

Permit Number	SD 2191
Applicant Name	PDA Surveyors
Property Number	PID 2758376 & PID 2758413
Property Address	LOT 2 GOLF LINKS ROAD (CT 148923/2) & 8 INGLISDALE DRIVE WYNYARD

Pursuant to a decision of Council, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Tasmanian Planning Scheme - Waratah-Wynyard* grant approval for a 12 Lot Subdivision at Lot 2 Golf Links Road (CT 148923/2) & 8 Inglisdale Drive WYNYARD and Council Footway (CT142423/33) subject to the following conditions: -

PART A CONDITIONS:

- (1) The development is to be generally in accordance with the application as submitted and endorsed documents as listed:
 - a. Subdivision plans with Job Number 49895AB-PA-05 Revision B as prepared by PDA Surveyors, Engineers and Planners and dated 25 November 2025.
 - b. Subdivision plans with Job Number 49895-C-CP1 through CP12 inclusive as prepared by PDA Surveyors, Engineers and Planners and dated 10 December 2025.
 - c. Overall Plan with Job Number 49895-C-001, 002 and 003 as prepared by PDA Surveyors, Engineers and Planners and dated 16 April 2025.
 - d. Supporting report labelled as "Section 40T – Rezoning and Subdivision" Job Number 49895 by PDA Surveyors, Engineers and Planners and dated 13 July 2023, revision 4, dated 11 December 2025.
 - e. Written submission in the form of a letter, Reference Number 49595AB by PDA Surveyors, Engineers and Planners and dated 14 October 2025.
 - f. Written submission in the form of a letter, Reference number 49895 by PDA Surveyors, Engineers and Planners and dated 5 January 2026.
 - g. Agricultural Assessment of Lot 2 Golf Links Road, Wynyard by Pinion Advisory and dated July 2021.
 - h. Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan – Lot 2 Golf Links Road, Wynyard, Job Number RGA-B2345 Version 3 by Rebecca Green and Associates and dated 17 December 2025.
 - i. Traffic Impact Assessment – Lot 2 Golf Links Road, Wynyard by Traffic and Civil Services and dated December 2025.
 - j. Geotechnical investigation, karst assessment and landslide risk assessment,

Project No. GL24537Ab_Rev1 by Geoton Pty Ltd and dated 10 July 2025.

- (2) Stormwater from the development is to be connected and discharged into Council's stormwater drainage network in accordance with the *Urban Drainage Act 2013*.
- (3) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.
- (4) Relevant engineering plans, specifications, calculations, and computations are to be prepared or certified by a Chartered Professional Engineer and submitted to the Director Infrastructure & Development Services for approval. No work is to commence until a Construction Certificate has been issued by the Director Infrastructure & Development Services.
- (5) Construction of civil engineering work associated with the development is to comply with the requirements of Council's Policy PR003 – Standard requirements for the construction of new infrastructure assets and the replacement of existing infrastructure assets.
- (6) On completion of work covered by a Construction Certificate a Chartered Professional Engineer is to certify by declaration that all work has been carried out fully in accordance with the approved plans, specifications, calculations and computations. "Works as Constructed" drawings that comply with the requirements of Council's "Submission of digital-as-constructed information" template are to be supplied.
- (7) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (8) A Final Survey Plan submitted for sealing by the Council is to show all easements required for powerlines, sewerage, water, drainage purposes and legal access.
- (9) A twelve (12) month maintenance period is to apply to all works within the development which are to become Council infrastructure.
- (10) A maintenance bond of 5% of the cost of the civil works as approved by the Director Infrastructure & Development Services is to be lodged with Council prior to:
 - a. the issue of the Maintenance Period Commencement document; or
 - b. prior to the sealing of the Final Survey Plan.
- (11) Before sealing of the Final Plan, all disturbed surfaces on the land except those set aside for roadways, footways and driveways are to be covered with topsoil and seeded and, where appropriate, re-vegetated and stabilized to the reasonable requirements of the Director Infrastructure & Development Services.
- (12) If the development requires work within a road reservation of Golf Links Road, the applicant is to obtain from Council a "Activity in Road Reservation Permit" before any site work commences. The Permit conditions may require lodgement of a bond as surety against damage to Council's infrastructure.
- (13) A new kerb crossover is to be constructed for Lots 6 to 17, in accordance with Tasmanian Standard Drawing TSD-R09-v3, Urban Roads Driveway, TSD-R16-v3 Concrete kerbs and Channels Vehicular Crossings and the conditions in a "Activity

in Road Reservation Permit”.

- (14) A reinforced concrete driveway slab is to be constructed for Lots 6 to 17, between the kerb crossover and the property boundary in accordance with Tasmanian Standard Drawing TSD-R09-v3, Urban Roads Driveways and the conditions in a “Activity in Road Reservation Permit”.
- (15) A driveway with a sealed surface is to be constructed for lot 1, from the edge of the bitumen surfaced pavement of Table Cape Road to the property boundary in accordance with Tasmanian Standard Drawing TSD-R03-v3, Rural Roads Typical Property Access & TSD-R04-v3, Rural Roads Typical Driveway Profile and the conditions in a “Activity in Road Reservation Permit”.
- (16) A driveway with a sealed surface is to be constructed for lots 2, 3, 4 & 5, from the edge of the bitumen surfaced pavement of Golf Links Road to the property boundary in accordance with Tasmanian Standard Drawing TSD-R03-v3, Rural Roads Typical Property Access & TSD-R04-v3, Rural Roads Typical Driveway Profile and the conditions in a “Activity in Road Reservation Permit”.
- (17) All new vehicular accesses are to be located in accordance with Tasmanian Standard Drawing TSD-RF01-v3, Guide to Intersection and Domestic Access Sight Distance Requirements and be approved by the Director Infrastructure & Development Services.
- (18) Cross road culvert pipes are to be provided at low points in the internal subdivision road alignment and at intervals no greater than 200 metres. The culvert spacing is to be reduced to 100-metre intervals where the longitudinal grade of the road exceeds 10 %.
- (19) A reticulated stormwater drainage system is to be provided with individual lot connections, road drainage and method of discharge in accordance with the reasonable requirements of the Director Infrastructure & Development Services. The design return interval for the reticulation network is to be 1 in 10-year ARI for property only, 1 in 20 Year ARI for road drainage and provision is to be made to contain a 1 in 100-year ARI major overland flow-path.
- (20) A new 150Ø stormwater connection point including an accessible inspection opening at ground level is to be constructed at the lowest point of lots 1 to 17, to permit connection to Council’s stormwater drainage reticulation network. The connection point is to be inspected and approved by the Director Infrastructure & Development Services before backfilling.
- (21) All manholes are to be located behind the kerb line.
- (22) Erosion and sediment control measures that meet the reasonable requirements of the Director Infrastructure & Development Services are to be implemented and maintained during the course of development to minimise downstream sediment transfer, particularly with respect to watercourses, stormwater outlets and disturbed ground.
- (23) Vehicular access during development is to be confined to the areas designated on the endorsed or approved plans.
- (24) Before site disturbance or construction commences an environmental management plan is to be prepared and submitted for approval by the Director Infrastructure & Development Services. The plan is to outline proposed practices in relation to:
 - a. Temporary run-off and erosion controls, which are to be installed before the development commences. Controls are to include, but are not limited to:
 - i. Minimisation of site disturbance and vegetation removal.

