

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-84
Proposal: 26 multiple dwellings
Subject Site: 47 Summerleas Road, Kingston
Responsible Planning Officer: Andrea Urzi

Advertised Documents:

- Application Plans
- Natural Values Assessment
- Bushfire Hazard Assessment
- Arboricultural Report

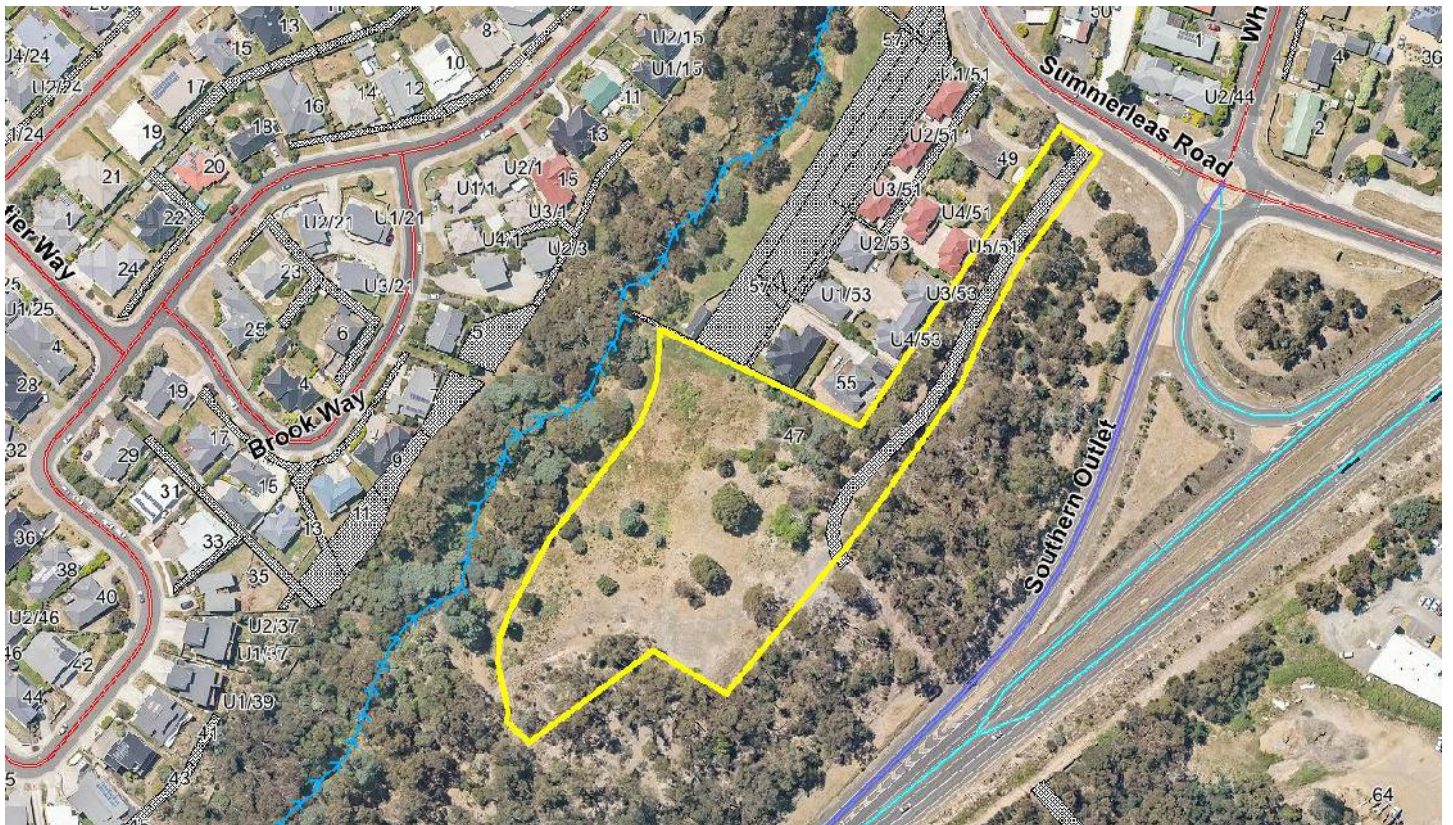
Available upon request:

- 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 **21 July 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.



HOMES TASMANIA - 47 SUMMERLEAS ROAD HOUSING DEVELOPMENT



PROJECT: 018.24162 - 47 SUMMERLEAS ROAD HOUSING DEVELOPMENT
CLIENT NAME: HOMES TASMANIA
CLIENT ADDRESS: GPO BOX 65 HOBART TAS 7001
DESIGNER: PHILP LIGHTON ARCHITECTS- PETER GAGGIN: CC997A

OWNER: HOMES TASMANIA
TITLE REF: CT: 1/181193

TERRAIN CATEGORY CLASSIFICATION: 2.5
SHIELDING CLASSIFICATION: PS
TOPOGRAPHIC CLASSIFICATION: T1
WIND LOAD CLASSIFICATION: N2
SOIL CLASSIFICATION: M MODERATELY REACTIVE CLAY

CLIMATE ZONE: 7
BAL LEVEL: BAL29
BUSHFIRE HAZARD MANAGEMENT PLAN: REFER GES BUSHFIRE HAZARD REPORT
ALPINE AREA: N/A BCA FIGURE 3.7.5.2
CORROSION ENVIRONMENT: C3 MEDIUM
OTHER HAZARDS: N/A
EASEMENTS:
 - TASWATER PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH.
 - BAL29 EASEMENT VARIABLE WIDTH
 - TASNETWORKS ELECTRICAL EASEMENT
 - PLANNING EASEMENT

SITE INFORMATION
ZONING: GENERAL RESIDENTIAL
LOCAL AUTHORITY: KINGBOROUGH COUNCIL

SITE AREA: 1.43ha
SITE COVERAGE: 11.2%
IMPERVIOUS COVERAGE: 24%

APARTMENTS: 26 x 2 BED TWO STOREY TOWNHOUSES 96m2
 P.O.S 60m2 TOTAL

PARKING: 49 x RESIDENT SPACES
 1 PER UNIT PLUS ALLOCATED PARKING AND VISITOR SPACES
49 TOTAL

PROJECT - DA				
SHEET	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
DA000	COVER SHEET	I	23.04.26	DA RFI
DA100	SITE PLAN - EXISTING	J	23.04.26	DA RFI
DA102	SITE PLAN - DETAIL	I	23.04.26	DA RFI
DA103	SITE PLAN DRIVEWAY - DETAIL	I	23.04.26	DA RFI
DA104	SITE PLAN - TREE PLAN	J	23.04.26	DA RFI
DA800	SITE SECTION 1	J	23.04.26	DA RFI
DA801	SITE SECTION 2	J	23.04.26	DA RFI
DA802	SITE SECTION 3	J	23.04.26	DA RFI
DA1000	PLAN - TOWNHOUSE GROUND	J	23.04.26	DA RFI
DA1001	PLAN - TOWNHOUSE LEVEL 1	J	23.04.26	DA RFI
DA1002	PLAN - 1 & 2 GROUND	J	23.04.26	DA RFI
DA1003	PLAN - 1 & 2 UPPER	J	23.04.26	DA RFI
DA3000	ELEVATION TOWNHOUSE	J	23.04.26	DA RFI
DA3001	ELEVATION TOWNHOUSE	J	23.04.26	DA RFI
DA3002	ELEVATION TOWNHOUSE	J	23.04.26	DA RFI
DA9000	3D MASSING	J	23.04.26	DA RFI
DA9001	STREET VIEW OF TOWNHOUSES	J	23.04.26	DA RFI
DA9005	MOOD BOARD 1	J	23.04.26	DA RFI
DA9007	LANDSCAPING PLAN	I	23.04.26	DA RFI
DA9008	LANDSCAPING SCHEDULE	I	23.04.26	DA RFI
DA9009	LANDSCAPING SCHEDULE 01	I	23.04.26	DA RFI
DA9010	LANDSCAPING SCHEDULE 02	I	23.04.26	DA RFI
DA9011	SHADOW DIAGRAMS	J	23.04.26	DA RFI
DA9012	SHADOW DIAGRAMS	J	23.04.26	DA RFI
DA9013	SHADOW DIAGRAMS	J	23.04.26	DA RFI
DA9014	SHADOW DIAGRAMS	J	23.04.26	DA RFI
DA9015	FENCING PLAN	I	23.04.26	DA RFI

RELEVANT AUSTRALIAN STANDARDS NOT LIMITED TO BELOW & DOCUMENTS REFERENCED IN SPECIFICATION A1.3 NATIONAL CONSTRUCTION CODE 2019 BUILDING CODE OF AUSTRALIA VOLUME ONE;

HYDRAULIC
 AS/NZS 3500.1, Plumbing & Drainage - Water Services;
 AS/NZS 3500.2, Sanitary Plumbing and drainage;
 AS/NZS 3500.3 Stormwater; and
 AS/NZS 3500.4, Heated water systems.
 LOCAL COUNCIL AND TASWATER REQUIREMENTS

SEE STRUCTURAL DRAWINGS AND SPECIFICATION FOR STANDARDS RELATING TO:
 EARTHWORKS
 FOOTINGS AND SLABS
 MASONRY WALLS
 TIMBER FRAMING
 STRUCTURAL STEEL WORK

ENERGY EFFICIENCY, BUILDING FABRIC (CLADDING & ROOFING), GLAZING, BUILDING SEALING, AIR CONDITIONING & VENTILATION, ARTIFICIAL LIGHTING & POWER, HEATED WATER SUPPLY & SWIMMING POOL & SPA POOL PLANT IN ACCORDANCE WITH PART J

AS 1428.1-2009
 DESIGN FOR ACCESS AND MOBILITY - GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK

DISABILITY (ACCESS TO PREMISES — BUILDINGS) STANDARDS 2010

PROJECT SPECIFIC SELECTIONS BELOW:

BUILDING FABRIC - SELECTIONS
 Generally in accordance with Part J Energy Efficiency & Manufacturers Recommended Install Details

FLOOR INSULATION
Concrete Floor Slab
 Product: Expol R1.28 ThermaSlab VH 50mm high density EPS.
 Slab Footing Edges: Expol R1.0 ThermaSlab VH 30mm high density EPS

WALL INSULATION
Bulk thermal insulation to 120mm and 90 mm framing
 Refer to details and specification for various products
 R-value required: R2.8

VAPOUR PERMEABLE MEMBRANE
 Product: Bradford Enviroseal ProctorWrap Commercial Wall Wrap - CW-IT (VP)
 Vapour Permeable
 Location: All External Walls as detailed.
Tape all joints with ProctorWrap Flex Tapes to achieve an Airtight Installation

CEILING & ROOF INSULATION
Ceiling Bulk thermal insulation may need to be increased for dark coloured roofs. Confirm before installation.
 Product: Knauf Earth Wool R6.0
 Thickness: 275mm
 Location: Ceiling - Both Buildings

VAPOUR PERMEABLE ROOF MEMBRANE
Fixing: Lay according to manufactures spec. over safety mesh directly underneath metal roof or wall sheeting.
 Product: Enviroseal Proctor Wrap high tensile- Roof
 Location: Entire new roof, or where existing roof removed & reinstated during construction
 To details and specification for other products.

CONSTRUCTION IN ACCORDANCE WITH VOLUME TWO NCC 2022 BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS

A COPY OF VOLUME 2 NCC 2022 BUILDING CODE OF AUSTRALIA IS AVAILABLE TO DOWNLOAD FROM:
<http://www.abcb.gov.au/Resources/Publications/NCC/NCC-2022-Volume-Two>

SECTION A GOVERNING REQUIREMENTS

Section A Governing Requirements.....	15
Part A1 Interpreting the NCC.....	16
Part A2 Compliance with the NCC.....	18
Part A3 Application of the NCC in States and Territories.....	22
Part A4 NCC referenced documents.....	23
Part A5 Documentation of design and construction.....	25
Part A6 Building classification.....	30
Part A7 United buildings.....	42

SECTION B STRUCTURE

Part B1 Structural Provisions.....	46
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SECTION C FIRE RESISTANCE

Section C Fire resistance.....	61
Part C1 Fire resistance and stability.....	65
Part C2 Compartmentation and separation.....	71
Part C3 Protection of openings.....	78

SECTION D ACCESS AND EGRESS

Section D Access and egress.....	121
Part D1 Provision for escape.....	128
Part D2 Construction of exits.....	139
Part D3 Access for people with a disability.....	154

SECTION E SERVICES AND EQUIPMENT

Part E1 Fire fighting equipment.....	174
Part E2 Smoke hazard management.....	191
Part E3 Lift installations.....	212
Part E4 Visibility in an emergency, exit signs and warning systems.....	221

SECTION F HEALTH AND AMENITY	
Part F1 Damp and weatherproofing.....	231
Part F2 Sanitary and other facilities.....	243
Part F3 Room heights.....	264
Part F4 Light and ventilation.....	267
Part F5 Sound transmission and insulation.....	274
Part F6 Condensation management.....	286

SECTION G ANCILLARY PROVISIONS

Part G1 Minor structures and components.....	291
Part G2 Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues.....	295
Part G3 Atrium construction.....	299
Part G4 Construction in alpine areas.....	308
Part G5 Construction in bushfire prone areas.....	312
Part G6 Occupiable outdoor areas.....	315

SECTION H SPECIAL USE BUILDINGS

Part H1 Class 9b buildings.....	320
Part H2 Public transport buildings.....	322
Part H3 Farm buildings and farm sheds.....	325

SECTION I *****

Part I1 *****.....	332
Part I2 *****.....	333

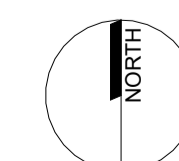
SECTION J ENERGY EFFICIENCY

Section J Energy efficiency.....	338
Part J0 Energy efficiency.....	355
Part J1 Building fabric.....	357
Part J2 *****.....	361
Part J3 Building sealing.....	362
Part J4 *****.....	364
Part J5 Air-conditioning and ventilation systems.....	365
Part J6 Artificial lighting and power.....	377
Part J7 Heated water supply and swimming pool and spa pool plant.....	384
Part J8 Facilities for energy monitoring.....	386

Tasmania	
Introduction.....	541
Section D Access and egress.....	542
Section E Services and equipment.....	543
Section F Health and amenity.....	544
Section G Ancillary provisions.....	545
Tas Part G2 *****.....	547
Section H Special use buildings.....	548
Tas Part H101 *****.....	549
Tas Part H102 Food premises.....	550
Tas Part H103 Dining rooms and bar rooms.....	558
Tas Part H104 *****.....	559
Tas Part H105 *****.....	560
Tas Part H106 Meat premises.....	561
Tas Part H107 Farm dairy premises.....	562
Tas Part H108 Pharmacies.....	563
Tas Part H109 Health service establishments.....	564
Tas Part H110 *****.....	565
Tas Part H111 *****.....	566
Tas Part H112 Mortuaries.....	567
Tas Part H113 Foundries.....	568
Tas Part H114 Premises for manufacture or processing of glass reinforced plastics.....	569
Tas Part H115 Premises for production or processing of isocyanates.....	571
Tas Part H116 Premises for electro-plating, electro-polishing, anodising or etching.....	573
Tas Part H117 Premises for lead processing.....	574
Tas Part H118 *****.....	576
Tas Part H119 *****.....	577
Tas Part H120 *****.....	578
Tas Part H121 *****.....	579
Tas Part H122 Early childhood centres and school age care facilities.....	580
Tas Part H123 Temporary structures.....	582
Tas Part H124 Premises where work is undertaken on gas-fuelled vehicles.....	586
Schedule 3 Definitions.....	587
Schedule 4 Referenced documents.....	588
Footnote: Other legislation affecting buildings.....	590
Page 6	

SAFETY

Comply with the Safe Design Report specific to this Construction site
 Included as part of the Contract Documents

