

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-247
Proposal: Dwelling
Subject Site: 15 Bluebush Crescent, Blackmans Bay
Responsible Planning Officer: Sarah Silva

Advertised Documents:

- Application Plans

Available upon request:

- Application Form
- Copy of Title
- Bushfire hazard report
- Landslide risk assessment

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 **4 September 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.





LEGEND

SIO1	Sewer Inspection Opening 1 Top RL: 91.75
SIO2	Sewer Inspection Opening 2 Top RL: 94.09 Inv RL: 92.79
SWIO	Stormwater Inspection Opening Top RL: 94.13

Kingborough Council

Development Application: DA-2026-247

Plan Reference No: P1

Date Received: 29/6/2026

Date placed on Public Exhibition: 22/8/2026

TN

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1546 South Arm Road
Sandford Tasmania
Tel 03 6248 8283

Design: MC, MN

Drawn: MN

NEW RESIDENCE for S, D & G Fracalossi
15 Bluebush Crescent Blackmans Bay
TAS 7052

LOCATION PLAN

1:500 @ A3

NOV 2025

DA202 -A01

SITE STATISTICS:

15 BLUEBUSH CRESCENT, Blackmans Bay, TAS 7052

Land Title: Vol: 180506 Fol: 50
Planning Scheme: Kingborough Interim Planning Scheme 2015
Planning Zone: 10.0 General Residential

Lot Area 1931m²
Site Coverage 262.85m2 (13.61%)

Site Classification: **P** (AS2870:2011)
Landslip Risk **Low** (AS1726:2017)
(AS4055:2021)

Wind Classification: **N1**
Design Wind Gust Speed: **34** m/s (Vh,u)
Topographic Classification: **T0**
Shielding: **FS**
Terrain Category: **TC2.5**
Geographic Region: **A**
Climate Zone: **7**
Site & Landslip Assessment **Enviro-Tech Consultants**
Refer Attached Dated: **20.08.2025**
B.A.L. by T.B.A. **T.B.A**

Other Overlays:

Scenic Landscape Area,
Landslide Hazard Area,
Bushfire Prone Area.

NOTES:

Structural + Civil + Hydraulic Drawings
S + E Engineers

Detail Land Survey by 'Survey Plus'
Vertical Datum is AHD
Date: 16.12.2024

LEGEND

ELC Electricity Lot Connection
ETr All Existing Trees To Remain
GP Grated Pit
SW Storm Water
WLC Water Lot Connection
STR Stake Reference

Kingborough Council

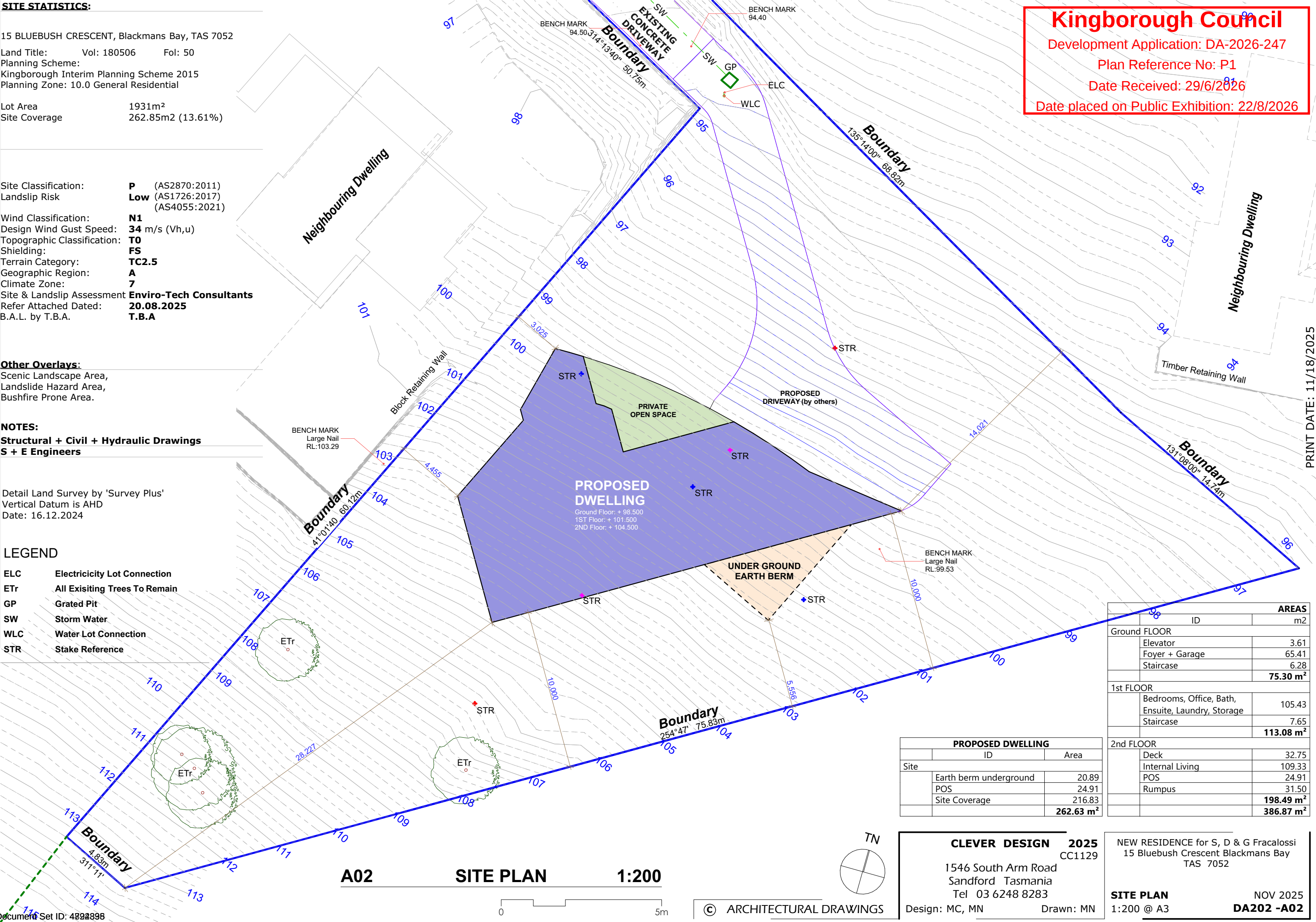
Development Application: DA-2026-247

Plan Reference No: P1

Date Received: 29/6/2026

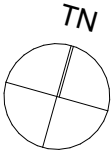
Date placed on Public Exhibition: 22/8/2026

PRINT DATE: 11/18/2025



PROPOSED DWELLING		
	ID	Area
Site	Earth berm underground	20.89
	POS	24.91
	Site Coverage	216.83
		262.63 m²

		AREAS
		m2
Ground FLOOR		
	Elevator	3.61
	Foyer + Garage	65.41
	Staircase	6.28
		75.30 m²
1st FLOOR		
	Bedrooms, Office, Bath, Ensuite, Laundry, Storage	105.43
	Staircase	7.65
		113.08 m²
2nd FLOOR		
	Deck	32.75
	Internal Living	109.33
	POS	24.91
	Rumpus	31.50
		198.49 m²
		386.87 m²



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SITE PLAN NOV 2025
1:200 @ A3 **DA202 -A02**

SPACE

01	ENTRY
02	FOYER
03	GARAGE
04	STAIRCASE / VOID

FLOOR PLAN LEGEND

B	Benchtop
BS	Bench Seat
CT	Coats
EV-C	EV Charge Station
GD01	Grated Drain - Entry
SPV	PV Skylight Panel
ST	Store

CIRCULATION

EL	Elevator
ST01	STAIR 01 - Internal

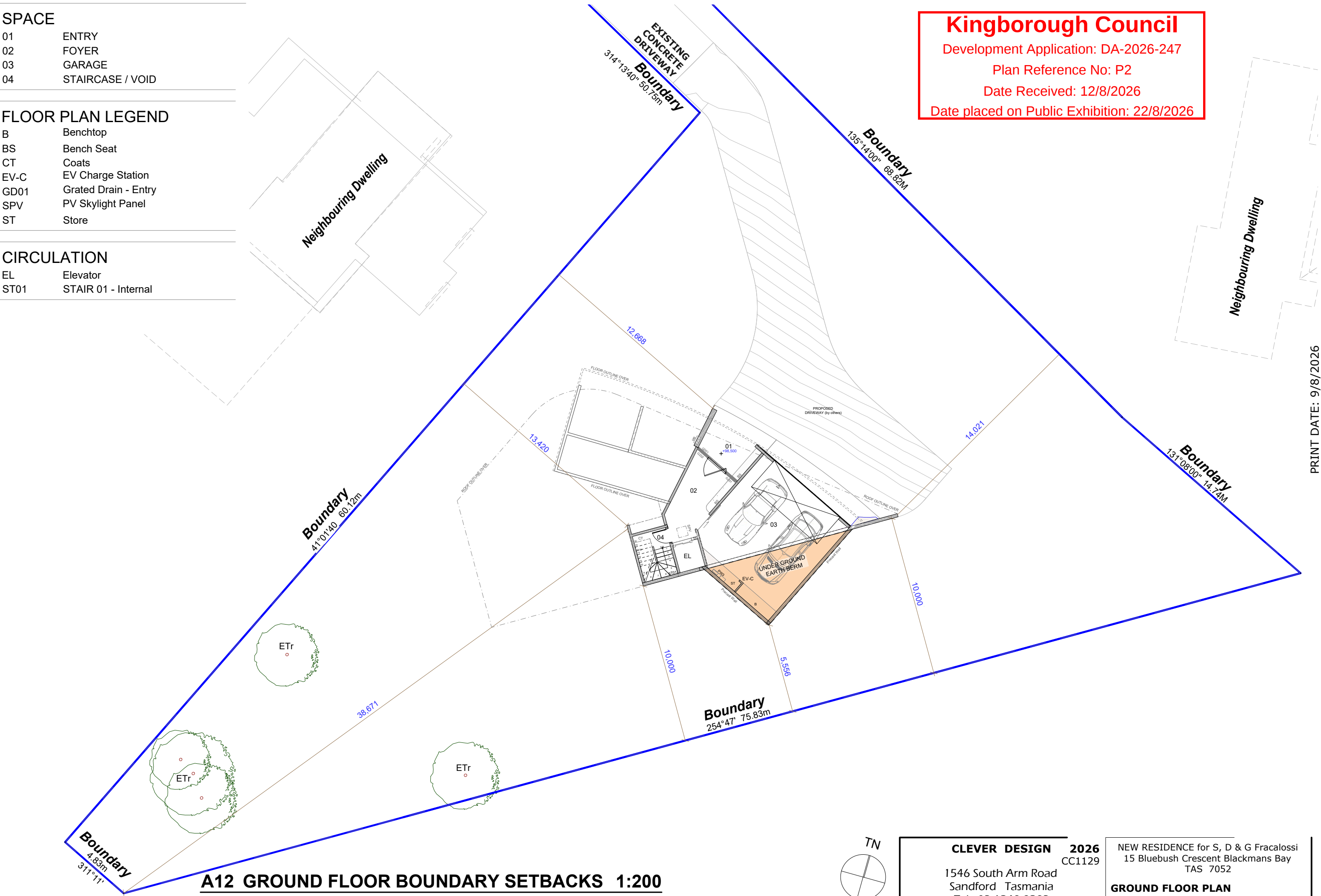
Kingborough Council

Development Application: DA-2026-247

Plan Reference No: P2

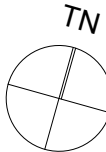
Date Received: 12/8/2026

Date placed on Public Exhibition: 22/8/2026



PRINT DATE: 9/8/2026

A12 GROUND FLOOR BOUNDARY SETBACKS 1:200



SPACE

04	STAIRCASE / VOID	10	OFFICE
05	LOBBY	11	HALLWAY
06	MASTER BEDROOM	12	BEDROOM
07	WALK IN ROBE	13	POWDER ROOM
08	ENSUITE	14	BATHROOM
09	LAUNDRY		

FLOOR PLAN LEGEND

AC	Air Conditioner
B	Benchtop
DK	Desk
DRY	Dryer
GD02	Grated Drain - Shower
HT	Heated Towel Rail
HWC	Hot Water Cylinder
J	Joinery
J2	Overhead Joinery
LT	Laundry Trough
RO	Robe
SHR	Shower
SPV	PV Skylight Panel
ST	Store
WM	Washing Machine

CIRCULATION

EL	Elevator
ST01	STAIR 01 - Internal
ST02	STAIR 02 - Internal

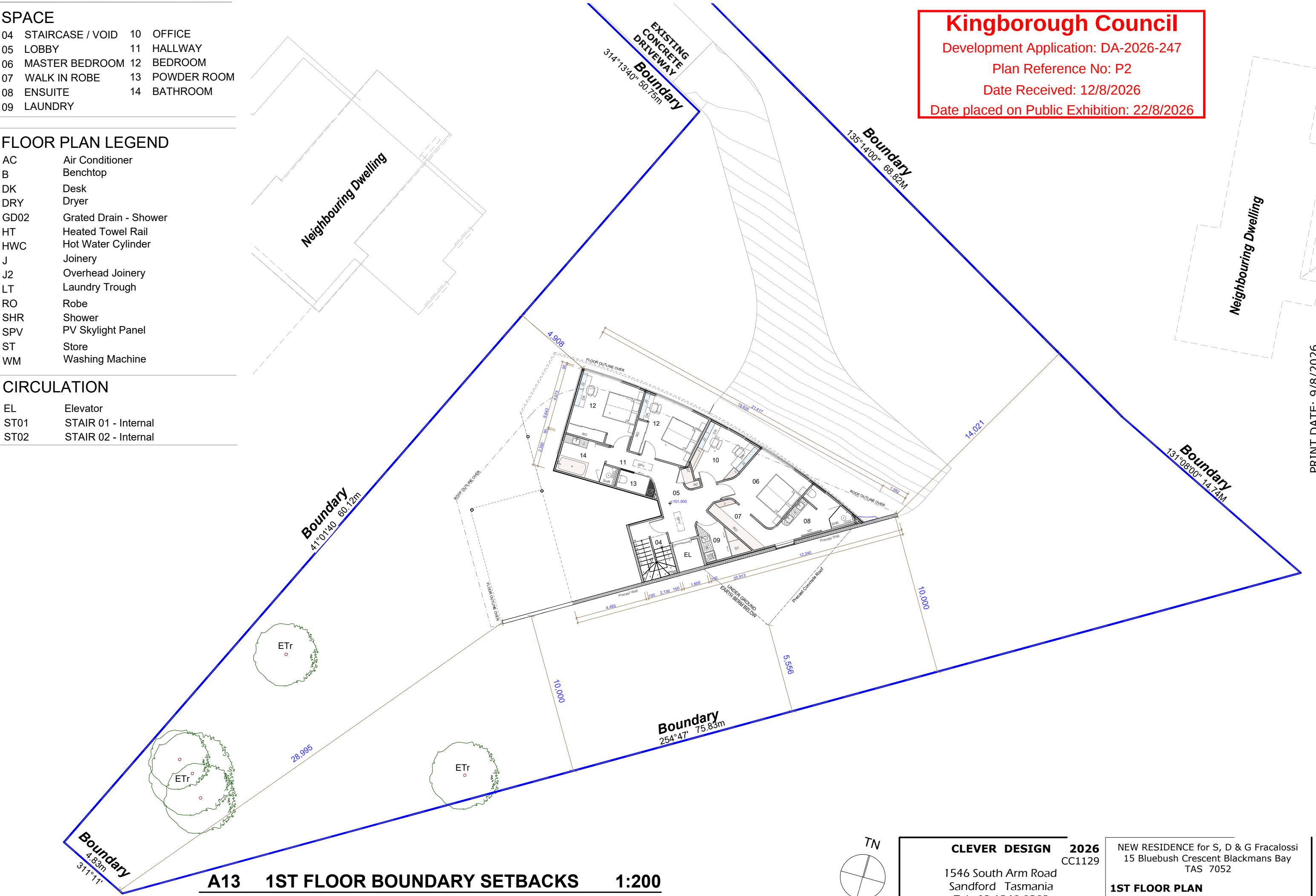
Kingborough Council

Development Application: DA-2026-247

Plan Reference No: P2

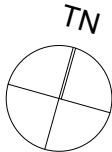
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A13 1ST FLOOR BOUNDARY SETBACKS 1:200



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TAS 7052

1ST FLOOR PLAN
BOUNDARY SETBACKS AUG 2026
1:200 @ A3 DA202 -A13

SPACE

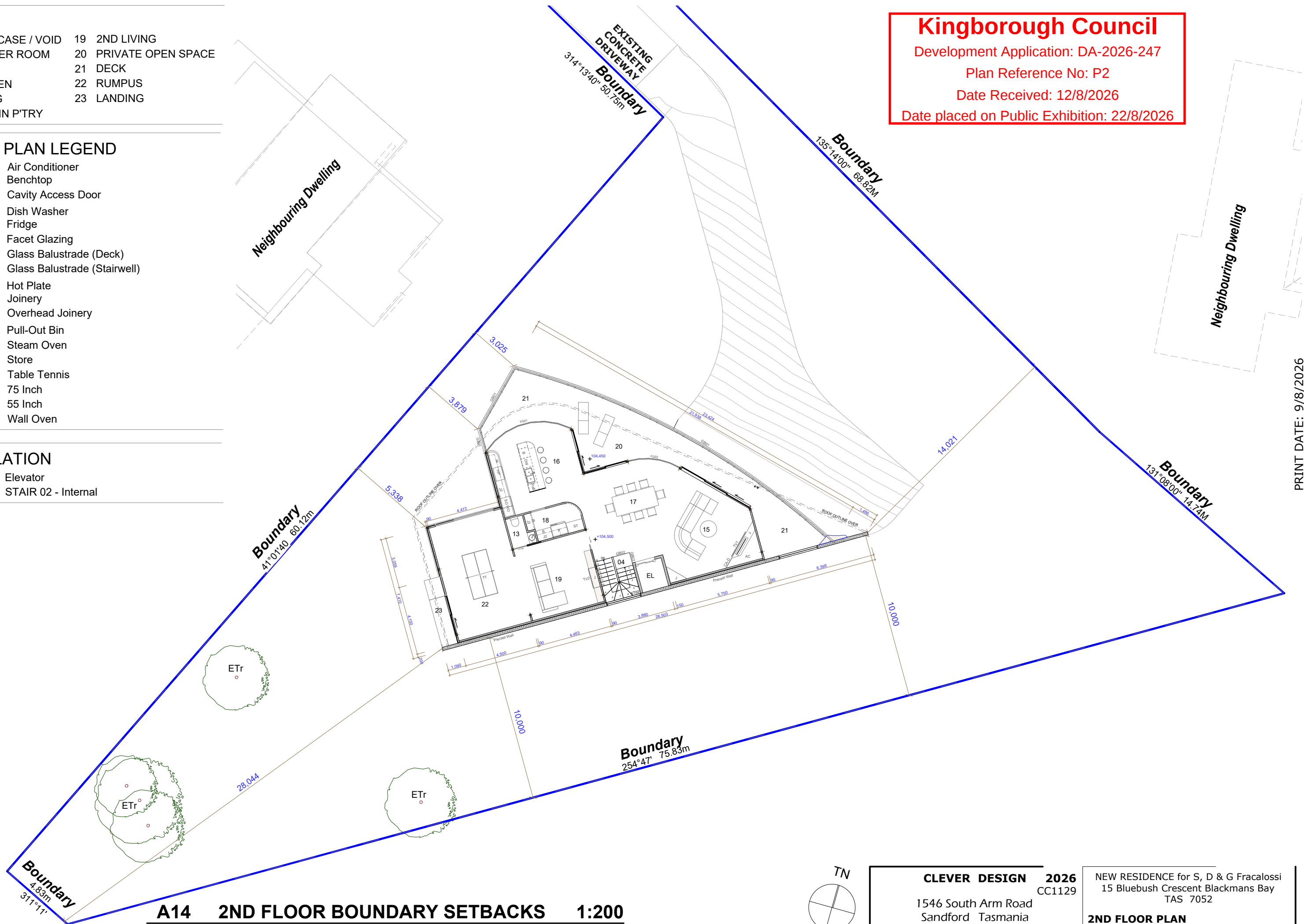
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13	POWDER ROOM	20	PRIVATE OPEN SPACE
15	LIVING	21	DECK
16	KITCHEN	22	RUMPUS
17	DINING	23	LANDING
18	WALK IN P'TRY		

