32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2024 / 00219
Applicant	VDL Developments Pty Ltd
Proposal	Subdivision - 70 Lot Subdivision and Road Lots
Location	Lot 2 Cherrywood Drive, Scamander (CT 181009/2)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 6th September 2025 **until 5pm Friday 19th September 2025.**

John Brown
GENERAL MANAGER

DRAWING LIST		
DRAWING NUMBER	**DRAWING TITLE**	**REVISION**
001	COVER SHEET	
002	PROJECT NOTES	
003	SOIL & WATER MANAGEMENT PLAN	
004	OVERALL STAGING PLAN	
005	TYPICAL SECTIONS & DETAILS	
100	OVERALL SITE PLAN	
101 - 109	ROAD & SERVICES DETAIL PLAN	
200 - 205	ROAD 1 LONG SECTIONS	
206	ROAD 2 LONG SECTIONS	
207	ROAD 3 LONG SECTIONS	
208	ROAD 4 LONG SECTIONS	
300 - 313	ROAD 1 CROSS SECTIONS	
314 - 315	ROAD 2 CROSS SECTIONS	
316 - 317	ROAD 3 CROSS SECTIONS	
318	ROAD 4 CROSS SECTIONS	
320-323	EX TASMAN HIGHWAY CROSS SECTIONS	
400 - 417	STORMWATER LONG SECTIONS	
530 - 541	SEWER LONG SECTIONS	

VDL DEVELOPMENTS PTY LTD
LOT 2 CHERRYWOOD DR, SCAMANDER, 7215
SUBDIVISION

DIAL BEFORE YOU DIG www.1100.com.au



LOCALITY

BREAK O'DAY COUNCIL SUBMISSIONS - XXXXX/XXXXXX-X		
REV	**DATE ISSUED**	**DESCRIPTION**
PRELIM	02/07/2025	ISSUED FOR DEVELOPMENT APPROVAL-

TASWATER SUBMISSIONS - TWXXXXXX/XXXX-XXX		
REV	**DATE ISSUED**	**DESCRIPTION**
PRELIM	02/07/2025	-

PROJECT STATUS						
REV	**DATE ISSUED**	**DRAWN BY**	**AMENDED BY**	**CHECKED BY**	**COUNCIL SUBMISSION**	**TASWATER SUBMISSION**
PRELIM	02/07/2025	RD	-	HC	02/07/2025	02/07/2025

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: COVER SHEET

PDA SURVEYORS, ENGINEERS & PLANNERS

3 Franklin Street, Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
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Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	NTS		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	001	-

DATE/TIME: Wednesday, 2 July 2025 4:52:40 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

GENERAL NOTES:

1. NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES.

2. ALL DIMENSIONS AND LOT SIZES SUBJECT TO FINAL SURVEY.

3. REFER IPWEA - LGAT SPECIFICATIONS, TASMANIAN STANDARD DRAWINGS ISSUED - 03 DECEMBER 2020

   TSD-G01.v3 - TRENCH REINSTATEMENT FLEXIBLE PAVEMENTS
   TSD-G02.v3 - URBAN ROADS - TYPICAL SERVICE LOCATIONS
   TSD-R01.v3 - RURAL ROADS UNSEALED
   TSD-R02.v3 - RURAL ROADS SEALED
   TSD-R03.v3 - RURAL ROADS - TYPICAL DRIVEWAY ACCESS
   TSD-R04.v3 - RURAL ROADS - TYPICAL DRIVEWAY PROFILE
   TSD-R05.v3 - TRUCK ACCESS TO RURAL PROPERTIES 'TYPE A'
   TSD-R06.v3 - URBAN ROADS - TYPICAL SECTIONS & PAVEMENT WIDTHS
   TSD-R09.v3 - URBAN ROADS - DRIVEWAYS
   TSD-R11.v3 - URBAN ROADS - FOOTPATHS
   TSD-R12.v3 - SUB SOIL DRAINS - CONSTRUCTION DETAILS
   TSD-R13.v3 - SUBSOIL DRAINS PIT CONNECTION - TYPE FD
   TSD-R14.v3 - CONCRETE KERBS & CHANNELS DIMENSIONS
   TSD-R15.v3 - CONCRETE KERBS & CHANNELS CONSTRUCTION DETAILS
   TSD-R16.v3 - CONCRETE KERBS & CHANNELS VEHICULAR CROSSINGS
   TSD-R18.v3 - CONCRETE KERBS & CHANNELS ACCESS RAMPS
   TSD-R26.v3 - DELINEATORS
   TSD-R28.v3 - W-BEAM - INSTALLATION DETAILS
   TSD-SW01.v3 - PIPE INSTALLATION ANCHOR BLOCKS
   TSD-SW02.v3 - MANHOLES - 100-600 DIA. PIPES - GENERAL ARRANGEMENTS
   TSD-SW03.v3 - MANHOLES - 100-600 DIA. PIPES - BENCHING DETAILS
   TSD-SW09.v3 - SIDE ENTRY PITS - 'TYPE 3'
   TSD-SW11.v3 - SIDE ENTRY PITS - KERB TRANSITIONS
   TSD-SW15.v3 - STORMWATER - 'GP'
   TSD-SW17.v3 - OUTLET HEADWALLS 300 - 600 DIA PIPES
   TSD-SW25.v3 - STORMWATER PROPERTY CONNECTIONS TO MAINS
   TSD-SW26.v3 - SADDLE CONNECTION TO STORMWATER DRAIN
   TSD-SW27.v3 - REPAIRS/ NEW CONNECTION TO STORMWATER DRAIN
   TSD-SW28.v3 - GUIDELINES FOR SEDIMENT CONTROL
   TSD-RF04.v3 - NATURE STRIP DETAILS

4. CONSTRUCTION TO COMPLY WITH WSAA SEWERAGE CODE OF AUSTRALIA (MELBOURNE RETAIL WATER AGENCIES EDITION) - WSA 02-2014-3.1 v3 AND TASWATER SUPPLEMENT TO THE CODE.

5. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES (VERSION 1.0 , DATED OCTOBER 2013) UNLESS OTHERWISE NOTED.

6. ALL CONNECTIONS TO EXISTING SEWER AND WATER MAINS TO BE CARRIED OUT BY TASWATER OR APPROVED CONTRACTOR AT DEVELOPER'S COST UNLESS APPROVED OTHERWISE.

SURVEY NOTES:

1.	DATUM:	XXXX
2.	PLANAR OR GRID:	XXXX
3.	SITE CONTROL:	XXXX
4.	SURVEYED BY:	XXXX
5.	ACCURACY OF SURVEY:	XXXX
6.	ACCURACY/STATUS OF EXISTING & FUTURE PROPERTY BOUNDARIES:	XXXX

ROADS & STORMWATER NOTES:

1. ALL STORMWATER LOT CONNECTIONS TO BE DN150 UNLESS OTHERWISE NOTED.
2. ALL STORMWATER LINES DN300 PVC-U SN8 OR EQUIVALENT UNLESS NOTED OTHERWISE.
3. ALL FOOTPATHS TO BE N25 CONCRETE 100mm THICK, SL72 CENTRAL, 100 x 20 FCR BASE.
4. 2 x 65 DIA WEEPHOLES TO BE PLACED IN ALL STORMWATER SIDE ENTRY PITS AND MANHOLES WITH NO SUBSOIL DRAIN CONNECTIONS.
5. ALL STORMWATER BRANCHES TO TERMINATE AT PROPERTY BOUNDARIES WITH AN INSPECTION OPENING RAISED TO SURFACE WITH AN APPROVED COVER 1m INSIDE PROPERTY BOUNDARY.
6. ALL LOT CONNECTIONS TO BE CONSTRUCTED IN THE POSITION SHOWN UNLESS APPROVED BY THE SUPERINTENDENT.
7. FINAL POSITION AND WIDTH OF ALL DRAINAGE EASEMENTS IS TO BE DETERMINED FOLLOWING CONSTRUCTION.
8. EXTENT OF ROADWORKS SHOWN SHADED.
9. ALL FILL AREAS TO BE PLACED AND COMPACTED PRIOR TO TRENCH EXCAVATION.
10. PROVIDE TRAFFICABLE LIDS TO CONNECTIONS IN TRAFFICABLE AREAS INCLUDING DRIVEWAYS.
11. ALL DRIVEWAYS TO HAVE MAXIMUM GRADE 20% OUTSIDE LOT BOUNDARIES AND 25% INSIDE LOT BOUNDARIES AND CONSTRUCTED AS PER TSD-R09 V3.
12. PROVIDE MINIMUM 150mm CLEARANCE FROM TOP OF ROD EYES TO SURFACE COVER LID.

STORMWATER LONG SECTION NOTES:

1. ALL EXCAVATION OVER 1.5m IN DEPTH MUST BE CARRIED OUT IN ACCORDANCE WITH WORKPLACE SAFETY STANDARDS CODE OF PRACTICE FOR EXCAVATION WORK.
2. COMPACTED FCR BACKFILL UNDER ROADS & DRIVEWAYS.
3. ALL ANCHOR BLOCKS (CONCRETE BULKHEADS) ARE TO BE KEYED INTO UNDISTURBED, COMPETENT MATERIAL TO ENSURE THE MIGRATION OF BEDDING AND BACKFILL MATERIAL IS REDUCED AND THE INTEGRITY OF THE PIPE IS MAINTAINED.
4. TRENCHES >10% ARE TO HAVE CONTINUOUS DRAINAGE PATH INSTALLED TO ENSURE WATER THAT HAS MIGRATED INTO THE TRENCH IS CARRIED TO THE RETICULATED SYSTEM. REFER TSD-SW01.
5. ALL FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
6. FILL IN EXCESS OF 300mm DEPTH TO BE COMPACTED TO 95% STANDARD DENSITY (AS 1289E4.01) IN 150mm MAX LAYERS.
7. PROVIDE MINIMUM 150mm CLEARANCE FROM TOP OF ROD EYES TO SURFACE COVER LID.

NATURE STRIP NOTES:

1. APPLY 100mm THICK 20mm SCREENED LOAM TO NATURE STRIP & APPLY GRASS SEED AS PER TSD-RF04-v3.
2. NATURE STRIPS TO BE WATERED & MAINTAINED INCLUDING WEED REMOVAL & MOWING THROUGHOUT THE MAINTENANCE PERIOD.
3. FOR FILL BATTERS, BENCH AS SHOWN AND PLACE APPROVED FILL IN 300mm LAYERS COMPACTED TO 95% MAX DRY DENSITY. FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
4. MATERIAL TO BE PLACED AND COMPACTED UNIFORMLY IN LAYERS ACROSS THE EMBANKMENT NO GREATER THAN 300mm TO ACHIEVE 95% MDD. FOR FILL BATTERS, BENCH AS SHOWN.

ENGINEERED FILL NOTES:

1. FILL MATERIAL FOR NEW ROAD AND FILL EMBANKMENTS MUST NOT CONTAIN ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT AND TO BE APPROVED BY SUPERINTENDENT BEFORE USE.
2. MATERIAL TO BE PLACED AND COMPACTED UNIFORMLY IN LAYERS UNDER NEW ROAD NO GREATER THAN 150mm TO ACHIEVE 98% MDD AND ACROSS ROAD EMBANKMENT NO GREATER THAN 300mm TO ACHIEVE 95% MDD. FOR FILL BATTERS, BENCH AS SHOWN.
3. ROAD EMBANKMENT TO BE FULLY CONSTRUCTED PRIOR TO TRENCHING FOR WATER AND SEWER SERVICES.
4. FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
5. SITE FILLING THAT EXCEEDS A DEPTH OF 300mm MUST BE PLACED IN ACCORDANCE WITH THE AS3798 GUIDELINES FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS 1996. UPON COMPLETION OF THE WORKS THE CLIENTS GEOTECHNICAL ENGINEER MUST CONFIRM IN WRITING THAT THE WORKS HAVE BEEN CARRIED OUT IN ACCORDANCE WITH AS3798.

SEWER NOTES:

1. ALL SEWER MAINS TO BE DN150 PVC-U 'SN8' (SWJ) U.N.O.
2. CONNECTION TO EXISTING SEWER MAIN BY TASWATER AT DEVELOPER'S COST.
3. ALL SEWER WORKS MUST BE PRESSURE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL OR CONSTRUCTION OF MANHOLE BASES.
4. ALL SEWER LOT CONNECTIONS TO BE DN100 WITH SEWER INSPECTION OPENINGS (PROPERTY SEWER CONNECTION POINTS) TO SURFACE LEVEL AS PER STANDARD DRAWING MRWA-S-301 OF SEWERAGE CODE OF AUSTRALIA, PER TASWATER'S SUPPLEMENT TO THE CODE.
5. CONCRETE BULKHEADS MUST BE IN ACCORDANCE WITH MRWA-S-206.
6. INTERNAL DROP MANHOLE IN ACCORDANCE WITH MRWA-S-311.
7. ALL FILL AREAS TO BE PLACED AND COMPACTED PRIOR TO TRENCH EXCAVATION.
8. ALL FILLED AREAS OVER EXISTING SEWER MAINS TO BE DISCUSSED AND DETAIL APPROVED BY TASWATER PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL NOT VARY THE POSITION OF ANY LOT CONNECTION WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
10. PROVIDE MINIMUM 150mm CLEARANCE FROM TOP OF INSPECTION SHAFTS TO SURFACE COVER LID.
11. SEWER LOT CONNECTIONS TO BE A MAXIMUM OF 1.5m BELOW THE FINISHED SURFACE LEVEL OF THE LOT WHERE POSSIBLE.
12. PIPES TO BE SURVEYED PRIOR TO BACKFILLING.

SEWER LONG SECTION NOTES:

1. ALL EXCAVATION OVER 1.5m IN DEPTH MUST BE CARRIED OUT IN ACCORDANCE WITH WORKPLACE STANDARDS CODE OF PRACTICE FOR EXCAVATION WORK.
2. ALL ANCHOR BLOCKS (CONCRETE BULKHEADS) ARE TO BE KEYED INTO UNDISTURBED, COMPETENT MATERIAL TO ENSURE THE MIGRATION OF BEDDING AND BACKFILL MATERIAL IS REDUCED AND THE INTEGRITY OF THE PIPE IS MAINTAINED.
3. TRENCHES >15% ARE TO HAVE CONTINUOUS DRAINAGE PATH INSTALLED TO ENSURE WATER THAT HAS MIGRATED INTO THE TRENCH IS CARRIED TO THE RETICULATED SYSTEM. REFER SEW-1206, SEW-1207.
4. ALL FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
5. FILL IN EXCESS OF 300mm DEPTH TO BE COMPACTED TO 95% STANDARD DENSITY (AS 1289E4.01) IN 150mm MAX LAYERS.
6. PROVIDE MINIMUM 150mm CLEARANCE FROM TOP OF INSPECTION SHAFTS TO SURFACE COVER LID.
7. SEWER LOT CONNECTIONS TO BE A MAXIMUM OF 1.5m BELOW THE FINISHED SURFACE LEVEL OF THE LOT WHERE POSSIBLE.
8. TRENCHES STEEPER THAN 10% TO HAVE CEMENT STABILIZED FCR EMBEDMENT - REFER TO SEWER LONG SECTIONS.

WATER NOTES:

1. ALL WATER LOT CONNECTIONS TO BE DN25 PE100 PN16 PIPE (UNO) WITH AN INDIVIDUAL 20mm NOMINAL DIAMETER METER WITH INTEGRAL DUAL CHECK VALVE AND GATE VALVE WITHIN A PVC BOX AS PER TWS-W-0002 SERIES.
2. ALL DICL MUST HAVE A POLYETHELENE SLEEVE AS PER CITY WEST WATER APPROVED PRODUCTS CATALOGUE AND TO HAVE POLYETHYLENE WRAP PER AS3680.
3. THRUST BLOCK TO BE PROVIDED AT ALL BENDS, TEES & DEAD END AS PER MRWA-W-204.
4. ALL WATER WORKS MUST BE PRESSURE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL.
5. SUPPLY & INSTALL ROAD HYDRANT MARKERS IN ACCORDANCE WITH SECTION 8 OF THE INSTITUTE OF MUNICIPAL ENGINEERING AUSTRALIA'S TASMANIA DIVISION DOCUMENT TITLED "FIRE HYDRANT GUIDELINES".
6. MINIMUM COVER TO BE 600mm AND MAXIMUM 900mm UNDER TRAFFICABLE AREAS.
7. MAXIMUM ALLOWABLE JOINT DEFLECTION IS ¾ OF MANUFACTURERS MAXIMUM ALLOWABLE JOINT DEFLECTION HORIZONTALLY & VERTICALLY.
8. ALL FITTINGS TO BE COMPATIBLE WITH OPVC PN16 PIPEWORK, MINIMUM CLASS 16.
9. ALL FILL AREAS TO BE PLACED AND COMPACTED PRIOR TO TRENCH EXCAVATION.
10. FILL MATERIAL FOR NEW ROAD AND FILL EMBANKMENTS MUST NOT CONTAIN ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT AND TO BE APPROVED BY SUPERINTENDENT BEFORE USE. MATERIAL TO BE PLACED AND COMPACTED UNIFORMLY IN LAYERS ACROSS THE EMBANKMENT NO GREATER THAN 300mm TO ACHIEVE 95% MDD. FOR FILL BATTERS, BENCH AS SHOWN. ROAD EMBANKMENT TO BE FULLY CONSTRUCTED PRIOR TO TRENCHING FOR WATER AND SEWER SERVICES.
11. METALLIC WARNING TAPE TO BE INSTALLED ABOVE WATER PIPES.
12. PIPES TO BE SURVEYED PRIOR TO BACKFILLING.

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: GENERAL NOTES

PDA
SURVEYORS, ENGINEERS & PLANNERS
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CONTRACT NO.	SCALE		PAPER
------	NTS		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	002	-

SWMP NOTES:

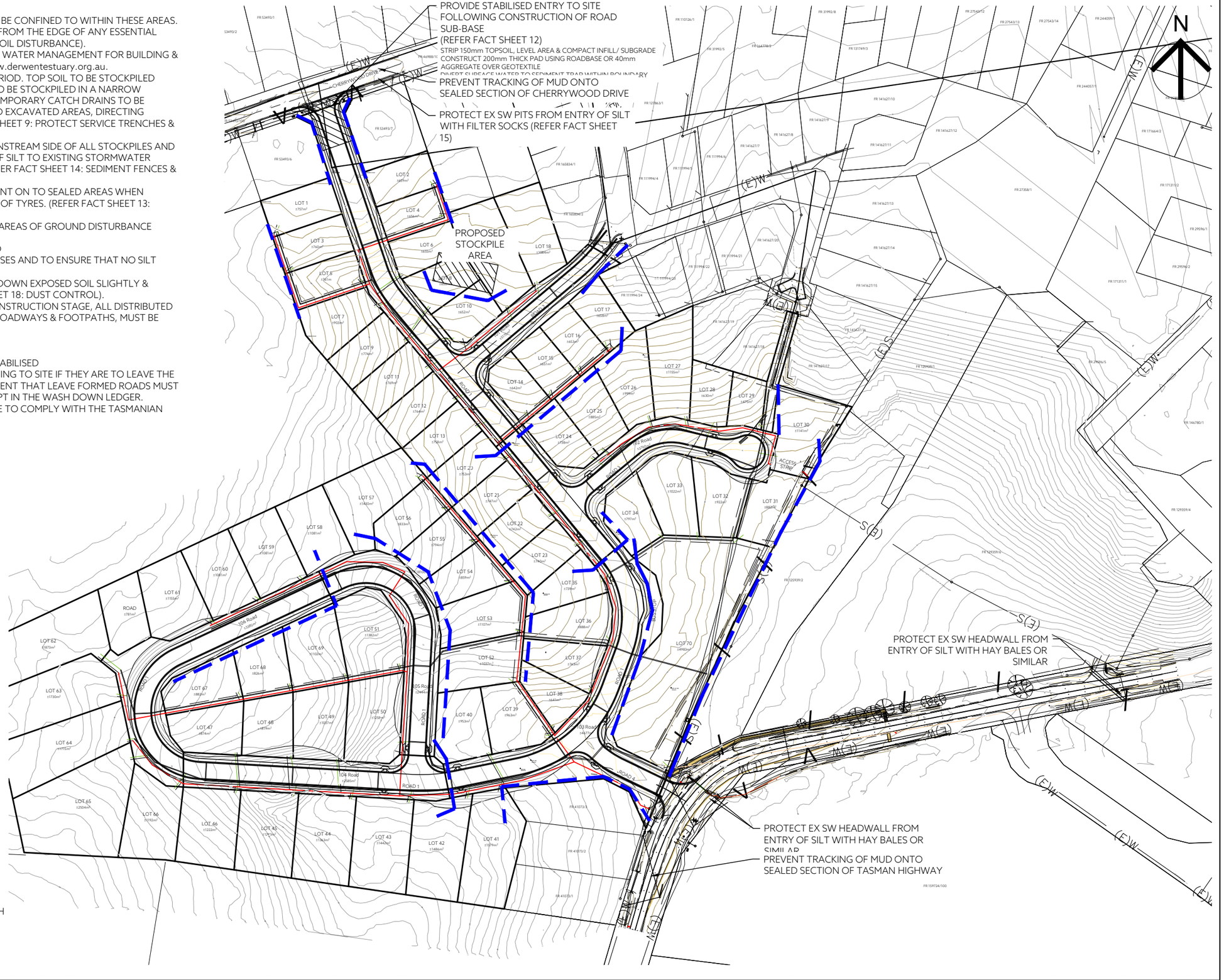
1. AREAS OF GROUND DISTURBANCE ARE SHOWN. WORKS TO BE CONFINED TO WITHIN THESE AREAS. CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. (REFER FACT SHEET 5: MINIMIZE SOIL DISTURBANCE).
2. ALL EXCAVATION IS TO COMPLY WITH "FACT SHEETS: SOIL & WATER MANAGEMENT FOR BUILDING & CONSTRUCTION SITES - 2008'. THESE ARE AVAILABLE AT www.derwentestuary.org.au.
3. EXCAVATION TO BE CARRIED OUT OVER A MINIMUM TIME PERIOD. TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM. (REFER FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES).
4. SEDIMENT FENCES & FIBRE ROLLS TO BE USED ON THE DOWNSTREAM SIDE OF ALL STOCKPILES AND TO EXTENTS SHOWN ON THIS DRAWING. PREVENT ENTRY OF SILT TO EXISTING STORMWATER INLETS AND WATER COURSES DURING CONSTRUCTION. (REFER FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS).
5. EVERY EFFORT TO BE MADE TO MINIMIZE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES. (REFER FACT SHEET 13: WHEEL WASH).
6. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN.
7. ALL AREAS OF GROUND DISTURBANCE TO BE RE-VEGETATED
8. ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER WATER COURSES.
9. DURING WINDY CONDITIONS AND/OR HOT WEATHER, WET DOWN EXPOSED SOIL SLIGHTLY & REGULARLY TO PREVENT DUST NUISANCE. (REFER FACT SHEET 18: DUST CONTROL).
10. PRIOR TO PRACTICAL COMPLETION OF EACH APPROVED CONSTRUCTION STAGE, ALL DISTRIBUTED SURFACES ON THE SITE, EXCEPT THE AREAS SET ASIDE FOR ROADWAYS & FOOTPATHS, MUST BE DRESSED TO A MINIMUM OF 50mm WITH:
    - APPROVED LOCAL STOCKPILED TOPSOIL
    - APPROVED WEED FREE IMPORTED TOPSOIL
    - RE-VEGETATED WITH LOCAL PLANTS & GRASSES AND STABILISED
11. TRUCKS AND EQUIPMENT SHOULD BE CLEAN PRIOR TO COMING TO SITE IF THEY ARE TO LEAVE THE HARDENED SURFACE WHILE ON SITE. ANY VEHICLES/EQUIPMENT THAT LEAVE FORMED ROADS MUST BE CLEANED PRIOR TO LEAVING THE SITE AND A RECORD KEPT IN THE WASH DOWN LEDGER. HYGIENE MEASURES PRIOR TO LEAVING & ENTERING THE SITE TO COMPLY WITH THE TASMANIAN WASHDOWN GUIDELINES FOR WEED & DISEASE CONTROL.

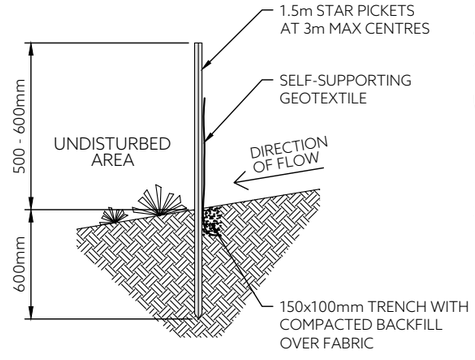
LEGEND:

AREAS OF GROUND DISTURBANCE

SEDIMENT FENCE

PROPOSED STOCKPILE AREA





SEDIMENT FENCE DETAIL
NOT TO SCALE

REV	AMENDMENTS	DRAWN	DATE	APPR.
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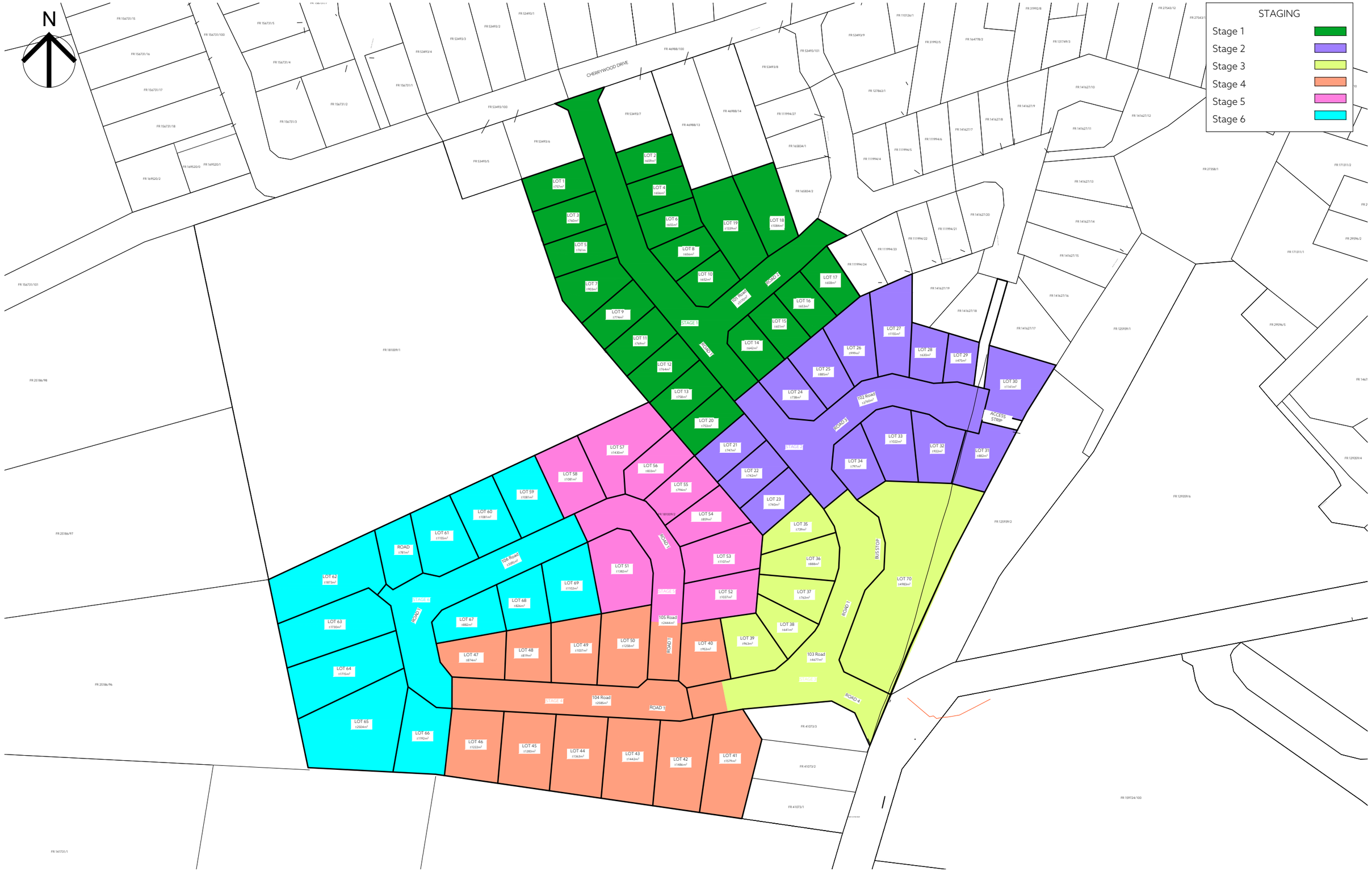
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JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT:
PROJECT DESCRIPTION: VDL DEVELOPMENTS PTY LTD SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: SOIL & WATER MANAGEMENT PLAN

PDA
SURVEYORS, ENGINEERS & PLANNERS
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Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
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48556MR	C	003	-

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ISSUED DATE: 02 JULY 2025

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PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: OVERALL STAGING PLAN

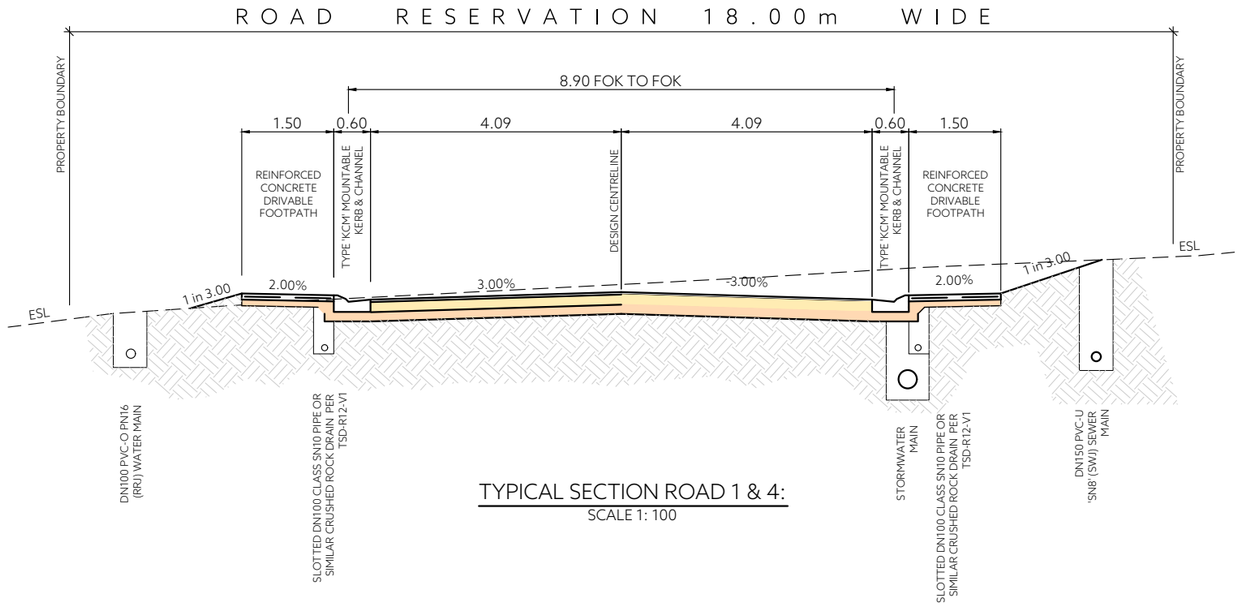
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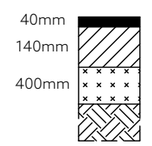
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CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	004	-

DATE/TIME: Wednesday, 2 July 2025 4:52:46 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

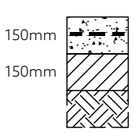


TYPICAL SECTION ROAD 1 & 4:
SCALE 1: 100



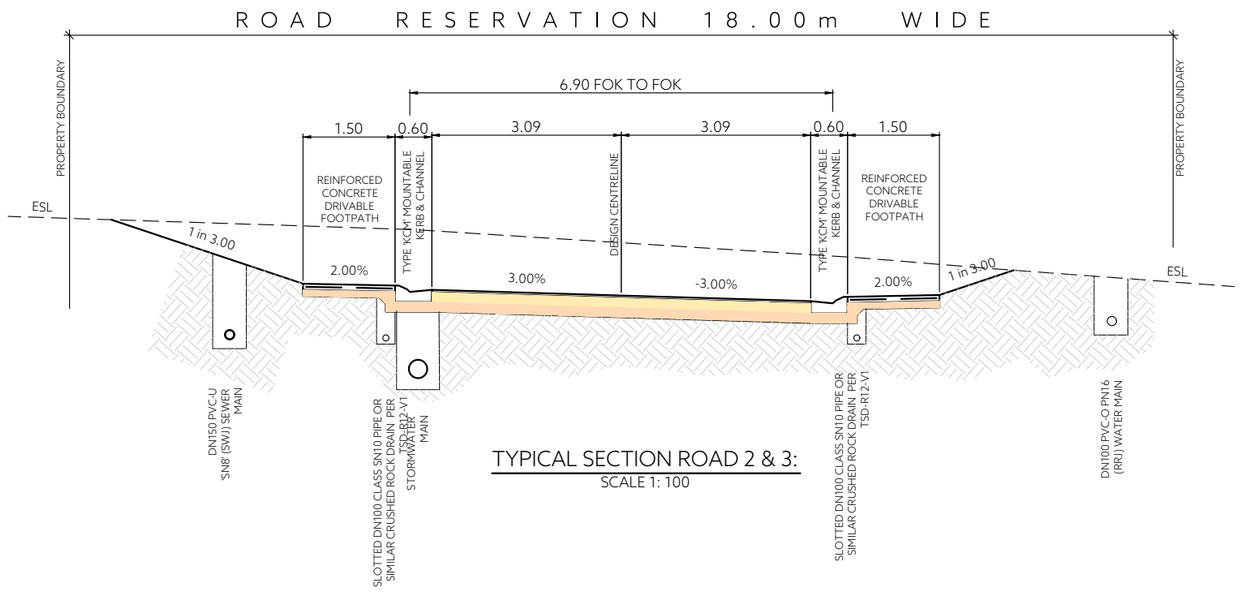
AC10 WITH 10mm C170 OR EMULSION SEAL TO BE PLACED PRIOR TO ASPHALTING
20 FCR BASE
40 FCR SUB-BASE
ON APPROVED SUBGRADE DESIGN BASED ON ≥ CBR 6 DESIGN ESA'S - 1×10^6

TYPICAL ROAD PAVEMENT DESIGN:
NOT TO SCALE



150mm N25 STANDARD GREY CONCRETE WITH BROOMED NON SLIP FINISH
CONNOLLY KEY JOINTS @ 18m CENTERS
SL82 CENTRAL, 50 COVER
20 FCR BASE
APPROVED SUBGRADE AS PER TSD-R09

TYPICAL DRIVEWABLE FOOTPATH PAVEMENT DESIGN:
NOT TO SCALE



TYPICAL SECTION ROAD 2 & 3:
SCALE 1: 100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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RD	HC
DRAWN:	REVIEWED:
RD	HC

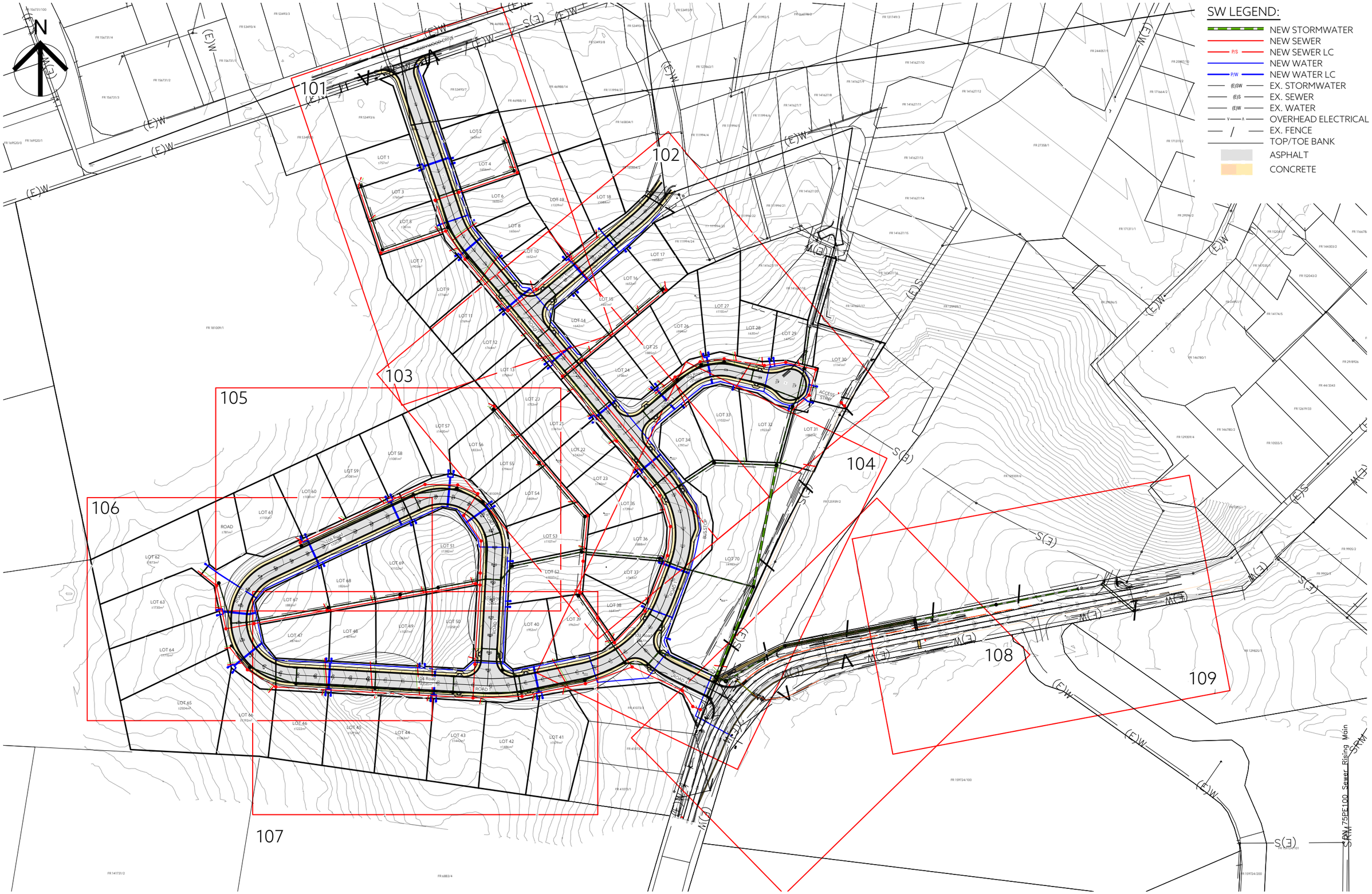
JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: TYPICAL SECTIONS & DETAILS

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER	DISCIPLINE / SHEET / REVISION	
48556MR	C 002 -	

DATE/TIME: Wednesday, 2 July 2025 4:52:47 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



-	----	--	--/--/----	--	DRAWING STATUS: PRELIMINARY	DESIGNED: RD	REVIEWED: HC	CLIENT: VDL DEVELOPMENTS PTY LTD
-	----	--	--/--/----	--	COORDINATE/ DATUM: PLANAR GDA2020	DRAWN: RD	REVIEWED: HC	PROJECT DESCRIPTION: SUBDIVISION
-	----	--	--/--/----	--		JOB MANAGER: HUGH CLEMENT		ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
-	----	--	--/--/----	--		ISSUED DATE: 02 JULY 2025		DRAWING TITLE: OVERALL SITE PLAN
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED			
REV	AMENDMENTS	DRAWN	DATE	APPR.				

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CONTRACT NO.	SCALE	PAPER
------	1: 1000	(A3)
JOB NUMBER	DISCIPLINE / SHEET / REVISION	
48556MR	C 100 -	

DATE/TIME: Wednesday, 2 July 2025 4:52:50 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

LOT 19
±1339m²

LOT 14
±642m²

LOT 10
±652m²

LOT 8
±656m²

LOT 2
±659m²

LOT 4
±656m²

LOT 6
±655m²

LOT 12
±764m²

LOT 11
±769m²

LOT 9
±774m²

LOT 1
±757m²

LOT 3
±760m²

LOT 5
±761m

LOT 7
±903m²

CHERRYWOOD DRIVE

ROAD 1

TOT Road
±570m²

GRAVEL Driveway

S1/18 S1/17 S1/16 S1/15 S1/14 S1/13 S1/12
S3/2 S3/1
SW11/13 SW11/12 SW11/11 SW11/10 SW11/9 SW11/8 SW11/7 SW11/6
SW15/3 SW15/2 SW15/1
SW16/2 SW16/1
SS/1
P/S P/W

161°21'38" 73.690

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S NEW SEWER LC
- NEW WATER
- P/W NEW WATER LC
- (E)SW EX. STORMWATER
- (E)S EX. SEWER
- (E)W EX. WATER
- V—A OVERHEAD ELECTRICAL
- / EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

SHEET LEGEND
NOT TO SCALE

101 102 103 104 105 106 107 108 109

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
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DESIGNED: RD | REVIEWED: HC
DRAWN: RD | REVIEWED: HC
JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 1 OF 9

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	101	-

DATE/TIME: Wednesday, 2 July 2025 4:52:52 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

LOT 10
±652m²

LOT 14
±642m²

LOT 24
±738m²

LOT 34
±797m²

ROAD 1

ROAD 3

101 Road
±5170m²

±651m²

BUS STOP

LOT 11
±769m²

LOT 12
±764m²

LOT 13
±758m²

LOT 20
±753m²

LOT 21
±747m²

LOT 22
±742m²

LOT 23
±740m²

LOT 35
±739m²

LOT 36
±888m²

LOT 37
±763m²

LOT 38
±641m²

LOT 55
±794m²

LOT 54
±859m²

LOT 56
±833m²

LOT 53
±1107m²

LOT 57
±1430m²

LOT 52
±1037m²

CORNER STAR

FFR RL1009/2

SW19/3

SHEET LEGEND
NOT TO SCALE

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S NEW SEWER LC
- NEW WATER
- P/W NEW WATER LC
- (E)SW EX. STORMWATER
- (E)S EX. SEWER
- (E)W EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 2 OF 9

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CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	102	-

DATE/TIME: Wednesday, 2 July 2025 4:52:54 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S — NEW SEWER LC
- NEW WATER
- P/W — NEW WATER LC
- (E)SW — EX. STORMWATER
- (E)S — EX. SEWER
- (E)W — EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

SHEET LEGEND
NOT TO SCALE

LOT 18 ±1084m²
LOT 17 ±658m²
LOT 16 ±653m²
LOT 15 ±651m²
LOT 14 ±642m²
LOT 10 ±652m²
LOT 27 ±1155m²
LOT 26 ±999m²
LOT 25 ±885m²
LOT 24 ±738m²
LOT 28 ±630m²
LOT 29 ±475m²
LOT 30 ±1141m²
LOT 31 ±882m²
LOT 32 ±922m²
LOT 33 ±1022m²
LOT 34 ±797m²
ACCESS STRIP
ROAD 2
101 Road ±3170m²
102 Road ±3760m²
ROAD 3

-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY
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DESIGNED: RD	REVIEWED: HC
DRAWN: RD	REVIEWED: HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 3 OF 9

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CONTRACT NO.	SCALE	PAPER
------	1: 500	(A3)
JOB NUMBER	DISCIPLINE / SHEET / REVISION	
48556MR	C 103 -	

DATE/TIME: Wednesday, 2 July 2025 4:52:56 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

LOT 39
±963m²

LOT 38
±641m²

LOT 37
±763m²

LOT 36
±888m²

LOT 35
±739m²

LOT 34
±797m²

LOT 33
±1022m²

LOT 32
±922m²

LOT 31
±882m²

LOT 70
±4983m²

103 Road
±4677m²

102 Road
±3760m²

ROAD 1

ROAD 3

ROAD 4

BUS STOP

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- NEW SEWER LC
- NEW WATER
- NEW WATER LC
- EX. STORMWATER
- EX. SEWER
- EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

SHEET LEGEND
NOT TO SCALE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 4 OF 9

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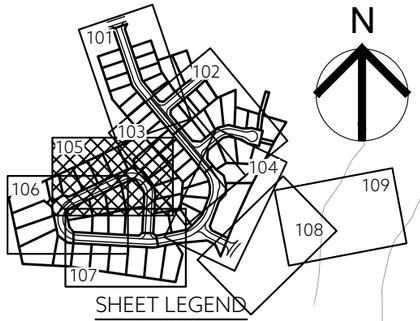
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	104	-

DATE/TIME: Wednesday, 2 July 2025 4:52:58 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S — NEW SEWER LC
- NEW WATER
- P/W — NEW WATER LC
- (E)SW — EX. STORMWATER
- (E)S — EX. SEWER
- (E)W — EX. WATER
- V — A — OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE



SHEET LEGEND
NOT TO SCALE

N

LOT 57 ±1430m²
LOT 58 ±1081m²
LOT 59 ±1081m²
LOT 60 ±1081m²
LOT 61 ±1155m²
ROAD ±781m²
LOT 56 ±833m²
LOT 55 ±794m²
LOT 54 ±859m²
LOT 53 ±1107m²
LOT 52 ±1037m²
LOT 51 ±1382m²
LOT 69 ±1102m²
LOT 68 ±826m²
LOT 67 ±882m²
106 Road ±3385m²
105 Road ±2444m²
ROAD 1
S8/6
SW19/3
S8/5
SW19/2
S2/11
S2/10
SW13/4
S2/9
SW13/5
SW13/3
SW14/1
S2/8
SW13/2
SW13/1
S2/7
S2/6
SW10/7
SW10/6
SW10/5
S2/5
S4/1
SW10/8
SW10/9
S4/2
SW10/10
SW10/13
S4/6
S2/12
SW13/6
P/W
FR TS1009/2
SPK55 BUSH

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

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RD	HC
DRAWN:	REVIEWED:
RD	HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 5 OF 9

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CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	105	-

DATE/TIME: Wednesday, 2 July 2025 4:53:00 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

LOT 67
±882m²

LOT 47
±874m²

LOT 48
±819m²

LOT 49
±1037m²

LOT 50
±1258m²

105 Road
±2444m²

ROAD 1

LOT 40
±953m²

LOT 39
±963m²

104 Road
±2585m²

ROAD 1

LOT 46
±1222m²

LOT 45
±1283m²

LOT 44
±1363m²

LOT 43
±1442m²

LOT 42
±1486m²

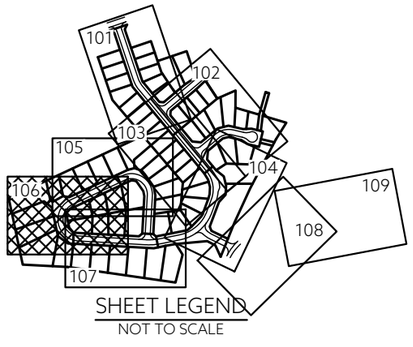
LOT 41
±1579m²

SW10/9
SW10/10
S4/2
S4/3
S4/4
SW9/1
SW1/14
S7/1
SW8/1
SW1/13
SW7/1
SW1/12
S2/4
S2/3
SW6/4
SW6/3
SW6/2
SW6/1
SW1/11
SW1/10
S2/1
S2/2

N

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S NEW SEWER LC
- NEW WATER
- P/W NEW WATER LC
- (E)SW EX. STORMWATER
- (E)S EX. SEWER
- (E)W EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE



SHEET LEGEND
NOT TO SCALE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC
JOB MANAGER:	HUGH CLEMENT
ISSUED DATE:	02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 6 OF 9

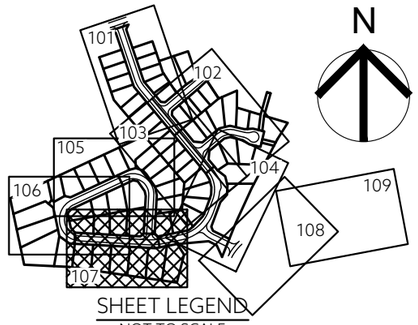
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CONTRACT NO.	SCALE	PAPER
------	1: 500	(A3)
JOB NUMBER	DISCIPLINE / SHEET	REVISION
48556MR	C 106	-

DATE/TIME: Wednesday, 2 July 2025 4:53:02 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S — NEW SEWER LC
- NEW WATER
- P/W — NEW WATER LC
- (E)SW — EX. STORMWATER
- (E)S — EX. SEWER
- (E)W — EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE



SHEET LEGEND
NOT TO SCALE

LOT 61
±1155m²

ROAD
±781m²

LOT 62
±1873m²

LOT 63
±1730m²

LOT 64
±1715m²

LOT 65
±2504m²

LOT 66
±1192m²

LOT 67
±882m²

LOT 68
±826m²

LOT 69
±1102m²

LOT 47
±874m²

LOT 48
±819m²

LOT 49
±1037m²

106 Road
±3385m²

ROAD 1

104 Roa
±2585m

SW14/1
SW13/6
S2/12
SW10/13
S4/6
SW10/12
SW10/11
S4/4
S4/5
SW10/10
S4/3
SW10/9
S4/2
SW1/16
S7/3
SW1/15
S7/2
SW9/1
SW1/14
S7/1
SW8/1
SW1/13
P/SW
P/S
PW

-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 7 OF 9

PDA
SURVEYORS, ENGINEERS & PLANNERS
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EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	107	-

DATE/TIME: Wednesday, 2 July 2025 4:53:04 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

R1-2A
GIVE WAY

W2-9A(R)

URBAN BASIC LEFT TURN FACILITY - BAL PER SD-84.006 & AUSTROADS GUIDE TO ROAD DESIGN PART 4A

1.5m WIDE PEDESTRIAN BRIDGE OVER OPEN DRAIN AND EXISTING LOW POINT

URBAN BASIC RIGHT TURN FACILITY - BAR PER SD-84.003 & AUSTROADS GUIDE TO ROAD DESIGN PART 4A
WIDEN TASMAN HIGHWAY TO 6.5m AT EXISTING ROAD CROSSFALL WITH 0.5m GRAVEL SHOULDERS

EXTENT OF FUTURE ROAD WIDENING BY DSG (RED DASHED LINE). 3.1m WIDE LANE AND 1.0m SHOULDER.

STAY FOR POLE TO REMAIN, WIRE TO BE RELOCATED

1.5m WIDE GRAVEL FOOTPATH

REMOVE TREES WITHIN ROAD RESERVE ALONG GRAVEL FOOTPATH AS REQUIRED

EXISTING FOOTPATH TO REMAIN

EX DN375 RCP CULVERT TO BE EXTENDED PAST ROAD WIDENING WITH ENDWALL PROVIDE ROCK PITCHING FOR SCOUR PROTECTION

EXISTING FOOTPATH GRATING TO REMAIN

MATCH INTO EX. FOOTPATH LEVEL

W2-9A(L)

TASMAN HIGHWAY

45m

15m

35m

50m

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S — NEW SEWER LC
- NEW WATER
- P/W — NEW WATER LC
- (E)SW — EX. STORMWATER
- (E)S — EX. SEWER
- (E)W — EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

SHEET LEGEND
NOT TO SCALE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 8 OF 9

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CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	108	-

DATE/TIME: Wednesday, 2 July 2025 4:53:06 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

1.5m WIDE GRAVEL FOOTPATH

REMOVE TREES WITHIN ROAD RESERVE ALONG GRAVEL FOOTPATH AS REQUIRED

1.5m WIDE FOOT BRIDGE OVER OPEN DRAIN TO MATCH LEVEL OF EX TASMAN HIGHWAY SHOULDER.

EXTENT OF FUTURE ROAD WIDENING BY DSG (RED DASHED LINE). 3.1m WIDE LANE AND 1.0m SHOULDER.

EXISTING DN375 CULVERT

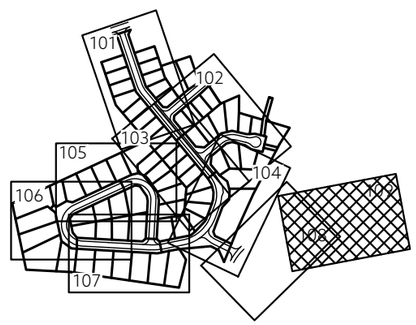
EXISTING DN375 CULVERT

NEW 1500x600 BOX CULVERT

MATCH INTO EXISTING GRAVEL FOOTPATH

W2-9A(L)

SW1/3 SW1/2 SW1/1 SW21/2 SW21/1 EXCVT1/2 EXCVT1/1 EXCVT2/2 EXCVT2/1 MS(E) MS(E)



SHEET LEGEND
NOT TO SCALE

N

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- NEW SEWER LC
- NEW WATER
- NEW WATER LC
- EX. STORMWATER
- EX. SEWER
- EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

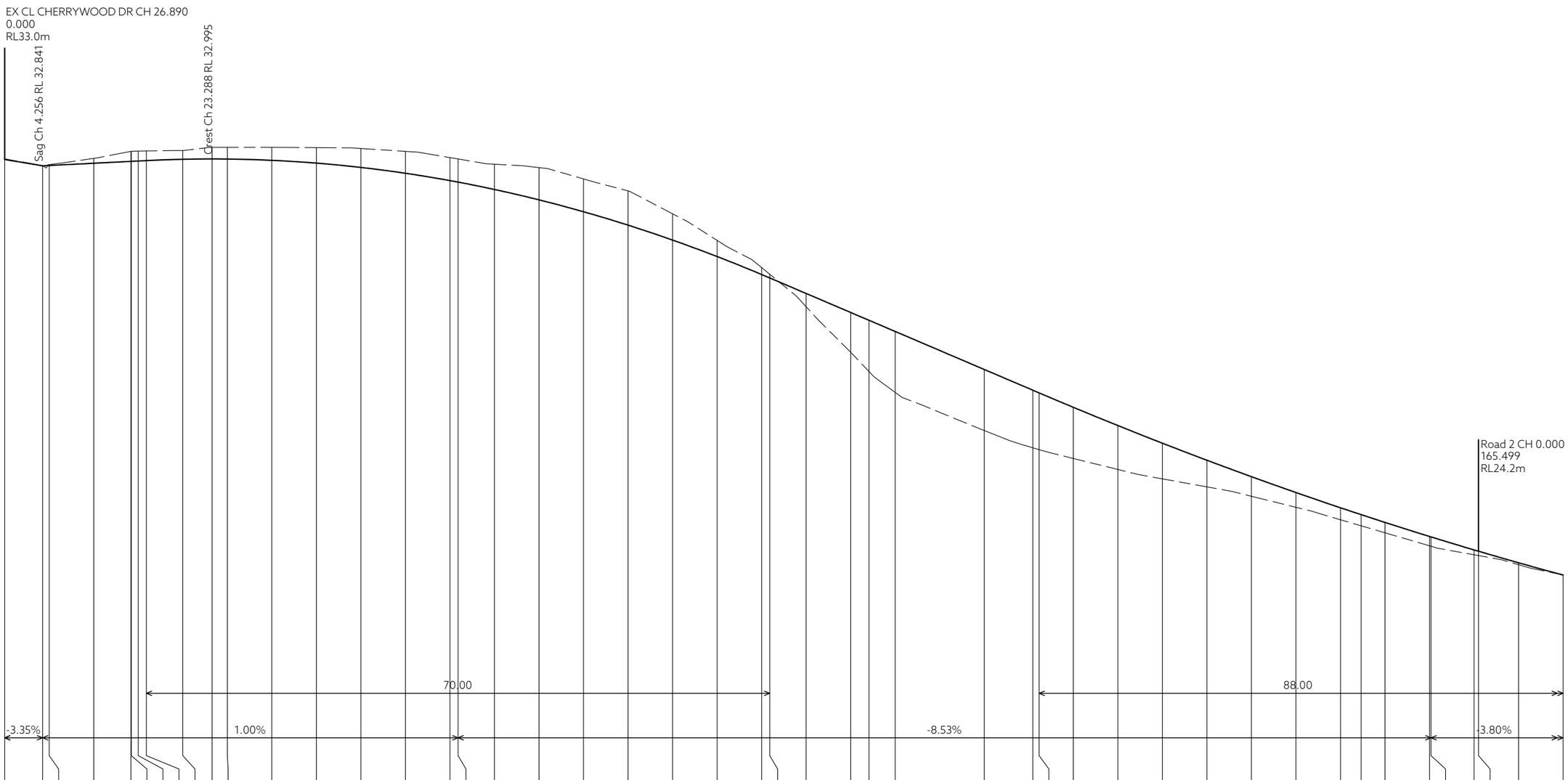
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 9 OF 9

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REGISTRATION NUMBER: ----

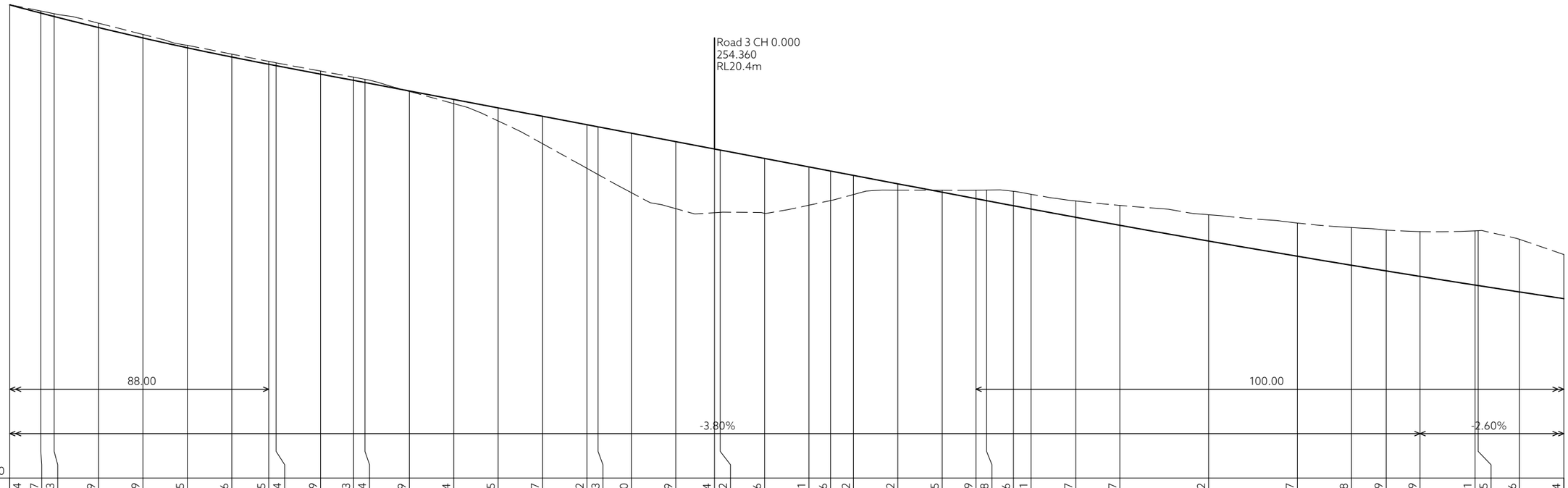
CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	109	-

DATE/TIME: Wednesday, 2 July 2025 4:53:08 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

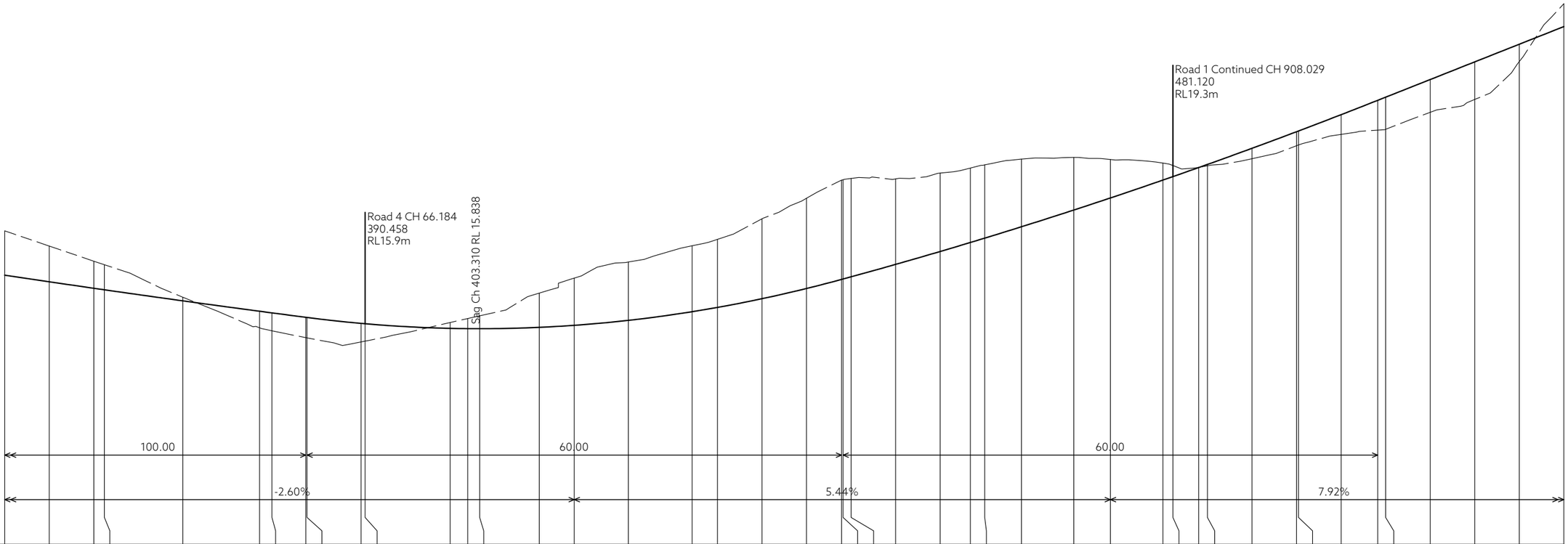

EX CL CHERRYWOOD DR CH 26.890
0.000
RL33.0m
Sag Ch 4.256 RL 32.841
Crest Ch 23.288 RL 32.995
Road 2 CH 0.000
165.499
RL24.2m
70.00
88.00
-3.35%
1.00%
-8.53%
-3.80%

R.L. 19.000

| | | |

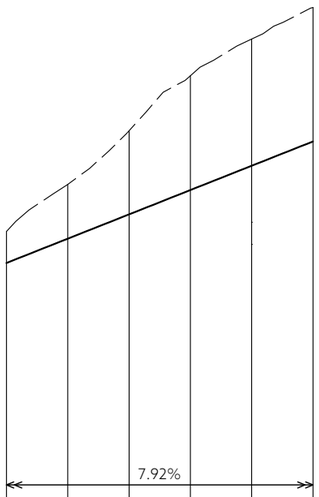

Road 3 CH 0.000
254.360
RL20.4m
88.00
-3.80%
100.00
-2.60%
R.L. 13.000

| | | |


Road 4 CH 66.184
390.458
RL15.9m
Sag Ch 403.310 RL 15.838
Road 1 Continued CH 908.029
481.120
RL19.3m
100.00
60.00
60.00
-2.60%
5.44%
7.92%

R.L. 11.000

| | | |



R.L. 18.000

CUT / FILL	-0.513	-0.885	-1.365	-1.864	-2.066	-2.185
DESIGN ROAD CENTRELINE	22.619	23.015	23.411	23.808	24.204	24.600
EXISTING SURFACE	23.132	23.900	24.776	25.672	26.270	**26.785**
CHAINAGE	525.000	530.000	535.000	540.000	545.000	550.000
HORIZONTAL GEOMETRY	L=65.989 B=273°12'33"					

LONG SECTION -Road 1
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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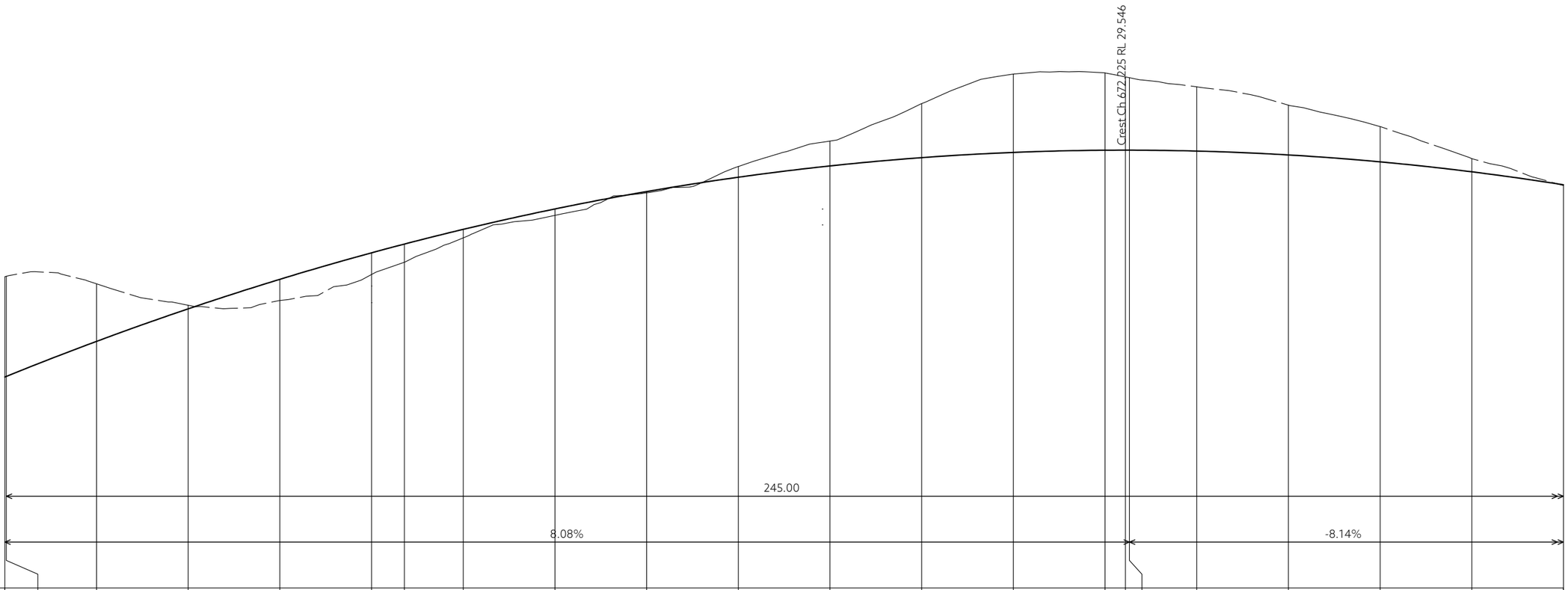
DESIGNED: RD | REVIEWED: HC
DRAWN: RD | REVIEWED: HC
JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 1 LONG SECTION
SHEET 4 OF 9

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EMAIL: pda.east@pda.com.au
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Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

CONTRACT NO.: ------ | SCALE: AS SHOWN | PAPER: (A3)
JOB NUMBER: 48556MR | C | 203 | REVISION: -

DATE/TIME: Wednesday, 2 July 2025 4:53:12 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



R.L. 20.000																						
CUT FILL	-2.185 -2.182	-1.255	-0.078	+0.462	+0.472	+0.396	+0.185	+0.140	+0.028	-0.233	-0.542	-1.179	-1.708	-1.686	-1.597	-1.580	-1.400	-1.085	-0.769	-0.287	+0.016
DESIGN ROAD CENTRELINE	24.600 24.613	25.376	26.086	26.730	27.307	27.498	27.819	28.264	28.643	28.955	29.202	29.382	29.496	29.544	29.546	29.546	29.526	29.441	29.290	29.073	28.790
EXISTING SURFACE	**26.785** 26.795	26.631	26.164	26.268	26.835	**27.102**	27.634	28.124	28.615	29.188	29.744	30.561	31.204	31.230	31.143	31.126	30.926	30.526	30.059	29.360	28.774
CHAINAGE	550.000 550.161	560.000	570.000	580.000	590.000	593.578	600.000	610.000	620.000	630.000	640.000	650.000	660.000	670.000	672.225	672.661	680.000	690.000	700.000	710.000	720.000
HORIZONTAL GEOMETRY	L=43.578 B=273°12'33"										L=82.119 R=31.000								L=94.066 B=64°59'11"		

LONG SECTION -Road 1 Continued
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 1 LONG SECTION
SHEET 5 OF 9

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 204	-

DATE/TIME: Wednesday, 2 July 2025 4:53:13 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



CUT / FILL	+0.016	+0.082	+0.070	-0.421	-1.047	-1.641	-1.657	-2.066	-2.294	-2.252	-2.173	-1.997	-1.660	-1.148	-1.089	-0.682	-0.592	-0.370	-0.803	-1.199	-0.988	-0.693	-0.203	-0.080	-0.061	-0.084
DESIGN ROAD CENTRELINE	28.790	28.441	28.025	27.543	26.995	26.396	26.381	25.700	24.954	24.542	24.148	23.335	22.521	21.707	21.573	20.893	20.716	20.134	19.553	19.152	19.089	18.933	18.887	18.895	18.911	18.929
EXISTING SURFACE	28.774	28.359	27.955	27.964	28.042	**28.037**	28.038	27.766	27.248	26.794	26.321	25.332	24.181	22.855	**22.662**	21.575	21.308	20.504	20.356	20.351	20.077	19.626	19.090	18.975	18.972	19.013
CHAINAGE	720.000	730.000	740.000	750.000	760.000	769.763	770.000	780.000	790.000	795.161	800.000	810.000	820.000	830.000	831.646	840.000	842.171	850.000	860.000	870.000	872.171	880.000	887.106	890.000	892.256	893.931
HORIZONTAL GEOMETRY	L=94.066 B=64°59'11"										L=61.882 R=30.000							L=76.384 B=183°10'24"								

LONG SECTION -Road 1 Continued
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

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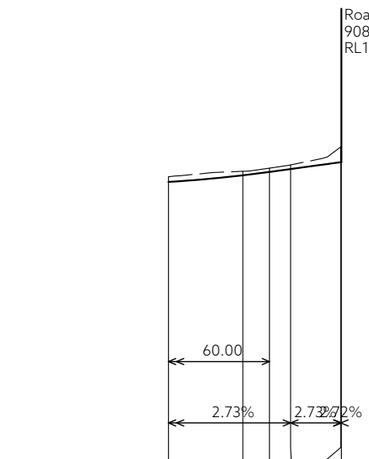
DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 1 LONG SECTION
SHEET 6 OF 9

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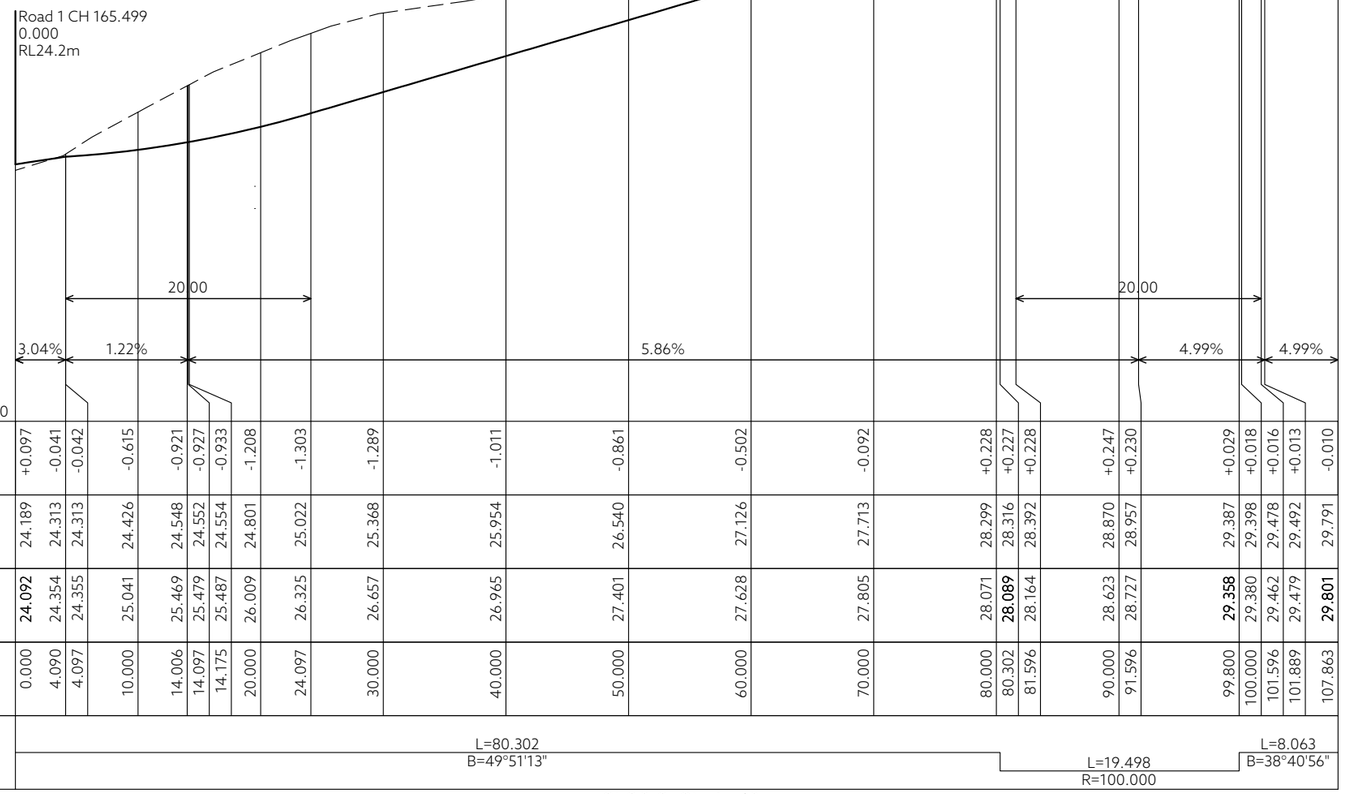
CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 205	-

DATE/TIME: Wednesday, 2 July 2025 4:53:14 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



R.L. 14.000						
CUT / FILL	-0.084	-0.065	-0.062	-0.066	-0.250	-0.255
DESIGN ROAD CENTRELINE	18.929	19.038	19.093	19.140	19.251	19.253
EXISTING SURFACE	19.013	19.103	19.155	19.206	19.501	**19.508**
CHAINAGE	893.931	900.000	902.171	903.895	907.987	908.029
HORIZONTAL GEOMETRY	L=76.384 B=183°10'24"					

LONG SECTION -Road 1 Continued
SCALES: (H) 1:500 (V) 1:100 (A3)



R.L. 20.000																								
CUT / FILL	+0.097	-0.041	-0.042	-0.615	-0.921	-0.927	-0.933	-1.208	-1.303	-1.289	-1.011	-0.861	-0.502	-0.092	+0.228	+0.227	+0.228	+0.247	+0.230	+0.029	+0.018	+0.016	+0.013	-0.010
DESIGN ROAD CENTRELINE	24.189	24.313	24.313	24.426	24.548	24.552	24.554	24.801	25.022	25.368	25.954	26.540	27.126	27.713	28.299	28.316	28.392	28.870	28.957	29.387	29.398	29.478	29.492	29.791
EXISTING SURFACE	**24.092**	24.354	24.355	25.041	25.469	25.479	25.487	26.009	26.325	26.657	26.965	27.401	27.628	27.805	28.071	**28.089**	28.164	28.623	28.727	**29.358**	29.380	29.462	29.479	**29.801**
CHAINAGE	0.000	4.090	4.097	10.000	14.006	14.097	14.175	20.000	24.097	30.000	40.000	50.000	60.000	70.000	80.000	80.302	81.596	90.000	91.596	99.800	100.000	101.596	101.889	107.863
HORIZONTAL GEOMETRY	L=80.302 B=49°51'13"															L=19.498 R=100.000				L=8.063 B=38°40'56"				

LONG SECTION -Road 2
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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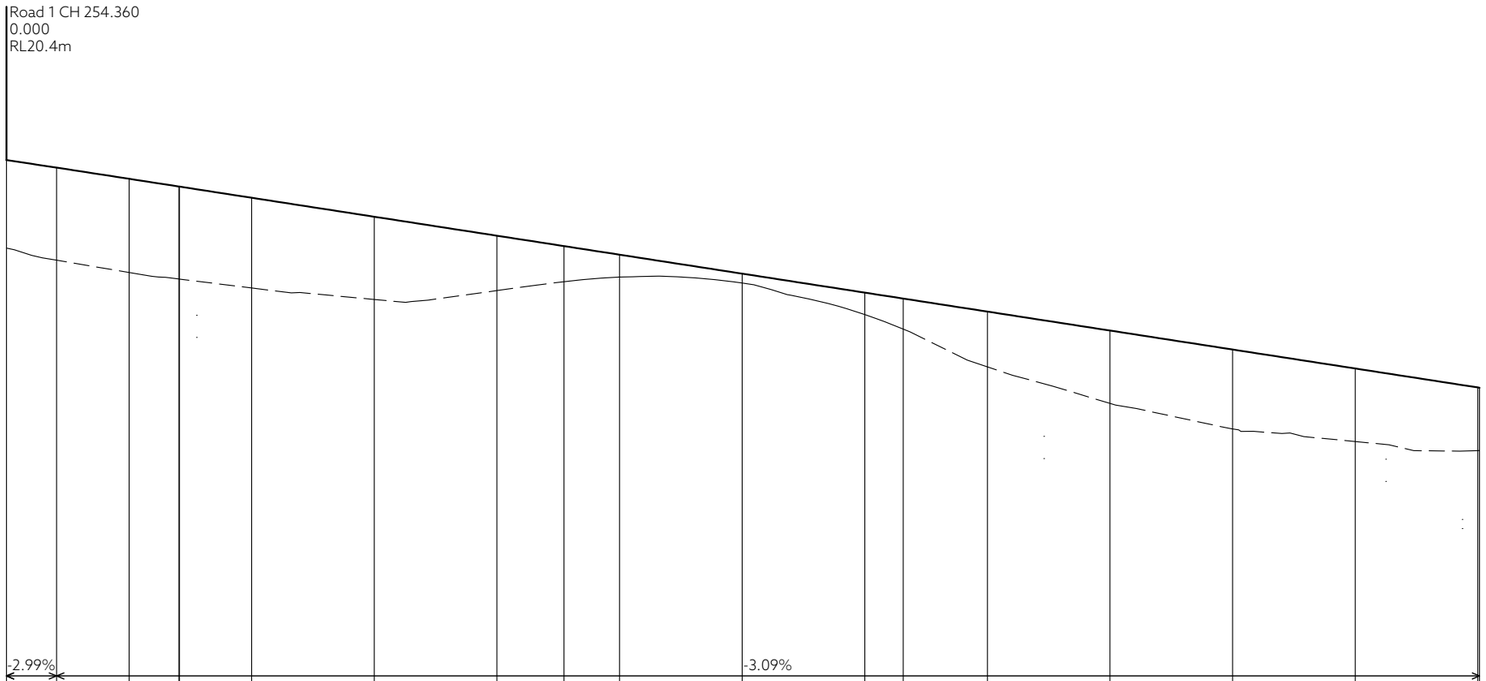
DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 1 & 2 LONG SECTION
SHEET 7 OF 9

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 206		-

DATE/TIME: Wednesday, 2 July 2025 4:53:15 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



R.L. 11.000

CUT / FILL	+1.434	+1.510	+1.527	+1.507	+1.507	+1.471	+1.349	+0.894	+0.580	+0.365	+0.153	+0.357	+0.497	+0.900	+1.188	+1.294	+1.191	+1.029	+1.024				
DESIGN ROAD / CENTRELINE	20.410	20.288	20.105	19.979	19.978	19.796	19.487	19.177	19.008	18.868	18.559	18.250	18.153	17.940	17.631	17.322	17.013	16.703	16.699				
EXISTING SURFACE	**18.976**	18.778	18.578	18.472	18.471	18.325	18.138	18.283	**18.428**	18.503	18.406	17.893	**17.656**	17.040	16.443	16.028	15.822	15.674	**15.675**				
CHAINAGE	0.000	4.090	10.000	14.068	14.114	20.000	30.000	40.000	45.470	50.000	60.000	70.000	73.140	80.000	90.000	100.000	110.000	120.000	120.142				
HORIZONTAL GEOMETRY	L=45.470 B=50°19'22"										L=27.670 R=30.000					L=47.002 B=103°10'05"							

LONG SECTION -Road 3
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

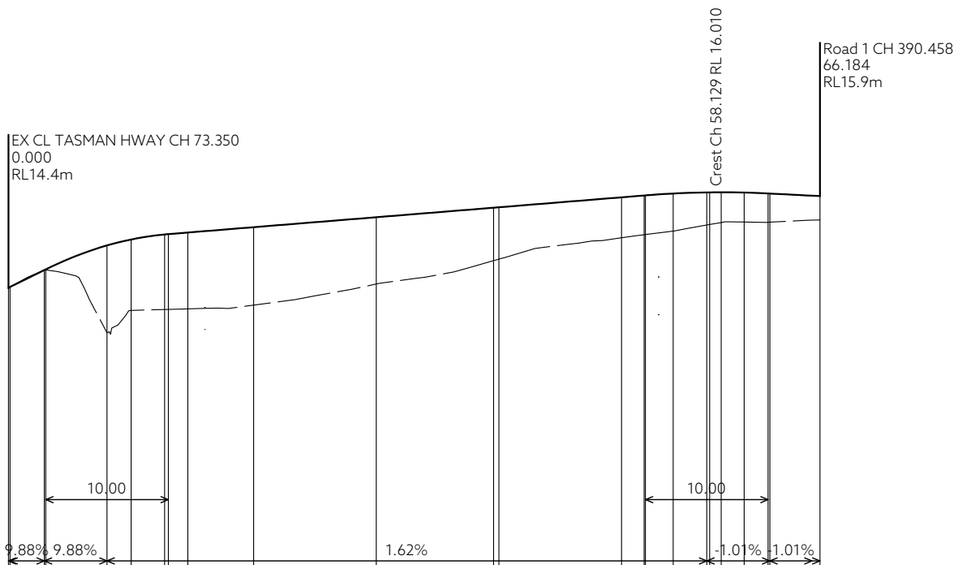
JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 3 LONG SECTION
SHEET 8 OF 9

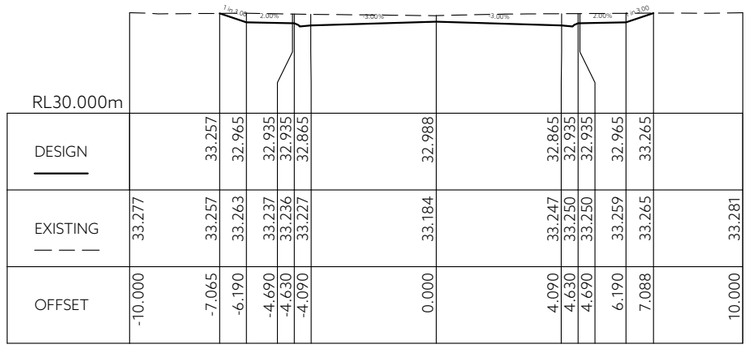
PDA
SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street, Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 207		-

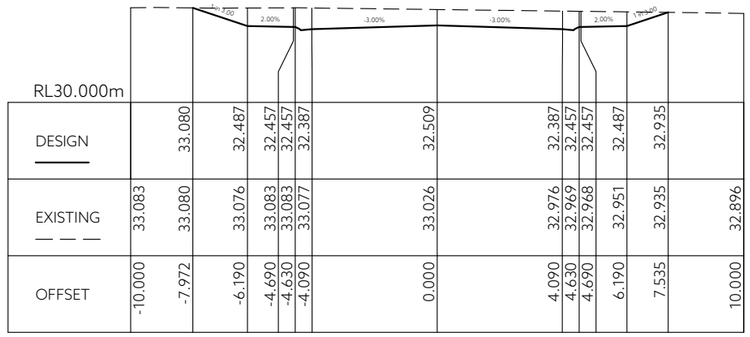
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EX CL TASMAN HWAY CH 73.350
0.000
RL14.4m
Crest Ch 58.129 RL 16.010
Road 1 CH 390.458
66.184
RL15.9m
10.00
10.00
9.88%
9.88%
1.62%
-1.01%
-1.01%
R.L. 9.000

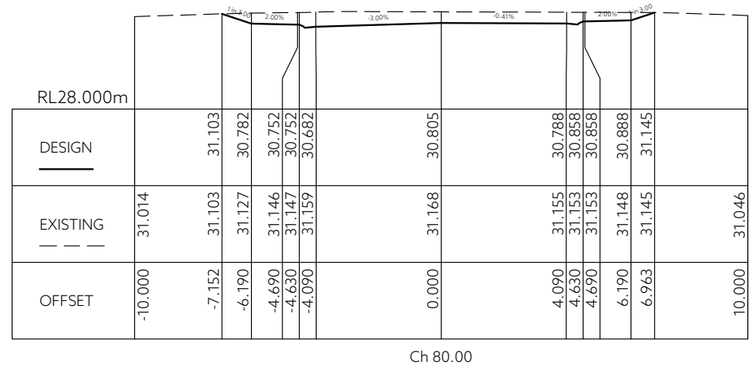
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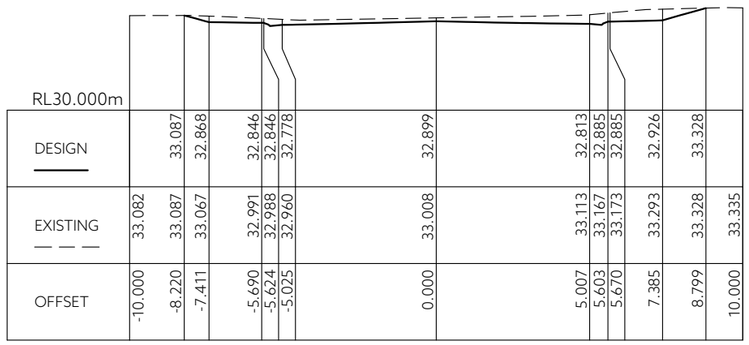
Ch 20.00



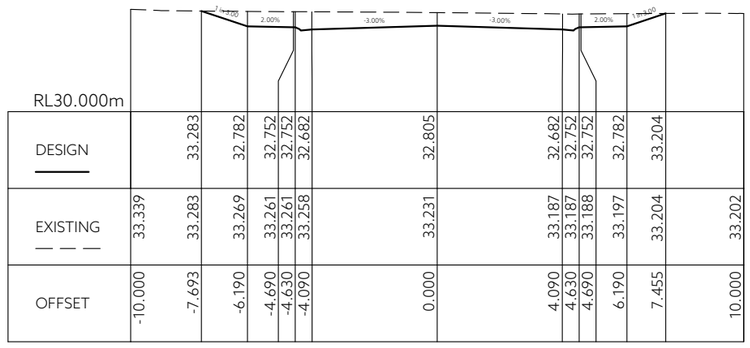
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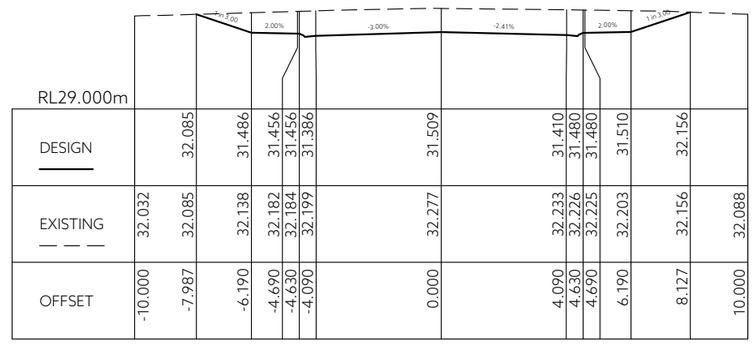
Ch 80.00



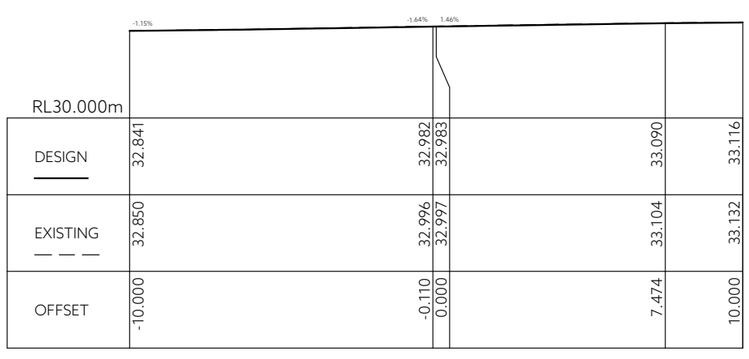
Ch 10.00



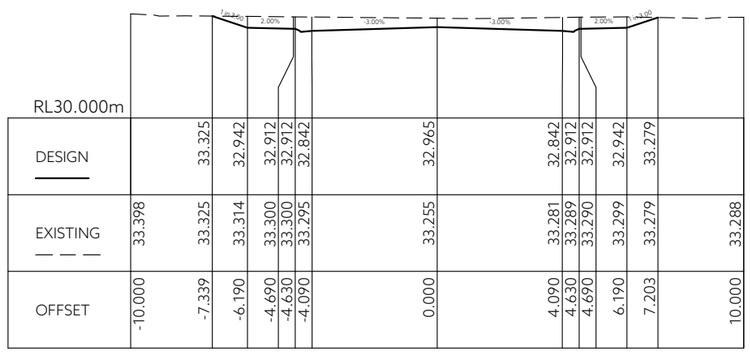
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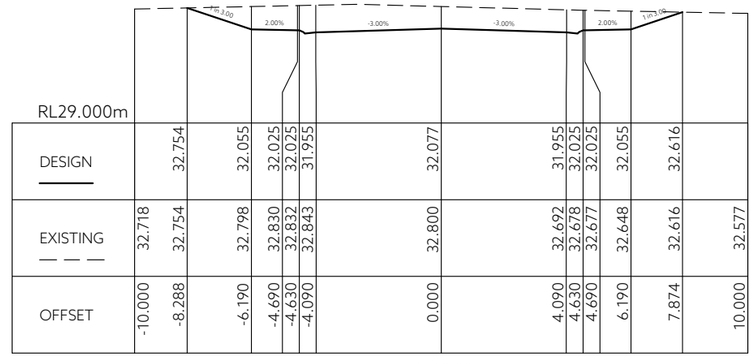
Ch 70.00



Ch 0.00



Ch 30.00



Ch 60.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

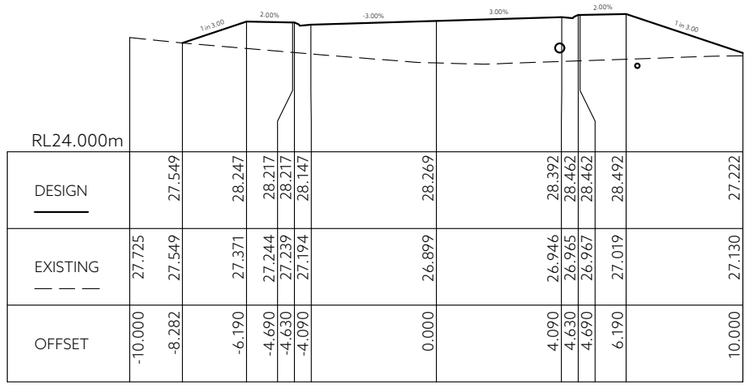
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 1 OF 14

PDA
SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

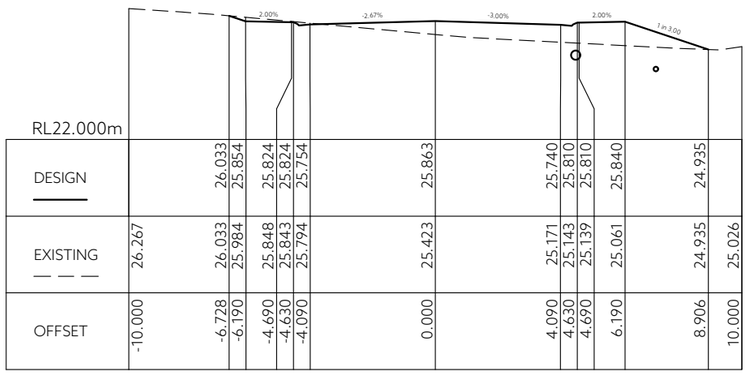
CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	300	-

DATE/TIME: Wednesday, 2 July 2025 4:53:17 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



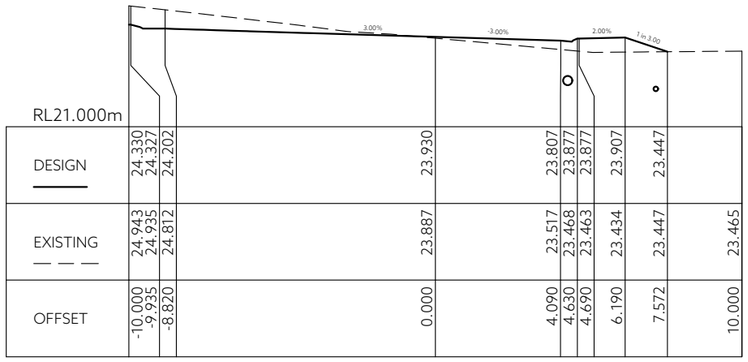
RL24.000m										
DESIGN		27.549	28.247	28.217	28.147	28.269	28.392	28.462	28.492	27.222
EXISTING	27.725	27.549	27.371	27.244	27.239	27.194	26.899	26.946	26.965	26.967	27.019	27.130
OFFSET	-10.000	-8.282	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	10.000

Ch 110.00



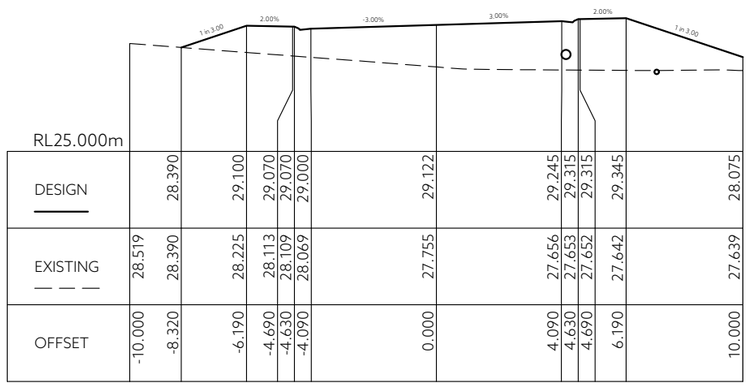
RL22.000m										
DESIGN		26.033	25.854	25.824	25.824	25.754	25.863	25.740	25.810	25.810	25.840	24.935
EXISTING	26.267	26.033	25.984	25.848	25.843	25.794	25.423	25.171	25.143	25.139	25.061	24.935	25.026
OFFSET	-10.000	-6.728	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.906	10.000

Ch 140.00



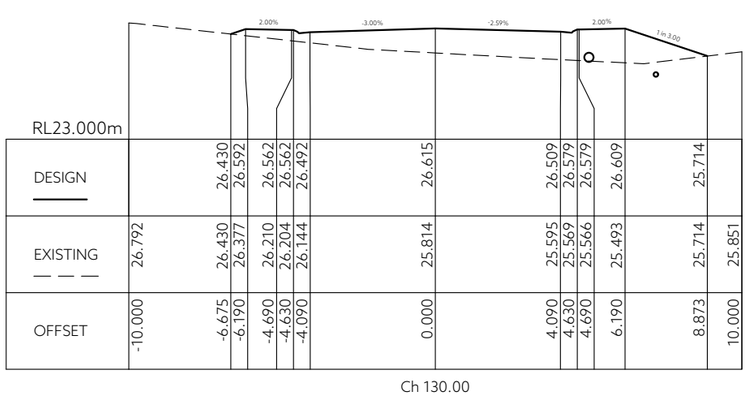
RL21.000m									
DESIGN	24.330	24.327	24.202	23.930	23.807	23.877	23.877	23.907	23.447
EXISTING	24.943	24.935	24.812	23.887	23.517	23.468	23.463	23.434	23.447	23.465
OFFSET	-10.000	-9.935	-8.820	0.000	4.090	4.630	4.690	6.190	7.572	10.000

Ch 170.00



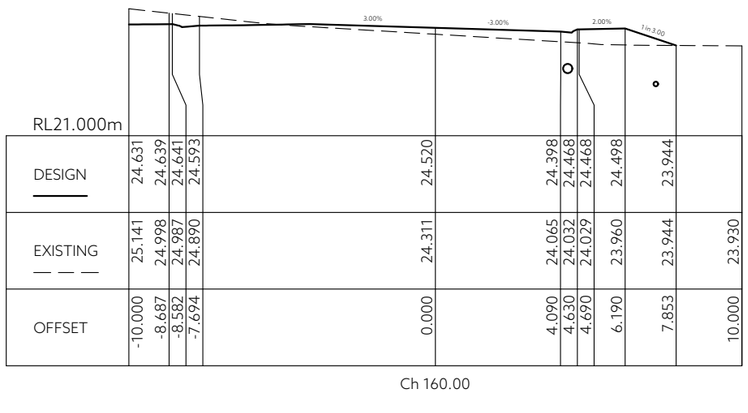
RL25.000m										
DESIGN		28.390	29.100	29.070	29.070	29.000	29.122	29.245	29.315	29.315	29.345	28.075
EXISTING	28.519	28.390	28.225	28.113	28.109	28.069	27.755	27.656	27.653	27.652	27.642	27.639
OFFSET	-10.000	-8.320	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	10.000

Ch 100.00



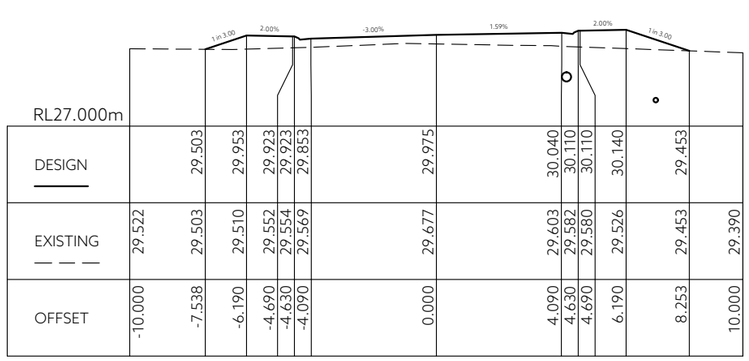
RL23.000m										
DESIGN		26.430	26.592	26.562	26.562	26.492	26.615	26.509	26.579	26.579	26.609	25.714
EXISTING	26.792	26.430	26.377	26.210	26.204	26.144	25.814	25.595	25.569	25.566	25.493	25.714	25.851
OFFSET	-10.000	-6.675	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.873	10.000

Ch 130.00



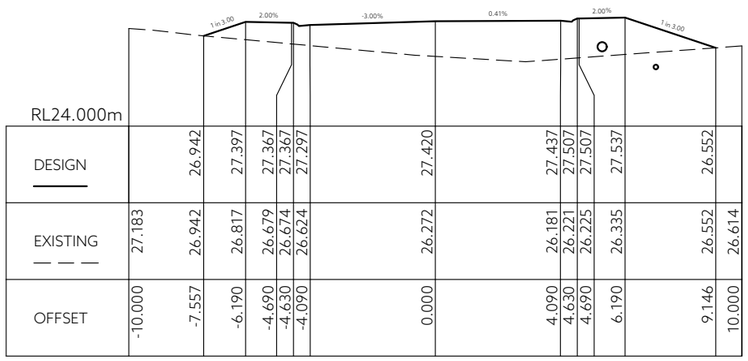
RL21.000m									
DESIGN	24.631	24.639	24.641	24.593	24.520	24.398	24.468	24.468	24.498	23.944
EXISTING	25.141	24.998	24.987	24.890	24.311	24.065	24.032	24.029	23.960	23.944	23.930
OFFSET	-10.000	-8.687	-8.582	-7.694	0.000	4.090	4.630	4.690	6.190	7.853	10.000

Ch 160.00



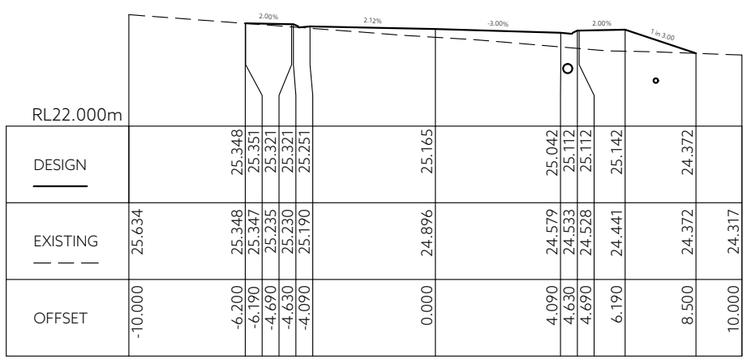
RL27.000m										
DESIGN		29.503	29.953	29.923	29.923	29.853	29.975	30.040	30.110	30.110	30.140	29.453
EXISTING	29.522	29.503	29.510	29.552	29.554	29.569	29.677	29.603	29.582	29.580	29.526	29.453	29.390
OFFSET	-10.000	-7.538	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.253	10.000

Ch 90.00



RL24.000m										
DESIGN		26.942	27.397	27.367	27.367	27.297	27.420	27.437	27.507	27.507	27.537	26.552
EXISTING	27.183	26.942	26.817	26.679	26.674	26.624	26.272	26.181	26.221	26.225	26.335	26.552	26.614
OFFSET	-10.000	-7.557	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	9.146	10.000

Ch 120.00



RL22.000m									
DESIGN	25.348	25.351	25.321	25.321	25.251	25.165	25.042	25.112	25.142	24.372
EXISTING	25.634	25.348	25.347	25.235	25.230	25.190	24.896	24.579	24.533	24.528	24.441	24.372	24.317
OFFSET	-10.000	-6.200	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.500	10.000

Ch 150.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

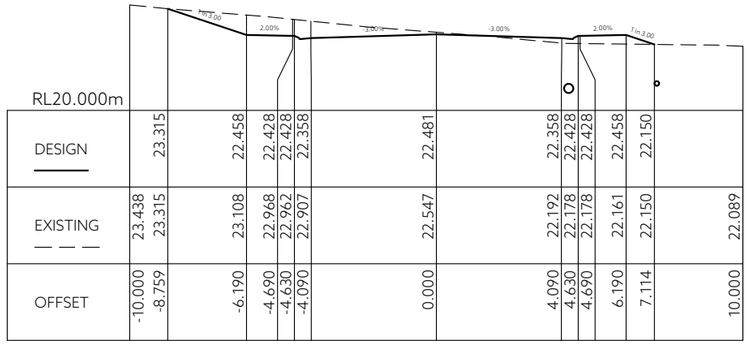
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 2 OF 14

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SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
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PHONE: +61 03 6130 9099
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REGISTRATION NUMBER: ----

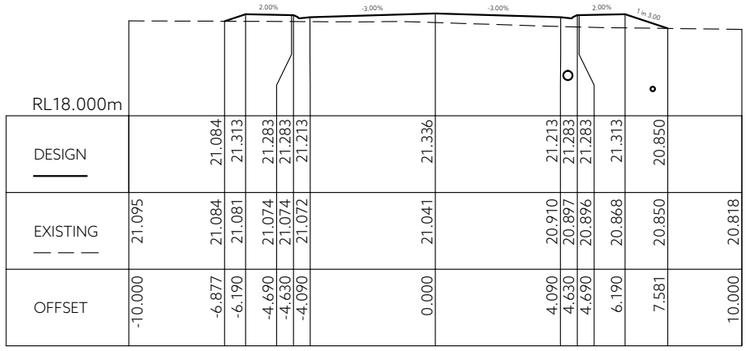
CONTRACT NO.	SCALE	PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
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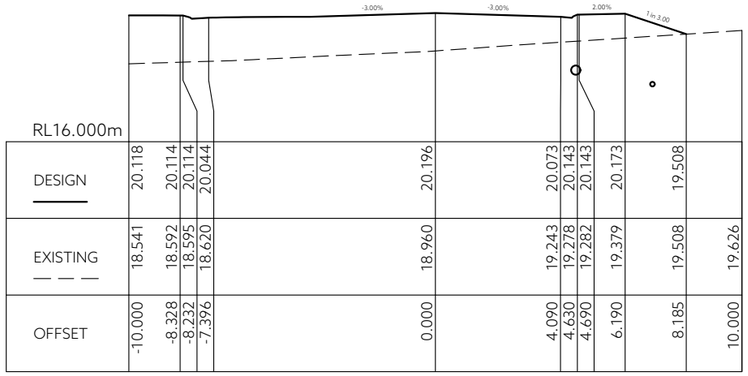
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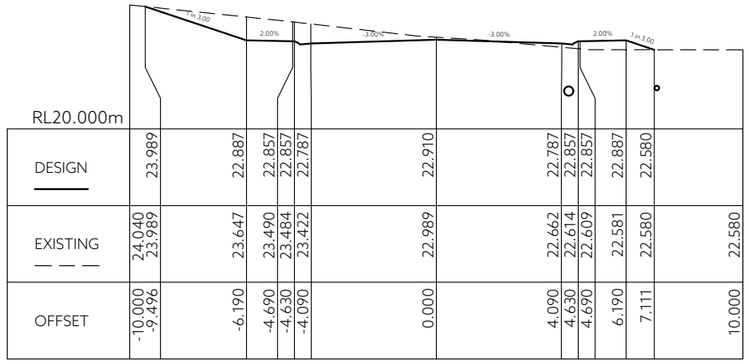
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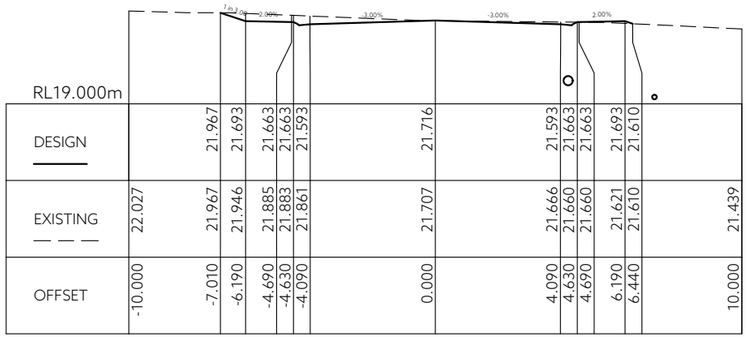
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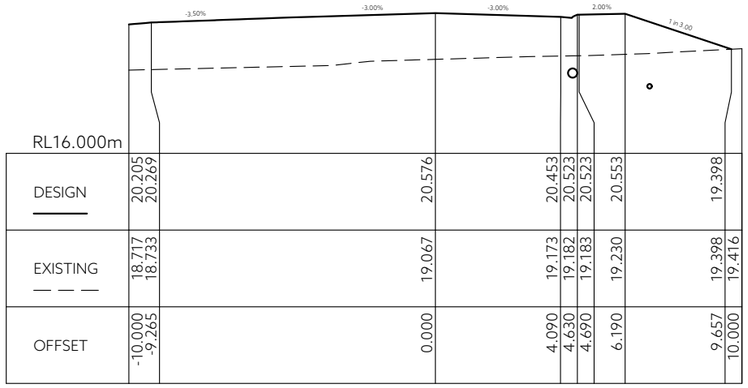
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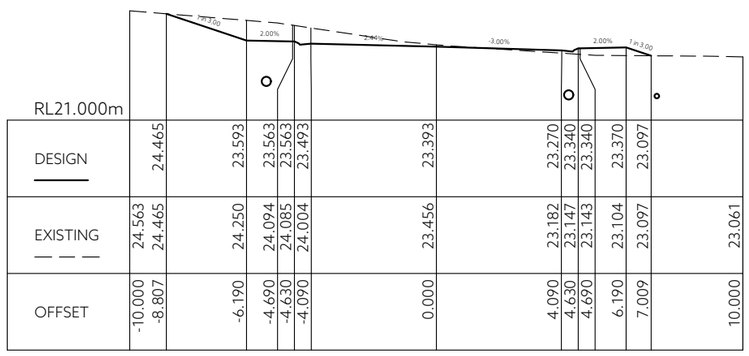
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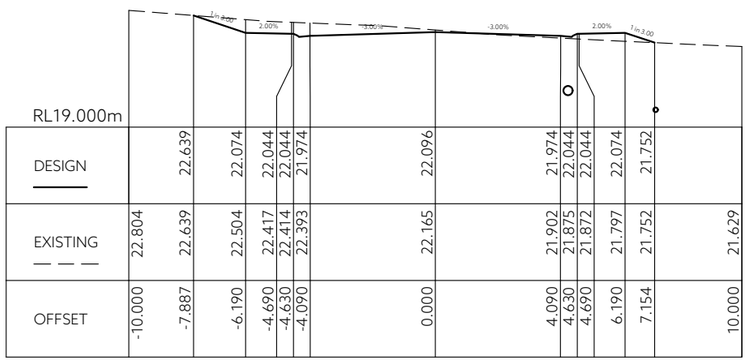
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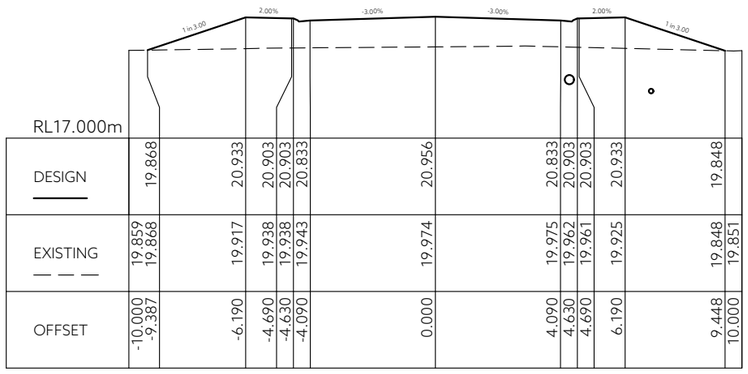
Ch 250.00



Ch 180.00



Ch 210.00



Ch 240.00

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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 1 CROSS SECTIONS SHEET 3 OF 14

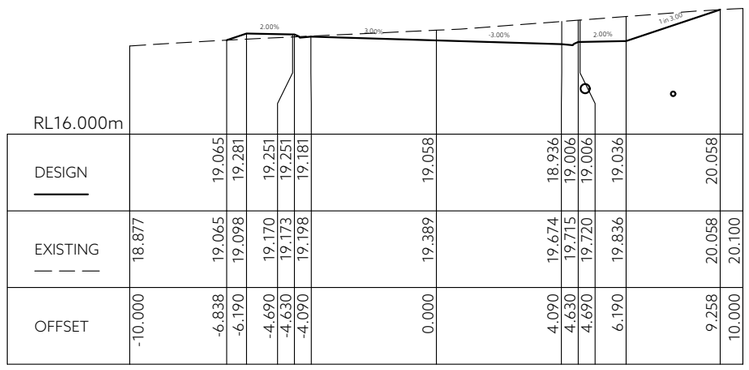
PDA SURVEYORS, ENGINEERS & PLANNERS

3 Franklin Street, Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

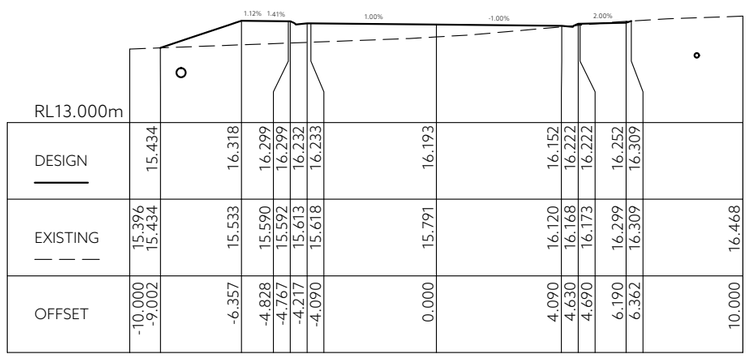
CONTRACT NO.	SCALE	PAPER
------	1: 200	(A3)
JOB NUMBER	DISCIPLINE / SHEET	REVISION
48556MR	C 302	-

DATE/TIME: Wednesday, 2 July 2025 4:53:20 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



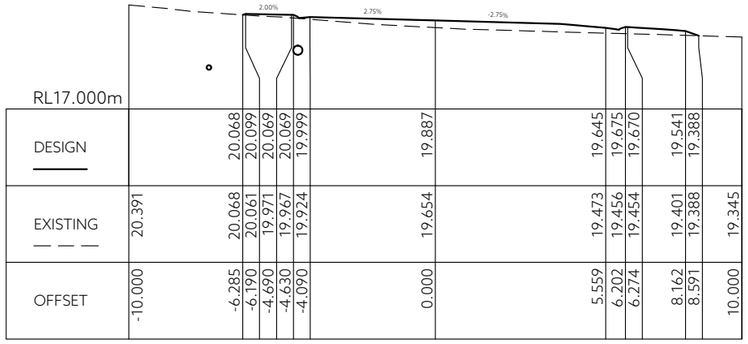
RL16.000m

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RL13.000m

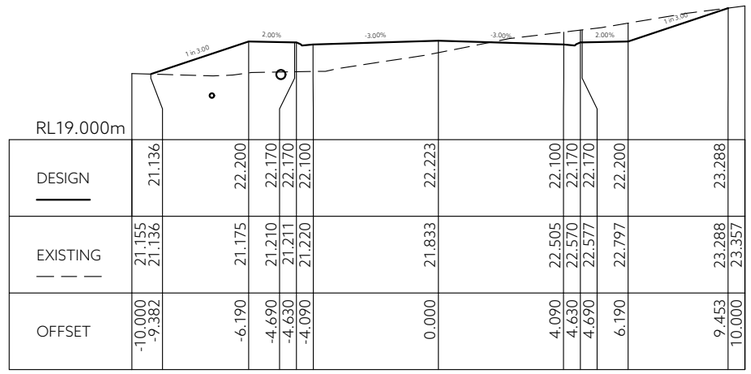
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RL17.000m

DESIGN			20.068	20.099	20.069	20.069	19.999	19.887			19.645	19.675	19.670	19.541	19.388	
EXISTING	20.391		20.068	20.061	19.971	19.967	19.924	19.654			19.473	19.456	19.454	19.401	19.388	19.345
OFFSET	-10.000		-6.285	-6.190	-4.690	-4.630	-4.090	0.000			5.559	6.202	6.274	8.162	8.591	10.000

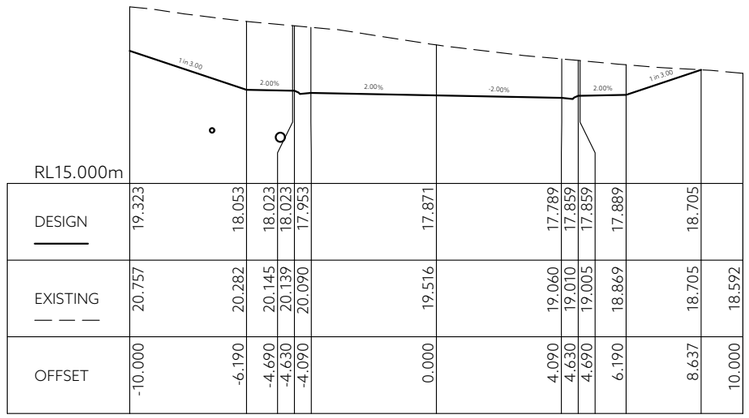
Ch 490.00



RL19.000m

DESIGN		21.136		22.200	22.170	22.170	22.100	22.223			22.100	22.170	22.170	22.200		23.288
EXISTING	21.155	21.136		21.175	21.210	21.211	21.220	21.833			22.505	22.570	22.577	22.797		23.288	23.357
OFFSET	-10.000	-9.382		-6.190	-4.690	-4.630	-4.090	0.000			4.090	4.630	4.690	6.190		9.453	10.000

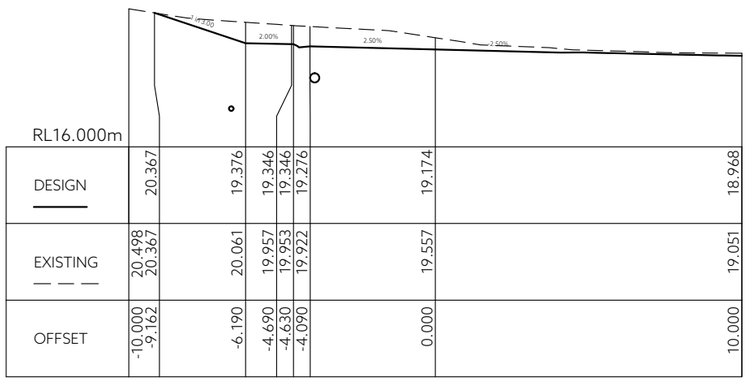
Ch 520.00



RL15.000m

DESIGN	19.323		18.053	18.023	18.023	17.953	17.871			17.789	17.859	17.859	17.889	18.705		
EXISTING	20.757		20.282	20.145	20.139	20.090	19.516			19.060	19.010	19.005	18.869	18.705		18.592
OFFSET	-10.000		-6.190	-4.690	-4.630	-4.090	0.000			4.090	4.630	4.690	6.190	8.637		10.000

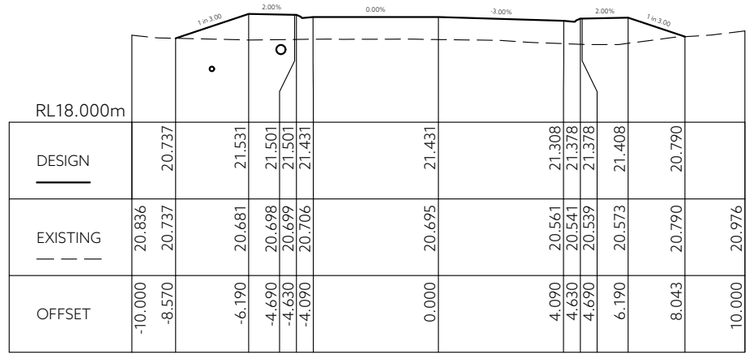
Ch 460.00



RL16.000m

DESIGN	20.367		19.376	19.346	19.346	19.276	19.174									18.968
EXISTING	20.498	20.367	20.061	19.957	19.953	19.922	19.557									19.051
OFFSET	-10.000	-9.162	-6.190	-4.690	-4.630	-4.090	0.000									10.000

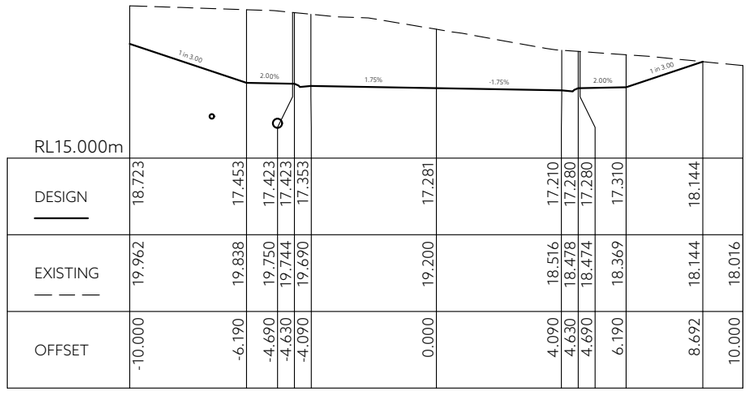
Ch 480.00



RL18.000m

DESIGN		20.737		21.531	21.501	21.501	21.431	21.431			21.308	21.378	21.378	21.408	20.790	
EXISTING	20.836	20.737		20.681	20.698	20.699	20.706	20.695			20.561	20.541	20.539	20.573	20.790	20.976
OFFSET	-10.000	-8.570		-6.190	-4.690	-4.630	-4.090	0.000			4.090	4.630	4.690	6.190	8.043	10.000

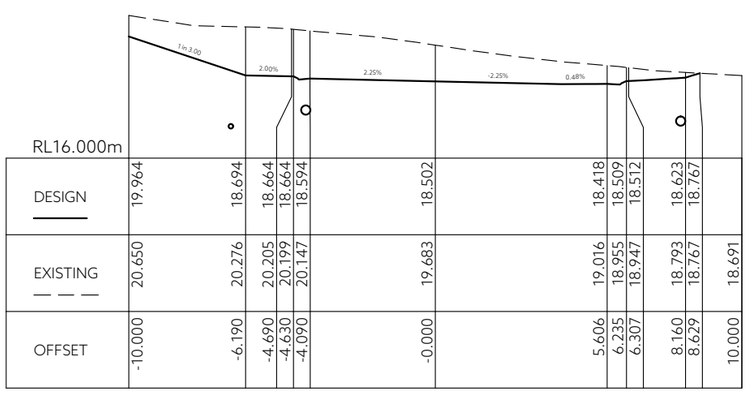
Ch 510.00



RL15.000m

DESIGN	18.723		17.453	17.423	17.423	17.353	17.281			17.210	17.280	17.280	17.310	18.144		
EXISTING	19.962		19.838	19.750	19.744	19.690	19.200			18.516	18.478	18.474	18.369	18.144		18.016
OFFSET	-10.000		-6.190	-4.690	-4.630	-4.090	0.000			4.090	4.630	4.690	6.190	8.692		10.000

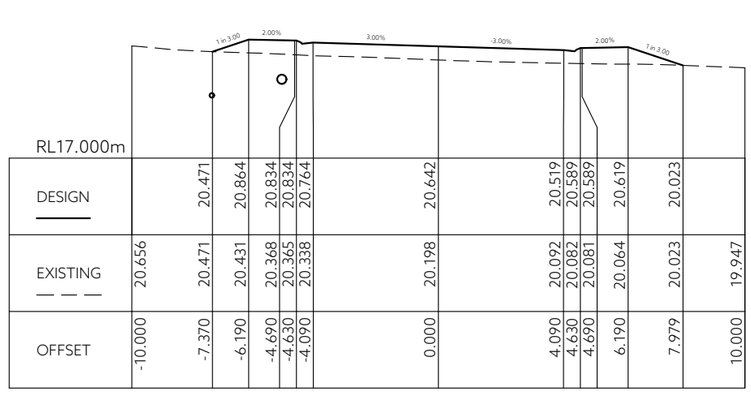
Ch 450.00



RL16.000m

DESIGN	19.964		18.694	18.664	18.664	18.594	18.502						18.418	18.509	18.512	18.623	18.767	
EXISTING	20.650		20.276	20.205	20.199	20.147	19.683						19.016	18.955	18.947	18.793	18.767	18.691
OFFSET	-10.000		-6.190	-4.690	-4.630	-4.090	-0.000						5.606	6.235	6.307	8.160	8.629	10.000

Ch 470.00



RL17.000m

DESIGN		20.471	20.864	20.834	20.834	20.764	20.642						20.519	20.589	20.589	20.619	20.023	
EXISTING	20.656	20.471	20.431	20.368	20.365	20.338	20.198						20.092	20.082	20.081	20.064	20.023	19.947
OFFSET	-10.000	-7.370	-6.190	-4.690	-4.630	-4.090	0.000						4.090	4.630	4.690	6.190	7.979	10.000

Ch 500.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

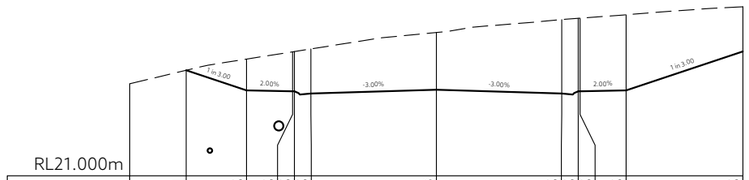
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 6 OF 14

PDA
SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	305	-

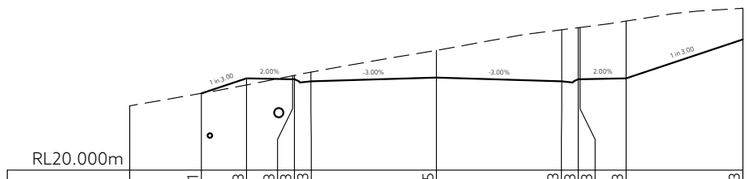
DATE/TIME: Wednesday, 2 July 2025 4:53:24 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



RL21.000m

DESIGN		24.441		23.785	23.755	23.755	23.685	23.808	23.685	23.755	23.755	23.785		25.055
EXISTING	24.001	24.441		24.806	25.042	25.052	25.136	25.672	26.094	26.136	26.140	26.249		26.510
OFFSET	-10.000	-8.159		-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190		10.000

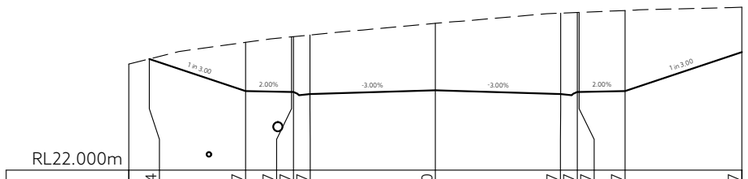
Ch 540.00



RL20.000m

DESIGN		22.501		22.993	22.963	22.963	22.893	23.015	22.893	22.963	22.963	22.993		24.263
EXISTING	22.095	22.501		22.777	23.076	23.088	23.194	23.900	24.574	24.641	24.648	24.859		25.278
OFFSET	-10.000	-7.666		-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190		10.000

Ch 530.00



RL22.000m

DESIGN	25.624		24.577	24.547	24.547	24.477	24.600	24.477	24.547	24.547	24.577		25.847	
EXISTING	25.456	25.624	26.166	26.344	26.350	26.404	26.785	27.118	27.139	27.142	27.202		27.310	
OFFSET	-10.000	-9.330	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190		10.000	

Ch 550.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

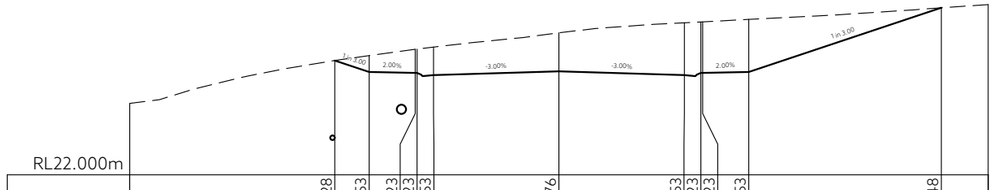
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 7 OF 14

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SURVEYORS, ENGINEERS & PLANNERS
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EMAIL: pda.east@pda.com.au
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Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

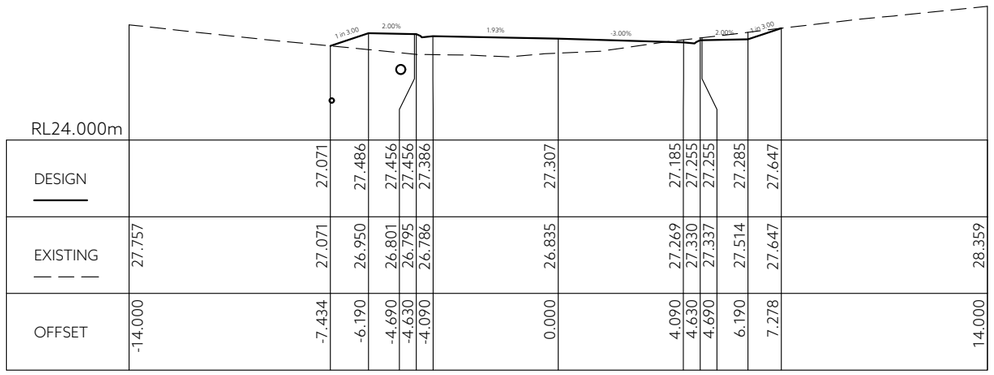
CONTRACT NO.	SCALE		PAPER
------	1: 200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	306	-

DATE/TIME: Wednesday, 2 July 2025 4:53:25 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



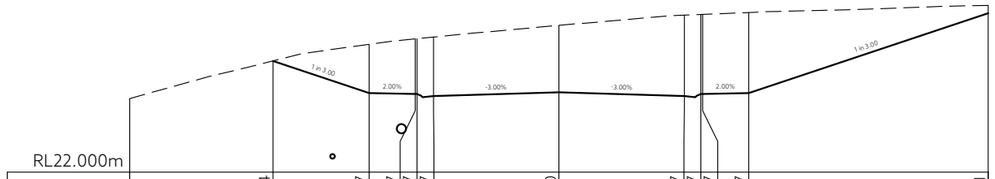
RL22.000m										
DESIGN		25.728	25.353	25.323	25.323	25.253	25.376	25.253	25.323	25.323	25.353	27.448	
EXISTING	24.331	25.728	25.889	26.093	26.101	26.166	26.631	26.958	26.985	26.988	27.069	27.448	27.551
OFFSET	-14.000	-7.314	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	12.474	14.000

Ch 560.00



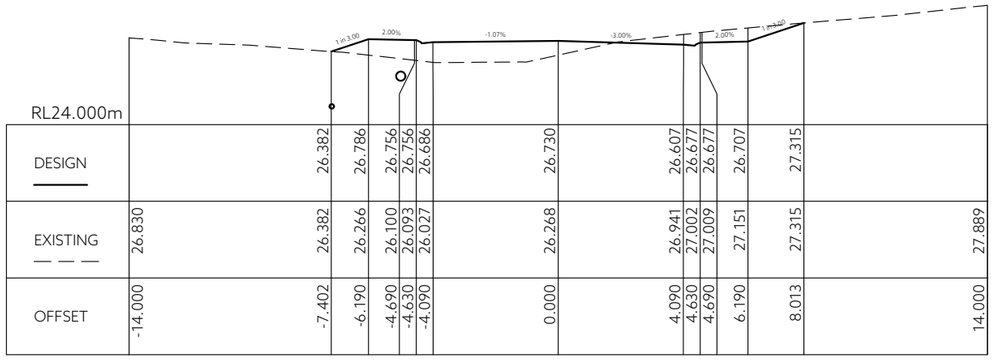
RL24.000m										
DESIGN		27.071	27.486	27.456	27.456	27.386	27.307	27.185	27.255	27.255	27.285	27.647	
EXISTING	27.757	27.071	26.950	26.801	26.795	26.786	26.835	27.269	27.330	27.337	27.514	27.647	28.359
OFFSET	-14.000	-7.434	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	7.278	14.000

Ch 590.00



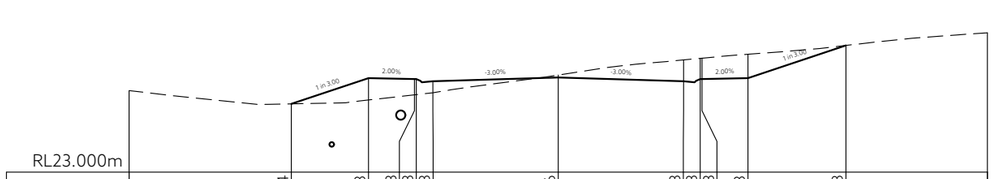
RL22.000m										
DESIGN		25.624	24.577	24.547	24.547	24.477	24.600	24.477	24.547	24.547	24.577	27.181	
EXISTING	24.397	25.624	26.166	26.344	26.350	26.404	26.785	27.118	27.139	27.142	27.202	27.435	
OFFSET	-14.000	-9.330	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	14.000	

Ch 550.00



RL24.000m										
DESIGN		26.382	26.786	26.756	26.756	26.686	26.730	26.607	26.677	26.677	26.707	27.315	
EXISTING	26.830	26.382	26.266	26.100	26.093	26.027	26.268	26.941	27.002	27.009	27.151	27.315	27.889
OFFSET	-14.000	-7.402	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.013	14.000

Ch 580.00



RL23.000m										
DESIGN		25.224	26.063	26.033	26.033	25.963	26.086	25.963	26.033	26.033	26.063	27.128	
EXISTING	25.659	25.224	25.351	25.519	25.526	25.586	26.164	26.657	26.708	26.714	26.841	27.128	27.542
OFFSET	-14.000	-8.707	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	9.385	14.000

Ch 570.00

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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 8 OF 14

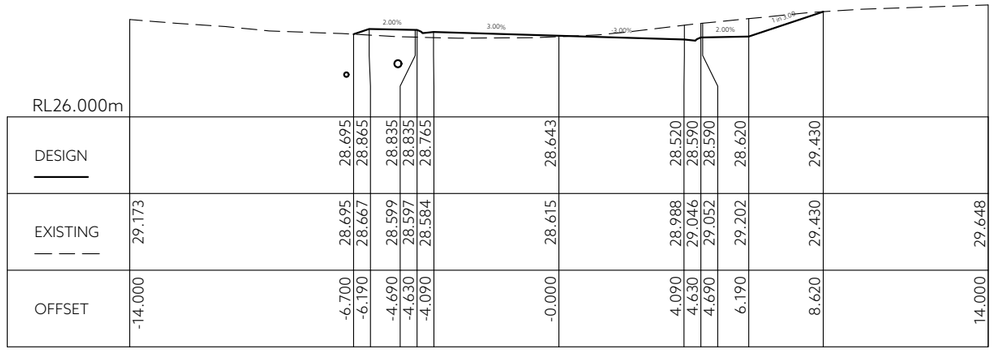
PDA
SURVEYORS, ENGINEERS & PLANNERS

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PHONE: +61 03 6130 9099
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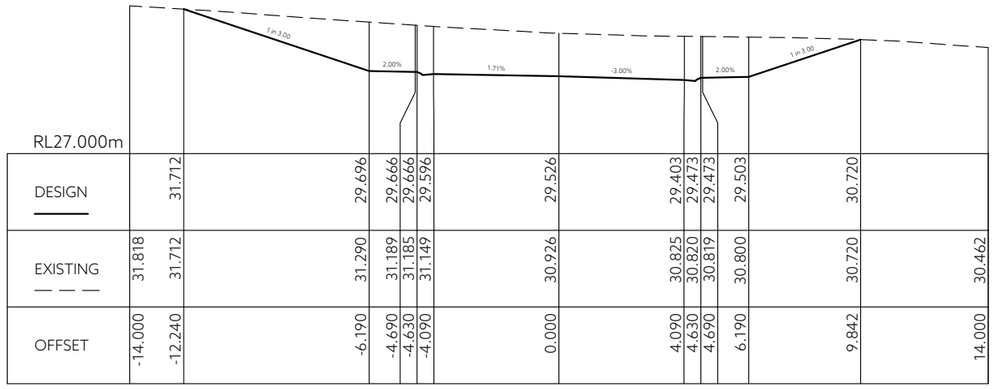
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	307	-

DATE/TIME: Wednesday, 2 July 2025 4:53:26 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

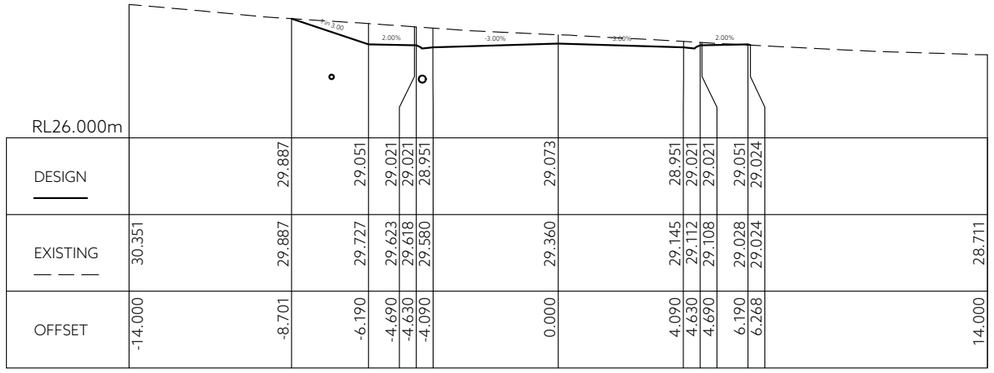


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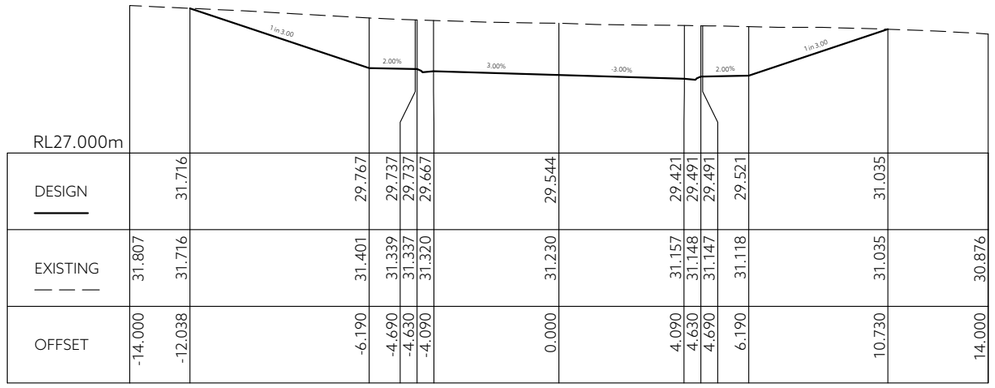
RL27.000m																							
DESIGN		31.712		29.696		29.666	29.666	29.596		29.526			29.403	29.473	29.473	29.503		30.720					
EXISTING	31.818	31.712		31.290		31.189	31.185	31.149		30.926			30.825	30.820	30.819	30.800		30.720					30.462
OFFSET	-14.000	-12.240		-6.190		-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190		9.842					14.000

Ch 680.00



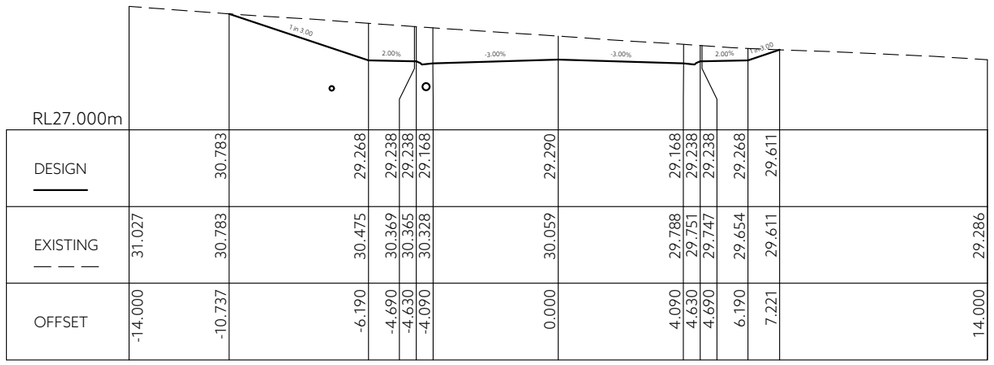
RL26.000m																							
DESIGN			29.887		29.051	29.021	29.021	28.951		29.073			28.951	29.021	29.021	29.051	29.024						
EXISTING	30.351		29.887		29.727	29.623	29.618	29.580		29.360			29.145	29.112	29.108	29.028	29.024						28.711
OFFSET	-14.000		-8.701		-6.190	-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190	6.268						14.000

Ch 710.00



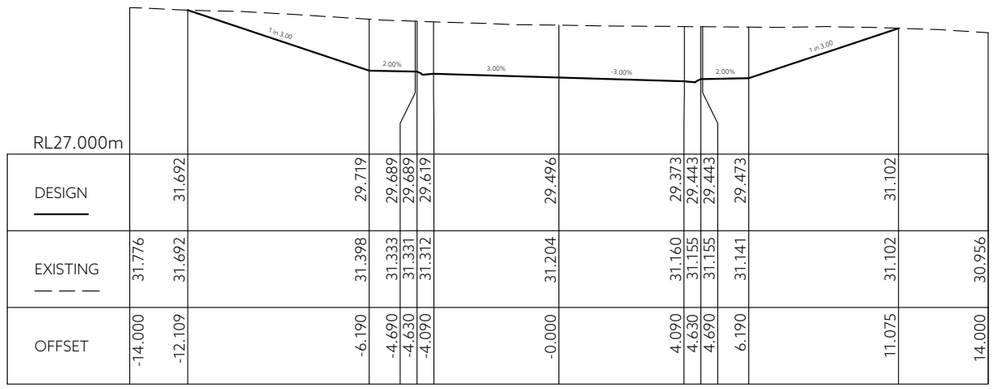
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DESIGN		31.716		29.767		29.737	29.737	29.667		29.544			29.421	29.491	29.491	29.521		31.035					
EXISTING	31.807	31.716		31.401		31.339	31.337	31.320		31.230			31.157	31.148	31.147	31.118		31.035					30.876
OFFSET	-14.000	-12.038		-6.190		-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190		10.730					14.000

Ch 670.00



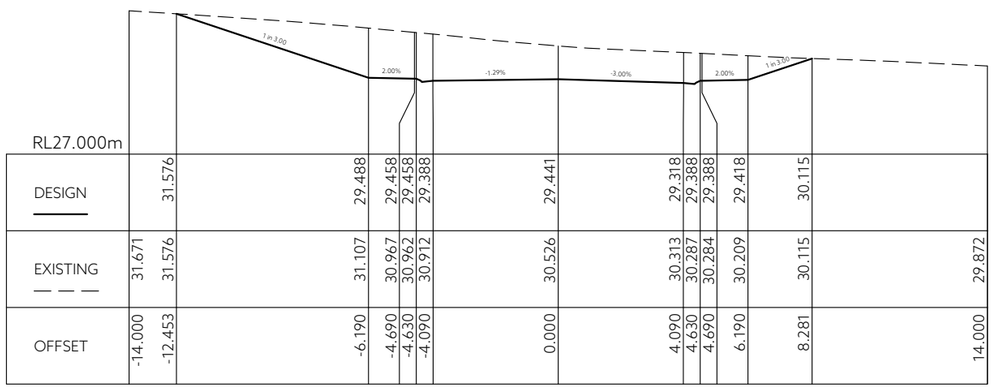
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DESIGN		30.783		29.268		29.238	29.238	29.168		29.290			29.168	29.238	29.238	29.268		29.611					
EXISTING	31.027	30.783		30.475		30.369	30.365	30.328		30.059			29.788	29.751	29.747	29.654		29.611					29.286
OFFSET	-14.000	-10.737		-6.190		-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190		7.221					14.000

Ch 700.00



RL27.000m																							
DESIGN		31.692		29.719		29.689	29.689	29.619		29.496			29.373	29.443	29.443	29.473		31.102					
EXISTING	31.776	31.692		31.398		31.333	31.331	31.312		31.204			31.160	31.155	31.155	31.141		31.102					30.956
OFFSET	-14.000	-12.109		-6.190		-4.690	-4.630	-4.090		-0.000			4.090	4.630	4.690	6.190		11.075					14.000

Ch 660.00



RL27.000m																							
DESIGN		31.576		29.488		29.458	29.458	29.388		29.441			29.318	29.388	29.388	29.418		30.115					
EXISTING	31.671	31.576		31.107		30.967	30.962	30.912		30.526			30.313	30.287	30.284	30.209		30.115					29.872
OFFSET	-14.000	-12.453		-6.190		-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190		8.281					14.000

Ch 690.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

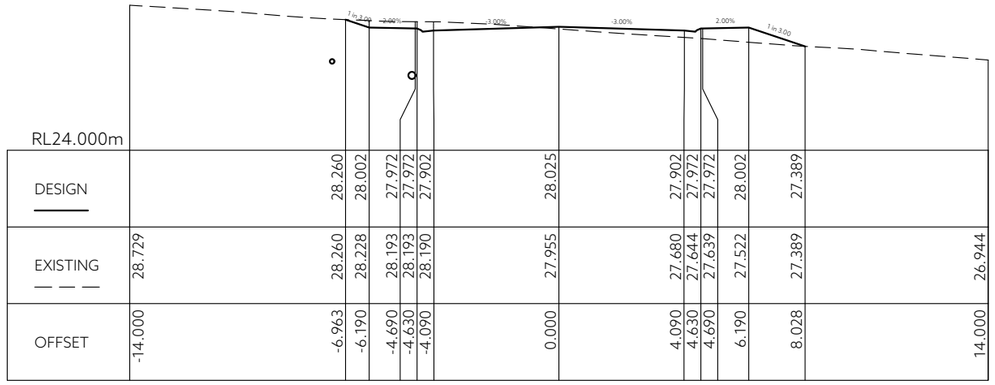
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 10 OF 14

PDA
SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

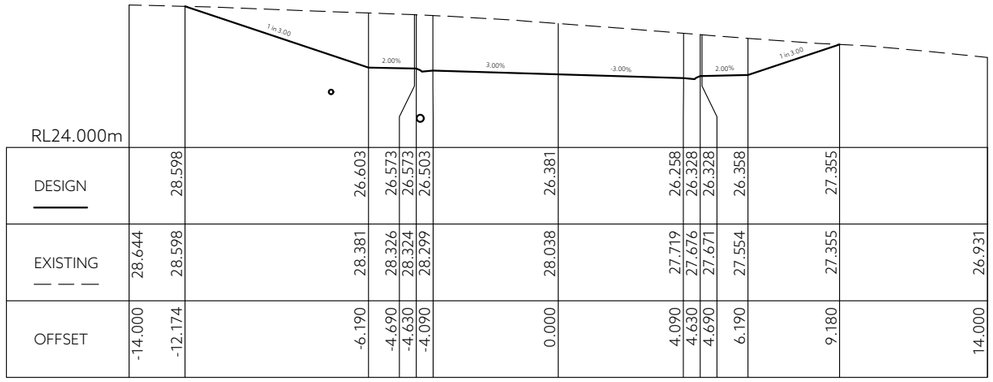
CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	309	-

DATE/TIME: Wednesday, 2 July 2025 4:53:28 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



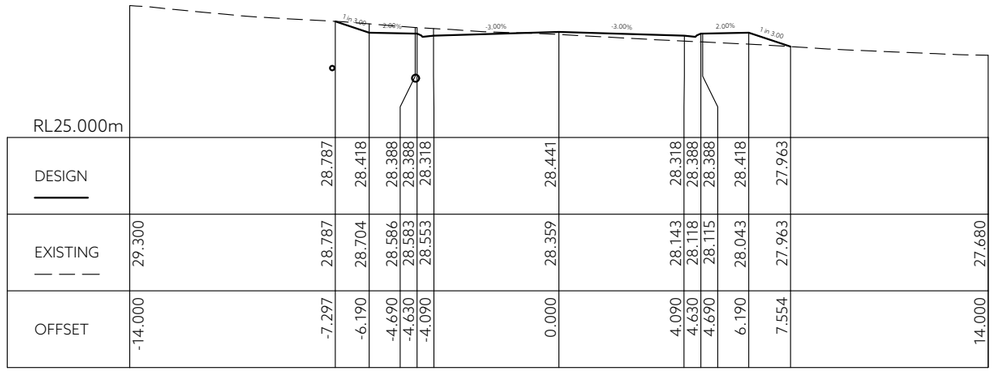
RL24.000m																							
DESIGN			28.260	28.002	27.972	27.972	27.902	28.025		27.902	27.972	27.972	28.002	27.389									
EXISTING	28.729		28.260	28.228	28.193	28.193	28.190	27.955		27.680	27.644	27.639	27.522	27.389		26.944							
OFFSET	-14.000		-6.963	-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	8.028		14.000							

Ch 740.00



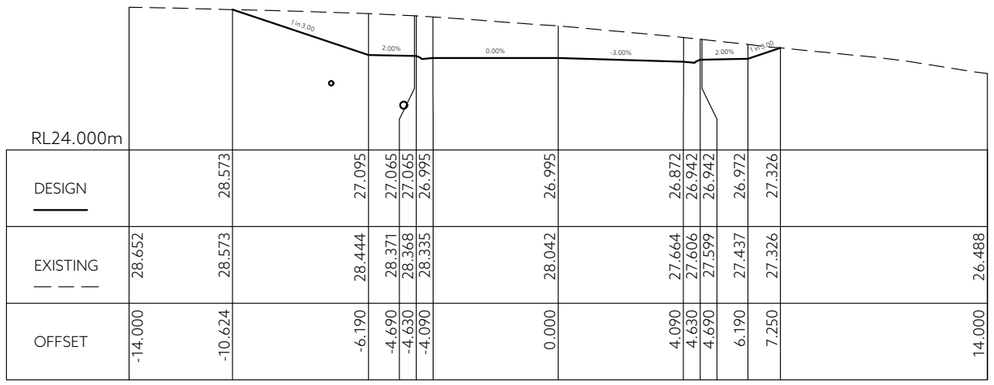
RL24.000m																							
DESIGN		28.598		26.603	26.573	26.573	26.503	26.381		26.258	26.328	26.328	26.358	27.355									
EXISTING	28.644	28.598		28.381	28.326	28.324	28.299	28.038		27.719	27.676	27.671	27.554	27.355		26.931							
OFFSET	-14.000	-12.174		-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	9.180		14.000							