- ii. Diversion of up-slope run-off around cleared and/or disturbed areas, areas to be cleared and/or disturbed or filled providing such diverted run-off does not cause erosion and is directed to a legal discharge point.
 - iii. Installation of sediment retention traps (e.g. sediment fences, etc.) at the down slope perimeter of a disturbed area or stockpile to prevent unwanted sediment and other debris escaping from the land.
 - iv. Rehabilitation of all disturbed areas as soon as possible.
 - b. Weed management.
 - c. Storage facilities for fuels, oils, greases, chemicals, and the like
 - d. Litter management.
- (25) Erosion control measures are to be maintained at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development.
 - (26) An 18-metre wide road reservation, with lot boundaries splayed where necessary is to be provided and shown as "Road" on the final survey plan lodged for sealing.
 - (27) The road reservation is to be widened to a minimum of 25 metres in accordance with Tasmanian Standard Drawing TSD-R07-v3, Urban Roads Cul-De-Sac Turning Heads with lot boundaries splayed where required to accommodate a vehicular turning area and shown as "Road" on the final survey plan lodged for sealing.
 - (28) The Internal subdivision road is to be of compacted crushed rock pavement, designed in accordance with the Austroads Pavement Design Guidelines, with a pavement width of 6 metres measured lip of kerb to lip of kerb, with a minimum total pavement thickness of 300mm plus a 40mm asphalt seal, concrete kerb and channel with sub soil drainage in accordance with TSD-R12-v3 and footpaths all in accordance with the Tasmanian Standard Drawing TSD-R06-v3, Urban Roads Typical Sections and Pavement Widths, and is to be constructed to the reasonable requirements of the Director Infrastructure & Development Services.
 - (29) The corner radius for the proposed internal subdivision roads and the junction with Mount Hicks Road must be designed to cater for 8.5 metre service vehicles movements in accordance with Austroads Design Vehicles and Turning Path Templates.
 - (30) Road intersections, both internally and within the council road network are to be assessed in regard to the various requirements of the Austroads Guide to Traffic Management set. All upgrade and works required to achieve compliance with the Austroads Guide to Traffic Management set are to be addressed as part of the road design process.
 - (31) The applicant is to supply and install traffic management devices that include, but are not limited to, signage and line marking in accordance with the suite of AS 1742 standards, and which meet the requirements of Department of State Growth. Before a Construction Certificate may be issued, the applicant or his designer is to prepare a set of traffic management drawings that are to be submitted to and approved by Department of State Growth.
 - (32) The developer is to submit to Council nominations for street names within the new development for consideration in accordance with Street Naming & Addressing Policy LUP.006.
 - (33) Footpaths of 1.5-metre width and otherwise in accordance with Tasmanian Standard Drawing TSD-R11-v3 Urban Roads Footpaths are to be constructed on the eastern side of the internal roads and be located immediately adjacent to lot boundaries.

- (34) New Footpaths are to be constructed in accordance with Tasmanian Standard Drawing TSD-R11-v3 Urban Roads Footpaths, located on one side of the internal subdivision road and linked with the footpath in front of 1 Golf Links Road.
- (35) Concrete kerb and Channel type "KC" is to be constructed in accordance with Tasmanian Standard Drawing TSD-R14-v3, approved Concrete Kerbs and Channels Profile Dimensions on both sides of internal subdivision road.
- (36) Concrete kerb and Channel type "KC" is to be constructed in accordance with Tasmanian Standard Drawing TSD-R14-v3, approved Concrete Kerbs and Channels Profile Dimensions, from internal subdivision road to existing mountable kerb northern side Golf Links Road.
- (37) A court bowl of radius 12 metres and otherwise in accordance with Tasmanian Standard Drawing TSD-R07-v3, Urban Roads Cul-De-Sac Turning Heads is to be provided at the termination of the internal road to facilitate the turning movement of large service vehicles. Construction is to be of equivalent standard to the internal road.
- (38) Street lighting is to be provided in accordance with AS 1158 and the requirements of Aurora Energy Pty Ltd and the Director Infrastructure & Development Services. The street lighting is to be designed to minimise off site glare and reflected light.
- (39) Underground/overhead power is to be provided to each lot in the development in accordance with the requirements of TasNetworks and LGAT - Tasmanian Standard Drawings and Specifications.
- (40) Before site disturbance or construction commences, a plan of management is to be prepared and submitted for approval by the Director Infrastructure & Development Services. The plan is to provide relevant project management information and outline proposed construction practices, including, but not limited to:
 - a. Contact details for principal, consultants and contractors including afterhours numbers;
 - b. Traffic management plan including road works signage;
 - c. Proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site);
 - d. Identification of potentially noisy construction phases, such as operation of rock-breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings;
 - e. Site facilities to be provided; and
 - f. Procedures for washing down vehicles to prevent soil and debris being carried onto the street.
- (41) Prior to sealing the Final Plan of Survey, the developer must complete all infrastructure services works and provide the Council with evidence of completed works, including as-constructed drawings, to the satisfaction of the Director Infrastructure and Development Services or their delegate or delegated representative.
- (42) Upon sealing of the Final Plan of Survey, Lots 101 and 102 are to be transferred to Council ownership.
- (43) Before a final survey plan may be sealed, the developer is to provide a contribution on lieu of providing public open space in the development. The contribution is to be equivalent to five percent (5%) of the value of the new lots that are zoned Low Density

Residential and the principles of the Waratah Wynyard Council Public Open Space Contribution Policy adhered to in the application of this provision.

