

Enquiries: Planning Services  
Telephone: (03) 6261 8530

Ref. PSA 2021/6

10 May 2023

Claire Hynes  
Delegate (Chair)  
Tasmanian Planning Commission  
GPO Box 1691  
HOBART TAS 7001

Via email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Ms Hynes

**RE: PSA 2021/6 DRAFT AMENDMENT – LOTS 5 & 6 POULTERS ROAD, NEW NORFOLK**

I am writing in response to your letter, dated 6 April 2023, requesting further information relating to the Planning Scheme Amendments at Lots 5 & 6 Poulter's Rd.

In response to item 3 of the Commission's letter, dated 5 December 2022 a copy of Council's response to Tasmania Fire Service and the Department of State Growth (including Mineral Resource Tasmania) is attached to this response.

In response to item 4, the applicant (Urbis) has provided advice modelling, prepared by Aldanmark Consulting Engineers in response to TasWater's request for more information on Sewerage demands. This advice has been provided to TasWater.

Urbis are still awaiting modelling to be prepared by ADG Engineers regarding the reservoir design and water modelling for the site. It is expected that this advice will take another two weeks to prepare. As soon as the advice is received by Council we will forward to TasWater. This item is considered partially outstanding.

In relation to the consideration of the draft LPS, the amendment itself was prepared prior to the draft LPS being considered by Council at its 23 June 2022 meeting. Despite this the operation of the draft amendment has subsequently been considered the operation of the proposed specific area plan (SAP) under the Tasmanian Planning Scheme.

The SAP has been drafted as a replacement for specific provisions of the General Residential Zone under the Derwent Valley Interim Planning Scheme 2015. Some minor amendments to the SAP may be required to allow for operation under the Tasmanian Planning Scheme the overall operation should remain the same since the zone provisions for development are the same and the subdivision provisions are overall more relaxed. Any similarities between the General Residential Interim Scheme provisions and the SAP would not have effect on the Tasmanian Planning Scheme provisions as they are designed to replace these standards.

Please do not hesitate to contact Laura Ashelford on 03 6261 8530 should you have any additional questions.

Yours sincerely

A handwritten signature in cursive script that reads "Ashelford".

LAURA ASHELFORD  
**SENIOR PLANNER**



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**From:** Bushfire Practitioner <bf@fire.tas.gov.au>  
**Sent:** Thursday, March 2, 2023 5:29 PM  
**To:** Laura Ashelford <lashelford@dvc.tas.gov.au>  
**Cc:** Bushfire Practitioner <bf@fire.tas.gov.au>  
**Subject:** RE: Planning Scheme Amendment Referral - PSA 2021/6

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Dear Laura,

Thank you for referring Draft Amendment PSA 2021/6 to TFS for comment.

The proposed Draft Amendment seeks to facilitate future urban growth at New Norfolk within a bushfire-prone area. The supporting information includes advice from ERA (21/07/21) regarding integration of bushfire risk mitigation into the future development. That advice is supported by TFS however it is unclear how some aspects will be implemented.

1. Management of bushfire hazards

The ERA advice includes a recommendation for all land outside of residential allotments to be maintained as a hazard management area (minimum fuel condition). It includes prescriptions for this purpose. This concept would in theory provide a high level of risk mitigation for assets, residents and emergency personnel and would be consistent with the direction provided in the Southern Tasmania Regional Land Use Strategy 2010-2035 (MRH1).

However:

- The SAP does not require the hazard management areas envisaged by ERA to be implemented;
- If the vegetation removal were proposed in future, it is unclear who would be responsible for ongoing maintenance of what would be a significant area;
- The concept appears to be in conflict with the analysis provided by ECOTas (13/12/20), which anticipates the retention of significant tracts of native vegetation adjoining the future residential lots.

It is therefore unclear what degree of bushfire protection (and conversely, what impact on biodiversity values) will be provided for through application of the SAP. If the intention is to retain native vegetation communities as indicated by ECOTas, this may impact future lot design and building siting.

2. Strategic fire trail and fuel break

The ERA advice includes a recommendation to provide a perimeter fire trail and fuel break. This concept is supported by TFS but again is not required to be implemented by the SAP. It is consequently unclear whether this infrastructure will be implemented and if so, who would be responsible for its ongoing maintenance.

How the abovementioned issues are resolved will directly influence the long-term risk exposure of the community and emergency intervention. It is recommended these issues be considered to provide improved certainty regarding long term outcomes and to inform the Commission's assessment of the Draft Amendment.

Kind regards,

**Tom O'Connor**  
Senior Planning & Assessment Officer  
Bushfire Risk Unit

**Tasmania Fire Service**

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Cnr Argyle and Melville Streets | GPO Box 308 Hobart Tasmania 7001  
Phone 0438 101 367  
tom.oconnor@fire.tas.gov.au | [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

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**From:** Laura Ashelford <[lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au)>  
**Sent:** Monday, February 20, 2023 10:36 AM  
**To:** Information & Records Section <[tfs@fire.tas.gov.au](mailto:tfs@fire.tas.gov.au)>  
**Cc:** Bushfire Practitioner <[bfp@fire.tas.gov.au](mailto:bfp@fire.tas.gov.au)>  
**Subject:** Planning Scheme Amendment Referral - PSA 2021/6

Some people who received this message don't often get email from [lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au). [Learn why this is important](#)

To whom it may concern,

Please find attached documentation relating to Planning Scheme Amendment PSA 2021/6 as follows:

- *To amend the planning scheme zoning map by rezoning the land at Lot 1 Glebe Road (CT 179148/1) and Lot 6 Poulter's Road (CT 141514/6), New Norfolk from Low Density Residential and Rural Living to General Residential as shown in Annexure 1.*
- *To amend the Planning Scheme Ordinance to introduce the Mills Residential Estate Specific Area Plan (SAP) at Clause F1.0 as shown in Annexure 2.*

This referral is made at the request of the Tasmanian Planning Commission. If you intend to make comment on the proposal could you please advise us by COB Friday 3 March 2023.