Ch 770.00



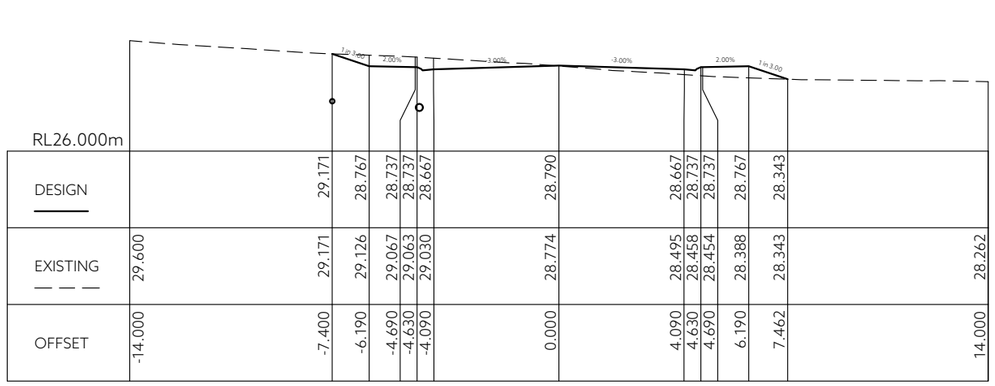
RL25.000m																							
DESIGN			28.787	28.418	28.388	28.388	28.318	28.441		28.318	28.388	28.388	28.418	27.963									
EXISTING	29.300		28.787	28.704	28.586	28.583	28.553	28.359		28.143	28.118	28.115	28.043	27.963		27.680							
OFFSET	-14.000		-7.297	-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	7.554		14.000							

Ch 730.00



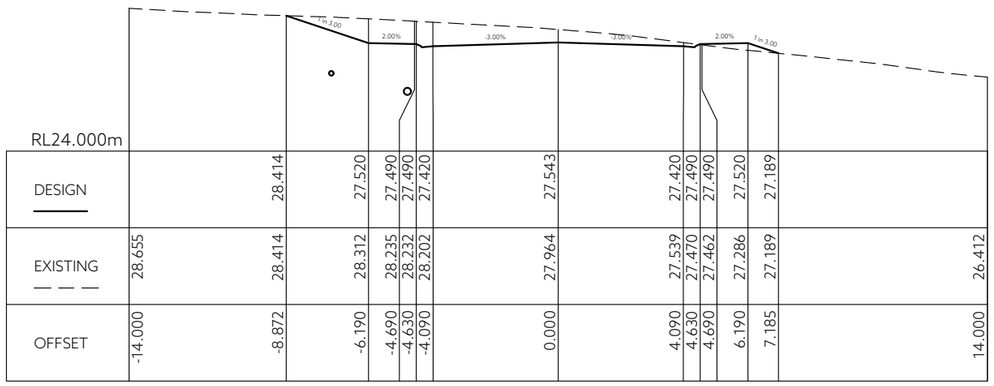
RL24.000m																							
DESIGN		28.573		27.095	27.065	27.065	26.995	26.995		26.872	26.942	26.942	26.972	27.326									
EXISTING	28.652	28.573		28.444	28.371	28.368	28.335	28.042		27.664	27.606	27.599	27.437	27.326		26.488							
OFFSET	-14.000	-10.624		-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	7.250		14.000							

Ch 760.00



RL26.000m																							
DESIGN			29.171	28.767	28.737	28.737	28.667	28.790		28.667	28.737	28.737	28.767	28.343									
EXISTING	29.600		29.171	29.126	29.067	29.063	29.030	28.774		28.495	28.458	28.454	28.388	28.343		28.262							
OFFSET	-14.000		-7.400	-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	7.462		14.000							

Ch 720.00



RL24.000m																							
DESIGN			28.414	27.520	27.490	27.490	27.420	27.543		27.420	27.490	27.490	27.520	27.189									
EXISTING	28.655		28.414	28.312	28.235	28.232	28.202	27.964		27.539	27.470	27.462	27.286	27.189		26.412							
OFFSET	-14.000		-8.872	-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	7.185		14.000							

Ch 750.00

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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

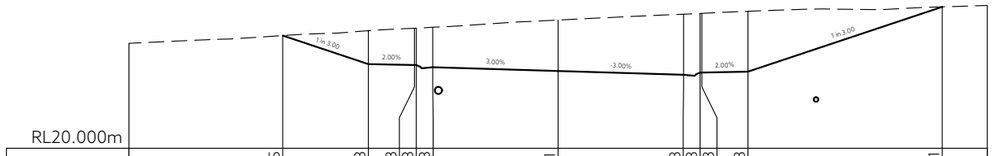
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 11 OF 14

PDA
SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
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PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
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Also at: Launceston, Devonport,
Hobart & Kingston
REGISTRATION NUMBER: ----

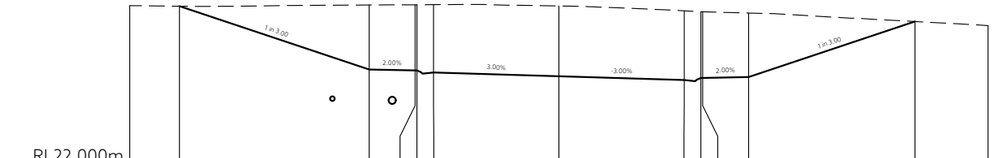
CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	310	-

DATE/TIME: Wednesday, 2 July 2025 4:53:29 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



RL20.000m										
DESIGN		23.675	22.743	22.713	22.713	22.643	22.521	22.398	22.468	22.468	22.498	24.611	
EXISTING	23.421	23.675	23.834	23.915	23.918	23.945	24.181	24.372	24.395	24.398	24.466	24.611	24.657
OFFSET	-14.000	-8.986	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	12.530	14.000

Ch 820.00



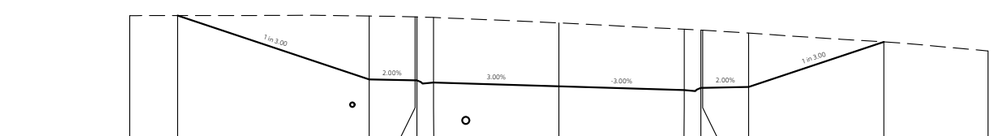
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DESIGN		27.240	25.176	25.146	25.146	25.076	24.954	24.831	24.901	24.901	24.931	26.740	
EXISTING	27.260	27.240	27.279	27.285	27.286	27.289	27.248	27.089	27.060	27.058	27.017	26.740	26.608
OFFSET	-14.000	-12.381	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	11.617	14.000

Ch 790.00



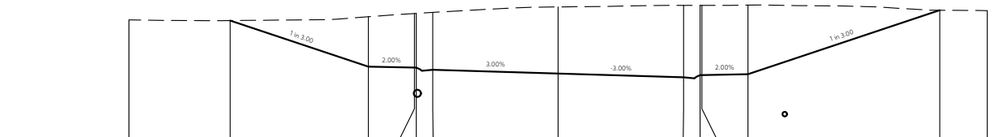
RL21.000m													
DESIGN		24.942	23.557	23.527	23.527	23.457	23.335	23.212	23.282	23.282	23.312	25.384	
EXISTING	24.728	24.942	25.122	25.165	25.167	25.185	25.332	25.400	25.407	25.408	25.431	25.384	25.342
OFFSET	-14.000	-10.343	-6.190	-4.690	-4.630	-4.090	-0.000	4.090	4.630	4.690	6.190	12.407	14.000

Ch 810.00



RL23.000m													
DESIGN		28.005	25.923	25.893	25.893	25.823	25.700	25.578	25.648	25.648	25.678	27.148	
EXISTING	28.004	28.005	27.991	27.964	27.962	27.944	27.766	27.562	27.532	27.529	27.435	27.148	26.850
OFFSET	-14.000	-12.437	-6.190	-4.690	-4.630	-4.090	-0.000	4.090	4.630	4.690	6.190	10.601	14.000

Ch 780.00



RL21.000m													
DESIGN		25.875	24.371	24.341	24.341	24.271	24.148	24.026	24.096	24.096	24.126	26.212	
EXISTING	25.895	25.875	25.999	26.105	26.108	26.142	26.321	26.372	26.372	26.372	26.378	26.212	26.195
OFFSET	-14.000	-10.701	-6.190	-4.690	-4.630	-4.090	-0.000	4.090	4.630	4.690	6.190	12.449	14.000

Ch 800.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

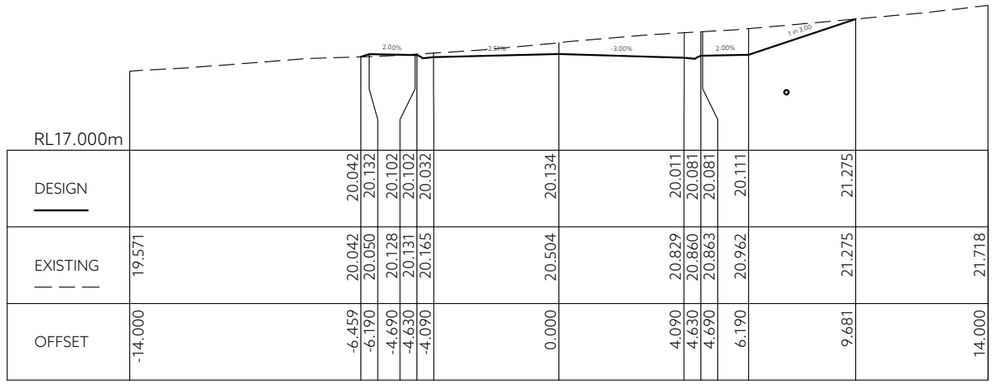
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 12 OF 14

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3 Franklin Street,
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PHONE: +61 03 6130 9099
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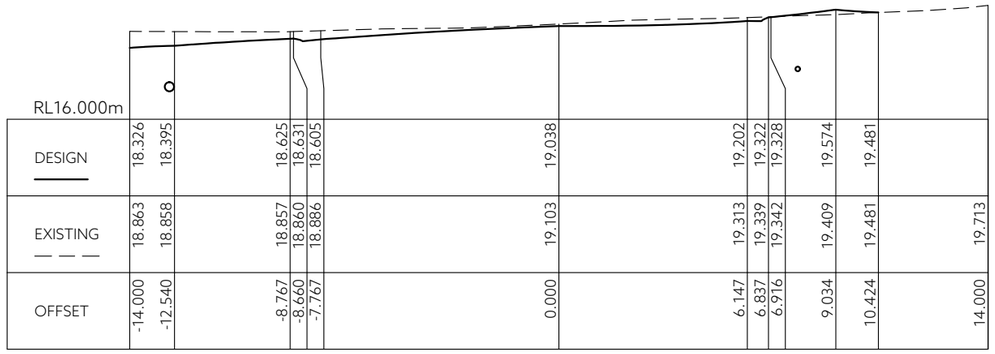
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	311	-

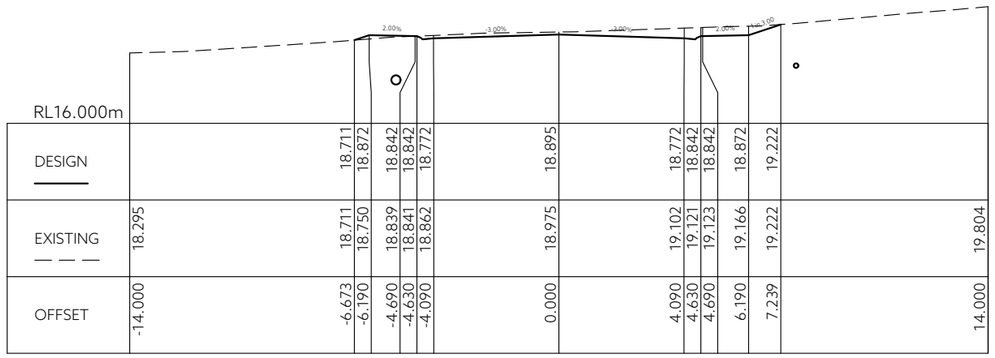
DATE/TIME: Wednesday, 2 July 2025 4:53:30 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



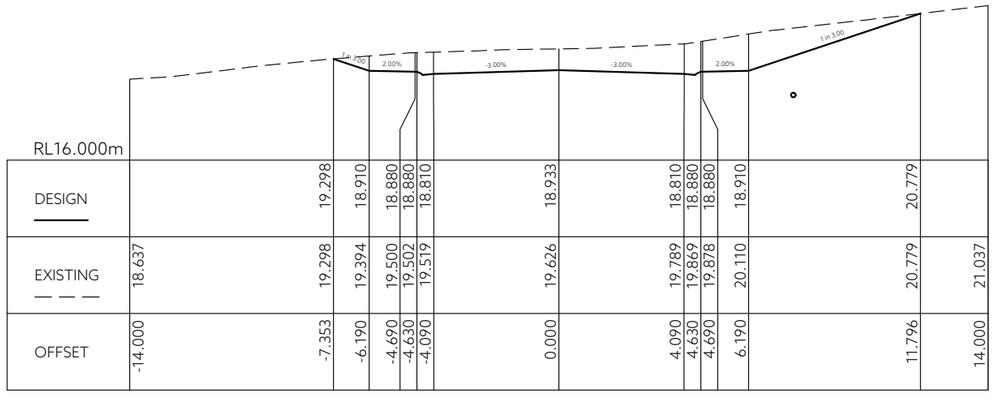
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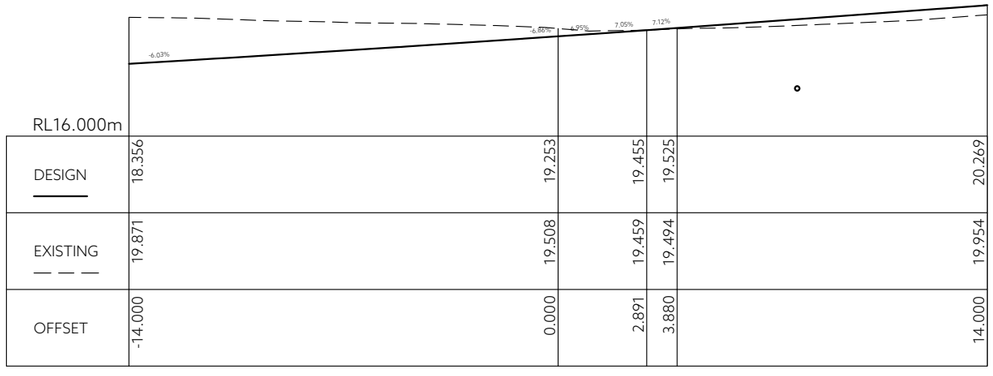
Ch 900.00



Ch 890.00



Ch 880.00



Ch 908.03

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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

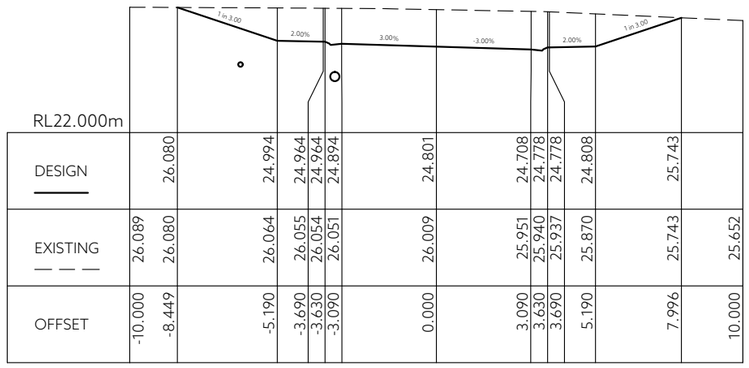
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 14 OF 14

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SURVEYORS, ENGINEERS & PLANNERS
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PHONE: +61 03 6130 9099
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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	313	-

DATE/TIME: Wednesday, 2 July 2025 4:53:32 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



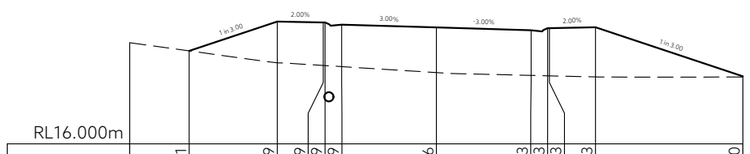
RL22.000m

| | | |



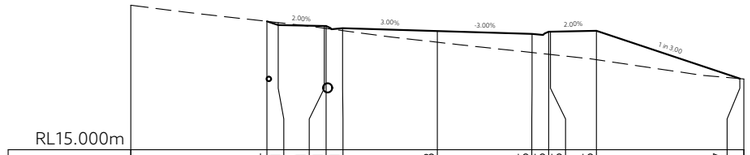
RL27.000m

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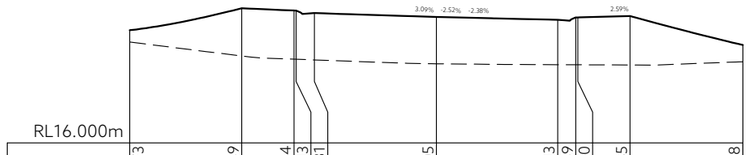
RL16.000m														
DESIGN		19.031		19.989	19.959	19.959	19.889	19.796		19.703	19.773	19.773	19.803	18.200
EXISTING	19.299	19.031		18.645	18.557	18.553	18.519	18.325		18.233	18.220	18.219	18.183	18.180
OFFSET	-10.000	-8.062		-5.190	-3.690	-3.630	-3.090	-0.000		3.090	3.630	3.690	5.190	10.000

Ch 20.00



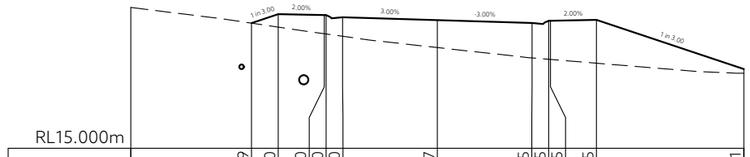
RL15.000m														
DESIGN			19.184	19.061	19.031	19.031	18.961	18.868		18.775	18.845	18.845	18.875	17.317
EXISTING	19.709		19.184	19.143	18.961	18.953	18.882	18.503		18.167	18.109	18.102	17.932	17.317	17.305
OFFSET	-10.000		-5.559	-5.190	-3.690	-3.630	-3.090	-0.000		3.090	3.630	3.690	5.190	9.867	10.000

Ch 50.00



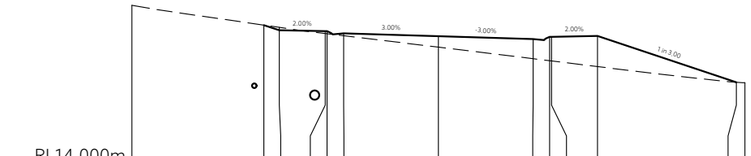
RL16.000m														
DESIGN	19.673		20.389	20.314	20.313	20.231	20.105		20.013	20.089	20.090	20.135		19.188
EXISTING	19.287		18.834	18.728	18.725	18.703	18.578		18.549	18.546	18.546	18.538		18.646
OFFSET	-10.000		-6.348	-4.641	-4.575	-3.976	-0.000		3.958	4.550	4.616	6.319		10.000

Ch 10.00



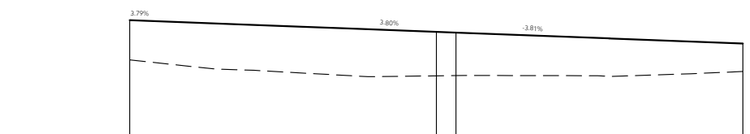
RL15.000m														
DESIGN			19.079	19.370	19.340	19.340	19.270	19.177		19.085	19.155	19.155	19.185	17.581
EXISTING	19.590		19.079	18.950	18.734	18.726	18.650	18.283		17.945	17.900	17.895	17.772	17.445
OFFSET	-10.000		-6.064	-5.190	-3.690	-3.630	-3.090	-0.000		3.090	3.630	3.690	5.190	10.000

Ch 40.00



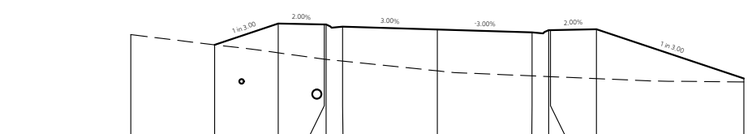
RL14.000m														
DESIGN			18.610	18.442	18.412	18.412	18.342	18.250		18.157	18.227	18.227	18.257	16.747
EXISTING	19.258		18.610	18.537	18.338	18.331	18.266	17.893		17.516	17.450	17.443	17.259	16.747	16.734
OFFSET	-10.000		-5.694	-5.190	-3.690	-3.630	-3.090	0.000		3.090	3.630	3.690	5.190	9.721	10.000

Ch 70.00



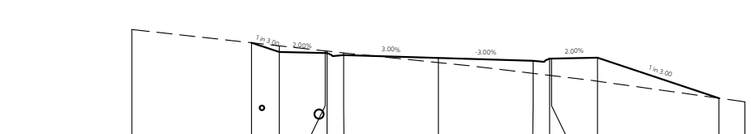
RL16.000m					
DESIGN	20.790		20.410	20.386	20.030
EXISTING	19.494		18.976	18.984	19.116
OFFSET	-10.000		-0.000	0.640	10.000

Ch 0.00



RL15.000m														
DESIGN			18.988	19.679	19.649	19.649	19.579	19.487		19.394	19.464	19.464	19.494	17.891
EXISTING	19.320		18.988	18.726	18.519	18.512	18.457	18.138		17.974	17.952	17.949	17.886	17.775
OFFSET	-10.000		-7.265	-5.190	-3.690	-3.630	-3.090	-0.000		3.090	3.630	3.690	5.190	10.000

Ch 30.00



RL15.000m														
DESIGN			19.054	18.752	18.722	18.722	18.652	18.559		18.466	18.536	18.536	18.566	17.246
EXISTING	19.485		19.054	18.954	18.788	18.782	18.722	18.406		18.056	17.991	17.984	17.799	17.246	17.128
OFFSET	-10.000		-6.098	-5.190	-3.690	-3.630	-3.090	0.000		3.090	3.630	3.690	5.190	9.152	10.000

Ch 60.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 3 CROSS SECTIONS
SHEET 1 OF 2

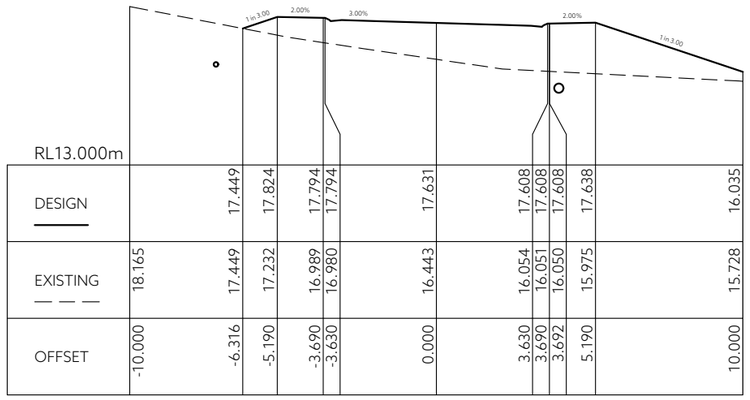
PDA
SURVEYORS, ENGINEERS & PLANNERS

3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

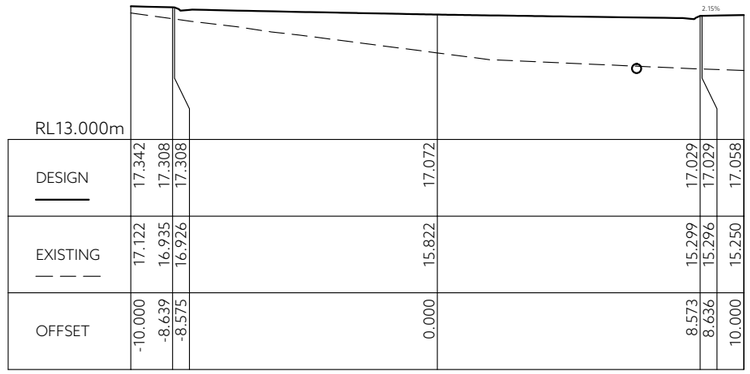
CONTRACT NO.	SCALE		PAPER
------	1: 200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	316	-

DATE/TIME: Wednesday, 2 July 2025 4:53:35 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



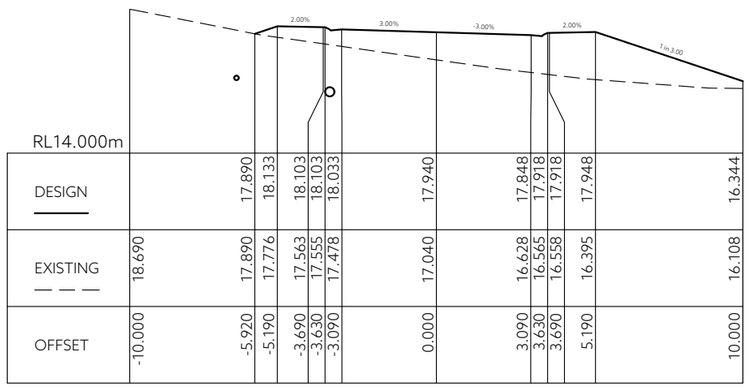
RL13.000m										
DESIGN		17.449	17.824	17.794	17.794	17.631	17.608	17.608	17.638	16.035
EXISTING	18.165	17.449	17.232	16.989	16.980	16.443	16.054	16.051	15.975	15.728
OFFSET	-10.000	-6.316	-5.190	-3.690	-3.630	0.000	3.630	3.690	5.190	10.000

Ch 90.00



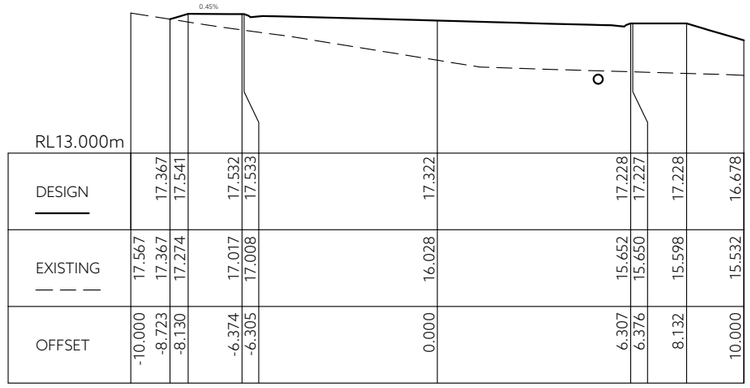
RL13.000m							
DESIGN	17.342	17.308	17.308	17.072	17.029	17.029	17.058
EXISTING	17.122	16.935	16.926	15.822	15.299	15.296	15.250
OFFSET	-10.000	-8.639	-8.575	0.000	8.573	8.636	10.000

Ch 110.00



RL14.000m										
DESIGN		17.890	18.133	18.103	18.103	18.033	17.940	17.848	17.918	17.948	16.344
EXISTING	18.690	17.890	17.776	17.563	17.555	17.478	17.040	16.628	16.565	16.395	16.108
OFFSET	-10.000	-5.920	-5.190	-3.690	-3.630	-3.090	0.000	3.090	3.630	5.190	10.000

Ch 80.00



RL13.000m									
DESIGN	17.367	17.541	17.532	17.533	17.322	17.228	17.227	17.228	16.678
EXISTING	17.567	17.367	17.274	17.017	17.008	16.028	15.652	15.650	15.598	15.532
OFFSET	-10.000	-8.723	-8.130	-6.374	-6.305	0.000	6.307	6.376	8.132	10.000

Ch 100.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

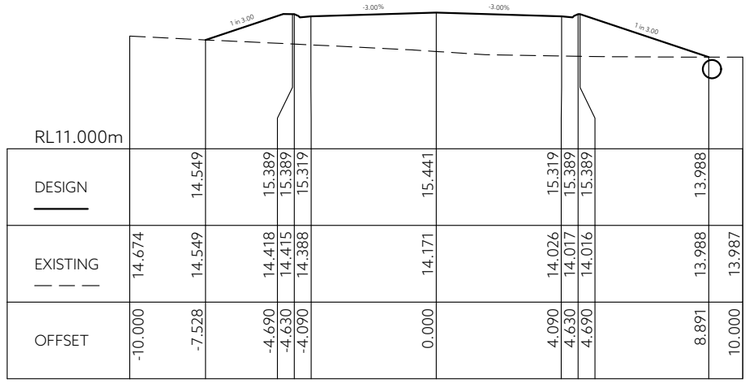
DRAWING TITLE: ROAD 3 CROSS SECTIONS
SHEET 2 OF 2

PDA
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www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

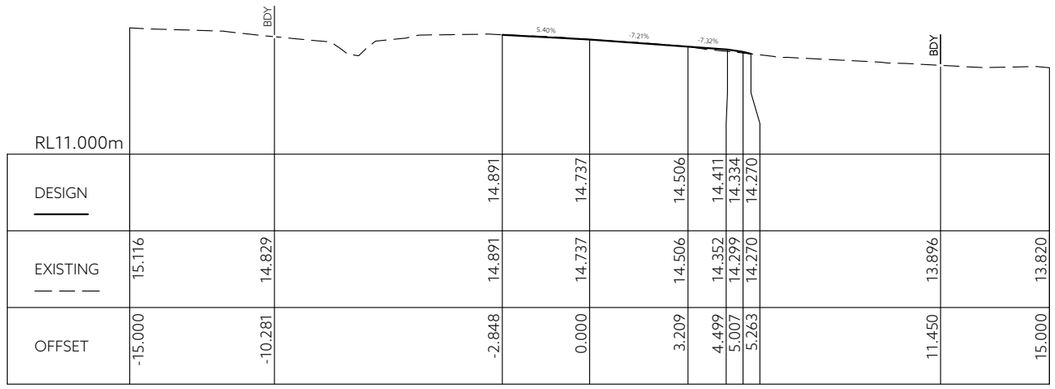
CONTRACT NO.	SCALE		PAPER
------	1: 200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	317	-

DATE/TIME: Wednesday, 2 July 2025 4:53:36 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



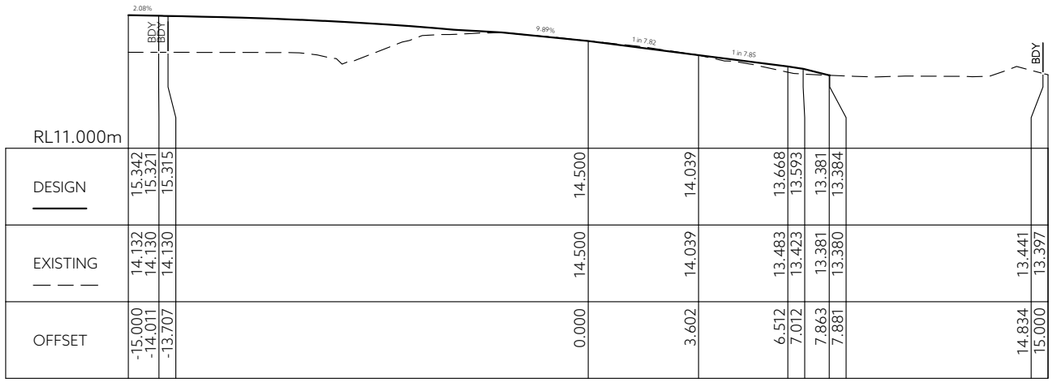
RL11.000m

| | | |



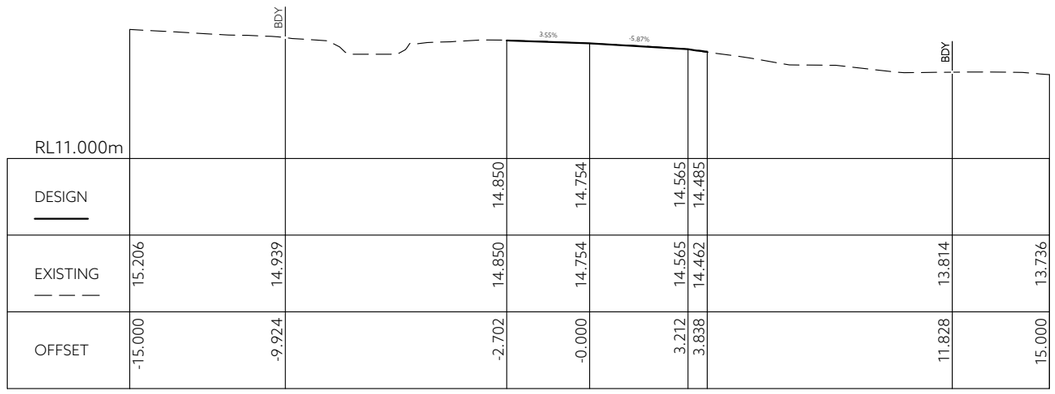
RL11.000m										
DESIGN				14.891	14.737	14.506	14.411	14.334	14.270	
EXISTING	15.116	14.829		14.891	14.737	14.506	14.352	14.299	14.270	13.896	13.820
OFFSET	-15.000	-10.281		-2.848	0.000	3.209	4.499	5.007	5.263	11.450	15.000

Ch 40.00



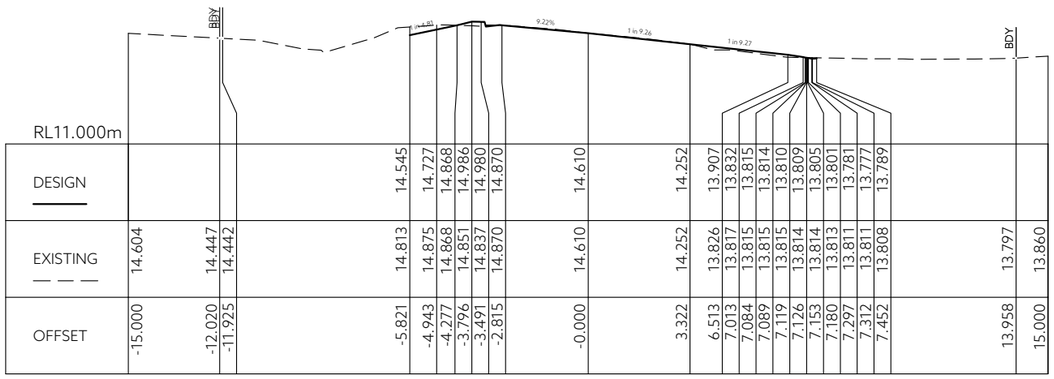
RL11.000m										
DESIGN	15.342	15.321	15.315			14.500		14.039	13.668	13.593	13.381	13.384	
EXISTING	14.132	14.130	14.130			14.500		14.039	13.483	13.423	13.381	13.380	13.441	13.397
OFFSET	-15.000	-14.011	-13.707			0.000		3.602	6.512	7.012	7.863	7.881	14.834	15.000

Ch 70.00

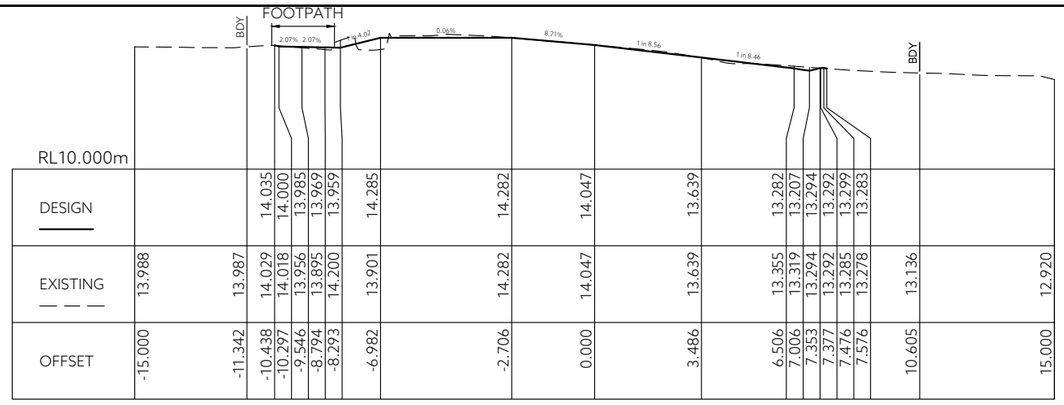


RL11.000m								
DESIGN			14.850	14.754	14.565	14.485		
EXISTING	15.206	14.939	14.850	14.754	14.565	14.462	13.814	13.736
OFFSET	-15.000	-9.924	-2.702	-0.000	3.212	3.838	11.828	15.000

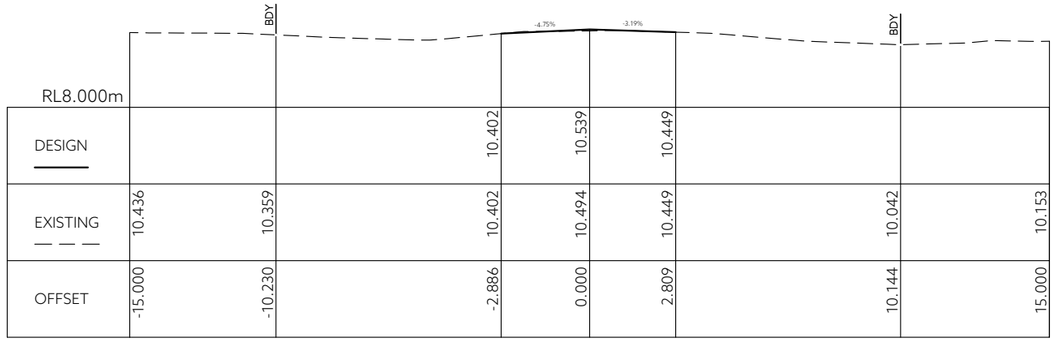
Ch 30.00



| RL11.000m | | | | | | | | | |


BDY
FOOTPATH
2.07%
2.07%
1 in 8.02
0.06%
8.71%
1 in 8.56
1 in 8.46
BDY

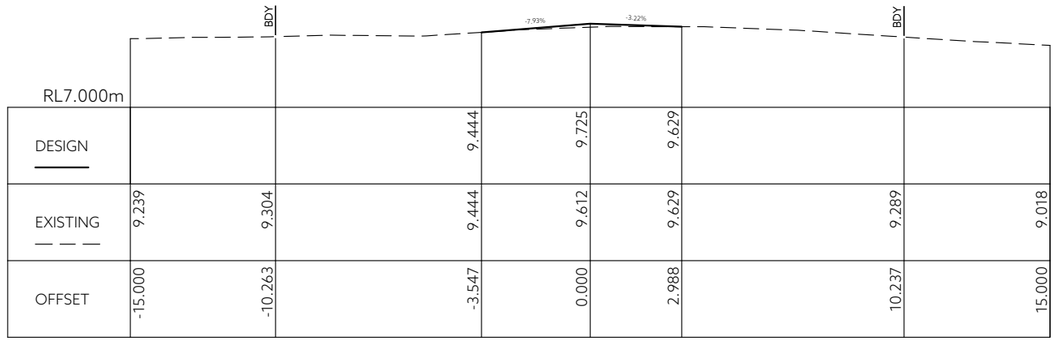
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RL8.000m

DESIGN			10.402	10.539	10.449		
EXISTING	10.436	10.359	10.402	10.494	10.449	10.042	10.153
OFFSET	-15.000	-10.230	-2.886	0.000	2.809	10.144	15.000

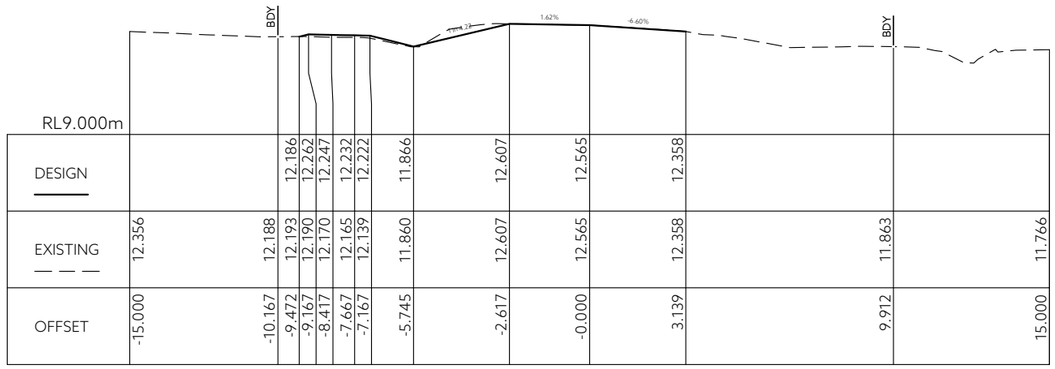
Ch 220.00



RL7.000m

DESIGN			9.444	9.725	9.629		
EXISTING	9.239	9.304	9.444	9.612	9.629	9.289	9.018
OFFSET	-15.000	-10.263	-3.547	0.000	2.988	10.237	15.000

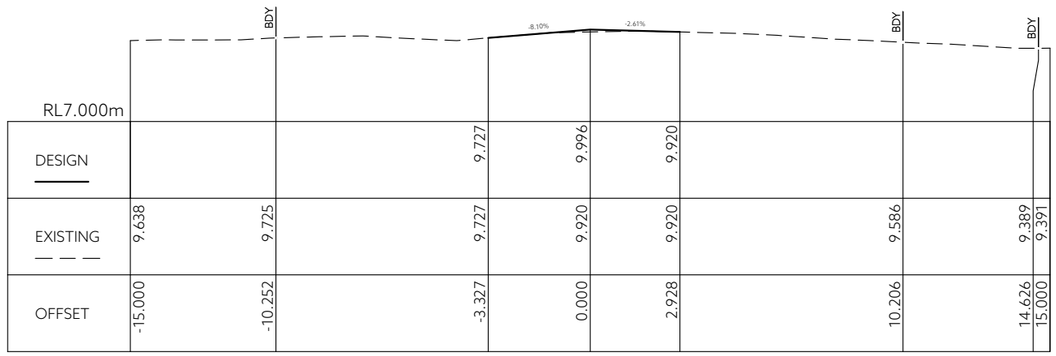
Ch 250.00



RL9.000m

DESIGN			12.186	12.262	12.247	12.232	12.222	11.866	12.607	12.565	12.358		
EXISTING	12.356	12.188	12.193	12.190	12.170	12.165	12.139	11.860	12.607	12.565	12.358	11.863	11.766
OFFSET	-15.000	-10.167	-9.472	-9.167	-8.417	-7.667	-7.167	-5.745	-2.617	-0.000	3.139	9.912	15.000

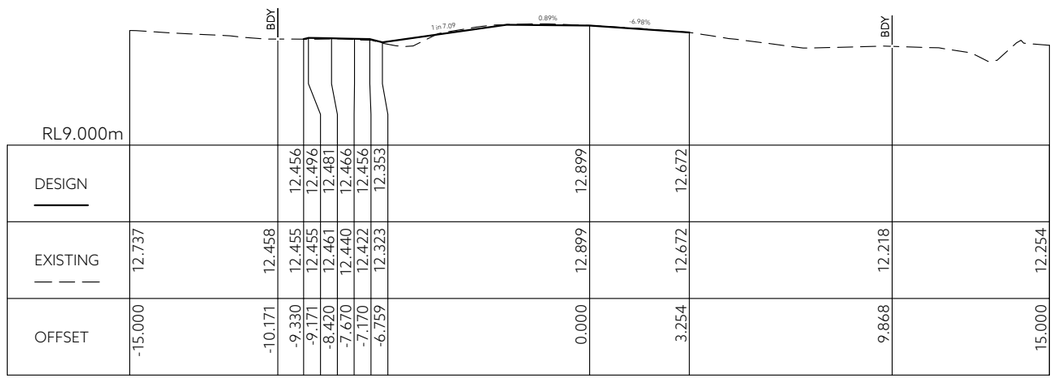
Ch 150.00



RL7.000m

DESIGN			9.727	9.996	9.920			
EXISTING	9.638	9.725	9.727	9.920	9.920	9.586	9.389	9.391
OFFSET	-15.000	-10.252	-3.327	0.000	2.928	10.206	14.626	15.000

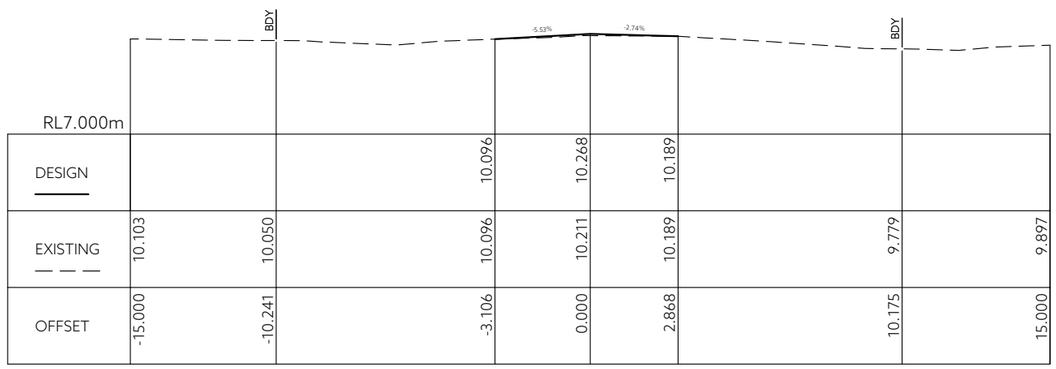
Ch 240.00



RL9.000m

DESIGN			12.456	12.496	12.481	12.466	12.456	12.353	12.899	12.672		
EXISTING	12.737	12.458	12.455	12.455	12.461	12.440	12.422	12.323	12.899	12.672	12.218	12.254
OFFSET	-15.000	-10.171	-9.330	-9.171	-8.420	-7.670	-7.170	-6.759	0.000	3.254	9.868	15.000

Ch 140.00



RL7.000m

DESIGN			10.096	10.268	10.189		
EXISTING	10.103	10.050	10.096	10.211	10.189	9.779	9.897
OFFSET	-15.000	-10.241	-3.106	0.000	2.868	10.175	15.000

Ch 230.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

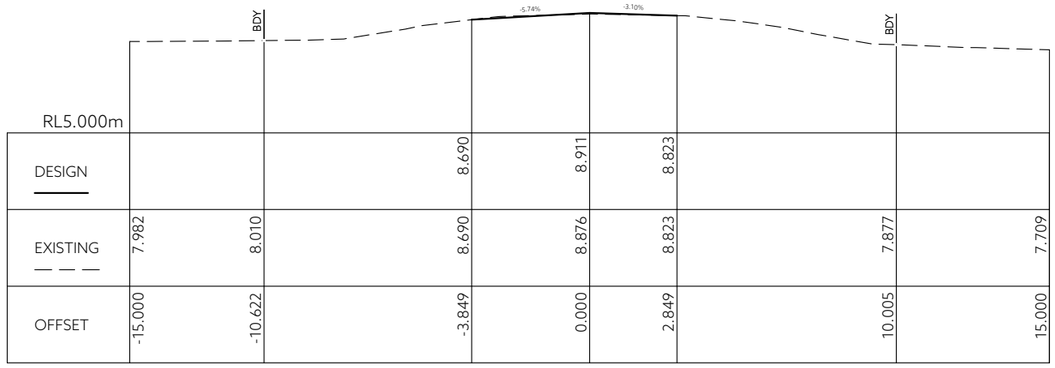
DRAWING TITLE: TASMAN HIGHWAY WIDENING CROSS SECTIONS SHEET 3 OF 4

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SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
Swansea, Tasmania, 7190
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EMAIL: pda.east@pda.com.au
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Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

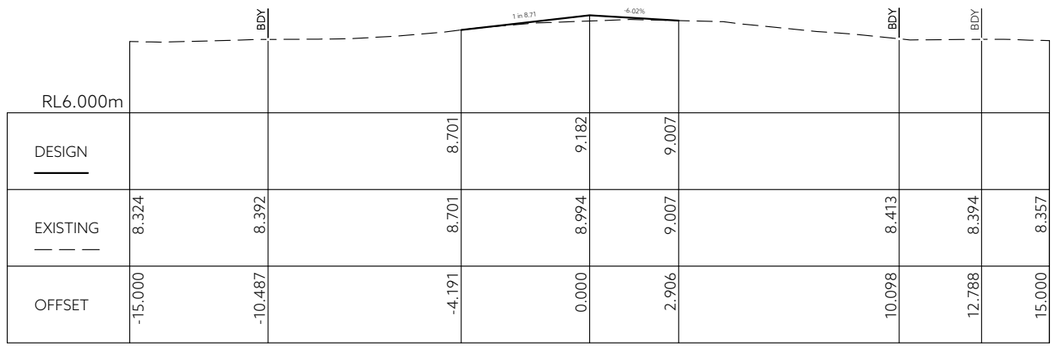
CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	322	-

DATE/TIME: Wednesday, 2 July 2025 4:53:40 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



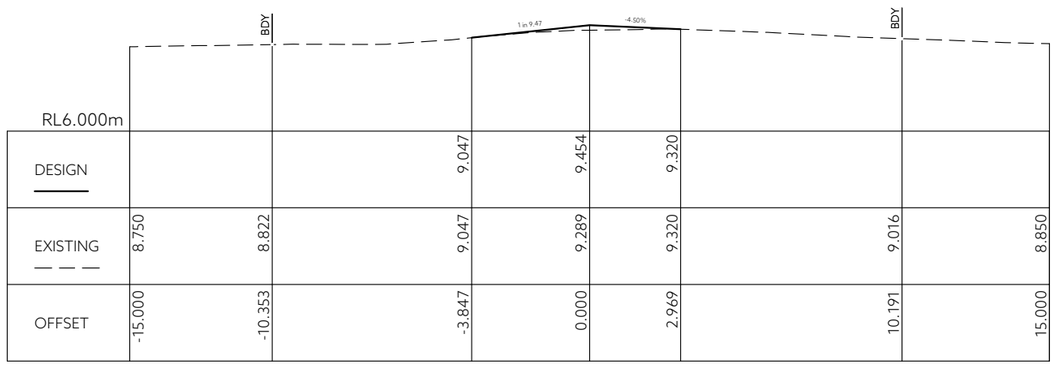
RL5.000m							
DESIGN			8.690	8.911	8.823		
EXISTING	7.982	8.010	8.690	8.876	8.823	7.877	7.709
OFFSET	-15.000	-10.622	-3.849	0.000	2.849	10.005	15.000

Ch 280.00



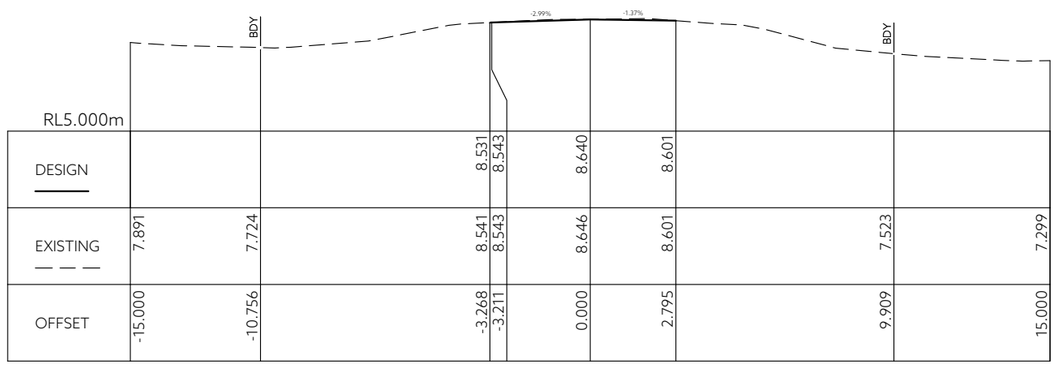
RL6.000m							
DESIGN			8.701	9.182	9.007		
EXISTING	8.324	8.392	8.701	8.994	9.007	8.413	8.394	8.357
OFFSET	-15.000	-10.487	-4.191	0.000	2.906	10.098	12.788	15.000

Ch 270.00



RL6.000m							
DESIGN			9.047	9.454	9.320		
EXISTING	8.750	8.822	9.047	9.289	9.320	9.016	8.850
OFFSET	-15.000	-10.353	-3.847	0.000	2.969	10.191	15.000

Ch 260.00



RL5.000m								
DESIGN			8.531	8.543	8.640	8.601		
EXISTING	7.891	7.724	8.541	8.543	8.646	8.601	7.523	7.299
OFFSET	-15.000	-10.756	-3.268	-3.211	0.000	2.795	9.909	15.000

Ch 290.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

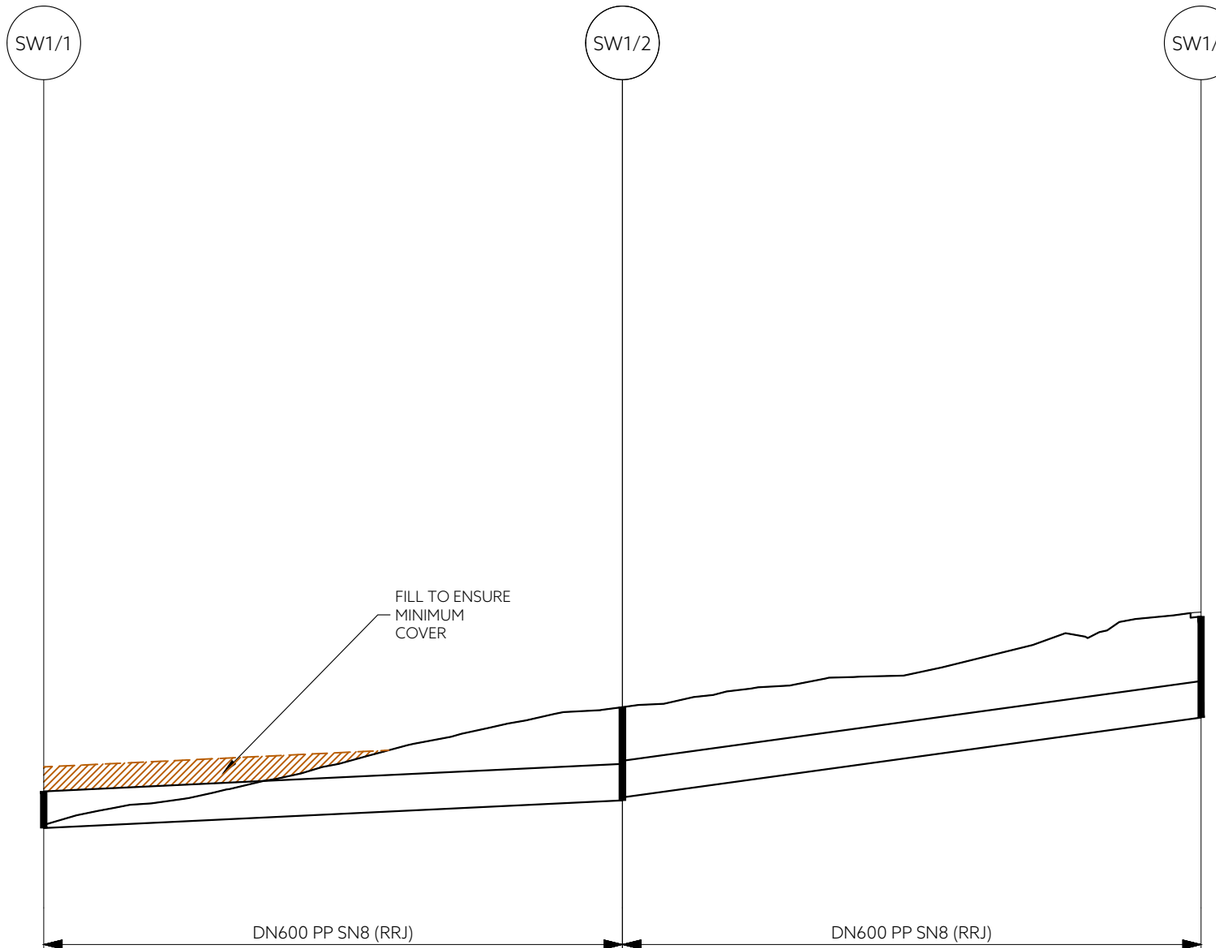
DRAWING TITLE: TASMAN HIGHWAY WIDENING CROSS SECTIONS SHEET 4 OF 4

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CONTRACT NO.	SCALE	PAPER
------	1:200	(A3)

JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	323	-

DATE/TIME: Wednesday, 2 July 2025 4:53:41 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN600 PP SN8 (RRJ)						DN600 PP SN8 (RRJ)		
GRADE	0.95%						2.75%		
DATUM RL 5									
COVER	-0.546					0.925	0.875		1.053
DEPTH TO INVERT	0.050					1.521	1.471		1.649
INVERT LEVEL	7.950					8.400	8.450		9.750
FINISHED SURFACE	8.000					9.921			11.399
EXISTING SURFACE	8.000					9.921			11.471
CHAINAGE	0.000				47.193	47.193		47.194	94.388

SW LS - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED: RD | REVIEWED: HC

DRAWN: RD | REVIEWED: HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION SHEET 1 OF 18

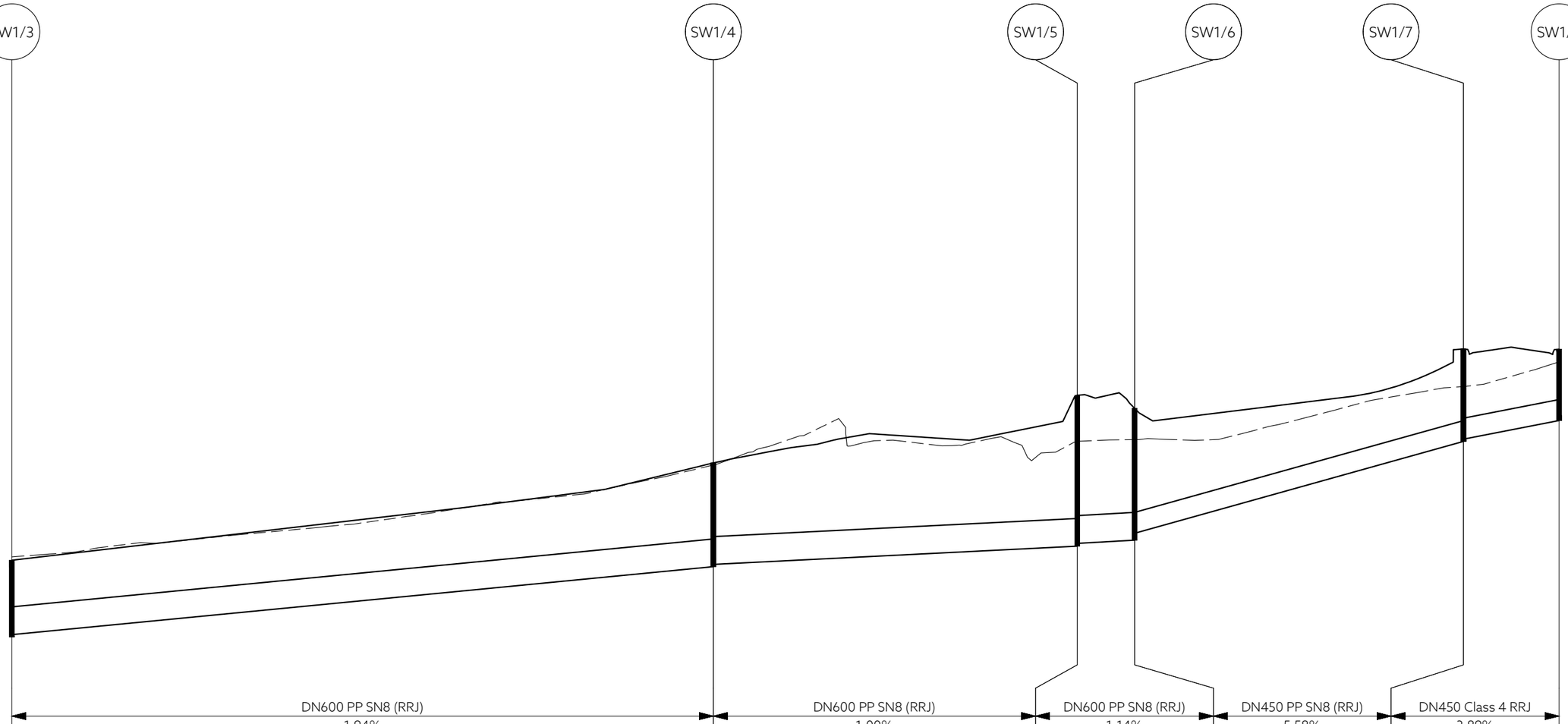
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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 400	-

DATE/TIME: Wednesday, 2 July 2025 4:53:42 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



PIPE DETAILS	DN600 PP SN8 (RRJ)																						
GRADE	1.94%																						
DATUM RL 7																							
COVER	1.003																						1.633
DEPTH TO INVERT	1.599																						2.229
INVERT LEVEL	9.800																						11.260
FINISHED SURFACE	11.399																						13.489
EXISTING SURFACE	11.471																						13.445
CHAINAGE	94.388																						169.762
																							75.374

PIPE DETAILS	DN600 PP SN8 (RRJ)																						
GRADE	1.00%																						
DATUM RL 7																							
COVER	1.583																						2.645
DEPTH TO INVERT	2.179																						3.241
INVERT LEVEL	11.310																						11.700
FINISHED SURFACE																							14.941
EXISTING SURFACE	13.969																						
CHAINAGE	169.762																						208.874
																							39.112

PIPE DETAILS	DN600 PP SN8 (RRJ)																						
GRADE	1.14%																						
DATUM RL 7																							
COVER	2.585																						2.237
DEPTH TO INVERT	3.181																						2.833
INVERT LEVEL	11.760																						11.830
FINISHED SURFACE																							14.663
EXISTING SURFACE	13.990																						
CHAINAGE	208.874																						215.037
																							6.163

PIPE DETAILS	DN450 PP SN8 (RRJ)																						
GRADE	5.58%																						
DATUM RL 7																							
COVER	1.539																						
DEPTH TO INVERT	1.986																						
INVERT LEVEL	13.950																						
FINISHED SURFACE	15.936																						
EXISTING SURFACE	15.128																						
CHAINAGE	250.367																						
	35.330																						

PIPE DETAILS	DN450 Class 4 RRJ																						
GRADE	3.89%																						
DATUM RL 7																							
COVER	1.486																						1.082
DEPTH TO INVERT	1.936																						1.532
INVERT LEVEL	14.000																						14.400
FINISHED SURFACE																							15.932
EXISTING SURFACE																							15.660
CHAINAGE	250.367																						260.647
																							10.280

SW LS - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

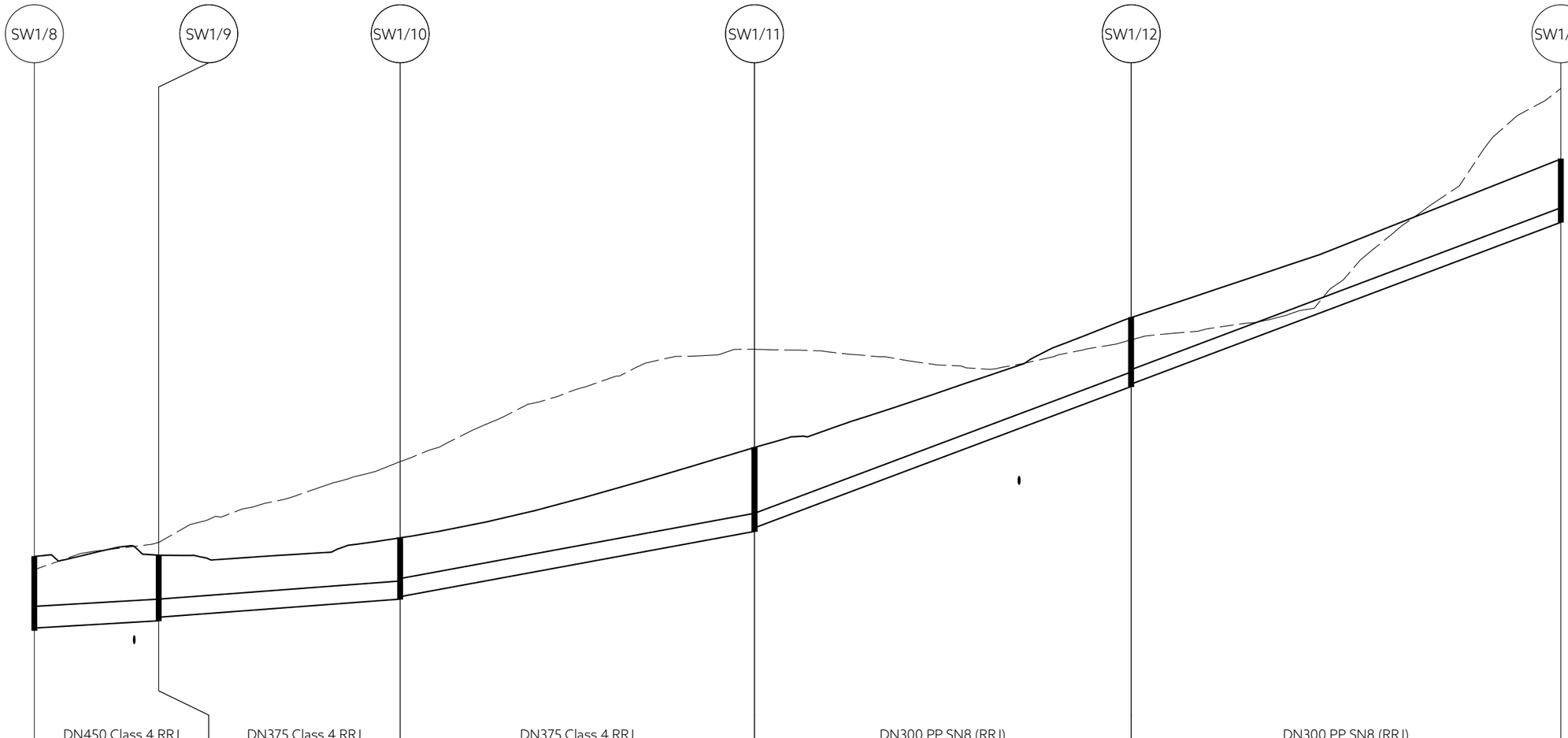
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION
SHEET 2 OF 18

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 401		-

DATE/TIME: Wednesday, 2 July 2025 4:53:44 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN450 Class 4 RRJ							DN375 Class 4 RRJ						DN375 Class 4 RRJ						DN300 PP SN8 (RRJ)						DN300 PP SN8 (RRJ)					
GRADE	1.16%							1.50%						3.68%						7.50%						7.53%					
DATUM RL 11																														
COVER	1.032						0.909						0.894	0.844					1.363						1.127	1.077					1.010
DEPTH TO INVERT	1.482						1.359	1.284					1.269	1.219					1.738	1.663					1.427	1.377					1.310
INVERT LEVEL	14.450						14.600	14.675					15.050	15.100					16.450	16.525					19.450	19.500					22.850
FINISHED SURFACE	15.932						15.959						16.319						18.188						20.877						24.160
EXISTING SURFACE	15.660						16.223						17.896						20.223						20.417						25.621
CHAINAGE	260.647						273.525						298.519						335.220						374.226						418.726
		12.878							24.994						36.700						39.007						44.500				

SW LS - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

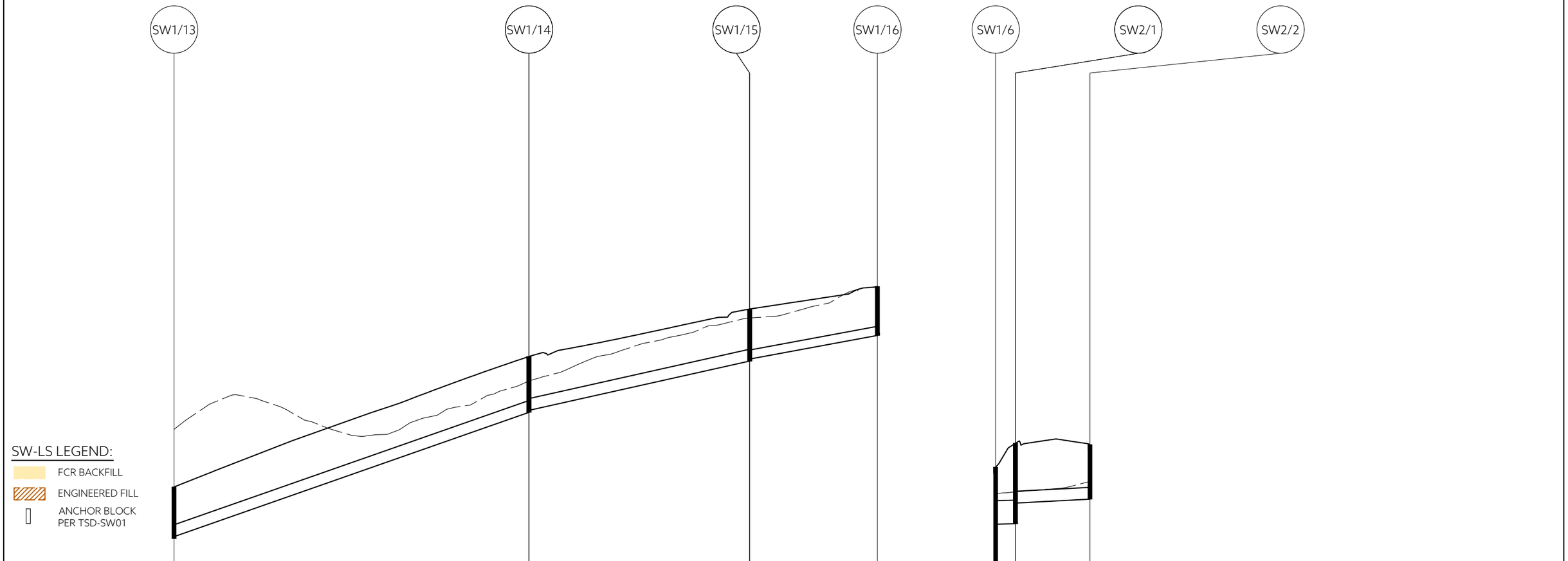
DRAWING TITLE: STORMWATER LONG SECTION SHEET 3 OF 18

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 402	-

DATE/TIME: Wednesday, 2 July 2025 4:53:45 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



PIPE DETAILS	DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN225 Class 4 RRJ	
GRADE	7.00%		4.47%		3.70%	
DATUM RL 20						
COVER	0.960	1.115	1.065	1.019	1.040	1.010
DEPTH TO INVERT	1.260	1.415	1.365	1.319	1.269	1.239
INVERT LEVEL	22.900	26.050	26.100	27.350	27.400	28.000
FINISHED SURFACE	24.160	27.465		28.669		29.239
EXISTING SURFACE	25.621	26.846		28.441		29.239
CHAINAGE	418.726	463.726		491.715		507.916
	45.000		27.988		16.202	

SW LS - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

	DN600 Class 4 RRJ		DN300 Class 4 RRJ	
	0.50%		1.06%	
RL 10				
	0.850	1.440	1.215	1.082
	1.448	2.038	1.515	1.382
	13.215	13.228	13.750	13.850
	14.663	15.265		15.232
	13.990	14.034		14.298
	0.000	2.505		11.960
	2.505		9.455	

SW LS - LINE SW2

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

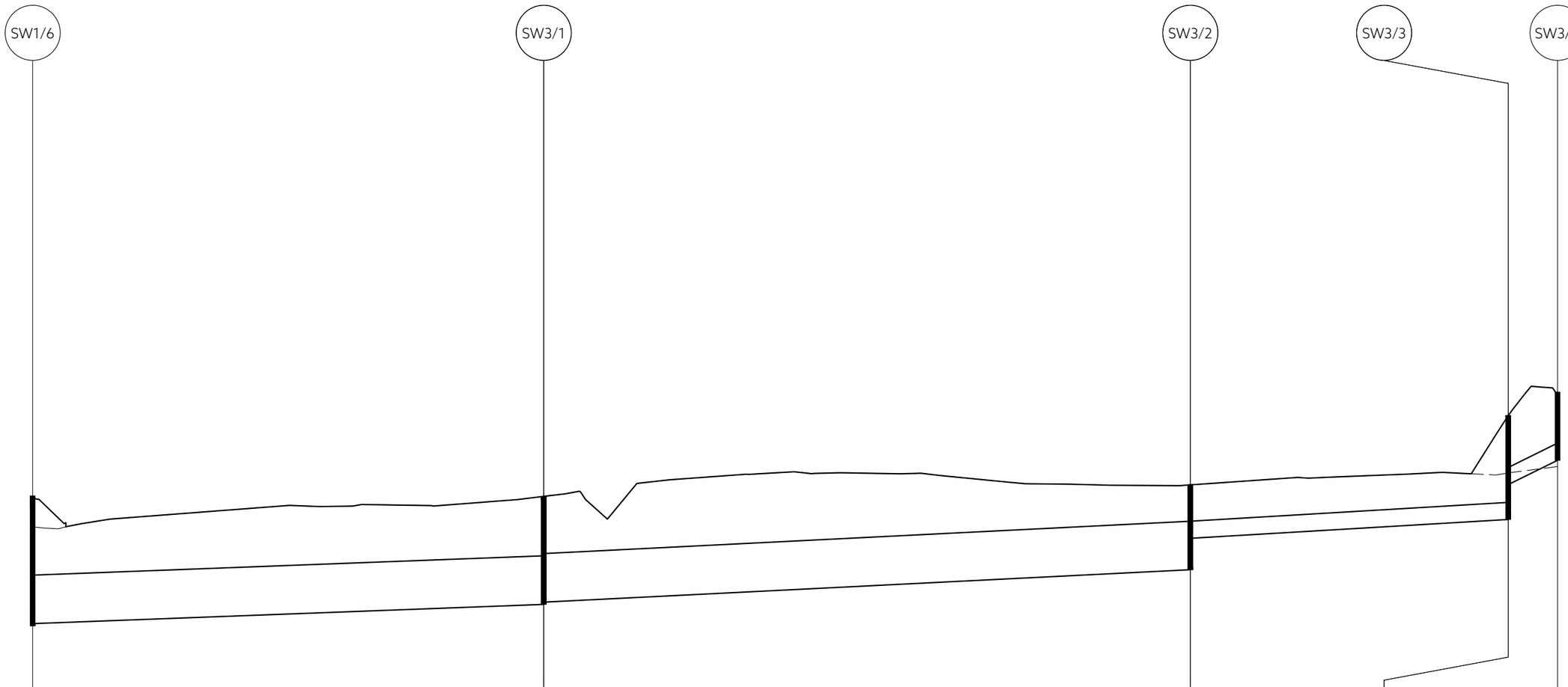
DRAWING TITLE: STORMWATER LONG SECTION
SHEET 4 OF 18

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 403	-

DATE/TIME: Wednesday, 2 July 2025 4:53:45 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



PIPE DETAILS	DN1050 Class 4 RRJ	DN1050 Class 4 RRJ	DN375 PP SN8 (RRJ)	DN375 PP SN8 (RRJ)
GRADE	0.75%	1.00%	1.18%	9.88%
DATUM RL 9				
COVER	1.725 … 1.295	1.246 … 0.793	1.892	1.132 … 1.112
DEPTH TO INVERT	2.783 … 2.353	2.304 … 1.851	1.166 … 2.265	1.505 … 1.485
INVERT LEVEL	11.880 … 12.300	12.350 … 13.055	13.740 … 14.150	14.910 … 15.440
FINISHED SURFACE	14.663 … 14.653	14.906	16.415	16.925
EXISTING SURFACE	13.990 … 14.653	14.906	15.164	15.304
CHAINAGE	0.000 … 55.658	55.658 … 126.086	160.709	166.076
	55.658	70.428	34.623	5.367

SW LS - LINE SW3

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

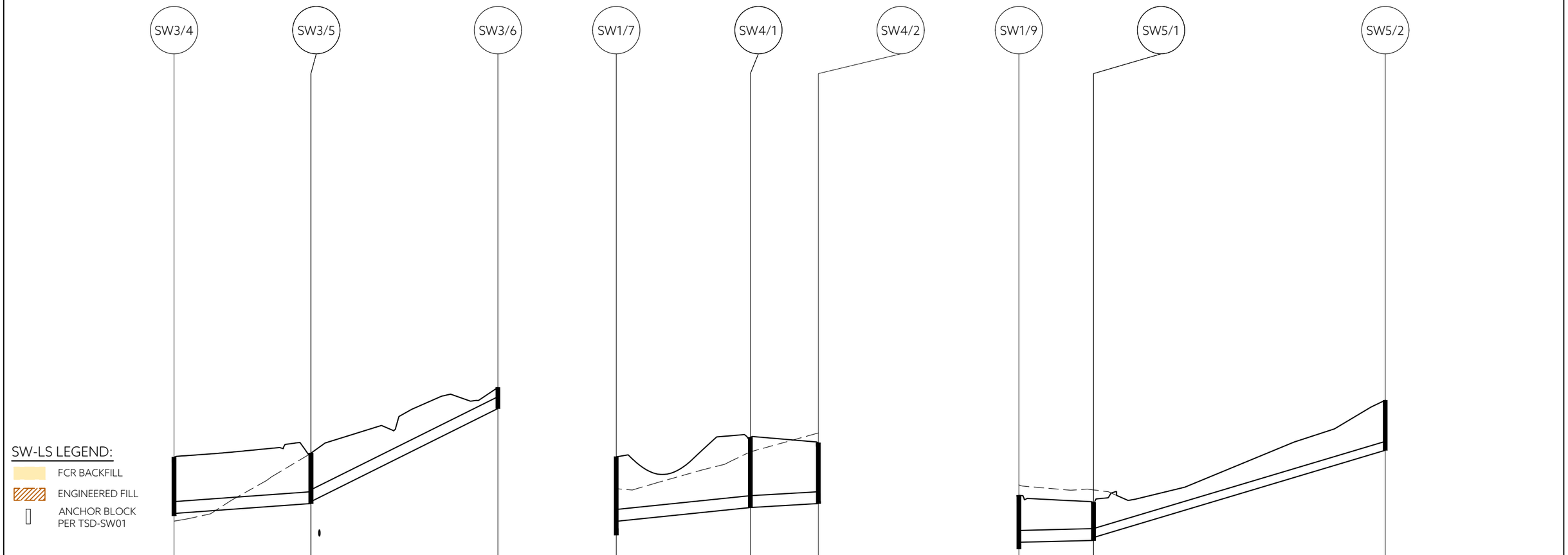
DRAWING TITLE: STORMWATER LONG SECTION
SHEET 5 OF 18

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 404	-

DATE/TIME: Wednesday, 2 July 2025 4:53:47 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



PIPE DETAILS	DN300 Class 4 RRJ		DN300 PP SN8 (RRJ)	
GRADE	1.44%		9.95%	
DATUM RL 12				
COVER	1.125	0.978	0.928	0.233
DEPTH TO INVERT	1.425	1.278	1.228	0.533
INVERT LEVEL	15.500	15.750	15.800	18.159
FINISHED SURFACE	16.925	17.028		18.692
EXISTING SURFACE	15.304	17.028		18.692
CHAINAGE	166.076	183.431		207.144
	17.355		23.713	

SW LS - LINE SW3

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ		DN300 Class 4 RRJ	
	2.06%		1.16%	
RL 11				
	1.336	1.478		1.240
	1.636	1.778		1.540
	14.300	14.650		14.750
	15.936	16.428		16.290
	15.128	16.062		16.539
	0.000	17.010		25.640
		17.010		8.630

SW LS - LINE SW4

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ		DN225 PP SN8 (RRJ)	
	0.50%		5.97%	
RL 12				
	0.891	0.661		1.044
	1.191	0.961	0.886	1.269
	14.768	14.815	14.890	17.101
	15.959	15.776		18.370
	16.223	16.097		18.370
	0.000	9.459		46.461
		9.459		37.002

SW LS - LINE SW5

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

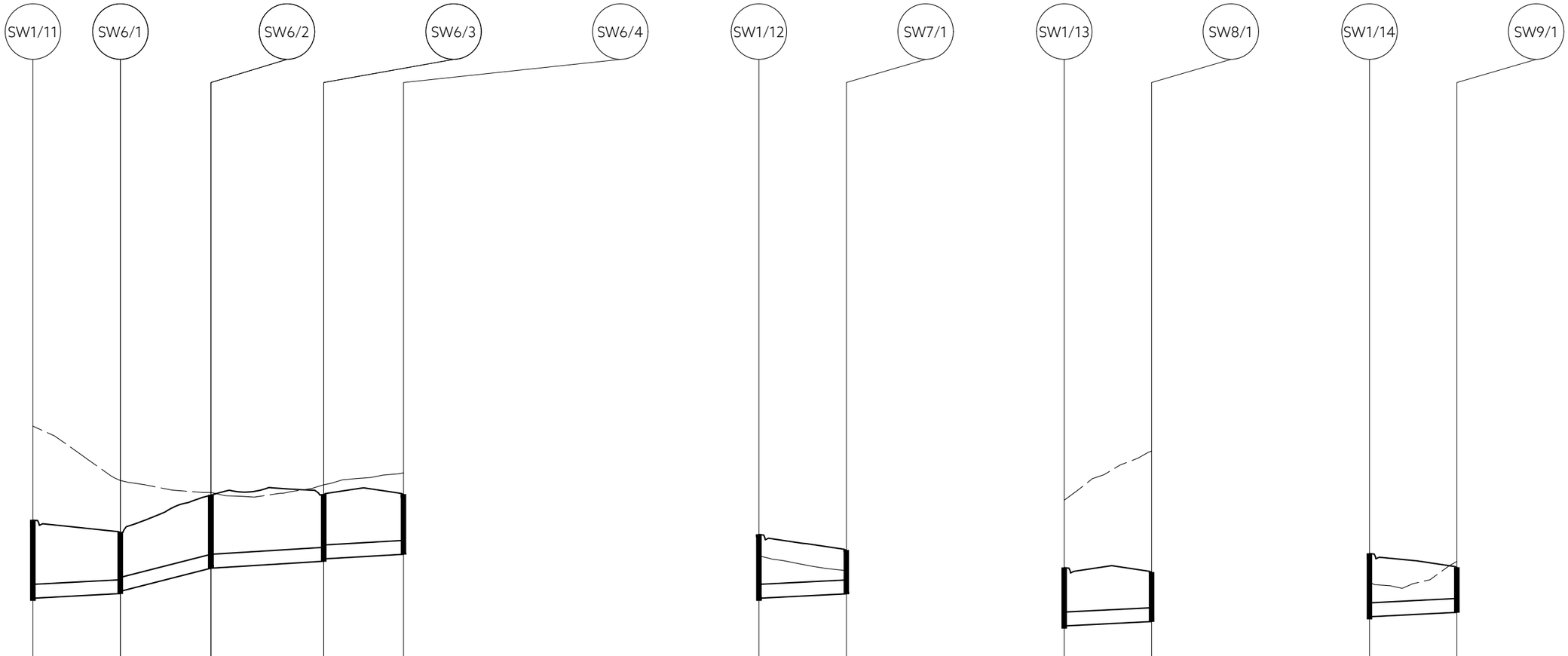
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION
SHEET 6 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 405	-

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PIPE DETAILS	DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ	
GRADE	1.06%		5.10%		1.23%		1.16%	
DATUM RL 13								
COVER	1.388	1.019	0.969	1.277	1.143	1.093		0.993
DEPTH TO INVERT	1.688	1.319	1.269	1.577	1.443	1.393		1.293
INVERT LEVEL	16.500	16.600	16.650	17.150	17.300	17.350		17.450
FINISHED SURFACE	18.188	17.919		18.727	18.743			18.743
EXISTING SURFACE	20.223	19.045		18.788	18.952			19.210
CHAINAGE	0.000	9.455	9.455	19.260	19.260	31.466	31.466	40.096
	9.455		9.805		12.206		8.630	

SW LS - LINE SW6

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ	
	1.00%	
RL 16		
	1.077	0.642
	1.377	0.942
	19.500	19.595
	20.877	20.536
	20.417	20.099
	0.000	9.455
	9.455	

SW LS - LINE SW7

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ	
	1.00%	
RL 20		
	0.960	0.765
	1.260	1.065
	22.900	22.995
	24.160	24.059
	25.621	26.680
	0.000	9.455
	9.455	

SW LS - LINE SW8

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ	
	1.00%	
RL 23		
	1.065	0.668
	1.365	0.968
	26.100	26.195
	27.465	27.163
	26.846	27.295
	0.000	9.455
	9.455	

SW LS - LINE SW9

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

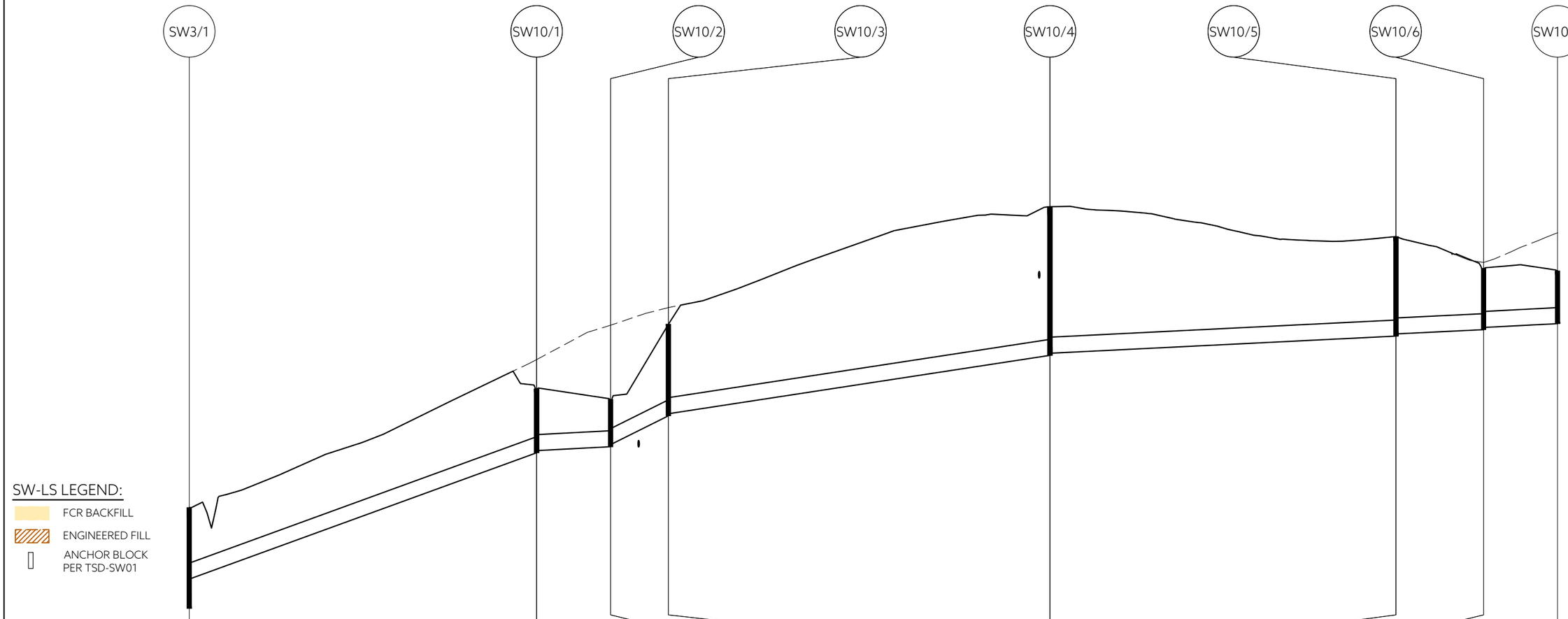
DRAWING TITLE: STORMWATER LONG SECTION
SHEET 7 OF 18

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CONTRACT NO.	SCALE	PAPER
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48556MR	C 406	-

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PIPE DETAILS	DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)	
GRADE	7.27%		1.04%		9.94%		3.06%		0.99%		0.98%		1.04%	
DATUM RL 10														
COVER	1.295	1.114	1.064	0.727	0.677	1.761	1.711	3.093	3.043	1.947	1.897	1.048	0.998	0.856
DEPTH TO INVERT	1.668	1.487	1.437	1.100	1.050	2.134	2.084	3.466	3.416	2.320	2.270	1.421	1.371	1.229
INVERT LEVEL	12.985	15.930	15.980	16.070	16.120	16.790	16.840	18.200	18.250	18.650	18.700	18.800	18.850	18.940
FINISHED SURFACE	14.653	17.417		17.170		18.924		21.666		20.970		20.221		20.169
EXISTING SURFACE	14.653	18.101		18.903		19.314		21.666		20.970		20.365		21.059
CHAINAGE	0.000	40.501	40.501	49.131	8.630	55.871	6.740	100.364	44.492	140.715	40.351	150.930	10.216	159.560

SW LS - LINE SW10

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

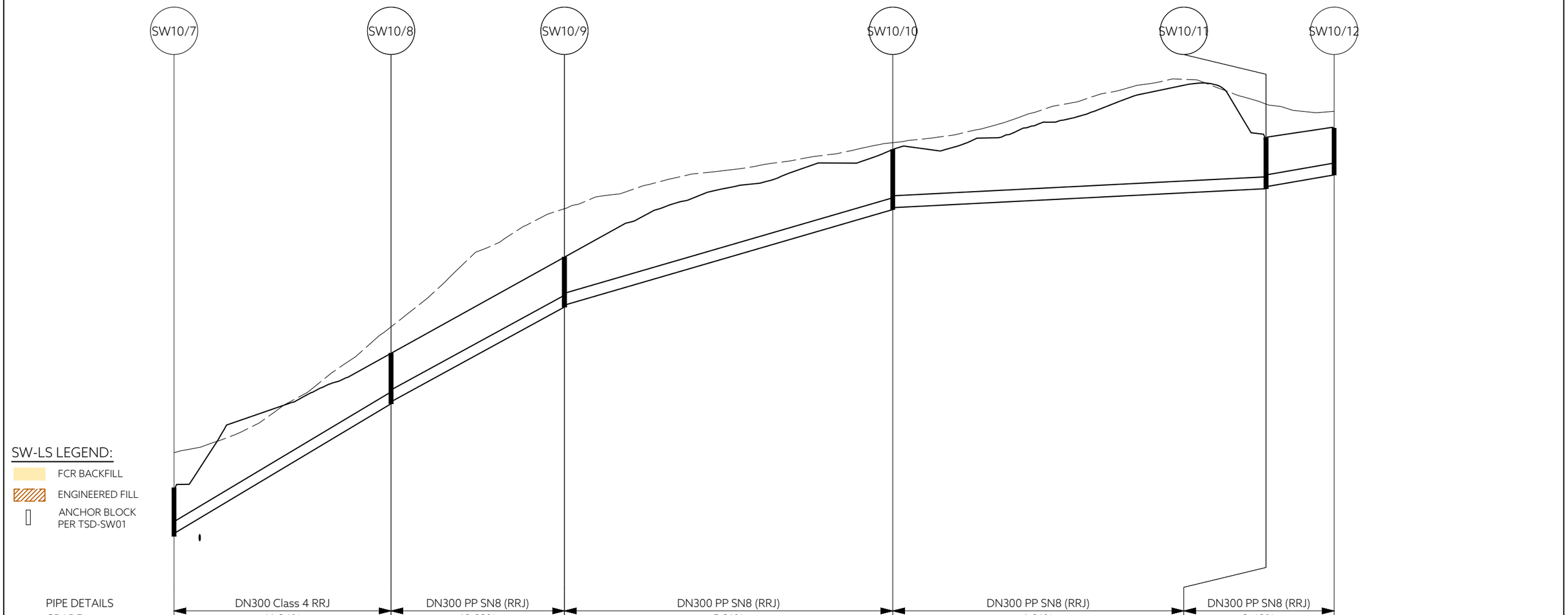
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DRAWING TITLE: STORMWATER LONG SECTION
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PIPE DETAILS	DN300 Class 4 RRJ			DN300 PP SN8 (RRJ)			DN300 PP SN8 (RRJ)			DN300 PP SN8 (RRJ)			DN300 PP SN8 (RRJ)		
GRADE	11.94%			10.92%			5.81%			1.01%			3.48%		
DATUM RL 16															
COVER	0.856		0.978	0.928		0.965	0.915		1.222	1.172		0.989	0.939		0.884
DEPTH TO INVERT	1.156		1.278	1.228		1.265	1.215		1.522	1.472		1.289	1.239		1.184
INVERT LEVEL	19.013		22.300	22.350		24.750	24.800		27.220	27.270		27.750	27.800		28.100
FINISHED SURFACE	20.169		23.578			26.015			28.742			29.039			29.284
EXISTING SURFACE	21.059		24.250			27.242			28.916			29.895			29.711
CHAINAGE	159.560	27.521	187.081		21.980	209.061		41.633	250.694		47.337	298.031		8.630	306.661

SW LS - LINE SW10

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

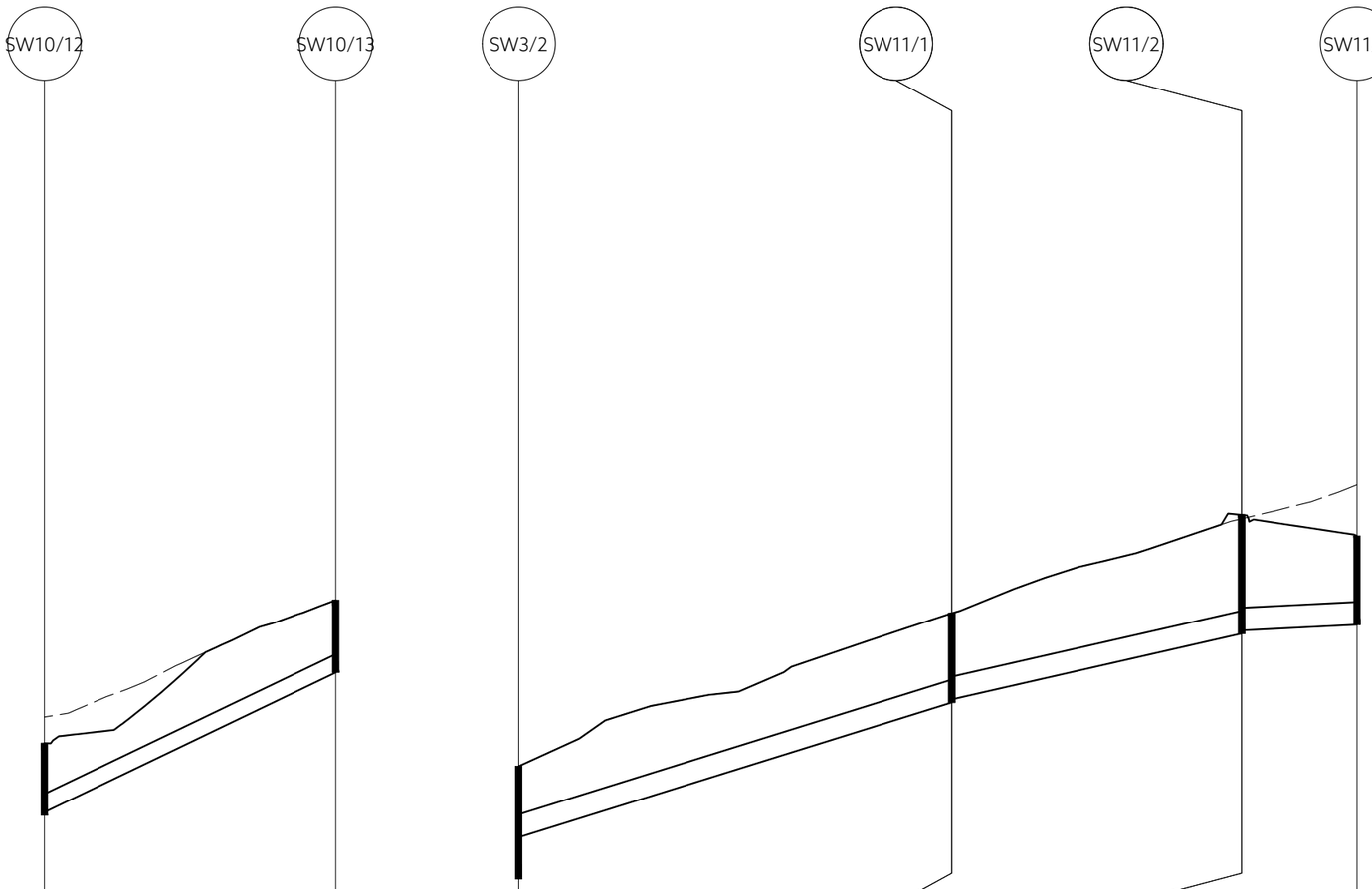
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DRAWING TITLE: STORMWATER LONG SECTION
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JOB NUMBER		REVISION
48556MR	C 408	-

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SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN300 PP SN8 (RRJ)		
GRADE	9.59%		
DATUM RL 25			
COVER	0.834		0.888
DEPTH TO INVERT	1.134		1.188
INVERT LEVEL	28.150		30.440
FINISHED SURFACE	29.284		31.628
EXISTING SURFACE	29.711		31.628
CHAINAGE	306.661	23.883	330.543

SW LS - LINE SW10

SCALE: HORIZ 1:500 VERT 1:100

PIPE DETAILS	DN375 PP SN8 (RRJ)	DN375 PP SN8 (RRJ)	DN375 PP SN8 (RRJ)	
GRADE	6.23%	4.55%	1.00%	
RL 11				
	0.793	1.041	1.521	1.081
	1.166	1.414	1.894	1.454
	13.740	15.950	16.000	17.080	17.130	17.225
	14.906	17.414	19.024	18.679
	14.906	17.414	18.959	19.515
	0.000	35.501	59.250	68.705
		35.501	23.749	9.455

SW LS - LINE SW11

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

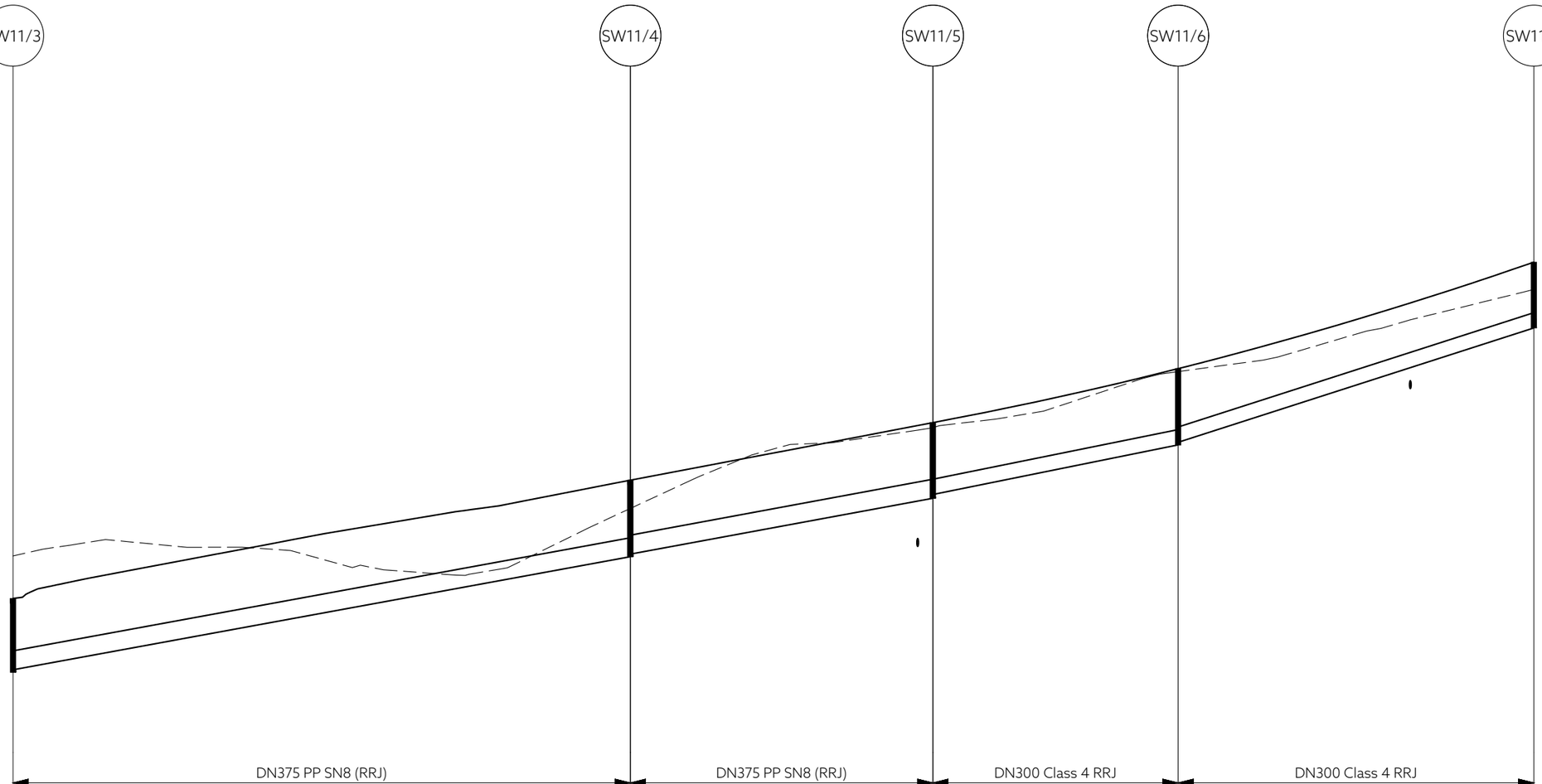
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DRAWING TITLE: STORMWATER LONG SECTION SHEET 10 OF 18

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JOB NUMBER		REVISION
48556MR C 409		-

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SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)	DN300 Class 4 RRJ	DN300 Class 4 RRJ
GRADE	3.66%		3.70%	4.05%	6.43%
DATUM RL 14					
COVER	1.031	1.132	1.082 1.114	1.199	1.149 0.994
DEPTH TO INVERT	1.404	1.505	1.455 1.487	1.414 1.499	1.449 1.294
INVERT LEVEL	17.275	19.500	19.550 20.650	20.723 21.700	21.750 24.000
FINISHED SURFACE	18.679	21.005	22.137	23.199	25.294
EXISTING SURFACE	19.515	20.449	22.041	23.141	24.757
CHAINAGE	68.705	129.429	159.190	183.314	218.314
	60.723		29.761	24.124	35.000

SW LS - LINE SW11

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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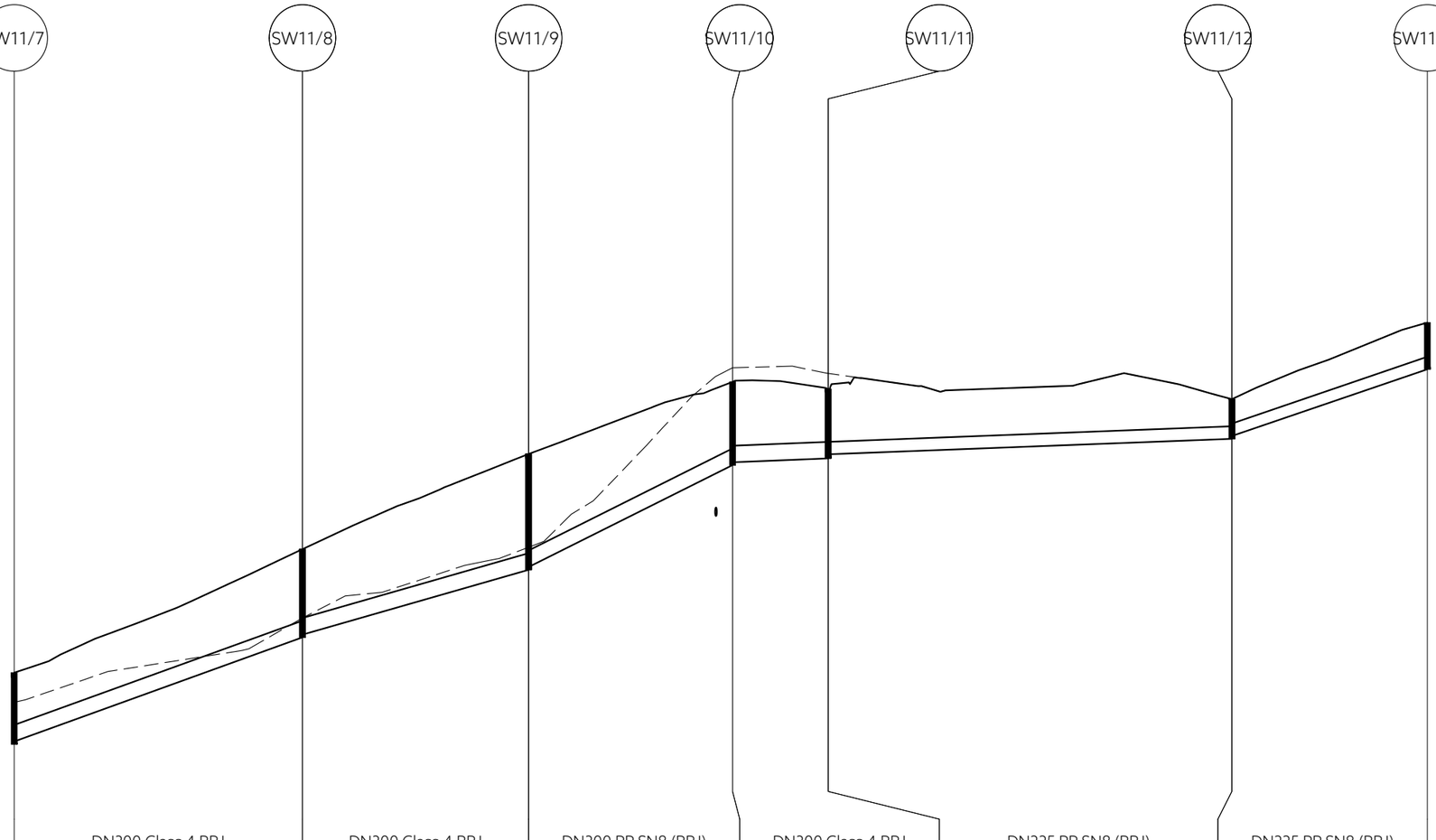
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DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: STORMWATER LONG SECTION
SHEET 11 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 410	-

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SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN300 Class 4 RRJ	DN300 Class 4 RRJ	DN300 PP SN8 (RRJ)	DN300 Class 4 RRJ	DN225 PP SN8 (RRJ)	DN225 PP SN8 (RRJ)
GRADE	7.22%	5.73%	9.99%	0.81%	0.77%	6.83%
DATUM RL 21						
COVER	0.944 … 1.292	1.242 … 1.791	1.741 … 1.202	1.152 … 0.951	… 0.489	0.439 … 0.616
DEPTH TO INVERT	1.244 … 1.592	1.542 … 2.091	2.041 … 1.502	1.452 … 1.251	1.176 … 0.714	0.664 … 0.841
INVERT LEVEL	24.050 … 25.930	25.980 … 27.150	27.200 … 29.040	29.090 … 29.160	29.235 … 29.515	29.565 … 30.770
FINISHED SURFACE	25.294 … 27.522	… 29.241	… 30.542	… 30.411	… 30.229	… 31.611
EXISTING SURFACE	24.757 … 26.280	… 27.555	… 30.798	… 30.696	… 30.229	… 31.611
CHAINAGE	218.314 … 244.338	26.024 … 264.760	20.422 … 283.180	18.421 … 291.810	8.630 … 328.268	36.458 … 345.919

SW LS - LINE SW11

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

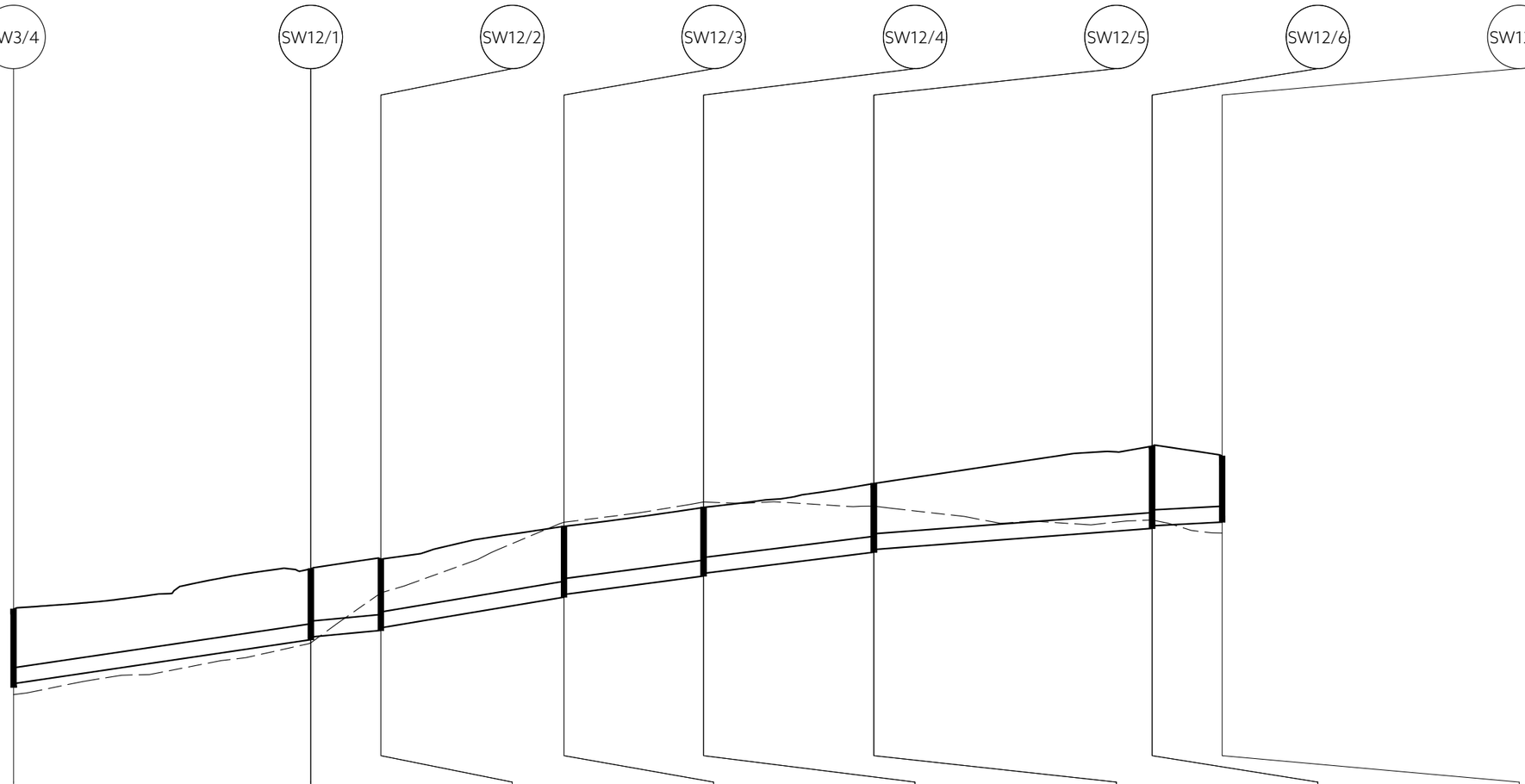
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DRAWING TITLE: STORMWATER LONG SECTION
SHEET 12 OF 18

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CONTRACT NO.	SCALE	PAPER
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48556MR	C 411	-

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PIPE DETAILS		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)	
GRADE		2.96%		1.89%		3.34%		2.65%		2.48%		1.52%		1.06%	
DATUM RL 12															
COVER	1.112		1.039	0.989		1.049	0.999		1.039	0.989		0.998	0.948		0.999	0.949		1.256	1.206		0.951
DEPTH TO INVERT	1.412		1.339	1.289		1.349	1.299		1.339	1.289		1.298	1.248		1.299	1.249		1.556	1.506		1.251
INVERT LEVEL	15.513		16.345	16.395		16.520	16.570		17.150	17.200		17.550	17.600		18.000	18.050		18.450	18.500		18.570
FINISHED SURFACE	16.925		17.684		17.869			18.489			18.848			19.299			20.006			19.821
EXISTING SURFACE	15.304		16.284		17.230			18.566			18.950			18.873			18.609			18.362
CHAINAGE	0.000	28.133	28.133		6.630	34.763		17.343	52.106		13.201	65.307		16.122	81.429		26.336	107.765		6.630	114.395

SW LS - LINE SW12

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

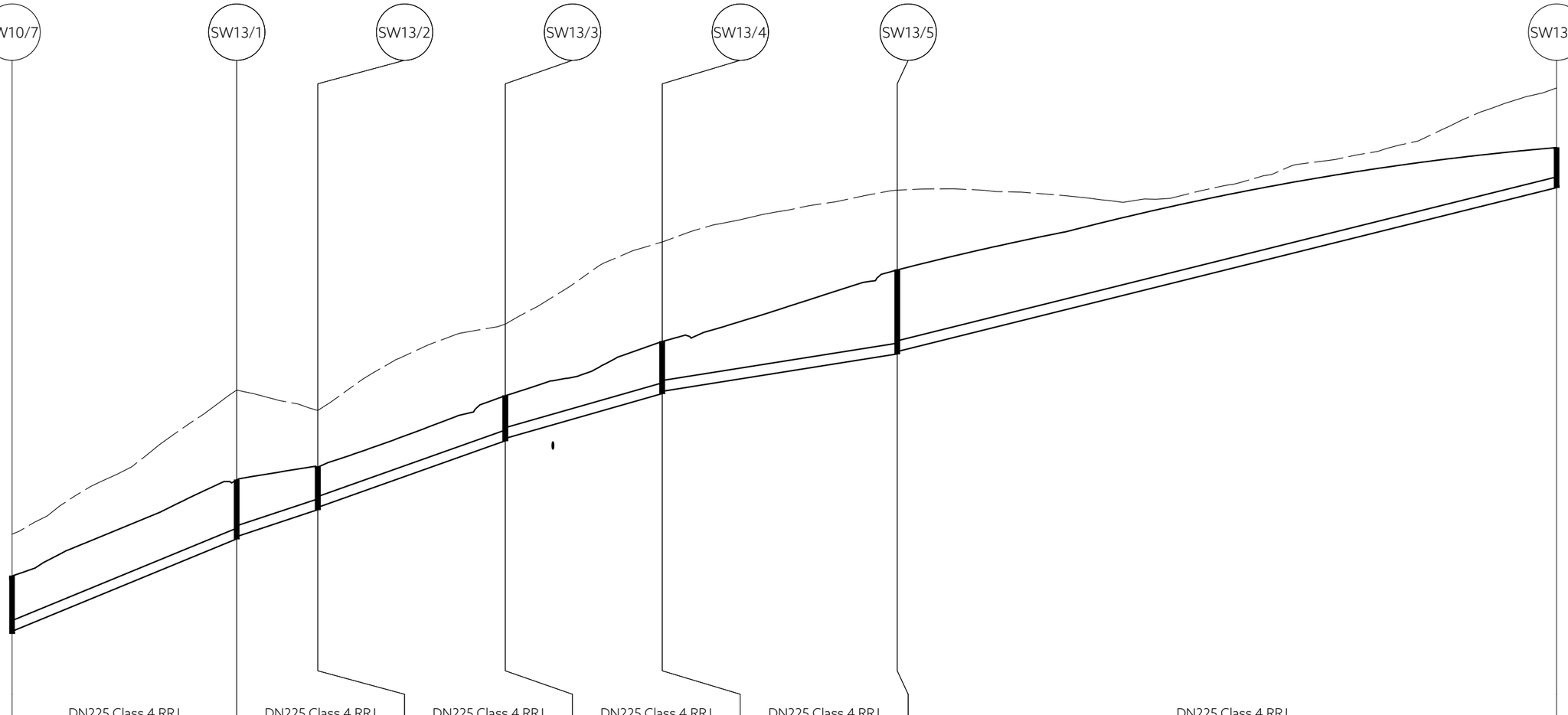
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SHEET 13 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 412	-

DATE/TIME: Wednesday, 2 July 2025 4:53:54 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



PIPE DETAILS	DN225 Class 4 RRJ		DN225 Class 4 RRJ		DN225 Class 4 RRJ		DN225 Class 4 RRJ		DN225 Class 4 RRJ		DN225 Class 4 RRJ	
GRADE	8.22%		6.63%		7.10%		5.71%		3.18%		4.97%	
DATUM RL 16												
COVER	0.950	1.028	0.978	0.675	0.625	0.731	0.681	0.880	0.830	1.559	1.509	0.625
DEPTH TO INVERT	1.179	1.257	1.207	0.904	0.854	0.960	0.910	1.109	1.059	1.788	1.738	0.854
INVERT LEVEL	18.990	20.958	21.008	21.580	21.630	23.047	23.097	24.052	24.102	24.898	24.948	28.438
FINISHED SURFACE	20.169	22.214		22.484		24.007		25.161		26.686		29.292
EXISTING SURFACE	21.059	24.128		23.693		25.533		27.283		28.386		30.561
CHAINAGE	0.000	23.927	23.927	32.563	52.535	69.253	94.288	164.519				
	23.927		8.636		19.972		16.718		25.035		70.231	

SW LS - LINE SW13

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

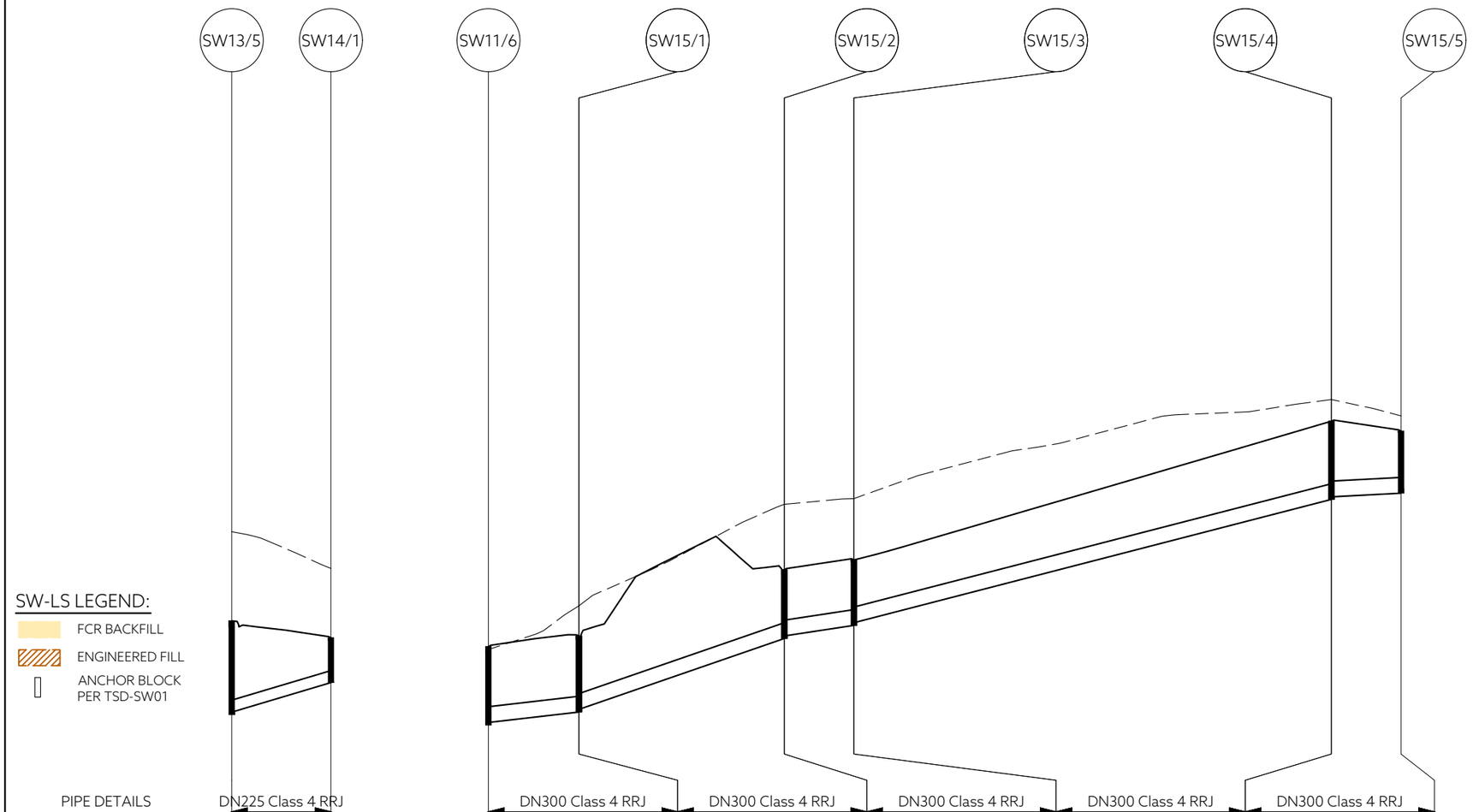
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION
SHEET 14 OF 18

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 413	-

DATE/TIME: Wednesday, 2 July 2025 4:53:55 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



PIPE DETAILS	DN225 Class 4 RRJ	
GRADE	5.95%	
DATUM RL 22		
COVER	1.509	0.625
DEPTH TO INVERT	1.738	0.854
INVERT LEVEL	24.948	25.510
FINISHED SURFACE	26.686	26.364
EXISTING SURFACE	28.386	27.686
CHAINAGE	0.000	9.455
	9.455	

SW LS - LINE SW14

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ	
	2.32%		6.90%		3.02%		5.16%		1.06%	
RL 19										
COVER	1.149	1.148	1.098	1.012	0.962	0.948	0.898	1.190	1.140	0.885
DEPTH TO INVERT	1.449	1.448	1.398	1.312	1.262	1.248	1.198	1.490	1.440	1.185
INVERT LEVEL	21.750	21.950	22.000	23.350	23.400	23.600	23.650	26.000	26.050	26.120
FINISHED SURFACE	23.199	23.398		24.662		24.848		27.490		27.305
EXISTING SURFACE	23.141	23.974		25.907		26.016		27.904		27.592
CHAINAGE	0.000	8.630		28.196		34.826		80.326		86.956
	8.630		19.566		6.630		45.500		6.630	

SW LS - LINE SW15

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

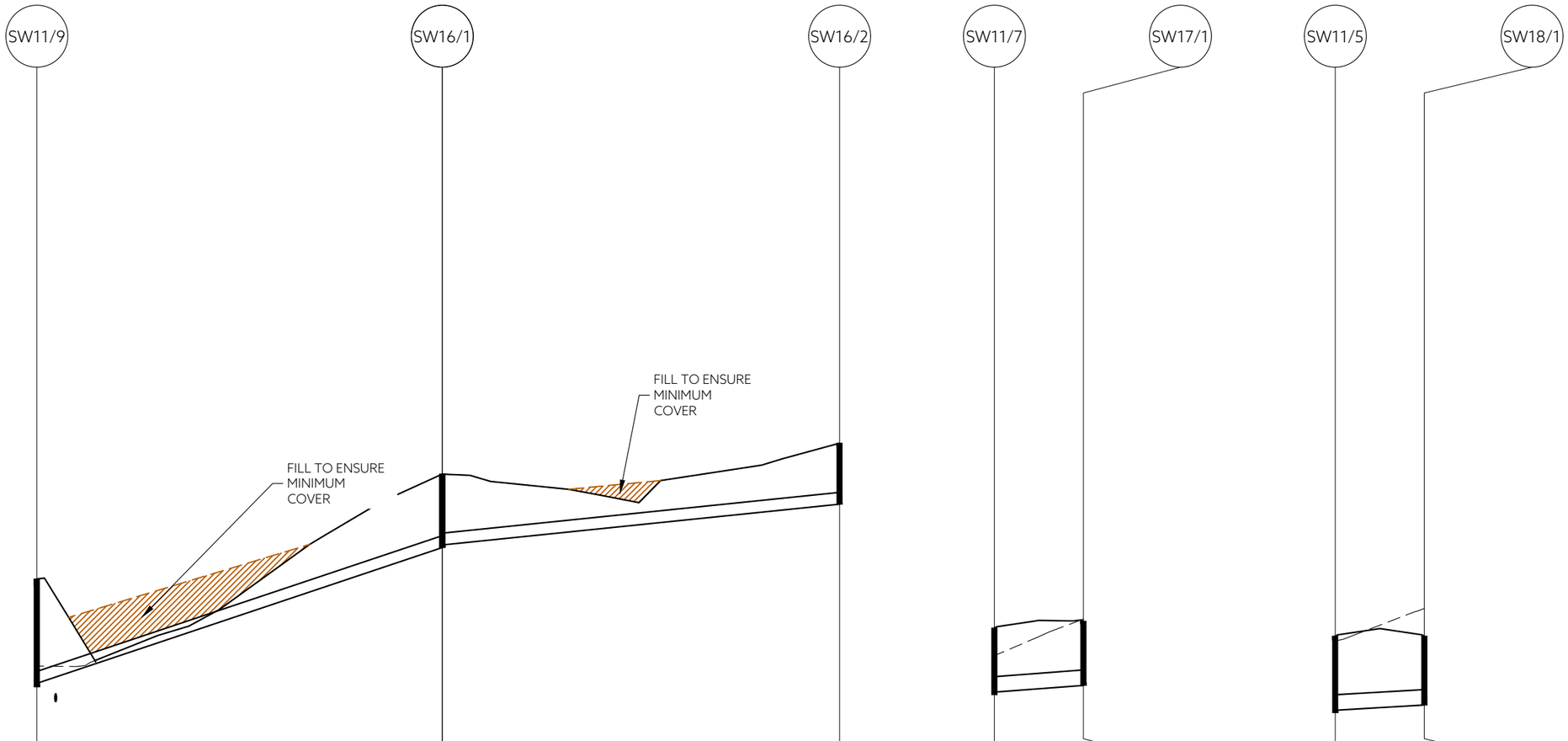
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION
SHEET 15 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 414	-

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PIPE DETAILS	DN225 Class 4 RRJ		DN225 Class 4 RRJ	
GRADE	6.69%		2.05%	
DATUM RL 24				
COVER	1.791	1.194	1.144	0.951
DEPTH TO INVERT	2.020	1.423	1.373	1.180
INVERT LEVEL	27.221	29.850	29.900	30.690
FINISHED SURFACE	29.241	31.273		31.870
EXISTING SURFACE	27.555	31.273		31.870
CHAINAGE	0.000	39.283	39.283	77.783
	39.283		38.500	

SW LS - LINE SW16

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ	
	1.51%	
RL 21		
	0.944	0.945
	1.244	1.245
	24.050	24.180
	25.294	25.425
	24.757	25.465
	0.000	8.630
	8.630	

SW LS - LINE SW17

SCALE: HORIZ 1:500 VERT 1:100

	DN300 PP SN8 (RRJ)	
	1.16%	
RL 18		
	1.137	1.037
	1.437	1.337
	20.700	20.800
	22.137	22.137
	22.041	22.671
	0.000	8.630
	8.630	

SW LS - LINE SW18

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

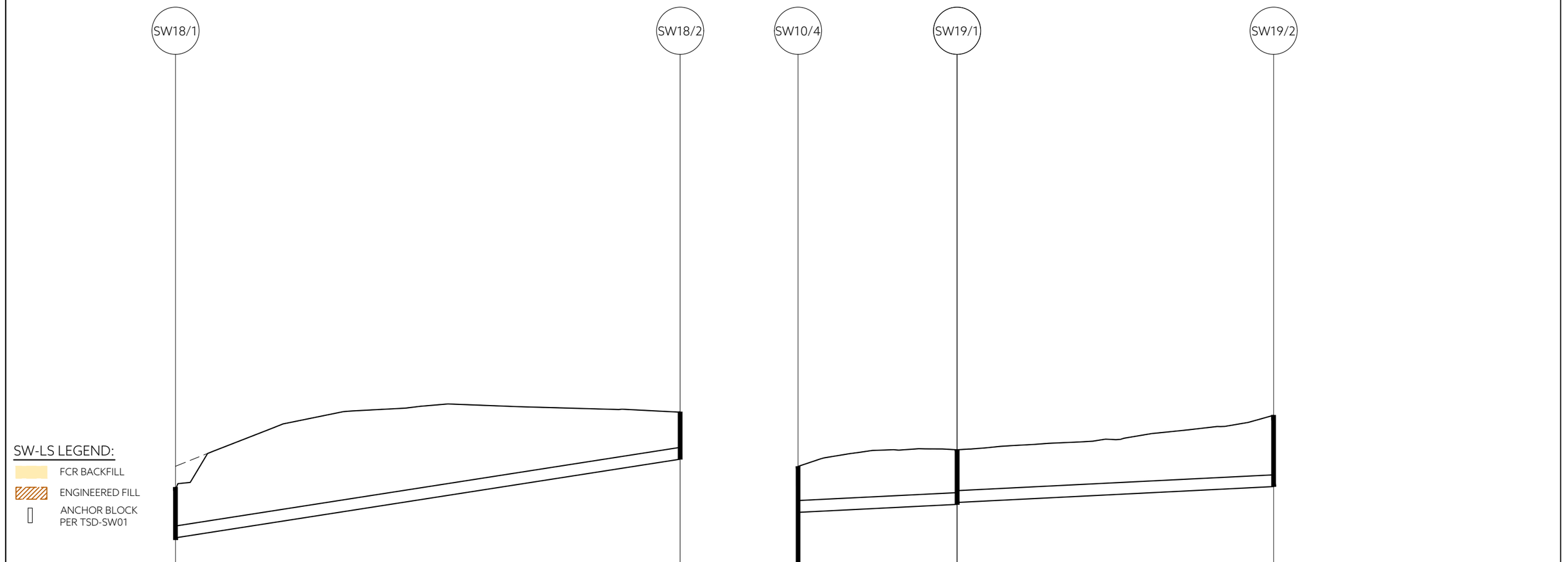
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION SHEET 16 OF 18

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JOB NUMBER		REVISION
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PIPE DETAILS	DN300 PP SN8 (RRJ)									
GRADE	3.12%									
DATUM RL 18										
COVER	0.987									0.904
DEPTH TO INVERT	1.287									1.204
INVERT LEVEL	20.850									22.850
FINISHED SURFACE	22.137									24.054
EXISTING SURFACE	22.671									24.054
CHAINAGE	8.630									72.830
				64.200						

SW LS - LINE SW18

SCALE: HORIZ 1:500 VERT 1:100

PIPE DETAILS	DN300 PP SN8 (RRJ)									
GRADE	1.00%									
RL 17										
COVER	0.868									1.090
DEPTH TO INVERT	1.168									1.390
INVERT LEVEL	20.498									20.700
FINISHED SURFACE	21.666									22.090
EXISTING SURFACE	21.666									22.090
CHAINAGE	0.000									20.235
				20.235						

PIPE DETAILS	DN300 PP SN8 (RRJ)									
GRADE	1.00%									
COVER	1.040									1.514
DEPTH TO INVERT	1.340									1.814
INVERT LEVEL	20.750									21.153
FINISHED SURFACE										22.967
EXISTING SURFACE										22.967
CHAINAGE										60.499
				40.264						

SW LS - LINE SW19

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED: RD	REVIEWED: HC
DRAWN: RD	REVIEWED: HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

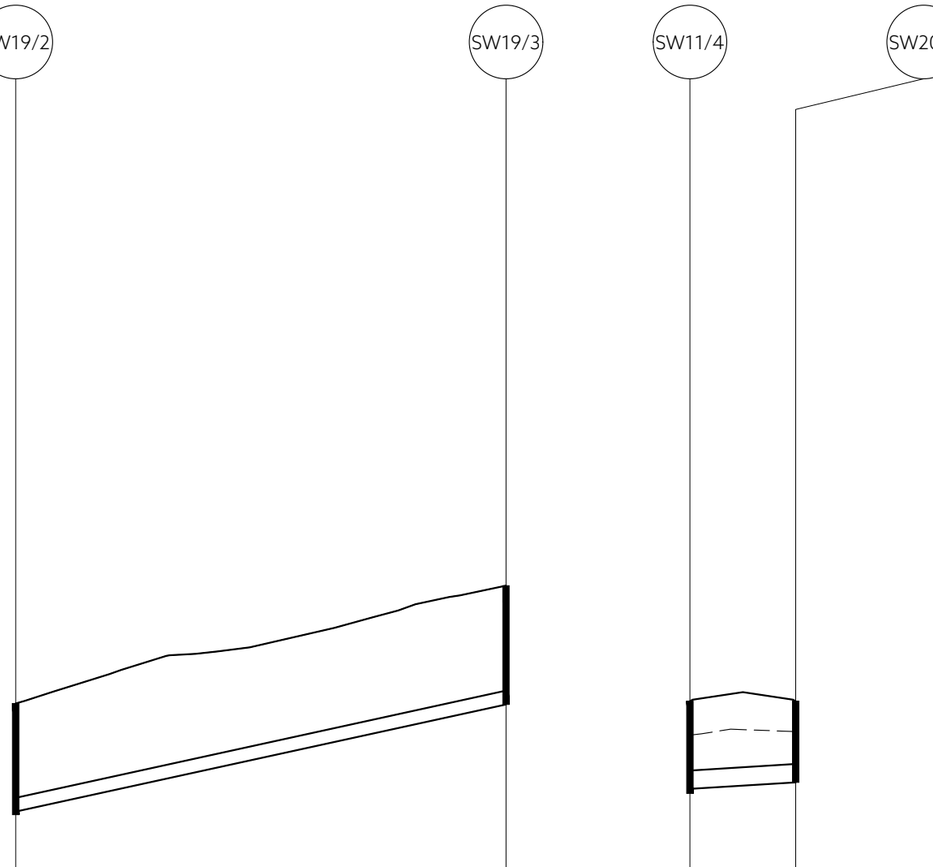
DRAWING TITLE: STORMWATER LONG SECTION
SHEET 17 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR C 415		-

DATE/TIME: Wednesday, 2 July 2025 4:53:58 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN225 PP SN8 (RRJ)	
GRADE	4.37%	
DATUM RL 18		
COVER	1.539	1.712
DEPTH TO INVERT	1.764	1.937
INVERT LEVEL	21.203	22.950
FINISHED SURFACE	22.967	24.887
EXISTING SURFACE	22.967	24.887
CHAINAGE	60.499	100.478
	39.979	

SW LS - LINE SW19

SCALE: HORIZ 1:500 VERT 1:100

	DN300 PP SN8 (RRJ)	
	1.24%	
RL 16		
	1.132	1.025
	1.432	1.325
	19.573	19.680
	21.005	21.005
	20.449	20.509
	0.000	8.630
	8.630	

SW LS - LINE SW20

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

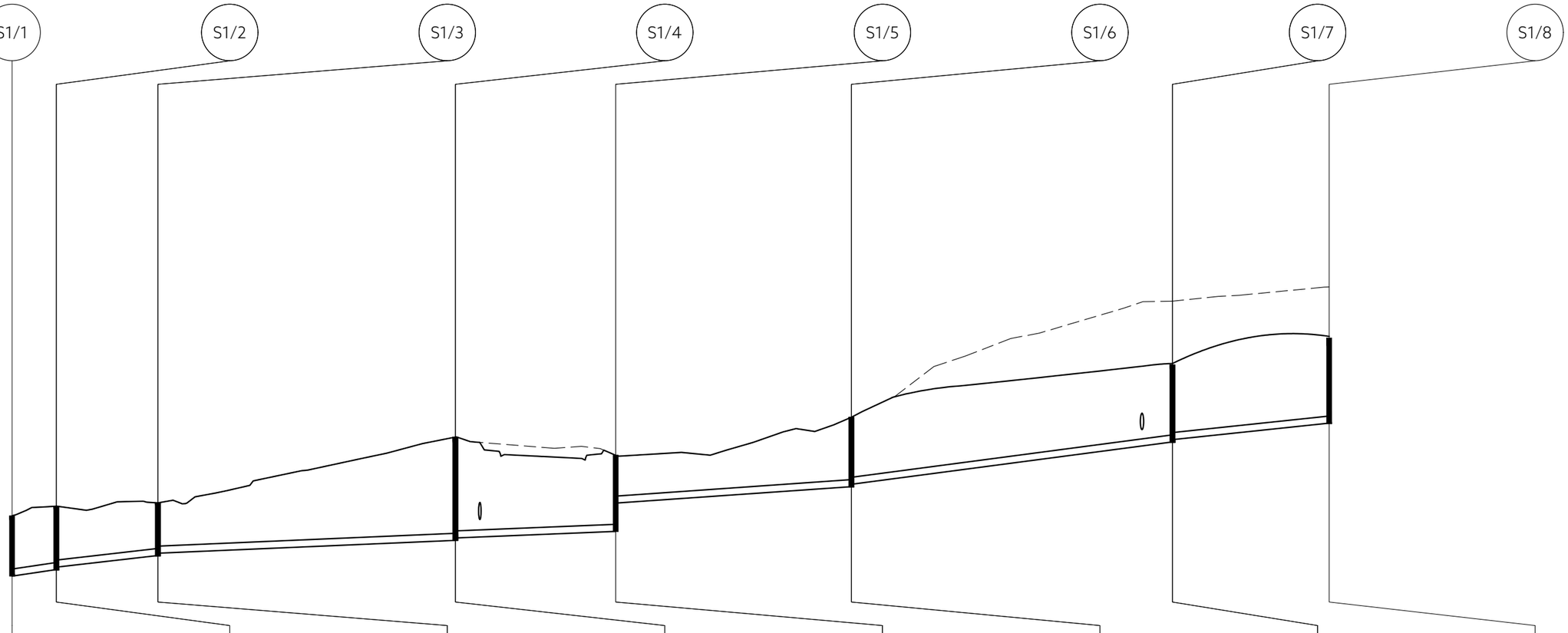
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION
SHEET 18 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 417	-

DATE/TIME: Wednesday, 2 July 2025 4:53:59 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	2.97%	2.29%	0.86%	0.82%	1.40%	2.64%	2.10%
DATUM RL 10.6							
COVER	1.131 1.195	1.144 0.969	0.918 2.044	1.994 1.466	0.866 1.326	1.276 1.490	1.440 1.658
DEPTH TO INVERT	1.281 1.345	1.294 1.119	1.068 2.194	2.144 1.616	1.016 1.476	1.426 1.640	1.590 1.808
INVERT LEVEL	13.300 13.440	13.490 13.737	13.787 14.060	14.110 14.250	14.850 15.200	15.250 16.150	16.200 16.550
FINISHED SURFACE	14.581 14.784	14.855	16.254	15.866	16.676	17.818	18.394
EXISTING SURFACE	14.581 14.784	14.855	16.254	15.866	16.676	19.141	19.444
CHAINAGE	0.000 4.702 4.702	10.793 15.495	31.611 47.107	17.029 64.136	25.052 89.188	34.113 123.301	16.654 139.956

SEWER LONG SECTION - LINE S1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

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DESIGNED:	REVIEWED:
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DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

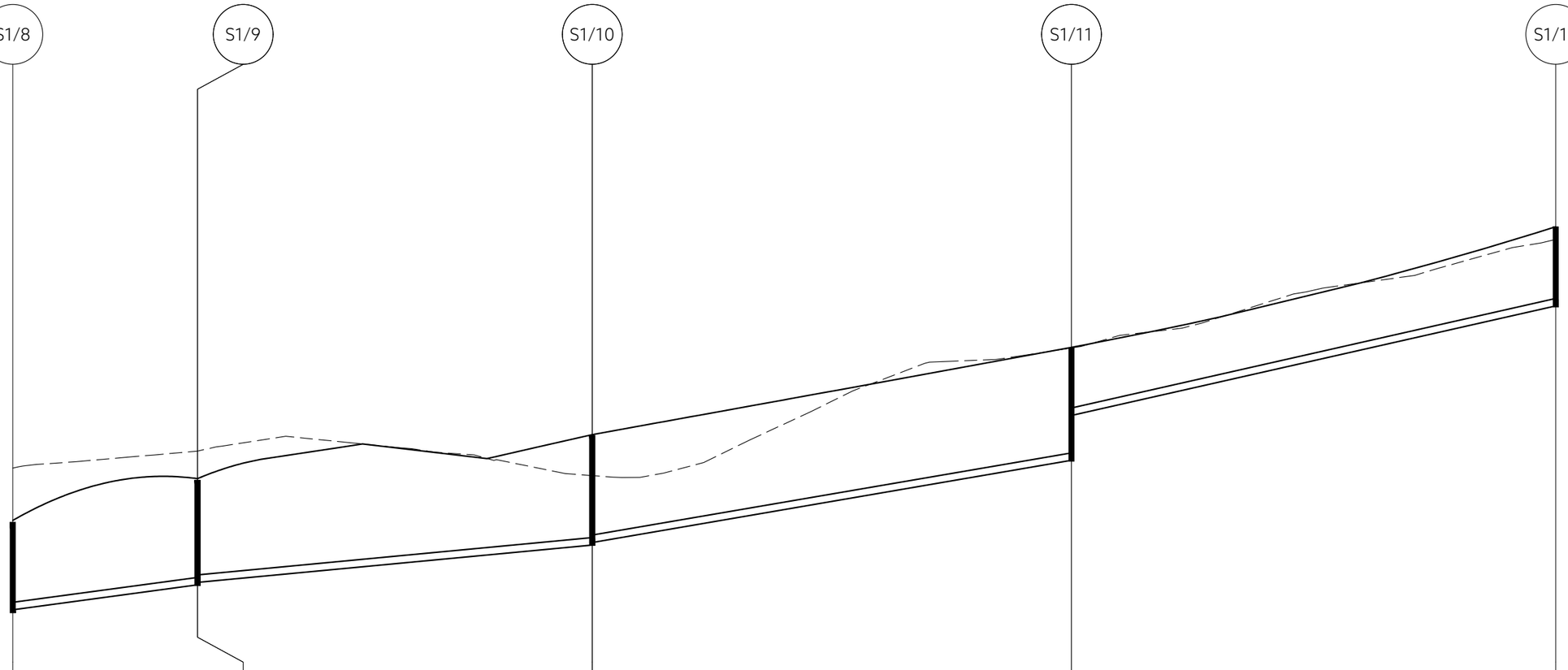
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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 530	-

DATE/TIME: Wednesday, 2 July 2025 4:54:00 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S					DN150 PVC-U 'SN8' (SCJ)-S					DN150 PVC-U 'SN8' (SCJ)-S					DN150 PVC-U 'SN8' (SCJ)-S			
GRADE	2.70%					1.89%					3.43%					4.53%			
DATUM RL 13.9																			
COVER	1.608				1.950	1.900				2.046	1.996				2.106	1.206			1.437
DEPTH TO INVERT	1.758				2.100	2.050				2.196	2.146				2.256	1.356			1.587
INVERT LEVEL	16.600				17.100	17.150				17.900	17.950				19.600	20.500			22.700
FINISHED SURFACE	18.394				19.233					20.116					21.868				24.289
EXISTING SURFACE	19.444				19.786					19.293					21.856				24.035
CHAINAGE	139.956			18.541	158.497			39.620		198.117			48.111		246.227			48.609	294.836

SEWER LONG SECTION - LINE S1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 2 OF 12

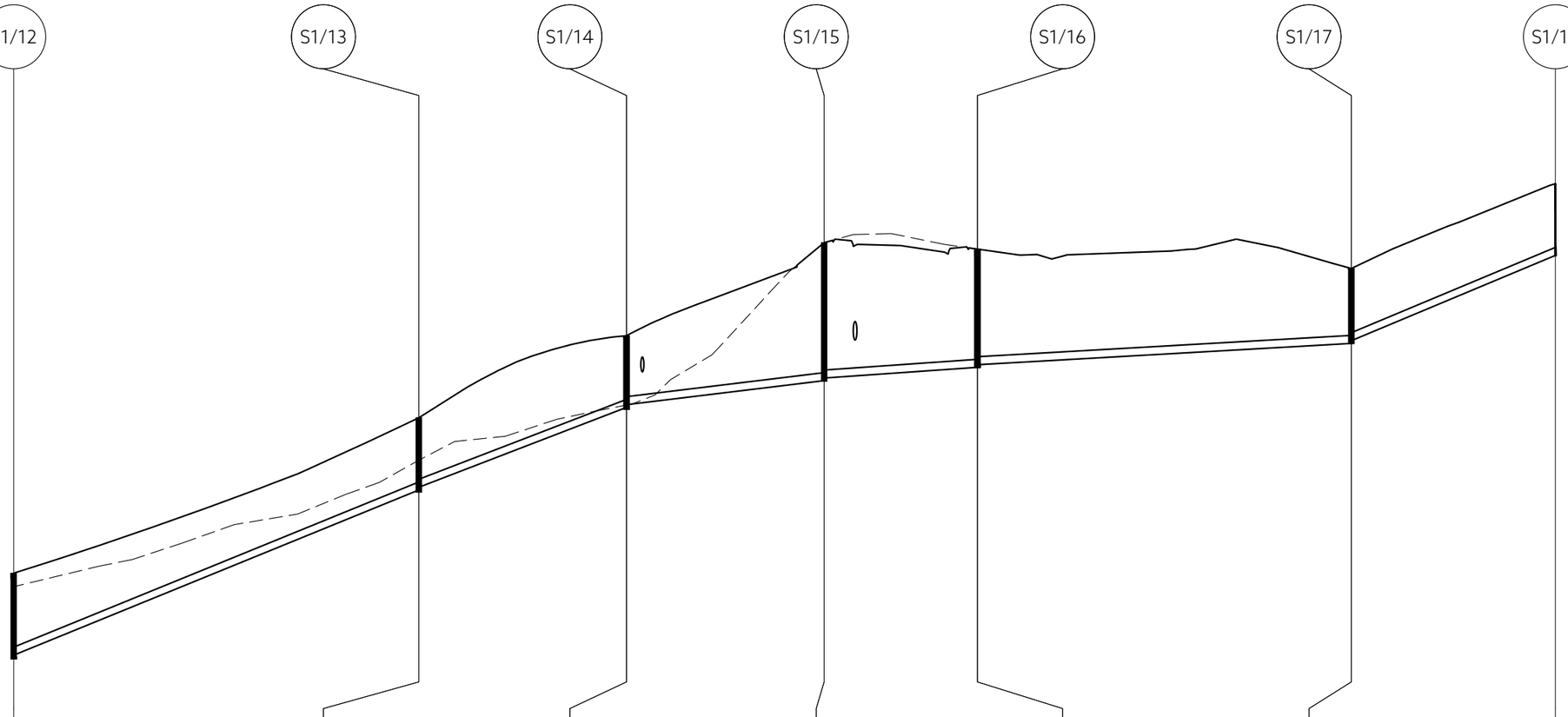
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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 531	-

DATE/TIME: Wednesday, 2 July 2025 4:54:01 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S		
GRADE	8.15%			7.70%			2.43%			1.39%			1.14%			8.36%		
DATUM RL 20.1																		
COVER	1.387		1.204	1.154		1.193	1.143		2.439	2.389		2.069	2.019		1.255	1.205		1.195
DEPTH TO INVERT	1.537		1.354	1.304		1.343	1.293		2.589	2.539		2.219	2.169		1.405	1.355		1.345
INVERT LEVEL	22.750		25.850	25.900		27.400	27.450		27.900	27.950		28.150	28.200		28.600	28.650		30.250
FINISHED SURFACE	24.289		27.204			28.743			30.489			30.369			30.005			31.595
EXISTING SURFACE	24.035		26.408			27.443			30.489			30.369			30.005			31.595
CHAINAGE	294.836	38.018	332.854		19.482	352.337		18.545	370.882		14.380	385.262		35.081	420.343		19.150	439.493

SEWER LONG SECTION - LINE S1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