- (44) The developer is to seek a private land valuation of the new lots that are zoned Low Density Residential. A copy of the valuation is to be submitted to Council before or at the time of payment of the public open space contribution.

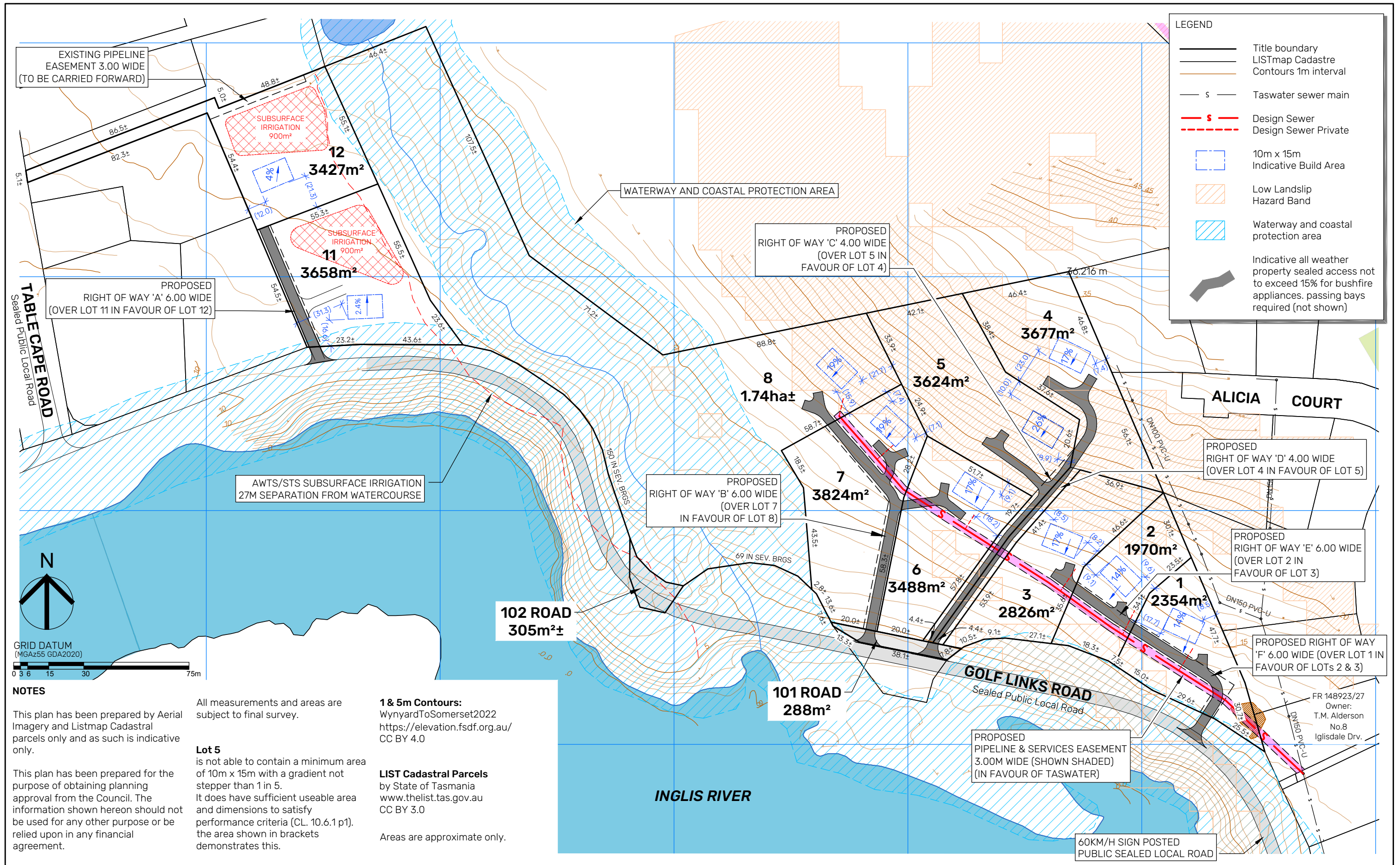
PART B CONDITIONS:

- (1) The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B which the Regulated Entity (trading as TasWater) has required the planning authority to include in the permit, pursuant to *section 56Q* of the *Water and Sewerage Industry Act 2008*, reference TWDA 2024/00419-WWC (attached).