**Laura Ashelford**  
Senior Planner

Please note I am not usually available on Thursdays

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[derwentvalley.tas.gov.au](http://derwentvalley.tas.gov.au)

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**From:** Laura Ashelford <lashelford@dvc.tas.gov.au>  
**Sent:** Wednesday, 10 May 2023 12:41 PM  
**To:** Armstrong, Claire (StateGrowth)  
**Subject:** RE: Planning Scheme Amendment - PSA 2021-6 - Lot 1 Glebe Road and Lot 6 Poulters Road, New Norfolk

Dear Claire,

Thank you for your considered response in relation to Draft Amendment PSA 2021-6. The application for the Draft Amendment is for a change of zoning and introduction of a SAP only, to facilitate a change in the subdivision design. It is expected that detailed subdivision design would be developed and submitted as part of a new application for planning approval if the Amendment is approved. As acknowledged in your response there is an existing subdivision approval for this site (DA 89/2005) which allows for the same number of lots as the Draft Amendment would provide. Allowing for a revised application for planning approval to be submitted through the mechanism of an amendment to the planning scheme allows Council to make additional assessment of the proposed new subdivision design and provide for additional information to be requested or permit conditions to be included that were not considered in the original approval. Other non-residential development would need to be assessed on an individual basis, in the same manner it would need to be considered under the existing Rural Living Zone provisions.

While the SAP may provide a mechanism for Council to develop and include a Local Area Traffic Management Plan (LATMP) the preparation of this plan at this stage of the amendment would likely be both cost and time prohibitive to Council. It is proposed that Council consider this option in anticipation of any subdivision application, to manage the infrastructure at the DA stage. Council agrees that the indicative, cul-de-sac design may be unsuitable for the provision of public transport and would require some further consideration and possible redesign. It is again noted that the proposed subdivision layout does not form a part of the amendment and would need to be assessed as a DA at a later stage, giving scope for some changes if required.

Likewise, any future application for subdivision would need to be assessed in accordance with the Landslide Code (or future TPS Code) where the Code applies.

We would welcome any input in these matters during the subsequent hearing process.

Kind Regards,

**Laura Ashelford**  
Senior Planner

Please note I am not usually available on Thursdays

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T: (03) 6261 8520  
[derwentvalley.tas.gov.au](mailto:lashelford@dvc.tas.gov.au)

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**From:** Armstrong, Claire <Claire.Armstrong@stategrowth.tas.gov.au>  
**Sent:** Thursday, March 9, 2023 2:32 PM  
**To:** Laura Ashelford <lashelford@dvc.tas.gov.au>  
**Cc:** dvcouncil <dvcouncil@derwentvalley.tas.gov.au>  
**Subject:** Planning Scheme Amendment - PSA 2021-6 - Lot 1 Glebe Road and Lot 6 Poulters Road, New Norfolk

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Hi Laura,

Please attached submission from the Department of State Growth about the above draft amendment.

Kind regards,

**Claire Armstrong** (she/her) | Senior Strategic Planner  
Transport Systems and Planning Policy | Infrastructure Tasmania | Department of State Growth  
Level 1, 2 Salamanca Square, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001  
Phone: (03) 6166 3397  
GPO Box 536, Hobart TAS 7001  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

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**From:** Laura Ashelford <[lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au)>  
**Sent:** Thursday, 2 March 2023 11:25 AM  
**To:** Armstrong, Claire <[Claire.Armstrong@stategrowth.tas.gov.au](mailto:Claire.Armstrong@stategrowth.tas.gov.au)>  
**Subject:** CM: Re: Planning Scheme Amendment Referral

Hi Claire,



Thanks for getting in touch. An extension until 9th March is fine, I just wanted to make sure I have enough time to get our responses back to the Commission.

Kind Regards,

Laura Ashelford  
Senior Planner

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derwentvalley.tas.gov.au

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**From:** Armstrong, Claire <[Claire.Armstrong@stategrowth.tas.gov.au](mailto:Claire.Armstrong@stategrowth.tas.gov.au)>  
**Sent:** Thursday, 2 March 2023 11:03 AM  
**To:** Laura Ashelford <[lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au)>  
**Subject:** RE: Planning Scheme Amendment Referral

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Hi Laura,

I am preparing some comments in response to this draft amendment. Would it be possible to have an extension of time until next Thursday 9 March?

Kind regards,

**Claire Armstrong** (she/her) | Senior Strategic Planner  
Transport Systems and Planning Policy | Infrastructure Tasmania | Department of State Growth  
Level 1, 2 Salamanca Square, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001  
Phone: (03) 6166 3397  
GPO Box 536, Hobart TAS 7001  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

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**From:** Laura Ashelford <[lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au)>  
**Sent:** Monday, 20 February 2023 10:31 AM  
**To:** Development <[Development@stategrowth.tas.gov.au](mailto:Development@stategrowth.tas.gov.au)>  
**Subject:** Planning Scheme Amendment Referral

To whom it may concern,

Please find attached documentation relating to Planning Scheme Amendment PSA 2021/6 as follows:

- *To amend the planning scheme zoning map by rezoning the land at Lot 1 Glebe Road (CT 179148/1) and Lot 6 Poulter's Road (CT 141514/6), New Norfolk from Low Density Residential and Rural Living to General Residential as shown in Annexure 1.*
- *To amend the Planning Scheme Ordinance to introduce the Mills Residential Estate Specific Area Plan (SAP) at Clause F1.0 as shown in Annexure 2.*

This referral is made at the request of the Tasmanian Planning Commission. If you intend to make comment on the proposal could you please advise us by COB Friday 3 March 2023.

**Laura Ashelford**  
Senior Planner

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**From:** Joanne Adlard <JAdlard@dvc.tas.gov.au>  
**Sent:** Wednesday, 10 May 2023 11:26 AM  
**To:** TasWater Development Mailbox  
**Subject:** FW: Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority  
**Attachments:** 230505 Engineer's Advice 19E96-13 - TasWater RFI.pdf

Please find correspondence attached.

Regards

**Jo Adlard**  
Planning Administration Officer

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**From:** Laura Ashelford <lashedford@dvc.tas.gov.au>  
**Sent:** Wednesday, May 10, 2023 11:22 AM  
**To:** Joanne Adlard <JAdlard@dvc.tas.gov.au>  
**Subject:** FW: Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority

Could you please send this further info to TasWater in relation to PSA 2021/6?

