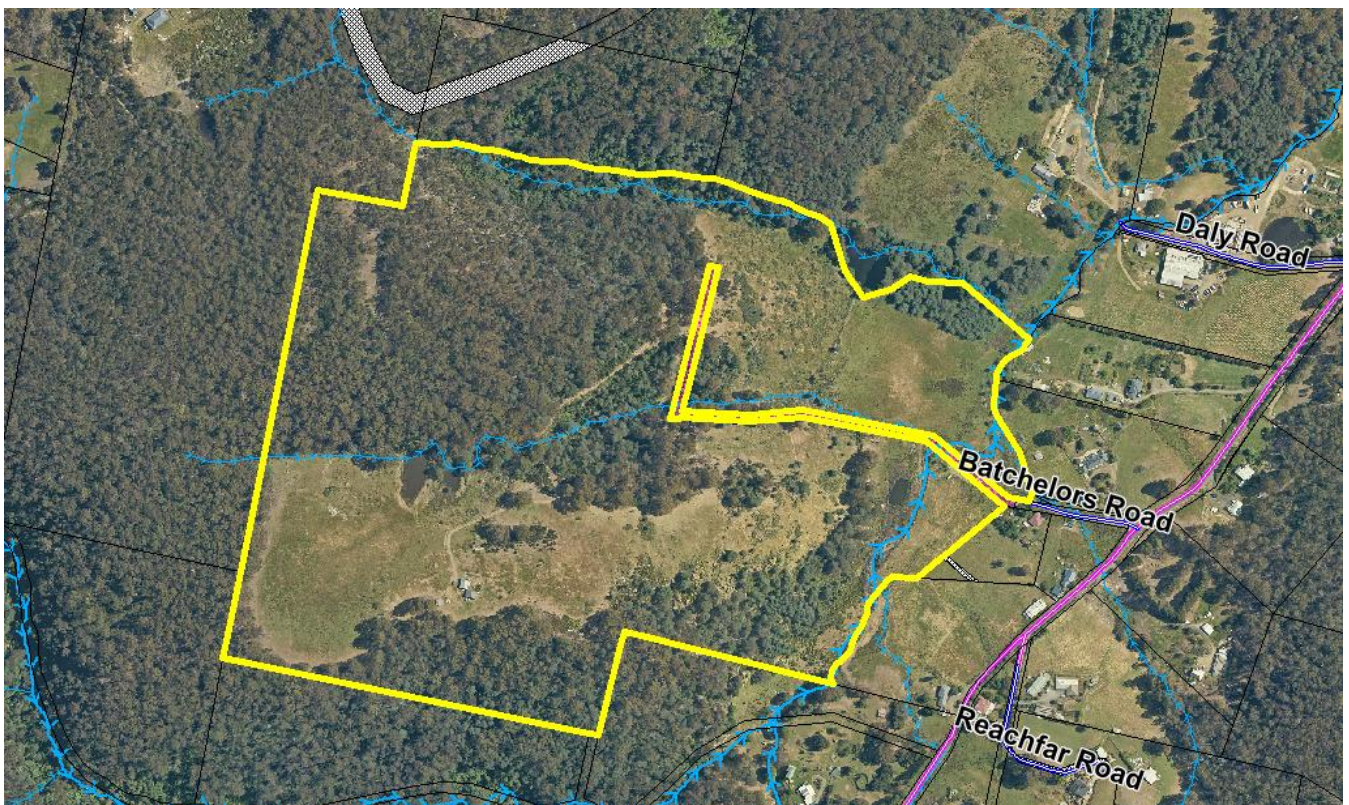
Available upon request:

- 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:

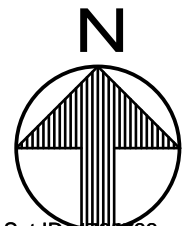
Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on ; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



Lot 1 on Plan 134464
approx. 371,003 m2

LOCATION PLAN

Kingborough Council
 Development Application: DA-2024-290
 Plan Reference No: P4
 Date Received: 5/6/2026
 Date placed on Public Exhibition: 10/6/2026



REV	BY	DATE	DESCRIPTION	CKD	APP
F	GRR	05/06/2026	ISSUED FOR DEVELOPMENT APPROVAL		
E	GRR	19/05/2026	ISSUED FOR DEVELOPMENT APPROVAL		
D	GRR	31/03/2026	ISSUED FOR DEVELOPMENT APPROVAL		
C	GRR	23/02/2026	ISSUED FOR CLIENT APPROVAL		
B	GRR	17/02/2026	ISSUED FOR DISCUSSION		
A	GRR	1/12/2025	ISSUED FOR DISCUSSION		

Vanishing Point Design

GILLIAN RICHARDS
 PO Box 183, Dover 7117

Ph: 0488 775 992
 Email: vanishpointdesign@gmail.com
 Acc. No. CC6421

L WILLIAMS & L JOYCE
 14 Batchelors Road
 Sandfly TAS
 DA APPROVAL

SCALE	CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT DIMENSIONS OVERRULE SCALE
NTS	
DRAWING No	REV
A-01	REV F

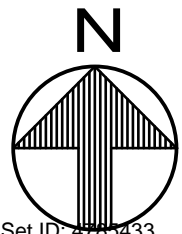
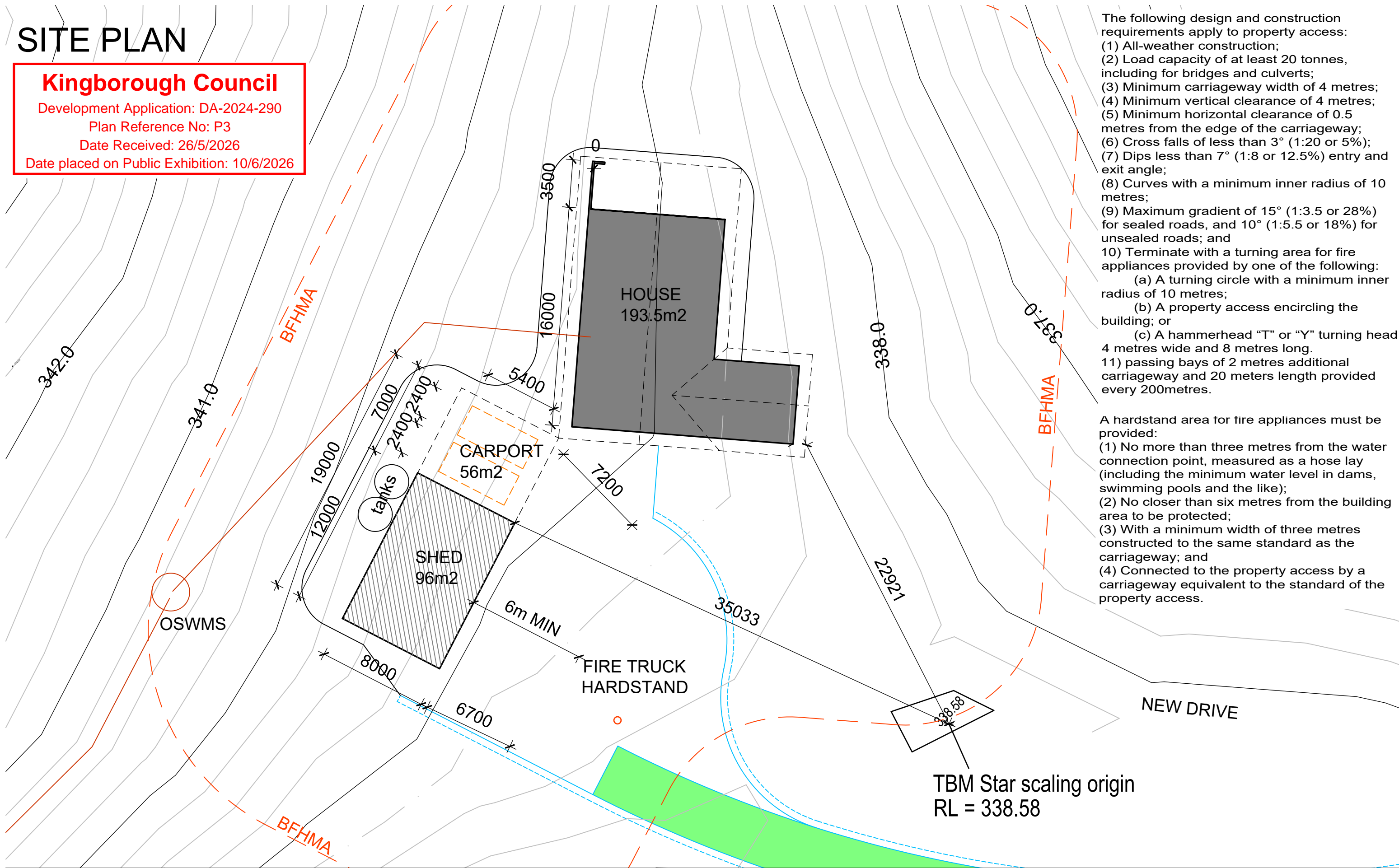
SITE PLAN

Kingborough Council

Development Application: DA-2024-290
 Plan Reference No: P3
 Date Received: 26/5/2026
 Date placed on Public Exhibition: 10/6/2026

- The following design and construction requirements apply to property access:
- (1) All-weather construction;
 - (2) Load capacity of at least 20 tonnes, including for bridges and culverts;
 - (3) Minimum carriageway width of 4 metres;
 - (4) Minimum vertical clearance of 4 metres;
 - (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
 - (6) Cross falls of less than 3° (1:20 or 5%);
 - (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
 - (8) Curves with a minimum inner radius of 10 metres;
 - (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
 - (10) Terminate with a turning area for fire appliances provided by one of the following:
 - (a) A turning circle with a minimum inner radius of 10 metres;
 - (b) A property access encircling the building; or
 - (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
 - (11) passing bays of 2 metres additional carriageway and 20 meters length provided every 200metres.

- A hardstand area for fire appliances must be provided:
- (1) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
 - (2) No closer than six metres from the building area to be protected;
 - (3) With a minimum width of three metres constructed to the same standard as the carriageway; and
 - (4) Connected to the property access by a carriageway equivalent to the standard of the property access.



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-	-	-	-	-	-
E	GRR	19/05/2026	ISSUED FOR DEVELOPMENT APPROVAL		
D	GRR	31/03/2026	ISSUED FOR DEVELOPMENT APPROVAL		
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B	GRR	17/02/2026	ISSUED FOR DISCUSSION		
A	GRR	1/12/2025	ISSUED FOR DISCUSSION		

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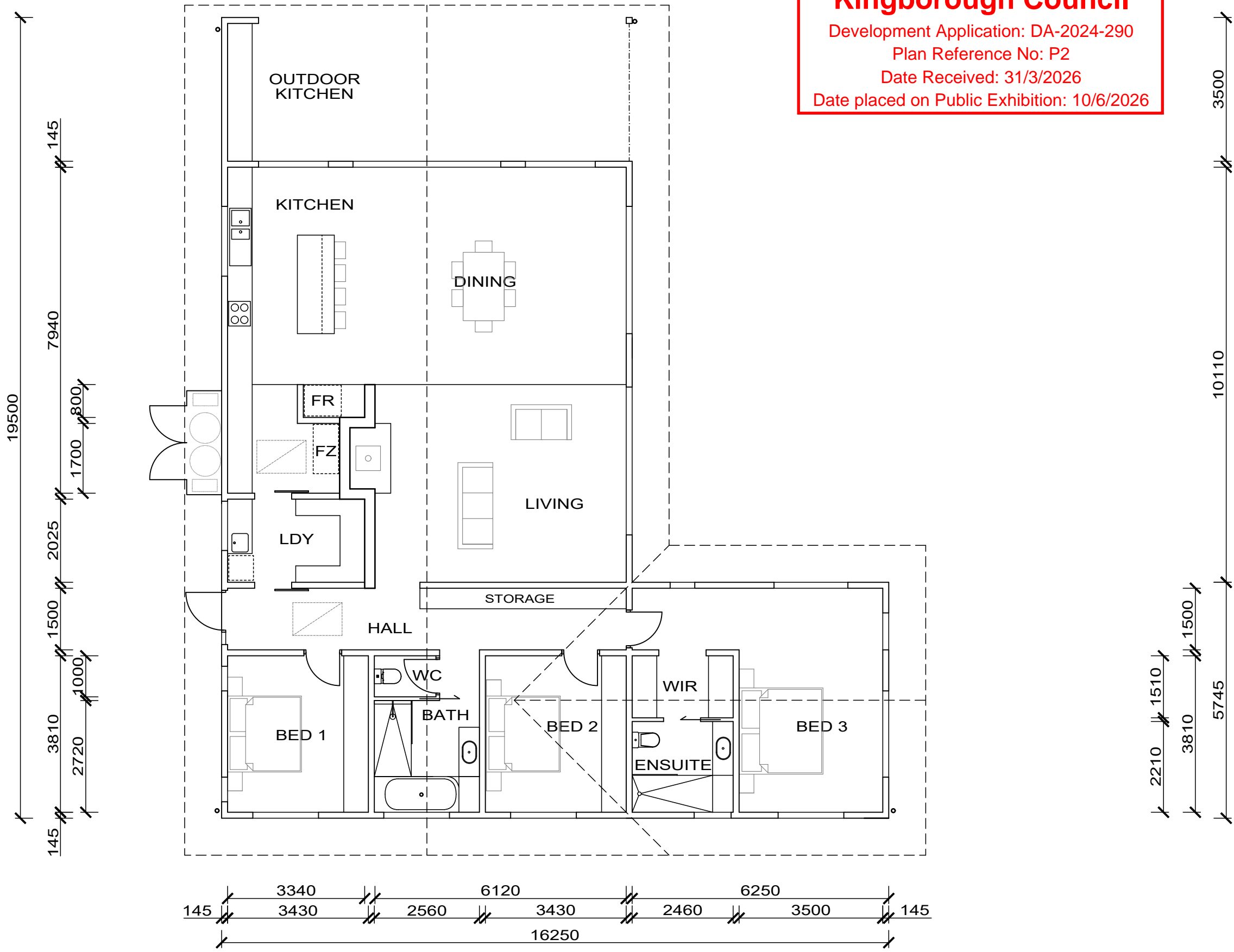
GILLIAN RICHARDS
 PO Box 183, Dover 7117

