FARMER & TRICKETT RESIDENCE
LOT 2 LONGMANS ROAD
SNUG 2004

CT: 143579/2

DRAWING INDEX

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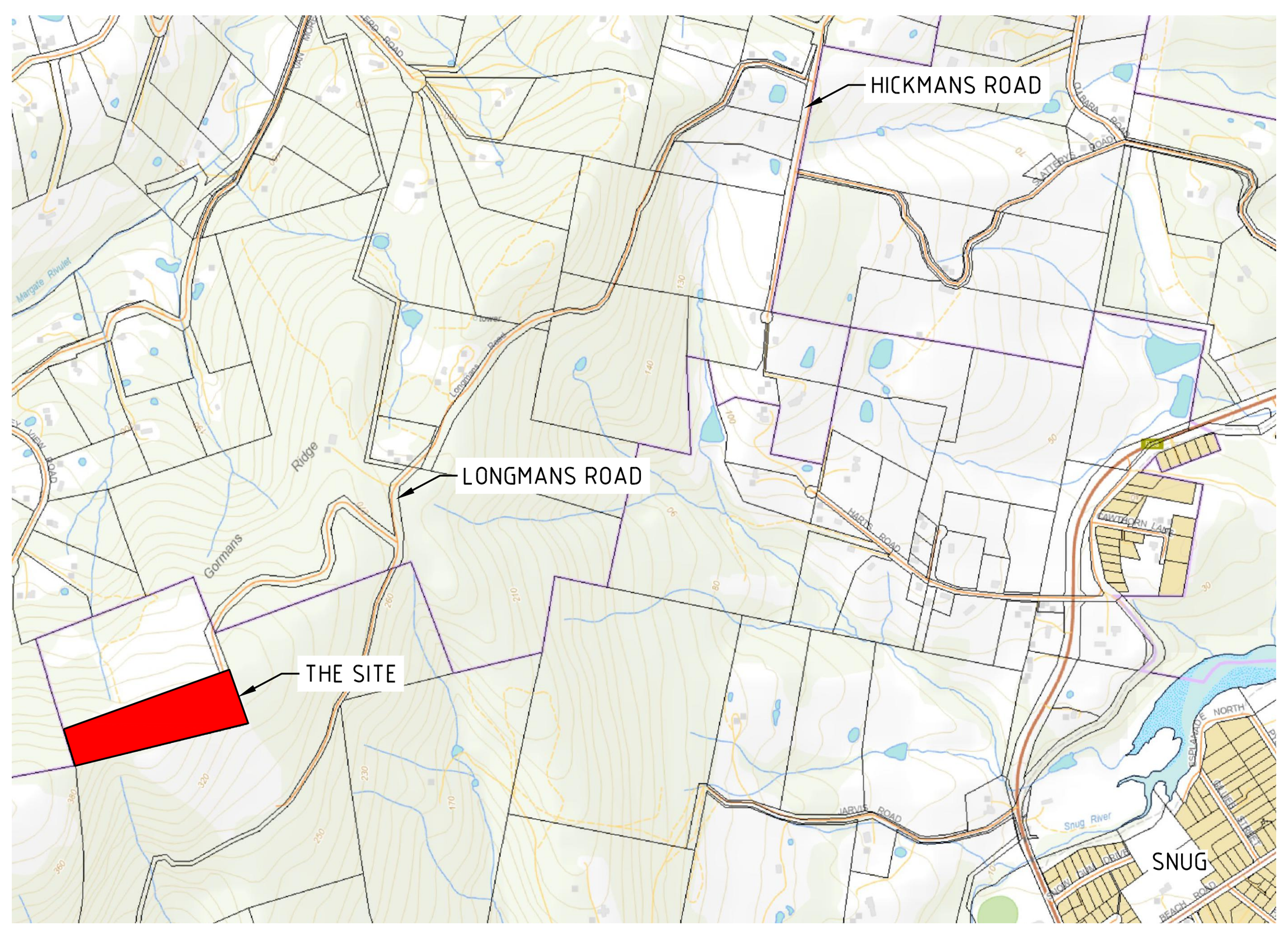

LOCALITY PLAN
SCALE 1:15000

CIVIL/HYDRAULIC NOTES

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO GANDY AND ROBERTS FOR CLARIFICATION.

G2. SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT.

G3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS.

G4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN EXCAVATIONS AND STRUCTURES IN A STABLE CONDITION AND ENSURE THAT NO PART IS OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

G5. THE CONTRACTOR IS RESPONSIBLE FOR THE CREATION AND MAINTENANCE OF TEMPORARY SITE ACCESSES. STRENGTHENING OF DESIGN PAVEMENTS TO CARRY CONSTRUCTION VEHICLES (IN EXCESS OF THE DESIGN ALLOWANCE) SHALL BE AT THE CONTRACTOR'S EXPENSE.