Thanks,  
Laura

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**From:** James Littlewood <[jlittlewood@urbis.com.au](mailto:jlittlewood@urbis.com.au)>  
**Sent:** Monday, May 8, 2023 4:05 PM  
**To:** Laura Ashelford <[lashedford@dvc.tas.gov.au](mailto:lashedford@dvc.tas.gov.au)>; Jane Kelly <[JKelly@urbis.com.au](mailto:JKelly@urbis.com.au)>  
**Cc:** David Wood <[david@dynamicworks.com.au](mailto:david@dynamicworks.com.au)>  
**Subject:** RE: Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority

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Hi Laura,

Hope you are well. We have received the attached from Aldanmark in response to the TasWater RFI. We are still awaiting input from ADG regarding the reservoir design and water modelling for the site.

What are your thoughts on the attached? Are we best of trying to request an extension and responding to the TasWater RFI in totality, or would the Aldanmark response be acceptable for the time being and we will follow up later with the ADG's input.

Feel free to give me a ring if you wish to discuss.

Many thanks,

**JAMES LITTLEWOOD**  
CONSULTANT

D +61 3 8663 4934

E [jlittlewood@urbis.com.au](mailto:jlittlewood@urbis.com.au)

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MELBOURNE, VIC 3000, AUSTRALIA

T +61 3 8663 4888



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**From:** Laura Ashelford <[lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au)>

**Sent:** Monday, April 24, 2023 12:43 PM

**To:** Jane Kelly <[JKelly@urbis.com.au](mailto:JKelly@urbis.com.au)>; James Littlewood <[jlittlewood@urbis.com.au](mailto:jlittlewood@urbis.com.au)>

**Cc:** David Wood <[david@dynamicworks.com.au](mailto:david@dynamicworks.com.au)>

**Subject:** RE: Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority

Hi Jane,

Thanks for getting in touch and for the update. I was aware that Nathan was on leave so not a problem. I can ask for some additional time to provide the response, if necessary. Please let me know by the end of next week if you require further time and I will make the request.

Kind Regards,

**Laura Ashelford**  
Senior Planner

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**From:** Jane Kelly <[JKelly@urbis.com.au](mailto:JKelly@urbis.com.au)>  
**Sent:** Monday, April 24, 2023 12:33 PM  
**To:** Laura Ashelford <[lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au)>; James Littlewood <[jlittlewood@urbis.com.au](mailto:jlittlewood@urbis.com.au)>  
**Cc:** David Wood <[david@dynamicworks.com.au](mailto:david@dynamicworks.com.au)>  
**Subject:** RE: Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority

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Hi Laura,

Thank you for your email. Sincere apologies for the delay in coming back to you. We have been trying without success to close this matter out with the project engineers for The Mills. Nathan Morey from Aldanmark has returned from paternity leave today, so we're hopeful that this can now be resolved.

We'll keep you updated, noting the urgency.

Many thanks,

**JANE KELLY** she/her/hers  
DIRECTOR

D +61 3 8663 4883  
M +61 417 165 831  
E [JKelly@urbis.com.au](mailto:JKelly@urbis.com.au)

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**From:** Laura Ashelford <[lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au)>  
**Sent:** Monday, April 17, 2023 10:33 AM  
**To:** Jane Kelly <[JKelly@urbis.com.au](mailto:JKelly@urbis.com.au)>; James Littlewood <[jlittlewood@urbis.com.au](mailto:jlittlewood@urbis.com.au)>  
**Subject:** FW: Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority

Hi James and Jane,

I hope you had a nice Easter break. Please see attached correspondence from the Tasmanian Planning Commission in relation to PSA 2021-6 for the Milla Residential SAP and rezoning. Apologies for not getting it back to you sooner, today is my first day back from Easter break.

Note that the Commission requires a response by COB 11 May (and please note that I currently do not work Thursdays). Specifically Point 3 relates to a response to TasWater's request. Are you able to provide me with an update on the status of your enquiries with TasWater, so that I can provide an adequate response to TasWater prior to this date?

Any other information or feedback that you could provide on the other requests would also be appreciated.

Kind Regards,

**Laura Ashelford**  
Senior Planner

Please note I am not usually available on Thursdays

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**From:** Joanne Adlard <[JAdlard@dvc.tas.gov.au](mailto:JAdlard@dvc.tas.gov.au)>  
**Sent:** Thursday, April 6, 2023 10:48 AM  
**To:** Laura Ashelford <[lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au)>  
**Cc:** Daniel Marr <[dmarr@dvc.tas.gov.au](mailto:dmarr@dvc.tas.gov.au)>  
**Subject:** FW: Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority

**Jo Adlard**  
Planning Administration Officer

T: (03) 6261 8505  
[derwentvalley.tas.gov.au](http://derwentvalley.tas.gov.au)



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**From:** dvcouncil <[dvcouncil@derwentvalley.tas.gov.au](mailto:dvcouncil@derwentvalley.tas.gov.au)>  
**Sent:** Thursday, April 6, 2023 10:46 AM  
**To:** Joanne Adlard <[JAdlard@dvc.tas.gov.au](mailto:JAdlard@dvc.tas.gov.au)>  
**Subject:** FW: Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority

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**From:** TPC Enquiry <[tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)>  
**Sent:** Thursday, April 6, 2023 10:04 AM  
**To:** dvcouncil <[dvcouncil@derwentvalley.tas.gov.au](mailto:dvcouncil@derwentvalley.tas.gov.au)>  
**Subject:** Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority

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Good Morning

Please find a letter attached regarding draft amendment PSA 2021-6.