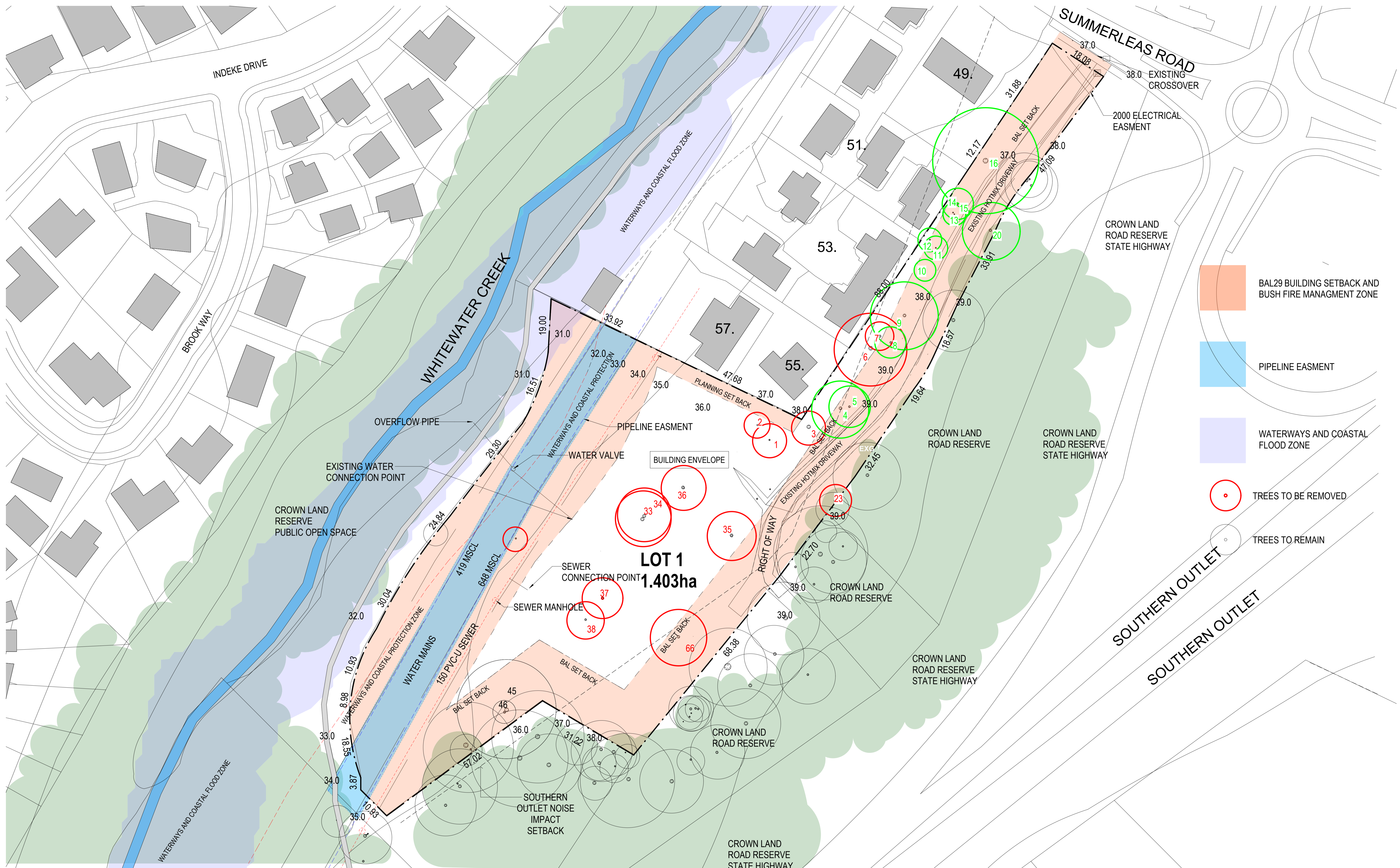


47 SUMMERLEAS ROAD

HOMES TASMANIA
 47 SUMMERLEAS ROAD KINGSTON TAS 7050

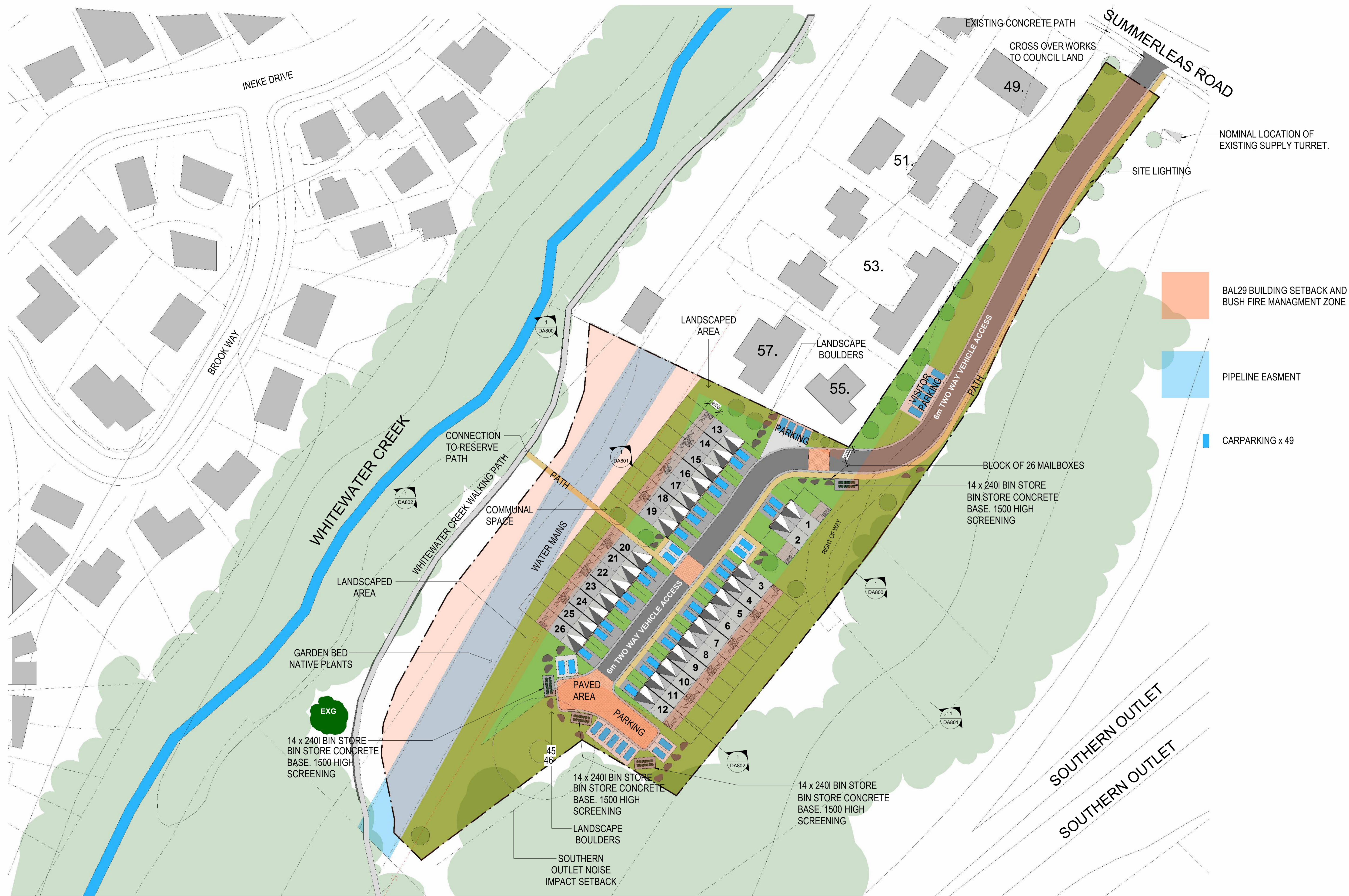
COVER SHEET
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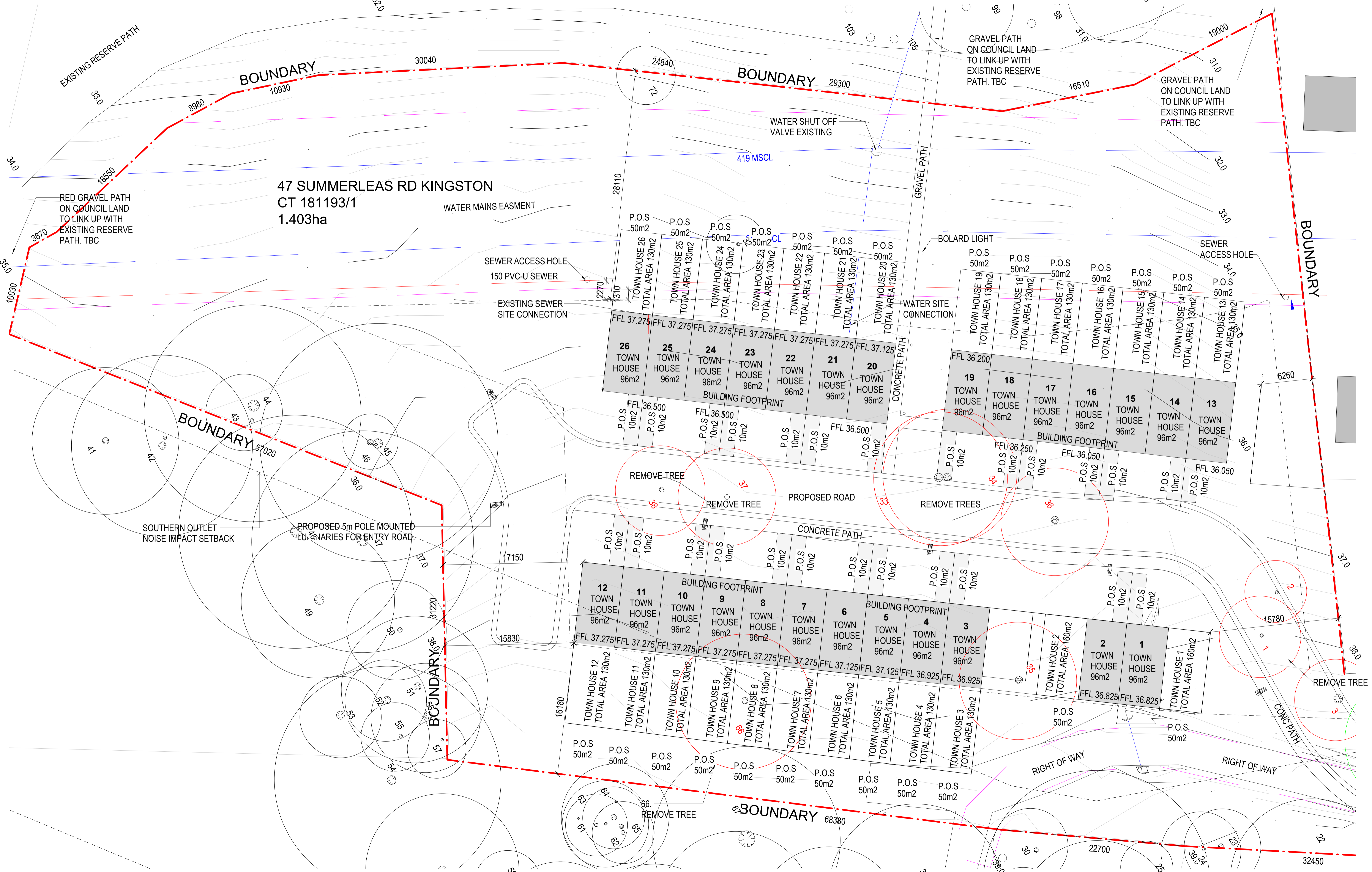
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- BAL29 BUILDING SETBACK AND BUSH FIRE MANAGEMENT ZONE
- PIPELINE EASMENT
- WATERWAYS AND COASTAL FLOOD ZONE
- TREES TO BE REMOVED
- TREES TO REMAIN

Document Set ID: 4761453
Version: 3, Version Date: 04/04/2026





47 SUMMERLEAS RD KINGSTON
 CT 181193/1
 1.403ha

47 SUMMERLEAS ROAD
 HOMES TASMANIA
 47 SUMMERLEAS ROAD KINGSTON TAS 7050
SITE PLAN - DETAIL
 23.04.26 1 : 200 @ A1

Document Set ID: 4761453
 Version: 3, Version Date: 04/04/2026

RESERVE

ROAD ACCESS TO 53, 55, 57

ROAD ACCESS TO 51

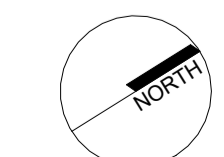
ROAD ACCESS TO 47.

SUMMERLEAS ROAD

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LIGHTON
ARCHITECTS

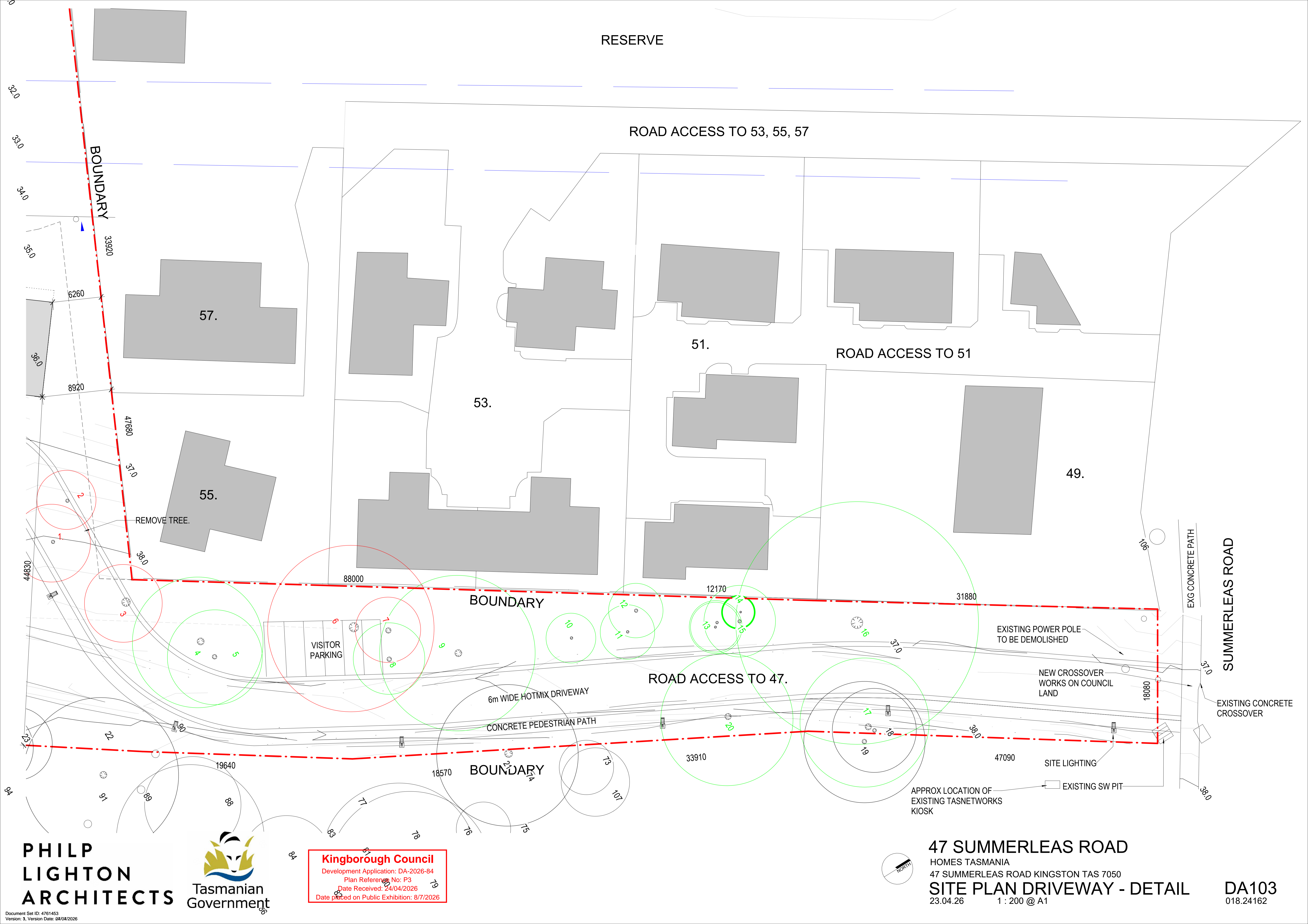


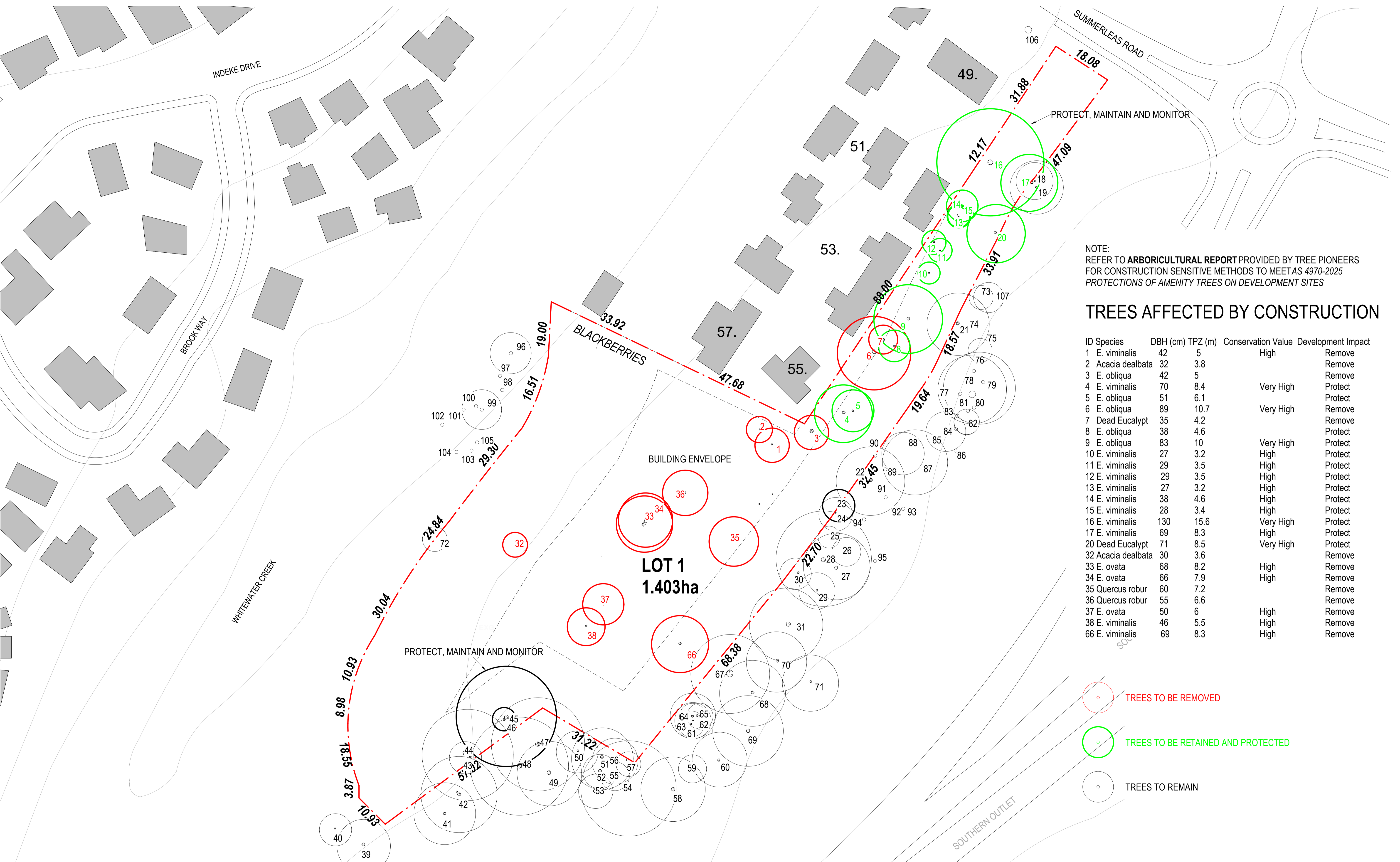
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47 SUMMERLEAS ROAD
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050
SITE PLAN DRIVEWAY - DETAIL
23.04.26 1 : 200 @ A1

DA103
018.24162



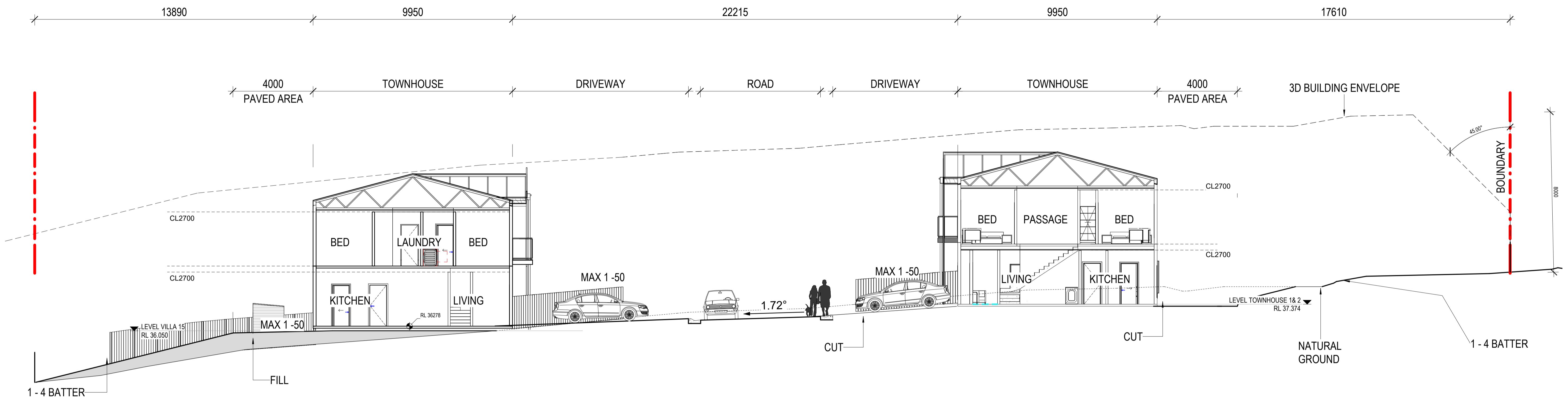


NOTE:
REFER TO ARBORICULTURAL REPORT PROVIDED BY TREE PIONEERS
FOR CONSTRUCTION SENSITIVE METHODS TO MEET AS 4970-2025
PROTECTIONS OF AMENITY TREES ON DEVELOPMENT SITES

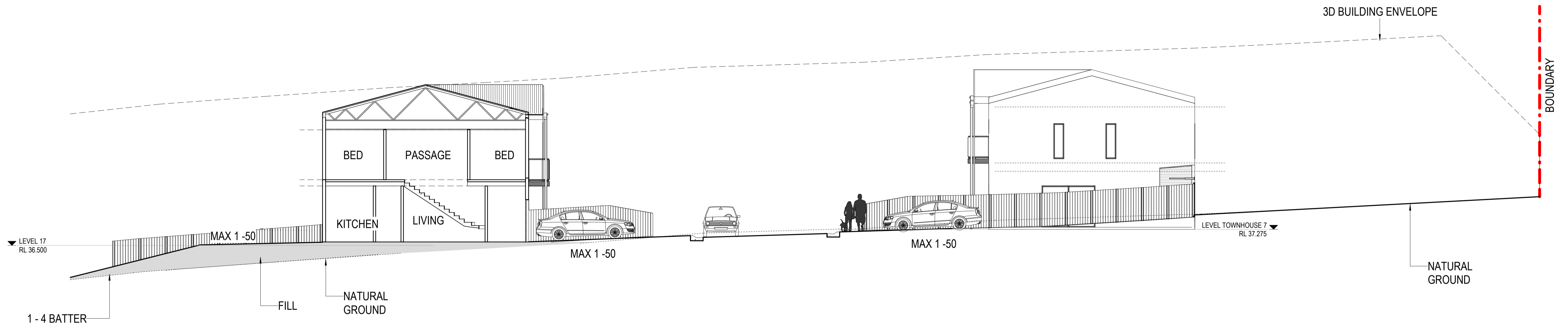
TREES AFFECTED BY CONSTRUCTION

ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact
1	E. viminalis	42	5	High	Remove
2	Acacia dealbata	32	3.8		Remove
3	E. obliqua	42	5		Remove
4	E. viminalis	70	8.4	Very High	Protect
5	E. obliqua	51	6.1		Protect
6	E. obliqua	89	10.7	Very High	Remove
7	Dead Eucalypt	35	4.2		Remove
8	E. obliqua	38	4.6		Protect
9	E. obliqua	83	10	Very High	Protect
10	E. viminalis	27	3.2	High	Protect
11	E. viminalis	29	3.5	High	Protect
12	E. viminalis	29	3.5	High	Protect
13	E. viminalis	27	3.2	High	Protect
14	E. viminalis	38	4.6	High	Protect
15	E. viminalis	28	3.4	High	Protect
16	E. viminalis	130	15.6	Very High	Protect
17	E. viminalis	69	8.3	High	Protect
20	Dead Eucalypt	71	8.5	Very High	Protect
32	Acacia dealbata	30	3.6		Remove
33	E. ovata	68	8.2	High	Remove
34	E. ovata	66	7.9	High	Remove
35	Quercus robur	60	7.2		Remove
36	Quercus robur	55	6.6		Remove
37	E. ovata	50	6	High	Remove
38	E. viminalis	46	5.5	High	Remove
66	E. viminalis	69	8.3	High	Remove