Ph: 0488 775 992
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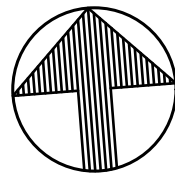
L WILLIAMS & L JOYCE
 14 Batchelos Road
 Sandfly TAS
 DA APPROVAL

SCALE	CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT DIMENSIONS OVERRULE SCALE
1:250	
DRAWING No	REV
A-02	REV E

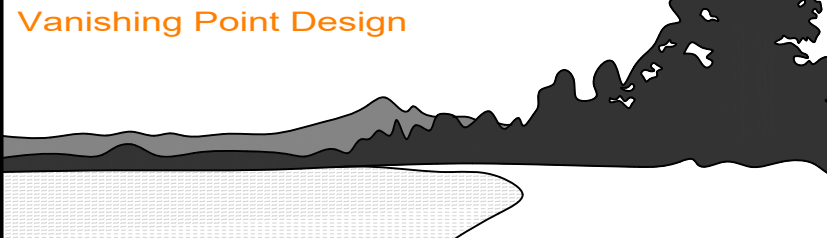
Kingborough Council
 Development Application: DA-2024-290
 Plan Reference No: P2
 Date Received: 31/3/2026
 Date placed on Public Exhibition: 10/6/2026



FLOOR PLAN



REV	BY	DATE	DESCRIPTION
D	GRR	31/03/2026	ISSUED FOR DEVELOPMENT APPROVAL
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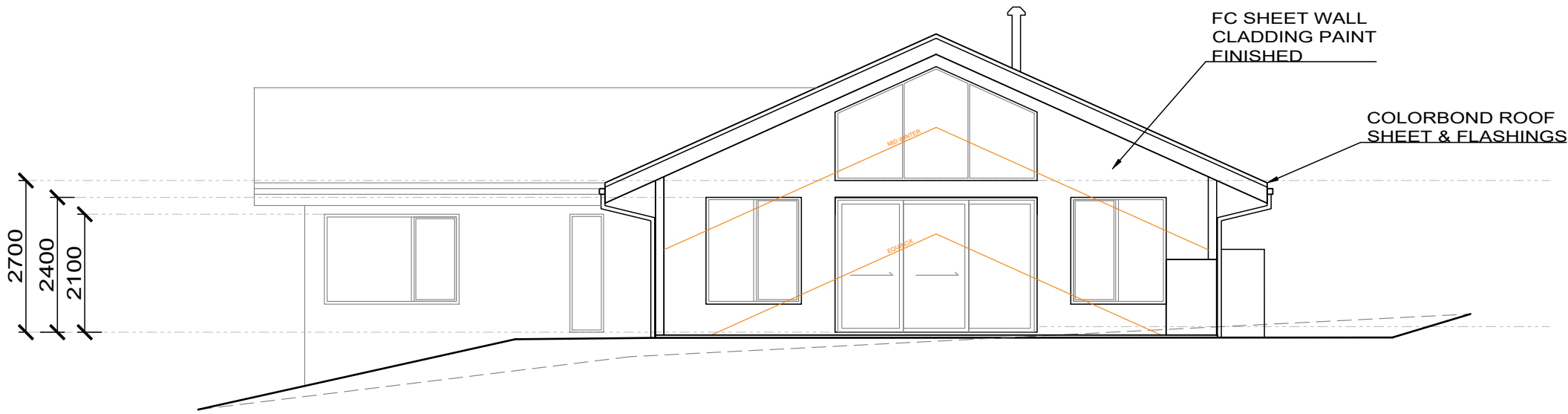
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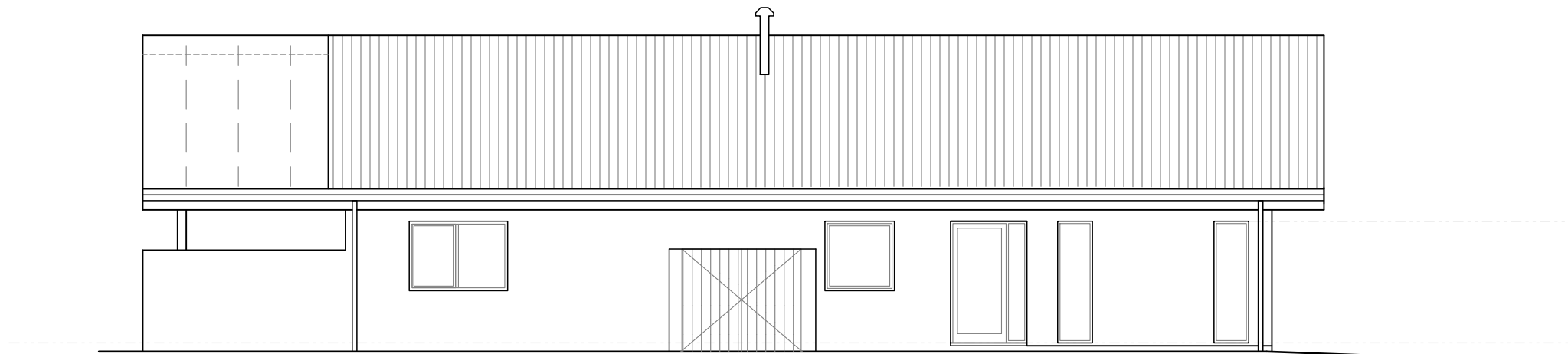
CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT DIMENSIONS OVERRULE SCALE

REV: REV D

* ALL EXTERNAL CLADDING TO BE LESS THAN 40% REFLECTIVITY



NORTHERN ELEVATION

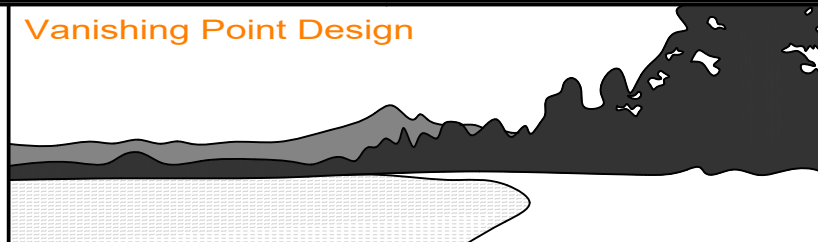


WESTERN ELEVATION

Kingborough Council
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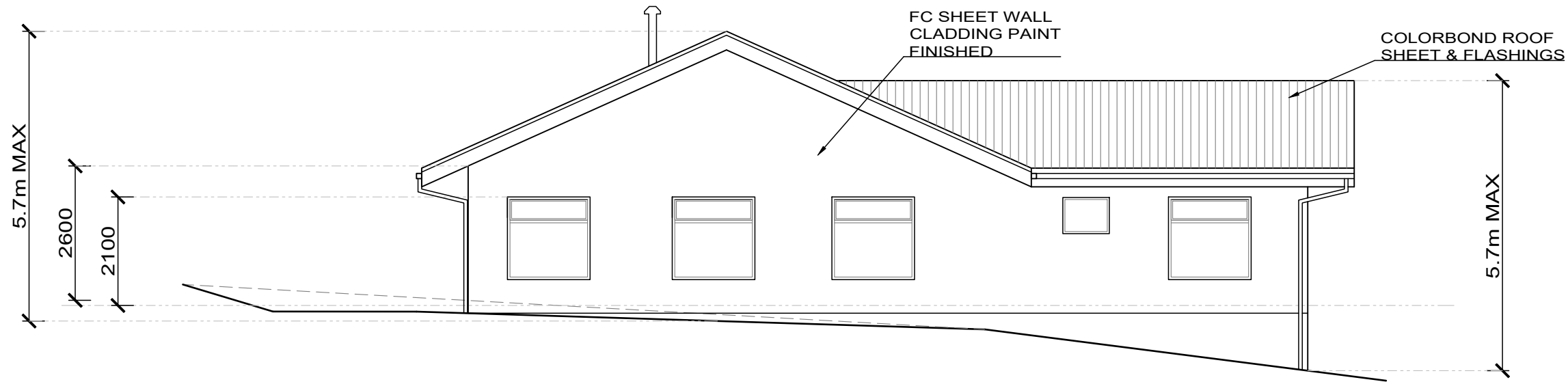
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CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT DIMENSIONS OVERRULE SCALE

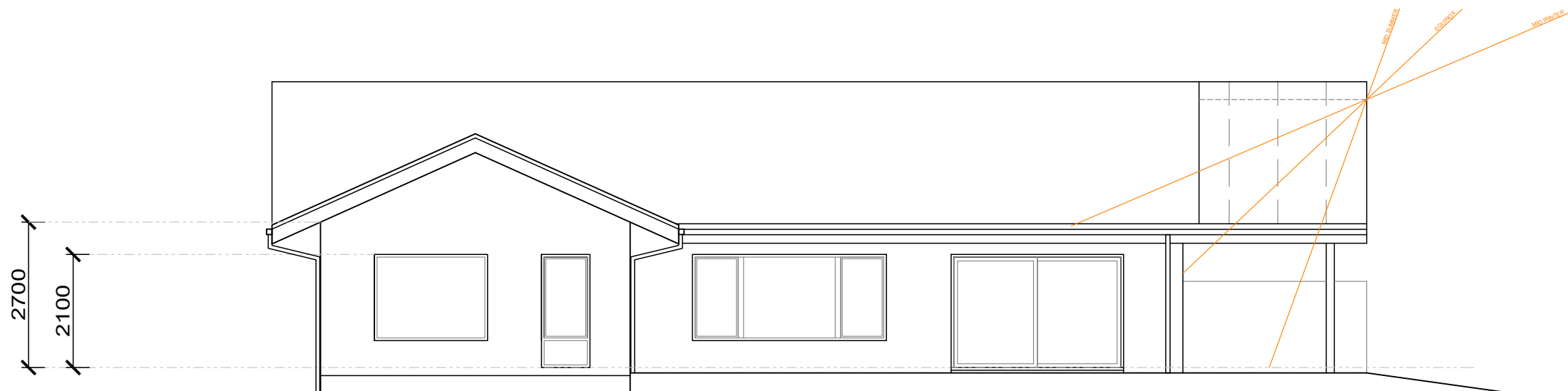
DRAWING No
 A-04

REV
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* ALL EXTERNAL CLADDING TO BE LESS THAN 40% REFLECTIVITY



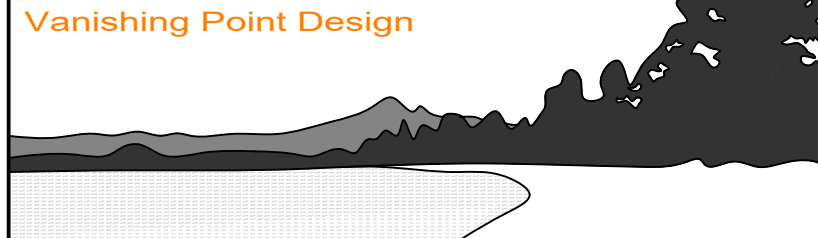
SOUTHERN ELEVATION



EASTERN ELEVATION

Kingborough Council
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 Date Received: 31/3/2026
 Date placed on Public Exhibition: 10/6/2026

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SCALE
1:100

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DRAWING No
A-05

REV
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SHED FLOOR PLAN

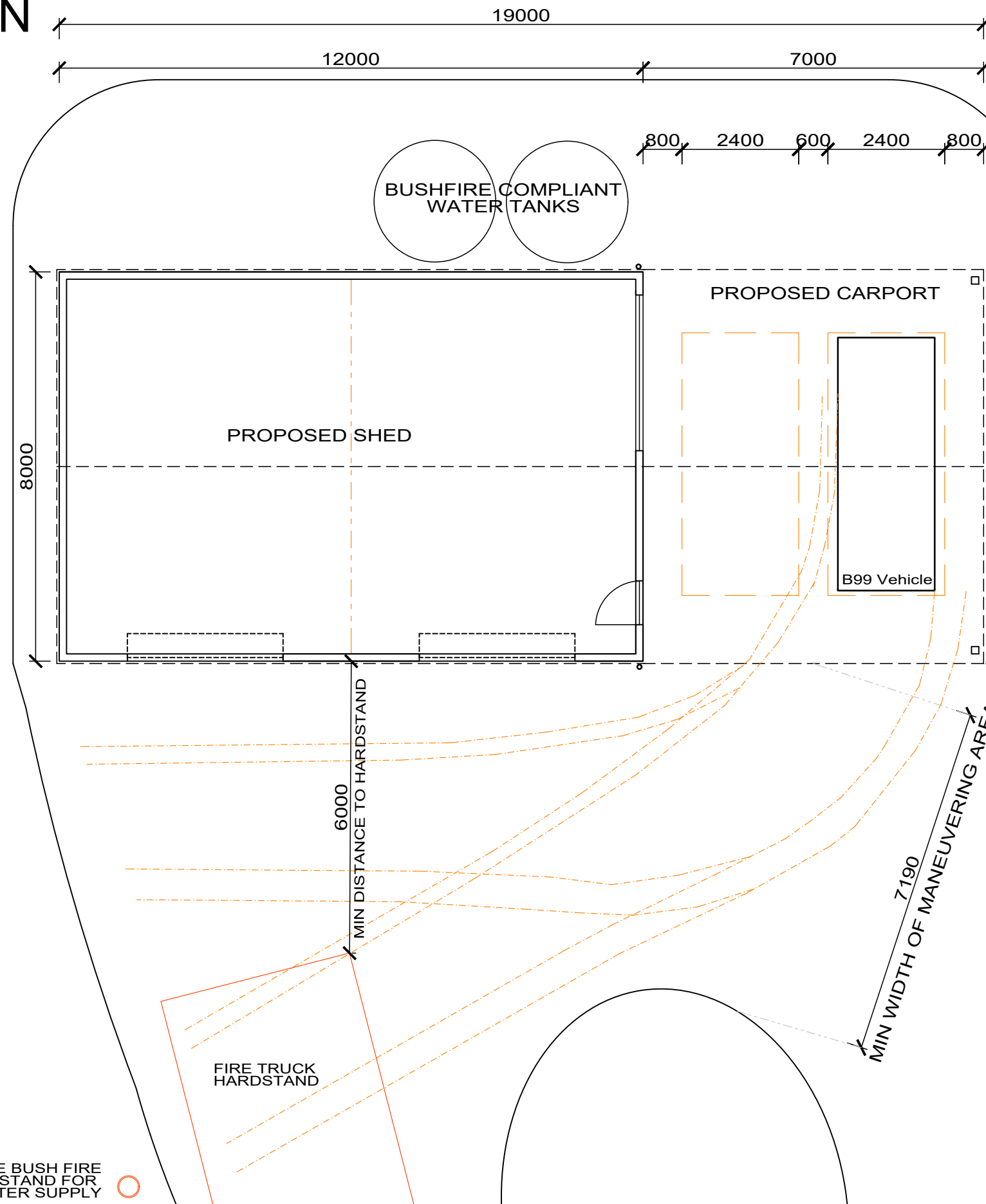
Kingborough Council

Development Application: DA-2024-290

Plan Reference No: P2

Date Received: 31/3/2026

Date placed on Public Exhibition: 10/6/2026



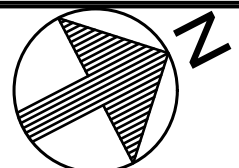
A static water supply:
 (1) May have a remotely located offtake connected to the static water supply;
 (2) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
 (3) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
 (4) Must be metal, concrete or lagged by non-combustible materials if above ground; and
 (5) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 (a) metal;
 (b) non-combustible material; or
 (c) fibre-cement a minimum of 6 mm thickness.