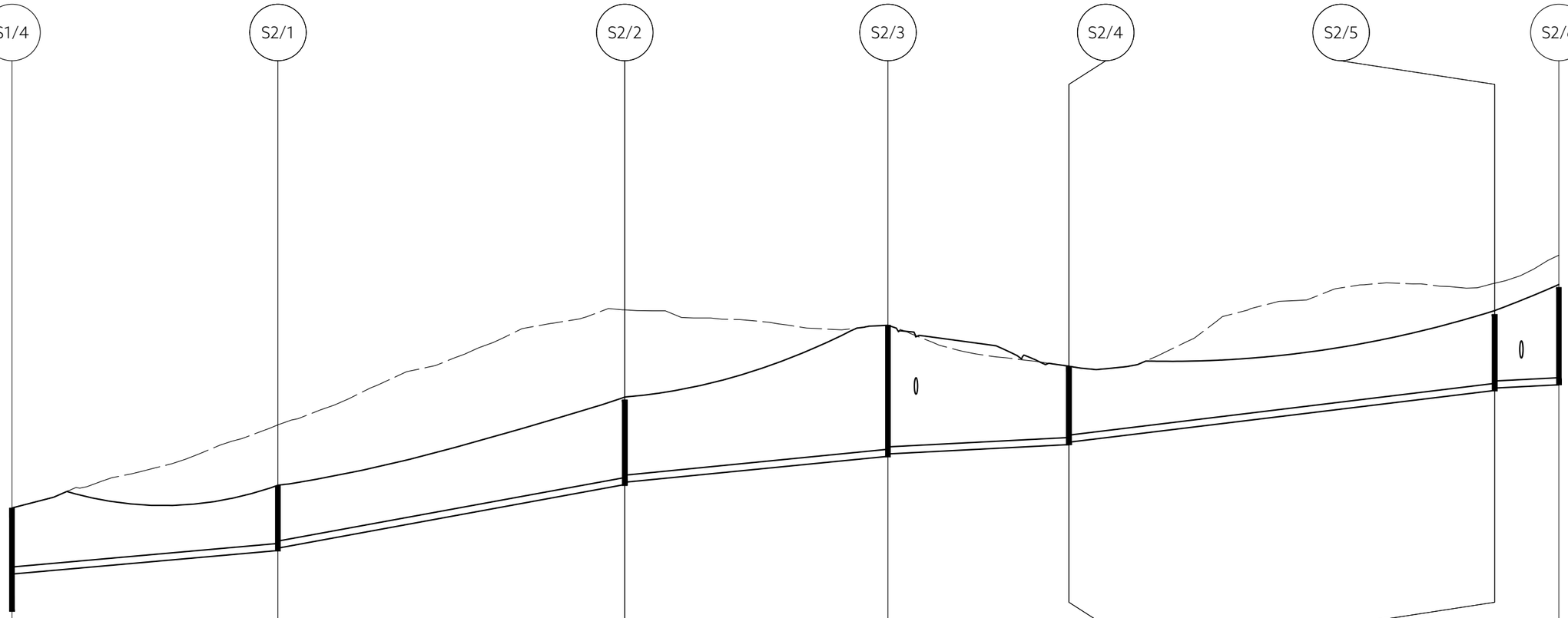
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION
SHEET 3 OF 12

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Swansea, Tasmania, 7190
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EMAIL: pda.east@pda.com.au
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Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 532		-



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	1.77%	3.67%	1.97%	1.04%	2.43%	1.03%
DATUM RL 12.1						
COVER	1.254 … 1.226	1.176 … 1.647	1.597 … 2.633	2.583 … 1.513	1.463 … 1.464	1.414 … 1.917
DEPTH TO INVERT	1.404 … 1.376	1.326 … 1.797	1.747 … 2.783	2.733 … 1.663	1.613 … 1.614	1.564 … 2.067
INVERT LEVEL	14.850 … 15.350	15.400 … 16.750	16.800 … 17.350	17.400 … 17.600	17.650 … 18.750	18.800 … 18.870
FINISHED SURFACE	16.254 … 16.736	18.609	20.133	19.263	20.445	20.998
EXISTING SURFACE	16.254 … 18.018	20.462	20.133	19.263	21.026	21.622
CHAINAGE	0.000 … 28.228	28.228 … 65.050	36.822 … 92.987	27.937 … 112.196	19.209 … 157.403	45.207 … 164.211

SEWER LONG SECTION - LINE S2

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

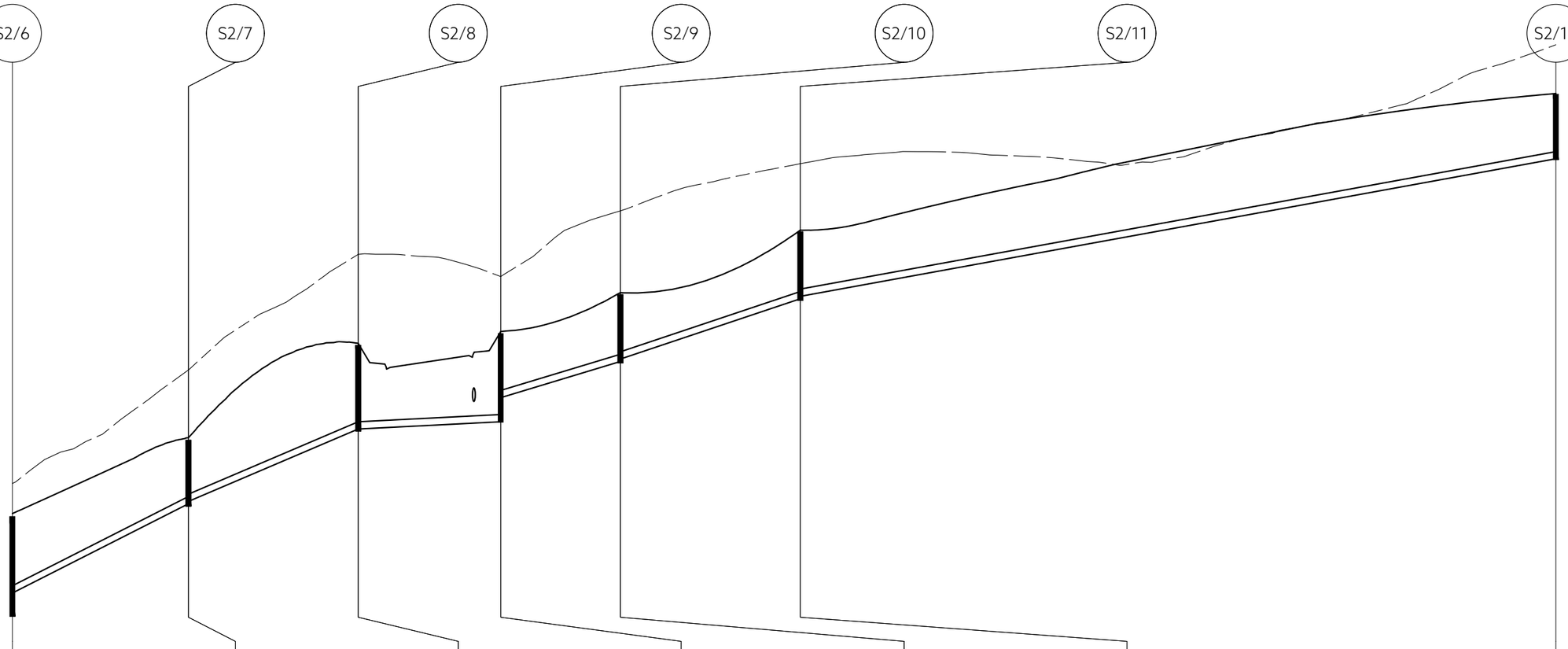
DRAWING TITLE: SEWER LONG SECTION SHEET 4 OF 12

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 533		-

DATE/TIME: Wednesday, 2 July 2025 4:54:02 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	10.13%	8.52%	1.01%	6.05%	6.70%	3.64%
DATUM RL 16.7						
COVER	1.437 1.169	1.119 1.583	1.678	1.178 1.237	1.187 1.236	1.186 1.188
DEPTH TO INVERT	1.587 1.319	1.269 1.733	1.828	1.328 1.387	1.337 1.386	1.336 1.338
INVERT LEVEL	19.350 21.200	21.250 22.750	22.900	23.400 24.150	24.200 25.450	25.500 28.350
FINISHED SURFACE	20.998 22.570	24.526	24.771	25.576	26.871	29.703
EXISTING SURFACE	21.622 23.974	26.371	25.911	27.272	28.249	30.713
CHAINAGE	164.211 182.468	200.078	214.858	227.263	245.922	324.283
	18.257	17.609	14.780	12.406	18.658	78.361

SEWER LONG SECTION - LINE S2

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED: RD | REVIEWED: HC

DRAWN: RD | REVIEWED: HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 5 OF 12

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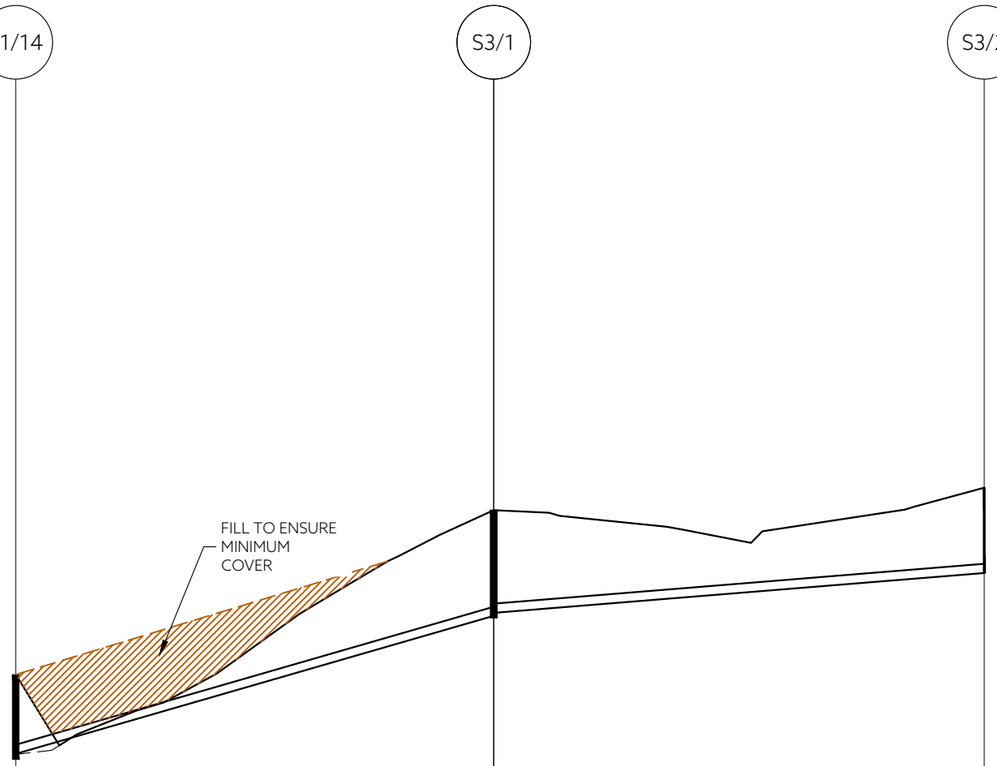
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 534		-

DATE/TIME: Wednesday, 2 July 2025 4:54:04 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

SEWER-LS LEGEND:

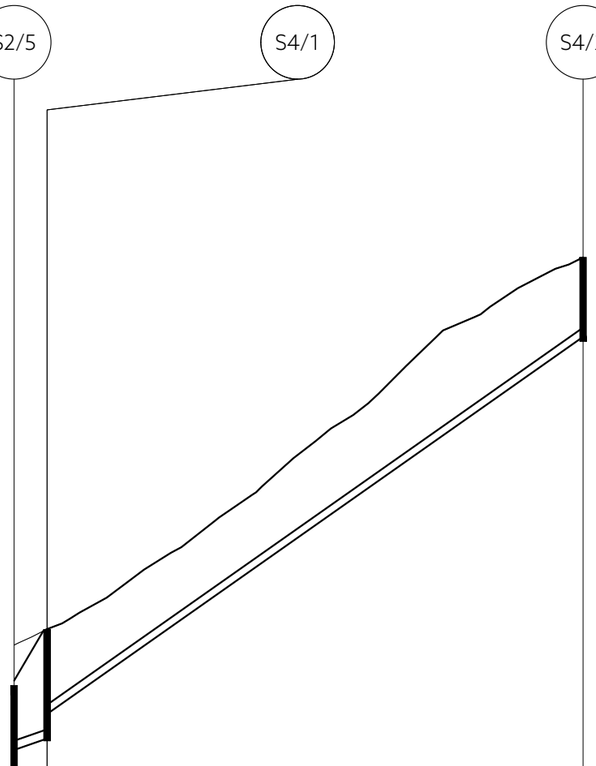
- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206



PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	5.77%	1.62%
DATUM RL 24.8		
COVER	1.143 … 1.574	1.524 … 1.241
DEPTH TO INVERT	1.293 … 1.724	1.674 … 1.391
INVERT LEVEL	27.450 … 29.700	29.750 … 30.400
FINISHED SURFACE	28.743 … 31.424	… 31.791
EXISTING SURFACE	27.443 … 31.424	… 31.791
CHAINAGE	0.000 … 38.980	38.980 … 78.980
	38.980	40.000

SEWER LONG SECTION - LINE S3

SCALE: HORIZ 1:500 VERT 1:100



PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	6.91%	14.07%
RL 16.6		
COVER	0.900 … 1.629	1.229 … 1.146
DEPTH TO INVERT	1.050 … 1.779	1.379 … 1.296
INVERT LEVEL	19.314 … 19.500	19.900 … 26.050
FINISHED SURFACE	20.445 … 21.285	… 27.346
EXISTING SURFACE	21.026 … 21.285	… 27.346
CHAINAGE	0.000 … 2.689	2.689 … 46.399
	2.689	43.710

SEWER LONG SECTION - LINE S4

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

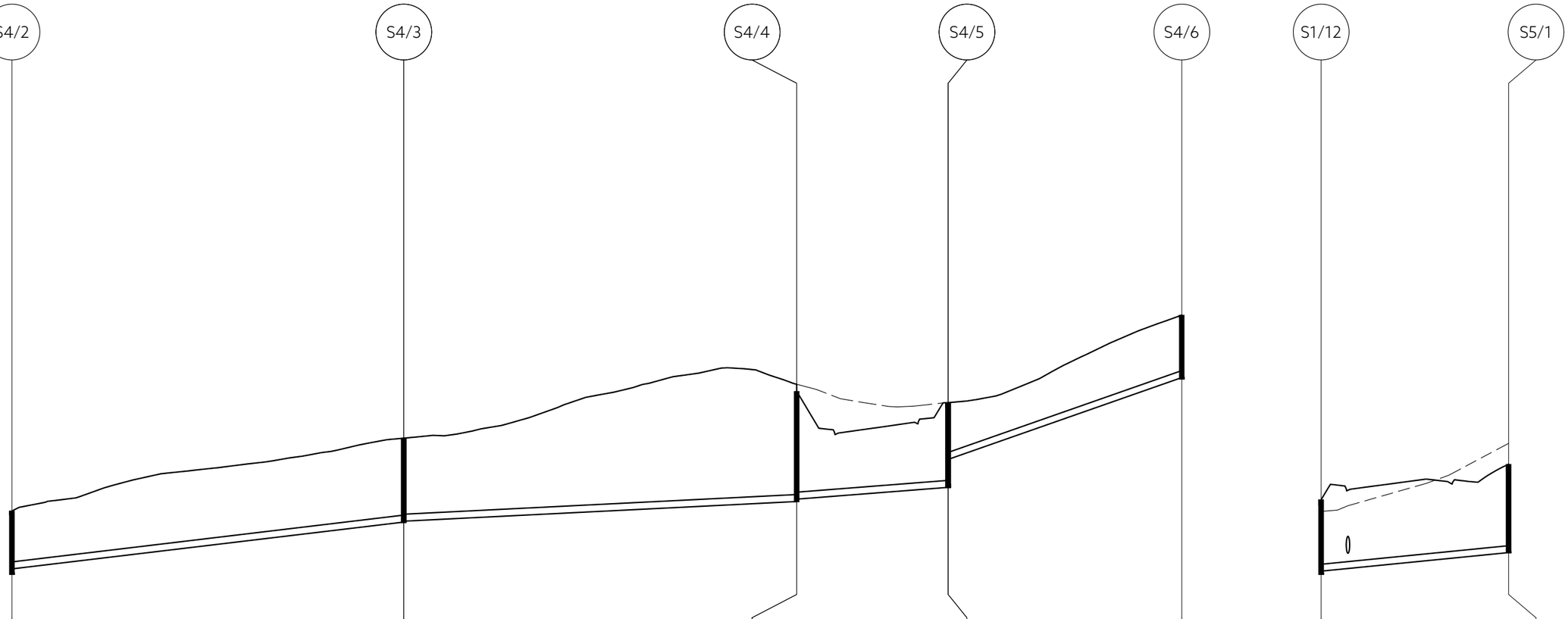
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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 535	-

DATE/TIME: Wednesday, 2 July 2025 4:54:05 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	2.39%	1.00%	1.56%	7.00%
DATUM RL 23.4				
COVER	1.096 … 1.655	1.635 … 2.218	2.168 … 1.672	1.072 … 1.196
DEPTH TO INVERT	1.246 … 1.805	1.785 … 2.368	2.318 … 1.822	1.222 … 1.346
INVERT LEVEL	26.100 … 27.107	27.127 … 27.550	27.600 … 27.855	28.455 … 30.216
FINISHED SURFACE	27.346 … 28.912	29.923	29.677	31.562
EXISTING SURFACE	27.346 … 28.912	30.073	29.677	31.562
CHAINAGE	46.399 … 88.563	130.843	147.141	172.284
	42.164	42.280	16.298	25.142

SEWER LONG SECTION - LINE S4

SCALE: HORIZ 1:500 VERT 1:100

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	1.98%
RL 20.1	
COVER	1.387 … 1.750
DEPTH TO INVERT	1.537 … 1.900
INVERT LEVEL	22.750 … 23.150
FINISHED SURFACE	24.289 … 25.051
EXISTING SURFACE	24.035 … 25.501
CHAINAGE	0.000 … 20.174
	20.174

SEWER LONG SECTION - LINE S5

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
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DRAWN:	REVIEWED:
RD	HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 7 OF 12

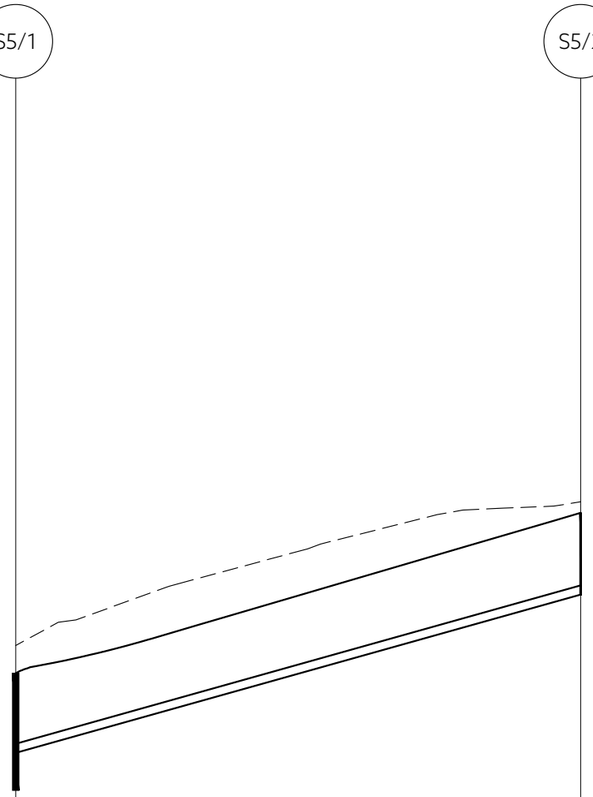
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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR C 536		-

DATE/TIME: Wednesday, 2 July 2025 4:54:06 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

SEWER-LS LEGEND:

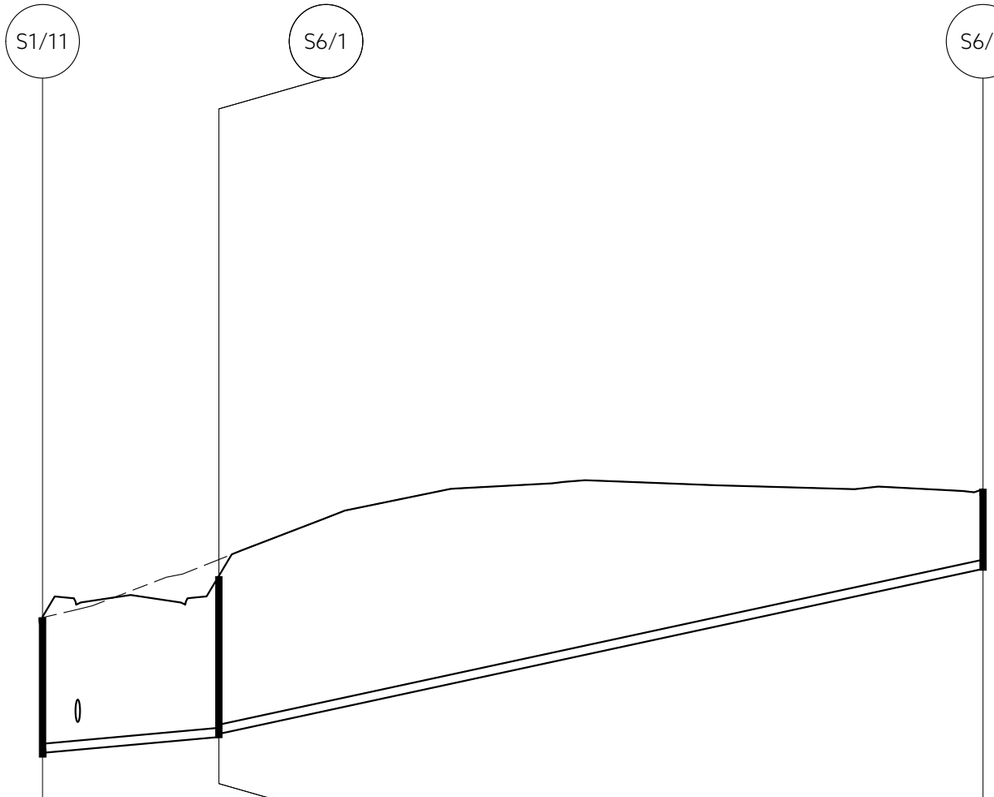
- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206



PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S		
GRADE	5.61%		
DATUM RL 21.1			
COVER	1.150		1.182
DEPTH TO INVERT	1.300		1.332
INVERT LEVEL	23.750		26.332
FINISHED SURFACE	25.051		27.664
EXISTING SURFACE	25.501		27.844
CHAINAGE	20.174	46.065	66.239

SEWER LONG SECTION - LINE S5

SCALE: HORIZ 1:500 VERT 1:100



	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	
	1.81%	4.32%	
RL 17			
	2.056	2.465	2.415	1.151
	2.206	2.615	2.565	1.301
	19.650	19.910	19.960	22.650
	21.868	22.535		23.951
	21.856	22.803		23.951
	0.000	14.380	14.380	76.703

SEWER LONG SECTION - LINE S6

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

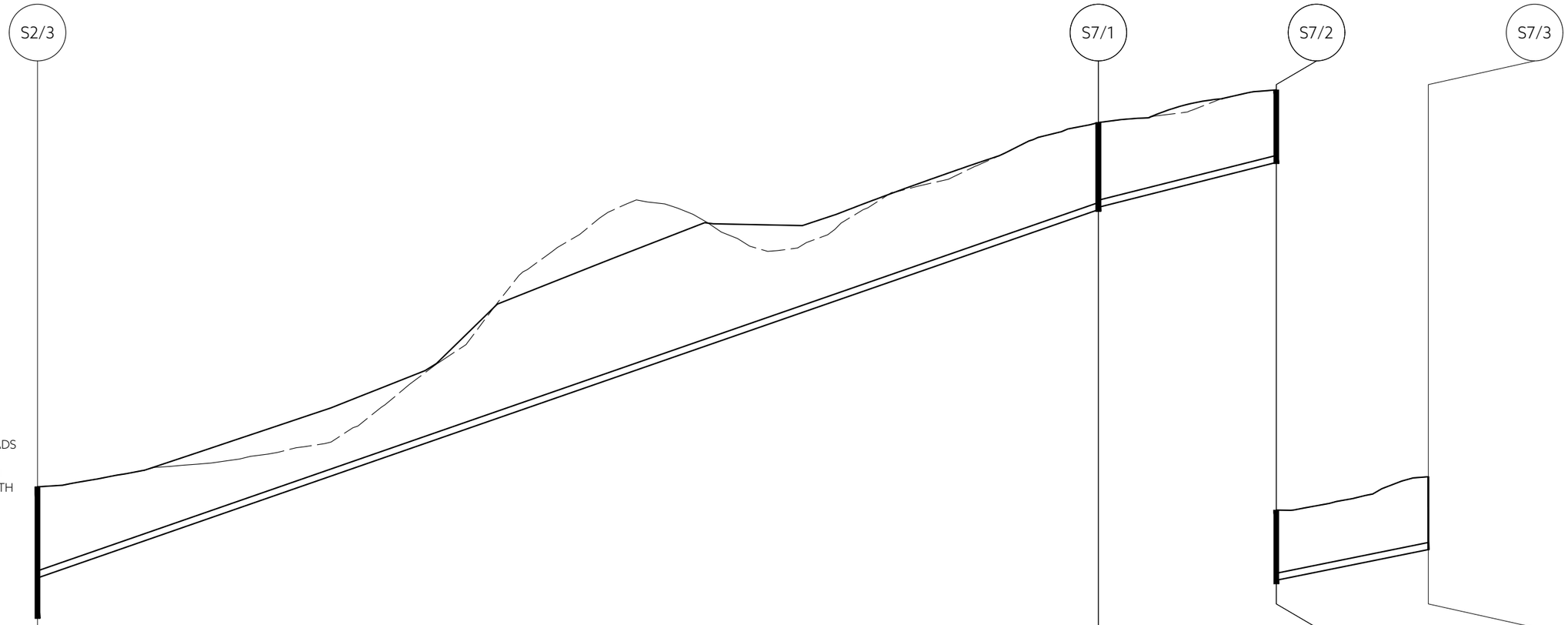
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION
SHEET 8 OF 12

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 537	-

DATE/TIME: Wednesday, 2 July 2025 4:54:06 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S													DN150 PVC-U 'SN8' (SCJ)-S					DN150 PVC-U 'SN8' (SCJ)-S				
GRADE	6.94%													5.04%					4.03%				
DATUM RL 15.5																		RL 24.4					
COVER	1.783												1.695	1.645				1.387	1.337				1.392
DEPTH TO INVERT	1.933												1.845	1.795				1.537	1.487				1.542
INVERT LEVEL	18.200												26.000	26.050				27.000	27.050				27.700
FINISHED SURFACE	20.133												27.845					28.537					29.242
EXISTING SURFACE	20.133												27.845					28.537					29.242
CHAINAGE	0.000											112.452	112.452				131.313					147.427	

SEWER LONG SECTION - LINE S7

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

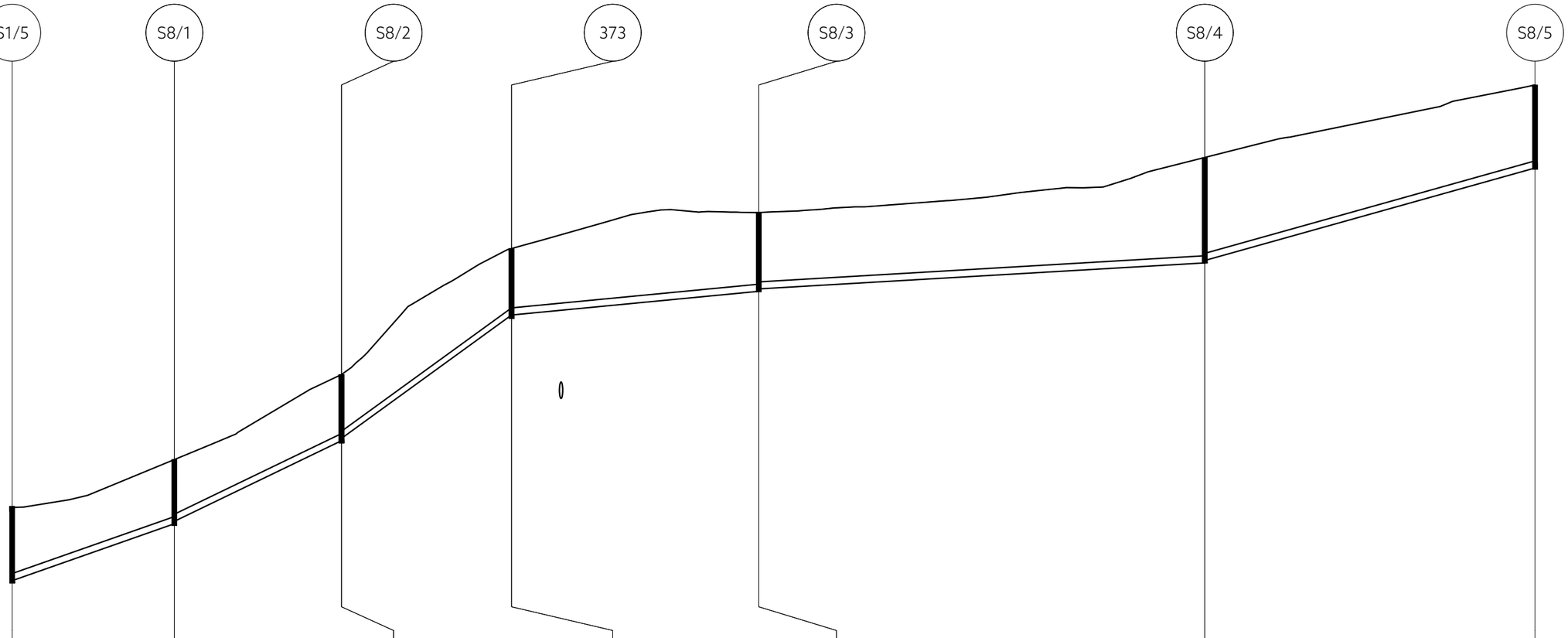
DRAWING TITLE: SEWER LONG SECTION SHEET 9 OF 12

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 538	-

DATE/TIME: Wednesday, 2 July 2025 4:54:07 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	7.02%	9.64%	14.50%	1.92%	1.17%	5.60%
DATUM RL 11.6						
COVER	1.416 / 1.202	1.152 / 1.246	1.196 / 1.252	1.510 / 1.460	2.072 / 2.022	1.600
DEPTH TO INVERT	1.566 / 1.352	1.302 / 1.396	1.346 / 1.402	1.660 / 1.610	2.222 / 2.172	1.750
INVERT LEVEL	14.300 / 15.500	15.550 / 17.250	17.300 / 19.900	20.400 / 20.450	21.000 / 21.050	23.000
FINISHED SURFACE	15.866 / 16.852	18.646	21.302	22.060	23.222	24.750
EXISTING SURFACE	15.866 / 16.852	18.646	21.302	22.060	23.222	24.750
CHAINAGE	0.000 / 17.103	17.103 / 34.732	52.669	78.749	125.794	160.622
	17.103	17.629	17.937	26.080	47.045	34.828

SEWER LONG SECTION - LINE S8

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 10 OF 12

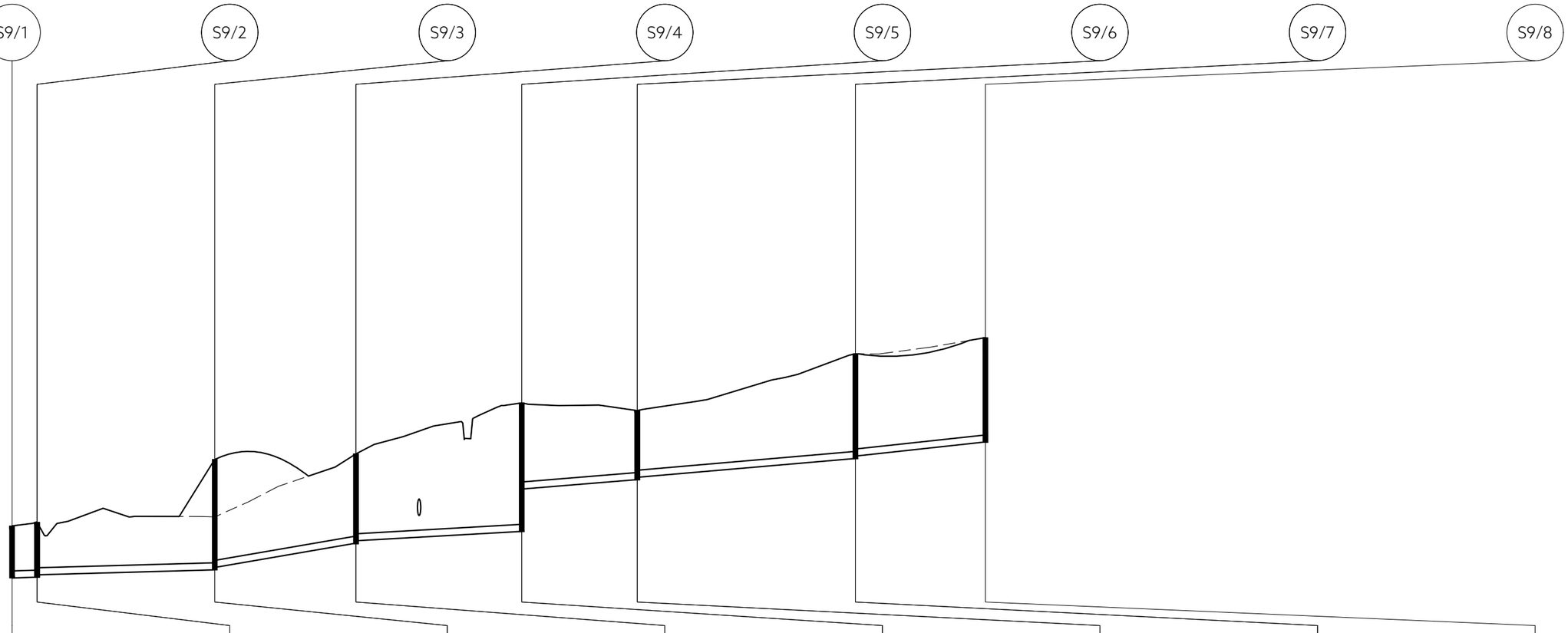
PDA SURVEYORS, ENGINEERS & PLANNERS

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR C 539		-

DATE/TIME: Wednesday, 2 July 2025 4:54:08 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	0.66%	0.56%	3.44%	1.14%	1.63%	1.73%	2.17%
DATUM RL 11.4							
COVER	0.957 1.016	0.966 2.195	2.145 1.746	1.696 2.580	1.680 1.317	1.267 2.072	2.022 2.066
DEPTH TO INVERT	1.107 1.166	1.116 2.345	2.295 1.896	1.846 2.730	1.830 1.467	1.417 2.222	2.172 2.216
INVERT LEVEL	14.060 14.078	14.128 14.234	14.284 14.800	14.850 15.050	15.950 16.150	16.200 16.600	16.650 16.950
FINISHED SURFACE	15.167 15.244	16.579	16.696	17.780	17.617	18.822	19.166
EXISTING SURFACE	15.167 15.244	15.358	16.696	17.780	17.617	18.822	19.166
CHAINAGE	0.000 2.658 2.658	18.876 21.534	15.004 36.538	17.621 54.159	12.270 66.429	23.182 89.611	13.812 103.423

SEWER LONG SECTION - LINE S9

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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COORDINATE/ DATUM: PLANAR

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DESIGNED: RD | REVIEWED: HC

DRAWN: RD | REVIEWED: HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: XX XXX XXXX

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: 69 LOT SUBDIVISION

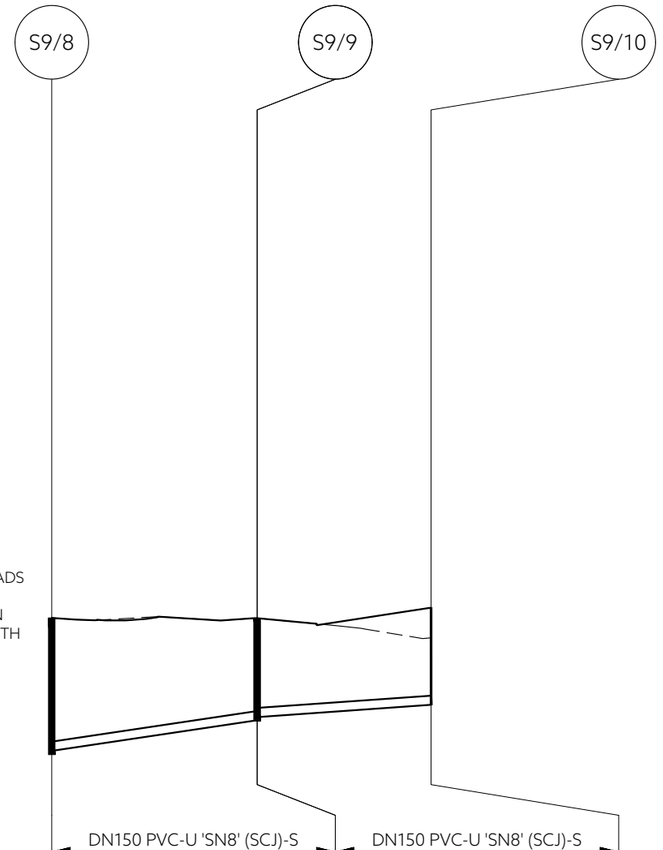
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION
SHEET 11 OF 12

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 540	P

DATE/TIME: Wednesday, 2 July 2025 4:54:09 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S		DN150 PVC-U 'SN8' (SCJ)-S	
GRADE	2.99%		1.41%	
DATUM RL 14.3				
COVER	2.016	1.513	1.463	1.434
DEPTH TO INVERT	2.166	1.663	1.613	1.584
INVERT LEVEL	17.000	17.500	17.550	17.750
FINISHED SURFACE	19.166	19.163		19.334
EXISTING SURFACE	19.166	19.163		18.843
CHAINAGE	103.423	120.172		134.355
	16.749		14.183	

SEWER LONG SECTION - LINE S9

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 12 OF 12

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR C 541		-

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DRAWING LIST		
DRAWING NUMBER	**DRAWING TITLE**	**REVISION**
001	COVER SHEET	
002	PROJECT NOTES	
003	SOIL & WATER MANAGEMENT PLAN	
004	OVERALL STAGING PLAN	
005	TYPICAL SECTIONS & DETAILS	
100	OVERALL SITE PLAN	
101 - 109	ROAD & SERVICES DETAIL PLAN	
200 - 205	ROAD 1 LONG SECTIONS	
206	ROAD 2 LONG SECTIONS	
207	ROAD 3 LONG SECTIONS	
208	ROAD 4 LONG SECTIONS	
300 - 313	ROAD 1 CROSS SECTIONS	
314 - 315	ROAD 2 CROSS SECTIONS	
316 - 317	ROAD 3 CROSS SECTIONS	
318	ROAD 4 CROSS SECTIONS	
320-323	EX TASMAN HIGHWAY CROSS SECTIONS	
400 - 417	STORMWATER LONG SECTIONS	
530 - 541	SEWER LONG SECTIONS	

VDL DEVELOPMENTS PTY LTD
LOT 2 CHERRYWOOD DR, SCAMANDER, 7215
SUBDIVISION

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LOCALITY

BREAK O'DAY COUNCIL SUBMISSIONS - XXXXX/XXXXXX-X		
REV	**DATE ISSUED**	**DESCRIPTION**
PRELIM	02/07/2025	ISSUED FOR DEVELOPMENT APPROVAL-

TASWATER SUBMISSIONS - TWXXXXXX/XXXX-XXX		
REV	**DATE ISSUED**	**DESCRIPTION**
PRELIM	02/07/2025	-

PROJECT STATUS						
REV	**DATE ISSUED**	**DRAWN BY**	**AMENDED BY**	**CHECKED BY**	**COUNCIL SUBMISSION**	**TASWATER SUBMISSION**
PRELIM	02/07/2025	RD	-	HC	02/07/2025	02/07/2025

REV	AMENDMENTS	DRAWN	DATE	APPR.
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COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: COVER SHEET

PDA SURVEYORS, ENGINEERS & PLANNERS

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	NTS		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	001	-

DATE/TIME: Wednesday, 2 July 2025 4:52:40 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

GENERAL NOTES:

1. NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES.

2. ALL DIMENSIONS AND LOT SIZES SUBJECT TO FINAL SURVEY.

3. REFER IPWEA - LGAT SPECIFICATIONS, TASMANIAN STANDARD DRAWINGS ISSUED - 03 DECEMBER 2020

   TSD-G01.v3 - TRENCH REINSTATEMENT FLEXIBLE PAVEMENTS
   TSD-G02.v3 - URBAN ROADS - TYPICAL SERVICE LOCATIONS
   TSD-R01.v3 - RURAL ROADS UNSEALED
   TSD-R02.v3 - RURAL ROADS SEALED
   TSD-R03.v3 - RURAL ROADS - TYPICAL DRIVEWAY ACCESS
   TSD-R04.v3 - RURAL ROADS - TYPICAL DRIVEWAY PROFILE
   TSD-R05.v3 - TRUCK ACCESS TO RURAL PROPERTIES 'TYPE A'
   TSD-R06.v3 - URBAN ROADS - TYPICAL SECTIONS & PAVEMENT WIDTHS
   TSD-R09.v3 - URBAN ROADS - DRIVEWAYS
   TSD-R11.v3 - URBAN ROADS - FOOTPATHS
   TSD-R12.v3 - SUB SOIL DRAINS - CONSTRUCTION DETAILS
   TSD-R13.v3 - SUBSOIL DRAINS PIT CONNECTION - TYPE FD
   TSD-R14.v3 - CONCRETE KERBS & CHANNELS DIMENSIONS
   TSD-R15.v3 - CONCRETE KERBS & CHANNELS CONSTRUCTION DETAILS
   TSD-R16.v3 - CONCRETE KERBS & CHANNELS VEHICULAR CROSSINGS
   TSD-R18.v3 - CONCRETE KERBS & CHANNELS ACCESS RAMPS
   TSD-R26.v3 - DELINEATORS
   TSD-R28.v3 - W-BEAM - INSTALLATION DETAILS
   TSD-SW01.v3 - PIPE INSTALLATION ANCHOR BLOCKS
   TSD-SW02.v3 - MANHOLES - 100-600 DIA. PIPES - GENERAL ARRANGEMENTS
   TSD-SW03.v3 - MANHOLES - 100-600 DIA. PIPES - BENCHING DETAILS
   TSD-SW09.v3 - SIDE ENTRY PITS - 'TYPE 3'
   TSD-SW11.v3 - SIDE ENTRY PITS - KERB TRANSITIONS
   TSD-SW15.v3 - STORMWATER - 'GP'
   TSD-SW17.v3 - OUTLET HEADWALLS 300 - 600 DIA PIPES
   TSD-SW25.v3 - STORMWATER PROPERTY CONNECTIONS TO MAINS
   TSD-SW26.v3 - SADDLE CONNECTION TO STORMWATER DRAIN
   TSD-SW27.v3 - REPAIRS/ NEW CONNECTION TO STORMWATER DRAIN
   TSD-SW28.v3 - GUIDELINES FOR SEDIMENT CONTROL
   TSD-RF04.v3 - NATURE STRIP DETAILS

4. CONSTRUCTION TO COMPLY WITH WSAA SEWERAGE CODE OF AUSTRALIA (MELBOURNE RETAIL WATER AGENCIES EDITION) - WSA 02-2014-3.1 v3 AND TASWATER SUPPLEMENT TO THE CODE.

5. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES (VERSION 1.0 , DATED OCTOBER 2013) UNLESS OTHERWISE NOTED.

6. ALL CONNECTIONS TO EXISTING SEWER AND WATER MAINS TO BE CARRIED OUT BY TASWATER OR APPROVED CONTRACTOR AT DEVELOPER'S COST UNLESS APPROVED OTHERWISE.

SURVEY NOTES:

1.	DATUM:	XXXX
2.	PLANAR OR GRID:	XXXX
3.	SITE CONTROL:	XXXX
4.	SURVEYED BY:	XXXX
5.	ACCURACY OF SURVEY:	XXXX
6.	ACCURACY/STATUS OF EXISTING & FUTURE PROPERTY BOUNDARIES:	XXXX

ROADS & STORMWATER NOTES:

1. ALL STORMWATER LOT CONNECTIONS TO BE DN150 UNLESS OTHERWISE NOTED.
2. ALL STORMWATER LINES DN300 PVC-U SN8 OR EQUIVALENT UNLESS NOTED OTHERWISE.
3. ALL FOOTPATHS TO BE N25 CONCRETE 100mm THICK, SL72 CENTRAL, 100 x 20 FCR BASE.
4. 2 x 65 DIA WEEPHOLES TO BE PLACED IN ALL STORMWATER SIDE ENTRY PITS AND MANHOLES WITH NO SUBSOIL DRAIN CONNECTIONS.
5. ALL STORMWATER BRANCHES TO TERMINATE AT PROPERTY BOUNDARIES WITH AN INSPECTION OPENING RAISED TO SURFACE WITH AN APPROVED COVER 1m INSIDE PROPERTY BOUNDARY.
6. ALL LOT CONNECTIONS TO BE CONSTRUCTED IN THE POSITION SHOWN UNLESS APPROVED BY THE SUPERINTENDENT.
7. FINAL POSITION AND WIDTH OF ALL DRAINAGE EASEMENTS IS TO BE DETERMINED FOLLOWING CONSTRUCTION.
8. EXTENT OF ROADWORKS SHOWN SHADED.
9. ALL FILL AREAS TO BE PLACED AND COMPACTED PRIOR TO TRENCH EXCAVATION.
10. PROVIDE TRAFFICABLE LIDS TO CONNECTIONS IN TRAFFICABLE AREAS INCLUDING DRIVEWAYS.
11. ALL DRIVEWAYS TO HAVE MAXIMUM GRADE 20% OUTSIDE LOT BOUNDARIES AND 25% INSIDE LOT BOUNDARIES AND CONSTRUCTED AS PER TSD-R09 V3.
12. PROVIDE MINIMUM 150mm CLEARANCE FROM TOP OF ROD EYES TO SURFACE COVER LID.

STORMWATER LONG SECTION NOTES:

1. ALL EXCAVATION OVER 1.5m IN DEPTH MUST BE CARRIED OUT IN ACCORDANCE WITH WORKPLACE SAFETY STANDARDS CODE OF PRACTICE FOR EXCAVATION WORK.
2. COMPACTED FCR BACKFILL UNDER ROADS & DRIVEWAYS.
3. ALL ANCHOR BLOCKS (CONCRETE BULKHEADS) ARE TO BE KEYED INTO UNDISTURBED, COMPETENT MATERIAL TO ENSURE THE MIGRATION OF BEDDING AND BACKFILL MATERIAL IS REDUCED AND THE INTEGRITY OF THE PIPE IS MAINTAINED.
4. TRENCHES >10% ARE TO HAVE CONTINUOUS DRAINAGE PATH INSTALLED TO ENSURE WATER THAT HAS MIGRATED INTO THE TRENCH IS CARRIED TO THE RETICULATED SYSTEM. REFER TSD-SW01.
5. ALL FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
6. FILL IN EXCESS OF 300mm DEPTH TO BE COMPACTED TO 95% STANDARD DENSITY (AS 1289E4.01) IN 150mm MAX LAYERS.
7. PROVIDE MINIMUM 150mm CLEARANCE FROM TOP OF ROD EYES TO SURFACE COVER LID.

NATURE STRIP NOTES:

1. APPLY 100mm THICK 20mm SCREENED LOAM TO NATURE STRIP & APPLY GRASS SEED AS PER TSD-RF04-v3.
2. NATURE STRIPS TO BE WATERED & MAINTAINED INCLUDING WEED REMOVAL & MOWING THROUGHOUT THE MAINTENANCE PERIOD.
3. FOR FILL BATTERS, BENCH AS SHOWN AND PLACE APPROVED FILL IN 300mm LAYERS COMPACTED TO 95% MAX DRY DENSITY. FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
4. MATERIAL TO BE PLACED AND COMPACTED UNIFORMLY IN LAYERS ACROSS THE EMBANKMENT NO GREATER THAN 300mm TO ACHIEVE 95% MDD. FOR FILL BATTERS, BENCH AS SHOWN.

ENGINEERED FILL NOTES:

1. FILL MATERIAL FOR NEW ROAD AND FILL EMBANKMENTS MUST NOT CONTAIN ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT AND TO BE APPROVED BY SUPERINTENDENT BEFORE USE.
2. MATERIAL TO BE PLACED AND COMPACTED UNIFORMLY IN LAYERS UNDER NEW ROAD NO GREATER THAN 150mm TO ACHIEVE 98% MDD AND ACROSS ROAD EMBANKMENT NO GREATER THAN 300mm TO ACHIEVE 95% MDD. FOR FILL BATTERS, BENCH AS SHOWN.
3. ROAD EMBANKMENT TO BE FULLY CONSTRUCTED PRIOR TO TRENCHING FOR WATER AND SEWER SERVICES.
4. FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
5. SITE FILLING THAT EXCEEDS A DEPTH OF 300mm MUST BE PLACED IN ACCORDANCE WITH THE AS3798 GUIDELINES FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS 1996. UPON COMPLETION OF THE WORKS THE CLIENTS GEOTECHNICAL ENGINEER MUST CONFIRM IN WRITING THAT THE WORKS HAVE BEEN CARRIED OUT IN ACCORDANCE WITH AS3798.

SEWER NOTES:

1. ALL SEWER MAINS TO BE DN150 PVC-U 'SN8' (SWJ) U.N.O.
2. CONNECTION TO EXISTING SEWER MAIN BY TASWATER AT DEVELOPER'S COST.
3. ALL SEWER WORKS MUST BE PRESSURE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL OR CONSTRUCTION OF MANHOLE BASES.
4. ALL SEWER LOT CONNECTIONS TO BE DN100 WITH SEWER INSPECTION OPENINGS (PROPERTY SEWER CONNECTION POINTS) TO SURFACE LEVEL AS PER STANDARD DRAWING MRWA-S-301 OF SEWERAGE CODE OF AUSTRALIA, PER TASWATER'S SUPPLEMENT TO THE CODE.
5. CONCRETE BULKHEADS MUST BE IN ACCORDANCE WITH MRWA-S-206.
6. INTERNAL DROP MANHOLE IN ACCORDANCE WITH MRWA-S-311.
7. ALL FILL AREAS TO BE PLACED AND COMPACTED PRIOR TO TRENCH EXCAVATION.
8. ALL FILLED AREAS OVER EXISTING SEWER MAINS TO BE DISCUSSED AND DETAIL APPROVED BY TASWATER PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL NOT VARY THE POSITION OF ANY LOT CONNECTION WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
10. PROVIDE MINIMUM 150mm CLEARANCE FROM TOP OF INSPECTION SHAFTS TO SURFACE COVER LID.
11. SEWER LOT CONNECTIONS TO BE A MAXIMUM OF 1.5m BELOW THE FINISHED SURFACE LEVEL OF THE LOT WHERE POSSIBLE.
12. PIPES TO BE SURVEYED PRIOR TO BACKFILLING.

SEWER LONG SECTION NOTES:

1. ALL EXCAVATION OVER 1.5m IN DEPTH MUST BE CARRIED OUT IN ACCORDANCE WITH WORKPLACE STANDARDS CODE OF PRACTICE FOR EXCAVATION WORK.
2. ALL ANCHOR BLOCKS (CONCRETE BULKHEADS) ARE TO BE KEYED INTO UNDISTURBED, COMPETENT MATERIAL TO ENSURE THE MIGRATION OF BEDDING AND BACKFILL MATERIAL IS REDUCED AND THE INTEGRITY OF THE PIPE IS MAINTAINED.
3. TRENCHES >15% ARE TO HAVE CONTINUOUS DRAINAGE PATH INSTALLED TO ENSURE WATER THAT HAS MIGRATED INTO THE TRENCH IS CARRIED TO THE RETICULATED SYSTEM. REFER SEW-1206, SEW-1207.
4. ALL FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
5. FILL IN EXCESS OF 300mm DEPTH TO BE COMPACTED TO 95% STANDARD DENSITY (AS 1289E4.01) IN 150mm MAX LAYERS.
6. PROVIDE MINIMUM 150mm CLEARANCE FROM TOP OF INSPECTION SHAFTS TO SURFACE COVER LID.
7. SEWER LOT CONNECTIONS TO BE A MAXIMUM OF 1.5m BELOW THE FINISHED SURFACE LEVEL OF THE LOT WHERE POSSIBLE.
8. TRENCHES STEEPER THAN 10% TO HAVE CEMENT STABILIZED FCR EMBEDMENT - REFER TO SEWER LONG SECTIONS.

WATER NOTES:

1. ALL WATER LOT CONNECTIONS TO BE DN25 PE100 PN16 PIPE (UNO) WITH AN INDIVIDUAL 20mm NOMINAL DIAMETER METER WITH INTEGRAL DUAL CHECK VALVE AND GATE VALVE WITHIN A PVC BOX AS PER TWS-W-0002 SERIES.
2. ALL DICL MUST HAVE A POLYETHELENE SLEEVE AS PER CITY WEST WATER APPROVED PRODUCTS CATALOGUE AND TO HAVE POLYETHYLENE WRAP PER AS3680.
3. THRUST BLOCK TO BE PROVIDED AT ALL BENDS, TEES & DEAD END AS PER MRWA-W-204.
4. ALL WATER WORKS MUST BE PRESSURE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL.
5. SUPPLY & INSTALL ROAD HYDRANT MARKERS IN ACCORDANCE WITH SECTION 8 OF THE INSTITUTE OF MUNICIPAL ENGINEERING AUSTRALIA'S TASMANIA DIVISION DOCUMENT TITLED "FIRE HYDRANT GUIDELINES".
6. MINIMUM COVER TO BE 600mm AND MAXIMUM 900mm UNDER TRAFFICABLE AREAS.
7. MAXIMUM ALLOWABLE JOINT DEFLECTION IS ¾ OF MANUFACTURERS MAXIMUM ALLOWABLE JOINT DEFLECTION HORIZONTALLY & VERTICALLY.
8. ALL FITTINGS TO BE COMPATIBLE WITH OPVC PN16 PIPEWORK, MINIMUM CLASS 16.
9. ALL FILL AREAS TO BE PLACED AND COMPACTED PRIOR TO TRENCH EXCAVATION.
10. FILL MATERIAL FOR NEW ROAD AND FILL EMBANKMENTS MUST NOT CONTAIN ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT AND TO BE APPROVED BY SUPERINTENDENT BEFORE USE. MATERIAL TO BE PLACED AND COMPACTED UNIFORMLY IN LAYERS ACROSS THE EMBANKMENT NO GREATER THAN 300mm TO ACHIEVE 95% MDD. FOR FILL BATTERS, BENCH AS SHOWN. ROAD EMBANKMENT TO BE FULLY CONSTRUCTED PRIOR TO TRENCHING FOR WATER AND SEWER SERVICES.
11. METALLIC WARNING TAPE TO BE INSTALLED ABOVE WATER PIPES.
12. PIPES TO BE SURVEYED PRIOR TO BACKFILLING.

REV	AMENDMENTS	DRAWN	DATE	APPR.
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DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: GENERAL NOTES

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SURVEYORS, ENGINEERS & PLANNERS
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Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	NTS		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	002	-

SWMP NOTES:

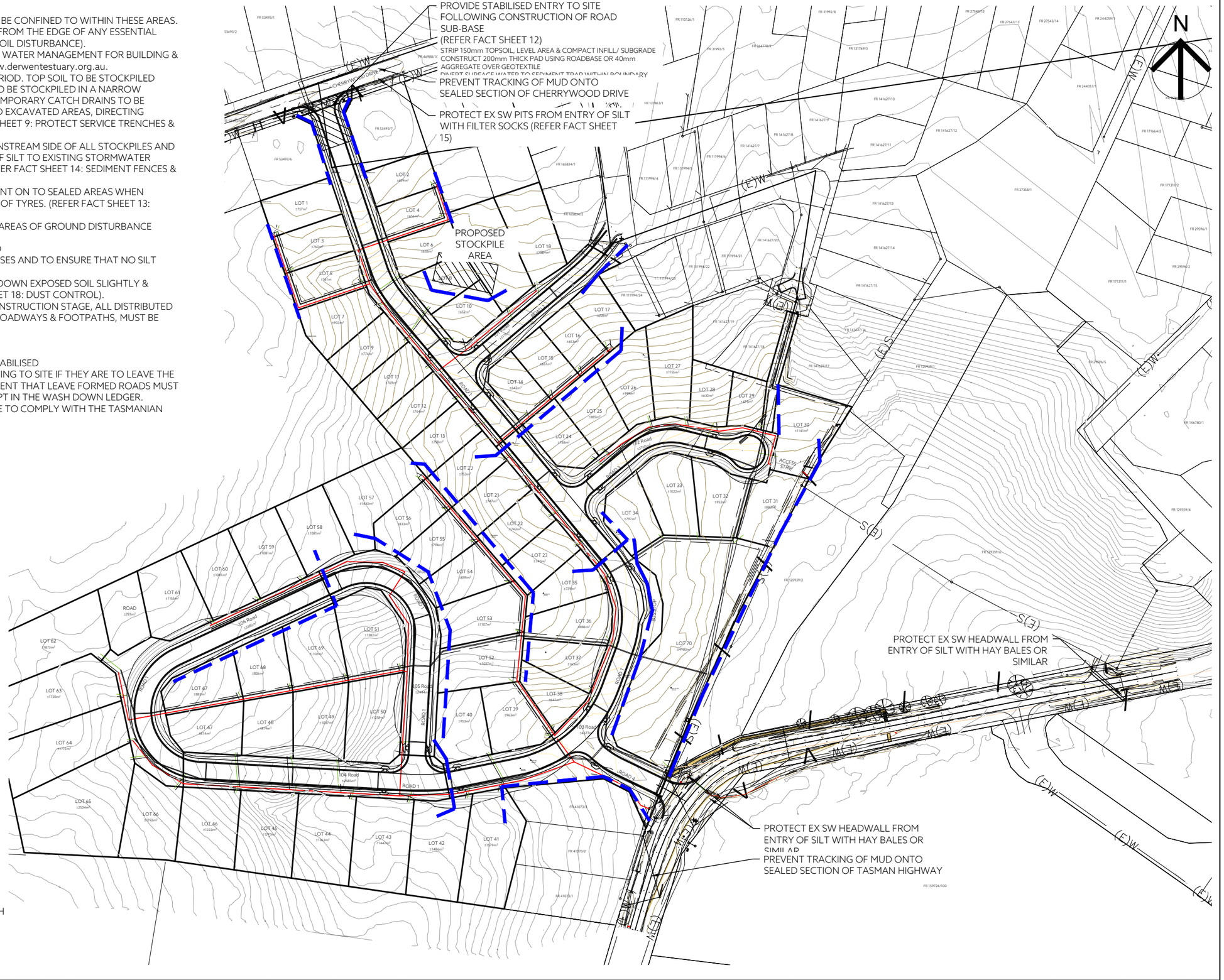
1. AREAS OF GROUND DISTURBANCE ARE SHOWN. WORKS TO BE CONFINED TO WITHIN THESE AREAS. CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. (REFER FACT SHEET 5: MINIMIZE SOIL DISTURBANCE).
2. ALL EXCAVATION IS TO COMPLY WITH "FACT SHEETS: SOIL & WATER MANAGEMENT FOR BUILDING & CONSTRUCTION SITES - 2008'. THESE ARE AVAILABLE AT www.derwentestuary.org.au.
3. EXCAVATION TO BE CARRIED OUT OVER A MINIMUM TIME PERIOD. TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM. (REFER FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES).
4. SEDIMENT FENCES & FIBRE ROLLS TO BE USED ON THE DOWNSTREAM SIDE OF ALL STOCKPILES AND TO EXTENTS SHOWN ON THIS DRAWING. PREVENT ENTRY OF SILT TO EXISTING STORMWATER INLETS AND WATER COURSES DURING CONSTRUCTION. (REFER FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS).
5. EVERY EFFORT TO BE MADE TO MINIMIZE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES. (REFER FACT SHEET 13: WHEEL WASH).
6. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN.
7. ALL AREAS OF GROUND DISTURBANCE TO BE RE-VEGETATED
8. ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER WATER COURSES.
9. DURING WINDY CONDITIONS AND/OR HOT WEATHER, WET DOWN EXPOSED SOIL SLIGHTLY & REGULARLY TO PREVENT DUST NUISANCE. (REFER FACT SHEET 18: DUST CONTROL).
10. PRIOR TO PRACTICAL COMPLETION OF EACH APPROVED CONSTRUCTION STAGE, ALL DISTRIBUTED SURFACES ON THE SITE, EXCEPT THE AREAS SET ASIDE FOR ROADWAYS & FOOTPATHS, MUST BE DRESSED TO A MINIMUM OF 50mm WITH:
    - APPROVED LOCAL STOCKPILED TOPSOIL
    - APPROVED WEED FREE IMPORTED TOPSOIL
    - RE-VEGETATED WITH LOCAL PLANTS & GRASSES AND STABILISED
11. TRUCKS AND EQUIPMENT SHOULD BE CLEAN PRIOR TO COMING TO SITE IF THEY ARE TO LEAVE THE HARDENED SURFACE WHILE ON SITE. ANY VEHICLES/EQUIPMENT THAT LEAVE FORMED ROADS MUST BE CLEANED PRIOR TO LEAVING THE SITE AND A RECORD KEPT IN THE WASH DOWN LEDGER. HYGIENE MEASURES PRIOR TO LEAVING & ENTERING THE SITE TO COMPLY WITH THE TASMANIAN WASHDOWN GUIDELINES FOR WEED & DISEASE CONTROL.

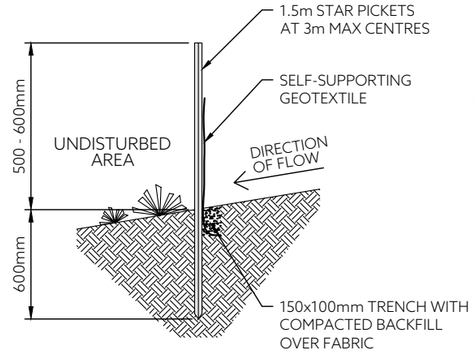
LEGEND:

AREAS OF GROUND DISTURBANCE

SEDIMENT FENCE

PROPOSED STOCKPILE AREA





SEDIMENT FENCE DETAIL
NOT TO SCALE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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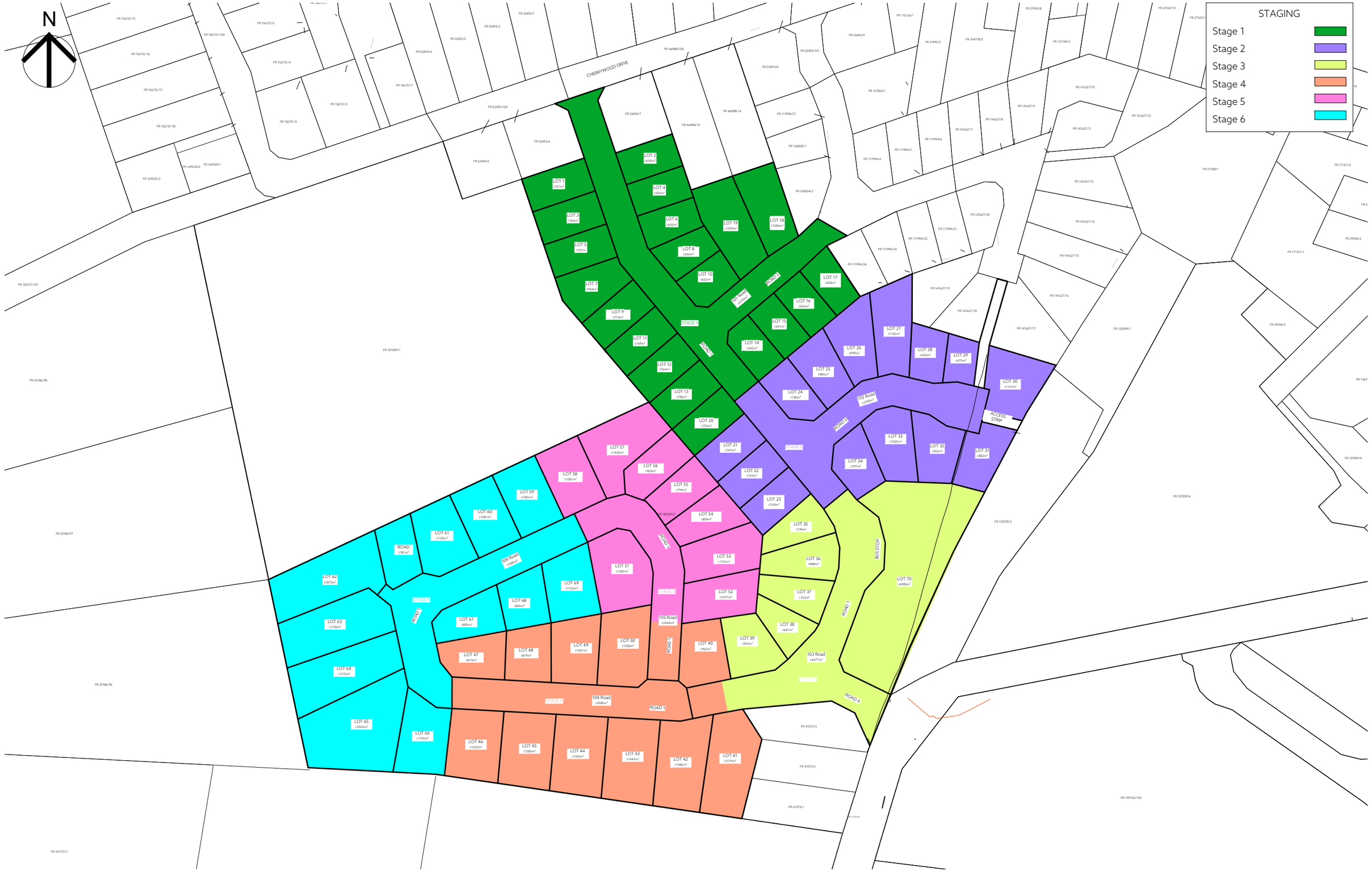
DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT:
PROJECT DESCRIPTION: VDL DEVELOPMENTS PTY LTD SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: SOIL & WATER MANAGEMENT PLAN

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 2000		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	003	-

DATE/TIME: Wednesday, 2 July 2025 4:52:44 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: OVERALL STAGING PLAN

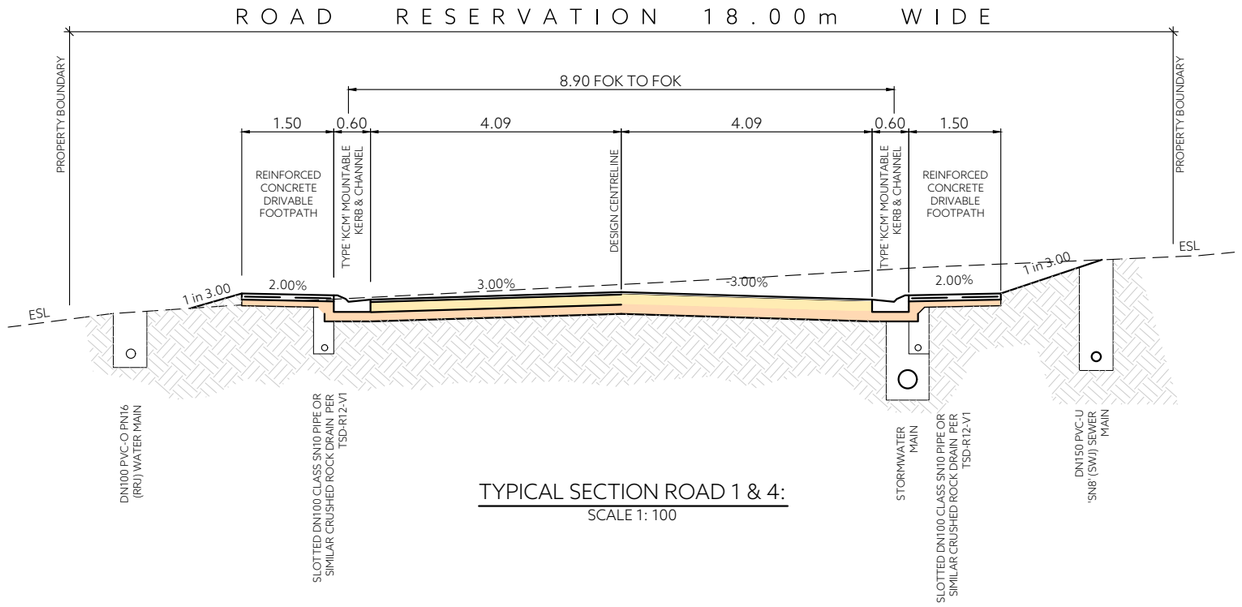
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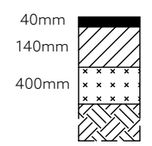
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	004	-

DATE/TIME: Wednesday, 2 July 2025 4:52:46 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

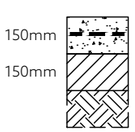


TYPICAL SECTION ROAD 1 & 4:
SCALE 1: 100



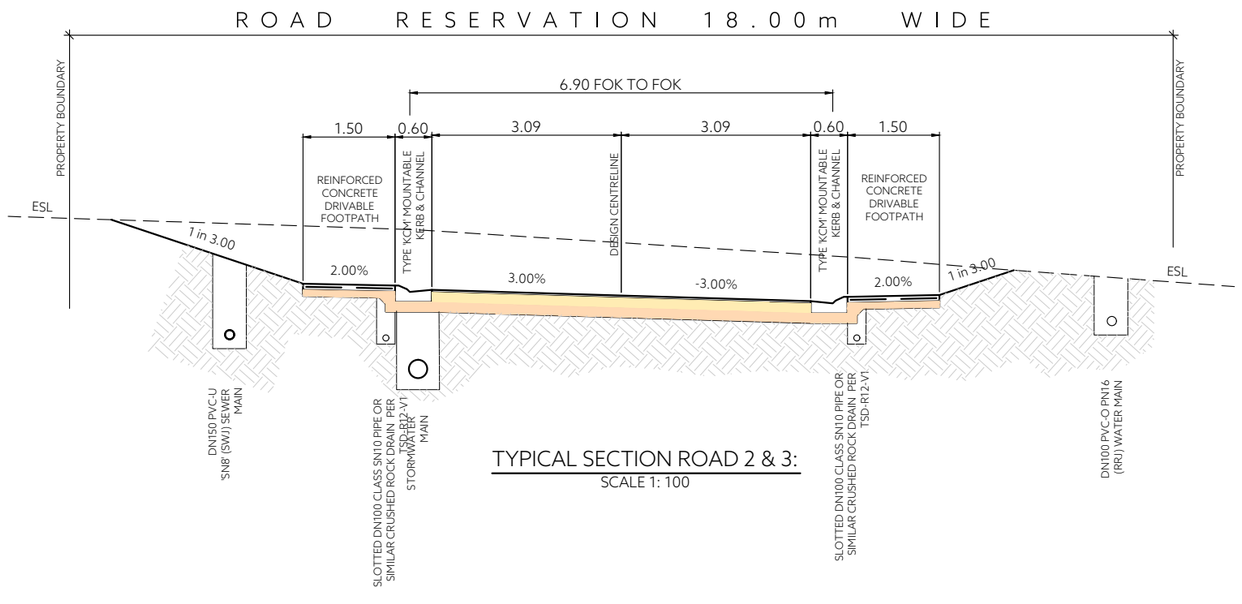
AC10 WITH 10mm C170 OR EMULSION SEAL TO BE PLACED PRIOR TO ASPHALTING
20 FCR BASE
40 FCR SUB-BASE
ON APPROVED SUBGRADE DESIGN BASED ON ≥ CBR 6 DESIGN ESA'S - 1×10^6

TYPICAL ROAD PAVEMENT DESIGN:
NOT TO SCALE



150mm N25 STANDARD GREY CONCRETE WITH BROOMED NON SLIP FINISH
CONNOLLY KEY JOINTS @ 18m CENTERS
SL82 CENTRAL, 50 COVER
20 FCR BASE
APPROVED SUBGRADE AS PER TSD-R09

TYPICAL DRIVEWABLE FOOTPATH PAVEMENT DESIGN:
NOT TO SCALE



TYPICAL SECTION ROAD 2 & 3:
SCALE 1: 100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

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RD	HC

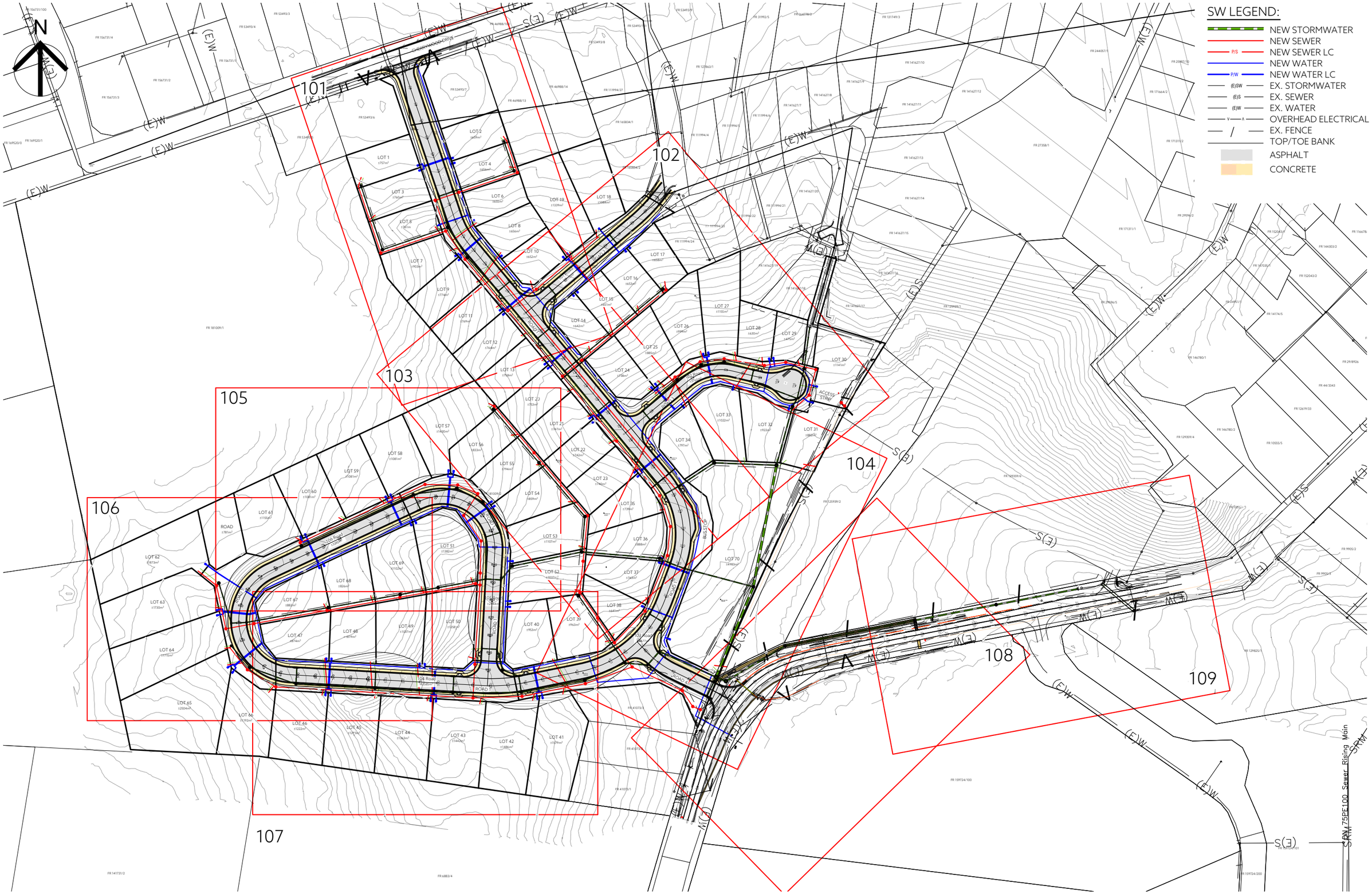
JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: TYPICAL SECTIONS & DETAILS

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER	DISCIPLINE / SHEET / REVISION	
48556MR	C 002 -	

DATE/TIME: Wednesday, 2 July 2025 4:52:47 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



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-	----	--	--/--/----	--		JOB MANAGER: HUGH CLEMENT		ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
-	----	--	--/--/----	--		ISSUED DATE: 02 JULY 2025		DRAWING TITLE: OVERALL SITE PLAN
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED			
REV	AMENDMENTS	DRAWN	DATE	APPR.				

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER	DISCIPLINE / SHEET / REVISION	
48556MR	C 100 -	

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LOT 19
±1339m²

LOT 14
±642m²

LOT 10
±652m²

LOT 8
±656m²

LOT 2
±659m²

LOT 4
±656m²

LOT 6
±655m²

LOT 12
±764m²

LOT 11
±769m²

LOT 9
±774m²

LOT 1
±757m²

LOT 3
±760m²

LOT 5
±761m

LOT 7
±903m²

CHERRYWOOD DRIVE

ROAD 1

TOT Road
±570m²

GRAVEL Driveway

S1/18 S1/17 S1/16 S1/15 S1/14 S1/13 S1/12
S3/2 S3/1
SW11/13 SW11/12 SW11/11 SW11/10 SW11/9 SW11/8 SW11/7 SW11/6
SW15/3 SW15/2 SW15/1
SW16/2 SW16/1
SS/1
P/S P/W

161°21'38" 73.690

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S NEW SEWER LC
- NEW WATER
- P/W NEW WATER LC
- (E)SW EX. STORMWATER
- (E)S EX. SEWER
- (E)W EX. WATER
- V—A OVERHEAD ELECTRICAL
- / EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

SHEET LEGEND
NOT TO SCALE

101 102 103 104 105 106 107 108 109

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

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DESIGNED: RD | REVIEWED: HC
DRAWN: RD | REVIEWED: HC
JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 1 OF 9

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	101	-

DATE/TIME: Wednesday, 2 July 2025 4:52:52 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

LOT 10
±652m²

LOT 14
±642m²

LOT 24
±738m²

LOT 34
±797m²

ROAD 1

ROAD 3

101 Road
±5170m²

±651m²

BUS STOP

LOT 11
±769m²

LOT 12
±764m²

LOT 13
±758m²

LOT 20
±753m²

LOT 21
±747m²

LOT 22
±742m²

LOT 23
±740m²

LOT 35
±739m²

LOT 36
±888m²

LOT 37
±763m²

LOT 38
±641m²

LOT 55
±794m²

LOT 54
±859m²

LOT 56
±833m²

LOT 53
±1107m²

LOT 57
±1430m²

LOT 52
±1037m²

CORNER STAR

FFR RL1009/2

SW19/3

SHEET LEGEND
NOT TO SCALE

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S NEW SEWER LC
- NEW WATER
- P/W NEW WATER LC
- (E)SW EX. STORMWATER
- (E)S EX. SEWER
- (E)W EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 2 OF 9

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	102	-

DATE/TIME: Wednesday, 2 July 2025 4:52:54 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S — NEW SEWER LC
- NEW WATER
- P/W — NEW WATER LC
- (E)SW — EX. STORMWATER
- (E)S — EX. SEWER
- (E)W — EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

SHEET LEGEND
NOT TO SCALE

LOT 18 ±1084m²
LOT 17 ±658m²
LOT 16 ±653m²
LOT 15 ±651m²
LOT 14 ±642m²
LOT 10 ±652m²
LOT 27 ±1155m²
LOT 26 ±999m²
LOT 25 ±885m²
LOT 24 ±738m²
LOT 28 ±630m²
LOT 29 ±475m²
LOT 30 ±1141m²
LOT 31 ±882m²
LOT 32 ±922m²
LOT 33 ±1022m²
LOT 34 ±797m²
ACCESS STRIP
ROAD 2
101 Road ±3170m²
102 Road ±3760m²
ROAD 3

-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

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DESIGNED: RD	REVIEWED: HC
DRAWN: RD	REVIEWED: HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 3 OF 9

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CONTRACT NO.	SCALE	PAPER
------	1: 500	(A3)
JOB NUMBER	DISCIPLINE / SHEET / REVISION	
48556MR	C 103 -	

DATE/TIME: Wednesday, 2 July 2025 4:52:56 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

LOT 39
±963m²

LOT 38
±641m²

LOT 37
±763m²

LOT 36
±888m²

LOT 35
±739m²

LOT 34
±797m²

LOT 33
±1022m²

LOT 32
±922m²

LOT 31
±882m²

LOT 70
±4983m²

103 Road
±4677m²

102 Road
±3760m²

ROAD 1

ROAD 3

ROAD 4

BUS STOP

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- NEW SEWER LC
- NEW WATER
- NEW WATER LC
- EX. STORMWATER
- EX. SEWER
- EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

SHEET LEGEND
NOT TO SCALE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 4 OF 9

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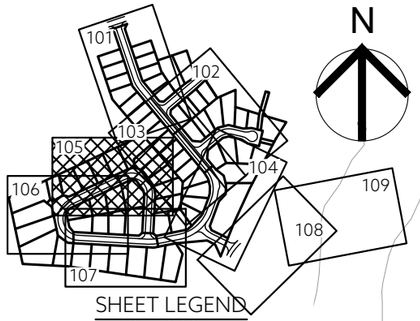
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	104	-

DATE/TIME: Wednesday, 2 July 2025 4:52:58 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S — NEW SEWER LC
- NEW WATER
- P/W — NEW WATER LC
- (E)SW — EX. STORMWATER
- (E)S — EX. SEWER
- (E)W — EX. WATER
- V — A — OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE



SHEET LEGEND
NOT TO SCALE

N

LOT 57 ±1430m²
LOT 58 ±1081m²
LOT 59 ±1081m²
LOT 60 ±1081m²
LOT 61 ±1155m²
ROAD ±781m²
LOT 56 ±833m²
LOT 55 ±794m²
LOT 54 ±859m²
LOT 53 ±1107m²
LOT 52 ±1037m²
LOT 51 ±1382m²
LOT 69 ±1102m²
LOT 68 ±826m²
LOT 67 ±882m²
106 Road ±3385m²
105 Road ±2444m²
ROAD 1
S8/6
SW19/3
S8/5
SW19/2
S2/11
S2/10
SW13/4
S2/9
SW13/5
SW13/3
SW14/1
S2/8
SW13/2
SW13/1
S2/7
S2/6
SW10/7
SW10/6
SW10/5
S2/5
S4/1
SW10/8
SW10/9
S4/2
SW10/10
SW10/13
S4/6
S2/12
SW13/6
P/W
FR TS1009/2
SPK55 BUSH

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 5 OF 9

PDA
SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street, Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	105	-

DATE/TIME: Wednesday, 2 July 2025 4:53:00 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

LOT 67
±882m²

LOT 47
±874m²

LOT 48
±819m²

LOT 49
±1037m²

LOT 50
±1258m²

105 Road
±2444m²

ROAD 1

LOT 40
±953m²

LOT 39
±963m²

104 Road
±2585m²

ROAD 1

LOT 46
±1222m²

LOT 45
±1283m²

LOT 44
±1363m²

LOT 43
±1442m²

LOT 42
±1486m²

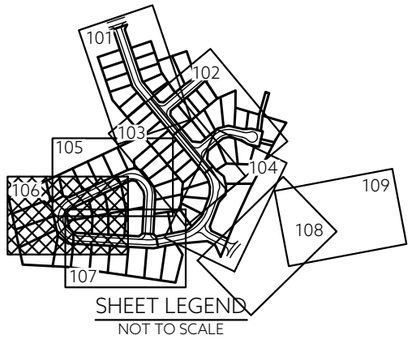
LOT 41
±1579m²

SW10/9
SW10/10
S4/2
S4/3
S4/4
SW9/1
SW1/14
S7/1
SW8/1
SW1/13
SW7/1
SW1/12
S2/4
S2/3
SW6/4
SW6/3
SW6/2
SW6/1
SW1/11
SW1/10
S2/1
S2/2

N

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S NEW SEWER LC
- NEW WATER
- P/W NEW WATER LC
- (E)SW EX. STORMWATER
- (E)S EX. SEWER
- (E)W EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE



SHEET LEGEND
NOT TO SCALE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC
JOB MANAGER:	HUGH CLEMENT
ISSUED DATE:	02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 6 OF 9

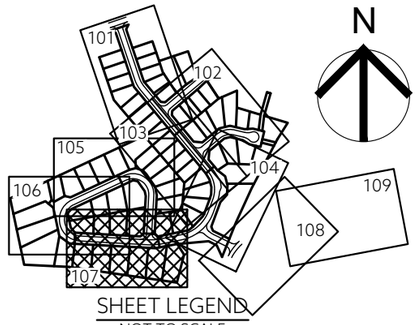
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CONTRACT NO.	SCALE	PAPER
------	1: 500	(A3)
JOB NUMBER	DISCIPLINE / SHEET	REVISION
48556MR	C 106	-

DATE/TIME: Wednesday, 2 July 2025 4:53:02 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S — NEW SEWER LC
- NEW WATER
- P/W — NEW WATER LC
- (E)SW — EX. STORMWATER
- (E)S — EX. SEWER
- (E)W — EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE



SHEET LEGEND
NOT TO SCALE

LOT 61
±1155m²

ROAD
±781m²

LOT 62
±1873m²

LOT 63
±1730m²

LOT 64
±1715m²

LOT 65
±2504m²

LOT 66
±1192m²

LOT 67
±882m²

LOT 68
±826m²

LOT 69
±1102m²

LOT 47
±874m²

LOT 48
±819m²

LOT 49
±1037m²

106 Road
±3385m²

ROAD 1

104 Roa
±2585m

SW14/1
SW13/6
S2/12
SW10/13
S4/6
SW10/12
SW10/11
S4/4
S4/5
SW10/10
S4/3
SW10/9
S4/2
SW1/16
S7/3
SW1/15
S7/2
SW9/1
SW1/14
S7/1
SW8/1
SW1/13
P/SW
P/S
PW

-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 7 OF 9

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www.pda.com.au
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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	107	-

DATE/TIME: Wednesday, 2 July 2025 4:53:04 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

R1-2A
GIVE WAY

W2-9A(R)

URBAN BASIC LEFT TURN FACILITY - BAL PER SD-84.006 & AUSTROADS GUIDE TO ROAD DESIGN PART 4A

1.5m WIDE PEDESTRIAN BRIDGE OVER OPEN DRAIN AND EXISTING LOW POINT

URBAN BASIC RIGHT TURN FACILITY - BAR PER SD-84.003 & AUSTROADS GUIDE TO ROAD DESIGN PART 4A
WIDEN TASMAN HIGHWAY TO 6.5m AT EXISTING ROAD CROSSFALL WITH 0.5m GRAVEL SHOULDERS

EXTENT OF FUTURE ROAD WIDENING BY DSG (RED DASHED LINE). 3.1m WIDE LANE AND 1.0m SHOULDER.

STAY FOR POLE TO REMAIN, WIRE TO BE RELOCATED

1.5m WIDE GRAVEL FOOTPATH

REMOVE TREES WITHIN ROAD RESERVE ALONG GRAVEL FOOTPATH AS REQUIRED

EXISTING FOOTPATH TO REMAIN

EX DN375 RCP CULVERT TO BE EXTENDED PAST ROAD WIDENING WITH ENDWALL PROVIDE ROCK PITCHING FOR SCOUR PROTECTION

EXISTING FOOTPATH GRATING TO REMAIN

MATCH INTO EX. FOOTPATH LEVEL

W2-9A(L)

TASMAN HIGHWAY

45m

15m

35m

50m

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/S — NEW SEWER LC
- NEW WATER
- P/W — NEW WATER LC
- (E)SW — EX. STORMWATER
- (E)S — EX. SEWER
- (E)W — EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

SHEET LEGEND
NOT TO SCALE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 8 OF 9

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	108	-

DATE/TIME: Wednesday, 2 July 2025 4:53:06 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

1.5m WIDE GRAVEL FOOTPATH

REMOVE TREES WITHIN ROAD RESERVE ALONG GRAVEL FOOTPATH AS REQUIRED

1.5m WIDE FOOT BRIDGE OVER OPEN DRAIN TO MATCH LEVEL OF EX TASMAN HIGHWAY SHOULDER.

EXTENT OF FUTURE ROAD WIDENING BY DSG (RED DASHED LINE). 3.1m WIDE LANE AND 1.0m SHOULDER.

EXISTING DN375 CULVERT

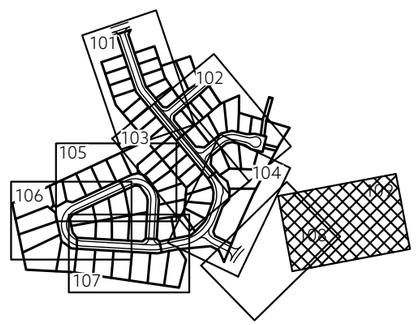
EXISTING DN375 CULVERT

NEW 1500x600 BOX CULVERT

MATCH INTO EXISTING GRAVEL FOOTPATH

W2-9A(L)

SW1/3 SW1/2 SW1/1 SW21/2 SW21/1 EXCVT1/2 EXCVT1/1 EXCVT2/2 EXCVT2/1 MS(E) MS(E)



SHEET LEGEND
NOT TO SCALE

N

SW LEGEND:

- NEW STORMWATER
- NEW SEWER
- NEW SEWER LC
- NEW WATER
- NEW WATER LC
- EX. STORMWATER
- EX. SEWER
- EX. WATER
- OVERHEAD ELECTRICAL
- EX. FENCE
- TOP/TOE BANK
- ASPHALT
- CONCRETE

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

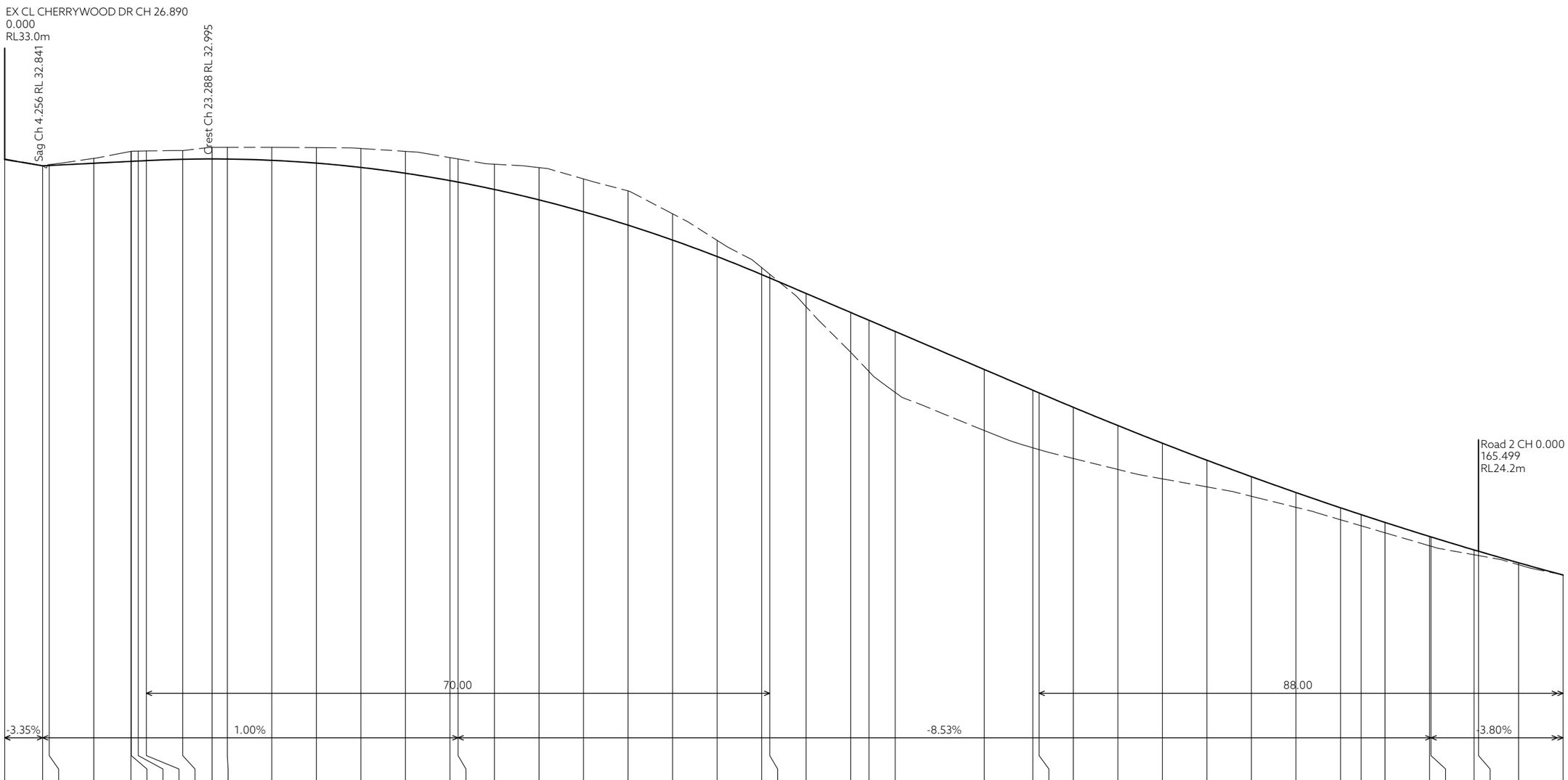
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD & SERVICES DETAIL PLAN
SHEET 9 OF 9

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3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

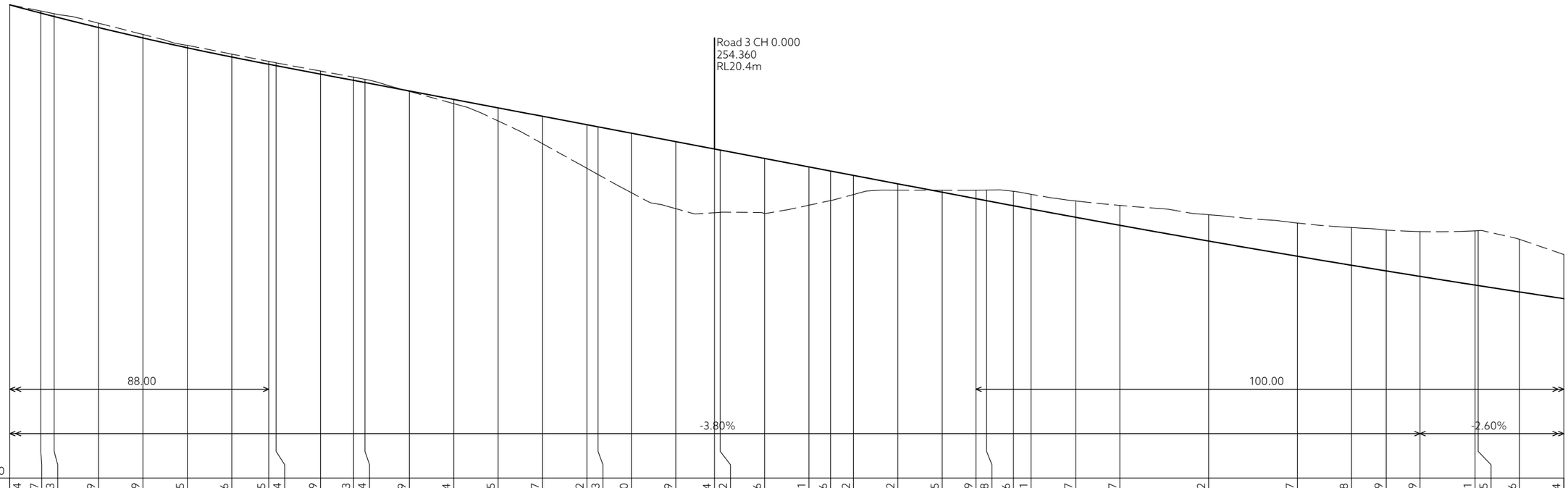
CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	109	-

DATE/TIME: Wednesday, 2 July 2025 4:53:08 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

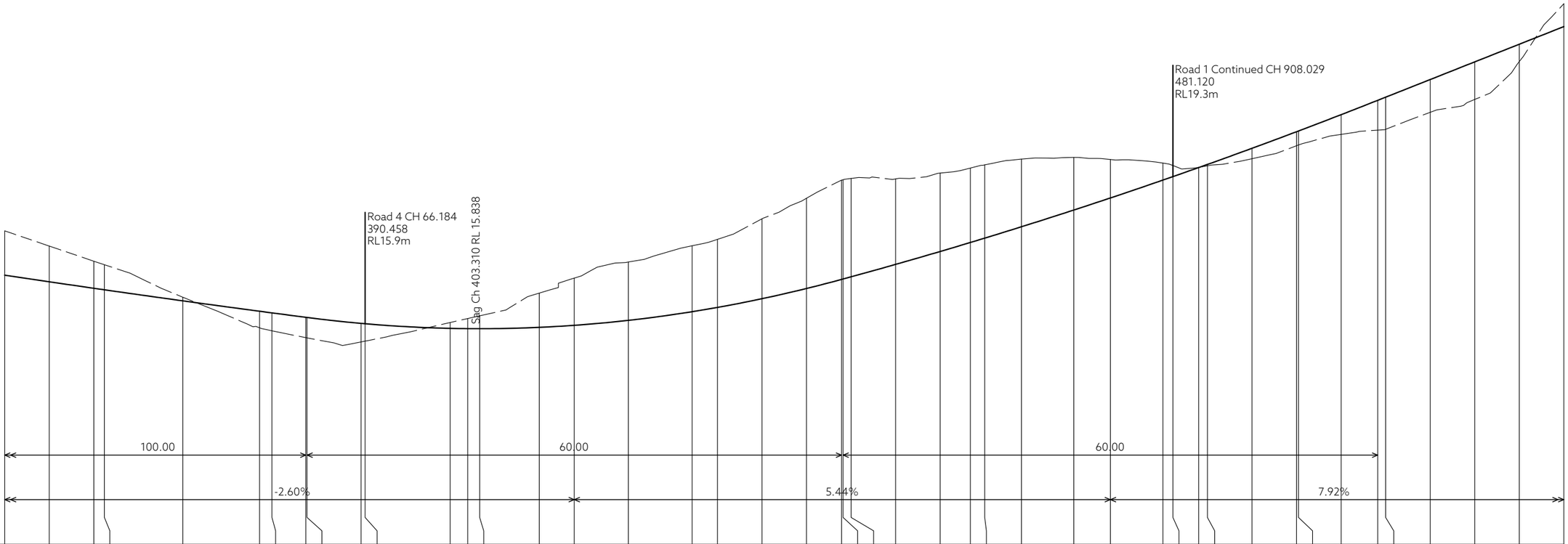

EX CL CHERRYWOOD DR CH 26.890
0.000
RL33.0m
Sag Ch 4.256 RL 32.841
Crest Ch 23.288 RL 32.995
Road 2 CH 0.000
165.499
RL24.2m
70.00
88.00
-3.35%
1.00%
-8.53%
-3.80%

R.L. 19.000

| | | |

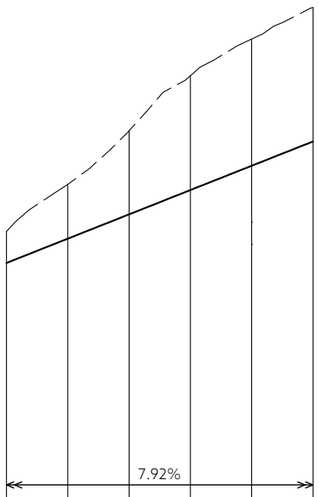

Road 3 CH 0.000
254.360
RL20.4m
88.00
-3.80%
100.00
-2.60%
R.L. 13.000

| | | |


Road 4 CH 66.184
390.458
RL15.9m
Sag Ch 403.310 RL 15.838
Road 1 Continued CH 908.029
481.120
RL19.3m
100.00
60.00
60.00
-2.60%
5.44%
7.92%

R.L. 11.000

| | | |



R.L. 18.000

CUT / FILL	-0.513	-0.885	-1.365	-1.864	-2.066	-2.185
DESIGN ROAD CENTRELINE	22.619	23.015	23.411	23.808	24.204	24.600
EXISTING SURFACE	23.132	23.900	24.776	25.672	26.270	**26.785**
CHAINAGE	525.000	530.000	535.000	540.000	545.000	550.000
HORIZONTAL GEOMETRY	L=65.989 B=273°12'33"					

LONG SECTION -Road 1
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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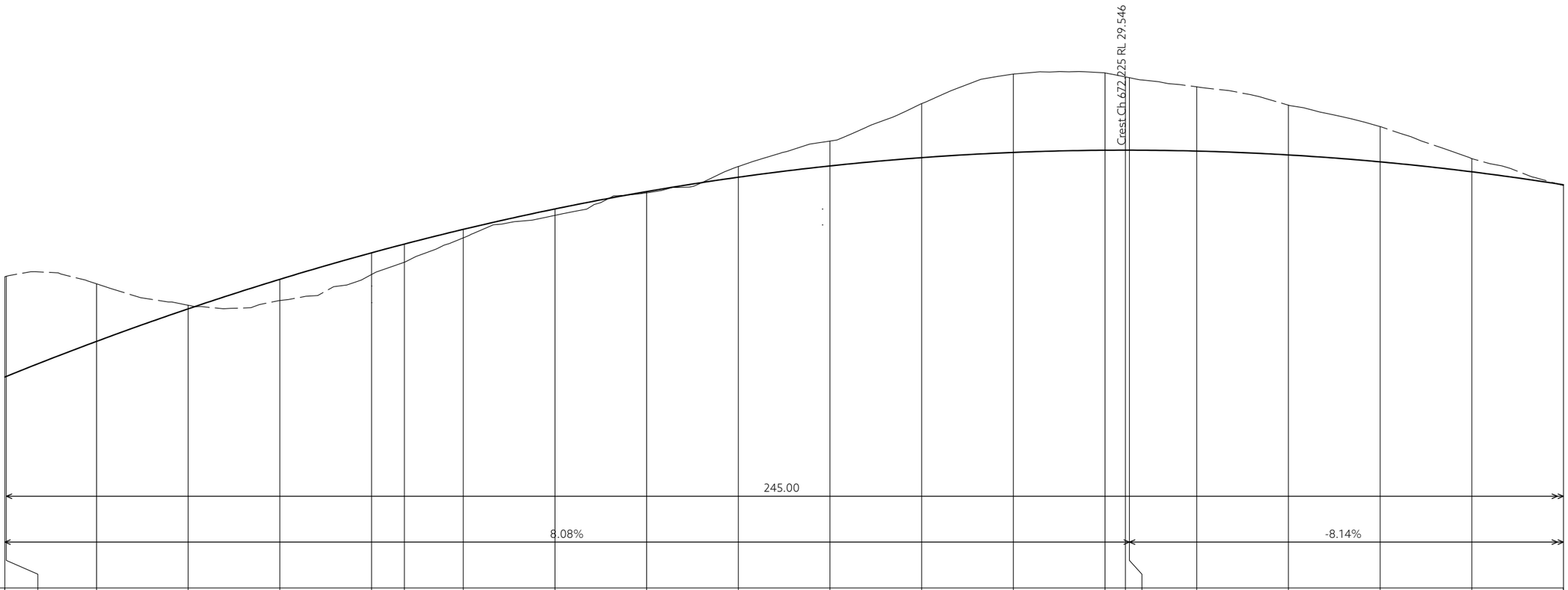
DESIGNED: RD | REVIEWED: HC
DRAWN: RD | REVIEWED: HC
JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 1 LONG SECTION
SHEET 4 OF 9

PDA
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Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

CONTRACT NO.: ------ | SCALE: AS SHOWN | PAPER: (A3)
JOB NUMBER: 48556MR | C | 203 | REVISION: -

DATE/TIME: Wednesday, 2 July 2025 4:53:12 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



R.L. 20.000																						
CUT FILL	-2.185 -2.182	-1.255	-0.078	+0.462	+0.472	+0.396	+0.185	+0.140	+0.028	-0.233	-0.542	-1.179	-1.708	-1.686	-1.597	-1.580	-1.400	-1.085	-0.769	-0.287	+0.016
DESIGN ROAD CENTRELINE	24.600 24.613	25.376	26.086	26.730	27.307	27.498	27.819	28.264	28.643	28.955	29.202	29.382	29.496	29.544	29.546	29.546	29.526	29.441	29.290	29.073	28.790
EXISTING SURFACE	**26.785** 26.795	26.631	26.164	26.268	26.835	**27.102**	27.634	28.124	28.615	29.188	29.744	30.561	31.204	31.230	31.143	31.126	30.926	30.526	30.059	29.360	28.774
CHAINAGE	550.000 550.161	560.000	570.000	580.000	590.000	593.578	600.000	610.000	620.000	630.000	640.000	650.000	660.000	670.000	672.225	672.661	680.000	690.000	700.000	710.000	720.000
HORIZONTAL GEOMETRY	L=43.578 B=273°12'33"										L=82.119 R=31.000								L=94.066 B=64°59'11"		

LONG SECTION -Road 1 Continued
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 1 LONG SECTION
SHEET 5 OF 9

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 204	-

DATE/TIME: Wednesday, 2 July 2025 4:53:13 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



CUT / FILL	+0.016	+0.082	+0.070	-0.421	-1.047	-1.641	-1.657	-2.066	-2.294	-2.252	-2.173	-1.997	-1.660	-1.148	-1.089	-0.682	-0.592	-0.370	-0.803	-1.199	-0.988	-0.693	-0.203	-0.080	-0.061	-0.084
DESIGN ROAD CENTRELINE	28.790	28.441	28.025	27.543	26.995	26.396	26.381	25.700	24.954	24.542	24.148	23.335	22.521	21.707	21.573	20.893	20.716	20.134	19.553	19.152	19.089	18.933	18.887	18.895	18.911	18.929
EXISTING SURFACE	28.774	28.359	27.955	27.964	28.042	**28.037**	28.038	27.766	27.248	26.794	26.321	25.332	24.181	22.855	**22.662**	21.575	21.308	20.504	20.356	20.351	20.077	19.626	19.090	18.975	18.972	19.013
CHAINAGE	720.000	730.000	740.000	750.000	760.000	769.763	770.000	780.000	790.000	795.161	800.000	810.000	820.000	830.000	831.646	840.000	842.171	850.000	860.000	870.000	872.171	880.000	887.106	890.000	892.256	893.931
HORIZONTAL GEOMETRY	L=94.066 B=64°59'11"										L=61.882 R=30.000							L=76.384 B=183°10'24"								

LONG SECTION -Road 1 Continued
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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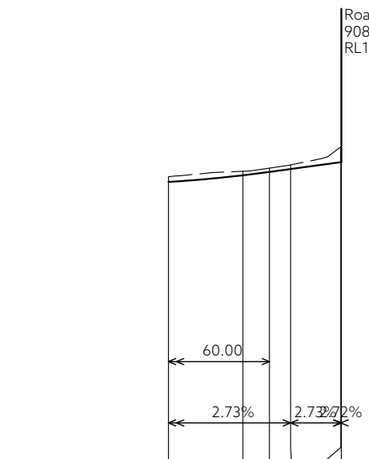
DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 1 LONG SECTION
SHEET 6 OF 9

PDA
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Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

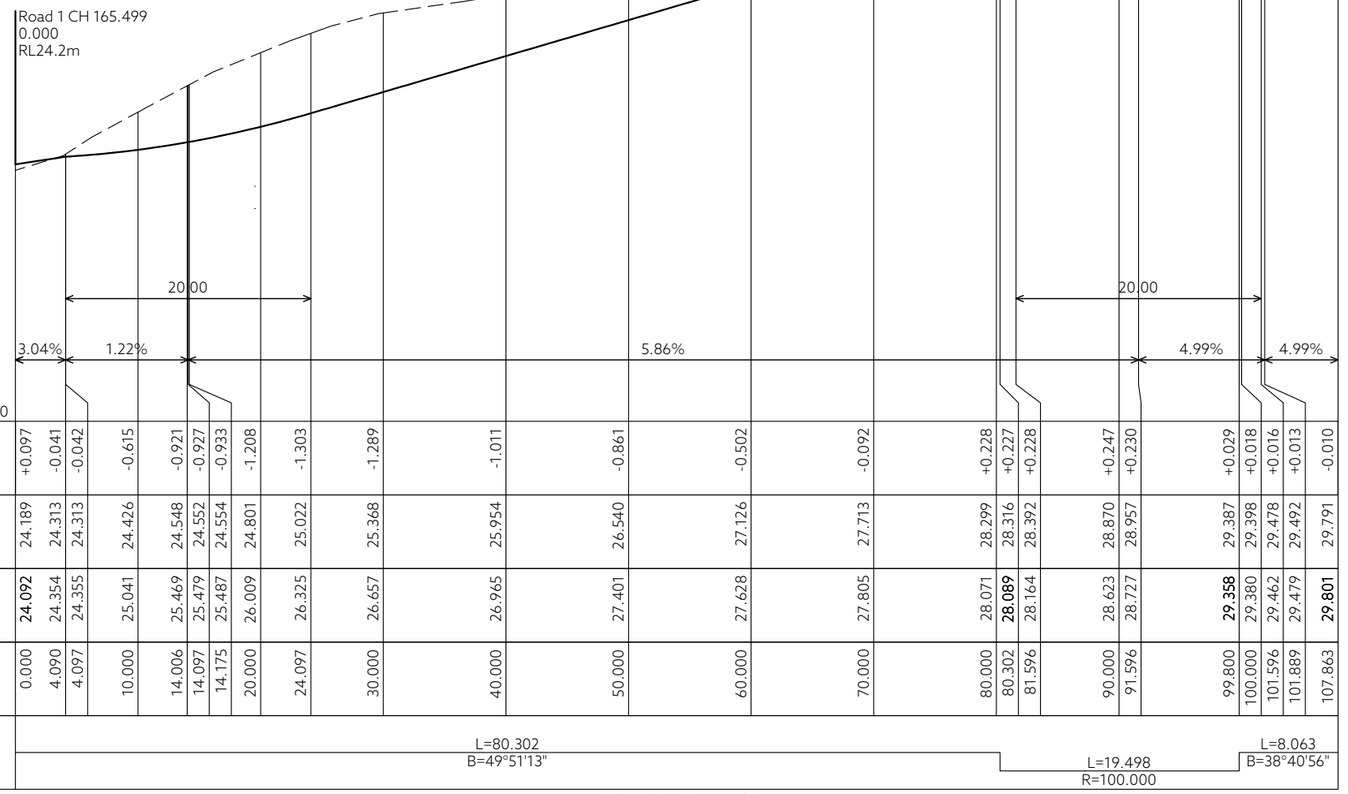
CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 205	-

DATE/TIME: Wednesday, 2 July 2025 4:53:14 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



R.L. 14.000						
CUT / FILL	-0.084	-0.065	-0.062	-0.066	-0.250	-0.255
DESIGN ROAD CENTRELINE	18.929	19.038	19.093	19.140	19.251	19.253
EXISTING SURFACE	19.013	19.103	19.155	19.206	19.501	**19.508**
CHAINAGE	893.931	900.000	902.171	903.895	907.987	908.029
HORIZONTAL GEOMETRY	L=76.384 B=183°10'24"					

LONG SECTION -Road 1 Continued
SCALES: (H) 1:500 (V) 1:100 (A3)



R.L. 20.000																								
CUT / FILL	+0.097	-0.041	-0.042	-0.615	-0.921	-0.927	-0.933	-1.208	-1.303	-1.289	-1.011	-0.861	-0.502	-0.092	+0.228	+0.227	+0.228	+0.247	+0.230	+0.029	+0.018	+0.016	+0.013	-0.010
DESIGN ROAD CENTRELINE	24.189	24.313	24.313	24.426	24.548	24.552	24.554	24.801	25.022	25.368	25.954	26.540	27.126	27.713	28.299	28.316	28.392	28.870	28.957	29.387	29.398	29.478	29.492	29.791
EXISTING SURFACE	**24.092**	24.354	24.355	25.041	25.469	25.479	25.487	26.009	26.325	26.657	26.965	27.401	27.628	27.805	28.071	**28.089**	28.164	28.623	28.727	**29.358**	29.380	29.462	29.479	**29.801**
CHAINAGE	0.000	4.090	4.097	10.000	14.006	14.097	14.175	20.000	24.097	30.000	40.000	50.000	60.000	70.000	80.000	80.302	81.596	90.000	91.596	99.800	100.000	101.596	101.889	107.863
HORIZONTAL GEOMETRY	L=80.302 B=49°51'13"															L=19.498 R=100.000				L=8.063 B=38°40'56"				

LONG SECTION -Road 2
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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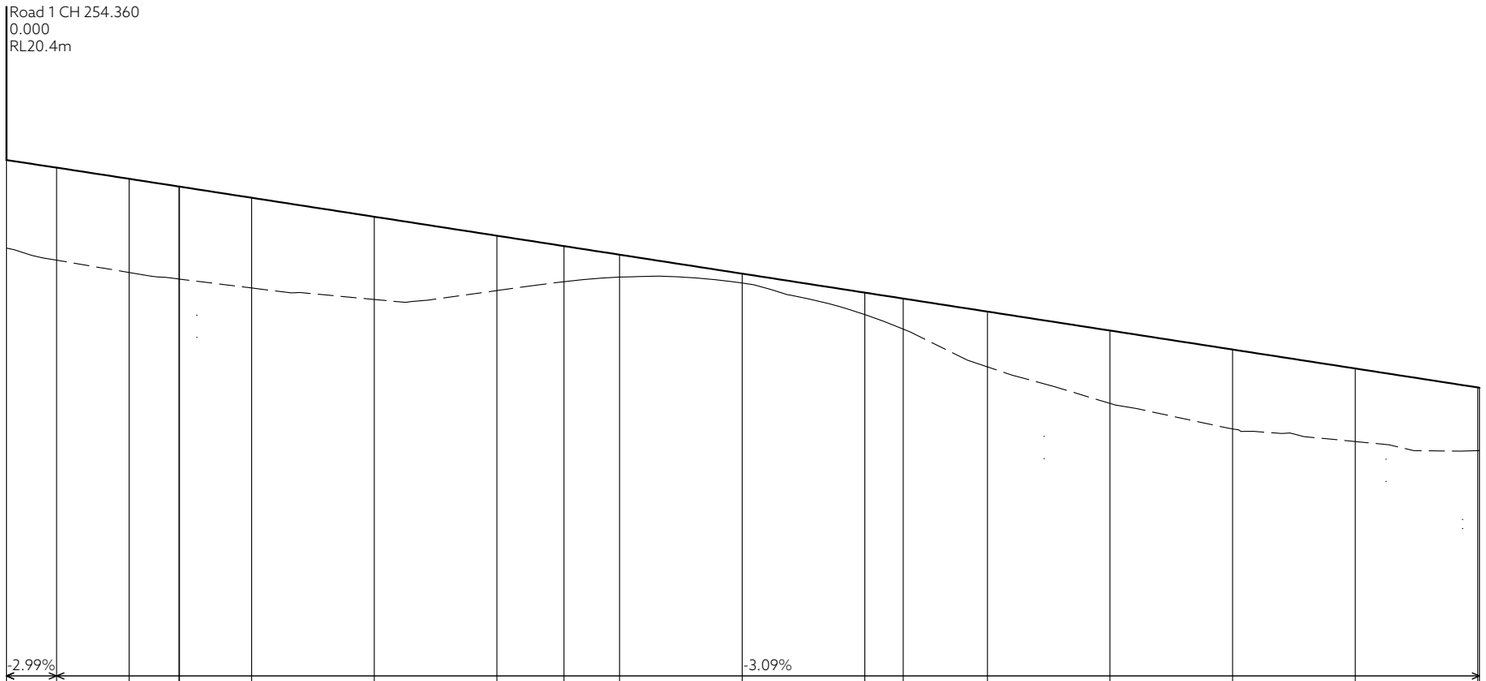
DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 1 & 2 LONG SECTION
SHEET 7 OF 9

PDA
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Also at: Launceston, Devonport, Hobart & Kingston
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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 206		-

DATE/TIME: Wednesday, 2 July 2025 4:53:15 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



R.L. 11.000

CUT / FILL	+1.434	+1.510	+1.527	+1.507	+1.507	+1.471	+1.349	+0.894	+0.580	+0.365	+0.153	+0.357	+0.497	+0.900	+1.188	+1.294	+1.191	+1.029	+1.024				
DESIGN ROAD / CENTRELINE	20.410	20.288	20.105	19.979	19.978	19.796	19.487	19.177	19.008	18.868	18.559	18.250	18.153	17.940	17.631	17.322	17.013	16.703	16.699				
EXISTING SURFACE	**18.976**	18.778	18.578	18.472	18.471	18.325	18.138	18.283	**18.428**	18.503	18.406	17.893	**17.656**	17.040	16.443	16.028	15.822	15.674	**15.675**				
CHAINAGE	0.000	4.090	10.000	14.068	14.114	20.000	30.000	40.000	45.470	50.000	60.000	70.000	73.140	80.000	90.000	100.000	110.000	120.000	120.142				
HORIZONTAL GEOMETRY	L=45.470 B=50°19'22"										L=27.670 R=30.000					L=47.002 B=103°10'05"							

LONG SECTION -Road 3
SCALES: (H) 1:500 (V) 1:100 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY
COORDINATE/ DATUM: PLANAR GDA2020
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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

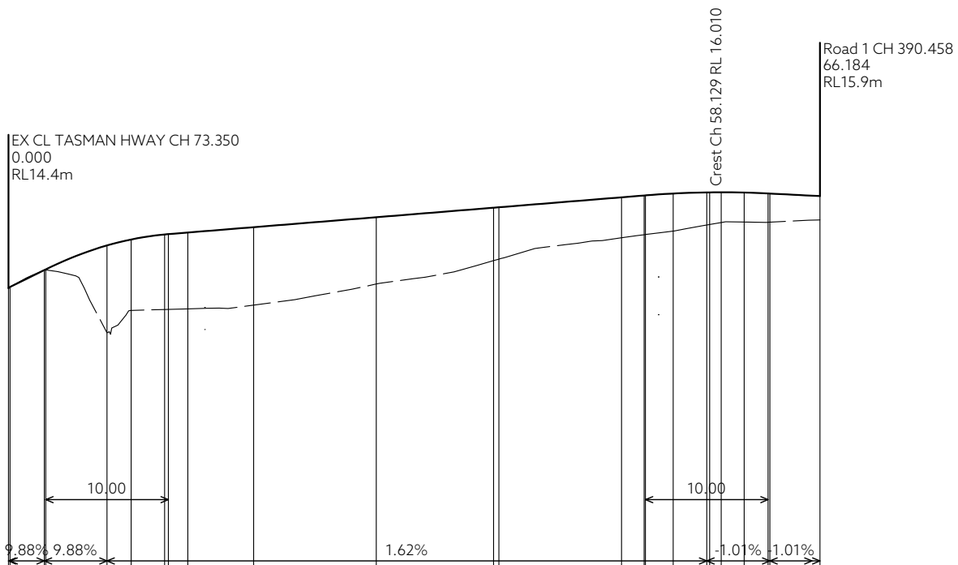
JOB MANAGER: HUGH CLEMENT
ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: ROAD 3 LONG SECTION
SHEET 8 OF 9

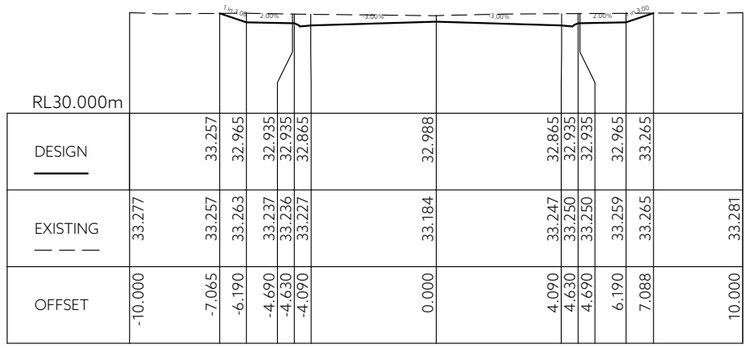
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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 207		-

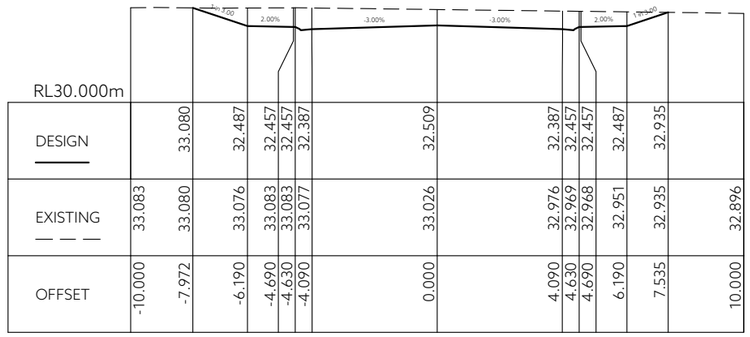
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EX CL TASMAN HWAY CH 73.350
0.000
RL14.4m
Crest Ch 58.129 RL 16.010
Road 1 CH 390.458
66.184
RL15.9m
10.00
10.00
9.88%
9.88%
1.62%
-1.01%
-1.01%
R.L. 9.000

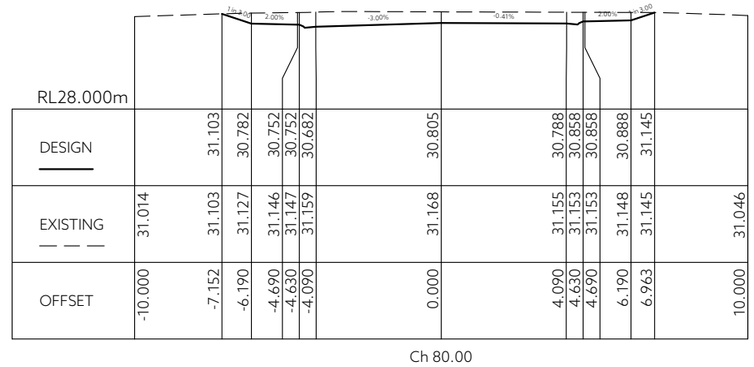
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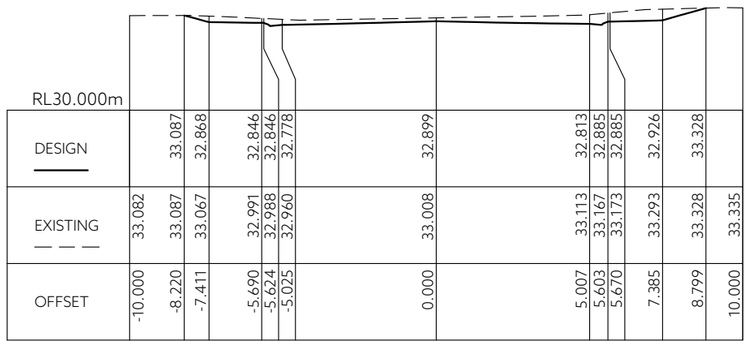
Ch 20.00



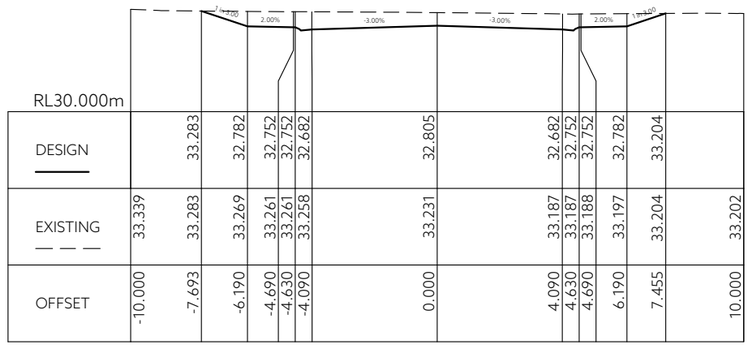
Ch 50.00



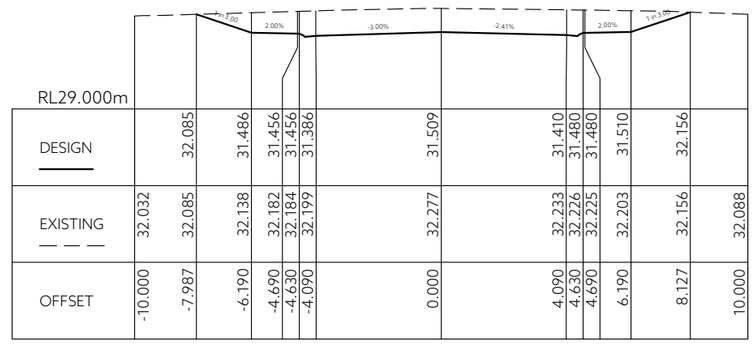
Ch 80.00



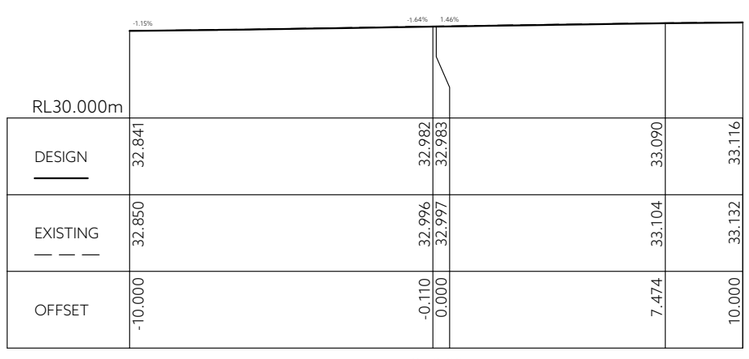
Ch 10.00



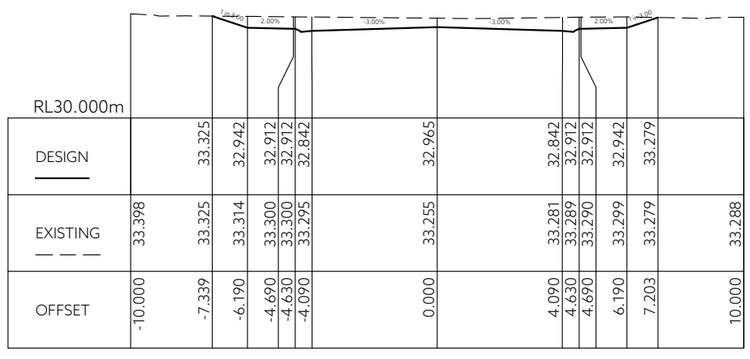
Ch 40.00



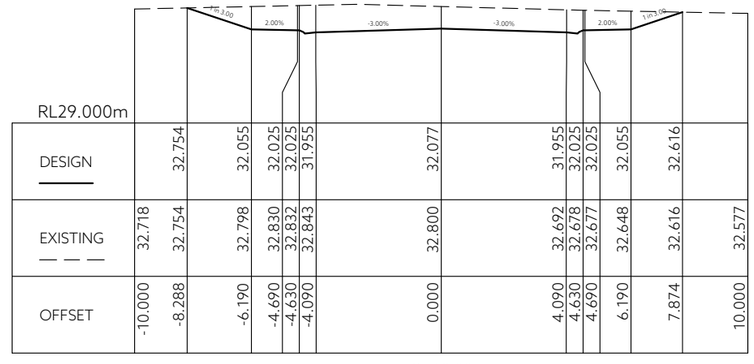
Ch 70.00



Ch 0.00



Ch 30.00



Ch 60.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

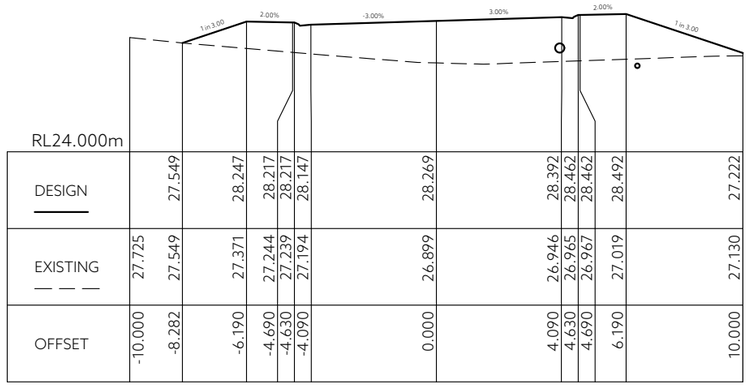
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 1 OF 14

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www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston
REGISTRATION NUMBER: ----

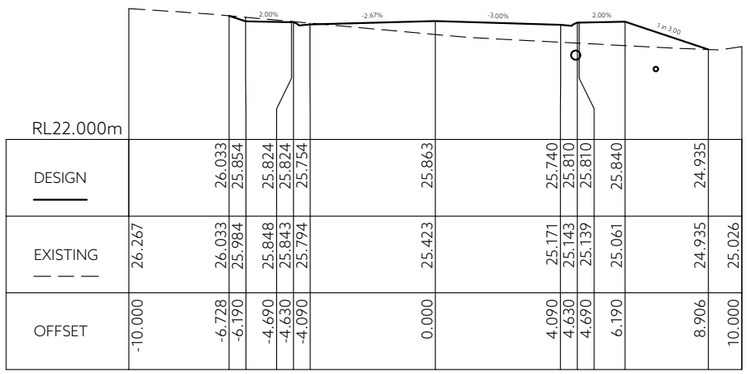
CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	300	-

DATE/TIME: Wednesday, 2 July 2025 4:53:17 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



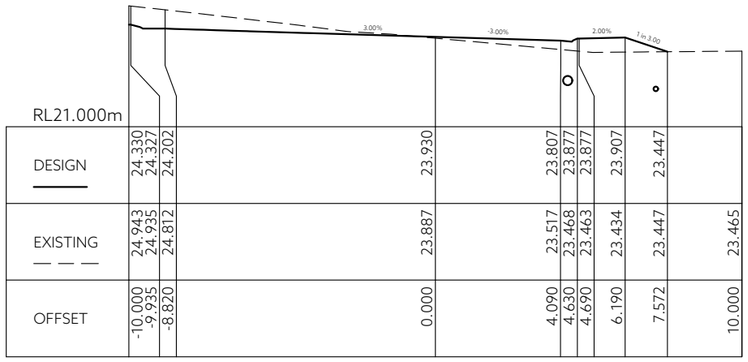
RL24.000m										
DESIGN		27.549	28.247	28.217	28.147	28.269	28.392	28.462	28.492	27.222
EXISTING	27.725	27.549	27.371	27.244	27.239	27.194	26.899	26.946	26.965	26.967	27.019	27.130
OFFSET	-10.000	-8.282	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	10.000

Ch 110.00



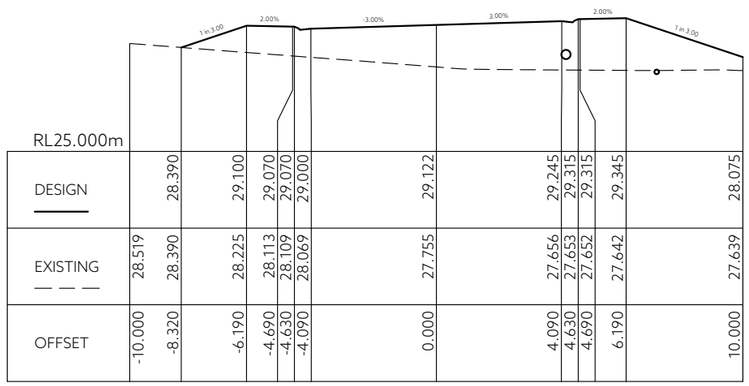
RL22.000m										
DESIGN		26.033	25.854	25.824	25.824	25.754	25.863	25.740	25.810	25.810	25.840	24.935
EXISTING	26.267	26.033	25.984	25.848	25.843	25.794	25.423	25.171	25.143	25.139	25.061	24.935	25.026
OFFSET	-10.000	-6.728	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.906	10.000

Ch 140.00



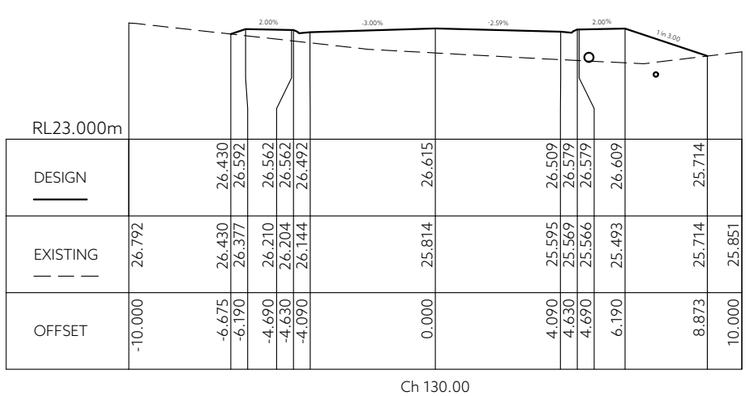
RL21.000m									
DESIGN	24.330	24.327	24.202	23.930	23.807	23.877	23.877	23.907	23.447
EXISTING	24.943	24.935	24.812	23.887	23.517	23.468	23.463	23.434	23.447	23.465
OFFSET	-10.000	-9.935	-8.820	0.000	4.090	4.630	4.690	6.190	7.572	10.000

Ch 170.00



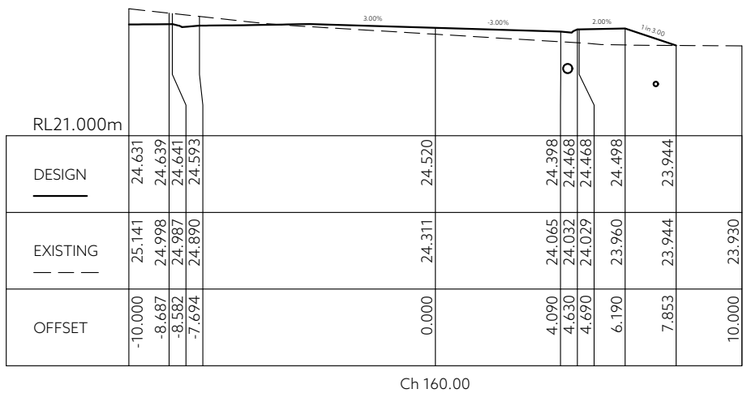
RL25.000m										
DESIGN		28.390	29.100	29.070	29.070	29.000	29.122	29.245	29.315	29.315	29.345	28.075
EXISTING	28.519	28.390	28.225	28.113	28.109	28.069	27.755	27.656	27.653	27.652	27.642	27.639
OFFSET	-10.000	-8.320	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	10.000

Ch 100.00



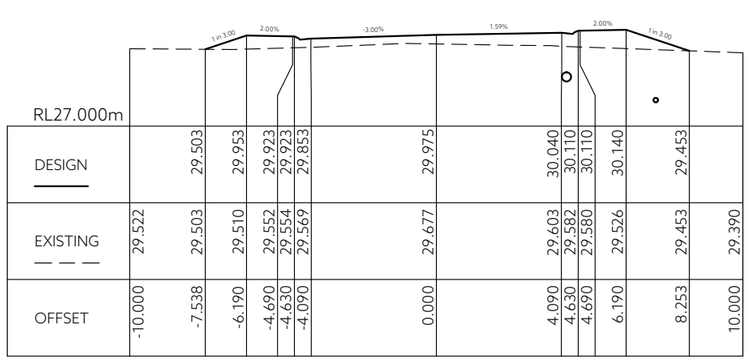
RL23.000m										
DESIGN		26.430	26.592	26.562	26.562	26.492	26.615	26.509	26.579	26.579	26.609	25.714
EXISTING	26.792	26.430	26.377	26.210	26.204	26.144	25.814	25.595	25.569	25.566	25.493	25.714	25.851
OFFSET	-10.000	-6.675	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.873	10.000

Ch 130.00



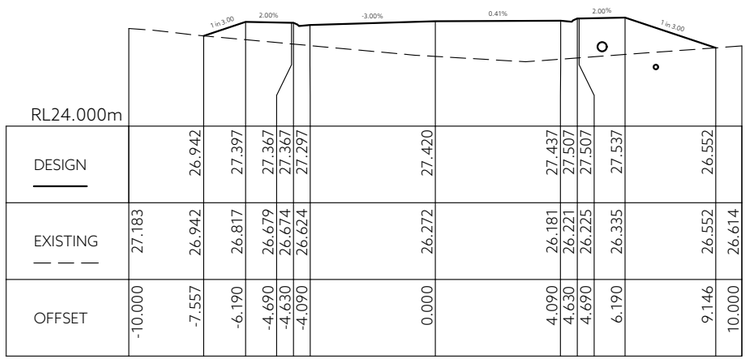
RL21.000m									
DESIGN	24.631	24.639	24.641	24.593	24.520	24.398	24.468	24.468	24.498	23.944
EXISTING	25.141	24.998	24.987	24.890	24.311	24.065	24.032	24.029	23.960	23.944	23.930
OFFSET	-10.000	-8.687	-8.582	-7.694	0.000	4.090	4.630	4.690	6.190	7.853	10.000

Ch 160.00



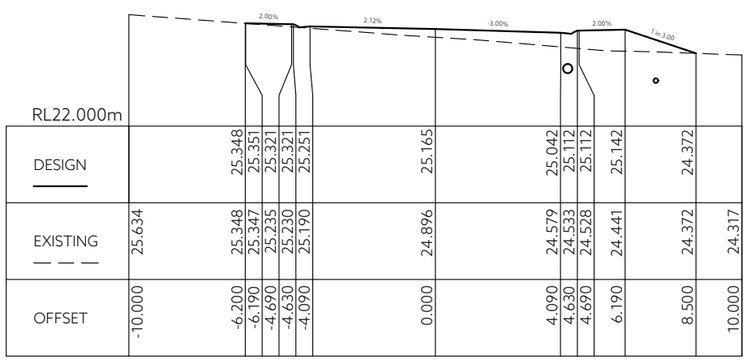
RL27.000m										
DESIGN		29.503	29.953	29.923	29.923	29.853	29.975	30.040	30.110	30.110	30.140	29.453
EXISTING	29.522	29.503	29.510	29.552	29.554	29.569	29.677	29.603	29.582	29.580	29.526	29.453	29.390
OFFSET	-10.000	-7.538	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.253	10.000

Ch 90.00



RL24.000m										
DESIGN		26.942	27.397	27.367	27.367	27.297	27.420	27.437	27.507	27.507	27.537	26.552
EXISTING	27.183	26.942	26.817	26.679	26.674	26.624	26.272	26.181	26.221	26.225	26.335	26.552	26.614
OFFSET	-10.000	-7.557	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	9.146	10.000

Ch 120.00



RL22.000m									
DESIGN	25.348	25.351	25.321	25.321	25.251	25.165	25.042	25.112	25.142	24.372
EXISTING	25.634	25.348	25.347	25.235	25.230	25.190	24.896	24.579	24.533	24.528	24.441	24.372	24.317
OFFSET	-10.000	-6.200	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.500	10.000

Ch 150.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

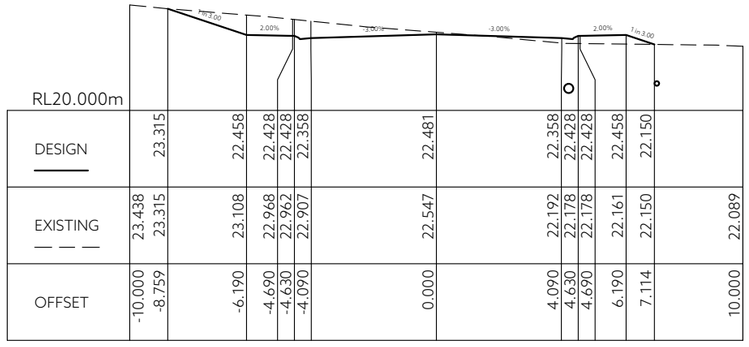
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 2 OF 14

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SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport,
Hobart & Kingston
REGISTRATION NUMBER: ----

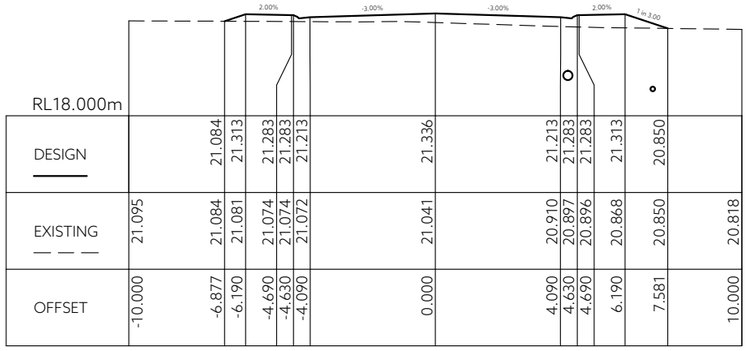
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
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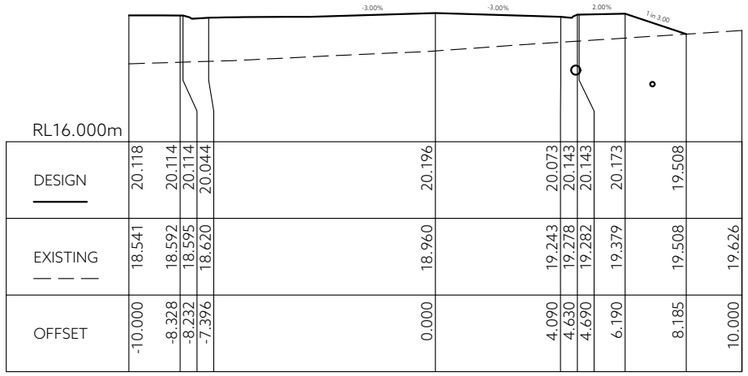
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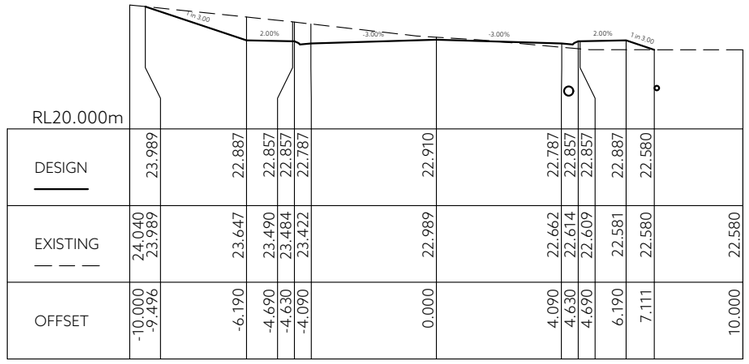
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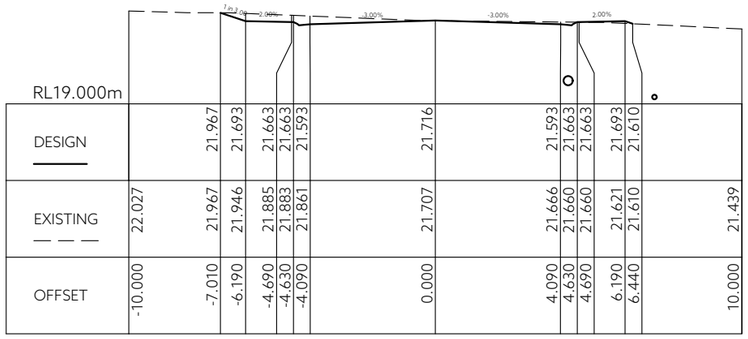
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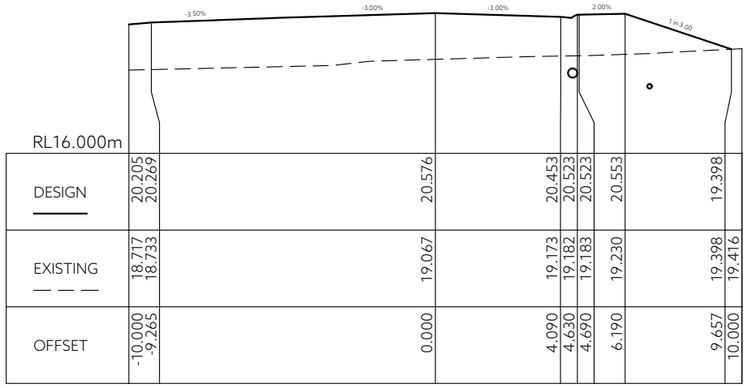
Ch 260.00



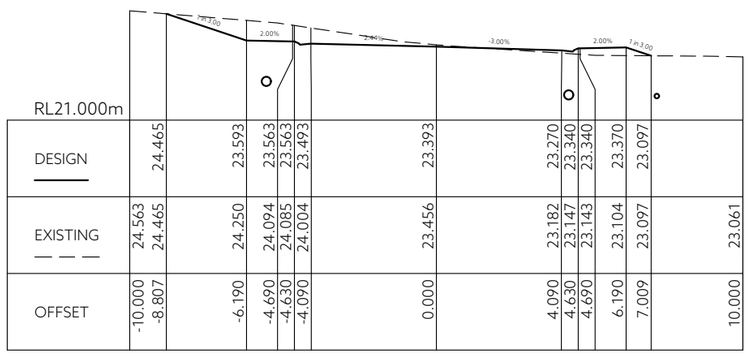
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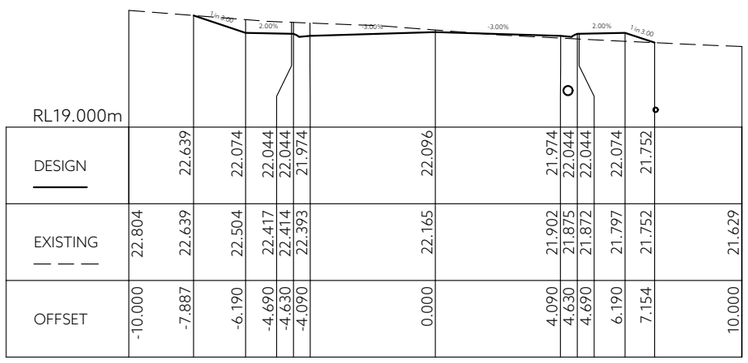
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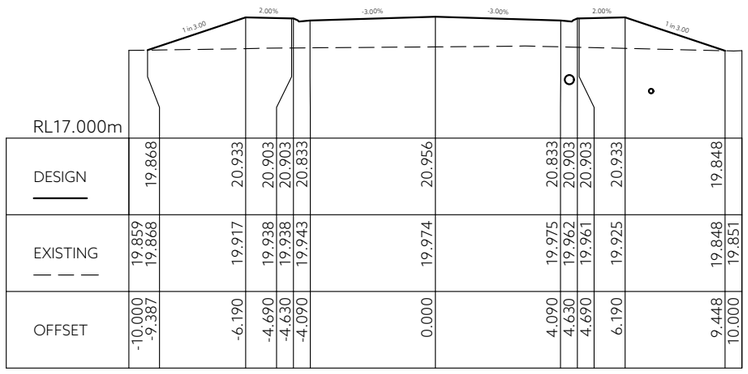
Ch 250.00



Ch 180.00



Ch 210.00



Ch 240.00

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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 1 CROSS SECTIONS SHEET 3 OF 14

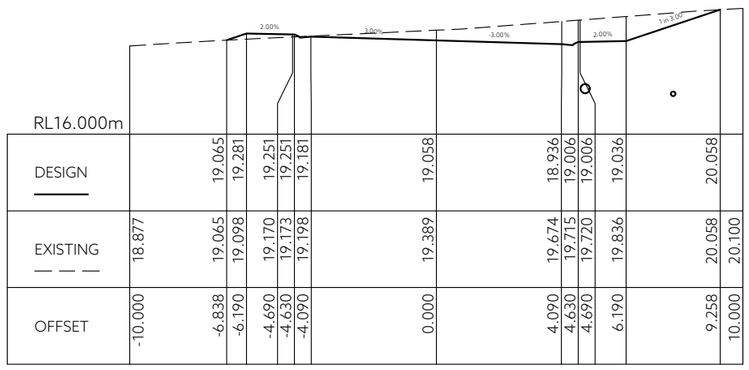
PDA SURVEYORS, ENGINEERS & PLANNERS

3 Franklin Street, Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
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REGISTRATION NUMBER: ----