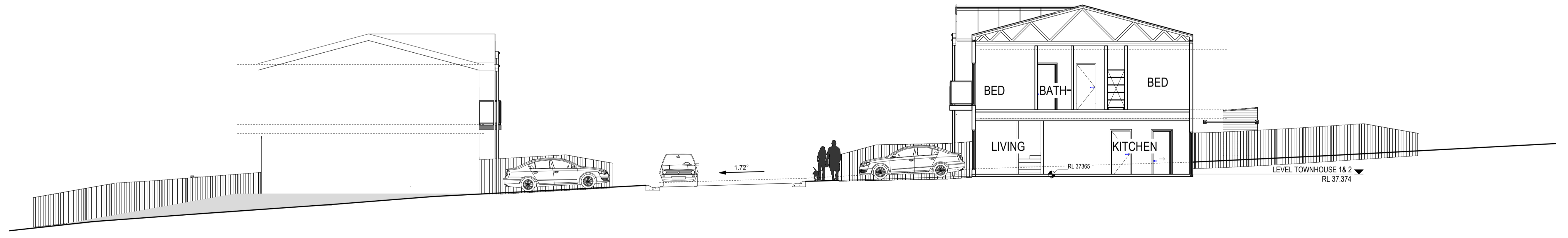
- TREES TO BE REMOVED
- TREES TO BE RETAINED AND PROTECTED
- TREES TO REMAIN



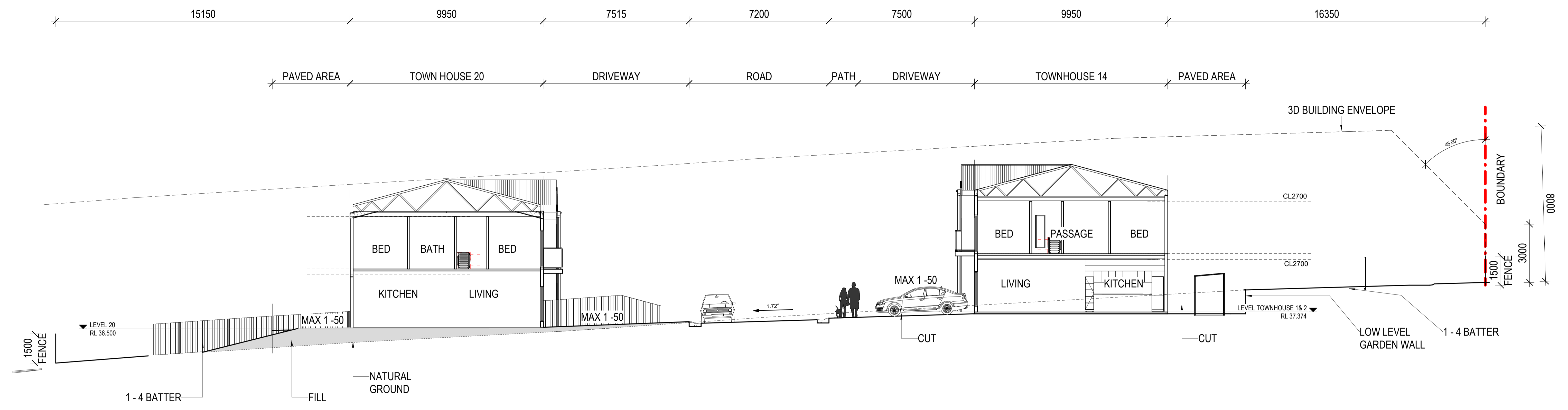
① INDICATIVE SITE SECTION 1
1:100



1 INDICATIVE SITE SECTION 2
1:100



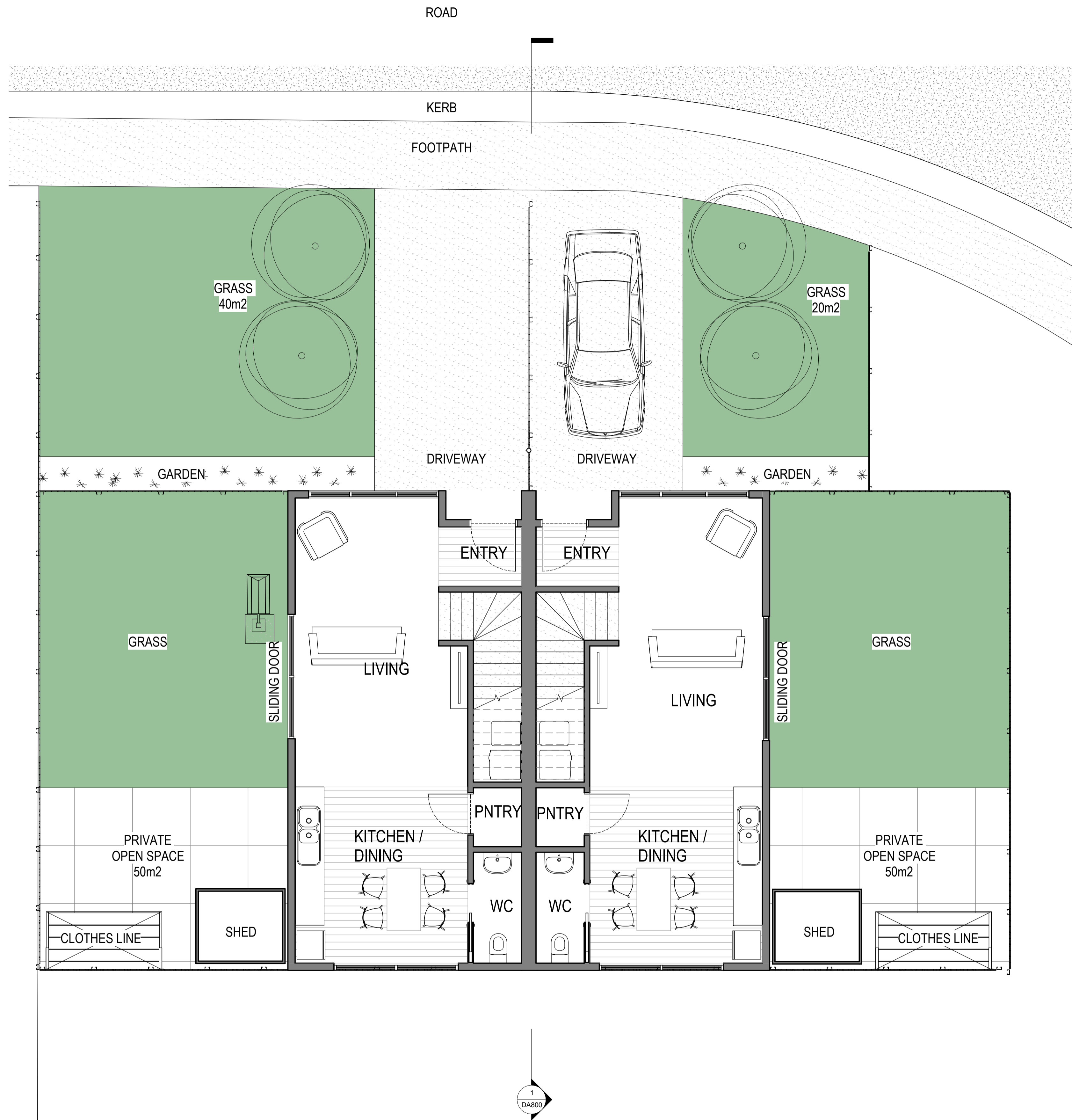
2 FENCING SECTION
1:100

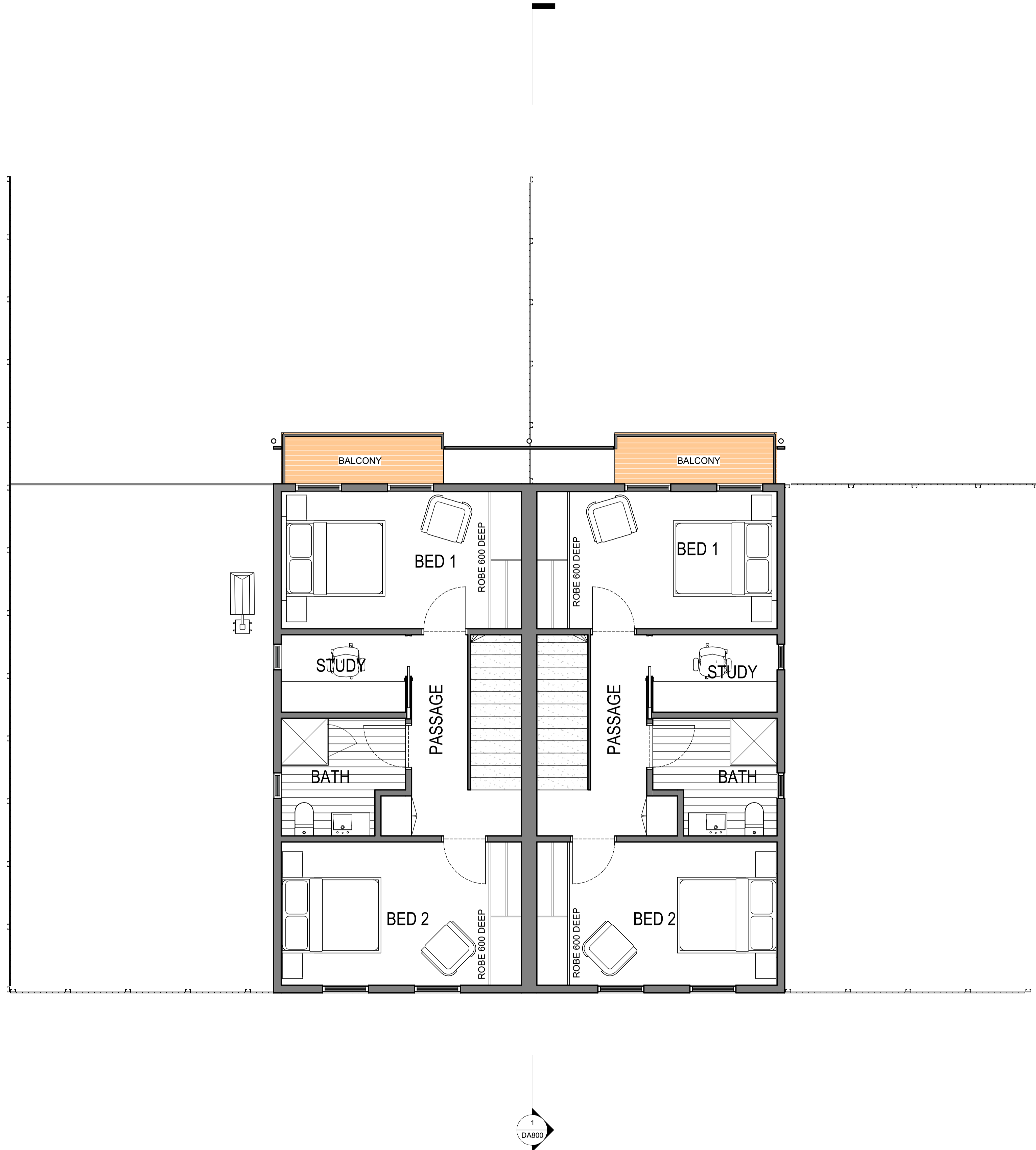


① INDICATIVE SITE SECTION 3
1:100



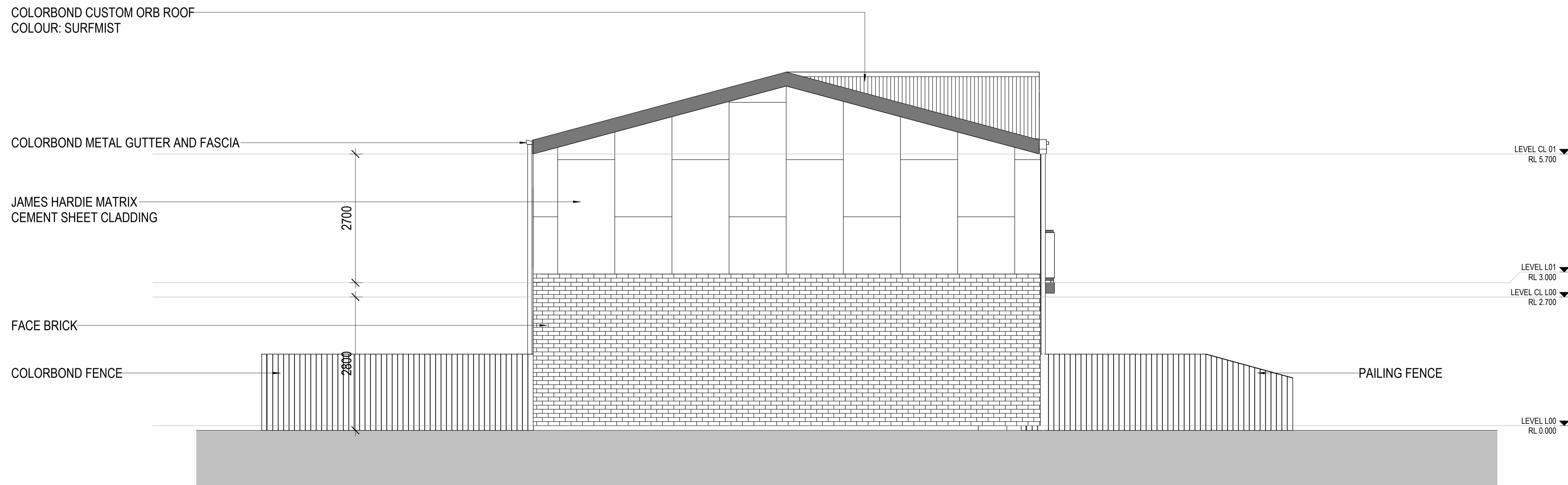
LEVEL 1 TYPICAL PLAN







1 STREET ELEVATION TOWNHOUSES
1:50



2 NORTH ELEVATION
1:50



① EAST ELEVATION
1:50

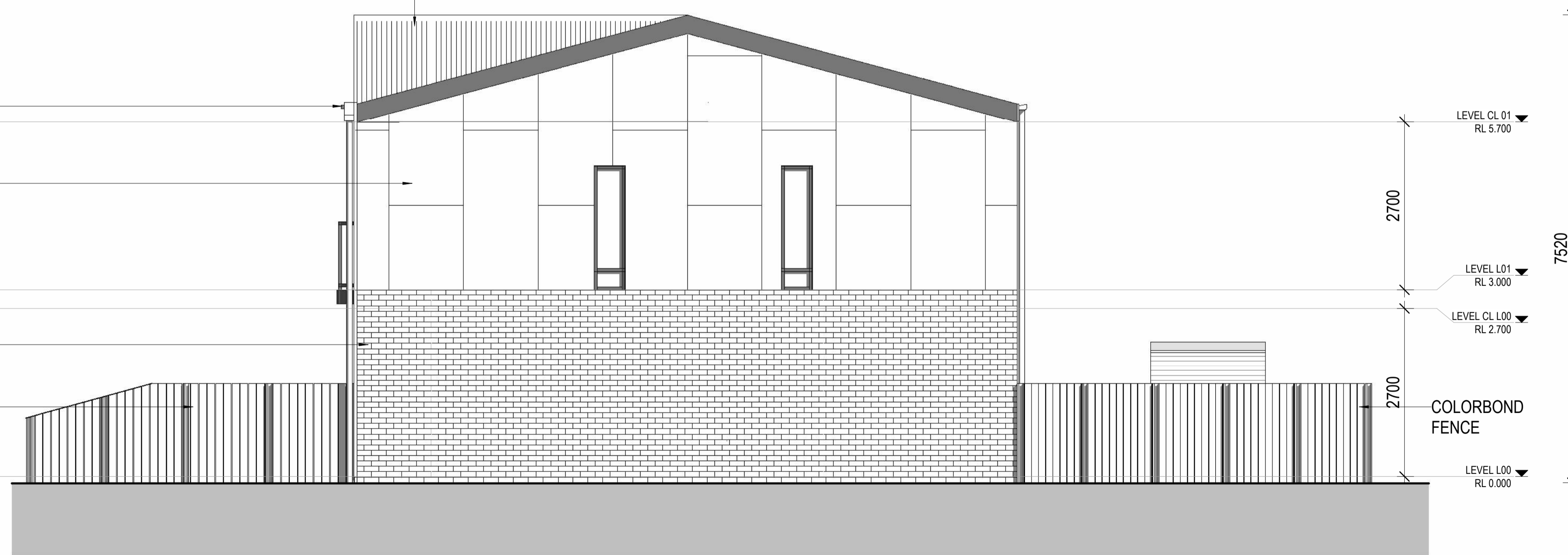
COLORBOND CUSTOM ORB ROOF
COLOUR: SURFMIST

COLORBOND METAL GUTTER AND FASCIA

JAMES HARDIE MATRIX
CEMENT SHEET CLADDING

FACE BRICK

PAILING FENCE



② SOUTH ELEVATION
1:50



① EASTERN STREET ELEVATION
1:100



② WESTERN STREET ELEVATION
1:100





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ARCHITECTS

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Kingborough Council
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47 SUMMERLEAS ROAD

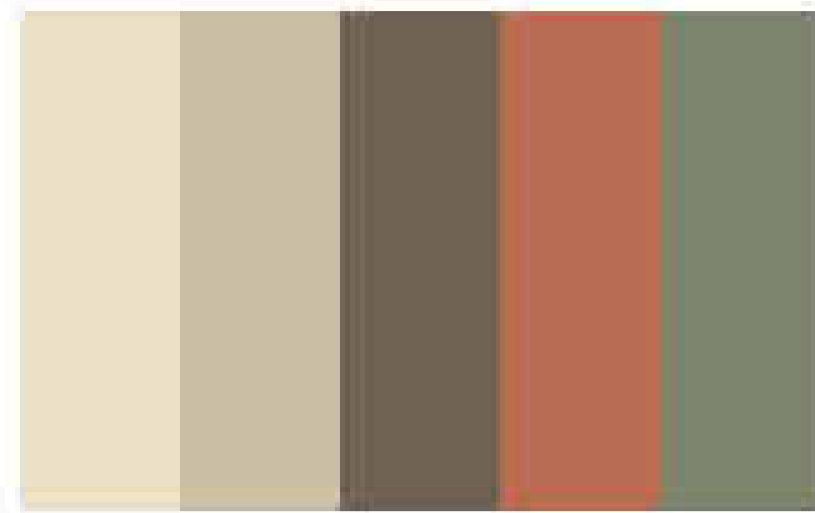
HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050

STREET VIEW OF TOWNHOUSES

23.04.26 @ A1

DA9001
018.24162

ON-SITE PHOTOS



Australian Bush Colour Palette:
Grey-Green Monochromatic with
Ochre-Red highlights. Earthy

RGB:
#ede0c6 (237, 224, 198)
#cabfa4 (202, 191, 164)
#6d6253 (109, 98, 83)
#ba6d53 (186, 109, 83)
#7c846c (124, 132, 108)