Fittings and pipework associated with a water connection point for a static water supply must:
 (1) Have a minimum nominal internal diameter of 50mm;
 (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
 (3) Be metal or lagged by non-combustible materials if above ground;
 (4) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
 (5) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
 (6) Ensure the coupling is accessible and available for connection at all times;
 (7) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
 (8) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
 (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
 (i) Visible;
 (ii) Accessible to allow connection by firefighting equipment;
 (iii) At a working height of 450 – 600mm above ground level; and
 (iv) Protected from possible damage, including damage by vehicles.

The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or
 (2) The following requirements:
 (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height;
 (b) Be in fade-resistant material with white reflective lettering and circle on a red background;
 (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and
 (d) Be no less than 400 mm above the ground.

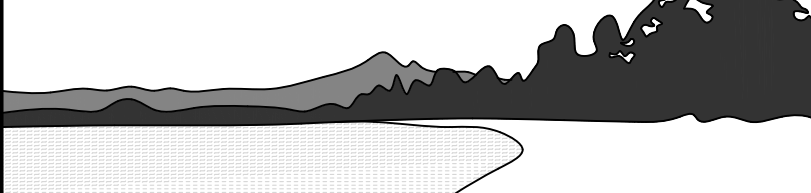
A hardstand area for fire appliances must be provided:
 (1) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
 (2) No closer than six metres from the building area to be protected;
 (3) With a minimum width of three metres constructed to the same standard as the carriageway; and
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REMOTE BUSH FIRE COMPLIANT UP-STAND FOR STATIC WATER SUPPLY



REVISIONS	REV	BY	DATE	DESCRIPTION	CKD	APP
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-	-	-	-	-	-	-
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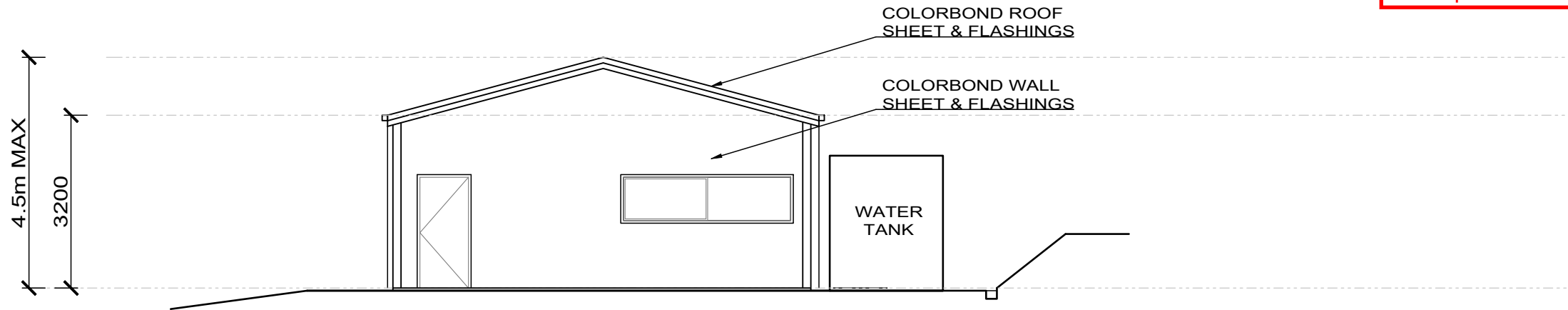


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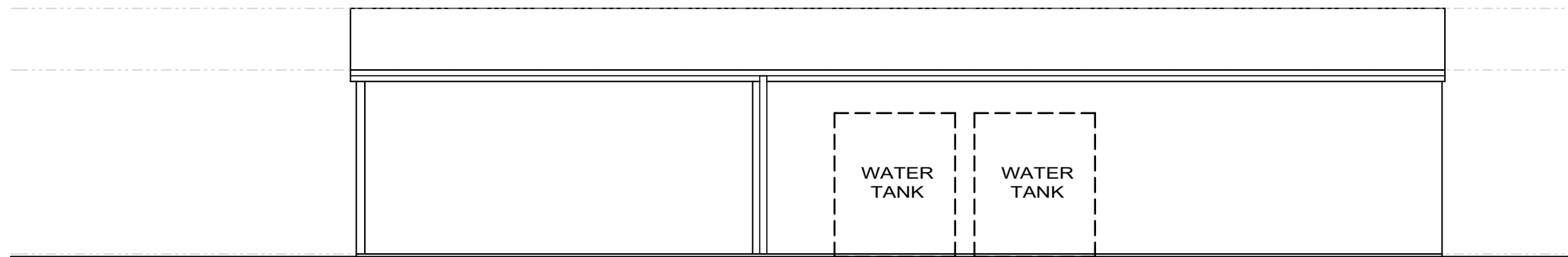
Ph: 0488 775 992
 Email: vanishpointdesign@gmail.com
 Acc. No. CC6421

L WILLIAMS & L JOYCE
 14 Batchelos Road
 Sandfly TAS
 DA APPROVAL

SCALE	1:100	CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT DIMENSIONS OVERRULE SCALE
DRAWING No	SH-01	REV
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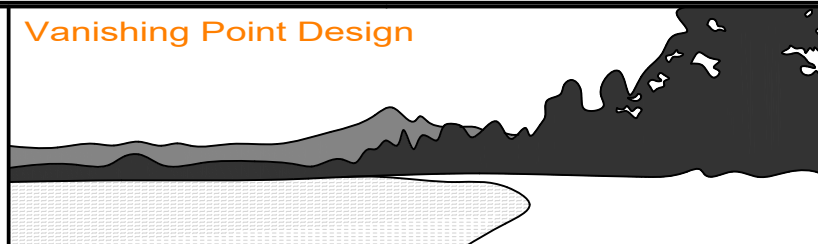
SHED NORTHERN ELEVATION



SHED WESTERN ELEVATION

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-	-	-	-	-	-
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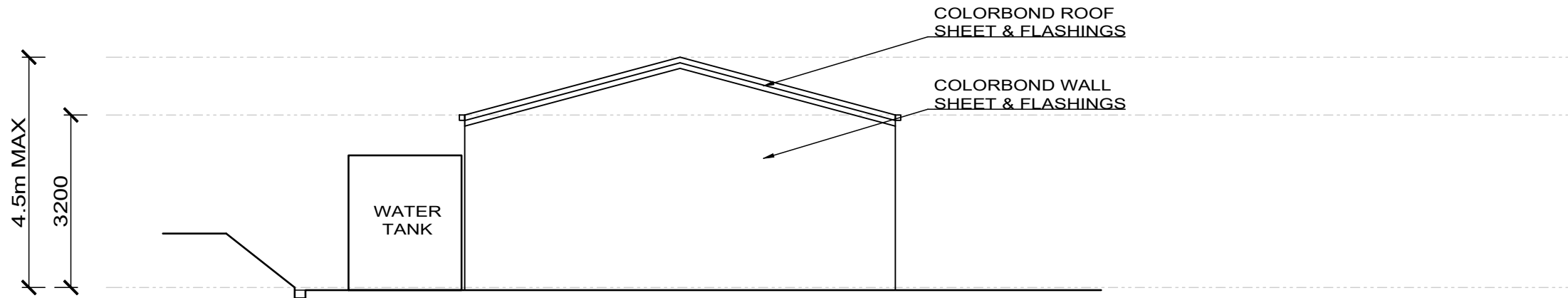
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CONTRACTOR TO CHECK ALL
DIMENSIONS PRIOR TO COMMENCEMENT
DIMENSIONS OVERRULE SCALE

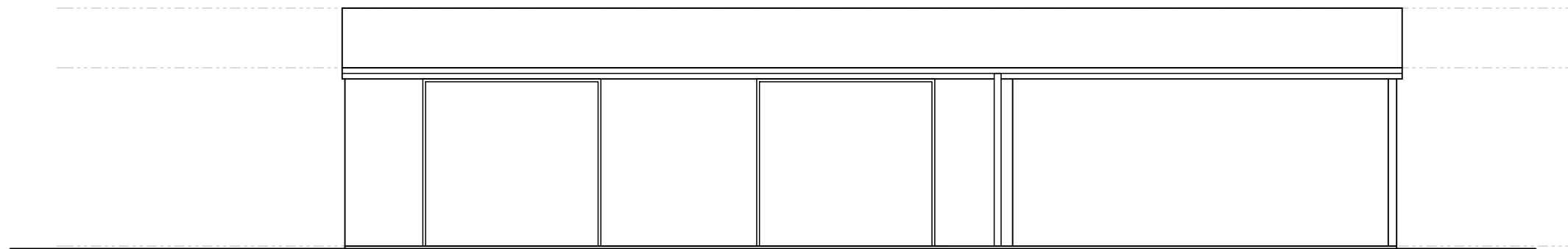
DRAWING No
SH-02

REV
REV D

* ALL EXTERNAL CLADDING TO BE LESS THAN 40% REFLECTIVITY



SHED SOUTHERN ELEVATION

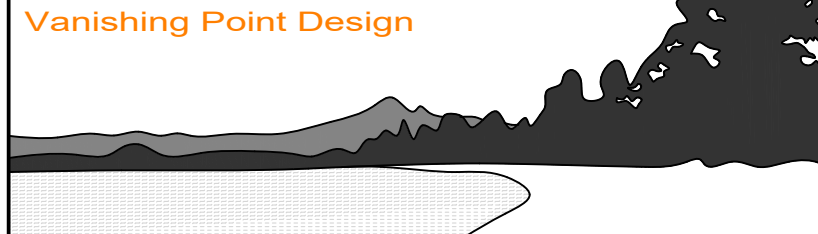


SHED EASTERN ELEVATION

Kingborough Council
 Development Application: DA-2024-290
 Plan Reference No: P2
 Date Received: 31/3/2026
 Date placed on Public Exhibition: 10/6/2026

REV	BY	DATE	DESCRIPTION	CKD	APP
D	GRR	31/03/2026	ISSUED FOR DEVELOPMENT APPROVAL		
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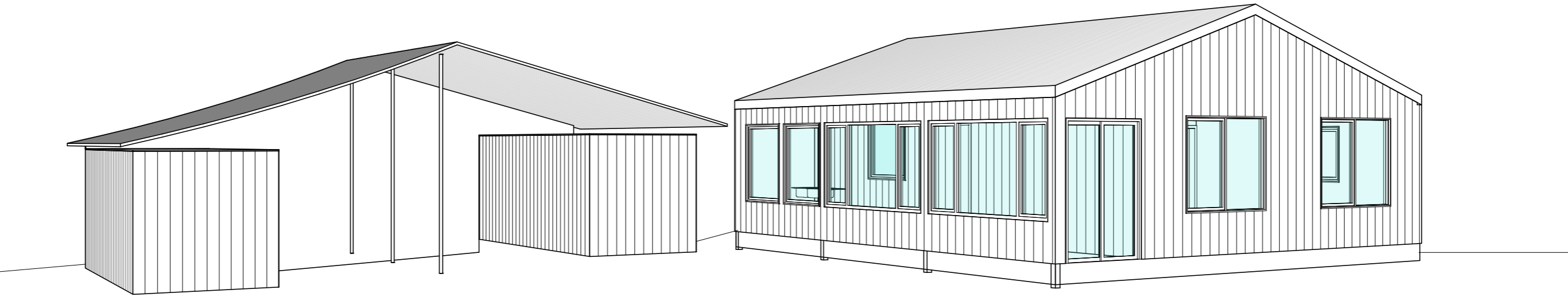
L WILLIAMS & L JOYCE
 14 Batchelors Road
 Sandfly TAS
 DA APPROVAL

SCALE	1:100	CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT DIMENSIONS OVERRULE SCALE
DRAWING No	SH-03	REV
		REV D