Kind regards

## TASMANIAN PLANNING COMMISSION

Level 3 144 Macquarie Street Hobart TAS 7000  
GPO Box 1691 Hobart TAS 7001

03 6165 6828

[www.planning.tas.gov.au](http://www.planning.tas.gov.au)

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# ENGINEER'S ADVICE

## Engineer's Advice - TasWater RFI

To: Jane Kelly

**Urbis**

*jkelly@urbis.com.au*

Inspection

Cc: David Wood

**Noble Ventures**

*david@nobleventures.com.au*

Instruction

Memo

RFI Response

Shop Drawing Approval

**Project:** The Mills - Residential Subdivision: , NEW NORFOLK

**Subject:** TasWater Request for Additional Information, TWDA 2022/01335-DVC, for Council permit PSA 2021-6

### Relevant documents:

1. Engineering design documents by Aldanmark 20E107-1 Sheet P1.01, C103 to C106
2. Site Masterplan The Mills by Kenton Cox Architect Drg SK MP 01 dated 6.10.2021
3. Correspondence from TasWater RAI TWDA 2022/01335-DVC dated 24.08.2023
4. Correspondence from Derwent Valley Council PSA 2021-6 in response to our latest round of notifications under Section 56S of the Water and Sewerage Industry Act 2008.

Aldanmark Engineers provide the following responses to the TasWater RFI (sewer only) for the proposed Planning Scheme Amendment at Lot 5 Poulter's Road, NEW NORFOLK.

### TasWater Sewerage Demands:

Sewerage loadings are in accordance with TasWater Sewerage Code Supplement to the Sewerage Code of Australia WSA 02-2014 Version 3.1.

Gross development areas are based subdivision plans provided to Aldanmark by Urbis. The total equivalent (ET's) calculation is provided in tabular form below:

$$DESIGN\ FLOW = PDWF + GWI + RDI$$

Where:

*Peak Dry Weather Flow = d \* Average Dry Weather Flow*

*Groundwater Infiltration, GWI = 0.025 \* A \* Portion<sub>wet</sub>*

*Rainfall Dependent Inflow and Infiltration, RDI = 0.028 \* A<sub>eff</sub> \* C \* I*

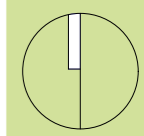
**Table 1 – TasWater RAI Response**

RAI Condition	Comments	Aldanmark Drg Reference
<b>1. Master Concept service study for sewer services</b>	Aldanmark engineers have completed a sewer servicing plan for the ultimate development. Concept pipes grades have been completed to ensure grades and depths are within TasWater standards. Refer to RAI Condition 3 for sewer calculations.	20E107-1 Drg's C103 to C106
<b>2. Master servicing plan for sewer</b>	Aldanmark engineering plans provided showing the following: A. Location of existing sewer main locations in Fowler Court and Stage 10 of The Mills Residential Estate (TWPA 2022/00161-DVC) B. Indicative future sewer mains are documented in road reserves and public open space to maintain required grades and maximum depths as per TasWater Supplement to WSA 02-2014-3. C. TasWater easements not currently shown on plan. Where easements are required, minimum width will be in accordance with TasWater Supplement 5.2.8. D. The sewer main connection points are shown in Fowler Court, and Stage 10 of The Mills Residential Estate.	20E107-1 Drg's C103 to C106
<b>3. TasWater Hydraulic service capacity (sewer)</b>	Aldanmark can provide preliminary sewer demands for the three connection points for the proposed residential estate: <ul style="list-style-type: none"> <li>Sewer Manhole A3480383 (to TasWater Sewer Pump Station NENSP07)</li> </ul> Future sewer loadings to sewer pump station allowed for in Engineering Design TWPA 2020/00182-DVC. <ul style="list-style-type: none"> <li>Fowler Court (Manhole A301989)</li> </ul> <u>Sewer Manhole A3480383</u> Area = 36.99ha 88 ETs $Q_{ADWF} = 0.458 \text{ L/s}$ $Q_{PDWF} = 1.390 \text{ L/s}$ $Q_{RDI} = 8.30 \text{ L/s}$ $Q_{TOTAL} = 10.34 \text{ L/s}$  <u>Fowler Court (Manhole A301989)</u> Area = 71.33 234 ETs $Q_{ADWF} = 1.219 \text{ L/s}$ $Q_{PDWF} = 3.231 \text{ L/s}$ $Q_{RDI} = 17.37 \text{ L/s}$ $Q_{TOTAL} = 21.85 \text{ L/s}$	20E107-1 Drg P1.01

Regards,



**Nathan Morey** BEng (Hons)  
Civil Engineer



CENTRAL PRECINCT

- C1 RETIREMENT ESTATE
- C2 HOSPITAL
- C3 CHAPEL
- C4 CHILDCARE
- C5 MARKET
- C6 HOTEL
- C7 PARK
- C8 STORAGE AND CARAVAN PARKING
- C9 MULTI RESIDENTIAL
- C10 HOSPITAL PARKING
- C11 EXSISTING RESORT / FUTURE EDUCATION HUB



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**STAGE 7/8/9 - 72 LOTS  
FUTURE ESTATE - 234 LOTS**