FLOOR PLAN LEGEND

AC	Air Conditioner
B	Benchtop
CA-D	Cavity Access Door
DW	Dish Washer
F	Fridge
FG	Facet Glazing
GB01	Glass Balustrade (Deck)
GB02	Glass Balustrade (Stairwell)
HP	Hot Plate
J	Joinery
J2	Overhead Joinery
PoB	Pull-Out Bin
SO	Steam Oven
ST	Store
TT	Table Tennis
TV1	75 Inch
TV2	55 Inch
WO	Wall Oven

CIRCULATION

EL	Elevator
ST02	STAIR 02 - Internal



PRINT DATE: 9/8/2026

SPACE	
01	ENTRY
02	FOYER
03	GARAGE
04	STAIRCASE / VOID

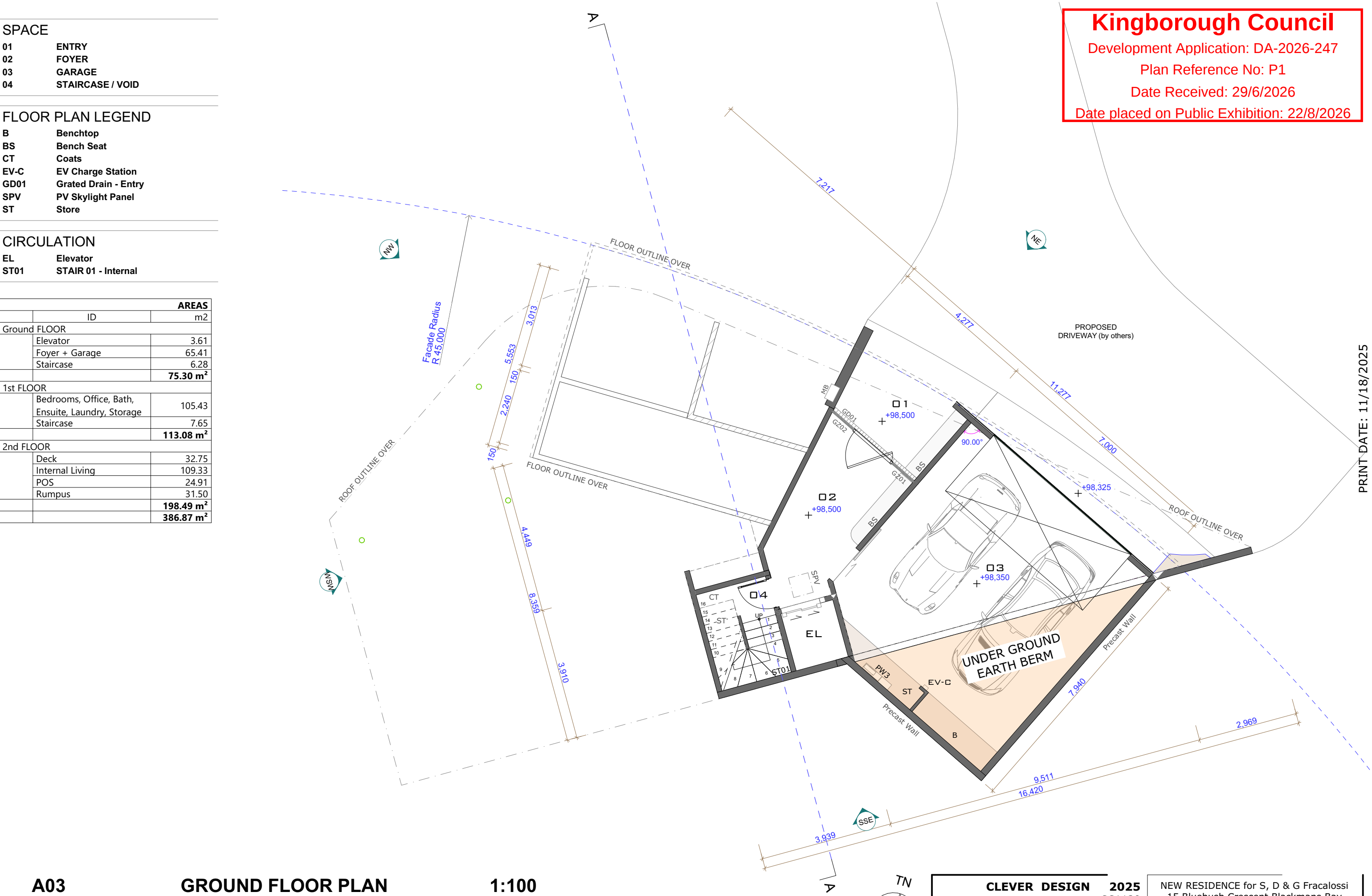
FLOOR PLAN LEGEND

B	Benchtop
BS	Bench Seat
CT	Coats
EV-C	EV Charge Station
GD01	Grated Drain - Entry
SPV	PV Skylight Panel
ST	Store

CIRCULATION

EL	Elevator
ST01	STAIR 01 - Internal

AREAS		
	ID	m2
Ground FLOOR		
	Elevator	3.61
	Foyer + Garage	65.41
	Staircase	6.28
		75.30 m²
1st FLOOR		
	Bedrooms, Office, Bath, Ensuite, Laundry, Storage	105.43
	Staircase	7.65
		113.08 m²
2nd FLOOR		
	Deck	32.75
	Internal Living	109.33
	POS	24.91
	Rumpus	31.50
		198.49 m²
		386.87 m²



Kingborough Council

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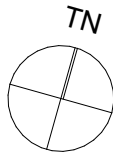
A03

GROUND FLOOR PLAN

1:100



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TAS 7052

GROUND FLOOR

1:100 @ A3

NOV 2025

DA202 -A03

PRINT DATE: 11/18/2025

SPACE

04	STAIRCASE / VOID
05	LOBBY
06	MASTER BEDROOM
07	WALK IN ROBE
08	ENSUITE
09	LAUNDRY
10	OFFICE
11	HALLWAY
12	BEDROOM
13	POWDER ROOM
14	BATHROOM

FLOOR PLAN LEGEND

AC	Air Conditioner
B	Benchtop
DK	Desk
DRY	Dryer
GD02	Grated Drain - Shower
HT	Heated Towel Rail
HWC	Hot Water Cylinder
J	Joinery
J2	Overhead Joinery
LT	Laundry Trough
RO	Robe
SHR	Shower
SPV	PV Skylight Panel
ST	Store
WM	Washing Machine

CIRCULATION

EL	Elevator
ST01	STAIR 01 - Internal
ST02	STAIR 02 - Internal

AREAS		
	ID	m2
Ground FLOOR	Elevator	3.61
	Foyer + Garage	65.41
	Staircase	6.28
		75.30 m²
1st FLOOR	Bedrooms, Office, Bath, Ensuite, Laundry, Storage	105.43
	Staircase	7.65
		113.08 m²
2nd FLOOR	Deck	32.75
	Internal Living	109.33
	POS	24.91
	Rumpus	31.50
		198.49 m²
		386.87 m²

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A04

1ST FLOOR PLAN

1:100



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1ST FLOOR
1:100 @ A3

NOV 2025
DA202 -A04

PRINT DATE: 11/18/2025

SPACE	
04	STAIRCASE / VOID
13	POWDER ROOM
15	LIVING
16	KITCHEN
17	DINING
18	WALK IN P'TRY
19	2ND LIVING
20	PRIVATE OPEN SPACE
21	DECK
22	RUMPUS
23	LANDING

FLOOR PLAN LEGEND

AC	Air Conditioner
B	Benchtop
CA-D	Cavity Access Door
DW	Dish Washer
F	Fridge
FG	Facet Glazing
GB01	Glass Balustrade (Deck)
GB02	Glass Balustrade (Stairwell)
HP	Hot Plate
J	Joinery
J2	Overhead Joinery
PoB	Pull-Out Bin
SO	Steam Oven
ST	Store
TT	Table Tennis
TV1	75 Inch
TV2	55 Inch
WO	Wall Oven

CIRCULATION

EL	Elevator
ST02	STAIR 02 - Internal

AREAS		
ID		m2
Ground FLOOR		
Elevator		3.61
Foyer + Garage		65.41
Staircase		6.28
		75.30 m ²
1st FLOOR		
Bedrooms, Office, Bath, Ensuite, Laundry, Storage		105.43
Staircase		7.65
		113.08 m ²
2nd FLOOR		
Deck		32.75
Internal Living		109.33
POS		24.91
Rumpus		31.50
		198.49 m ²
		386.87 m ²

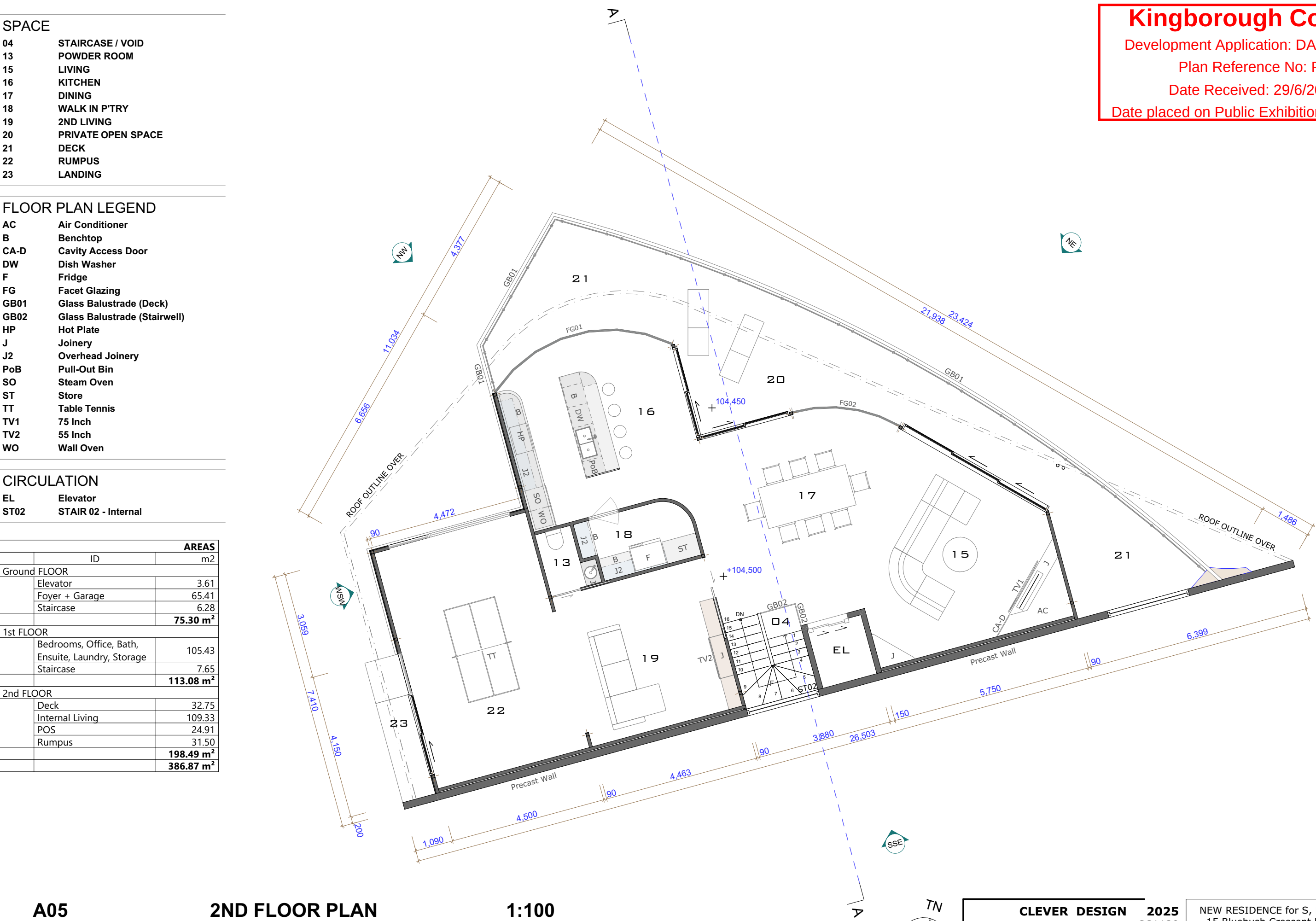
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A05 2ND FLOOR PLAN 1:100

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2ND FLOOR
1:100 @ A3

CC1129

NOV 2025
DA202 -A05

ROOF PLAN LEGEND

BG	Box Gutter
	304 Stainless Steel Off Coil
DP	Downpipe / Sump (xxDia)
	Tornado RainHead
GST	Gutter Soaker Tray
	150W x 25D
RP	Roof Parapet

ELEVATION LEGEND

PV	Solar Photovoltaic Panel
----	--------------------------

FLOOR PLAN LEGEND

EL	Elevator
	Orona HOI Electric Machine
	Room-Less Elevator,
	5 Persons/400 kg
	Speed 0.3 m/s
	Number of Stops: 3

AREAS		
	ID	m2
Ground FLOOR		
	Elevator	3.61
	Foyer + Garage	65.41
	Staircase	6.28
		75.30 m²
1st FLOOR		
	Bedrooms, Office, Bath, Ensuite, Laundry, Storage	105.43
	Staircase	7.65
		113.08 m²
2nd FLOOR		
	Deck	32.75
	Internal Living	109.33
	POS	24.91
	Rumpus	31.50
		198.49 m²
		386.87 m²

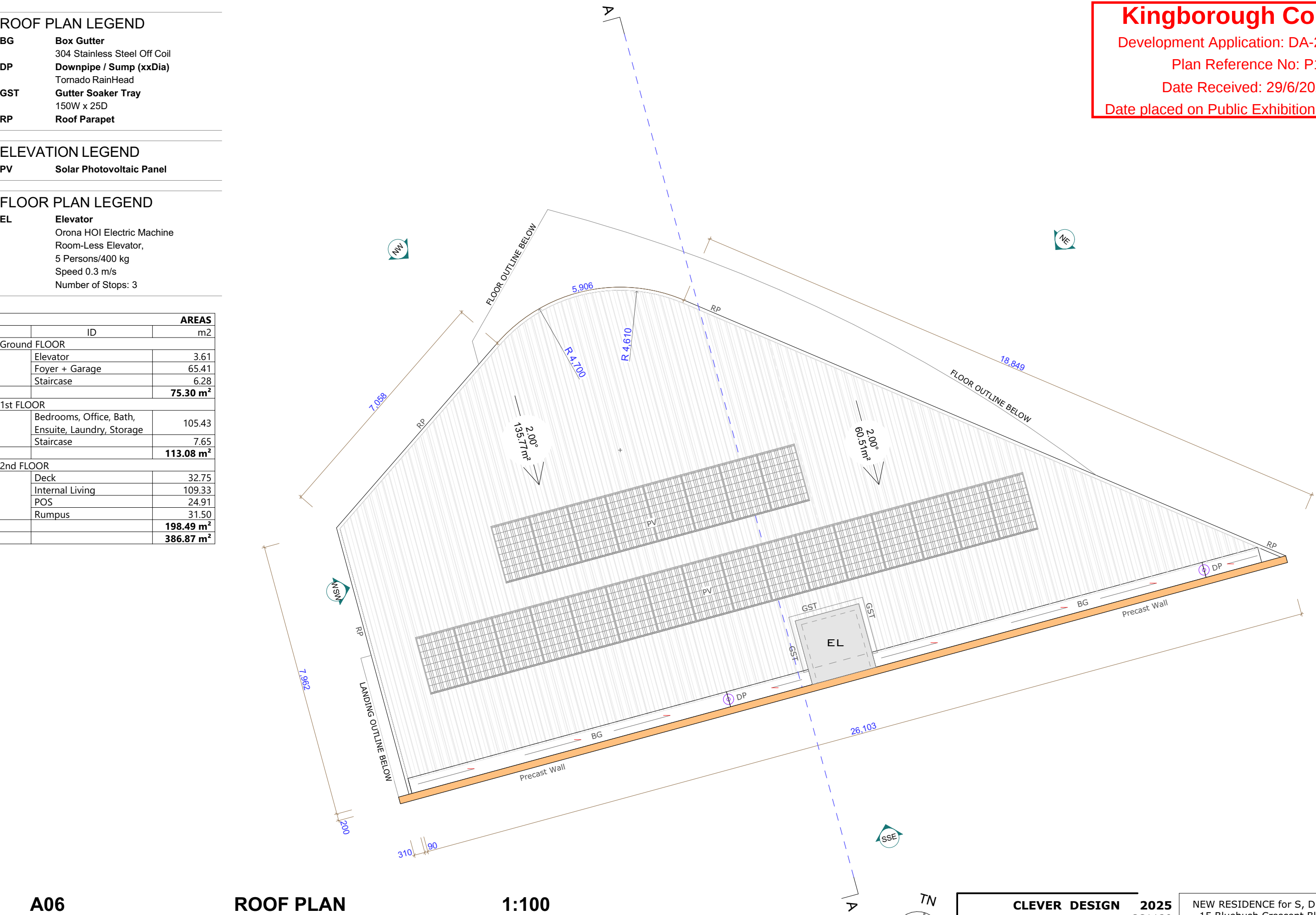
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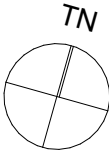
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A06 ROOF PLAN 1:100