Kingborough Council
 Development Application: DA-2024-290
 Plan Reference No: P3
 Date Received: 26/5/2026
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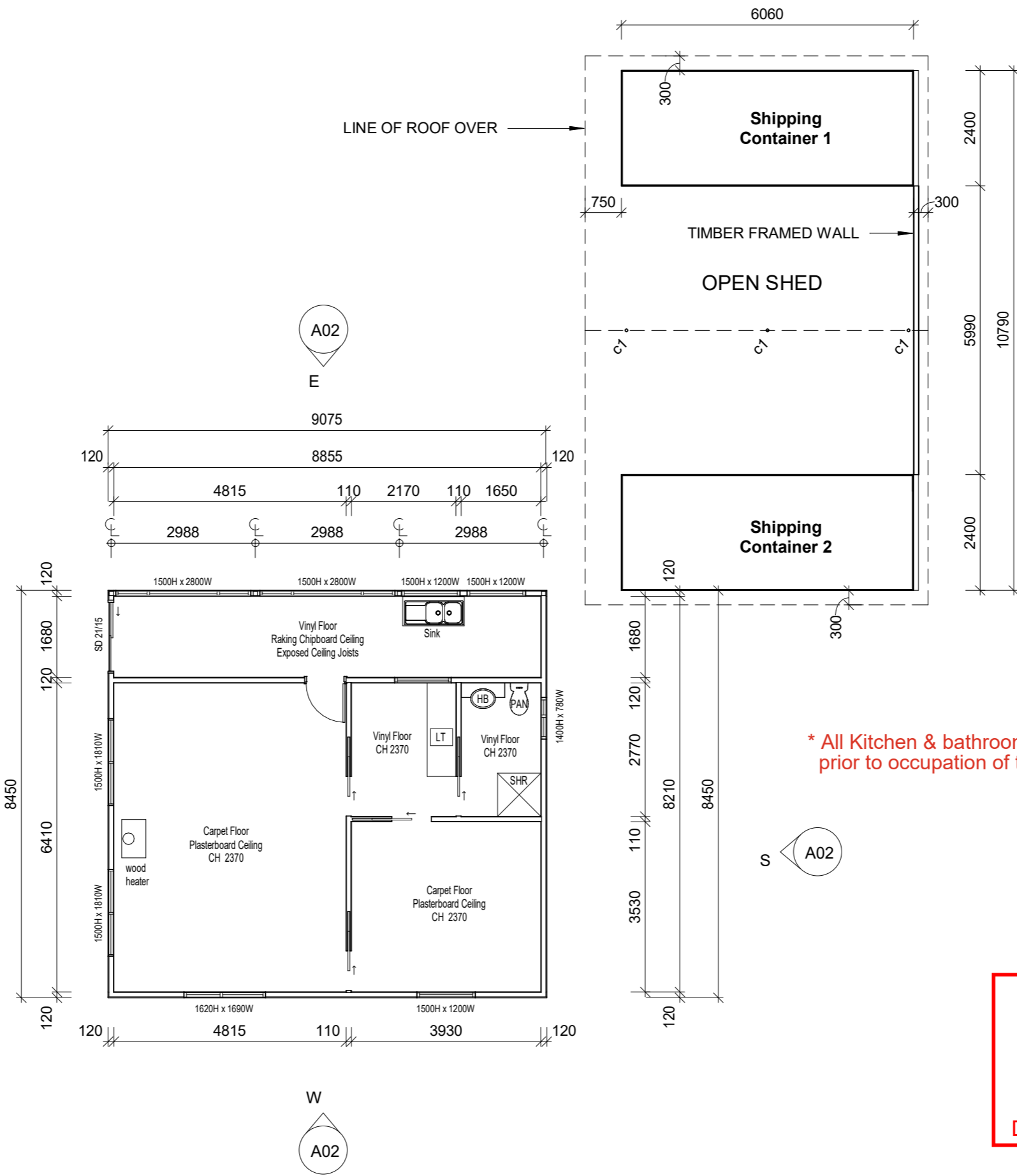
EXISTING CONDITIONS

14 BATCHELORS ROAD, SANDFLY



EXISTING CONDITIONS

			DESIGNER: GILLIAN RICHARDS PO Box 183, Dover 7117 Ph: 0488 775 992 Acc. No. CC6421 Email: vanishpointdesign@gmail.com		Client: L. WILLIAMS Project: EXISTING CONDITIONS Address: 14 BATCHELORS ROAD, SANDFLY	Title: COVER SHEET			
B	CJS	23/02/2026	ROOM NAMES REMOVED			Scale	When printed on A3 sheet	Drawing No.	Rev.
A	CJS	24/11/2025	EXISTING CONDITIONS			Date: 23/02/2026		A00	B
REV	BY	DATE	AMENDMENT						



EXISTING FLOOR PLAN
SCALE 1 : 100

Kingborough Council
Development Application: DA-2024-290
Plan Reference No: P3
Date Received: 26/5/2026
Date placed on Public Exhibition: 10/6/2026

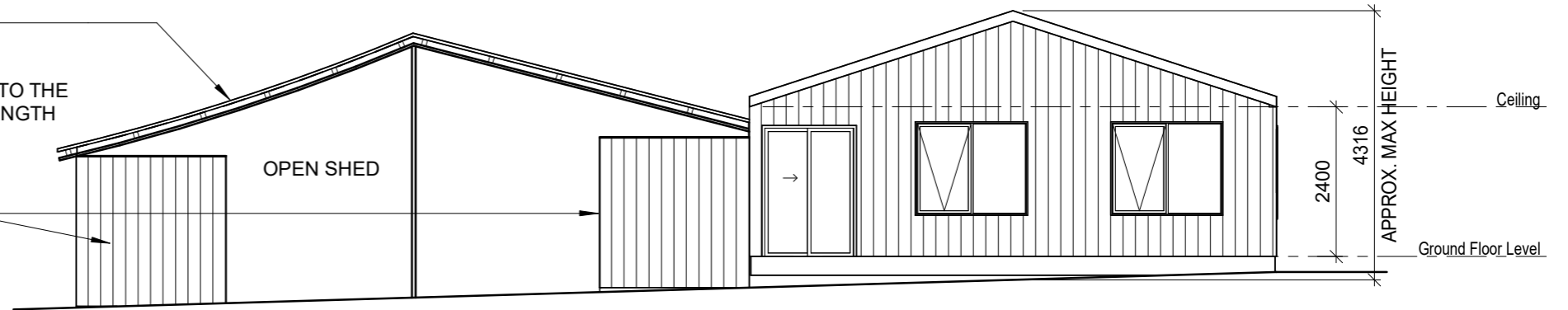
EXISTING CONDITIONS

				DESIGNER: GILLIAN RICHARDS PO Box 183, Dover 7117 Ph: 0488 775 992 Acc. No. CC6421 Email: vanishpointdesign@gmail.com		Client: L. WILLIAMS Project: EXISTING CONDITIONS Address: 14 BATCHELORS ROAD, SANDFLY	Title: EXISTING FLOOR PLAN
B CJS 23/02/2026 ROOM NAMES REMOVED	A CJS 24/11/2025 EXISTING CONDITIONS	REV BY DATE AMENDMENT	DESIGNER: GILLIAN RICHARDS PO Box 183, Dover 7117 Ph: 0488 775 992 Acc. No. CC6421 Email: vanishpointdesign@gmail.com	Scale 1 : 100 Date: 23/02/2026		When printed on A3 sheet	Drawing No. A01

SHED ROOF:
CUSTOM ORB ZINCALUME

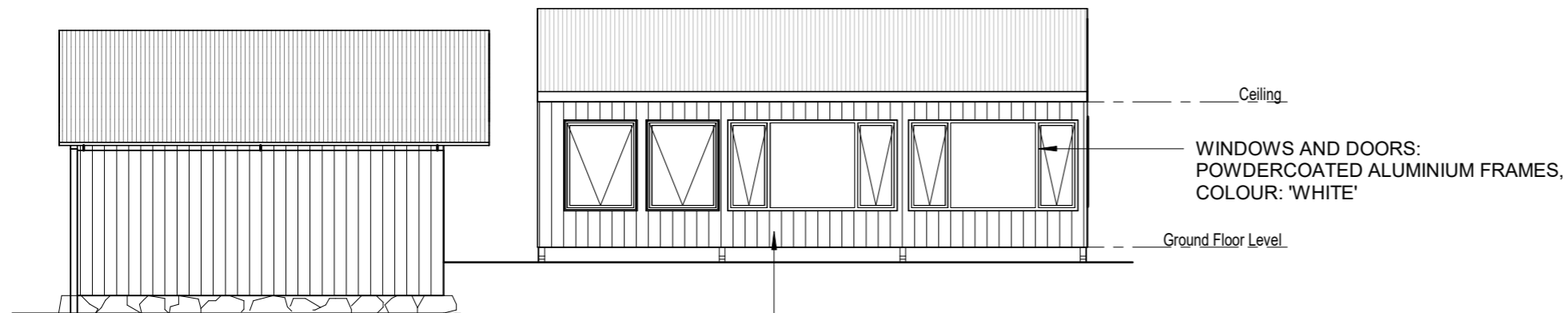
NOTE: THIS ROOF IS CURVED DUE TO THE FRAMING LACKING ADQUATE STRENGTH

SHIPPING CONTAINERS:
PAINTED BLUE
FOUNDED ON STACKED
ROCKS



EX. NORTH ELEVATION

SCALE 1 : 100

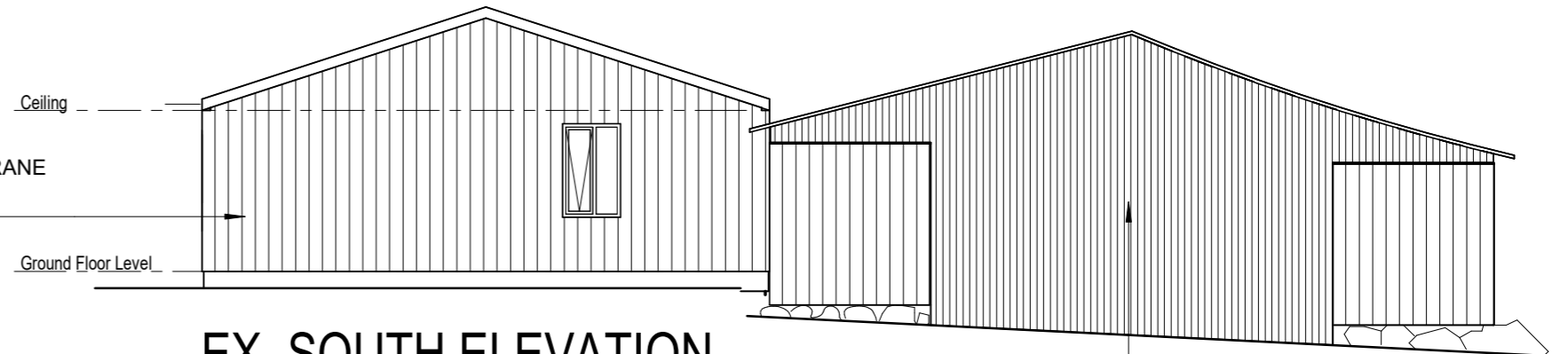


* All surfaces to be painted "Woodland grey" to comply with a reflectivity of less than 40%

EX. EAST ELEVATION

SCALE 1 : 100

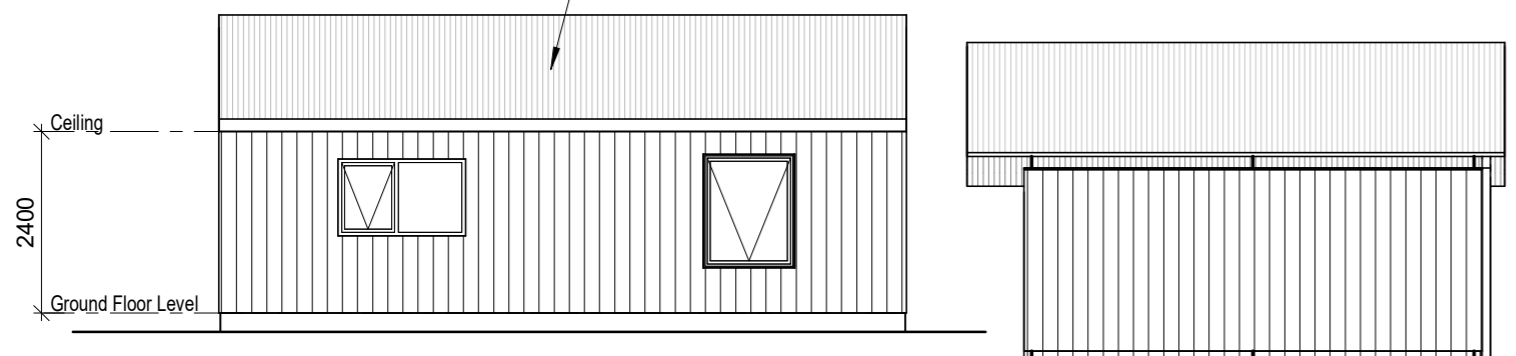
WALL CLADDING:
TRIMDECK OVER AMETALIN BUILDING MEMBRANE
FIXED TO TIMBER WALL FRAME
COLOUR: COLORBOND 'PALE EUCALYPT'



EX. SOUTH ELEVATION

SCALE 1 : 100

TRIMDECK ROOFING, OVER R1.3 ROOFING
BLANKET, OVER TIMBER BATTENS.
COLOUR: ZINCALUME



EX. WEST ELEVATION

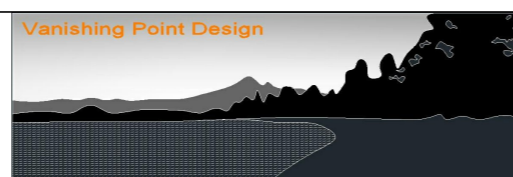
SCALE 1 : 100

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EXISTING CONDITIONS

REV	BY	DATE	AMENDMENT
B	CJS	23/02/2026	ROOM NAMES REMOVED
A	CJS	24/11/2025	EXISTING CONDITIONS

DESIGNER:
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 Ph: 0488 775 992
 Acc. No. CC6421
 Email: vanishpointdesign@gmail.com



Client: L. WILLIAMS
 Project: EXISTING CONDITIONS
 Address: 14 BATCHELORS ROAD,
 SANDFLY

Title: EXISTING ELEVATIONS

Scale 1 : 100

When printed on A3 sheet

Date: 23/02/2026

Drawing No. Rev.