G6. LOCATION AND VERIFICATION OF EXISTING SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. REFER ANY SERVICES DISCOVERED ONSITE WHICH ARE NOT SHOWN ON THE DRAWINGS, OR ARE IN A DIFFERENT LOCATION TO THAT SHOWN, TO GANDY AND ROBERTS. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY INVESTIGATIONS, INCLUDING LIAISON WITH SERVICE AUTHORITIES, TO DETERMINE IF THE DISCOVERED SERVICES ARE LIVE. THE CONTRACTOR SHALL NOTIFY GANDY AND ROBERTS IN WRITING THAT REDUNDANT SERVICES HAVE BEEN LOCATED AND REQUEST APPROVAL TO SEAL AND ABANDON THOSE SERVICES.

G7. PROTECT ALL EXISTING SERVICES AND OTHER INFRASTRUCTURE FROM DAMAGE DURING CONSTRUCTION. SHOULD DAMAGE OCCUR, ADVISE GANDY AND ROBERTS IMMEDIATELY ALONG WITH DETAILS OF PROPOSED REMEDIAL ACTION. THE COST OF REMEDIAL WORK (INCLUDING REDESIGN IF REQUIRED) SHALL BE BORNE BY THE CONTRACTOR.

G8. THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING 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.

G9. ALL SURPLUS CONSTRUCTION MATERIALS (INCLUDING EXCESS CUT AND FILL MATERIAL) SHALL BE REMOVED FROM THE SITE (UNLESS INSTRUCTED OTHERWISE) AT COMPLETION OF THE WORKS

G10. SURVEY INFORMATION HAS BEEN SUPPLIED BY JAMES McELDOWNEY SURVEYING FOR THE PURPOSES OF PREPARING THE DESIGN DRAWINGS. ALL OTHER SURVEY REQUIRED TO SETOUT AND CONSTRUCT THE WORKS SHALL BE PROVIDED BY THE CONTRACTOR USING A REGISTERED SURVEYOR.

G11. ALL WORKS ARE TO BE UNDERTAKEN BY THE CONTRACTOR AND THEIR SUBCONTRACTORS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

G12. PROPOSED CHANGES TO THE DESIGN OF ANY PART OF THE WORKS SHALL BE SUBMITTED TO GANDY AND ROBERTS FOR REVIEW. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH THE DESIGN CHANGE.

G13. THE CONTRACTOR IS TO ALLOW FOR ALL TESTING OF RAW MATERIALS AND CONSTRUCTED WORKS THAT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE NOMINATED AUSTRALIAN STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS. RESULTS OF TESTS SHALL BE PROVIDED TO GANDY AND ROBERTS ON REQUEST.

G14. IF PROTECTION WORKS ARE REQUIRED THE CONTRACTOR SHALL ADVISE THE PROPERTY OWNER THAT THEY ARE REQUIRED TO NOTIFY ADJOINING PROPERTY OWNERS OF THEIR INTENTION TO UNDERTAKE PROTECTION WORKS IN ACCORDANCE WITH PART 6 OF THE BUILDING ACT 2016. THE CONTRACTOR SHALL REFER THE PROPERTY OWNER TO FORM 6 - NOTICE FOR PROPOSED PROTECTION WORK AVAILABLE ON THE CBOS WEBSITE. THE CONTRACTOR SHALL NOT COMMENCE WORKS UNTIL CONFIRMATION HAS BEEN RECEIVED FROM THE PROPERTY OWNER THAT THIS PROCESS HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2016.

G15. THE IDENTIFICATION OF A PROPRIETARY ITEM DOES NOT NECESSARILY IMPLY EXCLUSIVE PREFERENCE FOR THE ITEM IDENTIFIED BUT SHALL BE DEEMED TO INDICATE THE REQUIRED PROPERTIES OF THE ITEM, SUCH AS QUALITY, PERFORMANCE AND THE LIKE. SIMILAR ITEMS HAVING THE REQUIRED PROPERTIES MAY BE OFFERED BY THE CONTRACTOR FOR APPROVAL. WHEN OFFERING AN ALTERNATIVE FOR APPROVAL THE CONTRACTOR MUST PROVIDE ALL AVAILABLE TECHNICAL INFORMATION REQUESTED BY THE SUPERINTENDENT.

G16. PROPRIETARY ITEMS SHALL BE USED, FITTED, INSTALLED AND FINISHED IN ACCORDANCE WITH THE WRITTEN INSTRUCTIONS AND RECOMMENDATIONS OF THE SUPPLIER OR MANUFACTURER.

G17. ON COMPLETION, THE CONTRACTOR SHALL SUPPLY AS CONSTRUCTED DRAWINGS (PREPARED BY A REGISTERED SURVEYOR IN ACCORDANCE WITH AS 1100.401) IN ELECTRONIC (.PDF AND .DWG) FORMATS. AS CONSTRUCTED DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH TASWATER'S,THE LOCAL AUTHORITY'S AND/OR THE CLIENT'S REQUIREMENTS.