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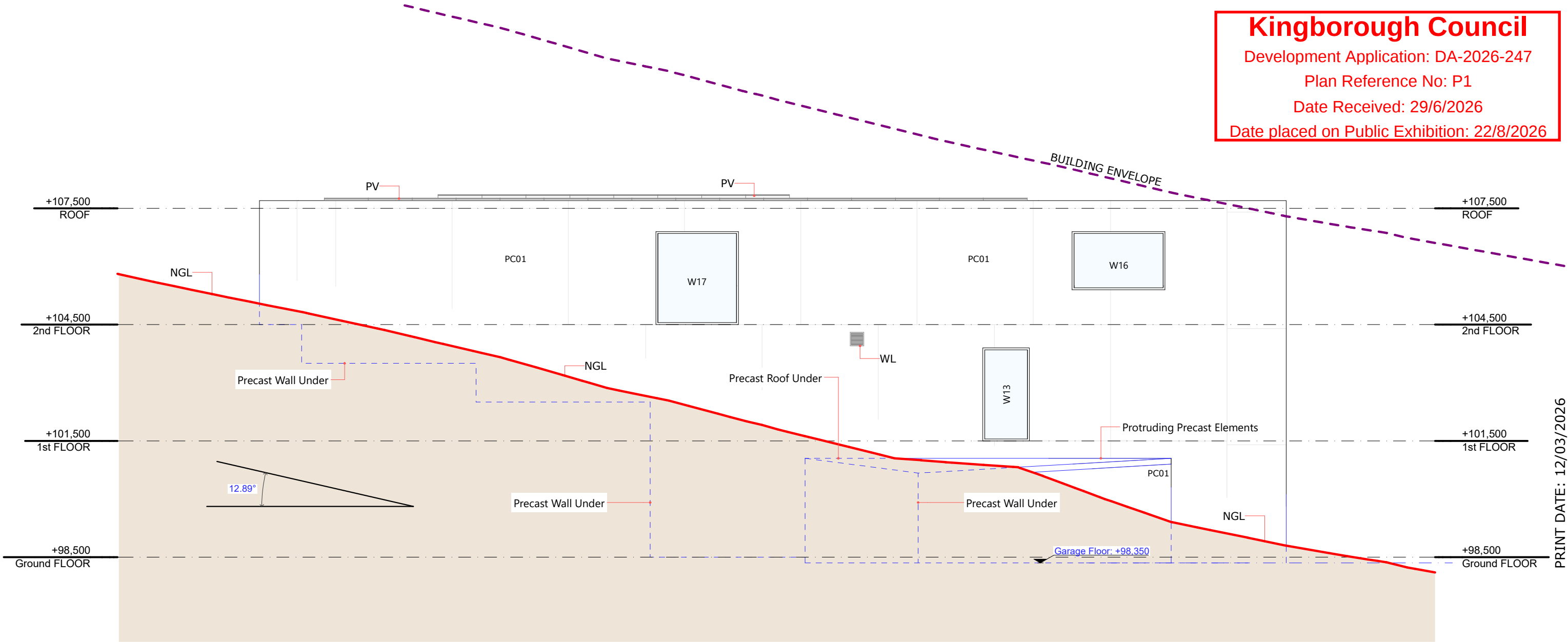
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NOV 2025

ROOF PLAN
1:100 @ A3

DA202 -A06

PRINT DATE: 11/18/2025



A08

SSE ELEVATION

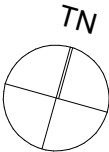
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PRINT DATE: 12/03/2026

LEGEND

- PC01Precast Concrete Standard
- PVSolar Photovoltaic Panel
- WLWeather Louvre
- NGLNatural Ground Level

NOTE:
Structural, Civil + Hydraulic
Refer S+E Consulting Engineers
Plus 3d VIZ + Structural BIMx Files



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TAS 7052

SSE ELEVATION 2026

1:100 @ A3

WD202-A07



A09

NE ELEVATION

1:100

PRINT DATE: 12/03/2026

LEGEND

AF1	Applied Finish 1 - Dulux Moonwort Atlas S21A3 Hex #a6ae9f LRV (Light Reflection Value) 45 RGB 166 174 159 SA (Solar Absorptance#) 0.648
AF2	Applied Finish 2 - Dulux Kahili Hardie™ Fine Texture Cladding Atlas S21A2 Hex #b8bfb0 LRV (Light Reflection Value) 55 RGB 184 191 176 SA (Solar Absorptance#) 0.558
AF3	Applied Finish 3 - Curved Apron
PC01	Precast Concrete Standard
PC01*	Precast Concrete Standard Applied Finish / Special
PC02	Precast Concrete Oregon Texture

PV	Solar Photovoltaic Panel
TC	External Timber Cladding
Dr-W	Driveway
FG	Facet Glazing
GB01	Vert. Silicone Butt Join Glass Balustrade (Deck) Nano Rail Slimline Channel Cont. 316 S/Steel. Matt Black Toughened "Grade A" Safety Glass Max 20-30mm Opening Bottom Spigot + Side Patch Fitting
FGL	Finished Ground Level
FSL	Finished Surface Level
NGL	Natural Ground Level

NOTE:

Structural, Civil + Hydraulic
Refer S+E Consulting Engineers
Plus 3d VIZ + Structural BIMx Files



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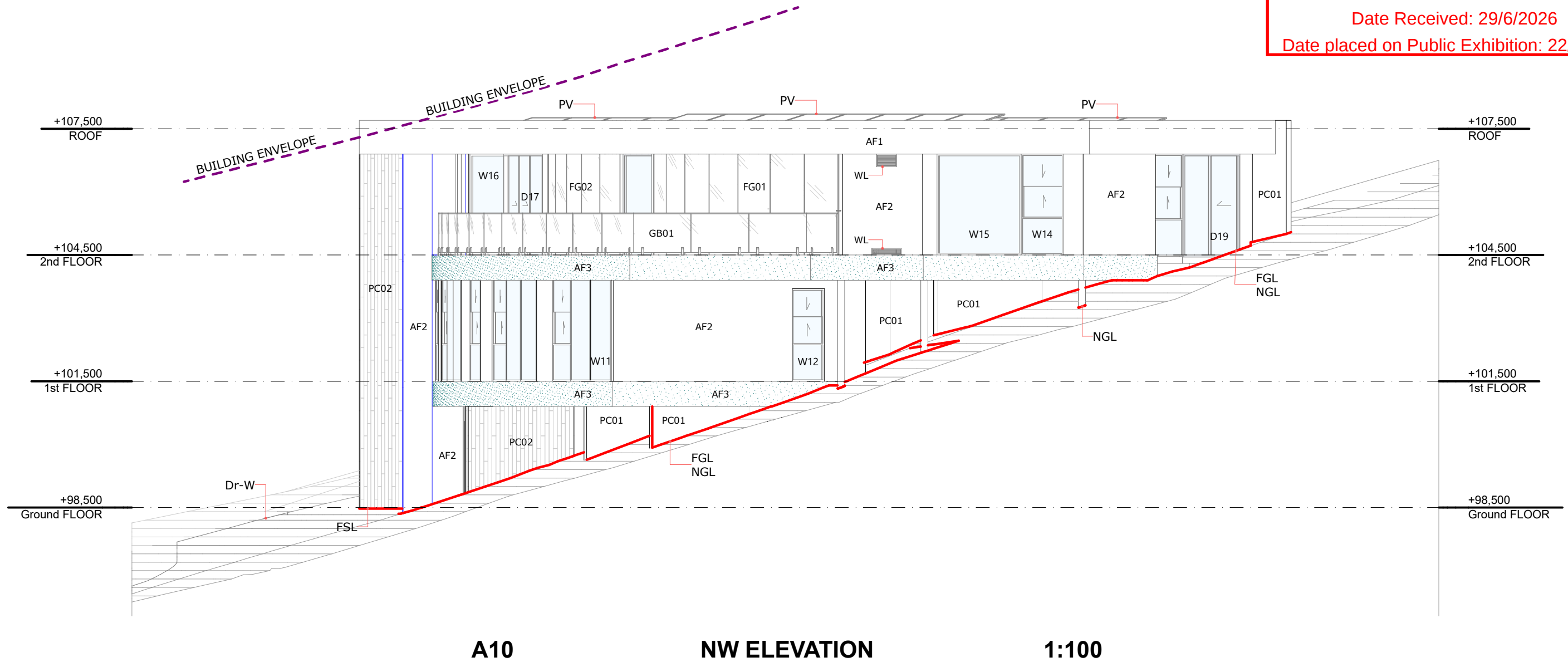
NEW RESIDENCE for S, D & G Fracalossi
15 Bluebush Crescent Blackmans Bay
TAS 7052

NE ELEVATION

2026

1:100 @ A3

WD202-A08



PRINT DATE: 12/03/2026

LEGEND

AF1	Applied Finish 1 - Dulux Moonwort Atlas S21A3 Hex #a6ae9f LRV (Light Reflection Value) 45 RGB 166 174 159 SA (Solar Absorptance#) 0.648
AF2	Applied Finish 2 - Dulux Kahili Hardie™ Fine Texture Cladding Atlas S21A2 Hex #b8bf0 LRV (Light Reflection Value) 55 RGB 184 191 176 SA (Solar Absorptance#) 0.558
AF3	Applied Finish 3 - Curved Apron
PC01	Precast Concrete Standard
PC02	Precast Concrete Oregon Texture
PV	Solar Photovoltaic Panel
WL	Weather Louvre
Dr-W	Driveway
FG	Facet Glazing

GB01	Glass Balustrade (Deck)
FGL	Finished Ground Level
FSL	Finished Surface Level
NGL	Natural Ground Level

NOTE:

Structural, Civil + Hydraulic
Refer S+E Consulting Engineers
Plus 3d VIZ + Structural BIMx Files



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Drawn: MC

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TAS 7052

NW ELEVATION

2026

1:100 @ A3

WD202-A09

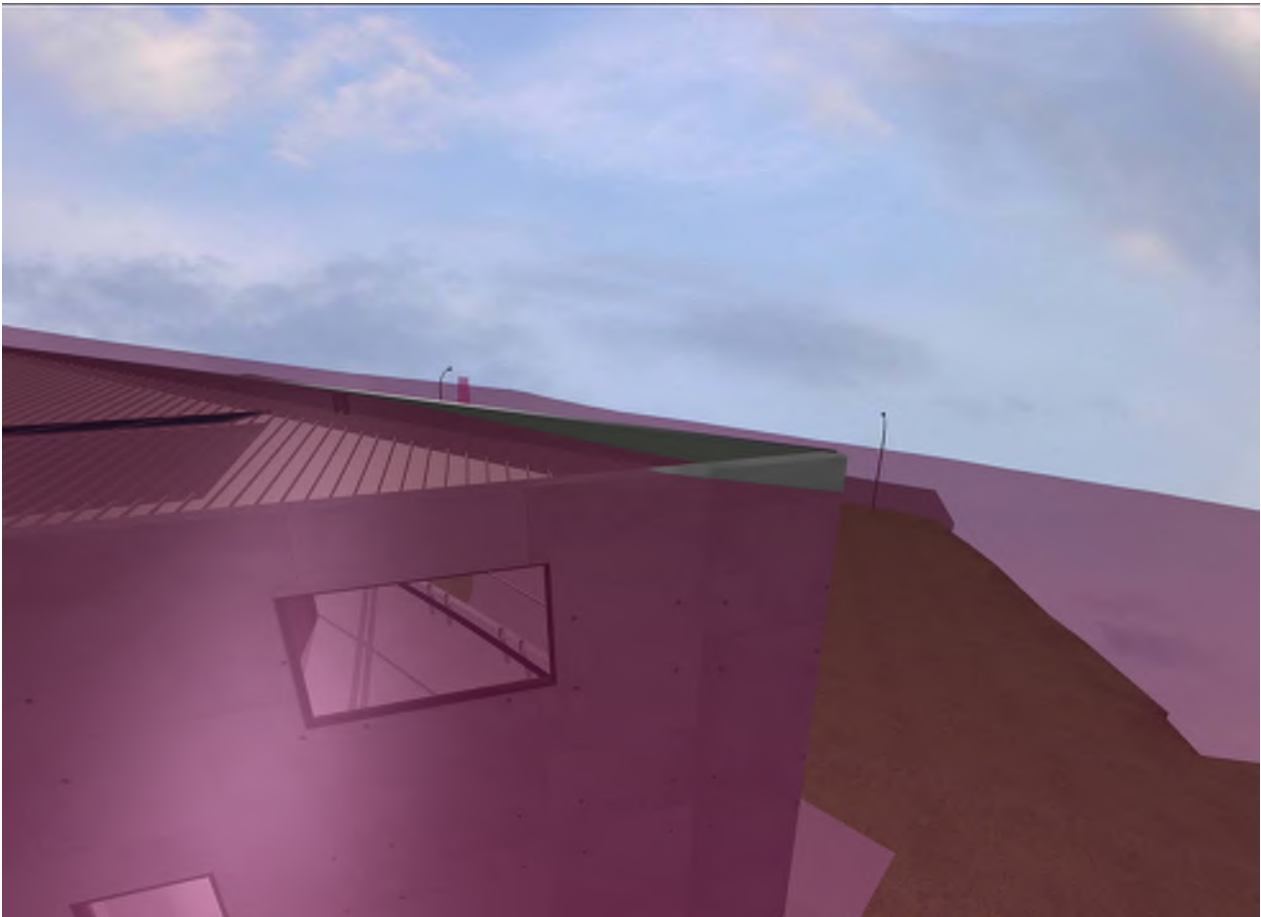
0 5m



01 North East Perspective - Below Building Envelope



02 North East Perspective - Above Building Envelope



03 S.S/ East Perspective - Above Building Envelope

Kingborough Council

Development Application: DA-2026-247

Plan Reference No: P2

Date Received: 12/8/2026

Date placed on Public Exhibition: 22/8/2026

NOTES: 3D BUILDING ENVELOPES.
Minor Roof Parapet Projection Beyond Building Envelope at South Eastern Roof Location Only.



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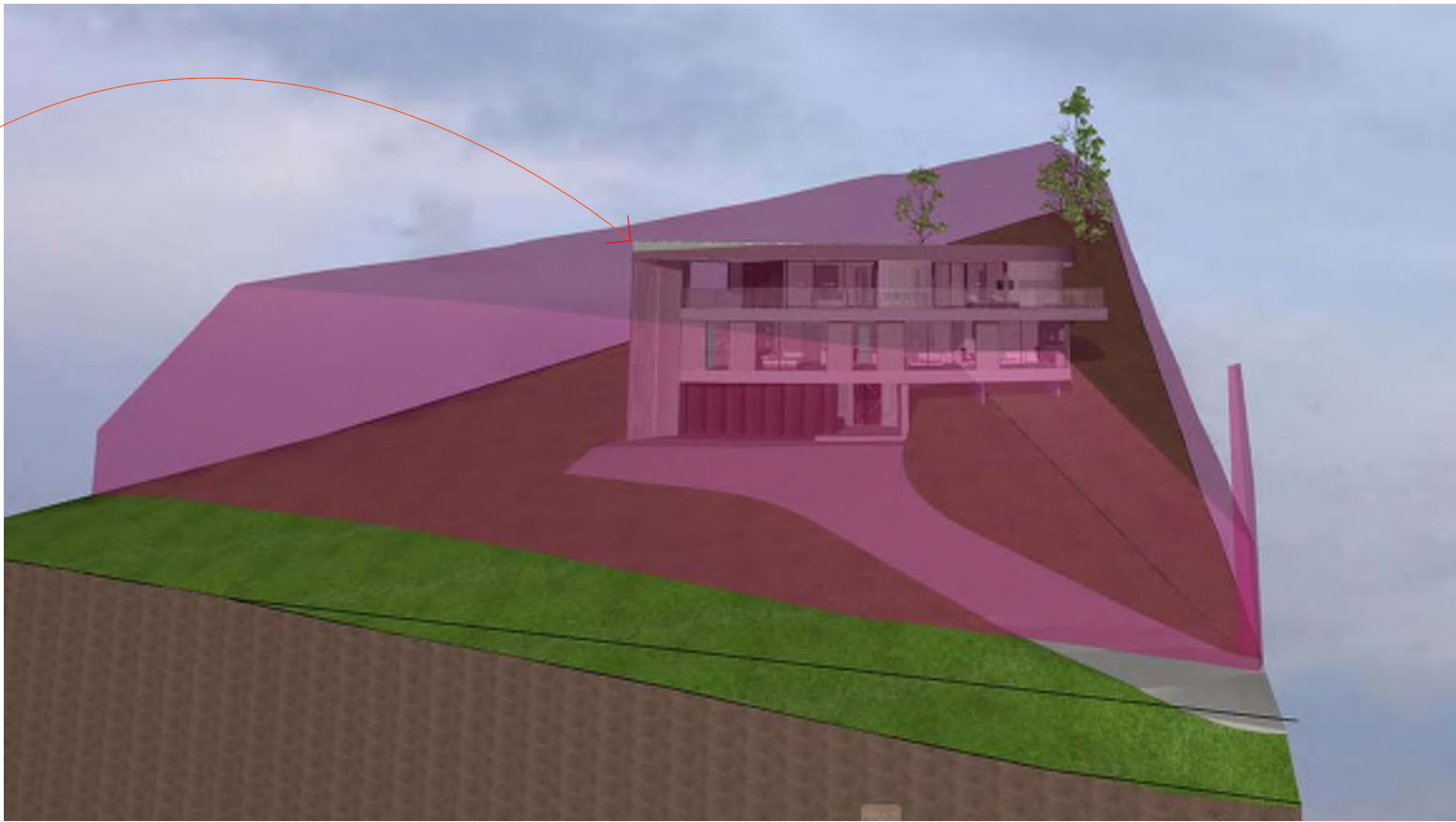
3D Building Envelopes

N.T.S. @ A3

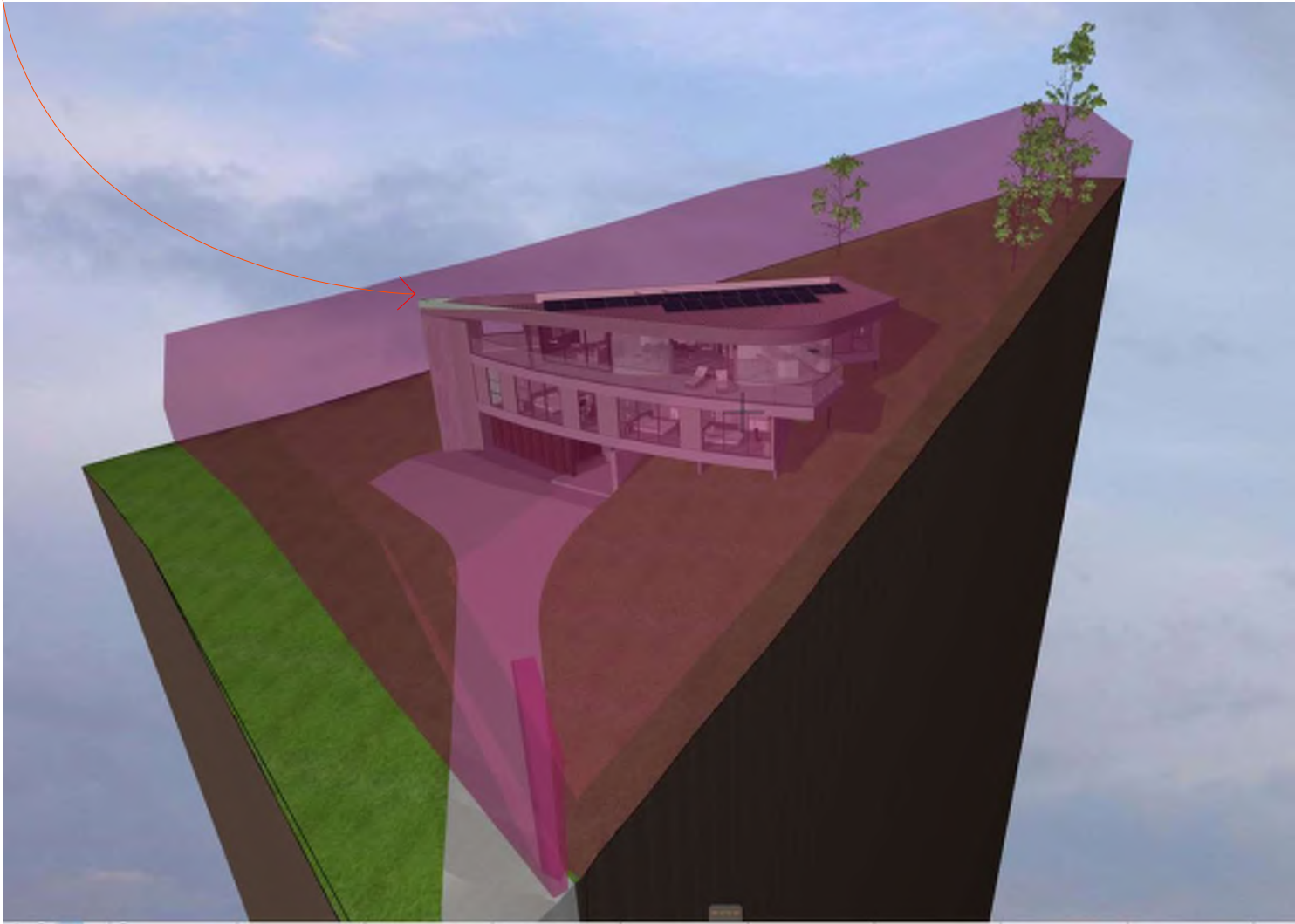
JULY 2026
DA202 -A12

PRINT DATE: 30/07/2026

NOTES: 3D BUILDING ENVELOPES:
Minor Roof Parapet Projection Beyond Building Envelope at South Eastern Roof Location Only.