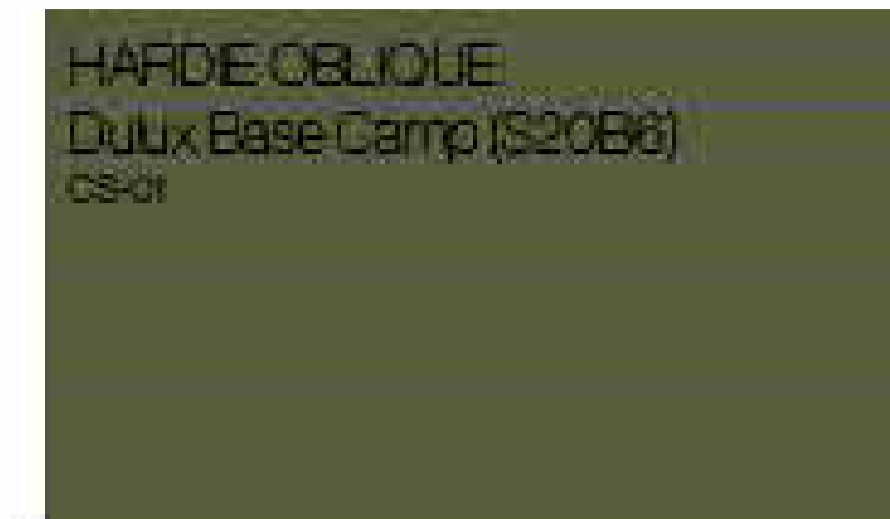
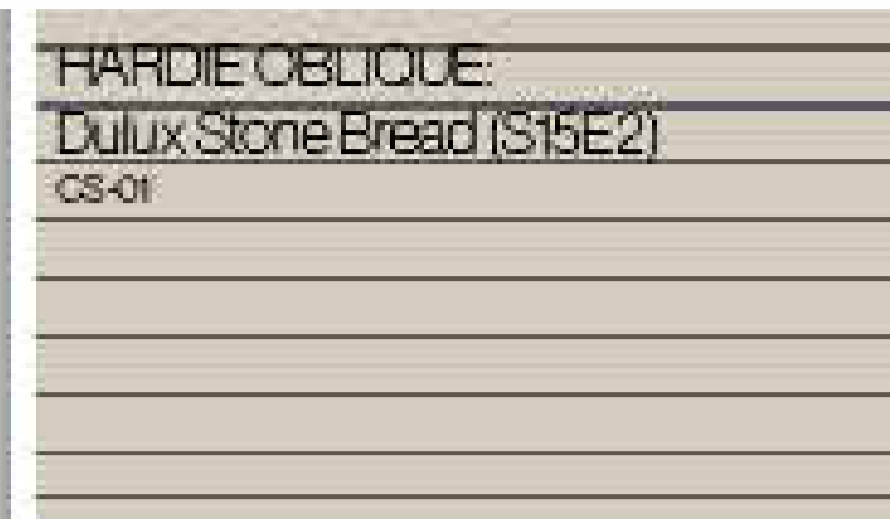
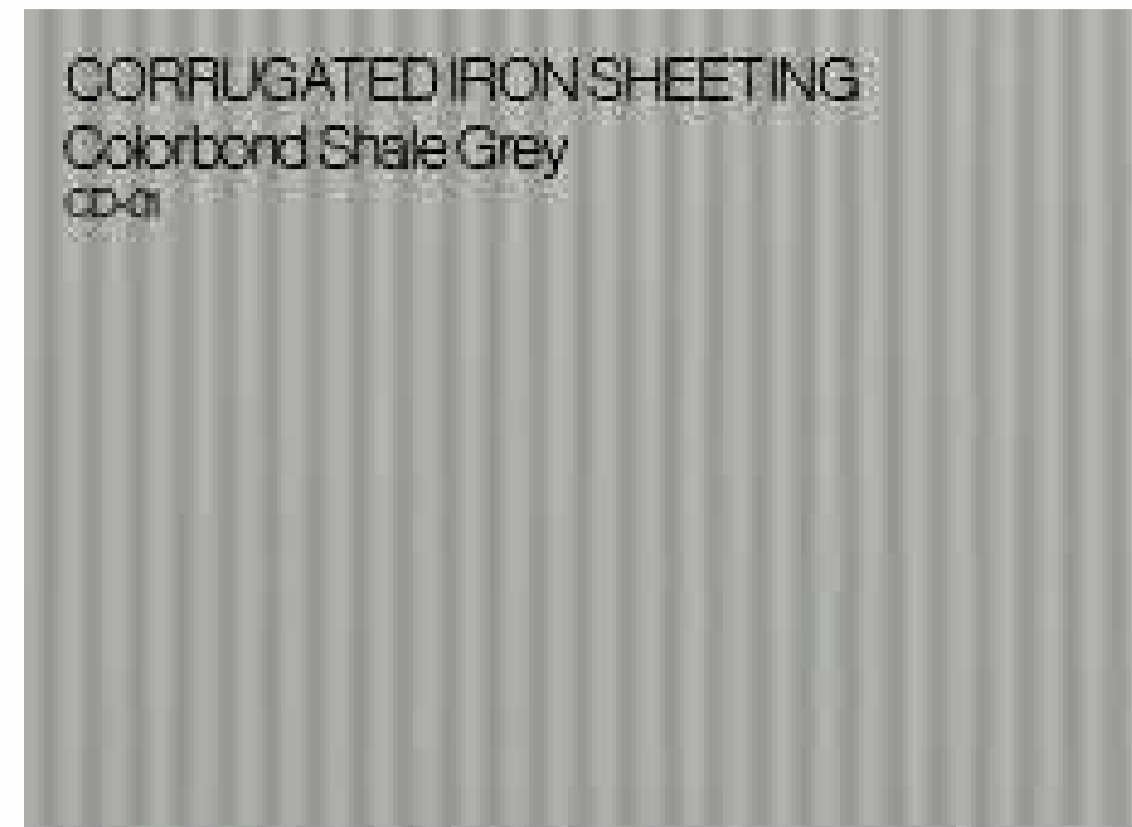
PHILP
LIGHTON
ARCHITECTS

PHILP
LIGHTON
ARCHITECTS



TOWN HOUSE A

BRACKEN FERN TOWN HOUSE



TOWN HOUSE B

OCHRE TOWN HOUSE

AUSTRAL BRICK:
San Selmo Classico Limewash
Flush Motar - White
BR-01

CS-01
HARDIE OBLIQUE: STONE BREAD

CS-01
HARDIE OBLIQUE: STONE BREAD

BR-01
AUSTRAL BRICK - SAN SELMO
LIME WASH

COLORBOND RAIN WATER HEARD AND
150mm CIRCULAR DP

CS-04
SURF MIST COLORBOND ROOF

COLOUR MATCH FASCIA TO CS-02

CS-02
HARDIE OBLIQUE DULUX BASE CAMP

CD-01
ZINCALUME

ALUMINIUM - COLORBOND MONUMENT

DOUBLE GLAZED ALUMINUM

METAL DECK STRUCTURE

MOODWOOD DECKING

GLASS BALUSTRADE

ALUMINIUM RAILING

FC SHEET TRANSPANEL

DULUX - DISCRETION

TAS OAK DOOR

BR-02
AUSTRAL BRICK - SAN SELMO CLASSICO
AGED RED



Kingborough Council

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47 SUMMERLEAS ROAD

HOMES TASMANIA
47 SUMMERLEAS ROAD KINGSTON TAS 7050

MOOD BOARD 1

23.04.26 @ A1

DA9005
018.24162

LANDSCAPING LEGEND

- 1 PAVED VEHICLE TURNING AREA
- 2 COMMUNAL GARDEN AREA
- 3 COMMUNAL GARDEN AREA
- 4 COMMON GARDEN AREA
- 5 TYPICAL UNIT FRONT GARDEN
- 6 TYPICAL UNIT REAR GARDEN



1 LANDSCAPING PLAN
1:200

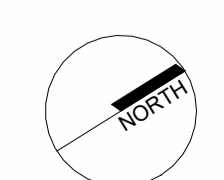



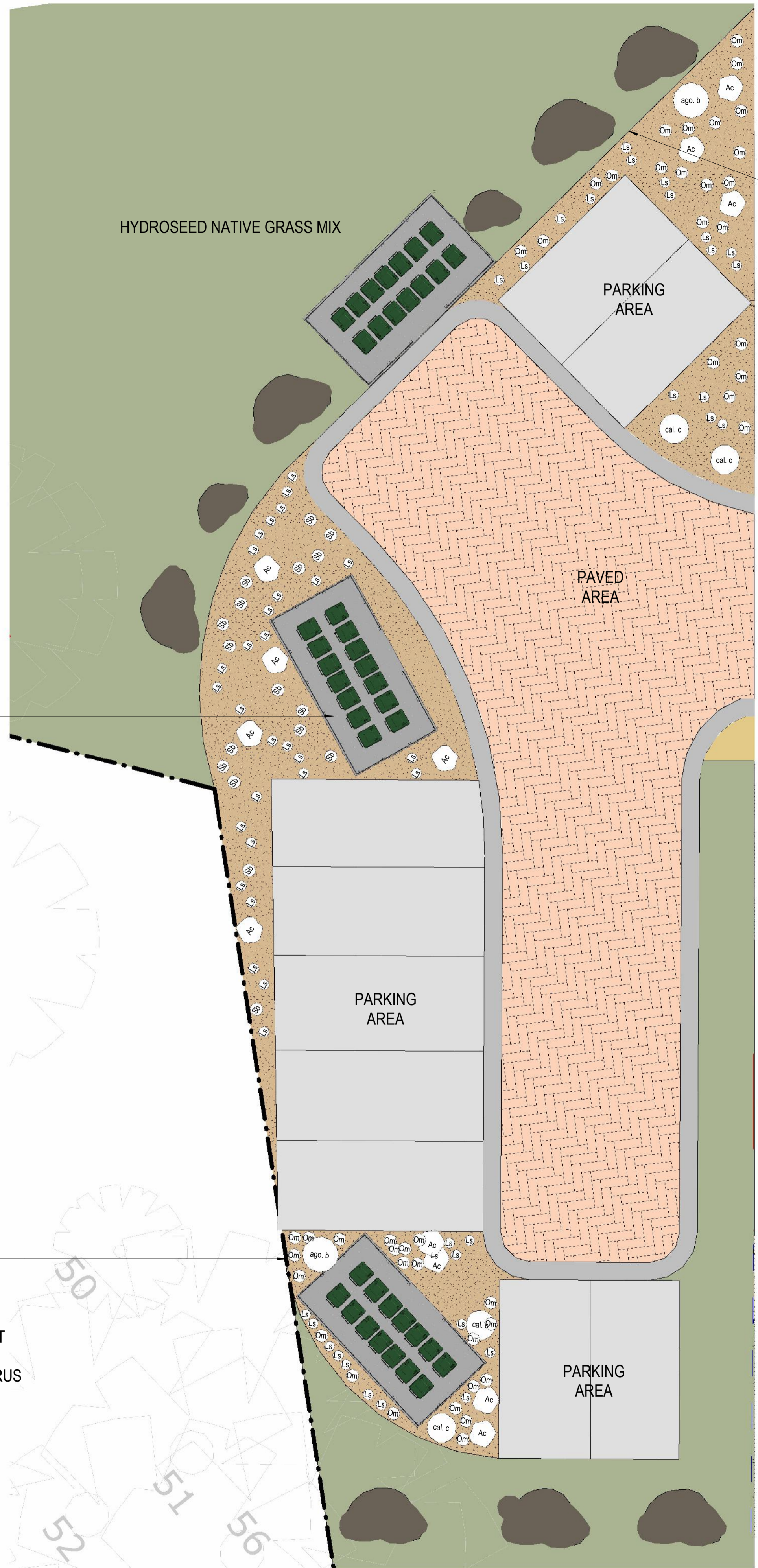


IMAGE	NAME	CODE	POT SIZE	QUANTITY
	ficinia nodosa	Fn	Tube	28
	lomandra longifolia	Ll	Tube	36
	goodenia ovata prostrate	Go	75ml	46
	dietes grandiflora	Dg	75ml	40
	orthrosanthus multiflorus	Om	75ml	19
	scleranthus biflorus	Sb	75ml	14
	lomandra shara	Ls	140ml	63
	acacia cognata limelight	Ac	140ml	14
	dianella little jess	DI	140ml	22
	lomandra tanika	Lt	140ml	180
	callistemon icy burst	cal. i	200ml	52
	agonis burgundy	ago. b	200ml	2
	callistemon citrinus	cal. c	200ml	8
	eucalyptus elata dry white	euc. e	200ml	2
	syzygium straight and narrow	syz	35L	4
	banksia integrifolia	ban. i	35L	3
	eucalyptus morrisbyi	euc. m	35L	5
	Fruit trees		35L	11



STEEL EDGING
 MEDIUM PINE BARK
 1 x AGONIS BURGUNDY
 2 x CALLISTEMON CITRINUS
 3 x ACACIA COGNATA LIMELIGHT
 16 x LOMANDRA SHARA
 22 x ORTHOSANTHUS MULTIFLORUS

BIN STORE CONCRETE
 BASE. 1500 HIGH
 SCREENING

STEEL EDGING
 MEDIUM PINE BARK
 1 x AGONIS BURGUNDY
 2 x CALLISTEMON CITRINUS
 22 x ACACIA COGNATA LIMELIGHT
 45 x LOMANDRA SHARA
 19 x ORTHOSANTHUS MULTIFLORUS
 17 x SCLERANTHUS BIFLORUS

1 LANDSCAPING PLAN - HAMMER HEAD
 1:100

Kingborough Council
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47 SUMMERLEAS ROAD
 HOMES TASMANIA
 47 SUMMERLEAS ROAD KINGSTON TAS 7050
LANDSCAPING PLANS 01
 23.04.26 1:100 @ A1

DA9009
 018.24162

TOTAL SUBSTRATE QTY:
2.5m³ TOPSOIL
2.5m³ AUTUMN ROCK
9m³ FCR

STEEL EDGING
AUTUMN ROCK
1 x SYZGIUM STRAIGHT
AND NARROW
6 x GOODENIA OVATA
PROSTRATE
11 x DIANELLE LITTLE
JESS

BENCH SEAT

BENCH SEAT

1 x BANKSIA
INTEGRIFOLIA
IN WATER WELL

GRASS

BENCH SEAT

BENCH SEAT

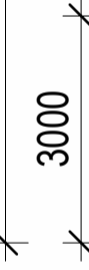
STEEL EDGING
AUTUMN ROCK
1 x SYZGIUM STRAIGHT
AND NARROW
8 x GOODENIA OVATA
PROSTRATE
14 x FICINIA NODOSA



25005



20000



3000

TOTAL SUBSTRATE QTY:
2.5m³ TOPSOIL
2.5m³ AUTUMN ROCK
9m³ FCR

AUTUMN ROCK
1 x SYZGIUM STRAIGHT
AND NARROW
6 x GOODENIA OVATA
PROSTRATE
11 x DIANELLE LITTLE
JESS

BENCH SEAT

GRASS

1 x BANKSIA INTEGRIFOLIA
IN WATER WELL

BENCH SEAT

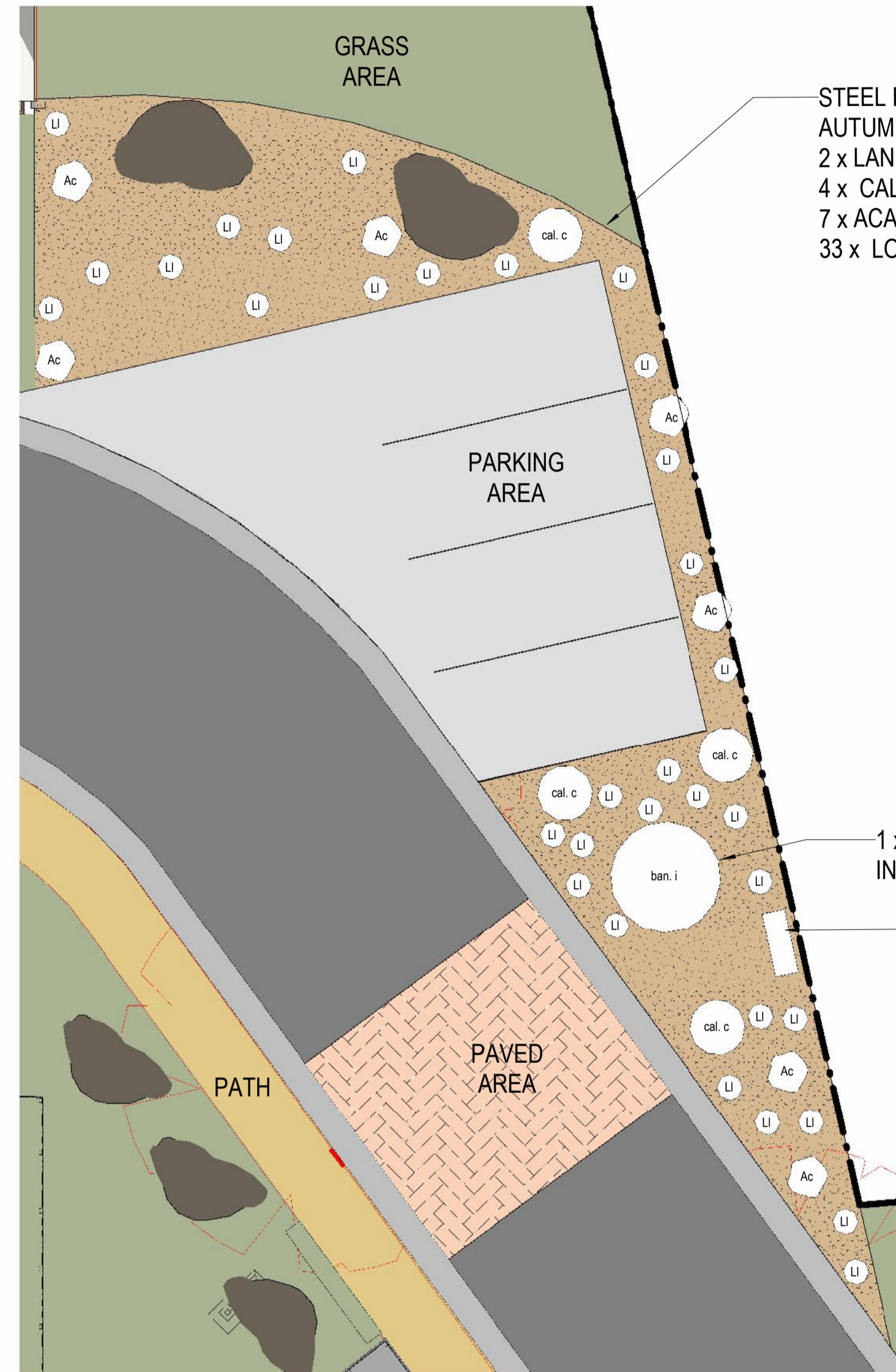
BENCH SEAT

AUTUMN ROCK
1 x SYZGIUM STRAIGHT
AND NARROW
8 x GOODENIA OVATA
PROSTRATE
14 x FICINIA NODOSA
2 x LANDSCAPE
BOULDERS



3 COMMON GARDEN AREA B
1:100

TOTAL SUBSTRATE QTY:
85m³ TOPSOIL
85m³ AUTUMN ROCK



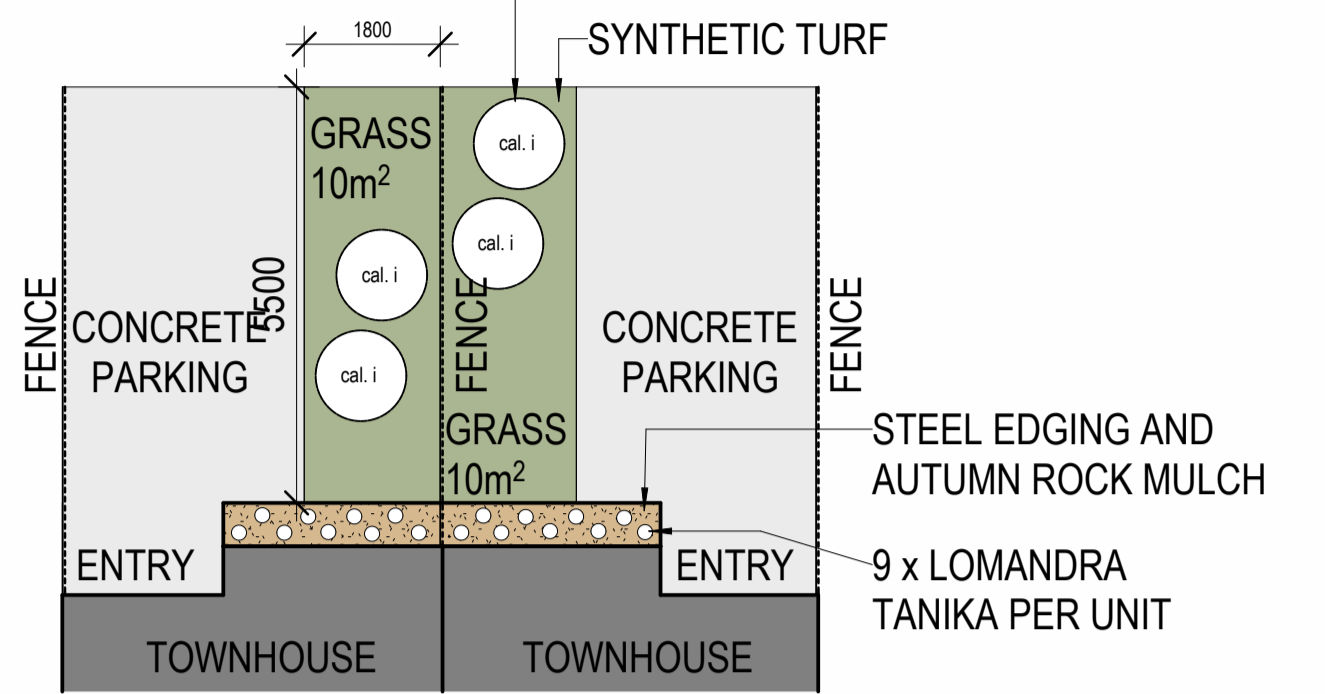
4 LANDSCAPING PLAN - COMMON PARKING AREA
1:100

STEEL EDGING
AUTUMN ROCK
2 x LANDSCAPE BOULDERS
4 x CALLISTEMON CITRINUS
7 x ACACIA COGNATA LIMELIGHT
33 x LOMANDRA LONGIFOLIA