A02 B

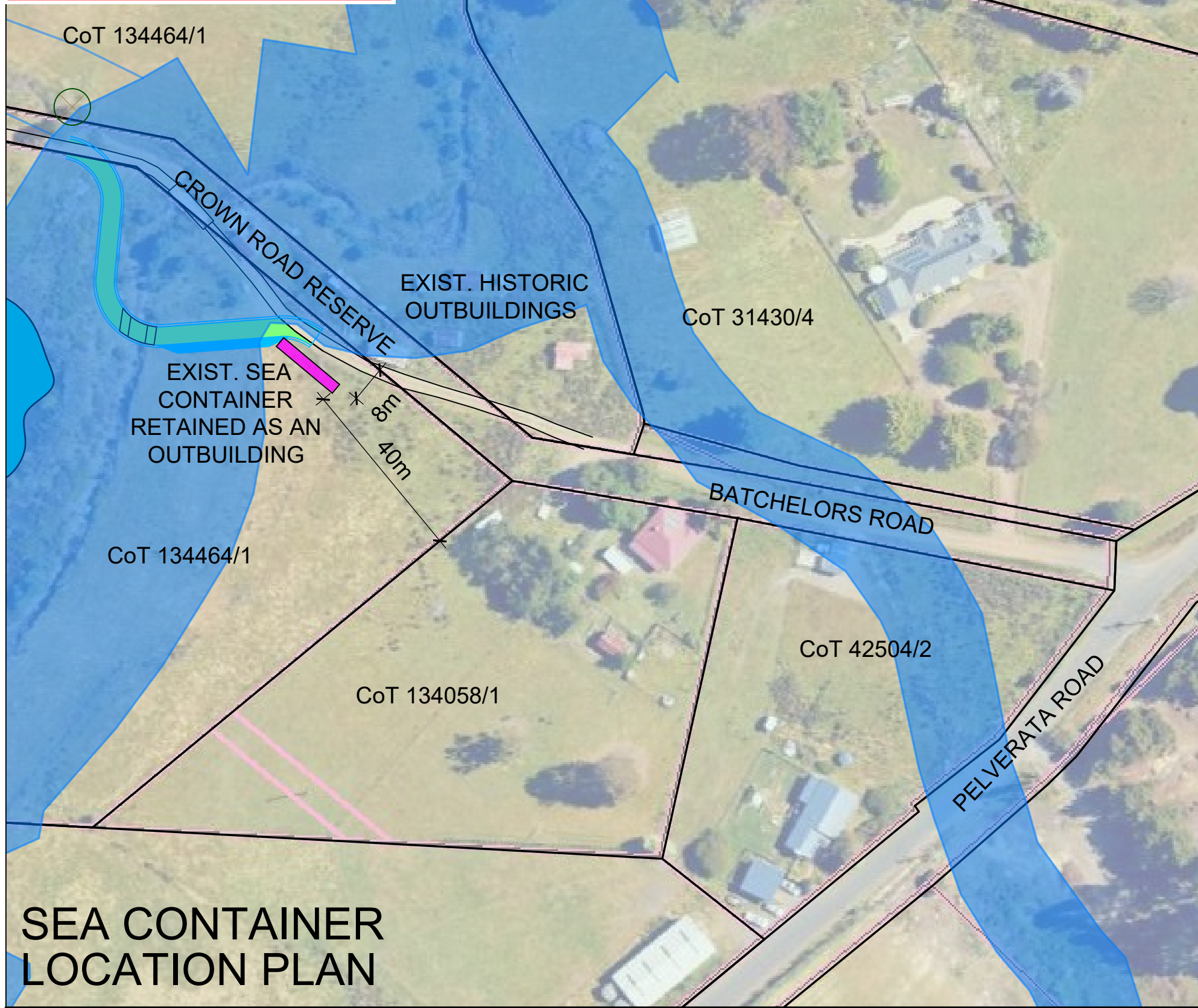
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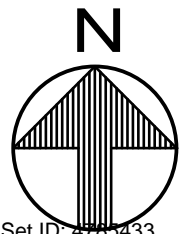
VIEW OF SEA CONTAINER FROM NE

* Exterior surface painted a colour of reflectivity of less than 40%



VIEW OF SEA CONTAINER FROM ROAD RESERVE

* Exterior surface painted a colour of reflectivity of less than 40%



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E	GRR	19/05/2026	ISSUED FOR DEVELOPMENT APPROVAL		
D	GRR	31/03/2026	ISSUED FOR DEVELOPMENT APPROVAL		
C	GRR	23/02/2026	ISSUED FOR CLIENT APPROVAL		
B	GRR	17/02/2026	ISSUED FOR DISCUSSION		
A	GRR	1/12/2025	ISSUED FOR DISCUSSION		

Vanishing Point Design

GILLIAN RICHARDS
PO Box 183, Dover 7117

Ph: 0488 775 992
Email: vanishpointdesign@gmail.com
Acc. No. CC6421

L WILLIAMS & L JOYCE
14 Batchelors Road
Sandfly TAS
DA APPROVAL

SCALE	CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT DIMENSIONS OVERRULE SCALE
NTS	
DRAWING No	REV
SC-01	REV E

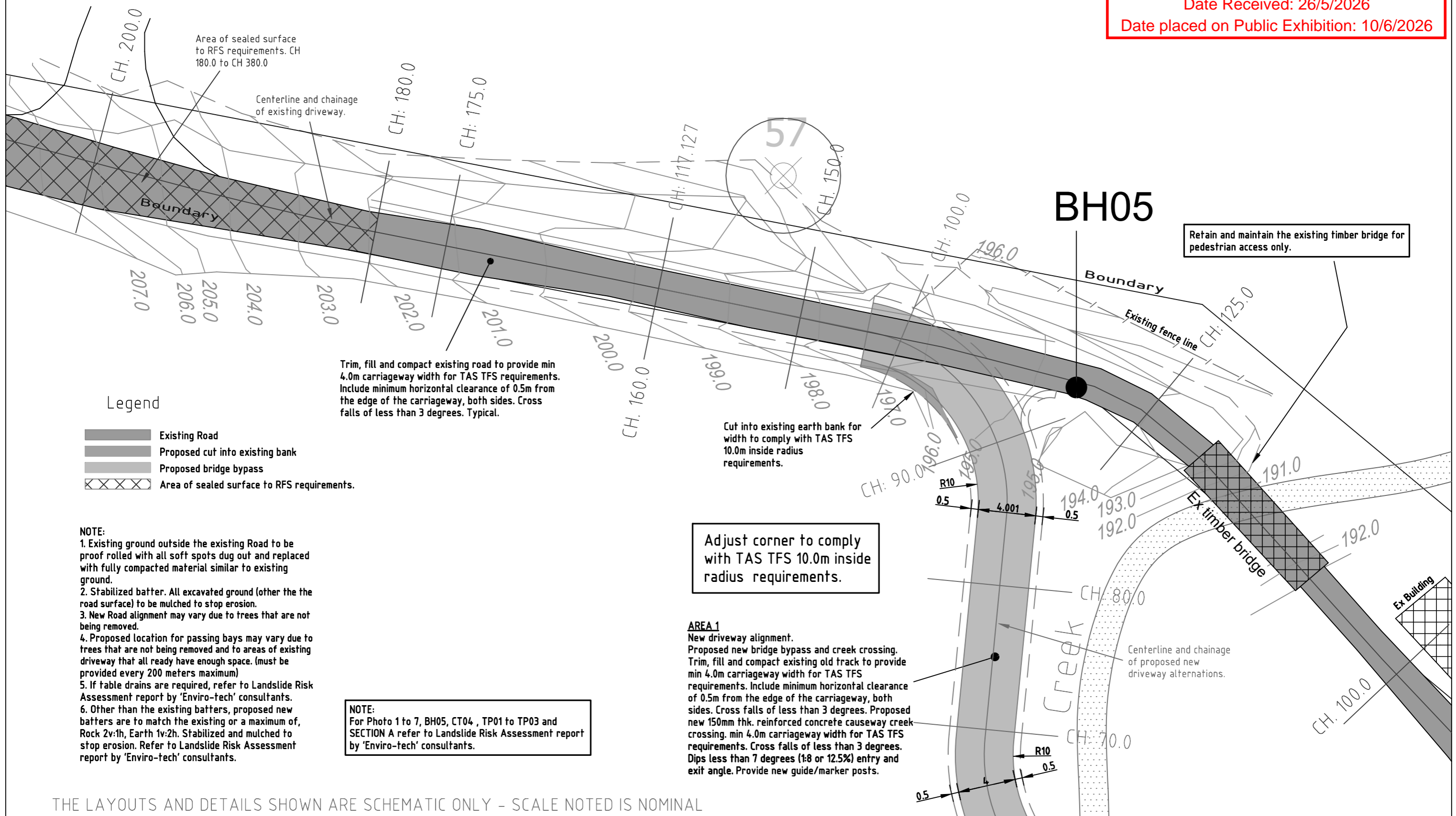
Kingborough Council

Development Application: DA-2024-290

Plan Reference No: P3

Date Received: 26/5/2026

Date placed on Public Exhibition: 10/6/2026



BH05

Retain and maintain the existing timber bridge for pedestrian access only.

Trim, fill and compact existing road to provide min 4.0m carriageway width for TAS TFS requirements. Include minimum horizontal clearance of 0.5m from the edge of the carriageway, both sides. Cross falls of less than 3 degrees. Typical.

Cut into existing earth bank for width to comply with TAS TFS 10.0m inside radius requirements.

Adjust corner to comply with TAS TFS 10.0m inside radius requirements.

AREA 1
New driveway alignment. Proposed new bridge bypass and creek crossing. Trim, fill and compact existing old track to provide min 4.0m carriageway width for TAS TFS requirements. Include minimum horizontal clearance of 0.5m from the edge of the carriageway, both sides. Cross falls of less than 3 degrees. Proposed new 150mm thk. reinforced concrete causeway creek crossing. min 4.0m carriageway width for TAS TFS requirements. Cross falls of less than 3 degrees. Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle. Provide new guide/marker posts.

Legend

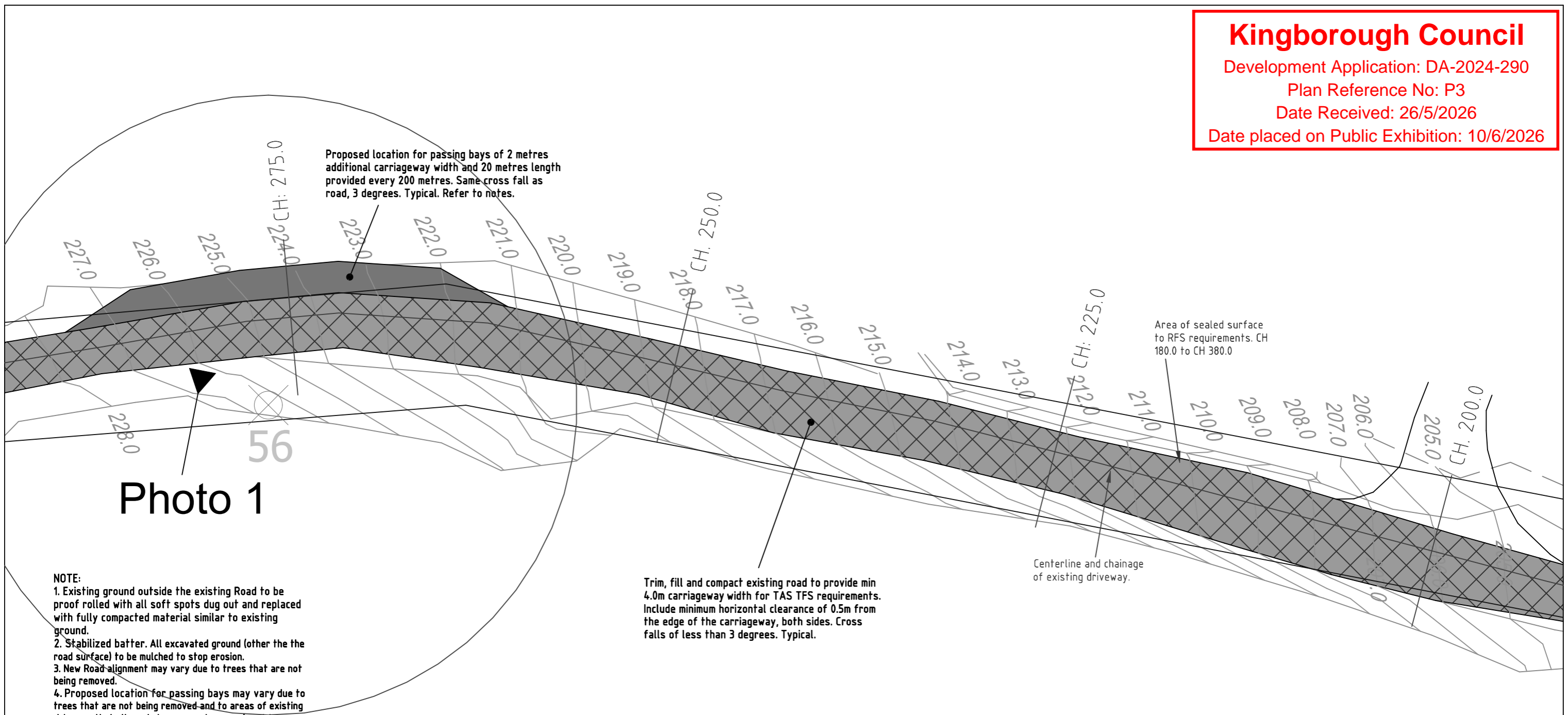
- Existing Road
- Proposed cut into existing bank
- Proposed bridge bypass
- Area of sealed surface to RFS requirements.

- NOTE:**
- Existing ground outside the existing Road to be proof rolled with all soft spots dug out and replaced with fully compacted material similar to existing ground.
 - Stabilized batter. All excavated ground (other the the road surface) to be mulched to stop erosion.
 - New Road alignment may vary due to trees that are not being removed.
 - Proposed location for passing bays may vary due to trees that are not being removed and to areas of existing driveway that all ready have enough space. (must be provided every 200 meters maximum)
 - If table drains are required, refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.
 - Other than the existing batters, proposed new batters are to match the existing or a maximum of, Rock 2v:1h, Earth 1v:2h. Stabilized and mulched to stop erosion. Refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

NOTE:
For Photo 1 to 7, BH05, CT04, TP01 to TP03 and SECTION A refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

THE LAYOUTS AND DETAILS SHOWN ARE SCHEMATIC ONLY - SCALE NOTED IS NOMINAL

		Note: Refer to Drawing No. 2025/220/1 for general and other notes.		<p>This drawing shall be read in conjunction with any Architectural Drawings and Specifications and any other relevant documents. Any discrepancy shall be referred to the Engineer for written confirmation of any variation prior to construction of that particular element. NOTE :- The long term satisfactory performance of the works as designed depends on full adherence to these engineering details and notes.</p>		Details: Part Enlarged Road Plan Part 3 of 13		Proposed Access Over No. 14 Batchelors Road, SANDFLY, TAS		DESIGN BY R.D.W.	DETAILS BY Franz	ISSUE A
		The Contractor to verify all dimensions on site before commencing work. All figured dimensions given are to be taken in preference to scaling.				THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER. DATE				CHECKED		DRAWING No. 2025/220/4-3
		AMENDMENTS		USE OF THESE DRAWINGS :- The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written permission of WILLIAMS CONSULTING ENGINEERS AUSTRALIA P/L. with whom copyright resides.		DESIGN INFORMATION		SCALES 1:100		DATE August 2025		
A 21/11/2025 Area of sealed surface to RFS requirements added		Checked		Copyright ©				WILLIAMS CONSULTING ENGINEERS AUSTRALIA P/L. CONSULTING, CIVIL AND STRUCTURAL ENGINEERS. Unit 5/16 Layton Avenue, BLAXLAND 5000 Channel Highway, Gordon, TAS. 7150 Post Office Box 79, Blaxland, NSW. 2774 Post Office Box 79, Middleton, TAS. 7163 Email: williamsconsultingengsaust@gmail.com Mobile Phone : 0425307531				



Proposed location for passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres. Same cross fall as road, 3 degrees. Typical. Refer to notes.