TEMPORARY WORKS

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

APPROVALS

A1. PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND ENGINEERING PERMIT IS IN PLACE FOR THE WORK AND THAT THE RELEVANT AUTHORITIES ARE NOTIFIED AND ALLOWED TO INSPECT AT THE NOMINATED HOLD POINTS.

A2. WHERE PUBLIC WORKS ARE BEING UNDERTAKEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE LOCAL AUTHORITY AND/OR TASWATER PERMIT TO CONSTRUCT, AS APPLICABLE, PRIOR TO CONSTRUCTION COMMENCING. THIS INCLUDES SUBMITTING REQUESTS FOR LOCAL AUTHORITY ROAD OPENING, STORMWATER CONNECTIONS AND TASWATER SERVICE CONNECTIONS.

A3. UNLESS NOMINATED OTHERWISE, THE FOLLOWING INSPECTION REGIME SHALL BE ADOPTED:

- ROAD FORMATIONS
  INSPECTION OF SUBGRADE, SUBBASE AND BASE LIFTS, KERBING, PRE-SEAL BY THE LOCAL AUTHORITY AND GANDY AND ROBERTS;
- STORMWATER
  INSPECTION OF STORMWATER LINES BY THE LOCAL AUTHORITY;
- SEWER AND WATER
  SEWER AND WATER INFRASTRUCTURE TO BE OWNED BY TASWATER TO BE INSPECTED AND SELF-CERTIFIED BY CIVIL CONTRACTOR OR THEIR SUBCONTRACTOR. SEWER PIPELINE PRIOR TO BACKFILLING BY GANDY AND ROBERTS ;
- AS-BUILT SERVICES SURVEYS
  WATER, SEWER, STORMWATER SURVEYS UNDERTAKEN BY CONTRACTOR'S REGISTERED LAND SURVEY OR (DEPTH OF WATER RETICULATION RECORDED PRIOR TO BACKFILLING);
- INSTALLATION OF OTHER IN-GROUND SERVICES
  POWER, COMMUNICATIONS, GAS ETC. UNDERTAKEN BY THE RELEVANT MANAGING AUTHORITY;
- DEFECT'S LIABILITY INSPECTION
  BY GANDY AND ROBERTS.

A4. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED FOR GANDY AND ROBERTS TO ATTEND THE SITE. DO NOT RELY UPON FACSIMILE OR EMAIL TO COMMUNICATE REQUESTS - MAKE CONTACT WITH OUR OFFICE TO CONFIRM ATTENDANCE.

A5. INSPECTION OF ROAD FORMATIONS MAY INVOLVE PROOF ROLLING WITH A TEST VEHICLE. CONFIRM WITH GANDY AND ROBERTS AND ENSURE A SUITABLE VEHICLE IS AVAILABLE AT THE TIME OF INSPECTION. REFER NOTE R11 FOR ADDITIONAL REQUIREMENTS

A6. PHOTOGRAPHIC DOCUMENTATION IS NOT AN ADEQUATE BASIS TO PROCEED BEYOND A HOLD POINT UNLESS APPROVED BY GANDY AND ROBERTS.

WORK HEALTH AND SAFETY

HS1. THE MAIN CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT, REGULATIONS, AND ALL RELEVANT CODES OF PRACTICE.

HS2. THE GANDY AND ROBERTS DESIGN SAFETY REPORT 25.0326 REVISION A FORMS AN INTEGRAL PART OF THIS DOCUMENTATION. THIS REPORT IDENTIFIES SAFETY RISKS AND PROPOSES CONTROL MEASURES TO BE FOLLOWED BY THE CONTRACTOR AND THE BUILDING OPERATOR. CONTROLS AND HAZARDS REQUIRING MORE EXPLANATION THAN IN THE SAFETY REPORT ARE HIGHLIGHTED IN OUR DRAWINGS WITH AN EXCLAMATION MARK IN THE TRIANGLE SYMBOL AS SHOWN. ⚠

HS3. SHOULD THE MAIN CONTRACTOR OR SUB-CONTRACTORS IDENTIFY OMISSIONS OR ERRORS IN THE REPORT RELATED TO THE SCOPE OF GANDY AND ROBERT'S WORK ON THE PROJECT, OR HAVE SAFER WAYS OF WORKING, THEY SHOULD CONTACT GANDY AND ROBERTS PRIOR TO CONSTRUCTION.

HS4. SHOULD THE CONTRACTOR PROPOSE AN ALTERNATIVE DESIGN, THIS SHALL BE PRESENTED WITH APPROPRIATE SAFETY RISK PLANNING TO GANDY AND ROBERTS FOR REVIEW.

EARTHWORKS

E1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" WITH TESTING METHODS IN ACCORDANCE WITH AS1289 "METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES".