1 x BANKSIA INTEGRIFOLIA
IN WATER WELL

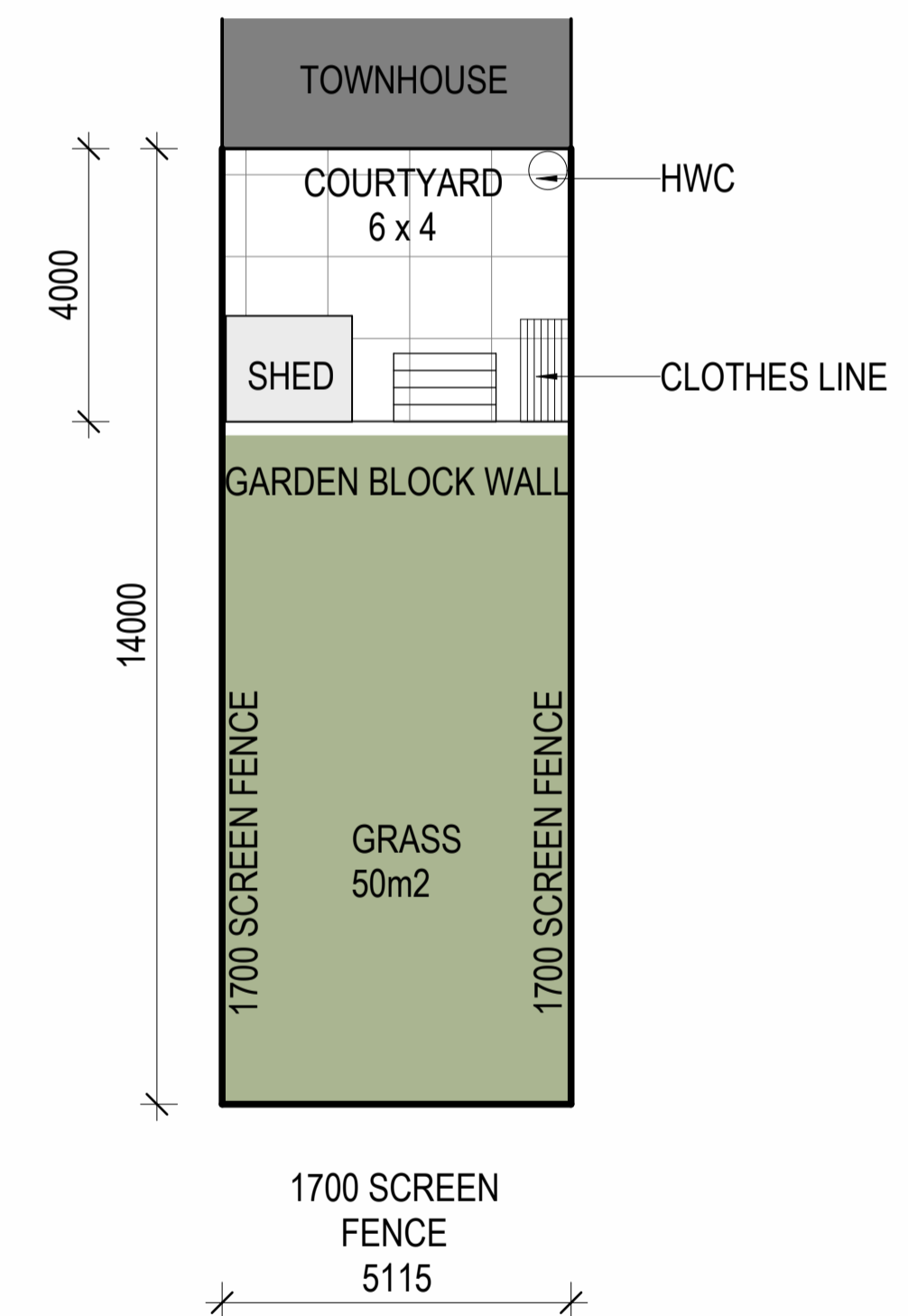
BENCH SEAT

SUBSTRATE QTY FOR
EACH TOWNHOUSE:
2.5m³ TOPSOIL
2.5m³ AUTUMN ROCK
11m³ FCR



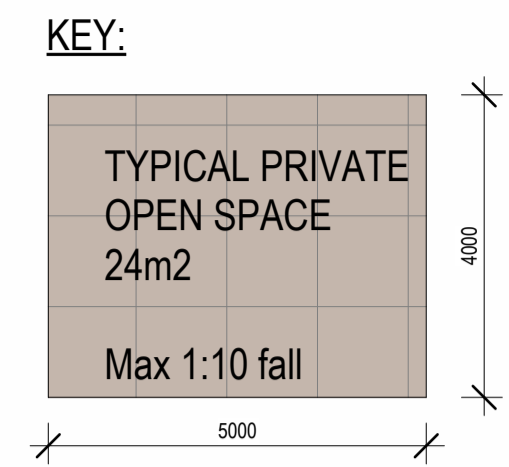
5 TYPICAL TOWNHOUSE FRONT YARDS
1:100

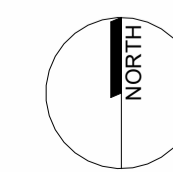
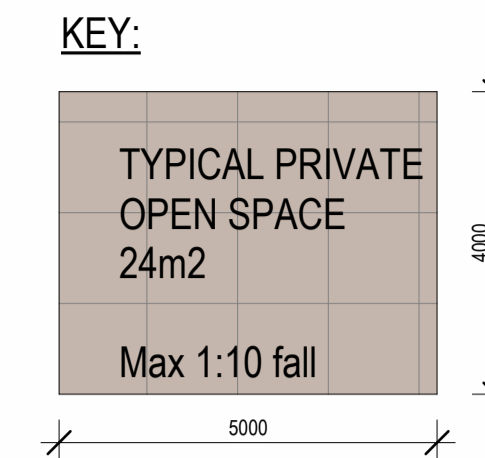
NOTE:
TYPICAL LAYOUT FOR SIDE BY SIDE MIRRORED FRONT YARDS

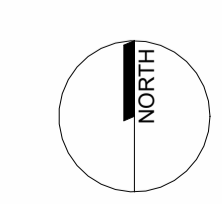
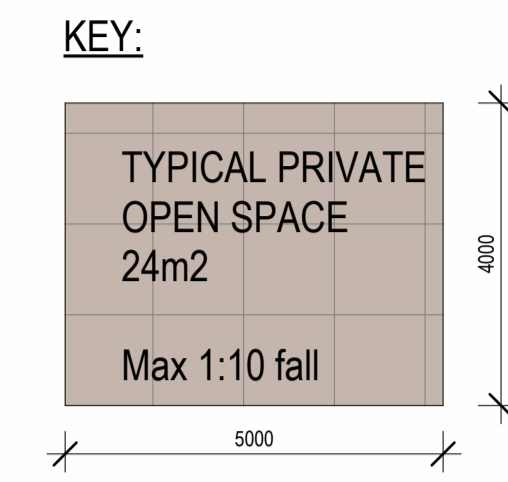
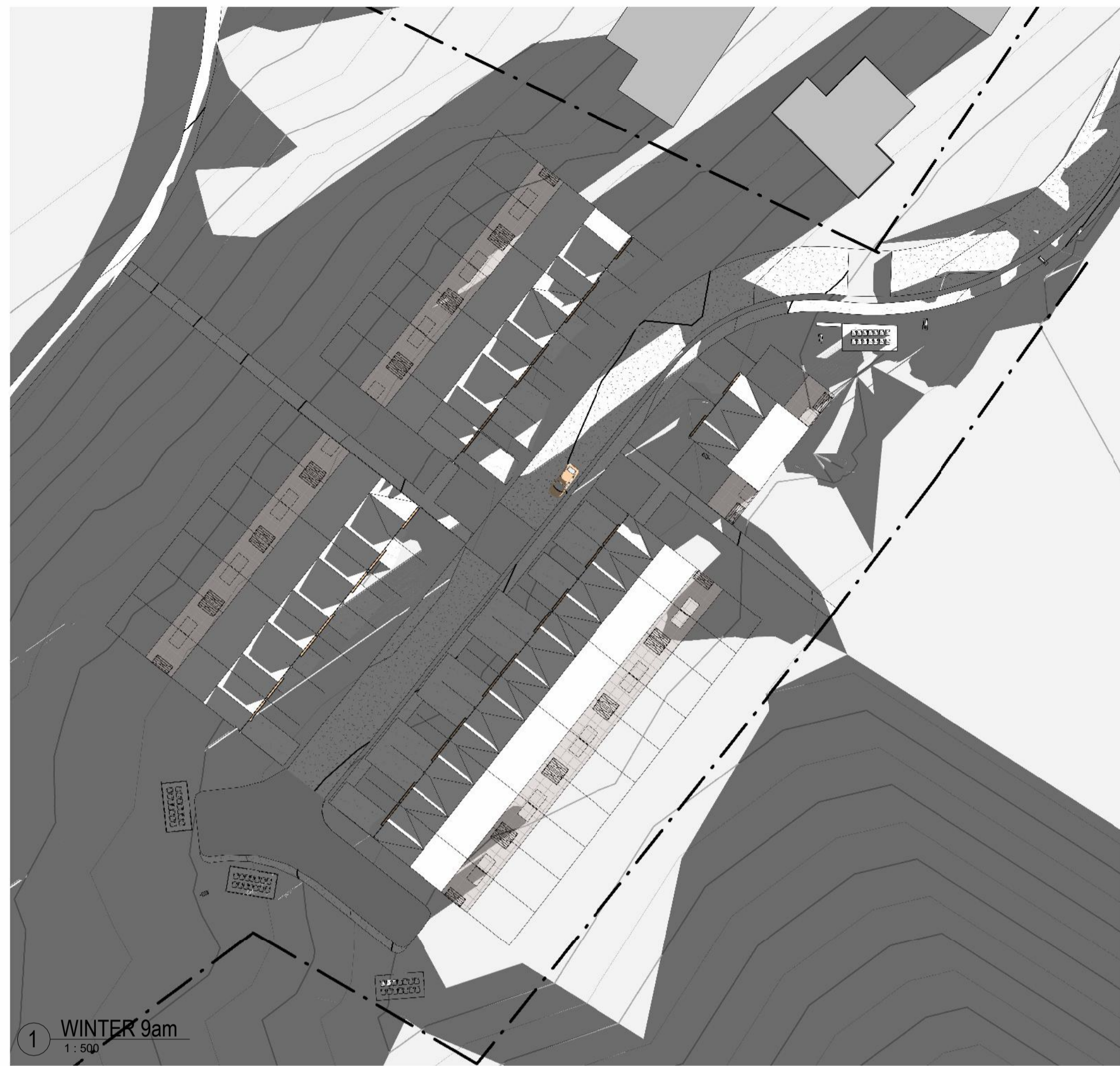


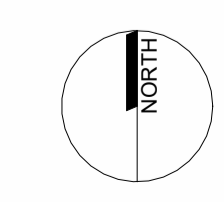
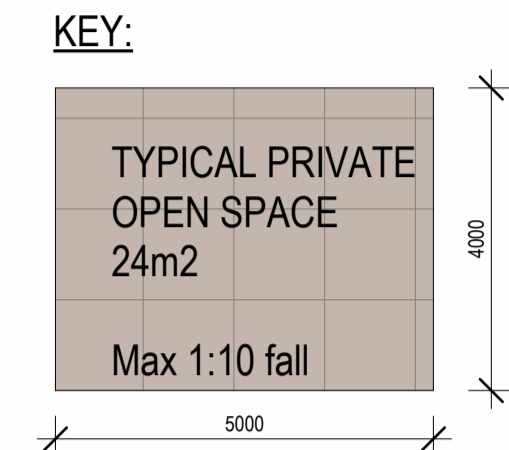
6 TYPICAL TOWNHOUSE BACK YARDS
1:100

NOTE:
LAYOUT IS MIRRORED ON TOWNHOUSE
UNITS 2, 4, 6, 8, 10, 12, AND 14











FENCING LEGEND:



FEXG01 - EXISTING TIMBER PILING FENCE 1800 HIGH



F01 - COLORBOND FENCING 1800 HIGH



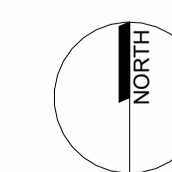
F02 - TIMBER PILING FENCE 1800 HIGH



F03 - BLACK CHAIN MESH FENCE 1500 HIGH



F04 - SLAT SCREENING 1500 HIGH



GENERAL

1. TENDERER SHALL MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL AND AUSTRROADS STANDARDS FOR ALL CIVIL WORKS. TENDERS SHALL MAKE ALL NECESSARY ALLOWANCES FOR WORKS TO BE CARRIED OUT IN ACCORDANCE WITH STANDARDS WITHIN THE TENDER PRICE.

2. THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS ON SITE FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS. THE SUPERINTENDENT SHALL BE NOTIFIED OF ANY SERVICES THAT ARE NOT SHOWN IN THE DOCUMENTATION. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTORS EXPENSE.

3. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR COUNCIL APPROVAL AND TENDERING PURPOSES ONLY THEY ARE NOT TO BE USED FOR CONSTRUCTION. A CONSTRUCTION SET WILL BE ISSUED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. COMMON TRENCHING; THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES, FOR ALL COMMON TRENCHING. HORIZONTAL:

- 300mm ALONG A LENGTH GREATER THAN 2m
- 500mm MINIMUM FROM ANY MAIN GREATER THAN 0200mm
- 150mm MINIMUM ALONG LENGTH LESS THAN 2m

VERTICALLY:

- 150mm MINIMUM
 - 300mm MINIMUM FROM ANY MAIN GREATER THAN 0200mm
- ELECTRICAL CABLES SHALL BE MINIMUM DISTANCE OF 400mm OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

5. LOCAL ENERGY SUPPLIER TRENCHING; THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING FOR ALL INSTALLATION OF LOCAL ENERGY SUPPLIER CABLES. WHERE REQUIRED CONTRACTOR IS TO LIAISE WITH ENERGY SUPPLIER FOR THE EXTENT OF CABLE TRENCHING.

6. TELECOMMUNICATION TRENCHING; THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING FOR ALL INSTALLATION OF LOCAL TELECOMMUNICATION SUPPLIER CABLES. WHERE REQUIRED CONTRACTOR IS TO LIAISE WITH LOCAL TELECOMMUNICATION SUPPLIER FOR THE EXTENT OF CABLE TRENCHING.

7. EXISTING SERVICES ARE TO BE LOCATED PRIOR TO COMMENCING DEMOLITION OR SITE WORKS. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICE AND LOCATION FOR ALL UNDERGROUND SERVICES INCLUDING LOCAL TELECOMMUNICATION, ENERGY, WATER AUTHORITY AND COUNCIL SERVICES (I.E. STORMWATER) IN THE AREA OF NEW WORKS. LOCATION TO BE CONFIRMED USING CABLE LOCATORS AND HAND DIGGING METHODS. PRIOR TO ANY WORK ON SITE, ANY CLASHES WITH DESIGNED SERVICES ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.

8. COUNCIL AND WATER AUTHORITIES; ALL WORKS ARE TO BE IN ACCORDANCE WITH APPROVAL FROM WATER AUTHORITY (CERTIFICATE OF CONSENT) AND LOCAL COUNCIL (DEVELOPMENT APPLICATION).

9. THE CONTRACTOR IS TO ALLOW FOR TEMPORARY WORKS SUCH AS DIVERSION MAINS OF EQUAL CAPACITY TO EXISTING AND PUMPED SYSTEMS AS REQUIRED TO ALLOW NEW WORKS OR MODIFICATION TO EXISTING BE CARRIED OUT WITH MINIMAL INTERRUPTION TO SITE WATER RETICULATION AND DRAINAGE SERVICES.

10. WHERE EXISTING SERVICES ARE LOCATED WITHIN 600mm OF NEW BUILDING WORKS THEY SHALL BE DIVERTED AND RELAID TO ENGINEERS SITE DIRECTION.

11. DISRUPTION TO EXISTING SERVICES; THE CONTRACTOR SHALL ORGANISE SEQUENCE OF WORKS TO ENSURE MINIMUM DISRUPTION TO EXISTING ACTIVE SERVICES. ANY INTERRUPTIONS ARE TO BE APPROVED BY THE PRINCIPAL.

PAVEMENT SPECIFICATION

THE PAVEMENT WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DEPARTMENT OF STATE GROWTH SPECIFICATIONS:

- SECTION 204 - EARTHWORKS - AUG 2016
- SECTION 304 - UNBOUND FLEXIBLE PAVEMENT CONSTRUCTION - AUG 2016
- SECTION 304 - PREPARATION OF GRANULAR PAVEMENTS FOR BITUMINOUS SURFACING - AUG 2016
- SECTION 407 - DENSE GRADED ASPHALT - FEB 2022
- SECTION 408 - SPRAYED BITUMINOUS SURFACINGS - DEC 2020

ALL THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS REFERENCED IN THESE SECTIONS.

CONCRETE FINISHES

CONCRETE SHALL BE FINISHED IN ACCORDANCE WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

GENERAL CONCRETE

- FORMED SURFACES THAT WILL BE VISIBLE ONCE THE WORKS ARE COMPLETE - CLASS 3 TO AS3610.1-2018 TABLE 3.2.3.
- FORMED SURFACES THAT WILL BE BURIED AND WILL NOT BE VISIBLE ONCE THE WORKS ARE COMPLETE - CLASS 4 TO AS3610.1-2018 TABLE 3.2.3.
- UNFORMED SURFACES THAT WILL BE VISIBLE ONCE THE WORKS ARE COMPLETE - BURNISHED STEEL TROWEL TO NATSPEC CLASS A TOLERANCE.
- UNFORMED SURFACES THAT WILL BE BURIED AND WILL NOT VISIBLE ONCE THE WORKS ARE COMPLETE - BURNISHED STEEL TROWEL TO NATSPEC CLASS A TOLERANCE.
- UNFORMED SURFACES THAT WILL BE TRAFFICABLE AND VISIBLE ONCE THE WORKS ARE COMPLETE - BURNISHED STEEL TROWEL TO NATSPEC CLASS A TOLERANCE THEN BROOMED TO FORM A NON-SLIP FINISH.
- UNFORMED SURFACES FOR KERBS AND VEE DRAINS - STEEL TROWEL TO LGAT STANDARDS.

EARTHWORKS

1. GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THESE DRAWINGS AND THE CURRENT EDITION OF THE S.A.A. CODE FOR EARTHWORKS AS3798 TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THEREIN. A COPY OF AS3798 SHALL BE RETAINED ON SITE AT ALL TIMES.

2. THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 3 TESTING OF ALL EARTHWORKS TO AS3798, INCLUDING:

- SUBGRADE
- FILLS
- PAVEMENTS
- BACKFILLING OF SERVICE TRENCHES

CERTIFICATION OF THESE ELEMENTS IS TO BE PROVIDED PROGRESSIVELY AND PRIOR TO PRACTICAL COMPLETION.

3. AREAS OF FILL; REMOVE TOPSOIL AND ORGANIC MATERIAL, PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:

- 98% STANDARD DRY DENSITY UNDER BUILDING
- 100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS

- REMOVE ANY SOFT SPOTS AND AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE.

ROADWORKS/PAVEMENT/FOOTPATHS/TURF

1. ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND AUSTRROADS STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES PRIOR APPROVAL OF SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR.

2. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH SUPERINTENDENT. MINIMUM 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO INSPECTION.

- SUBGRADE PREPARATION.
- SUB-BASE FOR ROADS, CARPARKS AND KERBS.
- BASE COURSE.
- FINAL TRIM PRIOR TO PLACING KERBS.
- FINAL TRIM PRIOR TO SEALING.

3. TESTING; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING IN ACCORDANCE WITH D.I.E.R. SPEC-G4 COMPACTION ASSESSMENT.

4. HOTMIX; ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH D.I.E.R. R55-DENSE GRADED ASPHALT.

5. KERBS; ALL KERBS ARE TO BE AS SHOWN ON DRAWINGS AND BE IN ACCORDANCE WITH LGAT STANDARDS.

6. ROAD RESERVE WORKS; ALL WORKS IN (OR REQUIRING OCCUPATION) IN THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTORS REGISTERED WITH THE LOCAL COUNCIL (REGISTERED CONTRACTOR)

STORMWATER

1. ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND D.I.E.R. STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES PRIOR APPROVAL OF SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR. ALL STORMWATER PLUMBING AND DRAINAGE IS TO COMPLY WITH AS3500.3-2003.

2. TESTING; ALL DRAINAGE WORKS SHALL BE SUBJECTED TO TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTORS EXPENSE.

3. MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO LOCAL COUNCIL STANDARDS. ALL MANHOLES IN TRAFFICED AREAS ARE TO BE FITTED WITH HEAVY DUTY GATIC COVERS AND SURROUNDS.

4. SIDE ENTRY PITS:

- PIT INVERT DEPTHS VARY, REFER SITE PLAN.
- BENCH OUT IN A NEAT AND TIDY MANNER TO ENGINEERS APPROVAL.
- GRATED PIT - GULLY HINGED OR OTHER TYPE APPROVED.
- CONCRETE KERB LINTEL - STEEL KERB LINTEL AND 1200 LONG GALV. BAR
- INSTALL STEP RUNG IF REQUIRED BY DEPTH.

5. AS INSTALLED DRAWINGS; THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. THIS SERVICE CAN BE PROVIDED BY CES, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE, CONTRACTORS SHALL ALLOW FOR THIS WHEN PRICING.

6. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- PIPEWORK BEDDING.
- INSTALLED PIPE PRIOR TO BACKFILLING.
- BACKFILLING.

WATER RETICULATION

1. ALL WATER RETICULATION WORKS TO COMPLY WITH WSA 02-011-3-1 MRWA EDITION VERSION 2 AND WATER SERVICES ASSOCIATION OF AUSTRALIA STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR (NRM) APPROVAL OF THE SUPERINTENDENT AND LOCAL WATER AUTHORITY WORKS SUPERVISOR.

2. TESTING; ALL WATER RETICULATION WORKS SHALL BE SUBJECTED TO TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTORS EXPENSE.