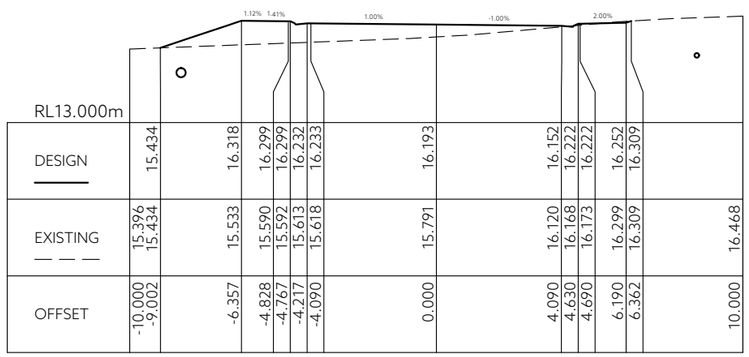
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JOB NUMBER	DISCIPLINE / SHEET	REVISION
48556MR	C 302	-

DATE/TIME: Wednesday, 2 July 2025 4:53:20 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



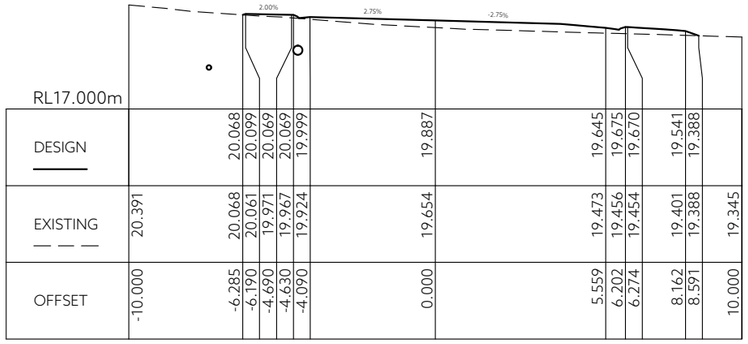
RL16.000m

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RL13.000m

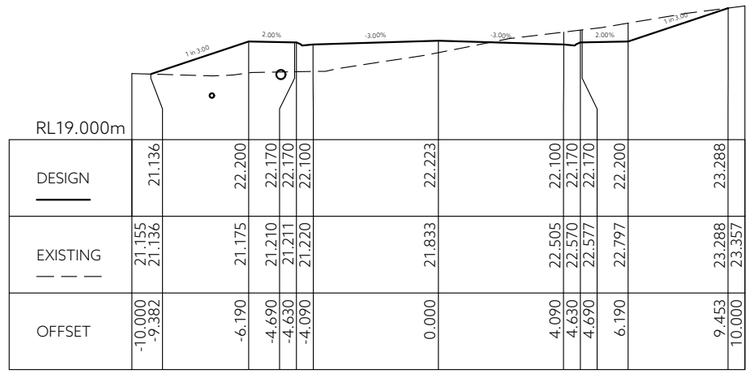
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RL17.000m

DESIGN			20.068	20.099	20.069	20.069	19.999	19.887			19.645	19.675	19.670	19.541	19.388	
EXISTING	20.391		20.068	20.061	19.971	19.967	19.924	19.654			19.473	19.456	19.454	19.401	19.388	19.345
OFFSET	-10.000		-6.285	-6.190	-4.690	-4.630	-4.090	0.000			5.559	6.202	6.274	8.162	8.591	10.000

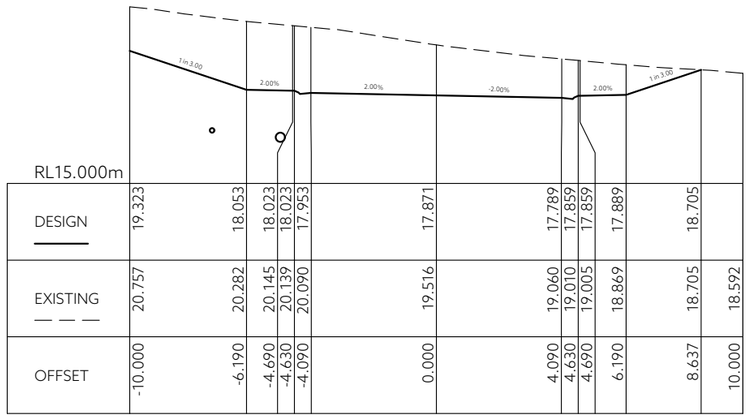
Ch 490.00



RL19.000m

DESIGN		21.136		22.200	22.170	22.170	22.100	22.223			22.100	22.170	22.170	22.200		23.288
EXISTING	21.155	21.136		21.175	21.210	21.211	21.220	21.833			22.505	22.570	22.577	22.797		23.288	23.357
OFFSET	-10.000	-9.382		-6.190	-4.690	-4.630	-4.090	0.000			4.090	4.630	4.690	6.190		9.453	10.000

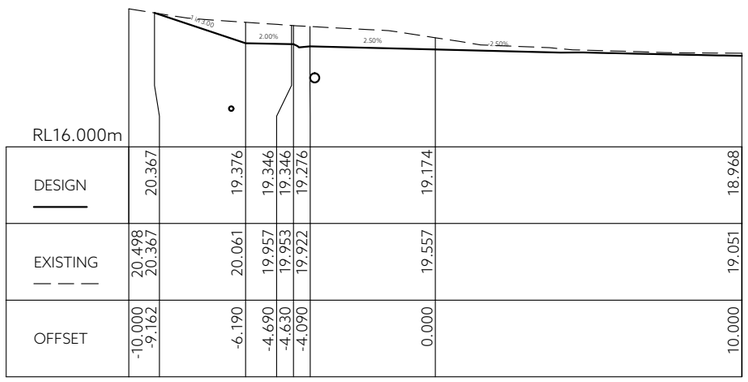
Ch 520.00



RL15.000m

DESIGN	19.323		18.053	18.023	18.023	17.953	17.871			17.789	17.859	17.859	17.889	18.705		
EXISTING	20.757		20.282	20.145	20.139	20.090	19.516			19.060	19.010	19.005	18.869	18.705		18.592
OFFSET	-10.000		-6.190	-4.690	-4.630	-4.090	0.000			4.090	4.630	4.690	6.190	8.637		10.000

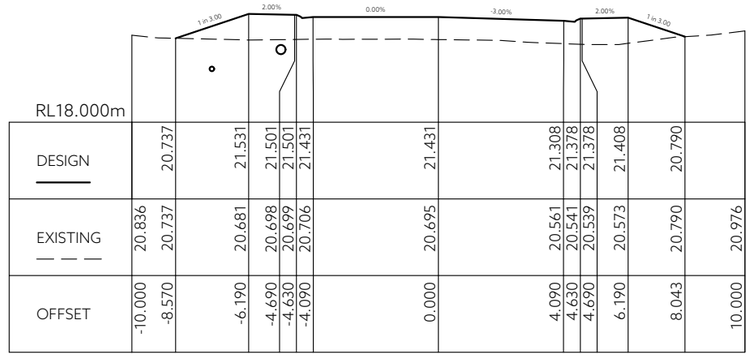
Ch 460.00



RL16.000m

DESIGN	20.367		19.376	19.346	19.346	19.276	19.174									18.968
EXISTING	20.498	20.367	20.061	19.957	19.953	19.922	19.557									19.051
OFFSET	-10.000	-9.162	-6.190	-4.690	-4.630	-4.090	0.000									10.000

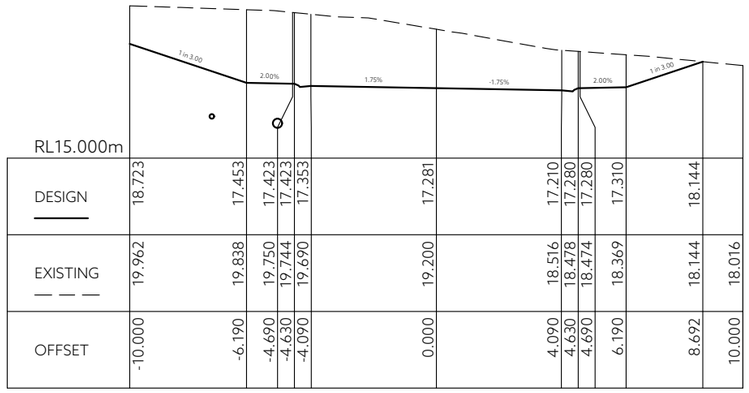
Ch 480.00



RL18.000m

DESIGN		20.737		21.531	21.501	21.501	21.431	21.431			21.308	21.378	21.378	21.408	20.790	
EXISTING	20.836	20.737		20.681	20.698	20.699	20.706	20.695			20.561	20.541	20.539	20.573	20.790	20.976
OFFSET	-10.000	-8.570		-6.190	-4.690	-4.630	-4.090	0.000			4.090	4.630	4.690	6.190	8.043	10.000

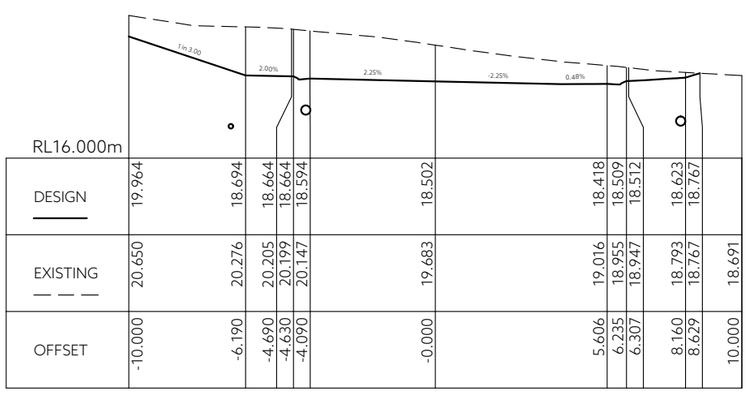
Ch 510.00



RL15.000m

DESIGN	18.723		17.453	17.423	17.423	17.353	17.281			17.210	17.280	17.280	17.310	18.144		
EXISTING	19.962		19.838	19.750	19.744	19.690	19.200			18.516	18.478	18.474	18.369	18.144		18.016
OFFSET	-10.000		-6.190	-4.690	-4.630	-4.090	0.000			4.090	4.630	4.690	6.190	8.692		10.000

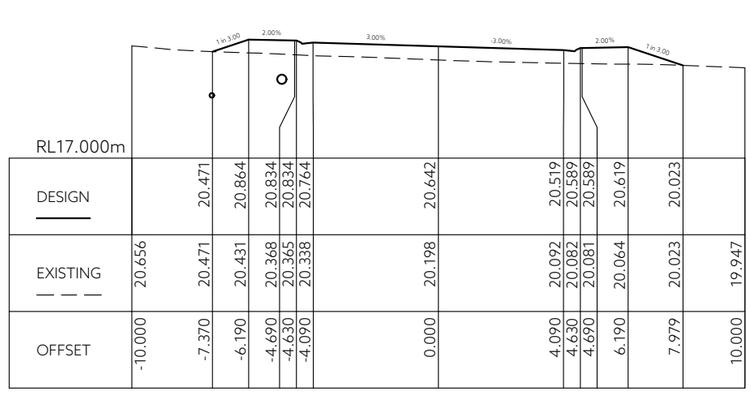
Ch 450.00



RL16.000m

DESIGN	19.964		18.694	18.664	18.664	18.594	18.502						18.418	18.509	18.512	18.623	18.767	
EXISTING	20.650		20.276	20.205	20.199	20.147	19.683						19.016	18.955	18.947	18.793	18.767	18.691
OFFSET	-10.000		-6.190	-4.690	-4.630	-4.090	-0.000						5.606	6.235	6.307	8.160	8.629	10.000

Ch 470.00



RL17.000m

DESIGN		20.471	20.864	20.834	20.834	20.764	20.642						20.519	20.589	20.589	20.619	20.023	
EXISTING	20.656	20.471	20.431	20.368	20.365	20.338	20.198						20.092	20.082	20.081	20.064	20.023	19.947
OFFSET	-10.000	-7.370	-6.190	-4.690	-4.630	-4.090	0.000						4.090	4.630	4.690	6.190	7.979	10.000

Ch 500.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
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RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

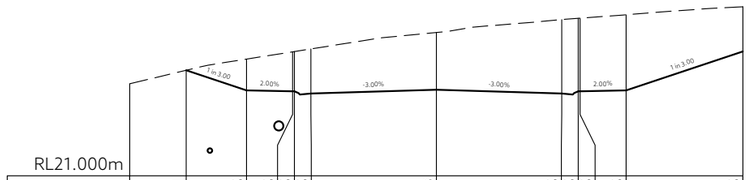
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 6 OF 14

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CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	305	-

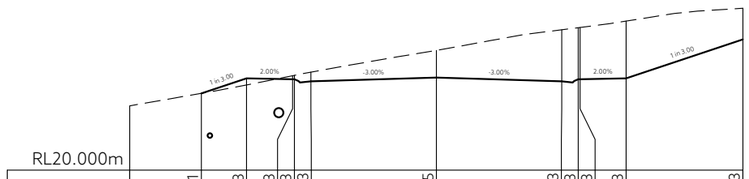
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RL21.000m

DESIGN		24.441		23.785	23.755	23.755	23.685	23.808	23.685	23.755	23.755	23.785		25.055
EXISTING	24.001	24.441		24.806	25.042	25.052	25.136	25.672	26.094	26.136	26.140	26.249		26.510
OFFSET	-10.000	-8.159		-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190		10.000

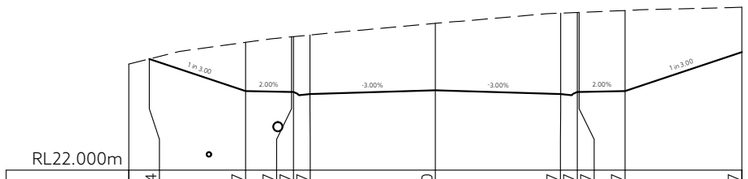
Ch 540.00



RL20.000m

DESIGN		22.501		22.993	22.963	22.963	22.893	23.015	22.893	22.963	22.963	22.993		24.263
EXISTING	22.095	22.501		22.777	23.076	23.088	23.194	23.900	24.574	24.641	24.648	24.859		25.278
OFFSET	-10.000	-7.666		-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190		10.000

Ch 530.00



RL22.000m

DESIGN	25.624		24.577	24.547	24.547	24.477	24.600	24.477	24.547	24.547	24.577		25.847	
EXISTING	25.456	25.624	26.166	26.344	26.350	26.404	26.785	27.118	27.139	27.142	27.202		27.310	
OFFSET	-10.000	-9.330	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190		10.000	

Ch 550.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

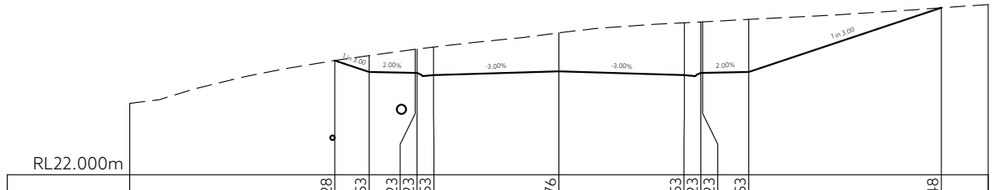
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 7 OF 14

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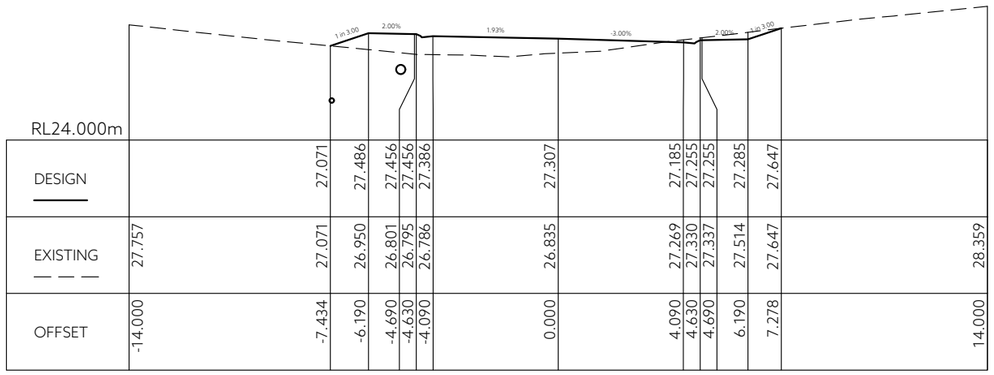
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48556MR	C	306	-

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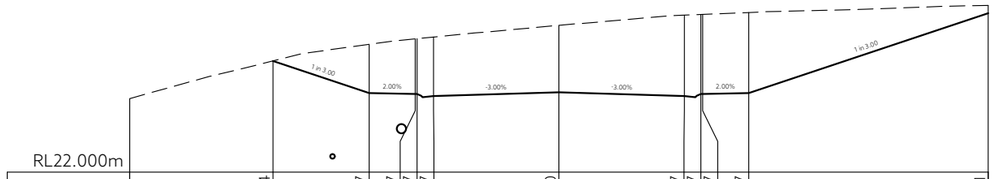
RL22.000m										
DESIGN		25.728	25.353	25.323	25.323	25.253	25.376	25.253	25.323	25.323	25.353	27.448	
EXISTING	24.331	25.728	25.889	26.093	26.101	26.166	26.631	26.958	26.985	26.988	27.069	27.448	27.551
OFFSET	-14.000	-7.314	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	12.474	14.000

Ch 560.00



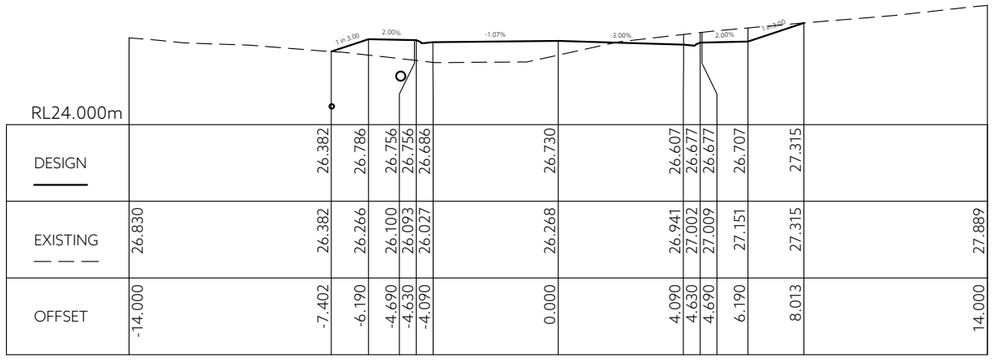
RL24.000m										
DESIGN		27.071	27.486	27.456	27.456	27.386	27.307	27.185	27.255	27.255	27.285	27.647	
EXISTING	27.757	27.071	26.950	26.801	26.795	26.786	26.835	27.269	27.330	27.337	27.514	27.647	28.359
OFFSET	-14.000	-7.434	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	7.278	14.000

Ch 590.00



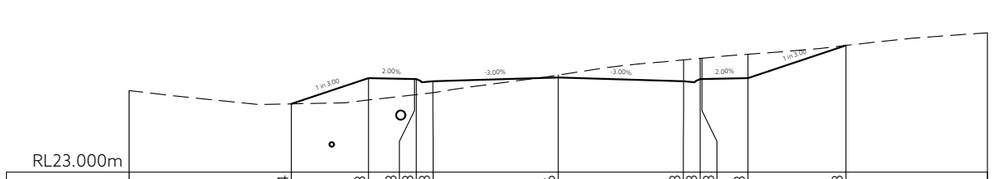
RL22.000m										
DESIGN		25.624	24.577	24.547	24.547	24.477	24.600	24.477	24.547	24.547	24.577	27.181	
EXISTING	24.397	25.624	26.166	26.344	26.350	26.404	26.785	27.118	27.139	27.142	27.202	27.435	
OFFSET	-14.000	-9.330	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	14.000	

Ch 550.00



RL24.000m										
DESIGN		26.382	26.786	26.756	26.756	26.686	26.730	26.607	26.677	26.677	26.707	27.315	
EXISTING	26.830	26.382	26.266	26.100	26.093	26.027	26.268	26.941	27.002	27.009	27.151	27.315	27.889
OFFSET	-14.000	-7.402	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	8.013	14.000

Ch 580.00



RL23.000m										
DESIGN		25.224	26.063	26.033	26.033	25.963	26.086	25.963	26.033	26.033	26.063	27.128	
EXISTING	25.659	25.224	25.351	25.519	25.526	25.586	26.164	26.657	26.708	26.714	26.841	27.128	27.542
OFFSET	-14.000	-8.707	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	9.385	14.000

Ch 570.00

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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 8 OF 14

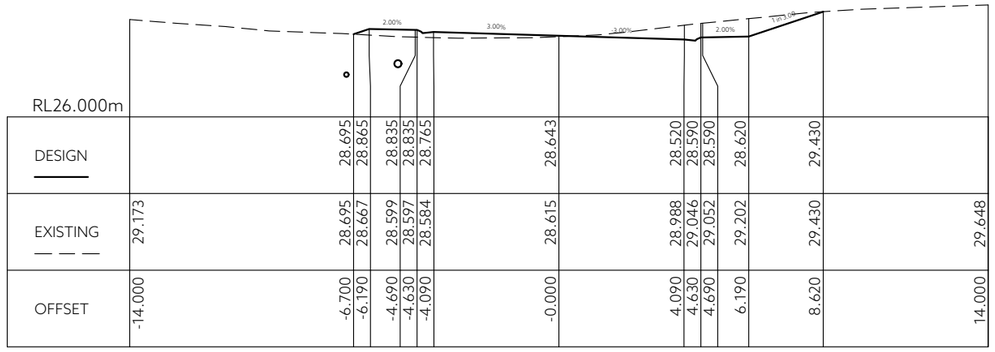
PDA
SURVEYORS, ENGINEERS & PLANNERS

3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

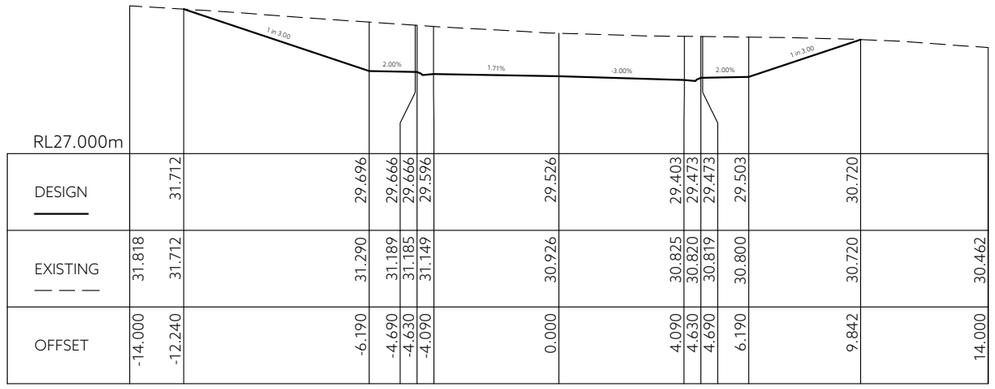
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	307	-

DATE/TIME: Wednesday, 2 July 2025 4:53:26 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

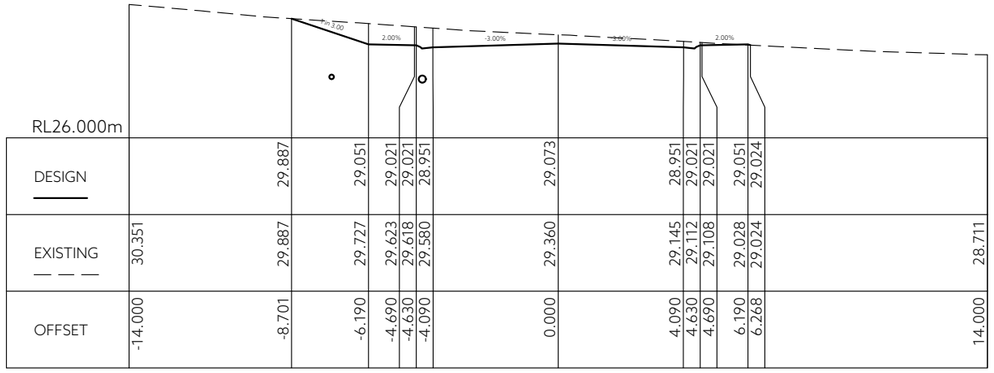


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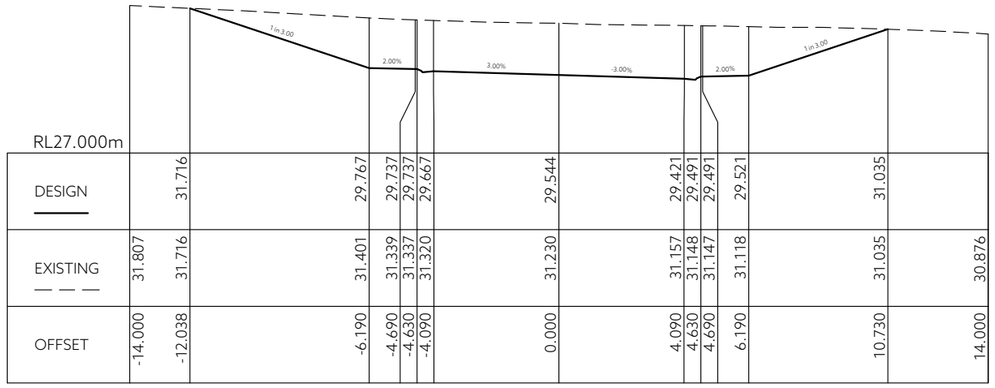
RL27.000m																							
DESIGN		31.712		29.696		29.666	29.666	29.596		29.526			29.403	29.473	29.473	29.503		30.720					
EXISTING	31.818	31.712		31.290		31.189	31.185	31.149		30.926			30.825	30.820	30.819	30.800		30.720					30.462
OFFSET	-14.000	-12.240		-6.190		-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190		9.842					14.000

Ch 680.00



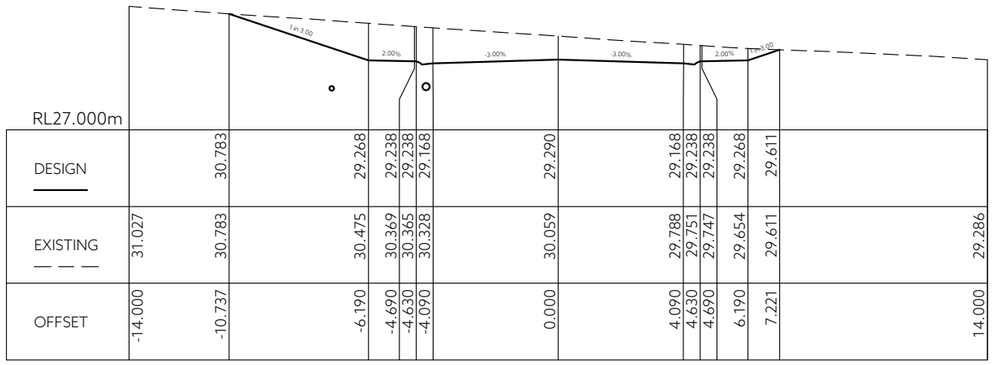
RL26.000m																							
DESIGN			29.887		29.051	29.021	29.021	28.951		29.073			28.951	29.021	29.021	29.051	29.024						
EXISTING	30.351		29.887		29.727	29.623	29.618	29.580		29.360			29.145	29.112	29.108	29.028	29.024						28.711
OFFSET	-14.000		-8.701		-6.190	-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190	6.268						14.000

Ch 710.00



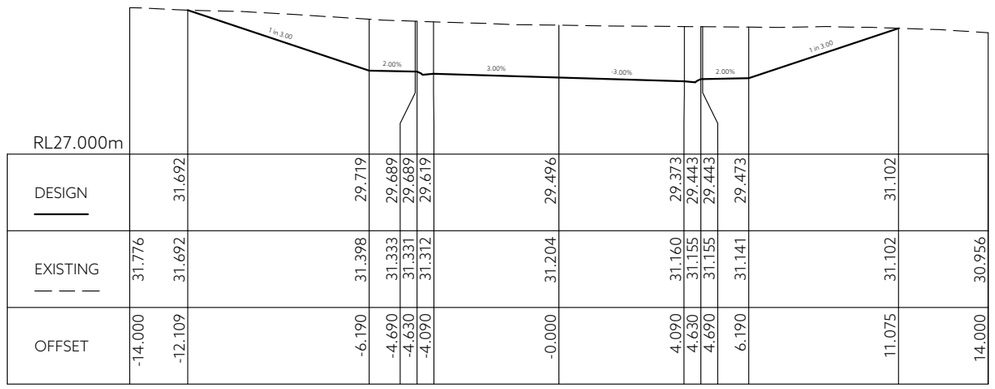
RL27.000m																							
DESIGN		31.716		29.767		29.737	29.737	29.667		29.544			29.421	29.491	29.491	29.521		31.035					
EXISTING	31.807	31.716		31.401		31.339	31.337	31.320		31.230			31.157	31.148	31.147	31.118		31.035					30.876
OFFSET	-14.000	-12.038		-6.190		-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190		10.730					14.000

Ch 670.00



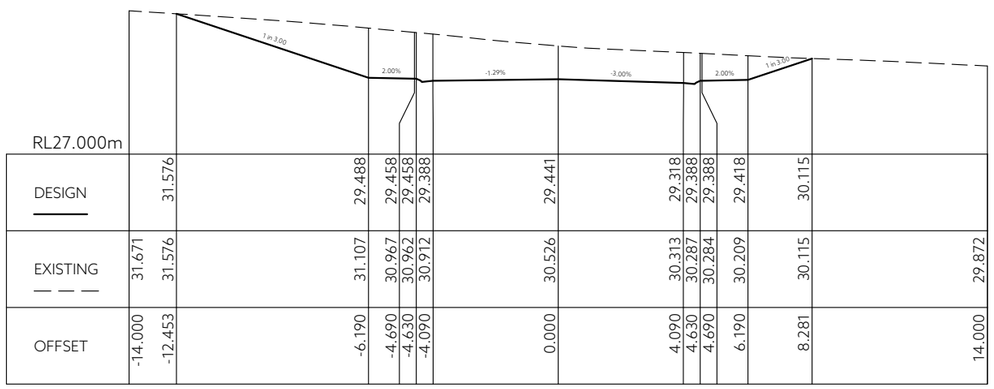
RL27.000m																							
DESIGN		30.783		29.268		29.238	29.238	29.168		29.290			29.168	29.238	29.238	29.268		29.611					
EXISTING	31.027	30.783		30.475		30.369	30.365	30.328		30.059			29.788	29.751	29.747	29.654		29.611					29.286
OFFSET	-14.000	-10.737		-6.190		-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190		7.221					14.000

Ch 700.00



RL27.000m																							
DESIGN		31.692		29.719		29.689	29.689	29.619		29.496			29.373	29.443	29.443	29.473		31.102					
EXISTING	31.776	31.692		31.398		31.333	31.331	31.312		31.204			31.160	31.155	31.155	31.141		31.102					30.956
OFFSET	-14.000	-12.109		-6.190		-4.690	-4.630	-4.090		-0.000			4.090	4.630	4.690	6.190		11.075					14.000

Ch 660.00



RL27.000m																							
DESIGN		31.576		29.488		29.458	29.458	29.388		29.441			29.318	29.388	29.388	29.418		30.115					
EXISTING	31.671	31.576		31.107		30.967	30.962	30.912		30.526			30.313	30.287	30.284	30.209		30.115					29.872
OFFSET	-14.000	-12.453		-6.190		-4.690	-4.630	-4.090		0.000			4.090	4.630	4.690	6.190		8.281					14.000

Ch 690.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

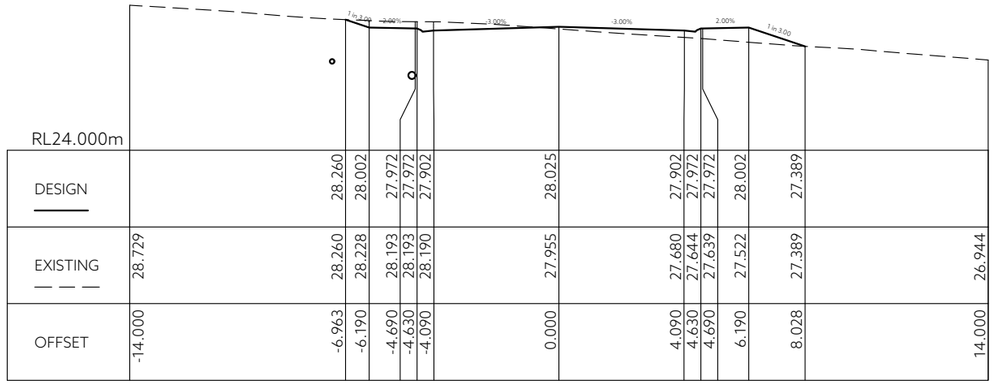
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 10 OF 14

PDA
SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

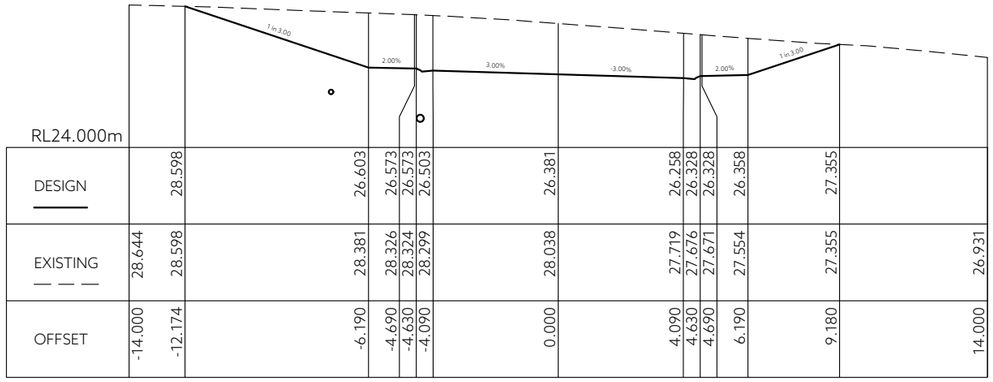
CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	309	-

DATE/TIME: Wednesday, 2 July 2025 4:53:28 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



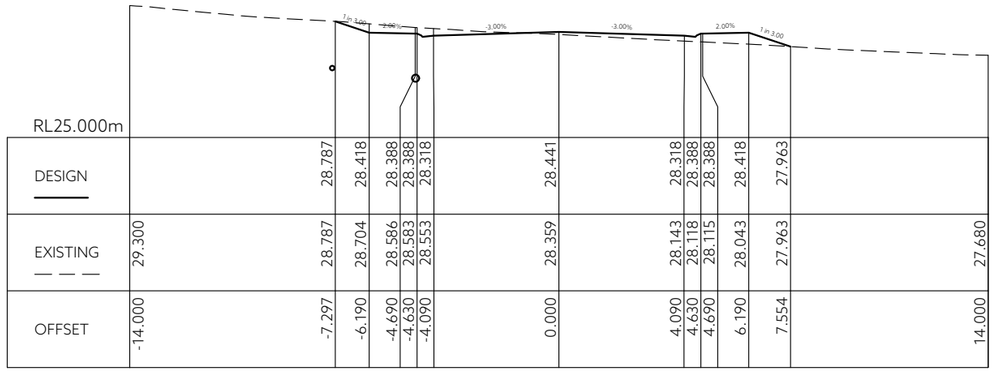
RL24.000m																							
DESIGN			28.260	28.002	27.972	27.972	27.902	28.025		27.902	27.972	27.972	28.002	27.389									
EXISTING	28.729		28.260	28.228	28.193	28.193	28.190	27.955		27.680	27.644	27.639	27.522	27.389		26.944							
OFFSET	-14.000		-6.963	-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	8.028		14.000							

Ch 740.00



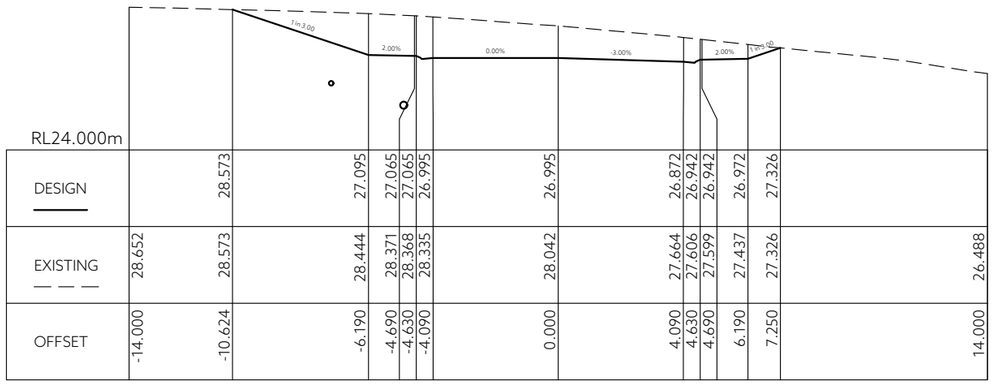
RL24.000m																							
DESIGN		28.598		26.603	26.573	26.573	26.503	26.381		26.258	26.328	26.328	26.358	27.355									
EXISTING	28.644	28.598		28.381	28.326	28.324	28.299	28.038		27.719	27.676	27.671	27.554	27.355		26.931							
OFFSET	-14.000	-12.174		-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	9.180		14.000							

Ch 770.00



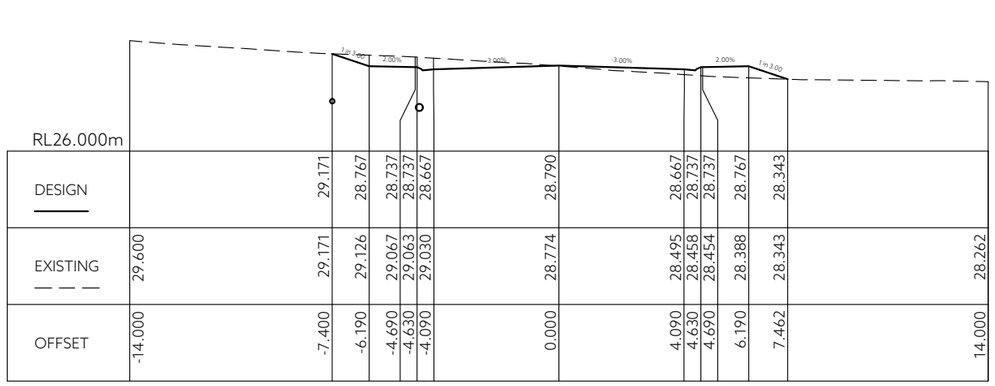
RL25.000m																							
DESIGN			28.787	28.418	28.388	28.388	28.318	28.441		28.318	28.388	28.388	28.418	27.963									
EXISTING	29.300		28.787	28.704	28.586	28.583	28.553	28.359		28.143	28.118	28.115	28.043	27.963		27.680							
OFFSET	-14.000		-7.297	-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	7.554		14.000							

Ch 730.00



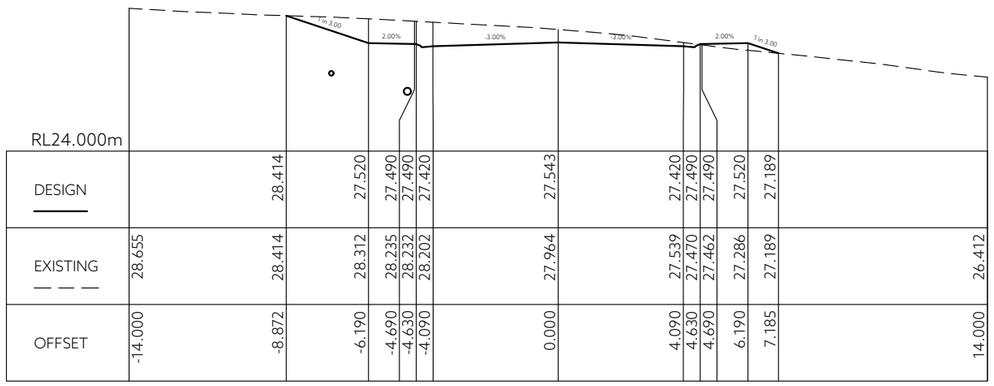
RL24.000m																							
DESIGN		28.573		27.095	27.065	27.065	26.995	26.995		26.872	26.942	26.942	26.972	27.326									
EXISTING	28.652	28.573		28.444	28.371	28.368	28.335	28.042		27.664	27.606	27.599	27.437	27.326		26.488							
OFFSET	-14.000	-10.624		-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	7.250		14.000							

Ch 760.00



RL26.000m																							
DESIGN			29.171	28.767	28.737	28.737	28.667	28.790		28.667	28.737	28.737	28.767	28.343									
EXISTING	29.600		29.171	29.126	29.067	29.063	29.030	28.774		28.495	28.458	28.454	28.388	28.343		28.262							
OFFSET	-14.000		-7.400	-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	7.462		14.000							

Ch 720.00



RL24.000m																							
DESIGN			28.414	27.520	27.490	27.490	27.420	27.543		27.420	27.490	27.490	27.520	27.189									
EXISTING	28.655		28.414	28.312	28.235	28.232	28.202	27.964		27.539	27.470	27.462	27.286	27.189		26.412							
OFFSET	-14.000		-8.872	-6.190	-4.690	-4.630	-4.090	0.000		4.090	4.630	4.690	6.190	7.185		14.000							

Ch 750.00

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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

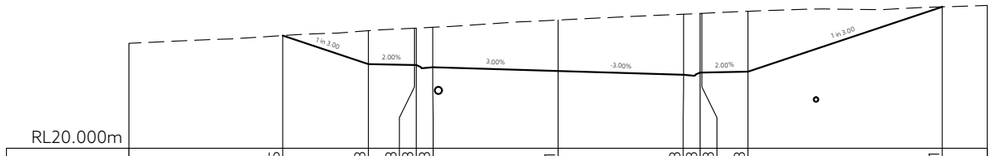
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 11 OF 14

PDA
SURVEYORS, ENGINEERS & PLANNERS
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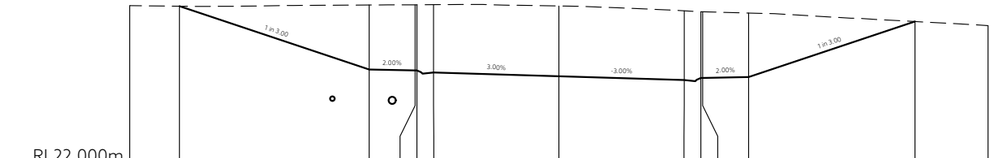
CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	310	-

DATE/TIME: Wednesday, 2 July 2025 4:53:29 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



RL20.000m										
DESIGN		23.675	22.743	22.713	22.713	22.643	22.521	22.398	22.468	22.468	22.498	24.611	
EXISTING	23.421	23.675	23.834	23.915	23.918	23.945	24.181	24.372	24.395	24.398	24.466	24.611	24.657
OFFSET	-14.000	-8.986	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	12.530	14.000

Ch 820.00



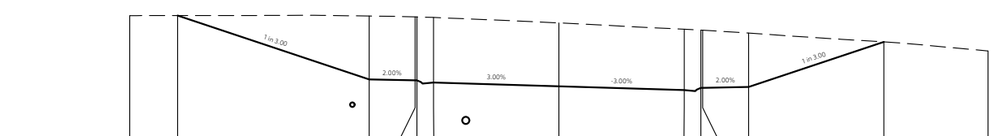
RL22.000m													
DESIGN		27.240	25.176	25.146	25.146	25.076	24.954	24.831	24.901	24.901	24.931	26.740	
EXISTING	27.260	27.240	27.279	27.285	27.286	27.289	27.248	27.089	27.060	27.058	27.017	26.740	26.608
OFFSET	-14.000	-12.381	-6.190	-4.690	-4.630	-4.090	0.000	4.090	4.630	4.690	6.190	11.617	14.000

Ch 790.00



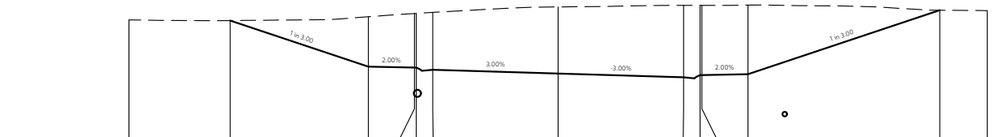
RL21.000m													
DESIGN		24.942	23.557	23.527	23.527	23.457	23.335	23.212	23.282	23.282	23.312	25.384	
EXISTING	24.728	24.942	25.122	25.165	25.167	25.185	25.332	25.400	25.407	25.408	25.431	25.384	25.342
OFFSET	-14.000	-10.343	-6.190	-4.690	-4.630	-4.090	-0.000	4.090	4.630	4.690	6.190	12.407	14.000

Ch 810.00



RL23.000m													
DESIGN		28.005	25.923	25.893	25.893	25.823	25.700	25.578	25.648	25.648	25.678	27.148	
EXISTING	28.004	28.005	27.991	27.964	27.962	27.944	27.766	27.562	27.532	27.529	27.435	27.148	26.850
OFFSET	-14.000	-12.437	-6.190	-4.690	-4.630	-4.090	-0.000	4.090	4.630	4.690	6.190	10.601	14.000

Ch 780.00



RL21.000m													
DESIGN		25.875	24.371	24.341	24.341	24.271	24.148	24.026	24.096	24.096	24.126	26.212	
EXISTING	25.895	25.875	25.999	26.105	26.108	26.142	26.321	26.372	26.372	26.372	26.378	26.212	26.195
OFFSET	-14.000	-10.701	-6.190	-4.690	-4.630	-4.090	-0.000	4.090	4.630	4.690	6.190	12.449	14.000

Ch 800.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

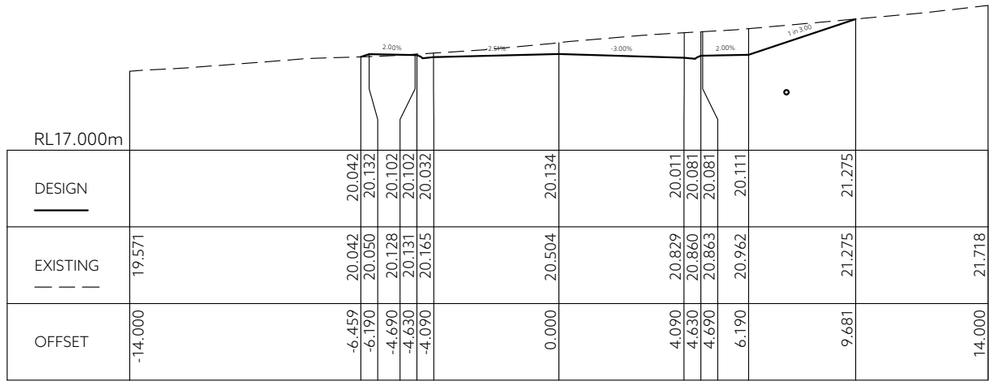
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 12 OF 14

PDA
SURVEYORS, ENGINEERS & PLANNERS
3 Franklin Street,
Swansea, Tasmania, 7190
PHONE: +61 03 6130 9099
EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport,
Hobart & Kingston

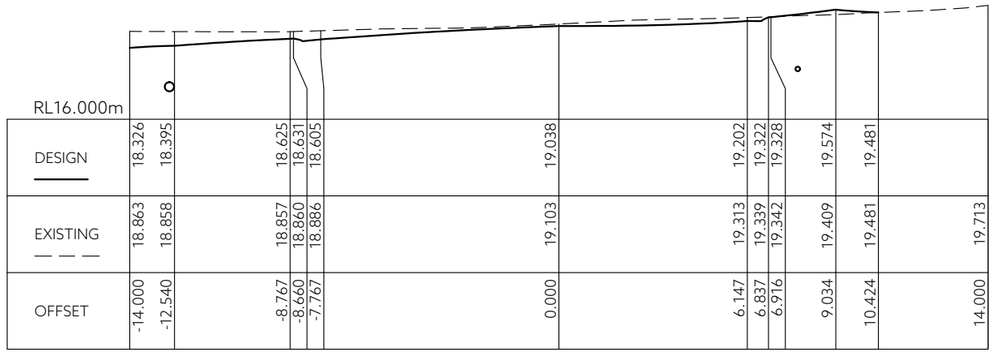
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	311	-

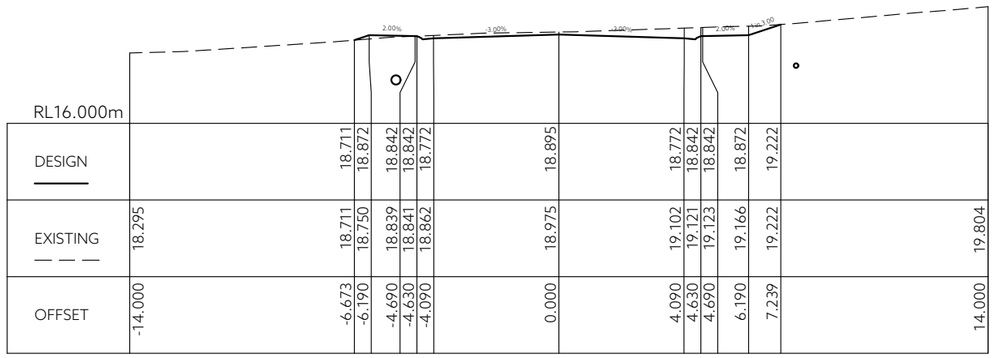
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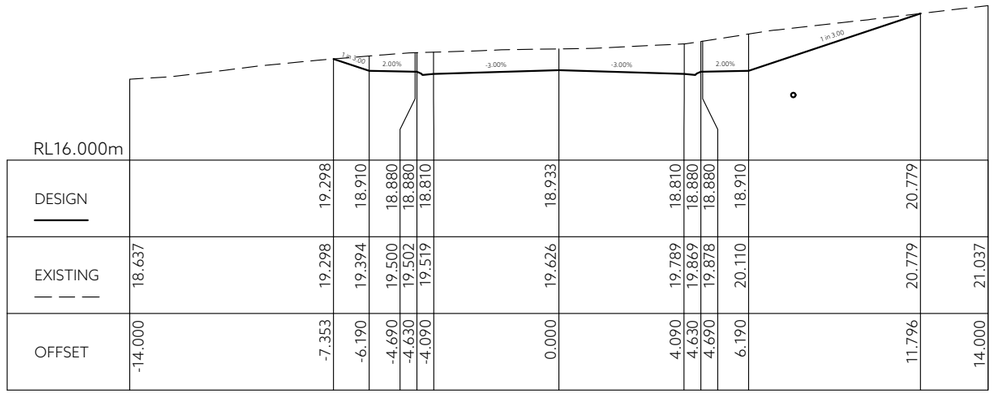
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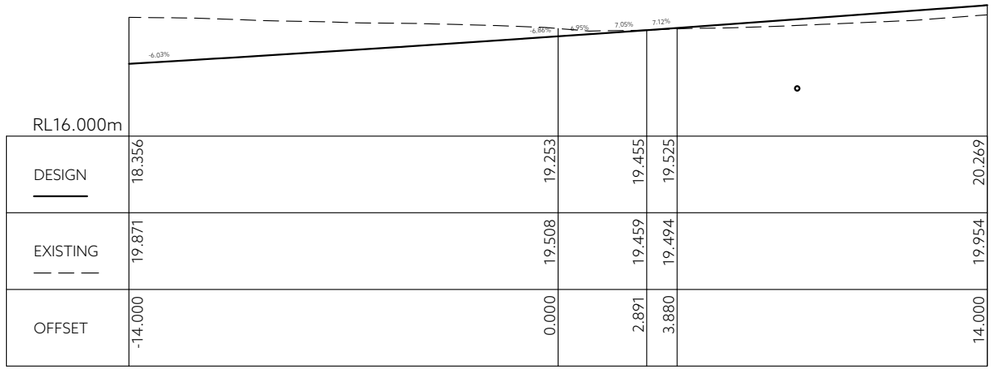
Ch 900.00



Ch 890.00



Ch 880.00



Ch 908.03

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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

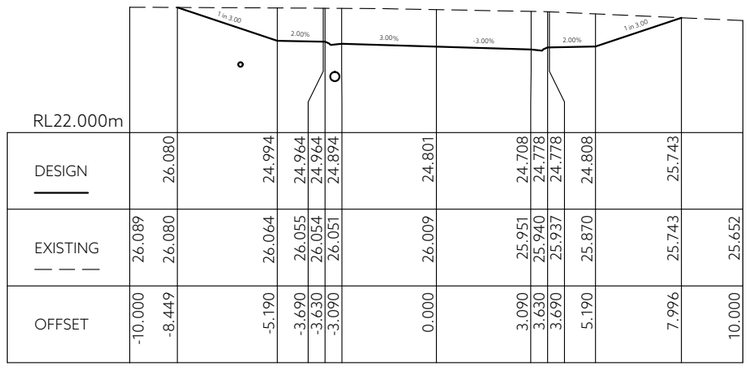
DRAWING TITLE: ROAD 1 CROSS SECTIONS
SHEET 14 OF 14

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	313	-

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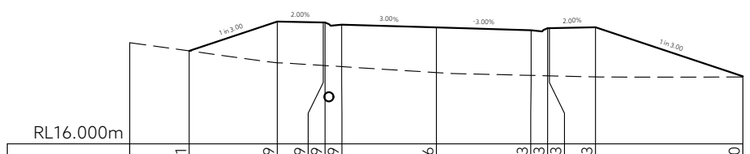
RL22.000m

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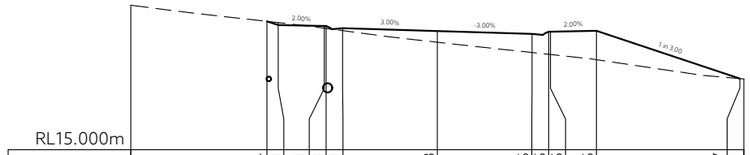
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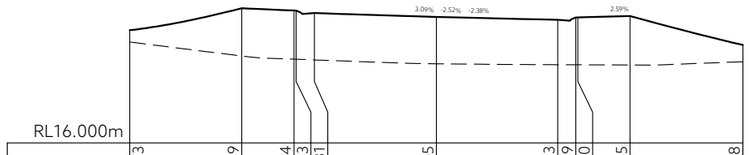
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DESIGN		19.031		19.989	19.959	19.959	19.889	19.796		19.703	19.773	19.773	19.803	18.200
EXISTING	19.299	19.031		18.645	18.557	18.553	18.519	18.325		18.233	18.220	18.219	18.183	18.180
OFFSET	-10.000	-8.062		-5.190	-3.690	-3.630	-3.090	-0.000		3.090	3.630	3.690	5.190	10.000

Ch 20.00



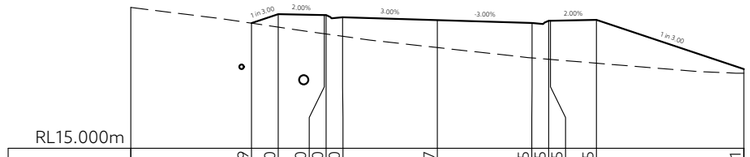
RL15.000m														
DESIGN			19.184	19.061	19.031	19.031	18.961	18.868		18.775	18.845	18.845	18.875	17.317
EXISTING	19.709		19.184	19.143	18.961	18.953	18.882	18.503		18.167	18.109	18.102	17.932	17.317	17.305
OFFSET	-10.000		-5.559	-5.190	-3.690	-3.630	-3.090	-0.000		3.090	3.630	3.690	5.190	9.867	10.000

Ch 50.00



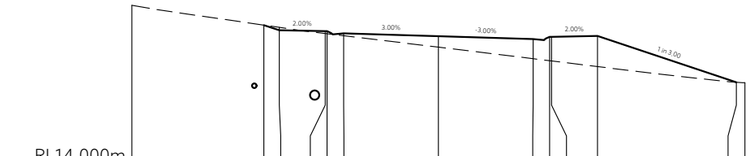
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DESIGN	19.673		20.389	20.314	20.313	20.231	20.105		20.013	20.089	20.090	20.135		19.188
EXISTING	19.287		18.834	18.728	18.725	18.703	18.578		18.549	18.546	18.546	18.538		18.646
OFFSET	-10.000		-6.348	-4.641	-4.575	-3.976	-0.000		3.958	4.550	4.616	6.319		10.000

Ch 10.00



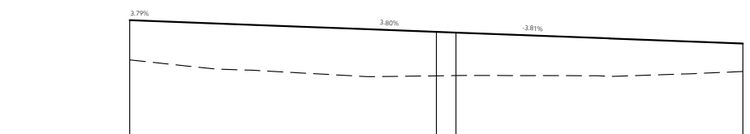
RL15.000m														
DESIGN			19.079	19.370	19.340	19.340	19.270	19.177		19.085	19.155	19.155	19.185	17.581
EXISTING	19.590		19.079	18.950	18.734	18.726	18.650	18.283		17.945	17.900	17.895	17.772	17.445
OFFSET	-10.000		-6.064	-5.190	-3.690	-3.630	-3.090	-0.000		3.090	3.630	3.690	5.190	10.000

Ch 40.00



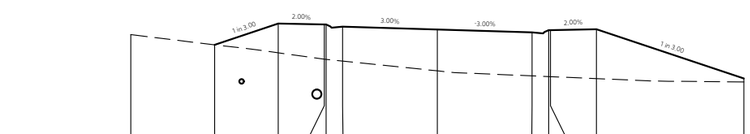
RL14.000m														
DESIGN			18.610	18.442	18.412	18.412	18.342	18.250		18.157	18.227	18.227	18.257	16.747
EXISTING	19.258		18.610	18.537	18.338	18.331	18.266	17.893		17.516	17.450	17.443	17.259	16.747	16.734
OFFSET	-10.000		-5.694	-5.190	-3.690	-3.630	-3.090	0.000		3.090	3.630	3.690	5.190	9.721	10.000

Ch 70.00



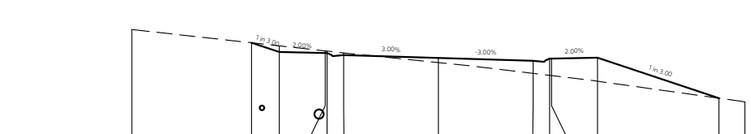
RL16.000m					
DESIGN	20.790		20.410	20.386	20.030
EXISTING	19.494		18.976	18.984	19.116
OFFSET	-10.000		-0.000	0.640	10.000

Ch 0.00



RL15.000m														
DESIGN			18.988	19.679	19.649	19.649	19.579	19.487		19.394	19.464	19.464	19.494	17.891
EXISTING	19.320		18.988	18.726	18.519	18.512	18.457	18.138		17.974	17.952	17.949	17.886	17.775
OFFSET	-10.000		-7.265	-5.190	-3.690	-3.630	-3.090	-0.000		3.090	3.630	3.690	5.190	10.000

Ch 30.00



RL15.000m														
DESIGN			19.054	18.752	18.722	18.722	18.652	18.559		18.466	18.536	18.536	18.566	17.246
EXISTING	19.485		19.054	18.954	18.788	18.782	18.722	18.406		18.056	17.991	17.984	17.799	17.246	17.128
OFFSET	-10.000		-6.098	-5.190	-3.690	-3.630	-3.090	0.000		3.090	3.630	3.690	5.190	9.152	10.000

Ch 60.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: ROAD 3 CROSS SECTIONS
SHEET 1 OF 2

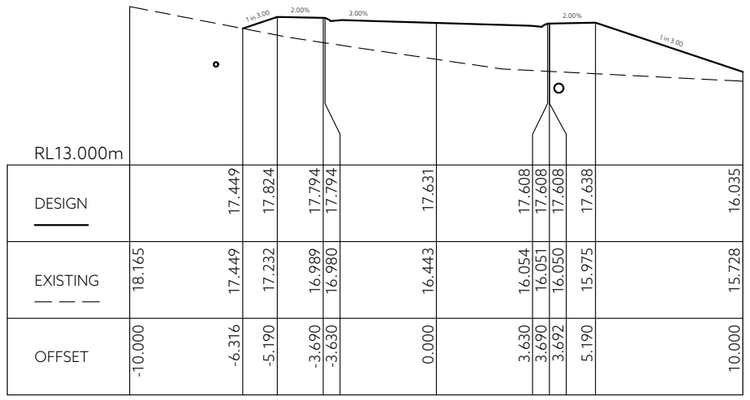
PDA
SURVEYORS, ENGINEERS & PLANNERS

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www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

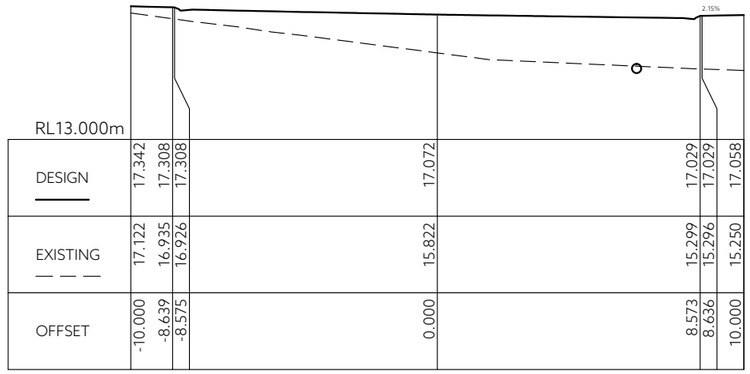
CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	316	-

DATE/TIME: Wednesday, 2 July 2025 4:53:35 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



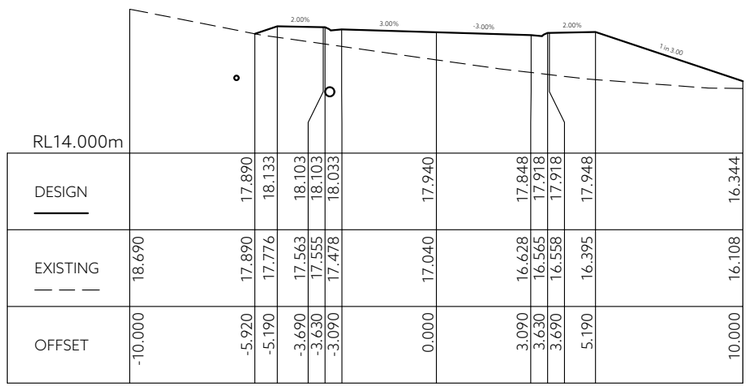
RL13.000m										
DESIGN		17.449	17.824	17.794	17.794	17.631	17.608	17.608	17.638	16.035
EXISTING	18.165	17.449	17.232	16.989	16.980	16.443	16.054	16.051	15.975	15.728
OFFSET	-10.000	-6.316	-5.190	-3.690	-3.630	0.000	3.630	3.690	5.190	10.000

Ch 90.00



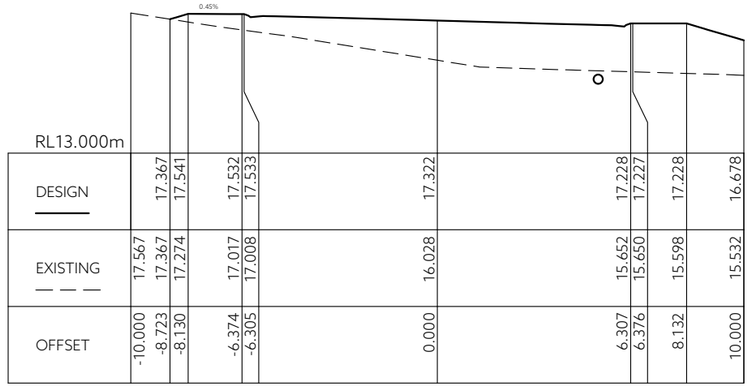
RL13.000m							
DESIGN	17.342	17.308	17.308	17.072	17.029	17.029	17.058
EXISTING	17.122	16.935	16.926	15.822	15.299	15.296	15.250
OFFSET	-10.000	-8.639	-8.575	0.000	8.573	8.636	10.000

Ch 110.00



RL14.000m										
DESIGN		17.890	18.133	18.103	18.103	18.033	17.940	17.848	17.918	17.948	16.344
EXISTING	18.690	17.890	17.776	17.563	17.555	17.478	17.040	16.628	16.565	16.395	16.108
OFFSET	-10.000	-5.920	-5.190	-3.690	-3.630	-3.090	0.000	3.090	3.630	5.190	10.000

Ch 80.00



RL13.000m									
DESIGN	17.367	17.541	17.532	17.533	17.322	17.228	17.227	17.228	16.678
EXISTING	17.567	17.367	17.274	17.017	17.008	16.028	15.652	15.650	15.598	15.532
OFFSET	-10.000	-8.723	-8.130	-6.374	-6.305	0.000	6.307	6.376	8.132	10.000

Ch 100.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

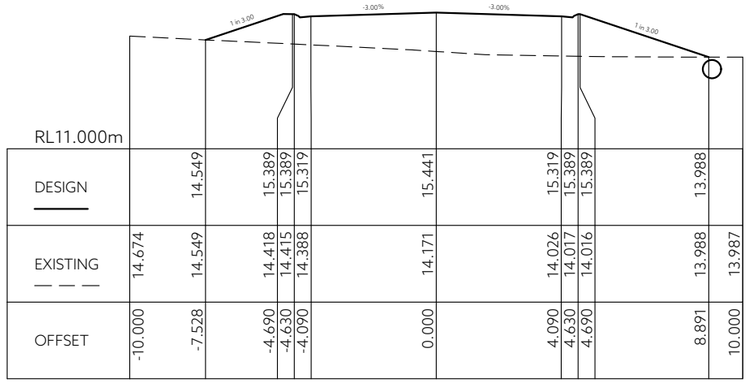
DRAWING TITLE: ROAD 3 CROSS SECTIONS
SHEET 2 OF 2

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EMAIL: pda.east@pda.com.au
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REGISTRATION NUMBER: ----

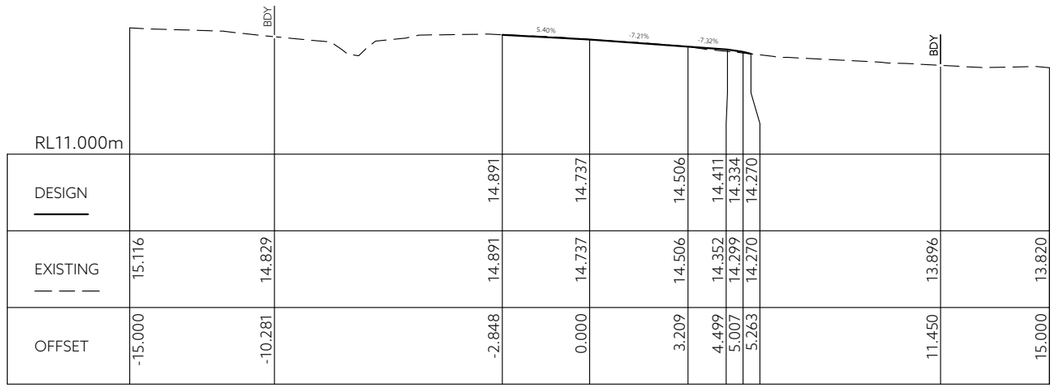
CONTRACT NO.	SCALE		PAPER
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JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	317	-

DATE/TIME: Wednesday, 2 July 2025 4:53:36 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



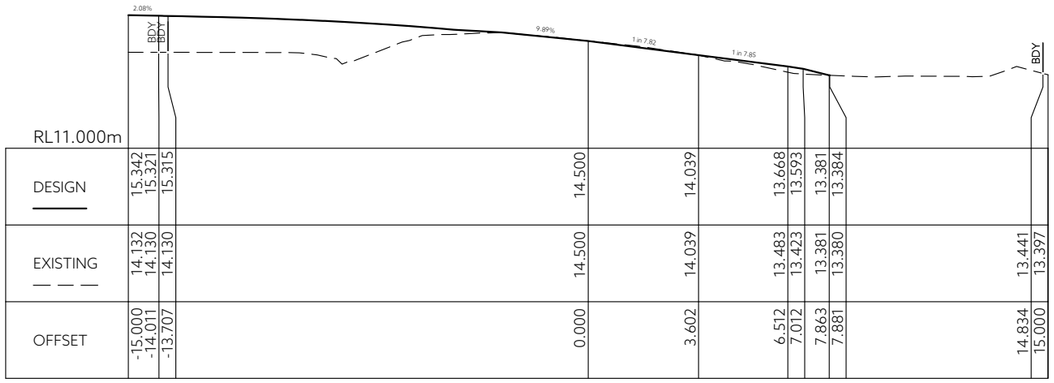
RL11.000m

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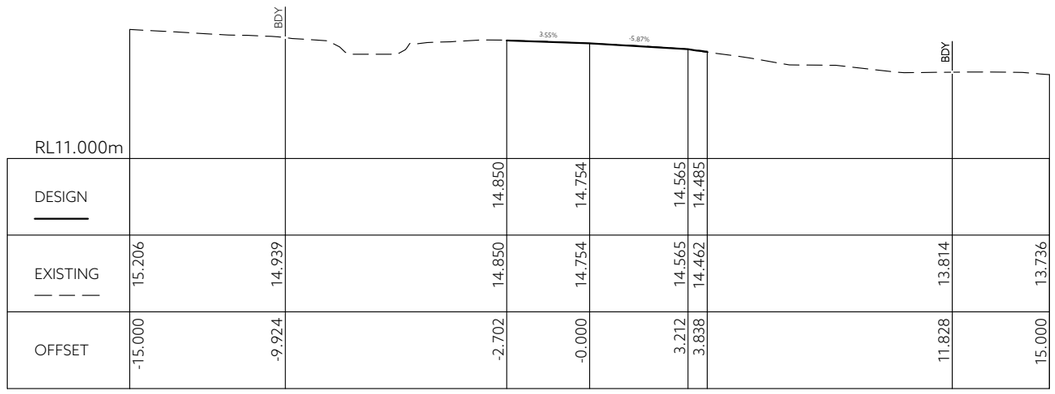
RL11.000m										
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EXISTING	15.116	14.829		14.891	14.737	14.506	14.352	14.299	14.270	13.896	13.820
OFFSET	-15.000	-10.281		-2.848	0.000	3.209	4.499	5.007	5.263	11.450	15.000

Ch 40.00



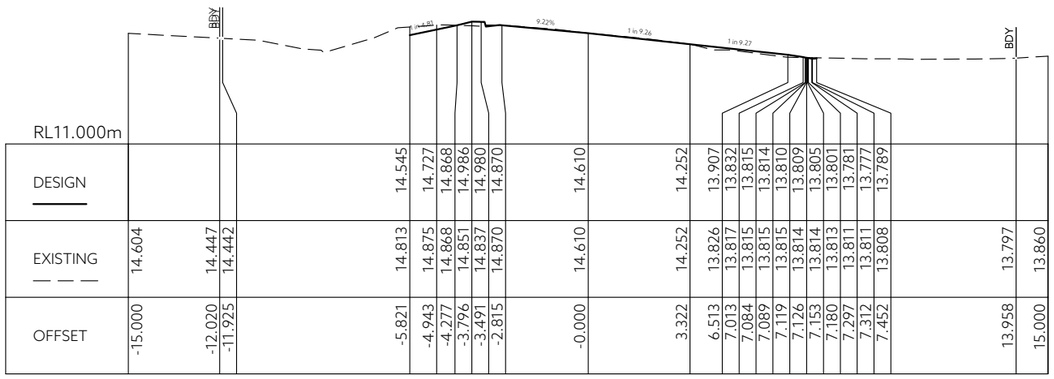
RL11.000m										
DESIGN	15.342	15.321	15.315			14.500		14.039	13.668	13.593	13.381	13.384	
EXISTING	14.132	14.130	14.130			14.500		14.039	13.483	13.423	13.381	13.380	13.441	13.397
OFFSET	-15.000	-14.011	-13.707			0.000		3.602	6.512	7.012	7.863	7.881	14.834	15.000

Ch 70.00

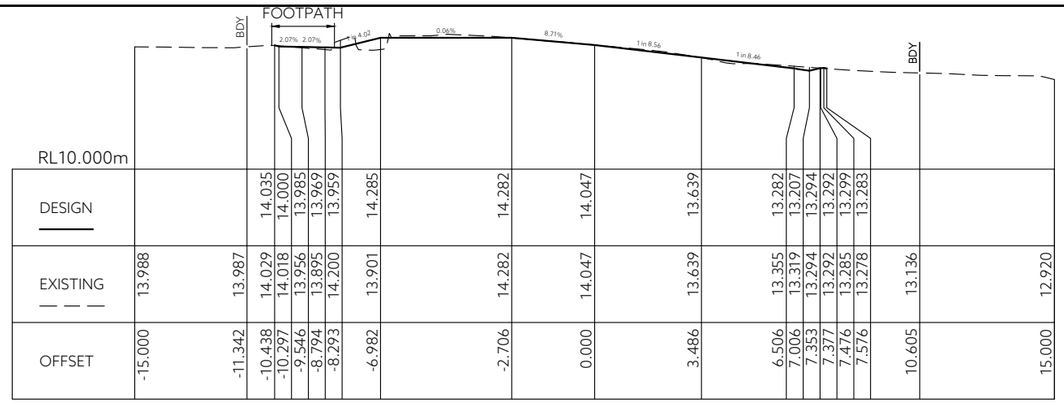


RL11.000m								
DESIGN			14.850	14.754	14.565	14.485		
EXISTING	15.206	14.939	14.850	14.754	14.565	14.462	13.814	13.736
OFFSET	-15.000	-9.924	-2.702	-0.000	3.212	3.838	11.828	15.000

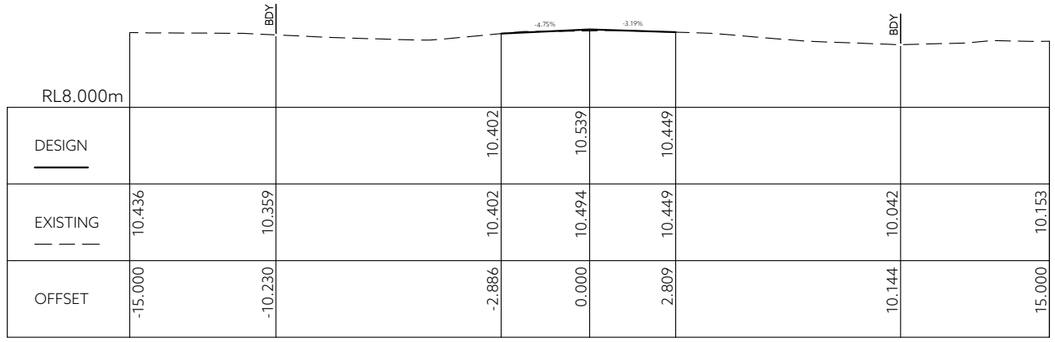
Ch 30.00



| RL11.000m | | | | | | | | | |


BDY
FOOTPATH
2.07%
2.07%
1 in 8.02
0.06%
8.71%
1 in 8.56
1 in 8.46
BDY

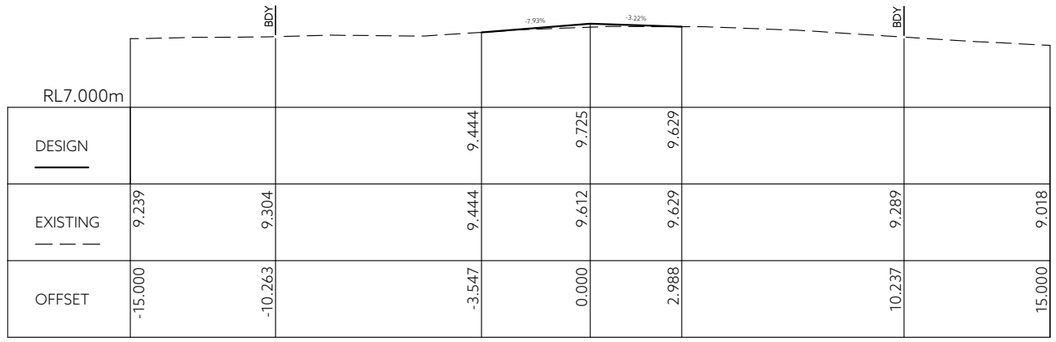
| | | |



RL8.000m

DESIGN			10.402	10.539	10.449		
EXISTING	10.436	10.359	10.402	10.494	10.449	10.042	10.153
OFFSET	-15.000	-10.230	-2.886	0.000	2.809	10.144	15.000

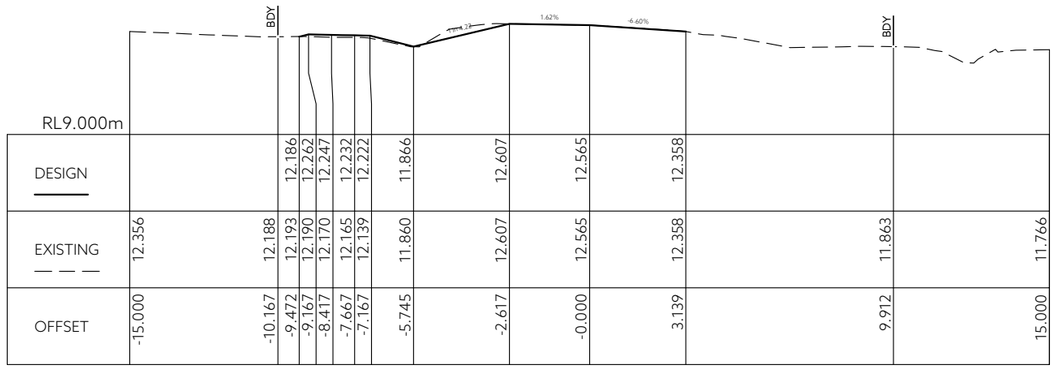
Ch 220.00



RL7.000m

DESIGN			9.444	9.725	9.629		
EXISTING	9.239	9.304	9.444	9.612	9.629	9.289	9.018
OFFSET	-15.000	-10.263	-3.547	0.000	2.988	10.237	15.000

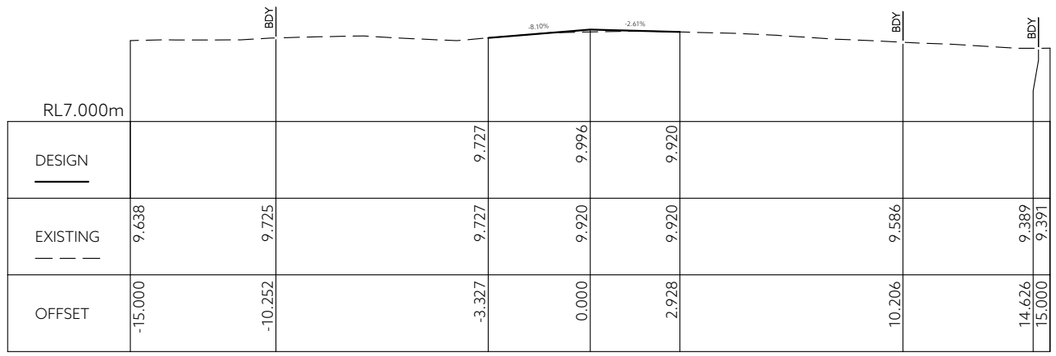
Ch 250.00



RL9.000m

DESIGN			12.186	12.262	12.247	12.232	12.222	11.866	12.607	12.565	12.358		
EXISTING	12.356	12.188	12.193	12.190	12.170	12.165	12.139	11.860	12.607	12.565	12.358	11.863	11.766
OFFSET	-15.000	-10.167	-9.472	-9.167	-8.417	-7.667	-7.167	-5.745	-2.617	-0.000	3.139	9.912	15.000

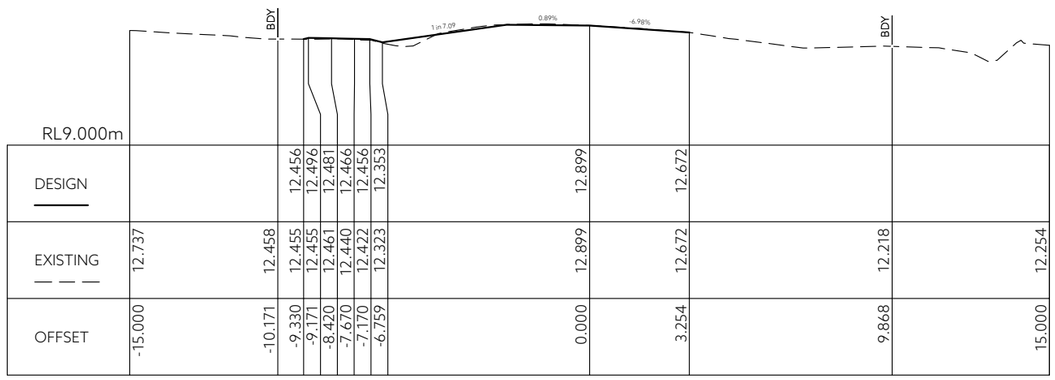
Ch 150.00



RL7.000m

DESIGN			9.727	9.996	9.920			
EXISTING	9.638	9.725	9.727	9.920	9.920	9.586	9.389	9.391
OFFSET	-15.000	-10.252	-3.327	0.000	2.928	10.206	14.626	15.000

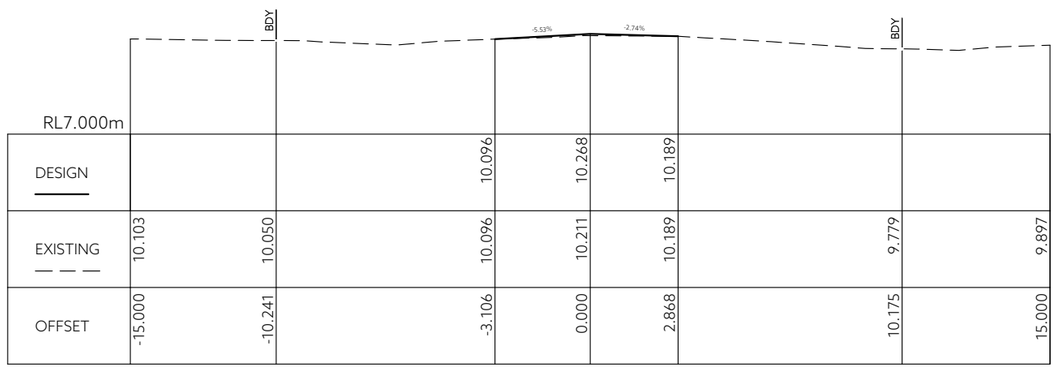
Ch 240.00



RL9.000m

DESIGN			12.456	12.496	12.481	12.466	12.456	12.353	12.899	12.672		
EXISTING	12.737	12.458	12.455	12.455	12.461	12.440	12.422	12.323	12.899	12.672	12.218	12.254
OFFSET	-15.000	-10.171	-9.330	-9.171	-8.420	-7.670	-7.170	-6.759	0.000	3.254	9.868	15.000

Ch 140.00



RL7.000m

DESIGN			10.096	10.268	10.189		
EXISTING	10.103	10.050	10.096	10.211	10.189	9.779	9.897
OFFSET	-15.000	-10.241	-3.106	0.000	2.868	10.175	15.000

Ch 230.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

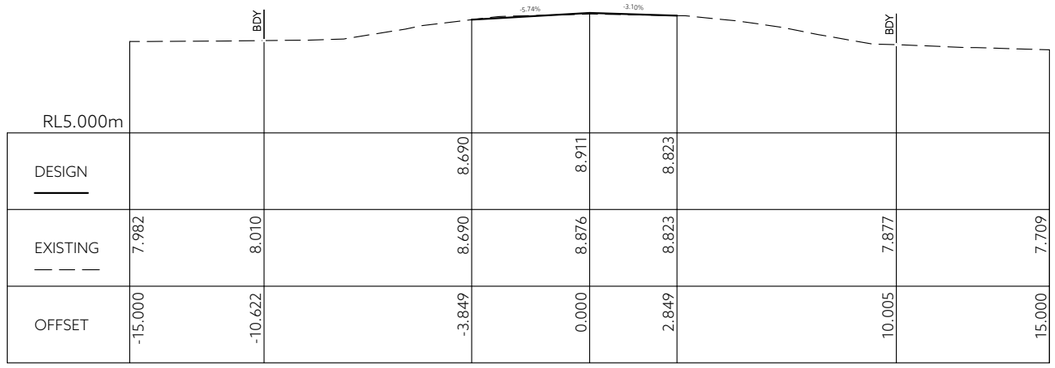
DRAWING TITLE: TASMAN HIGHWAY WIDENING CROSS SECTIONS SHEET 3 OF 4

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REGISTRATION NUMBER: ----

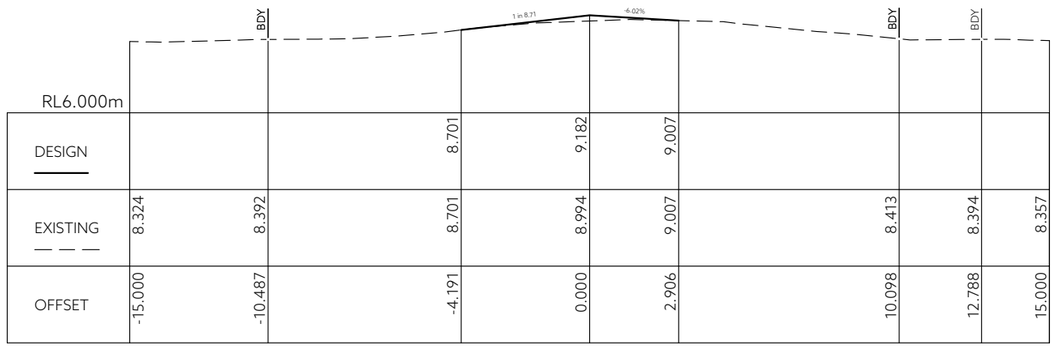
CONTRACT NO.	SCALE		PAPER
------	1:200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	322	-

DATE/TIME: Wednesday, 2 July 2025 4:53:40 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



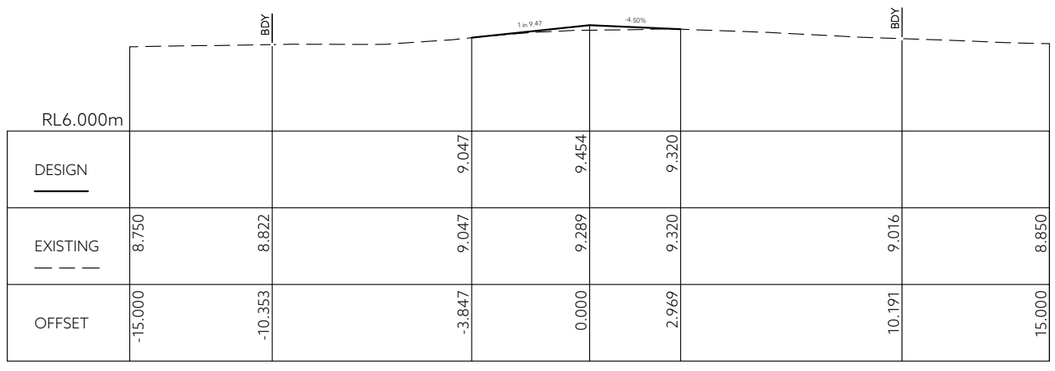
RL5.000m							
DESIGN			8.690	8.911	8.823		
EXISTING	7.982	8.010	8.690	8.876	8.823	7.877	7.709
OFFSET	-15.000	-10.622	-3.849	0.000	2.849	10.005	15.000

Ch 280.00



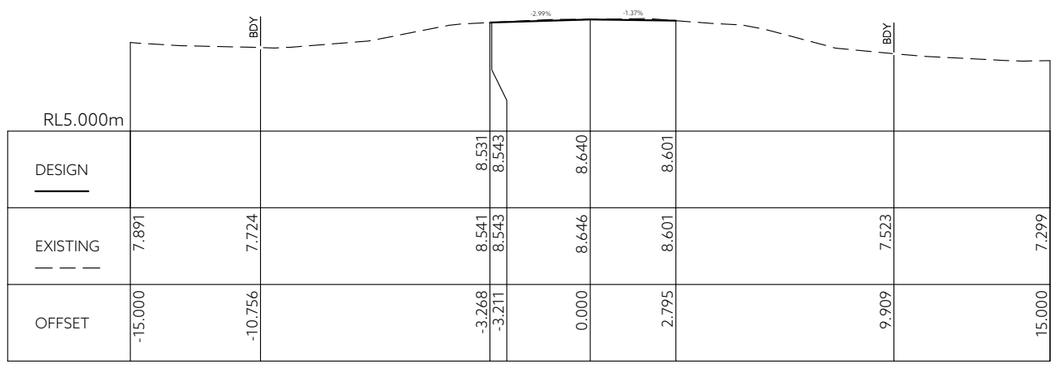
RL6.000m							
DESIGN			8.701	9.182	9.007		
EXISTING	8.324	8.392	8.701	8.994	9.007	8.413	8.394	8.357
OFFSET	-15.000	-10.487	-4.191	0.000	2.906	10.098	12.788	15.000

Ch 270.00



RL6.000m							
DESIGN			9.047	9.454	9.320		
EXISTING	8.750	8.822	9.047	9.289	9.320	9.016	8.850
OFFSET	-15.000	-10.353	-3.847	0.000	2.969	10.191	15.000

Ch 260.00



RL5.000m								
DESIGN			8.531	8.543	8.640	8.601		
EXISTING	7.891	7.724	8.541	8.543	8.646	8.601	7.523	7.299
OFFSET	-15.000	-10.756	-3.268	-3.211	0.000	2.795	9.909	15.000

Ch 290.00

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

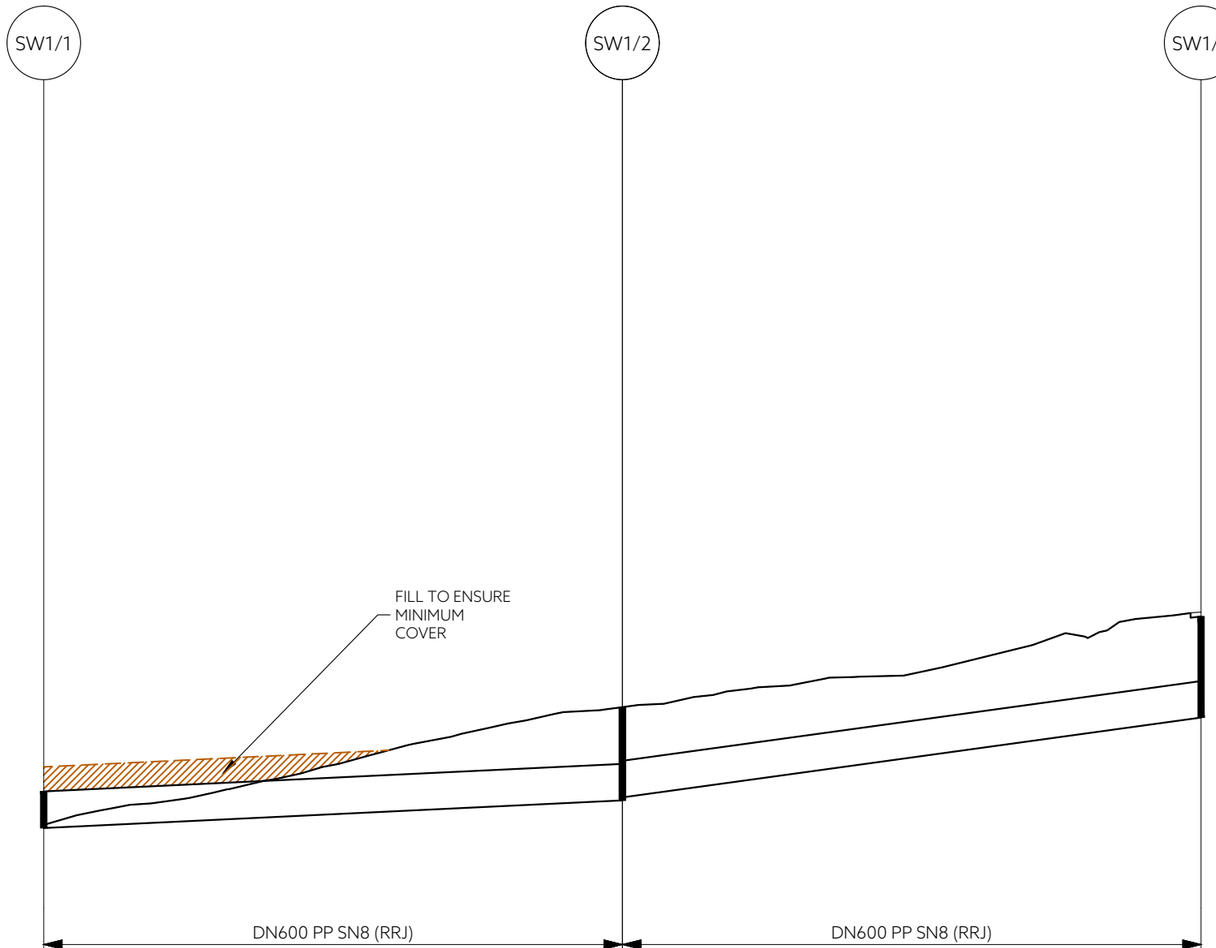
DRAWING TITLE: TASMAN HIGHWAY WIDENING CROSS SECTIONS SHEET 4 OF 4

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	1:200	(A3)

JOB NUMBER	DISCIPLINE	SHEET	REVISION
48556MR	C	323	-

DATE/TIME: Wednesday, 2 July 2025 4:53:41 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN600 PP SN8 (RRJ)						DN600 PP SN8 (RRJ)		
GRADE	0.95%						2.75%		
DATUM RL 5									
COVER	-0.546					0.925	0.875		1.053
DEPTH TO INVERT	0.050					1.521	1.471		1.649
INVERT LEVEL	7.950					8.400	8.450		9.750
FINISHED SURFACE	8.000					9.921			11.399
EXISTING SURFACE	8.000					9.921			11.471
CHAINAGE	0.000				47.193	47.193		47.194	94.388

SW LS - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED: RD | REVIEWED: HC

DRAWN: RD | REVIEWED: HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION SHEET 1 OF 18

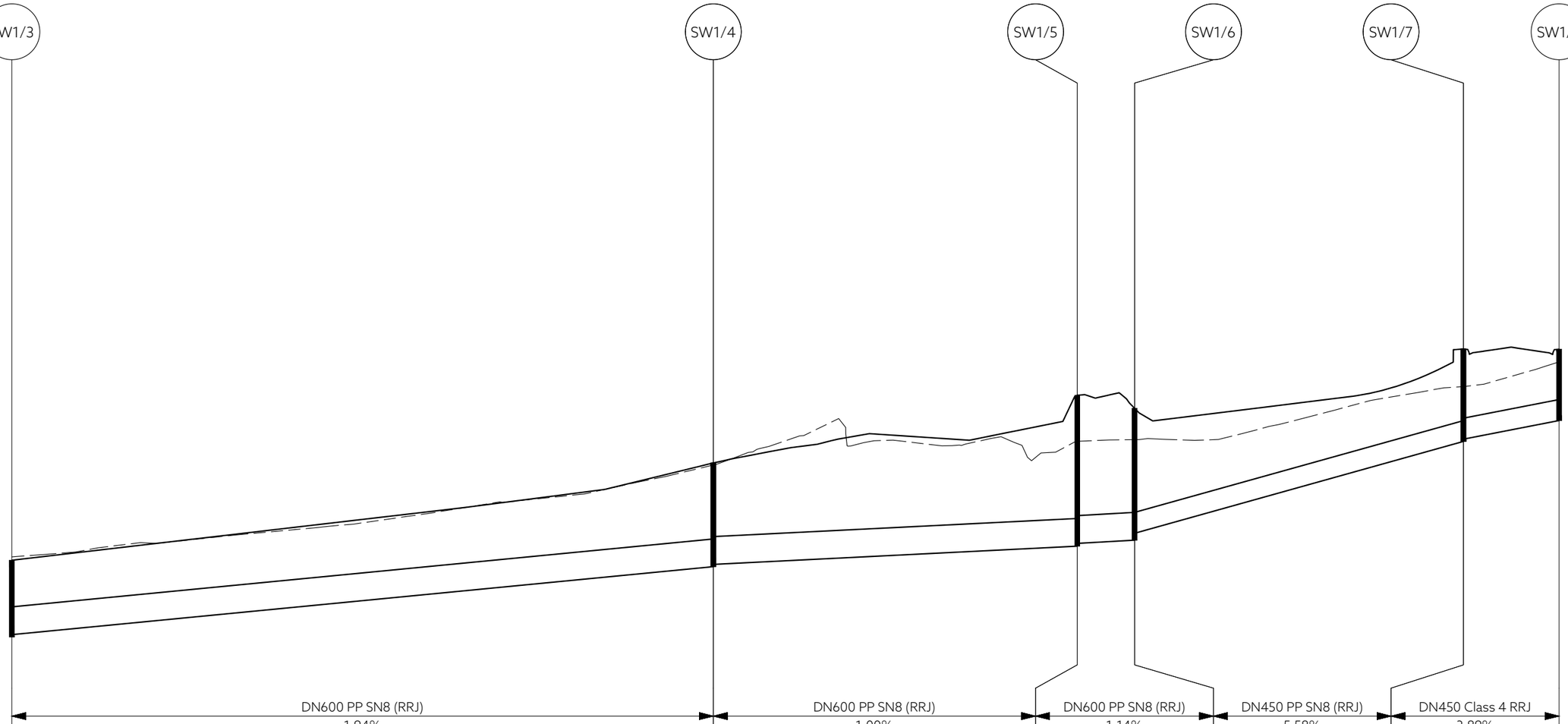
PDA SURVEYORS, ENGINEERS & PLANNERS

3 Franklin Street, Swansea, Tasmania, 7190
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EMAIL: pda.east@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 400	-

DATE/TIME: Wednesday, 2 July 2025 4:53:42 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



PIPE DETAILS	DN600 PP SN8 (RRJ)																						
GRADE	1.94%																						
DATUM RL 7																							
COVER	1.003																						1.633
DEPTH TO INVERT	1.599																						2.229
INVERT LEVEL	9.800																						11.260
FINISHED SURFACE	11.399																						13.489
EXISTING SURFACE	11.471																						13.445
CHAINAGE	94.388																						169.762
																							75.374

PIPE DETAILS	DN600 PP SN8 (RRJ)																						
GRADE	1.00%																						
DATUM RL 7																							
COVER	1.583																						2.645
DEPTH TO INVERT	2.179																						3.241
INVERT LEVEL	11.310																						11.700
FINISHED SURFACE																							14.941
EXISTING SURFACE	13.969																						
CHAINAGE	169.762																						208.874
																							39.112

PIPE DETAILS	DN600 PP SN8 (RRJ)																						
GRADE	1.14%																						
DATUM RL 7																							
COVER	2.585																						2.237
DEPTH TO INVERT	3.181																						2.833
INVERT LEVEL	11.760																						11.830
FINISHED SURFACE																							14.663
EXISTING SURFACE	13.990																						
CHAINAGE	208.874																						215.037
																							6.163

PIPE DETAILS	DN450 PP SN8 (RRJ)																						
GRADE	5.58%																						
DATUM RL 7																							
COVER	1.539																						
DEPTH TO INVERT	1.986																						
INVERT LEVEL	13.950																						
FINISHED SURFACE	15.936																						
EXISTING SURFACE	15.128																						
CHAINAGE	250.367																						
	35.330																						

PIPE DETAILS	DN450 Class 4 RRJ																						
GRADE	3.89%																						
DATUM RL 7																							
COVER	1.486																						1.082
DEPTH TO INVERT	1.936																						1.532
INVERT LEVEL	14.000																						14.400
FINISHED SURFACE																							15.932
EXISTING SURFACE																							15.660
CHAINAGE	250.367																						260.647
																							10.280

SW LS - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

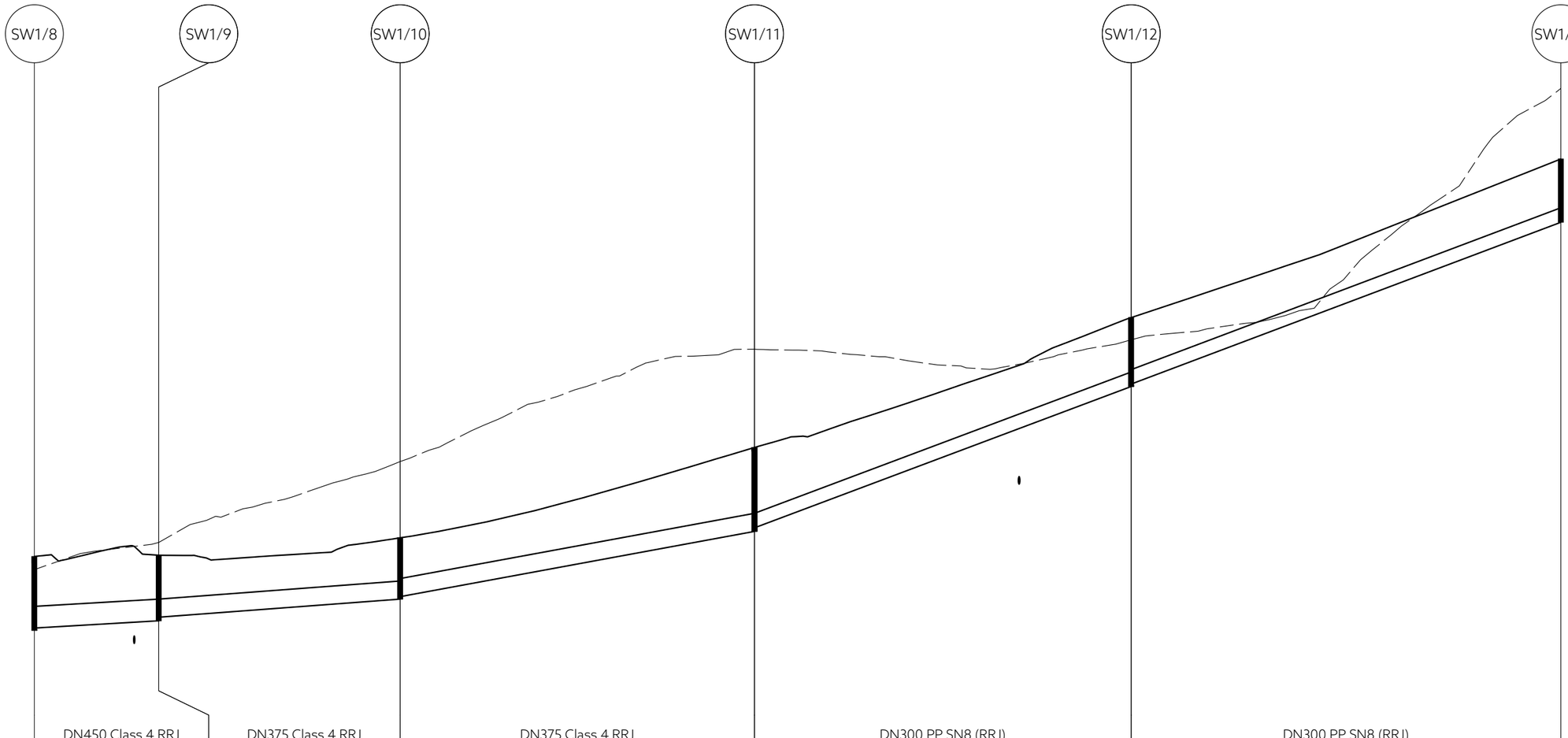
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION
SHEET 2 OF 18

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 401		-

DATE/TIME: Wednesday, 2 July 2025 4:53:44 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN450 Class 4 RRJ							DN375 Class 4 RRJ						DN375 Class 4 RRJ						DN300 PP SN8 (RRJ)						DN300 PP SN8 (RRJ)					
GRADE	1.16%							1.50%						3.68%						7.50%						7.53%					
DATUM RL 11																														
COVER	1.032						0.909						0.894	0.844					1.363						1.127	1.077					1.010
DEPTH TO INVERT	1.482						1.359	1.284					1.269	1.219					1.738	1.663					1.427	1.377					1.310
INVERT LEVEL	14.450						14.600	14.675					15.050	15.100					16.450	16.525					19.450	19.500					22.850
FINISHED SURFACE	15.932						15.959						16.319						18.188						20.877						24.160
EXISTING SURFACE	15.660						16.223						17.896						20.223						20.417						25.621
CHAINAGE	260.647						273.525						298.519						335.220						374.226						418.726
		12.878							24.994						36.700						39.007						44.500				

SW LS - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

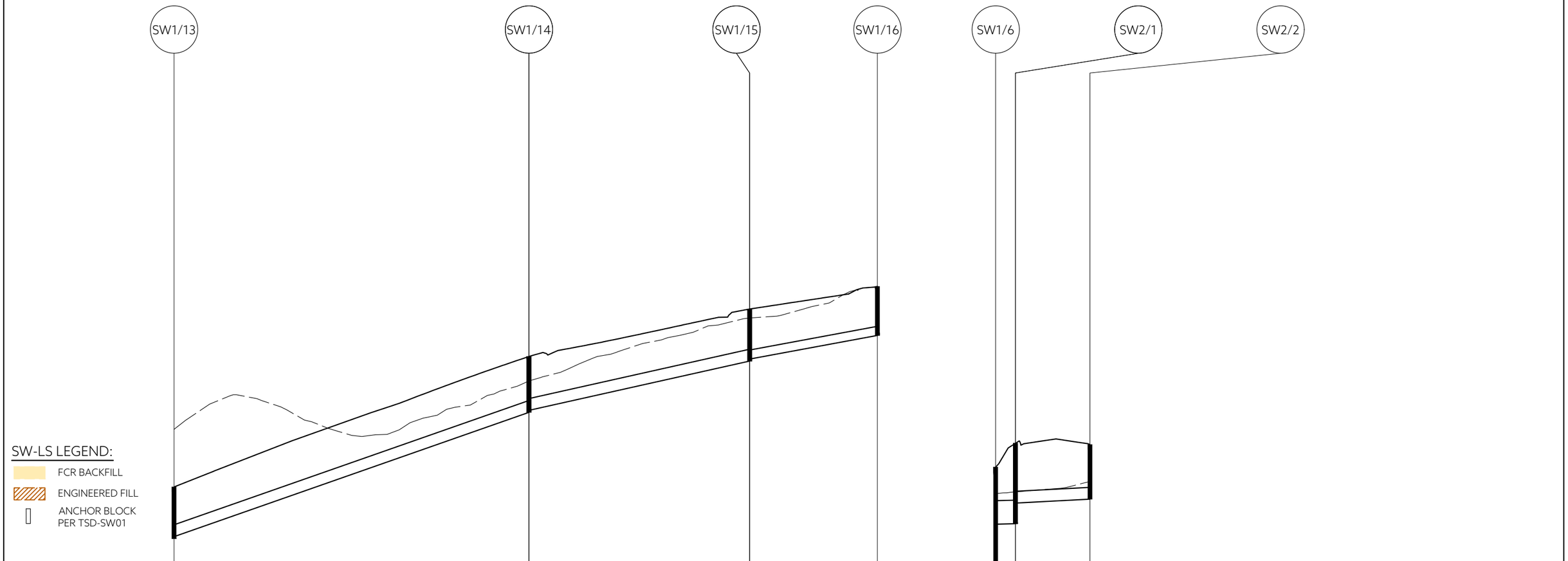
DRAWING TITLE: STORMWATER LONG SECTION SHEET 3 OF 18

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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 402	-

DATE/TIME: Wednesday, 2 July 2025 4:53:45 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



PIPE DETAILS	DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN225 Class 4 RRJ	
GRADE	7.00%		4.47%		3.70%	
DATUM RL 20						
COVER	0.960	1.115	1.065	1.019	1.040	1.010
DEPTH TO INVERT	1.260	1.415	1.365	1.319	1.269	1.239
INVERT LEVEL	22.900	26.050	26.100	27.350	27.400	28.000
FINISHED SURFACE	24.160	27.465		28.669		29.239
EXISTING SURFACE	25.621	26.846		28.441		29.239
CHAINAGE	418.726	463.726		491.715		507.916
	45.000		27.988		16.202	

SW LS - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

	DN600 Class 4 RRJ		DN300 Class 4 RRJ	
	0.50%		1.06%	
RL 10				
	0.850	1.440	1.215	1.082
	1.448	2.038	1.515	1.382
	13.215	13.228	13.750	13.850
	14.663	15.265		15.232
	13.990	14.034		14.298
	0.000	2.505		11.960
	2.505		9.455	

SW LS - LINE SW2

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

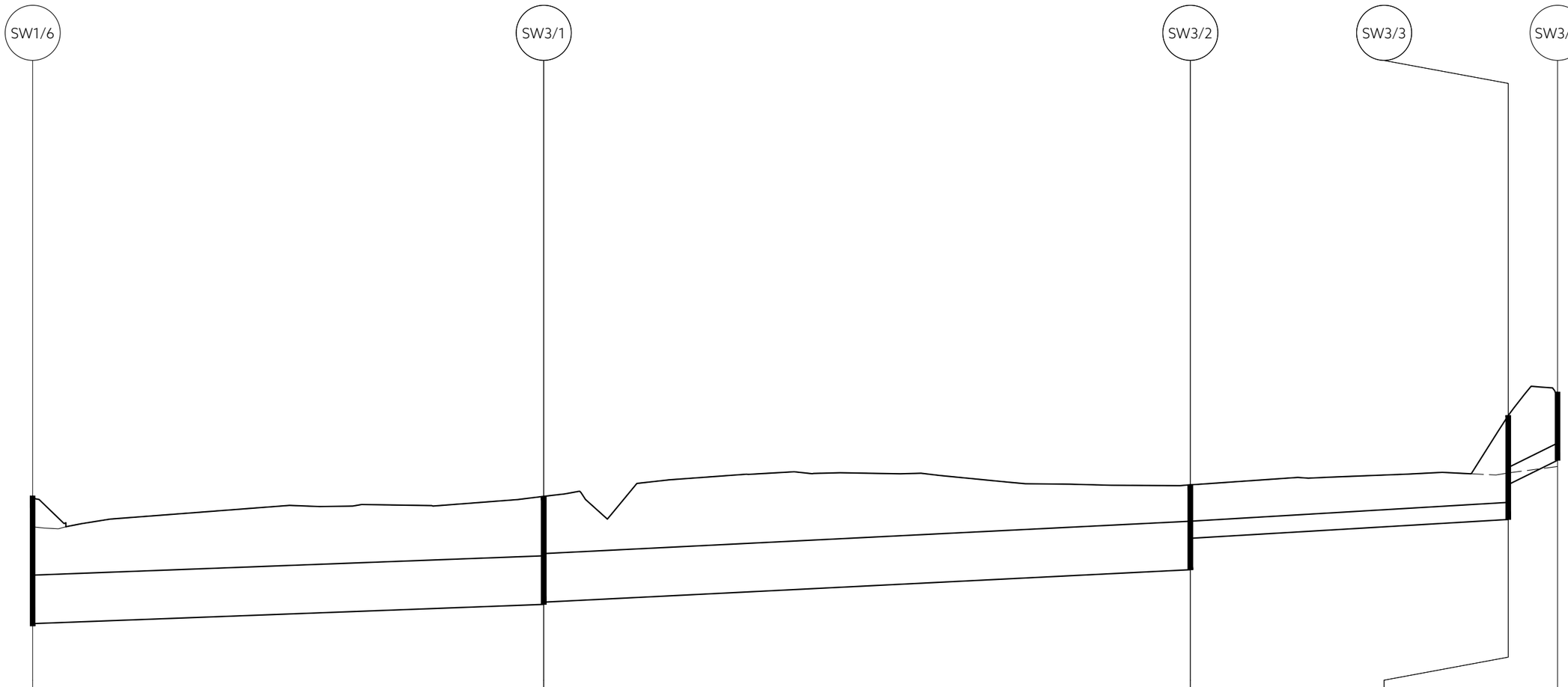
DRAWING TITLE: STORMWATER LONG SECTION
SHEET 4 OF 18

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 403	-

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PIPE DETAILS	DN1050 Class 4 RRJ	DN1050 Class 4 RRJ	DN375 PP SN8 (RRJ)	DN375 PP SN8 (RRJ)
GRADE	0.75%	1.00%	1.18%	9.88%
DATUM RL 9				
COVER	1.725 … 1.295	1.246 … 0.793	1.892	1.132 … 1.112
DEPTH TO INVERT	2.783 … 2.353	2.304 … 1.851	1.166 … 2.265	1.505 … 1.485
INVERT LEVEL	11.880 … 12.300	12.350 … 13.055	13.740 … 14.150	14.910 … 15.440
FINISHED SURFACE	14.663 … 14.653	14.906	16.415	16.925
EXISTING SURFACE	13.990 … 14.653	14.906	15.164	15.304
CHAINAGE	0.000 … 55.658	55.658 … 126.086	160.709	166.076
	55.658	70.428	34.623	5.367

SW LS - LINE SW3

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

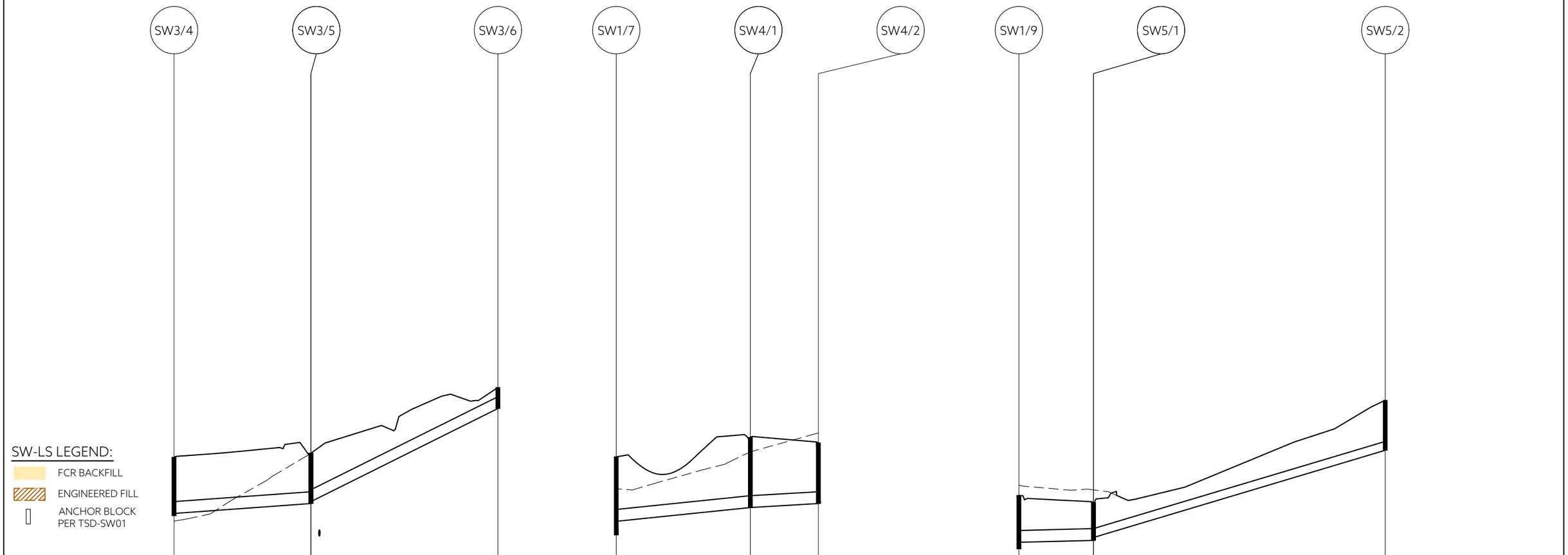
DRAWING TITLE: STORMWATER LONG SECTION
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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 404	-

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PIPE DETAILS	DN300 Class 4 RRJ		DN300 PP SN8 (RRJ)	
GRADE	1.44%		9.95%	
DATUM RL 12				
COVER	1.125	0.978	0.928	0.233
DEPTH TO INVERT	1.425	1.278	1.228	0.533
INVERT LEVEL	15.500	15.750	15.800	18.159
FINISHED SURFACE	16.925	17.028		18.692
EXISTING SURFACE	15.304	17.028		18.692
CHAINAGE	166.076	183.431		207.144
	17.355		23.713	

SW LS - LINE SW3

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ		DN300 Class 4 RRJ	
	2.06%		1.16%	
RL 11				
	1.336	1.478		1.240
	1.636	1.778		1.540
	14.300	14.650		14.750
	15.936	16.428		16.290
	15.128	16.062		16.539
	0.000	17.010		25.640
		17.010		8.630

SW LS - LINE SW4

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ		DN225 PP SN8 (RRJ)	
	0.50%		5.97%	
RL 12				
	0.891	0.661		1.044
	1.191	0.961	0.886	1.269
	14.768	14.815	14.890	17.101
	15.959	15.776		18.370
	16.223	16.097		18.370
	0.000	9.459		46.461
		9.459		37.002

SW LS - LINE SW5

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

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COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

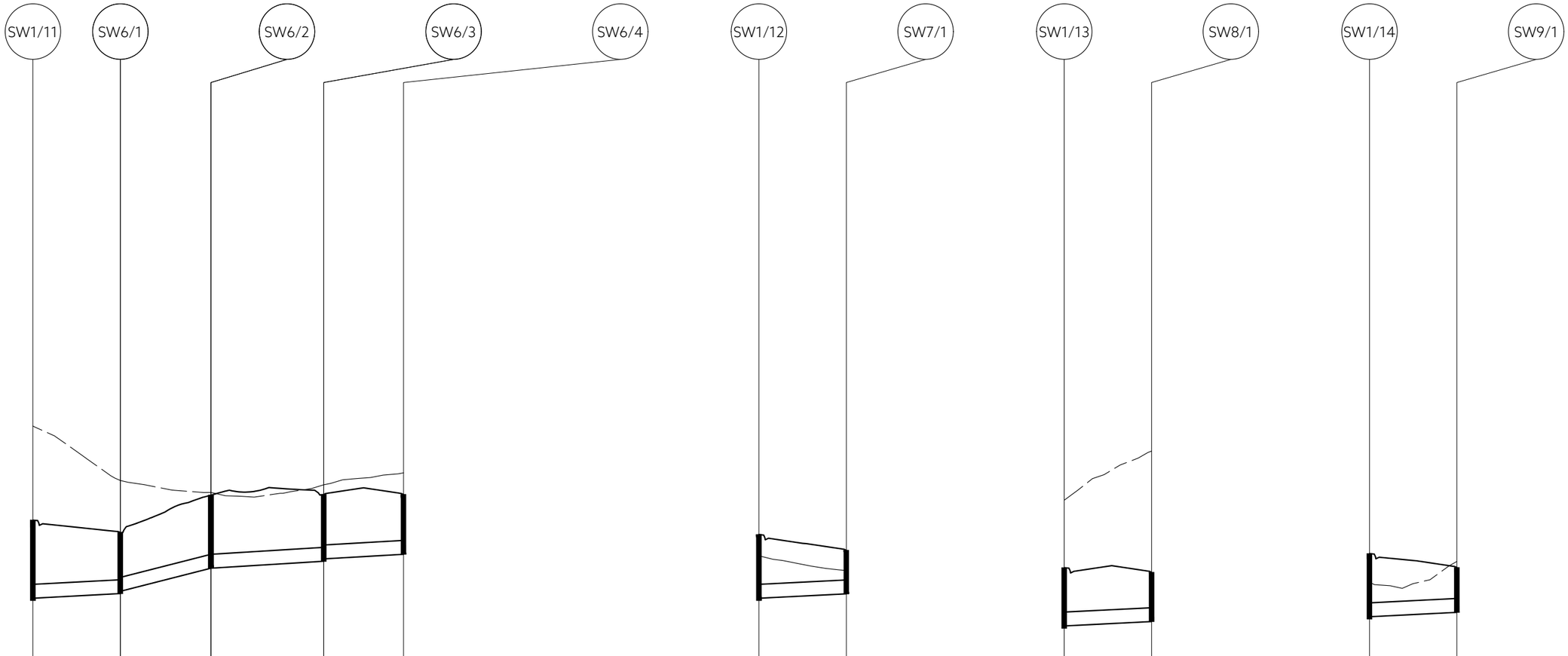
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION
SHEET 6 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 405	-

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PIPE DETAILS	DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ	
GRADE	1.06%		5.10%		1.23%		1.16%	
DATUM RL 13								
COVER	1.388	1.019	0.969	1.277	1.143	1.093		0.993
DEPTH TO INVERT	1.688	1.319	1.269	1.577	1.443	1.393		1.293
INVERT LEVEL	16.500	16.600	16.650	17.150	17.300	17.350		17.450
FINISHED SURFACE	18.188	17.919		18.727	18.743			18.743
EXISTING SURFACE	20.223	19.045		18.788	18.952			19.210
CHAINAGE	0.000	9.455	9.455	19.260	19.260	31.466	31.466	40.096
	9.455		9.805		12.206		8.630	

SW LS - LINE SW6

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ	
	1.00%	
RL 16		
	1.077	0.642
	1.377	0.942
	19.500	19.595
	20.877	20.536
	20.417	20.099
	0.000	9.455
	9.455	

SW LS - LINE SW7

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ	
	1.00%	
RL 20		
	0.960	0.765
	1.260	1.065
	22.900	22.995
	24.160	24.059
	25.621	26.680
	0.000	9.455
	9.455	

SW LS - LINE SW8

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ	
	1.00%	
RL 23		
	1.065	0.668
	1.365	0.968
	26.100	26.195
	27.465	27.163
	26.846	27.295
	0.000	9.455
	9.455	

SW LS - LINE SW9

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
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DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

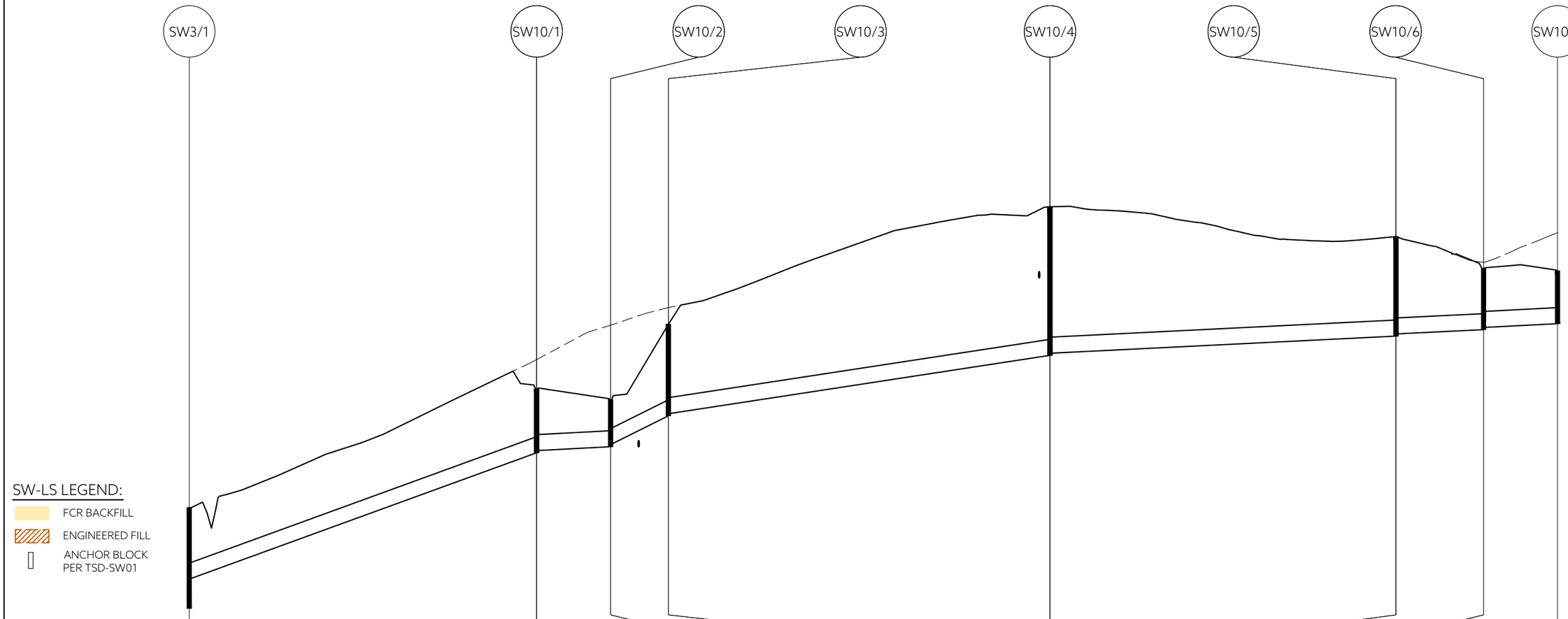
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SHEET 7 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 406	-

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PIPE DETAILS	DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)	
GRADE	7.27%		1.04%		9.94%		3.06%		0.99%		0.98%		1.04%	
DATUM RL 10														
COVER	1.295	1.114	1.064	0.727	0.677	1.761	1.711	3.093	3.043	1.947	1.897	1.048	0.998	0.856
DEPTH TO INVERT	1.668	1.487	1.437	1.100	1.050	2.134	2.084	3.466	3.416	2.320	2.270	1.421	1.371	1.229
INVERT LEVEL	12.985	15.930	15.980	16.070	16.120	16.790	16.840	18.200	18.250	18.650	18.700	18.800	18.850	18.940
FINISHED SURFACE	14.653	17.417		17.170		18.924		21.666		20.970		20.221		20.169
EXISTING SURFACE	14.653	18.101		18.903		19.314		21.666		20.970		20.365		21.059
CHAINAGE	0.000	40.501	40.501	49.131	8.630	55.871	6.740	100.364	44.492	140.715	40.351	150.930	10.216	159.560

SW LS - LINE SW10

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

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DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

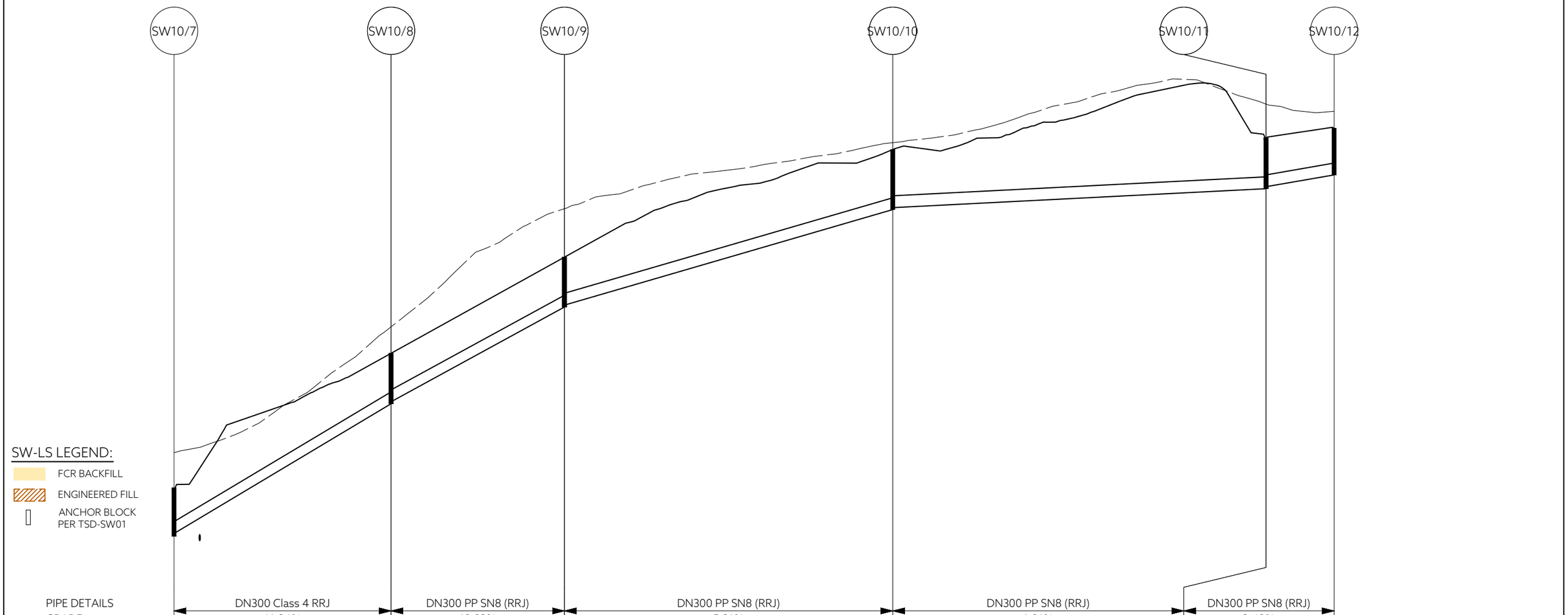
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

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SHEET 8 OF 18

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JOB NUMBER		REVISION
48556MR	C 407	-

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PIPE DETAILS	DN300 Class 4 RRJ			DN300 PP SN8 (RRJ)			DN300 PP SN8 (RRJ)			DN300 PP SN8 (RRJ)			DN300 PP SN8 (RRJ)		
GRADE	11.94%			10.92%			5.81%			1.01%			3.48%		
DATUM RL 16															
COVER	0.856		0.978	0.928		0.965	0.915		1.222	1.172		0.989	0.939		0.884
DEPTH TO INVERT	1.156		1.278	1.228		1.265	1.215		1.522	1.472		1.289	1.239		1.184
INVERT LEVEL	19.013		22.300	22.350		24.750	24.800		27.220	27.270		27.750	27.800		28.100
FINISHED SURFACE	20.169		23.578			26.015			28.742			29.039			29.284
EXISTING SURFACE	21.059		24.250			27.242			28.916			29.895			29.711
CHAINAGE	159.560	27.521	187.081		21.980	209.061		41.633	250.694		47.337	298.031		8.630	306.661

SW LS - LINE SW10

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
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DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

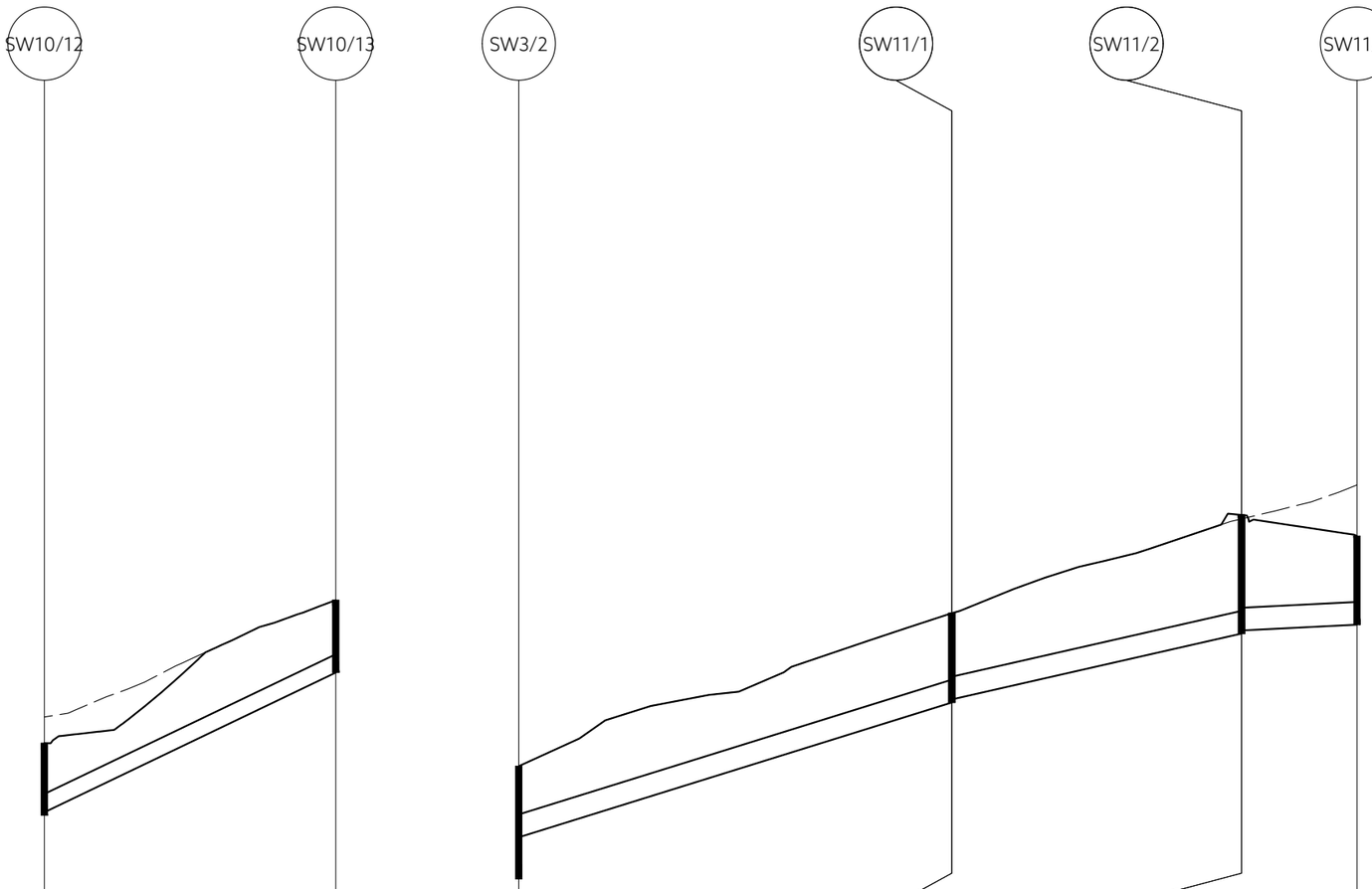
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION
SHEET 9 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 408	-

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SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN300 PP SN8 (RRJ)		
GRADE	9.59%		
DATUM RL 25			
COVER	0.834		0.888
DEPTH TO INVERT	1.134		1.188
INVERT LEVEL	28.150		30.440
FINISHED SURFACE	29.284		31.628
EXISTING SURFACE	29.711		31.628
CHAINAGE	306.661	23.883	330.543

SW LS - LINE SW10

SCALE: HORIZ 1:500 VERT 1:100

PIPE DETAILS	DN375 PP SN8 (RRJ)	DN375 PP SN8 (RRJ)	DN375 PP SN8 (RRJ)	
GRADE	6.23%	4.55%	1.00%	
RL 11				
	0.793	1.041	1.521	1.081
	1.166	1.414	1.894	1.454
	13.740	15.950	16.000	17.080	17.130	17.225
	14.906	17.414	19.024	18.679
	14.906	17.414	18.959	19.515
	0.000	35.501	59.250	68.705
		35.501	23.749	9.455

SW LS - LINE SW11

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

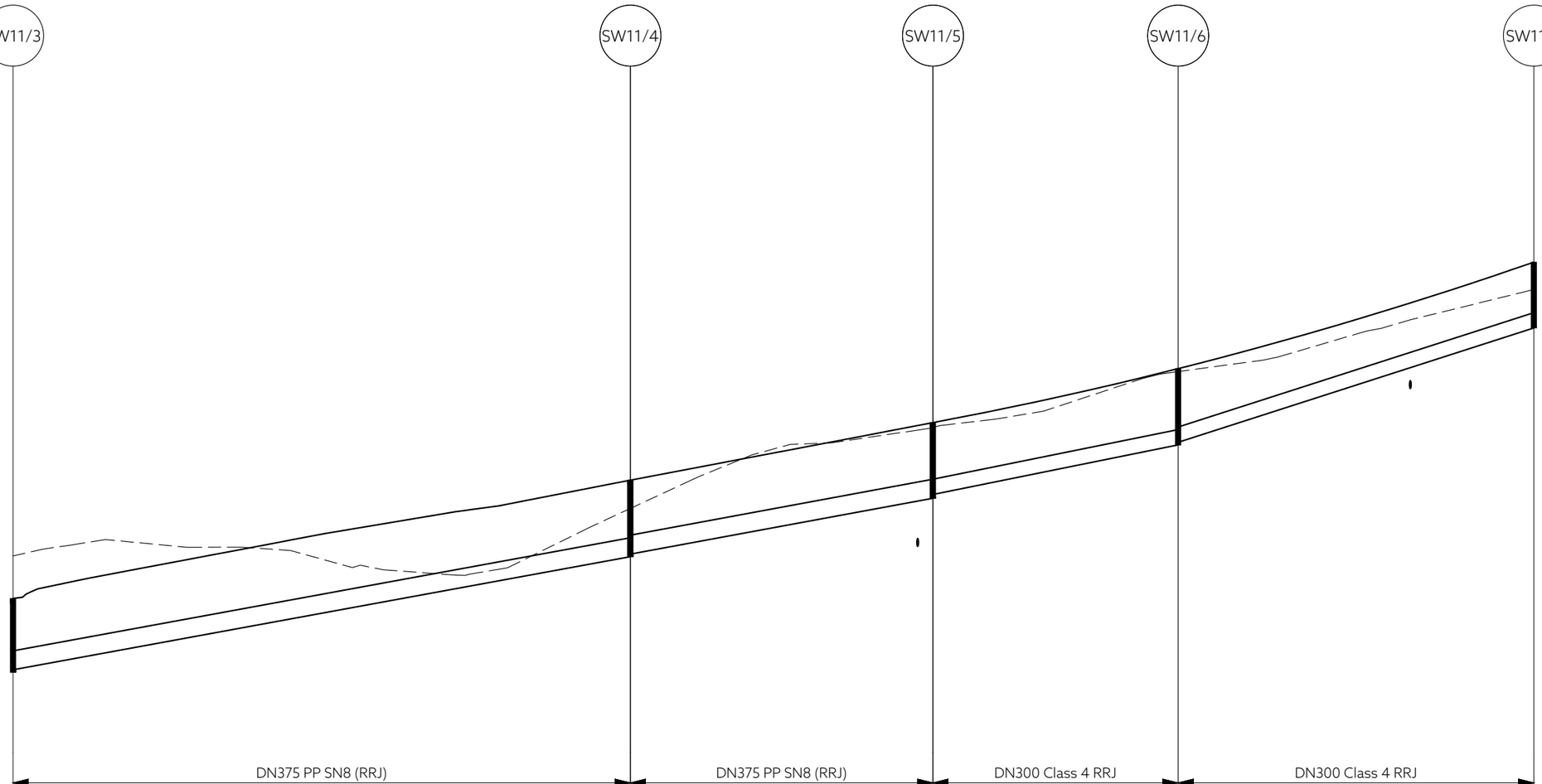
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DRAWING TITLE: STORMWATER LONG SECTION SHEET 10 OF 18

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CONTRACT NO.	SCALE	PAPER
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48556MR C 409		-

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SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN375 PP SN8 (RRJ)		DN375 PP SN8 (RRJ)	DN300 Class 4 RRJ	DN300 Class 4 RRJ
GRADE	3.66%		3.70%	4.05%	6.43%
DATUM RL 14					
COVER	1.031	1.132	1.082 1.114	1.199	1.149 0.994
DEPTH TO INVERT	1.404	1.505	1.455 1.487	1.414 1.499	1.449 1.294
INVERT LEVEL	17.275	19.500	19.550 20.650	20.723 21.700	21.750 24.000
FINISHED SURFACE	18.679	21.005	22.137	23.199	25.294
EXISTING SURFACE	19.515	20.449	22.041	23.141	24.757
CHAINAGE	68.705	129.429	159.190	183.314	218.314
	60.723		29.761	24.124	35.000

SW LS - LINE SW11

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

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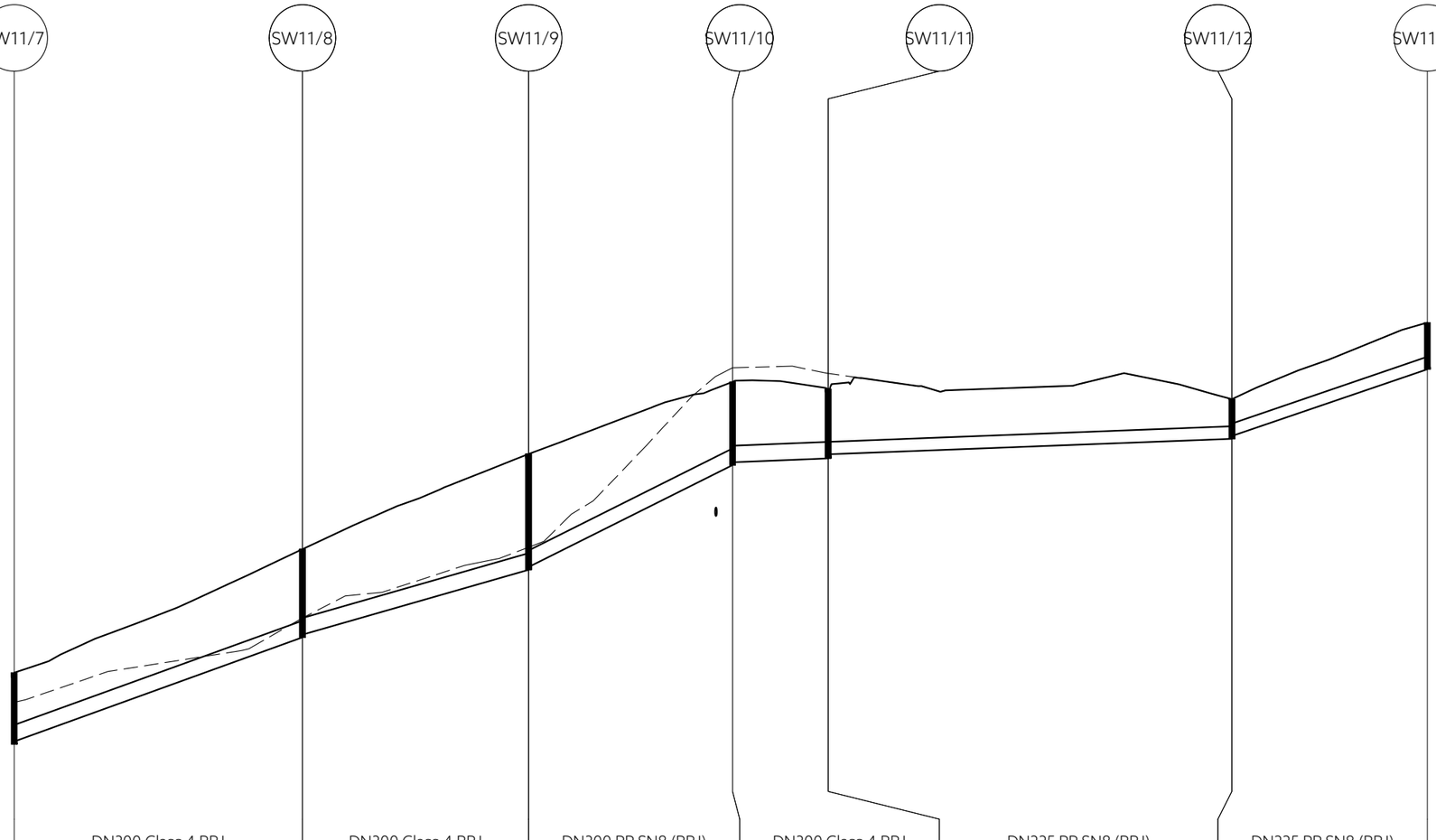
DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD
PROJECT DESCRIPTION: SUBDIVISION
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER
DRAWING TITLE: STORMWATER LONG SECTION
SHEET 11 OF 18

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 410	-

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SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN300 Class 4 RRJ	DN300 Class 4 RRJ	DN300 PP SN8 (RRJ)	DN300 Class 4 RRJ	DN225 PP SN8 (RRJ)	DN225 PP SN8 (RRJ)
GRADE	7.22%	5.73%	9.99%	0.81%	0.77%	6.83%
DATUM RL 21						
COVER	0.944 … 1.292	1.242 … 1.791	1.741 … 1.202	1.152 … 0.951	… 0.489	0.439 … 0.616
DEPTH TO INVERT	1.244 … 1.592	1.542 … 2.091	2.041 … 1.502	1.452 … 1.251	1.176 … 0.714	0.664 … 0.841
INVERT LEVEL	24.050 … 25.930	25.980 … 27.150	27.200 … 29.040	29.090 … 29.160	29.235 … 29.515	29.565 … 30.770
FINISHED SURFACE	25.294 … 27.522	… 29.241	… 30.542	… 30.411	… 30.229	… 31.611
EXISTING SURFACE	24.757 … 26.280	… 27.555	… 30.798	… 30.696	… 30.229	… 31.611
CHAINAGE	218.314 … 244.338	26.024 … 264.760	20.422 … 283.180	18.421 … 291.810	8.630 … 328.268	36.458 … 345.919

SW LS - LINE SW11

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

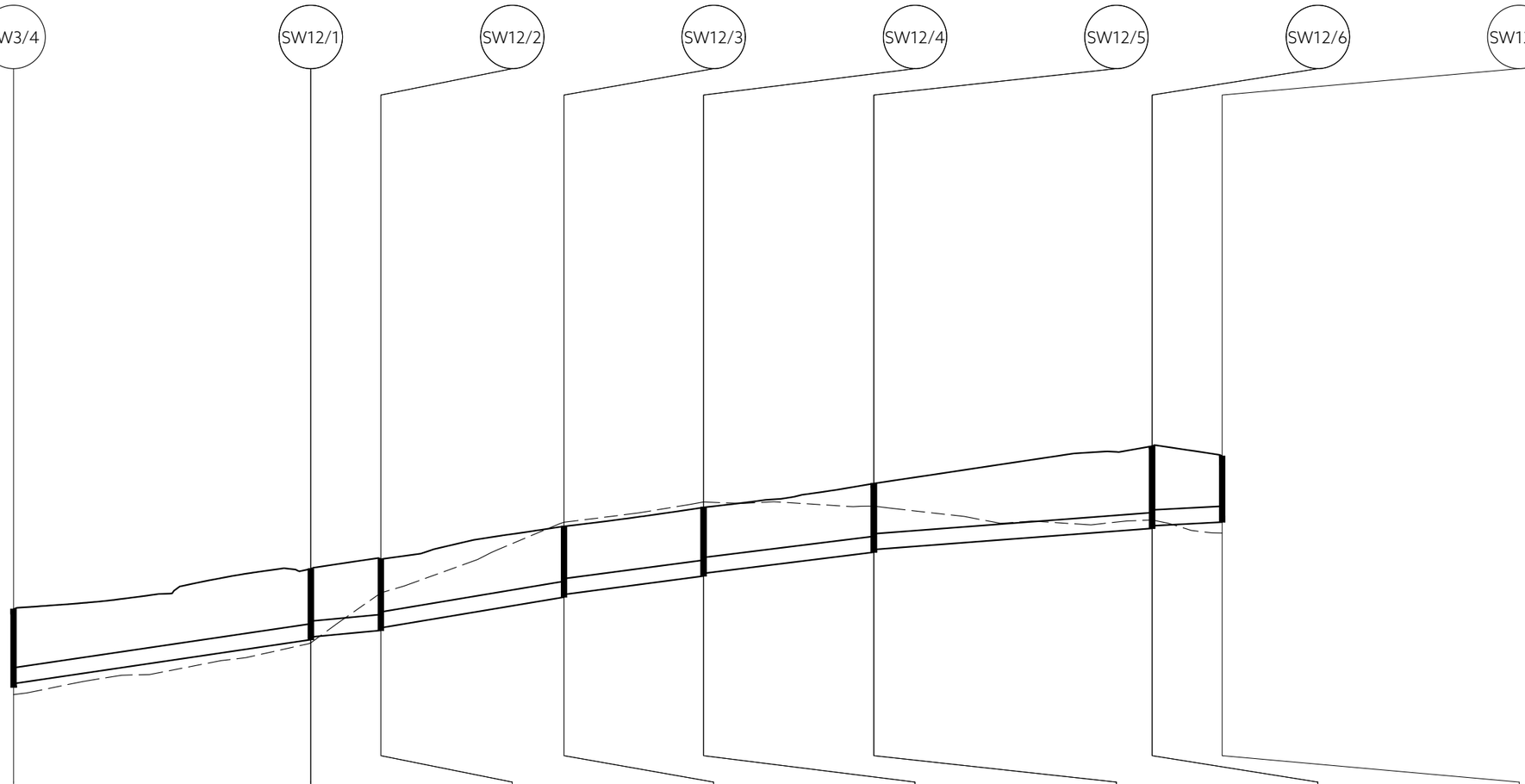
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: STORMWATER LONG SECTION
SHEET 12 OF 18