04 North East Perspective- Entire Building Envelope



05 ABOVE - North East Perspective- Entire Building Envelope

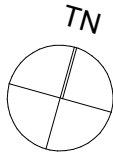
Kingborough Council

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Plan Reference No: P2

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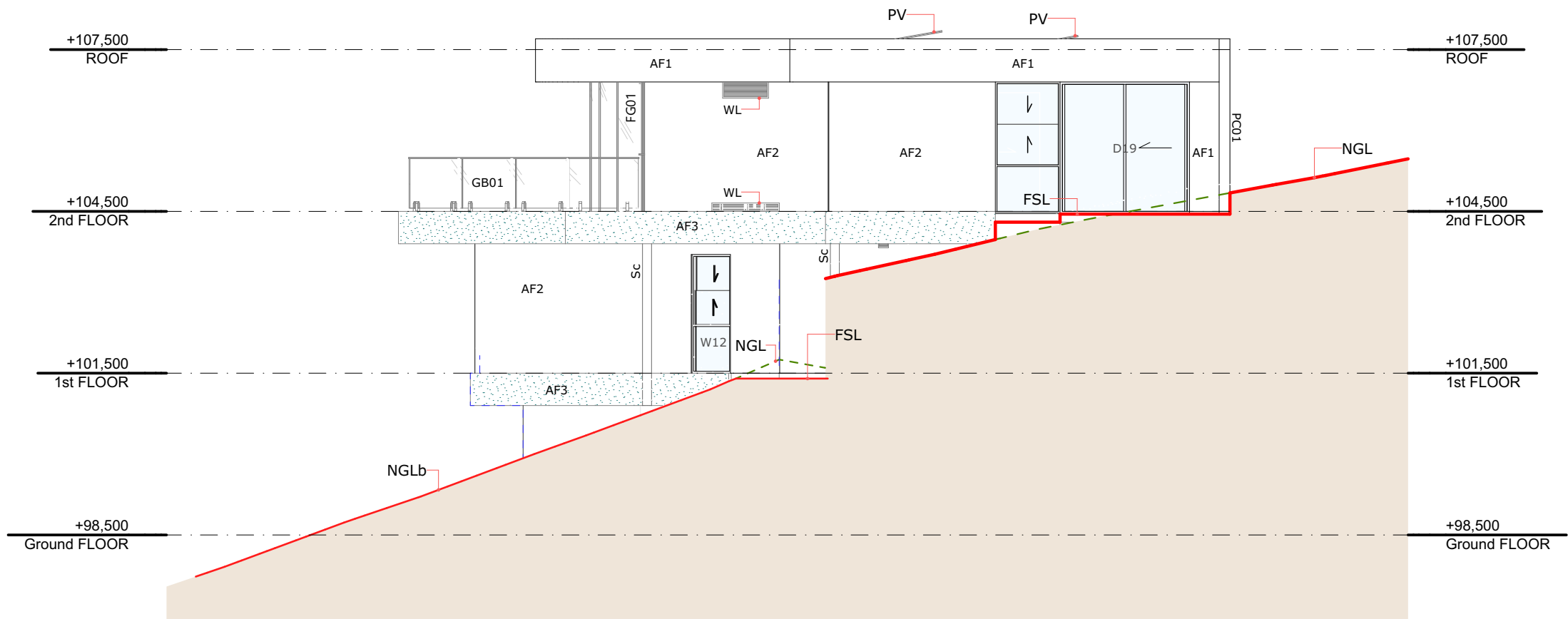
Drawn: MC

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3D Bld Envelopes_2JULY 2026
N.T.S.@ A3DA202 -A13

PRINT DATE: 3/08/2026





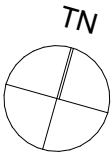
A10

WSW ELEVATION

1:100

LEGEND

- AF1 Applied Finish 1 - Dulux Moonwort
AF2 Applied Finish 2 - Dulux Kahili
AF3 Applied Finish 3 - Curved Apron
PC01 Precast Concrete Standard
PV Solar Photovoltaic Panel
Sc Structural Column
WL Weather Louvre
FG Facet Glazing
GB01 Glass Balustrade (Deck)
FSL Finished Surface Level
NGL Natural Ground Level
NGLb Natural Ground Level (Beyond)



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Drawn: MN

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TAS 7052

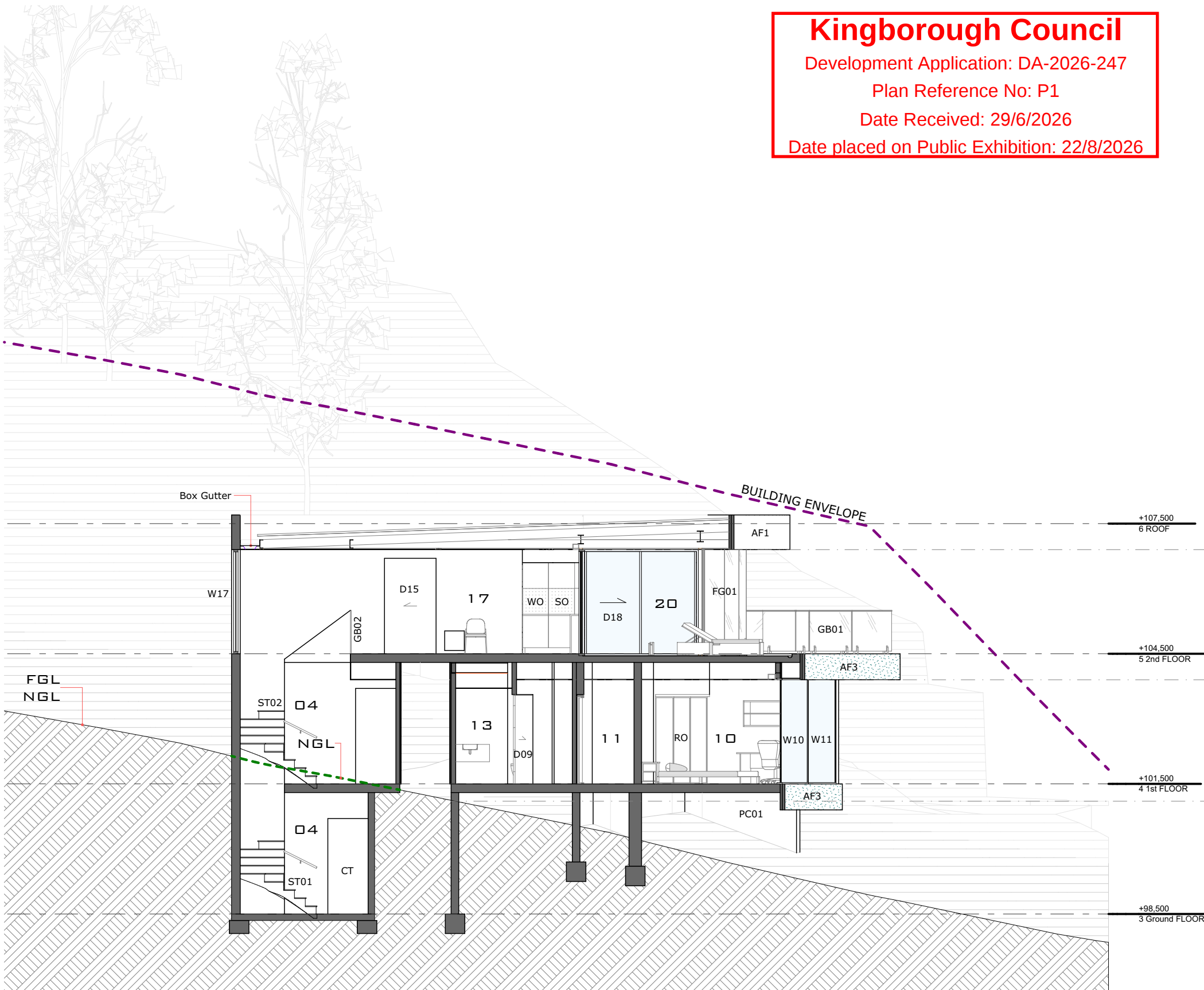
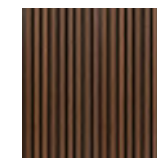
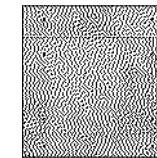
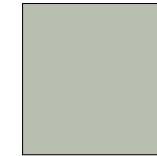
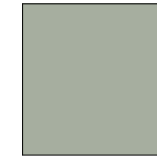
WSW ELEVATION
1:100 @ A3

NOV 2025
DA202 -A10

PRINT DATE: 11/18/2025

Date placed on Public Exhibition: 22/8/2026

EXTERNAL FINISHES / SURFACES:



A11

SECTION AA

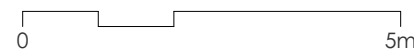
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LEGEND

04	STAIRCASE / VOID
10	OFFICE
11	HALLWAY
13	POWDER ROOM
17	DINING
20	PRIVATE OPEN SPACE

AF1	Applied Finish 1 - Dulux Moonwort
AF3	Applied Finish 3 - Curved Apron
PC01	Precast Concrete Standard
CT	Coats
FG	Facet Glazing
GB01	Glass Balustrade (Deck)
GB02	Glass Balustrade (Stairwell)

RO	Robe
SO	Steam Oven
WO	Wall Oven
FGL	Finished Ground Level
NGL	Natural Ground Level
ST01	STAIR 01 - Internal
ST02	STAIR 02 - Internal



CLEVER DESIGN 2025
CC1129

1546 South Arm Road
Sandford Tasmania
Tel 03 6248 8283

Design: MC, MN

Drawn: MN

NEW RESIDENCE for S, D & G Fracalossi
15 Bluebush Crescent Blackmans Bay
TAS 7052

SECTION AA
1:100 @ A3

NOV 2025
DA202 -A11

15 BLUEBUSH CRESCENT, Blackmans Bay, TAS 7052
Land Title: Vol: 180506 Fol: 50
Planning Scheme:
Kingborough Interim Planning Scheme 2015
Planning Zone: 10.0 General Residential

Detail Land Survey by 'Survey Plus'
Vertical Datum is AHD
Date: 16.12.2024

LEGEND

- Surveyed location of existing tree
- Calculated notional root zone
- Unique tree identification number
- Bushfire hazard management area (BAL 19)

EXISTING TREE SCHEDULE				
TREE ID.	BOTANICAL NAME	COMMON NAME	TRUNK DIA. (M)	NOTIONAL ROOT ZONE, RADIUS (M)
5	Eucalyptus amygdalina	Black Peppermint	0.7*	8.4
6	Eucalyptus amygdalina	Black Peppermint	0.3	3.6
7	Eucalyptus amygdalina	Black Peppermint	0.2	2.4
8	Eucalyptus amygdalina	Black Peppermint	0.6*	7.2
10	Eucalyptus amygdalina	Black Peppermint	0.5	6.0
12	Eucalyptus amygdalina	Black Peppermint	0.3	3.6
15	Eucalyptus amygdalina	Black Peppermint	0.6	7.2
17	Eucalyptus amygdalina	Black Peppermint	0.7	8.4
18	Eucalyptus amygdalina	Black Peppermint	0.30*	3.6
19	Eucalyptus amygdalina	Black Peppermint	NOT MEASURED	-
20	Eucalyptus amygdalina	Black Peppermint	0.27	3.2
21	Eucalyptus amygdalina	Black Peppermint	0.30*	3.6

NOTES

- All existing trees to remain.
- Selected tree identification numbers have been excluded in the above schedule where the tree is more than 15m from the proposed dwelling.
- The radius of the notional root zone for single stemmed trees is the diameter of the tree trunk (measured 1.4m from the ground) multiplied by 12.
- Trunk diameters in the schedule marked with an asterisk represent the equivalent diameter of a multi-stemmed tree, calculated using http://www.treetec.net.au/TPZ_SRZ_DBH_calculator.php