E2. THE EXISTING SURFACE INCLUDING VEGETATION AND DEBRIS UNDER THE BUILDING AND PAVED AREAS SHALL BE TOTALLY REMOVED OR REMOVED TO A DEPTH OF NOT LESS THAN 200 mm WHICHEVER IS THE LESSER TREATMENT. THE LAYER TO BE REMOVED INCLUDES ANY MATERIAL THAT MAY BE UNSUITABLE TO SUPPORT THE PROPOSED WORKS. TOP SOIL TO BE STOCKPILED AS DIRECTED, AND VEGETATION AND DEBRIS REMOVED FROM SITE UNLESS NOTED OTHERWISE. TREE STUMPS SHALL BE FULLY GRUBBED, MINIMUM DEPTH OF 300 mm, AND HOLES FILLED WITH MATERIAL SIMILAR TO THE SURROUNDING MATERIAL AND COMPACTED TO THE SAME DEGREE AS THE SURROUNDING MATERIAL.

E3. FOR EXCAVATION PURPOSES, ROCK IS DEFINED AS HARD OR STRONGLY CEMENTED BEDS OR MASSES WHICH CANNOT BE RIPPED AT THE FOLLOWING PRODUCTION RATES (INSITU VOLUMES) FOR THE PARTICULAR CLASS OF EQUIPMENT, AS DEFINED IN AS2868.

GENERAL EXCAVATION:

MACHINE EQUIPPED WITH A HEAVY DUTY, SINGLE TINE PARALLELOGRAM RIPPER (APPROVED BY THE MACHINE MANUFACTURER FOR USE ON THE PARTICULAR MACHINE IN ROCK).

EXCAVATOR OPERATING MASS ≥27T <38T: EXCAVATION RATE SOLID 10 m3 PER HOUR.

EXCAVATOR OPERATING MASS ≥38T <44T: EXCAVATION RATE SOLID 15 m3 PER HOUR.

TRENCH EXCAVATION:

MACHINE FITTED WITH A HEAVY DUTY BUCKET AND TEETH WITH HIGH PENETRATION BOOTS (APPROVED BY THE MACHINE MANUFACTURER FOR USE ON THE PARTICULAR MACHINE IN ROCK).

EXCAVATOR OPERATING MASS ≥12.5T <15T, 450mm WIDE BUCKET, MAXIMUM PRODUCTION RATE SOLID OF 1.5 m3 PER HOUR.

EXCAVATOR OPERATING MASS ≥19T <23T, 600mm WIDE BUCKET, MAXIMUM PRODUCTION RATE SOLID OF 3 m3 PER HOUR.

E4. ANY INTERFACE BETWEEN CUT AND FILL SHALL BE NO STEEPER THAN 1V:4H. CUT HORIZONTAL BENCHES FOR ANY FILL PLACED ON GROUND STEEPER THAN 1V:4H.

E5. ALL EXCAVATIONS SHALL BE INSPECTED BY GANDY AND ROBERTS AND/OR THE LOCAL AUTHORITY BEFORE PROCEEDING ANY FURTHER. INSPECTION AND TESTING SHALL OCCUR AFTER EACH LIFT DURING FILLING. TESTING (IN ACCORDANCE WITH TABLE 8.1 OF AS 3798) SHALL BE ARRANGED BY THE CONTRACTOR SUCH THAT THE RESULTS ARE AVAILABLE AT THE TIME OF INSPECTION. THE CONTRACTOR SHALL ENGAGE A SUITABLY QUALIFIED GEOTECHINCAL ENGINEER TO UNDERTAKE LEVEL 1 INSPECTION AND TESTING OF COMPACTED FILL WITHIN COMMERCIAL AND RESIDENTIAL PROPERTIES IN ACCORDANCE WITH AS 3798 AND PROVIDE A STATEMENT OF COMPLIANCE. EARTHWORKS WITHIN PUBLIC ROAD RESERVATIONS ARE NOT REQUIRED TO BE SUPERVISED BY THE GEOTECHINCAL ENGINEER.

E6. THE SUBGRADE SHALL BE COMPACTED TO ACHIEVE 98% STANDARD DENSITY RATIO TO A DEPTH OF 300 mm PRIOR TO FILLING, SUBGRADE IS TO BE PROOF ROLL TESTED. THE TEST SHALL CONSIST OF WITNESSING SOIL DEFLECTION FROM THE TYRE OF A SINGLE REAR AXLE TRUCK DRIVEN AT WALKING SPEED WITH A MINIMUM 8 TONNE REAR AXLE LOAD AND A TYRE PRESSURE OF 550 kPa. EACH LAYER SHALL BE PROOF ROLL TESTED WITH NO VISIBLE MOVEMENT OBSERVED. OTHER VEHICLES THAT MAY BE ALLOWED BY GANDY AND ROBERTS ARE A 12 TONNE STATIC ROLLER WITH 6 TONNE/m LOAD, OR 20 TONNE PLANT WITH 450 kPa TYRES AND GREATER THAN 0.035 m^2 CONTACT AREA PER TYRE.