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PIPE DETAILS		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)		DN300 PP SN8 (RRJ)	
GRADE		2.96%		1.89%		3.34%		2.65%		2.48%		1.52%		1.06%	
DATUM RL 12															
COVER	1.112		1.039	0.989		1.049	0.999		1.039	0.989		0.998	0.948		0.999	0.949		1.256	1.206		0.951
DEPTH TO INVERT	1.412		1.339	1.289		1.349	1.299		1.339	1.289		1.298	1.248		1.299	1.249		1.556	1.506		1.251
INVERT LEVEL	15.513		16.345	16.395		16.520	16.570		17.150	17.200		17.550	17.600		18.000	18.050		18.450	18.500		18.570
FINISHED SURFACE	16.925		17.684		17.869			18.489			18.848			19.299			20.006			19.821
EXISTING SURFACE	15.304		16.284		17.230			18.566			18.950			18.873			18.609			18.362
CHAINAGE	0.000	28.133	28.133		6.630	34.763		17.343	52.106		13.201	65.307		16.122	81.429		26.336	107.765		6.630	114.395

SW LS - LINE SW12

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

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RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

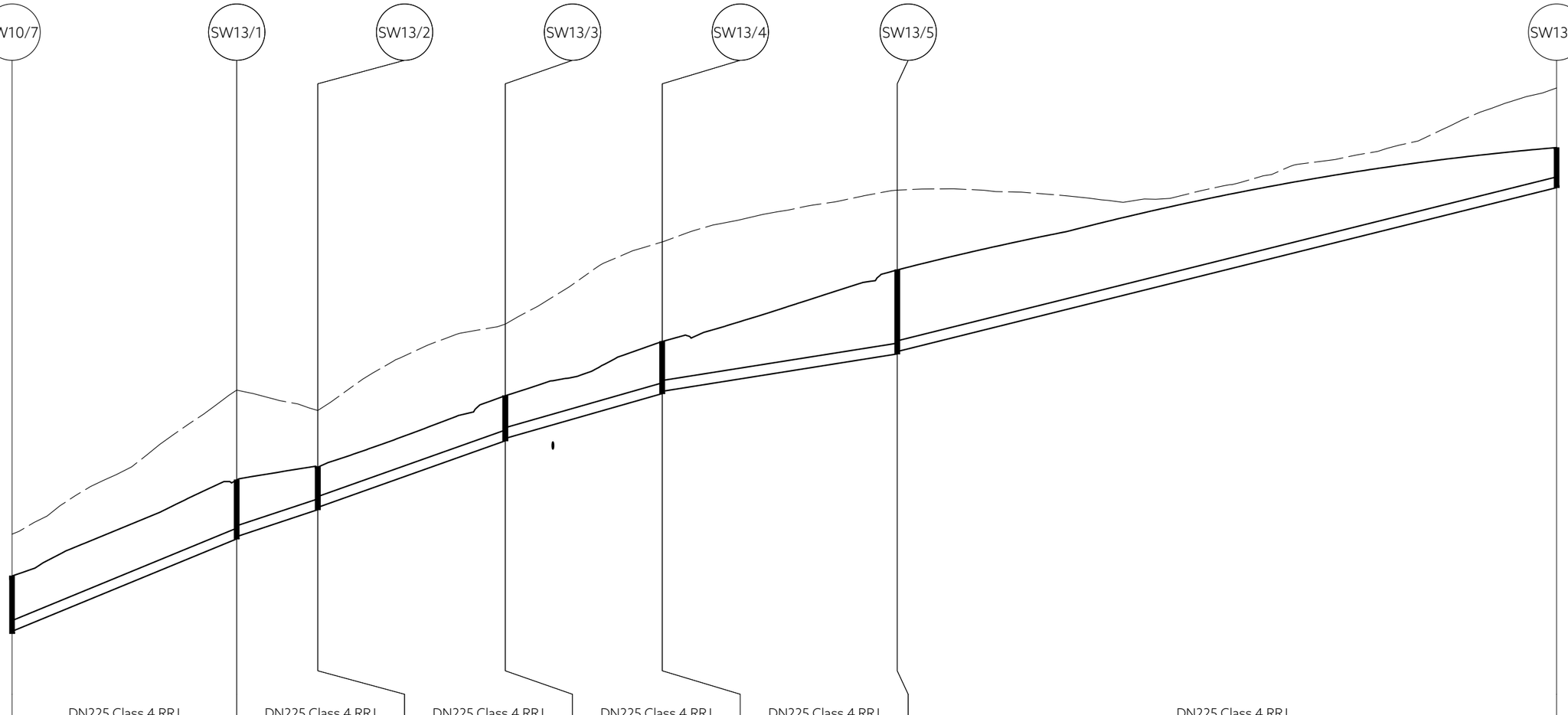
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PIPE DETAILS	DN225 Class 4 RRJ		DN225 Class 4 RRJ		DN225 Class 4 RRJ		DN225 Class 4 RRJ		DN225 Class 4 RRJ		DN225 Class 4 RRJ	
GRADE	8.22%		6.63%		7.10%		5.71%		3.18%		4.97%	
DATUM RL 16												
COVER	0.950	1.028	0.978	0.675	0.625	0.731	0.681	0.880	0.830	1.559	1.509	0.625
DEPTH TO INVERT	1.179	1.257	1.207	0.904	0.854	0.960	0.910	1.109	1.059	1.788	1.738	0.854
INVERT LEVEL	18.990	20.958	21.008	21.580	21.630	23.047	23.097	24.052	24.102	24.898	24.948	28.438
FINISHED SURFACE	20.169	22.214		22.484		24.007		25.161		26.686		29.292
EXISTING SURFACE	21.059	24.128		23.693		25.533		27.283		28.386		30.561
CHAINAGE	0.000	23.927	23.927	32.563	52.535	69.253	94.288	164.519				
	23.927		8.636		19.972		16.718		25.035		70.231	

SW LS - LINE SW13

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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DRAWN:	REVIEWED:
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JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

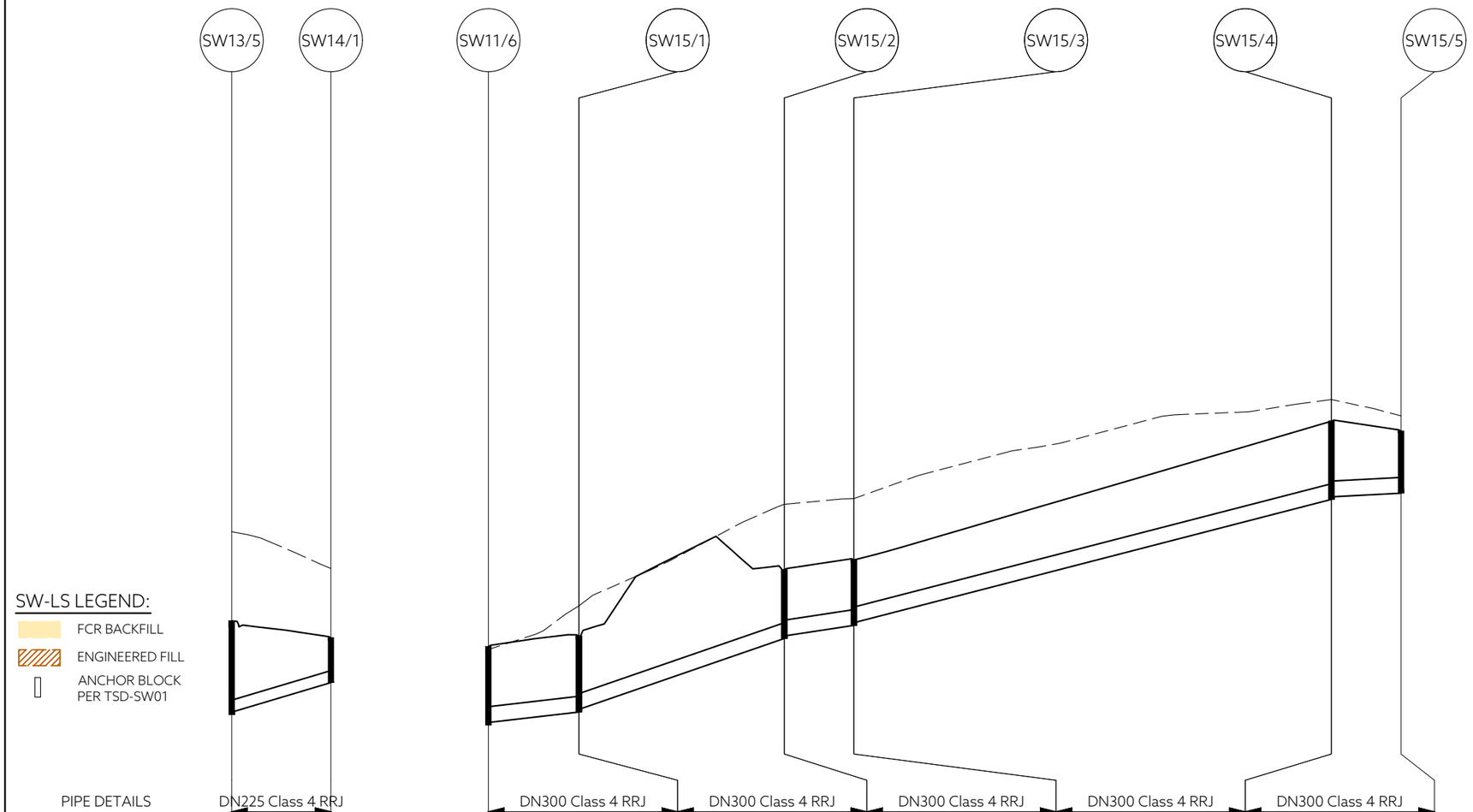
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SHEET 14 OF 18

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PIPE DETAILS	DN225 Class 4 RRJ	
GRADE	5.95%	
DATUM RL 22		
COVER	1.509	0.625
DEPTH TO INVERT	1.738	0.854
INVERT LEVEL	24.948	25.510
FINISHED SURFACE	26.686	26.364
EXISTING SURFACE	28.386	27.686
CHAINAGE	0.000	9.455
	9.455	

SW LS - LINE SW14

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ		DN300 Class 4 RRJ	
	2.32%		6.90%		3.02%		5.16%		1.06%	
RL 19										
COVER	1.149	1.148	1.098	1.012	0.962	0.948	0.898	1.190	1.140	0.885
DEPTH TO INVERT	1.449	1.448	1.398	1.312	1.262	1.248	1.198	1.490	1.440	1.185
INVERT LEVEL	21.750	21.950	22.000	23.350	23.400	23.600	23.650	26.000	26.050	26.120
FINISHED SURFACE	23.199	23.398		24.662		24.848		27.490		27.305
EXISTING SURFACE	23.141	23.974		25.907		26.016		27.904		27.592
CHAINAGE	0.000	8.630		28.196		34.826		80.326		86.956
	8.630		19.566		6.630		45.500		6.630	

SW LS - LINE SW15

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

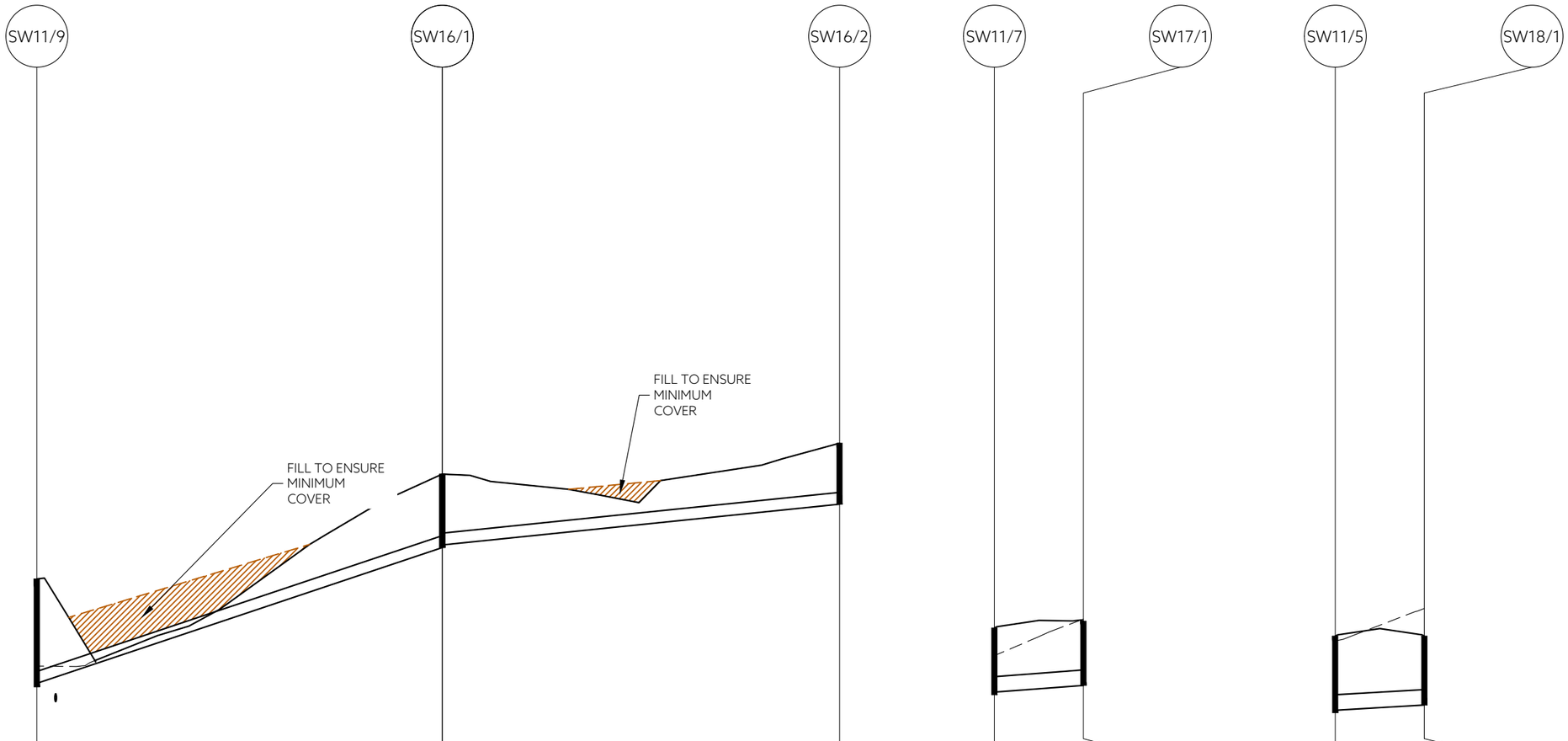
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SHEET 15 OF 18

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PIPE DETAILS	DN225 Class 4 RRJ		DN225 Class 4 RRJ	
GRADE	6.69%		2.05%	
DATUM RL 24				
COVER	1.791	1.194	1.144	0.951
DEPTH TO INVERT	2.020	1.423	1.373	1.180
INVERT LEVEL	27.221	29.850	29.900	30.690
FINISHED SURFACE	29.241	31.273		31.870
EXISTING SURFACE	27.555	31.273		31.870
CHAINAGE	0.000	39.283	39.283	77.783
	39.283		38.500	

SW LS - LINE SW16

SCALE: HORIZ 1:500 VERT 1:100

	DN300 Class 4 RRJ	
	1.51%	
RL 21		
	0.944	0.945
	1.244	1.245
	24.050	24.180
	25.294	25.425
	24.757	25.465
	0.000	8.630
	8.630	

SW LS - LINE SW17

SCALE: HORIZ 1:500 VERT 1:100

	DN300 PP SN8 (RRJ)	
	1.16%	
RL 18		
	1.137	1.037
	1.437	1.337
	20.700	20.800
	22.137	22.137
	22.041	22.671
	0.000	8.630
	8.630	

SW LS - LINE SW18

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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COORDINATE/ DATUM: PLANAR GDA2020

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DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

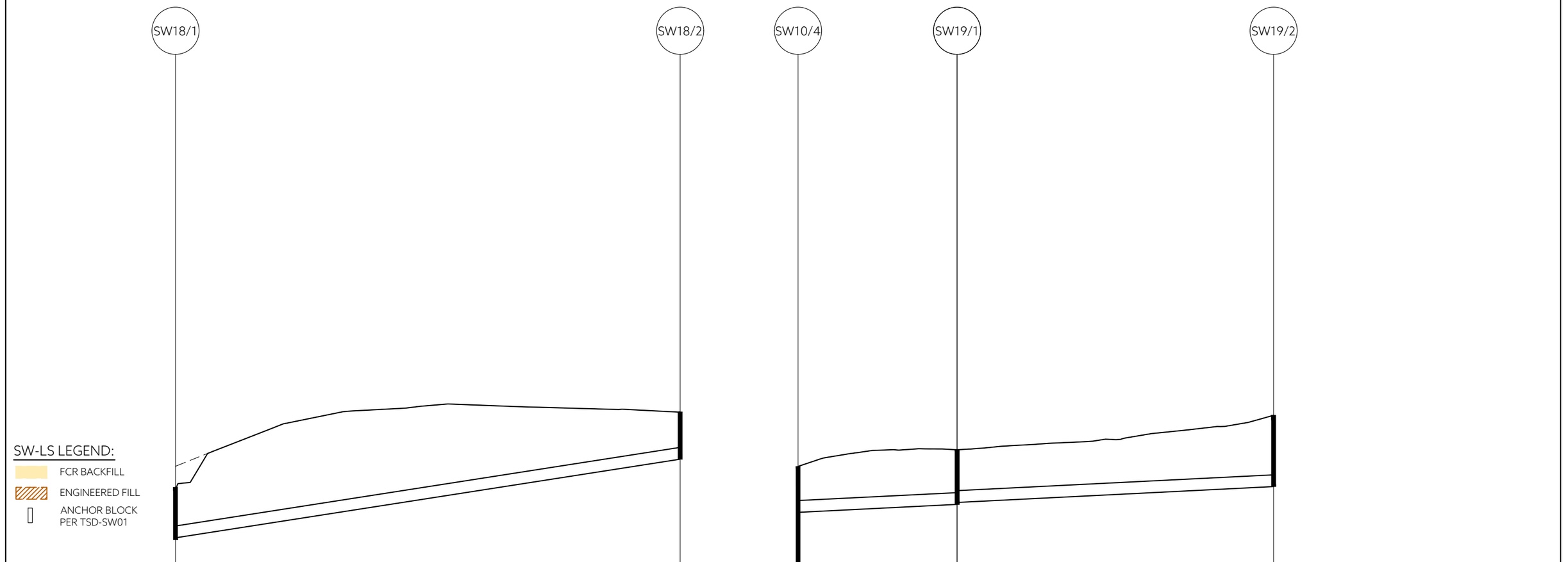
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PIPE DETAILS	DN300 PP SN8 (RRJ)									
GRADE	3.12%									
DATUM RL 18										
COVER	0.987									0.904
DEPTH TO INVERT	1.287									1.204
INVERT LEVEL	20.850									22.850
FINISHED SURFACE	22.137									24.054
EXISTING SURFACE	22.671									24.054
CHAINAGE	8.630									72.830
				64.200						

SW LS - LINE SW18

SCALE: HORIZ 1:500 VERT 1:100

PIPE DETAILS	DN300 PP SN8 (RRJ)									
GRADE	1.00%									
RL 17										
COVER	0.868									1.090
DEPTH TO INVERT	1.168									1.390
INVERT LEVEL	20.498									20.700
FINISHED SURFACE	21.666									22.090
EXISTING SURFACE	21.666									22.090
CHAINAGE	0.000									20.235
				20.235						

PIPE DETAILS	DN300 PP SN8 (RRJ)									
GRADE	1.00%									
COVER	1.040									1.514
DEPTH TO INVERT	1.340									1.814
INVERT LEVEL	20.750									21.153
FINISHED SURFACE										22.967
EXISTING SURFACE										22.967
CHAINAGE										60.499
				40.264						

SW LS - LINE SW19

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
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JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

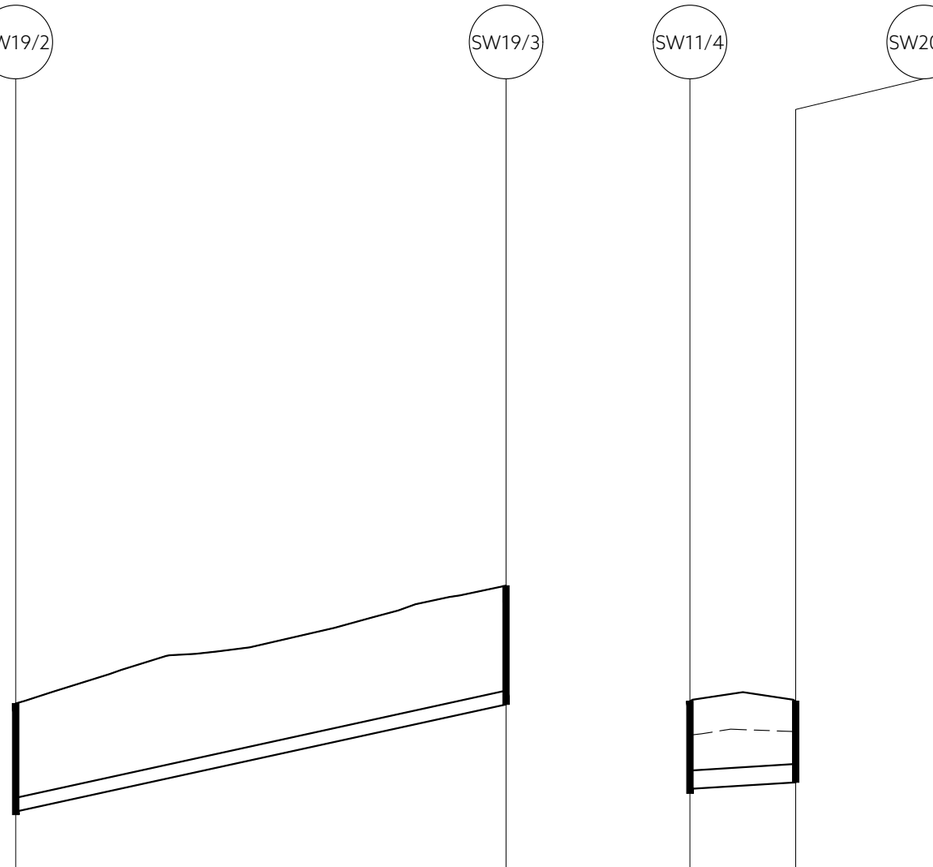
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48556MR C 415		-

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SW-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- ANCHOR BLOCK PER TSD-SW01

PIPE DETAILS	DN225 PP SN8 (RRJ)	
GRADE	4.37%	
DATUM RL 18		
COVER	1.539	1.712
DEPTH TO INVERT	1.764	1.937
INVERT LEVEL	21.203	22.950
FINISHED SURFACE	22.967	24.887
EXISTING SURFACE	22.967	24.887
CHAINAGE	60.499	100.478
	39.979	

SW LS - LINE SW19

SCALE: HORIZ 1:500 VERT 1:100

	DN300 PP SN8 (RRJ)	
	1.24%	
RL 16		
	1.132	1.025
	1.432	1.325
	19.573	19.680
	21.005	21.005
	20.449	20.509
	0.000	8.630
	8.630	

SW LS - LINE SW20

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

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PROJECT DESCRIPTION: SUBDIVISION

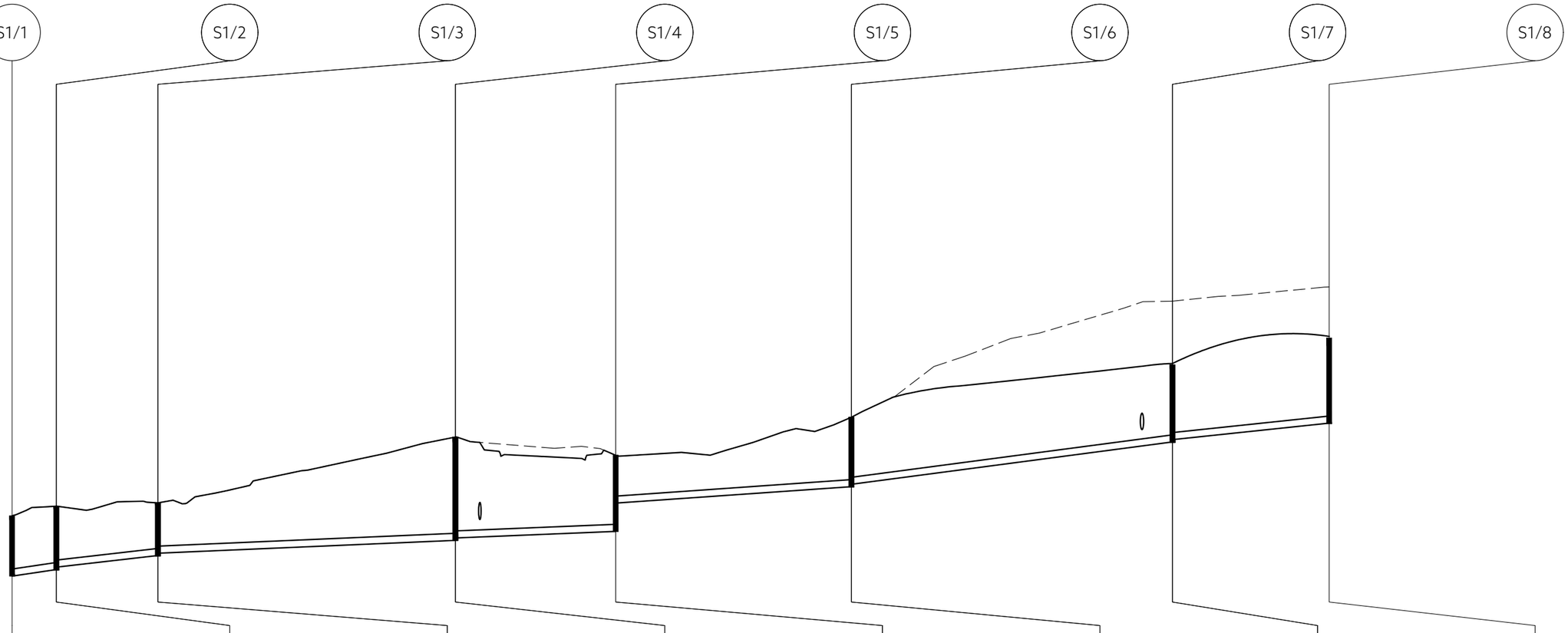
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

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SHEET 18 OF 18

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48556MR	C 417	-

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SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	2.97%	2.29%	0.86%	0.82%	1.40%	2.64%	2.10%
DATUM RL 10.6							
COVER	1.131 1.195	1.144 0.969	0.918 2.044	1.994 1.466	0.866 1.326	1.276 1.490	1.440 1.658
DEPTH TO INVERT	1.281 1.345	1.294 1.119	1.068 2.194	2.144 1.616	1.016 1.476	1.426 1.640	1.590 1.808
INVERT LEVEL	13.300 13.440	13.490 13.737	13.787 14.060	14.110 14.250	14.850 15.200	15.250 16.150	16.200 16.550
FINISHED SURFACE	14.581 14.784	14.855	16.254	15.866	16.676	17.818	18.394
EXISTING SURFACE	14.581 14.784	14.855	16.254	15.866	16.676	19.141	19.444
CHAINAGE	0.000 4.702 4.702	10.793 15.495	31.611 47.107	17.029 64.136	25.052 89.188	34.113 123.301	16.654 139.956

SEWER LONG SECTION - LINE S1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

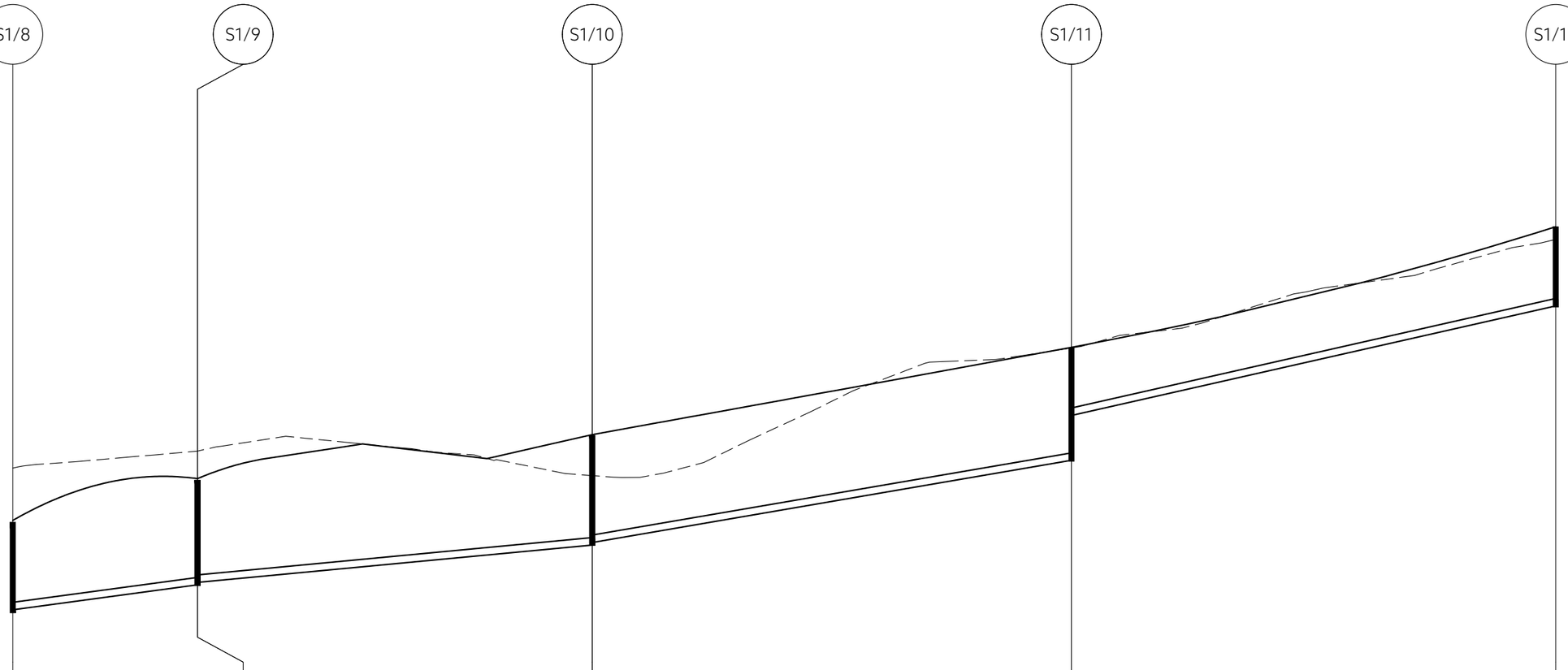
DRAWING TITLE: SEWER LONG SECTION SHEET 1 OF 12

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 530	-

DATE/TIME: Wednesday, 2 July 2025 4:54:00 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S					DN150 PVC-U 'SN8' (SCJ)-S					DN150 PVC-U 'SN8' (SCJ)-S					DN150 PVC-U 'SN8' (SCJ)-S			
GRADE	2.70%					1.89%					3.43%					4.53%			
DATUM RL 13.9																			
COVER	1.608				1.950	1.900				2.046	1.996				2.106	1.206			1.437
DEPTH TO INVERT	1.758				2.100	2.050				2.196	2.146				2.256	1.356			1.587
INVERT LEVEL	16.600				17.100	17.150				17.900	17.950				19.600	20.500			22.700
FINISHED SURFACE	18.394				19.233					20.116					21.868				24.289
EXISTING SURFACE	19.444				19.786					19.293					21.856				24.035
CHAINAGE	139.956			18.541	158.497			39.620		198.117			48.111		246.227			48.609	294.836

SEWER LONG SECTION - LINE S1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 2 OF 12

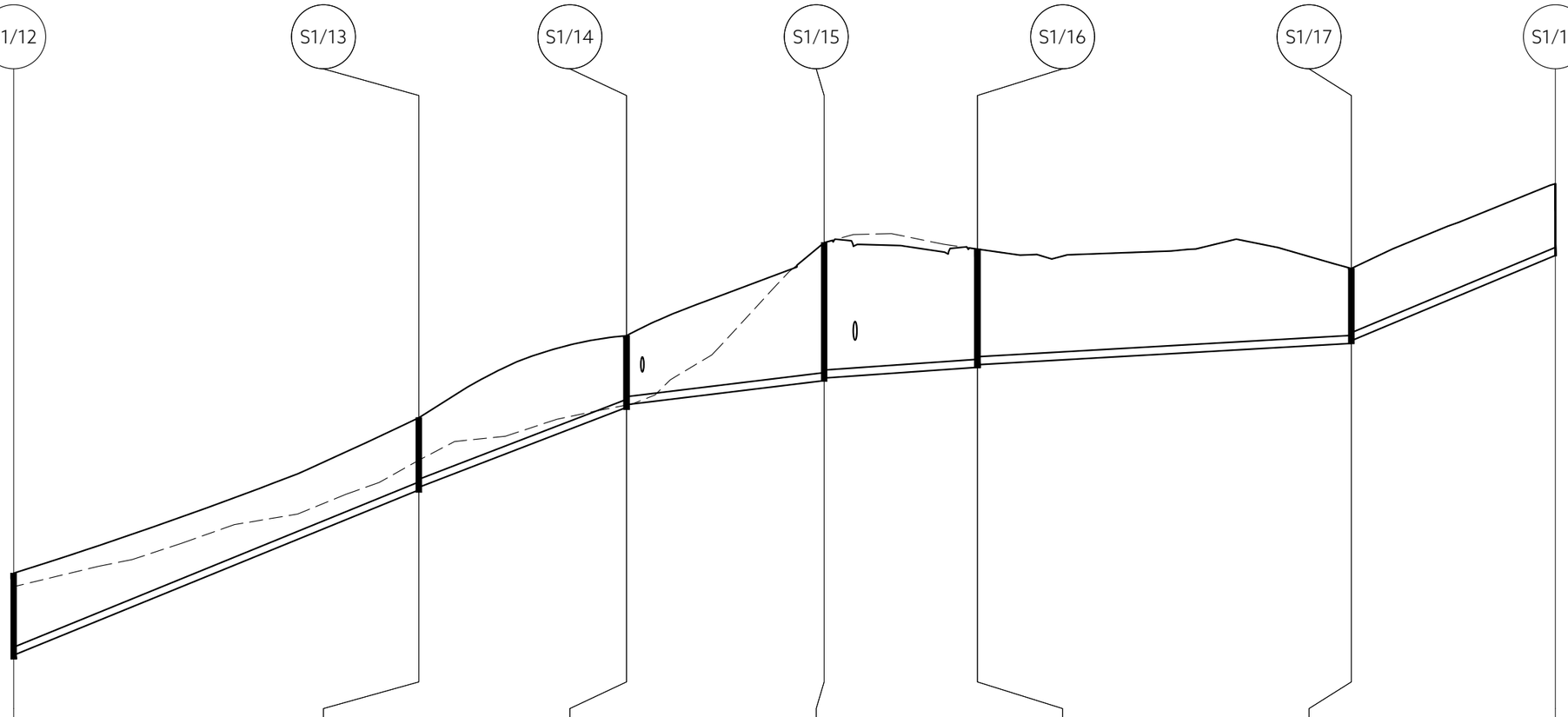
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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 531	-

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SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S			DN150 PVC-U 'SN8' (SCJ)-S		
GRADE	8.15%			7.70%			2.43%			1.39%			1.14%			8.36%		
DATUM RL 20.1																		
COVER	1.387		1.204	1.154		1.193	1.143		2.439	2.389		2.069	2.019		1.255	1.205		1.195
DEPTH TO INVERT	1.537		1.354	1.304		1.343	1.293		2.589	2.539		2.219	2.169		1.405	1.355		1.345
INVERT LEVEL	22.750		25.850	25.900		27.400	27.450		27.900	27.950		28.150	28.200		28.600	28.650		30.250
FINISHED SURFACE	24.289		27.204			28.743			30.489			30.369			30.005			31.595
EXISTING SURFACE	24.035		26.408			27.443			30.489			30.369			30.005			31.595
CHAINAGE	294.836	38.018	332.854		19.482	352.337		18.545	370.882		14.380	385.262		35.081	420.343		19.150	439.493

SEWER LONG SECTION - LINE S1

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

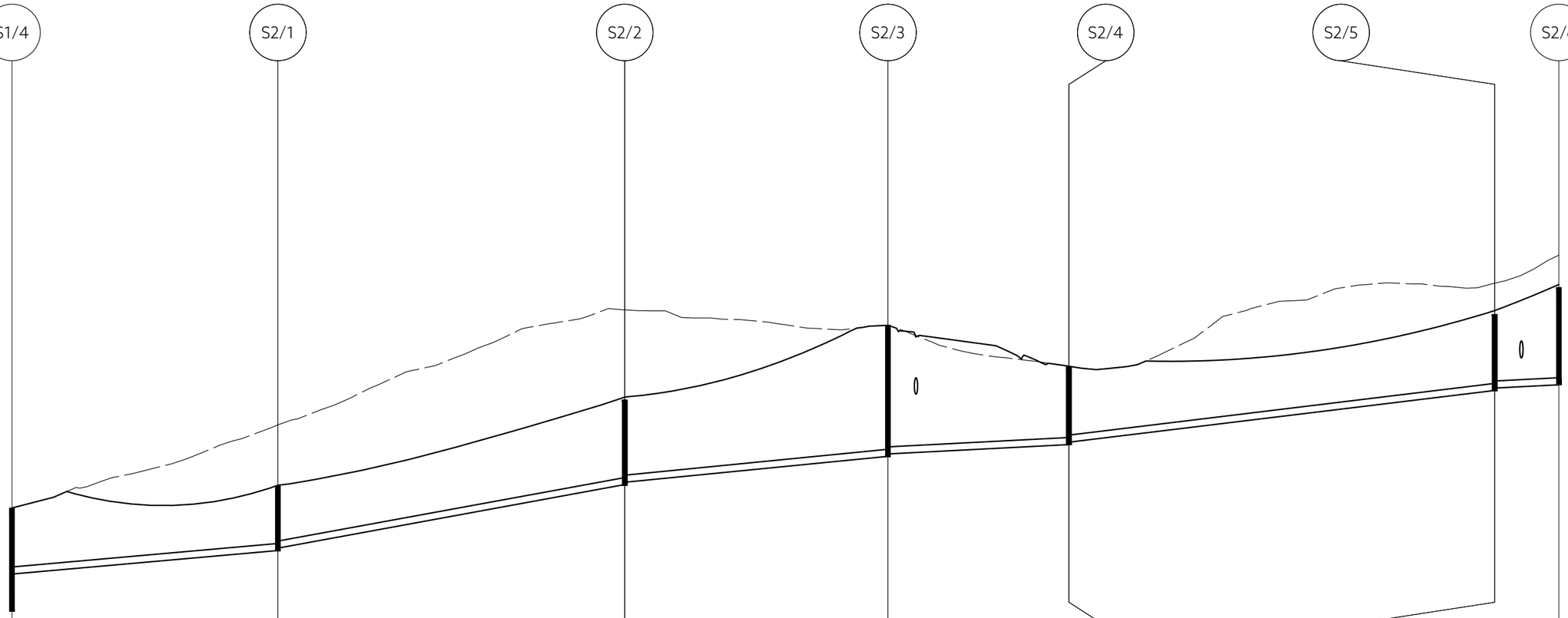
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION
SHEET 3 OF 12

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 532		-



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	1.77%	3.67%	1.97%	1.04%	2.43%	1.03%
DATUM RL 12.1						
COVER	1.254 … 1.226	1.176 … 1.647	1.597 … 2.633	2.583 … 1.513	1.463 … 1.464	1.414 … 1.917
DEPTH TO INVERT	1.404 … 1.376	1.326 … 1.797	1.747 … 2.783	2.733 … 1.663	1.613 … 1.614	1.564 … 2.067
INVERT LEVEL	14.850 … 15.350	15.400 … 16.750	16.800 … 17.350	17.400 … 17.600	17.650 … 18.750	18.800 … 18.870
FINISHED SURFACE	16.254 … 16.736	18.609	20.133	19.263	20.445	20.998
EXISTING SURFACE	16.254 … 18.018	20.462	20.133	19.263	21.026	21.622
CHAINAGE	0.000 … 28.228	28.228 … 65.050	36.822 … 92.987	27.937 … 112.196	19.209 … 157.403	45.207 … 164.211

SEWER LONG SECTION - LINE S2

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

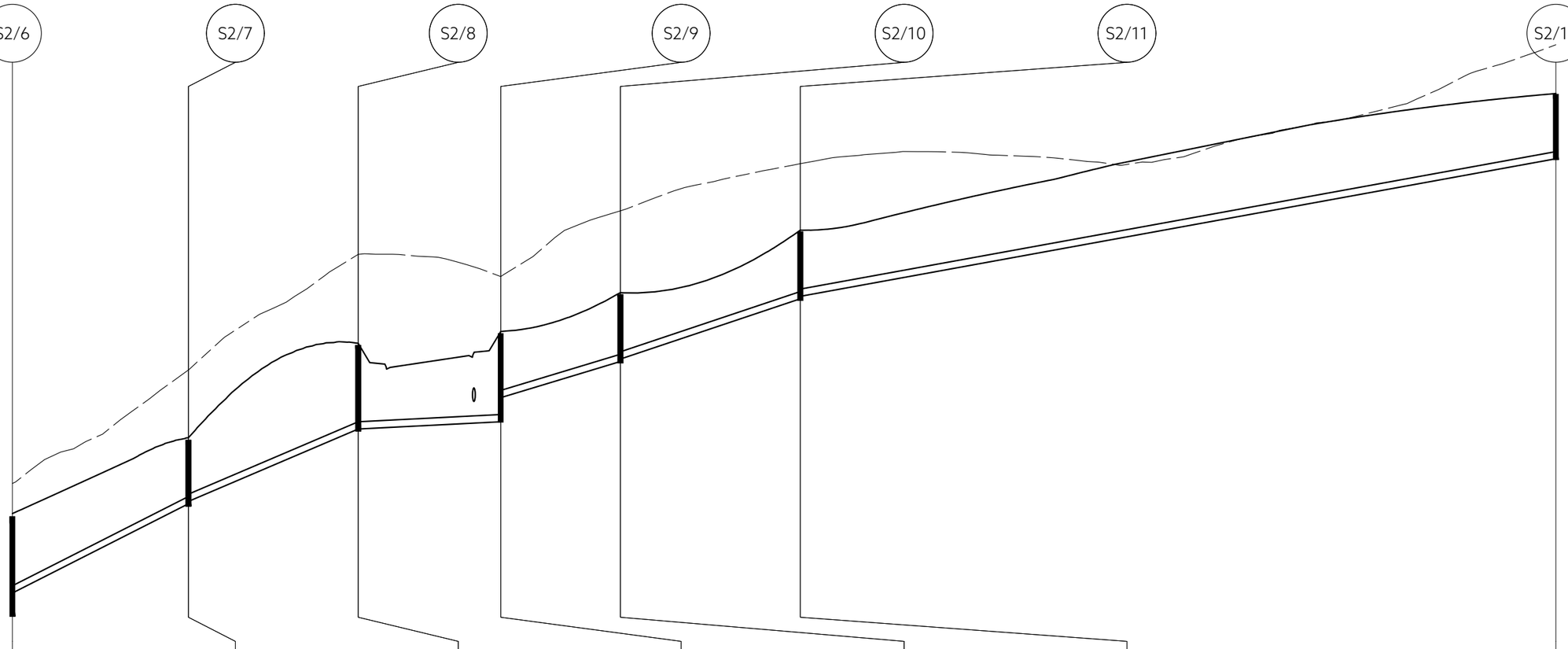
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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR C 533		-

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SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	10.13%	8.52%	1.01%	6.05%	6.70%	3.64%
DATUM RL 16.7						
COVER	1.437 1.169	1.119 1.583	1.678	1.178 1.237	1.187 1.236	1.186 1.188
DEPTH TO INVERT	1.587 1.319	1.269 1.733	1.828	1.328 1.387	1.337 1.386	1.336 1.338
INVERT LEVEL	19.350 21.200	21.250 22.750	22.900	23.400 24.150	24.200 25.450	25.500 28.350
FINISHED SURFACE	20.998 22.570	24.526	24.771	25.576	26.871	29.703
EXISTING SURFACE	21.622 23.974	26.371	25.911	27.272	28.249	30.713
CHAINAGE	164.211 182.468	200.078	214.858	227.263	245.922	324.283
	18.257	17.609	14.780	12.406	18.658	78.361

SEWER LONG SECTION - LINE S2

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED: RD | REVIEWED: HC

DRAWN: RD | REVIEWED: HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 5 OF 12

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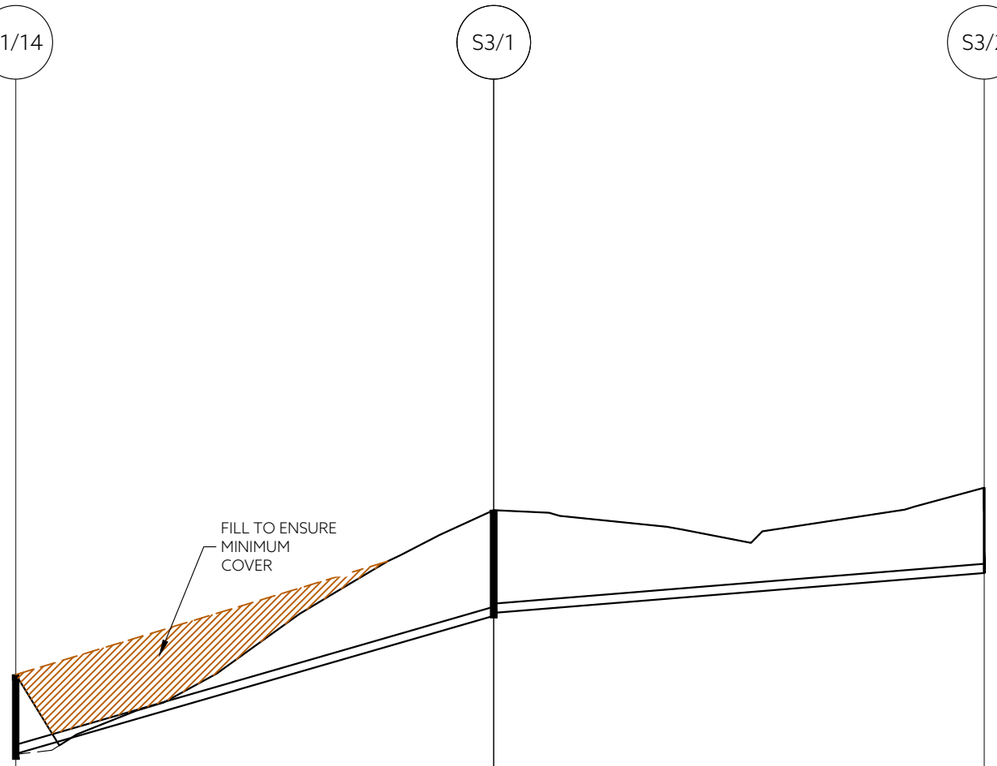
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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 534		-

DATE/TIME: Wednesday, 2 July 2025 4:54:04 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

SEWER-LS LEGEND:

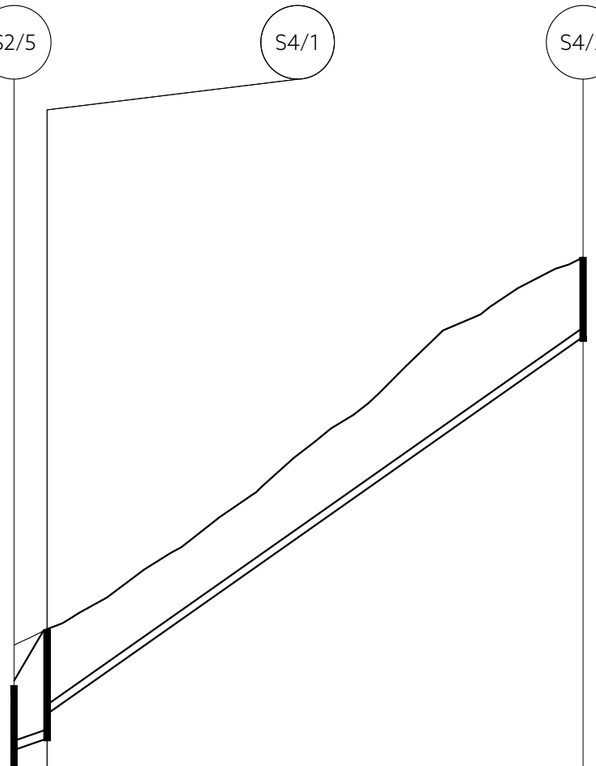
- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206



PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	5.77%	1.62%
DATUM RL 24.8		
COVER	1.143 … 1.574	1.524 … 1.241
DEPTH TO INVERT	1.293 … 1.724	1.674 … 1.391
INVERT LEVEL	27.450 … 29.700	29.750 … 30.400
FINISHED SURFACE	28.743 … 31.424	… 31.791
EXISTING SURFACE	27.443 … 31.424	… 31.791
CHAINAGE	0.000 … 38.980	38.980 … 78.980
	38.980	40.000

SEWER LONG SECTION - LINE S3

SCALE: HORIZ 1:500 VERT 1:100



PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	6.91%	14.07%
RL 16.6		
COVER	0.900 … 1.629	1.229 … 1.146
DEPTH TO INVERT	1.050 … 1.779	1.379 … 1.296
INVERT LEVEL	19.314 … 19.500	19.900 … 26.050
FINISHED SURFACE	20.445 … 21.285	… 27.346
EXISTING SURFACE	21.026 … 21.285	… 27.346
CHAINAGE	0.000 … 2.689	2.689 … 46.399
	2.689	43.710

SEWER LONG SECTION - LINE S4

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

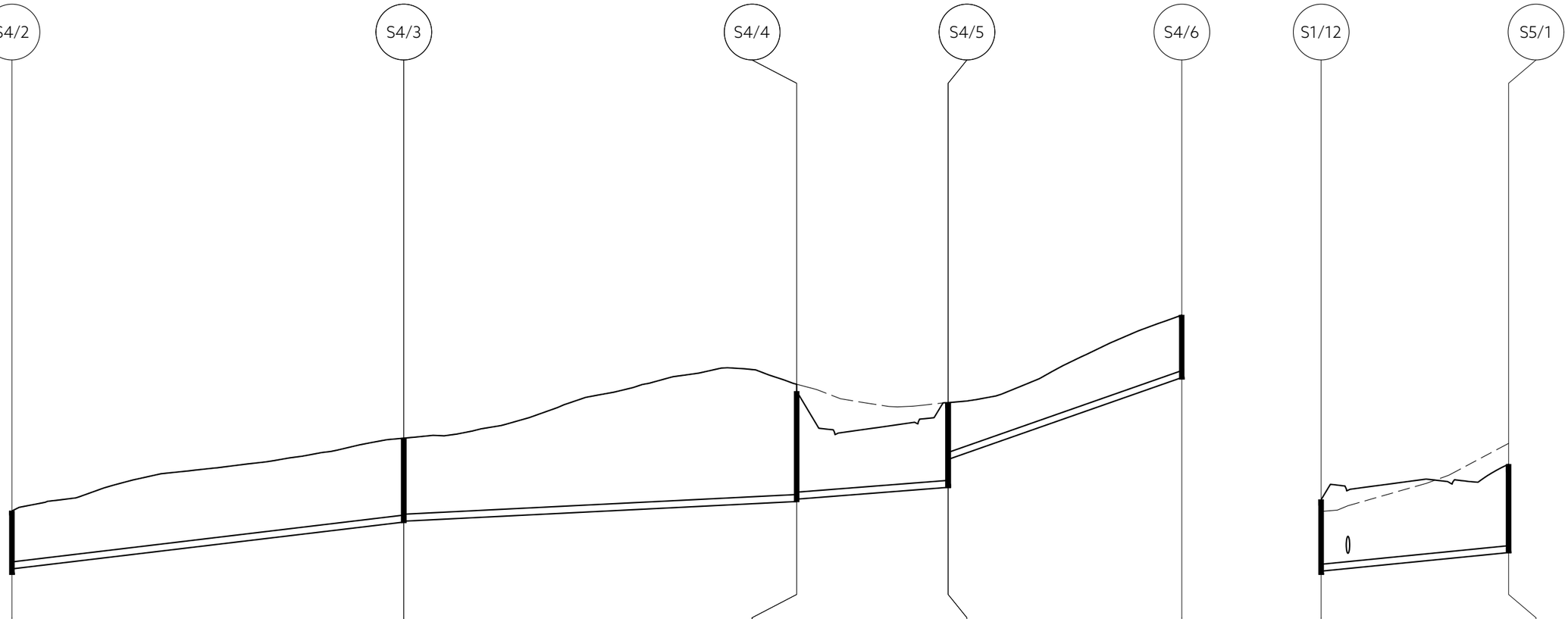
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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 535	-

DATE/TIME: Wednesday, 2 July 2025 4:54:05 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	2.39%	1.00%	1.56%	7.00%
DATUM RL 23.4				
COVER	1.096 … 1.655	1.635 … 2.218	2.168 … 1.672	1.072 … 1.196
DEPTH TO INVERT	1.246 … 1.805	1.785 … 2.368	2.318 … 1.822	1.222 … 1.346
INVERT LEVEL	26.100 … 27.107	27.127 … 27.550	27.600 … 27.855	28.455 … 30.216
FINISHED SURFACE	27.346 … 28.912	29.923	29.677	31.562
EXISTING SURFACE	27.346 … 28.912	30.073	29.677	31.562
CHAINAGE	46.399 … 88.563	130.843	147.141	172.284
	42.164	42.280	16.298	25.142

SEWER LONG SECTION - LINE S4

SCALE: HORIZ 1:500 VERT 1:100

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	1.98%
RL 20.1	
COVER	1.387 … 1.750
DEPTH TO INVERT	1.537 … 1.900
INVERT LEVEL	22.750 … 23.150
FINISHED SURFACE	24.289 … 25.051
EXISTING SURFACE	24.035 … 25.501
CHAINAGE	0.000 … 20.174
	20.174

SEWER LONG SECTION - LINE S5

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC
JOB MANAGER: HUGH CLEMENT	
ISSUED DATE: 02 JULY 2025	

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 7 OF 12

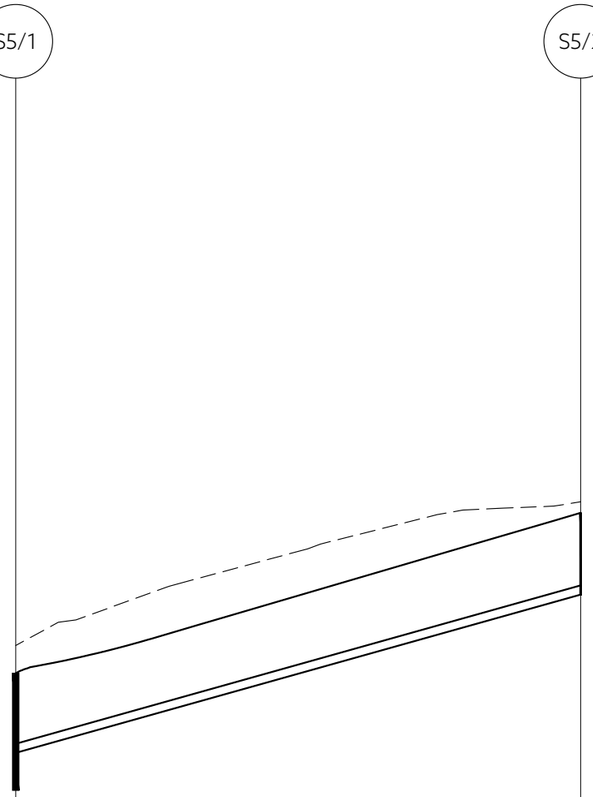
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REGISTRATION NUMBER: ----

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JOB NUMBER		REVISION
48556MR C 536		-

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SEWER-LS LEGEND:

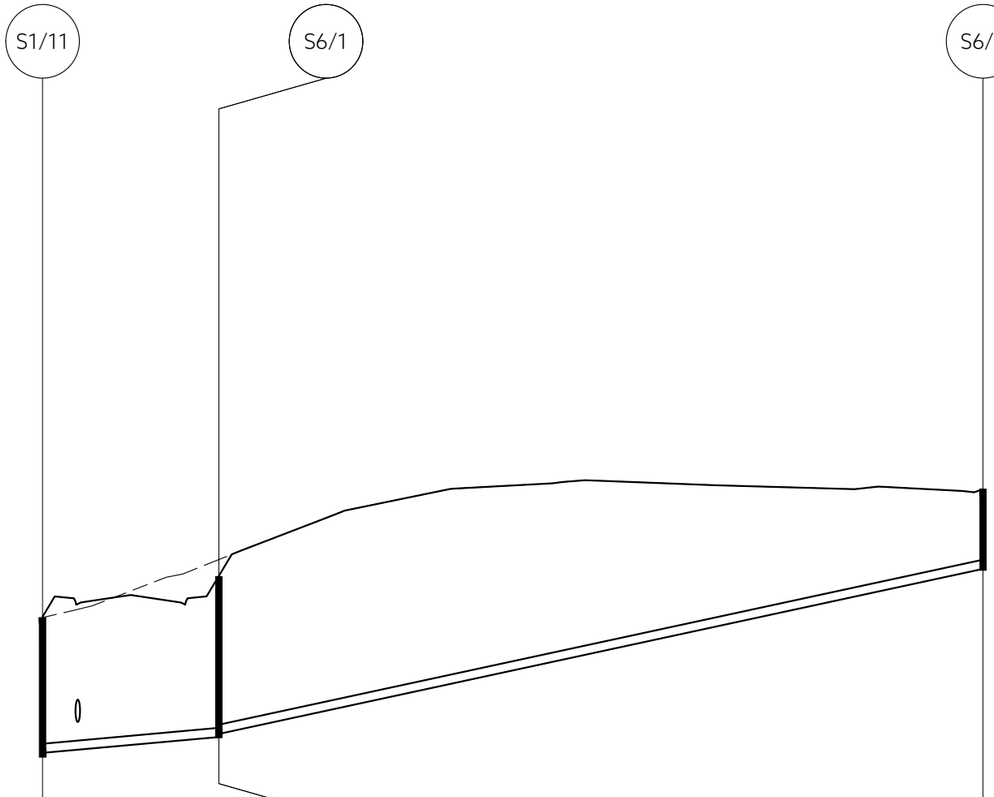
- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206



PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S		
GRADE	5.61%		
DATUM RL 21.1			
COVER	1.150		1.182
DEPTH TO INVERT	1.300		1.332
INVERT LEVEL	23.750		26.332
FINISHED SURFACE	25.051		27.664
EXISTING SURFACE	25.501		27.844
CHAINAGE	20.174	46.065	66.239

SEWER LONG SECTION - LINE S5

SCALE: HORIZ 1:500 VERT 1:100



	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	
	1.81%	4.32%	
RL 17			
	2.056	2.465	2.415	1.151
	2.206	2.615	2.565	1.301
	19.650	19.910	19.960	22.650
	21.868	22.535		23.951
	21.856	22.803		23.951
	0.000	14.380	14.380	76.703

SEWER LONG SECTION - LINE S6

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	RD	REVIEWED:	HC
DRAWN:	RD	REVIEWED:	HC
JOB MANAGER:	HUGH CLEMENT		
ISSUED DATE:	02 JULY 2025		

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

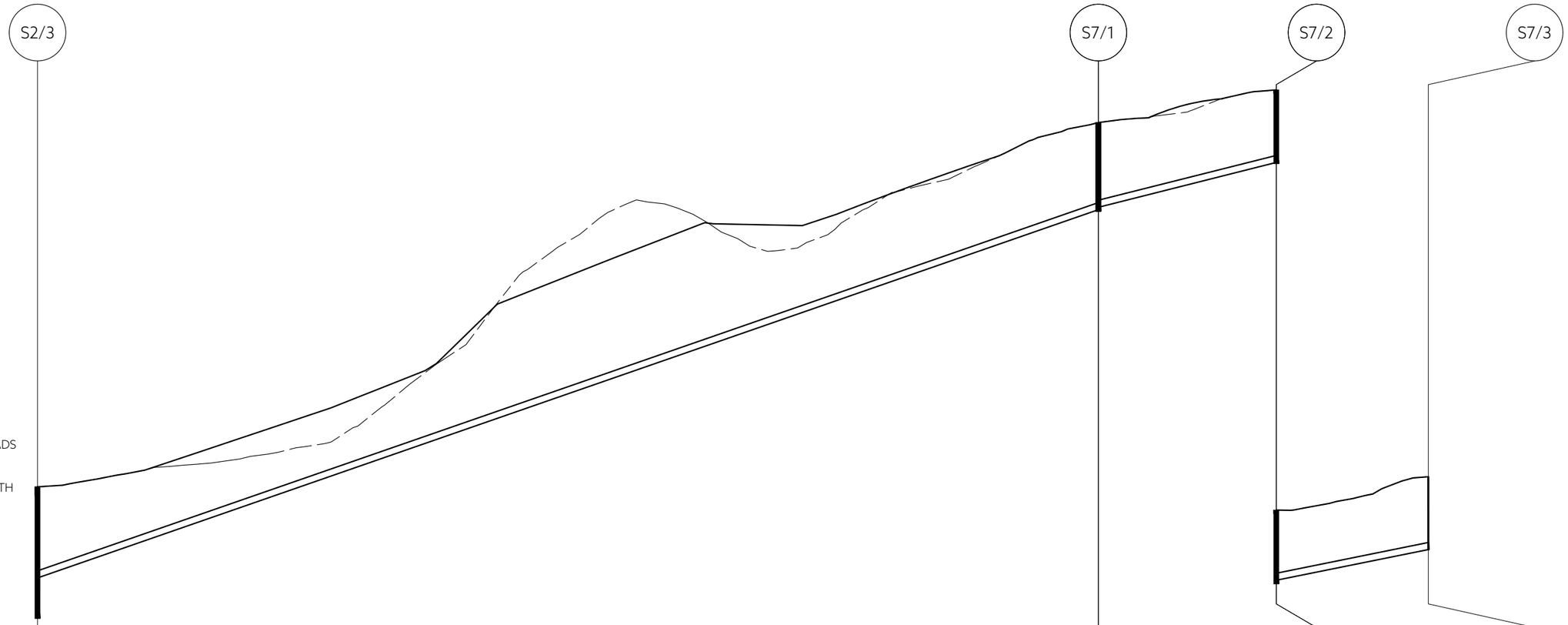
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION
SHEET 8 OF 12

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR	C 537	-

DATE/TIME: Wednesday, 2 July 2025 4:54:06 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S													DN150 PVC-U 'SN8' (SCJ)-S					DN150 PVC-U 'SN8' (SCJ)-S				
GRADE	6.94%													5.04%					4.03%				
DATUM RL 15.5																		RL 24.4					
COVER	1.783												1.695	1.645				1.387	1.337				1.392
DEPTH TO INVERT	1.933												1.845	1.795				1.537	1.487				1.542
INVERT LEVEL	18.200												26.000	26.050				27.000	27.050				27.700
FINISHED SURFACE	20.133												27.845					28.537					29.242
EXISTING SURFACE	20.133												27.845					28.537					29.242
CHAINAGE	0.000											112.452	112.452				131.313					147.427	

SEWER LONG SECTION - LINE S7

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

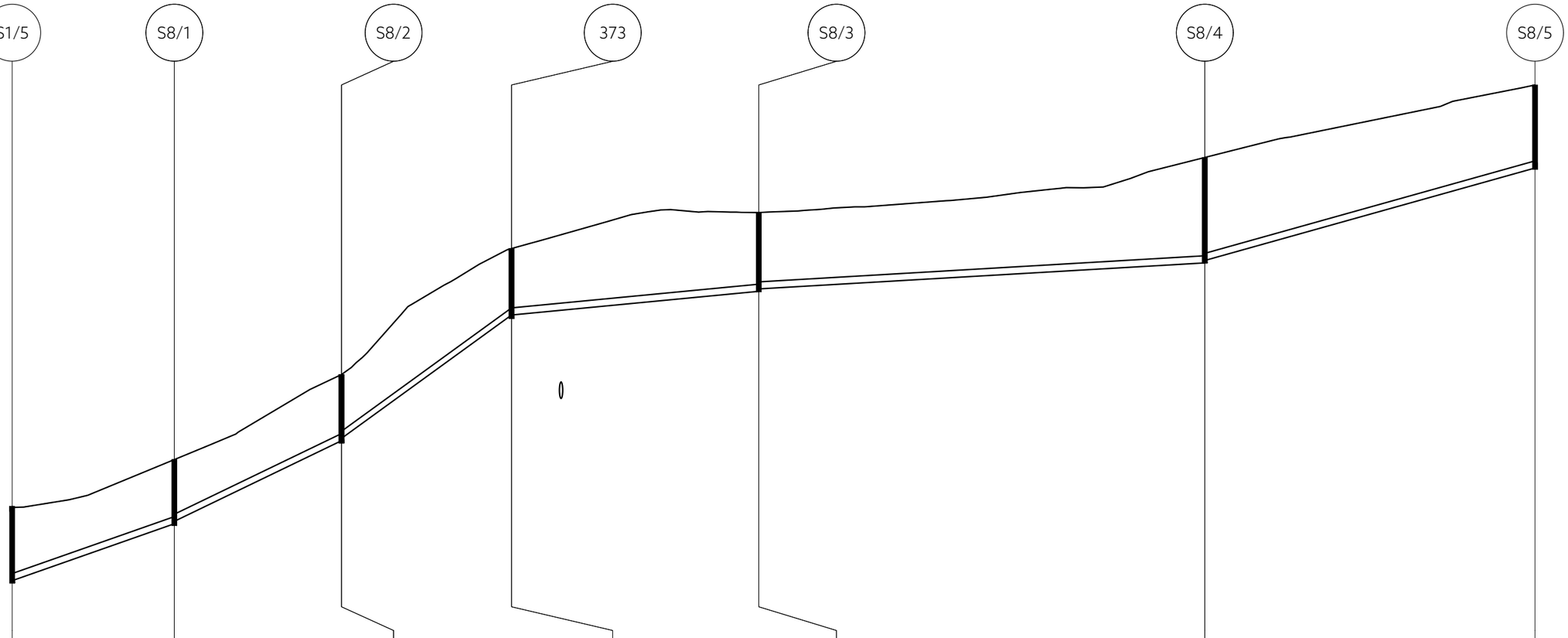
DRAWING TITLE: SEWER LONG SECTION SHEET 9 OF 12

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 538	-

DATE/TIME: Wednesday, 2 July 2025 4:54:07 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	7.02%	9.64%	14.50%	1.92%	1.17%	5.60%
DATUM RL 11.6						
COVER	1.416 / 1.202	1.152 / 1.246	1.196 / 1.252	1.510 / 1.460	2.072 / 2.022	1.600
DEPTH TO INVERT	1.566 / 1.352	1.302 / 1.396	1.346 / 1.402	1.660 / 1.610	2.222 / 2.172	1.750
INVERT LEVEL	14.300 / 15.500	15.550 / 17.250	17.300 / 19.900	20.400 / 20.450	21.000 / 21.050	23.000
FINISHED SURFACE	15.866 / 16.852	18.646	21.302	22.060	23.222	24.750
EXISTING SURFACE	15.866 / 16.852	18.646	21.302	22.060	23.222	24.750
CHAINAGE	0.000 / 17.103	17.103 / 34.732	52.669	78.749	125.794	160.622
	17.103	17.629	17.937	26.080	47.045	34.828

SEWER LONG SECTION - LINE S8

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 10 OF 12

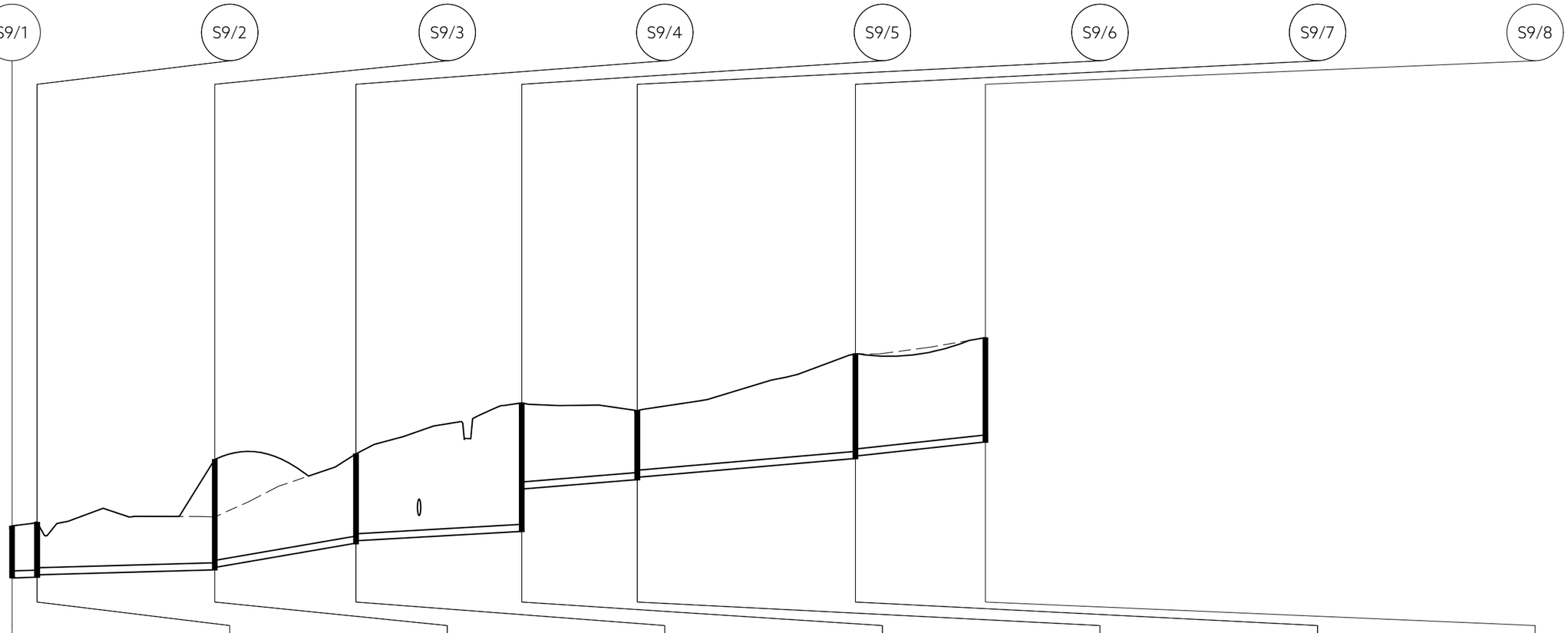
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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR C 539		-

DATE/TIME: Wednesday, 2 July 2025 4:54:08 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S	DN150 PVC-U 'SN8' (SCJ)-S
GRADE	0.66%	0.56%	3.44%	1.14%	1.63%	1.73%	2.17%
DATUM RL 11.4							
COVER	0.957 1.016	0.966 2.195	2.145 1.746	1.696 2.580	1.680 1.317	1.267 2.072	2.022 2.066
DEPTH TO INVERT	1.107 1.166	1.116 2.345	2.295 1.896	1.846 2.730	1.830 1.467	1.417 2.222	2.172 2.216
INVERT LEVEL	14.060 14.078	14.128 14.234	14.284 14.800	14.850 15.050	15.950 16.150	16.200 16.600	16.650 16.950
FINISHED SURFACE	15.167 15.244	16.579	16.696	17.780	17.617	18.822	19.166
EXISTING SURFACE	15.167 15.244	15.358	16.696	17.780	17.617	18.822	19.166
CHAINAGE	0.000 2.658 2.658	18.876 21.534	15.004 36.538	17.621 54.159	12.270 66.429	23.182 89.611	13.812 103.423

SEWER LONG SECTION - LINE S9

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
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DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR

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DESIGNED: RD | REVIEWED: HC

DRAWN: RD | REVIEWED: HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: XX XXX XXXX

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: 69 LOT SUBDIVISION

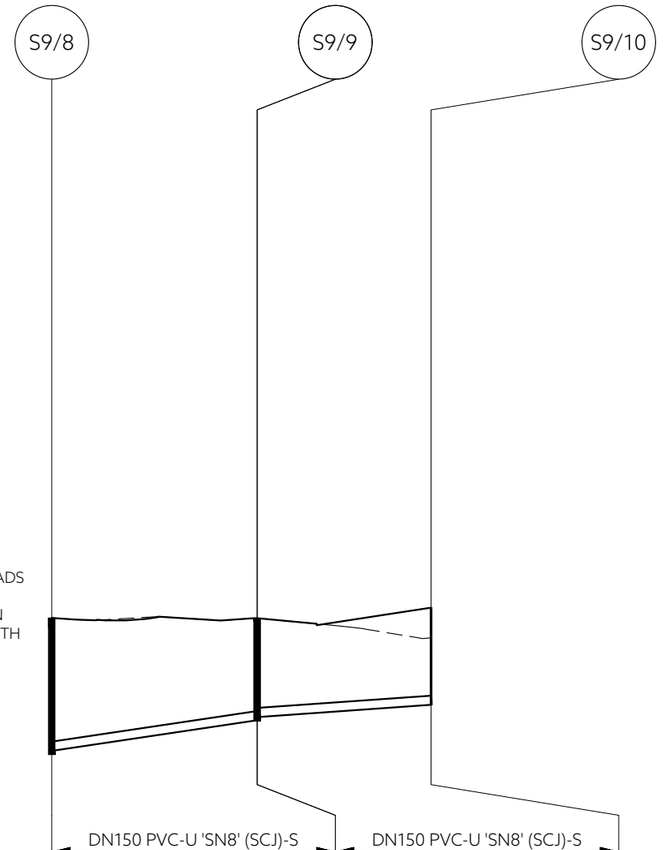
ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION
SHEET 11 OF 12

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CONTRACT NO.	SCALE	PAPER
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JOB NUMBER		REVISION
48556MR	C 540	P

DATE/TIME: Wednesday, 2 July 2025 4:54:09 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG



SEWER-LS LEGEND:

- FCR BACKFILL
- ENGINEERED FILL
- TRENCH BULKHEADS & TRENCH STOPS IN ACCORDANCE WITH MRWA-S-205 & MRWA-S-206

PIPE DETAILS	DN150 PVC-U 'SN8' (SCJ)-S		DN150 PVC-U 'SN8' (SCJ)-S	
GRADE	2.99%		1.41%	
DATUM RL 14.3				
COVER	2.016	1.513	1.463	1.434
DEPTH TO INVERT	2.166	1.663	1.613	1.584
INVERT LEVEL	17.000	17.500	17.550	17.750
FINISHED SURFACE	19.166	19.163		19.334
EXISTING SURFACE	19.166	19.163		18.843
CHAINAGE	103.423	120.172		134.355
	16.749		14.183	

SEWER LONG SECTION - LINE S9

SCALE: HORIZ 1:500 VERT 1:100

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	ISSUED FOR DEVELOPMENT APPROVAL	RD	02/07/2025	HC

DRAWING STATUS: PRELIMINARY

COORDINATE/ DATUM: PLANAR GDA2020

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DESIGNED:	REVIEWED:
RD	HC
DRAWN:	REVIEWED:
RD	HC

JOB MANAGER: HUGH CLEMENT

ISSUED DATE: 02 JULY 2025

CLIENT: VDL DEVELOPMENTS PTY LTD

PROJECT DESCRIPTION: SUBDIVISION

ADDRESS: LOT 2 CHERRYWOOD DR, SCAMANDER

DRAWING TITLE: SEWER LONG SECTION SHEET 12 OF 12

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CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER		REVISION
48556MR C 541		-

DATE/TIME: Wednesday, 2 July 2025 4:54:10 PM PLOTTED: GOLAM SAJID FILE LOCATION: P:\48555 VDL DEVELOPMENTS SCAMANDER\48556HC - VDL DEVELOPMENTS - ENGINEERING SUBDIVISION - SCAMANDER\1-DRAWINGS\48556HC-ENG.DWG

DRAWING CONTETS

OVERALL LANDSCAPE PLAN	L1
TREE PLAN 1	L2
TREE PLAN 2	L3

QUANTITY	UNIT
BABY CITRO	8
FLOWERING GUM	17



PLANTING KEY

DWARF LEMON-SCENTED GUM - (CORYMBIA CITRIODAORA ' SCENTUOUS')

DWARF RED FLOWERING GUMS - (CORYMBIA FICIFOLIA)

GRASS NATURE STRIP

CIVIL ENGINEERING KEY

SEWER

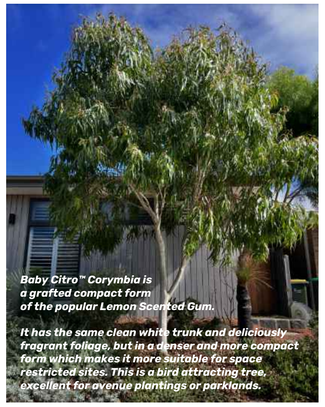
STORMWATER

WATER

TYPE KCM KERB (MOUNTABLE)

WARNING: BEWARE OF UNDERGROUND SERVICES.

The location of underground services is approximate only and the exact position should be proven onsite. No guarantee is given that all services are shown.



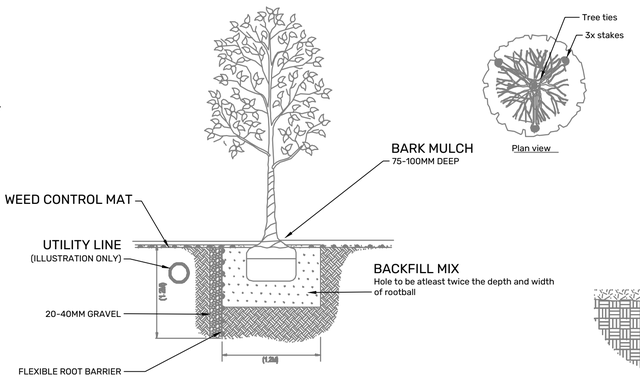
1 **DWARF LEMON-SCENTED GUM (CORYMBIA CITRIODAORA ' SCENTUOUS')**

(5 - 6m HEIGHT / 4m SPREAD)

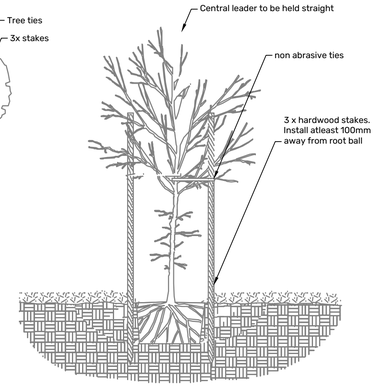


2 **DWARF RED FLOWERING GUM (CORYMBIA FICIFOLIA)**

(3 - 9m HEIGHT / 3 - 6m SPREAD)



ROOT CONTROL INSTALLATION DETAIL + PLANTING DETAIL



TREE STAKING DETAIL

TOPSOIL
If possible use existing topsoil reclaimed from site. If suitable existing topsoil cannot be provided use imported topsoil free of the following:
-Phytopthera
-Clay material
-Stumps, roots or stones larger than 50mm
-Weeds
Topsoil is to be spread at a depth of 100mm, rotary hoed and screed to correct levels for seeding and tree planting.
Required finished levels may be achieved after light compaction.

SUBSOIL
Remove weeds ,roots, builders rubbish and other debris. Bring the planting bed to 100mm below finished level.

EMBANKMENTS
Maximum gradient 1:4. Grade embankments to an even slope.

STABILISATION
Where necessary to prevent erosion or soil movement, stabilise embankments using either biodegradable matting or hydromulching
-refer to manufactures installation specifications

GRASS
Grassed areas to be sown with a suitable seed mix onto prepared beds. The seed is to be rolled in and a suitable slow release fertiliser to be applied at the correct rate.
Water lightly immediately after sowing until the topsoil is moistened to its full depth. Maintain moisture to this depth .

PLANTS
Supply trees with the following properties:
-Nursery grown, true to form, species,variety, cultivars
-Free from injury ,disease or pests
-Self supporting
-Clearly labeled
-Healthy root system, well proportioned and not root bound.

MULCH
Provide mulch which is free from deleterious and extraneous matter such as soil,weeds and sticks. Do not include fine mulch.

PLANTING
Trees to be planted as per the planting detail drawings

Where trees are to be planted in lawn areas a 1.5m diameter ring of 150mm weathered steel is to be used as a border for mulch and a mowing edge. Install to manufacturers specifications.
All trees planted are to have root barrier installed to manufacturers specifications at time of planting

MINIMUM CLEARANCE DISTANCES
1.5 metres from the property boundary to allow for pedestrian access, mail, paper and other deliveries;
9 metres either side of a minor intersection
15 metres at a major intersection to ensure a clear line of sight for motorists and pedestrians (measured from kerb, edge of seal or pavement);
2 metres from driveways, drainage pits, service pits and hydrants;

MINIMUM CLEARANCE DISTANCES continued:
3 metres from power poles, street lights and service wires;
Ensure plants do not obscure or prevent access to signage, mailboxes, gates, lighting, footpaths and pedestrian accesses, and are not planted over utility pipes and connections.

MAINTENANCE
Requirement: Maintain plants and grass so that growth is healthy and the plants are well established for the duration of the contract period.

Remove plants which are unhealthy or dead and replace with plants which are of similar size, quality and same species.

Control weed growth in mulched areas with a broad spectrum herbicide to manufacturers recommendation. Prevent herbicide contacting plants.

Remove stakes and ties at the end of the planting establishment period

At the completion of all landscape works, leave the site clean and tidy:
Free of Rubbish, rubble, stone and roots.

REV	AMENDMENTS	DRAWN	DATE	APPR.
D				
C				
B	REPLACE LOT 201 WITH 70 AND REMOVE BASIN FOOTPRINT.	MK	05.08.25	RP
A	LABEL P.O.S. TO 'OPEN SPACE'.	MK	13.03.25	HAC
0	DRAFT LANDSCAPE PLAN	MK	12.02.25	HAC

NOTES:

0 4 8 20 40 100m

SCALE 1:1000 (A1) 1:2000 (A3)

SURVEYOR	GEOCIVIL
-	-
DRAWN	CHECKED
MK	HAC
DATE	
5 AUGUST 2025	

OVERALL PLAN - NATURE STRIP TREE PLANTING LOT 2 CHERRYWOOD DRIVE, SCAMANDER for VDL DEVELOPMENTS PTY LTD

PDA
SURVEYORS, ENGINEERS & PLANNERS

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PHONE: +61 03 6234 3217
EMAIL: pda.hbt@pda.com.au
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SCALE	PAPER
1:1000	(A1)
JOB NUMBER	DRAWING
48555HC-L1-B	

DRAWING CONTETS

OVERALL LANDSCAPE PLAN	L1
TREE PLAN 1	L2
TREE PLAN 2	L3



N

PLANTING KEY

DWARF LEMON-SCENTED GUM - (CORYMBIA CITRIODAORA ' SCENTUOUS')

DWARF RED FLOWERING GUMS - (CORYMBIA FICIFOLIA)

GRASS NATURE STRIP

BOUNDARY SETBACKS

CIVIL ENGINEERING KEY

SEWER

STORMWATER

WATER

TYPE KCM KERB (MOUNTABLE)

WARNING: BEWARE OF UNDERGROUND SERVICES.

The location of underground services is approximate only and the exact position should be proven onsite. No guarantee is given that all services are shown.

REV	AMENDMENTS	DRAWN	DATE	APPR.
D				
C				
B	REPLACE LOT 201 WITH 70 AND REMOVE BASIN FOOTPRINT.	MK	05.08.25	RP
A	LABEL P.O.S. TO 'OPEN SPACE'.	MK	13.03.25	HAC
0	DRAFT LANDSCAPE PLAN	MK	12.02.25	HAC

NOTES:

0 2 4 10 20 50m

SCALE 1:500 (A1) 1:1000 (A3)

SURVEYOR	GEOCIVIL
-	-
DRAWN	CHECKED
MK	HAC
DATE	
5 AUGUST 2025	

TREE PLAN 1 - NATURE STRIP TREE PLANTING
LOT 2 CHERRYWOOD DRIVE, SCAMANDER
for VDL DEVELOPMENTS PTY LTD

PDA
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SCALE	PAPER
1:500	(A1)
JOB NUMBER	DRAWING
48555HC-L2-B	

DRAWING CONTETS

OVERALL LANDSCAPE PLAN	L1
TREE PLAN 1	L2
TREE PLAN 2	L3



PLANTING KEY

DWARF LEMON-SCENTED GUM - (CORYMBIA CITRIODAORA ' SCENTUOUS')

DWARF RED FLOWERING GUMS - (CORYMBIA FICIFOLIA)

GRASS NATURE STRIP

CIVIL ENGINEERING KEY

SEWER

STORMWATER

WATER

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REV	AMENDMENTS	DRAWN	DATE	APPR.
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C				
B	REPLACE LOT 201 WITH 70 AND REMOVE BASIN FOOTPRINT.	MK	05.08.25	RP
A	LABEL P.O.S. TO 'OPEN SPACE'.	MK	13.03.25	HAC
0	DRAFT LANDSCAPE PLAN	MK	12.02.25	HAC

NOTES:

0 2 4 10 20 50m

SCALE 1:500 (A1) 1:1000 (A3)

SURVEYOR	GEOCIVIL
-	-
DRAWN	CHECKED
MK	HAC
DATE	
5 AUGUST 2025	

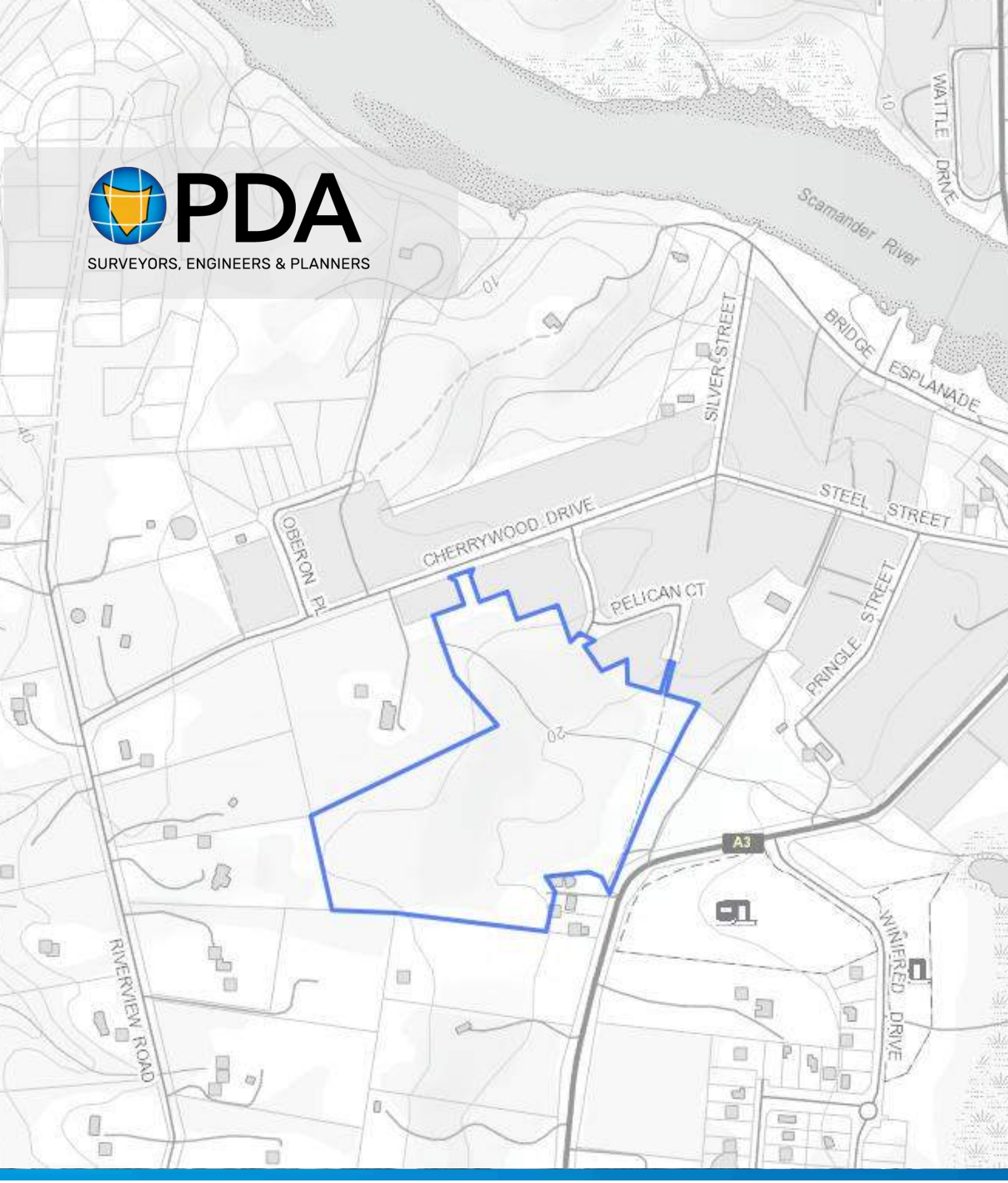
TREE PLAN 2 - NATURE STRIP TREE PLANTING
LOT 2 CHERRYWOOD DRIVE, SCAMANDER
for VDL DEVELOPMENTS PTY LTD

PDA
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SCALE	PAPER
1:500	(A1)
JOB NUMBER	DRAWING
48555HC-L3-B	

PDA
SURVEYORS, ENGINEERS & PLANNERS



Planning Report

Lot 2 Cherrywood Drive, Scamander
70 Lot Subdivision

48555HC | NOV 2024

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PDA Contributors

Planning Assessment	Jane Monks	November 2024
Review & Approval	Hugh Clement	November 2024

Revision History

Revision	Description	Date
0	First Issue	1st November 2024
1	Update post Crown Consent	1st September 2025

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EXECUTIVE SUMMARY

Council approval is sought for a 70 lot subdivision at Lot 2 Cherrywood Drive, Scamander (CT 181009/2). This planning assessment, combined with supplementary documention has been provided in support of the proposed development.

Development Details:

Client/Owner	VDL Developments PTY LTD
Property Address	Lot 2 Cherrywood Drive, Scamander
Proposal	70 lot Subdivision
Land Area	9.67ha

PID / CT	9568974	181009/2
Planning Ordinance	*Tasmanian Planning Scheme – Break O'Day*	
Land Zoning	8.0 General Residential Zone	
Specific Areas Plans	BRE-S2.0 Stormwater Management Specific Area Plan (N/A)	
Code Overlays	Priority Vegetation Waterway and Coastal Protection Area Bushfire-Prone Area	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 70 lot subdivision at Lot 2 Cherrywood Drive, Scamander. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Title Plan and Folio: CT 181009/2
- Schedule of Easements
- Deed of Acknowledgement Concerning Development
- Plan of Subdivision: PDA 48555HC – P4E-P7E
- Concept Engineering Design: PDA 48556HC -ENG
- Traffic Impact Assessment prepared by Richard Burk of Traffic & Civil Services
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan prepared by Scott Livingston of Livingston Natural Resource Services
- Natural Assets Report prepared by Scott Livingston of Livingston Natural Resource Services

1.1. The Land



Figure 1. Existing topographic image of the subject land (LISTmap, 2024)

The subject land, located at Lot 2 Cherrywood Drive, Scamander (PID: 9568974), is an irregularly shaped parcel with a land size of 9.67ha, as shown in Figure 1. The site currently remains undeveloped and is characterized by regrowth vegetation, a result of its clearance in the late 1980s. Primary access to the land is via Cherrywood Drive; however, the land is also connected to Albatross Grove, as well as Pelican Court via a pedestrian link, for the provision of future development and access to the land.

1.2 Natural Values

A natural values assessment has been undertaken by Livingston Natural Resource Services to identify the ecological values of the land, and to ensure they are suitably considered and managed. A summary of the natural values can be found in the attached assessment report on pages 2 - 5.

2. The Proposal

A Planning Permit for a 70 lot subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme – Break O'Day*.

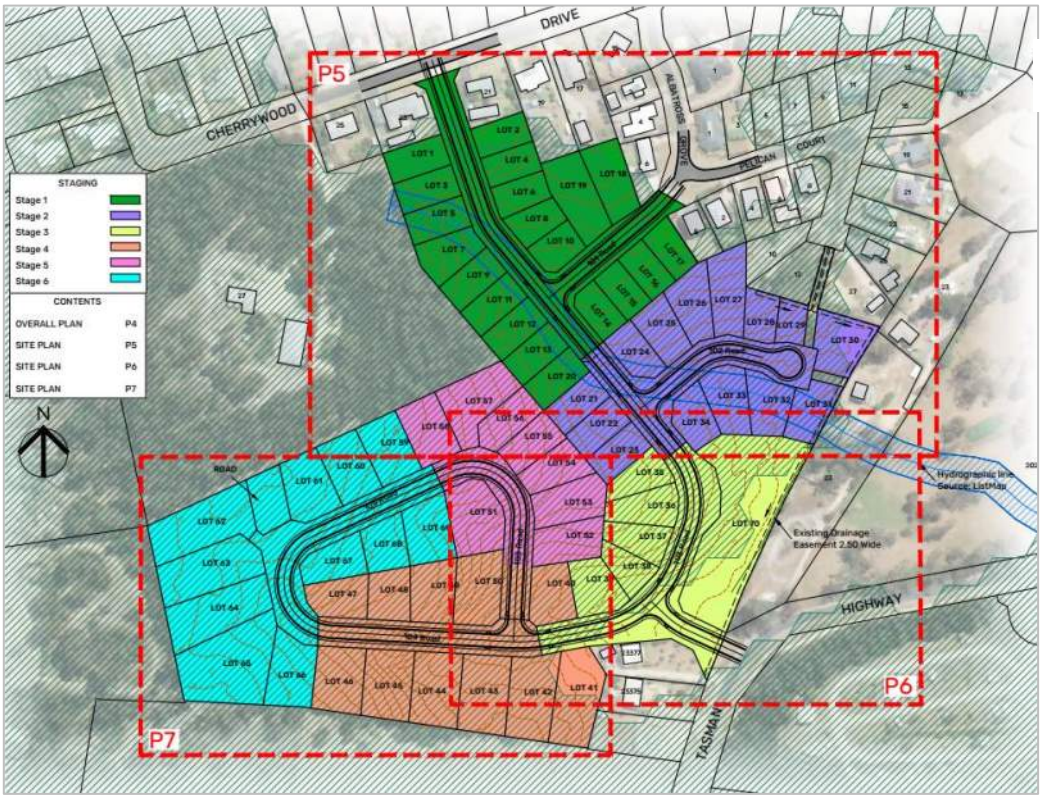


Figure 2. Proposed Plan of Subdivision
(Please refer to the attached file PDA 48555HC-P4E for complete Plan of Subdivision)

It is proposed that the land of title CT 181009/2 be subdivided into 70 lots, with proposed road access - including connection to the existing Albatross Grove and new connection to Tasman Highway/Scamander Avenue, as illustrated in Figure 2. All proposed lots have been provided with a 10m x 15m indicative building area, and new service connections. Please refer to the attached concept service and engineering plans 48556HC -ENG for further information and clarification, including proposed staging, road and service plans, cross sections, and long sections.

The proposed footpaths will create connections between open spaces and promote pedestrian and cycle movement throughout the subdivision and surrounding areas.

A full summary of the proposed lot sizes, and frontage is provided in Appendix A, inclusive of the proposed road that will be transferred to council upon completion of the development.

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Break O'Day*

3.1. Use Class

Residential

3.2 Zoning



Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is located entirely within the General Residential Zone, with land at the south and eastern boundary zoned Landscape Conservation, as illustrated in Figure 3.

3.3 Zone Standards – General Residential

8.6 Development standards for Subdivision

8.6.1 Lot design

Objective:
That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings

Acceptable Solutions	
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) Have an area no less than 450m^2 and: i. Be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5 clear of: a. all setbacks required by the clause 8.4.2 A1 and A2 and A3, and 8.5.1 A1 and A2; and b. easements of other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1 and A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the crown, a council or state authority; c) be required for the provisions of Utilities; or be for the consolidation of a lot with another lot provided each lot is within the same zone	
Response: **A1 is met**: The proposed subdivision meets Acceptable Solution (a) as follows: (a) As demonstrated in the *Summary Table of Proposed Lots* located in Appendix A, all proposed lots meet the minimum lot size requirements. Each lot has been provided with a 10m x 15m indicative building area, clear of all setback requirements of clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2, and clear of any easements or other title restrictions that have the potential to limit or restrict development.	

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

Response:

P2 is met: Each lot has been provided with frontage to the road that is sufficient for residential use. However, as listed in Table 1 below, 4 of the 70 lots do not meet the acceptable solution, and therefore satisfy the performance criteria as follows:

Table 1. Extract Summary Table of Proposed Lots

Lot #	Lot Type	**Area**	**Frontage**
56	Ordinary	833 m^2±	11.4m±
57	Ordinary	1429 m^2±	11.0m±
62	Ordinary	1868 m^2±	8.0m±
65	Ordinary	2559 m^2±	11.0m±

See Appendix A for full Summary Table

(a) As demonstrated in the *Summary Table of Proposed Lots* located in Appendix A, and further highlighted in Table 1, each lot has been provided with individual road frontage;

(b) *Not applicable* as no rights of way are proposed as part of this subdivision;

(c) The topography of the land was carefully considered in the creation of the proposed lot layout and subdivision design. The size and shape limitations, combined with natural constraints such as terrain, and hydrology, led to the formation of increased lot size diversity. This approach aims to maximise the effectiveness of land management provisions within the subdivision, as well as allowing for mixed density and increased housing diversity options for future use and development;

(d) As listed in Table 1, each frontage has the capacity to provide both functional and useable access to the land;

(e) All lots have been provided with a minimum land are of 450m^2, allowing ample opportunity for manoeuvring vehicles on-site;

(f) The proposed subdivision is not only in keeping with the established pattern of development in the area, it also provides road users and pedestrians with linkages between Cherrywood Drive, Albatross Grove, Pelican court, and Tasman Highway/Scamander Avenue. As well as a providing a large easily accessible out door area for community use and recreation. As previously stated, all proposed frontages are over 8m wide.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.
Response: **A3 is met:** Each lot has been provided with a vehicular access from the boundary of the lot to the proposed road in accordance with the requirements of the road authority, as demonstrated in the attached Plan of Subdivision and concept engineering plans.

A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.
Response: **A4 is met:** Each proposed lot contains an indicative building area that incorporates the long axis located between 30 degrees west of true north and 30 degrees east of true north, demonstrating the capacity for future use and development of each proposed lot.

8.6.2 Roads

Objective:
That the arrangement of new roads within a subdivision provides: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; & (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	
A1 The subdivision includes no new road.	**P1** The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport;

Response:

A1 is met: The proposed road will provide an appropriate level of access, connectivity, safety, convenience and legibility for all vehicles, pedestrians, and cyclists alike and satisfies the performance criteria as follows:

(a) *Not applicable* as there is currently no road network plan for the area;

(b) The proposed road will be categorised as a local road, providing connection to the adjacent local roads and to the Category 4 Tasman Highway;

(c) & (d) As previously stated, the proposed subdivision serves as a connecting link between Cherrywood Drive, Albatross Grove, Pelican court, and Tasman Highway/Scamander Avenue for road users and pedestrians alike. The enhanced connectivity also encourages the use of public transport by improving accessibility for the community, strengthening the subdivision's role in promoting integrated transport solutions. Furthermore, the design maximizes the subdivision's integration with surrounding infrastructure, facilitating smoother movement through the area while fostering better access to amenities and services for the local community;

(e) The land is situated within 700m of the existing commercial area located on the southern side of the Scamander River, thus minimising travel distances to these services; including the main public transport network of busses which utilise the Tasman Highway/Scamander Avenue;

(f) Access to the existing public transport network is enhanced through greater accessibility, allowance has also been made for a bus stop adjacent to the Lot 70 for the local school bus service. This could also be utilised by other community-based transport services.

8.6.3 Services

Objective:	
That the subdivision of land provides services for the future use and development of the land	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	

Response:

A1 is met: Each proposed lot is to be connected to the local water supply service, as illustrated in the attached Plan of Subdivision and accompanying concept service & engineering plans.

A2
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.

Response:

A2 is met: Each proposed lot is to be connected to the reticulated sewerage system as illustrated in the attached Plan of Subdivision and accompanying concept service & engineering plans.

A3
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.

Response:

A3 is met: Each proposed lot will drain into the proposed stormwater system, as illustrated in the attached Plan of Subdivision and accompanying concept service & engineering plans.

3.4 Codes



Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

The subject land is overlayed with a Bushfire Prone Area, Priority Vegetation Area, and Waterway and Coastal Protection area, as illustrated in Figure 4. Whilst the proposed subdivision also requires the following Codes under the *Tasmanian Planning Scheme – Break O'Day* to be considered.

Code	*Comments:*
C1.0 Signs Code	*N/A*
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	Please refer to the attached Traffic Impact Assessment prepared by Richard Burke of Traffic & Civil Services, and PDA Concept Engineering Design
C4.0 Electricity Transmission Infrastructure	*N/A*
C5.0 Telecommunications Code	*N/A*
C6.0 Local Historic Heritage Code	*N/A*
C7.0 Natural Assets Code	Please refer to the attached Natural Assets Report prepared by Scott Livingston of Livingston Natural Resource Services
C8.0 Scenic Protection Code	*N/A*
C9.0 Attenuation Code	*N/A*
C10.0 Coastal Erosion Hazard Code	*N/A*
C11.0 Coastal Inundation Hazard Code	*N/A*
C12.0 Flood-Prone Areas Hazard Code	*N/A*
C13.0 Bushfire-Prone Areas Code	Please refer to the attached *Bushfire Hazard Report* prepared by Scott Livingston of Livingston Natural Resource Services
C14.0 Potentially Contaminated Land Code	*N/A*
C15.0 Landslip Hazard Code	*N/A*
C16.0 Safeguarding of Airports Code	*N/A*

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

Objective:
That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Acceptable Solutions
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.
Response:
A1 is met: Each lot has no more than one vehicle access point per road frontage.

C3.0 Road and Railway Assets Code

Please refer to the attached Traffic Impact Assessment prepared by Richard Burke of Traffic & Civil Services, and *PDA 48556HC -ENG Concept Engineering Design*, for road plans, long sections, and cross sections provided in support of the arrangement and construction of the proposed roads.

C3.7 Development Standards for subdivision

C3.7.1 Subdivision for sensitive uses with a road or railway attenuation area

Objective:
To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Acceptable Solutions
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.
Response:
A1 is met: *Not applicable* - the proposal is not within any road or railway attenuation area.

C7.0 Natural Assets Code

A Natural Values Assessment has been prepared and supplied in support of the proposed subdivision. Please refer to pages 3 – 5 of the attached report prepared by Scott Livingston for an overview of the land's natural values, and assessment conclusion located on page 5.

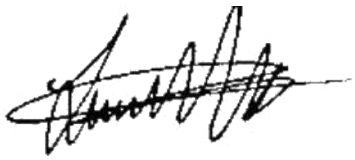
C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Bushfire Hazard Management Plan has been prepared and supplied in support of the proposed subdivision. Please refer to pages 7 - 8 of the Bushfire Hazard Report prepared by Scott Livingston, of which provides a summary of planning compliance applicable to this current application. Whilst the Bushfire Hazard Management Plan can be located on pages 13 -14 of the attached report.

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 70 lot subdivision at Lot 2 Cherrywood Drive, Scamander, meets all requirements of the *Tasmanian Planning Scheme – Break O'Day*

Yours faithfully,
PDA Surveyors, Engineers & Planners
Per:



Jane Monks

Appendix A

Summary Table of Proposed Lots

*Does not meet the acceptable solution, but satisfies the performance criteria of lot requirements

Lot #	Lot Type	Area	Frontage *
1	Ordinary	757 m²±	20.0m±
2	Ordinary	659 m²±	19.1m±
3	Ordinary	760 m²±	20.0m±
4	Ordinary	656 m²±	19.1m±
5	Ordinary	761 m²±	20.0m±
6	Ordinary	655 m²±	20.7m±
7	Ordinary	903 m²±	15.8m±
8	Ordinary	656 m²±	23.8m±
9	Ordinary	774 m²±	20.0m±
10	Corner	652 m²±	49.4m±
11	Ordinary	769 m²±	20.0m±
12	Ordinary	764 m²±	20.0m±
13	Ordinary	758 m²±	19.8m±
14	Corner	642 m²±	49.7m±
15	Ordinary	651 m²±	19.5m±
16	Ordinary	653 m²±	19.5m±
17	Ordinary	658 m²±	21.4m±
18	Ordinary	1084 m²±	21.1m±
19	Ordinary	1339 m²±	20.8m±
20	Ordinary	753 m²±	20.0m±
21	Ordinary	747 m²±	20.0m±
22	Ordinary	742 m²±	20.0m±
23	Ordinary	740 m²±	20.0m±
24	Corner	738 m²±	52.3m±
25	Ordinary	885 m²±	20.0m±
26	Ordinary	996 m²±	15.1m±
27	Ordinary	1155 m²±	18.5m±
28	Ordinary	630 m²±	19.6m±
29	Ordinary	475 m²±	18.3m±
30	Ordinary	1141 m²±	16.2m±
31	Ordinary	882 m²±	14.8m±
32	Ordinary	922 m²±	34.0m±
33	Ordinary	1022 m²±	32.0m±
34	Corner	797 m²±	56.9m±
35	Ordinary	739 m²±	26.8m±
36	Ordinary	888 m²±	28.5m±
37	Ordinary	763 m²±	26.7m±
38	Ordinary	641 m²±	26.8m±
39	Ordinary	963 m²±	35.4m±
40	Corner	953 m²±	65.0m±
41	Ordinary	1579 m²±	16.0m±

42	Ordinary	1486 m²±	30.8m±	
43	Ordinary	1442 m²±	30.0m±	
44	Ordinary	1363 m²±	30.0m±	
45	Ordinary	1283 m²±	30.0m±	
46	Ordinary	1222 m²±	30.0m±	
47	Corner	874 m²±	52.0m±	
48	Ordinary	819 m²±	26.8m±	
49	Ordinary	1037 m²±	26.2m±	
50	Corner	1258 m²±	73.6m±	
51	Corner	1382 m²±	72.8m±	
52	Ordinary	1037 m²±	23.0m±	
53	Ordinary	1107 m²±	21.5m±	
54	Ordinary	859 m²±	15.0m±	
55	Ordinary	794 m²±	17.7m±	
56	Ordinary	833 m²±		11.0m±
57	Ordinary	1430 m²±		11.0m±
58	Ordinary	1081 m²±	27.0m±	
59	Ordinary	1081 m²±	27.0m±	
60	Ordinary	1081 m²±	27.0m±	
61	Ordinary	1155 m²±	34.7m±	
62	Ordinary	1873 m²±		8.0m±
63	Ordinary	1730 m²±	30.8m±	
64	Ordinary	1715 m²±	22.1m±	
65	Ordinary	2504 m²±		11.0m±
66	Ordinary	1192 m²±	29.1m±	
67	Corner	882 m²±	56.3m±	
68	Ordinary	826 m²±	28.4m±	
69	Ordinary	1102 m²±	29.2m±	
70	Ordinary	4983 m²±	285.9m±	
101	Road	5170 m²±	-	
102	Road	3760 m²±	-	
103	Road	4677 m²±	-	
104	Road	2585 m²±	-	
105	Road	2445 m²±	-	
106	Road	3385 m²±	-	

(Subject to final survey)

Contact

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WALTER SURVEYS
A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)
P: 0419 532 669 (Tom Walter)
E: tom.walter@waltersurveys.com.au

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181009	2
EDITION	DATE OF ISSUE
2	14-Oct-2021

SEARCH DATE : 06-Nov-2024
SEARCH TIME : 11.16 AM

DESCRIPTION OF LAND

Town of SCAMANDER
Lot 2 on Sealed Plan 181009
Derivation : Part of Lot 126, 640 Acres Gtd. to Anthony Fenn Kemp
Prior CT 141627/300

SCHEDULE 1

M915041 TRANSFER to VDL DEVLOPMENTS PTY L TD Registered 14-Oct-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP181009 EASEMENTS in Schedule of Easements
SP181009 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181009

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

1. Lot 2 is subject to a Right of Drainage (appurtenant to Lots 21 to 24 on Sealed Plan 111994) over the strip of land marked "DRAINAGE EASEMENT 2.50 m WIDE EFGH (SP 141627)" as shown on the Plan.

2. Lot 2 is subject to a Right of Drainage (appurtenant to Lot 100 on Sealed Plan 111994) over the strip of land marked "DRAINAGE EASEMENT 2.50 m WIDE EFGH (SP 141627)" as shown on the Plan.

3. Lot 2 is subject to a Right of Drainage (appurtenant to Lots 13 to 19 and 100 on Sealed Plan 141627) over the strips of land marked "DRAINAGE EASEMENT 2.50 m WIDE (SP 141627)" as shown on the Plan.

FENCING
COVENANT

The owner of each lot on the Plan covenants with Segar Enterprises Pty Ltd ("the Vendor") that the Vendor will not be required to fence any lot on the Plan.

EXECUTED by **SEGAR ENTERPRISES PTY LTD (ACN 106 9210 865)** as registered proprietor of the property comprised in Folio of the Register Volume 141627 Folio 300 in accordance with Section 127 of the Corporations Act in the presence of:

.....
Sole Director/Secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: SEGAR ENTERPRISES PTY LTD FOLIO REF: Volume 141627 Folio 300 SOLICITOR & REFERENCE: Rae & Partners – Clare Broadhurst CMB:211004	PLAN SEALED BY: Break O'Day Council DATE: 24/6/2021 DA 211-2020 REF NO. ..... Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

OWNER: SEGAR ENTERPRISES PTY LTD

FOLIO REFERENCE: CT 141627/300

GRANTEE: PART OF LOT 126 640-0-0 GRANTED TO ANTHONY FENN KEMP

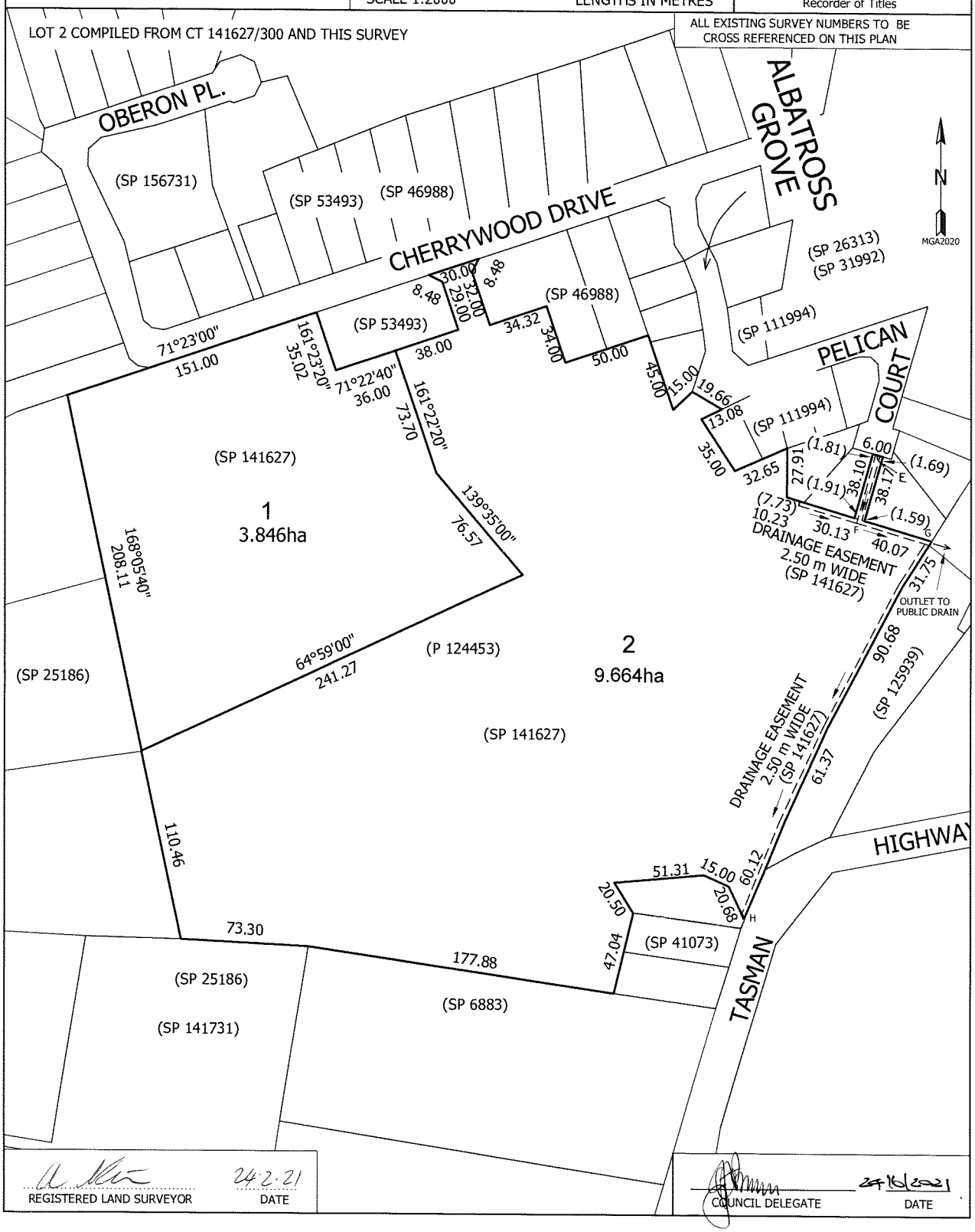
PLAN OF SURVEY

BY SURVEYOR : A.J. BUTLER
LOCATION : TOWN OF SCAMANDER

SCALE 1:2000 LENGTHS IN METRES

REGISTERED NUMBER
SP181009

APPROVED
EFFECTIVE FROM - 9 JUL 2021
Recorder of Titles



REGISTERED LAND SURVEYOR 24.2.21 DATE

COUNCIL DELEGATE 24/6/2021 DATE

APPLICATION FOR DEVELOPMENT

Break O'Day COUNCIL

PID	
DA	

Office use only above:

PLANNING ONLY (Subdivision, Boundary Adjustment, etc.)	✓
PLANNING & BUILDING (With Council Building Surveyor)	
PLANNING & BUILDING (With Private Building Surveyor)	
BUILDING ONLY	

+ Plus (If required)

PLUMBING	

Please tick the appropriate box or boxes. If they don't accurately describe your proposal, please detail under 'Other'

- ☐ New house
- ☐ House extension/addition
- ☐ Demolition
- ☐ Partial Demolition
- ☐ Fencing
- ☐ Change of use (please specify)
- ☑ Subdivision

☐ Other *(please specify)*

.....

.....

.....

.....

APPLICANT DETAILS — **INVOICE TO (Please Tick)** ☐

Name:	VDL Developments Pty Ltd	Phone No:	0427 591 122
Postal Address	PO Box 219, Scamander TAS	Mobile No.	0419 340 299
	7215	Email address:	moorey.constructions.info@gmail.com

OWNER DETAILS — **INVOICE TO (Please Tick)** ☑

Owner:	VDL Developments Pty Ltd	Phone No:	0427 591 122 (Kayla)
Postal Address	PO Box 219, Scamander TAS	Mobile No.	0419 340 299 (Shaun)
	7215	Email address:	moorey.constructions.info@gmail.com

CONTACT PERSON	INVOICE TO (Please Tick)	

Name:	PDA Surveyors, Engineers & Planners (Hugh Clement)	Phone No:	03 6234 3217
Postal Address	127 Bathurst Street, Hobart TAS 7000	Mobile No.	0417 515 400
		Email address:	Hugh.Clement@pda.com.au

"Applicant's name" means the name of the person making the application. The applicant will be advised of the determination in respect of the application. The applicant will be written to if additional information is required. The "Owner's name" is the owner as described in the definition below of owner. The "Contact Person" is the person that should be contacted in respect to any matters relating to the application up to its determination. In most cases the applicant and contact person will be the same. However, in the instance of an applicant being an architectural firm (ie XYZ Architects) the contact person may be an architect (ie I. Draw). The contact person (unless they are the same as the applicant) will not be advised of the decision of Council.

ADDRESS OF DEVELOPMENT

Street No.	Lot 2	Street	Cherrywood Drive
Town	Scamander TAS 7215	Title Reference	181009/2

SITE & DEVELOPMENT DETAILS

Zone	General Residential	New Building Area	
Land Area	9.67ha ~~m2~~/ha	Priority Habitat Mapped	
Use Class	Residential	Flood Prone Mapped	

DECLARATION BY APPLICANT *(mandatory)*

I declare that the information given is a true and accurate representation of the proposed development, and **I am liable for the payment of Council application processing fees even in the event of the development not proceeding.** I understand that the information and materials provided with this development application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Break O'Day Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

SIGNATURE OF APPLICANT	NAME (Please Print)	DATE
	Shaun Moore - Director	8 November 2024

IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development/change of use at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land that I am making this application, in accordance with Section 52 (1a) *Land Use Planning Approvals Act 1993*.

SIGNATURE OF APPLICANT	NAME (Please Print)	DATE

NAME/S OF OWNER/S NOTIFIED	DATE NOTIFIED

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Break O'Day Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Break O'Day Council, or their delegate (as specified in Subsections 52 (1D-1G) of the Land Use Planning and Approvals Act 1993).

I .. Fiona McLeod ..... being responsible for the administration of land at..... State Road Reservation ....,declare that I have given permission for the making of this application for..... As above ..... Date.. 26/08/2025 ..... Signature..... Delegate for the Minister administering the *Roads and Jetties Act 1935* .....

DEFINITION OF OWNER

"*owner*" means any one or more of the following:
a in the case of a fee simple estate in land - the person in whom that estate is vested; b in the case of land not registered under the *Land Titles Act 1980* and subject to a mortgage - the person having, for the time being, the equity of redemption in that mortgage; c in the case of land held under a tenancy for life - the person who is the life tenant; d in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period - the person who is the lessee of the land; e in the case of land in respect of which a person has a prescribed interest - that person; f in the case of Crown land within the meaning of the Crown Lands Act 1976, the Crown in right of the State of Tasmania; but does not include the holder of an interest in land other than the Crown in the right of Tasmania if the interest of the holder cannot reasonably be discovered by search of the Register within the meaning of the *Land Titles Act 1980* or a search conducted at the Registry within the meaning of the *Registration of Deeds Act 1935*.

PLANNING & BUILDING APPLICATION DETAILS

Refers to Approved Forms 2, 3, 4, 8, 9, 57, 72a, 72b & 72c under sections 139, 156, 165, 217, 255, 258, 153, 104, 178, 115, 203 & 127 and Regulation 83 of the *Building Act 2016*.

SITE AND BUILDING DETAILS

New Floor Area	m^2	MATERIALS	
Existing Building Floor	m^2	Floors	
Land Area	m^2	Frame	
Value of Works	$	Walls	
Estimate or Contract (Please indicate)		Roof	

OWNER BUILDER

YES ☐ (Complete Owner Builder Statement/Declaration) NO ☐

ENGAGEMENT OF COUNCIL AS BUILDING SURVEYOR

Section 35 of the Building Act 2016

Building Surveyor: Category:

Business name:

Business address: Phone No:

Fax No:

Licence No: Email address:

Please Note: If you are wishing to engage Break O Day Council's Building Surveying Service, on lodgement of this application form you are acknowledging engagement of the Building Surveying Service under Section 35 of the Building Act 2016.

BUILDING PRACTITIONER DETAILS

Designer/Architect: Category:

Business name:

Business address: Phone No:

Fax No:

Licence No: Email address:

Engineer:		Category:	
Business name:			
Business address:		Phone No:	
		Fax No:	
Licence No:		Email address:	
Builder:		Category:	
Business name:			
Business address:		Phone No:	
		Fax No:	
Licence No:		Email address:	
Plumber:		Category:	
Business name:			
Business address:		Phone No:	
		Fax No:	
Licence No:		Email address:	

BUILDING APPLICATION - LODGEMENT - DECLARATION BY APPLICANT *(mandatory)*	
I acknowledge that my application for a Certificate of Likely Compliance/ Building Permit/ Plumbing Permit will **NOT** be assessed until 14 days subsequent to Planning Permit being issued. Section 35 of the Building Act 2016	
SIGNATURE OF APPLICANT	**NAME (Please Print)** **DATE**

PRIVACY STATEMENT The personal information requested on this form is being collected by Council for *Land Use Planning & Approvals Act 1993*, *Building Act 2016* and *Building Regulations 2016*. The personal information will be used solely by Council for that primary purpose or directly related purpose. Council may disclose the information to other regulatory organisations where required to by law; officers of Break O'Day Council; data service providers engaged by Council from time to time; and any other agent of Council.

Department of State Growth

SALAMANCA BUILDING PARLIAMENT SQUARE
4 SALAMANCA PLACE, HOBART TAS

GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.transport.tas.gov.au

Tasmanian Government

Kayla Pollington
VDL Developments Pty Ltd
By email: admin@vdltas.com.au

Dear Kayla

Crown Landowner Consent Granted SRA-25-525

I refer to your recent request for Crown landowner consent relating to the development application at Lot 2 Cherrywood Dr Scamander TAS 7215 for 70 Lot Subdivision and Access Works

I, Fiona McLeod, Director Asset Management, the Department of State Growth, having been duly delegated by the Minister under section 52(1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of section 52(1B)(b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 6 August 2025, and the approved documents, as accessible via the link below:

https://files.stategrowth.tas.gov.au/index.php/s/gTiDy1yHUwPFC3K

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six (6) months from the date of this letter.

In giving consent to lodge the subject development application, the department notes the following applicable advice:

> **Other types of works (pipeline, etc.) OR Construction of infrastructure in the State Road reserve/on Crown land (Works permit required)**

In giving consent to lodge the subject development application, the department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit https://www.transport.tas.gov.au/road_permits/permits_and_bookings or contact permits@stategrowth.tas.gov.au.

Discharge of Stormwater or drainage into the State road drainage system (Ministerial consent required)

In giving consent to lodge the subject development application, the department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 17B of the *Roads and Jetties Act 1935* to concentrate and discharge drainage to the State road reserve.

For further information please visit https://www.transport.tas.gov.au/road_permits/permits_and_bookings/stormwater_discharge or contact roadassets.utilities@stategrowth.tas.gov.au.

Other

Future road widening of the Tasman Highway by State Roads may occur at this location. Any infrastructure within the road reserve, such as the shared user path and stormwater services, must ensure adequate space remains for application of a minimum 1 metre sealed shoulder along the highway in the future.

The department reserves the right to make a representation to the relevant council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely



Fiona McLeod
DIRECTOR ASSET MANAGEMENT

Delegate for the Minister administering the *Roads and Jetties Act 1935*

26 August 2025

Cc: General Manager, Break O'Day

INSTRUMENT OF DELEGATION

Land Use Planning and Approvals Act 1993

I, KERRY VINCENT MP, for the purposes of and being the Minister of the Crown responsible for the administration of certain land under the *Land Use Planning and Approvals Act 1993* (the Act) and acting pursuant to section 52(1F) of the Act, hereby revoke all previous delegations made under the Act as made in the Instrument of Delegation dated 19 December 2023, and hereby delegate any person for the time being holding, occupying, acting in or performing the duties of the offices or positions listed below, each being an office or position within the Department of State Growth, to perform and exercise my functions and powers under section 52(1B) of the Act, until such time as this delegation is revoked in writing or terminated by law.

Position	**Position Number**
General Manager, State Roads	370470
Director Network Management	372521
Director, Asset Management	372535
Director, Programming and Delivery	371596
Director, Transport Systems Planning	371358
Director Transport Systems Policy	371647
Manager Transport Network Planning	371844

Dated this 20 day of November 2024

SIGNED:

Kerry Vincent MP
Minister for Infrastructure

Deed of Acknowledgement Concerning Development

Between

VDL Developments Pty Ltd (ACN 647 291 674)

(the "Developer")

And

Segar Enterprises Pty Ltd (ACN 106 910 865)

(the "Neighbouring Owner")

WMM LAW

S.M

Date of Deed

This Deed is made the 28th day of JUNE 2024.

Parties

Between **VDL Developments Pty Ltd (ACN 647 291 674)**
of Registered Office, 24 Elizabeth Street, Launceston in Tasmania, 7250,
(the "Developer");

And **Segar Enterprises Pty Ltd (ACN 106 910 865)**
of Registered Office, 17 Mills Street, Cannington in Western Australia, 6107,
(the "Neighbouring Owner");

(collectively referred to as the "Parties").

Recitals

A. The Developer owns the Developer's Land and intends to undertake the Subdivision.

B. The Neighbouring Owner owns the Neighbouring Land

C. The Parties have agreed to enter into this Deed to set out their agreement concerning the Hazard Management Area on the Neighbouring Land so that the Developer can progress and finalise the Subdivision.

Operative Provisions

1. Definitions and Interpretation

1.1 Unless there is something in the subject or context inconsistent the following meanings will apply in this Deed:

(a) "Bushfire Hazard Management Report" means the bushfire hazard management report prepared for the Subdivision by Scott Livingston of Livingston Natural Resource Services, which may or may not be finalised as at the date of this Deed;

(b) "Developer's Land" means the property owned by the Developer the subject of the Subdivision known as Lot 2 Cherrywood Drive, Scamander in Tasmania, 7215 and as more particularly comprised within Folio of the Register Volume 181009 Folio 2 and as otherwise varied as the Subdivision progresses, including the issuing of new titles;

S.M

(c) "Deed" means this Deed of Acknowledgement Concerning Development and all schedules and annexures to it, as amended by the Parties from time to time;

(d) "Grassland" has that meaning as set out in Australian Standard AS3959-2009 as updated from time to time;

(e) "Hazard Management Area" means the indicative bushfire hazard management area on the Neighbouring Land set out in the Plans and as otherwise varied in accordance with the Bushfire Hazard Management Report which will require the hazard management outcomes set out in the Bushfire Hazard Management Report and this Deed;

(f) "Low Threat Vegetation" has that meaning as set out in Australian Standard AS3959-2009 as updated from time to time;

(g) "Neighbouring Land" means the property owned by the Neighbouring Owner which is adjacent to the Subdivision known as 27 Cherrywood Drive, Scamander in Tasmania, 7215 and as more particularly comprised within Folio of the Register Volume 181009 Folio 1;

(h) "Part V Agreement" means an agreement entered into under Part 5 of the *Land Use Planning and Approvals Act 1993* (Tasmania);

(i) "Permit" means the planning permit for the Subdivision to be issued by Break O'Day Council;

(j) "Plans" mean the indicative plans annexed and marked "A" to this Deed which show the indicative area of the Hazard Management Area subject to any variations required by the Bushfire Hazard Management Report and the Permit;

(k) "Setback" means the 23-metre setback required for the Hazard Management Area which extends into the Neighbouring Land from the Shared Boundary as shown on the Plans (subject to any variations required by the Bushfire Hazard Management Report and the Permit);

(l) "Shared Boundary" means the shared title boundary between the Developer's Land and the Neighbouring Land; and

(m) "Subdivision" means the staged residential subdivision being undertaken by the Developer on the Developer's Land.

1.2 Unless there is something in the subject or context inconsistent the following meanings will apply in this Deed:

S.M

(a) any covenants implied by law (statutory or otherwise) are not negated but will be deemed to the extent of any inconsistency with the provisions of this Deed, to have been modified (where modification is permitted);

(b) where two or more persons are named as a party to this Deed the terms, covenants, conditions, provisos, stipulations and restrictions contained in this Deed will bind each of them jointly and severally;

(c) if any term, covenant condition, provision, stipulation, or restriction contained in this Deed is or becomes illegal or unenforceable, then this Deed will be read and construed as if that term, covenant, condition, provision, stipulation, or restriction as the case may be had been severed and the remaining parts of this Deed will remain in full force and effect;

(d) any reference to the word "include" or any derivative of it does not imply any exclusion;

(e) headings have been inserted for guidance only and do not form part of the provisions of this Deed and cannot be used for the purpose of construction;

(f) words importing the singular include the plural and words importing the plural include the singular;

(g) words importing a gender include all other genders and a corporate entity;

(h) references to "dollar" or "$" are references to the lawful currency of Australia;

(i) a reference to a time or date for the performance of an obligation by a party is a reference to the time and date in Tasmania, even though the obligation is to be or may be performed elsewhere;

(j) where the day on, or by which, anything is to be done is a Saturday, a Sunday, or a public holiday in the place in which that thing is to be done, then that thing is to be done on the next succeeding business day;

(k) words and expressions denoting natural persons include bodies corporate, partnerships, associations, governments, governmental authorities and agencies and vice versa;

(l) a reference to a corporate entity, and any reference to any party to this Deed which is a corporate entity, includes the officers, employees, agents, successors and permitted assigns of that entity; and

(m) a reference to a natural person, and a reference to any party to this Deed who is a natural person, includes the heirs, successors, executors and

S.M

permitted assigns of that person.

2. General Acknowledgements

2.1 The Parties acknowledge that the Recitals of this Deed set out a true, accurate and complete representation of the commercial relationship between the Parties and the circumstances surrounding the execution of this Deed.

2.2 Each party separately acknowledges for the benefit of each other party that:

(a) they have entered into this Deed after mature consideration, reflection, and exercise of independent judgment;

(b) they have read and understood the provisions of this Deed and that the provisions are just, equitable, fair, reasonable and satisfactory to them;

(c) they have entered into this Deed of their own free will and volition and that no coercion, force, or undue influence has been used in the execution of this Deed either by the other party or by any other person or persons;

(d) they have either obtained independent legal advice, or are aware of their right to do so, and have chosen not to do so; and

(e) neither has relied upon any representation or promise in making this Deed except for those expressly stated in this Deed.

3. Acknowledgement as to Hazard Management Area

3.1 The Neighbouring Landowner agrees for the Hazard Management Area to be within the boundaries of the Neighbouring Land and the Neighbouring Landowner further agrees and acknowledges that:

(a) the Hazard Management Area as shown on the Plans is indicative only and will be subject to any required variations set out in the Bushfire Hazard Management Report and the Permit;

(b) the Hazard Management Area requires the Setback into the Neighbouring Land from the Shared Boundary as shown on the Plans (subject to any variations required by the Bushfire Hazard Management Report and the Permit);

(c) the Hazard Management Area will require the first 10 metres of the Setback from the Shared Boundary to be maintained in perpetuity as a Low Threat Vegetation area requiring vegetation to be maintained at a height of less than 100 millimetres and with the remaining 13 metres of the Setback beyond the first 10 metres to be maintained in perpetuity to a no higher fuel

S.M

load than Grassland (subject to any variations required by the Bushfire Hazard Management Report and the Permit);

(d) the Neighbouring Landowner will not be permitted to build any structure within the Hazard Management Area from the date of this Deed; and

(e) the Neighbouring Landowner consents to the obligations of the Developer and the Neighbouring Landowner concerning the Hazard Management Area being set out in either a Part V Agreement, easement or restrictive covenant as set out in clause **3.2**.

3.2 The Parties acknowledge that they will do all things reasonably required, and render all reasonable assistance to the other to comply with all requirements of the Bushfire Hazard Management Report and the Permit concerning the Hazard Management Area which may include, but is not limited to:

(a) consenting to and permitting an easement being registered on the titles to the Neighbouring Land and the Developer's Land burdening the Neighbouring Land and benefitting the Developer's Land which permits the Developer and the Developer's successors in title to access the Neighbouring Land to maintain the Hazard Management Area in accordance with what is required under the Permit and the Bushfire Hazard Management Report; or

(b) consenting to and permitting a restrictive covenant being registered on the titles to the Neighbouring Land and the Developer's Land or just the title to the Neighbouring Land, restricting the owner of the Neighbouring Land from allowing the Hazard Management Area to no longer comply with what is required under the Permit and the Bushfire Hazard Management Report; or

(c) consenting to and permitting a Part V Agreement being registered on the titles to the Neighbouring Land and the Developer's Land to impose obligations on the owner of the Developer's Land, the owner of the Neighbouring Land and Break O'Day Council to maintain the Hazard Management Area in accordance with the requirements of the Permit and the Bushfire Hazard Management Report.

3.3 The Neighbouring Landowner acknowledges, for the benefit of the Developer, that they will not sell, transfer, dispose or mortgage the Neighbouring Land to a third party without that third party first consenting to this Deed on terms reasonably required by the Developer.

3.4 The Developer is required to construct a 1.8m high steel fence, at the Developer's sole cost, along the boundary shared between the Developer's Land and the Neighbouring Land as follows:

S.M

(a) the fence will be completed in stages as each stage of the Subdivision is completed, with the fence to be constructed along the boundary affected by each stage prior to the titles for the relevant lots in the relevant stage being issued; and

(b) the Neighbouring Landowner consents to the Developer accessing the Neighbouring Land to construct the fence, at the Developer's own risk.

3.5 The Developer is required to provide a sewer connection point inside of the Neighbouring Land boundary as follows:

(a) the connection point will be positioned at the lowest point of the Neighbouring Land near the southeast corner post; and

(b) the Neighbouring Landowner consents to the Developer accessing the Neighbouring Land to construct the sewer connection, at the Developer's own risk.

4. Developer's Access to Neighbouring Land

4.1 The Neighbouring Landowner grants to the Developer, their contractors, consultants, agents and employees an irrevocable licence to enter the Neighbouring Land with or without vehicles and machinery to undertake general clearing of vegetation of the Hazard Management Area on the following terms:

(a) the Developer accesses the Neighbouring Land at their own risk;

(b) the Developer must indemnify the Neighbouring Landowner from from all actions, claims, demands, losses, damages, costs and expenses which the Neighbouring Landowner may suffer or incur as a direct result of any wrongful act, negligence or default of the Developer or the Developer's contractors, consultants, agents and employees arising from the Developer's access to the Neighbouring Land;

(c) the Developer will clear the Hazard Management Area partially or completely, in the Developer's discretion, and in accordance with the Bushfire Hazard Management Report and/or the Permit;

(d) the Developer will clear the Hazard Management Area at their cost and in a good, tidy and clean manner;

(e) the Developer will only access the Neighbouring Land during normal business hours and only after providing at least twenty-four (24) hours' notice to the Neighbouring Landowner;

S.M

(f) the Developer will follow all reasonable directions of the Neighbouring Landowner while on the Neighbouring Land; and

(g) the licence set out in this clause will terminate upon a legal instrument, on terms reasonably acceptable to the Developer, being registered on the titles or a title of the Neighbouring Land and/or the Developer's Land in accordance with clause **3.2** of this Deed.

5. Termination

5.1 This Deed automatically terminates upon a legal instrument, on terms reasonably acceptable to the Developer, being registered on the titles or a title of the Neighbouring Land and/or the Developer's Land in accordance with clause **3.2** of this Deed.

6. Legal Costs

6.1 The Parties acknowledge and agree that they are each responsible for their own costs associated with the preparation and negotiation of this Deed.

7. Additional Provisions

7.1 Each of the Parties to this Deed will sign and execute any further documents and do any deeds, acts and things as the other party reasonably requires for effecting the intention of the Parties under this Deed.

7.2 This Deed must not be amended, modified or supplemented except by a written instrument signed on behalf of the respective Parties.

7.3 This Deed may be executed in two (2) or more counterparts, including by electronic execution where permitted at law, and each of which will be deemed an original, but all of which together will constitute one (1) and the same instrument.

7.4 All notices and other communications provided for or permitted by this Deed will be sent by certified post or email to the address of the party as set out in this Deed or any other address as that party may notify to the other party in writing from time to time, including to the Parties' respective solicitors.

7.5 No waiver by any party of any default in the strict and literal performance or compliance with any other provision, condition or requirement of this Deed will be deemed to be a waiver of the strict and literal performance of or compliance with any other provision, condition or requirement in this Deed nor be a waiver of or in any manner release any other party from strict compliance with any provision, condition or requirement in the future nor will any delay or omission of any party to exercise any right under this Deed in any manner impair the exercise of any right accruing to it after completion.

S.M

7.6 This Deed will be governed by and construed in accordance with the law of Tasmania and the Commonwealth of Australia and each of the Parties submit to the jurisdiction of the Courts of the State of Tasmania and the Courts of the Commonwealth of Australia.

7.7 The provisions of this Deed will not merge on completion of the subject matter of this Deed and will remain binding to the extent that any provision has not been fulfilled.

End of Operative Part

S.M

Executed As A Deed

Execution by the Developer

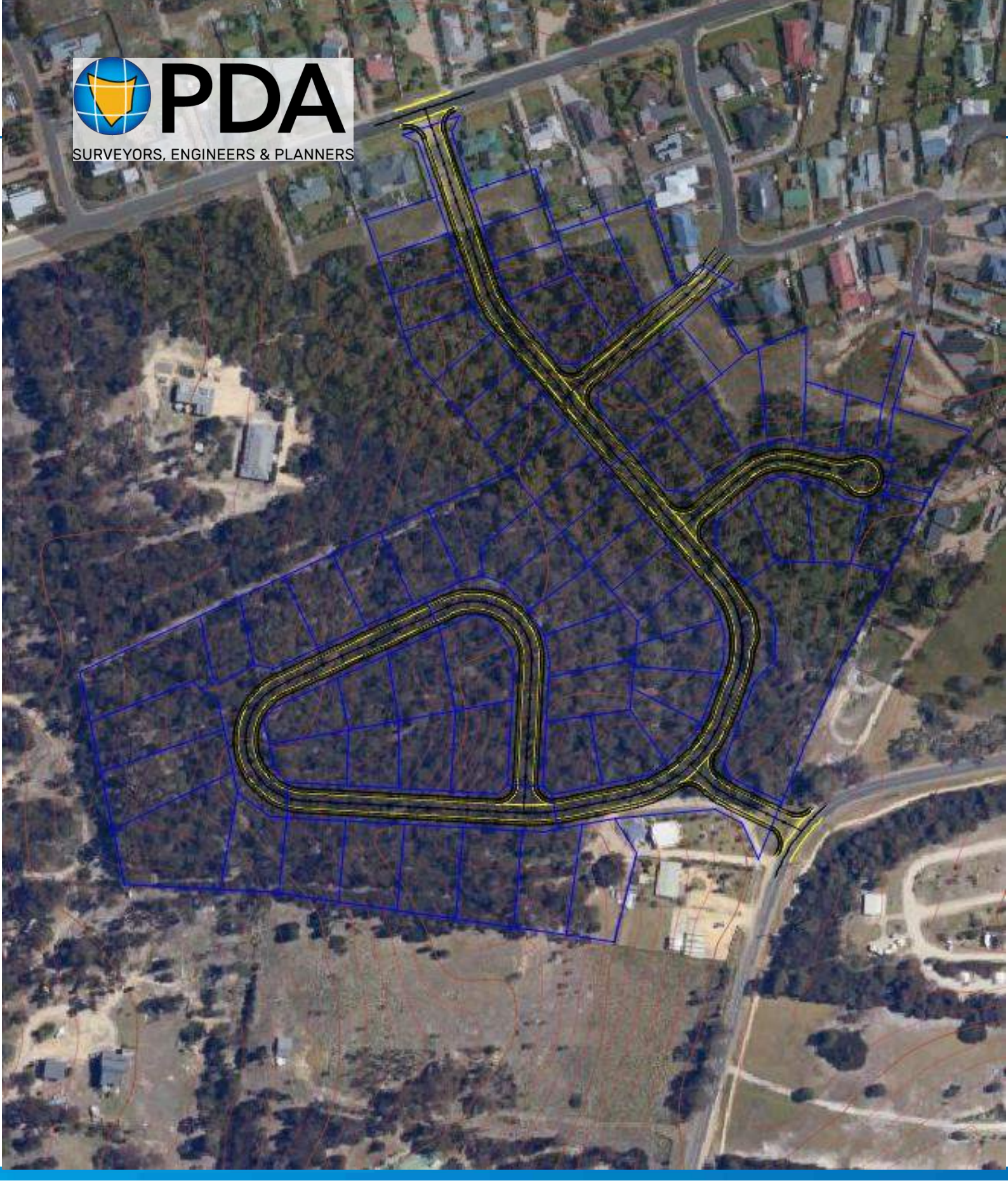
Signed for and on behalf of)
VDL Developments Pty Ltd)
(ACN 647 291 674))
by its authorised officer pursuant to)
s127 of the *Corporations Act 2001*)
(Commonwealth))

.....
Sole Director and Secretary

Execution by the Developer

Signed for and on behalf of)
Segar Enterprises Pty Ltd)
(ACN 106 910 865))
by its authorised officer pursuant to)
s127 of the *Corporations Act 2001*)
(Commonwealth))

.....
Sole Director and Secretary



PDA
SURVEYORS, ENGINEERS & PLANNERS

Lot 2 Cherrywood Drive, Scamander

Stormwater Management Report – Rev 3

48556HC | July 2025

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PDA Contributors

Author	**E Camargo**	**2025/04/15**
Review 1	Rod Parsons	2025/04/15
Review 2	Mark Westerberg	2025/04/15

Revision History

Revision	Description	Date
0	First Issue	2024/11/07
1	Change in SW system concept	2025/04/15
2	Change in SW system concept	2025/06/02
3	Change in SW system concept	2025/07/03

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Abbreviations

AEP	Annual Exceedance Probability
ARI	Annual Recurrence Interval
ARR	Australian Rainfall and Runoff
BOM	Bureau of Meteorology
CC	Climate Change
DSG	Department of State Growth
IFD	Intensity – Duration - Frequency
NRE	Department of Natural Resources and Environment Tasmania
SW	Stormwater

1 Project Overview

This report has been prepared by PDA Surveyors, Engineers & Planners to support the conceptual stormwater system design for the proposed residential subdivision at Lot 2 Cherrywood Drive, Scamander. This report aims to outline and assess the fundamental hydraulic and hydrological components and assumptions for the conceptual stormwater infrastructure at the aforementioned location.

1.1 Site Overview

The proposed residential subdivision with an area of 9.675 ha is located south of Cherrywood Drive, Scamander, on the east coast of Tasmania, as shown in Figure 1. An unnamed watercourse runs through the site. The proposed subdivision layout and staging is shown in Figure 2.

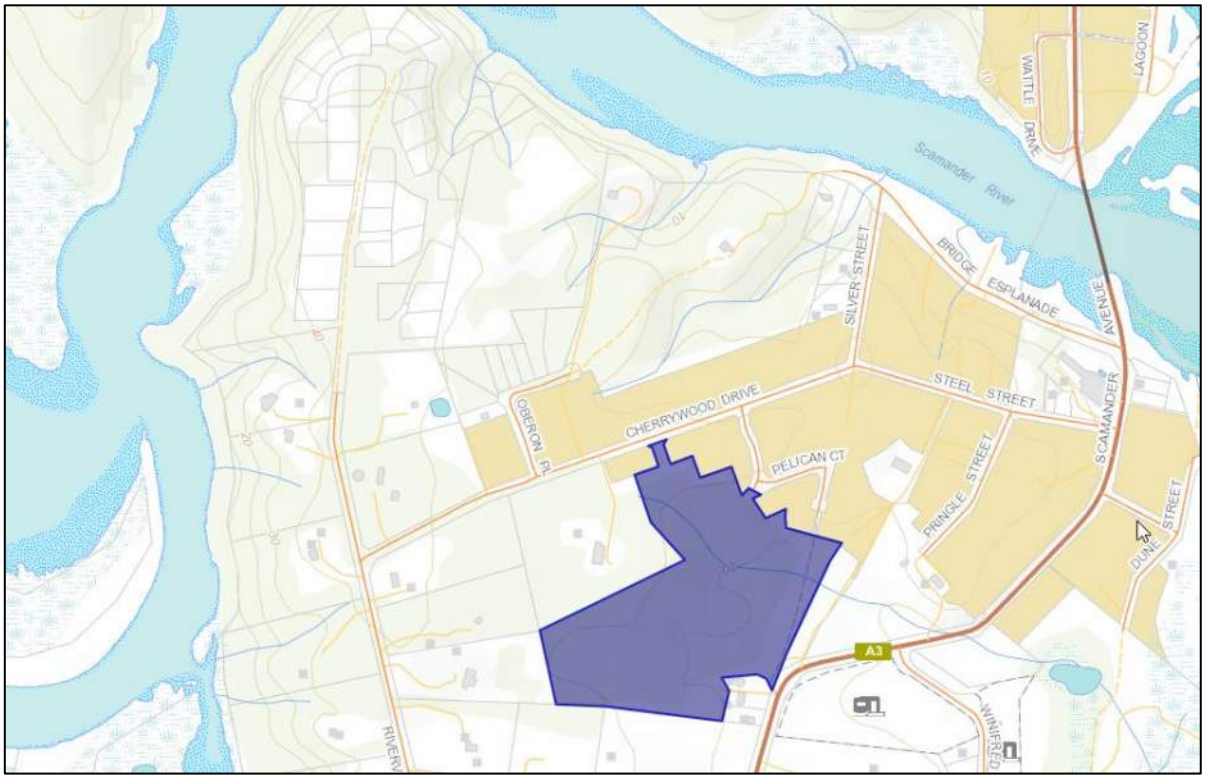


Figure 1 - Locality Plan (Site of works highlighted blue)

The terrain is mostly flat. A preliminary review in NRE's digital soil map indicates that the soil is primarily sandy, with low clay contents, and moderately to highly permeable. Further geotechnical investigation by a third party revealed that this layer of permeable sand extends to a typical depth of 0.20 m, although some of the test pits revealed greater depths for this layer, followed by a layer of Silty Clay, showing no refusal still at 1.2 m.

The overall goal of this preliminary stormwater management plan is to propose a sustainable and effective stormwater system for this development. Following common practice, specific

objectives include managing the surface runoff produced by new sealed surfaces, limiting flow to pre-development levels, and conveying them into approved discharge points.

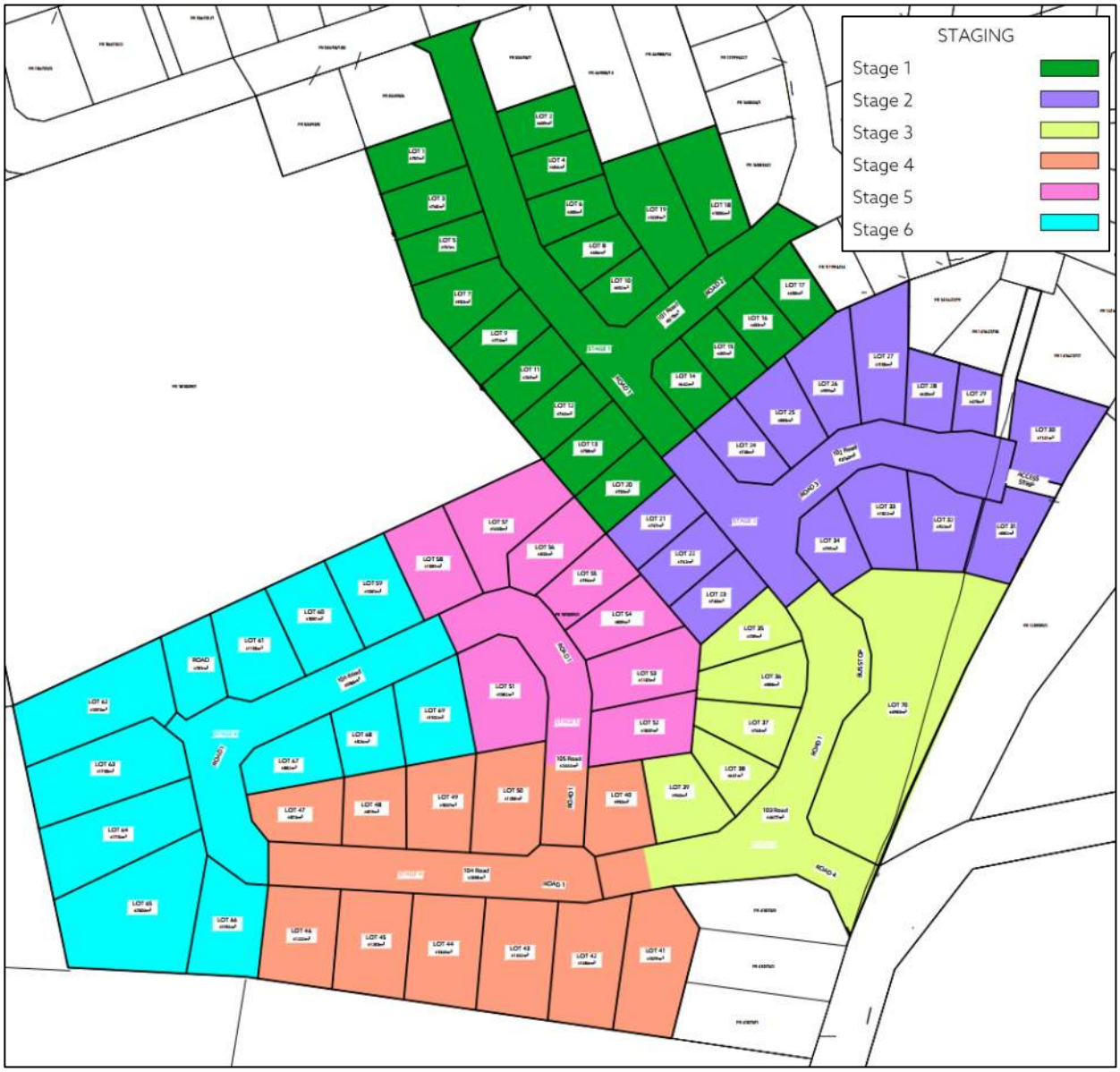


Figure 2 – Subdivision Layout and staging

1.2 Regulatory Framework

1.2.1 Common Practice

This concept stormwater system adheres to the Tasmanian Stormwater Policy Guidance and Standards for Development. In Tasmania, flow is managed through a major / minor storm approach. Design of stormwater systems is based on ARR 2019.