3. FIRE HYDRANTS ARE TO BE AS SHOWN ON DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

4. TRENCHES AND BACKFILLING; ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH DRAWINGS AND LOCAL WATER AUTHORITY STANDARDS.

5. THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WIT THE LOCAL WATER AUTHORITY STANDARDS.

6. INSPECTIONS; THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- PIPEWORK BEDDING.
- INSTALLED PIPE PRIOR TO BACKFILLING.
- BACKFILLING.

7. PIPE CLEANING; THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY LOCAL AUTHORITY.

8. AS INSTALLED DRAWINGS; THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL WATER AUTHORITY. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. THIS SERVICE CAN BE PROVIDED BY CES, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE, CONTRACTORS SHALL ALLOW FOR THIS IN THEIR PRICING.

9. WATER CONNECTIONS; UNLESS OTHERWISE STATED WATER CONNECTIONS ARE TO BE 20mm AND INSTALLED AS PER THE LOCAL WATER AUTHORITY REQUIREMENTS AND AS3500.1-2003 STANDARDS.

SOIL AND WATER MANAGEMENT

1. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDINGS & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM).

2. SOIL EROSION CONTROL IN ACCORDANCE WITH NRM GUIDELINES, CONTRACTORS TO ALLOW TO:

- LIMIT DISTURBANCE WHEN EXCAVATING BY PRESERVING VEGETATION WHEREVER POSSIBLE.
- DIVERT UPSLOPE WATER WHERE PRACTICAL.
- INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORMWATER SYSTEM.
- WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN INTO STORM WATER SYSTEM.
- PLACE ON-SITE STOCK PILES AWAY FROM ON-SITE DRAINAGE AND UP SLOPE FROM SEDIMENT FENCES.
- LEAVE & MAINTAIN VEGETATED FOOT PATH.
- STORE ALL HARD WASTE & LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY AND WASHED INTO STORMWATER SYSTEM.
- RESTRICT VEHICLE MOVEMENT TO STABILISED ACCESS.

3.CONTRACTORS ARE TO COMPLETE ALL WORK IS IN ACCORDANCE WITH NRM SOIL AND WATER MANAGEMENT ON BUILDING AND CONSTRUCTION SITE USING THE FOLLOWING FACT SHEETS:

- FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES.
- FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES.
- FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS.
- FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION.
- FACT SHEET 5: MINIMISE SOIL DISTURBANCE.
- FACT SHEET 6: PRESERVE VEGETATION.
- FACT SHEET 7: DIVERT UP-SLOPE WATER.
- FACT SHEET 8: EROSION CONTROL MATS & BLANKETS.
- FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCK PILES.
- FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION.
- FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS.
- FACT SHEET 12: STABILISED SITE ACCESS.
- FACT SHEET 13: WHEEL WASH.
- FACT SHEET 14: SEDIMENT FENCES AND FIBRE ROLLS.
- FACT SHEET 15: PROTECTION OF STORM WATER PITS.
- FACT SHEET 16: MANAGE CONCRETE BRICK & TILE CUTTING.
- FACT SHEET 17: SEDIMENT BASINS.
- FACT SHEET 18: DUST CONTROL.
- FACT SHEET 19: SITE RE-VEGETATION.

CONSTRUCTION SPECIFIC WORKS - PLUMBING

1. DUE TO THE AGE REQUIREMENTS OF BUILDING AND REQUIREMENTS OF NEW BUILDING WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODES OF AUSTRALIA, LOCAL AUTHORITY (COUNCIL AND WATER / SEWER) AND STATE FIRE SERVICE REQUIREMENTS, CONTRACTORS TO COMPLETE ALL NECESSARY CHECKS AND ASSESSMENTS LISTED BELOW TO ENSURE THE BUILDING WORKS ARE READY FOR CERTIFICATE OF OCCUPANCY AND CERTIFICATE OF COMPLETION.

2. ON SITE TESTING IS TO BE CARRIED OUT DURING ESTABLISHMENT AND PRIOR TO COMMENCEMENT OF NEW WORKS. PROVIDE LATENT CONDITIONS REPORT TO ENGINEER FOR PRICING. THIS REPORT IS TO IDENTIFY INFRASTRUCTURE UPGRADED WORKS AT FRONT END OF THE PROJECT.

3. NO VARIATION WILL BE PAID FOR LATENT PLUMBING CONDITIONS THAT HAVE NOT BEEN IDENTIFIED DURING ON SITE TESTING AND LATENT CONDITIONS REPORT.

4. THESE WORKS ARE TO BE INCLUDED IN CONTRACTORS TENDER AS AGREED WITH SUPERINTENDENT.

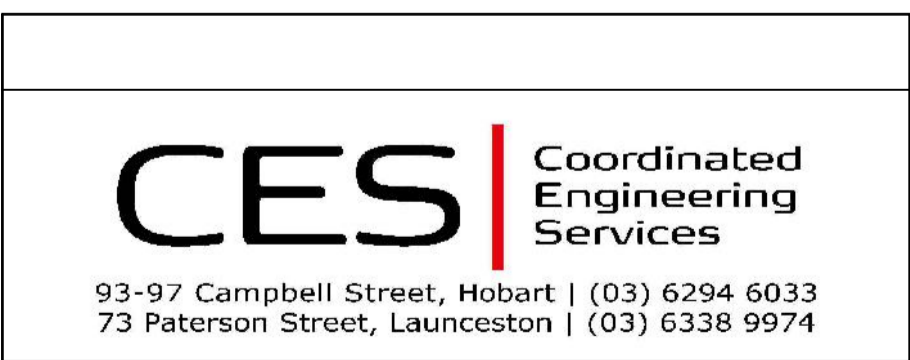
5. LOCATE EXISTING SERVICES WITH CABLE LOCATORS, POT HOLING, SUCTION TRUCK, DIGGING AND UNDERGROUND CCTV CAMERA INSPECTION.

6. COMPLIANCE WORKS; CONTRACTORS ARE TO COMPLETE THE FOLLOWING WORKS:

- FLOW TEST ALL INTERNAL AND EXTERNAL FIRE HYDRANTS FOR COMPLIANCE WITH AS2419.1-2005. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
- FLOW TEST ALL FIRE HOSE REEL FOR COMPLIANCE WITH AS1851.9-2005. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
- UPGRADE FIRE HOSE REEL AND HYDRANTS TO ACHIEVE COMPLIANCE WITH THESE DRAWINGS, OCCUPANCY AND COMPLETION.
- PRESSURE TEST AND DIE TEST EXISTING SEWER SYSTEM PRIOR TO COMMENCING WORKS AND CHECK FOR LEAKS OR DEFECTS. MAKE GOOD DEFECTIVE AREAS AND PROVIDE CERTIFIED RESULTS TO ENGINEER FOR APPROVAL AS PART OF LATENT CONDITIONS REPORT PREPARED AT FRONT END OF PROJECT. RE-TEST AFTER COMPLETION OF WORKS AND PROVIDE RESULTS PRIOR TO HAND OVER.

CIVIL DRAWINGS	
DRAWING NUMBER	DRAWING NAME
246110-C000-DA3	CIVIL NOTES
246110-C100-DA3	OVERALL SITE EXISTING SURVEY AND DEMOLITION PLAN
246110-C200-DA3	CIVIL PAVEMENT PLAN
246110-C201-DA3	CIVIL WORKS PLAN
246110-C300-DA3	SITE HYDRAULIC SERVICES PLAN
246110-C301-DA3	STORMWATER LONG SECTION
246110-C400-DA3	CIVIL DETAILS
246110-C500-DA3	VEHICLE TURNING PATH ANALYSIS PLAN 1
246110-C501-DA3	VEHICLE TURNING PATH ANALYSIS PLAN 2
246110-C502-DA3	VEHICLE TURNING PATH ANALYSIS PLAN 3
246110-C503-DA3	VEHICLE TURNING PATH ANALYSIS PLAN 4

REV	Description	Date	By
DA4	ISSUED FOR DEVELOPMENT APPLICATION	16/04/2026	BJ
DA3	ISSUED FOR DEVELOPMENT APPLICATION	09/01/2026	AK
DA2	ISSUED FOR DEVELOPMENT APPLICATION	08/12/2025	AK
DA1	ISSUED FOR DEVELOPMENT APPLICATION	08/08/2025	JM



47 SUMMERLEAS ROAD HOMES TASMANIA Project address: 47 SUMMERLEAS ROAD KINGSTON TAS 7050 for: PHILIP LIGHTON ARCHITECTS		
PHILIP LIGHTON ARCHITECTS	CIVIL SERVICES CIVIL NOTES	
Drawn: AK Authorised: WC Plot Date: 17/04/2026 Scale/Size: AS SHOWN@A1 File ref: 246110-C000-26.dwg	PROJECT & SHEET: 246110 - C000	ISSUE: DA4

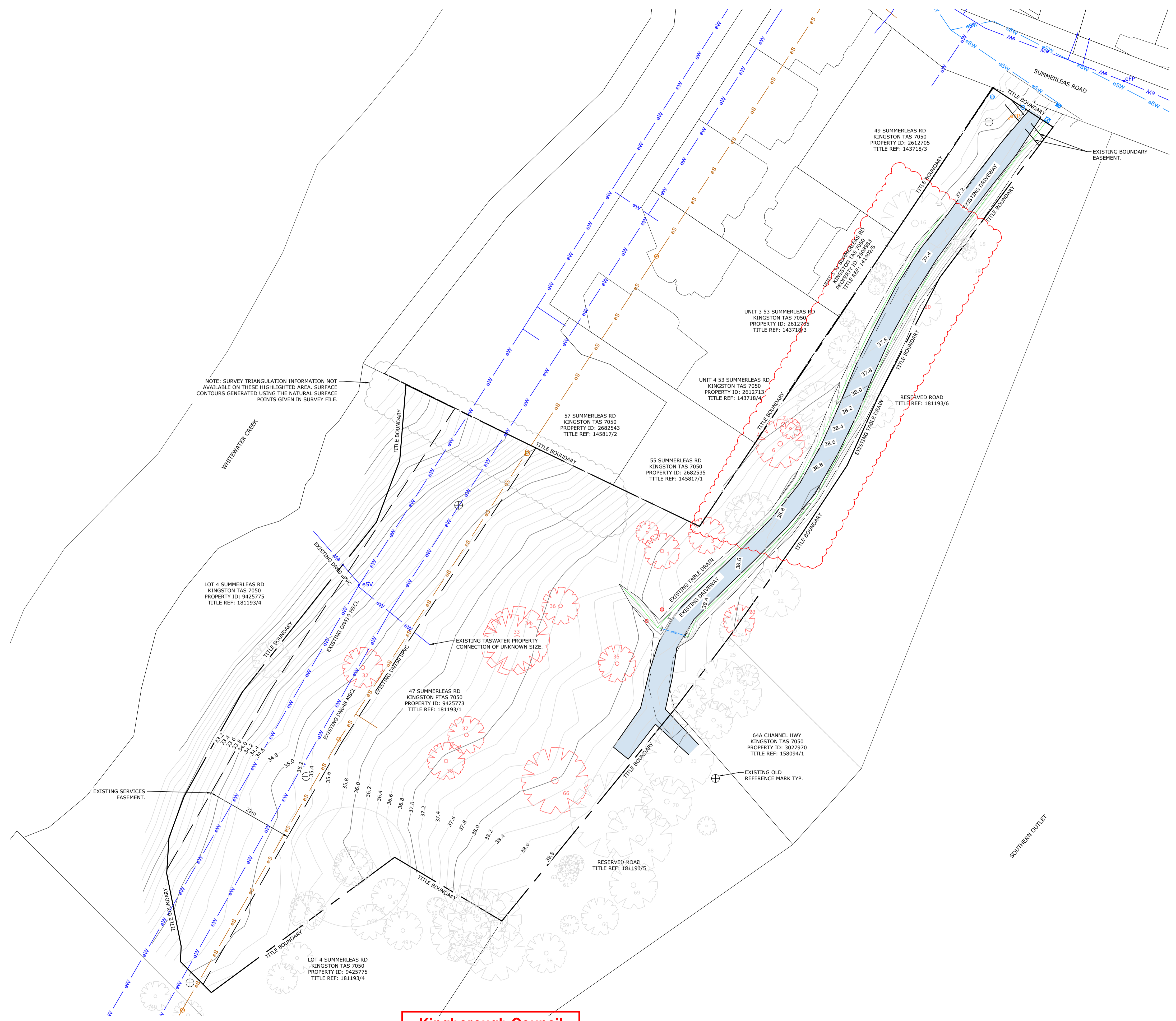
Kingborough Council

Development Application: DA-2026-84

Plan Reference No: P3

Date Received: 24/04/2026

Date placed on Public Exhibition: 8/7/2026



- LEGENDS**
- eS-MH EXISTING SEWER MANHOLE
 - eSW-MH EXISTING STORMWATER MANHOLE
 - eSW-GP EXISTING GRATED PIT
 - eSW-SEP EXISTING SIDE ENTRY PIT
 - eFP EXISTING ELECTRICITY POLE
 - eFP EXISTING FIRE PLUG
 - eSV EXISTING STOP VALVE
 - ⊕ EXISTING TREES TO BE REMOVED
 - ⊕ EXISTING TREES TO REMAIN
- LINE TYPE LEGENDS**
- eS EXISTING SEWER LINE
 - eW EXISTING WATER LINE
 - eSW EXISTING STORMWATER LINE
 - - - EXISTING TITLE BOUNDARY
 - — — EXISTING FENCE
- NOTE:**
REFER ARCHITECTURAL DOCUMENTS AND ARBORIST REPORT FOR DETAILS ON TREE REMOVAL AND PROTECTION.

NOTE: SURVEY TRIANGULATION INFORMATION NOT AVAILABLE ON THESE HIGHLIGHTED AREA. SURFACE CONTOURS GENERATED USING THE NATURAL SURFACE POINTS GIVEN IN SURVEY FILE.

LOT 4 SUMMERLEAS RD
KINGSTON TAS 7050
PROPERTY ID: 9425775
TITLE REF: 181193/4

EXISTING SERVICES EASEMENT.

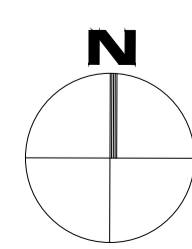
Kingborough Council
Development Application: DA-2026-84
Plan Reference No: P3
Date Received: 24/04/2026
Date placed on Public Exhibition: 8/7/2026

REV	Description	Date	By
DA4	ISSUED FOR DEVELOPMENT APPLICATION	16/04/2026	BJ
DA3	ISSUED FOR DEVELOPMENT APPLICATION	09/01/2026	AK
DA2	ISSUED FOR DEVELOPMENT APPLICATION	08/12/2025	AK
DA1	ISSUED FOR DEVELOPMENT APPLICATION	08/08/2025	JM

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47 SUMMERLEAS ROAD
HOMES TASMANIA
Project address: 47 SUMMERLEAS ROAD KINGSTON TAS 7050
for: PHILIP LIGHTON ARCHITECTS

PHILIP LIGHTON ARCHITECTS	CIVIL SERVICES OVERALL SITE EXISTING SURVEY AND DEMOLITION PLAN	ISSUE: DA4
Drawn: AK	PROJECT & SHEET: 246110 - C100	
Authorised: WC		
Plot Date: 17/04/2026		
Scale/Size: AS SHOWN@A1		
File ref: 246110-C100-26.dwg		



OVERALL SITE EXISTING SURVEY AND DEMOLITION PLAN
SCALE 1:500

- LEGENDS**
- eS-MH EXISTING SEWER MANHOLE
 - eSW-MH EXISTING STORMWATER MANHOLE
 - eSW-GP EXISTING GRATED PIT
 - eSW-SEP EXISTING SIDE ENTRY PIT
 - eFP EXISTING ELECTRICITY POLE
 - eFP EXISTING FIRE PLUG
 - eSV EXISTING STOP VALVE
 - ⊕ EXISTING TREES TO BE REMOVED
 - ⊕ EXISTING TREES TO REMAIN
 - FH PROPOSED DUAL FIRE HYDRANT
 - WM PROPOSED WATER METER
 - BOL BOLLARD, REFER DETAIL 02 ON C104

- LINE TYPE LEGENDS**
- eS EXISTING SEWER LINE
 - eW EXISTING WATER LINE
 - eSW EXISTING STORMWATER LINE
 - EXISTING TITLE BOUNDARY
 - EXISTING FENCE
 - SW PROPOSED STORMWATER LINE
 - S PROPOSED SEWER LINE
 - W PROPOSED WATER LINE
 - FH PROPOSED FIRE HYDRANT LINE

- HATCH LEGENDS**
- PROPOSED BUILDING FOOTPRINT
 - PROPOSED CARPARK, HOTMIX/CONCRETE PAVEMENT
 - PROPOSED ROADWAY, HOTMIX PAVEMENT WITH KCM KERB TO EACH SIDE
 - PROPOSED FOOTPATH, CONCRETE PAVEMENT
 - LANDSCAPING, REFER ARCHITECT



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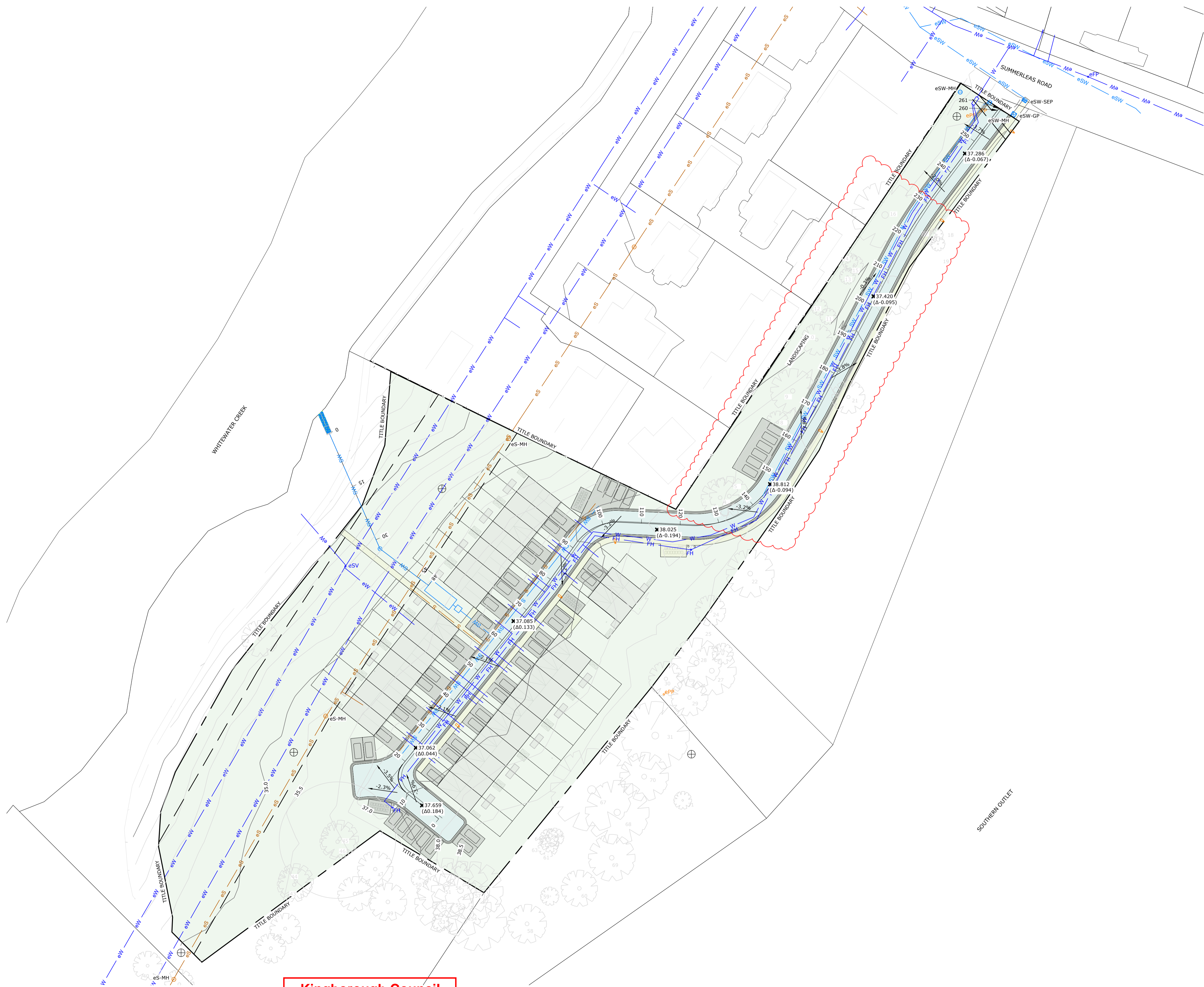
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PHILIP LIGHTON ARCHITECTS	CIVIL SERVICES CIVIL PAVEMENT PLAN	PROJECT & SHEET:	ISSUE:
Drawn: AK		246110 - C200	DA4
Authorised: WC			
Plot Date: 17/04/2026			
Scale/Size: AS SHOWN@A1			
File ref: 246110-C200-26.dwg			

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CIVIL PAVEMENT PLAN
 SCALE 1:500



- LEGENDS**
- eS-MH EXISTING SEWER MANHOLE
 - eSW-MH EXISTING STORMWATER MANHOLE
 - eSW-GP EXISTING GRATED PIT
 - eSW-SEP EXISTING SIDE ENTRY PIT
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 - eFP EXISTING FIRE PLUG
 - eSV EXISTING STOP VALVE
 - ⊕ EXISTING TREES TO BE REMOVED
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 - WM PROPOSED WATER METER

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 - PROPOSED ROADWAY, HOTMIX PAVEMENT WITH KCM KERB TO EACH SIDE
 - PROPOSED FOOTPATH, CONCRETE PAVEMENT
 - LANDSCAPING, REFER ARCHITECT

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PHILIP LIGHTON ARCHITECTS	CIVIL SERVICES CIVIL WORKS PLAN	PROJECT & SHEET:	ISSUE:
Drawn: AK	Authorised: WC	17/04/2026	246110 - C201 DA4
Plot Date: 17/04/2026	Scale/Size: AS SHOWN@A1		
File ref: J48110-C201-26.dwg			

CIVIL WORKS PLAN
 SCALE 1:500

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 - WM PROPOSED WATER METER
 - SW-MH PROPOSED STORMWATER MANHOLE

- LINE TYPE LEGENDS**
- eS EXISTING SEWER LINE
 - eW EXISTING WATER LINE
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 - EXISTING TITLE BOUNDARY
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- HATCH LEGENDS**
- PROPOSED BUILDING FOOTPRINT
 - PROPOSED CARPARK, HOTMIX/CONCRE
 - PROPOSED ROADWAY, HOTMIX PAVEMENT WITH KCM KERB TC
 - PROPOSED FOOTPATH, CONCRETE PAVI
 - LANDSCAPING, REFER ARCHITECT

STORMWATER NOTES:
 A COMBINATION OF UNDERGROUND DETENTION AND ABOVE GROUND DETENTION WILL BE USED TO LIMIT SITE STORMWATER DISCHARGE. THIS WILL BE MADE UP OF A CENTRAL UNDERGROUND UNIT AND RAINWATER TANKS AT EACH UNIT. THIS WOULD ENABLE 50% OF TANKS AS DETENTION AND 50% RETENTION FOR REUSE ONSITE.