Area of sealed surface to RFS requirements. CH 180.0 to CH 380.0

Centerline and chainage of existing driveway.

Trim, fill and compact existing road to provide min 4.0m carriageway width for TAS TFS requirements. Include minimum horizontal clearance of 0.5m from the edge of the carriageway, both sides. Cross falls of less than 3 degrees. Typical.

Photo 1

NOTE:

1. Existing ground outside the existing Road to be proof rolled with all soft spots dug out and replaced with fully compacted material similar to existing ground.
2. Stabilized batter. All excavated ground (other the the road surface) to be mulched to stop erosion.
3. New Road alignment may vary due to trees that are not being removed.
4. Proposed location for passing bays may vary due to trees that are not being removed and to areas of existing driveway that all ready have enough space. (must be provided every 200 meters maximum)
5. If table drains are required, refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.
6. Other than the existing batters, proposed new batters are to match the existing or a maximum of, Rock 2v:1h, Earth 1v:2h. Stabilized and mulched to stop erosion. Refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

Legend

- Existing Road
- Proposed location of passing bay
- Area of sealed surface to RFS requirements.

NOTE:

For Photo 1 to 7, BH05, CT04 , TP01 to TP03 and SECTION A refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

THE LAYOUTS AND DETAILS SHOWN ARE SCHEMATIC ONLY - SCALE NOTED IS NOMINAL

		Note: Refer to Drawing No. 2025/220/1 for general and other notes.		<p>This drawing shall be read in conjunction with any Architectural Drawings and Specifications and any other relevant documents. Any discrepancy shall be referred to the Engineer for written confirmation of any variation prior to construction of that particular element. NOTE :- The long term satisfactory performance of the works as designed depends on full adherence to these engineering details and notes.</p>		Details: Part Enlarged Road Plan Part 4 of 13		Proposed Access Over No. 14 Batchelors Road, SANDFLY, TAS		DESIGN BY R.D.W.		DETAILS BY Franz		ISSUE A	
		The Contractor to verify all dimensions on site before commencing work.				THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER. DATE				CHECKED		DRAWING No. 2025/220/4-4		SCALES 1:100	
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Issue Date Amendment Checked A 21/11/2025 Area of sealed surface to RFS requirements added Issue Date Amendment Checked		All figured dimensions given are to be taken in preference to scaling. PAPER SIZE A3 PRINT SCALE A3x0.25													

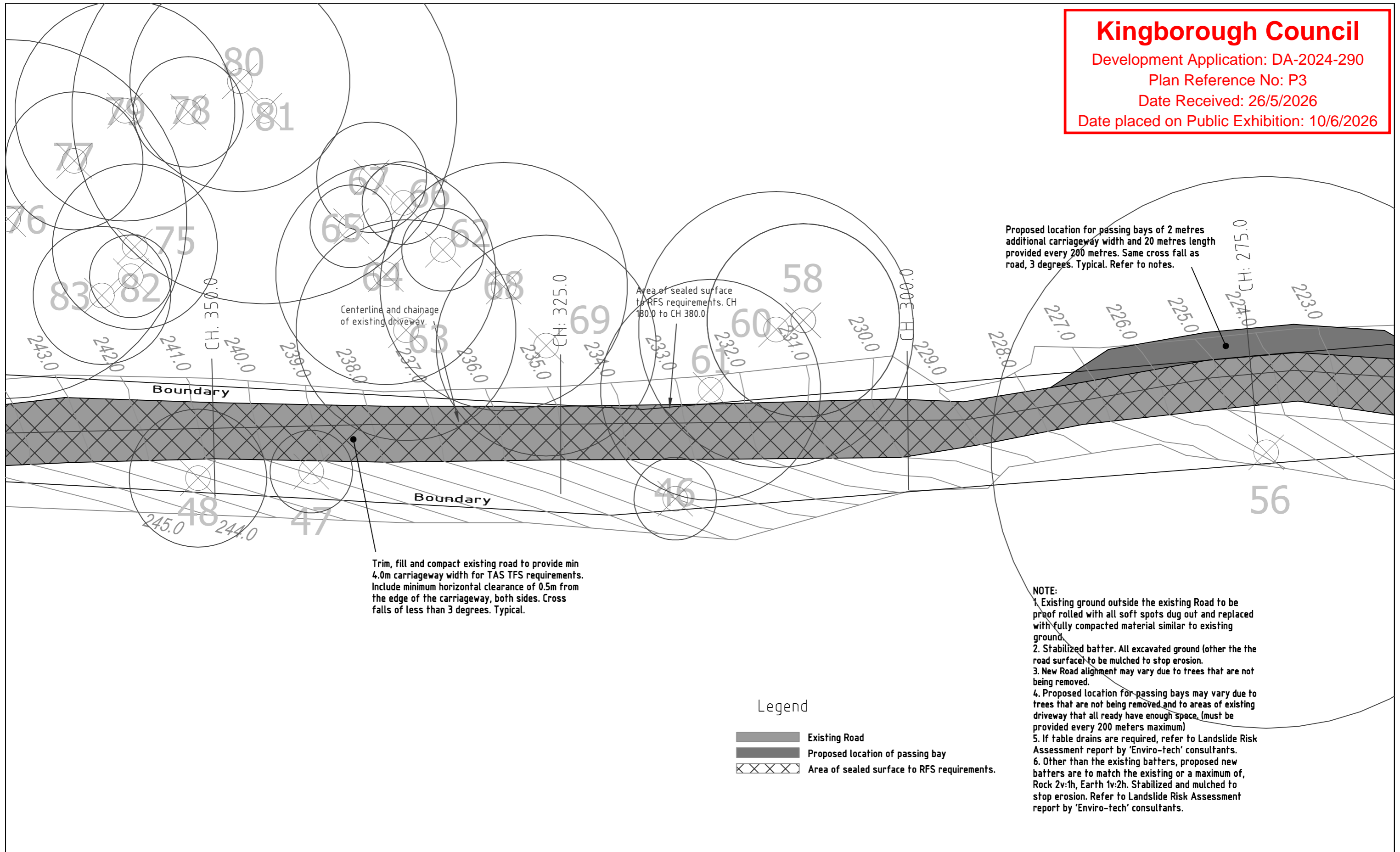
Kingborough Council

Development Application: DA-2024-290

Plan Reference No: P3

Date Received: 26/5/2026

Date placed on Public Exhibition: 10/6/2026



- NOTE:**
- Existing ground outside the existing Road to be proof rolled with all soft spots dug out and replaced with fully compacted material similar to existing ground.
 - Stabilized batter. All excavated ground (other the the road surface) to be mulched to stop erosion.
 - New Road alignment may vary due to trees that are not being removed.
 - Proposed location for passing bays may vary due to trees that are not being removed and to areas of existing driveway that all ready have enough space. (must be provided every 200 meters maximum)
 - If table drains are required, refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.
 - Other than the existing batters, proposed new batters are to match the existing or a maximum of, Rock 2v:1h, Earth 1v:2h. Stabilized and mulched to stop erosion. Refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

Legend

- Existing Road
- Proposed location of passing bay
- Area of sealed surface to RFS requirements.






THE LAYOUTS AND DETAILS SHOWN ARE SCHEMATIC ONLY - SCALE NOTED IS NOMINAL

<p>Note: Refer to Drawing No. 2025/220/1 for general and other notes.</p>		<p>Details: Part Enlarged Road Plan Part 5 of 13</p>		<p>Proposed Access Over No. 14 Batchelors Road, SANDFLY, TAS</p>		<p>DESIGN BY R.D.W. DETAILS BY Franz ISSUE A</p>									
<p>The Contractor to verify all dimensions on site before commencing work.</p>		<p>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER. DATE</p>		<p>DESIGN INFORMATION</p>		<p>CHECKED DRAWING No. 2025/220/4-5</p>									
<p>AMENDMENTS</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Amendment</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>21/11/2025</td> <td>Area of sealed surface to RFS requirements added</td> <td></td> </tr> </tbody> </table>		Issue	Date	Amendment	Checked	A	21/11/2025	Area of sealed surface to RFS requirements added		<p>USE OF THESE DRAWINGS :- The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written permission of WILLIAMS CONSULTING ENGINEERS AUSTRALIA P/L. with whom copyright resides.</p>		<p>SCALES 1:100 DATE August 2025</p>		<p>WILLIAMS CONSULTING ENGINEERS AUSTRALIA P/L. CONSULTING, CIVIL AND STRUCTURAL ENGINEERS. Unit 5/16 Layton Avenue, BLAXLAND 5000 Channel Highway, Gordon, TAS. 7150 Post Office Box 79, Blaxland, NSW. 2774 Post Office Box 79, Middleton, TAS. 7163 Email: williamsconsultingengsaust@gmail.com Mobile Phone : 0425307531</p>	
Issue	Date	Amendment	Checked												
A	21/11/2025	Area of sealed surface to RFS requirements added													
<p>PRINTED Friday, November 21, 2025 14:31:02</p>		<p>Copyright ©</p>		<p>Version: 1, Version Date: 06/06/2026</p>		<p>Version: 1, Version Date: 06/06/2026</p>									

Proposed location for passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres. Same cross fall as road, 3 degrees. Typical. Refer to notes.

- NOTE:**
- Existing ground outside the existing Road to be proof rolled with all soft spots dug out and replaced with fully compacted material similar to existing ground.
 - Stabilized batter. All excavated ground (other than the road surface) to be mulched to stop erosion.
 - New Road alignment may vary due to trees that are not being removed.
 - Proposed location for passing bays may vary due to trees that are not being removed and to areas of existing driveway that all ready have enough space. (must be provided every 200 meters maximum)
 - If table drains are required, refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.
 - Other than the existing batters, proposed new batters are to match the existing or a maximum of, Rock 2v:1h, Earth 1v:2h. Stabilized and mulched to stop erosion. Refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

Legend

-  Existing Road
-  Proposed cut into existing bank
-  Proposed location of passing bay
-  Proposed fill area for new road
-  Area of sealed surface to RFS requirements.

NOTE:
For Photo 1 to 7, BH05, CT04, TP01 to TP03 and SECTION A refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

CT04

Centerline and chainage of existing driveway.

OPTION A
Cut into existing earth bank to gain the correct width to comply with TAS TFS 10.0m inside radius requirements.

OPTION B
Could consider filling in gully rather than cutting into bank. Note that the fill batter may be large and may require large concrete block or boulder rock retaining wall. To be determined on site.

OPTION A
Extend existing Ø450 drainage under road minimum 0.5m clear of new road works. Re-use existing headwall. If required re-use existing guide posts or provide 2 new guide/marker posts.

OPTION A
Cut into existing earth bank to gain the correct width to comply with TAS TFS 10.0m inside radius requirements.

Adjust corner to comply with TAS TFS 10.0m inside radius requirements.


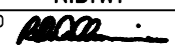
Trim, fill and compact existing road to provide min 4.0m carriageway width for TAS TFS requirements. Include minimum horizontal clearance of 0.5m from the edge of the carriageway, both sides. Cross falls of less than 3 degrees. Typical.

Area of sealed surface to RFS requirements. CH 180.0 to CH 380.0





THE LAYOUTS AND DETAILS SHOWN ARE SCHEMATIC ONLY - SCALE NOTED IS NOMINAL

Kingborough Council

Development Application: DA-2024-290
Plan Reference No: P3
Date Received: 26/5/2026
Date placed on Public Exhibition: 10/6/2026

<p>Note: Refer to Drawing No. 2025/220/1 for general and other notes.</p>					<p>This drawing shall be read in conjunction with any Architectural Drawings and Specifications and any other relevant documents. Any discrepancy shall be referred to the Engineer for written confirmation of any variation prior to construction of that particular element. NOTE: The long term satisfactory performance of the works as designed depends on full adherence to these engineering details and notes.</p>		<p>Details: Part Enlarged Road Plan Part 6 of 13</p>							
<p>The Contractor to verify all dimensions on site before commencing work. All figured dimensions given are to be taken in preference to scaling.</p>			<p>USE OF THESE DRAWINGS:- The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written permission of WILLIAMS CONSULTING ENGINEERS AUSTRALIA P/L with whom copyright resides.</p>		<p>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.</p> <p style="text-align: right;">DATE</p>		<p>Proposed Access Over No. 14 Batchelors Road, SANDFLY, TAS</p>							
<p>AMENDMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Amendment</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>21/11/2025</td> <td>Area of sealed surface to RFS requirements added</td> <td></td> </tr> </tbody> </table>			Issue	Date	Amendment	Checked		A	21/11/2025	Area of sealed surface to RFS requirements added		<p>Copyright © WILLIAMS CONSULTING ENGINEERS AUSTRALIA P/L</p>		<p>DESIGN INFORMATION</p>
Issue	Date	Amendment	Checked											
A	21/11/2025	Area of sealed surface to RFS requirements added												
<p>DESIGN BY R.D.W.</p> <p>CHECKED </p> <p>SCALE 1:100</p>			<p>DETAILS BY Franz</p> <p>DRAWING No. 2025/220/4-6</p> <p>DATE August 2025</p>		<p>WILLIAMS CONSULTING ENGINEERS AUSTRALIA P/L CONSULTING, CIVIL AND STRUCTURAL ENGINEERS. Unit 5/16 Layton Avenue, BLAXLAND 5000 Channel Highway, Gordon, TAS. 7150 Post Office Box 79, Blaxland, NSW. 2774 Post Office Box 79, Middleton, TAS. 7163 Email: williamsconsultingengausaust@gmail.com Mobile Phone: 0425307531</p>		<p>ISSUE A</p>							

Legend

-  Existing Road
-  Proposed cut into existing bank
-  Proposed location of passing bay
-  Area of sealed surface to RFS requirements.