E7. FILL SHALL BE PLACED IN HORIZONTAL LAYERS OF 200 TO 300 mm DEEP LOOSE MEASUREMENT, UNLESS TESTING CAN DEMONSTRATE TO GANDY AND ROBERTS THAT COMPACTION IS ADEQUATE WITHIN LARGER LIFTS. COMPACT EACH LAYER OF FILL WITHIN 1% OF ITS OPTIMUM MOISTURE CONTENT. MAXIMUM PARTICLE SIZE IS TWO THIRDS DEPTH OF EACH LIFT. EACH LAYER IS TO BE PROOF ROLL TESTED, NUCLEAR DENSITY TESTING TO BE UNDERTAKEN AT A FREQUENCY BASED ON AS3798 (TYPICALLY THE GREATER OF FOUR TESTS PER INSPECTION OR ONE TEST PER 1000 m^2). FOR MATERIAL 60 mm AND COARSER, IN-LIEU OF DENSITY TESTING A TEST BY DEFLECTION SHALL BE DONE USING SPOT LEVEL DIFFERENCE AT REPRESENTATIVE LOCATIONS BEFORE AND AFTER ROLLING THREE TIMES WITH A 12 TONNE STATIC ROLLER, WITH ACCEPTABLE DIFFERENCES BEING LESS THAN 2 mm.

E8. ALL PROOF ROLLING SHALL BE WITNESSED BY GANDY AND ROBERTS. A MINIMUM OF TWO PASSES FOR EACH SECTION BEING TESTED IS REQUIRED, WITH A PASS DEFINED AS TRAVEL ACROSS ONE FULL LENGTH OF THE AREA BEING TESTED. COMPLIANCE WITH PROOF ROLLING REQUIREMENTS SHALL BE WHEN AN AREA WITHSTANDS PROOF ROLLING WITHOUT VISIBLE DEFORMATION OR SPRINGING.

E9. COHESIONLESS (GRANULAR) FILL SHALL BE USED UNLESS OTHERWISE APPROVED BY GANDY AND ROBERTS. COHESIONLESS (GRANULAR) FILL SHALL HAVE LESS THAN 15% PASSING THE 75 MICRON SIEVE, WITH GRADING CURVES SUBMITTED FOR APPROVAL. COHESIONLESS FILL SHALL BE COMPACTED TO THE REQUIREMENTS OF TABLE 5.1 OF AS 3798. COHESIVE FILL SHALL HAVE A MINIMUM 4 DAY SOAKED CBR OF 5% AND A MAXIMUM CBR SWELL OF 1%. MINIMUM STANDARD DENSITY RATIOS FOR COHESIVE MATERIAL SHALL BE AS PER TABLE 5.1 OF AS 3798. REACTIVE CLAY SHALL HAVE A MAXIMUM STANDARD DENSITY RATIO OF 100%. LANDSCAPING ZONES SHOULD BE COMPACTED TO STANDARD DENSITY RATIO OF 85% UNLESS NOTED OTHERWISE.

ROADWORKS

R1. ALL ROADWORKS, FOOTPATHS & DRIVEWAYS SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENT ASSOCIATION TASMANIA "TASMANIAN MUNICIPAL STANDARDS" INCLUDING TMS SPECIFICATIONS, DRAWINGS AND SUBDIVISION GUIDELINES. IPWEA STANDARD DRAWINGS ARE REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD".

R2. IT IS ASSUMED ROADS ACCESSING THE DEVELOPMENT SITE ARE ADEQUATE TO TAKE THE DESIGN TRAFFIC LOAD DURING THE DESIGN LIFE OF 40 YEARS.

R3. PAVEMENT DEPTH SHALL BE AS SHOWN ON THE TYPICAL CROSS SECTION BUT SHALL BE SUBJECT TO CBR TESTING OF THE SUBGRADE OR PROOF ROLLING BY THE CONTRACTOR, WITH FINAL DEPTH TO BE CONFIRMED BY GANDY AND ROBERTS.

R4. SUBSOIL DRAINS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE PAVEMENT IS BELOW GROUND LEVEL AND AS SHOWN ON THE DRAWINGS. PIPE AND FITTINGS SHALL BE PROPRIETARY ITEMS COMPLYING WITH AS2439.1.

R5. THE ROAD PROFILE AND CROSS FALL SHALL BE FINISHED TO THE SATISFACTION OF GANDY AND ROBERTS AND SHALL BE TO THE LINE AND LEVEL INDICATED ON THE DRAWINGS, FREE OF ANY LOCAL HIGH OR LOW AREAS WHICH MAY HOLD WATER.

R6. ALL GRAVEL SHALL COMPLY WITH THE FOLLOWING TASMANIAN DEPARTMENT OF STATE GROWTH (DSG) SPECIFICATIONS:

BASE COURSE: CLASS 2 FINE CRUSHED ROCK (FCR) (PREVIOUSLY R40 CLASS A - 20 mm)

SUB-BASE COURSE: CLASS 3 FCR (PREVIOUSLY SUB-BASE 1 - 40 mm)

R7. SUB-BASE AND BASE SHALL HAVE A MINIMUM DRY DENSITY RATIO OF 95% AND 98% MODIFIED COMPACTION RESPECTIVELY, WITH NUCLEAR DENSITY TEST RESULTS AVAILABLE AT THE PROOF ROLL INSPECTION. TESTS TO BE TAKEN AT A FREQUENCY BASED ON AS3798 (TYPICALLY THE GREATER OF FOUR TESTS PER INSPECTION OR ONE TEST PER 1000 m^2).