The minor drainage system maintains safety, manages nuisance, and minimises damage to property for frequent rainfall occurrences. Traditionally, Tasmanian Councils have set a range of minor network levels of service depending on the land use, as shown in Table 1. For this residential development, a 20% AEP level of service was chosen for minor storm considering the site's rural-residential setting and prior experience with residential designs in Scamander.

Table 1 - Minor system levels of service in Tasmania

ARI Minor - Residential	AEP	ARI Minor - Rural & Residential >2ha	AEP	ARI – Minor - CBD	AEP	ARI Minor – Business, Commercial and Industrial	AEP
1 in 5	20%	1 in 2	50%	1 in 50	2%	1 in 20	5%
1 in 10	10%	1 in 5	10%	1 in 20	5%	1 in 50 – Industrial	2%
1 in 20	5%	1 in 20	5%				

The major drainage system is primarily intended to mitigate risks associated with overland flows. The major system typically includes overland flow paths on roads and through open space. This system conveys additional runoff produced during larger, infrequent events which are potentially hazardous due to the velocity and depth of flows.

Levels of service of major systems are conventionally designed to convey the 1% AEP event, occasionally with consideration for an additional CC loading depending on conditions stated on the permit and the local government requirements.

Moreover, detention systems may be required to provide temporary stormwater storage if downstream infrastructure is at capacity, to allow for restriction of discharge to a rate which does not exceed pre-existing conditions. However, detention may not be necessary if downstream infrastructure is upgraded or has sufficient capacity to accommodate the additional flows.

1.2.2 State Growth Requirements

The section of the Tasman Highway adjacent to the subdivision is classified as a Category 3 road, requiring an assessment of the 2% AEP of the pre-development and post-development flows discharging to the State reservation, as requested by DSG via email on the 14 January 2025.

Moreover, on the 12 May 2025 further correspondence was received from DSG, requiring information about overland flows from 1% AEP storm events and impacts on the Tasman Highway.

2 Stormwater Quantity Management

A network of major and minor systems is proposed to work together to transport stormwater and should be considered as one interconnected system that includes the piped network, kerb and channel, roads, and overland flow paths.

A preliminary system has been modelled and its design criteria and assumptions are discussed in the following sections.

2.1 Design Criteria

- The minor storm level of service is set for the 20% AEP (1 in 5 years);
- The major storm is set for the 1% AEP (1 in 100 years);
- Upgrade culverts under Tasman Highway to accommodate additional flows as per DSG requirements (2% AEP – 1 in 50 years).

A performance review on the SW system within the subdivision (e.g., no pit surcharging during minor events, safe overland flow paths during major events) is out of the scope of the planning phase, and it will be conducted after the SW network is designed in detail.

2.2 Hydrological Model

A full range of storm durations from 5 minutes to 6 hours was simulated using the Extended Rational Method (ERM) hydrological model. This method allows multiple storm simulations within the rational method framework to follow a probabilistic approach, rather than deterministic. Table 2 shows the assumed runoff coefficients for the 10-year ARI storm (C10), along with the corresponding coefficients the 5-year (C5), 50-year (C50), and 100-year. The C10 coefficients are adjusted using frequency conversion factor (Fy) specific to each return period. These factors are shown in Table 3. Sub-catchments properties are discussed in Section 2.3 for the pre-development scenario, and in Section 2.5 for the post-development.

Table 2 – Runoff coefficients

Parameter	C10	C5	C50	C100
Impervious Area C10	0.9	0.855	1.0	1.0
Pervious Area C10	0.25	0.238	0.288	0.3

Table 3 - Frequency Conversion Factor

ARI (years)	1 and <1	2	5	10	20	40	60	80	100
Fy	0.8	0.85	0.95	1.0	1.05	1.13	1.17	1.19	1.2

Other inputs considered for the SW network design include:

- The use of the 2016 IFD data from the BOM;
- Ten temporal patterns obtained from the ARR Data Hub for each duration;
- Median results for the ensemble of storms using the specified parameters will be obtained.

This approach aims to provide a comprehensive examination of the numerous possible rainfall scenarios. However, it is important to note that weather conditions may vary from those typically assumed and recommended by the ARR.

Once the SW system has been designed in detail, the Drains model will be amended accordingly to show the system's performance under major and minor storm events.

2.3 Pre-development Flows

This section presents the pre-development runoff produced by the subdivision area. Under pre-development conditions, the entire area is assumed to be 100% pervious. The time of concentration (tc) was determined using various methods, as shown in Table 4.

The site contains two natural discharge points in the pre-development conditions. These are shown in Figure 4. It is noted that an existing diversion open drain, as described by the property owner, was installed by the previous owner approximately 20 years ago to mitigate surface water impacts on the neighbouring property to the east. This drain conveys runoff from the northern part of the site and discharges it towards the highway culvert located at the southern portion. As a result, the entire catchment of 2/27 Cherrywood Drive has been diverted accordingly and has been operating effectively without any known issues. This setup defines the current drainage conditions and plays a key role in shaping flow distribution across the site.

Based on the information discussed above, it has been assumed that all runoff from the site discharges through the southern portion. Median peak flows for various return periods have been estimated under this assumption and are presented in Table 5.

Table 4 - Times of concentration of pre-development catchments

Approach	Northern Catchment (minutes)	Southern Catchment (minutes)
Pilgrim & McDermott	16.2	12.2
Bransby Williams	11.9	15
Kinematic Wave equation	13.9	15.8
Assumed value	**16**	**15**

Table 5 - Pre-development median peak flows from subdivision (southern discharge)

Annual Exceedance Probability (AEP)	Median Peak Flow (ℓ/s)
20%	251
2%	587
1%	748

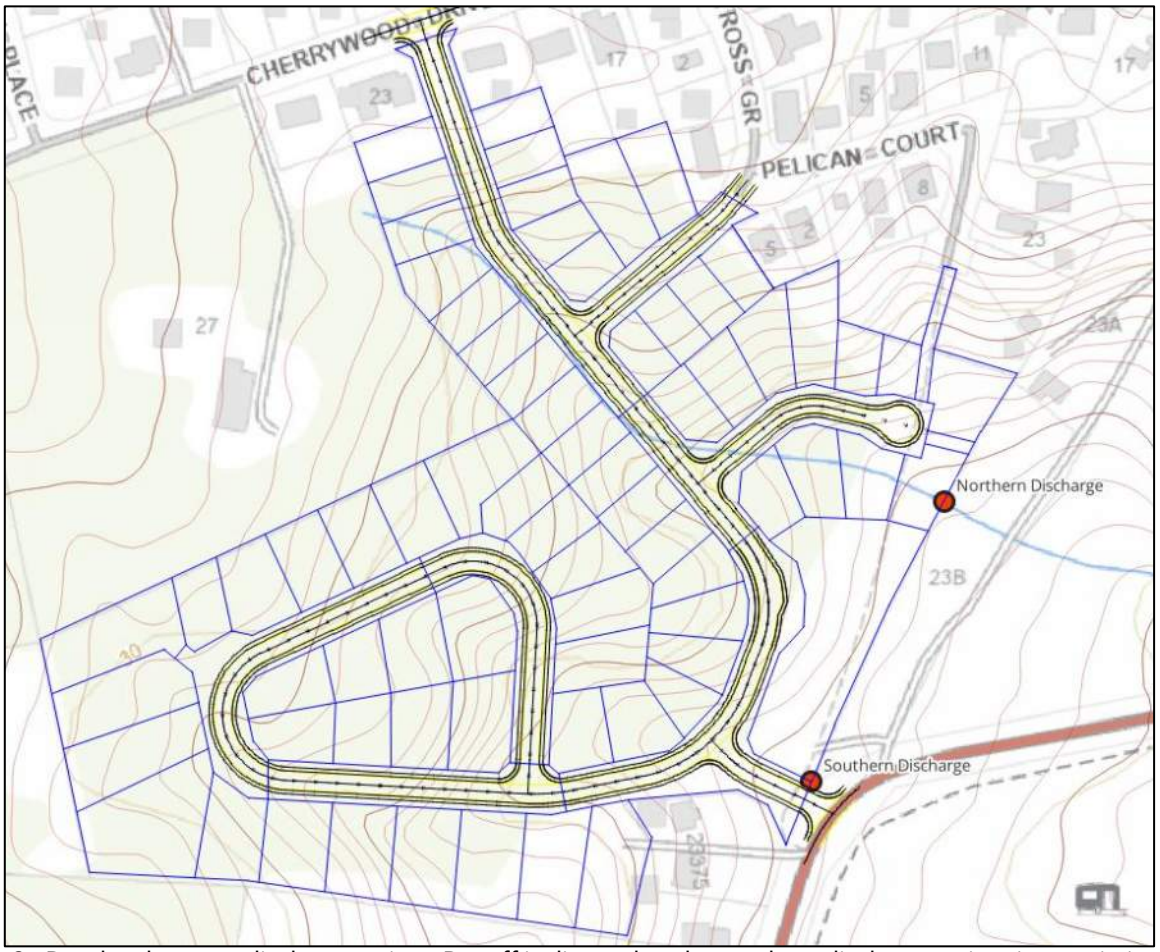


Figure 3 - Pre-development discharge points. Runoff is directed to the southern discharge point via an existing open drain located within the site.

2.4 Proposed Stormwater Management Strategy

A system of pipes and overland flow paths is proposed to manage runoff from the subdivision. As discussed in Section 2.1, while the piped system is proposed to manage runoff from minor storm events, overland flow paths will manage runoff from major storm events.

At this stage, a conceptual SW piped system is proposed and shown in Annexure A. In the proposed design, runoff from the site will be collected and discharged into a recognised, unnamed watercourse. As part of the stormwater management strategy, some pipes within the

subdivision—specifically near the rear of Lot 70—are proposed to be oversized to DN1050 and fitted with a 600 mm orifice plate. This configuration provides temporary in-pipe storage to attenuate peak flows.

By managing flows in this manner, the downstream section of the stormwater system—namely, the pipes located within the Tasman Highway reserve—can be limited to DN600. These highway reserve pipes will be aligned as close as possible to the northern boundary of the reservation to minimise potential conflicts with future road-widening works.

Furthermore, a new culvert is proposed underneath Tasman Highway and has been preliminary sized to accommodate the increased flows in the unnamed watercourse, and to meet DSG requirements. Preliminary sizing of this culvert is discussed in Section 2.6.

As part of the staging strategy for the development, stormwater runoff from Stage 1 will be temporarily discharged into the existing unnamed watercourse. The existing culvert will continue to convey flows during this period, and any potential impacts will be carefully managed to avoid adverse effects downstream. Nevertheless, stage 1 comprises 2.05 ha, with approximately 50% of that area becoming impervious. This represents only about 6.5% of the total 16.138 ha contributing to the culvert. Given the small scale of change, a substantial increase in peak flows is unlikely. Therefore, the proposed culvert upgrade, designed to accommodate post-development peak flows, is proposed to be implemented during a subsequent stage of the project (e.g., Stage 2 or 3).

2.5 Post-development Flows

Under post-development conditions, the area is assumed to be 50% impervious, which is believed to be a reasonable estimate for small towns like Scamander and, in fact, aligns with the impervious areas found in the surrounding areas. For modelling in Drains, tc for each sub-catchment is assumed as 6 minutes for the impervious fraction, and 9 minutes for pervious areas.

During minor storms, this preliminary stormwater system is capable of conveying runoff with no pits overflowing. Overland flows from the subdivision during major storm events are illustrated in Figure 4. Overland flows are released in two main locations: one to the unnamed watercourse, and the other to the Highway drain. Attention should be drawn to overland flows discharged onto the State Highway reserve (260 ℓ/s). Overland flows at this location remain below pre-development levels, as most of the runoff is discharged directly into the watercourse.

Post-development flows have been considered for the preliminary sizing of the new culvert under Tasman Highway. This is discussed further in Section 2.6.

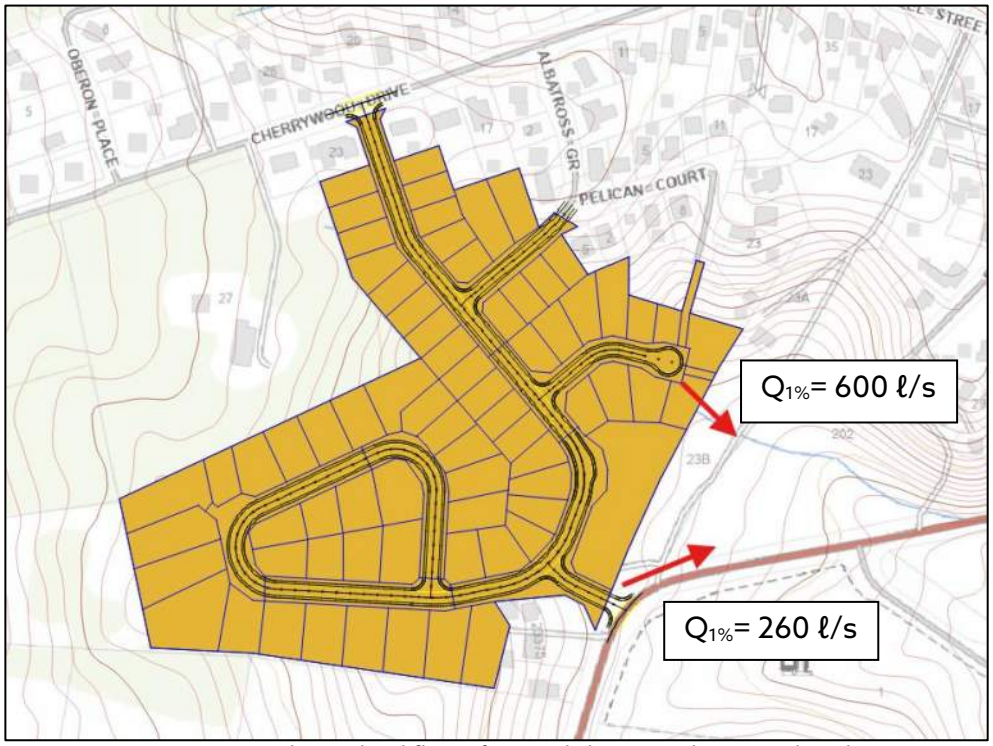


Figure 4 - Diagram with overland flows from subdivision (shown with red arrows)

2.6 Downstream Infrastructure

The unnamed watercourse currently passes through two DN375 culverts. Rather than upgrading these existing culverts, it is proposed to install a new culvert to accommodate the increase in flows associated with the development. The existing DN375 culverts will be retained to provide additional capacity for runoff management and conveyance redundancy.

To determine the required capacity of the new culvert, a full catchment analysis was conducted, as required under DSG guidelines (see Section 1.2.2). The contributing catchment under post-development conditions was delineated and is shown in Figure 5. The median peak flow entering the culvert is estimated at **2350 ℓ/s** during a 2% AEP event. Preliminary sizing indicates that a 1.5 m × 0.6 m box culvert, or equivalent, is required to convey this flow. A long section of the proposed culvert is shown in Figure 6. Final sizing and design will be reviewed and confirmed during the detailed design phase.

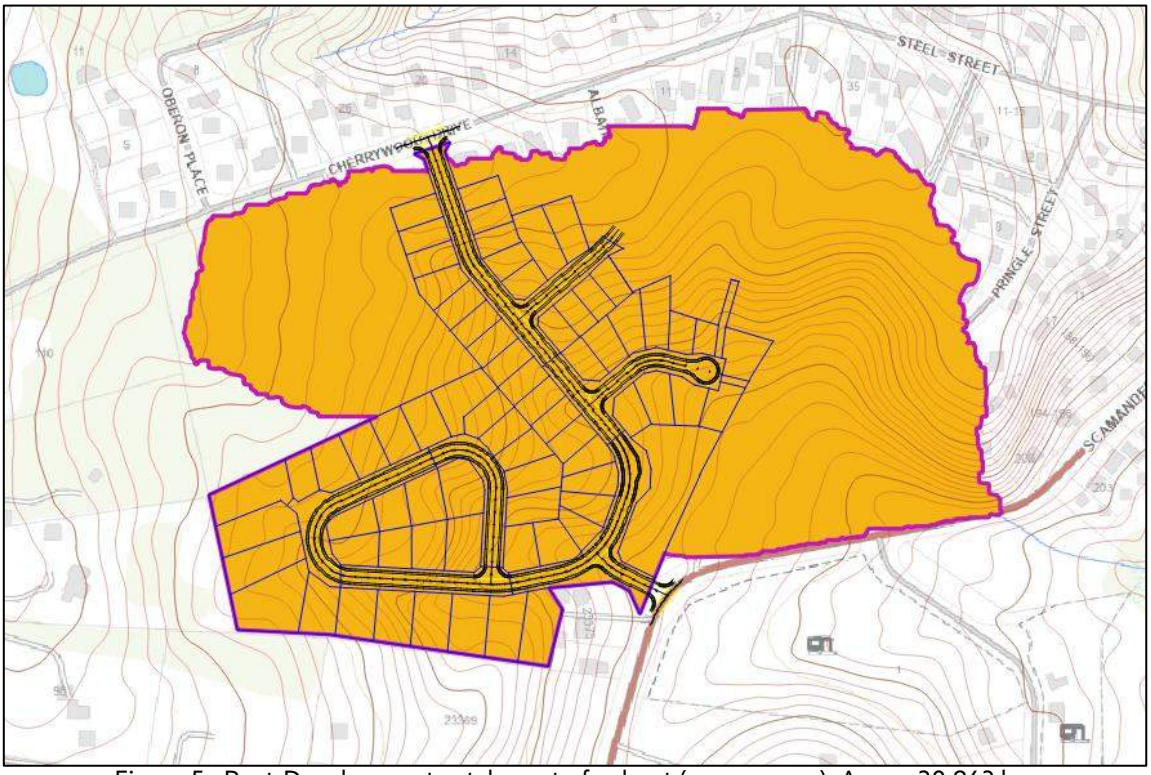


Figure 5 - Post-Development catchment of culvert (orange area). Area = 20.963 ha.

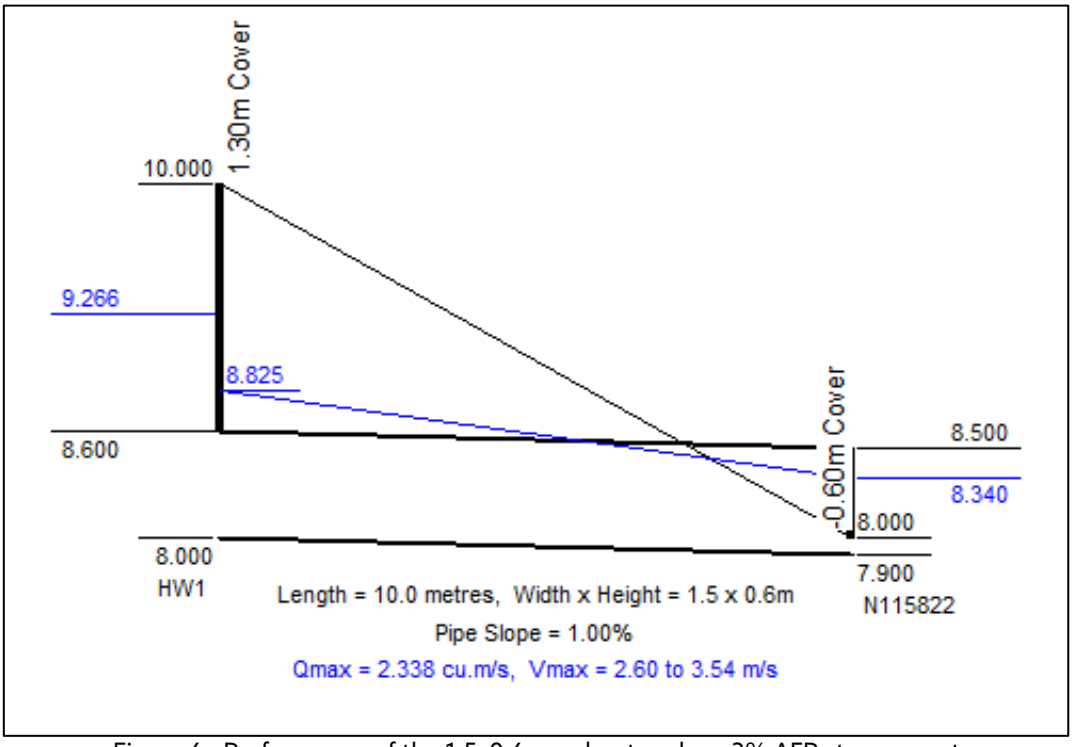


Figure 6 - Performance of the 1.5x0.6 m culvert under a 2% AEP storm event

3 Summary

An overview of the stormwater management plan for the proposed subdivision is provided in this section:

- The report supports the conceptual design of the stormwater system for a proposed residential subdivision at Lot 2 Cherrywood Drive, Scamander;
- The minor system aims to manage rainfall events with a 20% AEP level of service;
- The major system addresses risks from overland flows, typically designed for the 1% AEP event;
- Runoff from the site will be discharged into the unnamed watercourse;
- Pipes located within the Tasman Highway reservation are proposed as DN600 and will be placed close to the northern boundary to minimise potential conflicts with future road-widening works;
- A new culvert is proposed beneath Tasman Highway to accommodate the increase in flows;
- After performing a full catchment analysis, the median peak flow draining into the new culvert is estimated as **2350 ℓ/s** during a 2% AEP event under post-development conditions. A 1.5x0.6 box culvert is found sufficient to manage this peak flow;
- Overland flows on the Highway reservation remain below pre-development levels for events up to the 1% AEP;
- A performance review on the minor and major systems will be done after the network is designed in detail.

For further reference, please see concept plans (48556HC-ENG) also submitted.

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Roderick Parsons CPEng 3131233

CIVIL ENGINEER

4 Qualifications

This document is intended solely for the purpose of documenting the calculations followed for the design of the stormwater drainage system and should not be used for any other purpose without proper consultation. The results presented here reflect median outcomes based on various combinations of probable rainfall characteristics. These should not be understood as deterministic predictions of the stormwater system's performance, as they are influenced by both epistemic (arising from incomplete knowledge) and aleatory (arising from the inherent variability of natural systems) uncertainties associated with stormwater and hydrological models. It should be used by qualified professionals in conjunction with their professional judgement.

The calculations presented in this document are based on the data available at the time of writing. The design calculations were performed in accordance with the relevant design standards and guidelines applicable at the time of the writing. Future updates to these standards may require revisions to the design.

This document contains several assumptions regarding the site's condition, hydrological parameters, and projections for future climate scenarios (when required). These assumptions are detailed within the report and any deviation from these assumptions may affect the outcome of the design. The design is based on site-specific conditions understood from available information. This includes information and data provided by third parties. While this information is believed to be accurate, no warrant is given as to its completeness and or reliability.

It is important to acknowledge that many stormwater treatment assets, including GPTs, are subject to ongoing audits and field evaluations, which continue to enhance understanding of their actual performance in real-world conditions. As this knowledge evolves, previously unidentified limitations or inefficiencies in certain products may become apparent. While every effort has been made to specify systems aligned with current best practices, the performance of these assets ultimately depends on the product's engineering design, proper installation, effective operation, and regular maintenance—factors that lie beyond the scope of this design.

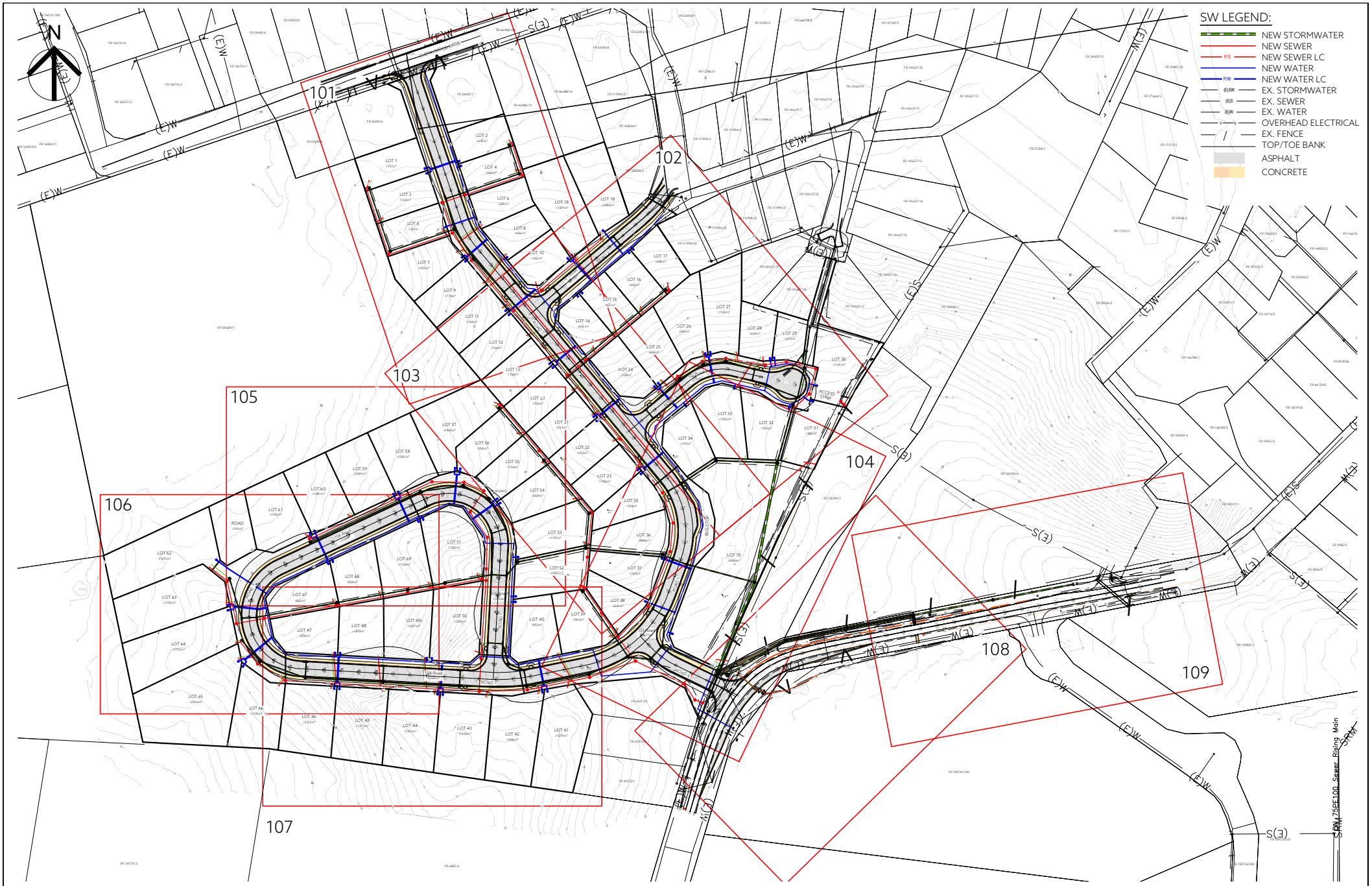
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Annexures

ANNEXURE A – Proposed SW System

ANNEXURE B – Design Rainfall Depths

ANNEXURE A – Proposed SW System



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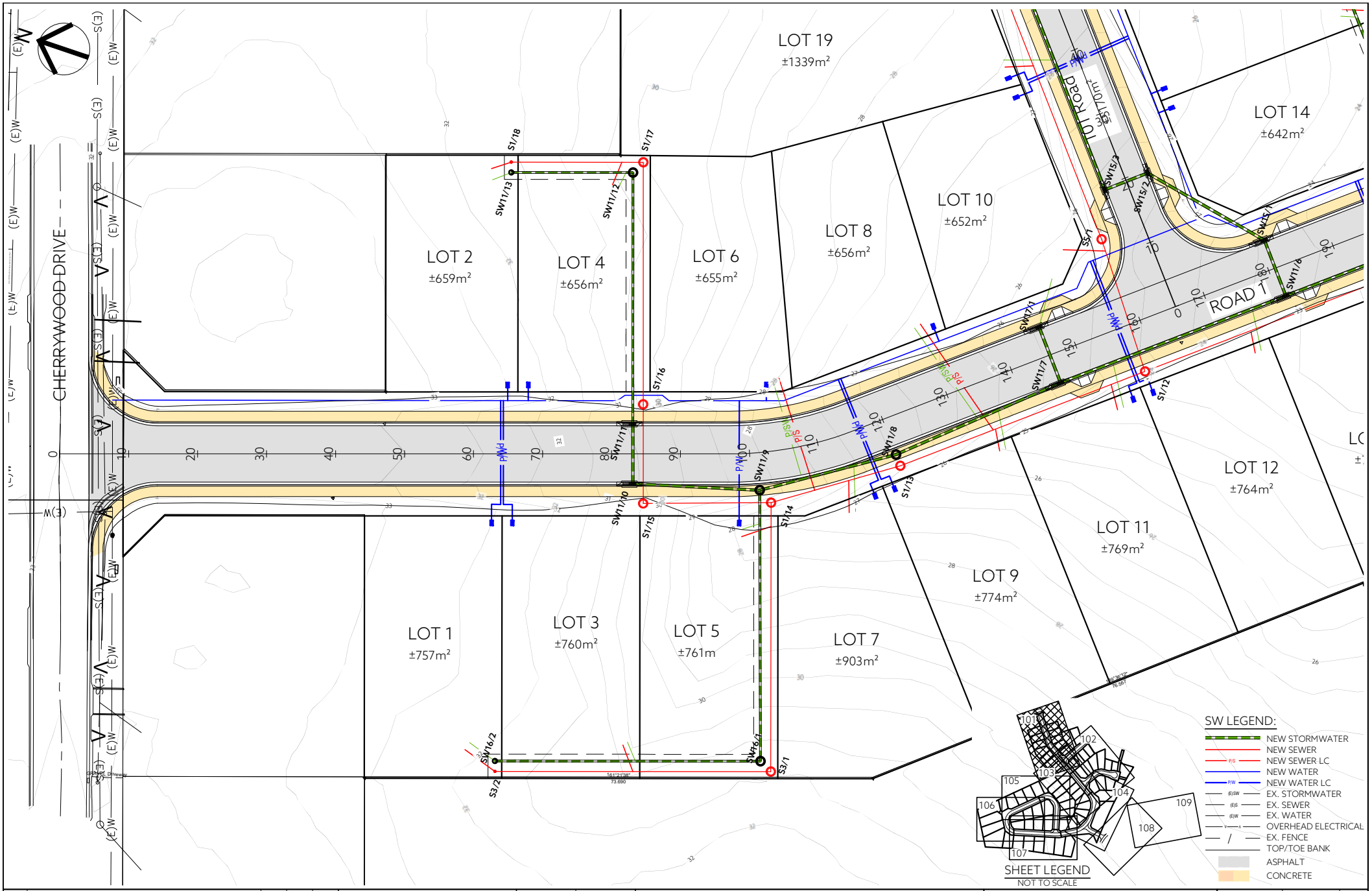
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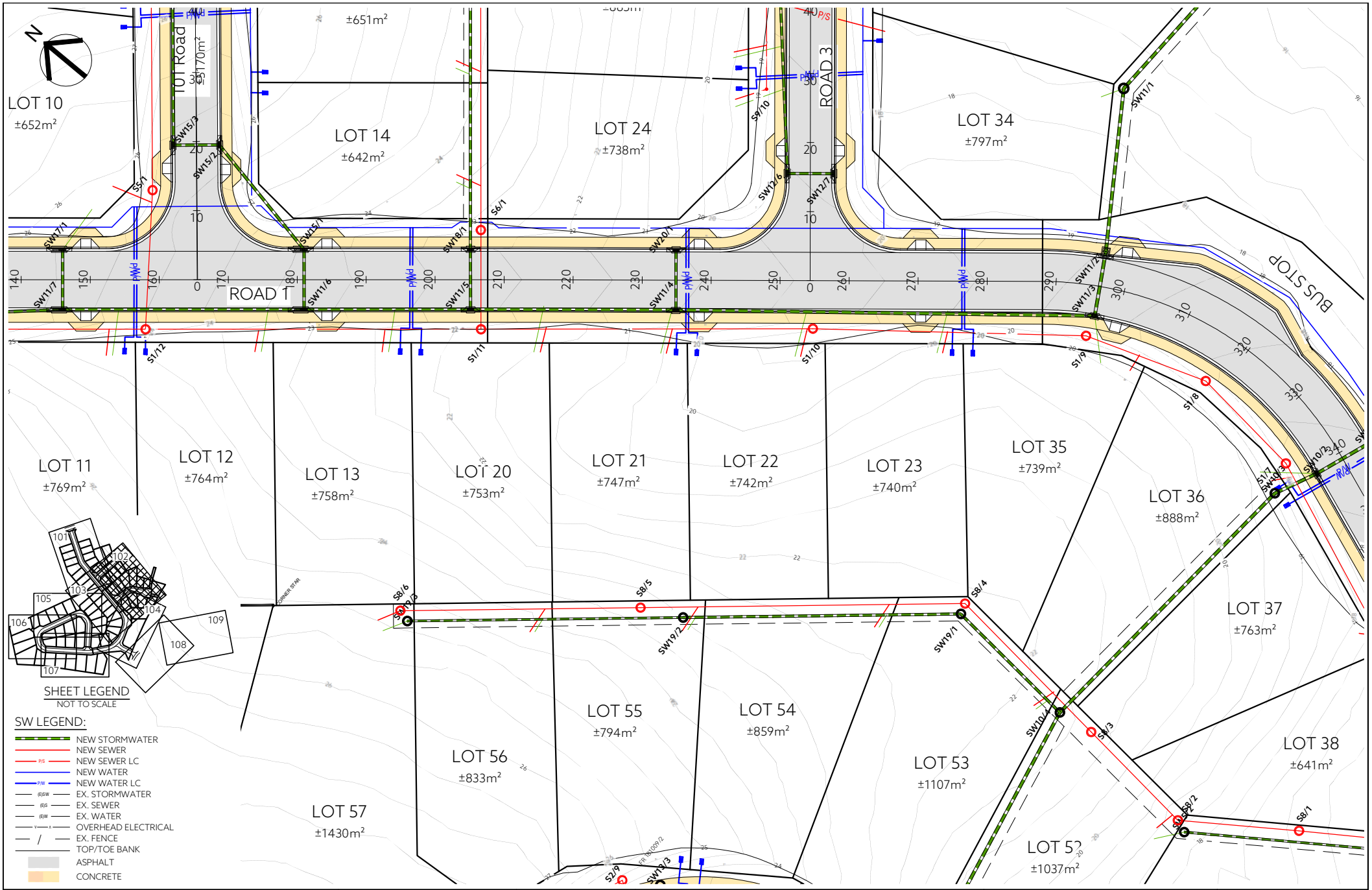
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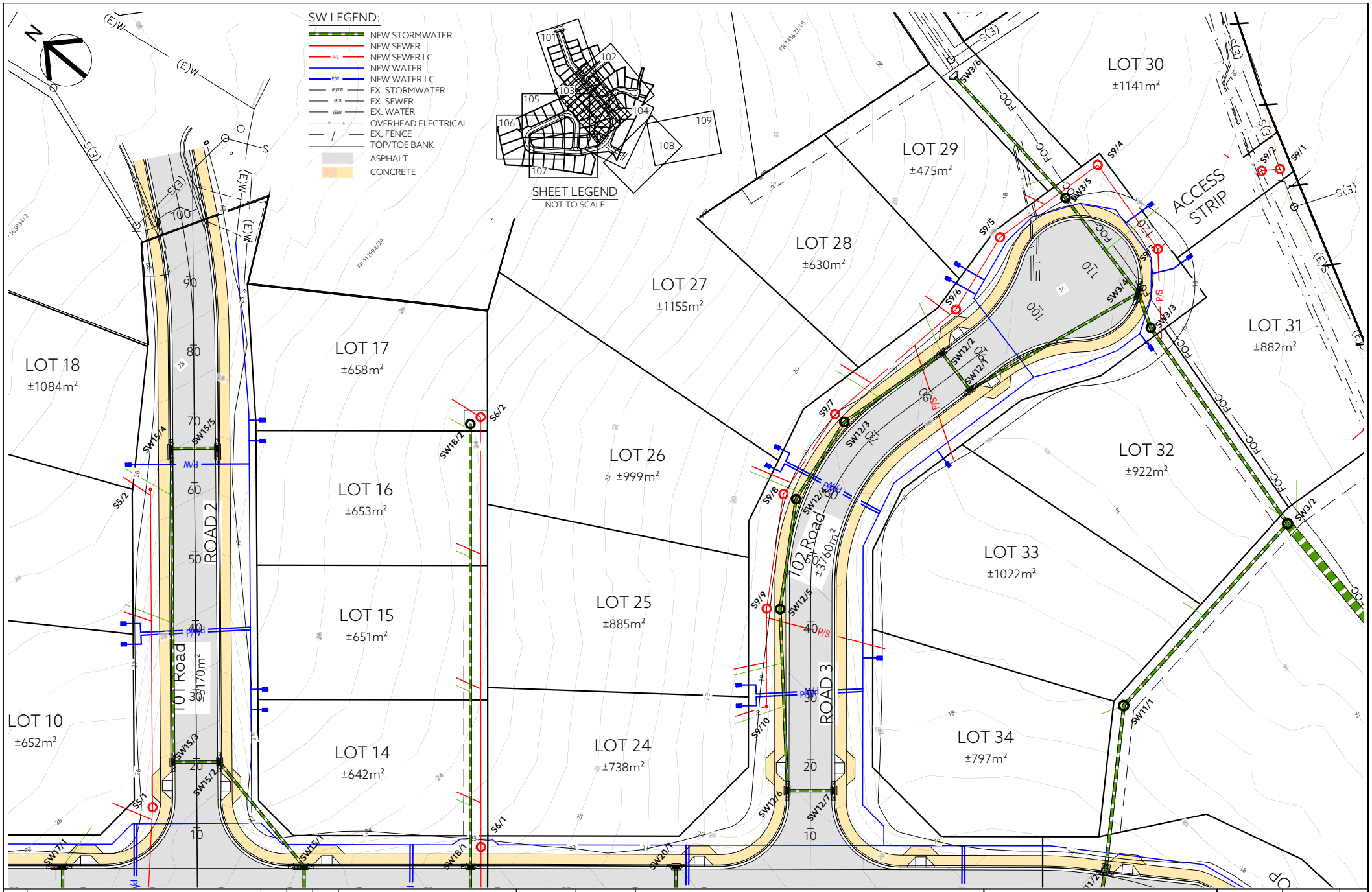
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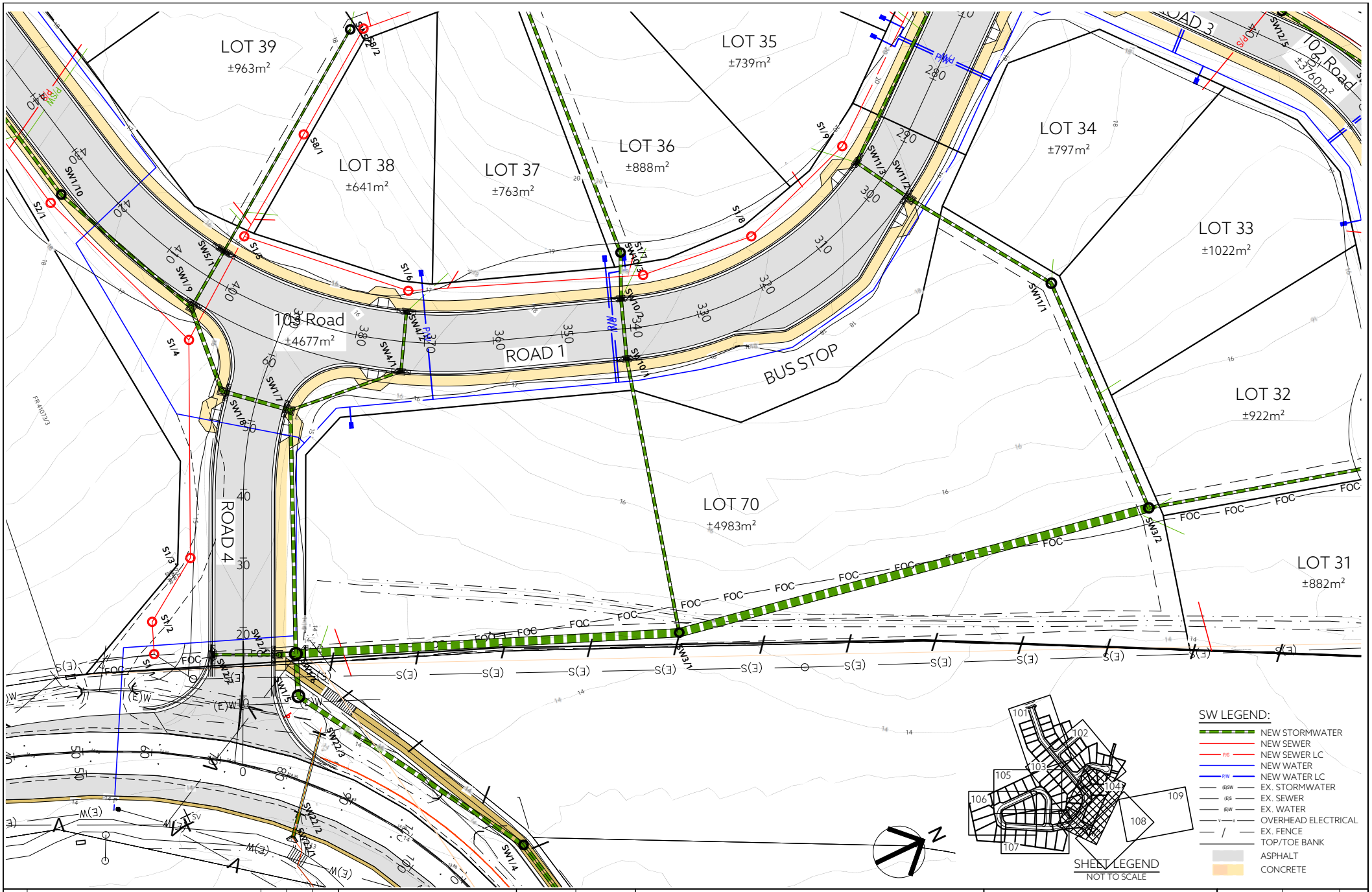
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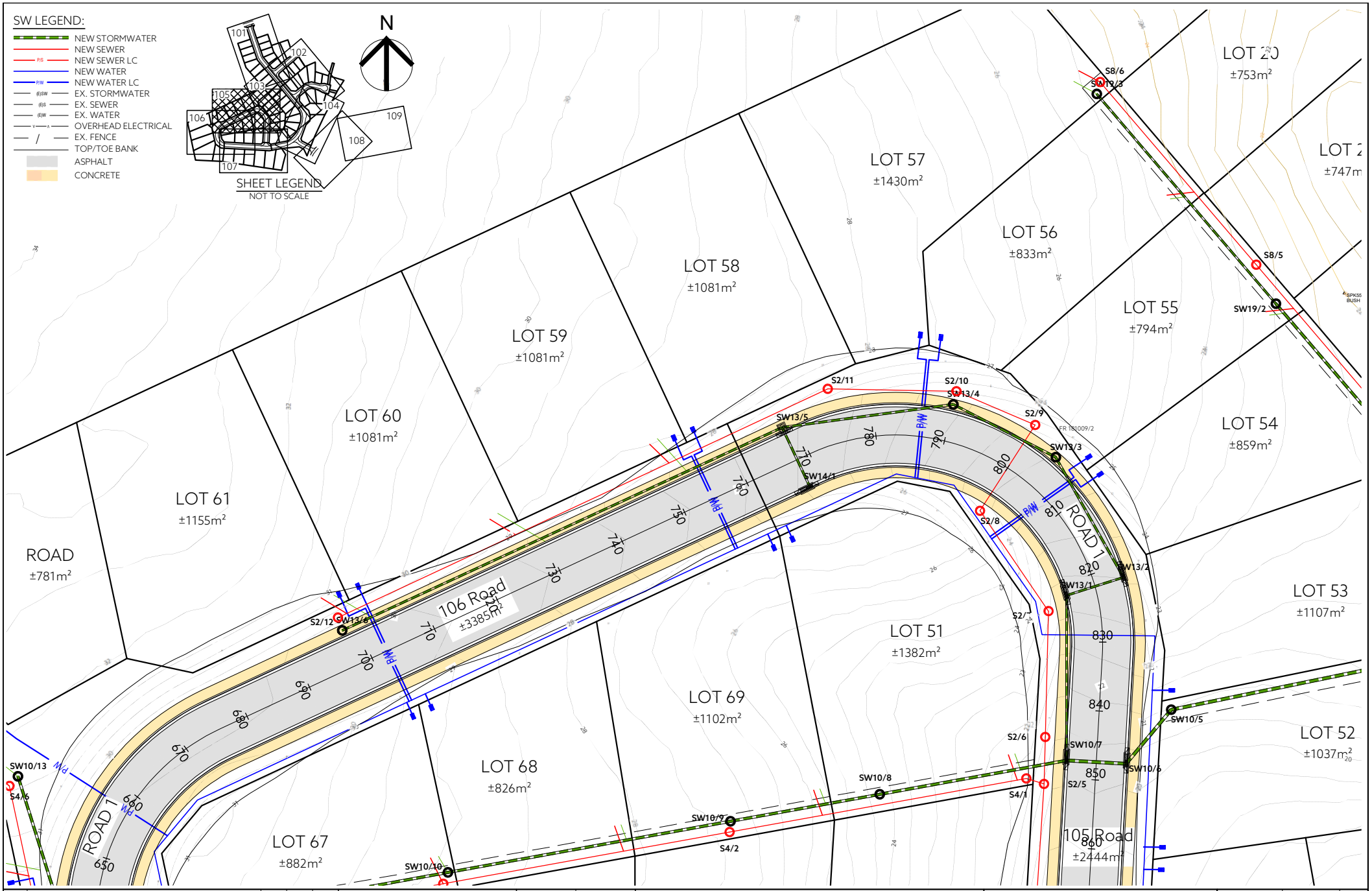
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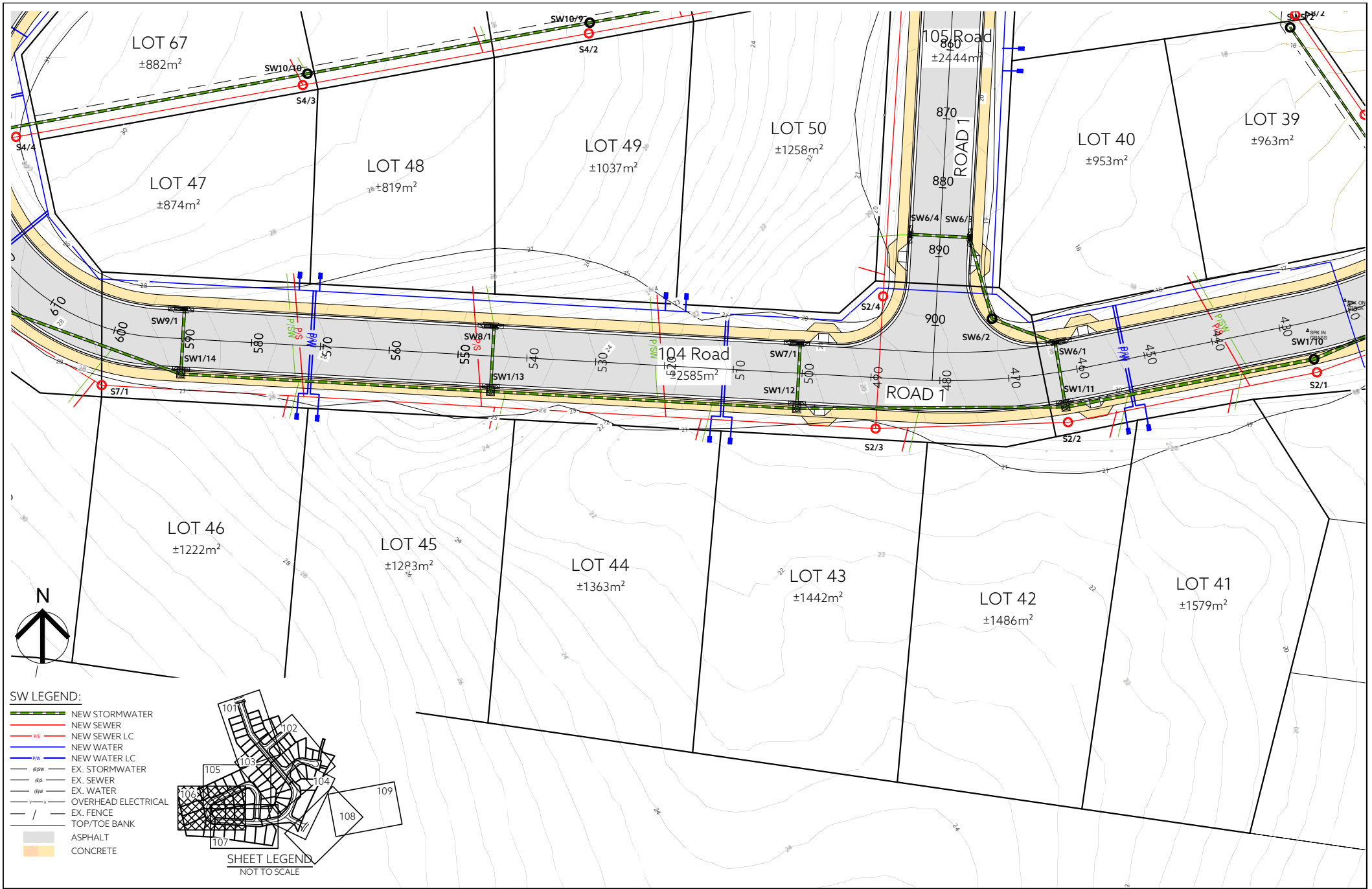
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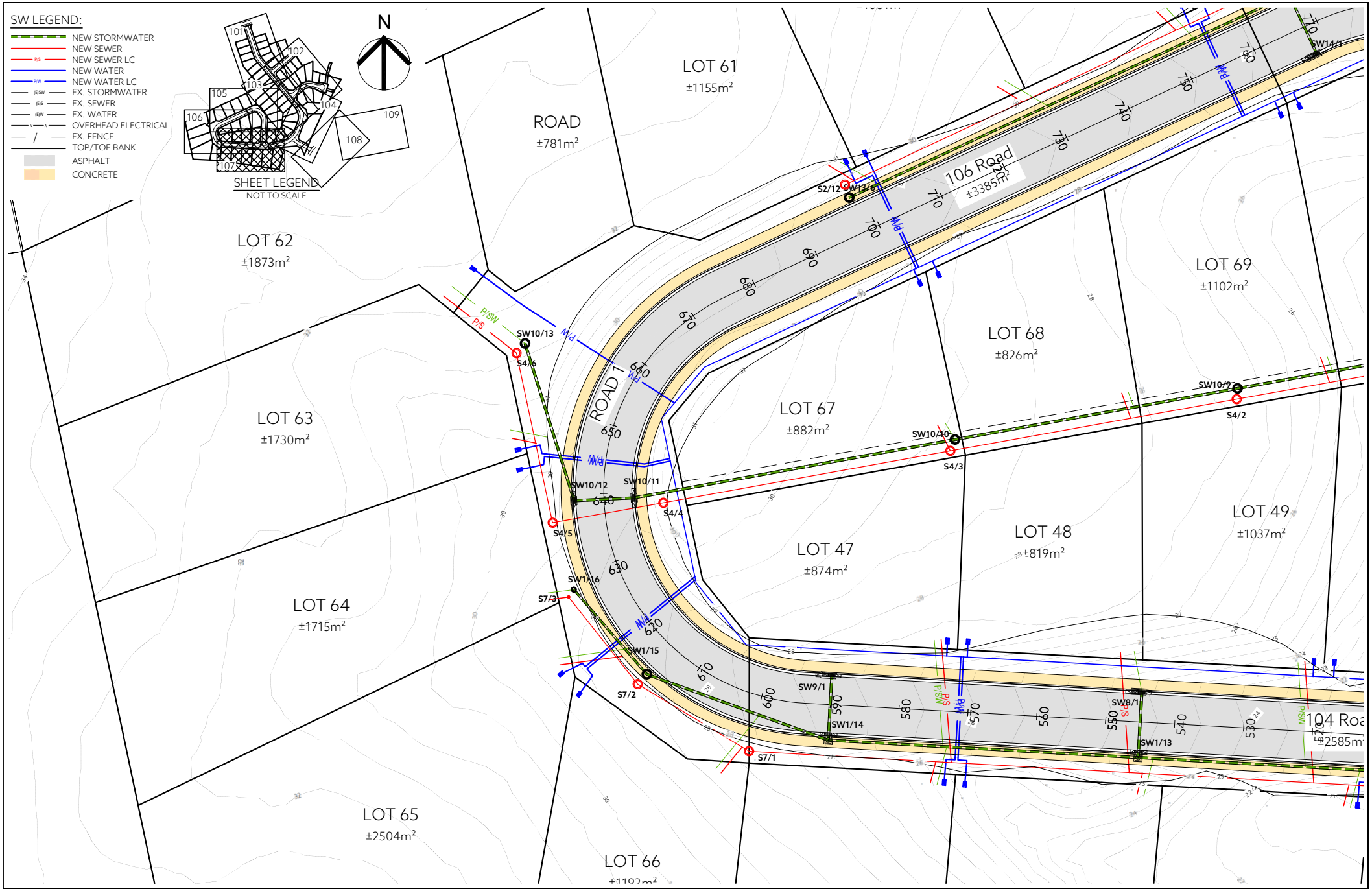
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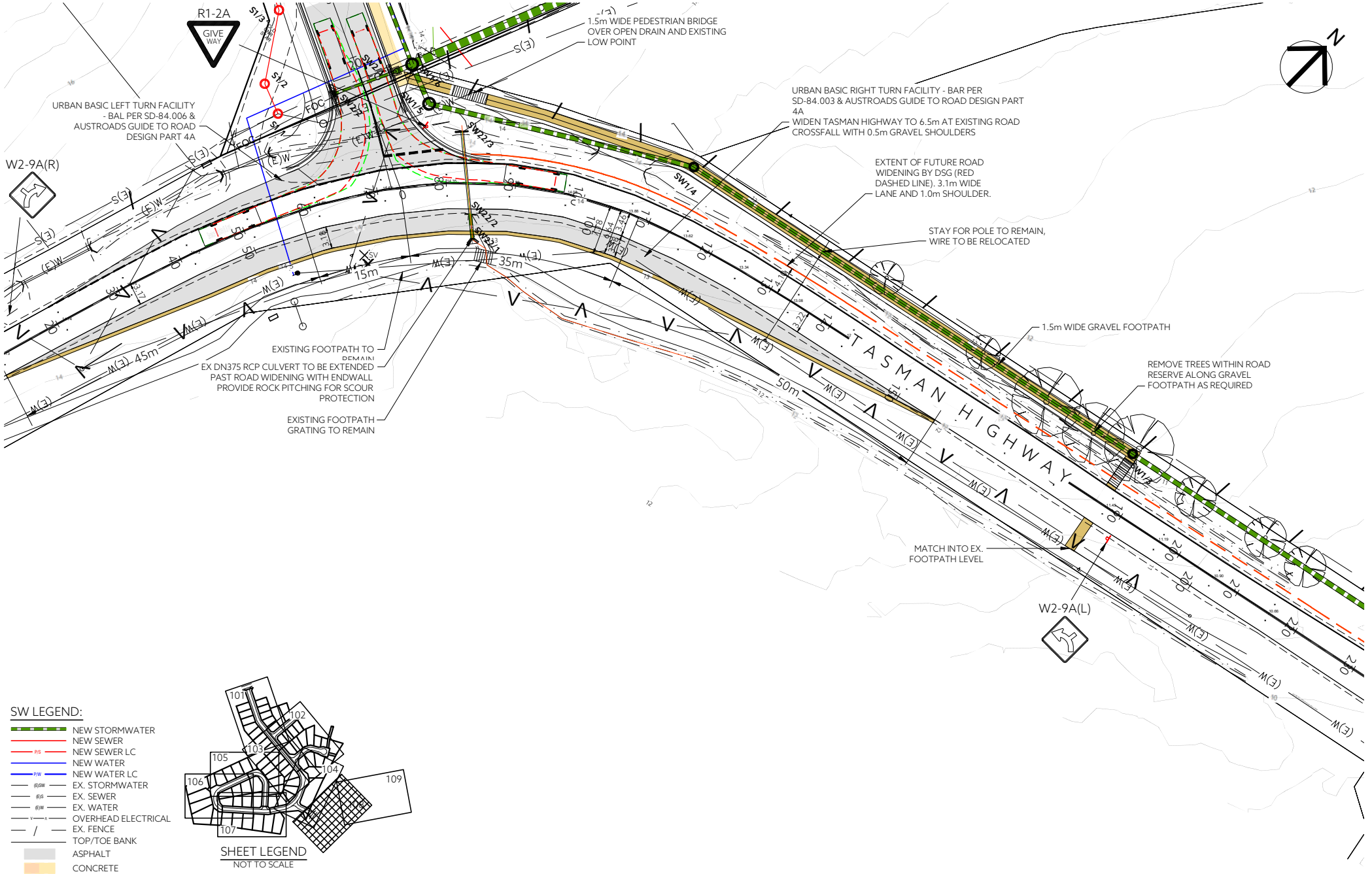
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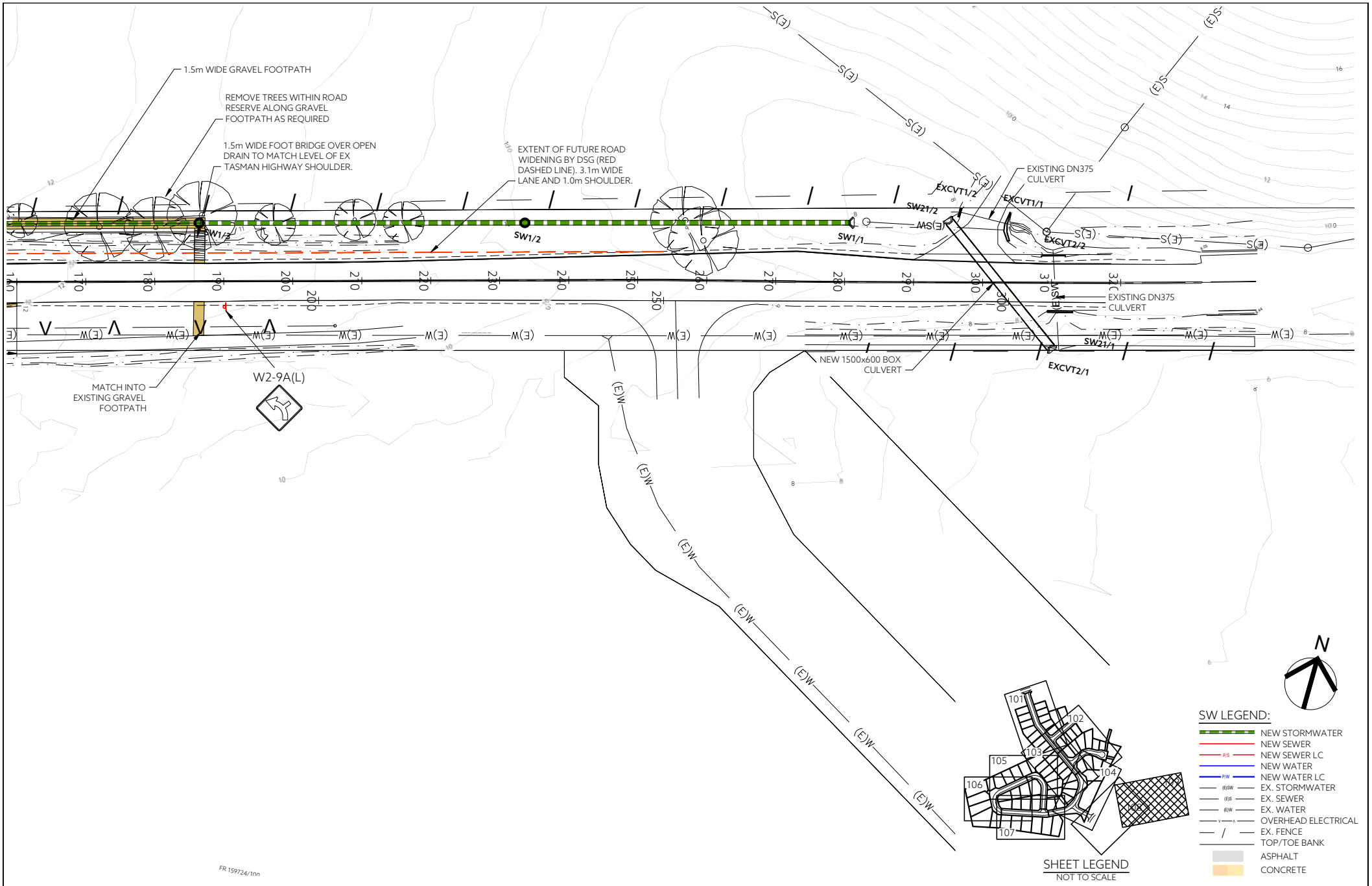
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ANNEXURE B – Design Rainfall Depths (mm)

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	1.64	1.85	2.57	3.11	3.67	4.48	5.15
2 min	2.73	3.06	4.15	4.91	5.66	6.62	7.34
3 min	3.68	4.14	5.64	6.70	7.77	9.16	10.2
4 min	4.48	5.06	6.94	8.30	9.69	11.6	13.0
5 min	5.18	5.85	8.08	9.70	11.4	13.7	15.6
10 min	7.67	8.68	12.1	14.7	17.5	21.5	24.9
15 min	9.34	10.6	14.8	18.0	21.4	26.4	30.6
20 min	10.6	12.0	16.8	20.4	24.2	29.8	34.5
25 min	11.7	13.3	18.5	22.4	26.5	32.5	37.5
30 min	12.7	14.4	19.9	24.1	28.4	34.7	39.9
45 min	15.1	17.1	23.6	28.3	33.1	39.9	45.4
1 hour	17.2	19.4	26.6	31.8	37.0	44.2	49.9
1.5 hour	20.7	23.4	31.9	37.8	43.7	51.5	57.5
2 hour	23.8	26.8	36.5	43.1	49.6	58.1	64.5
3 hour	29.0	32.9	44.7	52.6	60.3	70.1	77.5
4.5 hour	35.6	40.4	55.3	65.1	74.4	86.5	95.6
6 hour	41.0	46.8	64.4	76.0	87.0	101	112
9 hour	49.8	57.1	79.5	94.3	109	128	142
12 hour	56.6	65.1	91.6	109	126	150	168
18 hour	66.4	76.7	109	132	154	185	210
24 hour	72.9	84.5	122	148	174	211	241
30 hour	77.6	90.0	130	159	189	230	264
36 hour	81.0	94.0	137	168	200	244	281
48 hour	85.5	99.2	145	179	214	263	304
72 hour	90.2	105	153	190	228	280	323
96 hour	92.9	108	157	194	233	286	328
120 hour	95.3	110	160	197	236	287	329
144 hour	97.8	113	163	200	239	289	329
168 hour	101	116	168	204	242	291	330

Contact

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Break O'Day COUNCIL

Our Ref: DA 2024 / 00219
Enquiries: Deb Szekely

23 November 2024

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PO Box 219
Scamander TAS 7215
E: moorey.constructions.info@gmail.com; E: hugh.clement@pda.com.au
E: admin@vdltas.com.au

Dear Shaun and Kayla,

RE: *Land Use Planning and Approvals Act 1993* – Section 51(1AC) Invalid Application & Section 54 - Additional information required

Residential - 70 Lot Subdivision, Cherrywood Drive, Scamander

This correspondence serves to advise that Council has considered the following documents:

1. Stormwater Management Report – Revision 3 dated 3 July 2025, prepared by PDA Surveyors, Engineers and Planners and certified by Roderick Parsons (Civil Engineer) on 11 July 2025 (Content Manager 25/14997).
2. Concept Engineering Plans prepared by PDA Surveyors, Engineers and Planners dated 2 July 2025 (Content Manager 25/14135).

The Break O'Day Council will accept the stormwater assets associated with DA219-2024 Subdivision, including infrastructure within the Tasman Highway, in accordance with Policy No AM08 Subdivision New Works & Infrastructure Construction Policy as amended (attached). The infrastructure will be owned and maintained by the Break O'Day Council from the time that the infrastructure is accepted defect free at the end of the defect liability period.

If you have any queries regarding the above, please do not hesitate to contact Deb Szekely who is assessing this application on (03) 6376 7900.

Yours sincerely,

David Jolly

MANAGER INFRASTRUCTURE AND DEVELOPMENT SERVICES.

Attachment: Policy No AM08 Subdivision New Works & Infrastructure Construction Policy.

TRAFFIC & CIVIL SERVICES



LOT 2 CHERRYWOOD DRIVE, SCAMANDER

70 LOT SUBDIVISION

TRAFFIC IMPACT ASSESSMENT

Lot 2 Cherrywood Drive, Scamander
70 Lot Subdivision

TRAFFIC IMPACT ASSESSMENT

- Final #3
- January 2025

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3	11th Nov 2024	R Burk	R Burk	11th Nov 2024	Final
4	26th Nov 2024	R Burk	R Burk	26th Nov 2024	Final #2
5	13th Jan 2025	R Burk	R Burk	13th Jan 2025	Final #3

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1. Introduction

1.1 Background

In accordance with Tasmanian Planning Scheme - Break O Day Code C3 requirements a Traffic Impact Assessment (TIA) is required to be submitted with the development application for the proposed 70 lot subdivision of Lot 2 Cherrywood Drive, Scamander. TIA must provide details as follows:

- Anticipated additional traffic and pedestrian movements.
- The significance of the impact of these movements on the existing road network
- Any changes required to accommodate the additional traffic.

The TIA has been prepared based on Department of State Growth (DSG) guidelines.

1.2 Objectives

A Traffic Impact Assessment is a means for assisting in the planning and design of sustainable development proposals that consider:

- Safety
- Capacity
- Equity and social justice
- Economic efficiency
- The environment and future development

This report considers traffic projections to 10 years beyond the opening of the development.

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on the road network at the proposed access locations and includes consideration of the impact on the Tasman Highway at the Steel Street junction, proposed junction and Cherrywood Drive.

1.4 References

- Tasmanian Planning Scheme – Break O Day - Road & Railway Assets Code C3.
- RTA Guide to Traffic Generating Developments – 2002
- Safe System Approach – Foundations, Infrastructure focussed solutions and Tools for practitioners – ARRB 2017
- Austroads Guidelines
    - Road Design Part 4A: Unsignalised & Signalised Intersections 2021
    - Traffic Management Part 6: Intersections, Interchanges & Crossings 2020.

1.5 Statement of Qualifications and Experience

This TIA has been prepared by Richard Burk, an experienced and qualified traffic engineer in accordance with the requirements of the Department of State Growth's guidelines and Council's requirements.

Richard Burk is an experienced and qualified traffic engineer with:

- 37 years professional experience in road and traffic engineering industry
    - Director Traffic and Civil Service Pty Ltd since May 2017.
    - Manager Traffic Engineering at the Department of State Growth until May 2017.
    - Previous National committee membership with Austroads Traffic Management Working Group and State Road Authorities Pavement Marking Working Group
- Master of Traffic, Monash University, 2004
- Post Graduate Diploma in Management, Deakin University, 1995
- Bachelor of Civil Engineering, University of Tasmania, 1987
- Chartered Professional Engineer with Engineers Australia since 1988



Richard Burk

BE (Civil) M Traffic Dip Man. MIE Aust CPEng

Director Traffic and Civil Services Pty Ltd

1.6 Glossary of Terms

AADT	Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.
Acceleration Lane	An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.
Access	The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.
ADT	Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stared number of days in that period.
Austroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time experiences by a vehicle or pedestrian with reference to a vase travel time (e.g. the free flow travel time).
DSG	Department of State Growth – The Tasmanian Government Department which manages the State Road Network.
GFA	Gross Floor Area
Intersection Kerb	The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.
km/h	Kilometres per hour
Level of Service	An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.
m	Metres
Median	A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.
Movement	A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).
Phase	The part of a signal cycle during which one or more movements receive right-of -way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.

Sight Distance	The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.
Signal Phasing	Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.
SISD	Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point.
Speed	Distance travelled per unit time.
85th Percentile	The speed at which 85% of car drivers will travel slower and 15% will travel faster.
	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic-actuated Control	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian tragic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.

1.7 Site Specific Glossary of Terms

BODC	Break O Day Council
SSA	Safe System Assessment

2. Site Description

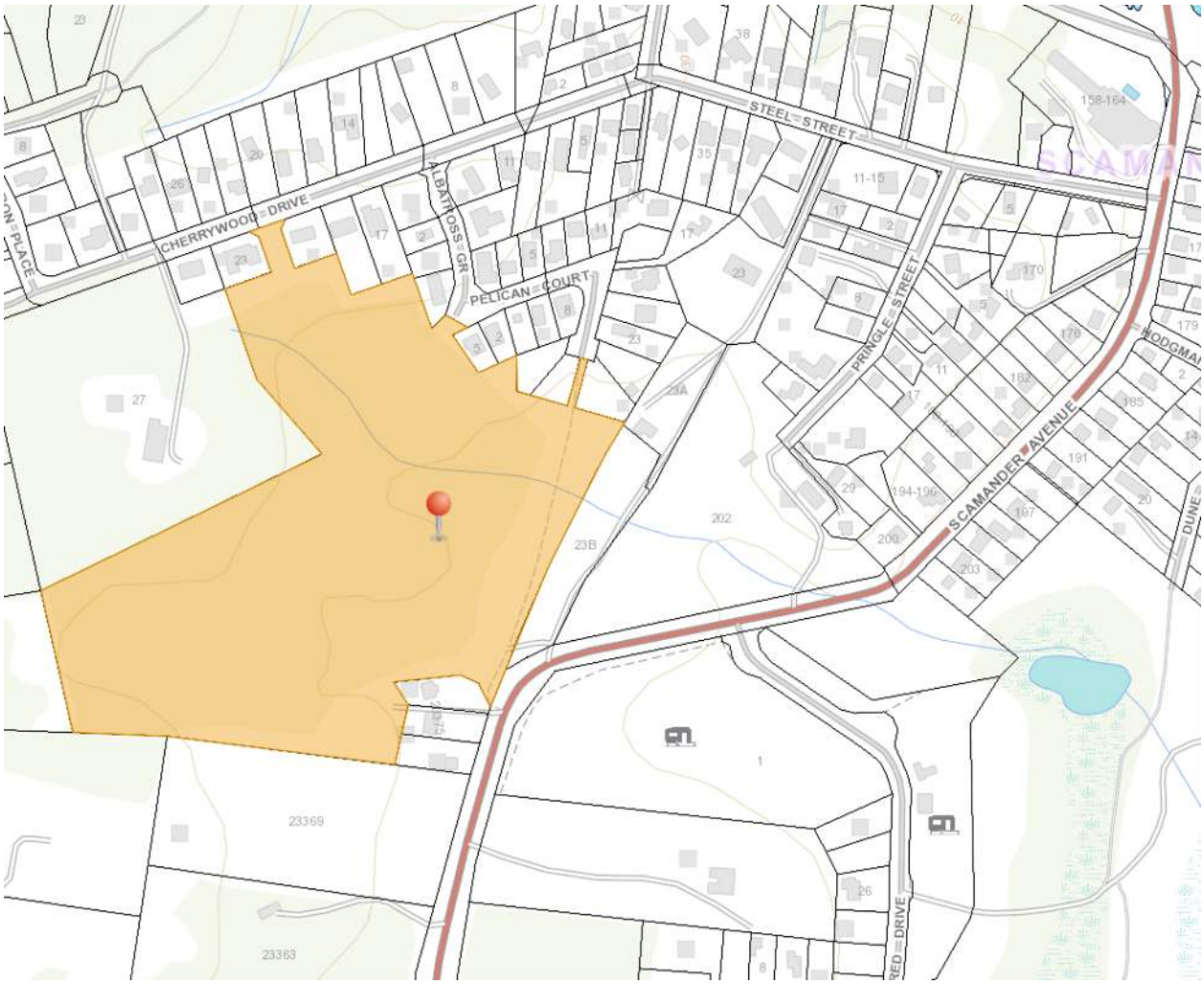
The proposed Lot 2 Cherrywood Drive subdivision site is located some 600m South of the Scamander River. The site location, local street network and proposed subdivision site are shown in Figures 1 & 2 respectively.

Figure 1 - Location of proposed development shown highlighted



Source: The List, DPIPWE

Figure 2 – Road network in the vicinity of the proposed development site



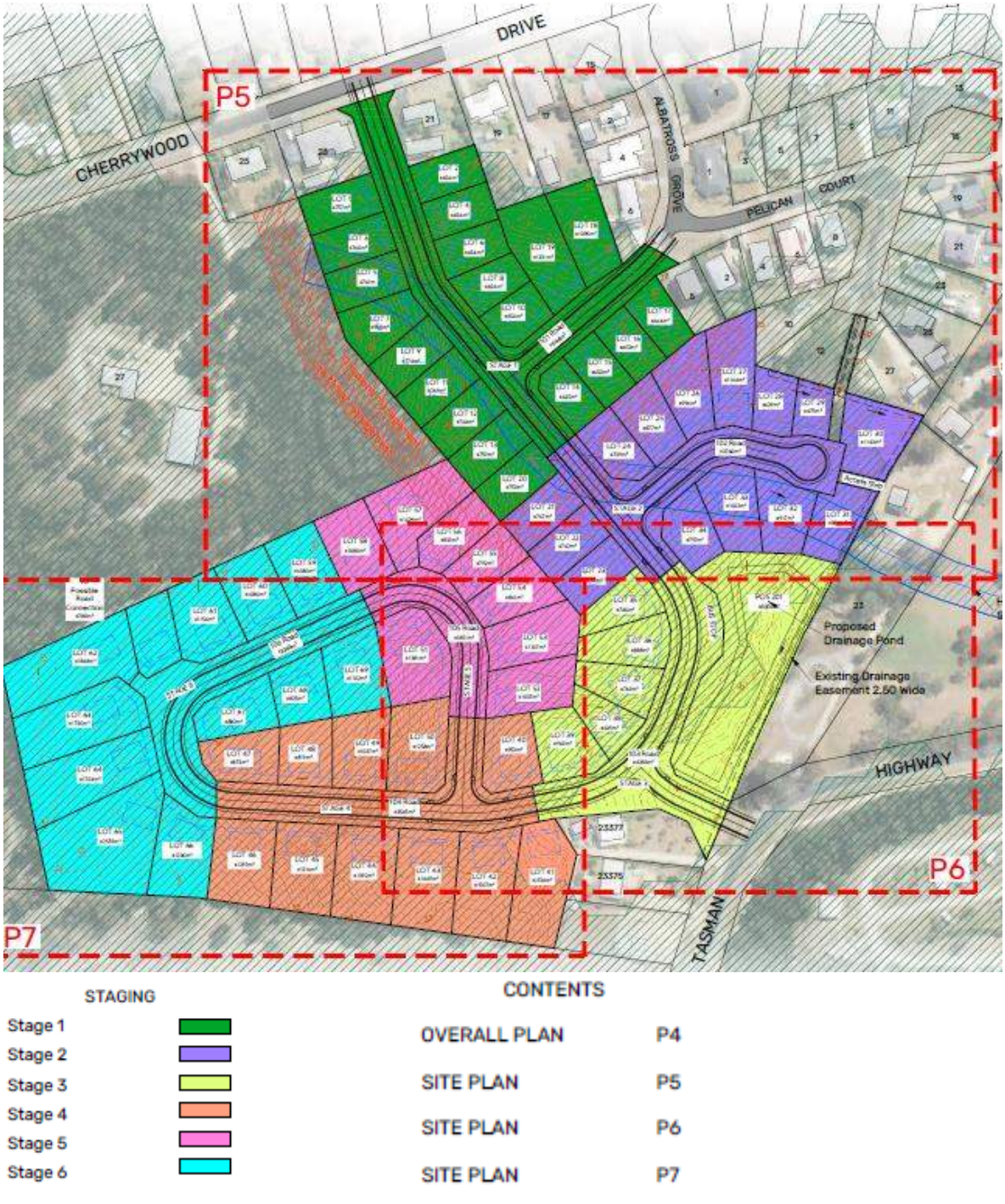
Source: The List, DPIPWE

3. Proposed Development

3.1 Description of Proposed Development

The proposed subdivision of Lot 2 Cherrywood Drive would create 70 urban residential lots accessing the Tasman Highway to the North via Steele Street and to the South at a proposed junction. See proposed Plan of Subdivision in Figure 3 and Appendix A.

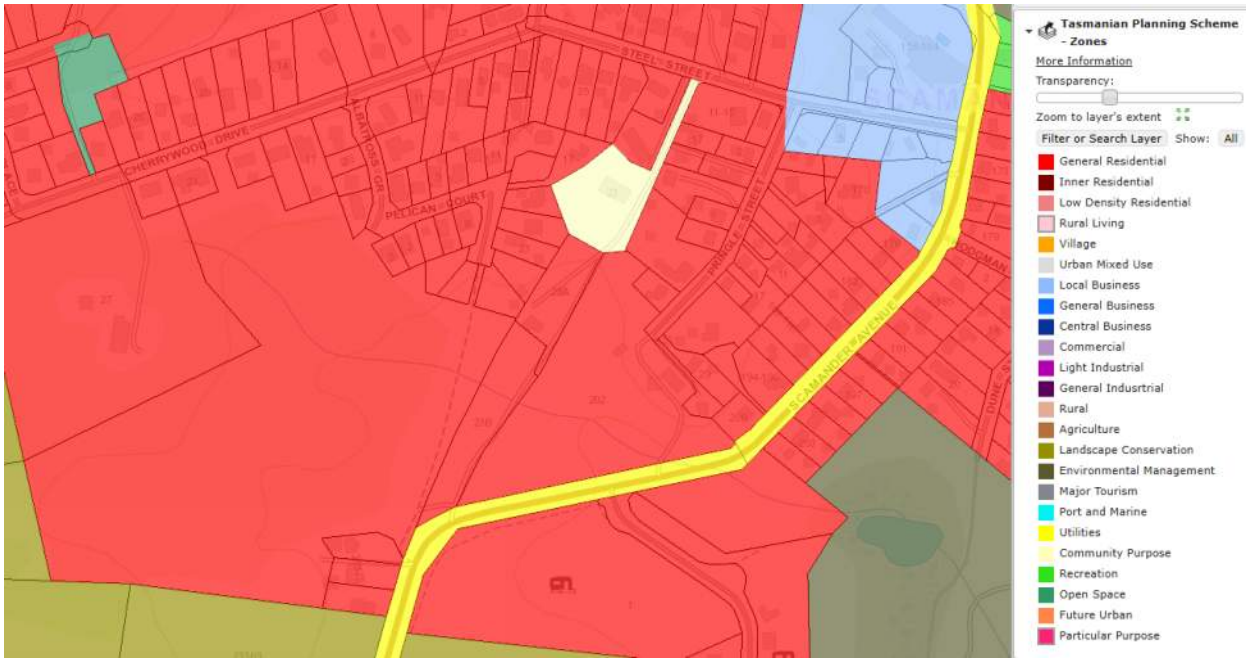
Figure 3 – Proposed subdivision layout with access to Cherrywood Drive to the North and Tasman Highway to the South



3.2 Council Planning Scheme

The proposed development involves land currently zoned General Residential under the Tasmanian Planning Scheme – Break O Day, see Figure 4.

Figure 4 – Lot 2 Cherrywood Drive is zoned General Residential



Source: The List, DPIPWE

3.3 Local Road Network Objectives

Break O Day Council responsible for the maintenance of the Council Road network.

Break O Day Council is also responsible for the maintenance of the Tasman Highway Road reservation outside the central 7.4m trafficable width of the highway where there is footpath which is the case in this instance. This is in accordance with the Roads and Jetties Act 1935.

3.4 State Road Network Owner Objectives

To maintain traffic safety and efficiency on the State Road Network. The Department of State Growth (DSG) is the manager of the Tasman Highway and has maintenance responsibility of the central 7.4m trafficable width of the highway as there is footpath adjacent to the road. Tasman Highway is a State Road, see link map attached in Appendix D.

4. Existing Conditions

4.1 Transport Network

The proposal directly accesses the Tasman Highway via Steel Street to the North and a proposed junction to the South. Scamander Avenue (Tasman Highway) in Scamander is not part of the Tasmanian 26m B Double network, see Appendix E.

4.2 Tasman Highway (Scamander Avenue)

The Tasman Hwy (also known as Scamander Avenue) is a Category 3 Regional Access Road in the State Road Hierarchy and has an arterial function through Scamander with traffic flow estimated at some 2,900 vpd (2022) and a posted 50km/h speed limit in the vicinity of the existing and proposed junctions. The road is not Limited Access, see Appendix C.

4.3 Steel Street and Cherrywood Drive

Steel Street and Cherrywood Drive have a minor Collector Road function with traffic flow estimated at some 400vpd (2021) and the General Urban Speed Limit of 50km/h applies. The road corridor is 8.9m from face to face of kerb. Footpaths are provided as follows:

- Steel Street has footpath on the Southern side of the road.
- Cherrywood Drive has footpath on the
    - Southern side of the road from Albatross Grove to Silver Street.
    - Northern side of the road from Oberon Place to Albatross Grove

4.4 Tasman Hwy / Steel Street junction

The Tasman Hwy / Steel Street junction and approaches are shown in Figures 5 – 13.

Figure 5 – Aerial View of Tasman Hwy / Steel Street junction



Source: The List, DPIPWE

Figure 6 – Steel Street approach to the Tasman Hwy



Figure 7 - Looking right along Tasman Hwy from Steel Street



Sight distance right is 97m.

Figure 8 – Looking left along Tasman Hwy from Steel Street



Sight distance left is 80m with vegetation removal.

Figure 9 – Tasman Hwy Southern approach to the Steel Street junction



Figure 10 – Tasman Hwy Northern approach to the Steel Street junction



Figure 11 – Tasman Hwy Northern approach at the Steel Street junction



Figure 12 – Looking South along Tasman Hwy opposite Steel Street junction



Southbound lane width of 4.5m is insufficient to support BAR operation of the junction. Through traffic must stop if there is a propped right turner.

A minimum width of 6.0m is required.

Figure 13 – Tasman Hwy / Steel Street signage and footpath condition



4.5 Tasman Hwy / Proposed Road 2 junction

The proposed Tasman Hwy junction and approaches are shown in Figures 14 – 23.

Figure 14 – Aerial View of proposed Tasman Hwy junction site



Source: The List, DPIPWE

Figure 15 – Elevation view of proposed Tasman Hwy junction site



Figure 16 - Looking right along Tasman Hwy from proposed junction



Sight distance right is 200m.

Figure 17 – Looking left along Tasman Hwy from proposed junction



Sight distance left is 200m.

Figure 18 – Tasman Hwy Southern approach to the proposed junction



Figure 19 – Tasman Hwy Northern approach to the proposed junction



Shared way and power poles opposite proposed junction.

Figure 20.1 – Tasman Hwy Northern approach at the proposed junction



Shared way and power poles opposite proposed junction.

Figure 20.2 – Tasman Hwy Northern approach at the proposed junction



Fire hydrant and pole opposite proposed junction.

Figure 21 – Proposed Tasman Hwy junction site pedestrian facilities



Shared way and power poles opposite proposed junction are clear of the road edge to allow widening for BAR.

Figure 22 – Proposed Tasman Hwy junction site roadside drainage



Stormwater culvert with no endwall adjacent end of seal.

Figure 23 – Proposed Tasman Hwy junction site roadside drainage



4.6 Cherrywood / Silver / Steele Street junction

The junction and approaches are shown in Figures 24 – 25.

Figure 24 – Aerial View of Cherrywood Drive / Silver Street / Steel Street junction



Source: The List, DPIPWE

Figure 25 – Silver Street approach to Cherrywood Drive



4.7 Cherrywood Drive / Albatross Grove junction

The junction and approaches are shown in Figures 26 – 32.

Figure 26 – Aerial View of Cherrywood Drive / Albatross Grove Junction



Source: The List, DPIPWE

Figure 27 – Albatross Grove approach to Cherrywood Drive



Figure 28 – Cherrywood Drive Western approach to Albatross Grove junction



Figure 29 – Looking right along Cherrywood Drive from Albatross Grove



Sight distance right is 180m

Figure 30 – Looking left along Cherrywood Drive from Albatross Grove



Sight distance left is 125m

Figure 31 – Cherrywood Drive Eastern approach to Albatross Grove



Figure 32 – Albatross Grove elevation view



4.8 Albatross Grove / Pelican Court junction

The junction and approaches are shown in Figures 33 – 40.

Figure 33 – Aerial View of Albatross Grove / Pelican Court junction



Source: The List, DPIPWE

Figure 34 – Albatross Grove Northern approach to Pelican Court Junction



Figure 35 – Looking West along Pelican Court toward Albatross Grove



Figure 36 – Looking South along Albatross Grove from Pelican Court



Figure 37 – Looking North along Albatross Grove towards Pelican Court



Figure 38 – Looking North along Albatross Grove



Figure 39 – Looking left along Albatross Grove from Pelican Court



Sight distance left is 50m.

Figure 40 – Looking right along Albatross Grove from Pelican Court



Sight distance right is 80m.

4.9 Cherrywood Drive / proposed Road 1 junction

The junction and approaches are shown in Figures 41 – 48.

Figure 41 – Aerial View of Cherrywood Drive / proposed road junction



Source: The List, DPIPWE

Figure 42 –Proposed Road approach to Cherrywood Drive



Figure 43– Looking right along Cherrywood Drive from proposed road



Sight distance right is 200m

Figure 44 – Looking left along Cherrywood Drive from proposed road



Sight distance left is 200m

Figure 45 – Elevation view of proposed road junction



Figure 46 – Cherrywood Drive Eastern approach to the proposed junction



Figure 47 – Cherrywood Drive Western approach to the proposed junction



Figure 48 – Proposed junction utility pit



4.10 Traffic Activity without proposal

4.10.1 Tasman Hwy (Scamander Ave)

Traffic activity is summarised as follows based on DSG data, see Appendix F.

- 190m North of Thomas St – AADT 2,900 (2022)
  - Compound annual growth rate of 1%
  - Projected AADT 3,270 vpd (2034)
  - 12 % trucks

4.10.2 Steel Street approach to Tasman Hwy

- 1,000 vpd (2034)

4.11 Reported Crash History

The DSG maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes.

4.11.1 Cherrywood Drive and Steel Street

Figures 49 and 50 summarise the available data. There have been two crashes at the Tasman Hwy / Steel Street junction. Both crashes involved vehicles in same lane / right rear crashes.

There is no evidence of a crash propensity on Cherrywood Drive.

Figure 49 – 5 Year Reported Crashes – Cherrywood Drive and Steel Street.

Crash ID	Crash Description	Date	Time	Severity	S L	Location	Units
1935005	132 - Vehicles in same lane/ right rear	25-Oct-2016	13:30	First Aid	50	Tasman / Steel junction	LV & LV & LV
1981170	159 - Other overtaking	13-Dec-2016	12:39	PDO	50	Tasman Hwy	LV & HV
49954966	132 - Vehicles in same lane/ right rear	06-Apr-2019	12:45	PDO	50	Tasman / Steel junction	LV & LV

PDO	Propoerty Damage Only
LV	Light Vehicle
HV	Heavy Vehicle
SL	Speed Limit

Figure 50 – Steel St 5 Year Reported Crash locations



4.11.2 Tasman Hwy (Steel St. – Upper Scamander Rd.)

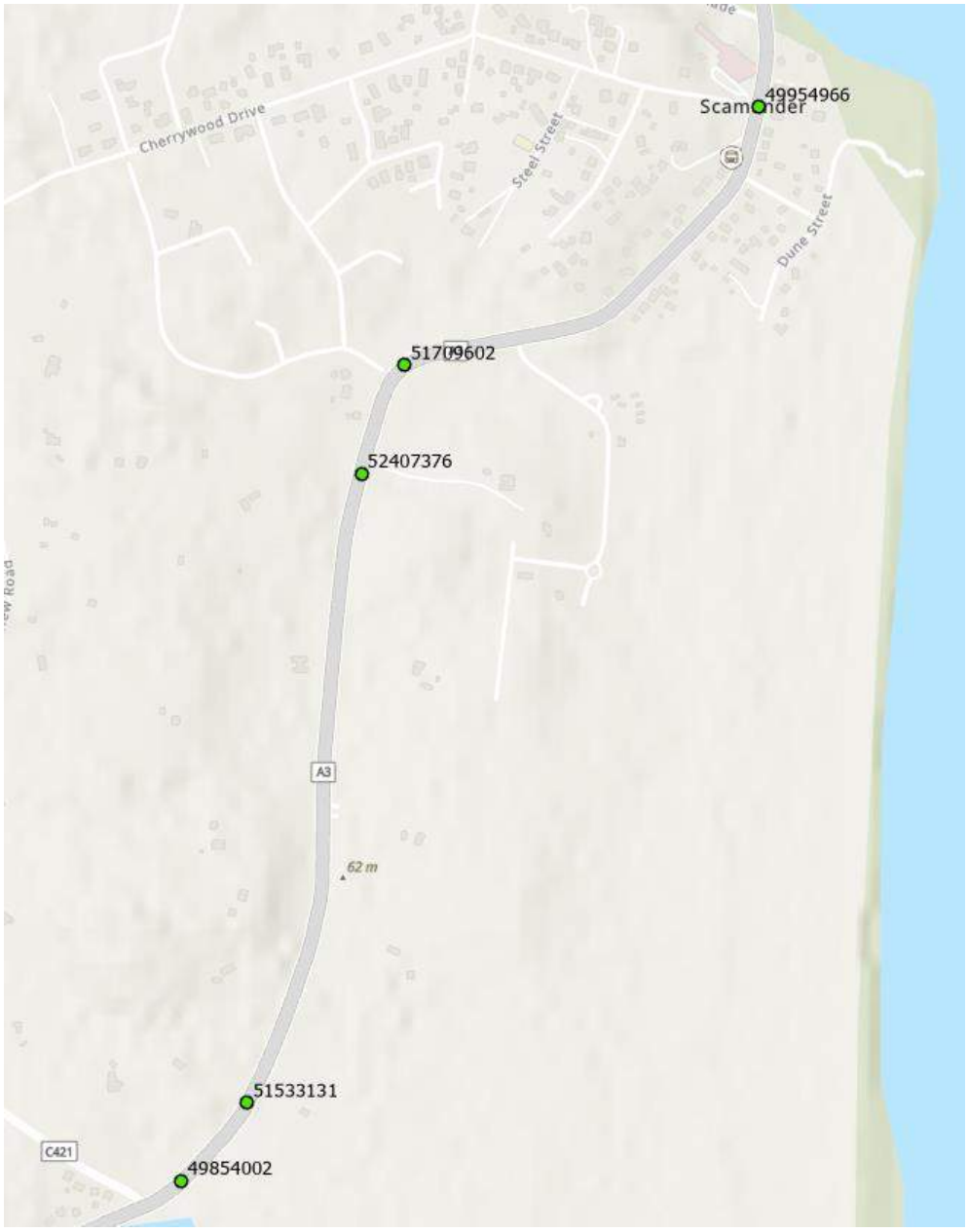
Figures 51 and 52 summarise the available data. There has been one Minor injury crash near the bend and proposed junction site involving two light vehicles. There is no evidence of a crash propensity at the proposed junction site.

Figure 51 – 5 Year Reported Crashes – Tasman Hwy (Steel St. – Upper Scamander Rd)

Crash ID	Units	Description	Date	Time	Severity	Light	Speed Limit	Location
49854002	LV	189 - Other curve	17-FEB-2019	15:08	Minor	Day	080	Tasman Hwy
49954966	LV; LV	132 - Veh. in same lane/ right rear	06-APR-2019	12:45	PDO	Day	050	Tasman Hwy / Steel St. Jcn.
51533131	LV; LV	120 - Wrong side/other head on*	27-JAN-2022	11:20	PDO	Day	080	Tasman Hwy
51709602	LV; LV	120 - Wrong side/other head on*	22-JUN-2022	11:05	Minor	Day	050	Tasman Hwy
52407376	LV	179 - Other straight	02-JUN-2024	19:00	PDO	Night	050	Tasman Hwy

PDO	Property Damage Only
LV	Light Vehicle
*	Not overtaking

Figure 52 – Tasman Hwy 5 Year Reported Crash locations



4.12 Services

4.12.1 Cherrywood Drive

Street lighting exists along Cherrywood Drive. There is a telecommunication pit and watermain stop valve on the Southeast side of the Cherrywood Drive / proposed road junction, see Figure 38.

4.12.2 Proposed Tasman Hwy junction

There is no street lighting at the proposed Tasman Hwy junction site. There are a number of in ground and above ground services near the proposed Tasman Highway junction on the opposite side of the road including:

- Tasman Highway stormwater culvert, see Figure 22.
- Power Poles and a stay cable. see Figures 20.1 & 21.
- Water supply infrastructure including fire hydrant, see Figure 20.2.
- Shared way for pedestrians and cyclists, see Figures 20.1 & 21.

4.13 Road Safety Review

4.13.1 Tasman Hwy / Steel Street junction

- The junction layout forces South bound through traffic on the Tasman Hwy to stop if there is a propped right turner to Steel Street, see Figure12 . This is not desirable for a Category 3 State Road junction with an urban residential street but consistent with similar situations on the State Road network.
- No pedestrian facilities for crossing the Tasman Highway between the Scamander Beach Resort and Rivermouth Cafe.
- Limited sight distance left, see Figure 8.

4.13.2 Proposed Tasman Hwy junction

- The proposed junction is at a bend in the road alignment that would warrant Junction on a Bend warning signs on both Tasman Highway approaches.
- A culvert is adjacent the edge of seal on the highway and has no endwall.
- Power pole and water reticulation services are located alongside the Tasman highway and opposite the proposed junction, see section 4.12.2

4.13.3 Steel/ Silver / Cherrywood Drive Junction

- This junction has a bend on the major road alignment and would benefit from some delineation of the edge of the road to enable drivers to track in the right direction. See Figures 24 and 25.
- The junction has a Give Way sign but no junction Holding Line and barrier line.

4.14 Austroads Safe System Assessment

Tasman Highway junction approaches and Cherrywood Drive have been assessed in accordance with the Austroads Safe System assessment framework. This framework involves consideration of exposure, likelihood and severity to yield a risk framework score. High risk crash types and vulnerable road user crash types are assessed for each site and aggregated to provide an overall crash risk. Crash risk is considered in terms of three components:

- Exposure (is low where low numbers of through and turning traffic) i.e.1 out of 4
- Likelihood (is low where the infrastructure standard is high) i.e. 1 out of 4
- Severity (is low where the speed environment is low) i.e. 1 out of 4

The Austroads Safe System Assessment process enables the relative crash risk of an intersection or road link to be assessed. Vulnerable Road users are considered along with the most common crash types.

The crash risk score indicates how well the infrastructure satisfies the *safe system objective which is for a forgiving road system where crashes do not result in death or serious injury.*

From safe system assessment the following crash risk scores were determined:

- Tasman Hwy / Steel Street junction: 44/448
- Proposed Tasman Hwy junction: 38/448
- Cherrywood Drive: 16/448

From Figure 53, the calculated crash risk scores indicate low crash risk and good alignment with the Austroads Safe System Objective. See Appendix I for SSA calculations.

Figure 53 – Austroads Safe System Assessment alignment between crash score and risk



5. Traffic Generation and Assignment

This section of the report describes how traffic generated by the proposal is distributed within the adjacent road network in ten years (2034).

5.1 Traffic Growth

Current traffic activity on Tasman Hwy has 1 % compound annual growth.

5.2 Trip Generation

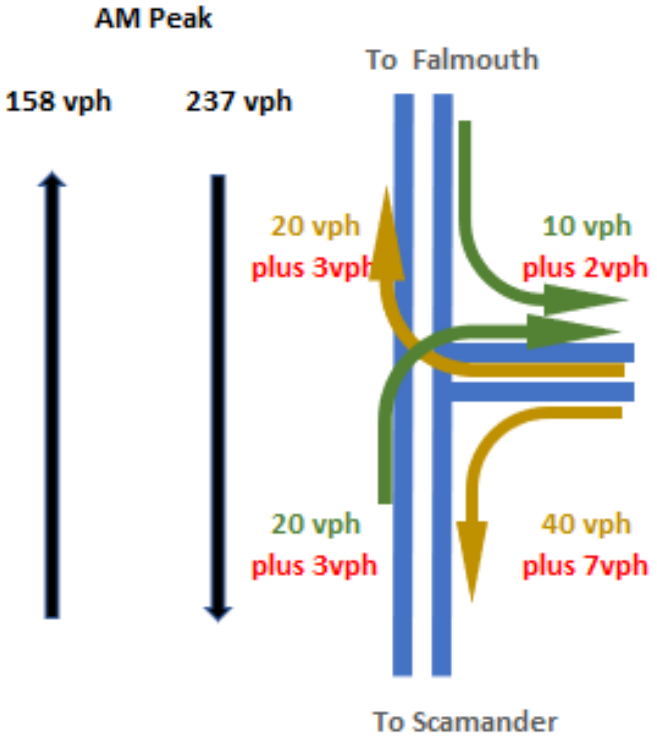
Traffic generation rates are sourced from the RTA Guide to Traffic Generating Developments 2002. For dwelling houses traffic generation rates are 9 daily trips per house with 0.85 peak hour vehicle trips.

For the 70-lot proposal this amounts to 630 vpd with 60 vph at peak times.

5.3 Trip Assignment

The following Figures 54, 55 and 56 show the estimated 2034 traffic activity post full development of the proposal for the Tasman Hwy / Steel Street junction, proposed Tasman Hwy junction and proposed Cherrywood Drive junction respectively.

Figure 54 – Tasman Hwy / Steel Street junction Peak Hour Traffic 2034



Peak Hour Movement Summary (vph)		
AM	Turns	TEF
Left In	12	237
Right In	23	407

Peak Hour Movement Summary (vph)		
PM	Turns	TEF
Left In	23	158
Right In	47	418

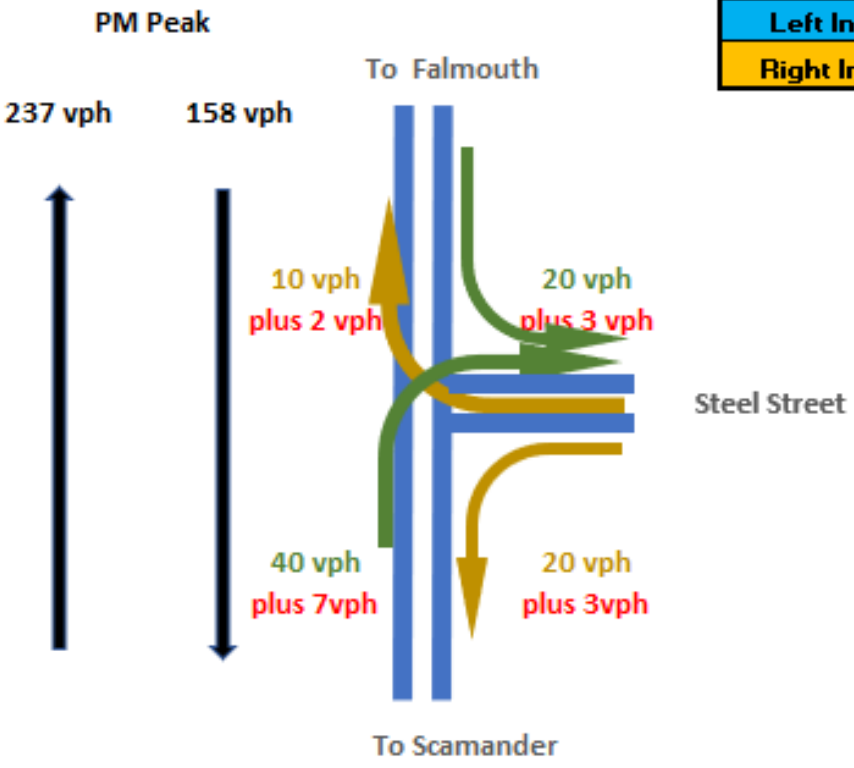
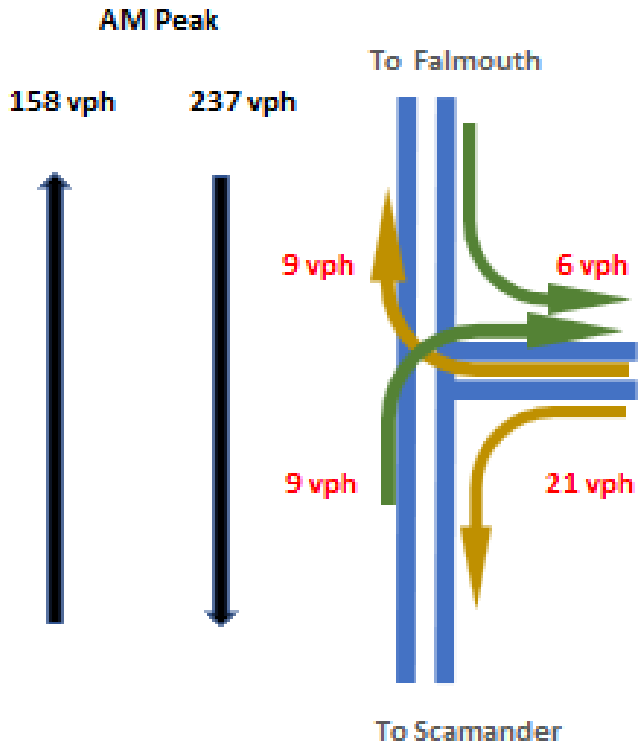


Figure 55 – Proposed Tasman Hwy junction Peak Hour Traffic 2034



Peak Hour Movement Summary (vph)		
AM	Turns	TEF
Left In	6	237
Right In	9	401

Peak Hour Movement Summary (vph)		
PM	Turns	TEF
Left In	9	158
Right In	21	404

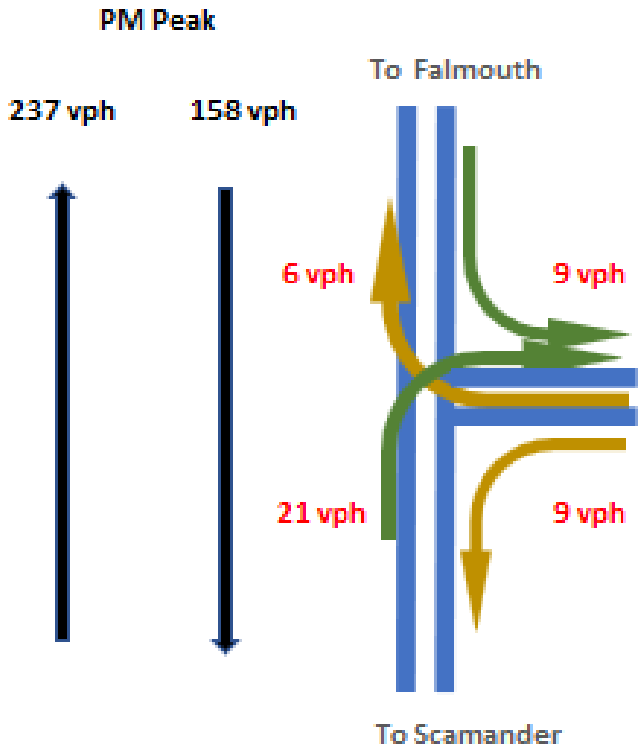
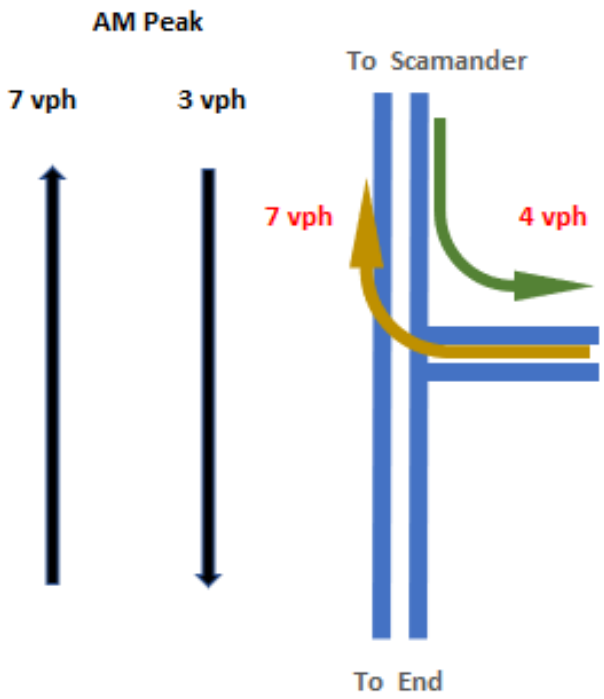
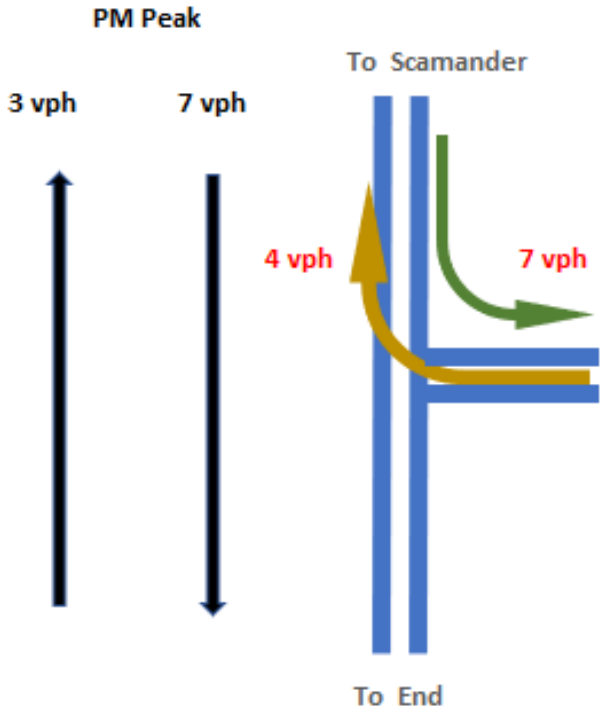


Figure 56 – Cherrywood Drive / Proposed Road junction Peak Hour Traffic 2034



Peak Hour Movement Summary (vph)		
AM	Turns	TEF
Left In	4	3
Right In	0	14

Peak Hour Movement Summary (vph)		
PM	Turns	TEF
Left In	7	7
Right In	0	17



6. Impact on Road Network

6.1 Tasman Hwy / Steel Street junction

The proposal slightly increases turning movements at the Tasman Hwy / Steele Street junction, negligibly increasing rear end crash risk. Technically, based on current traffic activity the junction qualifies for a BAR junction layout, see Appendix H. However, DSG is not in favour of significant increase in use of the junction. The proposal is estimated to slightly increase junction use, considered an acceptable increase, that would not significantly impact traffic capacity and safety at the junction with the current simple junction layout.

6.2 Tasman Hwy / Proposed Road 2 junction

The proposal will require installation of a BAR & BAL junction due to the volume of through and turning traffic at the junction, see Figure 60.

The proposed junction would not significantly impact Tasman Highway traffic capacity and safety. Level of Service (LOS) descriptions are summarised in Appendix B.

6.3 Cherrywood Drive / Steel Street / Silver Street junction

The proposal slightly increases through traffic on the priority road which supports the need for some delineation to help East bound traffic negotiate the bend at the Silver Street junction.

6.4 Cherrywood Drive / Proposed Road 1 junction

The proposed junction is estimated to operate at LOS A well beyond 2034.

6.5 Proposed Road 1 / proposed Cul-De-Sac junction

The proposed junction is estimated to operate at LOS A well beyond 2034.

6.6 Proposed Road 1 / Road 2 junction

The proposed junction is estimated to operate at LOS A well beyond 2034.

6.7 Cherrywood Drive / Albatross Grove junction

The increase in traffic activity at this junction due to the proposal is very minor and will not disaffect operation of the junction which is estimated to operate at LOS A well beyond 2034.

6.8 Albatross Grove / Pelican Court junction

The increase in traffic activity at this junction due to the proposal is very minor and will not disaffect operation of the junction which is estimated to operate at LOS A well beyond 2034.

6.9 Sight Distance requirements summary (Figure 57)

Figure 57 – Sight distance requirements

Junction Major Rd - Minor Rd	Speed		Austroads	Available		AS/NZS 2890.1
	Limit (km/h)	Environ. (km/h)	SISD(m)	Left(m)	Right(m)	SSD (m)
Tasman - Steel	50	50	97	80	97	NA
Tasman - Prop. Rd 2	50	50	97	200	200	
Cherrywood - Silver	50	50	97	>150	> 150	
Cherrywood - Albatross	50	50	97	125	180	
Cherrywood - Prop. Rd 1	50	50	97	>150	> 150	
Albatross Gr - Pelican Crt	50	40	73	110	80	
Prop. Rd 1 - Albatross	50	40	73	120	80	
Prop. Rd 1 - Rd 2	50	40	73	110	75	
Prop. Rd 1 - Rd 1	50	40	73	55 *	110	
Prop. Rd 1 - Prop. Crt	50	40	73	75	110	
Accesses	50	40	NA	>30	>30	30

Austroads Compliant

Austroads Marginally Non Compliant

AS / NZS 2890.1 Compliant

* Austroads Marginally Non Compliant due to road length

6.10 Austroads Guidelines for Junction Layout

The junction layout required is based on Austroads Guidelines which take into account the standard of the road, speed limit and volume of through and side road traffic.

6.10.1 Proposed Cherrywood Drive junction

Figure 56 indicates that a Simple Right and a Left turn junction layout is adeqaute provided standard junction radii are provided to facilitate all turning movements by the design vehicle. In this case a rigid 8.8m truck is considered a suitable design vehicle.

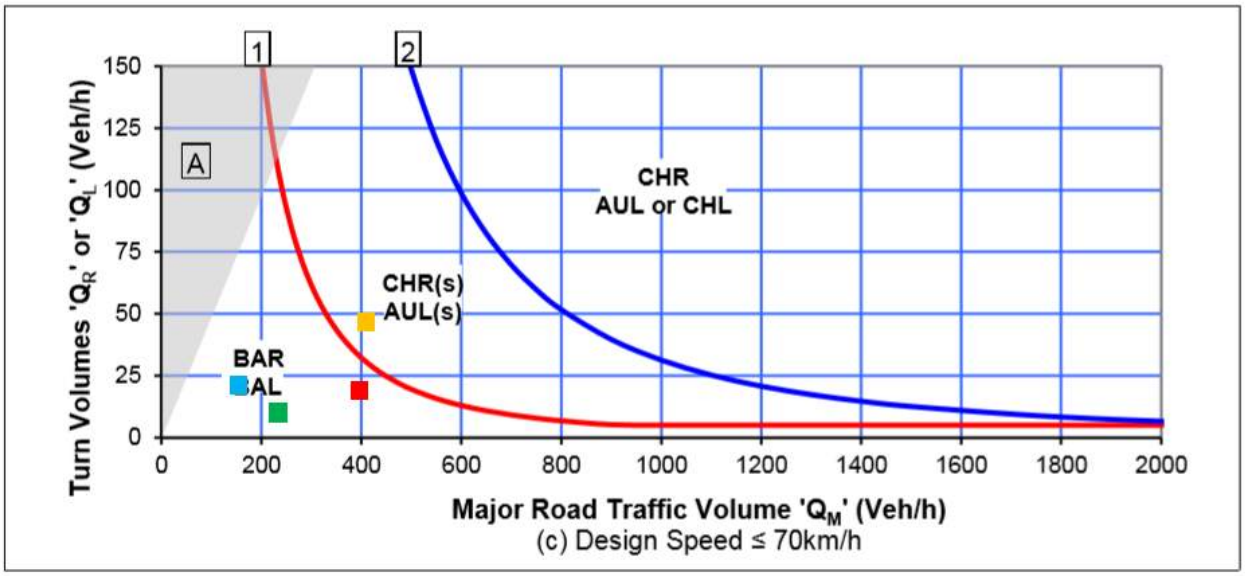
6.10.2 Existing Tasman Hwy / Steel Street junction

Figure 58 indicates that the junction techncially qualifies for a Basic Right (BAR) and Basic Left (BAL) junction based on current traffic levels. As the proposal involves only a slight increase in traffic at the junction, the existing layout is considered acceptable.

The proposal does not trigger the need for a BAR layout or widening of the Tasman Highway. A BAR would require a minimum lane width of 6.0m to allow following vehicles to pass left of a propped right turning vehicle.The current lane width is 4.5m which is insufficient for a BAR, see Figure 12.

Figure 59 shows how a BAR & BAL faciltiy could be retrofitted in future however the proposal does not trigger the need for a BAR and BAL retrofit. No works are required at the Tasman Hwy / Steel Street junction.

Figure 58 – Austroads warrant for Tasman Hwy / Steel Street junction 2034.

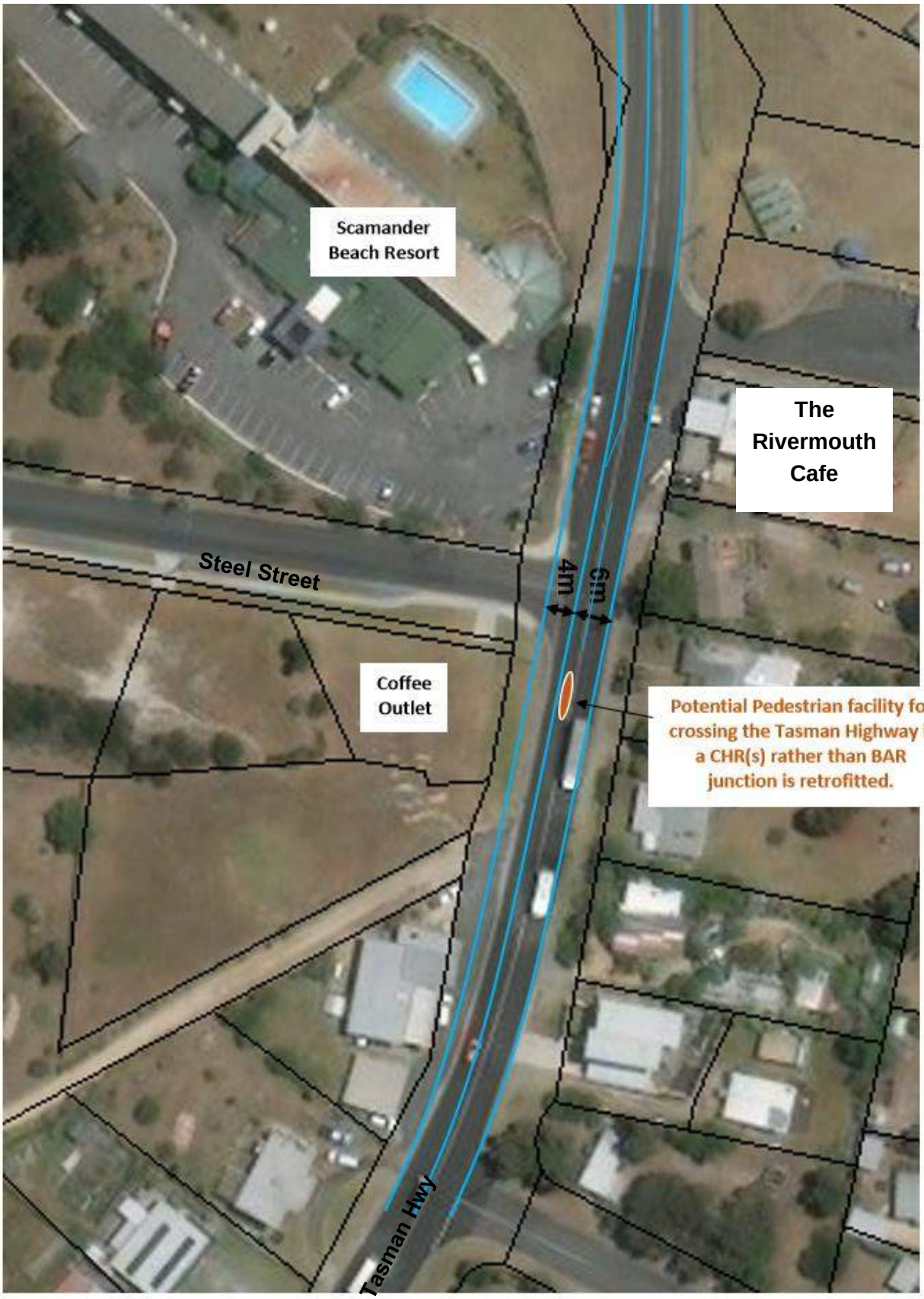


Peak Hour Movement Summary (vph)		
AM	Turns	TEF
Left In	12	237
Right In	23	407

Peak Hour Movement Summary (vph)		
PM	Turns	TEF
Left In	23	158
Right In	47	418

TEF | Total Effected Traffic

Figure 59 – Tasman Hwy widening concept to achieve BAR junction with Steel Street



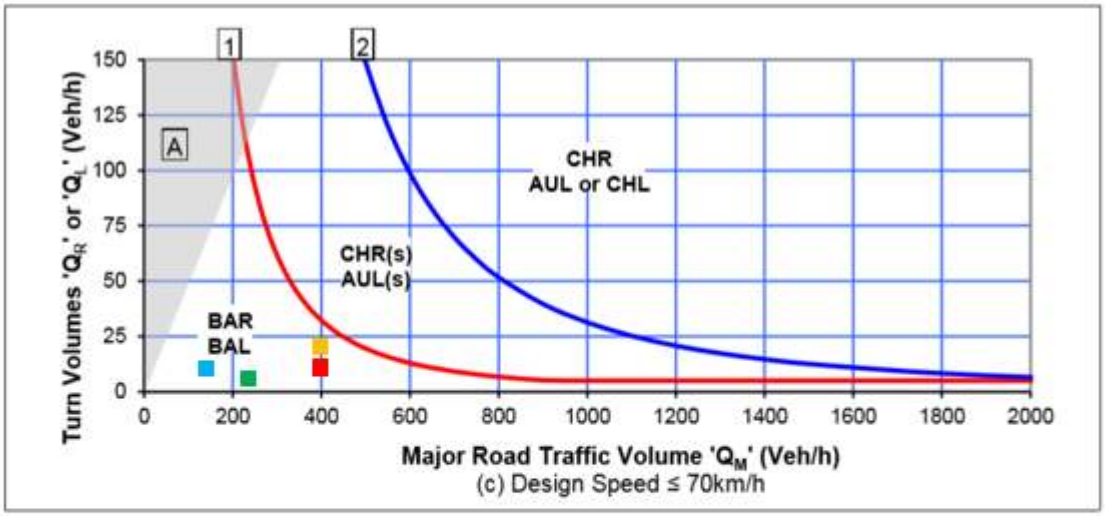
6.10.3 Tasman Hwy / Proposed Road 2 junction

Figure 60 indicates that the junction techically qualifies for a Basic Right (BAR) and Basic Left (BAL) junction based on projected traffic levels.

The BAR layout requires widening of the Tasman Highway South bound lane from 3.0m to 6.5m to allow following vehciles to pass left of a propped right turning vehicle, see junction concept shown in Figures 61 & 62.

.

Figure 60 – Austroads warrant for proposed Tasman Hwy junction 2034.



Peak Hour Movement Summary (vph)		
AM	Turns	TEF
Left In	6	237
Right In	9	401

Peak Hour Movement Summary (vph)		
PM	Turns	TEF
Left In	9	158
Right In	21	404

TEF | Total Effected Traffic

Figure 61 – Required Tasman Hwy widening for BAR junction

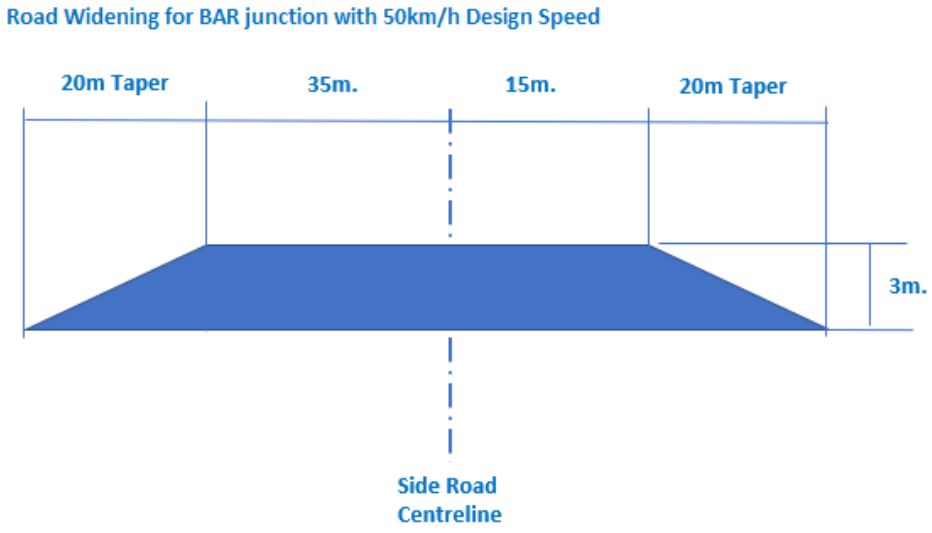
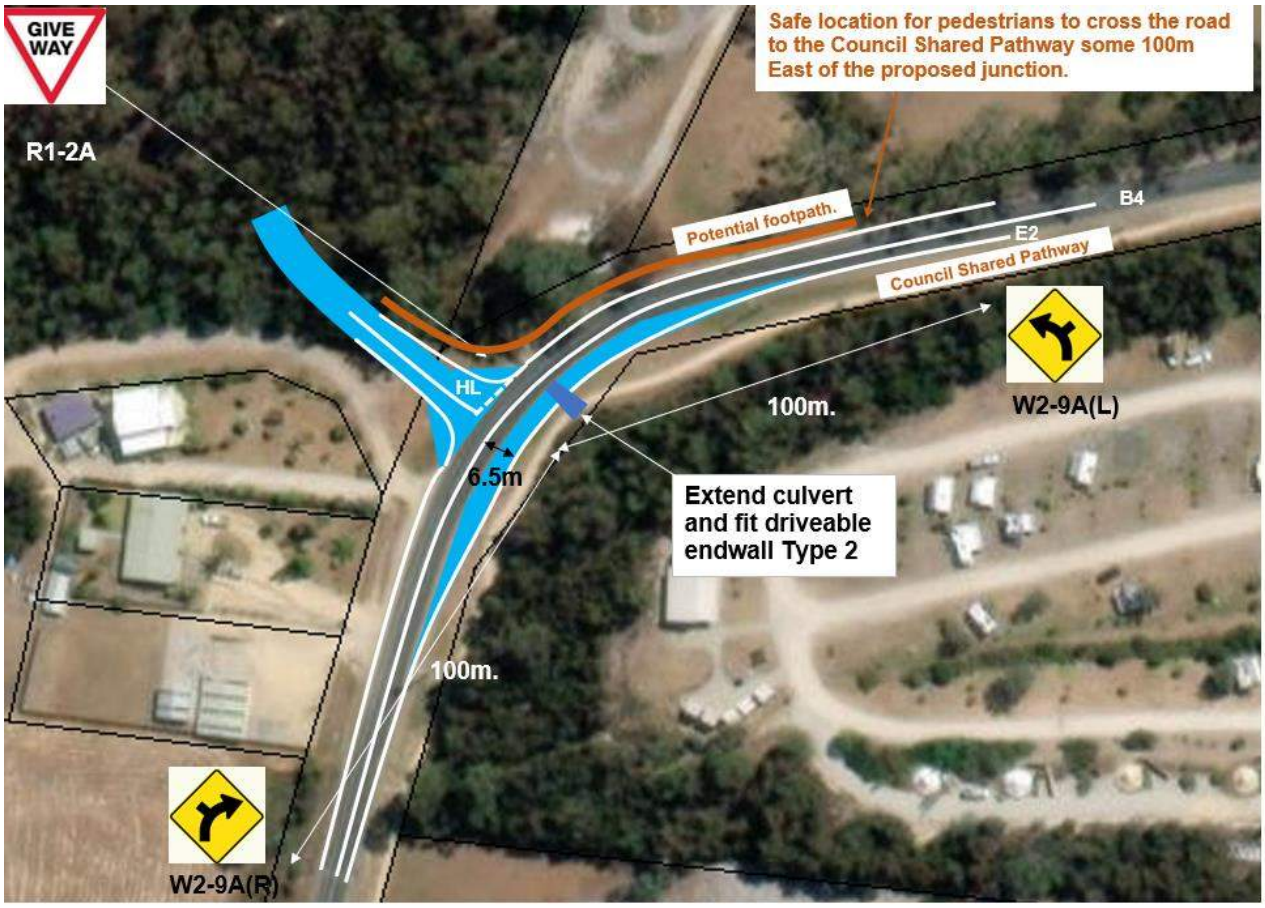


Figure 62 – Proposed Tasman Hwy junction concept



Benefits of the proposal include:

- Simplification of local access issues for surrounding properties. Properties can access Proposed Road 2, see Figure 3, rather than the Tasman Highway.
- Though Proposed Road 2 is short at some 50m in length, Proposed Road 1 can easily absorb traffic from Proposed Road 2 as the junction between these two roads is estimated to operate at LOS A. There would be minimal queuing on Road 2.
- In addition, the proposed BAR right turn facility on the Tasman Hwy for traffic turning right to Proposed Rd 2 has adequate capacity to cope with expected demand.
- The proposal includes provision of a 5.6m wide access strip to 23A Steel St:
    - Owners of 23, 23A and 23B Steel St. have previously been denied access to Tasman Hwy on the principle that residential properties should access local roads rather than State Roads where possible, see Appendix A.
    - Proposal potentially satisfies DSG and owners of 23,23A and 23B Steel St.

6.11 Tasmanian Planning Scheme – Break O Day

Road and Railway Assets Code C3

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.

Acceptable Solution A1.1 – **Not applicable** as the relevant roads are not Category 1.

Acceptable Solution A1.2 *– For a road, excluding a Category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.*

The proposal involves a new State Road junction, 4 new Council Road junctions and 70 new vehicle crossings. Written consent from the road owners i.e DSG & BODC has not been issued. This TIA has been prepared to assist DSG and BODC in considering the proposal.

A1.2 is currently not satisfied.

Acceptable Solution A1.3 **– Not applicable** as no rail network is involved.

Acceptable solution A1.4: *Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing will not increase by more than:*

(a) The amounts in Table C3.1
(b) Allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road; and

Tasman Highway (at Steel Street junction)
Table C3.1 allows up to 10% increase in vehicle movement per day or 10 vpd whichever is greater on *major* roads.
Tasman Highway (Scamander Avenue) is classified *major* road. The proposal is estimated to increase traffic on Steel Street at the Tasman Highway by 158 vpd (2034).

Tasman Highway (at proposed junction)
Table C3.1 allows up to 10% increase in vehicle movement per day or 10 vpd whichever is greater on *major* roads.
Tasman Highway (Scamander Avenue) is classified *major* road. The proposal is estimated to have traffic on the proposed road to the Tasman Highway of 472 vpd (2034).

Cherrywood Drive
Table C3.1 allows up to 20% increase in vehicle movement per day or 40 vpd whichever is greater on *other* roads. Cherrywood Drive is classified *other* road. The proposal is estimated to increase traffic on the Cherrywood Drive by 158 vpd (2034).

A1.4 is not satisfied at the Tasman Hwy junctions or Cherrywood Drive junction.

Performance Criteria P1: *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

(a) any increase in traffic caused by the use.
(b) the nature of the traffic generated by the use.
(c) the nature of the road.
(d) the speed limit and traffic flow of the road.
(e) any alternative access to a road.
(f) the need for the use.
(g) any traffic impact assessment; and
(h) any advice received from the rail or road authority.

(a) The increase in traffic due to the proposal is estimated as follows:

Tasman Hwy (at Steel Street junction)

- 53 vpd South of and 105 vpd North of the junction.
- From review of Austroads junction warrants the current junction warrants a BAR junction layout. The proposal makes little difference to the situation.

Tasman Hwy (at proposed junction)

- 158 vpd South of and 314 vpd North of the junction.
- From review of Austroads junction warrants a BAR and BAL junction is warranted and proposed.

Cherrywood Drive

158 vpd to the North of the proposed junction with Cherrywood Drive. From review of Austroads junction warrants the proposed junction technically warrants a BAR junction layout however through traffic volumes are negligible so the proposed simple junction layout is considered adequate.

(b) The nature of the traffic generated by the use will be 98% light vehicles post residential construction phase.

(c) The proposed Tasman Hwy and Cherrywood Drive junctions are of adequate standard to cope with projected traffic activity in 2034. See Section 6 of this report. The proposed subdivision road standard is consistent with LGAT standard for urban roads, see Section 6.5.

(d) Tasman Hwy and Cherrywood Drive speed limits of 50km/h are considered suitable for the proposed and impacted junctions.

(e) No alternative accesses are available.

(f) The need for the use is justified on commercial rationale.

(g) This TIA finds no reason to disallow the proposal due to traffic impacts.

(h) No specific advice on traffic management has been received from Council.

In summary there are no traffic safety or capacity issues due to the proposal. **P1 is satisfied.**

Acceptable solution A1.5: Vehicular traffic must be able to enter and leave a major road in a forward direction. **A1.5 is satisfied.**

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Not applicable as the proposal is not within a road or railway attenuation area.

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Not applicable as the proposed is not within a road or railway attenuation area.

6.12 Impact on liveability, safety and amenity of the local area

According to Traffic Engineering and Management – KW Ogden and SY Taylor 1999, Chapter 2.2- Design of New Urban Networks:

To maximise the liveability, safety and amenity of the local area, road and street network layout should be such that:

- *A minimum of 60% of lots should abut residential streets with less than 300vpd passing traffic.*
- *A minimum of 80% of lots should abut residential streets with less than 600 vpd passing traffic.*
- *A maximum of 5% of single dwelling lots should abut residential streets with between 1,000-2,000 vpd passing traffic.*
- *A maximum of 1% of single dwelling lots should abut local streets or collectors with less than 3,000 vpd passing traffic, and*
- *No single dwelling lot should abut a route with more than 3,000 vpd passing traffic.*

By 2034 the estimated traffic activity allowing for the proposal will be:

- Proposed road approach to Cherrywood Drive – 158 vpd
- Steel Street approach to Tasman Highway – 1,000 + 158vpd i.e 1,158vpd
- Proposed road approach to Tasman Highway – 472 vpd

These traffic activity levels are within range of liveability, safety and amenity targets.

6.13 Provisions for all road users

6.13.1 Light Vehicles

Traffic safety and capacity requirements for light vehicles have been considered and the proposed access layout is considered suitable in terms of traffic safety and capacity.

6.13.2 Heavy Vehicles

Typically, 8.8m Rigid Trucks for garbage collection or firefighting will and can access the site on a regular basis.

6.13.3 Public Transport

Provision has been made for public transport with an idented bus bay on the bend of the internal through road.

6.13.4 Pedestrians

Internal to the subdivision:

The proposed roads will have footpath at least one side throughout the development. This is considered a suitable level of provision for the proposed land use consistent with General Residential zoning.

External to the subdivision:

There is an existing shared footpath and cycle way along the Eastern side of the Tasman Highway opposite the proposed subdivision road junction, see Figure 62. The existing edge of seal is 3.5m from the road centreline. The BAR widening would make the proposed seal edge 6.5m from the road centreline. The existing footpath is 9.5m from the road centreline i.e has a 3m separation to the proposed seal edge. The resultant 3m separation of the footpath at the narrowest point from the highway edge of seal is adequate in a 50km/h speed zone. Accordingly, no pedestrian protection measures are required to protect shared path users from highway traffic.

As widening of the Tasman Highway is required at the proposed junction as part of the proposal, the best place for pedestrians to cross the Tasman Highway is some 100m East of the junction where the road width is normal and there is good sight distance in both directions, see Figure 62. There are no pedestrian facilities for safe access to this point.

It is recommended that the new road at the junction have footpath on the Northern side. This footpath could then be extended to the recommended safe crossing point if required. This would involve considerable tree removal to create space for the path. Pedestrian Warning signs (W6-1A) should be placed some 80m in advance of the crossing point on both approaches once the path work is done.



W6-1A (Pedestrian Warning sign)

Pedestrian crossing of the Tasman Highway is anticipated to be very low, so the facilities described above are not considered necessary at this stage. As a guide the trigger for pedestrian warning signs would be pedestrian crossing activity of > 20 pedestrian per hour.

6.13.5 Cyclists

The proposal does not affect cyclists.

6.13.6 Motorcyclists

The proposal does not affect motorcyclists.

6.14 Other requirements

6.14.1 Environmental

No adverse environmental impact is anticipated in relation to:

- Noise, Vibration and Visual Impact
- Community Severance and Pedestrian Amenity
- Hazardous Loads, Air Pollution and Dust and Dirt
- Ecological Impacts and Heritage and Conservation

6.14.2 Street Lighting and Furniture

To Council requirements.

6.15 Tasmanian Subdivision Guideline Considerations

No issues have been identified.

6.16 Transport Planning Considerations

No issues have been identified.

6.17 Proposed internal traffic management.

Internal road and junction layout should be designed to accommodate an 8.8m rigid truck.

6.18 Proposed Roads Standard

The proposed roads should be designed to accommodate General Access vehicles and built with a cross section consistent with Figure 63.

Figure 63 – Recommended Road Standard

Road / Street	Urban Function*	Road Length (m.)	Speed Limit (km/h)	AADT 2034 (vpd)	Width Face to face of kerb (m.)
Proposed Road 1	Through Road	720	50	472	8.9
Proposed Road 2	Through Road	50	50	472	8.9
Proposed Court	Cul-De-Sac	80	50	80	6.9

* LGAT Standard Drawing TSD -R06

In all cases road construction standard should be consistent with the LGAT standard drawings including:

- Urban Roads Cul-De-Sac Turning Heads TSD-R07 and TSD-R08
- Urban Roads Driveways TSD-R09
- Urban Roads Footpaths TSD-R11
- Concrete Kerbs and Channels Access Ramps TSD-R18

LGAT standard drawings are accessible online at:

https://www.lgat.tas.gov.au/__data/assets/pdf_file/0027/813735/Tasmanian-Municipal-Standards-Drawings-v3-December-20202.pdf

6.19 Department of State Growth requirements

DSG review of TIA

These reviews are required to:

- consider proposals and whether the TIA prepared satisfies DSG requirements.
- resolve any issues so the TIA can be finalised.
- enable the TIA endorsement provided by DSG to be communicated to Council as part of the Development application process.

These reviews are usually arranged by the TIA author. The email address for submissions is: Development@stategrowth.tas.gov.au

Crown landowner consent

This is to provide DSG the opportunity to check alignment of proposals with DSG objectives for the road. If the proposal aligns with DSG objectives Crown Land Consent is issued by DSG. Crown Landowner Consent is required where there is a proposed change in use of property adjacent to a state road. The website for Crown Landowner Consent is: https://www.transport.tas.gov.au/road/permits/crown_landownerconsent\

Access works permits

Developers must obtain an access works permit from DSG for proposed work within a state road reservation. Applications need to include:

- suitably design plans detailing the proposal and services affected.
- relevant design calculations for stormwater management and pavement design
- a traffic impact assessment

The website for access works permit applications is: https://www.transport.tas.gov.au/road/permits/road-access

Summary of DGS requirements

- DSG confirmation of acceptability of this TIA is attached in Appendix G.

- The developer will need to apply for Crown Landowner Consent to construct a Tasman Highway junction for access to the proposed 70 lot urban residential subdivision.
- The developer will not need to apply for an Access works permit to undertake works in the State Road reservation.

7. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the proposed 70 lot subdivision of Lot 2 / 27 Cherrywood Drive, Scamander in accordance with the Tasmanian Planning Scheme – Break O Day Road and Railway Assets Code C3 requirements.

It has been prepared following a review of available traffic survey data, Tasman Highway, Cherrywood Drive and Steel Street crash data, road safety review, Austroads Safe System Assessment ,traffic capacity review, amenity and liveability review and Austroads guidelines on junction layout requirements.

7.1 Traffic Survey Data

DSG traffic data from just North of the development site has been used to estimated 2034 traffic activity levels in the vicinity of the Tasman Hwy / Steel Street and proposed junction.

7.2 Cherrywood Drive and Steel Street Crash History

The DSG 5-year crash history reveals:

- Two Same Lane Right Rear crashes at the Tasman Highway / Steel Street junction.
- No crashes have been reported on Cherrywood Drive.

7.3 Road Safety Review

From road safety review the following traffic safety issues were identified:

7.3.1 Tasman Hwy / Steel Street junction

- The existing junction layout forces South bound through traffic on the Tasman Hwy to stop if there is a propped right turner to Steel Street, see Figure12. There is a minor rear end crash risk with the current layout which is unlikely to be made worse with the proposed slight increase in use.
- No pedestrian facilities for crossing the Tasman Highway on a pedestrian desire line.

7.3.2 Proposed Tasman Hwy junction site

- The proposed junction is at a bend in the road alignment that would warrant Junction on a Bend warning signs on both Tasman Highway approaches.
- The existing culvert is adjacent the edge of seal on the highway and has no endwall.
- Power pole and water reticulation services are located alongside the Tasman highway and opposite the proposed junction, see section 4.12.2 but sufficiently clear of the road edge to allow retrofit of BAR junction, see Figure 21 and 62.

7.3.3 Existing and proposed Council Road Junctions

- Simple junction layouts are adequate, Standard junction SD84.001, see Appendix H shows proposed junction layout.

7.4 Austroads Safe System Assessment

- The Tasman Hwy / Steel Street junction has been assessed with an overall low crash risk score of 44/448 but with some rear end crash risk and pedestrian crash risks.
- The proposed Tasman Hwy junction site has been assessed with an overall low crash risk score of 38/448 indicating reasonable alignment with Safe Systems Objective.
- Cherrywood Drive has been assessed with a very low crash risk score of 19/448 indicating excellent alignment with the Safe Systems Objective.

7.5 Amenity and Liveability Review

The 70 proposed lots will increase traffic by the following estimates for 2034:

- Proposed approach to Tasman Highway – 472vpd.
- Proposed road approach to Cherrywood Drive – 158 vpd.

These traffic levels are within acceptable range for liveability, safety & amenity targets.

7.6 Austroads Junction Warrants

From review of guidelines:

- The existing simple Tasman Hwy / Steele Street junction layout is considered adequate for the slightly increased traffic use proposed.
- The proposed Tasman Hwy junction requires a BAR and BAL layout to cater for forecast traffic by 2034.
- The Simple Right and Left turn layout for the proposed Cherrywood Drive junction is adequate for the proposed development.

7.7 Tasmanian Planning Scheme – Break O Day requirements

Evidence is provided to demonstrate that the Road and Railway Code C3 requirements of the Tasmanian Planning Scheme – Break O Day are satisfied.

7.8 Recommendations

Crown Land Consent

- *Required for access to the Tasman Highway to support the proposed 70 lot urban residential subdivision.*

Existing Tasman Highway / Steel Street junction.

- *Keep the Tasman Hwy / Steel Street junction as is.*

Proposed Tasman Highway junction

- *Construct junction consistent with DSG Urban BAR and BAL layouts as per concept plan, see Figure 62 and Appendix H.*
- *Extend road culvert and endwall Type 2, see Appendix J.*
- *Install stormwater drainage on proposed Road 2 approach to the Tasman Hwy.*
- *Install the footpath on the Northern side of the Road 2 approach to the Tasman Hwy.*

Cherrywood Drive /proposed road junction

- *Council install junction Holding line and Barrier line to support the Give Way sign.*

Proposed Roads

- *Construct proposed road to a minimum road width of 8.9m as per LGAT Urban Roads Standard Drawing TSD-R06 with footpath at least one side.*
- *Construct Cul-De-Sac to minimum road width of 6.9m as per LGAT Urban Roads Standard Drawing TSD-R06, TSD-R07 and TSD-R08 with footpath at least one side*

Generally

- *Construct accesses to new lots to LGAT Urban Road Driveways drawing TSD – R09.*
- *Provide street lighting to BODC standard.*

7.9 Summary

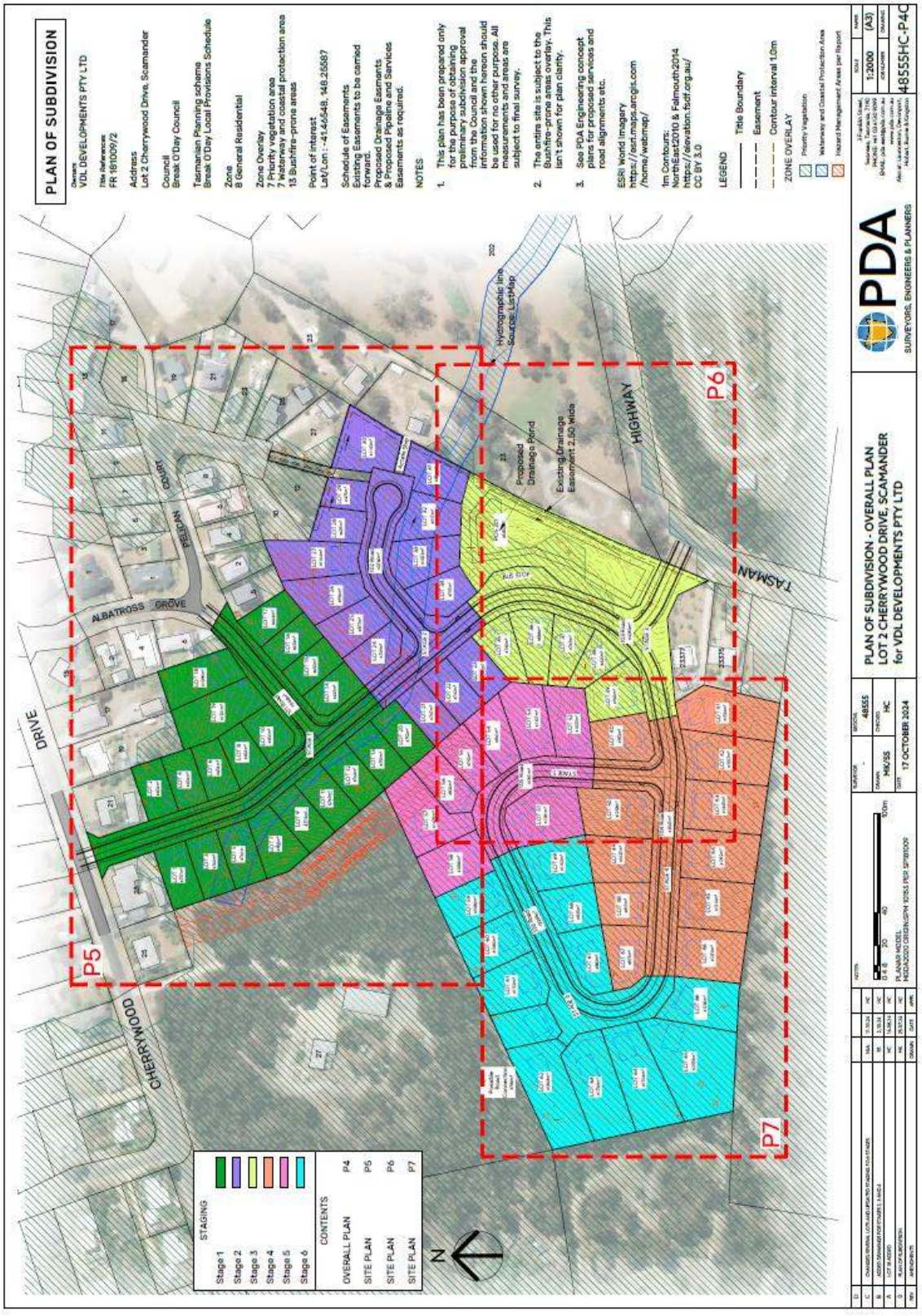
DSG confirmation of acceptability of this TIA is attached in Appendix G.

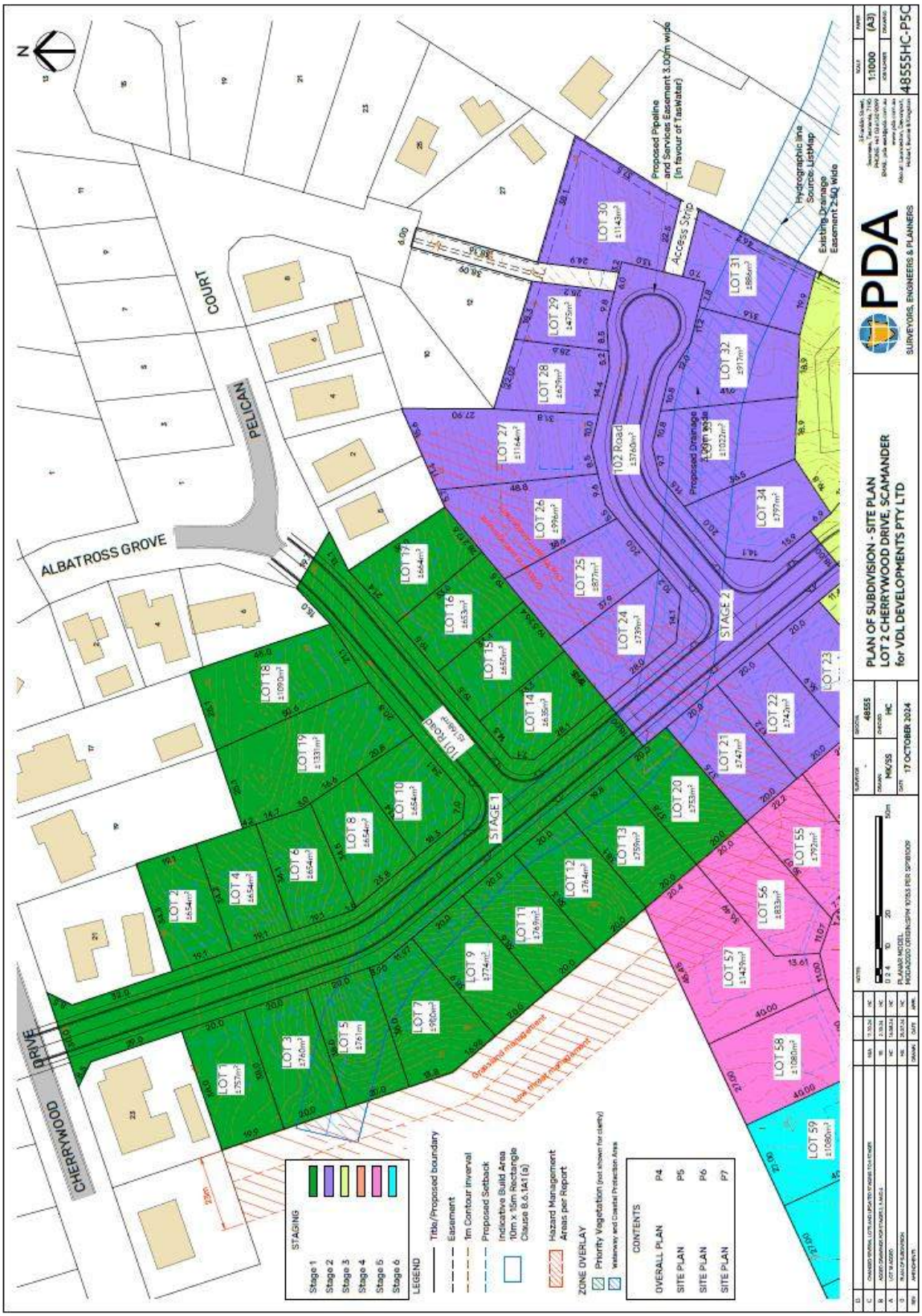
Overall, it has been concluded that the proposed development will not create any traffic issues and traffic will continue to operate safely and efficiently at the existing and proposed Tasman Highway junctions, proposed new Council Road junctions and along Cherrywood Drive and Steel Street subject to the above recommendations.