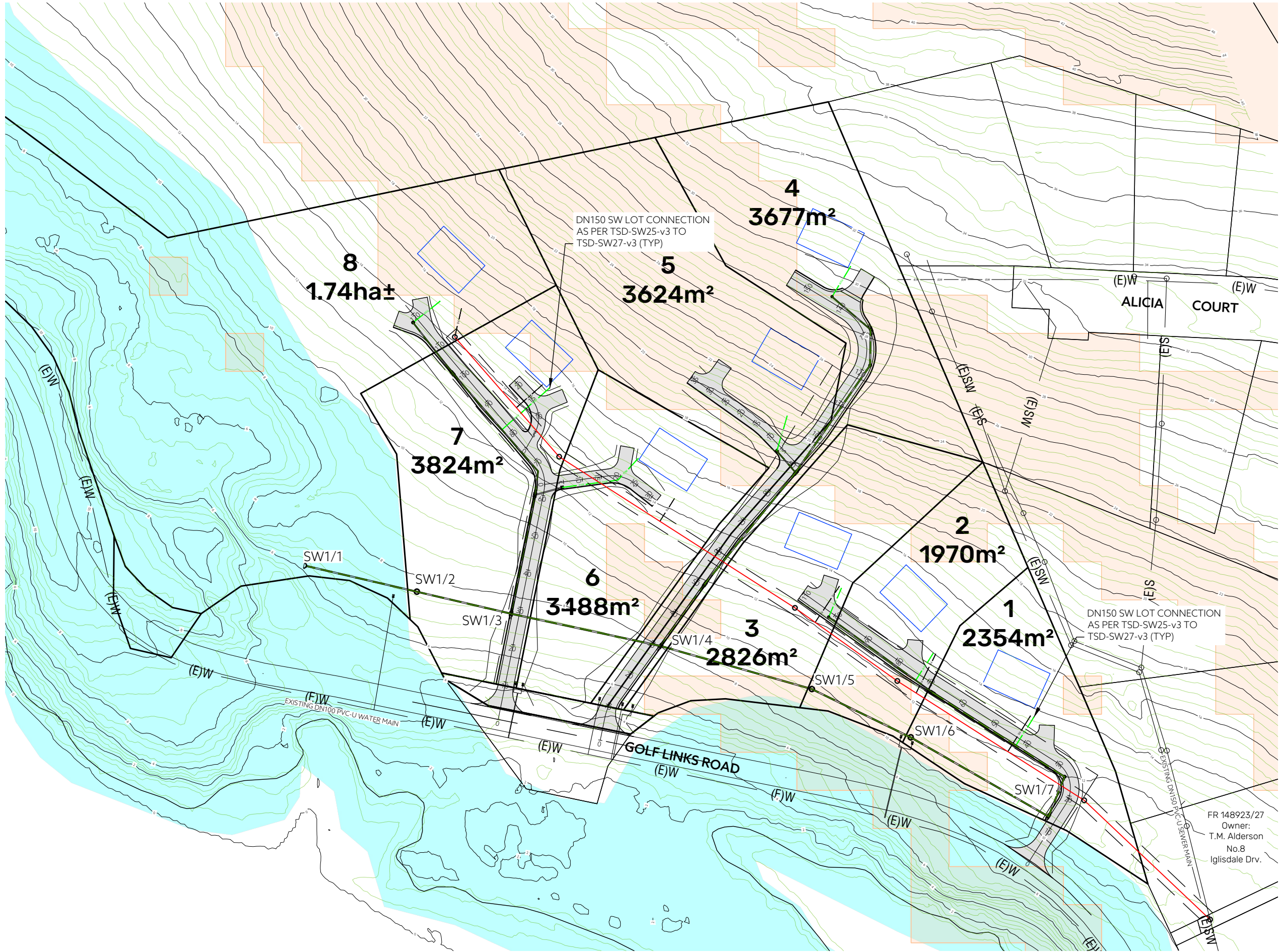
Notes: -

The following is provided for information only and does not constitute condition(s) of permit.

- An “Activity in Road Reservation” permit must be obtained from Council for all activity within the Road Reservation.
- This project must be substantially commenced within two years of the issue of this permit.
- The applicant is advised to consult with a building surveyor to ensure the development is constructed in accordance with *Building Act 2016*.
- This permit is based on information and particulars set out in Development Application SD 2191. Any variation requires an application for further planning approval of Council.
- This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.
- Attention is drawn to existing or proposed electricity infrastructure. Please be sure to contact TasNetworks on 1300 137 008 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.
- A further fee is required for the signing and sealing of Final and Strata Plans. Please refer to Council's website for current Planning fees.
- Prior to Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to Council as evidence of compliance with the Part B Conditions of the Planning Permit. The application form for this consent document can be obtained from the TasWater website <http://www.taswater.com.au/Development/Forms>.



Owners BLUFF DEVELOPMENTS ESTATE PTY LTD				Title References FR 148923/2		PID 2758376	Council WARATAH WYNDARD COUNCIL	Planning scheme TASMANIA PLANNING SCHEME -WARATAH WYNARD	Zone AGRICULTURE PROPOSED LOW DENSISTY	Zone Codes • BUSHFIRE PRONE OVERLAY • LANDSLIP HAZARD AREA • WATERWAY AND COASTAL PROTECTION AREA		Schedule of Easements (Existing easements to be retained unless noted otherwise.) VARIOUS PROPOSED RECIPROCAL RIGHTS OF WAY REQUIRED as SHOWN.				PROPOSED PIPELINE AND SERVICE EASEMENTS REQUIRED.					
B	ADD RIGHT OF WAY LABELS AND INDICATIVE BUILD AREA SETBACK DIMENSIONS, SHOW UPDATED DRIVEWAY FOOTPRINTS			MK	25.11.25	AB	DRAWING STATUS: FOR APPROVAL		PLANNER: AB	REVIEWED: AB	CLIENT: BLUFF DEVELOPMENTS ESTATE PTY LTD	 PDA SURVEYORS, ENGINEERS & PLANNERS	127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au www.pda.com.au Also at: Kingston, Launceston & Burnie	SCALE 1:1500		PAPER (A3)					
A	ADJUST LOTS 11 & 12			MK	31.07.25	AB	COORDINATE/ DATUM: MGAz55 GDA2020		DRAWN: MK	REVIEWED: AB	PROJECT DESCRIPTION: PROPOSED SUBDIVISION AND REZONING LOT 2 GOLF LINK ROAD, WYNARD			ADDRESS:	JOB MANAGER: ALLAN BROOKS	DRAWING TITLE: PLAN OF SUBDIVISION					
O	PLAN OF SUBDIVISION			MK	20.06.25	AB	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED	PRINTED DATE: 25/11/2025													
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																		49895AB- PA -05		B	



N

LEGEND:

NEW STORMWATER

NEW SEWER

NEW SW LOT CONNECTION

NEW SEW LOT CONNECTION

NEW WATER LOT CONNECTION

EX. SEWER

EX. WATER

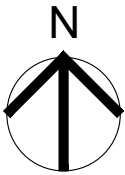
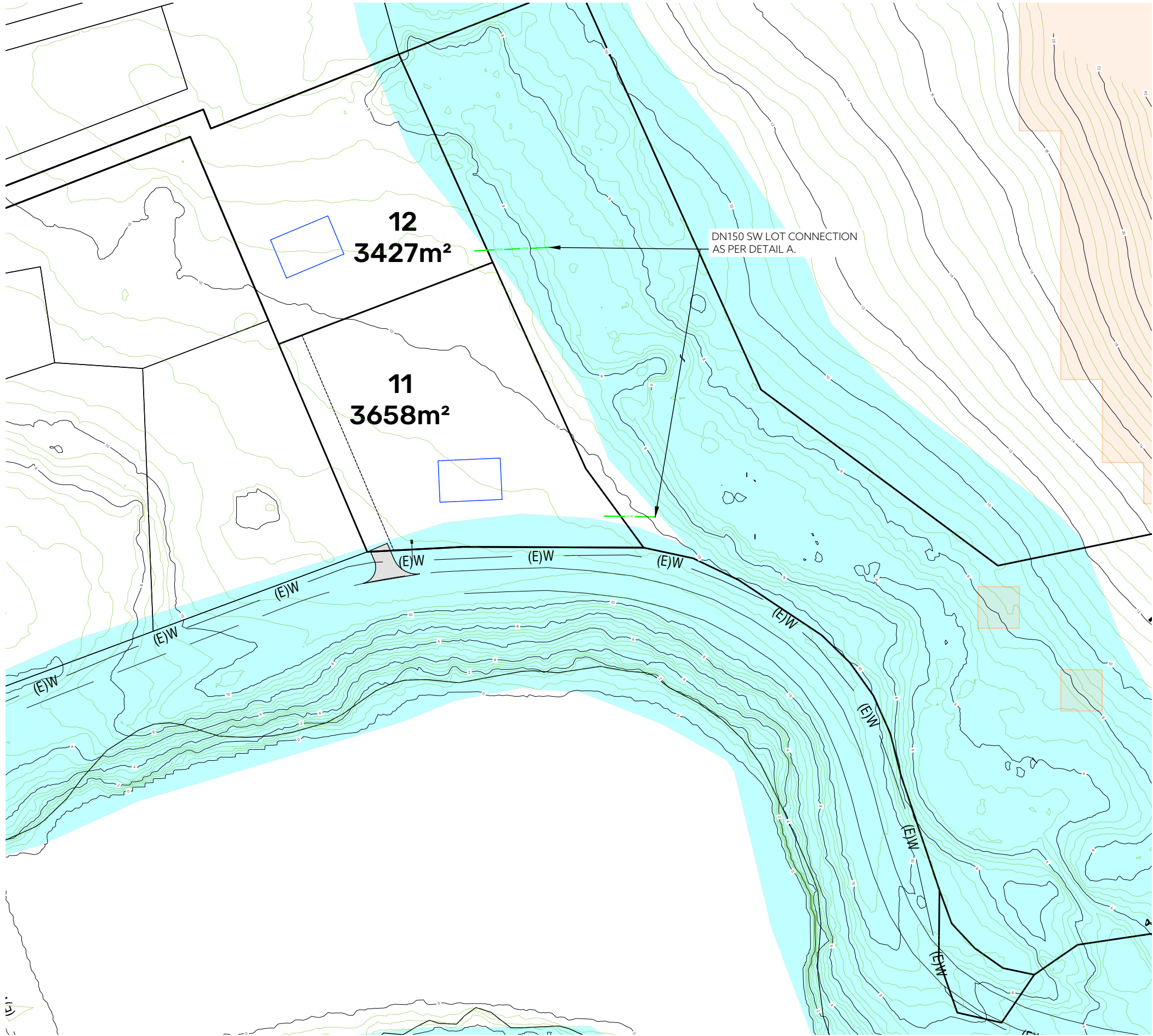
TOP/TOE BANK