REFER STORMWATER REPORT FOR DETAILS.
 STORMWATER POLLUTANT TREATMENT IS TO INCLUDE 5x690 TALL PSORB FILTERS LOCATED UPSTREAM OF SITE DETENTION BASIN. EACH STORMWATER PIT IS TO BE FITTED WITH A OCEANGAURD DEVICE.

TASWATER NOTES:
 GENERAL - DEVELOPMENT WILL CONSIST OF 20 STRATA TITLED DWELLINGS.
 LOADING - 20ETS FOR SEWER AND WATER.
 ESTIMATE OF FLOW REQUIREMENTS, DOMESTIC 3.432L/s@250kPa, FIRE 10L/s@400kPa.
 SEWER - NEW 150 CONNECTION REQUIRED TO TASWATER SEWER MAIN, CONFIRM IF TYPICAL PROPERTY CONNECTION SUITABLE OR IF A NEW MANHOLE IS REQUIRED OVER TASWATER MAIN.
 WATER - NEW CONNECTION TO SUMMERLEAS ROAD WITH FIRE TAKE OFF AT FIRST BIN STORE AS SHOWN AND CUL DE SAC STYLE DOMESTIC CONNECTION TO PROPERTIES WITH TASWATER METERS TO EACH PROPERTY WITHIN 500mm OF PROPERTY BOUNDARY AS SHOWN.

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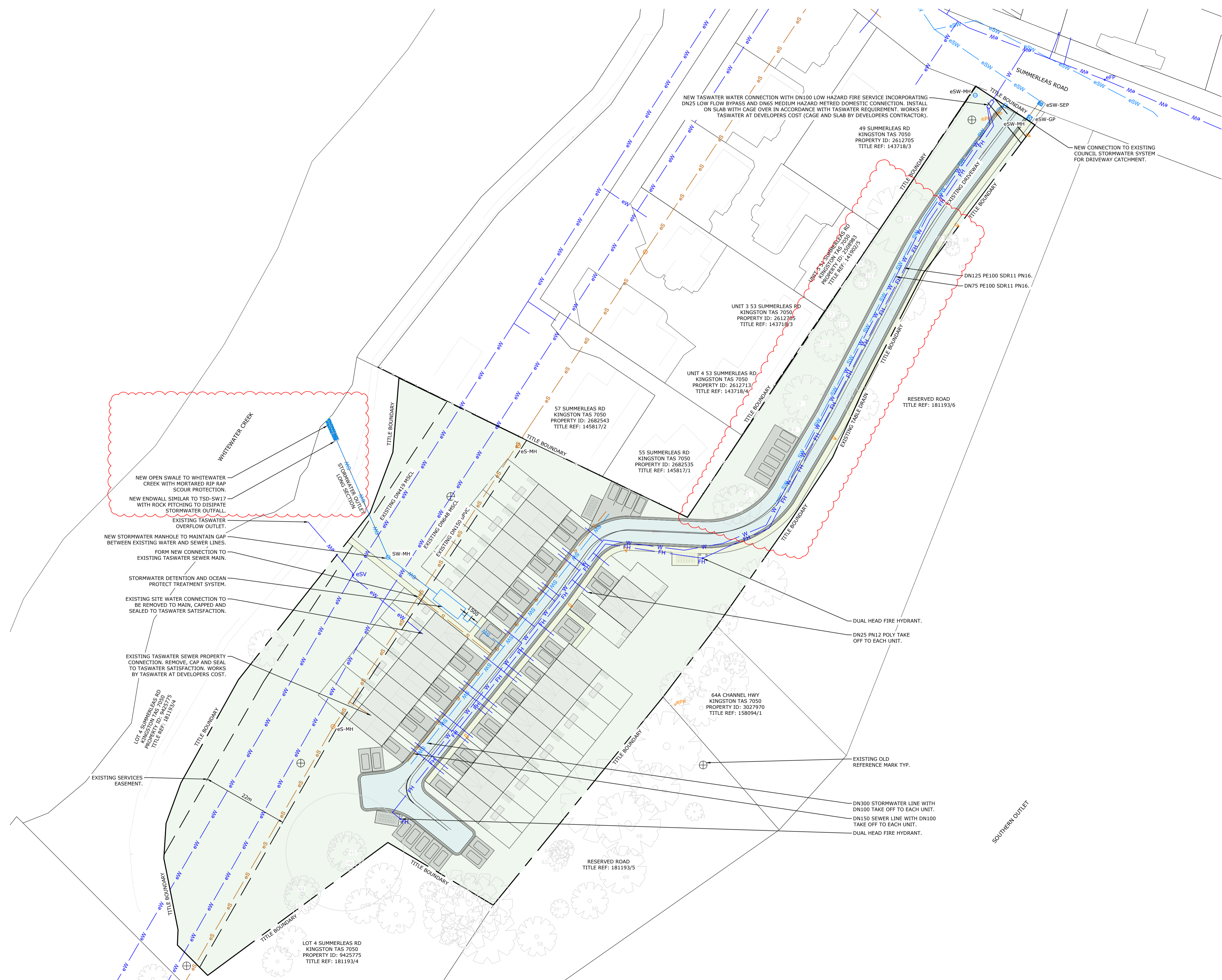
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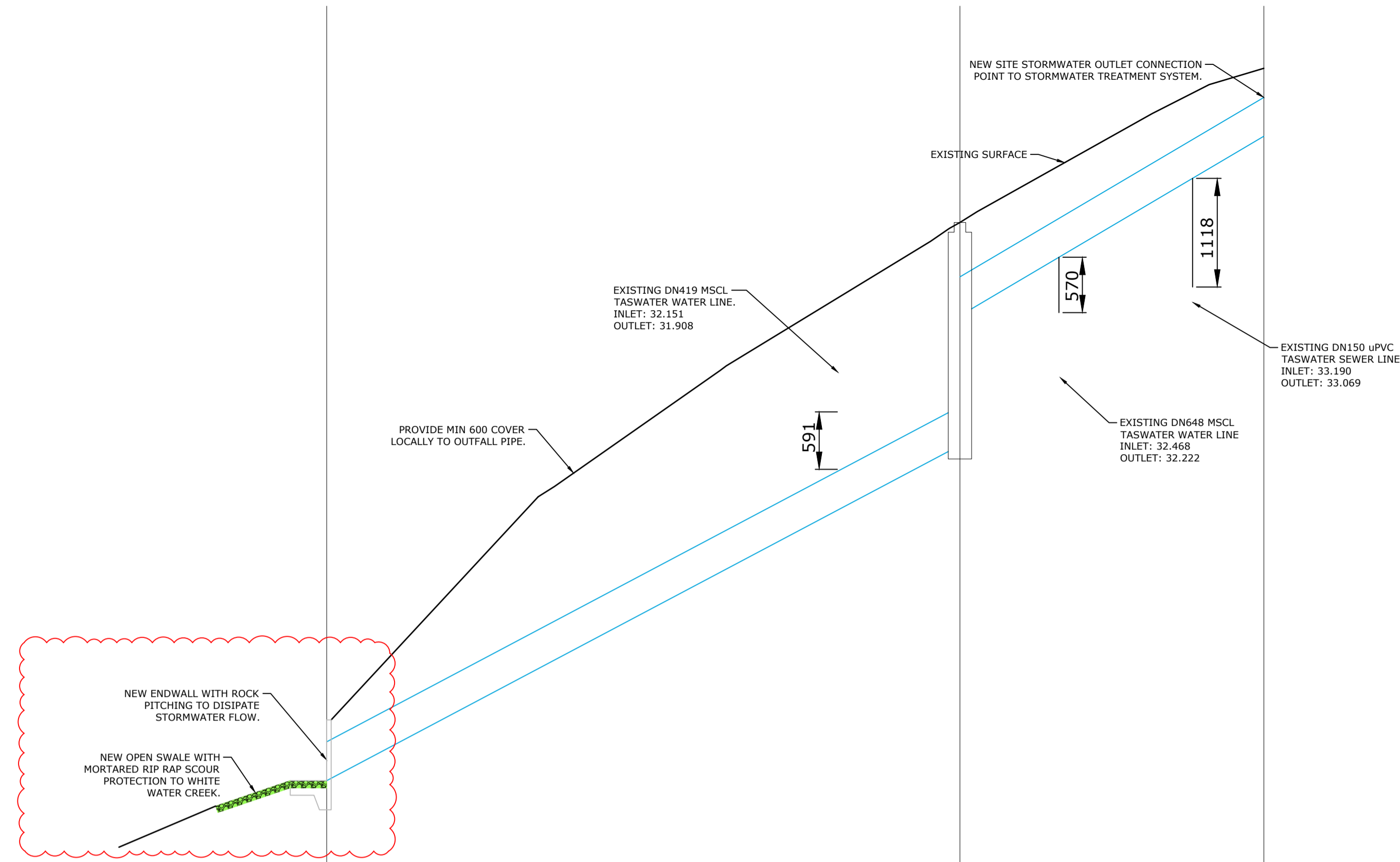
47 SUMMERLEAS ROAD
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 for: PHILIP LIGHTON ARCHITECTS

PHILIP LIGHTON ARCHITECTS	CIVIL SERVICES SITE HYDRAULIC SERVICES PLAN
Drawn: AK Authorised: WC Plot Date: 17/04/2026 Scale/Size: AS SHOWN@A1 File ref: 246110-C300-26.dwg	PROJECT & SHEET: 246110 - C300 DA4 ISSUE:

Kingborough Council
 Development Application: DA-2026-84
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 Date Received: 24/04/2026
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SITE HYDRAULIC SERVICES PLAN
 SCALE 1:500





VERT EXAG 1:5
Datum 25.000

HGL & FLOW RATE

GRADE %

10.59%

11.81%

PIPE DETAILS
(CL to CL LENGTHS)

DN375

DN375

KNOWN
CAPACITY

DESIGN LEVEL
AT MH CL

33.948

33.332

INVERT LEVEL

28.217

31.666

33.353

COVER

-0.200

0.360

0.300

CHAINAGE

0.000

32.573

48.204

STORMWATER SITE OUTLET LONG SECTION

SCALE 1:200

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**PHILIP
LIGHTON
ARCHITECTS**

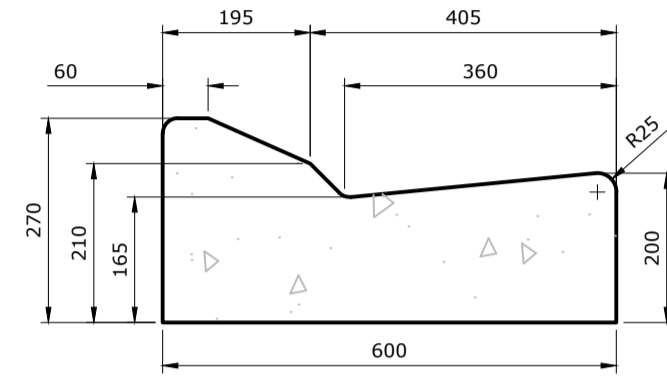
Drawn: AK
Authorised: WC
Plot Date: 17/04/2026
Scale/Size: AS SHOWN@A1
File ref: J4110-C301-36.dwg

CIVIL SERVICES
STORMWATER LONG SECTION

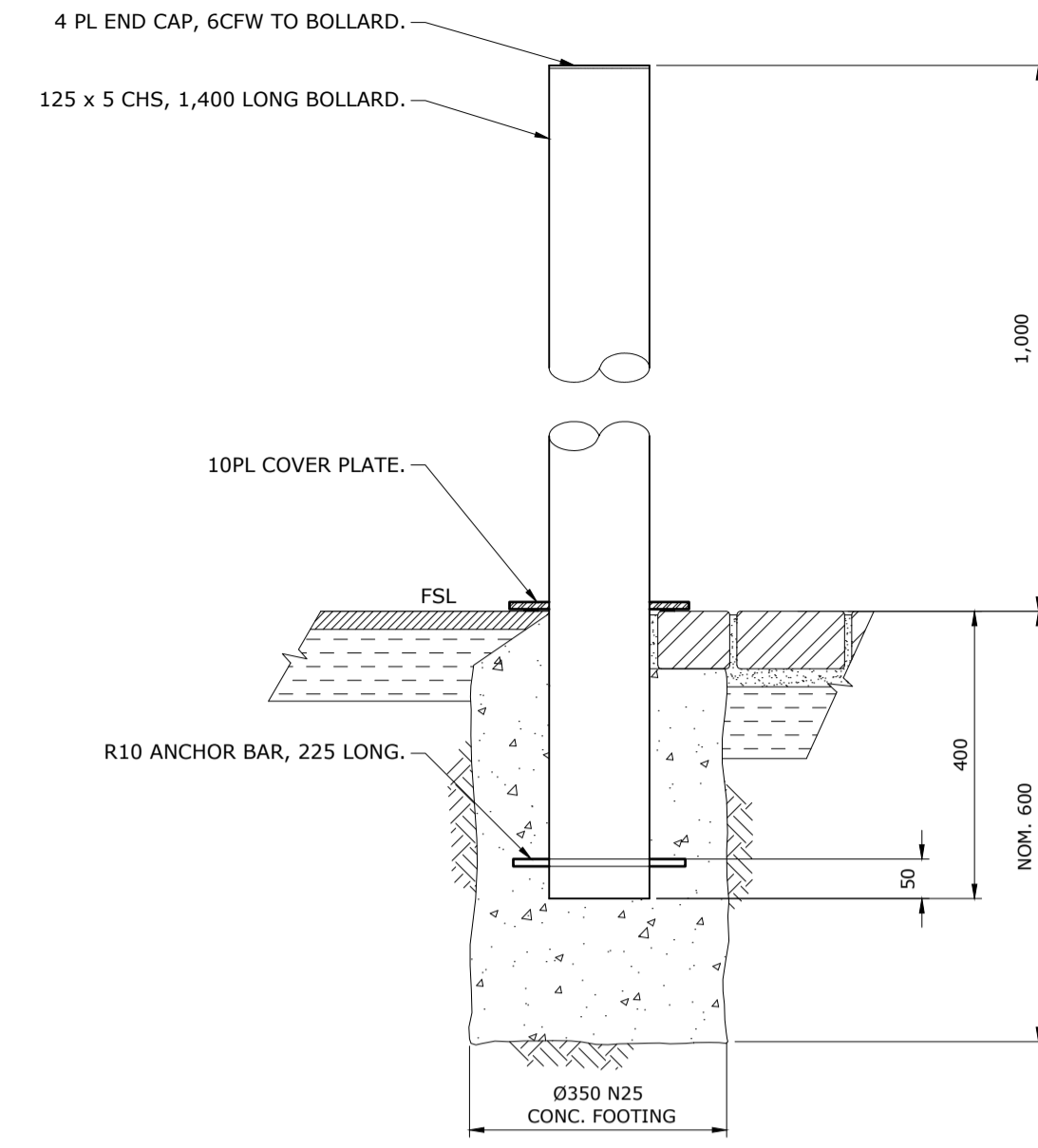
PROJECT & SHEET: **246110 - C301 DA4** ISSUE:

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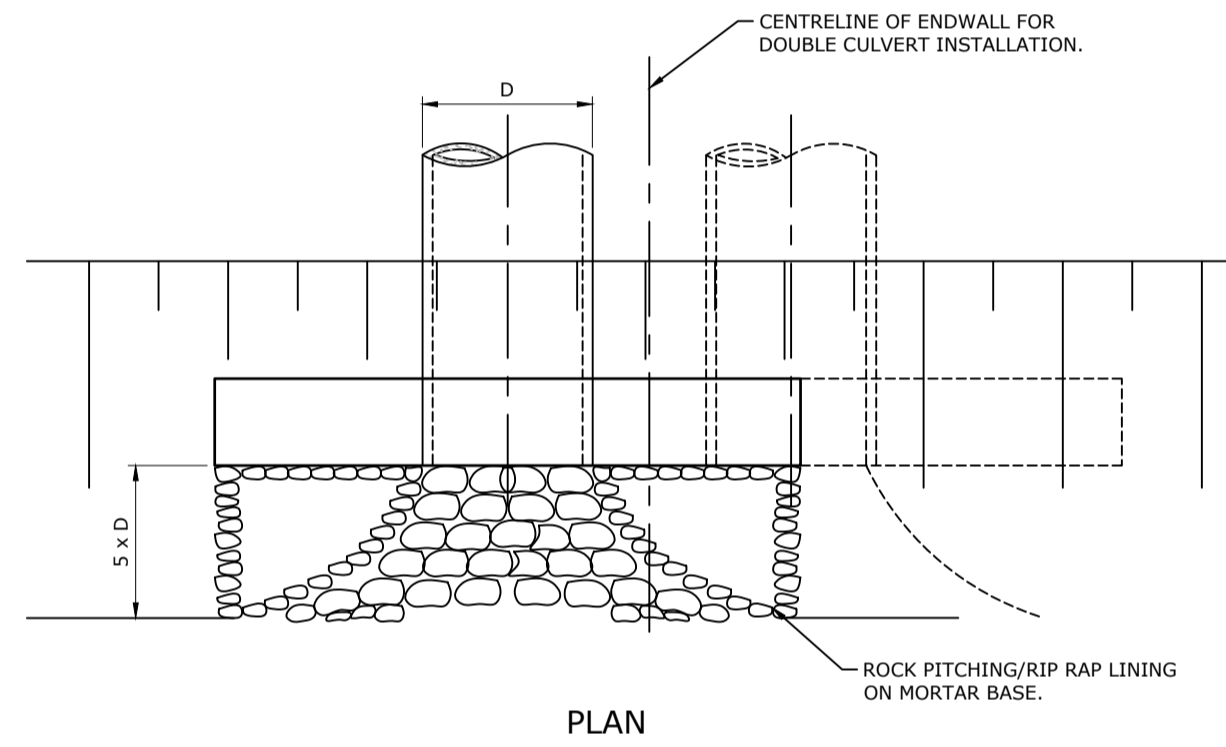
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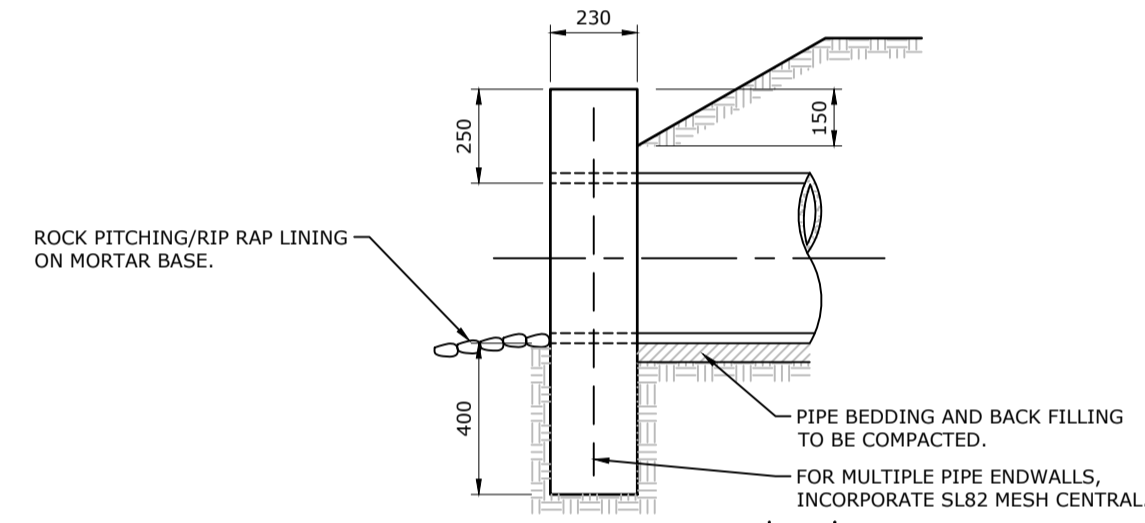
01 TYPE KCM (MOUNTABLE)
SCALE 1:10