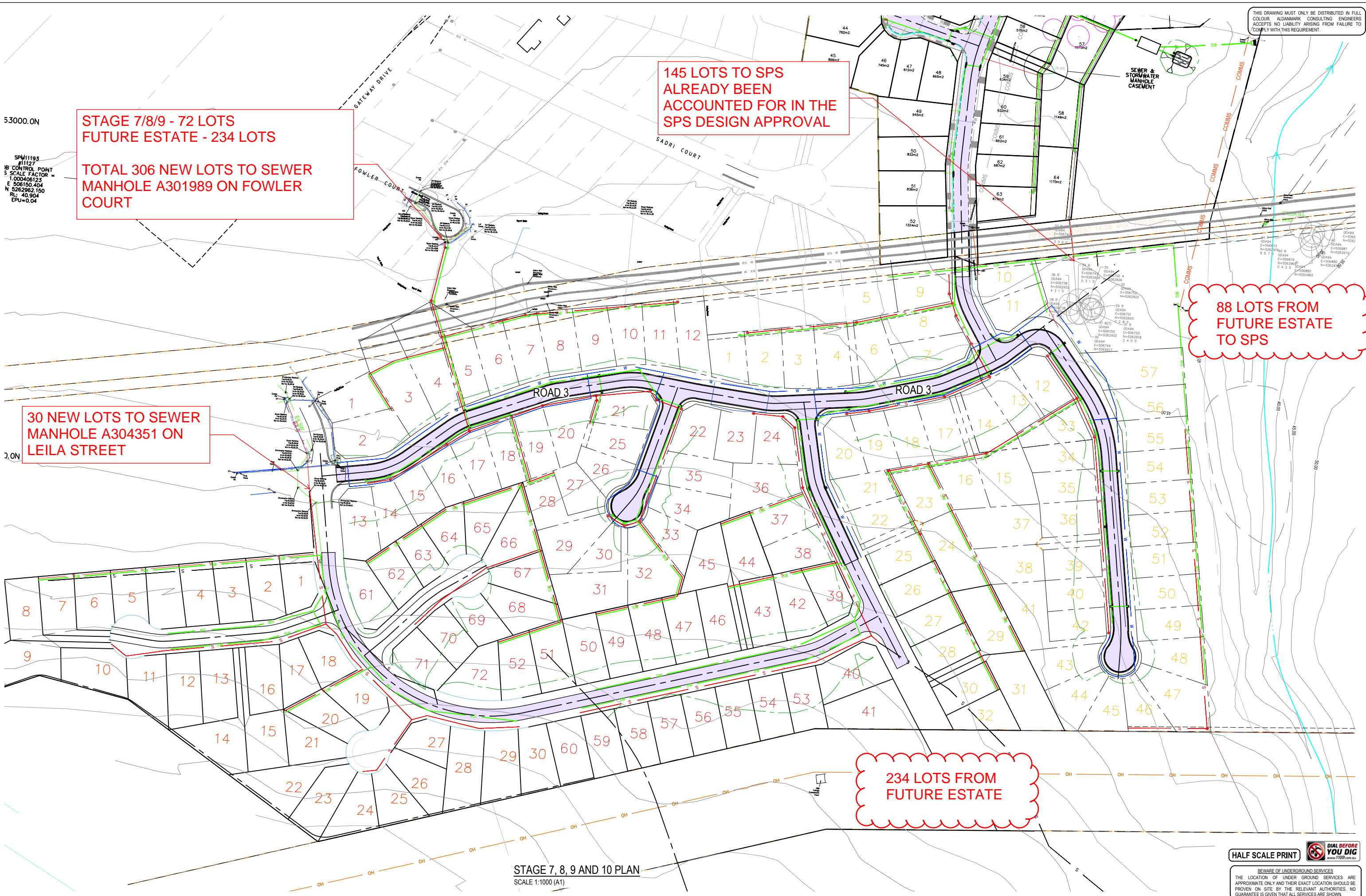
**TOTAL 306 NEW LOTS TO SEWER  
MANHOLE A301989 ON FOWLER  
COURT**

**145 LOTS TO SPS  
ALREADY BEEN  
ACCOUNTED FOR IN THE  
SPS DESIGN APPROVAL**

**88 LOTS FROM  
FUTURE ESTATE  
TO SPS**

**30 NEW LOTS TO SEWER  
MANHOLE A304351 ON  
LEILA STREET**

**234 LOTS FROM  
FUTURE ESTATE**



**STAGE 7, 8, 9 AND 10 PLAN**  
SCALE 1:1000 (A1)

**HALF SCALE PRINT**

**BEWARE OF UNDERGROUND SERVICES**  
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

REV.	DESCRIPTION	DATE	QA CHECK
A	PRELIMINARY	23/04/2021	

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Part of the Noble Group of companies est. 1980