R8 EACH PAVEMENT COURSE SHALL BE PROOF ROLL TESTED. ALL PROOF ROLL TESTING SHALL BE WITNESSED BY GANDY AND ROBERTS. THE TEST SHALL CONSIST OF WITNESSING DEFLECTION FROM THE TYRE OF A SINGLE REAR AXLE TRUCK DRIVEN AT WALKING SPEED WITH A MINIMUM 8 TONNE REAR AXLE LOAD AND A TYRE PRESSURE OF 550 KPa. COMPLIANCE WITH THE TEST ROLLING REQUIREMENTS SHALL BE WHEN AN AREA WITHSTANDS TEST ROLLING WITHOUT VISIBLE DEFORMATION OR SPRINGING.

R9. PAVEMENT COURSE TOLERANCES SHALL COMPLY WITH THE DSG SPECIFICATION, SECTION 304, CLAUSE 304.06 WITH SCALE C SURFACE LEVEL REQUIREMENTS APPLYING.

R10. TRENCHES AND EXCAVATIONS WITHIN TRAFFICABLE PAVEMENTS SHALL BE BACKFILLED TO SUBGRADE LEVEL WITH 20 mm FCR TO A MINIMUM DENSITY OF 95% STANDARD COMPACTION. MATCH EXISTING PAVEMENT ABOVE SUBGRADE. NUCLEAR DENSITY TESTING TO BE UNDERTAKEN AS DIRECTED WITHIN COMMERCIAL SITES AND PUBLIC ROAD RESERVES.

R11. ALL LANDSCAPED AREAS AFFECTED BY THE WORKS SHALL BE REINSTATED TO MATCH EXISTING. REFER LANDSCAPE ARCHITECT FOR SPECIFIC REQUIREMENTS.

STORMWATER

SW1. ALL WORKS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA - IPWEA STANDARD DRAWINGS, REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD".

SW2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S SPECIFICATIONS, BY-LAWS AND AS/NZS 3500.3.

SW3. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 5% ANNUAL EXCEEDANCE PROBABILITY (AEP) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 1% AEP STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 5%AEP STORMS AND THE ROAD RESERVE FOR 100 YEAR ARI STORMS. FOR STORMS UP TO 24 HOURS DURATION, AN ALLOWANCE OF 16% EXTRA ON THE DESIGN STORM RAINFALLS HAS BEEN APPLIED CONSISTENT WITH RCP 8.5 2090 PREDICTIONS, AS ENDORSED BY ARR.

SW4. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING SHALL COMPLY WITH AS/NZS 3725 INSTALLATION REQUIREMENTS FOR TYPE HS2 SUPPORT.

SW5. ALL TRENCHES UNDER TRAFFICKED AREAS, INCLUDING FUTURE DRIVEWAY EXTENSIONS, SHALL BE BACK FILLED WITH APPROVED COMPACTED CLASS 2 FCR OR CEMENT STABILISED SAND WITH NOT LESS THAN 4% CEMENT BY WEIGHT OF CEMENT.

SW6. SURFACE WATER DRAINS, CATCH PITS/GRATED PITS AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER. GRATED PITS TO HAVE SUMPS AS NOTED ON THE DRAWINGS. PITS AND LIDS TO BE CLASS A IN NON-TRAFFICKED AREAS AND CLASS B IN RESIDENTIAL DRIVEWAYS. PRE-CAST CONCRETE PITS AND LIDS WITH CLASS C OR CLASS D RATING SHALL BE USED ELSEWHERE OR AS NOTED ON THE DRAWINGS. ALL COVERS AND GRATES SHALL COMPLY WITH AS3796. CONVEY TRENCH WATER INTO PITS/MANHOLES THROUGH WEEP HOLES ON UPSTREAM SIDE USING 2 m OF DN100 SUBSOIL DRAIN WITH FILTER SOCK.

TASFIRE GENERAL NOTES:

TF1. PROVIDE ALL-WEATHER PROPERTY ACCESS SUITABLE FOR LADEN FIRE APPLIANCE TO REACH BUILDINGS AND DEDICATED FIREFIGHTING WATER SUPPLY.

TF2. WHERE PROPERTY ACCESS LENGTH ≥ 30m, APPLY BUSHFIRE ACCESS DESIGN STANDARDS TO FULL CARRIAGEWAY LENGTH.

TF3. CONSTRUCT CARRIAGEWAY AS ALL-WEATHER SURFACE; WELL-DRAINED GRAVEL ACCEPTABLE IF PROPERLY DETAILED.

TF4. DESIGN ACCESS, BRIDGES AND CULVERTS FOR MINIMUM 20T LOAD CAPACITY.