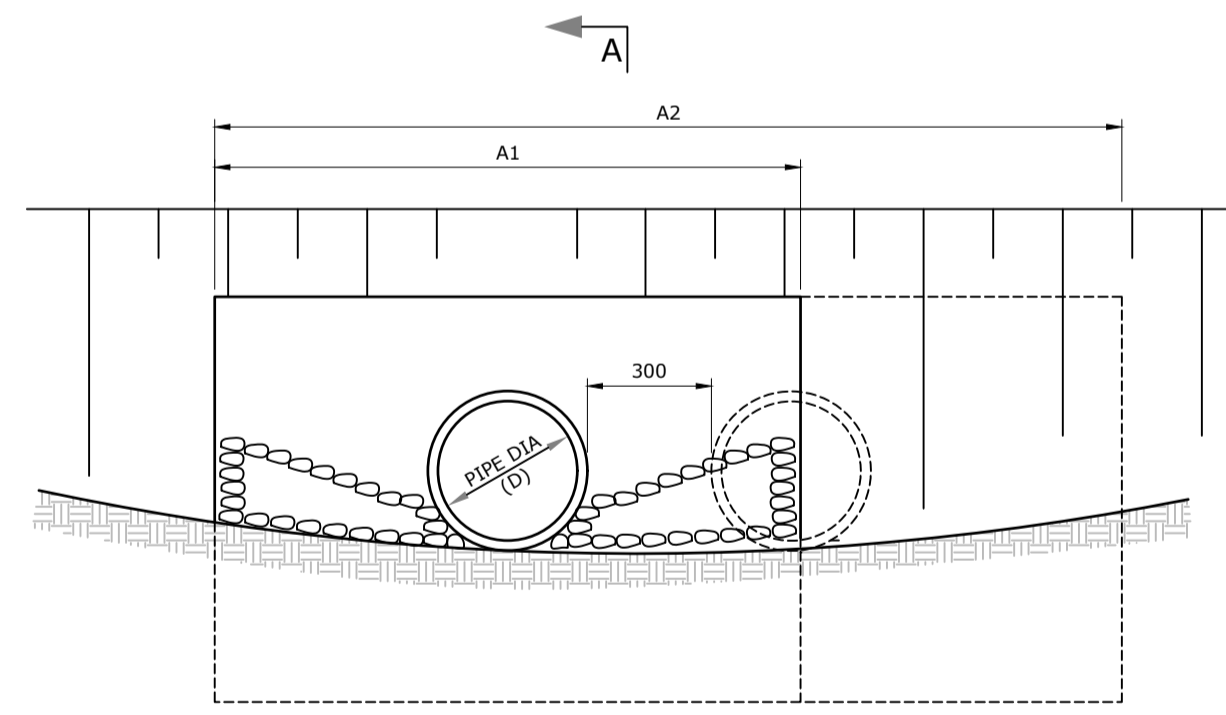
02 BOLLARD DETAIL (1m HIGH)
SCALE 1:10



PLAN



SECTION A-A



ELEVATION

TABLE 1

NOMINAL PIPE DIAMETER (D)	HEADWALL DIMENSIONS (mm)	
	A1	A2
300	1150	1850
375	1350	2100
450	1550	2400
525	1750	2650

- NOTES
1. CHAMFER (10 x 10) ALL EXPOSED SURFACES.
 2. CONCRETE GRADE - N25.
 3. COVER TO ALL REINFORCING 50mm UNLESS NOTED.
 4. EQUIVALENT PRE-CAST COMPONENTRY MAY BE SUBSTITUTED.
 5. LAP REINFORCEMENT 300 MIN.
 6. ALL DIMENSIONS IN MILLIMETRES (mm).

03 CONCRETE ENDWALL DETAIL
SCALE 1:20

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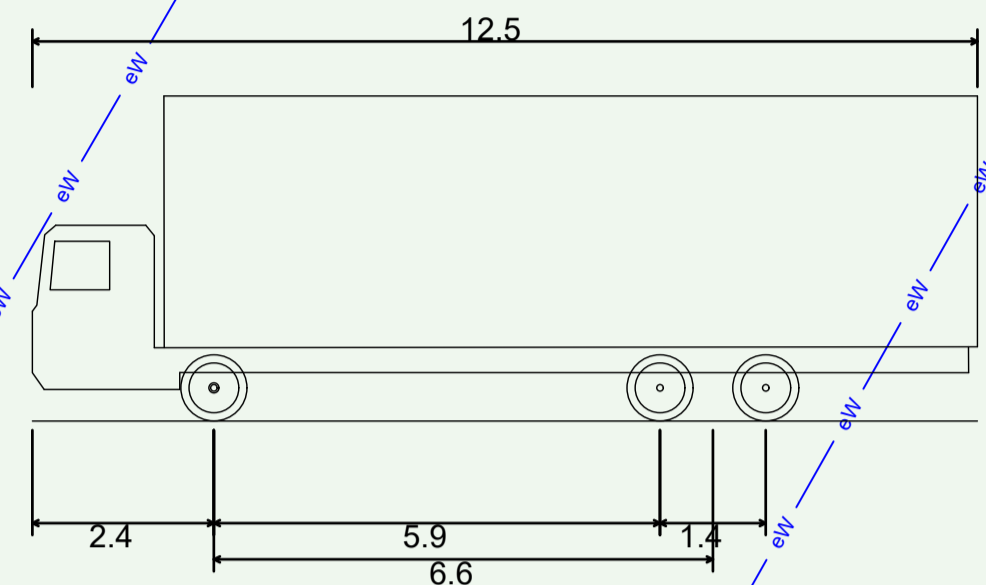
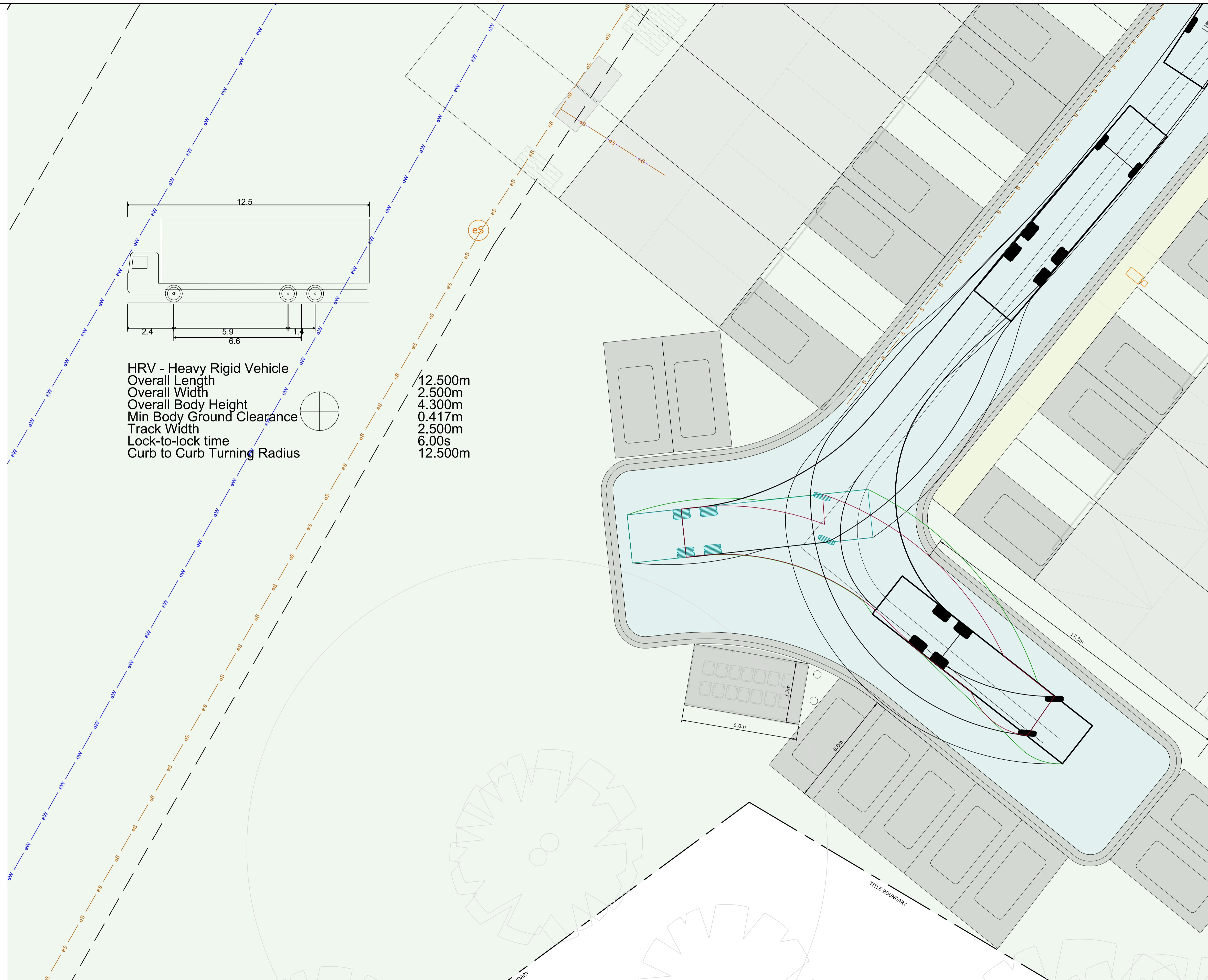
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PHILIP LIGHTON ARCHITECTS	CIVIL SERVICES CIVIL DETAILS
Drawn: AK Authorised: WC Plot Date: 17/04/2026 Scale/Size: AS SHOWN/A1 File ref: J48118-C400-38.dwg	PROJECT & SHEET: 246110 - C400 DA4 ISSUE:



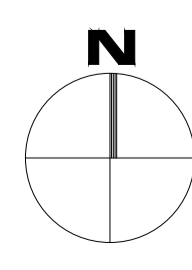
HRV - Heavy Rigid Vehicle
 Overall Length 12.500m
 Overall Width 2.500m
 Overall Body Height 4.300m
 Min Body Ground Clearance 0.417m
 Track Width 2.500m
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 12.500m

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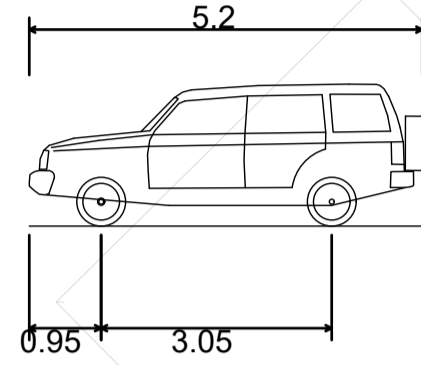
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PHILIP LIGHTON ARCHITECTS | CIVIL SERVICES VEHICLE TURNING PATH ANALYSIS PLAN 1
 Drawn: AK PROJECT & SHEET: 246110 - C500 DA4
 Authorised: WC
 Plot Date: 17/04/2026
 Scale/Size: AS SHOWN@A1
 File ref: 246110-C500-26.dwg


VEHICLE TURNING ANALYSIS PLAN
 SCALE 1:100

Kingborough Council
 Development Application: DA-2026-84
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B99 Vehicle (Realistic min radius) (2004)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.878m
 Min Body Ground Clearance 0.272m
 Track Width 1.840m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 6.250m

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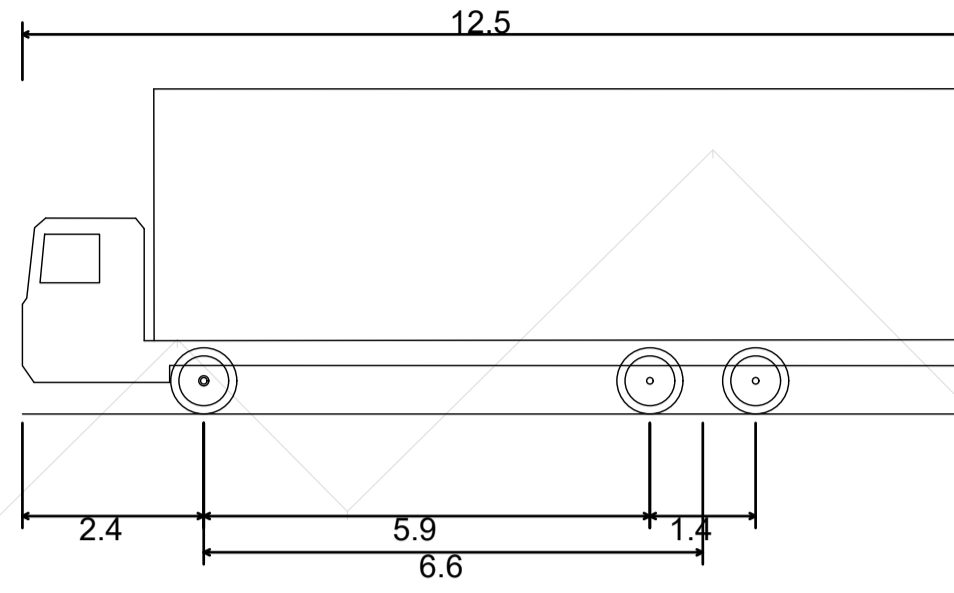
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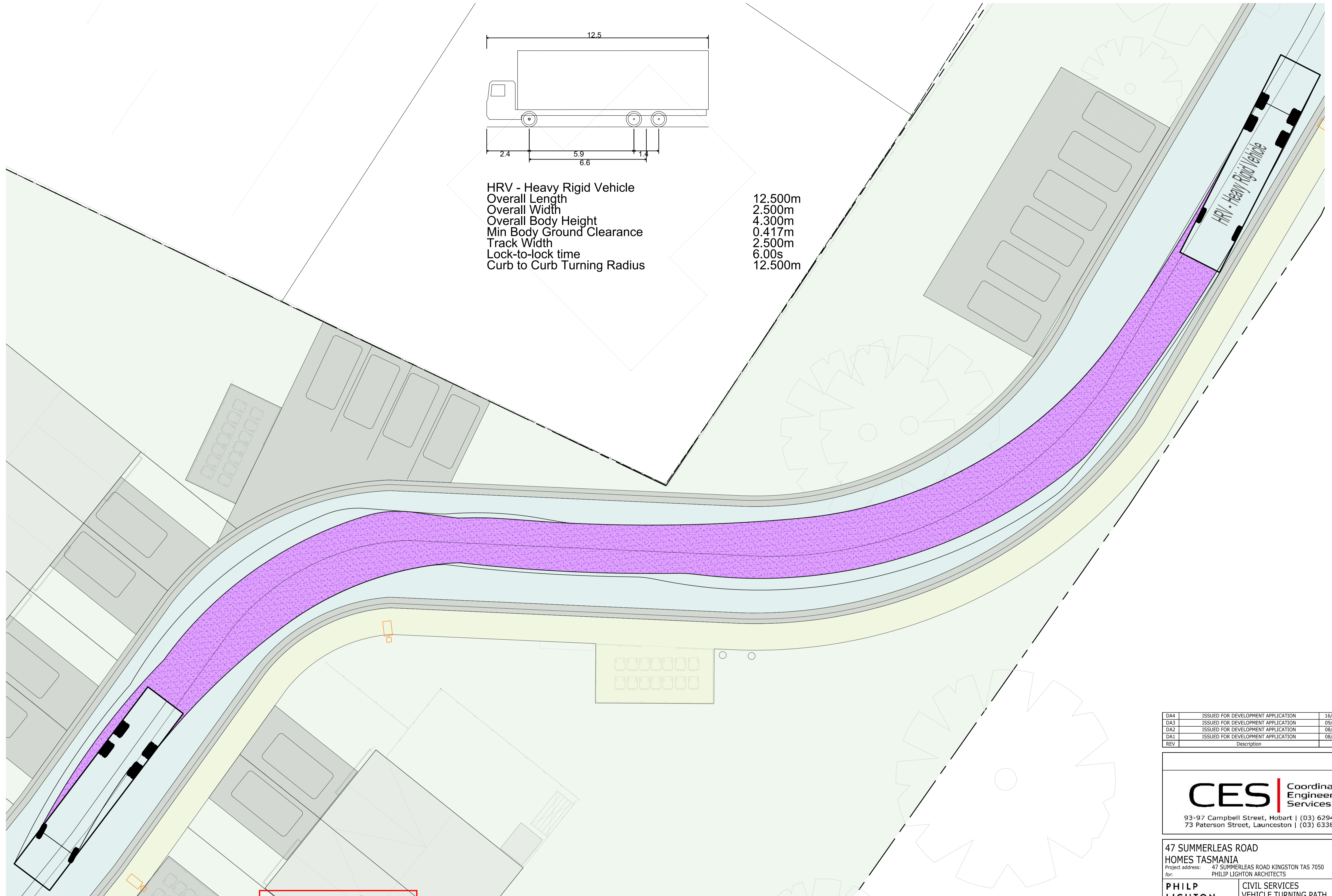
PHILIP LIGHTON ARCHITECTS CIVIL SERVICES
 VEHICLE TURNING PATH ANALYSIS PLAN 2
 Drawn: AK PROJECT & SHEET: 246110 - C501 DA4
 Authorised: WC ISSUE:
 Plot Date: 17/04/2026
 Scale/Size: AS SHOWN(A1)
 File ref: 246110-C501-26.dwg

Kingborough Council
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VEHICLE TURNING PATH ANALYSIS PLAN
 SCALE 1:100



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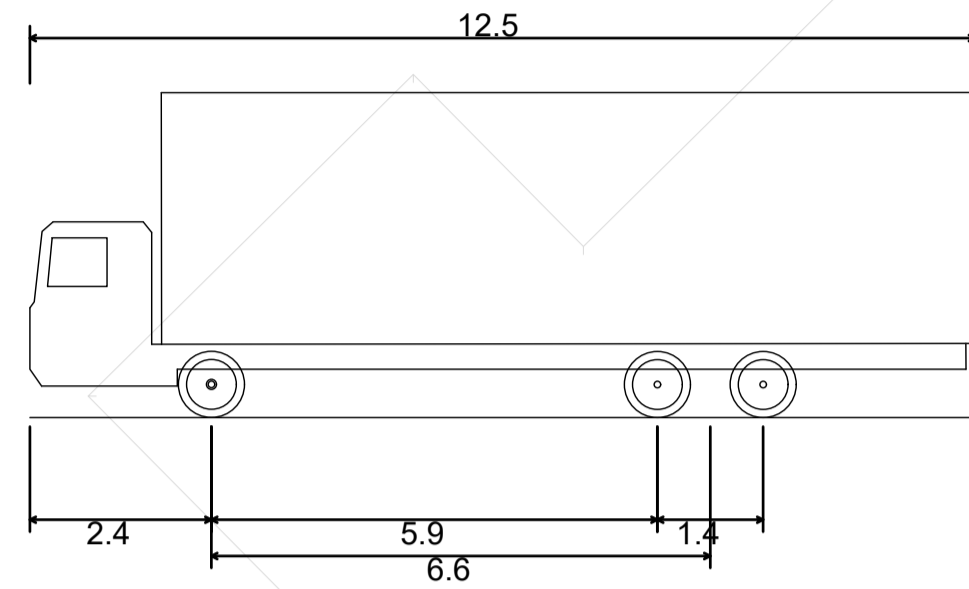
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 PROJECT & SHEET: 246110 - C502 DA4
 Drawn: AK
 Authorised: WC
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 Scale/Size: AS SHOWN@A1
 File ref: 246110-C502-36.dwg

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PHILIP LIGHTON ARCHITECTS CIVIL SERVICES
 VEHICLE TURNING PATH ANALYSIS PLAN 1
 Drawn: AK PROJECT & SHEET: 246110 - C503 DA4
 Authorised: WC ISSUE:
 Plot Date: 17/04/2026
 Scale/Size: AS SHOWN(A1)
 File ref: J48110-C503-26.dwg

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VEHICLE TURNING PATH ANALYSIS PLAN
 SCALE 1:100