NOTE:

1. Existing ground outside the existing Road to be proof rolled with all soft spots dug out and replaced with fully compacted material similar to existing ground.
2. Stabilized batter. All excavated ground (other than the road surface) to be mulched to stop erosion.
3. New Road alignment may vary due to trees that are not being removed.
4. Proposed location for passing bays may vary due to trees that are not being removed and to areas of existing driveway that all ready have enough space. (must be provided every 200 meters maximum)
5. If table drains are required, refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.
6. Other than the existing batters, proposed new batters are to match the existing or a maximum of, Rock 2v:1h, Earth 1v:2h. Stabilized and mulched to stop erosion. Refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

AREA 2
New driveway alignment. Cut into existing earth bank for width to comply with TAS TFS 10.0m inside radius requirements.

Centerline and chainage of proposed new driveway alternations.

Trim, fill and compact existing road to provide min 4.0m carriageway width for TAS TFS requirements. Include minimum horizontal clearance of 0.5m from the edge of the carriageway, both sides. Cross falls of less than 3 degrees. Typical.

Area of sealed surface to RFS requirements. CH 430.0 to CH 490.0

Proposed location for passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres. Same cross fall as road, 3 degrees. Typical. Refer to notes.

Kingborough Council

Development Application: DA-2024-290
Plan Reference No: P3
Date Received: 26/5/2026
Date placed on Public Exhibition: 10/6/2026

Proposed location for passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres. Same cross fall as road, 3 degrees. Typical. Refer to notes.

Centerline and chainage of existing driveway.

Centerline and chainage of existing driveway.

THE LAYOUTS AND DETAILS SHOWN ARE SCHEMATIC ONLY - SCALE NOTED IS NOMINAL

Note:

Refer to Drawing No. 2025/220/1 for general and other notes.

The Contractor to verify all dimensions on site before commencing work. All figured dimensions given are to be taken in preference to scaling.



This drawing shall be read in conjunction with any Architectural Drawings and Specifications and any other relevant documents. Any discrepancy shall be referred to the Engineer for written confirmation of any variation prior to construction of that particular element. NOTE :- The long term satisfactory performance of the works as designed depends on full adherence to these engineering details and notes.

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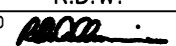


Details: Part Enlarged Road Plan
Part 7 of 13

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DATE

DESIGN INFORMATION

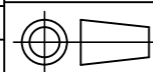
Proposed Access Over
No. 14 Batchelors Road,
SANDFLY, TAS

DESIGN BY	R.D.W.	DETAILS BY	Franz	ISSUE	A
CHECKED		DRAWING No.	2025/220/4-7		
SCALES	1:100	DATE	August 2025		

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Post Office Box 79, Blaxland, NSW. 2774 Post Office Box 79, Middleton, TAS. 7163
Email: williamsconsultingengsust@gmail.com Mobile Phone : 0425307531





Issue	Date	Amendment	Checked
A	21/11/2025	Area of sealed surface to RFS requirements added	

AMENDMENTS



PAPER SIZE
A3
PRINT SCALE A3x0.25

Legend

-  Existing Road
-  Proposed cut into existing bank
-  Proposed location of passing bay
-  Area of sealed surface to RFS requirements.

NOTE:

1. Existing ground outside the existing Road to be proof rolled with all soft spots dug out and replaced with fully compacted material similar to existing ground.
2. Stabilized batter. All excavated ground (other the the road surface) to be mulched to stop erosion.
3. New Road alignment may vary due to trees that are not being removed.
4. Proposed location for passing bays may vary due to trees that are not being removed and to areas of existing driveway that all ready have enough space. (must be provided every 200 meters maximum)
5. If table drains are required, refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.
6. Rock batters maximum 2v:1h. Earth batters maximum 1v:2h Stabilized and mulched to stop erosion. Refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

AREA 2
New driveway alignment.
Cut into existing earth bank for width to comply with TAS TFS 10.0m inside radius requirements.
NOTE:
Cut material to be placed on old road and stabilized, fully compacted and to be mulched to stop erosion.

Adjust corner to comply with TAS TFS 10.0m inside radius requirements.

NOTE:
For Photo 1 to 7, BH05, CT04, TP01 to TP03 and SECTION A refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

Could consider moving new road over to reduce the amount of cut into existing hill. Note that the fill batter may be large and may require large concrete blocks or boulder rock retaining wall. To be determined on site.

Trim, fill and compact existing road to provide min 4.0m carriageway width for TAS TFS requirements. Include minimum horizontal clearance of 0.5m from the edge of the carriageway, both sides. Cross falls of less than 3 degrees. Typical.


Photo 5

Kingborough Council
Development Application: DA-2024-290
Plan Reference No: P3
Date Received: 26/5/2026
Date placed on Public Exhibition: 10/6/2026

Issue	Date	Amendment	Checked
A	21/11/2025	Area of sealed surface to RFS requirements added	

AMENDMENTS

Note:
Refer to Drawing No. 2025/220/1 for general and other notes.
The Contractor to verify all dimensions on site before commencing work.
All figured dimensions given are to be taken in preference to scaling.



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PAPER SIZE
A3
PRINT SCALE A3x0.25

Details: Part Enlarged Road Plan
Part 8 of 13

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DATE

DESIGN INFORMATION




Proposed Access Over
No. 14 Batchelors Road,
SANDFLY, TAS

DESIGN BY	R.D.W.	DETAILS BY	Franz	ISSUE	A
CHECKED		DRAWING No.	2025/220/4-8	DATE	August 2025
SCALES	1:100				

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Post Office Box 79, Blaxland, NSW. 2774 Post Office Box 79, Middleton, TAS. 7163
Email: williamsconsultingengsaust@gmail.com Mobile Phone : 0425307531

NOTE:
 1. Existing ground outside the existing Road to be proof rolled with all soft spots dug out and replaced with fully compacted material similar to existing ground.
 2. Stabilized batter. All excavated ground (other than the road surface) to be mulched to stop erosion.
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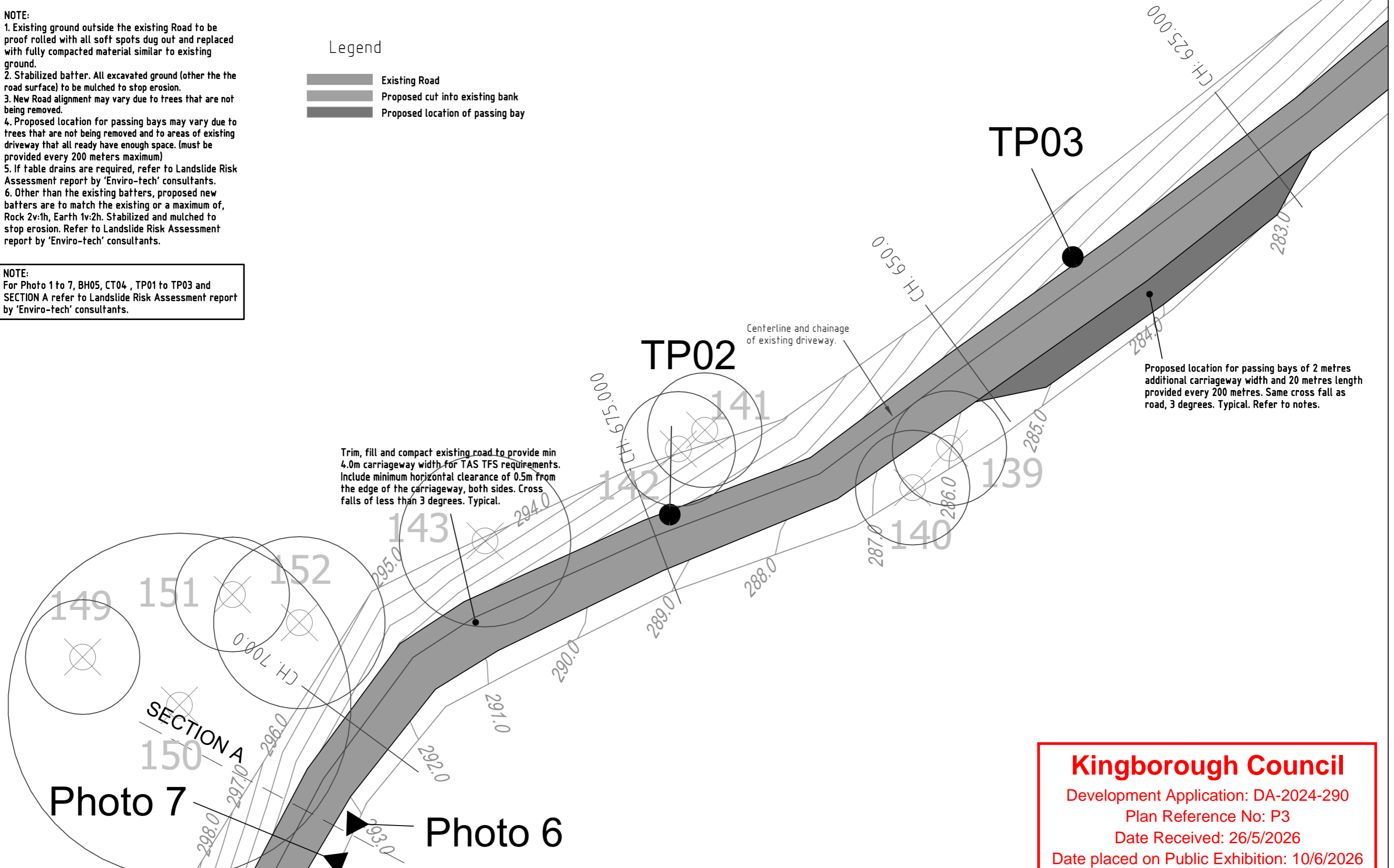
Legend

-  Existing Road
-  Proposed cut into existing bank
-  Proposed location of passing bay

NOTE:
 For Photo 1 to 7, BH05, CT04, TP01 to TP03 and SECTION A refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

Trim, fill and compact existing road to provide min 4.0m carriageway width for TAS TFS requirements. Include minimum horizontal clearance of 0.5m from the edge of the carriageway, both sides. Cross falls of less than 3 degrees. Typical.


Proposed location for passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres. Same cross fall as road, 3 degrees. Typical. Refer to notes.



Kingborough Council
 Development Application: DA-2024-290
 Plan Reference No: P3
 Date Received: 26/5/2026
 Date placed on Public Exhibition: 10/6/2026


Issue	Date	Amendment	Checked
AMENDMENTS			
PRINTED Monday, September 01, 2025 17:35:35 Version: 1, Version Date: 00/06/2026			

Note:
 Refer to Drawing No. 2025/220/1 for general and other notes.
 The Contractor to verify all dimensions on site before commencing work.
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Details: Part Enlarged Road Plan
 Part 9 of 13
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.
 DATE _____
 DESIGN INFORMATION





Proposed Access Over
 No. 14 Batchelors Road,
 SANDFLY, TAS

DESIGN BY	R.D.W.	DETAILS BY	Franz	ISSUE	-
CHECKED		DRAWING No.	2025/220/4-9		
SCALES	1:100	DATE	August 2025		

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Kingborough Council
 Development Application: DA-2024-290
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Legend

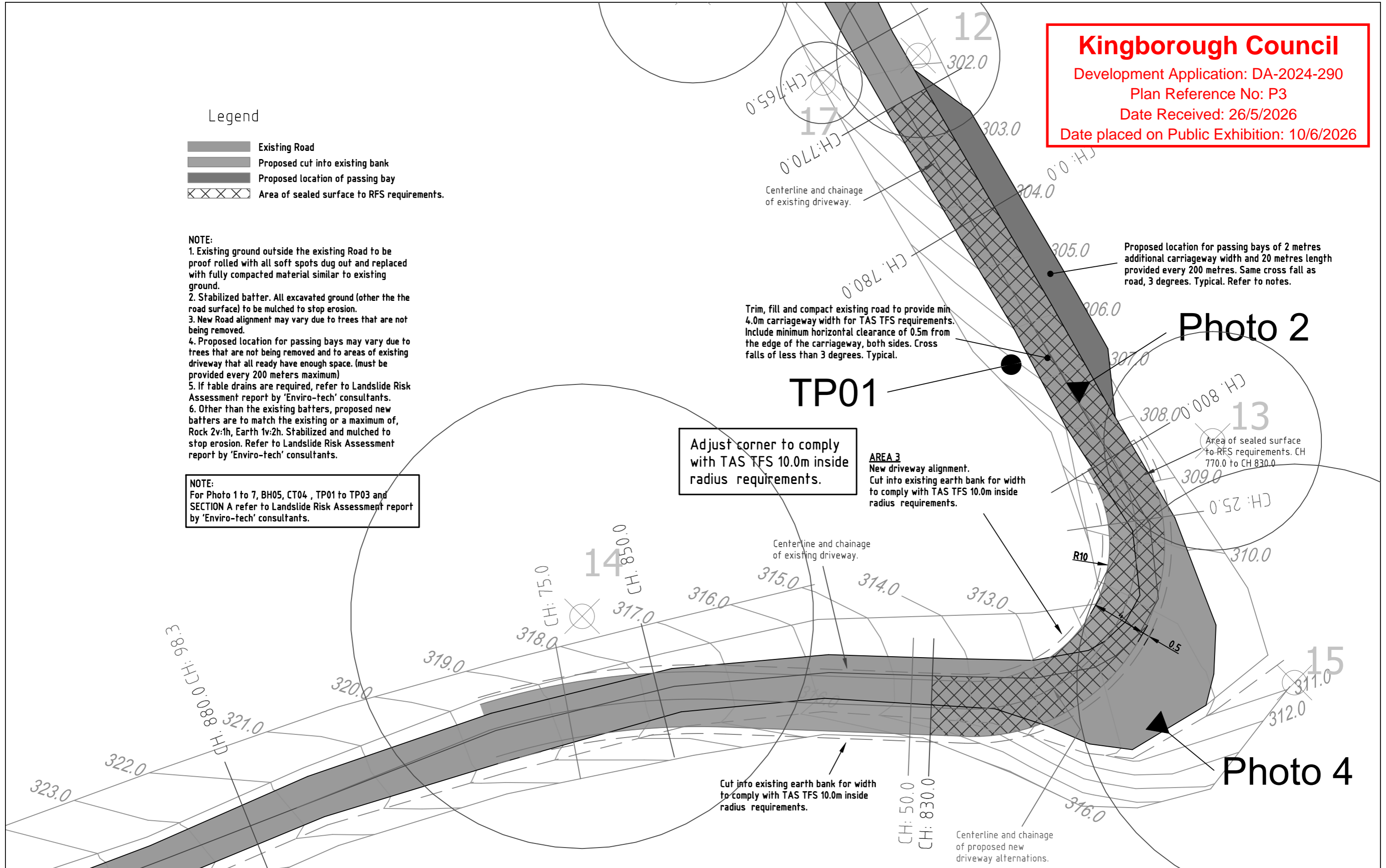
-  Existing Road
-  Proposed cut into existing bank
-  Proposed location of passing bay
-  Area of sealed surface to RFS requirements.