**ALDANMARK**  
CONSULTING ENGINEERS

CLIENT: OMEGA INVESTMENT HOLDINGS P/L  
ADDRESS: GATEWAY DRIVE  
NEW NORFOLK TAS 7140

PROJECT: THE MILLS - STAGE 8,9 AND 10  
ISSUE: PRELIMINARY  
SCALE: AS SHOWN

SHEET:	STAGE:	TOTAL SHEETS:	SIZE:
STAGE 8,9 AND 10 PLAN	-	1	A1

PROJECT No.	SHEET No.	REV No.
20E107-1	P1.01	A

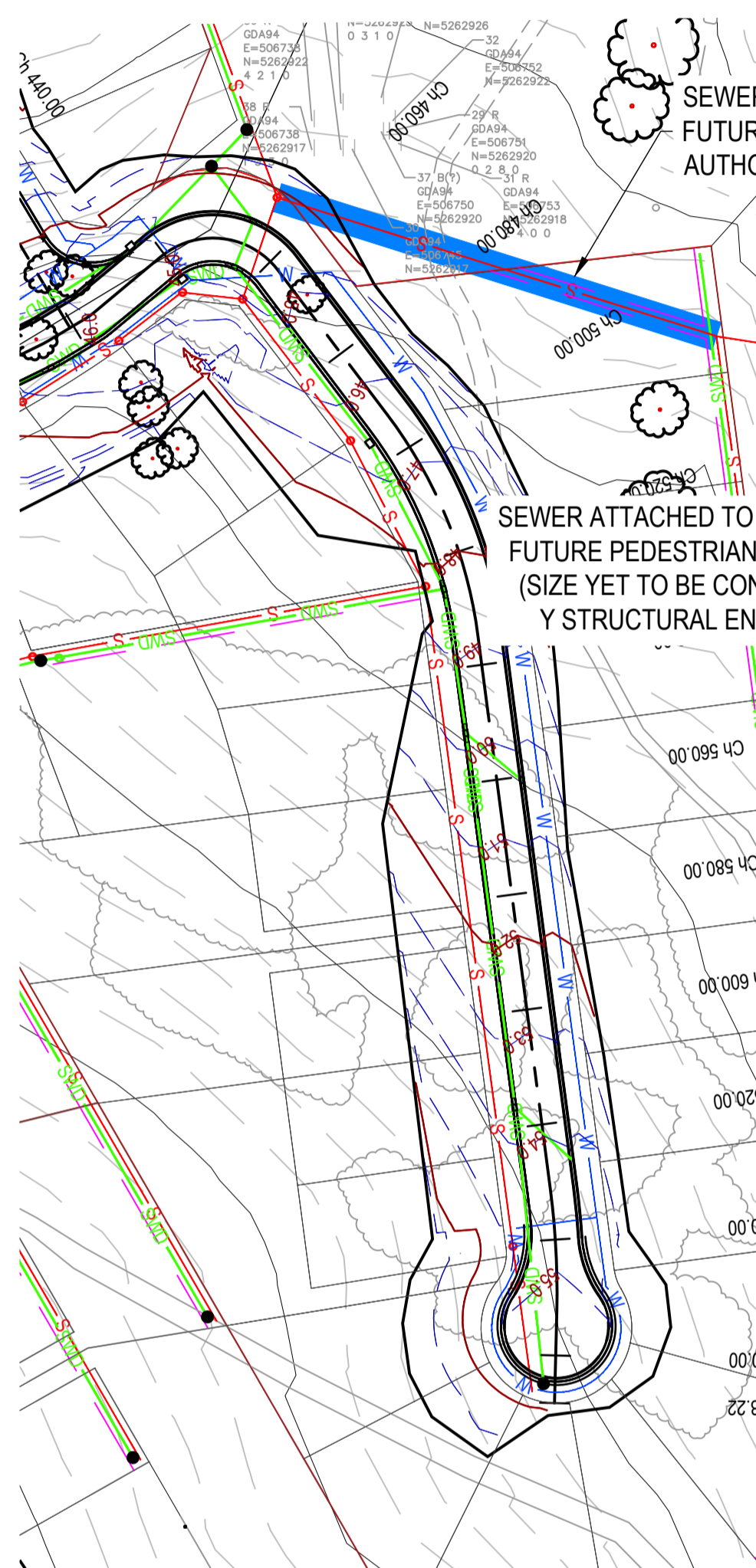
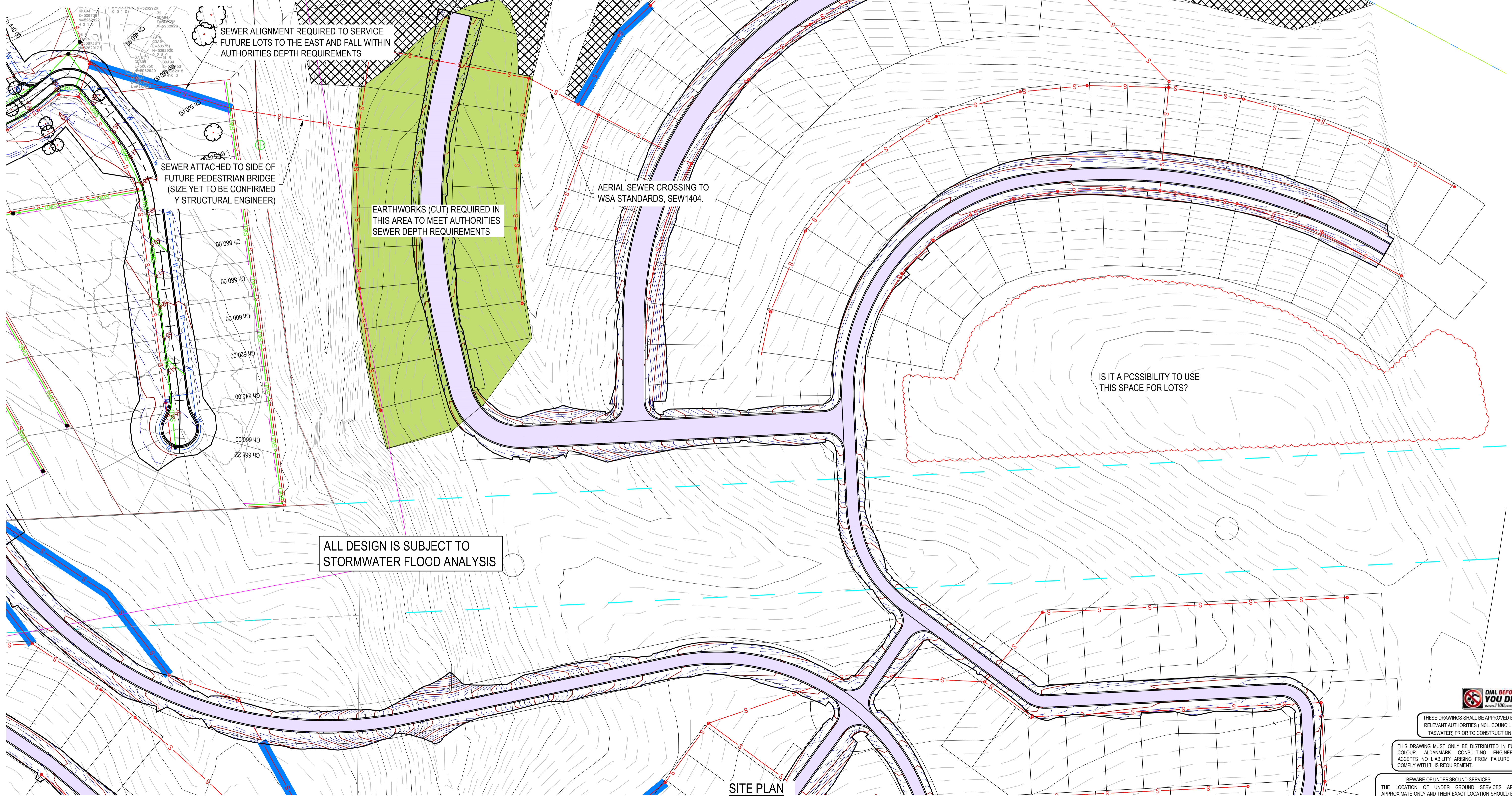
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	UPVC SEWER DN100 SNG U.N.O.
	EXISTING SEWER
	SEWER FITTURE
	INSPECTION OPENING
	INSPECTION OPENING TO SURFACE
	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

**NOTES**

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**SITE PLAN**  
SCALE 1:500 (A1)

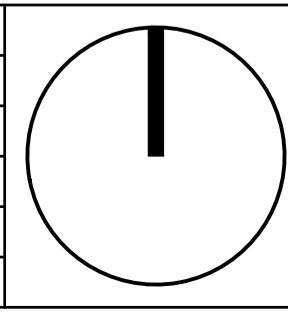


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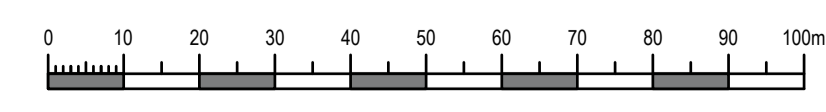
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REV	ISSUE	DATE	APPROVAL
A	PRELIMINARY ISSUE	24/01/2022	