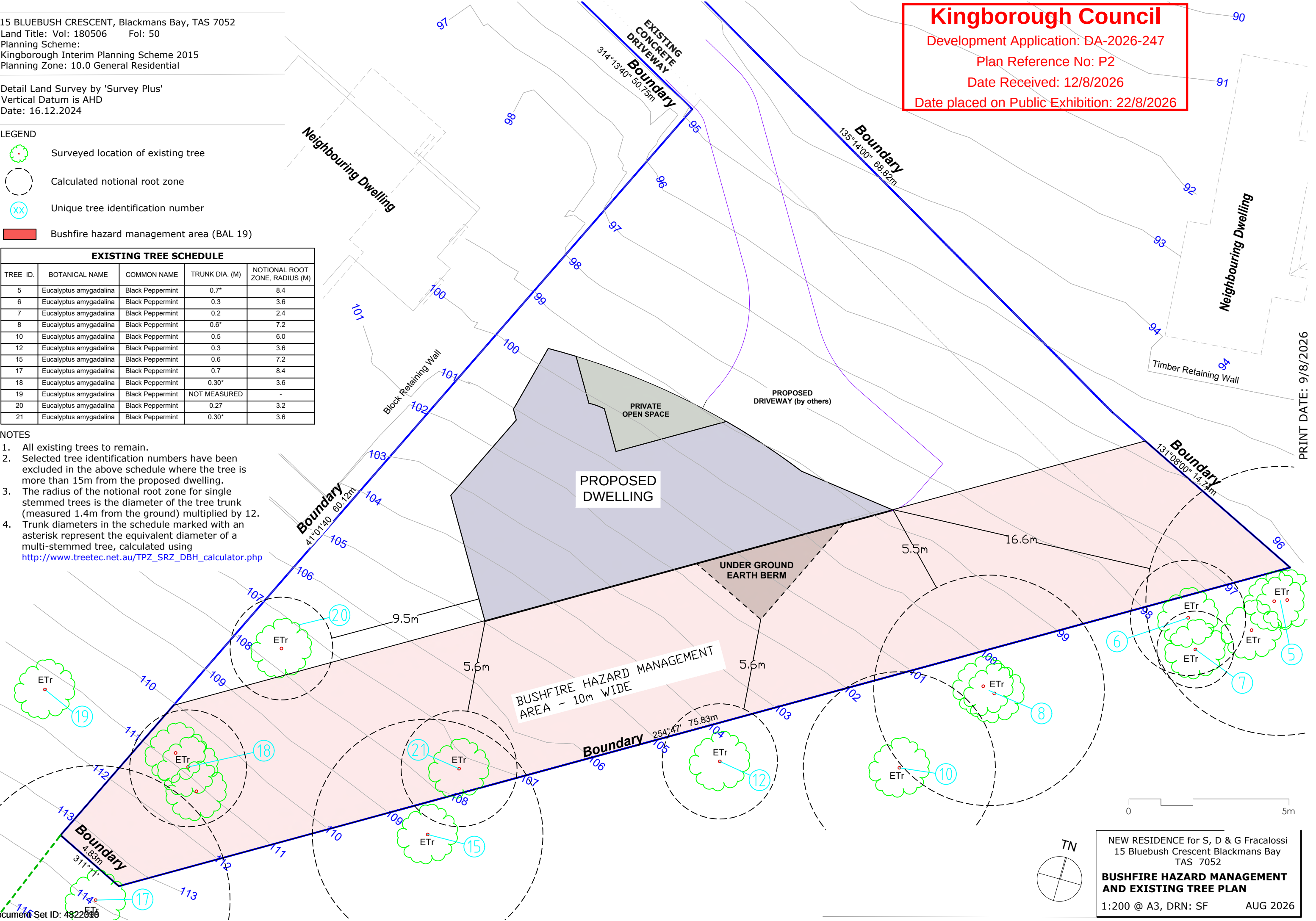
Kingborough Council

Development Application: DA-2026-247

Plan Reference No: P2

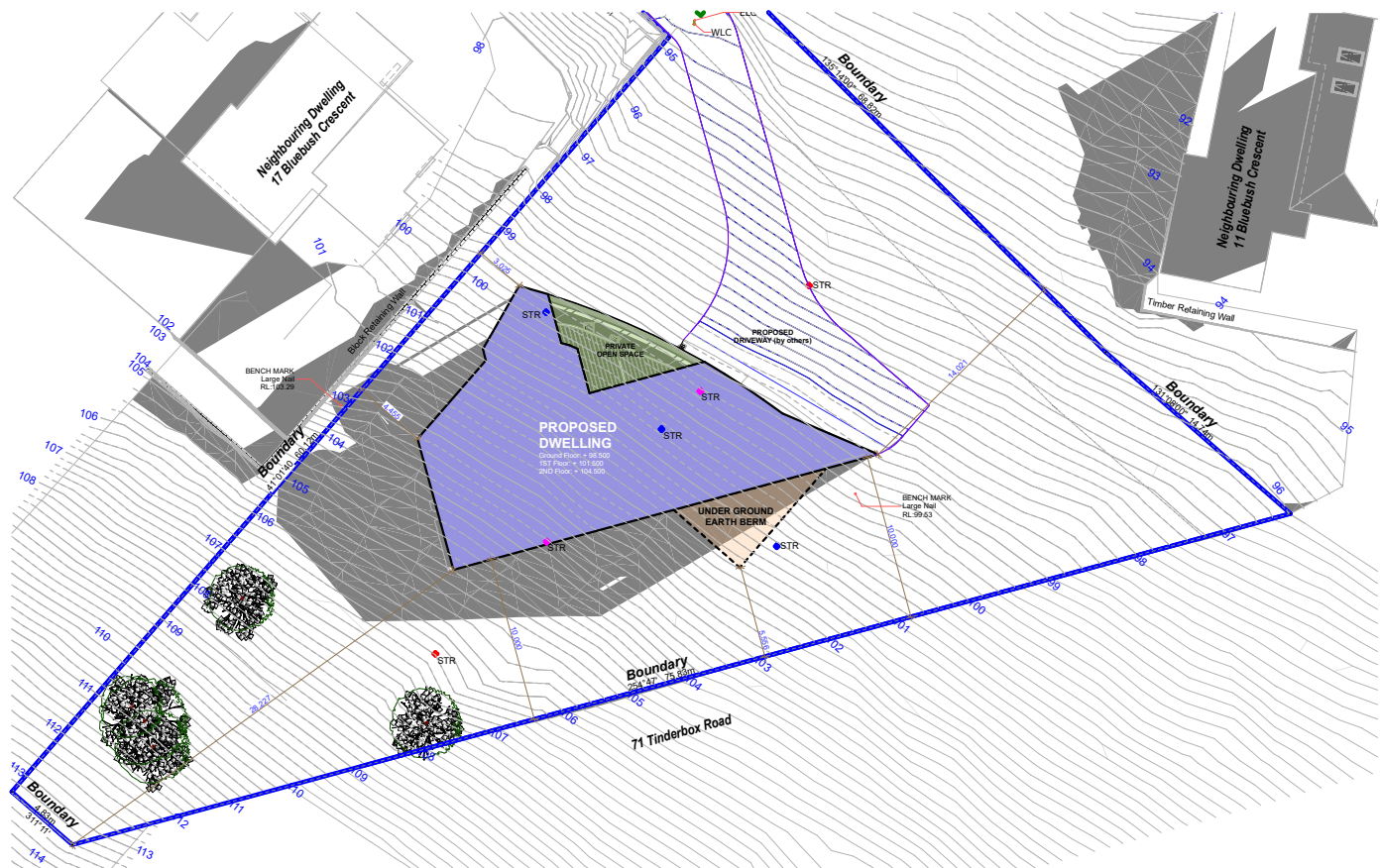
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Date placed on Public Exhibition: 22/8/2026

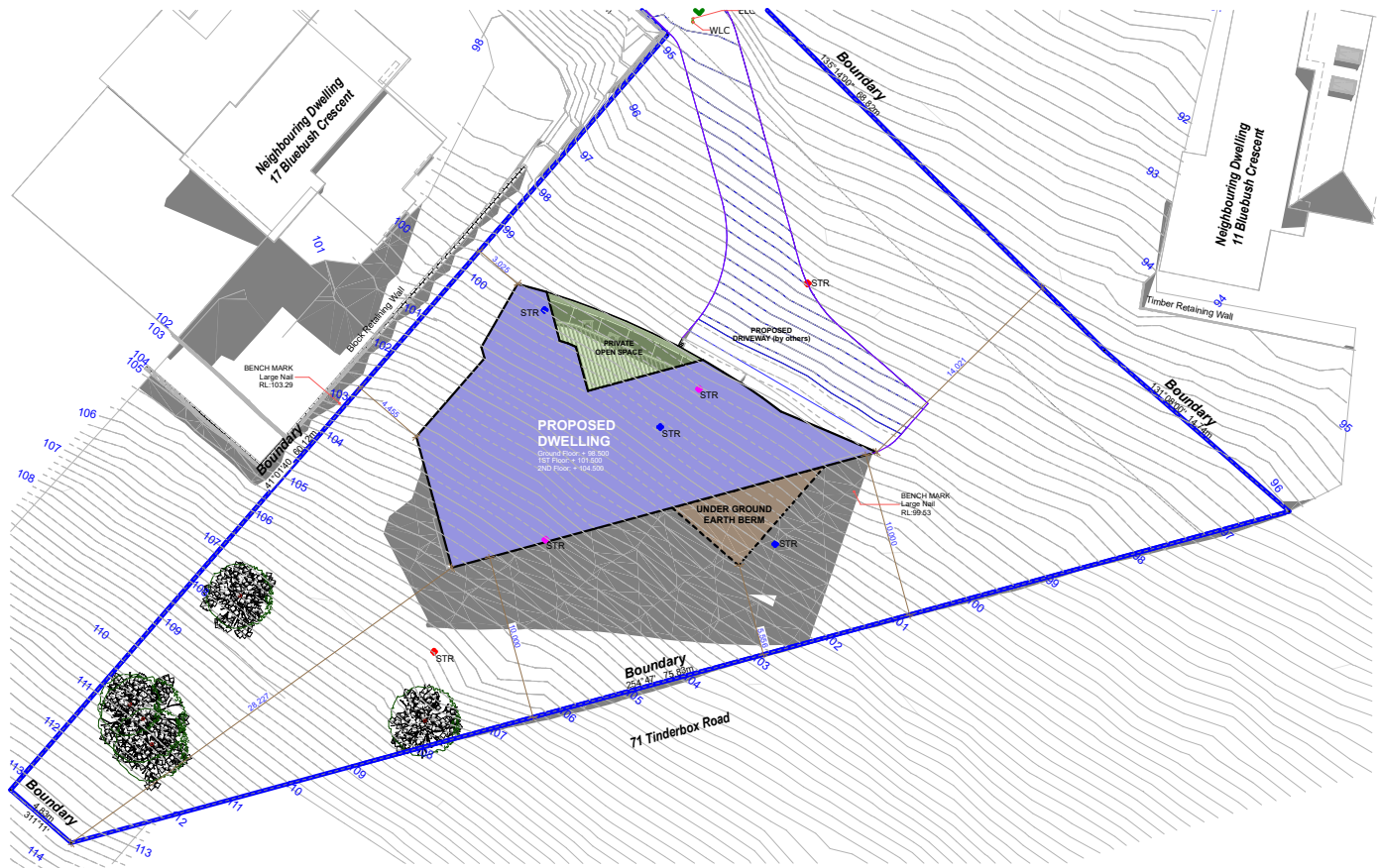


NEW RESIDENCE for S, D & G Fracalossi
15 Bluebush Crescent Blackmans Bay
TAS 7052
**BUSHFIRE HAZARD MANAGEMENT
AND EXISTING TREE PLAN**
1:200 @ A3, DRN: SF AUG 2026

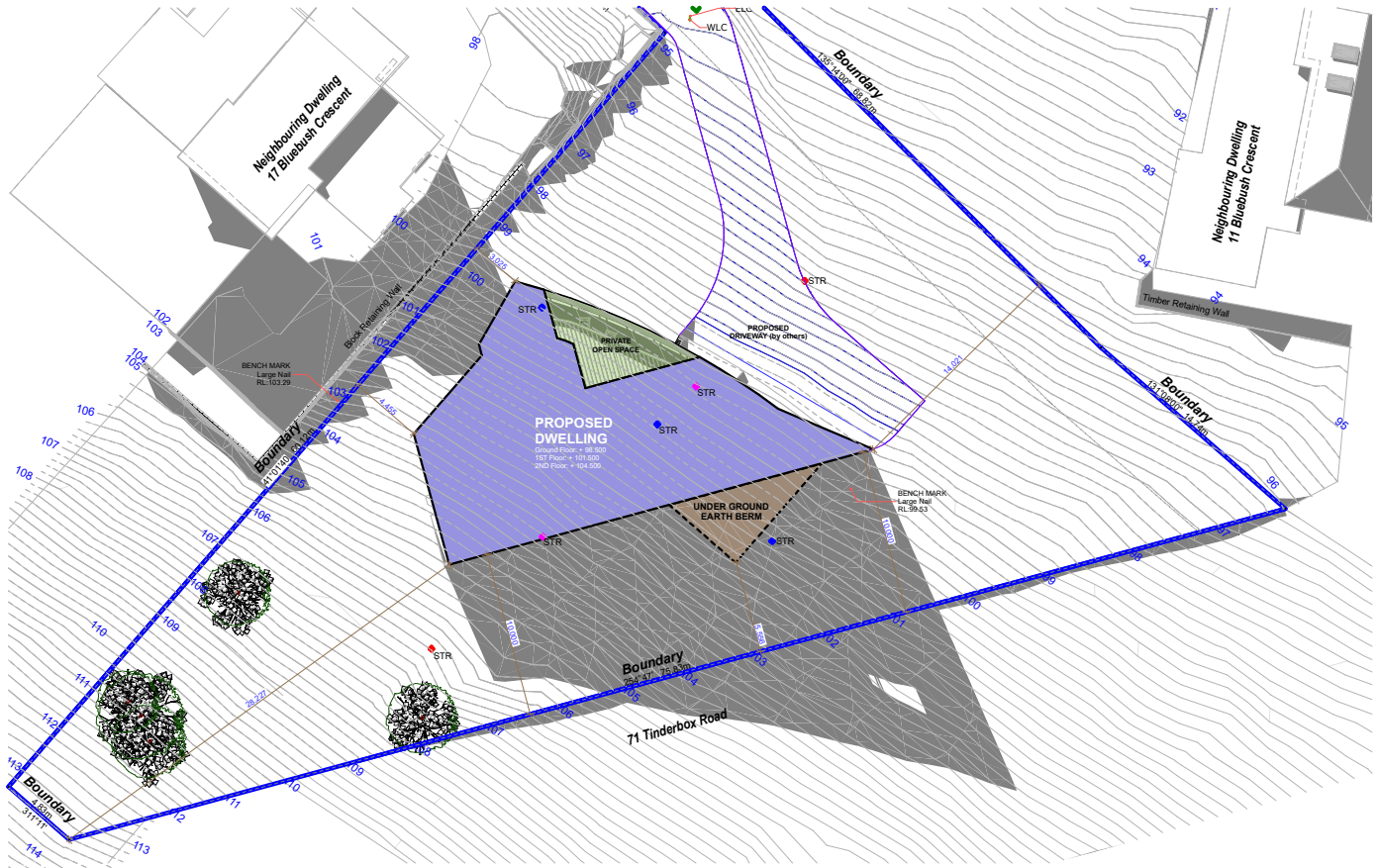
PRINT DATE: 9/8/2026



21st June 9.00am

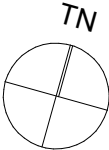


21st June 12.00pm



21st June 3.00pm

Kingborough Council
Development Application: DA-2026-247
Plan Reference No: P2
Date Received: 12/8/2026
Date placed on Public Exhibition: 22/8/2026



© ARCHITECTURAL DRAWINGS

CLEVER DESIGN 2026 1546 South Arm Road Sandford Tasmania Tel 03 6248 8283 Design: MC, MN Drawn: MC	CC1129 SHADOW DIAGRAMS JULY 2026 @ A3 DA202 -A14	NEW RESIDENCE for S, D & G Fracalossi 15 Bluebush Crescent Blackmans Bay TAS 7052
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NEW DWELLING

15 BLUEBUSH CRESCENT

BLACKMANS BAY

DRAWING INDEX

C001	DRAWING INDEX
C002	GENERAL NOTES 1
C003	GENERAL NOTES 2
C004	SAFETY IN DESIGN
C101	LEVELS & GRADES
C102	SITEWORKS DETAILS & NOTES
C103	SERVICES PLAN
C104	LONGITUDINAL SECTION CL1
C105	CROSS SECTIONS PLAN 1
C106	CROSS SECTIONS PLAN 2
C107	CROSS SECTIONS PLAN 3
C108	CROSS SECTIONS PLAN 4
C109	CROSS SECTIONS PLAN 4
C110	DETAILS PLAN 1
C111	VEHICLE TURNING PLAN 1
C112	VEHICLE TURNING PLAN 2

LEGEND

• 9.60	Existing surface level (surveyed)
• 9.60 EX	Existing surface level (interpolated)
• 9.80	Proposed bulk earthworks level
• 9.80	Proposed finished surface level
— EX W — EX W — EX W —	Existing water supply external to building
— W — W — W —	Proposed water supply external to building
— EX FS — EX FS — EX FS —	Existing fire supply
— FS — FS — FS —	Proposed fire supply
— EX S — EX S — EX S —	Existing sewer drain
— S — S — S —	Proposed sewer drain
— GW — GW — GW —	Proposed sewer drain (greasy waste)
— TW — TW — TW —	Proposed sewer drain (trade waste)
— EX SW — EX SW — EX SW —	Existing stormwater drain
— SW — SW — SW —	Proposed stormwater drain
	Proposed stormwater (larger)
— · — · — · — · — · — · — · — · —	Proposed DN100 ag. drain and geofabric sock

Kingborough Council

Development Application: DA-2026-247

Plan Reference No: P1

Date Received: 29/6/2026

Date placed on Public Exhibition: 22/8/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	DEVELOPMENT APPLICATION ISSUE	15/04/26		FRACALOSS	DRAWING INDEX	NE	NE	-	12/12/25
				ADDRESS:	PROJECT NAME:	SCALE: N.T.S		SIZE: A3	
				15 BLUEBUSH CRESCENT BLACKMANS BAY	NEW DWELLING	S&E REF: 25453		DRAWING: C001	REVISION:
					DA ISSUE			1	

GENERAL

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

EARTHWORKS

- 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".
- All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Top soil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.
- For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m³ per hour using a standard 20 tonne excavator attached with a rock breaker.
- Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H.
- All excavations shall be inspected by the Engineer and/or the Local Authority before proceeding any further. Inspection and testing shall occur after each lift during filling. Testing (in accordance with Table 8.1 of AS3798.1) shall be arranged by the contractor such that results are available at time of inspection.
- Subgrade shall be compacted to achieve 98% standard density ratio for cohesive soil, and 75% density index for cohesionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of witnessing soil deflection from the tyre of a single rear axle truck driven at walking speed with a minimum 8 tonne rear axle load and a tyre pressure of 550 kPa. The allowable deflection of subgrade shall not be more than is just visible to an observer standing still as the test vehicle passes, and no visible movement is allowed for sub-base and base tests. Other vehicles that may be allowed by the Engineer are a 12 tonne static roller with 6 tonne/m load, or 20 tonne plant with 450 kPa tyres and greater than 0.035 m² contact area per tyre.
- Fill shall be placed in horizontal layers of 200 to 300 mm deep loose measurement, unless testing can demonstrate to the Engineer that compaction is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Maximum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear density testing as directed to achieve 98% standard density ratio. For material 60 mm and courser, in-lieu of density testing a test by deflection to done using spot level difference at representative locations before and after rolling three times with 12 tonne roller, with acceptable differences being less than 2 mm.
- Cohesionless (granular) fill to be used unless otherwise approved by the Engineer. Cohesionless (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesionless fill shall be compacted to the requirements of Table 5.1 of AS3798. Cohesive fill shall have a minimum 4 day soaked CBR of 5% and a maximum CBR swell of 1%. Minimum standard density ratios for cohesive material shall be as per Table 5.1 of AS3798. Reactive clay shall have a maximum standard density ratio of 100%. Landscaping zones should be compacted to standard density ratio of 85% unless noted otherwise.

ROADWORKS

- All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.
- It is assumed roads accessing the development site are adequate to take the design traffic load during the design life of 40 years.
- Pavement depth shall be as shown on the typical cross section but shall be subject to CBR testing of subgrade or proof rolling, with final depth shall be confirmed by the Engineer.
- Kerb and channel shall be formed on a minimum of 100mm sub-base (see note R7) which shall extend a minimum 150 mm beyond the back of the kerb.
- Subsoil drains shall be formed as shown on the drawings and in accordance with AS/NZS3500.
- All radii are to the back of kerb.
- The road profile and cross-fall shall be finished to the satisfaction of the Engineer and shall be to line and level indicated on the drawings, free of any local high or low areas which may hold water.
- All gravel to comply with the following DIER specifications:

Base course: R40 class A - 19 mm Fine Crushed Rock (FCR)

Sub-base course: Sub-base 1 - 40 mm FCR
- Sub-base shall have a minimum modified density ratio of 95% and base to have a minimum modified density ratio of 98%, with nuclear density test results available at proof roll inspection. Tests to be taken at a frequency based on AS3798 (typically the greater of four tests per inspection or one test per 1000 m³).
- Proof roll shall be with a Truck using a single rear axle, tyres at 550 kPa, and the load over rear axle shall be 8 tonnes.
- All landscaped areas affected by the works are to be reinstated to match existing. Refer Landscape Architect for specific requirements.
- Concrete footpaths and driveways are to be constructed to the Municipal Standard drawings unless noted otherwise.

APPROVALS

- Prior to construction commencing, the Contractor is responsible for ensuring that a valid building and engineering permit is in place for the work & that the relevant authorities are notified and allowed to inspect at the nominated hold points.
- Unless nominated otherwise, the following inspection regime is to be adopted:
 - Road formations:

Inspection of subgrade, subbase and base lifts, kerbing and seal undertaken by S&E;
 - Stormwater:

Inspection of stormwater infrastructure to be owned by the local council undertaken by the local council;
 - Sewer and water:

Sewer and water infrastructure to be owned by TasWater inspected and self certified by civil contractor or their subcontractor;
 - As-built services surveys

Water, sewer, stormwater surveys undertaken by contractor's licensed surveyor (depth of water reticulation recorded prior to backfilling);
 - Installation of other in-ground services

Power, communications, gas etc. undertaken by the relevant managing authority.
- A minimum of 24 hours notice is required for S&E to attend the site. Do not rely upon facsimile or email to communicate requests - make contact with our office to confirm attendance.
- Inspection of road formations may involve proof rolling with a test vehicle. Confirm with S&E and ensure a suitable vehicle is available at the time of inspection.
- Photographic documentation is not an adequate basis to proceed beyond a hold point unless approved by S&E.