ASPHALT

WATERWAY & COASTAL PROTECTION AREA

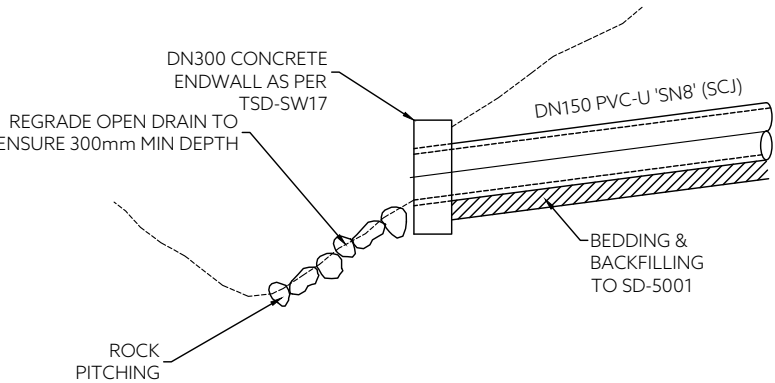
LOW LANFSIP HAZARD BAND

REV AMENDMENTS				DRAWN DATE APPR. THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED				DRAWING STATUS: CONCEPTUAL COORDINATE/ DATUM: LIDAR GDA2020		DESIGNED: RD DRAWN: RD JOB MANAGER: ALLAN BROOKS ISSUED DATE: 10/12/2025		REVIEWED: LK REVIEWED: AB		CLIENT: PROJECT DESCRIPTION: ADDRESS: DRAWING TITLE:		BLUFF DEVELOPMENTS ESTATE PTY LTD PROPOSED 10 LOT SUBDIVISION LOT 2 GOLF LINKS ROAD, WYNYARD DRIVEWAYS AND STORMWATER PLANS SHEET 1 OF 2		PDA SURVEYORS, ENGINEERS & PLANNERS REGISTRATION NUMBER: ----		3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltn@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport & Kingston		CONTRACT NO. ----- JOB NUMBER 49895		SCALE 1: 1000 DISCIPLINE C		PAPER (A3) SHEET CP1		REVISION -	
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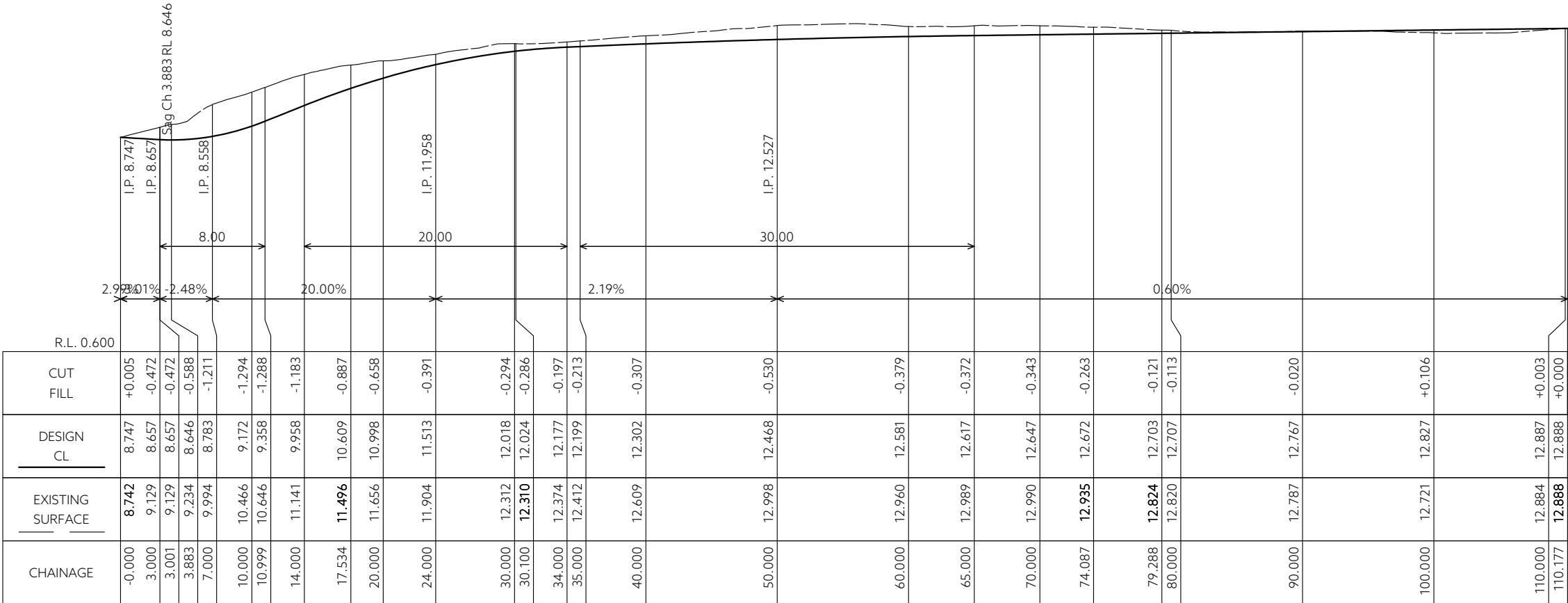
LEGEND:

- NEW STORMWATER
- NEW SEWER
- P/SW NEW SW LOT CONNECTION
- P/S NEW SEW LOT CONNECTION
- NEW WATER LOT CONNECTION
- EX. SEWER
- EX. WATER
- TOP/TOE BANK
- ASPHALT
- WATERWAY & COASTAL PROTECTION AREA
- LOW LANDSLIP HAZARD BAND



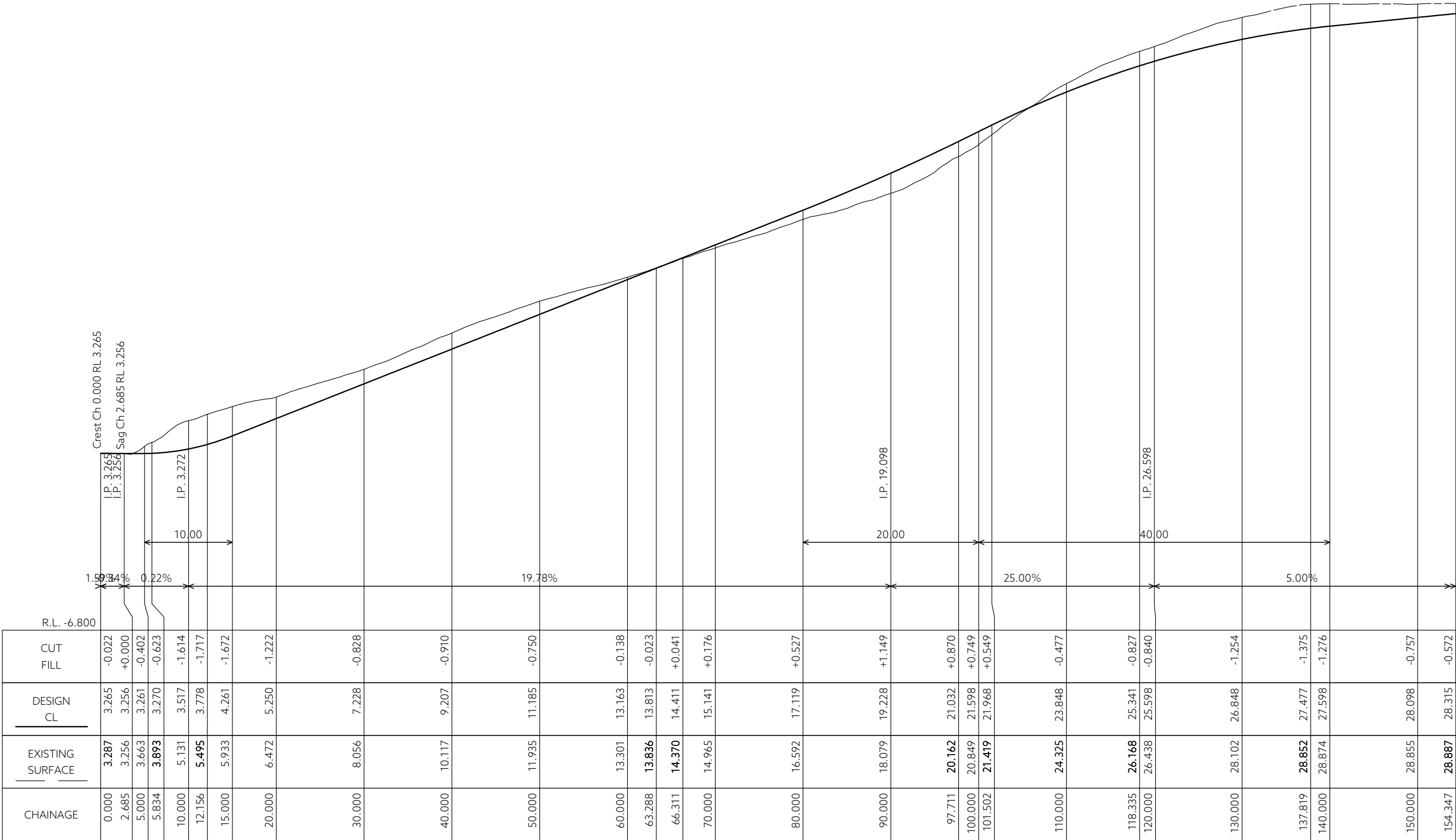
DETAIL A - SW DISCHARGE TO
OPEN DRAIN DETAILS
NTS