Lower Ground  
199 Macquarie Street  
Hobart TAS 7000  
03 6234 8666  
mail@aldanmark.com.au  
www.aldanmark.com.au

PROJECT:	THE MILLS - STAGE 7,8,9 AND 10
ADDRESS:	GLEBE ROAD NEW NORFOLK
CLIENT:	OMEGA INVESTMENT HOLDINGS PTY LTD



SHEET:	SITE PLAN
SCALE:	AS INDICATED
PROJECT No:	20 E 107 - 1

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SHEET:	C103	REV:	A

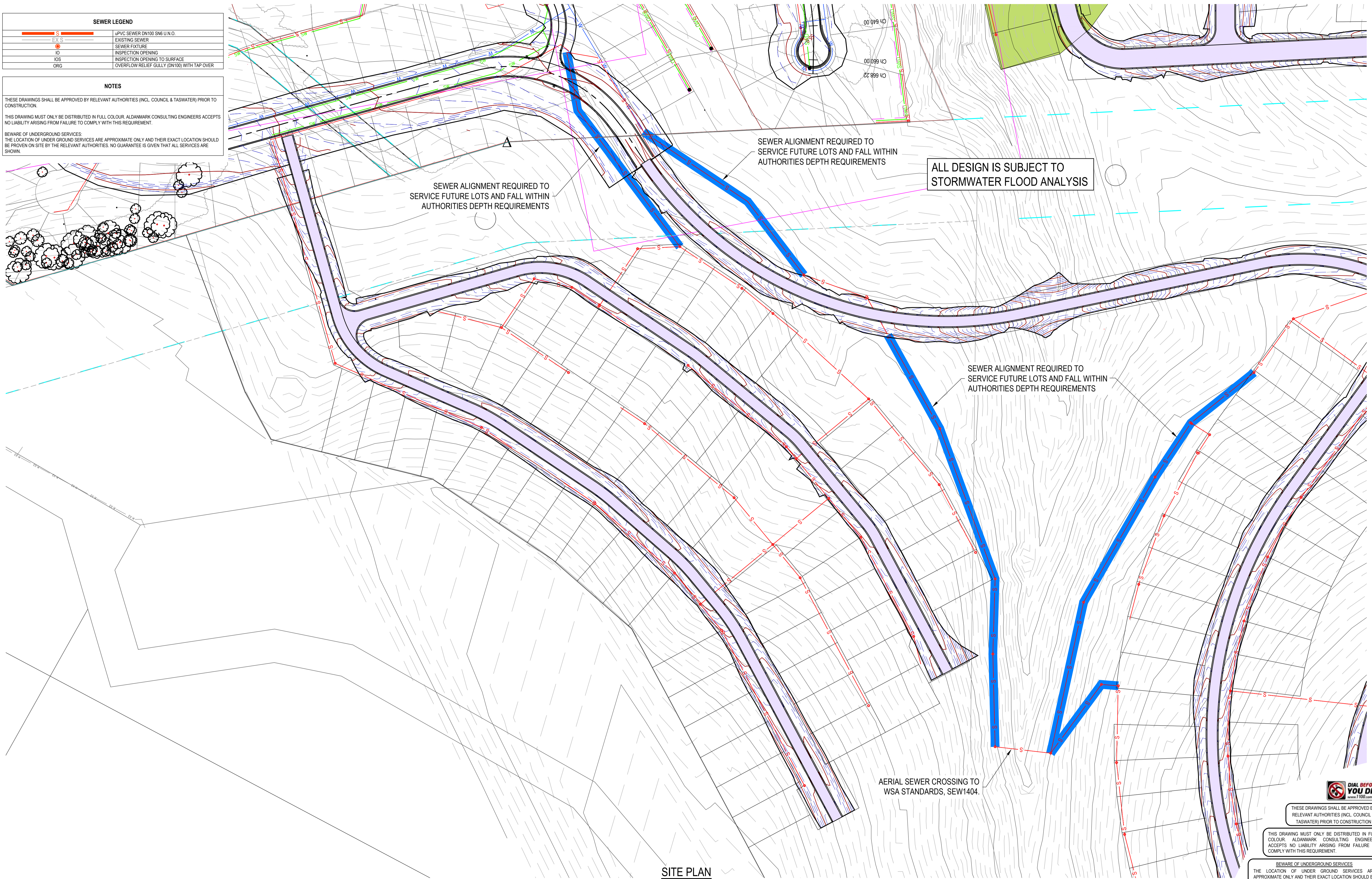
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IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

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SCALE 1:500 (A1)

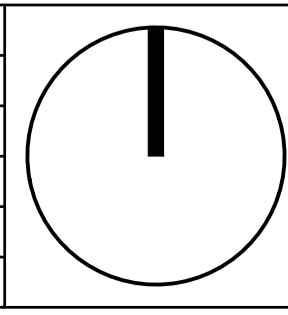


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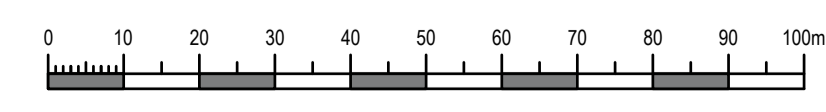
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REV	ISSUE	DATE	APPROVAL	



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PROJECT:	THE MILLS - STAGE 7,8,9 AND 10
ADDRESS:	GLEBE ROAD NEW NORFOLK
CLIENT:	OMEGA INVESTMENT HOLDINGS PTY LTD



ADDRESS:	GLEBE ROAD NEW NORFOLK
CLIENT:	OMEGA INVESTMENT HOLDINGS PTY LTD

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PROJECT No:	20 E 107 - 1	SHEET:	C104
SIZE:	A1	REV:	A