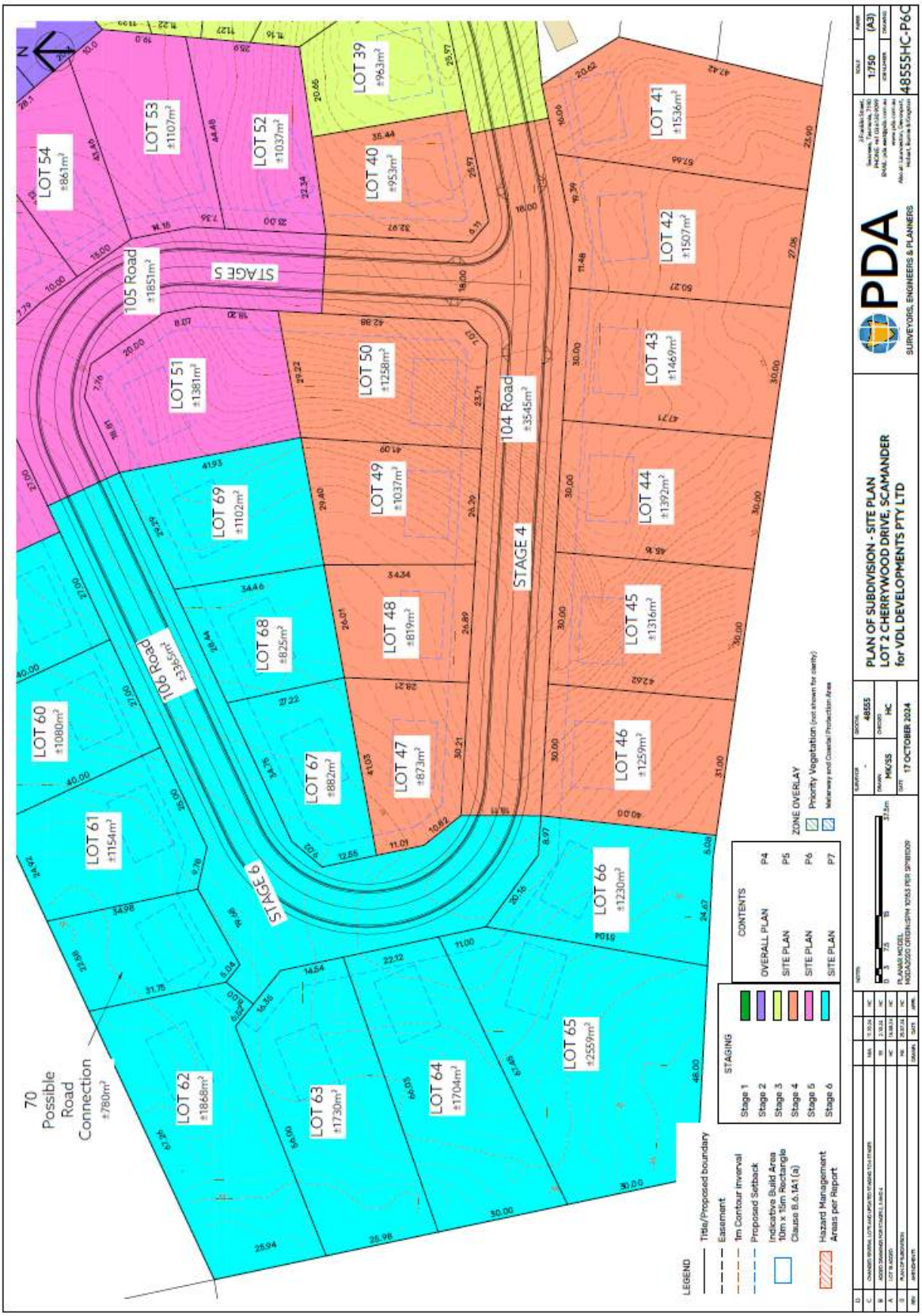
Based on the finding of this report and subject to the recommendations above, the proposed development is supported on traffic grounds.

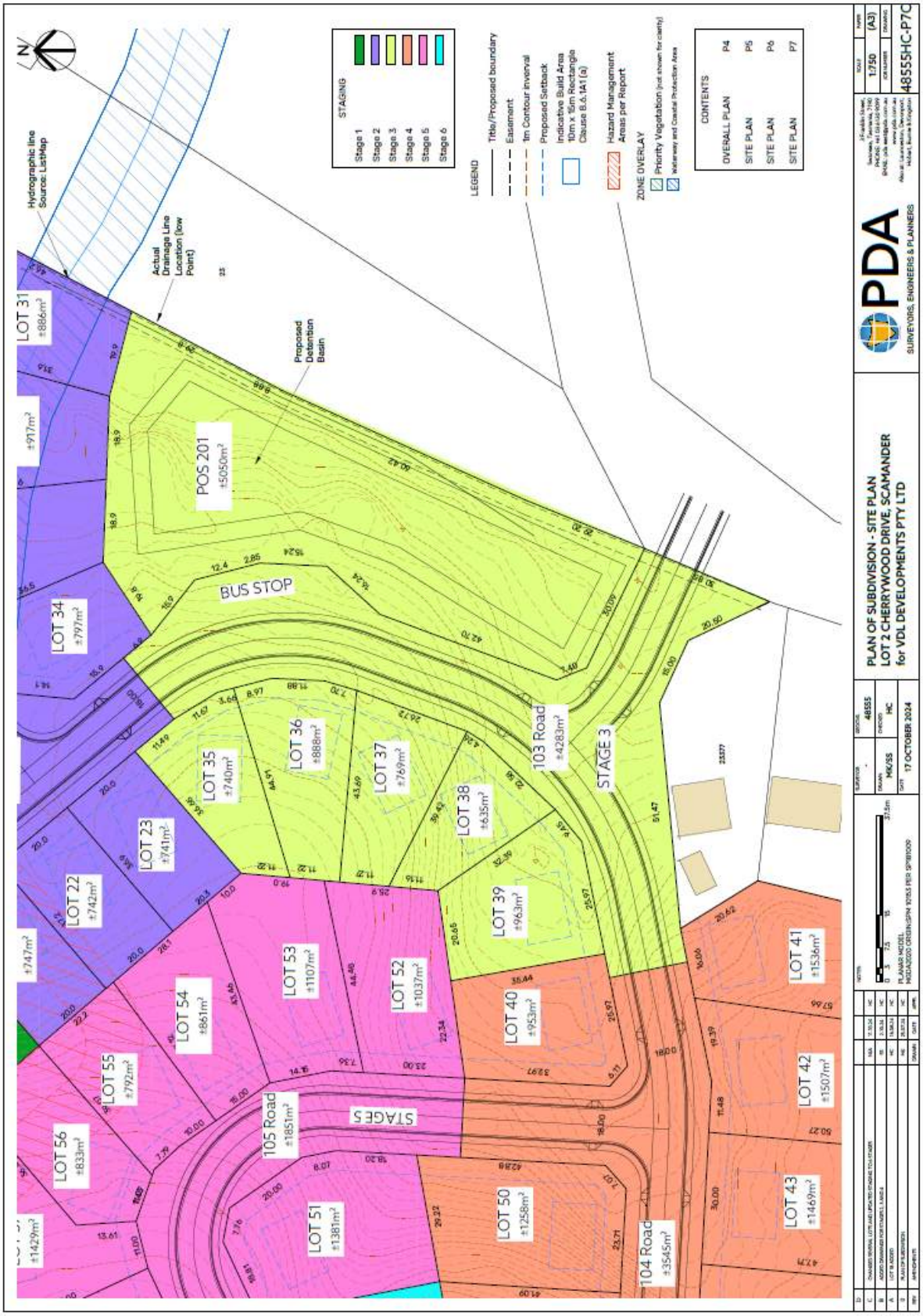
Appendices

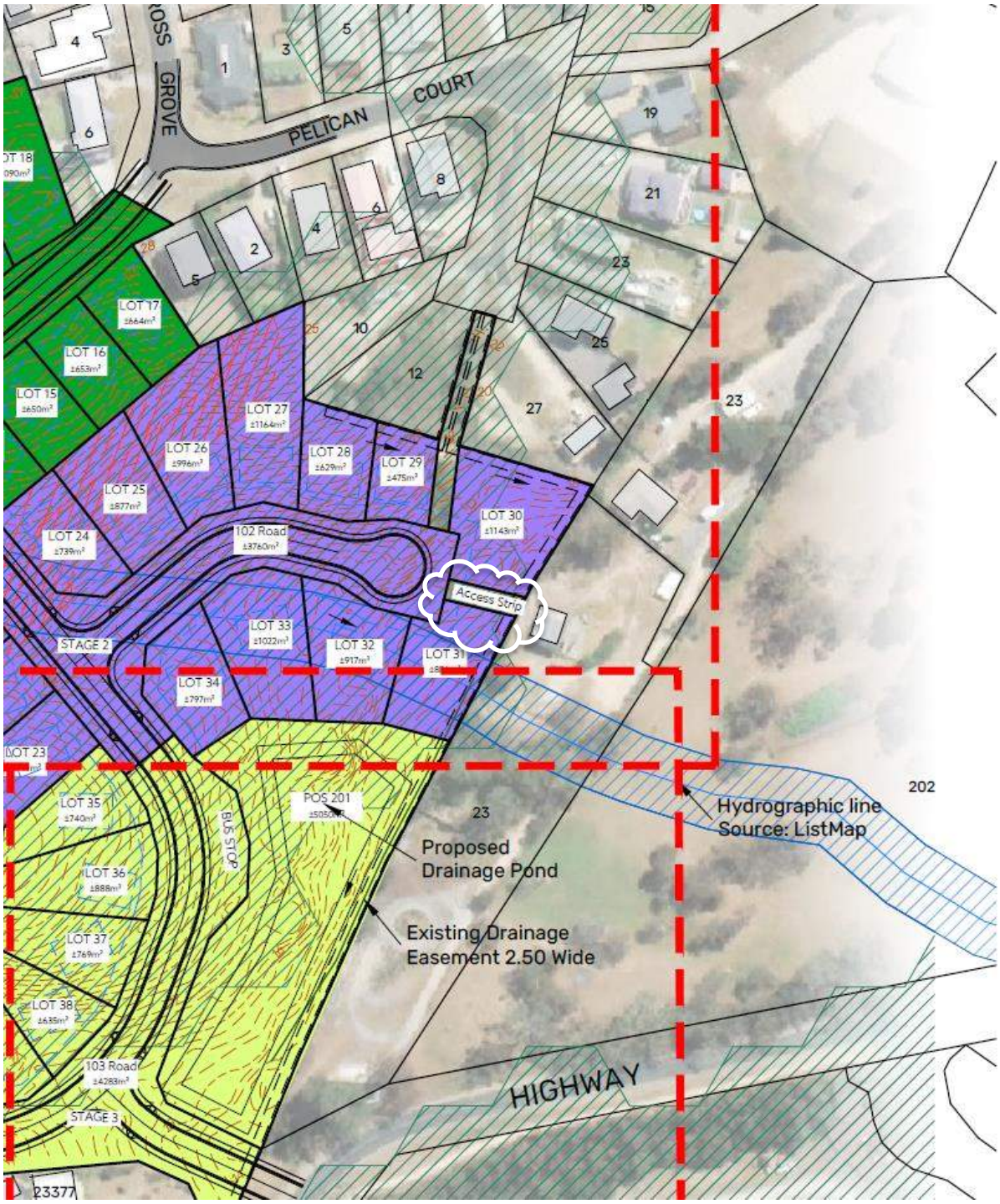
Appendix A Plan of Subdivision




PLAN OF SUBDIVISION - SITE PLAN
LOT 2 CHERRYWOOD DRIVE, SCAMANDER
for VDL DEVELOPMENTS PTY LTD
PDA
SURVEYORS, ENGINEERS & PLANNERS
48555HC-P5C
ALBATROSS GROVE
PELICAN COURT
CHERRYWOOD DRIVE
T01 Road
T02 Road
STAGE 1
STAGE 2
Access Strip
Proposed Pipeline and Services Easement 3.00m wide (in favour of TasWater)
Existing Drainage Easement 2.40 Wide
Proposed Drainage 4.00m wide
Hydrographic line Source: ListMap
LEGEND
Title/Proposed boundary
Easement
1m Contour inverval
Proposed Setback
Indicative Build Area 10m x 16m Rectangle Clause 8.6.1A1 (a)
Hazard Management Areas per Report
ZONE OVERLAY
Priority Vegetation (not shown for clarity)
Waterway and Coastal Protection Area
STAGING
Stage 1
Stage 2
Stage 3
Stage 4
Stage 5
Stage 6
CONTENTS
OVERALL PLAN P4
SITE PLAN P5
SITE PLAN P6
SITE PLAN P7


PLAN OF SUBDIVISION - SITE PLAN
LOT 2 CHERRYWOOD DRIVE, SCAMANDER
for VDL DEVELOPMENTS PTY LTD
PDA
SURVEYORS, ENGINEERS & PLANNERS
48555HC-P6C
17 OCTOBER 2024
1:750 (A3)
LOT 39 ±963m²
LOT 40 ±953m²
LOT 41 ±1536m²
LOT 42 ±1507m²
LOT 43 ±1469m²
LOT 44 ±1392m²
LOT 45 ±1316m²
LOT 46 ±1259m²
LOT 47 ±873m²
LOT 48 ±819m²
LOT 49 ±1037m²
LOT 50 ±1258m²
LOT 51 ±1381m²
LOT 52 ±1037m²
LOT 53 ±1107m²
LOT 54 ±861m²
LOT 60 ±1080m²
LOT 61 ±1154m²
LOT 62 ±1868m²
LOT 63 ±1730m²
LOT 64 ±1704m²
LOT 65 ±2559m²
LOT 66 ±1230m²
LOT 67 ±882m²
LOT 68 ±825m²
LOT 69 ±1102m²
70 Possible Road Connection ±780m²
104 Road ±3545m²
105 Road ±1851m²
106 Road ±3365m²
STAGE 4
STAGE 5
STAGE 6
CONTENTS
OVERALL PLAN P4
SITE PLAN P5
SITE PLAN P6
SITE PLAN P7
STAGING
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Stage 2
Stage 3
Stage 4
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Stage 6
ZONE OVERLAY
Priority Vegetation (not shown for clarity)
Waterway and Coastal Protection Area
LEGEND
Title/Proposed boundary
Easement
1m Contour inverval
Proposed Setback
Indicative Build Area 10m x 15m Rectangle Clause 8.6.1A1 (a)
Hazard Management Areas per Report

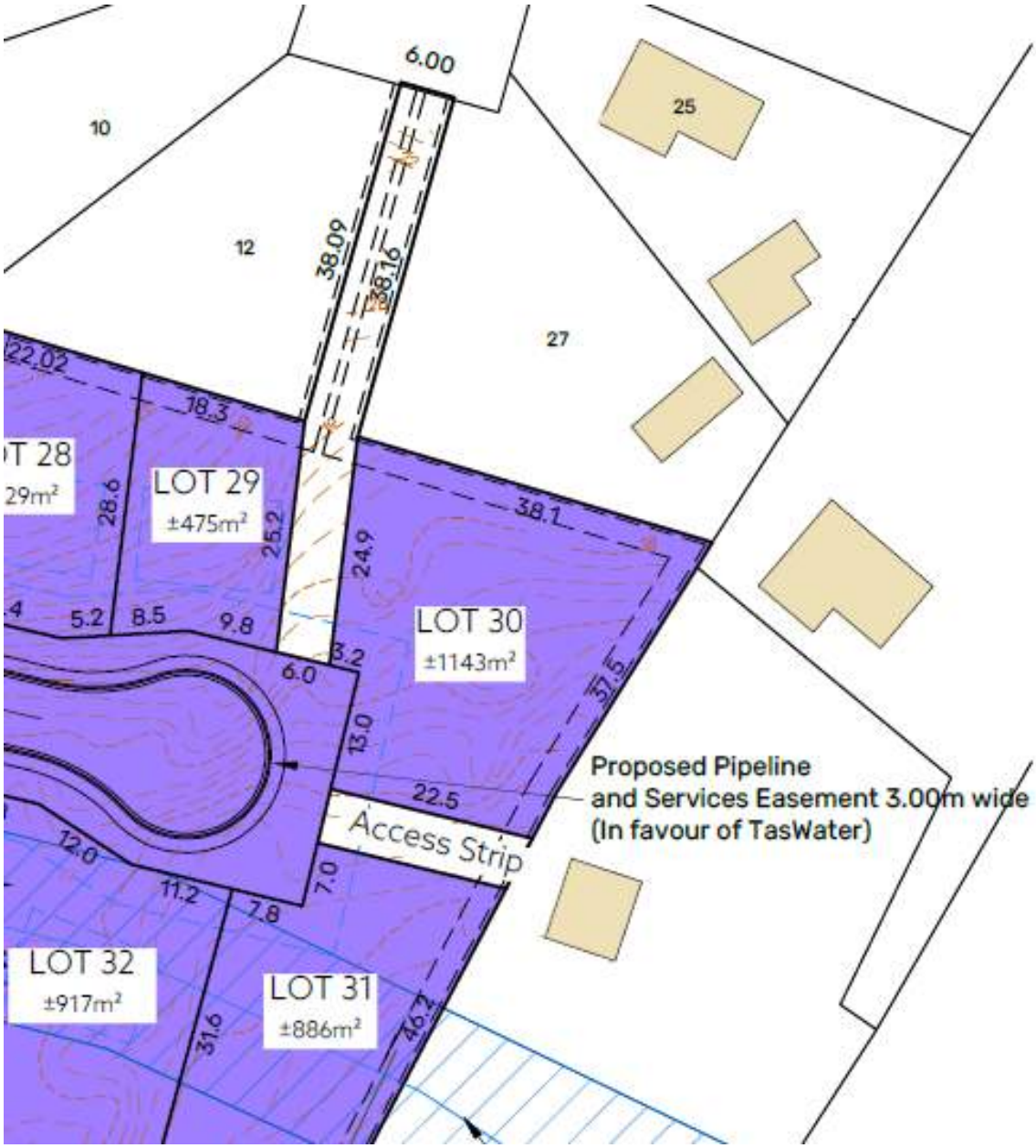

PLAN OF SUBDIVISION - SITE PLAN
LOT 2 CHERRYWOOD DRIVE, SCAMANDER
for VDL DEVELOPMENTS PTY LTD
PDA
SURVEYORS, ENGINEERS & PLANNERS
48555HC-P7C
17 OCTOBER 2024
1:750 (A3)
STAGE 3
STAGE 5
103 Road
104 Road
105 Road
BUS STOP
Proposed Detention Basin
Actual Drainage Line Location (low Point)
Hydrographic line Source: ListMap
POS 201 ±5050m²
LOT 31 ±886m²
LOT 34 ±797m²
LOT 35 ±740m²
LOT 36 ±888m²
LOT 37 ±769m²
LOT 38 ±635m²
LOT 39 ±963m²
LOT 40 ±953m²
LOT 41 ±1536m²
LOT 42 ±1507m²
LOT 43 ±1469m²
LOT 50 ±1258m²
LOT 51 ±1381m²
LOT 52 ±1037m²
LOT 53 ±1107m²
LOT 54 ±861m²
LOT 55 ±792m²
LOT 56 ±833m²
LOT 22 ±742m²
LOT 23 ±741m²
STAGING
Stage 1
Stage 2
Stage 3
Stage 4
Stage 5
Stage 6
LEGEND
Title/Proposed boundary
Easement
1m Contour inverval
Proposed Setback
Indicative Build Area 10m x 15m Rectangle Clause 8.6.1A1 (a)
Hazard Management Areas per Report
ZONE OVERLAY
Priority Vegetation (just shown for clarity)
Waterway and Coastal Protection Area
CONTENTS
OVERALL PLAN P4
SITE PLAN P5
SITE PLAN P6
SITE PLAN P7



The proposal includes provision of an access strip to 23A Steel Street, some 5.6m wide.

Owners of 23, 23A and 23B Steel Street have previously been denied direct access to Tasman Highway based on the transport planning principle that residential properties should access local roads rather than State Roads where possible.

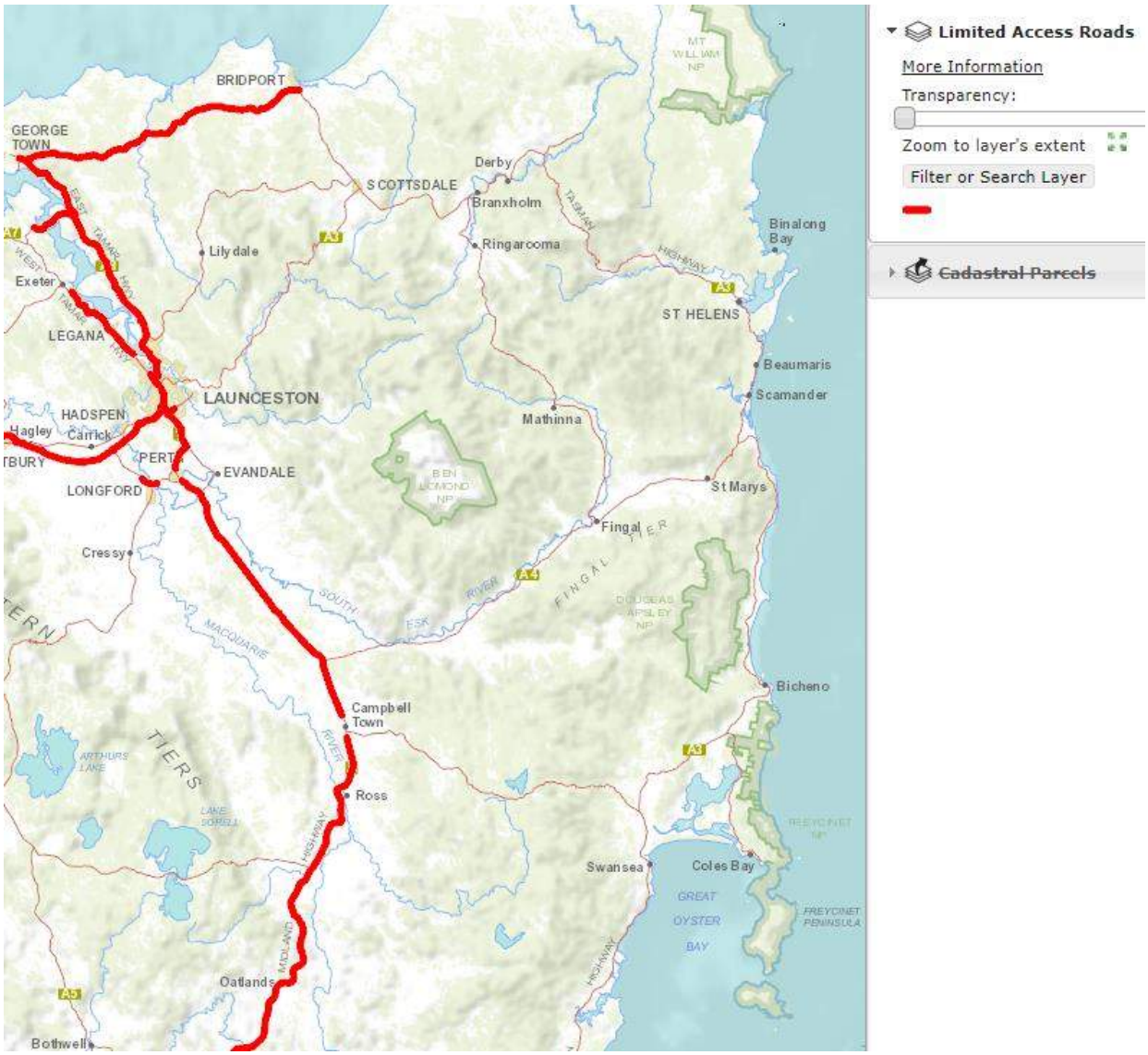
The proposal potentially satisfies DSG and owners of 23,23A and 23B Steel Street.


6.00
10
12
25
27
38.09
38.16
22.02
18.3
LOT 28
29m²
LOT 29
±475m²
28.6
25.2
24.9
38.1
LOT 30
±1143m²
5.2
8.5
9.8
6.0
13.0
37.5
Proposed Pipeline
and Services Easement 3.00m wide
(In favour of TasWater)
22.5
Access Strip
12.0
11.2
7.8
7.0
LOT 32
±917m²
LOT 31
±886m²
31.6
46.2

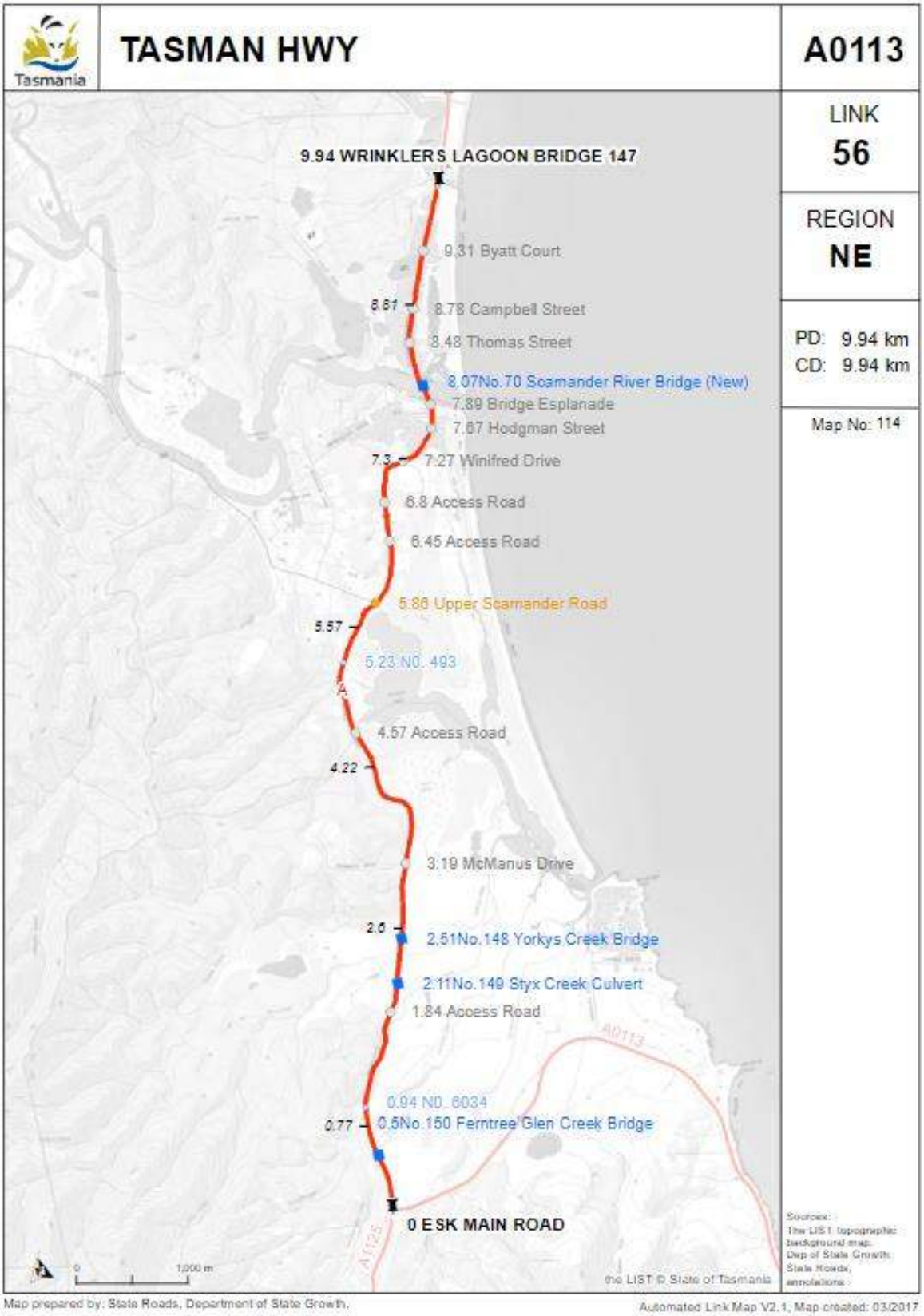
Appendix B Level of Service Descriptions

Level of service A	A condition of free-flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of comfort and convenience provided is excellent.
Level of service B	In the zone of stable flow where drivers still have reasonable freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is a little less than with level of service A.
Level of service C	Also in the zone of stable flow, but most drivers are restricted to some extent in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience declines noticeably at this level.
Level of service D	Close to the limit of stable flow and approaching unstable flow. All drivers are severely restricted in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is poor, and small increases in traffic flow will generally cause operational problems.
Level of service E	Traffic volumes are at or close to capacity, and there is virtually no freedom to select desired speeds or to manoeuvre within the traffic stream. Flow is unstable and minor disturbances within the traffic stream will cause breakdown.
Level of service F	In the zone of forced flow, where the amount of traffic approaching the point under consideration exceeds that which can pass it. Flow breakdown occurs, and queuing and delays result.

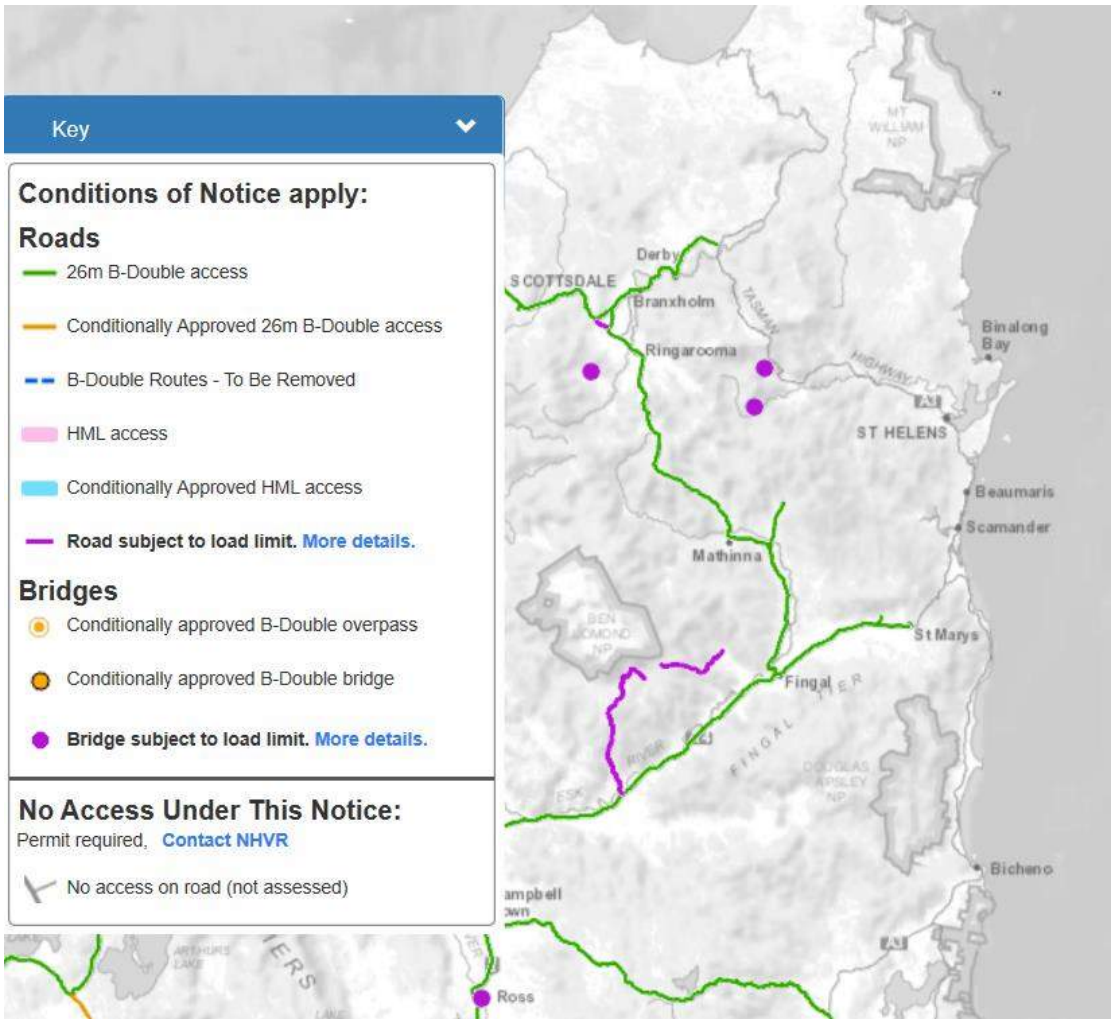
Appendix C Limited Access State Roads



Appendix D DSG Link map



Appendix E Tasmanian 26m B Double Network



Appendix F Traffic Activity Tasman Highway 190m North of Thomas Street, Scamander

Site 0000A0113655

A0113655 - Tasman Highway 190m N of Thomas St
City: Scamander
Route number: A0113

AADT

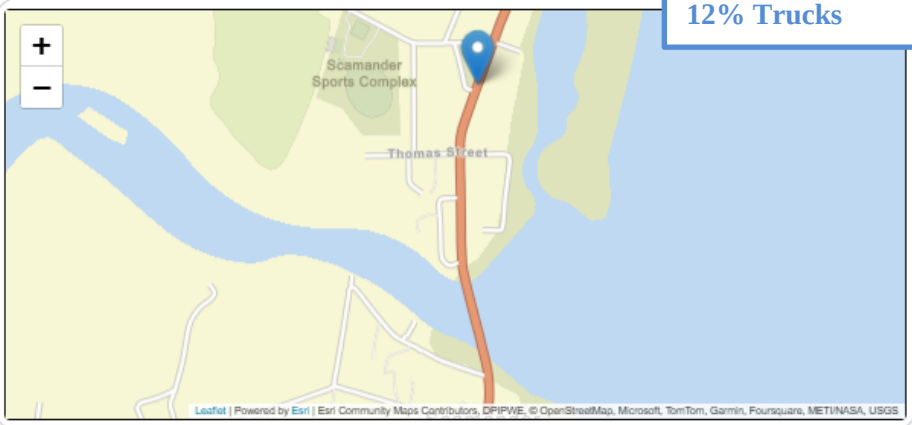
- 2,455 (2022)
- 2,900 (2034)

Compound Annual Growth Rate 1.0 %

12% Trucks

Site Data

60 km/h

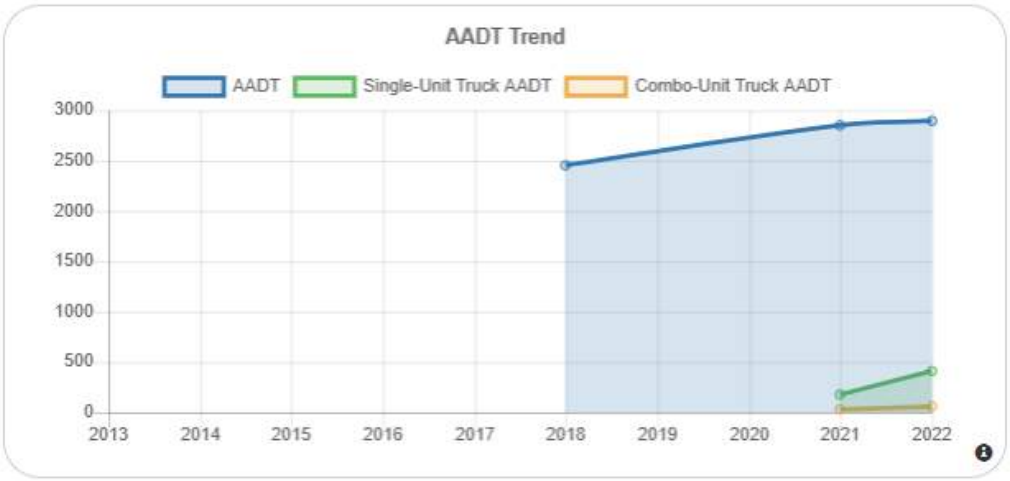


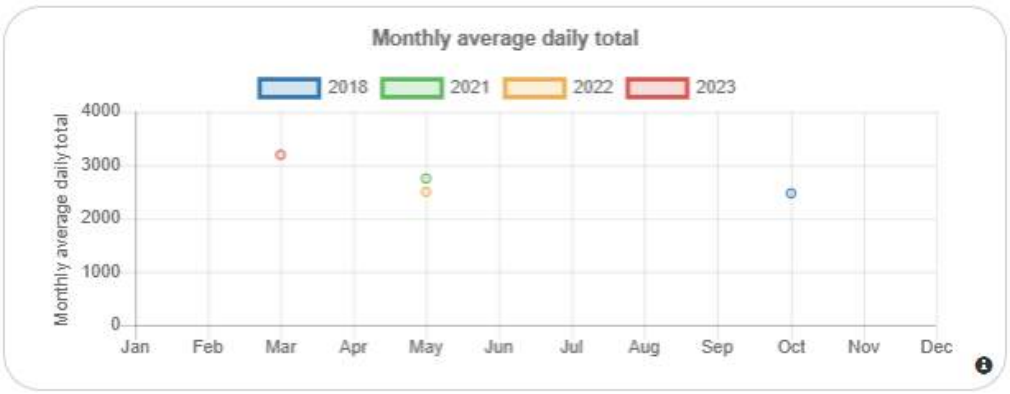
Traffic Statistics by Direction

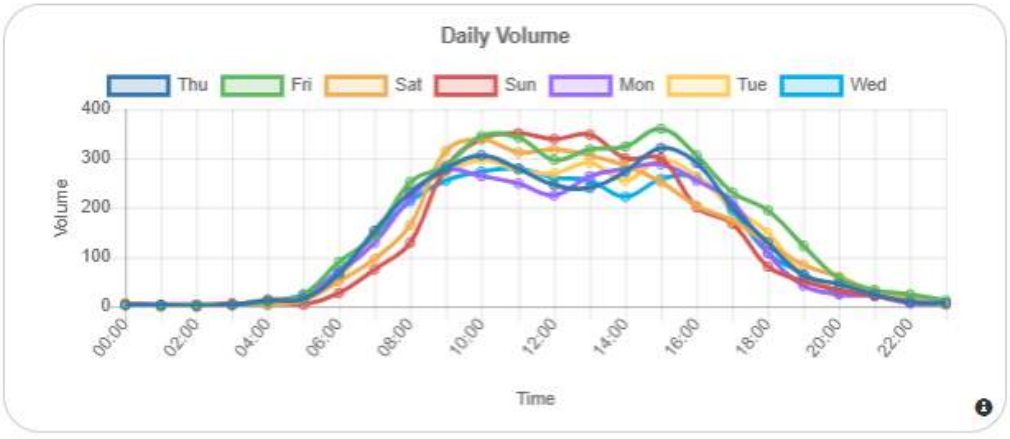
Direction	Weekday average total traffic	7-day average traffic	Weekly traffic total
North	1,459	1,469	11,755
South	1,419	1,471	11,768
Total	2,878	2,940	23,523

Annual Statistics

Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
AADT	-	-	-	-	-	2,455	-	-	2,855	**2,900**
% HV	-	-	-	-	-	12.0%	-	-	7.0%	**16.2%**







Traffic Activity 2022

AM Peak

- Nth Bound – 210 vph.
- Sth Bound – 140 vph.

PM Peak

- Nth Bound – 140 vph.
- Sth Bound – 210 vph.

Projected Traffic Activity 2034

AM Peak

- Nth Bound – 237 vph
- Sth Bound – 158 vph.

PM Peak

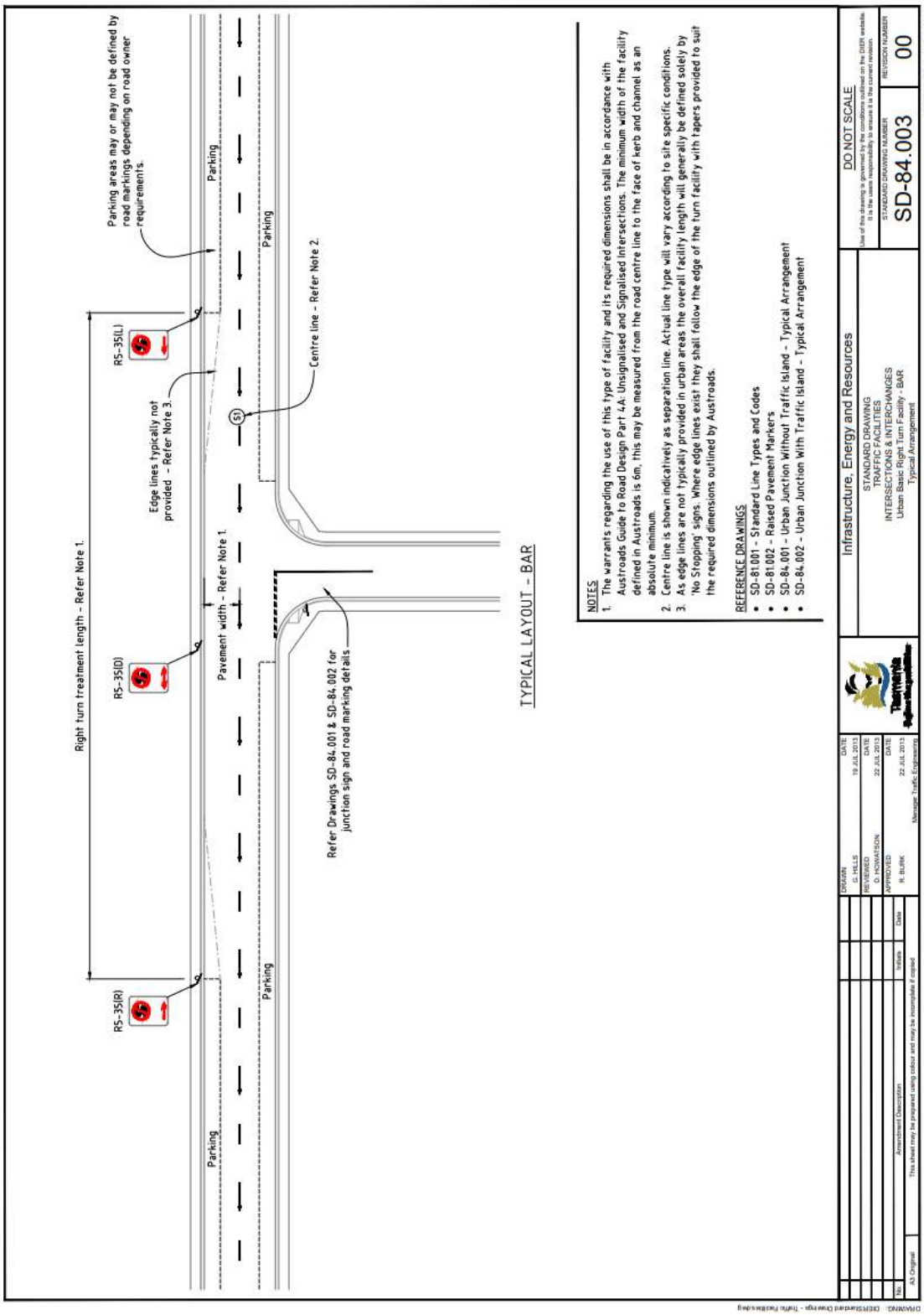
- Nth Bound – 158 vph
- Sth Bound – 237 vph.

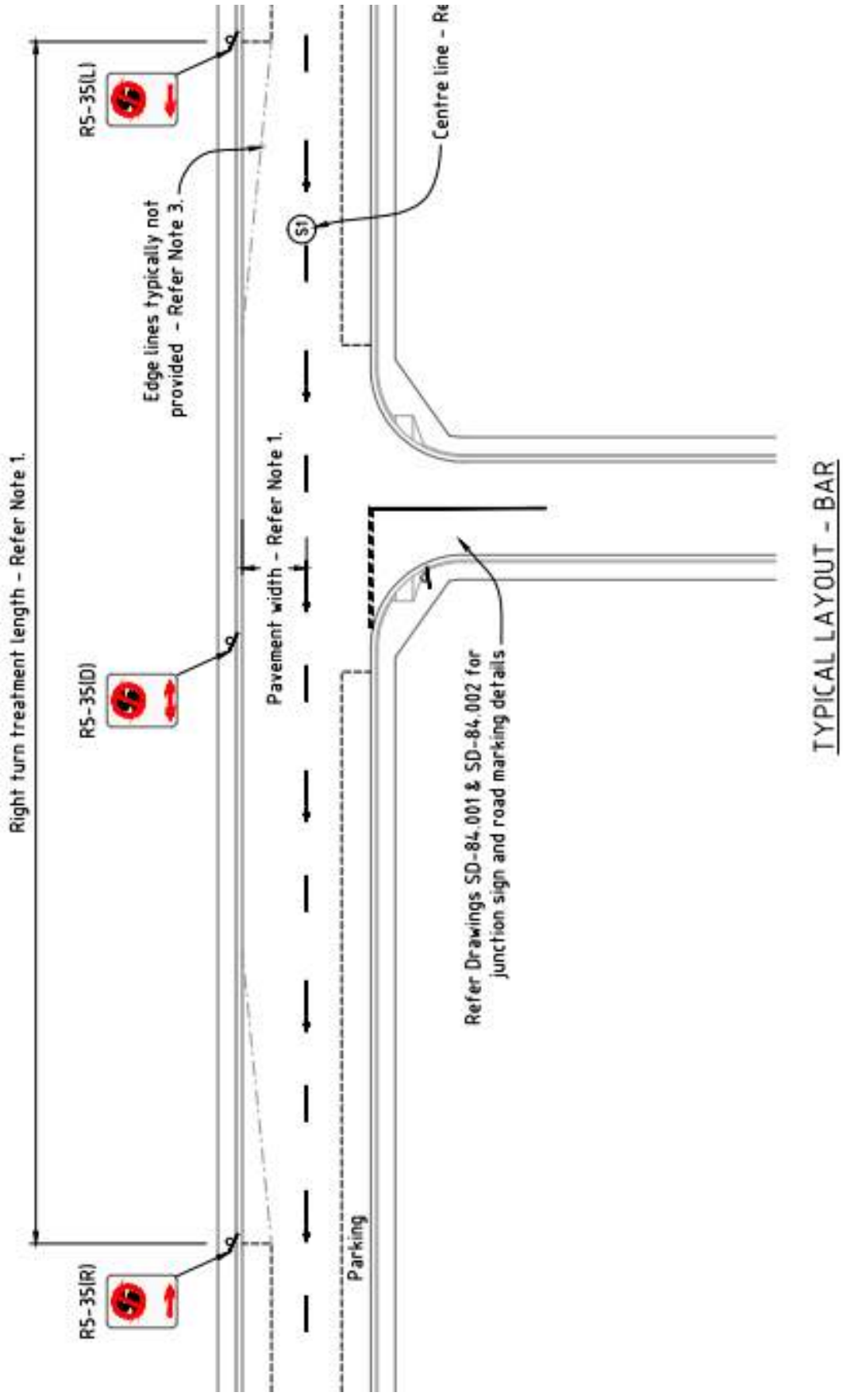
Appendix G DSG advice on TIA acceptability

Advice received from DSG 11th November 2024.

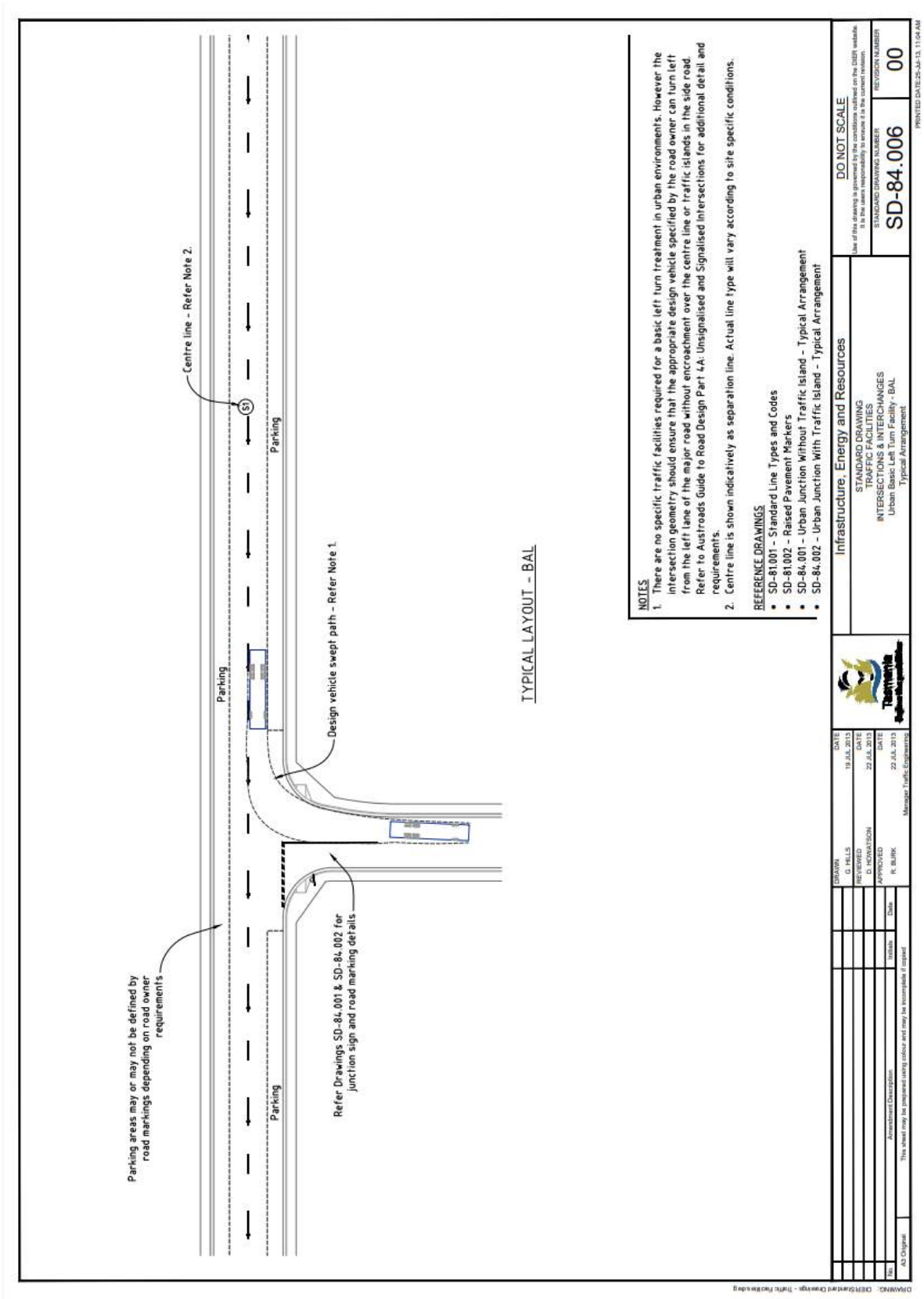
Appendix H DSG Urban Junction Layouts

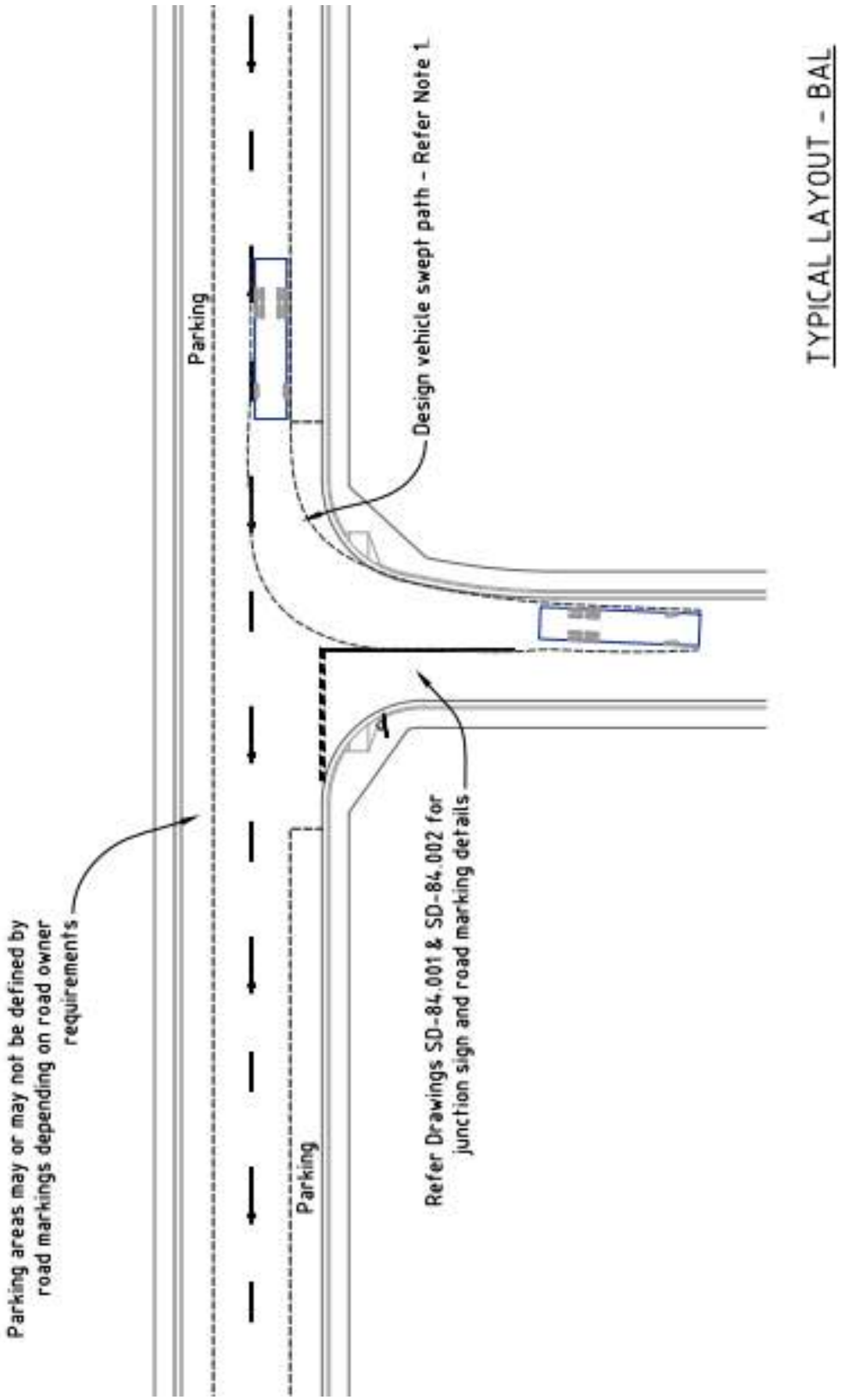
Urban BAR

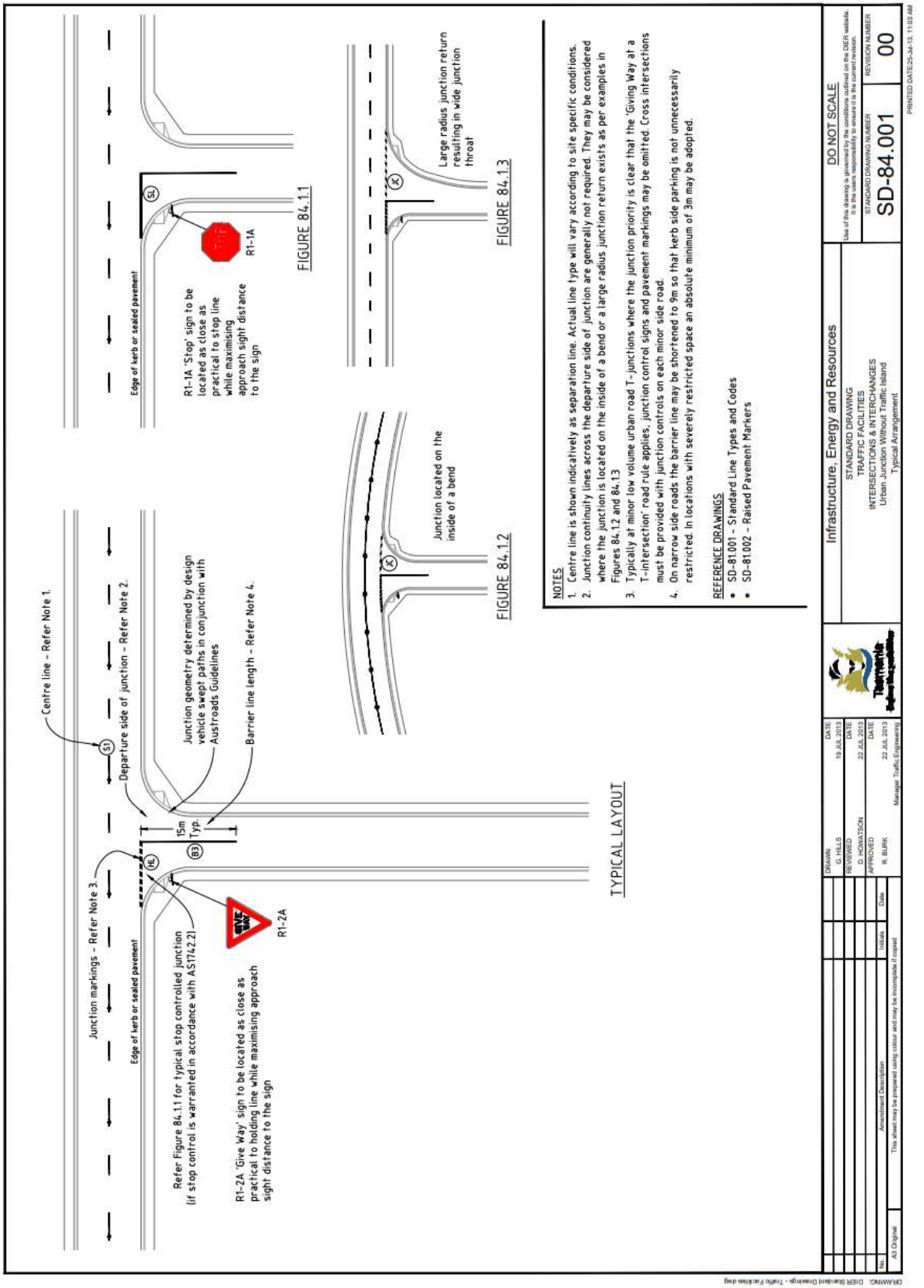



R5-35(L)
R5-35(D)
R5-35(R)
Right turn treatment length – Refer Note 1.
Edge lines typically not provided – Refer Note 3.
Pavement width – Refer Note 1.
Parking
Refer Drawings SD-84.001 & SD-84.002 for junction sign and road marking details
S1
Centre line – Re
TYPICAL LAYOUT – BAR

Urban BAL


Centre line - Refer Note 2.
Parking
Parking
Parking
Design vehicle swept path - Refer Note 1.
Refer Drawings SD-84.001 & SD-84.002 for junction sign and road marking details
Parking areas may or may not be defined by road markings depending on road owner requirements
TYPICAL LAYOUT - BAL
NOTES
1. There are no specific traffic facilities required for a basic left turn treatment in urban environments. However the intersection geometry should ensure that the appropriate design vehicle specified by the road owner can turn left from the left lane of the major road without encroachment over the centre line or traffic islands in the side road. Refer to Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections for additional detail and requirements.
2. Centre line is shown indicatively as separation line. Actual line type will vary according to site specific conditions.
REFERENCE DRAWINGS
• SD-81.001 - Standard Line Types and Codes
• SD-81.002 - Raised Pavement Markers
• SD-84.001 - Urban Junction Without Traffic Island - Typical Arrangement
• SD-84.002 - Urban Junction With Traffic Island - Typical Arrangement
Infrastructure, Energy and Resources
DO NOT SCALE
STANDARD DRAWING
TRAFFIC FACILITIES
INTERSECTIONS & INTERCHANGES
Urban Basic Left Turn Facility - BAL
Typical Arrangement
STANDARD DRAWING NUMBER
SD-84.006
REVISION NUMBER
00
DRAWN
G. HILLS
19 JUL 2013
REVIEWED
D. HOWATSON
22 JUL 2013
APPROVED
R. BURK
22 JUL 2013
Manager Traffic Engineering
Amendment Description
Initials
Date
A3 Original
This sheet may be prepared using colour and may be incomplete if copied
PRINTED DATE:25-Jul-13, 11:04 AM


TYPICAL LAYOUT - BAL
Parking
Design vehicle swept path - Refer Note 1
Parking areas may or may not be defined by road markings depending on road owner requirements
Parking
Refer Drawings SD-84.001 & SD-84.002 for junction sign and road marking details



Source: DSG Website

Appendix I Safe System Assessments

Safe System Assessment **Existing situation Tasman Hwy approaches to Steel Street**

		Run-off-road	Head-on	Intersection	Other (Trucks)	Pedestrian	Cyclist	Motorcyclist	
Exposure	**Justification (AADT 2,500vpd)**	Low traffic volume, no crashes	Low traffic volume, no crashes	Low traffic volume,two same lane right rear crashes (PDO and First Aid) on approach to Steel Street intersection.	Low traffic volume, no crashes	Moderate pedestrian activity with > 100 pph	Some cyclist activity with > 10 cph	Low motorcyclist activity with <10 mph	
	Score /4	1	1	3	1	2	1	1	
Likelihood	**Justification**	Curve in horizontal alignment, variable road width, minimum sight distance with street lighting and linemarking	Curve in horizontal alignment, variable road width, minimum sight distance with street lighting and linemarking	Simple junction layout on a narrow curved road alignment where a BAR is warranted, rear end crash risk.	Curve in horizontal alignment, variable road width, minimum sight distance with street lighting and linemarking	No pedestrian facilities for crossing The Tasman Highway betwwen the Scamander Beach Resort, Swims East Coast Coffee and Scamander Newsagency and Takeaway	Curve in horizontal alignment, variable road width, minimum sight distance with street lighting and linemarking	Curve in horizontal alignment, variable road width, minimum sight distance with street lighting and linemarking	
	Score /4	2	2	3	1	3	2	2	
Severity	**Justification (50 km/h speed limit)**	50km/h speed environment, roadside hazards	50km/h speed environment	50km/h speed environment	50km/h speed environment, no roadside hazards	50km/h speed environment	50km/h speed environment	50km/h speed environment	
	Score /4	1	1	1	1	3	3	3	**Total /448**
Product	**Total Score /64**	**2**	**2**	**9**	**1**	**18**	**6**	**6**	**44**

Safe System Assessment — Proposed Tasman Hwy junction approaches

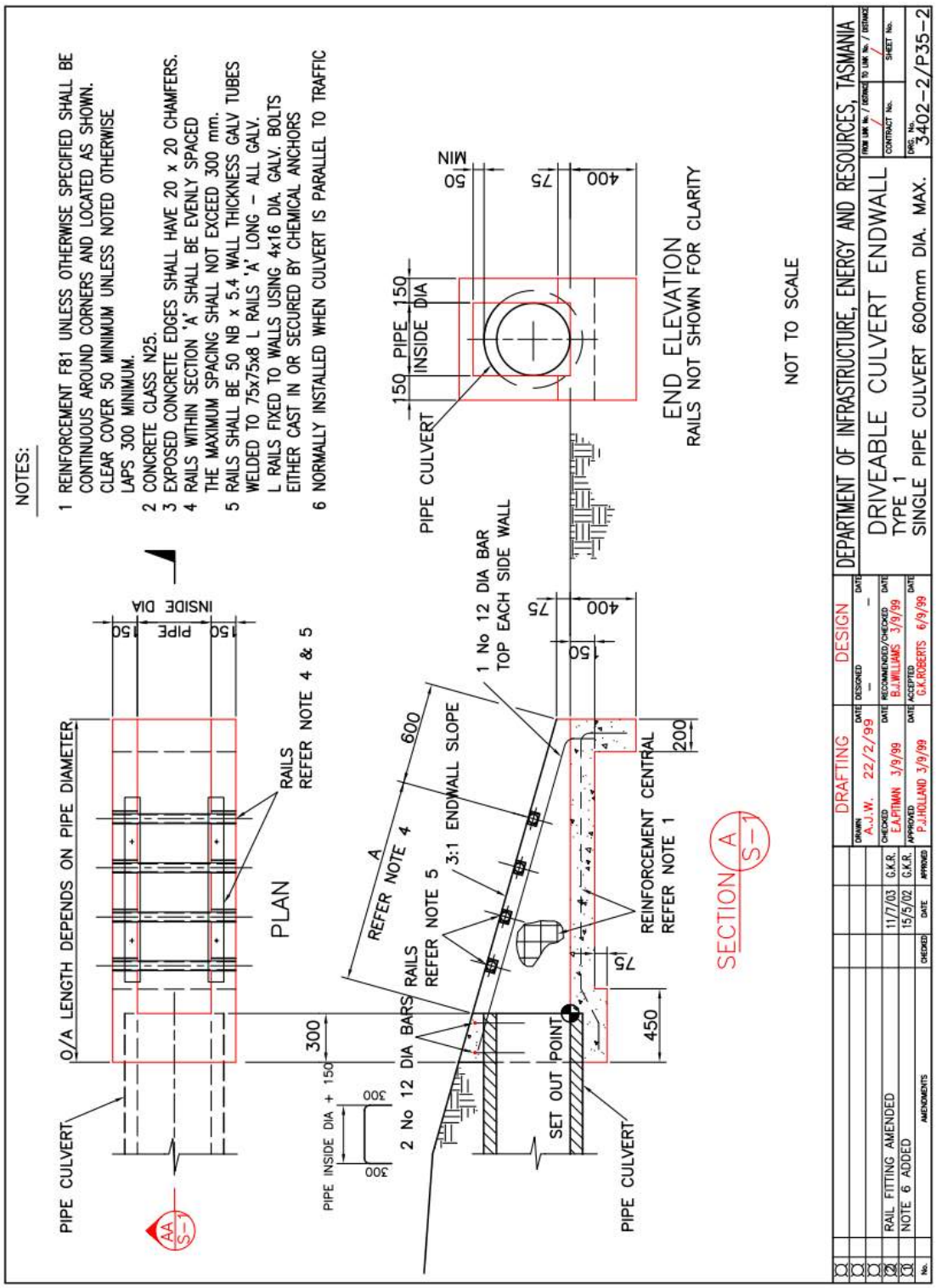
		Run-off-road	Head-on	Proposed Jcn	Other (Trucks)	Pedestrian	Cyclist	Motorcyclist	
Exposure	**Justification (AADT 2,500vpd)**	Low traffic volume, no crashes	Low traffic volume, no crashes	Low traffic volume, one wrong side head on Minor injury crash beside the proposed junction site.	Low traffic volume, no crashes	Some pedestrian activity with < 100 pph	Some cyclist activity with > 10 cph	Some motorcyclist activity with <10 mph	
	Score / 4	1	1	2	1	2	2	2	
Likelihood	**Justification**	Bend in horizontal alignment, narrow road width, adequate delineation and no street lighting.	Bend in horizontal alignment, narrow road width, adequate delineation and no street lighting.	Proposed junction layout on a narrow tight bend where a BAR is warranted, with head on and rear end crash risk.	Bend in horizontal alignment, narrow road width, adequate delineation and no street lighting.	Sharedway along Eastern side of Tasman Hwy beside fence.	Bend in horizontal alignment, narrow road width, adequate delineation and no street lighting.	Bend in horizontal alignment, narrow road width, adequate delineation and no street lighting.	
	Score / 4	2	2	4	2	1	1	2	
Severity	**Justification (50 km/h speed limit)**	50km/h speed environment, roadside hazards	50km/h speed environment	50km/h speed environment	50km/h speed environment, no roadside hazards	50km/h speed environment	50km/h speed environment	50km/h speed environment	
	Score / 4	1	1	1	1	3	3	3	**Total /448**
Product	**Total Score /64**	**2**	**2**	**8**	**2**	**6**	**6**	**12**	**38**

Safe System Assessment **Existing situation Cherrywood Drive**

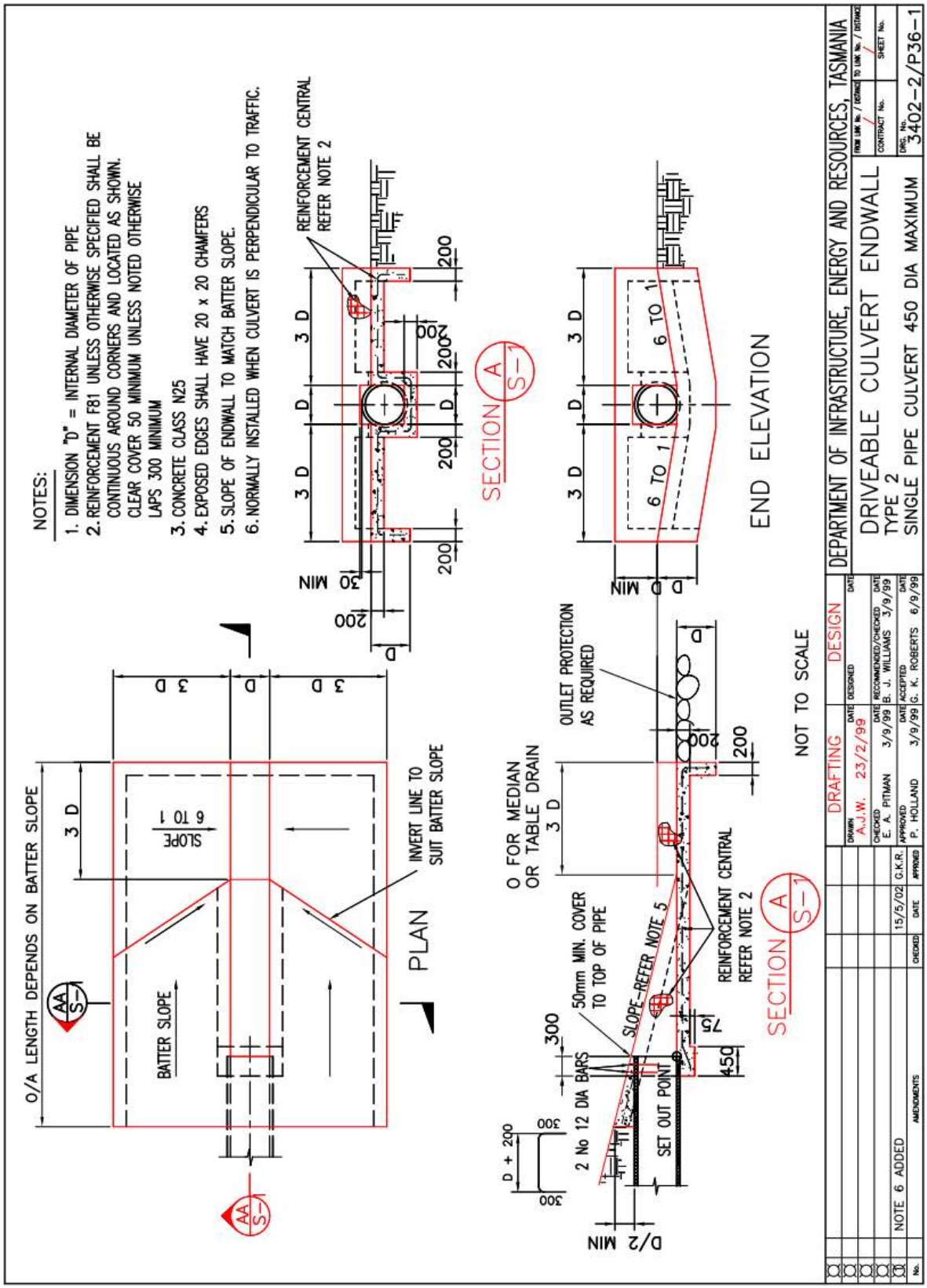
		Run-off-road	Head-on	Intersection	Other (Trucks)	Pedestrian	Cyclist	Motorcyclist	
Exposure	**Justification (AADT 200vpd)**	Low traffic volume, no crashes	Low traffic volume, no crashes	Low traffic volume, no crashes, low traffic at Silver Street junction	Low traffic volume, no crashes	Low pedestrian activity with <10 pph	Low cyclist activity with <10 cph	Low motorcyclist activity with <10 mph	
	Score / 4	1	1	1	1	1	1	1	
Likelihood	**Justification**	Normal straight 8.9 m wide road in urban residential setting with street lighting and no linemarking	Normal straight 8.9 m wide road in urban residential setting with street lighting and no linemarking	T Junction with simple layout and adequate sight distance.	Normal straight 8.9 m wide road in urban residential setting with street lighting and no linemarking	Footpath Northern side of the street	Normal straight 8.9 m wide road in urban residential setting with street lighting and no linemarking	Normal straight 8.9 m wide road in urban residential setting with street lighting and no linemarking	
	Score / 4	1	1	1	1	2	1	1	
Severity	**Justification (50 km/h speed limit)**	50km/h speed environment, no roadside hazards	50km/h speed environment, no roadside hazards	50km/h speed environment, no roadside hazards	50km/h speed environment, no roadside hazards	50km/h speed environment	50km/h speed environment	50km/h speed environment	
	Score / 4	1	1	1	1	3	3	3	**Total /448**
Product	**Total Score /64**	**1**	**1**	**1**	**1**	**6**	**3**	**3**	**16**

Appendix J Driveable Culvert Endwalls

Driveway Culvert Endwall Type 1



Road Culvert Endwall Type 2



GEO-ENVIRONMENTAL SOLUTIONS

GEOTECHNICAL SITE INVESTIGATION

Limited Scope for Pavement Design

PROJECT:

Proposed Subdivision

SITE ADDRESS:

Lot 2 Cherrywood Drive,
Scamander,
TAS
7215

CLIENT:

VDL Developments

DATE:

5/11/2024

DOCUMENT CONTROL RECORD

Document Prepared By:

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DOCUMENT CONTROL			
Report Title:	GES – Lot 2 Cherrywood Dr, Scamander_CBR Report_V01		
Project Type:	Geotechnical Site Investigation – Limited Scope		
Client:	VDL Developments		
Project Job Number:	J10861		
Revision Version:	V01		
Date:	5/11/2024		
Prepared By:	A. Plummer	**Reviewed By:**	A. Plummer
Approved By:	JP Cumming		

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1. INTRODUCTION

Client:	VDL Developments
Date of inspection:	26/09/2024
Location:	Lot 2 Cherrywood Drive, Scamander
Land description:	Approx. 9.6 ha General Residential
Purpose:	Planned Subdivision Road Works
Investigation:	Excavated Test Pits
Inspected by:	G. McDonald

2. BACKGROUND INFORMATION

Map:	Mineral Resources Tasmania, 1:25 000 scale.
Rock type:	Devonian & Undifferentiated Cenozoic deposits
Soil depth:	1.0-1.30m
Planning Overlays:	Bushfire Prone Area & Waterway and coastal protection area
Local meteorology:	Annual rainfall approx. 700mm

3. SITE CONDITIONS

Slope and aspect:	Undulating from 5-12° to the south-east.
Site drainage:	Moderate drainage, proposed upgrades during civil works.
Vegetation:	Mixed grass, weeds, scrub & native trees
Weather conditions:	Approx. 2mm in the previous 7 Days.
Ground surface:	Moist surface conditions.

4. INFORMATION PROVIDED

Client Supplied Information

GES have been provided documentation with relevant information in relation to the project, a site coverage plan with lot layout and proposed road location, drawing reference: 48555HC prepared by PDA, dated 25/07/2024.

Previous Investigations

GES are not aware of any previous investigations having been carried out at the site.

5. INVESTIGATION

A geotechnical site investigation was undertaken at Lot 2 Cherrywood Drive, Scamander. See . Multiple excavations were completed at the approximate locations indicated on the site plan in Appendix 2. The purpose of the investigation was to:

- Undertake CBR tests along a section of the road representing the civil works for the proposed road.
- Undertake field permeability Testing, see

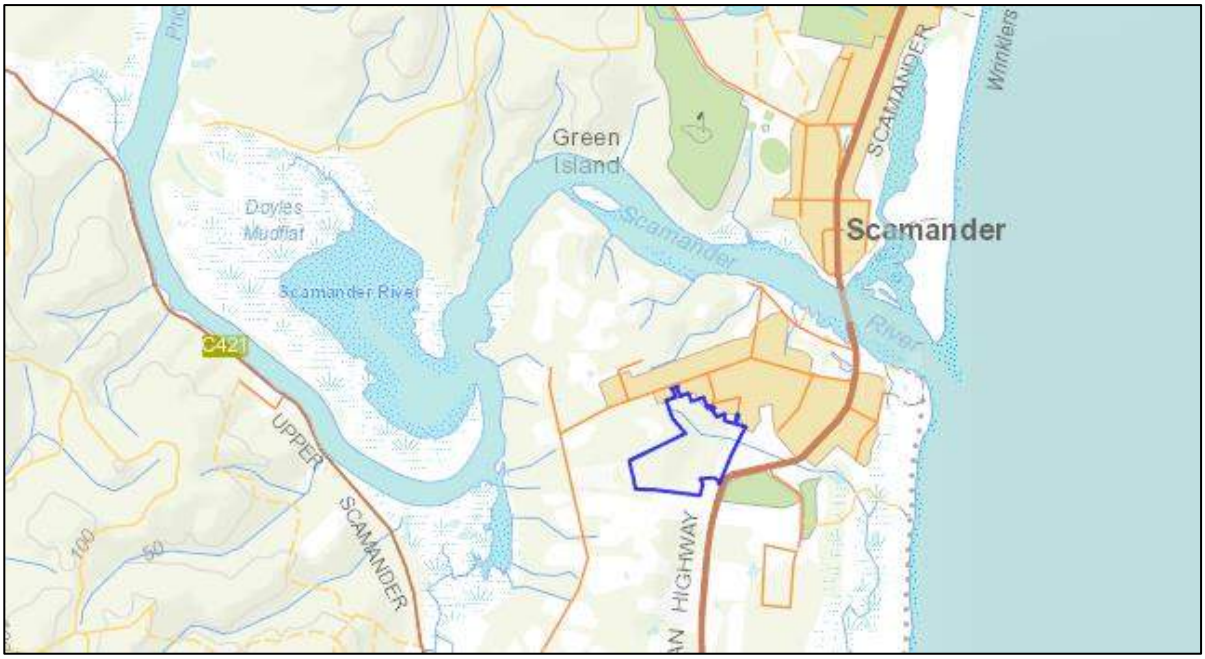


Figure 1 - Site locality indicated in blue.

6. FIELD GEOTECHNICAL TESTING

Soil and Rock Descriptions

The Test Pits were logged in accordance with Australian Standard AS 1726 – 2017 'Geotechnical Site Investigations'.

7. LABORATORY TESTING

Soil samples were submitted to JZ Construction Materials Testing (JZCMT), a Hobart-based NATA accredited laboratory for the following tests:

- 8 nos. Atterberg Limit tests
- 8 nos. Particle Size Distribution
- 4 nos. California Bearing Ratio (CBR)

Section 9 provides summary of various lab testing undertaken as per above with detailed laboratory reports attached in Appendix 3.

8. PROFILE SUMMARY

Soil Profile

During the site inspection much of the site was covered with vegetation including native trees, shrubs & grasses with some localised weeds species. The soils are representative of the surrounding weathered Devonian deposits from the local area. See Table 1 for profile of typical sub-surface conditions encountered.

Table 1 – Typical soil profile (TP4)

Depth (m)	USCS / Rock	Description
0.0 – 0.20	SP	TOPSOIL - SAND: grey, slightly moist, loose
0.20 – 1.0	CI	Silty CLAY: medium plasticity, yellow-brown, w≈PL, stiff to very stiff.
1.0 – 1.2+	CI	Silty CLAY trace gravel: medium plasticity, red/brown/yellow/pink, w≈PL, very stiff. No Refusal

Geological Mapping

The subsurface conditions encountered during field testing were consistent with available geological mapping (MRT 1:25 000 sheets – 6040).

- Map Unit: Dpsf – Turbidite succession dominated by quartz-rich sandstones with minor siltstone and mudstone. Current related sedimentary structures abundant. Contains Devonian marine macrofossils, graptolites and vascular plant fossils. (Scamander Formation).
- Map Unit: TQpl - Gravel, sand and derived lag.

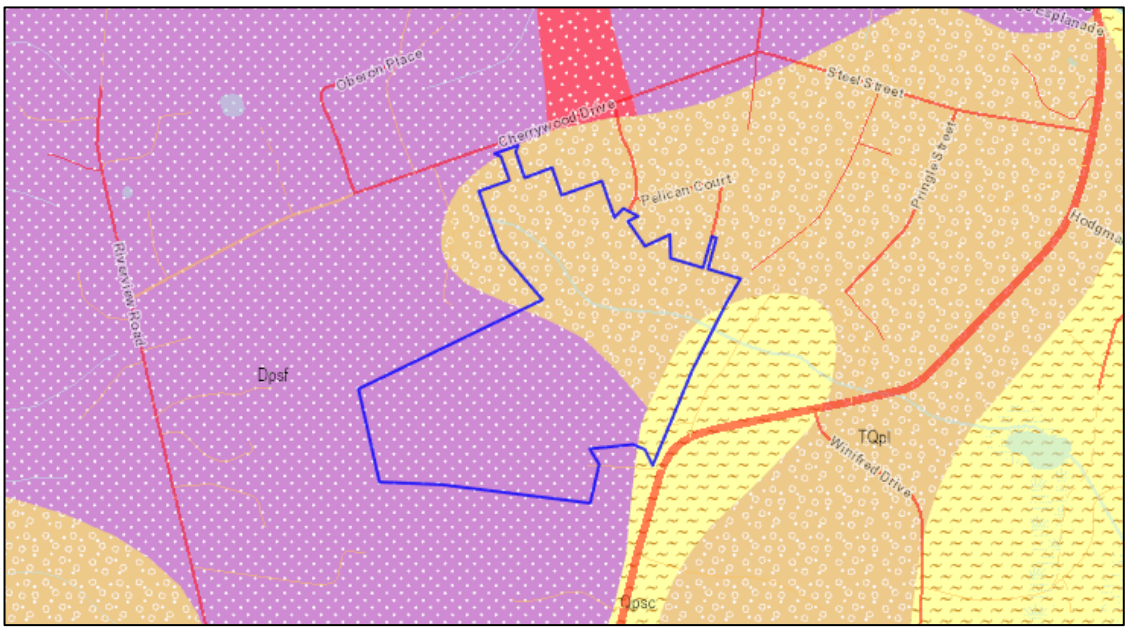


Figure 2 - Mapped Geology 1:25 000 - Site outlined in blue.

9. RESULTS

Laboratory Test Results

California Bearing Ratio (CBR) Results

Disturbed samples were collected from test pit excavations and sent to JZ Construction Materials Testing (JZCMT), a Hobart-based NATA accredited laboratory to carry out 4-day-soaked California Bearing Ratio (CBR) testing, performed in accordance with AS 1289.6.1.1 & 2.1.1. CBR testing was carried out on 6 no. selected representative test pit sub-grade samples. The results have been presented in Table 2 which indicated the 'CLAY' material has a CBR value of between 2.5-9.0% and swell of 0.5-3.5% (full results in appendix 3).

Table 2 - Summary of Laboratory Test Results for CBR

Test Pit ID	Sample Depth (m)	CBR (%)	Swell (%)	Maximum Dry Density (t/m^3)
TP01	~0.5 – 0.7	4	2.0	1.56
TP02	~0.5 – 0.7	2.5	3.5	1.45
TP03	~0.7 – 0.9	8	0.5	1.64
TP07	~0.5 – 0.7	6	1.0	1.44
TP09	~0.5 – 0.7	9	0.5	1.72
TP10	~1.2 – 1.3	3.5	3.5	1.83

Atterberg Limits

Samples were collected for Atterberg Limits testing in accordance with AS1289.3.1.2 &3.2.1 & 3.3.1 Soil classification test – Determination of the liquid limit of a soil – one-point Casagrande method. See Table 3 for summary of test results.

Table 3 - Atterberg Limits Test Results

Sample ID	Moisture Content (%)	Atterberg Limits Testing			
		Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Linear Shrinkage (%)
TP01_0.5m	25.8	53	26	27	9
TP02_0.5m	26	62	25	37	12
TP03_0.5m	24.2	50	20	30	10
TP04_0.5m	27.3	64	26	38	10
TP05_0.7m	17.2	46	23	23	8.5
TP07_0.5m	30	56	26	30	9.5
TP09_0.6m	19.3	41	17	24	10
TP10_1.3m	14.4	31	18	13	6

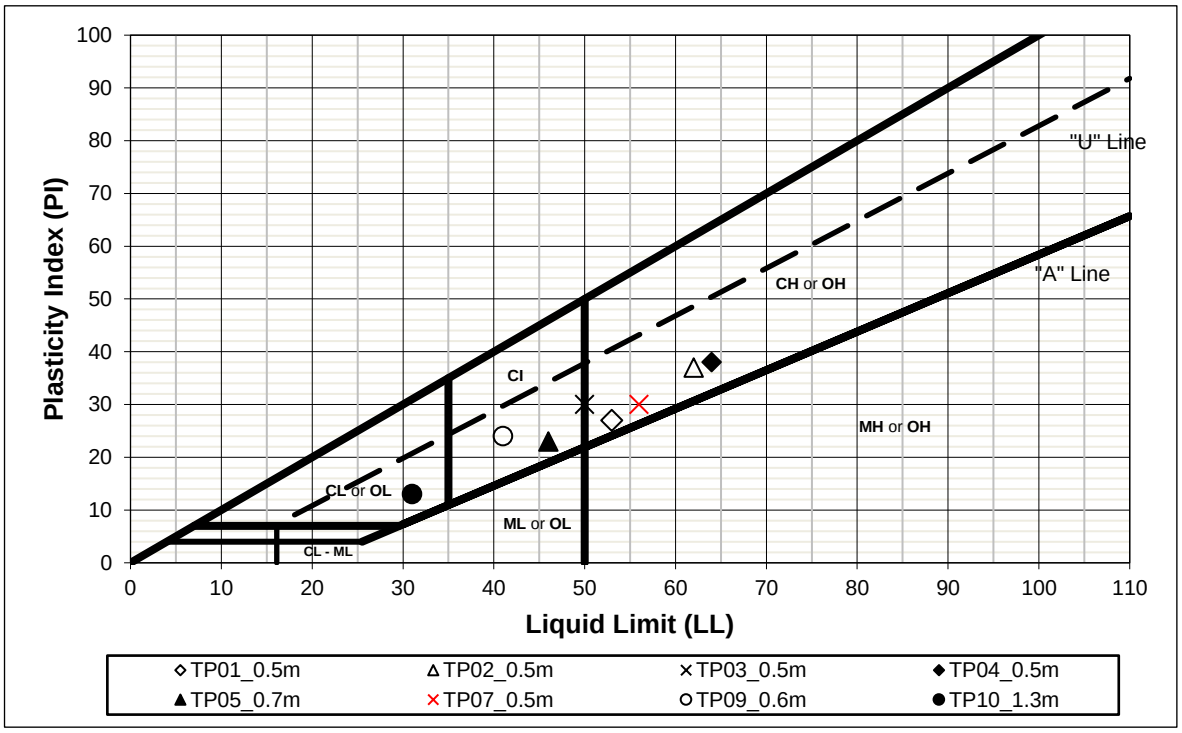


Figure 3 - Plasticity Index (PI) vs Liquid Limit (LL) chart summarising results

Particle Size Distribution (PSD)

Samples were collected for PSD in accordance with AS1289.3.6.1 Soil classification tests – Determination of the Particle Size Distribution of a soil – Standard method of analysis by sieving.

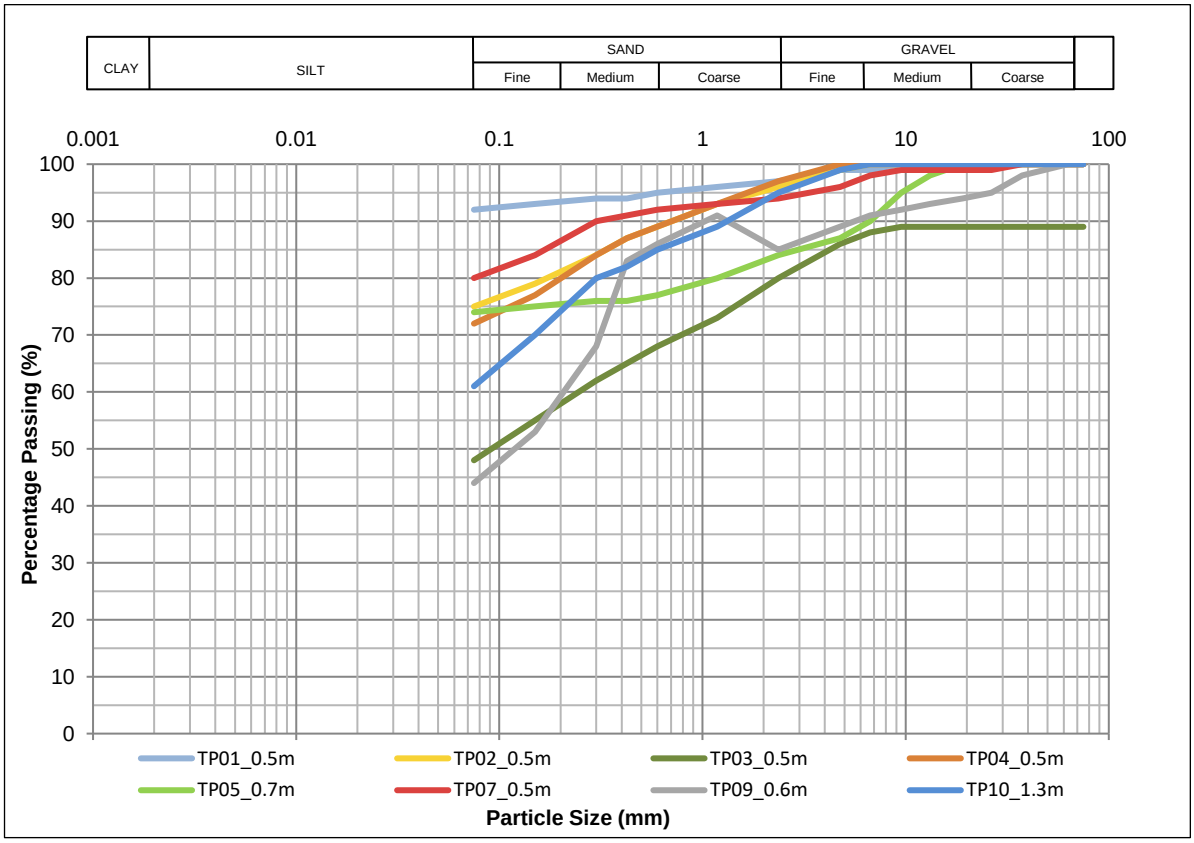


Figure 4 - Percentage Passing (%) vs Particle Size (mm) chart summarising results

As can be seen in table above, samples tested have a higher percentage of fines than sands and classified as high plasticity clays for both the locations across variable depths.

Table 4 – Summary of percentage fine, sand and gravel in soils tested

Sample ID	Gravel (%)	Sand (%)	Fines (%)
TP01_0.5m	3	5	92
TP02_0.5m	4	21	75
TP03_0.5m	9	32	48
TP04_0.5m	3	25	72
TP05_0.7m	16	10	74
TP07_0.5m	6	14	80
TP09_0.6m	15	41	44
TP10_1.3m	5	34	61

Geotechnical Conditions

The following geotechnical parameters have been assigned based on laboratory test results and available published literature and engineering judgement and are below in Table 5.

Unsupported Batters

Based on the slope and drawing provided, it is estimated there will be cut/fill batters required at certain locations on the slope. At these locations, the following preliminary long-term safe slope batter angles can be recommended within each subsurface unit:

- FILL material – 1V:3H.
- Topsoil – SAND – 1V:2H.
- CLAY (dominant site material) – 1V:1.5H.

Table 5 Geotechnical Design Parameters

Layers/Units	*Typical thickness (m) below ground surface level*	*Excavatability*	*Reuse potential*
ALL TOPSOILS (SAND)	~0-0.2	Yes – conventional hydraulic excavation machinery	None
Clayey SAND	~0.2-0.4	Yes – conventional hydraulic excavation machinery	None
Silty CLAY: *ALL PLASTIC CLAY SUBSOILS*	~0.4-1.3+	Yes – conventional hydraulic excavation machinery	None

*Note: *Test pits terminated within the silty clay across much of the site.*

Excavation Conditions

Excavation of soils to required depths at all locations is likely to be achieved with relative ease with conventional hydraulic excavation machinery. The highly plastic clays will pose problems for excavation during wet site conditions and stripping of the clays is advisable to allow preparation of a suitable road base level. Excavation of the in-situ Dolerite will be achievable with a 'tiger-tooth' bucket and ripper, however, dependant on total depths excavated into the rock, the use of a rock breaker may to be required to excise material efficiently.

10. PAVEMENT DESIGN CONSIDERATIONS

Where practical, it is recommended that pavements be constructed in the drier months of the year given that wet weather makes subgrade preparation and compaction very difficult. Management of the moisture content of the subgrade is therefore critical and it may be necessary to add water to achieve optimal compaction if it is too dry. Alternatively, if the subgrade is too moist then hydrated lime can be added to reduce moisture contents. Moisture content should be measured in accordance with AS1289.5.1.2 by a suitably qualified person.

It is further recommended that:

- Pavement and sub grades should involve the stripping of all vegetation including root material as well as the topsoil and any fill to expose the underlying natural soil.
- This surface should be rolled to a dry density ratio as stipulated in AS1289.5.1.2 with any non-compactable, loose or moist material being removed;
- Backfilling and levelling should be carried out with Class 3 20-40mm crushed dolerite and compacted to 98% maximum dry density as stipulated in AS1289.5.1.2.
- Pavement construction should be commenced immediately after the subgrade has been rolled;
- Consideration should be given to subgrade drainage so that any potential water ingress is maintained at least 400mm below the underside of pavements & be directed away from the subgrade entirely. Alternatively, a lower Californian Bearing Ratio (CBR) should be used in the design; and
- Pavements should be designed with CBR values of 2.5%, (based upon controlled compaction of existing layers or natural soils) although this may be increased with further stabilisation of the subgrade using lime or cement or remove and replace methods (design CBR based on results of a 4-day soaked CBR test within high plasticity clay).
- Levelling and compaction of footprints with either natural rock fill or imported Class 1 fill should follow AS 1289 5.1.1
- All earthworks onsite be compliant with AS3798-2007 "Guidelines for Earthworks on commercial and residential subdivision".

11. CONCLUSIONS

The above investigation has found that overall, the ground conditions across the areas of development show some *manageable* geotechnical impediments to pavement construction, as outlined within this report.

It is recommended that:

- Pavements should be designed with CBR values of 2.5%, (based upon controlled compaction of existing layers or natural soils) although this may be increased with further stabilisation of the subgrade using lime or cement or remove and replace methods (design CBR based on results of a 4-day soaked CBR test within high plasticity clay).
- All batters must adhere to the prescribed batter angles & ensure erosion control measures are incorporated into the design, i.e., top dressing and vegetating.
- All earthworks onsite be compliant with AS3798-2007 *"Guidelines for Earthworks on commercial and residential developments"*.
- Levelling and compaction of footprints with either natural soil or imported Class 1 fill should follow AS1289 5.1.1
- Drainage of the ground surface and pavements be designed to flow towards stormwater discharge points.

During construction GES and/or the certifying engineer be notified of any major variation to the foundation conditions as predicted in this report.

12. LIMITATIONS STATEMENT

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and ('the Client'). To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or soil contaminant over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

APPENDIX 1 – TEST PIT LOGS

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP01**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	FIELD STRENGTH: SOIL (V LOOSE / V SOFT; LOOSE / SOFT; M DENSE / FIRM; DENSE / STIFF; V DENSE / V STIFF) ROCK (HARD; EXT. LOW; VERY LOW; LOW; MEDIUM; HIGH; VERY-EXT. HIGH)	SAMPLE: CBR (%)	SAMPLE: Swell (%)	DCP: Blow Count	DCP: Allowable Bearing Capacity (kPa)	DCP: CBR	HAND PENO: UCS (kPa)	HAND PENO: Sand Friction Angle	HAND PENO: Undrained Shear (kPa)	SHEAR VANE: Cohesion (kPa)	SHEAR VANE: Allowable Bearing Capacity (kPa)	Point Load (IS 50)	Moisture	Geology Unit	Pit Wall % Integrity (0 20 40 60 80 100)	Lithology	ELEVATION (m AHD)
0.0														FILL	GC	FILL - Clayey GRAVEL: grey, brown, slightly moist, medium dense	
0.2														TQpl	CI	Silty CLAY: medium plasticity, red/brown/yellow, slightly moist, stiff	
0.4													SM				
0.6		4	2														
0.8															CI	Sandy CLAY: high plasticity, red, brown, yellow, slightly moist, very stiff. No Refusal	
1.0																	

GEO-ENVIRONMENTAL SOLUTIONS - 29 KIRKSWAY PLACE, BATTERY POINT 7004 - T: 03 6223 1839 Page 1 of 1

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP02**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1.3**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	FIELD STRENGTH (SOIL: V LOOSE / V SOFT; LOOSE / SOFT; M DENSE / FIRM; DENSE / STIFF; V DENSE / V STIFF; ROCK: HARD; EXT. LOW; VERY LOW; LOW; MEDIUM; HIGH; VERY-EXT. HIGH)	SAMPLE: CBR (%)	SAMPLE: Swell (%)	DCP: Blow Count	DCP: Allowable Bearing Capacity (kPa)	DCP: CBR	HAND PENO: UCS (kPa)	HAND PENO: Sand Friction Angle	SHEAR VANE: Undrained Shear (kPa)	SHEAR VANE: Cohesion (kPa)	SHEAR VANE: Allowable Bearing Capacity (kPa)	Point Load (IS 50)	Moisture	Geology Unit	Pit Wall % Integrity (0, 20, 40, 60, 80, 100)	Lithology	ELEVATION (m AHD)
0.0																SAND: grey, slightly moist, loose	
0.2															SP		
0.4															SP	SAND: pale grey, slightly moist, loose	
0.6		2.5	3.5										SM	TQpl		Silty CLAY: medium plasticity, red, brown, yellow, slightly moist, very stiff. No Refusal	
0.8															CI		
1.0																	
1.2																	

GEO-ENVIRONMENTAL SOLUTIONS - 29 KIRKSWAY PLACE, BATTERY POINT 7004 - T: 03 6223 1839 Page 1 of 1

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP03**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1.3**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	SAMPLE CBR (%)	SAMPLE Swell (%)	Moisture	Geology Unit	Pit Wall % Integrity	Lithology	ELEVATION (m AHD)
0.0					SP	SAND: grey, slightly moist, loose	
0.2							
0.4							
0.6			SM	TQpl			
0.8	8	0.5			Cl	Silty CLAY: medium plasticity, red, brown, yellow, slightly moist, very stiff. No Refusal	
1.0							
1.2							

FIELD STRENGTH — SOIL: V LOOSE / V SOFT, LOOSE / SOFT, M DENSE / FIRM, DENSE / STIFF, V DENSE / V STIFF; ROCK: HARD, EXT. LOW, VERY LOW, LOW, MEDIUM, HIGH, VERY-EXT. HIGH

DCP: Blow Count, Allowable Bearing Capacity (kPa), CBR

HAND PENO: UCS (kPa), Sand Friction Angle, Undrained Shear (kPa)

SHEAR VANE: Cohesion (kPa), Allowable Bearing Capacity (kPa)

Point Load (IS 50)

Pit Wall % Integrity: 0, 20, 40, 60, 80, 100

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP04**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1.2**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	FIELD STRENGTH: SOIL: V LOOSE / V SOFT	LOOSE / SOFT	M DENSE / FIRM	DENSE / STIFF	V DENSE / V STIFF	ROCK: HARD	EXT. LOW	VERY LOW	LOW	MEDIUM	HIGH	VERY-EXT. HIGH	SAMPLE: CBR (%)	Swell (%)	DCP: Blow Count	Allowable Bearing Capacity (kPa)	CBR	HAND PENO: UCS (kPa)	Sand Friction Angle	SHEAR VANE: Undrained Shear (kPa)	Cohesion (kPa)	Allowable Bearing Capacity (kPa)	Point Load (IS 50)	Moisture	Geology Unit	Pit Wall % Integrity (0 20 40 60 80 100)	Lithology	ELEVATION (m AHD)
0.0																										SP	SAND: grey, slightly moist, loose	
0.2																										SP	SAND: pale grey, slightly moist, loose	
0.4																										SP		
0.6																								SM	TQpl	SP		
0.8																										SP		
1.0																										SP		
1.2																										CI	Silty CLAY: medium plasticity, red, brown, yellow, slightly moist, very stiff. No Refusal	

GEO-ENVIRONMENTAL SOLUTIONS - 29 KIRKSWAY PLACE, BATTERY POINT 7004 - T: 03 6223 1839 Page 1 of 1

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP05**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1.3**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	FIELD STRENGTH (SOIL: V LOOSE / V SOFT; LOOSE / SOFT; M DENSE / FIRM; DENSE / STIFF; V DENSE / V STIFF; ROCK: HARD; EXT. LOW; VERY LOW; LOW; MEDIUM; HIGH; VERY-EXT. HIGH)	SAMPLE: CBR (%); Swell (%)	DCP: Blow Count; Allowable Bearing Capacity (kPa); CBR	HAND PENO: UCS (kPa); Sand Friction Angle	SHEAR VANE: Undrained Shear (kPa); Cohesion (kPa); Allowable Bearing Capacity (kPa)	Point Load (IS 50)	Moisture	Geology Unit	Pit Wall % Integrity (0, 20, 40, 60, 80, 100)	Lithology	ELEVATION (m AHD)
0.0										SAND: grey, dry, loose	
0.2									SP		
0.4							D	Dpsf		Silty CLAY: trace of gravels, medium plasticity, yellow, brown, dry, very stiff, refusal hole 6 on gravels	
0.6									CI		
0.8											
1.0										Silty CLAY: medium plasticity, pale yellow, pale brown, slightly moist, very stiff. No Refusal	
1.2							SM		CI		

GEO-ENVIRONMENTAL SOLUTIONS - 29 KIRKSWAY PLACE, BATTERY POINT 7004 - T: 03 6223 1839 Page 1 of 1

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP06**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1.1**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	FIELD STRENGTH (SOIL: V LOOSE / V SOFT; LOOSE / SOFT; M DENSE / FIRM; DENSE / STIFF; V DENSE / V STIFF; ROCK: HARD; EXT. LOW; VERY LOW; LOW; MEDIUM; HIGH; VERY-EXT. HIGH)	SAMPLE: CBR (%)	SAMPLE: Swell (%)	DCP: Blow Count	DCP: Allowable Bearing Capacity (kPa)	DCP: CBR	HAND PENO: UCS (kPa)	HAND PENO: Sand Friction Angle	SHEAR VANE: Undrained Shear (kPa)	SHEAR VANE: Cohesion (kPa)	SHEAR VANE: Allowable Bearing Capacity (kPa)	Point Load (IS 50)	Moisture	Geology Unit	Pit Wall % Integrity (0, 20, 40, 60, 80, 100)	Lithology	ELEVATION (m AHD)
0.0																SAND: grey, dry, loose	
0.2															SP		
0.4																Silty CLAY: trace of gravels, medium plasticity, yellow, brown, dry, very stiff Refusal	
0.6													D	Dpsf			
0.8															CI		
1.0																	

GEO-ENVIRONMENTAL SOLUTIONS - 29 KIRKSWAY PLACE, BATTERY POINT 7004 - T: 03 6223 1839 Page 1 of 1

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP07**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1.1**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	FIELD STRENGTH (SOIL: V LOOSE / V SOFT; LOOSE / SOFT; M DENSE / FIRM; DENSE / STIFF; V DENSE / V STIFF; ROCK: HARD; EXT. LOW; VERY LOW; LOW; MEDIUM; HIGH; VERY-EXT. HIGH)	SAMPLE CBR (%)	SAMPLE Swell (%)	DCP Blow Count	DCP Allowable Bearing Capacity (kPa)	CBR	HAND PENO UCS (kPa)	HAND PENO Sand Friction Angle	SHEAR VANE Undrained Shear (kPa)	SHEAR VANE Cohesion (kPa)	SHEAR VANE Allowable Bearing Capacity (kPa)	Point Load (IS 50)	Moisture	Geology Unit	Pit Wall % Integrity (0 20 40 60 80 100)	Lithology	ELEVATION (m AHD)
0.0													D	Dpsf	SP	SAND: grey, dry, loose	
0.2													M		SC	Clayey SAND: olive grey, moist, medium dense, trace cobbles	
0.4																	
0.6		6	1													Silty CLAY: trace of gravels, medium plasticity, yellow, brown, dry, very stiff. No Refusal	
0.8													D		CI		
1.0																	

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP08**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1.1**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	FIELD STRENGTH: SOIL (V LOOSE / V SOFT; LOOSE / SOFT; M DENSE / FIRM; DENSE / STIFF; V DENSE / V STIFF) ROCK (HARD; EXT. LOW; VERY LOW; LOW; MEDIUM; HIGH; VERY-EXT. HIGH)	SAMPLE: CBR (%); Swell (%)	DCP: Blow Count; Allowable Bearing Capacity (kPa); CBR	HAND PENO: UCS (kPa); Sand Friction Angle	SHEAR VANE: Undrained Shear (kPa); Cohesion (kPa); Allowable Bearing Capacity (kPa)	Point Load (IS 50)	Moisture	Geology Unit	Pit Wall % Integrity (0 20 40 60 80 100)	Lithology	ELEVATION (m AHD)
0.0							D		SP	SAND: grey, dry, loose	
0.2							M		SC	Clayey SAND: olive grey, moist, medium dense, trace cobbles	
0.4								Dpsf		Silty CLAY: trace of gravels, medium plasticity, yellow, brown, dry, very stiff. No Refusal	
0.6											
0.8							D		Cl		
1.0											

GEO-ENVIRONMENTAL SOLUTIONS - 29 KIRKSWAY PLACE, BATTERY POINT 7004 - T: 03 6223 1839 Page 1 of 1

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP09**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1.2**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	FIELD STRENGTH (SOIL: V LOOSE / V SOFT; LOOSE / SOFT; M DENSE / FIRM; DENSE / STIFF; V DENSE / V STIFF; ROCK: HARD; EXT. LOW; VERY LOW; LOW; MEDIUM; HIGH; VERY-EXT. HIGH)	SAMPLE CBR (%)	SAMPLE Swell (%)	DCP Blow Count	DCP Allowable Bearing Capacity (kPa)	CBR	HAND PENO UCS (kPa)	HAND PENO Sand Friction Angle	SHEAR VANE Undrained Shear (kPa)	SHEAR VANE Cohesion (kPa)	SHEAR VANE Allowable Bearing Capacity (kPa)	Point Load (IS 50)	Moisture	Geology Unit	Pit Wall % Integrity (0 20 40 60 80 100)	Lithology	ELEVATION (m AHD)
0.0													D			SAND: grey, dry, loose	
0.2													M		SP	Clayey SAND: olive grey, moist, medium dense, trace cobbles	
0.4															SC		
0.6		9	0.5											TQpl		Silty CLAY: trace of gravels, medium plasticity, yellow/brown, dry, very stiff. Refusal	
0.8													D		CI		
1.0																	
1.2																	

GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **Lot 2 Cherrywood Drive**		**Log of TP10**
CLIENT: **VDL Developments**		EASTING (GDA94):
LOCATION: **Scamander**		NORTHING (GDA94):
CONTRACTOR: **Moorey Constructions**	EXCAVATOR: **2.5T**	ELEVATION (m AHD):
PIT WIDTH: **0.7m**	PIT LENGTH: **1.5m**	TOTAL DEPTH (m): **1.3**
EXCAVATOR REACH: **3.0m**	DATE: **26/09/2024**	NATURAL GROUND (m):
LOGGED BY: **GM**		DEPTH WATER STRUCK (m):

DEPTH (m)	FIELD STRENGTH (SOIL: V LOOSE / V SOFT; LOOSE / SOFT; M DENSE / FIRM; DENSE / STIFF; V DENSE / V STIFF; ROCK: HARD; EXT. LOW; VERY LOW; LOW; MEDIUM; HIGH; VERY-EXT. HIGH)	SAMPLE: CBR (%)	SAMPLE: Swell (%)	DCP: Blow Count	DCP: Allowable Bearing Capacity (kPa)	DCP: CBR	HAND PENO: UCS (kPa)	HAND PENO: Sand Friction Angle	SHEAR VANE: Undrained Shear (kPa)	SHEAR VANE: Cohesion (kPa)	SHEAR VANE: Allowable Bearing Capacity (kPa)	Point Load (IS 50)	Moisture	Geology Unit	Pit Wall % Integrity (0 20 40 60 80 100)	Lithology	ELEVATION (m AHD)
0.0																SAND: grey, dry, loose	
0.2															SP		
0.4																Silty CLAY: trace of gravels, medium plasticity, yellow/brown, dry, very stiff. Refusal	
0.6													D	TQpl			
0.8															CI		
1.0																Silty CLAY: medium plasticity, pale yellow, dry, very stiff. No Refusal	
1.2		3.5	3.5												CI		

APPENDIX 2 – TEST PIT PHOTOGRAPHS



TP1



TP2



TP3



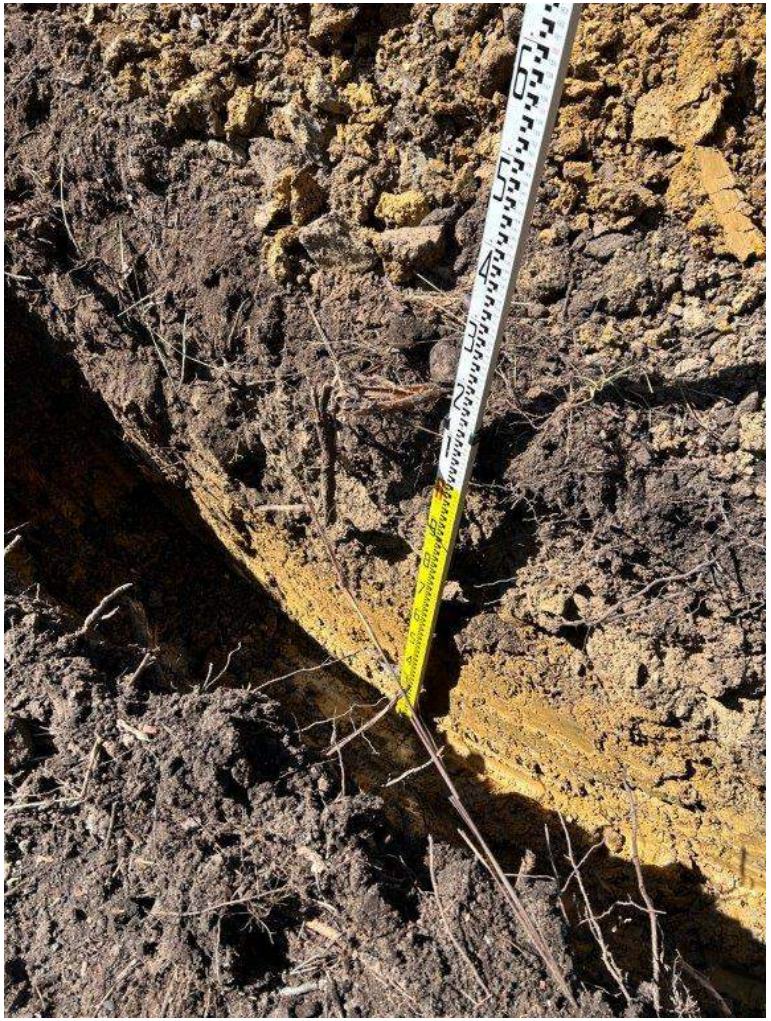
TP4



TP5



TP6



TP7



TP8



TP9



TP10

APPENDIX 3 - LABORATORY TEST RESULTS

Material Test Report

Report Number: 24-0044-1
Issue Number: 1
Date Issued: 09/10/2024
Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180A
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Preparation Method: AS 1289.1.1 - Sampling and Preparation of Soils
Sample Location: **TP01 , Depth: 0.5m**

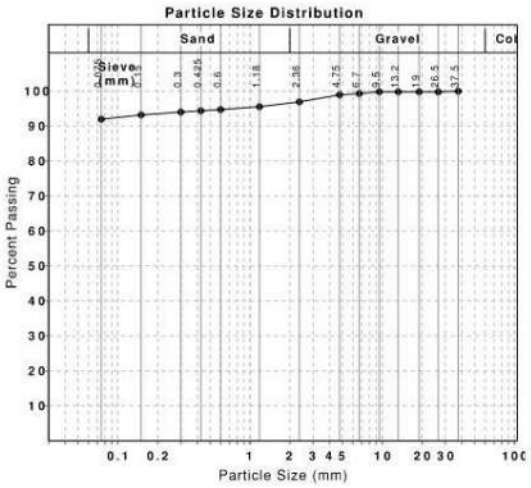
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JZ Construction Material Testing Pty Ltd
Lachlan Laboratory
311 Ironstone Gully Road Lachlan Tasmania 7140
Phone: 0439884932
Email: jimmy@jzcmt.com.au
Accredited for compliance with ISO/IEC 17025 - Testing
NATA WORLD RECOGNISED ACCREDITATION
Jholdsworth
Approved Signatory: James Holdsworth
Laboratory Manager
NATA Accredited Laboratory Number: 25681

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
37.5 mm	**100**			0		
26.5 mm	**100**			0		
19 mm	**100**			0		
13.2 mm	**100**			0		
9.5 mm	**100**			0		
6.7 mm	**99**			0		
4.75 mm	**99**			0		
2.36 mm	**97**			2		
1.18 mm	**96**			1		
0.6 mm	**95**			1		
0.425 mm	**94**			0		
0.3 mm	**94**			0		
0.15 mm	**93**			1		
0.075 mm	**92**			1		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	53		
Plastic Limit (%)	26		
Plasticity Index (%)	**27**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**9.0**		
Cracking Crumbling Curling	Cracking		

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	25.8		



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Results relate only to the items tested/sampled.

Material Test Report

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Lachlan Laboratory
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Phone: 0439884932
Email: jimmy@jzcmt.com.au
Accredited for compliance with ISO/IEC 17025 - Testing
NATA WORLD RECOGNISED ACCREDITATION
Approved Signatory: James Holdsworth
Laboratory Manager
NATA Accredited Laboratory Number: 25681

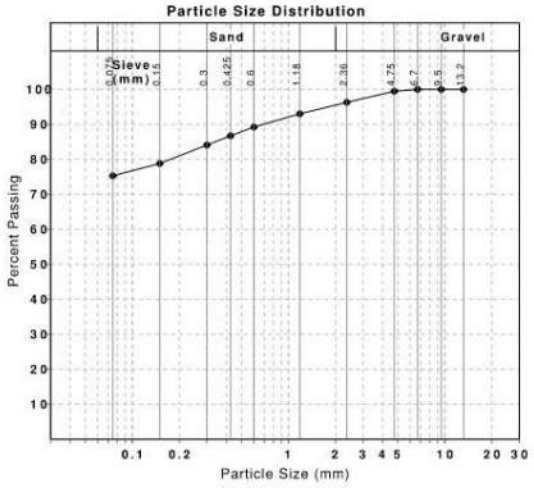
Report Number: 24-0044-1
Issue Number: 1
Date Issued: 09/10/2024
Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180B
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP02 , Depth: 0.5m**

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
6.7 mm	**100**			0		
4.75 mm	**99**			1		
2.36 mm	**96**			3		
1.18 mm	**93**			3		
0.6 mm	**89**			4		
0.425 mm	**87**			3		
0.3 mm	**84**			3		
0.15 mm	**79**			5		
0.075 mm	**75**			4		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	62		
Plastic Limit (%)	25		
Plasticity Index (%)	**37**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**12.0**		
Cracking Crumbling Curling	None		

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	26.0		



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Material Test Report

Report Number: 24-0044-1
Issue Number: 1
Date Issued: 09/10/2024
Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180C
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP03 , Depth: 0.5m**

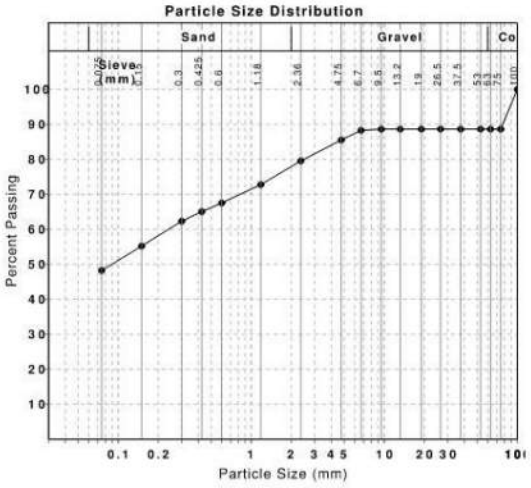
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Laboratory Manager
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Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
100 mm	**100**			0		
75 mm	**89**			11		
63 mm	**89**			0		
53 mm	**89**			0		
37.5 mm	**89**			0		
26.5 mm	**89**			0		
19 mm	**89**			0		
13.2 mm	**89**			0		
9.5 mm	**89**			0		
6.7 mm	**88**			0		
4.75 mm	**86**			3		
2.36 mm	**80**			6		
1.18 mm	**73**			7		
0.6 mm	**68**			5		
0.425 mm	**65**			2		
0.3 mm	**62**			3		
0.15 mm	**55**			7		
0.075 mm	**48**			7		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	50		
Plastic Limit (%)	20		
Plasticity Index (%)	**30**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**10.0**		
Cracking Crumbling Curling	Cracking		

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	24.2		



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Material Test Report

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Approved Signatory: James Holdsworth
Laboratory Manager
NATA Accredited Laboratory Number: 25681

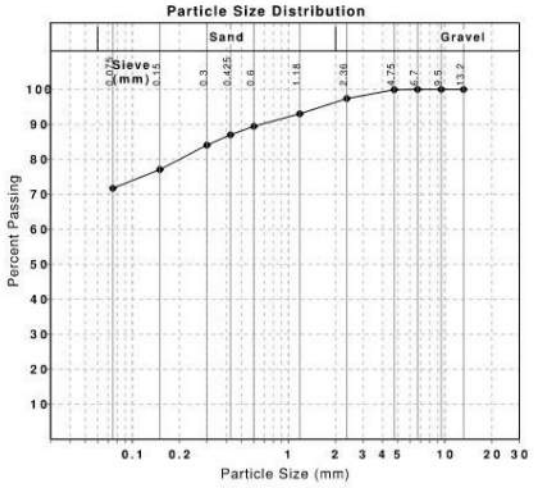
Report Number: 24-0044-1
Issue Number: 1
Date Issued: 09/10/2024
Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180D
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP04 , Depth: 0.5m**

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
6.7 mm	**100**			0		
4.75 mm	**100**			0		
2.36 mm	**97**			3		
1.18 mm	**93**			4		
0.6 mm	**89**			4		
0.425 mm	**87**			2		
0.3 mm	**84**			3		
0.15 mm	**77**			7		
0.075 mm	**72**			5		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	64		
Plastic Limit (%)	26		
Plasticity Index (%)	**38**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**10.0**		
Cracking Crumbling Curling	Cracking		

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	27.3		



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Date Issued: 09/10/2024
Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180E
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP05 , Depth: 0.7m**

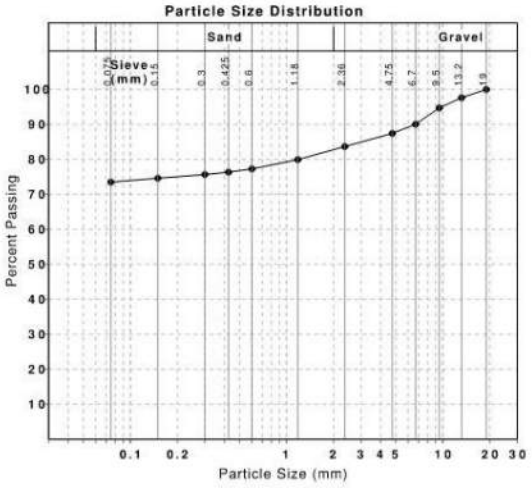
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Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
19 mm	**100**			0		
13.2 mm	**98**			2		
9.5 mm	**95**			3		
6.7 mm	**90**			5		
4.75 mm	**87**			3		
2.36 mm	**84**			4		
1.18 mm	**80**			4		
0.6 mm	**77**			3		
0.425 mm	**76**			1		
0.3 mm	**76**			1		
0.15 mm	**75**			1		
0.075 mm	**74**			1		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	46		
Plastic Limit (%)	23		
Plasticity Index (%)	**23**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**8.5**		
Cracking Crumbling Curling	Cracking		

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	17.2		



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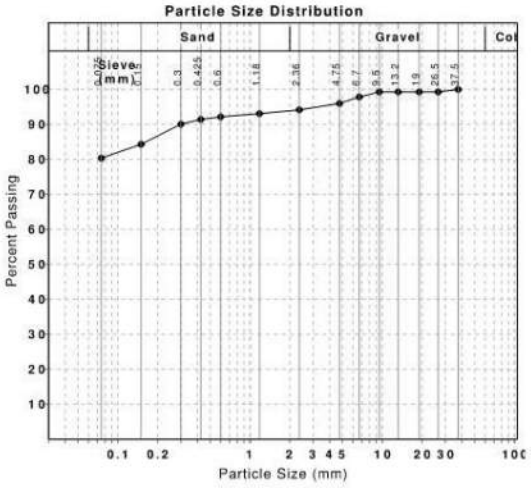
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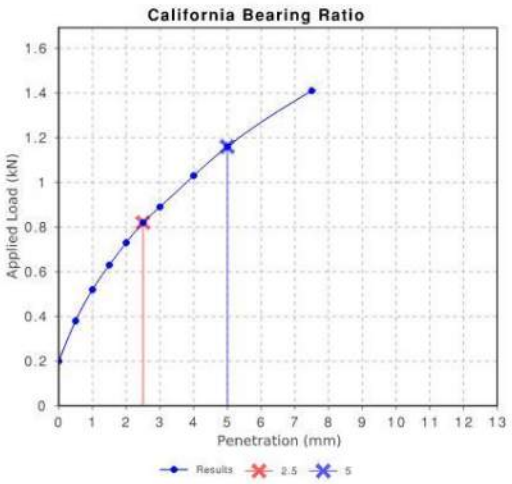
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Issue Number: 1
Date Issued: 09/10/2024
Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180F
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP07 , Depth: 0.5m**

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
37.5 mm	**100**			0		
26.5 mm	**99**			1		
19 mm	**99**			0		
13.2 mm	**99**			0		
9.5 mm	**99**			0		
6.7 mm	**98**			1		
4.75 mm	**96**			2		
2.36 mm	**94**			2		
1.18 mm	**93**			1		
0.6 mm	**92**			1		
0.425 mm	**91**			1		
0.3 mm	**90**			1		
0.15 mm	**84**			6		
0.075 mm	**80**			4		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	56		
Plastic Limit (%)	26		
Plasticity Index (%)	**30**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**9.5**		
Cracking Crumbling Curling	Cracking		





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Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180G
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP09 , Depth: 0.6m**

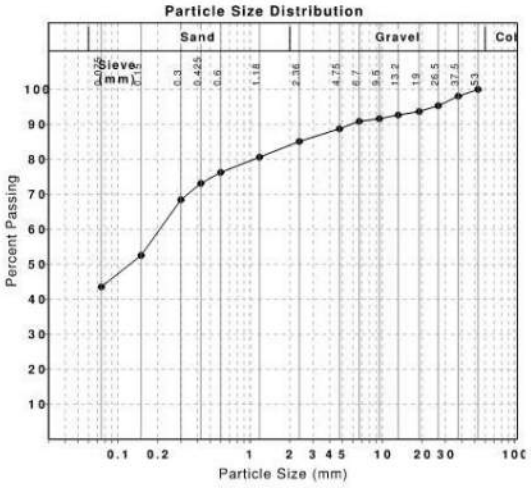
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Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
53 mm	**100**			0		
37.5 mm	**98**			2		
26.5 mm	**95**			3		
19 mm	**94**			2		
13.2 mm	**93**			1		
9.5 mm	**92**			1		
6.7 mm	**91**			1		
4.75 mm	**89**			2		
2.36 mm	**85**			4		
1.18 mm	**81**			4		
0.6 mm	**76**			4		
0.425 mm	**73**			3		
0.3 mm	**68**			5		
0.15 mm	**53**			16		
0.075 mm	**44**			9		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	41		
Plastic Limit (%)	17		
Plasticity Index (%)	**24**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**10.0**		
Cracking Crumbling Curling	Cracking		

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	19.3		



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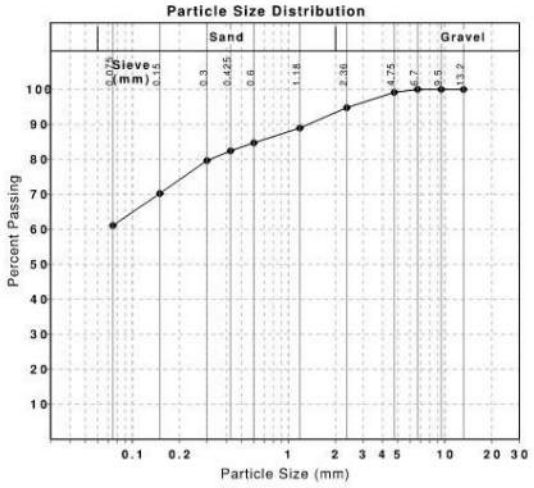
Report Number: **24-0044-1**
Issue Number: 1
Date Issued: 09/10/2024
Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180I
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP10 , Depth: 1.3m**

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
6.7 mm	**100**			0		
4.75 mm	**99**			1		
2.36 mm	**95**			4		
1.18 mm	**89**			6		
0.6 mm	**85**			4		
0.425 mm	**82**			2		
0.3 mm	**80**			3		
0.15 mm	**70**			9		
0.075 mm	**61**			9		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	31		
Plastic Limit (%)	18		
Plasticity Index (%)	**13**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**6.0**		
Cracking Crumbling Curling	Cracking		

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	14.4		



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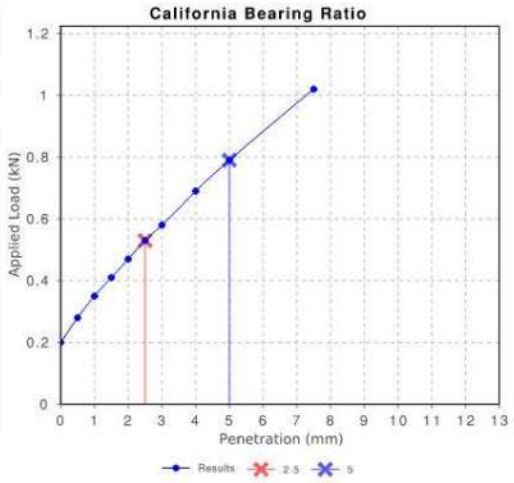
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Jholdsworth

Approved Signatory: James Holdsworth
Laboratory Manager
NATA Accredited Laboratory Number: 25681

Report Number: **24-0044-1**
Issue Number: 1
Date Issued: 09/10/2024
Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180A
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Preparation Method: AS 1289.1.1 - Sampling and Preparation of Soils
Sample Location: **TP01 , Depth: 0.5m**

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	2.5 mm		
CBR %	**4.0**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity			
Maximum Dry Density (t/m^3)	1.56		
Optimum Moisture Content (%)	24.5		
Laboratory Density Ratio (%)	99.5		
Laboratory Moisture Ratio (%)	101.5		
Moisture Content at Placement (%)	24.9		
Moisture Content Top 30mm (%)	30.7		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours (h)	48.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)			
Swell - 2.0%			



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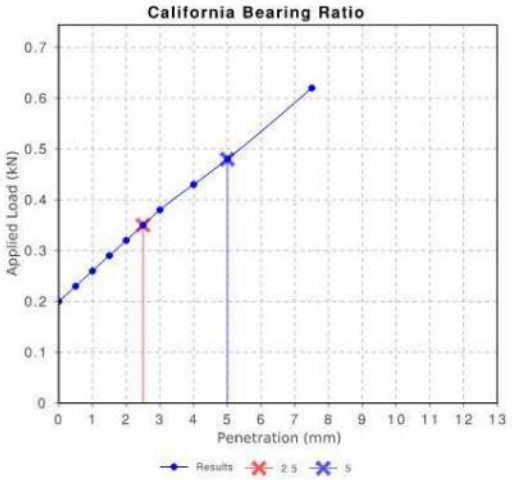
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Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180B
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP02 , Depth: 0.5m**

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	2.5 mm		
CBR %	**2.5**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity			
Maximum Dry Density (t/m^3)	1.45		
Optimum Moisture Content (%)	28.0		
Laboratory Density Ratio (%)	100.0		
Laboratory Moisture Ratio (%)	100.0		
Moisture Content at Placement (%)	28.2		
Moisture Content Top 30mm (%)	37.4		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours (h)	48.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)			
Swell - 3.5%			



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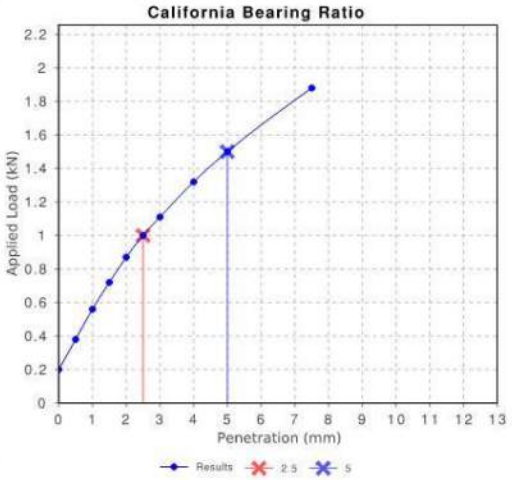
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Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180E
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP05 , Depth: 0.7m**

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	2.5 mm		
CBR %	**8**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity			
Maximum Dry Density (t/m^3)	1.64		
Optimum Moisture Content (%)	21.5		
Laboratory Density Ratio (%)	100.0		
Laboratory Moisture Ratio (%)	100.5		
Moisture Content at Placement (%)	21.5		
Moisture Content Top 30mm (%)	25.0		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours (h)	48.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)			
Swell - 0.5%			



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Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180F
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP07 , Depth: 0.5m**

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	2.5 mm		
CBR %	**6**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity			
Maximum Dry Density (t/m^3)	1.44		
Optimum Moisture Content (%)	30.0		
Laboratory Density Ratio (%)	99.5		
Laboratory Moisture Ratio (%)	101.5		
Moisture Content at Placement (%)	30.7		
Moisture Content Top 30mm (%)	35.0		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours (h)	48.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)			
Swell - 1.0%			

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	30.0		

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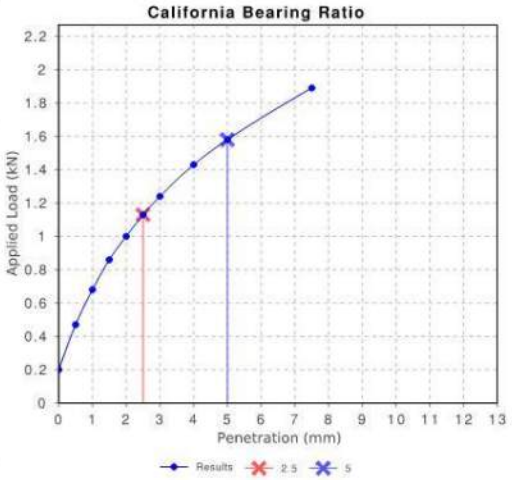
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Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180G
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP09 , Depth: 0.6m**

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	2.5 mm		
CBR %	**9**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity			
Maximum Dry Density (t/m^3)	1.72		
Optimum Moisture Content (%)	19.0		
Laboratory Density Ratio (%)	99.5		
Laboratory Moisture Ratio (%)	101.0		
Moisture Content at Placement (%)	19.2		
Moisture Content Top 30mm (%)	21.5		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours (h)	48.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)			
Swell - 0.5%			



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Email: jimmy@jzcmt.com.au

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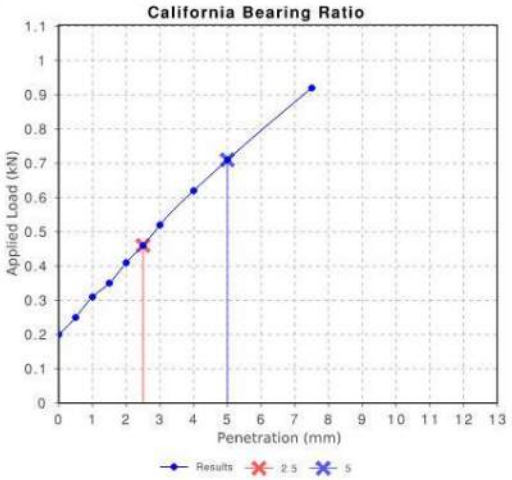
NATA
WORLD RECOGNISED ACCREDITATION

Jholdsworth

Approved Signatory: James Holdsworth
Laboratory Manager
NATA Accredited Laboratory Number: 25681

Report Number: **24-0044-1**
Issue Number: 1
Date Issued: 09/10/2024
Client: GES
29 Kirksway PL, Battery Point TAS 7004
Contact: Aaron Plummer / Vin Gupta
Project Number: 24-0044
Project Name: Lot 2 - Cherrywood Drive
Project Location: Scamander
Work Request: 180
Sample Number: S180I
Date Sampled: 01/10/2024
Dates Tested: 01/10/2024 - 08/10/2024
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **TP10 , Depth: 1.3m**

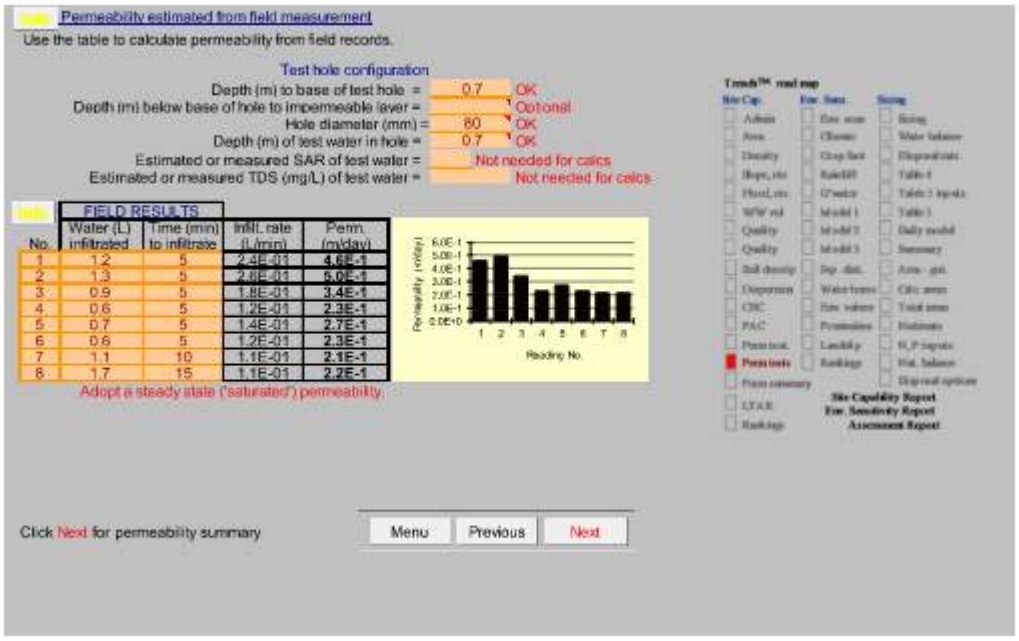
California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	5 mm		
CBR %	**3.5**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity			
Maximum Dry Density (t/m^3)	1.83		
Optimum Moisture Content (%)	14.0		
Laboratory Density Ratio (%)	100.0		
Laboratory Moisture Ratio (%)	101.5		
Moisture Content at Placement (%)	14.0		
Moisture Content Top 30mm (%)	21.3		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours (h)	48.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)			
Swell - 3.5%			



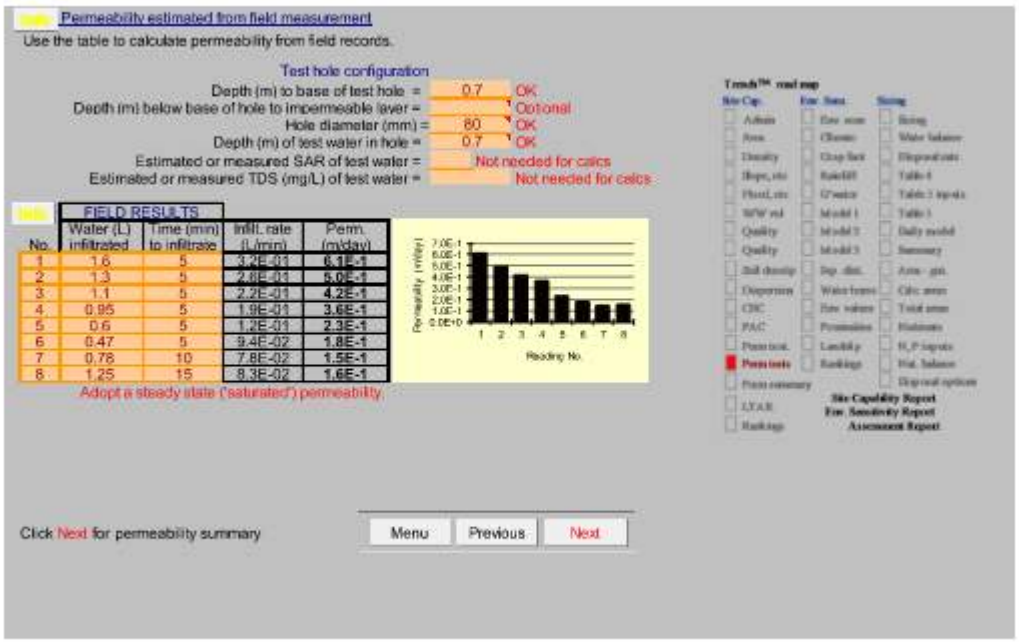
This document shall not be reproduced except in full without the approval of the laboratory.
Results relate only to the items tested/sampled.

PERMEABILITY / HYDRAULIC CONDUCTIVITY TEST RESULTS

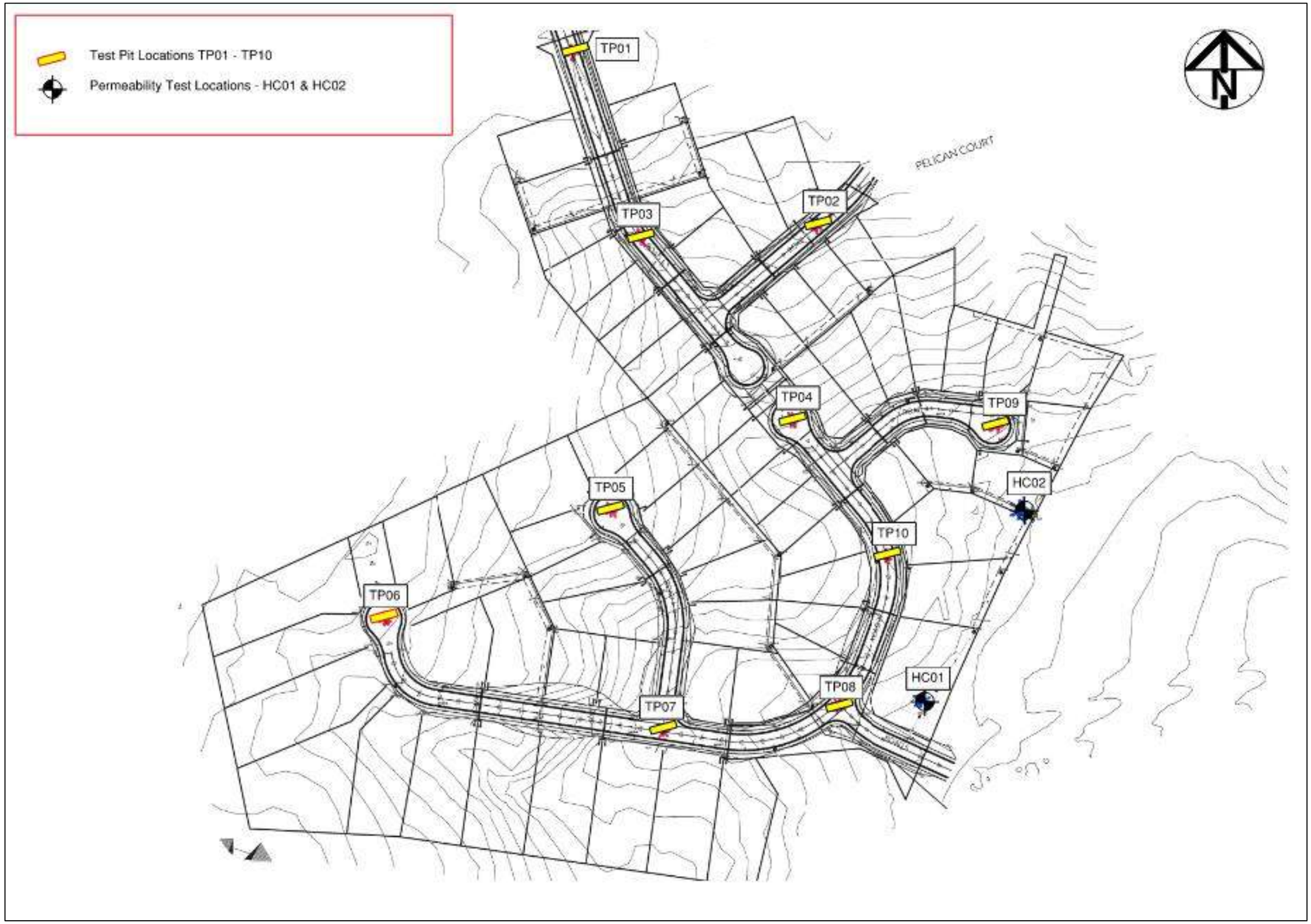
HC01 – sandy clay subsoil from 0.2m – indicative ksat 0.22m/day



HC02 – sandy clay subsoil from 0.5m – indicative ksat 0.16m/day



APPENDIX 4 – SITE PLAN AND TEST PIT LOCATIONS.



Bushfire Hazard Management Report: Subdivision

Report for: **VDL Developments Pty ltd**

Property Location: **Lot 2 Cherrywood Drive, Scamander**

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 7th November 2024
Version: 3



Summary

Client: VDL Developments Pty Ltd

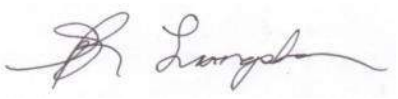
Current zoning: General Residential, Tasmanian Planning Scheme – Break O'Day

Property identification:

CT 181009/2, PID 9568974, Lot 2 Cherrywood Drive, Scamander
181009/1: binding agreements– HMA's

Proposal: A 70 lot, POS & road subdivision is proposed from 1 lot.

Assessment by:



_____

Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

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Version	Date	Notes
1	8/7/2024	
2	5/11/2024	Extended staged subdivision
3	7/11/2024	Minor edits

DESCRIPTION

A 70 lot, POS & road subdivision is proposed from CT 181009/2, Lot 2 Cherrywood Drive, Scamander. The area is mapped Bushfire Prone in the Planning Scheme Overlays.

The area is currently forest with some cleared areas around the boundaries. There are no existing buildings on the site. Surrounding land to the north and east of the proposed lots is developed residential land, land to the west is undeveloped general residential zoned land and is a mosaic of low threat, grassland and forest.
The subdivision has frontage to Cherrywood Drive, Albatross Grove & Tasman Hwy. The area is serviced by a reticulated water supply.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in the planning scheme overlays. Each lot is capable of containing a building envelope of BAL 19 or lower.