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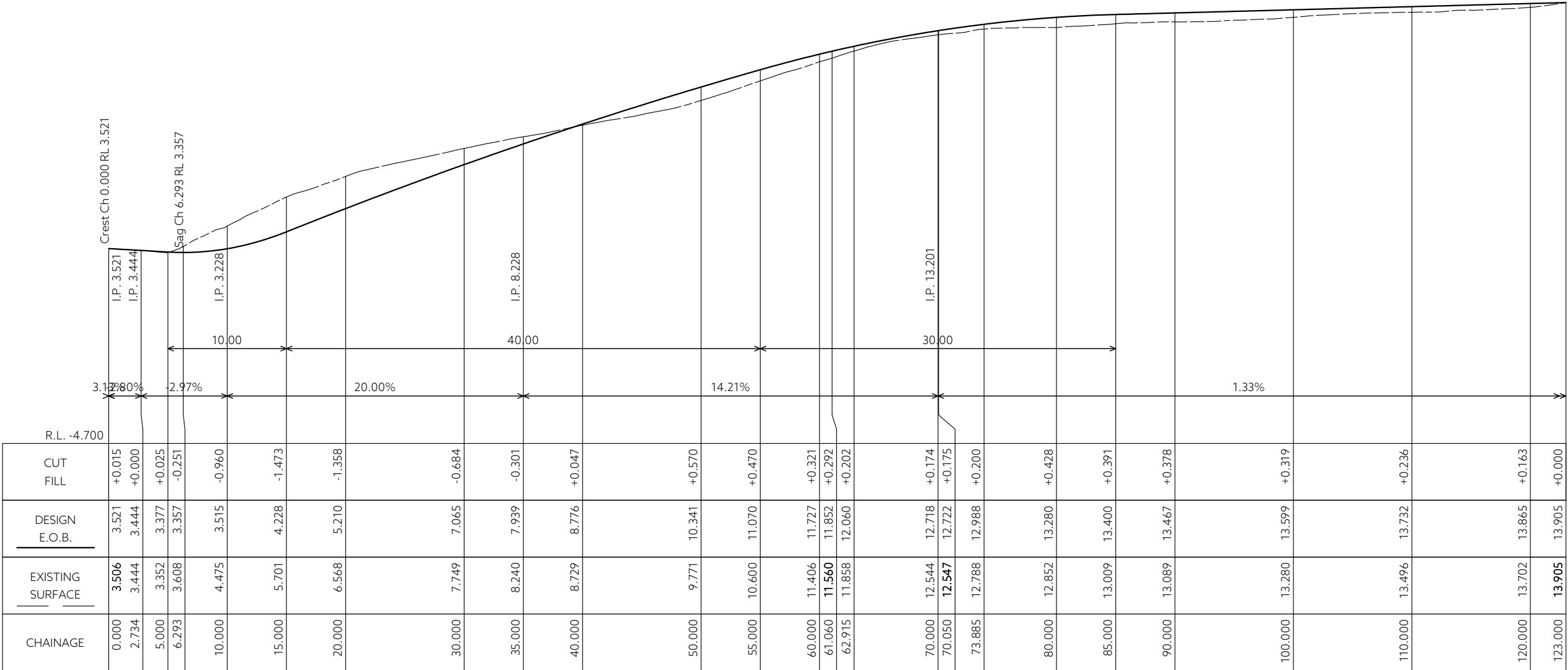


SHARED DRIVEWAY FOR LOTS 1-3 - LONG SECTION
Scales: (H) 1 in 400 (V) 1 in 200 (A3)