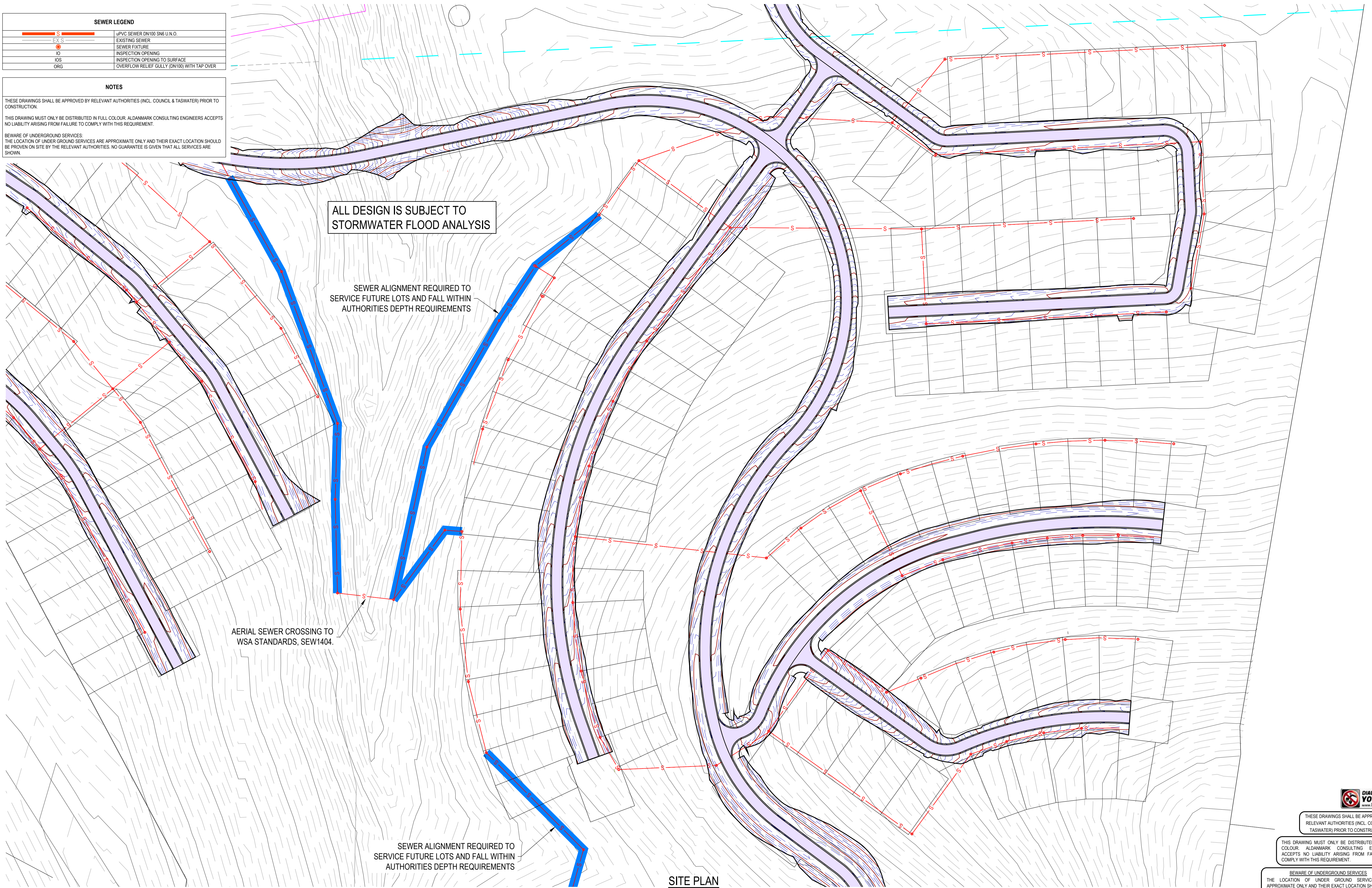
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	EXISTING SEWER
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SEWER ALIGNMENT REQUIRED TO  
SERVICE FUTURE LOTS AND FALL WITHIN  
AUTHORITIES DEPTH REQUIREMENTS

AERIAL SEWER CROSSING TO  
WSA STANDARDS, SEW1404.

SEWER ALIGNMENT REQUIRED TO  
SERVICE FUTURE LOTS AND FALL WITHIN  
AUTHORITIES DEPTH REQUIREMENTS

**SITE PLAN**  
SCALE 1:500 (A1)

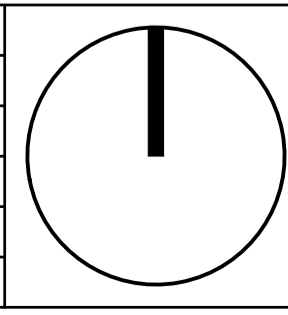


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REV	ISSUE	DATE
	APPROVAL	




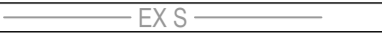

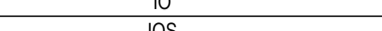
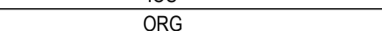
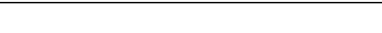
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PROJECT: THE MILLS - STAGE 7,8,9 AND 10

ADDRESS: GLEBE ROAD  
NEW NORFOLK

CLIENT: OMEGA INVESTMENT HOLDINGS PTY LTD

SHEET: SITE PLAN	SCALE: AS INDICATED	TOTAL SHEETS: 4	SIZE: A1
PROJECT No: 20 E 107 - 1	SHEET: C105	REV: A	

SEWER LEGEND	
	uPVC SEWER DN100 SNG U.N.O.
	EXISTING SEWER
	SEWER FIXTURE
	INSPECTION OPENING
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**SITE PLAN**  
SCALE 1:500 (A1)

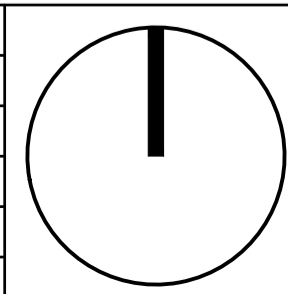


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REV	ISSUE	DATE	APPROVAL	



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PROJECT: THE MILLS - STAGE 7,8,9 AND 10

ADDRESS: GLEBE ROAD  
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SHEET: SITE PLAN	SCALE: AS INDICATED	TOTAL SHEETS: 4	SIZE: A1
PROJECT No: 20 E 107 - 1	SHEET: C106	REV: A	