Kingborough Council

Development Application: DA-2026-247

Plan Reference No: P1

Date Received: 29/6/2026

Date placed on Public Exhibition: 22/8/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT: FRACALOSSI	SHEET: GENERAL NOTES 1	DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 12/12/25
0	DEVELOPMENT APPLICATION ISSUE	15/04/26		ADDRESS: 15 BLUEBUSH CRESCENT BLACKMANS BAY	PROJECT NAME: NEW DWELLING	SCALE: N.T.S		SIZE: A3	
					ISSUE: DA ISSUE	S&E REF: 25453		DRAWING: C002	REVISION: 1

STORMWATER

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

SEWER

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

WATER

- W1. All works in accordance with the Water Supply Code of Australia W.S.A. 03-2011-3.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013)
- W2. Single house connections to be DN25 HDPE class 16 to TasWater's standard drawing TW-SD-W-20 series with meter, backflow device and box to each lot. Located 500 mm inside boundary and 500 mm from edge of driveway on middle side of lot.
- W3. All water mains to be tested and witnessed by the relevant water corporation inspector to static pressure plus 50% prior to backfilling.
- W4. All hydraulic connections and taping to be clear of driveways and trafficked areas.
- W5. For minimum cover over pipes refer to Clause 7.4.2 of the above Supplement.
- W6. All trenches under trafficked areas to be back filled with approved compacted FCR including future driveway extensions.
- W7. Flushing of mains to be carried out in accordance with the manufacturer's recommendations.
- W8. Electromagnetic tracker tape to be placed in all water main trenches above the pipe.
- W9. Taping and takeoffs to be separated by at least 1000 mm.
- W10. Water mains to be bedded on 80 mm approved 7 mm clean metal.
- W11. Concrete anchor blocks to be provided at all sudden changes of direction, both vertically and horizontally at tees and end of lines. Refer to above code drawings MRWA-W-205B and MRWA-W-205C.
- W12. Road crossings:

DN100 PVC-U conduits for all HDPE.

DICL with PE wrapping sleeve as per City West Water approved products catalogue.
- W13. For valve and hydrant surface box markings refer to Clause 8.10.3 of the above Supplement. Hydrant road markings to comply with the Institute of Municipal Engineering Australia Tasmania Division document titled Fire Hydrant Guidelines - refer section 8. All valves and hydrants to be resilient seated powder coated class 16 and all components to be DN100.

RETAINING WALLS

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

CONCRETE

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

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

Kingborough Council

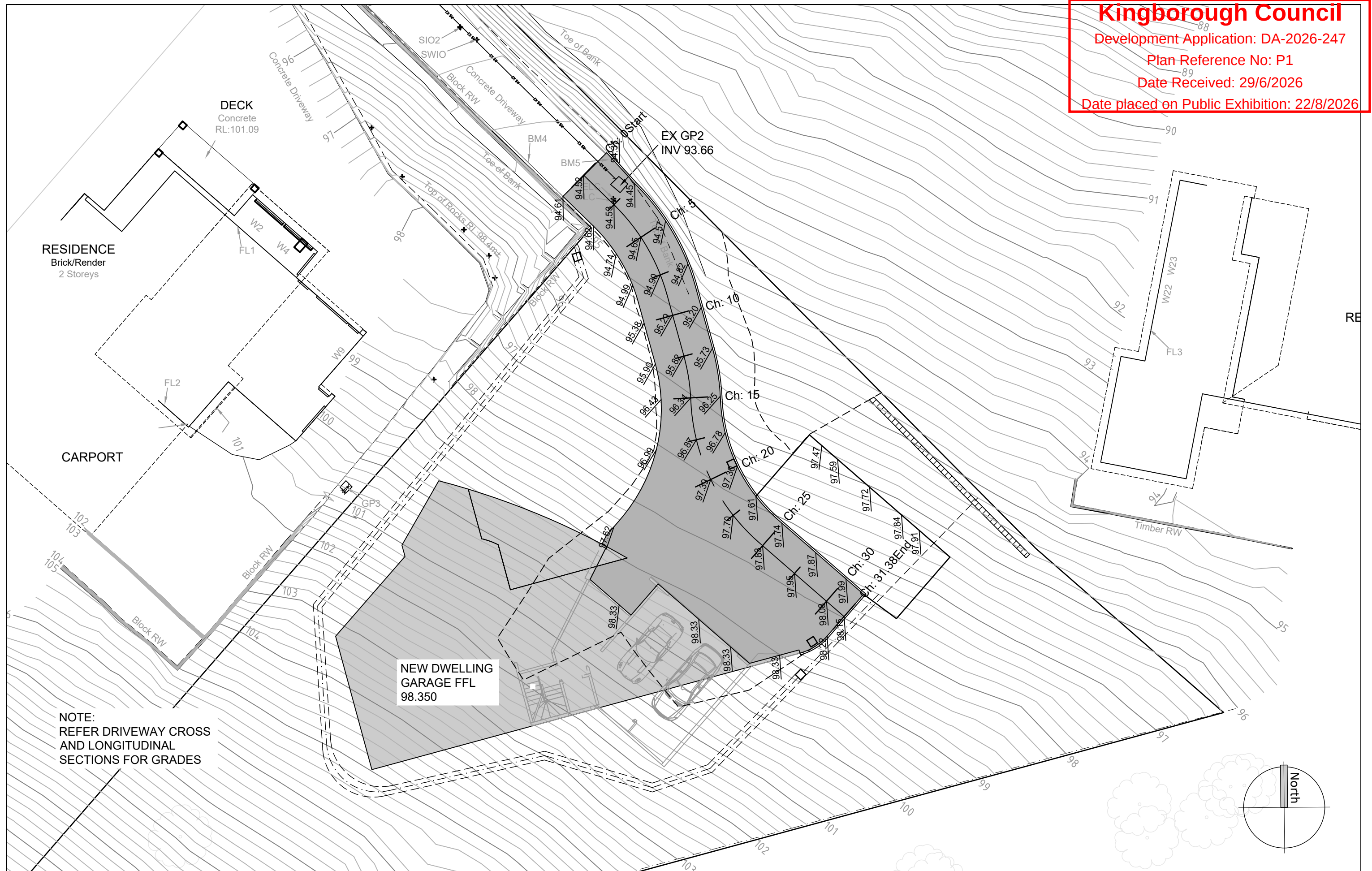
Development Application: DA-2026-247

Plan Reference No: P1

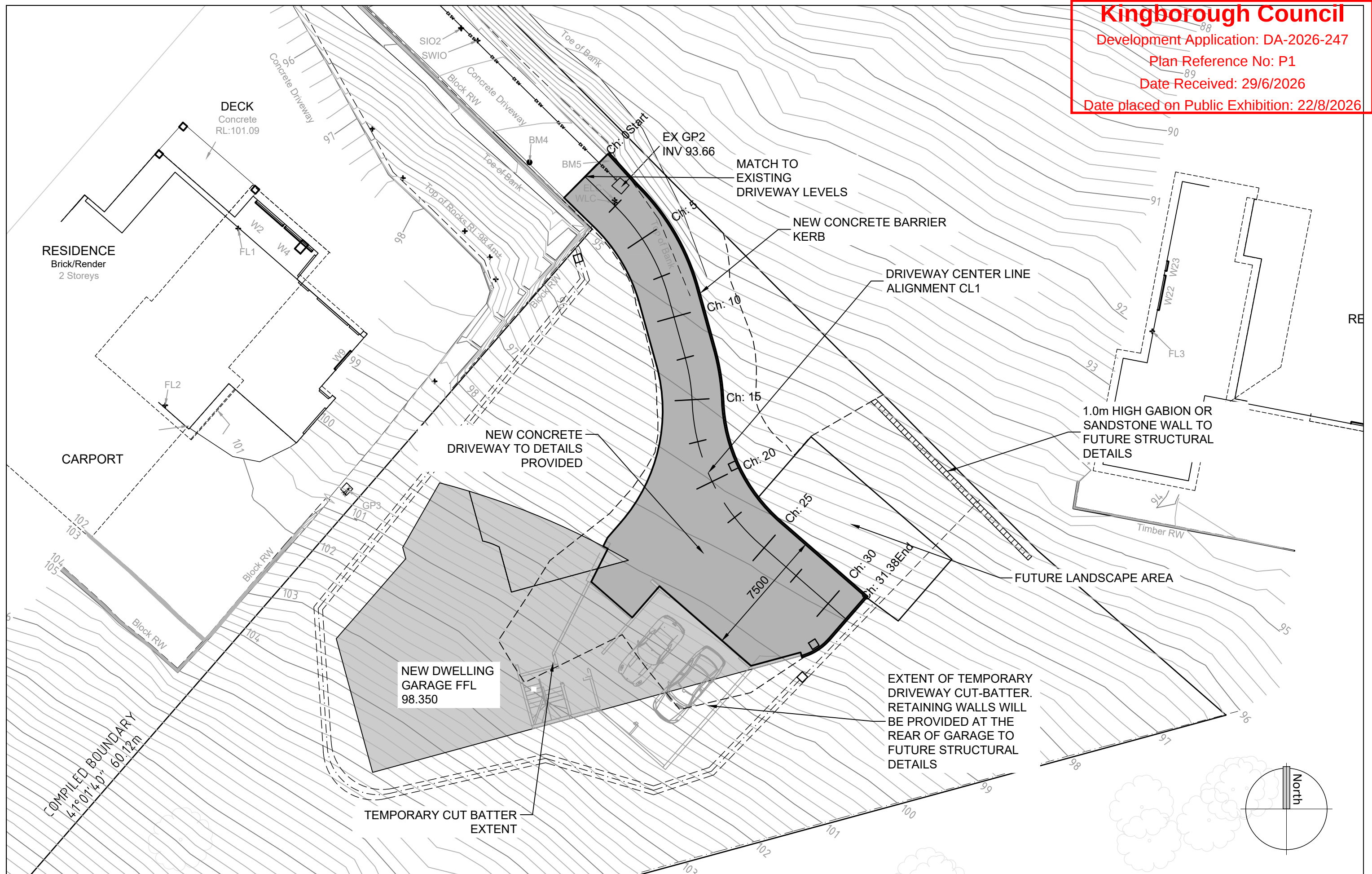
Date Received: 29/6/2026

Date placed on Public Exhibition: 22/8/2026

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	DEVELOPMENT APPLICATION ISSUE	15/04/26		FRACALOSSI	GENERAL NOTES 2	NE	NE	-	12/12/25
				ADDRESS:	PROJECT NAME:	SCALE: N.T.S		SIZE: A3	
				15 BLUEBUSH CRESCENT BLACKMANS BAY	NEW DWELLING	S&E REF:		DRAWING:	REVISION:
					DA ISSUE	25453		C003	1



REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com S & E		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	DEVELOPMENT APPLICATION ISSUE	15/04/26			FRACALOSSI	LEVELS & GRADES	NE	NE	-	12/12/25
					ADDRESS:	PROJECT NAME:	SCALE:		SIZE:	
					15 BLUEBUSH CRESCENT BLACKMANS BAY	NEW DWELLING	1:200		A3	
						ISSUE:	S&E REF:		DRAWING:	REVISION:
						DA ISSUE	25453		C101	1

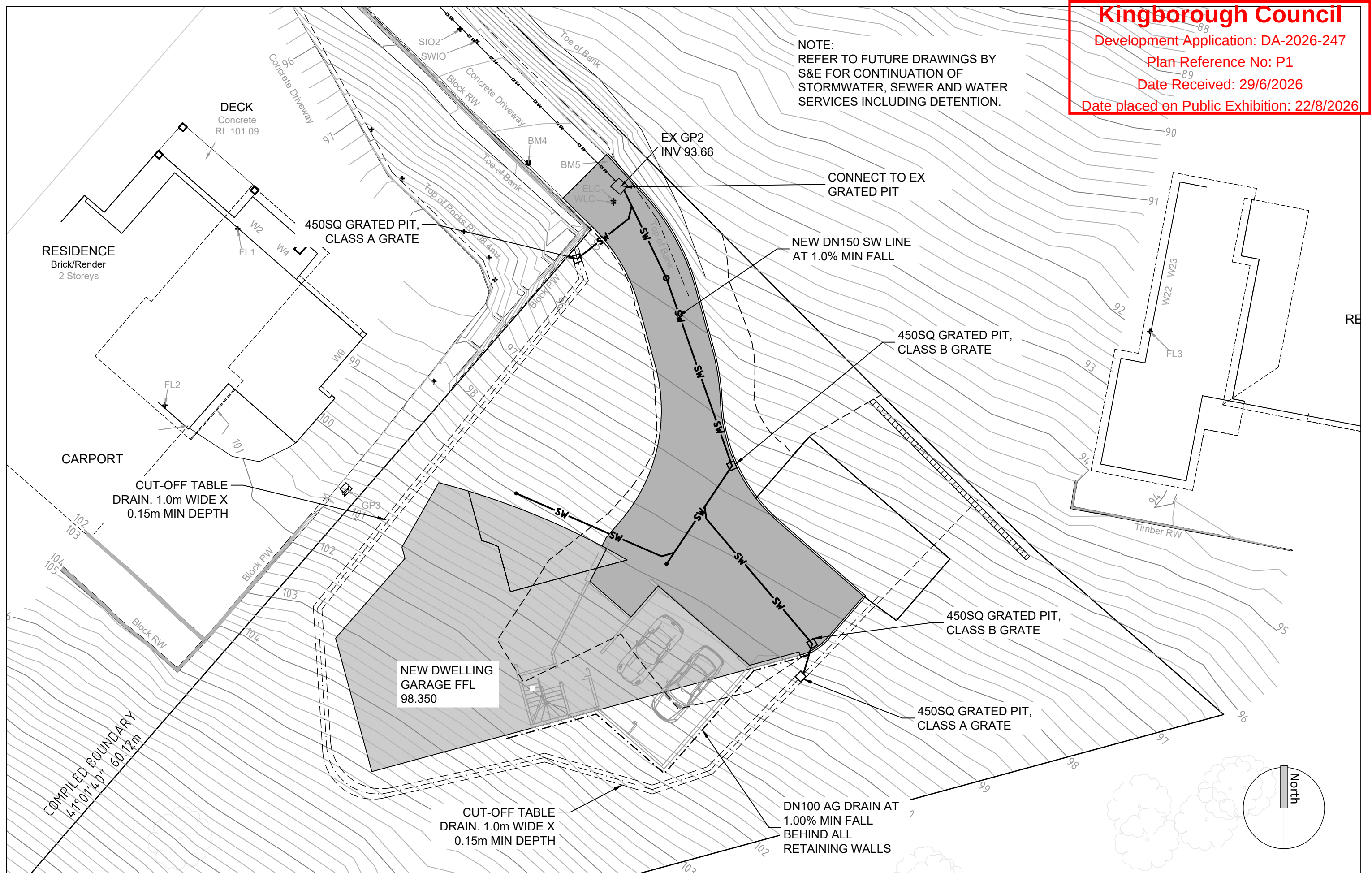


REV	DESCRIPTION	DATE	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	DEVELOPMENT APPLICATION ISSUE	15/04/26	FRACALOSI	SITEWORKS DETAILS & NOTES	NE	NE	-	12/12/25
			ADDRESS:	PROJECT NAME:	SCALE:	1:200	SIZE:	A3
			15 BLUEBUSH CRESCENT BLACKMANS BAY	NEW DWELLING	S&E REF:	25453	DRAWING:	C102
				ISSUE:	DA ISSUE		REVISION:	1

Saltmarsh & Escobar Consulting Engineers

Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.comS
&
E

NOTE:
REFER TO FUTURE DRAWINGS BY
S&E FOR CONTINUATION OF
STORMWATER, SEWER AND WATER
SERVICES INCLUDING DETENTION.

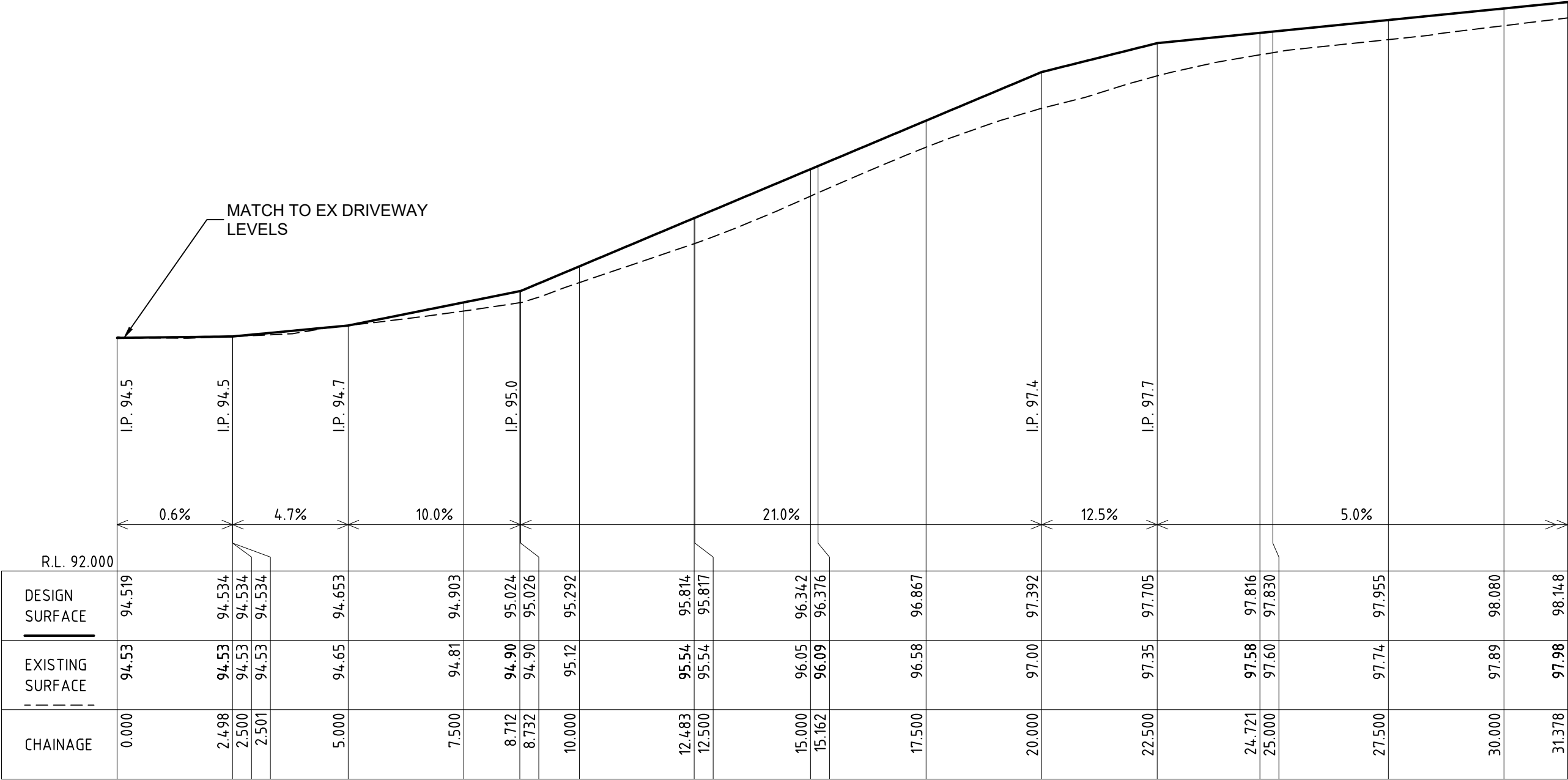


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			15 BLUEBUSH CRESCENT BLACKMANS BAY	NEW DWELLING	S&E REF:	25453	DRAWING:	C103
				ISSUE:	DA ISSUE		REVISION:	1