Lot		North / Northeast	East / Southeast	South/ Southwest	West / Northwest
1	Vegetation, within 100m of lot boundaries	0-100m low threat,	0-50m grassland, 50-100m low threat	0-100m forest	0-100m forest/ grassland mosaic
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL Low	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5 / BAL 19			
2	Vegetation, within 100m of lot boundaries	0-100m low threat,	0-100m low threat,	0-100m forest	0-100m forest/ grassland mosaic
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL Low	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
3, 5, 7, 8, 9, 11, 12, 18	Vegetation, within 100m of lot boundaries	0-100m low threat,	0-50m grassland, 50-100m low threat	0-100m forest	0-100m forest/ grassland mosaic

	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5º	Flat /upslope
	BAL rating existing vegetation	BAL Low	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5 / BAL 19			
4	Vegetation, within 100m of lot boundaries	0-23m grassland, 23-100m low threat,	0-50m grassland, 50-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5º	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
6, 10	Vegetation, within 100m of lot boundaries	0-23m forest, 23-46m grassland, 46-100m low threat,	0-50m grassland, 50-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5º	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
6, 10	Vegetation, within 100m of lot boundaries	0-23m forest, 23-46m grassland, 46-100m low threat,	0-50m grassland, 50-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5º	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5 / BAL 19			
13	Vegetation, within 100m of lot boundaries	0-50+m forest,5+-64+ grassland, 64+-100m low threat,	0-25mforest, 25-50m grassland, 50-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5º	Flat /upslope

	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5 / BAL 19			
14	Vegetation, within 100m of lot boundaries	0-50+m forest,5+0-14m grassland, 14+-100m low threat,	0-20m grassland, 20-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5 / BAL 19			
15	Vegetation, within 100m of lot boundaries	0-65m forest, grassland low threat mosaic, 65-100m low threat,	0-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL Low	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5 / BAL 19			
16	Vegetation, within 100m of lot boundaries	0-100m low threat	0-10m forest, 10-25m grassland, 25-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
17	Vegetation, within 100m of lot boundaries	0-100m low threat	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope

	BAL rating existing vegetation	BAL Low	BAL Low	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
18	Vegetation, within 100m of lot boundaries	0-100m low threat	0-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL Low	BAL Low	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
19	Vegetation, within 100m of lot boundaries	0-100m forest	0-25m forest/ grassland, 25-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL Low	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
20~26	Vegetation, within 100m of lot boundaries	0-100m forest	0-25+m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
27, 28, 29	Vegetation, within 100m of lot boundaries	0-100m low threat	0-40+m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL Low	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			

30, 31	Vegetation, within 100m of lot boundaries	0-100m low threat	0-100m low threat	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Flat /upslope
	BAL rating existing vegetation	BAL Low	BAL Low	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
32~40	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Down slope 0-5°	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
41~46	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m grassland	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Down slope 0-5°	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5/ BAL 19			
46	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m grassland	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Down slope 0-5°	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5/ BAL 19			
47~51	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Down slope 0-5°	Flat /upslope	Flat /upslope

	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
52~56	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Down slope 0-5°	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5			
57~61	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Down slope 0-5°	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5/ BAL 19			
62~66	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m woodland grassland mosaic	0-100m woodland grassland mosaic
	Slope (degrees, over 100m)	Flat /upslope	Down slope 0-5°	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5/ BAL 19			
70	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m forest	0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Flat /upslope	Down slope 0-5°	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 12.5/ BAL 19			

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after the development and management of land within the subdivision and has also considered slope gradients.
Where no setback is required for fire protection, other Planning Scheme setbacks may need to be applied,

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	**Predicted Bushfire Attack & Exposure Level**
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS

Setbacks from vegetation

	Slope	**Grassland**	**Forest**
BAL Low	all	50m	Forest
BAL 12.5	Flat/ Upslope	14m	32m
	Down slope 0-5°	16m	38m
BAL 19	Flat/ Upslope	10m	23m
	Down slope 0-5°	11m	27m

lot	**Bal Rating**	**Setback**
1~12	BAL 12.5	9m from SW boundary
	BAL 19	none required
13	BAL 12.5	9m from western corner
	BAL 19	none required
14~30	BAL 12.5	none required
31	BAL 12.5	11m from Southern Corner
	BAL 19	16m from Southern Corner

32~40	BAL 12.5	none required
41~45	BAL 12.5	14m from Southern boundary,
	BAL 19	10m from Southern boundary
46	BAL 12.5	14m from Southern boundary, 32m from SW corner
	BAL 19	10m from Southern boundary, 32m from SW corner
47~56	BAL 12.5	none required
57~61	BAL 12.5	9m from nth boundary
	BAL 19	none required
62	BAL 12.5	9m from northern boundary, 32m from NW corner
	BAL 19	23m from NW corner
63	BAL 12.5	14m from west boundary, 32m from NW corner lot 62
	BAL 19	10m from west boundary, 23m from NW corner lot 62
64	BAL 12.5	14m from west boundary
	BAL 19	10m from west boundary
65, 66	BAL 12.5	14m from west boundary & 22m from south boundary
	BAL 19	10m from west boundary & 15m from south boundary
67~69	BAL 12.5	none required
70	BAL 12.5	9m from northern boundary
	BAL 19	none required

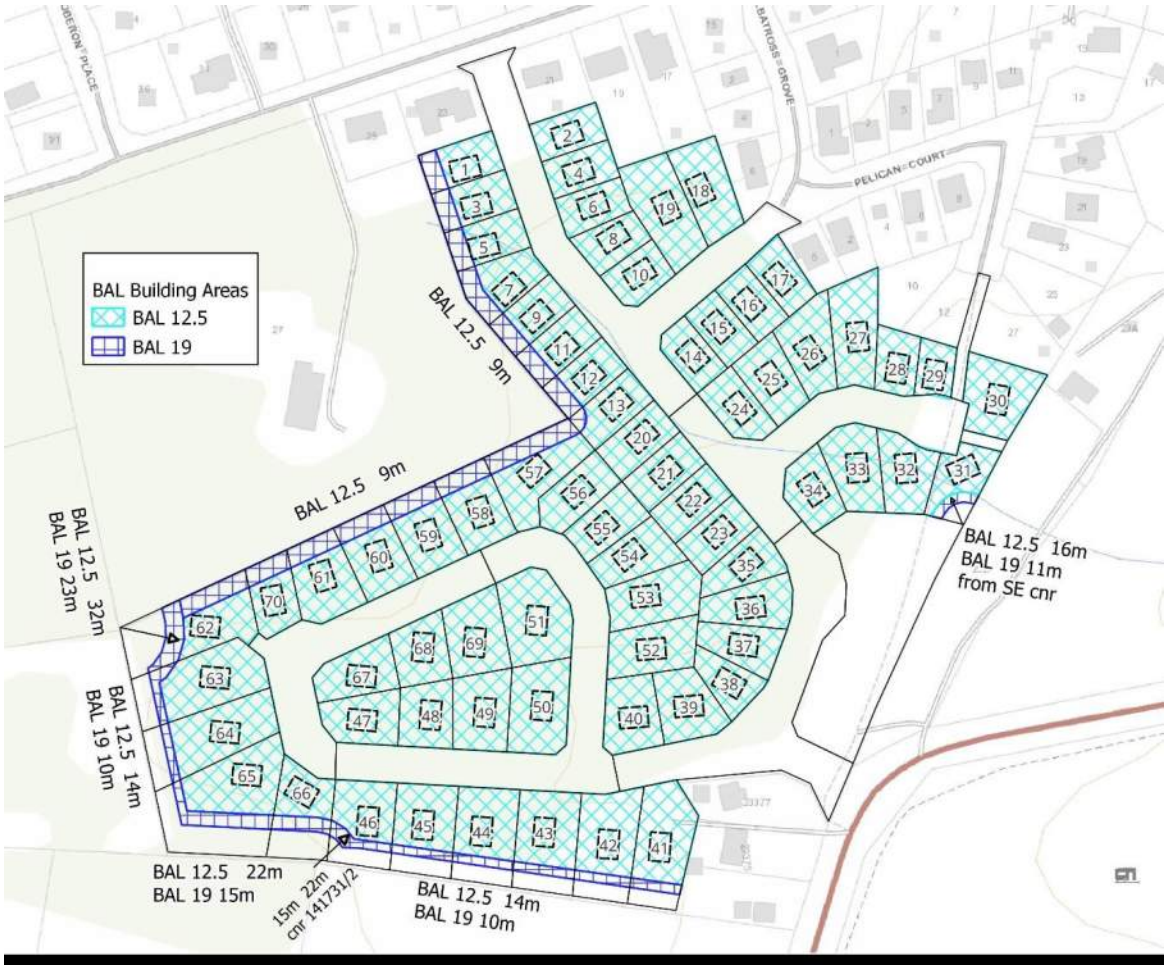


Figure 1: BAL Building Areas

HAZARD MANAGEMENT AREAS

Staging of development will require hazard management of fuels within the subdivision, including roads and POS. Land within the subdivision and within the distances shown below must be maintained as low threat vegetation or grassland as indicated.

Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards. Grassland may be unmown grasses to 1m in height & occasional trees where canopy cover is less than 5%.

	Slope	Low threat	Grassland
BAL 12.5 building area	Flat/ Upslope	0-14m	14-32m
	Down slope 0-5°	0-16m	16-38m
BAL 19 building area	Flat/ Upslope	0-10m	10-23m
	Down slope 0-5°	0-11m	11-27m

Land on adjacent lot CT 181009/1 must be maintained for the distances specified from sealing of titles for any adjacent lot. HMA's must be maintained in perpetuity, noting agreements may be nullified when/ if that lot is developed and low threat. Interim hazard management areas will be required on the balance lot at staging of development. Western & northern portions of the POS must be maintained to the distances shown, other areas of the POS require no fuel management and may carry fuel loads up to forest.



Figure 2: Hazard Management Areas Stage 6 and in perpetuity

See Appendix 3 for staged HMA's

BINDING AGREEMENTS

The owner of CT 181009/1 Seager Enterprises Pty Ltd and the subdivider of CT 181009/2 VDL Development Pty Ltd have entered into an agreement to allow clearing and maintenance of land for hazard management.

ROADS

Subdivision roads must comply with the relevant elements of Table C13.1 Roads of *Bushfire-Prone Areas Code* to meet acceptable solutions. For staged roads this may be gravelled and temporary until further stages are added. The terminus of the dead end road servicing stage 2

of the development will require minor (< 1m) modifications to lot boundaries at sealing of titles to accommodate a 12m turn head and 2m horizontal clearances.

Table C13.1 Standards for Roads

Element		Requirement
A.	Roads.	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard, AS 1743-2001 Road signs-Specifications*.

PROPERTY ACCESS

All building areas shown in the BHMP are within 120m hose lay of an existing or proposed hydrant. No access to water supply points is required.

WATER SUPPLY

The subdivision will be serviced by a reticulated supply, new hydrants within the subdivision must be installed to the standards listed in Table C13.4 of *Bushfire-Prone Areas Code.* No building area is greater than 120m hose lay from proposed hydrants.

Table C13.4 Reticulated Water Supply for Fire Fighting

Element		Requirement
A.		The following requirements apply:

	Distance between building area to be protected and water supply.	(a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants.	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition*; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand.	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

CONCLUSIONS

A 70 lot, POS & road subdivision is proposed from CT 181009/2, Lot 2 Cherrywood Drive, Scamander. The area is mapped Bushfire Prone in the Planning Scheme Overlays.

All lots have building areas at BAL 19 or lower provided hazard management areas are establish and maintained in accordance with the subdivision Bushfire Hazard Management Plan including land on adjoining title CT 181009/1 by binding agreement. Developed lots and roads must be maintained as low threat, Section of the POS adjacent to developed lots will require ongoing maintenance.

Hydrants must meet the standards of Table C13.4. Roads must be constructed to the requirements of table C13.1. Any kerb, footpath driveway etc that form part of the turn head must meet carriageway engineering standards including load capacity. Temporary turn heads must be in place at the terminus of any road including during staging, these may be gravel and do not require kerbs.

REFERENCES

Tasmanian Planning Scheme – Break O'Day
Standards Australia. *AS 3959-2018 Construction of Buildings in Bushfire Prone Area.*
LGAT standard for urban Roads TSD-RO7-v3



Figure 3: Location existing title in blue



Figure 4: Aerial Image

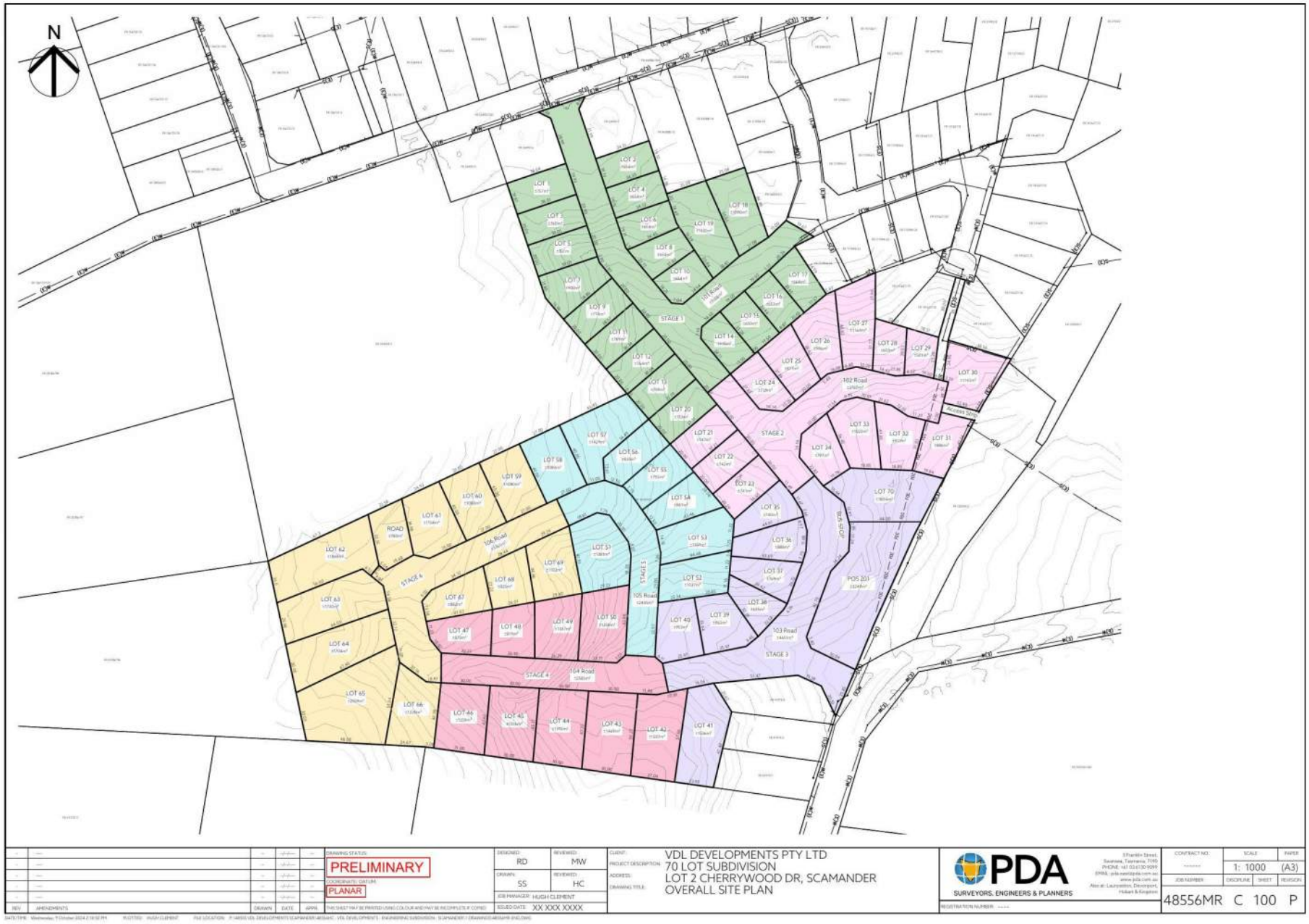


Figure 5: Proposed Subdivision Plan



Figure 6: Staged Hazard Management

APPENDIX 2 – PHOTO



Figure 7: regrowth ironbark forest



Figure 8: cleared land along Cherrywood Drive

Bushfire Hazard Management Plan:

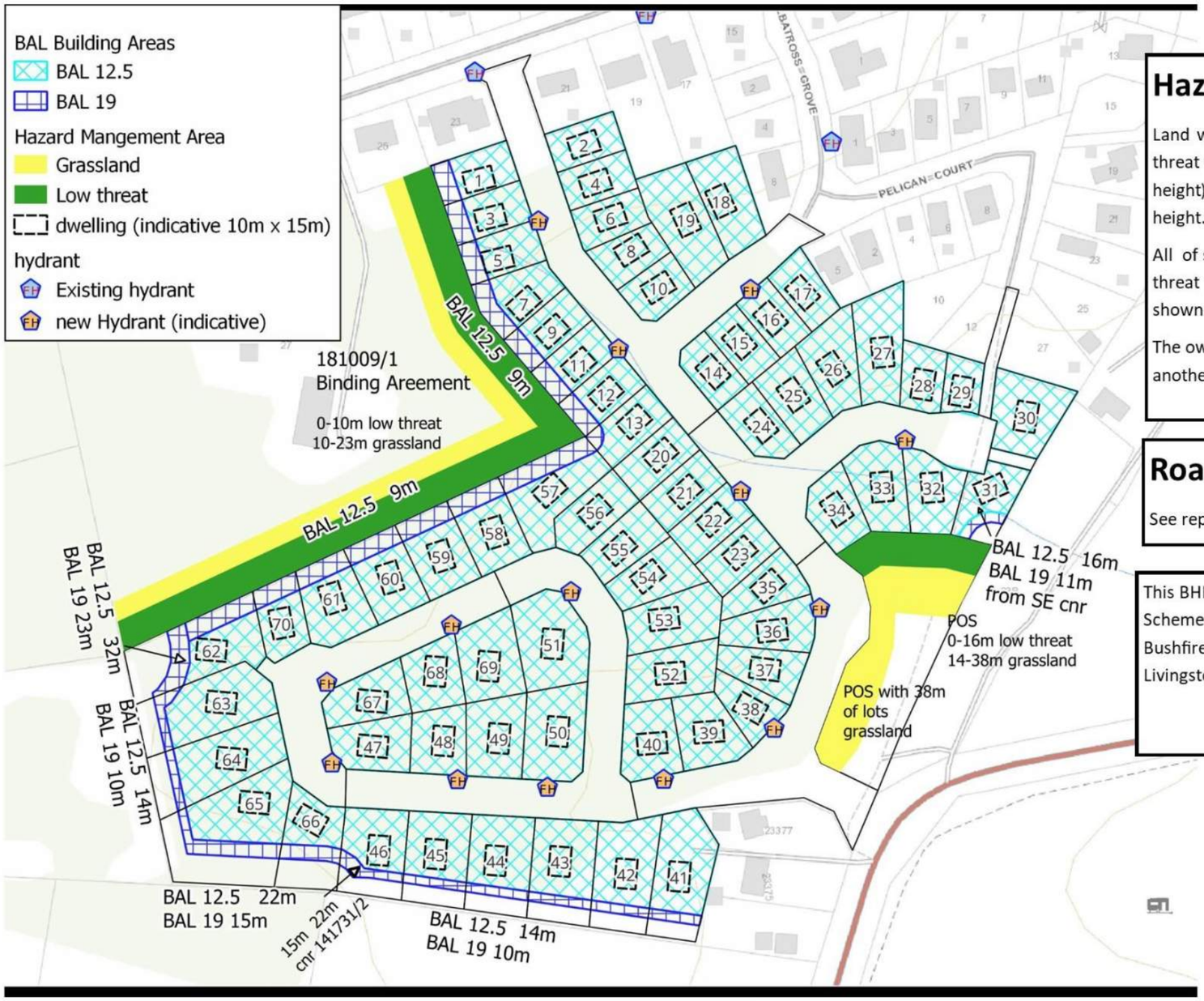
The following must be in place prior to sealing of titles and maintained in perpetuity:

Road & Water Supply required to service lots , including turn facility on staged roads.

Hazard Management Areas to protect sealed lots, including external HMA's where required.

Binding Agreement on adjoining titles CT 181009/1 where Management Areas are required to protect sealed lots.

Proposed Develop-ment67	70 lots, POS & roads subdivision from 1 title
Plan of Subdivision	PDA Surveyors
Property Owner	VDL Developments Pty Ltd
Address	Lot 2 Cherrywood Drive
CT	181009/2: subdivision 181009/1 Binding Agreement HMA
PID	9568974



Hazard Management Areas (HMA)

Land within the lots and within the distances shown must be managed as low threat vegetation. Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards. Grassland may be unmown grasses to 1m in height.

All of sealed lots including road lots except the POS must be maintained as low threat from sealing of titles and in perpetuity. Area of POS outside the HMA shown may have fuel loads up to forest.

The owner of a lot is responsible for management of fuels within their lot unless another entity is named as responsible in a binding agreement.

Roads and Water Supply

See report for detail

This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme –Break O'Day. This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report Lot 2 Cherrywood Drive Scamanderv3. Livingston Natural Resource Services.

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 7/11/2024

SRL 24/35S3

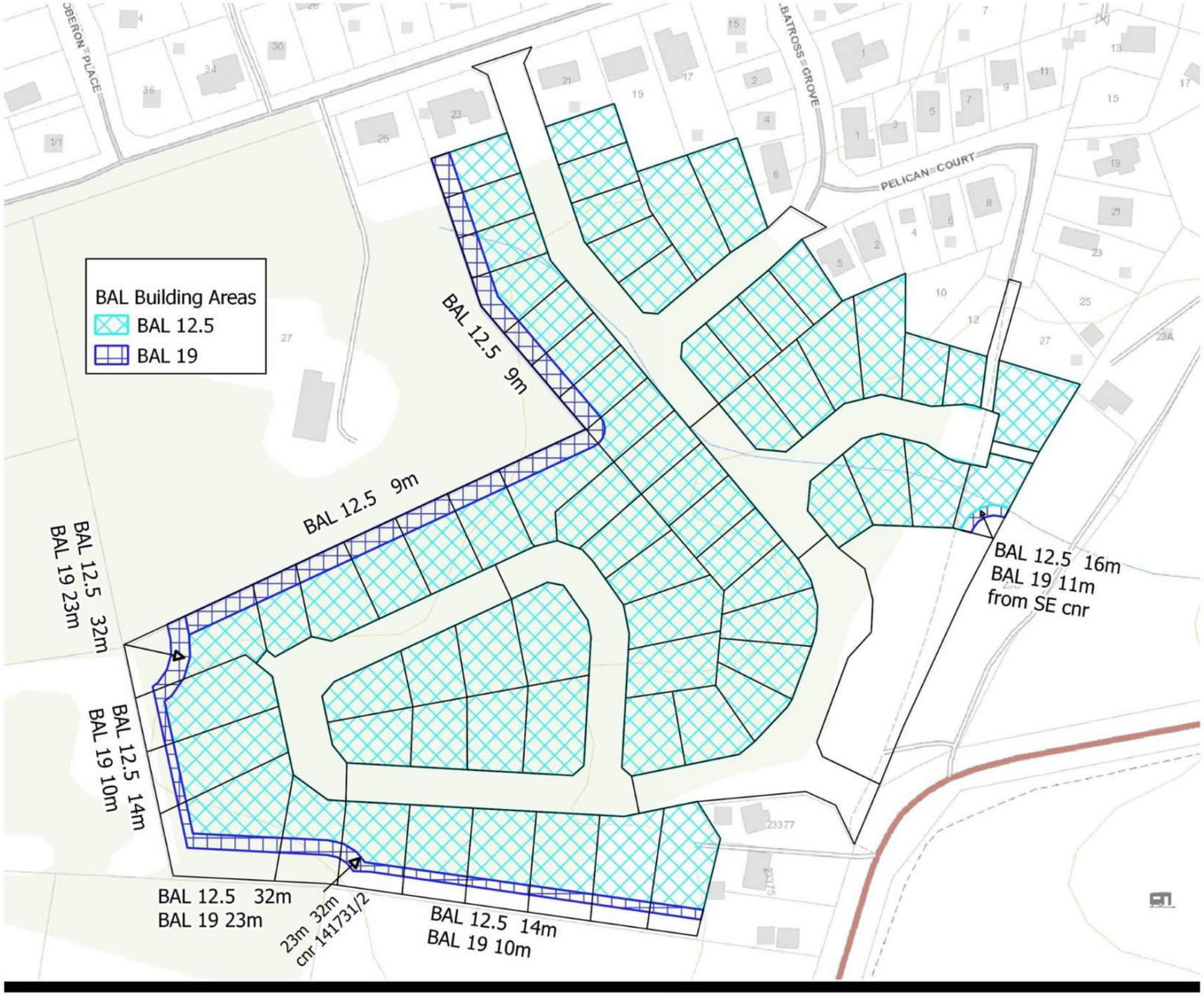
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Page 1 of 3

Construction: BAL 12.5, BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and class 10a buildings within 6m of a habitable building



Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 7/11/2024

SRL 24/35S3

N
L R
S

Hazard Management Areas (HMA) Staging Example

Land within the lots and within the distances shown must be managed as low threat vegetation. Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards. Grassland may be unmown grasses to 1m in height.

All of sealed lots must be maintained as low threat from sealing of titles and in perpetuity.

The owner of a lot is responsible for management of fuels within their lot unless another enmity is named as responsible in a binding agreement.



Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 7/11/2024

SRL 24/35S3

N
L R
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Page 3 of 3

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	Lot 2 Cherrywood Drive, Scamander
Certificate of Title / PID:	CT 181009/2, PID 9568974 Binding Agreements: 181009/1, PID 9568973

2. Proposed Use or Development

Description of proposed Use and Development:	A 70 lot, POS & road subdivision is proposed from CT 181009/2
Applicable Planning Scheme:	Tasmanian Planning Scheme – Break O'Day

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report Lot 2 Cherrywood Drive, Scamander v3	Scott Livingston	7/11/2024	3
Bushfire Hazard Management Plan Lot 2 Cherrywood Drive, Scamander v3	Scott Livingston	7/11/2024	3
Deed of Acknowledgement	WMM Law	28/6/2024	1
Plan of Subdivision	PDA Surveyors	17/10/2024	P4C

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☒	E1.6.1 A1(c) / C13.6.1 A1(c)	**Consent for Part 5 Agreement:** **Binding Agreement in place**

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**

☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Property Access complies with relevant Tables.

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk (Balance Lot)
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table **New hydrants**
☒	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective **Existing hydrants**
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Scott Livingston	**Phone No:**	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	**Email Address:**	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	**Scope:**	1, 2, 3A, 3B, 3C

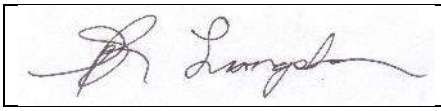
6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Scott Livingston **Date:** 7/11/2024

Certificate Number: SRL24/35S3

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: VDL Developments Pty Ltd — Owner /Agent

PO Box 219 — Address

Scamander | 7215 — Suburb/postcod

Qualified person details:

Qualified person: Scott Livingston

Address: PO Box 178 — Phone No: 0438 951 021

Orford | 7190 — Fax No:

Licence No: BFP-105 — Email address: scottlivingston.lnrs@gmail.com

Qualifications and Insurance details: Accredited Bushfire Assessor *(description from Column 3 of the Director of Building Control's Determination)*

Speciality area of expertise: Bushfire Assessment *(description from Column 4 of the Director of Building Control's Determination)*

Details of work:

Address: Lot 2 Cherrywood Drive — Lot No: 1-70

Scamander | 7215 — Certificate of title No 181009/2

The assessable item related to this certificate: Bushfire Attack Level (BAL)

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard *(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)*

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work:	✓
or	
a building, temporary structure or plumbing installation:	

In issuing this certificate the following matters are relevant –

Documents:	• Bushfire Attack Level Assessment & Report
Relevant calculations:	
References:	Australian Standard 3959 Tasmanian Planning Scheme – Break O Day Building Amendment Regulations 2016 Director of Building Control, Determination • Director's Determination for Bushfire Hazard Areas v1.2 2024

Substance of Certificate: *(what it is that is being certified)*

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as - BAL 12.5, BAL 19

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, Director's Determination for Bushfire Hazard Areas v1.2 2024

Scope and/or Limitations

Scope:

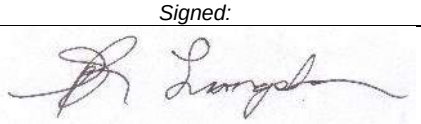
This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Tasmanian Planning Scheme Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

Limitations:

The inspection has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		SRL24/35S3	7/11/2024

ATTACHMENT – LANDOWNER CONSENT FOR BINDING AGREEMENT

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:	
Requested For:	lot 2 Cherrywood Scamander
Report Type:	Summary Report
Timestamp:	10:17:49 AM Tuesday 05 November 2024
Threatened Flora:	buffers Min: 500m Max: 5000m
Threatened Fauna:	buffers Min: 500m Max: 5000m
Raptors:	buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds:	buffers Min: 500m Max: 5000m
Priority Weeds:	buffers Min: 500m Max: 5000m
Geoconservation:	buffer 1000m
Acid Sulfate Soils:	buffer 1000m
TASVEG:	buffer 1000m
Threatened Communities:	buffer 1000m
Fire History:	buffer 1000m
Freshwater Ecosystem Values:	buffer 1000m
Freshwater Ecosystem Values displayed:	
	Rivers
	Other freshwater ecosystem values
Tasmanian Reserve Estate:	buffer 1000m
Biosecurity Risks:	buffer 1000m

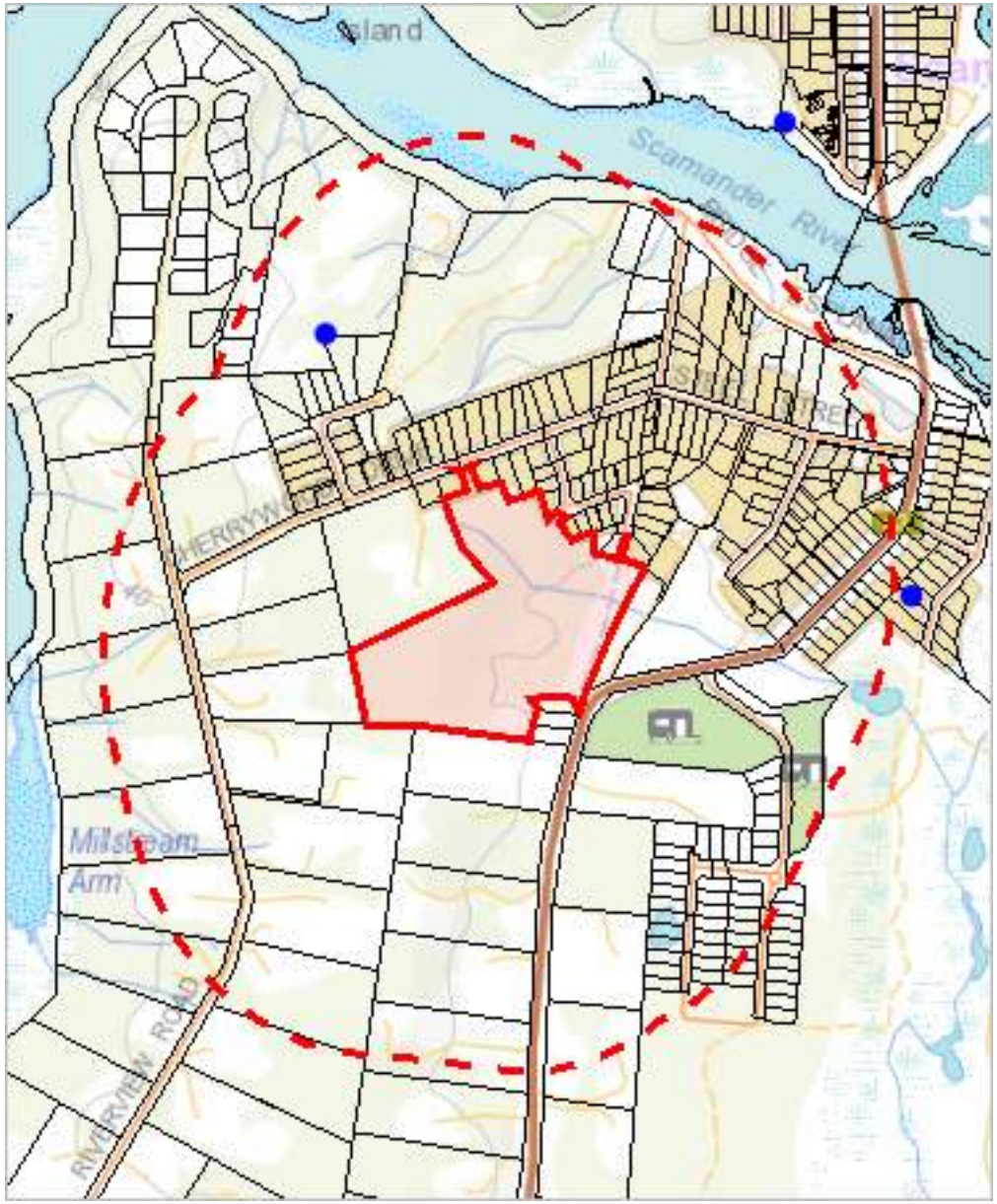


The centroid for this query GDA94: 604857.0, 5408794.0 falls within:

Property: 9568974

Threatened flora within 500 metres

605619, 5409748



604091, 5407910

Please note that some layers may not display at all requested map scales

Threatened flora within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Plantago debilis	shade plantain	r		n	1	22-Nov-2006
Zieria littoralis	downy zieria	r		n	1	01-Aug-1956

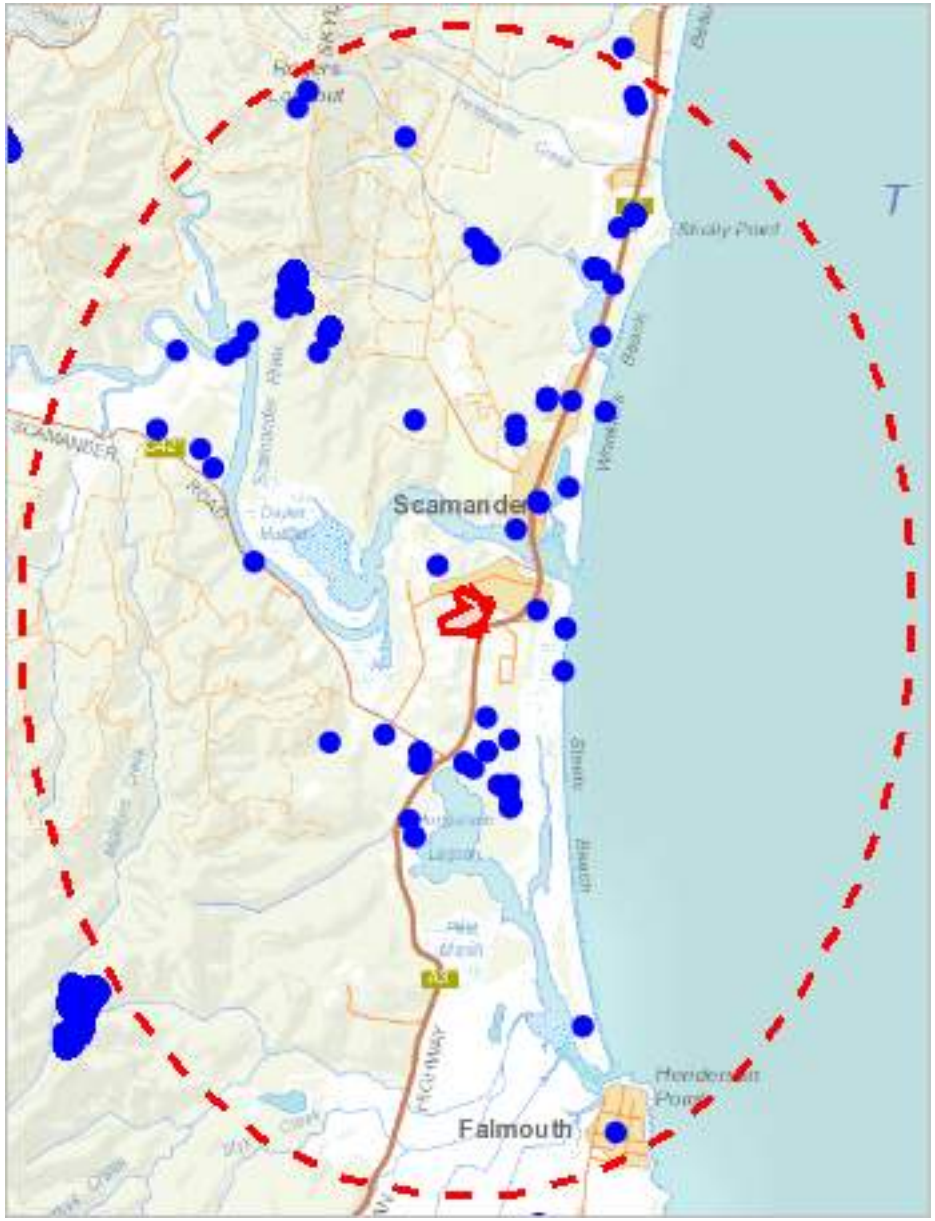
Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened flora within 5000 metres

609071, 5414291



600659, 5403382

Please note that some layers may not display at all requested map scales

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	18	11-Sep-2022
Asperula subsimplex	water woodruff	r		n	1	18-Aug-2009
Austrostipa blackii	crested speargrass	r		n	1	04-Sep-2009
Caladenia filamentosa	daddy longlegs	r		n	4	09-Nov-1992
Conospermum hookeri	tasmanian smokebush	v	VU	e	5	11-Sep-2022
Euphrasia collina subsp. deflexifolia	eastern eyebright	r		e	2	01-Jan-1994
Glycine microphylla	small-leaf glycine	v		n	1	11-Jan-2024
Hibbertia calycina	lesser guineaflower	v		n	3476	03-Sep-2018
Hibbertia virgata	twiggy guineaflower	r		n	11	06-Jun-2024
Hovea corrickiae	glossy purplepea	r		n	1	14-Jan-2015
Hypolepis muelleri	harsh groundfern	r		n	2	14-Jun-1991
Liparophyllum exaltatum	erect marshwort	r		n	2	28-Apr-2022
Plantago debilis	shade plantain	r		n	7	28-Apr-2022
Pomaderris phylicifolia subsp. ericoides	revolute narrowleaf dogwood	r		n	1	16-Nov-2014
Prostanthera rotundifolia	roundleaf mintbush	v		n	17	07-Nov-2021
Schenkia australis	spike centaury	r		n	1	08-Nov-1945
Scutellaria humilis	dwarf skullcap	r		n	1	26-Nov-1879
Thelymitra malvina	mauvetuft sun-orchid	e		n	2	21-Nov-1990
Viola caleyana	swamp violet	r		n	1	01-Jan-1896
Xanthorrhoea arenaria	sand grasstree	v	VU	e	2	11-Oct-1933
Zieria littoralis	downy zieria	r		n	2	13-Apr-2022
Zieria veronicea subsp. veronicea	pink zieria	e		n	9	18-Oct-2022

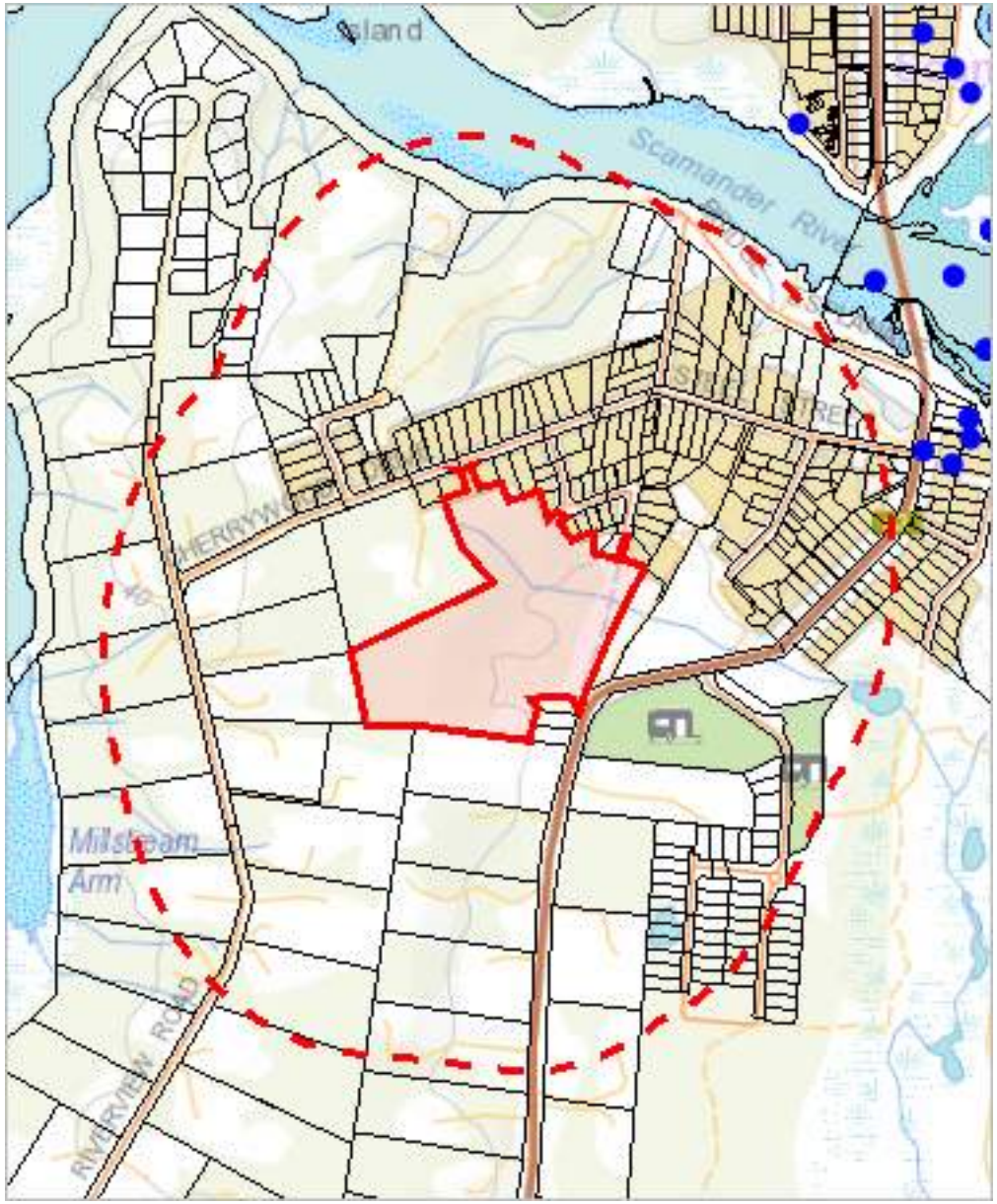
Unverified Records

No unverified records were found!

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Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
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Threatened fauna within 500 metres

605619, 5409748



604091, 5407910

Please note that some layers may not display at all requested map scales

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	1	14-Jul-2018
Sternula albifrons subsp. sinensis	little tern	e		n	1	01-Jan-1900

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

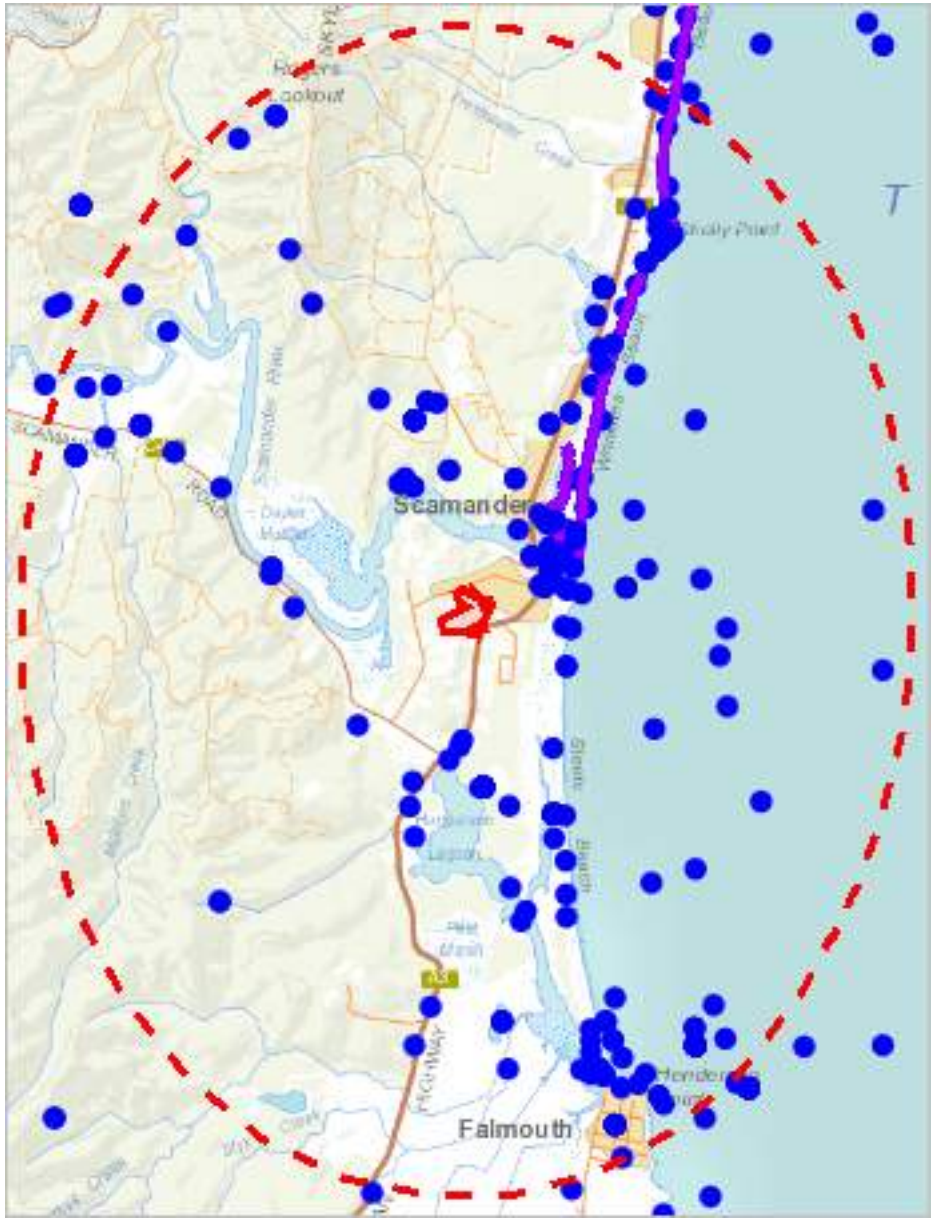
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Litoria raniformis	green and gold frog	v	VU	n	1	0	1
Pseudomys novaehollandiae	new holland mouse	e	VU	n	1	0	0
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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Threatened fauna within 5000 metres

609071, 5414291



600659, 5403382

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Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	5	22-Apr-2023
Aquila audax	wedge-tailed eagle	pe	PEN	n	11	15-Sep-2021
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	13	24-May-2024
Arctocephalus forsteri subsp. doriferus	new zealand fur seal	r		n	2	12-Jul-2000
Arctocephalus tropicalis	sub-antarctic fur seal	e	VU	n	1	24-Jun-2021
Ardenna grisea	sooty shearwater		VU	n	1	01-Jan-2005
Balaenoptera musculus	blue whale	e	EN	m	1	24-Feb-2015
Botaurus poiciloptilus	australasian bittern		EN	n	2	01-Mar-1988
Calidris ferruginea	curlew sandpiper		CR	n	1	08-Jan-2017
Caretta caretta	loggerhead turtle	e	EN	n	1	20-May-2017
Charadrius mongolus	lesser sand plover		EN	n	1	29-May-2009
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	3	14-Jul-2018
Dasyurus viverrinus	eastern quoll		EN	n	22	02-May-2023
Dermochelys coriacea	leatherback turtle	v	VU	n	2	25-Feb-1986
Eubalaena australis	southern right whale	e	EN	m	38	01-Sep-2020
Gazameda gunnii	Gunn's screw shell	v		ae	1	23-Jan-1985
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	32	05-Jan-2023
Hirundapus caudacutus	white-throated needletail		VU	n	2	14-Jan-2023
Lathamus discolor	swift parrot	e	CR	mbe	4	06-Jan-2017
Limosa lapponica subsp. baueri	western alaskan bar-tailed godwit		EN	n	2	27-Oct-1992
Litoria raniformis	green and gold frog	v	VU	n	1	25-Nov-2010
Macronectes giganteus	southern giant-petrel	v	EN	n	1	06-Nov-1982
Megaptera novaeangliae	humpback whale	e		m	29	11-Nov-2017
Prototroctes maraena	australian grayling	v	VU	ae	7	28-Mar-1979
Sarcophilus harrisii	tasmanian devil	e	EN	e	2	23-Mar-1996
Sterna albifrons subsp. sinensis	little tern	pe			4	01-Jan-1977
Sterna nereis subsp. nereis	fairy tern	pv	PVU		1	01-Jan-1973
Sterna striata	white-fronted tern	v		n	2	02-Jan-1995
Sternula albifrons subsp. sinensis	little tern	e		n	51	03-Aug-2022
Sternula nereis subsp. nereis	fairy tern	v	VU	n	104	22-Mar-2023
Tasmanipatus barretti	giant velvet worm	r		e	7	01-Jul-1995
Thalassarche cauta	shy albatross	v	EN	ae	4	12-Dec-2021
Thinornis cucullatus	hooded plover		PVU	ae	90	11-Feb-2023
Thinornis rubricollis	hooded plover		VU	n	162	19-Dec-2020
Tringa nebularia	common greenshank		EN	n	1	01-Jan-1900
Tyto novaehollandiae	masked owl	pe	PVU	n	3	05-Mar-2007

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Litoria raniformis	green and gold frog	v	VU	n	1	0	1
Pseudomys novaehollandiae	new holland mouse	e	VU	n	1	0	0
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	2	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	11	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	5	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Tasmanipatus barretti	giant velvet worm	r		e	0	1	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

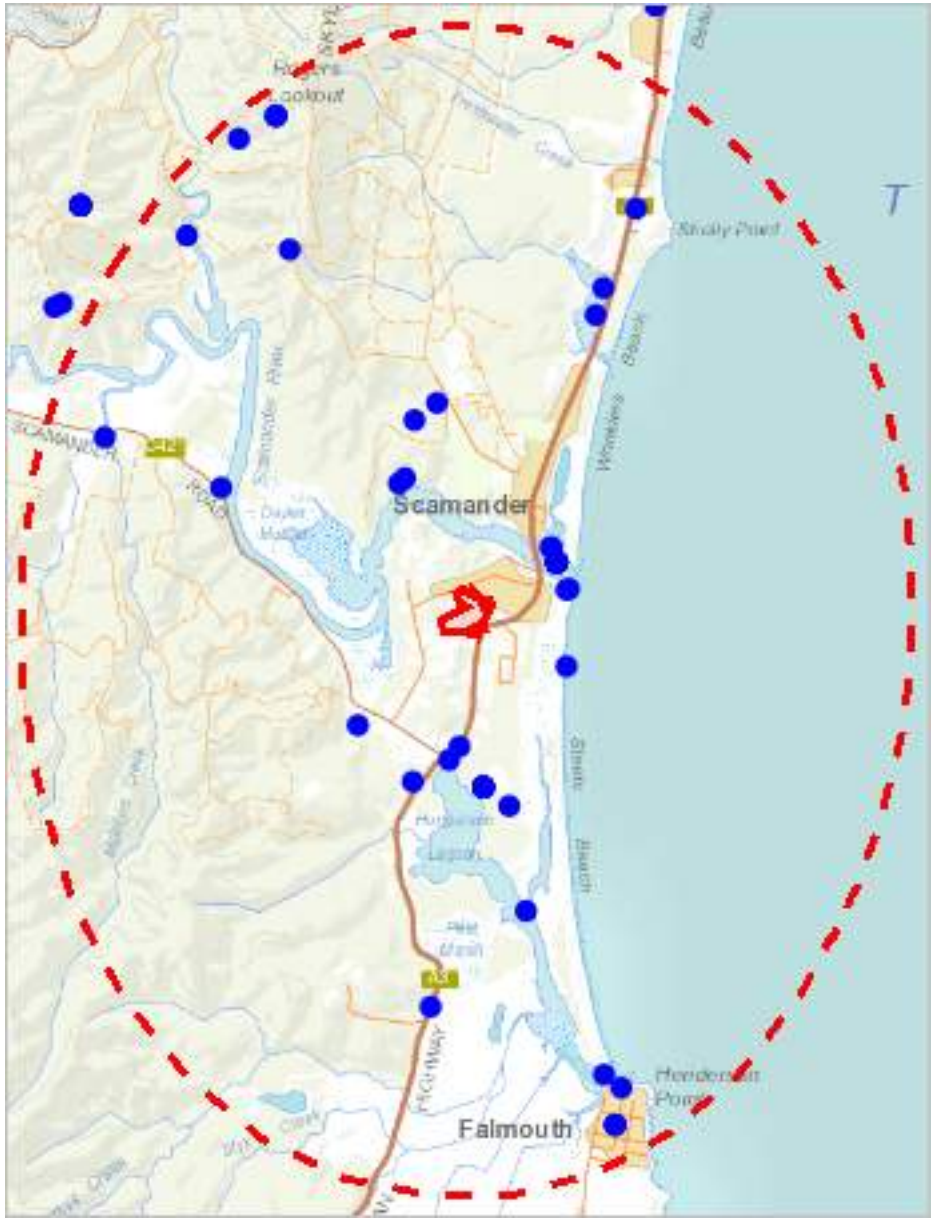
Threatened fauna within 5000 metres

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Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

609071, 5414291



600659, 5403382

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
170	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	01-Jan-1985
172	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	01-Jan-1985
2264	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	17-Aug-2015
2846	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	15-Feb-2021
3470	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	24-May-2024
731	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	5	30-Mar-2007
833	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	20-Sep-2007
	Accipiter novaehollandiae	grey goshawk	Carcass	1	22-Apr-2023
	Accipiter novaehollandiae	grey goshawk	Sighting	4	24-Oct-2022
	Aquila audax	wedge-tailed eagle	Not Recorded	2	16-Jul-2016
	Aquila audax	wedge-tailed eagle	Sighting	9	15-Sep-2021
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	2	25-Apr-2022
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	11	11-Mar-2018
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	19	05-Jan-2023
	Tyto novaehollandiae	masked owl	Not Recorded	1	24-Aug-1994
	Tyto novaehollandiae	masked owl	Sighting	2	05-Mar-2007

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

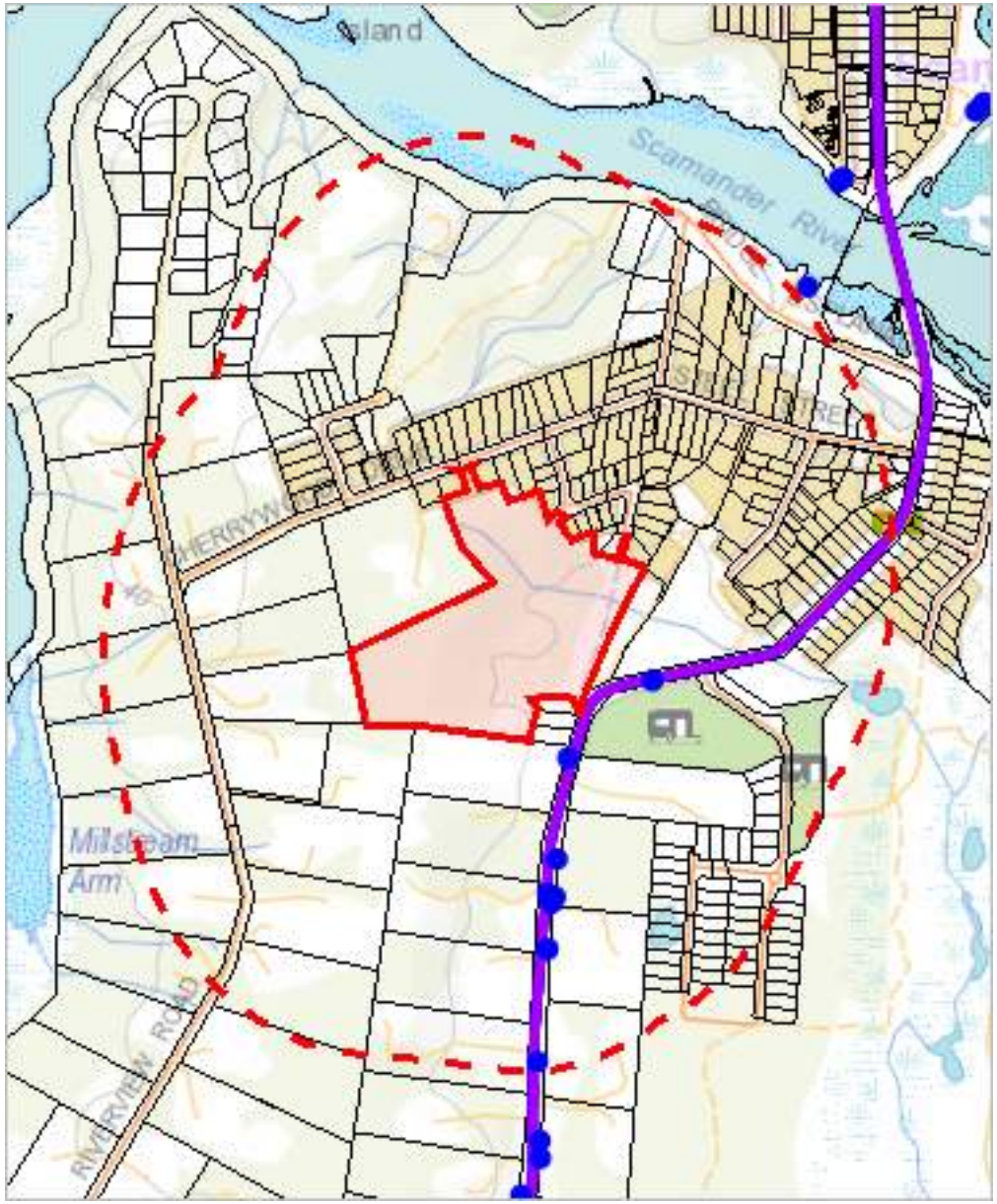
(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		5	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Tas Management Act Weeds within 500 m

605619, 5409748



604091, 5407910

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Erica lusitanica	spanish heath	8	20-Dec-2022
Genista monspessulana	montpellier broom or canary broom	1	27-Apr-2023
Rubus anglocandicans	blackberry	2	30-Mar-2021
Rubus fruticosus	blackberry	1	08-Jan-1995
Rubus leucostachys	blackberry	2	30-Mar-2021
Ulex europaeus	gorse	1	08-Jan-1995

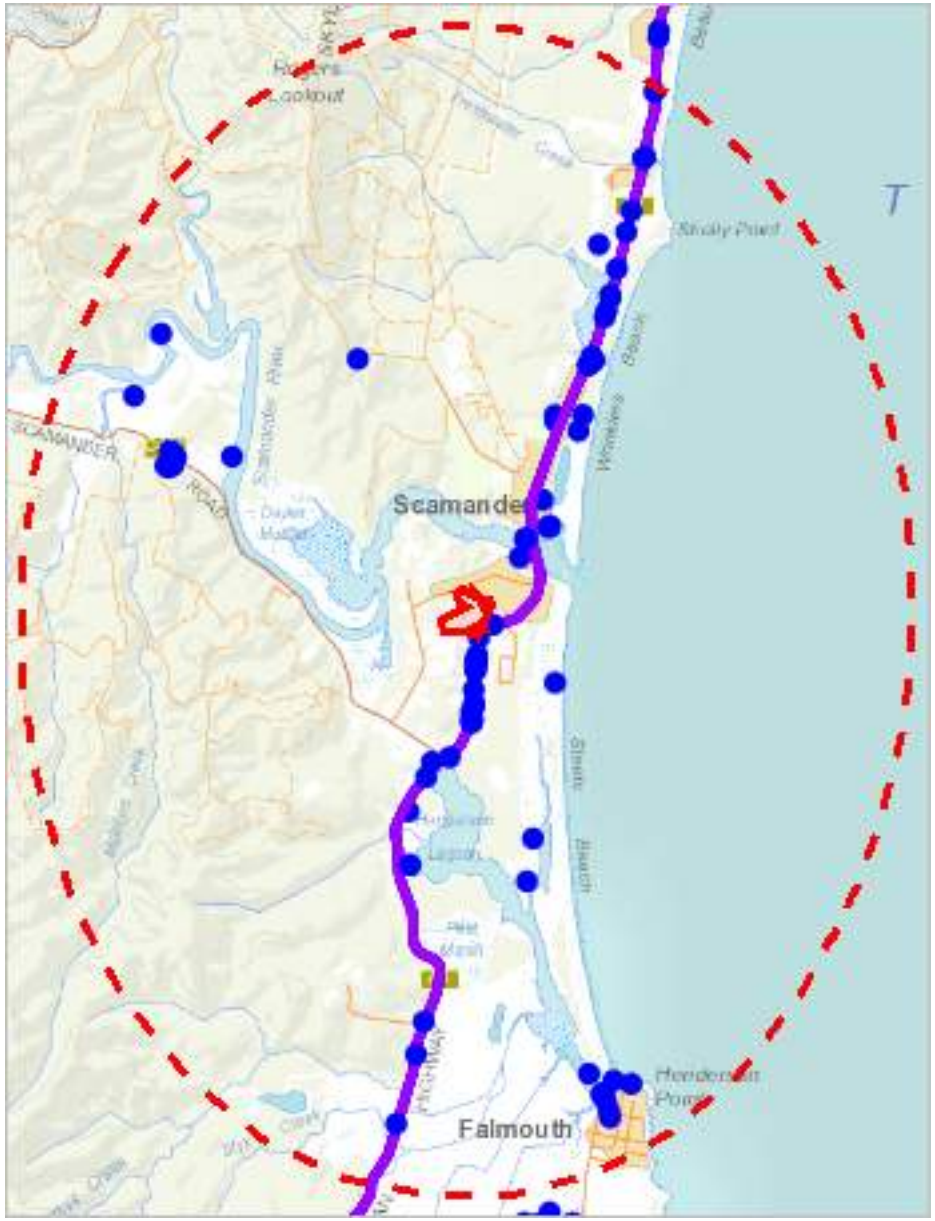
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Tas Management Act Weeds within 5000 m

609071, 5414291



600659, 5403382

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Asparagus asparagoides	bridal creeper	5	01-Jun-2008
Chrysanthemoides monilifera subsp. monilifera	boneseed	8	06-Oct-2023
Datura stramonium	common thornapple	2	12-Jun-2019
Erica lusitanica	spanish heath	22	20-Dec-2022
Genista monspessulana	montpellier broom or canary broom	1	27-Apr-2023
Lycium ferocissimum	african boxthorn	2	11-Oct-2022
Nassella trichotoma	serrated tussock	19	28-Jul-2022
Onopordum acanthium	scotch thistle	1	01-Jul-1996
Rubus anglocandicans	blackberry	12	30-Mar-2021
Rubus fruticosus	blackberry	17	20-Dec-2022
Rubus leucostachys	blackberry	5	30-Mar-2021
Senecio jacobaea	ragwort	2	28-Jan-1999
Ulex europaeus	gorse	4	09-Sep-2023

Unverified Records

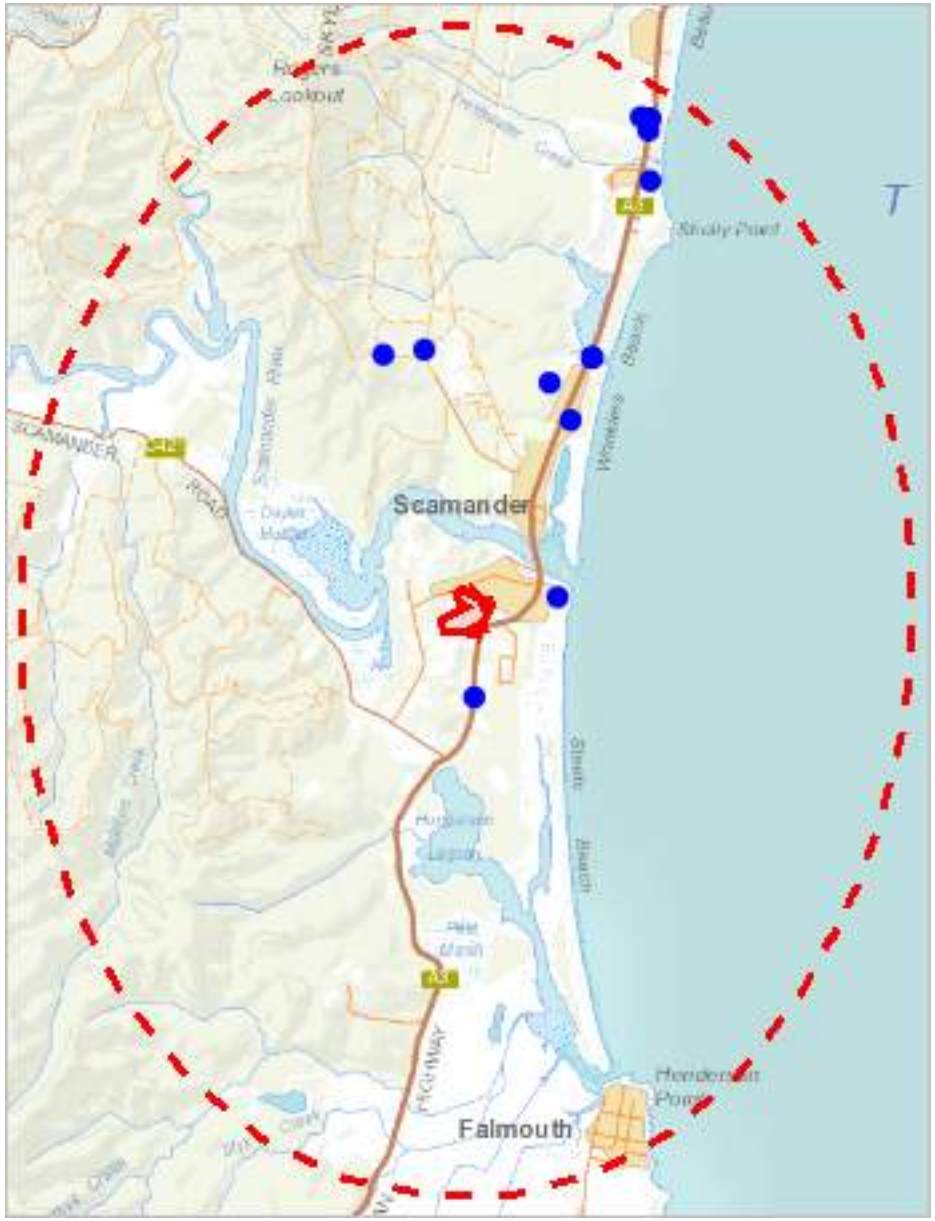
For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

*** No Priority Weeds found within 500 metres ***

Priority Weeds within 5000 m

609071, 5414291



600659, 5403382

Please note that some layers may not display at all requested map scales

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Achillea millefolium	yarrow	1	10-Jan-2005
Billardiera heterophylla	bluebell creeper	3	06-Jun-2024
Gomphocarpus fruticosus subsp. fruticosus	swanplant	1	07-Apr-2020
Pittosporum undulatum	sweet pittosporum	4	30-Mar-2021
Polygala myrtifolia	myrtleleaf milkwort	3	06-Jun-2024
Watsonia meriana var. bulbillifera	bulbil watsonia	2	10-Nov-2011

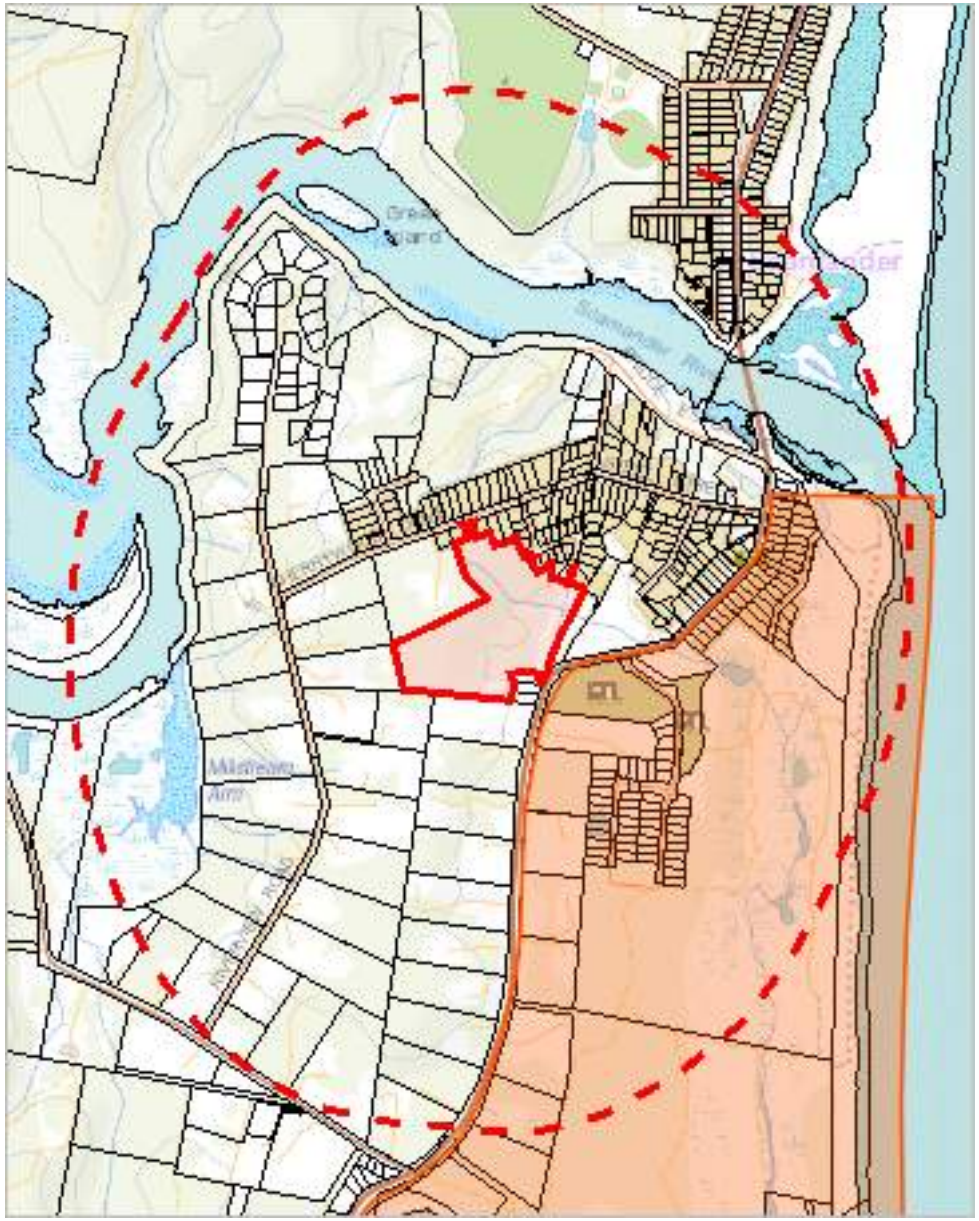
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Geoconservation sites within 1000 metres

606001, 5410253



603710, 5407407

Please note that some layers may not display at all requested map scales

Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)

Legend: Cadastral Parcels

Geoconservation sites within 1000 metres

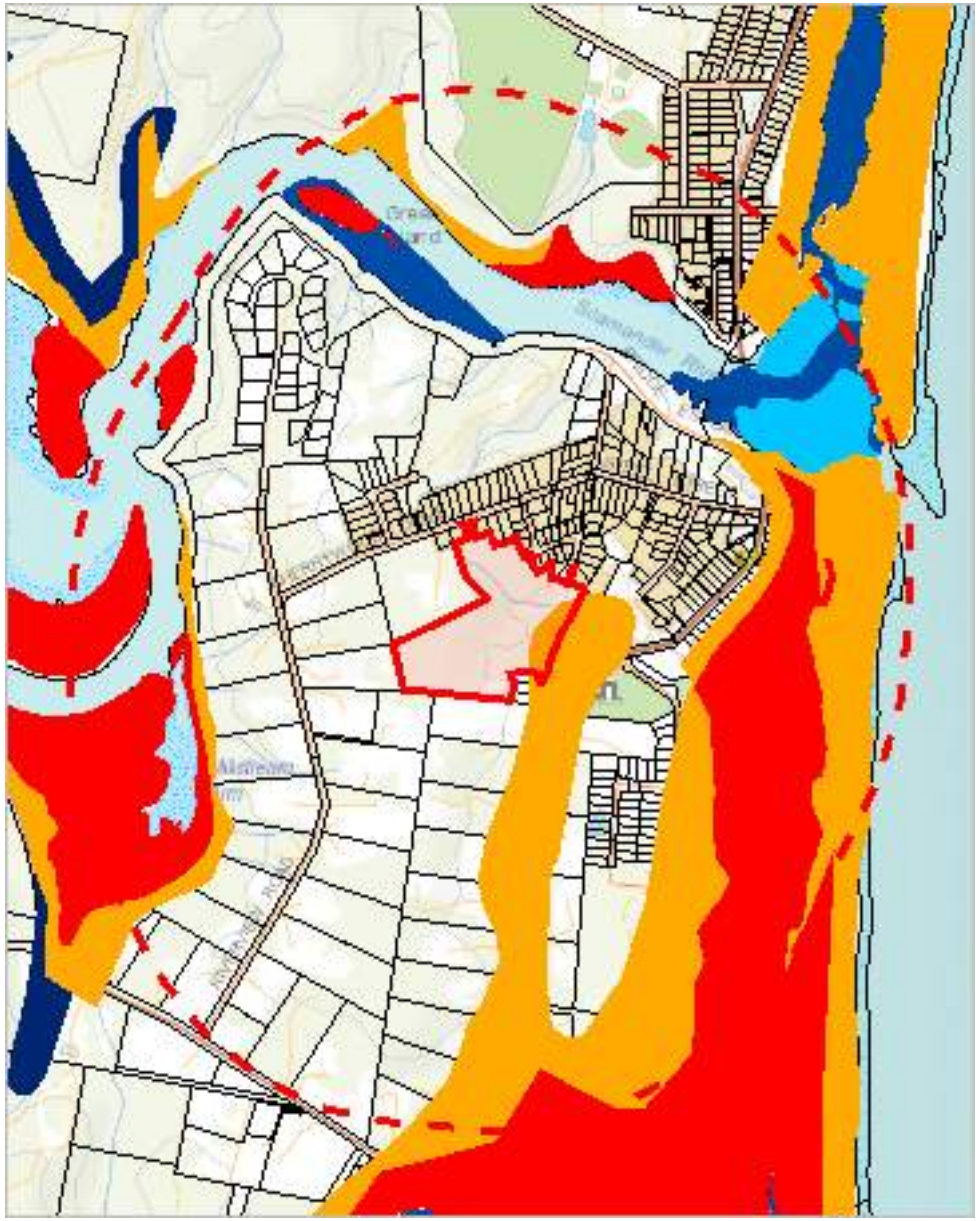
Id	Name	Statement of Significance	Significance Level	Status
2441	Falmouth Lacustrine System	Notable example of type, a complex landform assemblage displaying several uncommon features.	District	Listed

For more information about the Geoconservation Database, please visit the website: https://www.nre.tas.gov.au/conservation/geoconservation or contact the Geoconservation Officer:

Telephone: (03) 6165 4401
Email: Geoconservation.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Acid Sulfate Soils within 1000 metres

606001, 5410253



603710, 5407407

Please note that some layers may not display at all requested map scales

Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

High | Low | Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

High | Low | Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

High (Intertidal) | High (Subtidal)

Legend: Cadastral Parcels

Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	High	Ac(p3)	High probability of occurance (>70% chance of occurrence in mapping unit). Supratidal flats, ASS generally within upper 1m. Halophytes (mainly samphire), salt marsh, salt pans. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	High	Ae(p3)	High probability of occurance (>70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	High	Ah(p3)	High probability of occurance (>70% chance of occurrence in mapping unit). Sandplains and dunes <2m AHD, ASS generally within 1m of the surface. Often wet heath. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bc(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Supratidal flats, ASS generally within upper 1m. Halophytes (mainly samphire), salt marsh, salt pans. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Be(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bf(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Floodplains 2-4m AHD, ASS generally below 1m from the surface.generally wetland forests. (e.g Melaleuca, Casuarina). Includes plains and levees. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bh(p2)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes <2m AHD, ASS generally within 1m of the surface. Often wet heath. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Low	Bh(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes <2m AHD, ASS generally within 1m of the surface. Often wet heath. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bu(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Unclassified - Insufficient landscape information available to classify map unit. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Aa(p3)	High probability of occurance (>70% chance of occurrence in mapping unit). Subaqueous material in subtidal wetland, PASS material and/or MBO. Often seagrasses. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Ab(p3)	High probability of occurance (>70% chance of occurrence in mapping unit). Intertidal flats, PASS generally within upper 1m. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

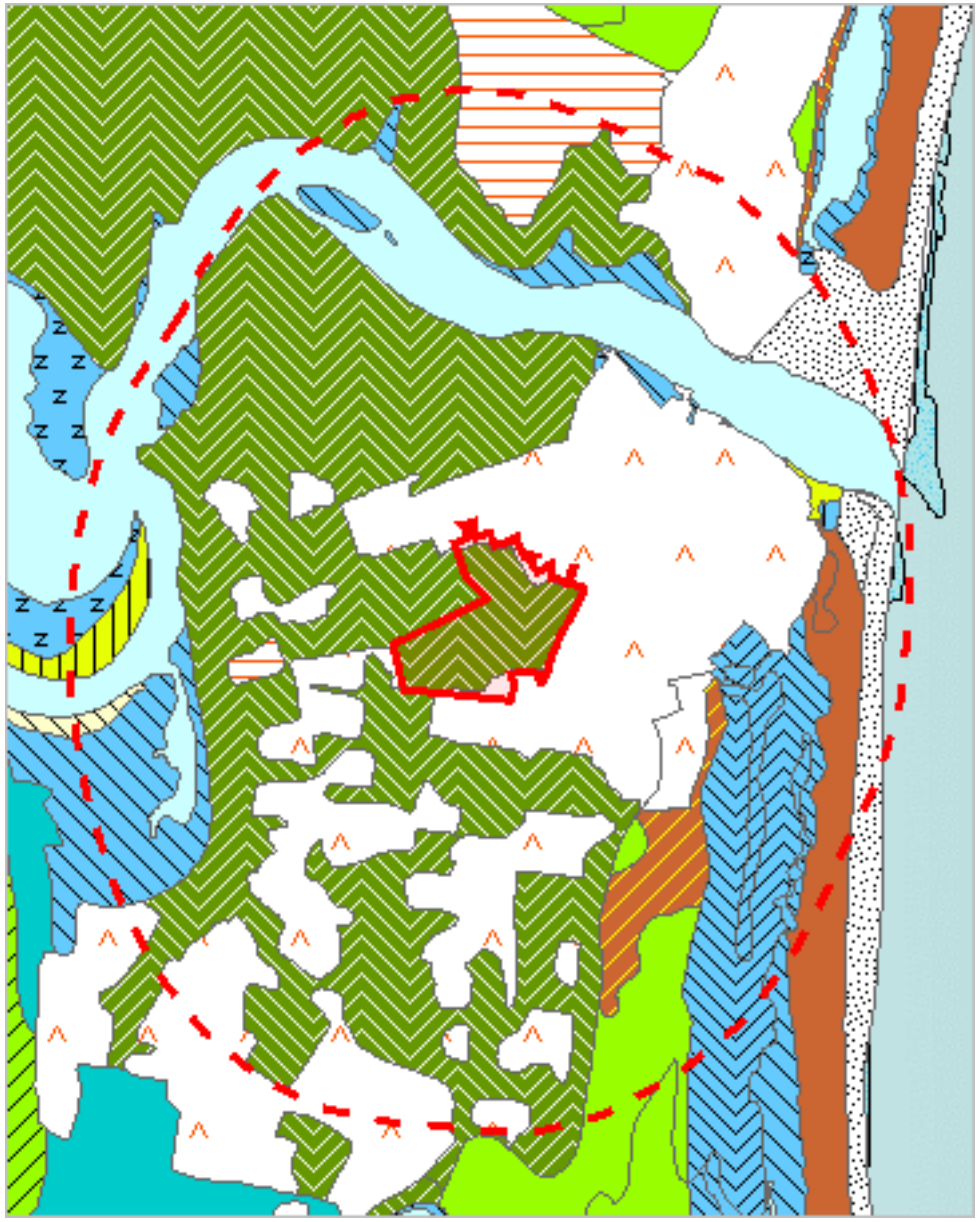
Telephone: (03) 6777 2227

Email: LandManagement.Enquiries@nre.tas.gov.au

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250

TASVEG 4.0 Communities within 1000 metres

606001, 5410253



603710, 5407407

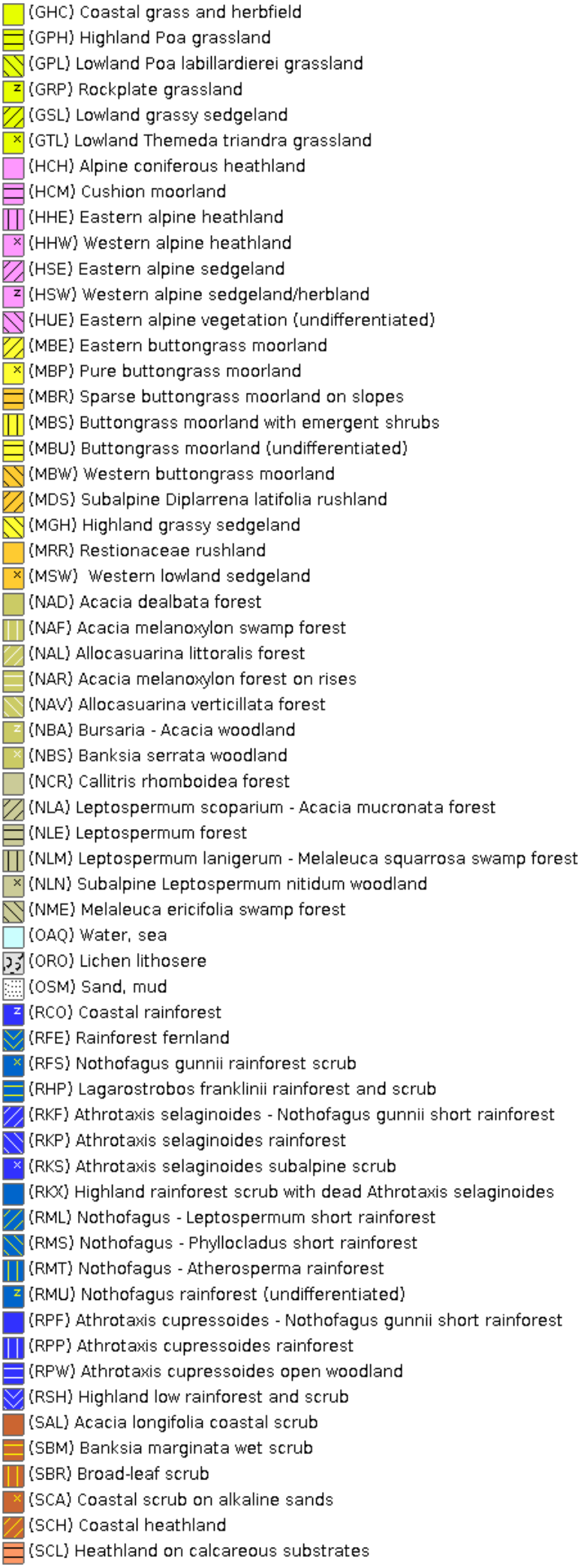
Please note that some layers may not display at all requested map scales

TASVEG 4.0 Communities within 1000 metres

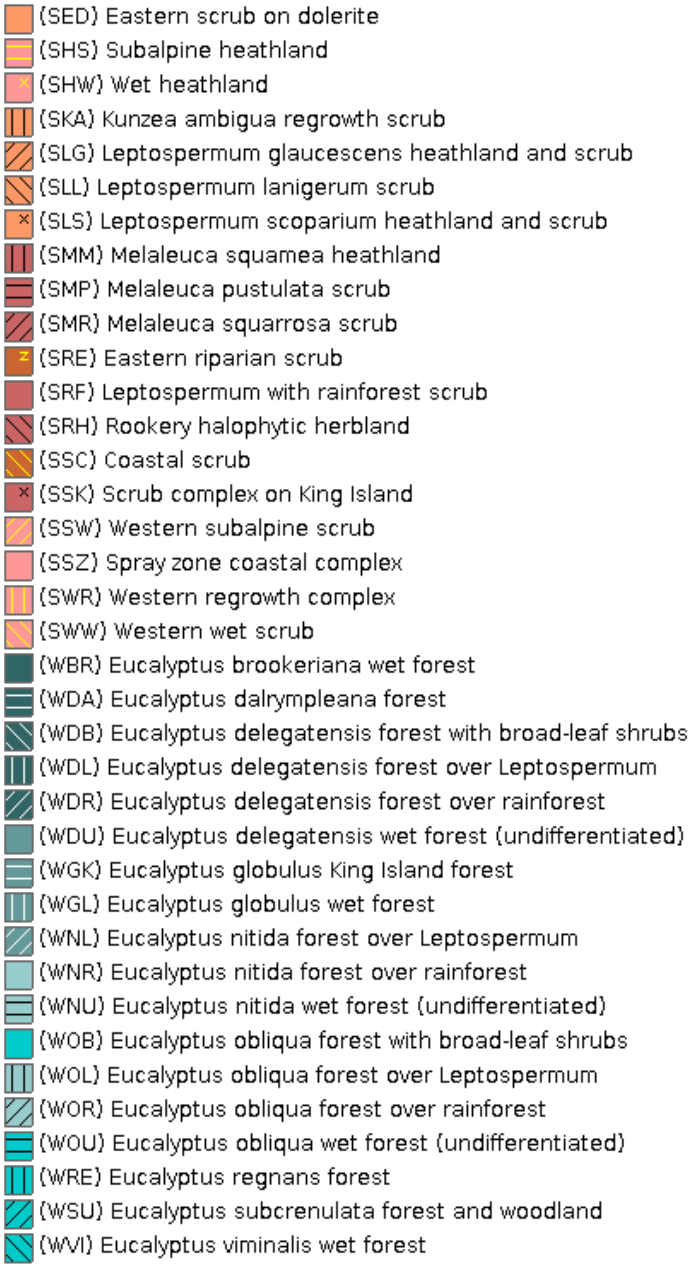
Legend: TASVEG 4.0



TASVEG 4.0 Communities within 1000 metres



TASVEG 4.0 Communities within 1000 metres



Legend: Cadastral Parcels



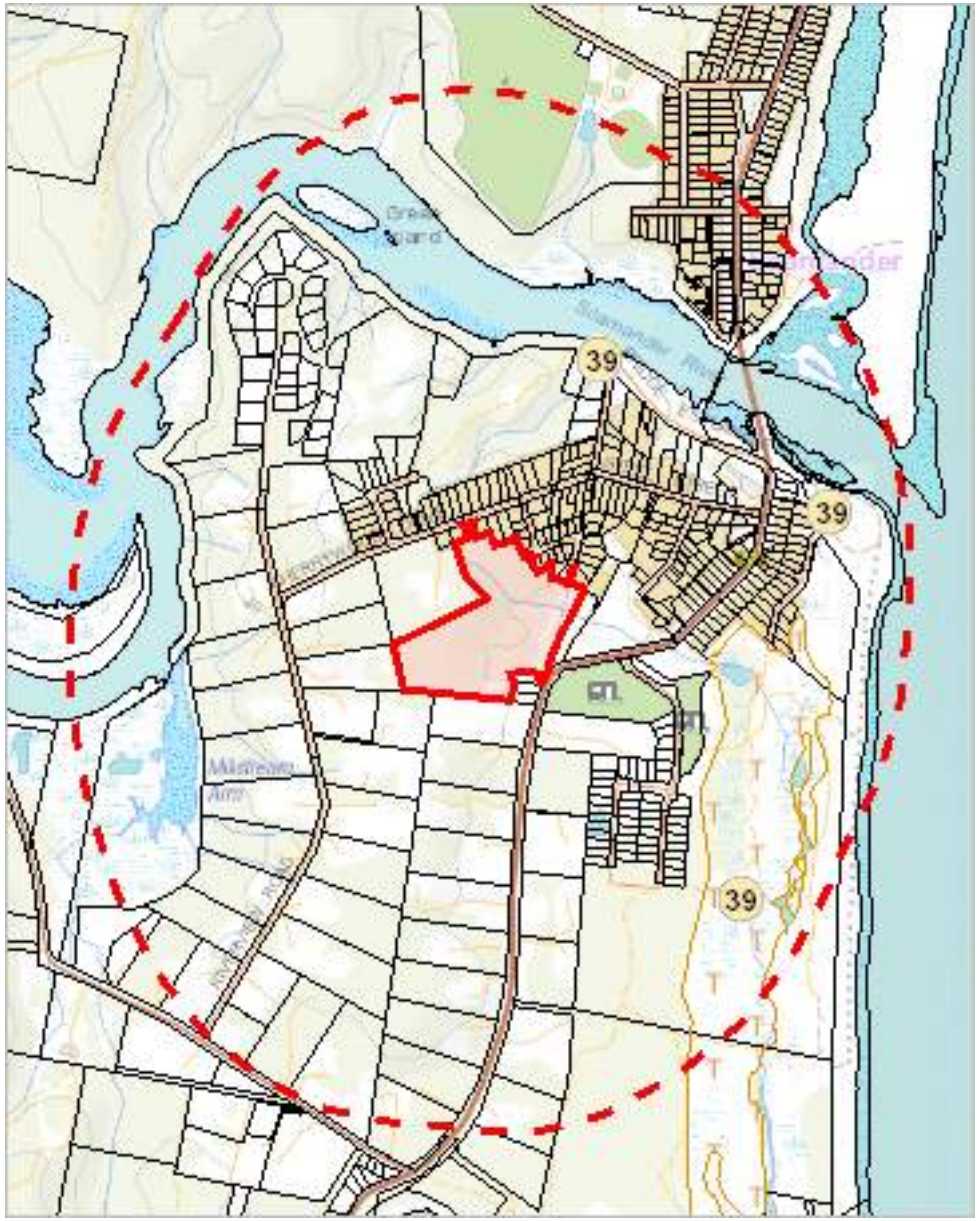
TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
AHL	(AHL) Lacustrine herbland	
ARS	(ARS) Saline sedgeland / rushland	
ASF	(ASF) Fresh water aquatic sedgeland and rushland	
ASS	(ASS) Succulent saline herbland	
AWU	(AWU) Wetland (undifferentiated)	
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DSO	(DSO) Eucalyptus sieberi forest and woodland not on granite	
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
GCL	(GCL) Lowland grassland complex	
GHC	(GHC) Coastal grass and herbfield	
OAQ	(OAQ) Water, sea	
OSM	(OSM) Sand, mud	
SAL	(SAL) Acacia longifolia coastal scrub	
SCH	(SCH) Coastal heathland	
SSC	(SSC) Coastal scrub	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened Communities (TNVC 2020) within 1000 metres

606001, 5410253



603710, 5407407

Please note that some layers may not display at all requested map scales

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

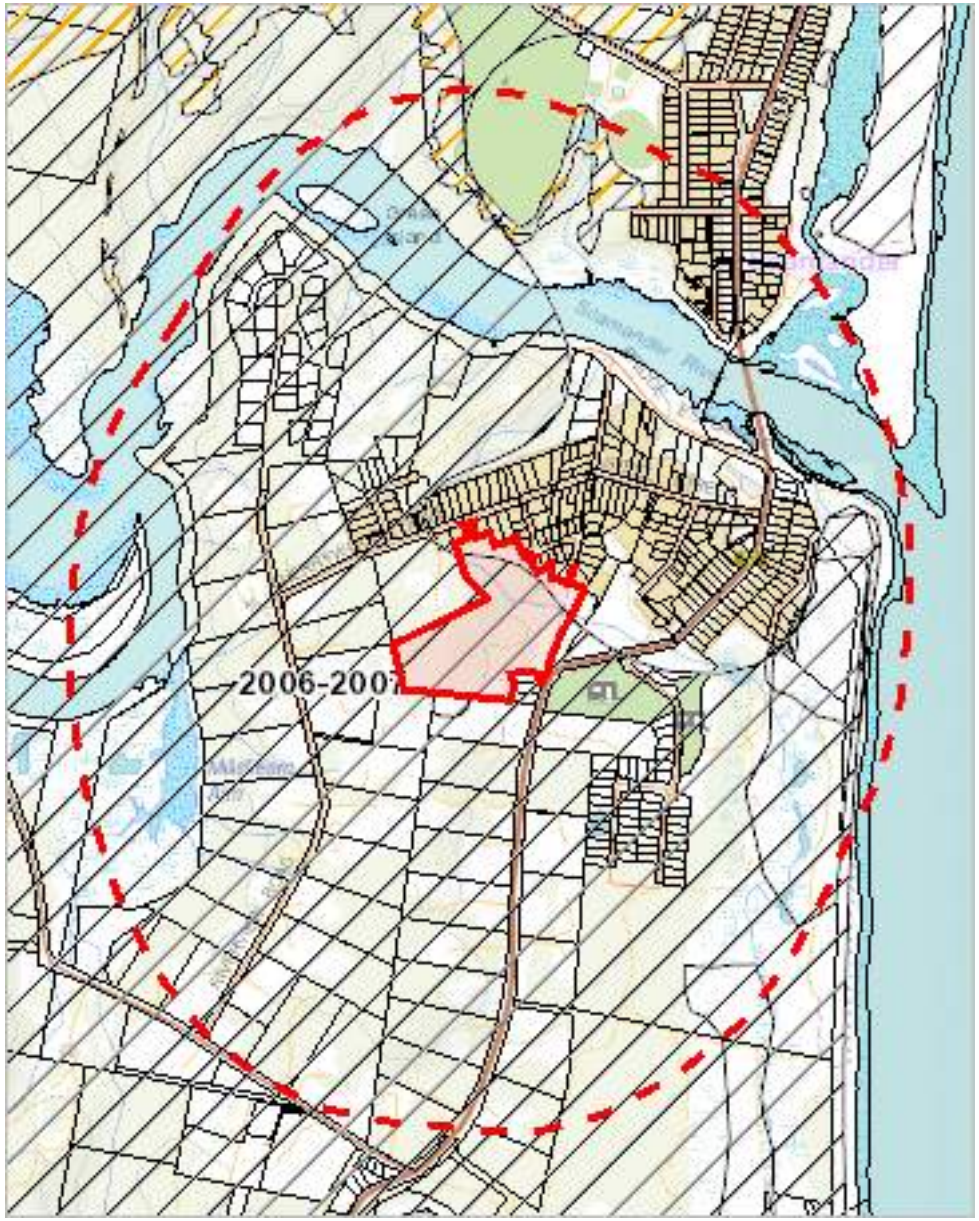
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
39	Wetlands

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Fire History (All) within 1000 metres

606001, 5410253



603710, 5407407

Please note that some layers may not display at all requested map scales

Fire History (All) within 1000 metres

Legend: Fire History All

Bushfire-Unknown Category

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

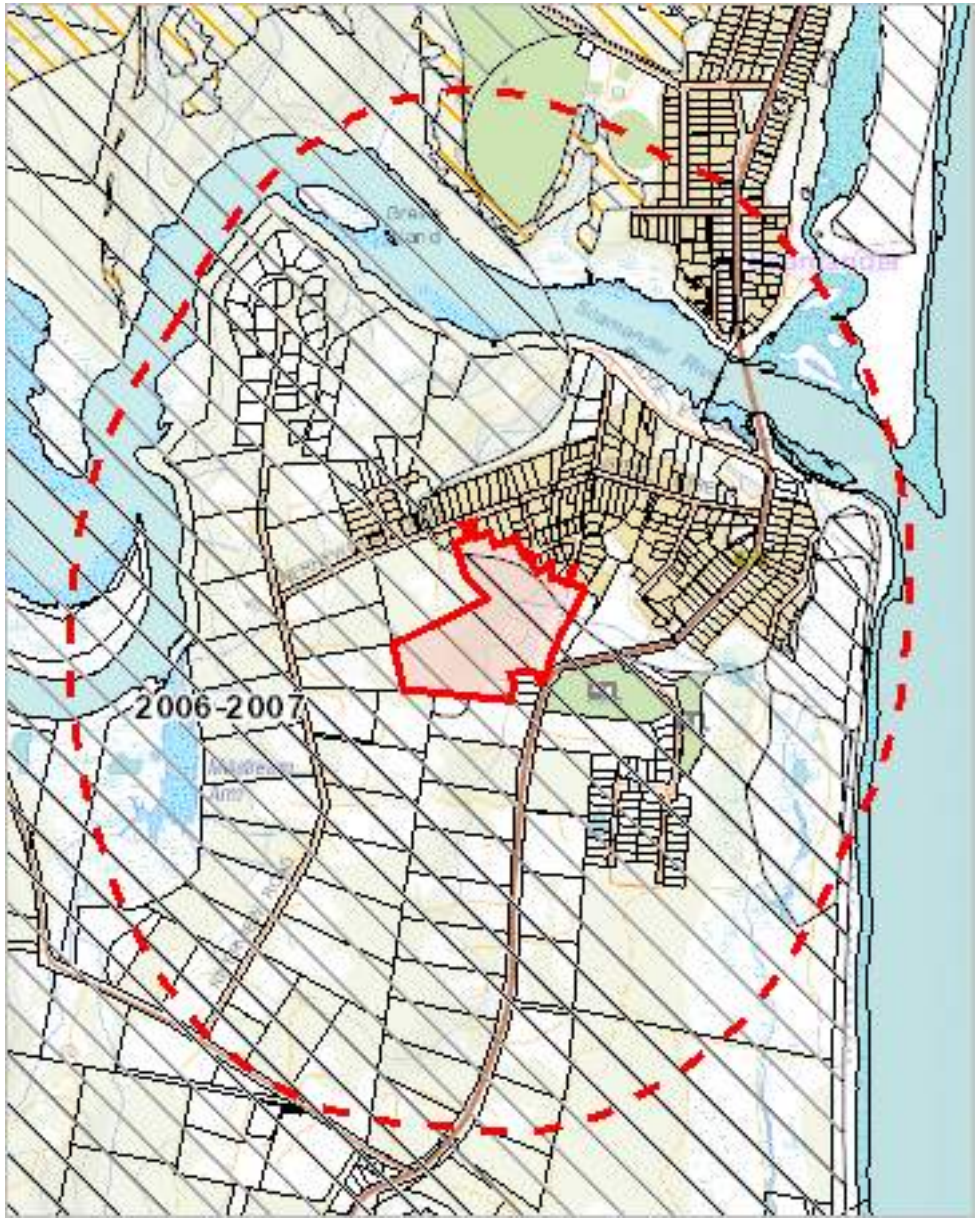
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1110	Winifred Curtis Reserve	22-Jun-2002	Bushfire	Accidental	17.33135045
129014	Lohreys Road	10-Dec-2006	Bushfire	Accidental	30925.65500412
187511	Scamander Sand Dunes	23-Oct-2011	Bushfire	Accidental	16.09394186
19032329	Dune Street Scamander	29-Oct-2019	Bushfire	Accidental	6.05932447
258184	Tasman Highway	05-Jan-2018	Bushfire	Undetermined	0.37094591
TNS120BU	Scamander - Golf Course	26-Apr-2021	Planned Burn	Planned Burn	17.71306675

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Fire History (Last Burnt) within 1000 metres

606001, 5410253



603710, 5407407

Please note that some layers may not display at all requested map scales

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

Bushfire-Unknown category

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

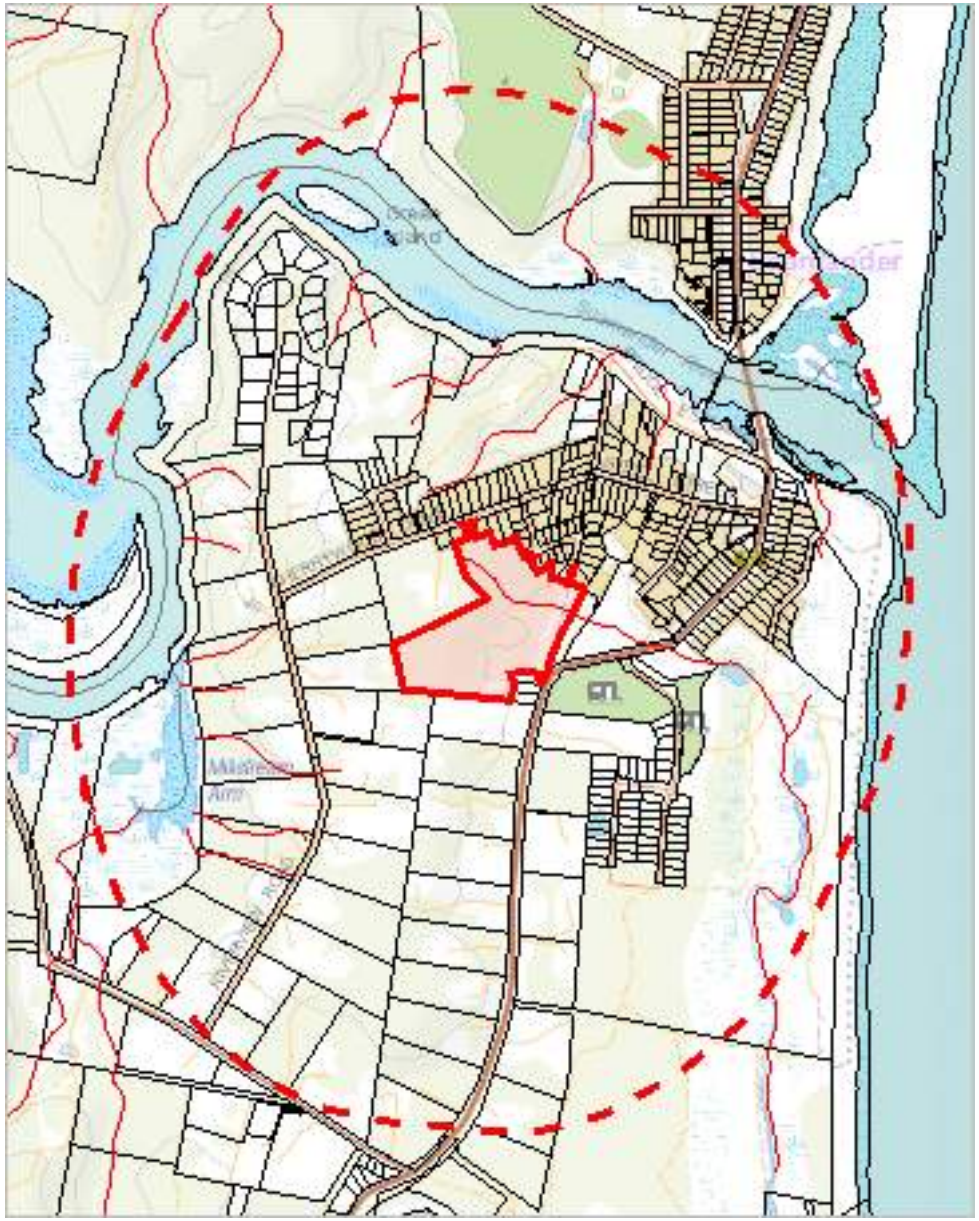
Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
129014	Lohreys Road	10-Dec-2006	Bushfire	Accidental	30925.65500412
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For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Freshwater Ecosystem Values within 1000 metres

606001, 5410253

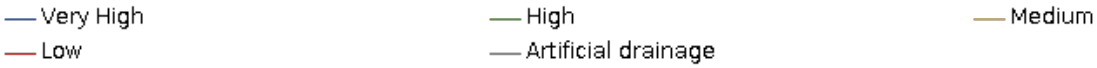


603710, 5407407

Please note that some layers may not display at all requested map scales

Freshwater Ecosystem Values within 1000 metres

Legend: CFEV Rivers - Integrated Conservation Value



Legend: CFEV Groundwater Dependent Ecosystems (GDEs)

Legend: Cadastral Parcels



Freshwater Ecosystem Values within 1000 metres

Rivers

Id	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
336679.0		High	L	M	1.0
336680.0		High	L	M	1.0
336681.0		Medium	L	M	1.0
336682.0		Medium	L	M	1.0
336683.0		High	L	M	1.0
336880.0					0.0
336904.0					1.0
336905.0		Low	L	L	1.0
336906.0		High	L	M	1.0
336907.0		High	L	M	1.0
336908.0		Medium	L	M	1.0
336910.0		High	L	M	1.0
336912.0		High	L	M	1.0
336913.0		High	L	M	1.0
336914.0		High	L	M	1.0
336915.0		Medium	L	M	1.0
336916.0		Medium	L	M	1.0
336917.0		Low	L	L	1.0
336918.0		High	L	M	1.0
336919.0		High	L	M	1.0
336920.0		High	L	M	1.0
336921.0		High	L	M	1.0
336922.0		High	L	M	1.0
336923.0		High	L	M	1.0
336924.0	Scamander River				1.0
336925.0		High	L	M	1.0

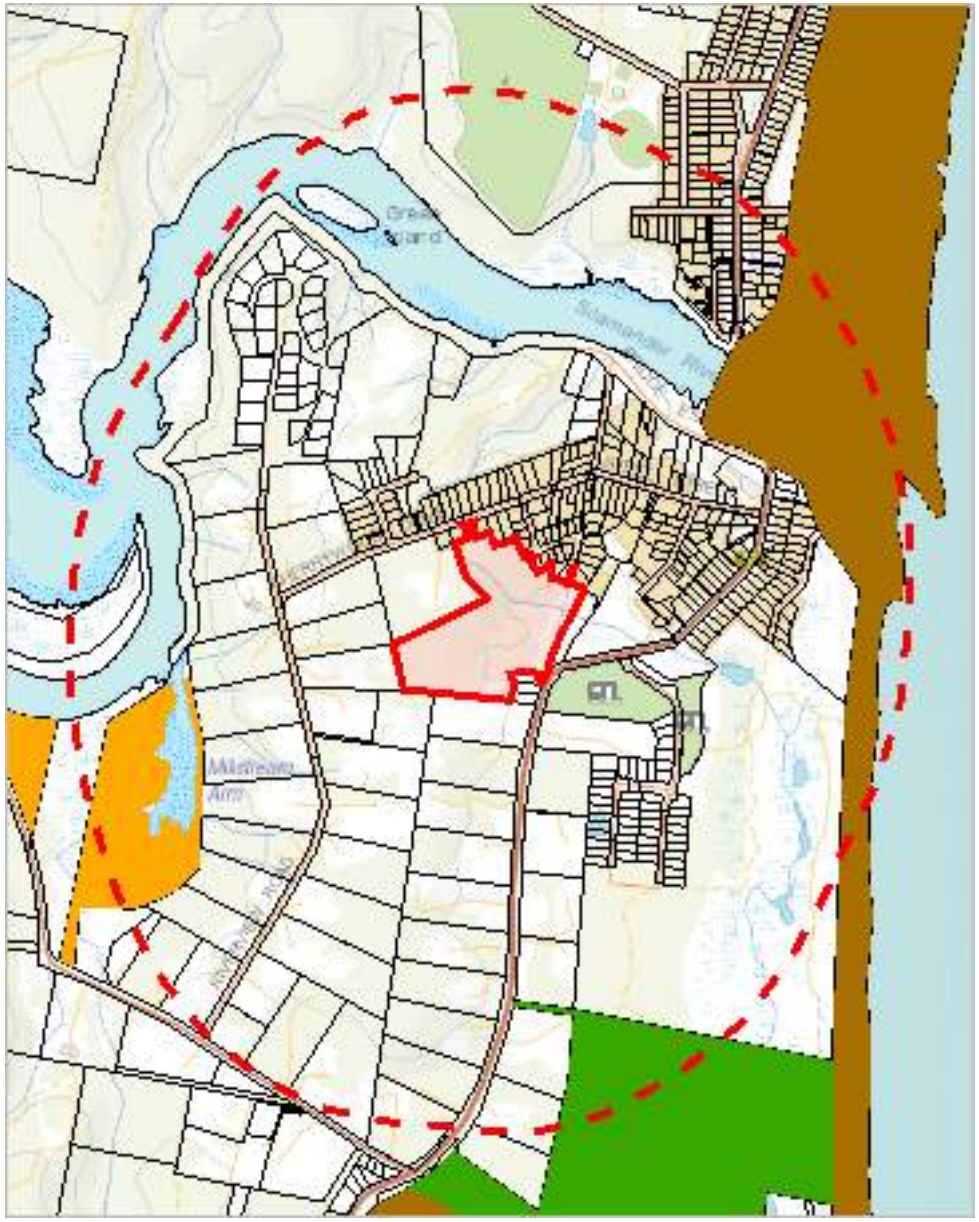
Groundwater Dependent Ecosystems

No Groundwater Dependent Ecosystem features found within 1000 metres

For more information about Freshwater Ecosystem Values, please contact the Conservation of Freshwater Ecosystem Values Program.
Telephone: (03) 6165 53271
Email: cfev@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000
Website: https://www.nre.tas.gov.au/cfev
For more detailed information on freshwater ecosystems, see the Conservation of Freshwater Ecosystem Values (CFEV) database: https://wrt.tas.gov.au/cfev

Reserves within 1000 metres

606001, 5410253



603710, 5407407

Please note that some layers may not display at all requested map scales

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

- Conservation Area
- Conservation Area and Conservation Covenant (NCA)
- Game Reserve
- Historic Site
- Indigenous Protected Area
- National Park
- Nature Reserve
- Nature Recreation Area
- Regional Reserve
- State Reserve
- Wellington Park
- Public authority land within WHA
- Future Potential Production Forest
- Informal Reserve on Permanent Timber Production Zone Land or STT managed land
- Informal Reserve on other public land
- Roadside Conservation Site
- Conservation Covenant (NCA)
- Private Nature Reserve and Conservation Covenant (NCA)
- Private Sanctuary and Conservation Covenant (NCA)
- Private Sanctuary
- Private land within WHA
- Management Agreement
- Stewardship Agreement
- Part 5 Agreement (Meander Dam Offset)
- Other Private Reserve

Legend: Cadastral Parcels

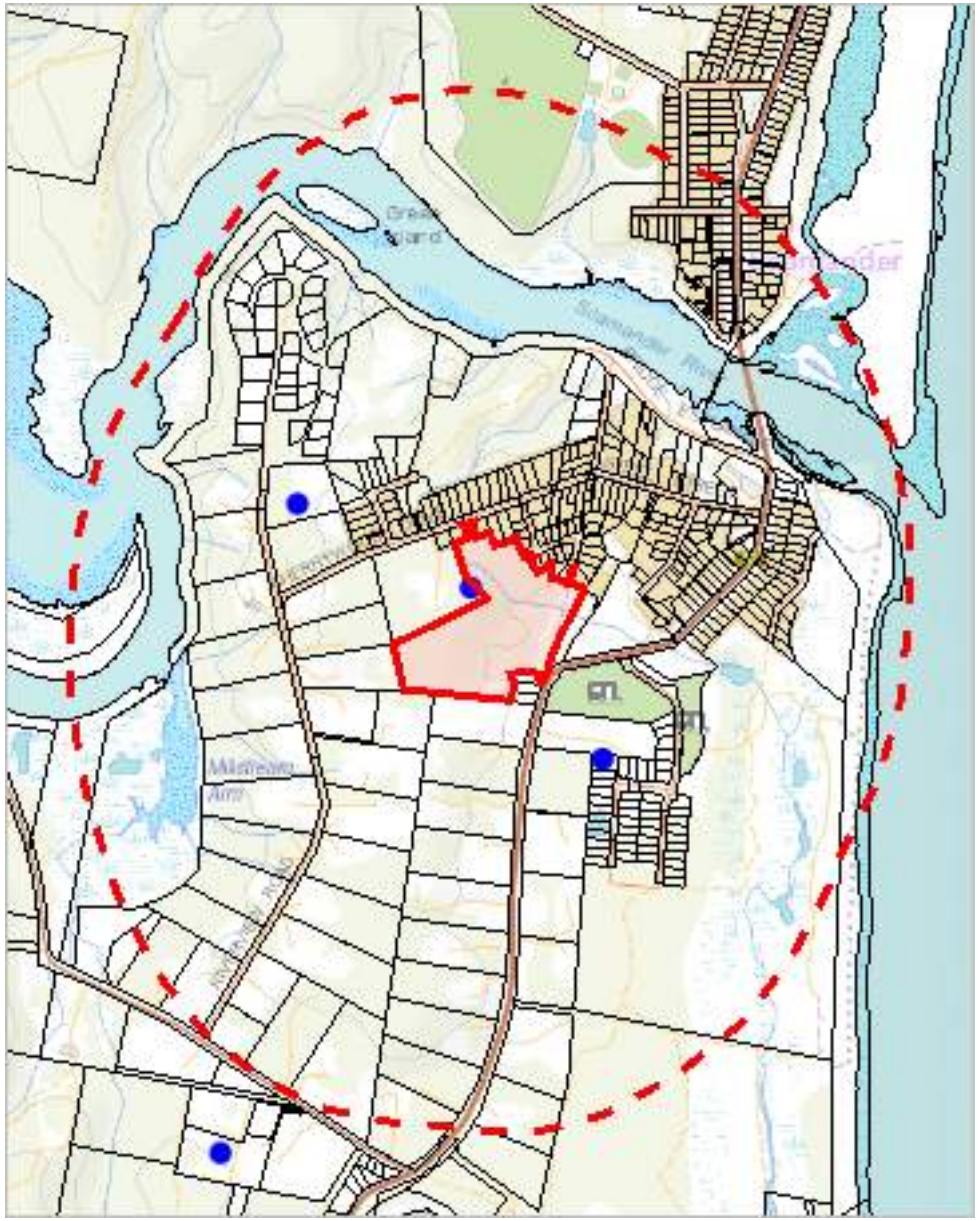
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
Scamander Conservation Area	Conservation Area	Other Formal Reserve	0.05452753
Scamander Conservation Area	Conservation Area	Other Formal Reserve	0.11008102
Scamander Conservation Area	Conservation Area	Other Formal Reserve	0.28189249
Scamander Conservation Area	Conservation Area	Other Formal Reserve	0.66494712
Scamander Conservation Area	Conservation Area	Other Formal Reserve	36.643779
Scamander Conservation Area	Conservation Area	Other Formal Reserve	75.4447154
Scamander Conservation Area	Conservation Area	Other Formal Reserve	148.18362344
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	75.80890462
	Informal Reserve on other public land	Informal Reserve	0.05373027
	Informal Reserve on other public land	Informal Reserve	0.09429745
	Informal Reserve on other public land	Informal Reserve	9.85219836

For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.
Email: LandManagement.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Known biosecurity risks within 1000 meters

606001, 5410253



603710, 5407407

Please note that some layers may not display at all requested map scales

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

Legend: Cadastral Parcels

Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

Species Name	Common Name	Prescription	Observation Count	Last Recorded
Phytophthora cinnamomi	root rot or water mould		3	26-Apr-1979

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

Subdivision Lot 2 Cherrywood Drive Scamander Natural Assets Report updates

Revised report for the extended subdivision proposal to include the following from Polly Buckhorn comments:

- Add reference to Phytophthora observation (source Natural Values Atlas)
- Conclusion to include requirement for erosion and sediment control plan and biosecurity plan (weed & disease) at each stage of development.
    - Comment -Council supplied weed data is not shown in Natural Values Atlas, it is unclear to the author how public access is available to that data so it can be included in considerations.
- Amend reference to C7.6.1 to correct clause C7.7.1
- Amend/ update request /Planning Scheme Natural Assets Code responses to waterways to include detention basin.

Polly Buchhorn Comments not addressed above.
Re Page 12 P.1.2 Response

b) "This is not entirely true nor does it address that the vegetation needing to be cleared now is only that for the subdivision works/infrastructure, not the whole area of lots and can be staged.
Vegetation can be retained on the new Lots that future owners can manage and clear for their future use. And should be on the balance lot."

d) "*This is not appropriate response. It makes vegetation clearing control and approval ambiguous in a Permit 'generally in accordance with DA documentation' "Balance lot will have all vegetation retained and not disturbed other than what is required and specified to be cleared for infrastructure, utilities construction works." Or some such.*
Need to be clear and explicit about what clearing where. Cf. comments on 48556MR-PRE-ENG - need veg to be cleared/disturbed map."

SRL reply

- b) The comments show a total lack of understanding of bushfire code requirements. Residential sized lots are totally dependent on management of fuels on adjacent lots. A lot purchaser must be able to construct a dwelling without the need to enforce clearing of vegetation on a neighbour. Retaining vegetation at current fuel loads on lots at sealing of titles would then likely involve council in a time consuming abatement process, delayed construction, potential higher BAL rating (= additional $) for a short term gain in the biodiversity values on residential zoned land. The

updated report will show staging that minimises the clearing requirement at each stage to achieve acceptable BAL building area.

- d) The lot is zoned residential; it is not the Natural Assets Report authors place to require unjustified restrictions on how a lot owner manages their land. Council can apply whatever conditions it considers appropriate/ justifiable in a permit, noting that none of the vegetation on the site meets the definition of priority vegetation within the Natural Assets Code.

Scott Livingston

5/11/2024

Development Areas

Vegetation Group	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	TOTAL
Dry eucalypt forest and woodland	2.5	1.5	1.1	1.9	0.7	1.4	**9.1**
Modified land	0.7	0.1	0.1	0.4			**1.3**
TOTAL	**3.2**	**1.6**	**1.2**	**2.3**	**0.7**	**1.4**	**10.4**

Note areas include adjacent lot 181009/2 (0.8ha total)



Figure 1: Staged clearing, stage + HMA area

Natural Assets Report

Report for: **VDL Developments Pty Ltd**

Property Location: **Lot 2 Cherrywood Drive, Scamander**

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 7th November 2024
Version 2



Client:	VDL Developments Pty Ltd
Property identification	CT 181009/2, PID 9568974 Lot 2 Cherrywood Drive, Scamander Current zoning is General Residential (Tasmanian Planning Scheme - *Break O' Day*
Landowner	VDL Developments Pty Ltd
Proposal:	An 70 lot, POS & road subdivision is proposed from 1 lot.

Assessment by:
Scott Livingston,



Master Environmental Management,
Forest Practices Officer (Planning)
Natural Resource Management Consultant.

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Introduction

The landowner is proposing a 70 residential lot, POS & road subdivision of CT 181009/2, Lot 2 Cherrywood Drive, Scamander. The proposed lots in 6 stages are within the general residential zone. Lots will be accessed by a new roads linking Cherrywood Drive to Albatross Grove and the Tasman Hwy. The development will require clearing of vegetation on the property and an area on adjacent lot 181009/2 for fuel management.

The area is mapped as Priority Vegetation Area and includes a Watercourse Protection Area in Natural Assets Code overlays of the planning scheme. The proponents have requested a Natural Assets report to identify potential issues and development constraints. The area was previously assessed by North Barker Ecosystem Services, in 2005. When subdivided from the adjacent lot to the northwest (CT 181009/1).

A desktop assessment was undertaken followed by a field inspection on the 19th November 2021, with revised Natural Values Atlas reports downloaded on 12/7/2024 and 5/11/2024.

Methods

A Natural Values Atlas datasets were accessed from the Natural Values Atlas website on 17/11/2021. The Forest Practices Authority Biodiversity Values database was also accessed on 12/7/2024 to assess eagle nest probability. This report covers know threatened species sightings within 5km and fauna species whose predicted range boundaries overlay the site.

The assessment of the site was a spaced wandering meander technique, with all areas of variation within the site vegetation inspected. The survey was conducted in November, which covers a peak flowering period for many flora species. The NBES survey was conducted in July. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as summer or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved. Surveys for threatened fauna was largely limited to detection of nests, dens, scats, tracks and other signs. The survey included consideration of tree hollows, roost sites and den /layup sites.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

Description

CT 181009/2, Lot 2 Cherrywood Drive, Scamander is a 9.7 ha lot on the outskirts of the residential area of Scamander. The lot is zoned General Residential. Land to the north & east is developed

residential, Land to the south & west zoned Landscape Conservation and is generally forest and woodland with some cleared areas. The majority of the site is mapped as priority vegetation area, with a watercourse protection area on a creek line though the proposed residential lots.
The property slopes to the southeast from 30m ASL to 15m ASL. The underlying geology is metamorphosed mudstones on the wester portion of the balance lot and undifferentiated Cenozoic sediments around the development area. The majority of the site has been previously cleared and it contains mixed age classes of eucalypt regrowth with some cleared areas adjacent to urban areas.

Natural Values

Vegetation

TASVEG 4.0 mapping shows the vegetation on the property and adjacent HMA to consist of 1 native vegetation community and one modified (exotic) community. The forest is mapped as (DSO) *Eucalyptus sieberi forest and woodland not on granite*, with cleared areas mapped a (FUR) Urban. This was confirmed on site. DSO is not listed as a vulnerable vegetation community and is considered well reserved. Occasional *Eucalyptus ovata* (black gum) and *Eucalyptus viminalis* (white gum) occur as subdominants along the drainage line. The proposed development adjoins developed areas of Scamander and as such does not provide linkages to continuous areas of native vegetation.

Vegetation within the development area

		Area (ha)	
Vegetation Group	**Vegetation Community**	**Lot 2**	**Lot 1 HMA**
Modified land	(FUR) Urban areas	1.4	0.1
Dry eucalypt forest and woodland	(DSO) Eucalyptus sieberi forest and woodland not on granite	8.3	0.7
TOTAL		9.6	0.8

Flora

No threatened flora species were identified in the site surveys. The Natural Values Atlas (DNRE, accessed 5/11/2024) shows 2 threatened flora species within 500m of the property. There is no suitable habitat within the study area for either species. A further 18 have been recorded within 5km of the site. None of these species or other threatened flora species was identified in field surveys. The site is considered marginal habitat at best for all these species.
Appendix 4 provides habitat descriptions and habitat suitability for the threatened flora species know within 5km of the site.

Fauna

The Natural Values Atlas has 2 records of threatened fauna within 500m of the property. One species,

little tern, is a shorebird, spotted tailed quoll may forage on the site but there is no suitable denning sites for this species. The Eucalyptus ovata present along the watercourse provides potential breeding season foraging for swift parrot, noting there are no significant numbers of this tree species, and they are generally of young age with limited flowering potential. The study area and surrounding land provides very limited nesting potential habitat (hollows). There are no recorded nests within 10km of the site. The site contains very few rotting logs suitable for velvet worms. Foraging plants for chaostola skipper -*Ghania radula* is present on the site. No evidence of this species was detected in 20025 or 2021 surveys.

Tasmanian devil, eastern quolls and wedge-tailed eagles may forage over the site, but it has no suitable nesting or denning habitat.

Appendix 5 provides habitat descriptions and habitat suitability for threatened fauna species known within 5km of the property or within potential range of the species.

Tree Hollows

None of the trees in the study area are mature, they have no hollows development suitable for nesting.

Raptor Nests

There are no known nests for threatened raptors within 1km of the site. It is rated 0-1 in probability modelling for Eagle Nest (FPA), the presence of a nest in such close proximity to residential areas is doubtful.

Water Courses

The study area has one mapped watercourse. The watercourse has a 20m wide watercourse protection area overlay. While upper portions of the mapped watercourse have no defined stream channel, they are within a gully, lower portion of the drainage path do not correspond to the mapped watercourse and are in parts outside the mapped watercourse protection area. Downstream of the property the watercourse flows through predominately cleared land. The watercourse further downstream at the crossing of the Tasman Highway is a poorly defined drainage line.

CFEV Id	Naturalness	Integrated Conservation Value	Conservation Management Priority
336916	Medium	Low	Medium

Pests & Diseases

Phytophthora cinnamomi root rot or water mould has previously been recorded on the site, (Natural values Atlas observed 26/4/1979) in the vicinity of the western boundary of stage 1. The majority of the site is relatively weed free. 2 cleared areas adjacent to Cherrywood Drive and the southeast portion of the balance lot have infestations of pampass grass, gorse tree lucerne, blue butterfly bush, cape ivy and papalsum.

Gorse, pampas grass

Geoconservation Sites

There are no mapped geoconservation sites within the study area.

Acid Sulphate Soils

There is a area mapped as low acid sulphate soils within the eastern portion of the study area.

Existing Disturbance

The property has been extensively cleared in the past (~40 years) and has regenerated over time. Some clearing for fuel management has occurred adjacent to resident areas.

Clearing of Native Vegetation

Future buildings and infrastructure will require clearing of native vegetation including hazard management requirements for bushfire of the majority of the property and hazard management area on the adjacent lot will total 0.8ha, at completion of stage 6. A portion of the POS lot (0.2 ha) requires no fuel management and subject to detention basin design may be suitable for revegetation following development. Consideration could be given to the use of Eucalyptus ovata in planting design as this species is likely to tolerate fluctuating water levels and provide potential foraging for Swift Parrot.

Vegetation Group	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	TOTAL
Dry eucalypt forest and woodland	2.5	1.5	1.1	1.9	0.7	1.4	**9.1**
Modified land	0.7	0.1	0.1	0.4			**1.3**
TOTAL	**3.2**	**1.6**	**1.2**	**2.3**	**0.7**	**1.4**	**10.4**

Note areas include adjacent lot 181009/2 (0.8ha total)

Facilitated Works

Proposed works will include construction of a detention basin within the POS. It is anticipated this will be constructed as part of Stage 1 development. This will assist in minimising potential quarter quality & quantity downstream impacts. An Erosion control plan, endorsed by council should be in place at each stage of development works to minimise water quality impacts.

Weed & Disease Control

A Biosecurity plan endorsed by council should be in place prior to commencement of works for stage 1. The initial plan should cover the area of potential works which includes Stage 1, 2, 3 and

portions of stage 5 areas. The plan should address weed control, monitoring and follow up as well as hygiene requirements such as equipment washdown and imported materials such as soil, sands, gravel to be from weed and disease-free sources.

Conclusions

The proposed 70 lots and associated infrastructure will require the removal of native vegetation (non-priority) on around 9.6 ha of the proposed subdivision and 0.8ha on adjacent lot. 9.1 ha, of the development area is currently forest with the balance 1.3 ha previously cleared.

No threatened flora or fauna is known from the site. The site supports a non threatened vegetation community and modified land. The vegetation to be removed does not meet the definition of Priority Vegetation as defined by the Natural Assets Code.

Works will occur within the mapped watercourse protection area, the mapped watercourse has no defined water channel and forms a drainage line as opposed to watercourse. An Erosion control plan, endorsed by council should be in place at each stage of development works.

The proposal presents an opportunity to control declared weeds and environmental weeds. A Biosecurity plan endorsed by council should be in place prior to commencement of works for stage 1. The plan should address weed control, monitoring and follow up as well as hygiene requirements such as equipment washdown and imported materials such as soil, sands, gravel to be from weed and disease-free sources.

A portion of the POS lot requires no fuel management and subject to detention basin design may be suitable for revegetation following development. Consideration should be given to the use of Eucalyptus ovata in planting design as this species is likely to tolerate fluctuating water levels and provide potential foraging for Swift Parrot.

References

Department of Natural Resources and Environment (DNRET). (accessed 5/11/2024). *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DNRET. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Forest Practices Authority, (12/7/2024). *Biodiversity Values Database*, *online database.*

Tasmanian Planning Scheme- Break O'Day

Tasmanian Coastal Works Manual

Wetlands and Waterways Works Manual

Legislative Implications

Tasmanian Threatened Species Protection Act 1995

No threatened flora or fauna species listed under this Act were recorded on site.

The following fauna species have potential habitat on the site

- swift parrot (*Lathamus discolor*), endangered
- giant velvet worm *(Tasmanipatus barretti) rare*
- chaostola skipper (Antipodia chaostola) endangered

The proposed development is unlikely to have a significant impact on these species.

The following species have potential foraging habitat but no nesting/denning habitat on site

- spotted-tailed quoll (*Dasyurus maculatus* subsp *maculatus)* –Vulnerable
- Tasmanian devil (*Sarcophilus harrisii*) – Endangered
- masked owl (Tasmanian) (*Tyto novaehollandiae* subsp. *castanops* – Endangered
- Tasmanian wedge-tailed eagle (*Aquila audax* subsp.*fleayi*) –Endangered

The proposed development is unlikely to have a significant impact on foraging area for these species.

Tasmanian Nature Conservation Act 2002

Schedule 3A of the Act lists vegetation types classified as threatened within Tasmania. The study contains no listed vegetation community.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

There were no threatened flora species or vegetation communities listed under this Act recorded on site.

No fauna species listed as threatened under this Act have been recorded on site:

The following fauna species have potential habitat on the site.

- Swift parrot (*Lathamus discolor*), critically endangered.
- Eastern quoll (*Dasyurus viverrinus*) endangered

Limited numbers of regrowth E. ovata that may provide swift parrot foraging unlikely exceed the thresholds of the test of significance. No denning habitat , foraging only habitat for quolls

Potential foraging but no nesting/denning habitat was found for fauna species listed as threatened under this Act:

- spotted-tailed quoll (*Dasyurus maculatus* subsp *maculatus)* – Vulnerable
- eastern quoll (*Dasyurus viverrinus*) – Endangered
- Tasmanian devil (*Sarcophilus harrisii*) – Endangered
- masked owl (Tasmanian) (*Tyto novaehollandiae* subsp. *castanops* – Vulnerable
- Tasmanian wedge-tailed eagle (*Aquila audax* subsp.*fleayi*) – Endangered

The proposed development is unlikely to have a significant impact (as defined under the Act) on the wide-ranging species with potential foraging but no nesting/denning habitat available on site.

Tasmanian Forest Practices Act 1985 and associated regulations

Section 4 of the *Forest Practices Regulations 2017* specifies the following circumstance in which an FPP is not required, as follows:

> 4. Circumstances in which forest practices plan, &c., not required
>
> (j) the harvesting of timber or the clearing of trees on any land, or the clearance and conversion of a threatened native vegetation community on any land, for the purpose of enabling –
>
> (i) the construction of a building within the meaning of the *Land Use Planning and Approvals Act 1993* or of a group of such buildings; or
>
> (ii) the carrying out of any associated development –
>
> if the construction of the buildings or carrying out of the associated development is authorised by a permit issued under that Act.

It is assumed that any future developments will include a "building" and approval through the planning scheme, such a Forest Practices Plan will not be required.

Tasmanian Land Use Planning and Approvals Act 1993

The applicable planning scheme for the study area is the Tasmanian Planning Scheme: Break O' Day

Tasmanian Planning Scheme – Break O' Day, Natural Assets Code

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:

(a) *be for the creation of separate lots for existing buildings;*

(b) *be required for public use by the Crown, a council, or a State authority;*

(c) *be required for the provision of Utilities;*

(d) *be for the consolidation of a lot; or*

(e) *not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.*

Response

Acceptable solutions cannot be met,

P1

Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:

(a) *the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and*

(b) future development likely to be facilitated by the subdivision

Response

The area is zoned General Residential, the watercourse protection area applies to drainage area with no defined watercourse, stream banks or stream habitat. It is within an area that does not contain priority vegetation as defined by the Natural Assets Code. Downstream drainage from the site is through existing cleared land with modified drainage patterns.

Retention of native vegetation and exclusion of works from the watercourse protection area would severely impede potential development of the site. Works may include, cut, fill, diversion of the current drainage areas, and construction of a detention basin. No significant impact on downstream water quality is expected from adjacent works or long term residential use provided appropriately designed storm water infrastructure and sediment control measures during construction are in place. An Erosion & Sediment Control Plan, endorsed by council will be in place prior to commencement of works within the watercourse protection area.

C7.7.2 Subdivision within a priority vegetation area

P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

(a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;
(b) subdivision for the construction of a single dwelling or an associated outbuilding;
(c) subdivision in the General Residential Zone or Low Density Residential Zone;
(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

(e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Response

.

c) The subdivision is in the General Residential Zone. P1.1 is met.

P1.2

Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;
(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;
(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
(e) any on-site biodiversity offsets; and
(f) any existing cleared areas on the site.

Response

- **a)** No topographic or land hazards known
- **b)** Works include roads, services building areas and hazard management area which are incompatible with widespread tree retention at general residential densities.
- **c)** BAL minimised to BAL 19, except where overlapping HMA's allow reduction to BAL 12.5 with no additional clearing required.
- **d)** Balance lot likely to have some retained vegetation (non-priority vegetation) during earlier stages,
- **e)** No biodiversity offsets are considered necessary due to area of disturbance is non-priority vegetation, partial revegetation on the eastern portion of the POS may be considered subject to final design.
- **f)** All existing cleared areas of the site are within the development.

P1.2 is met.

Appendix 1 – Maps



Figure 1: Location Map



Figure 2: Aerial Image,

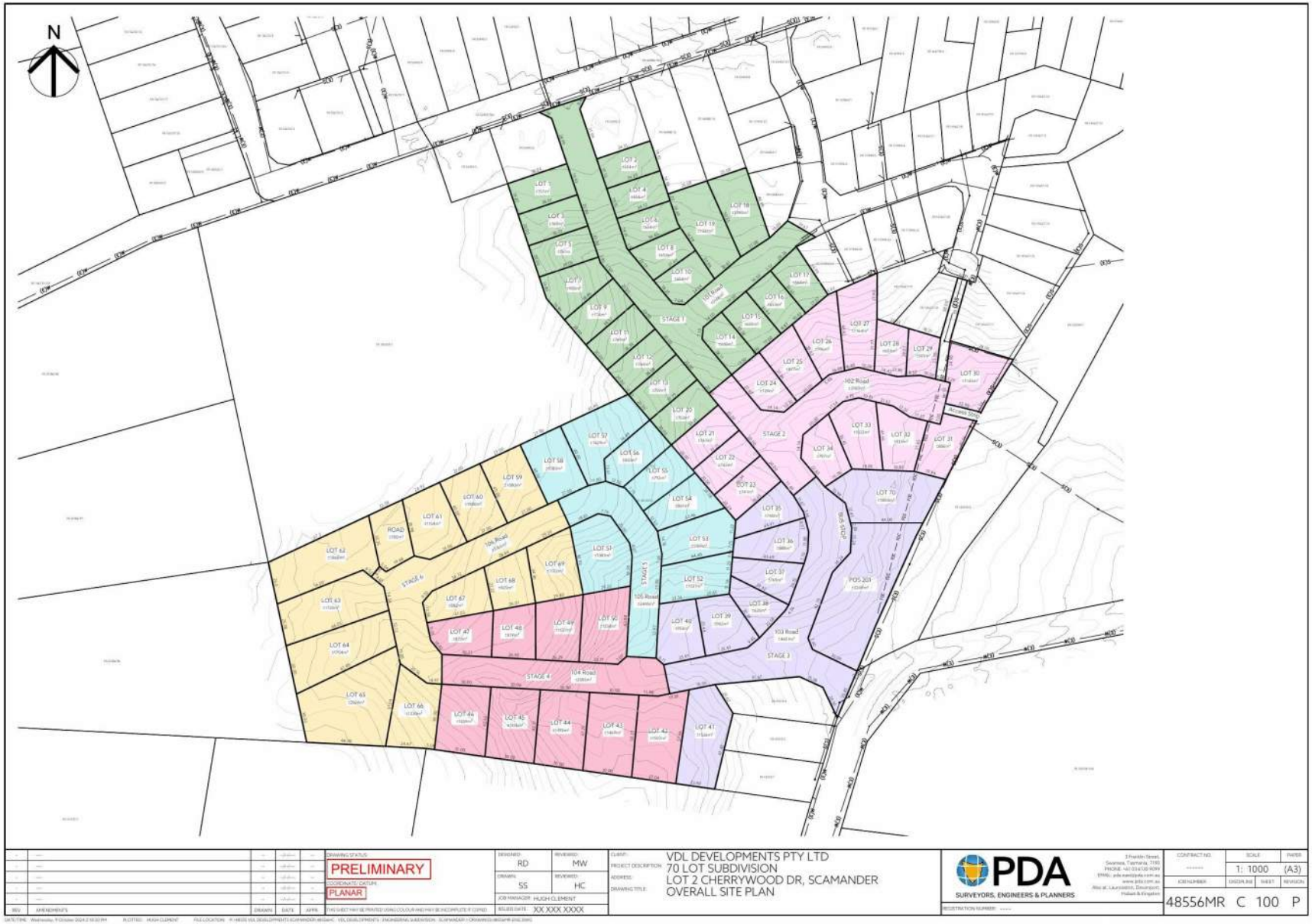


Figure 3: Proposed Subdivision plan



Figure 4: Vegetation Communities

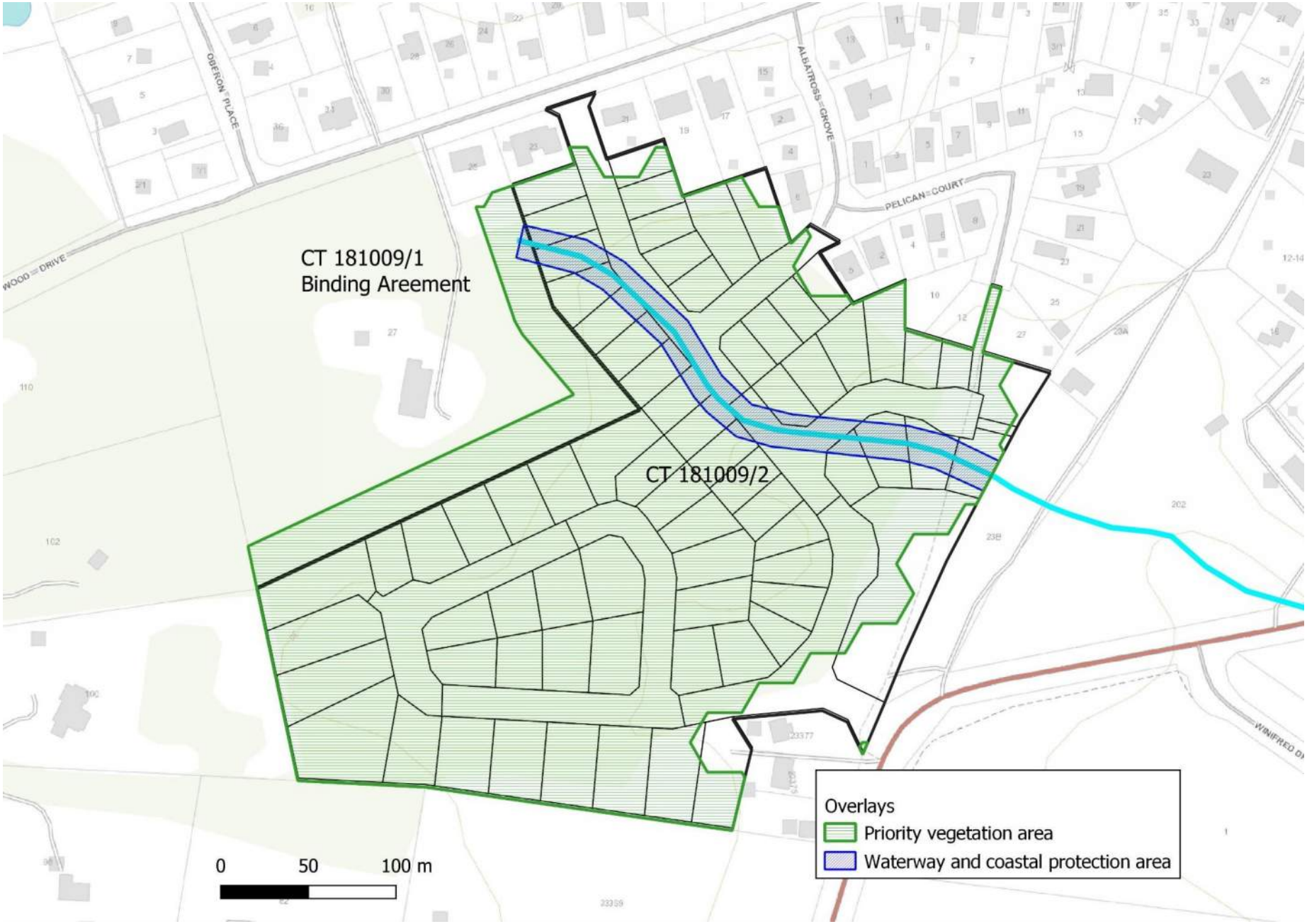


Figure 5: Planning Scheme Overlays

Appendix 2 – Photos

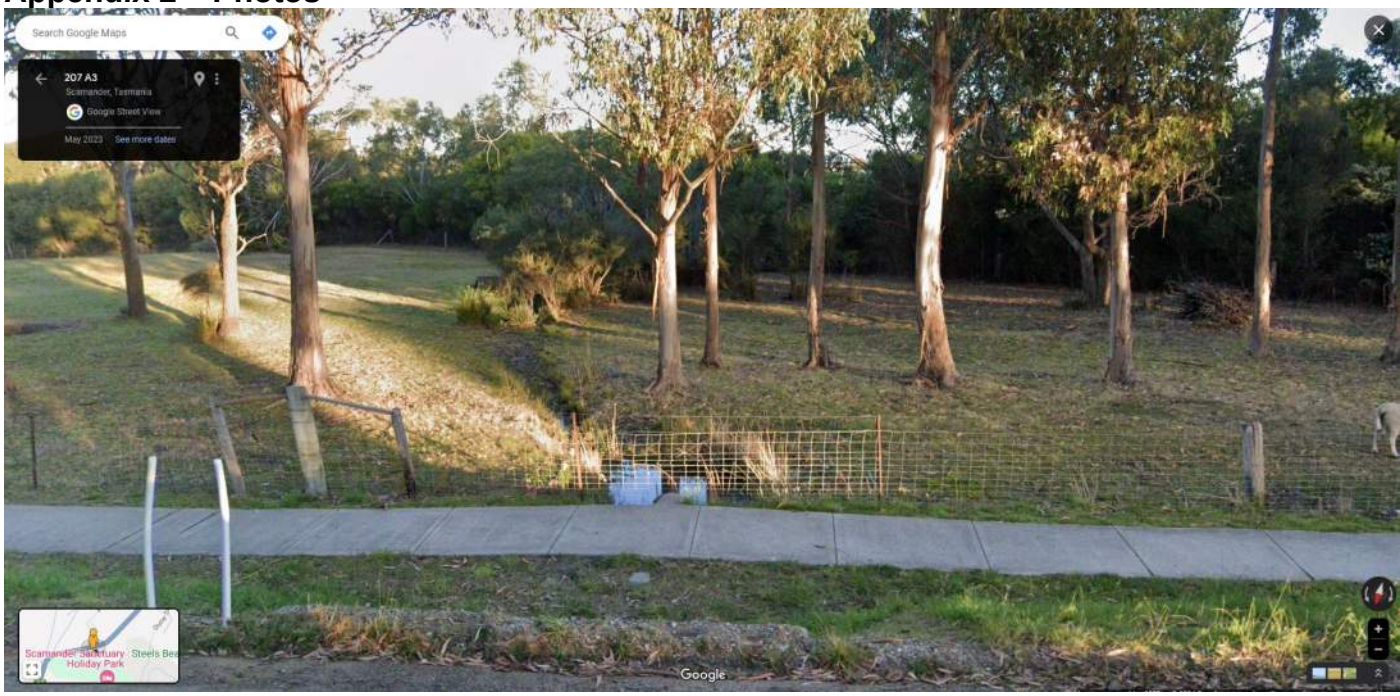


Figure 6: street view image of watercourse at Tasman Hwy crossing point, east of subdivision



Figure 7: drainage line mapped as watercourse



Figure 8: regrowth ironbark forest.



Figure 9: cleared land along Cherrywood Drive



Figure 10: balance lot west along boundary

Appendix 3 – Threatened Flora within 5km

Species	Common	SS	NS	Known	Habitat	Habitat suitability
Acacia	juniper wattle	r			Acacia ulicifolia is found in sandy coastal heaths and open	No sited in surveys, unlikely to have been
Asperula	water	r			Asperula subsimplex occurs in sites with impeded drainage,	no suitable habitat
Austrostipa	crested	r			The habitat of Austrostipa blackii is poorly understood because	no suitable habitat
Caladenia	daddy	r			Caladenia filamentosa occurs in lowland heathy and sedgy	marginal habitat
Conospermum	tasmanian	v	VU		Conospermum hookeri usually occurs in coastal and near-	no suitable habitat
Epilobium	showy	r-			Epilobium pallidiflorum occurs in wet places (e.g. natural	no suitable habitat
Euphrasia	eastern	r			Euphrasia collina subsp. deflexifolia occurs in open woodland	marginal habitat
Hibbertia	lesser	v			Hibbertia calycina is found only in the north-east near	no suitable habitat
Hibbertia	twiggy	r			Hibbertia virgata occurs in sandy heaths and open woodlands	No sited in surveys, unlikely to have been
Hierochloe	cane	r-			Hierochloe rariflora mainly occurs along rocky flood-prone	marginal habitat along drainage line
Hovea	glossy	r			Hovea corrickiae occurs mainly on Mathinna series	marginal habitat on balance (mudstone)
Plantago	shade	r		yes	Plantago debilis mainly occurs in riparian environments and	no suitable habitat
Pomaderris	revolute	r			Pomaderris phylicifolia subsp. ericoides occurs in a wide range	no suitable habitat
Prostanthera	roundleaf	v			Prostanthera rotundifolia mainly occurs along flood-prone	no suitable habitat
Schenkia	spike	r			Schenkia australis has been recorded from rainforest, wet	marginal habitat
Scutellaria	dwarf	r			Scutellaria humilis is found in moist, shady places in the north-	marginal habitat along drainage line
Thelymitra	mauvetuft	e			Thelymitra malvina has been recorded from coastal heath and	no suitable habitat
Viola caleyana	swamp violet	r			The habitat of Viola caleyana in Tasmania is poorly understood	no suitable habitat
Zieria littoralis	downy zieria	r		yes	Zieria littoralis mainly occurs on coastal rocks, extending to	no suitable habitat
Zieria	pink zieria	e			Zieria veronicea subsp. veronicea has been recorded from	no suitable habitat

Appendix 4 – Threatened Fauna within 5km or within the species range

Species	Common Name	SS	NS	Known within 500m	Known within 5km	Range	Habitat	Habitat suitability
Accipiter novaehollandiae	grey goshawk	e				Potential	Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.).	no suitable habitat
Antipodia chaostola	chaostola skipper	e	EN			Potential	Potential habitat for the Chaostola Skipper is dry forest and woodland supporting Gahnia radula (usually on sandstone and other sedimentary rock types) or Gahnia microstachya (usually on granite baseds ubstrates).	Foraging species *Ghania radula* present on site, none detected in 2005 or 2021 surveys.
Aquila audax	wedge-tailed eagle	pe	PEN		yes		Potential habitat for the wedge tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only	
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN		yes	Potential		may forage, no nesting habitat

							one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA?s Fauna Technical Note 1 and FPA?s Fauna Technical Note 6 for more information] Significant habitat for the wedge tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).	
Arctocephalus tropicalis	sub-antarctic fur seal	e	VU		yes		marine	no suitable habitat
Balaenoptera musculus	blue whale	e	EN		yes		marine	no suitable habitat
Botaurus poiciloptilus	australasian bittern		EN		yes		Australasian Bitterns are widespread but uncommon over south-eastern Australia.Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes (Typha spp.) and spikerushes (Eleocharis spp.)	no suitable habitat
Caretta caretta	loggerhead turtle	e	EN		yes		marine	no suitable habitat
Charadrius mongolus	lesser sand plover		EN		yes		shore bird	no suitable habitat
Dasyurus maculatus	spotted-tail quoll	r	VU		yes	Core	Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock	may forage no denning habitat

							pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	
Dasyurus viverrinus	eastern quoll		EN		yes	Potential	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	may forage no denning habitat
Dermochelys coriacea	leatherback turtle	v	VU		yes		marine	no suitable habitat
Eubalaena australis	southern right whale	e	EN		yes		marine	no suitable habitat
Galaxiella pusilla	eastern dwarf galaxias	v	VU			Potential	Potential habitat for the dwarf galaxiid is slowflowing waters such as swamps, lagoons, drains or backwaters of streams, often with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present (although these will usually be connected to permanent water). Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation. Significant habitat for the dwarf galaxiid is all potential habitat and a 30m streamside reserve within the core range.	no suitable habitat

Gazameda gunnii	Gunn's screw shell	v			yes		marine	no suitable habitat
Haliaeetus leucogaster	white-bellied sea-eagle	v			yes	Potential	Potential habitat for the White Bellied Sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white bellied sea eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).	no nesting habitat
Hirundapus caudacutus	white-throated needletail		VU		yes		Migratory bird, rarely lands in tasmania	may overfly
Lathamus discolor	swift parrot	e	CR		yes	Core	Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees. Potential foraging habitat comprises E. globulus or E. ovata trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.	marginal foraging on Eucalyptus ovata, not suiotable nesting habitat.
Limosa lapponica subsp. baueri	western alaskan bar-tailed godwit		VU		yes		shore bird	no suitable habitat

Litoria raniformis	green and gold frog	v	VU		yes	Core	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.	no suitable habitat
Macronectes giganteus	southern giant-petrel	v	EN		yes		marine	no suitable habitat
Megaptera novaeangliae	humpback whale	e	VU		yes		marine	no suitable habitat
Prototroctes maraena	australian grayling	v	VU		yes	Potential	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	no suitable habitat
Pseudemoia pagenstecheri	tussock skink	v				Potential	Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	no suitable habitat
Pseudomys novaehollandiae	new holland mouse	e	VU			Potential	Prefers dry sandy heathland with dense and floristically diverse understorey.	no suitable habitat
Sarcophilus harrisii	tasmanian devil	e	EN		yes	Potential	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting	possible foraging, no denning sites

							habitat (open understorey mixed with patches of dense vegetation) within their home range (427km2). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat	
Sterna albifrons subsp. sinensis	little tern	p e			yes		shore bird	no suitable habitat
Sterna nereis subsp. nereis	fairy tern	pv	PV U		yes		It seldom goes far out to sea but is often to be seen where predatory fish are feeding on shoals of small fish. Breeding takes place in the spring in colonies on sheltered beaches on the mainland or on offshore islands. The nest is just above high-water mark and is a scrape in the sand	0
Sterna striata	white-fronted tern	v			yes		shore bird	no suitable habitat
Sternula albifrons subsp. sinensis	little tern	e			yes		shore bird	no suitable habitat
Sternula nereis subsp. nereis	fairy tern	v	VU		yes		marine	no suitable habitat

Tasmanipatus barretti	giant velvet worm	r			yes	Known	Moist microhabitats in shaded gullies in dry Eucalypt forest	marginal, few rotting logs
Thalassarche cauta	shy albatross	v	EN		yes		marine	no suitable habitat
Thinornis cucullatus	hooded plover		PV U		yes		shorebird	no suitable habitat
Thinornis rubricollis	hooded plover		VU		yes		shorebird	no suitable habitat
Tyto novaehollandiae	masked owl	p e	PV U		yes	Core	Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c') that is classified as mature (Growth Stage class `M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.	possible foraging, no nesting sites

Attachments

Natural Values Atlas Report 5/11/2024