NOTE:

1. Existing ground outside the existing Road to be proof rolled with all soft spots dug out and replaced with fully compacted material similar to existing ground.
2. Stabilized batter. All excavated ground (other than the road surface) to be mulched to stop erosion.
3. New Road alignment may vary due to trees that are not being removed.
4. Proposed location for passing bays may vary due to trees that are not being removed and to areas of existing driveway that all ready have enough space. (must be provided every 200 meters maximum)
5. If table drains are required, refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.
6. Other than the existing batters, proposed new batters are to match the existing or a maximum of, Rock 2v:1h, Earth 1v:2h. Stabilized and mulched to stop erosion. Refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.

NOTE:

For Photo 1 to 7, BH05, CT04, TP01 to TP03 and SECTION A refer to Landslide Risk Assessment report by 'Enviro-tech' consultants.



Issue	Date	Amendment	Checked
A	21/11/2025	Area of sealed surface to RFS requirements added	


AMENDMENTS

Printed Friday, November 21, 2025 14:31:02
 Version: 1, Version Date: 06/06/2026

Note:
 Refer to Drawing No. 2025/220/1 for general and other notes.

The Contractor to verify all dimensions on site before commencing work.
 All figured dimensions given are to be taken in preference to scaling.

PAPER SIZE
A3
 PRINT SCALE A3x0.25



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Details: Part Enlarged Road Plan Part 11 of 13

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.
 DATE

DESIGN INFORMATION

Proposed Access Over No. 14 Batchelors Road, SANDFLY, TAS

DESIGN BY	R.D.W.	DETAILS BY	Franz	ISSUE	A
CHECKED		DRAWING No	2025/220/4-11		
SCALES	1:100	DATE	August 2025		

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Tree Table for 14 Batchelors Rd Sandfly Development Application (updated from Tree Plan provided in NVA addendum, with removal/retention as determined by assessment by arborist Joe Loorham and detailed in the Arborist Report. The table details existing native trees >25 cm DBH which are located within 15 m of the proposed development. Note there are no trees within 15 m of the proposed new dwelling, shed, driveway extension, wastewater system or solar panels or within 15 m of the existing (unapproved) sheds. All High Conservation Trees are mapped within 15 m of new and existing driveway works.

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 Development Application: DA-2024-290
 Plan Reference No: P3
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OBJECTID	Tree Species	Diameter at standard height (cm)	Notational root zone (m)	Notational root zone encroachment	Conservation Value	Retain/retain	Comments
11	<i>Eucalyptus globulus</i>	141 [#]	17.0	30%	VHC	Retain	#multistemmed Arborist advised that arborist supervision is required if the culvert is replaced
12	<i>Eucalyptus obliqua</i>	47	5.6	30%	Low	Retain	
13	<i>Eucalyptus globulus</i>	66	7.9	40%	HCV	Retain	
14	<i>Eucalyptus obliqua</i>	146	17.6	25%	VHC	Retain	
15	<i>Eucalyptus globulus</i>	134.6 [#]	16.2	15%	VHC	Retain	*smaller trunk diameter estimated as too dangerous to measure trunk #multistemmed
16	<i>Eucalyptus globulus</i>	33	4.0	none	Low	Retain	
17	<i>Eucalyptus globulus</i>	28	3.4	<10%	Low	Retain	
18	<i>Eucalyptus globulus</i>	56	6.7	<10%	HCV	Retain	
19	<i>Eucalyptus obliqua</i>	60	7.3	none	Low	Retain	
20	<i>Eucalyptus globulus</i>	69	8.3	30%	HCV	Retain	
21	<i>Eucalyptus globulus</i>	66	7.9	<10%	HCV	Retain	
22	<i>Eucalyptus globulus</i>	76	9.2	<20%	VHC	Retain	
23	<i>Acacia dealbata</i>	56	6.7	<10%	Low	Retain	
24	<i>Eucalyptus globulus</i>	35	4.2	<10%	Low	Retain	
25	<i>Eucalyptus globulus</i>	90	10.8	none	VHC	Retain	
26	<i>Eucalyptus globulus</i>	84	10.0	none	VHC	Retain	
27	dead <i>Eucalyptus globulus</i>	47	5.7	n/a	HCV	Retain	
28	<i>Eucalyptus globulus</i>	141 [#]	16.9	25%	VHC	Retain	#multistemmed
29	<i>Eucalyptus globulus</i>	32	3.8	<10%	Low	Retain	
30	<i>Acacia dealbata</i>	31	3.7	none	Low	Retain	
31	<i>Acacia dealbata</i>	26	3.2	none	Low	Retain	
32	<i>Eucalyptus globulus</i>	31	3.7	< 10%	Low	Retain	
33	dead <i>Acacia dealbata</i>	50	6.0	n/a	Low	Retain	
34	<i>Acacia dealbata</i>	32	3.8	none	Low	Retain	
35	<i>Acacia dealbata</i>	32	3.8	none	Low	Retain	
36	<i>Acacia dealbata</i>	42	5.0	30%	Low	Retain	
37	<i>Eucalyptus obliqua</i>	62	7.5	45%	Low	Retain	
38	<i>Eucalyptus polychelid</i>	77	9.2	15%	Low	Retain	
39	dead <i>Eucalyptus globulus</i>	106	12.8	n/a	VHC	Retain	Died in dry conditions Arborist advised tree was safe and could be retained.
40	<i>Acacia dealbata</i>	30	3.6	80%	Low	Retain	
41	<i>Acacia dealbata</i>	28	3.3	40%	Low	Retain	
42	<i>Eucalyptus globulus</i>	37	4.5	none	Low	Retain	
43	<i>Acacia dealbata</i>	33	4.0	none	Low	Retain	

44	<i>Eucalyptus globulus</i>	141	17.0	30%	VHC	Retain	*one trunk diameter estimated as too dangerous to measure trunk #multistemmed Arborist advised tree was safe and could be retained.
46	<i>Eucalyptus obliqua</i>	23	2.8	none	Low	Retain	
47	<i>Acacia dealbata</i>	28	3.3	<10%	Low	Retain	
48	<i>Acacia dealbata</i>	40	4.8	<10%	Low	Retain	
49	<i>Eucalyptus obliqua</i>	43	5.1	20%	Low	Retain	
50	<i>Eucalyptus globulus</i>	85	10.2	<10%	VHC	Retain	
51	<i>Eucalyptus obliqua</i>	104	12.5	30%	VHC	Retain	*one trunk diameter estimated as too dangerous to measure trunk #multistemmed Arborist advised tree was safe and could be retained.
84	<i>Eucalyptus globulus</i>	80	9.5	25%	VHC	Retain	*trunk diameter estimated as too dangerous to measure trunk #multistemmed Arborist advised tree was safe and could be retained.
52	<i>Eucalyptus globulus</i>	73	8.7	<10%	VHC	Retain	
53	<i>Eucalyptus globulus</i>	57	6.8	none	HCV	Retain	
54	<i>Eucalyptus obliqua</i>	80	9.5	<10%	Low	Retain	
55	dead	0	0.0	n/a	Low	Retain	
56	<i>Eucalyptus pulchella</i>	170	20.4	25%	VHC	Retain	
57	<i>Acacia dealbata</i>	32	3.9	20%	Low	Retain	
58	<i>Eucalyptus obliqua</i>	54	6.5	15%	Low	Retain	
59	<i>Eucalyptus obliqua</i>	60	7.1	15%	Low	Retain	
60	<i>Eucalyptus obliqua</i>	85	10.2	<10%	Low	Retain	
61	<i>Eucalyptus globulus</i>	64	7.6	45%	HCV	Retain	
62	<i>Eucalyptus obliqua</i>	27	3.2	10%	Low	Retain	
63	<i>Eucalyptus obliqua</i>	65 [#]	7.8	25%	Low	Retain	#multistemmed
64	<i>Eucalyptus obliqua</i>	61	7.3	20%	Low	Retain	
65	<i>Eucalyptus obliqua</i>	24	2.9	<10%	Low	Retain	
66	<i>Eucalyptus obliqua</i>	27	3.2	none	Low	Retain	
67	<i>Eucalyptus obliqua</i>	36	4.3	none	Low	Retain	
68	<i>Eucalyptus obliqua</i>	71	8.5	15%	Low	Retain	
69	<i>Eucalyptus obliqua</i>	65	7.8	<15%	Low	Retain	
70	<i>Eucalyptus globulus</i>	143	17.1	20%	VHC	Retain	
71	<i>Acacia dealbata</i>	37	4.4	30%	Low	Retain	
72	<i>Acacia dealbata</i>	31	3.7	40%	Low	Retain	
73	<i>Eucalyptus obliqua</i>	58	7.0	<10%	Low	Retain	
74	<i>Eucalyptus globulus</i>	119	14.2	25%	VHC	Retain	
75	<i>Eucalyptus obliqua</i>	86	10	20%	HCV	Retain	
76	<i>Eucalyptus globulus</i>	107	12.9	20%	VHC	Retain	
77	<i>Eucalyptus obliqua</i>	43	5.1	none	Low	Retain	
78	<i>Eucalyptus obliqua</i>	33	4.0	none	Low	Retain	
79	<i>Eucalyptus obliqua</i>	64	7.6	none	Low	Retain	
80	<i>Eucalyptus obliqua</i>	65	7.8	none	Low	Retain	
81	<i>Eucalyptus obliqua</i>	115	13.8	none	VHC	Retain	
82	<i>Eucalyptus obliqua</i>	28	3.4	<10%	Low	Retain	
83	<i>Eucalyptus obliqua</i>	41	5.0	<10%	Low	Retain	
122	dead <i>Eucalyptus obliqua</i>	30	3.6	n/a	Low	Retain	Arborist advised this tree should be able to be retained.

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123	dead <i>Eucalyptus globulus</i>	34	4.1	n/a	Low	Possibly remove (dead)	Arborist advised this tree may require removal.
124	dead <i>Eucalyptus obliqua</i>	29	3.5	n/a	Low	Possibly remove (dead)	Arborist advised this tree may require removal.
125	<i>Eucalyptus globulus</i>	59	7.1	>30% estimated	HCV	Retain	Arborist advised this tree should be able to be retained.
126	<i>Eucalyptus globulus</i>	36	4.3	none	Low	Retain	
127	<i>Eucalyptus globulus</i>	37	4.5	>30% estimated	Low	Retain	Arborist advised this tree should be able to be retained.
128	dead <i>Eucalyptus obliqua</i>	40	(4.8)	n/a	Low	Retain	Arborist advised this tree should be able to be retained
129	<i>Eucalyptus globulus</i>	65[#]	7.8	100%	HCV	Retain	Arborist advised this tree should be able to be retained
130	<i>Eucalyptus globulus</i>	59	7.0	100%	HCV	Retain	Arborist advised this tree should be able to be retained
131	<i>Eucalyptus globulus</i>	67	8.0	none	HCV	Retain	Arborist advised this tree should be able to be retained
132	<i>Eucalyptus obliqua</i>	41	5.0	none	Low	Retain	
133	<i>Eucalyptus obliqua</i>	41	5.0	none	Low	Retain	
134	<i>Eucalyptus obliqua</i>	31	3.7	none	Low	Retain	
135	<i>Eucalyptus obliqua</i>	54	6.5	none	Low	Retain	
136	<i>Eucalyptus obliqua</i>	35	4.2	25%	Low	Retain	
137	<i>Acacia dealbata</i>	28	3.4	30%	Low	Retain	
138	<i>Acacia dealbata</i>	31	3.7	50%	Low	Retain	
139	<i>Acacia dealbata</i>	30	3.6	50%	Low	Retain	
140	<i>Acacia dealbata</i>	33 [*]	4.0	50%	Low	Retain	*trunk diameter estimated as tree not accessible
141	<i>Acacia dealbata</i>	33 [*]	4.0	30%	Low	Retain	*trunk diameter estimated as tree not accessible
142	<i>Acacia dealbata</i>	33	4.0	30%	Low	Retain	
143	<i>Acacia dealbata</i>	46	5.6	30%	Low	Retain	
144	<i>Acacia dealbata</i>	31	3.8	100%	Low	Retail	Arborist advised this tree should be able to be retained
145	<i>Eucalyptus obliqua</i>	66	7.9	50%	Low	Retain	
146	<i>Eucalyptus obliqua</i>	48	5.7	none	Low	Retain	
147	<i>Acacia dealbata</i>	41	4.9	none	Low	Retain	
148	<i>Acacia dealbata</i>	38	4.6	60%	Low	Retain	
149	<i>Acacia dealbata</i>	29	3.4	none	Low	Retain	
150	<i>Eucalyptus obliqua</i>	95	3.6	20%	Low	Retain	*trunk diameter estimated as too dangerous to measure trunk #multistemmed
151	<i>Acacia dealbata</i>	30	2.0	none	Low	Retain	
152	<i>Acacia dealbata</i>	46	2.0	15%	Low	Retain	

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