Saltmarsh & Escobar Consulting Engineers

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

S
&
E



LONGITUDINAL SECTION - CL1

SCALES: HORIZONTAL 1:100 VERTICAL 1:50

Kingborough Council

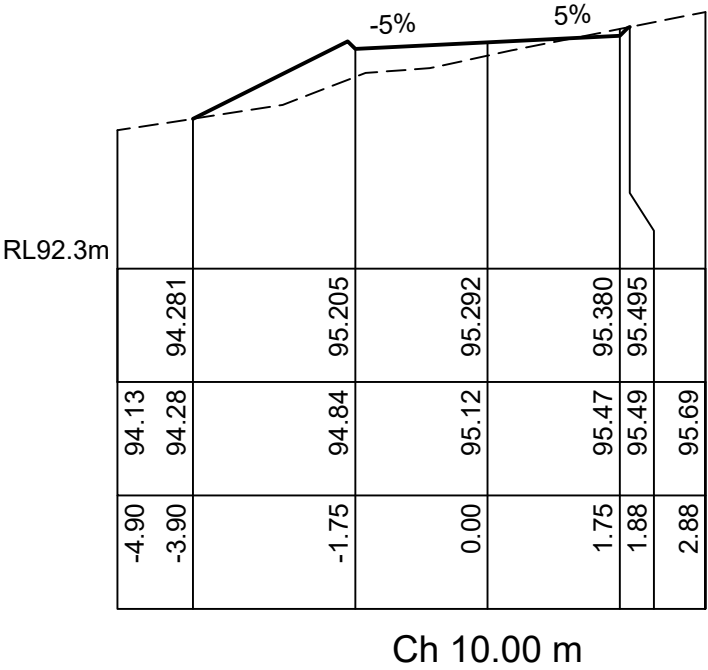
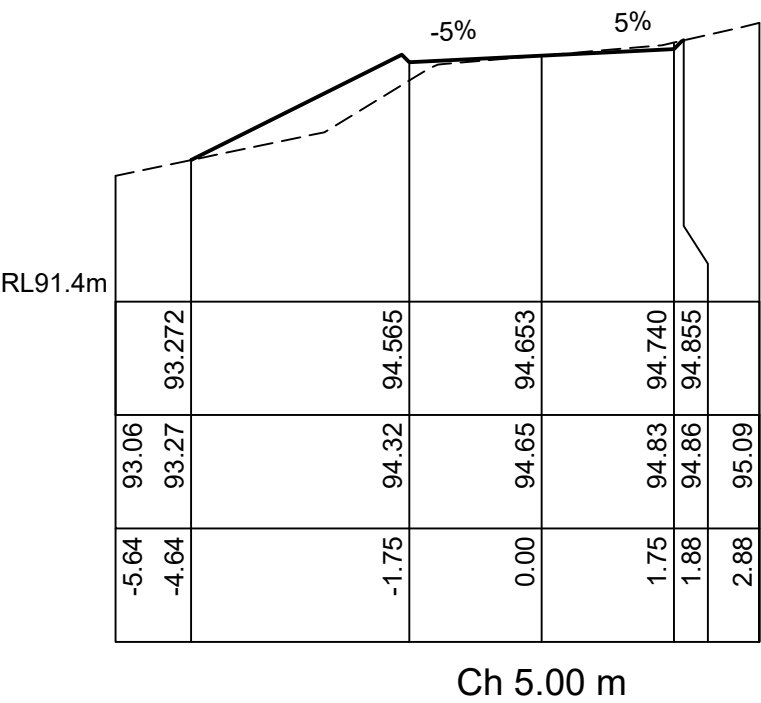
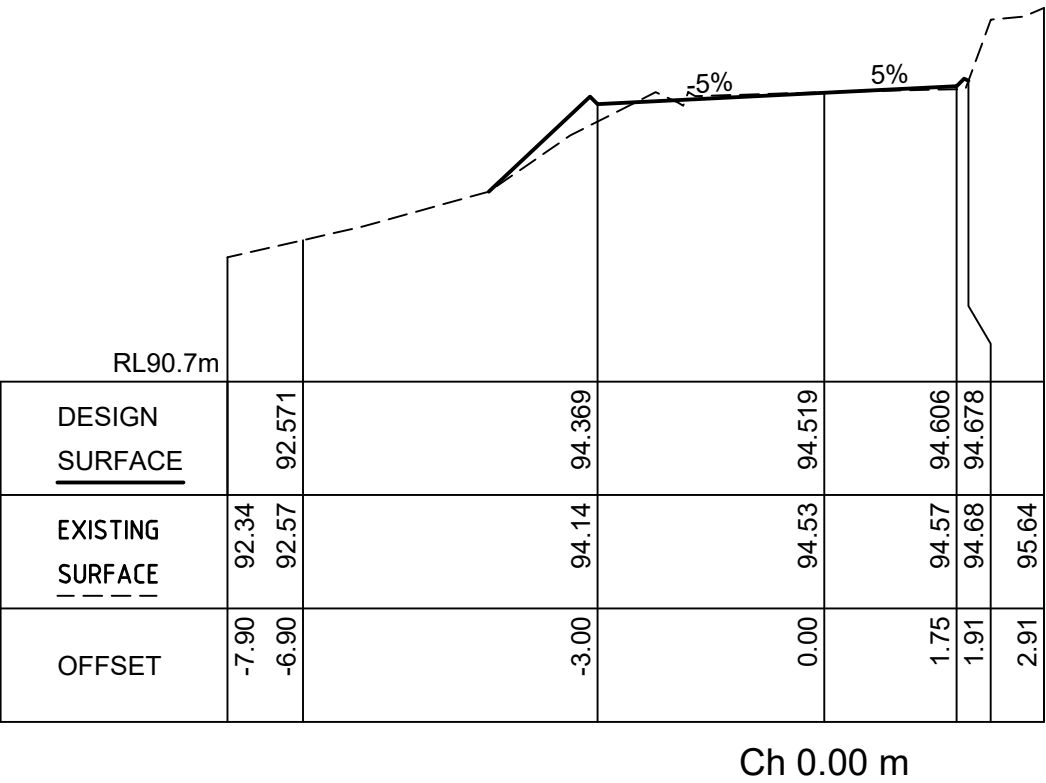
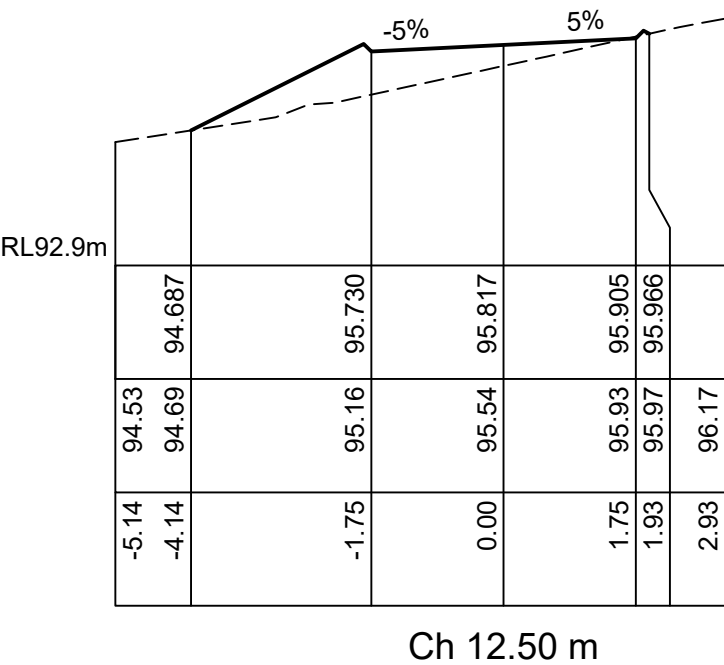
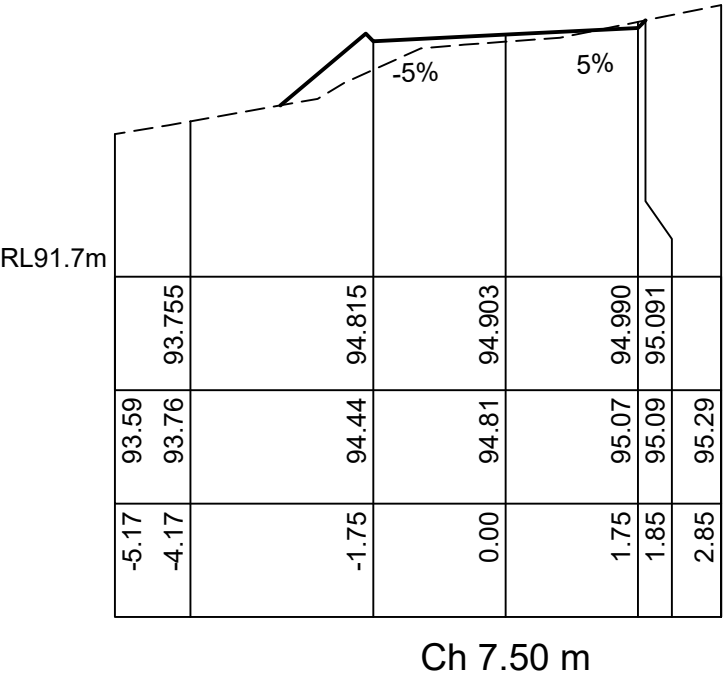
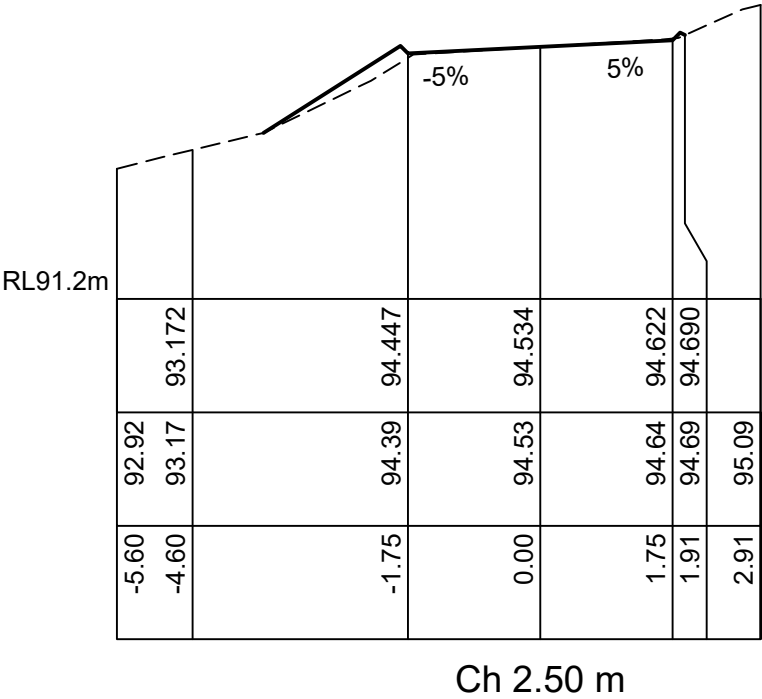
Development Application: DA-2026-247

Plan Reference No: P1

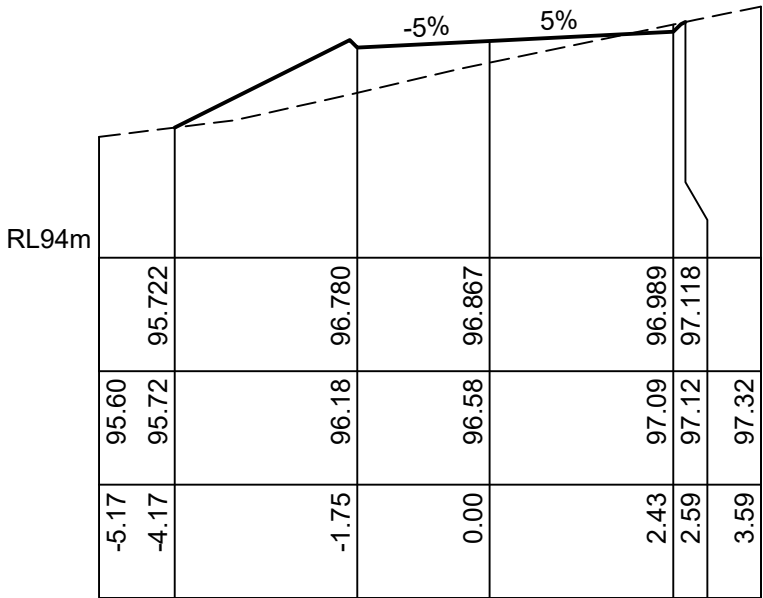
Date Received: 29/6/2026

Date placed on Public Exhibition: 22/8/2026

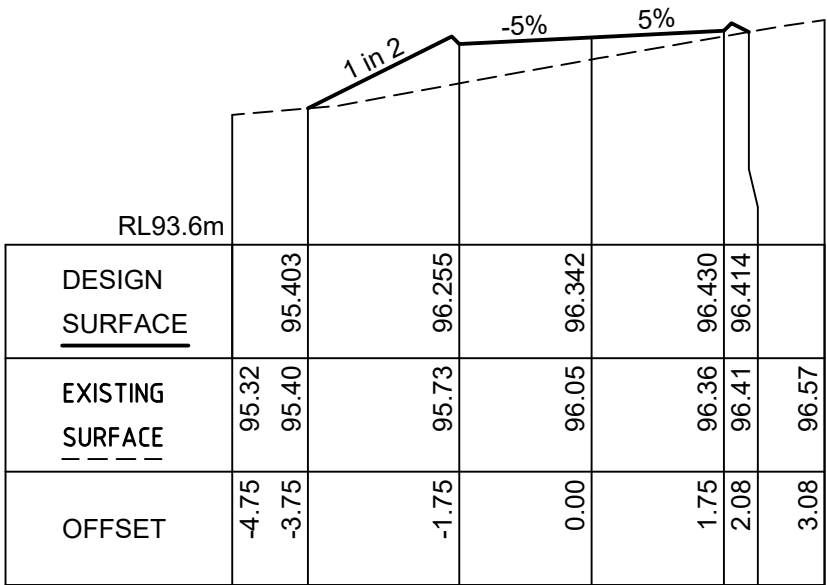
REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	DEVELOPMENT APPLICATION ISSUE	15/04/26		FRACALOSSI	LONGITUDINAL SECTION CL1	NE	NE	-	12/12/25
				ADDRESS:	PROJECT NAME:	SCALE: AS SHOWN		SIZE: A3	
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					ISSUE: DA ISSUE				



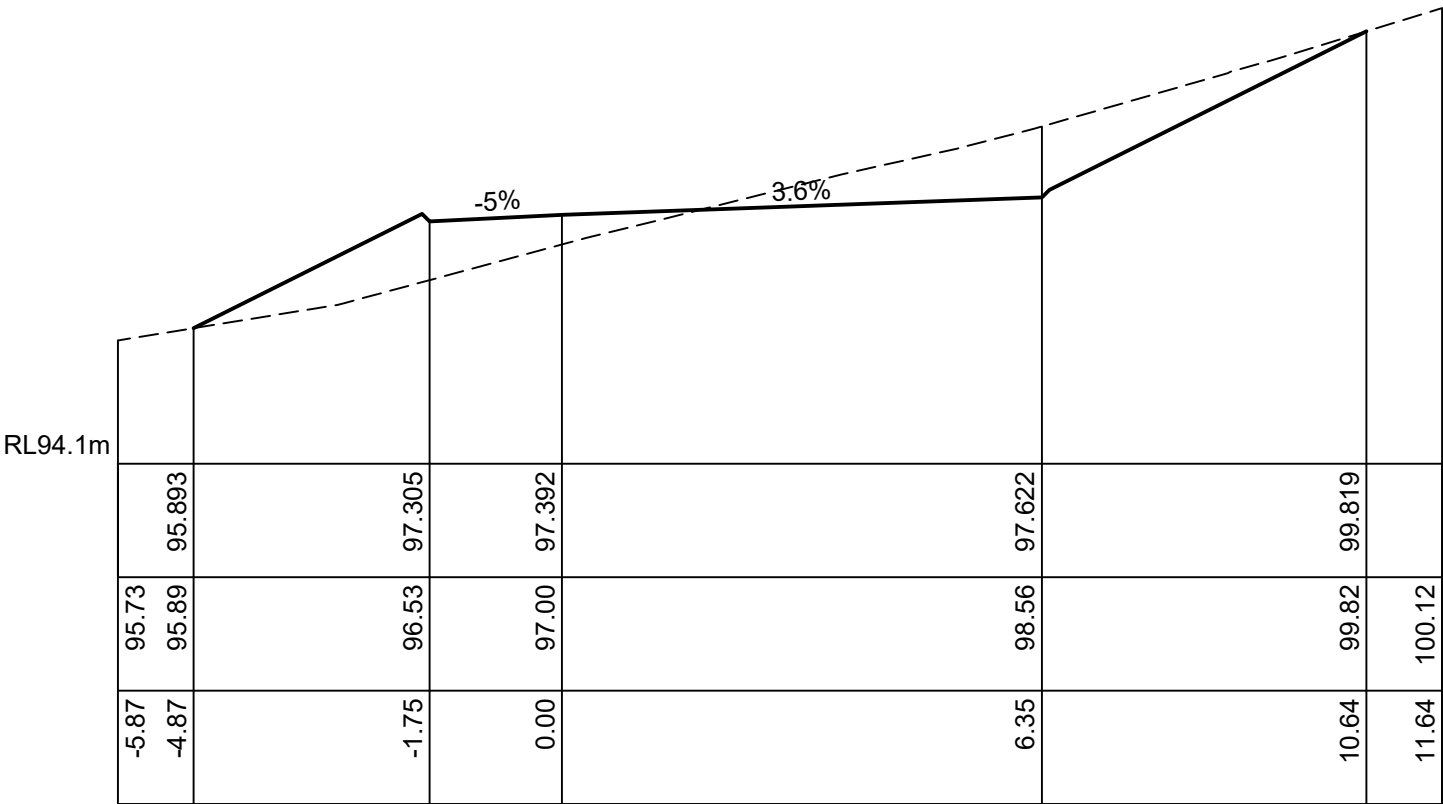
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0	DEVELOPMENT APPLICATION ISSUE	15/04/26			FRACALOSSI	CROSS SECTIONS PLAN 1	NE	NE	-	12/12/25
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Ch 17.50 m