TF5. PROVIDE MINIMUM TRAFFICABLE WIDTH 4.0m.

TF6. MAINTAIN HORIZONTAL CLEARANCE 0.5m EACH SIDE BEYOND CARRIAGEWAY EDGE (TOTAL CORRIDOR ≥ 5.0m).

TF7. MAINTAIN VERTICAL CLEARANCE 4.0m (TRIM VEGETATION/STRUCTURES ACCORDINGLY).

TF8. LIMIT AVERAGE CROSSFALL TO < 3° (≈1:20, 5%).

TF9. LIMIT DIP ENTRY/EXIT ANGLES TO < 7° (≈1:8, 12.5%).

TF10. MINIMUM INNER CURVE RADIUS 10 M.

TF11. MAXIMUM GRADIENT (SEALED) 15° (≈1:3.5, 28%).

TF12. MAXIMUM GRADIENT (UNSEALED) 10° (≈1:5.5, 18%).

TF13. WHERE ACCESS LENGTH > 100m, PROVIDE FIRE APPLIANCE TURNING NEAR THE BUILDING VIA ONE: 10m OUTER RADIUS TURNING CIRCLE; OR DRIVEWAY ENCIRCLING BUILDING; OR T/Y HEAD 4m WIDE × 8m LONG.

TF14. WHERE ACCESS LENGTH > 200m, PROVIDE PASSING BAYS AT ≤ 200m INTERVALS, EACH 20m LONG × 6m TRAFFICABLE WIDTH.

TF15. PROVIDE APPLIANCE ACCESS TO WITHIN 4m OF FIREFIGHTING WATER SUPPLY OUTLET.

TF16. APPLY SAME WIDTH, CLEARANCE, GRADE AND GEOMETRY STANDARDS BETWEEN ROAD AND WATER POINT.

TF17. REMOVE/MAINTAIN VEGETATION TO PREVENT TREE-STRIKE AND MAINTAIN SIGHTLINES ALONG ACCESS.

TF18. AVOID COMBUSTIBLE PLANTINGS ADJACENT TO ACCESS; KEEP CORRIDOR FREE OF OBSTRUCTIONS AND STORED MATERIALS.

TF19. WHERE PRACTICABLE, PROVIDE MULTIPLE INGRESS/EGRESS OPTIONS TO MINIMISE ENTRAPMENT RISK DURING BUSHFIRE EVENTS.

TF20. KEEP ACCESS TRAFFICABLE UNDER BUSHFIRE CONDITIONS FOR EMERGENCY SERVICES AND OCCUPANTS.

Kingborough Council
Development Application: DA-2025-276
Plan Reference No: P6
Date Received: 27/04/2026
Date placed on Public Exhibition: 8/7/2026

LEGEND

• 9.80	EXISTING SURFACE LEVEL
• 9.80	PROPOSED BULK EARTHWORKS LEVEL
• 9.60	PROPOSED FINISHED SURFACE LEVEL
(Δ-2.5)	CUT (-)/FILL DEPTH
EX W	EXISTING WATER SUPPLY EXTERNAL TO BUILDING
W	PROPOSED WATER SUPPLY EXTERNAL TO BUILDING
EX FS	EXISTING FIRE SUPPLY
FS	PROPOSED FIRE SUPPLY
EX S	EXISTING SEWER DRAIN
S	PROPOSED SEWER DRAIN
EX SW	EXISTING STORMWATER DRAIN
SW	PROPOSED STORMWATER DRAIN
	PROPOSED STORMWATER (LARGER)
SS	PROPOSED DN100 SUBSOIL DRAIN WITH GEOTEXTILE SOCK
CJ	PROPOSED CONCRETE CONSTRUCTION JOINT
KJ	PROPOSED CONCRETE KEY JOINT
SJ	PROPOSED CONCRETE SAWN JOINT
TOP / TOE	EXISTING BATTER
TOP / TOE	PROPOSED BATTER
	PROPERTY BOUNDARY
EJ	EXPANSION JOINT
SEJ	SWIVEL EXPANSION JOINT

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
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1	BUILDING APPROVAL	DH	20.04.2026				

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FARMER & TRICKETT RESIDENCE - 2004
LOT 2 LONGMANS ROAD,
SNUG, TASMANIA

DRAWING TITLE
DRAWING INDEX AND NOTES

0 50mm		SCALE -@A1
DESIGNED RD	DRAWN RD	CHECKED DH
PROJECT 25.0326	DRAWING C001	REVISION 1

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AS2870 SITE SOIL CLASSIFICATION: CLASS S

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1	BUILDING APPROVAL	DH	20.04.2026				

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FARMER & TRICKETT RESIDENCE - 2004
LOT 2 LONGMANS ROAD,
SNUG, TASMANIA
DRAWING TITLE
OVERALL SITEWORKS PLAN

0 50mm SCALE 1:1000@A1

DESIGNED	DRAWN	CHECKED
RD	RD	DH
PROJECT	DRAWING	REVISION
25.0326	C200	1

TIN TO TIN VOLUME ANALYSIS:

TOTAL CUT	-311.764
TOTAL FILL	279.096
BALANCE	-32.668
ie EXCESS OF CUT OVER FILL	32.668

LANDSLIDE HAZARD AREA (LOW)

LOCATION OF DEPOSITED EXCESS FILL PER ARCHITECTS DETAILS

PASSING BAY 20m X 2m (TYPICAL)

4m WIDE GRAVEL DRIVEWAY SEE DETAIL ON SHEET C700

FOR DRIVEWAY LONG SECTION SEE SHEET C300

WATER TANK PER ARCHITECTS DETAILS

450SQ GRATED PIT PER ARCHITECTS DETAILS

300mm SPOON DRAIN PER ARCHITECTS DETAILS

GRAVEL TURNING AREA FOR DETAILS SEE SHEET C201

GRAVEL DRIVEWAY, PASSING BAY AND TURNING AREA 990m²

FFL354.00

EARTHWORKS PER ARCHITECTS DETAILS

1m WIDE OPEN DRAIN WITH ROCK PITCHING EROSION PROTECTION SEE DETAIL ON SHEET C700

STORMWATER DIVERSION TURNOUTS AT MAX 30m INTERVALS. BUNDS MIN 100mm PER GES STORMWATER ASSESSMENT - JULY 2025

TIE NEW OPEN DRAIN INTO EXS OPEN DRAIN ON LONGMANS ROAD

MATCH INTO EXS LONGMANS ROAD LEVELS AND GRADES

LANDSLIDE HAZARD AREA (LOW)

Kingborough Council
Development Application: DA-2025-276
Plan Reference No: P6
Date Received: 27/04/2026
Date placed on Public Exhibition: 8/7/2026

AS2870 SITE SOIL CLASSIFICATION: CLASS S

CT210627/1

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
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1	BUILDING APPROVAL	DH	20.04.2026				

North

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

FARMER & TRICKETT RESIDENCE - 2004
LOT 2 LONGMANS ROAD,
SNUG, TASMANIA

DRAWING TITLE
SITEWORKS PLAN

0 50mm SCALE 1:250@A1

DESIGNED	DRAWN	CHECKED
RD	RD	DH
PROJECT	DRAWING	REVISION
25.0326	C201	1

WATER TANK PER ARCHITECTS DETAILS

GRAVEL TURNING AREA
PAVMENT TO BE SIMILAR TO THAT OF DRIVEWAY
SEE DETAIL ON SHEET C700

300mm SPOON DRAIN PER ARCHITECTS DETAILS

1m WIDE OPEN DRAIN WITH ROCK PITCHING EROSION PROTECTION
SEE DETAIL ON SHEET C700

INDICATIVE FIRE APPLIANCE TURNING AREA

FFL354.00

AS2870 SITE SOIL CLASSIFICATION: CLASS S

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1	BUILDING APPROVAL	DH	20.04.2026				

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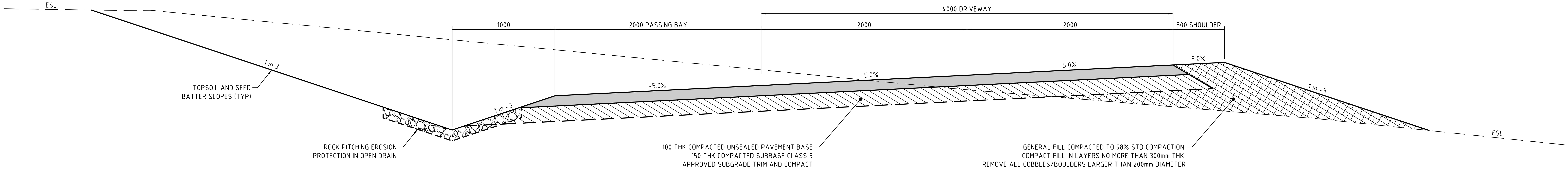
FARMER & TRICKETT RESIDENCE - 2004
LOT 2 LONGMANS ROAD,
SNUG, TASMANIA
DRAWING TITLE
SITEWORKS DETAIL PLAN

SCALE	DESIGNED	DRAWN	CHECKED
1:50@A1	RD	RD	DH

PROJECT	DRAWING	REVISION
25.0326	C202	1



TYPICAL DRIVEWAY SECTION

SCALE 1:20

REV	DESCRIPTION	APP'D	DATE
-	-	-	
-	-	-	-
-	-	-	-
-	-	-	-
1	BUILDING APPROVAL	DH	20.04.2026

REV	DESCRIPTION	APP'D	DATE

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FARMER & TRICKETT RESIDENCE - 2004
LOT 2 LONGMANS ROAD,
SNUG, TASMANIA

DRAWING TITLE
DETAILS

SCALE		
AS SHOWN@A1		
DESIGNED	DRAWN	CHECKED
RD	RD	DH
PROJECT	DRAWING	REVISION
25.0326	C700	1