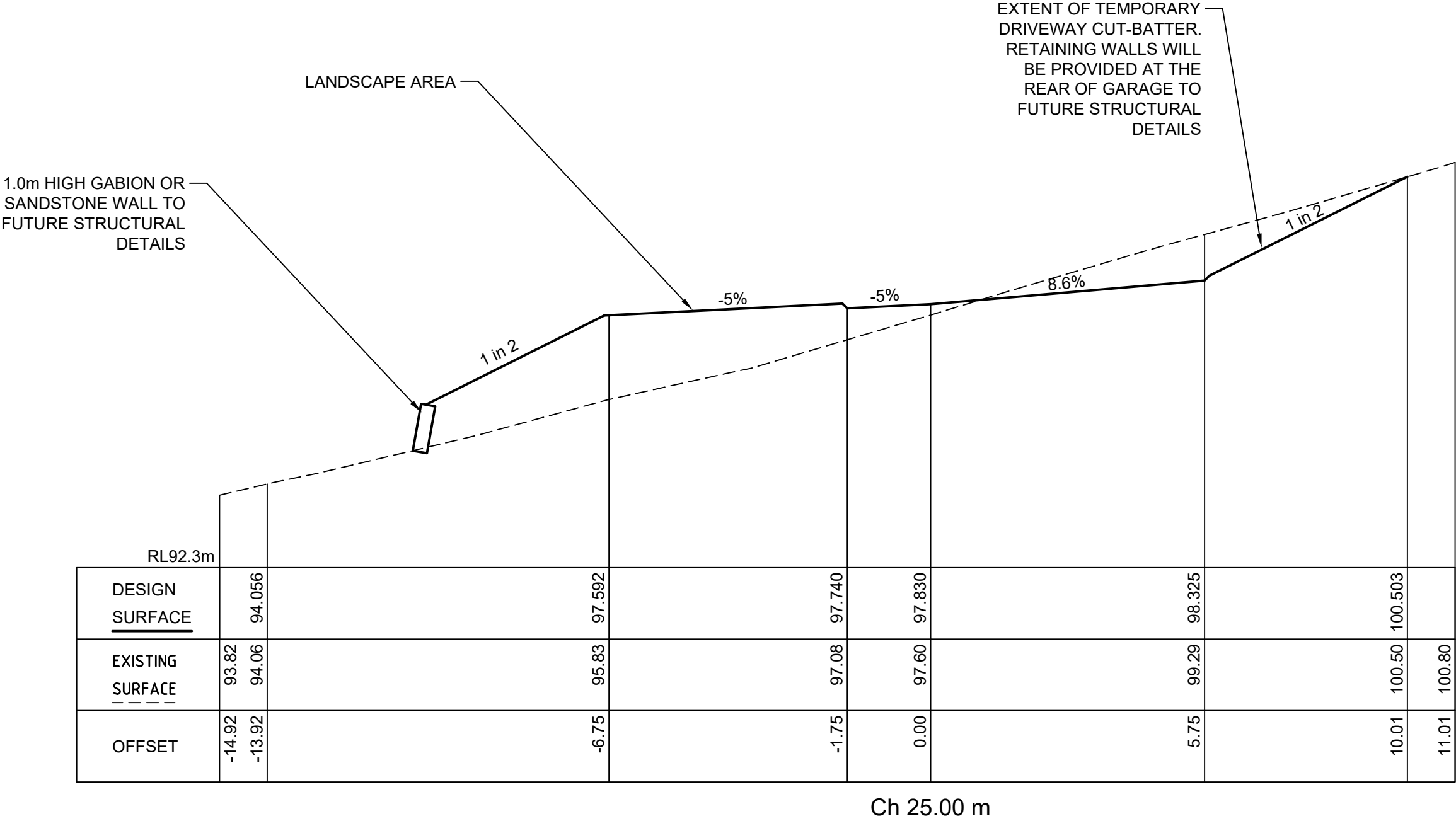


Ch 15.00 m

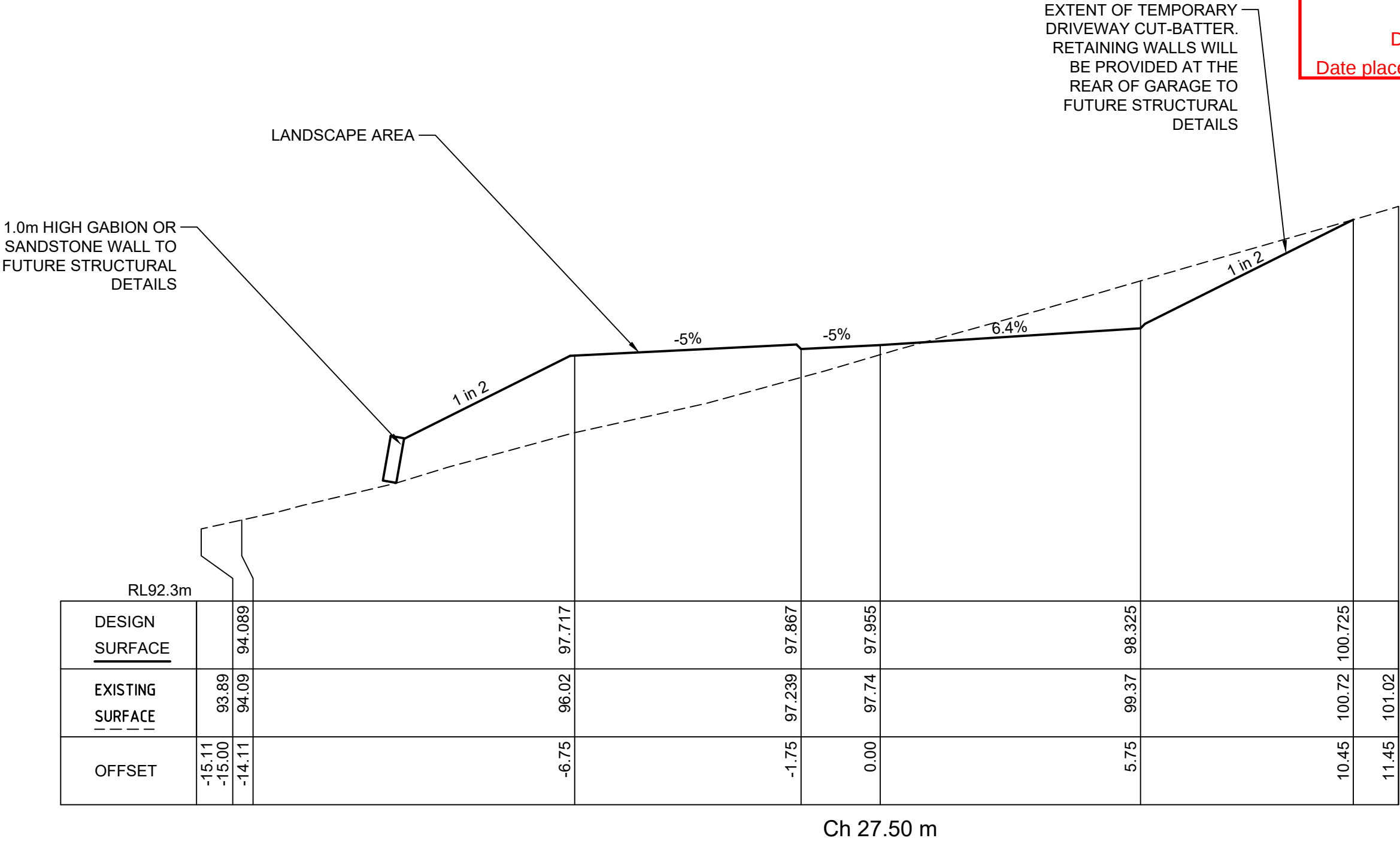


Ch 20.00 m

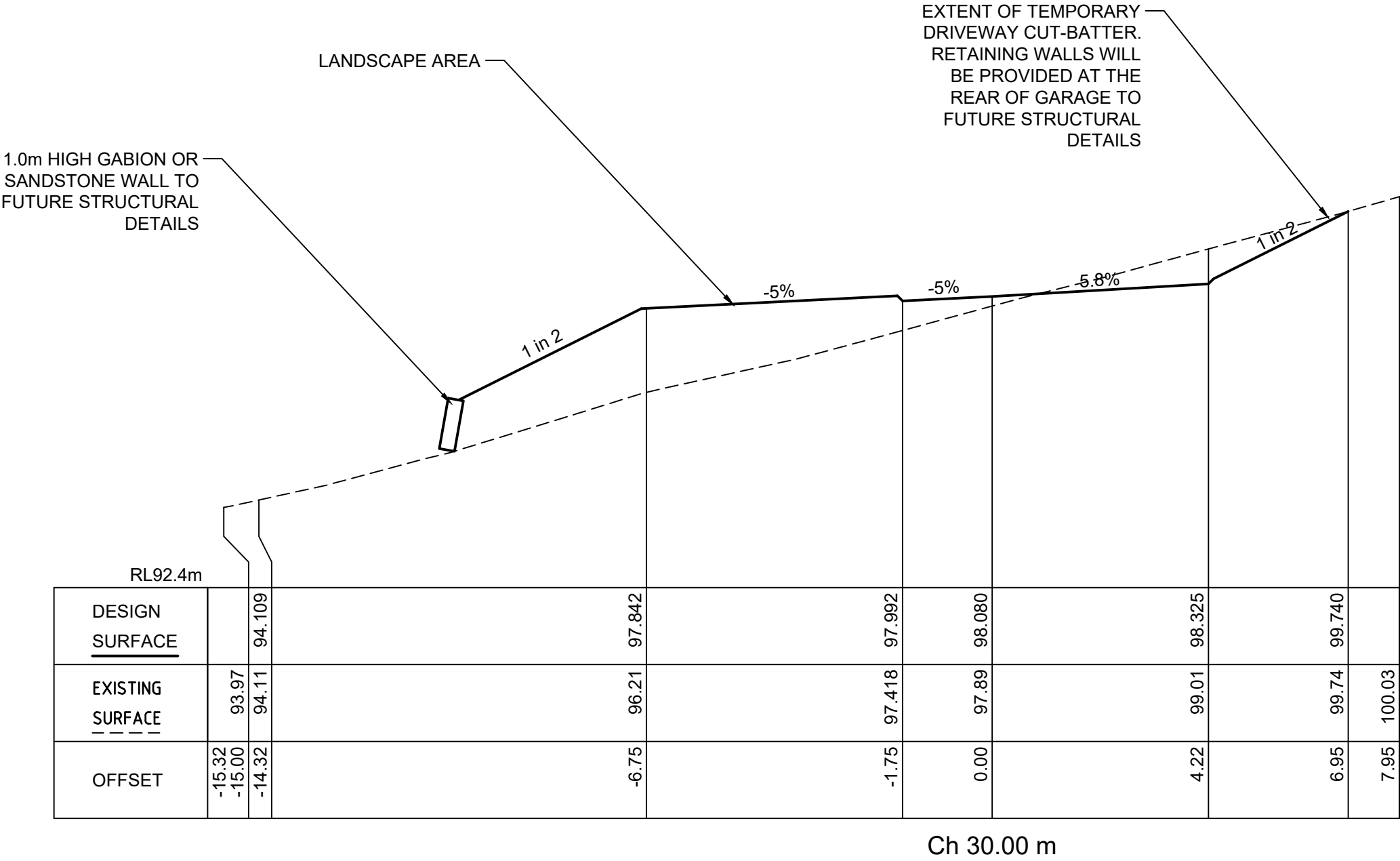
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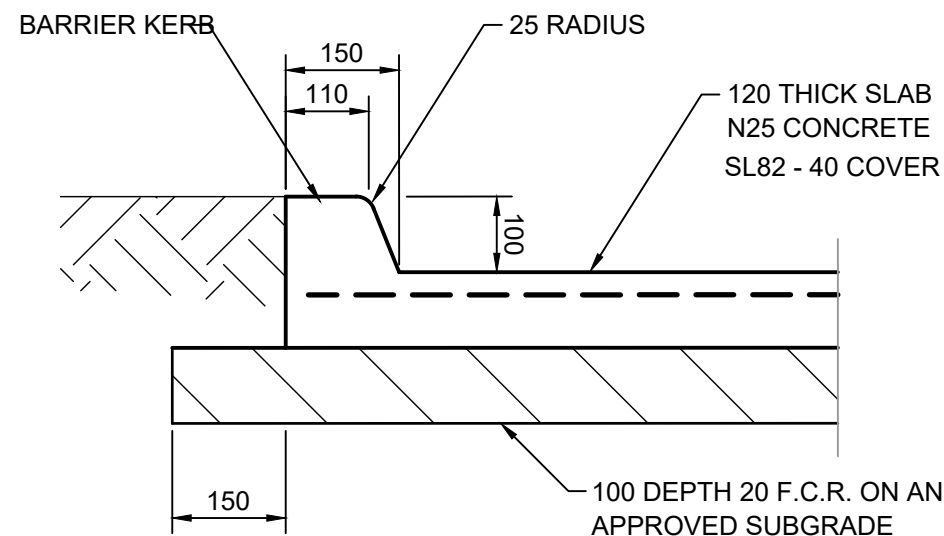
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0	DEVELOPMENT APPLICATION ISSUE	15/04/26		FRACALOSI	CROSS SECTIONS PLAN 3	NE	NE	-	12/12/25
				ADDRESS:	PROJECT NAME:	SCALE: 1:100		SIZE: A3	
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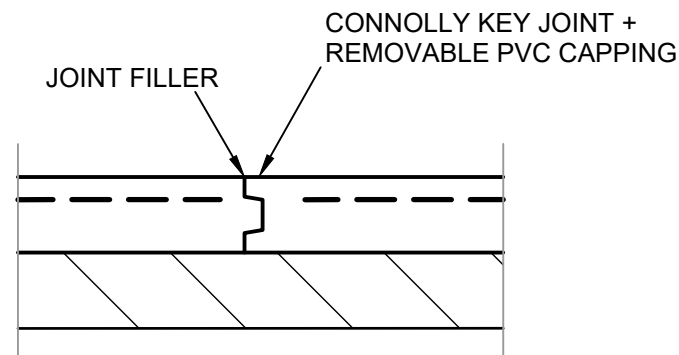
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0	DEVELOPMENT APPLICATION ISSUE	15/04/26		FRACALOSI	CROSS SECTIONS PLAN 4	NE	NE	-	12/12/25
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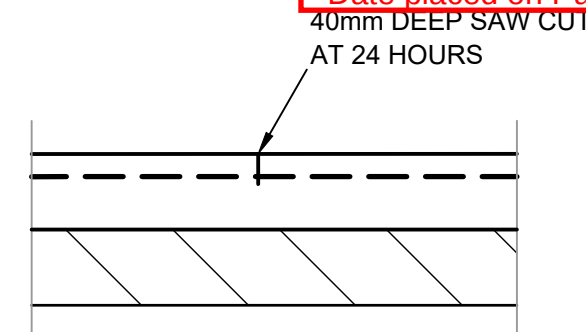
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0	DEVELOPMENT APPLICATION ISSUE	15/04/26		FRACALOSI	CROSS SECTIONS PLAN 5	NE	NE	-	12/12/25
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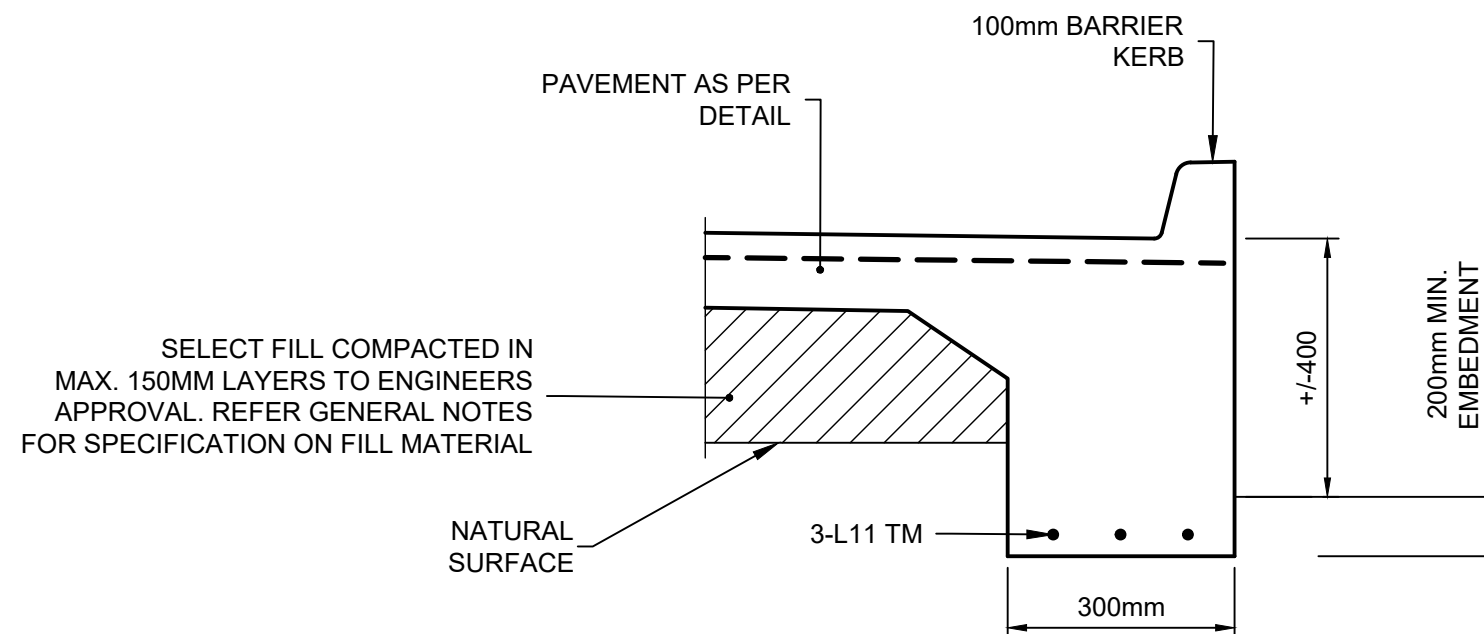
TYPICAL CONCRETE PAVEMENT
NTS



CONTROL JOINT 'c'
NTS
NOTE: 24m CENTRES



SAWN JOINT 's'
NTS
NOTE: 6m CENTRES



TYPICAL CONCRETE PAVEMENT EDGE BEAM
SCALE 1:10

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	DEVELOPMENT APPLICATION ISSUE	15/04/26		FRACALOSI	DETAILS PLAN 1	NE	NE	-	12/12/25
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					ISSUE: DA ISSUE				



REV	DESCRIPTION	DATE
0	DEVELOPMENT APPLICATION ISSUE	15/04/26

Saltmarsh & Escobar Consulting Engineers

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

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&
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CLIENT:	FRACALOSI	SHEET:	VEHICLE TURNING PLAN 1	DRAWN:	NE	DESIGNED:	NE	VERIFIED:	-	DATE:	12/12/25
ADDRESS:	15 BLUEBUSH CRESCENT BLACKMANS BAY	PROJECT NAME:	NEW DWELLING	SCALE:	1:250	SIZE:	A3	S&E REF:	25453	DRAWING:	C111
		ISSUE:	DA ISSUE							REVISION:	1



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