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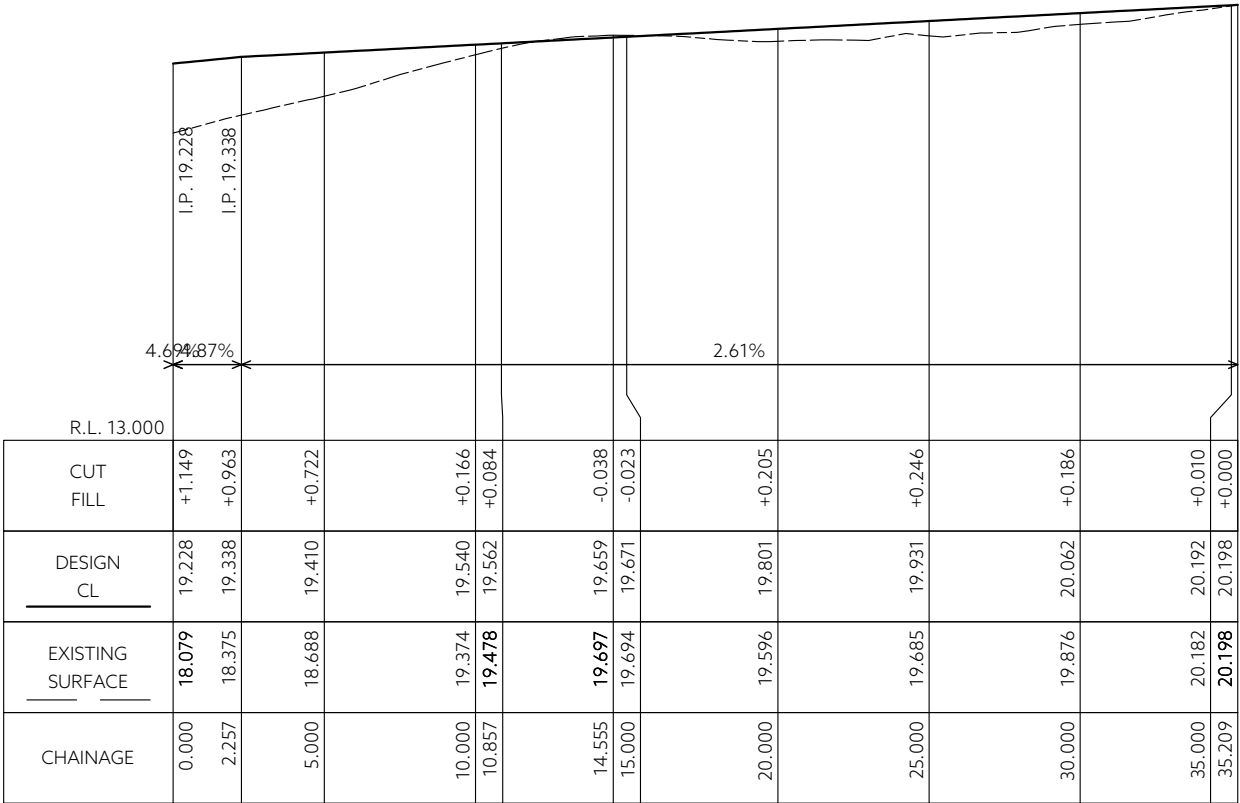
SHARED DRIVEWAY FOR LOTS 4-5 - LONG SECTION
Scales: (H) 1 in 500 (V) 1 in 250 (A3)



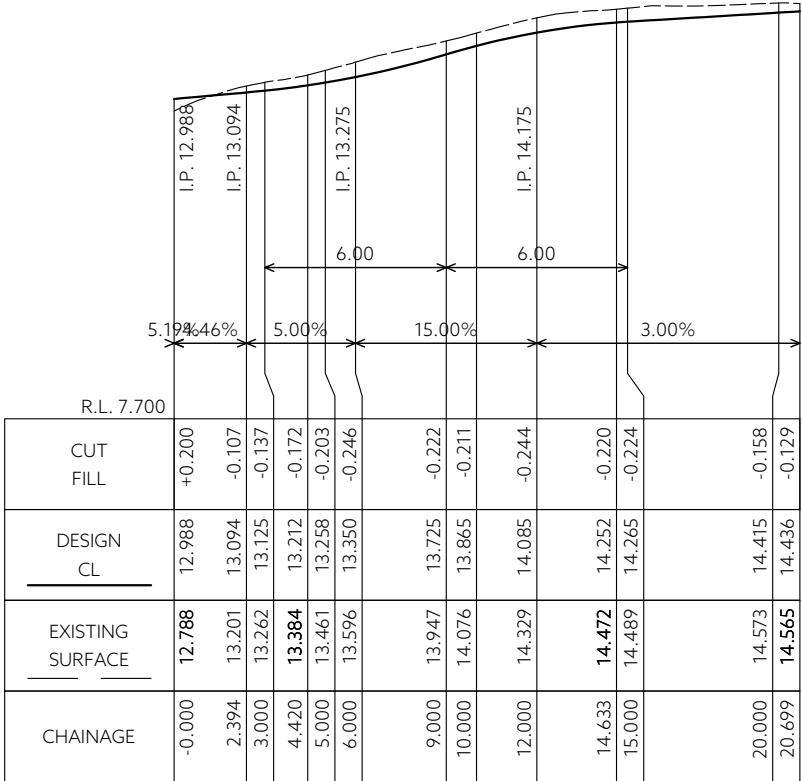
CUT FILL	+0.015 +0.000 +0.025 -0.251 -0.960 -1.473 -1.358 -0.684 -0.301 +0.047 +0.570 +0.470 +0.321 +0.292 +0.202 +0.174 +0.175 +0.200 +0.428 +0.391 +0.378 +0.319 +0.236 +0.163 +0.000
DESIGN E.O.B.	3.521 3.444 3.377 3.357 3.515 4.228 5.210 7.065 7.939 8.776 10.341 11.070 11.727 11.852 12.060 12.718 12.722 12.988 13.280 13.400 13.467 13.599 13.732 13.865 13.905
EXISTING SURFACE	3.506 3.444 3.352 3.608 4.475 5.701 6.568 7.749 8.240 8.729 9.771 10.600 11.406 11.560 11.858 12.544 12.547 12.788 12.852 13.009 13.089 13.280 13.496 13.702 13.905
CHAINAGE	0.000 2.734 5.000 6.293 10.000 15.000 20.000 30.000 35.000 40.000 50.000 55.000 60.000 61.060 62.915 70.000 70.050 73.885 80.000 85.000 90.000 100.000 110.000 120.000 123.000

SHARED DRIVEWAY FOR LOTS 6-8 - LONG SECTION
Scales: (H) 1 in 400 (V) 1 in 200 (A3)

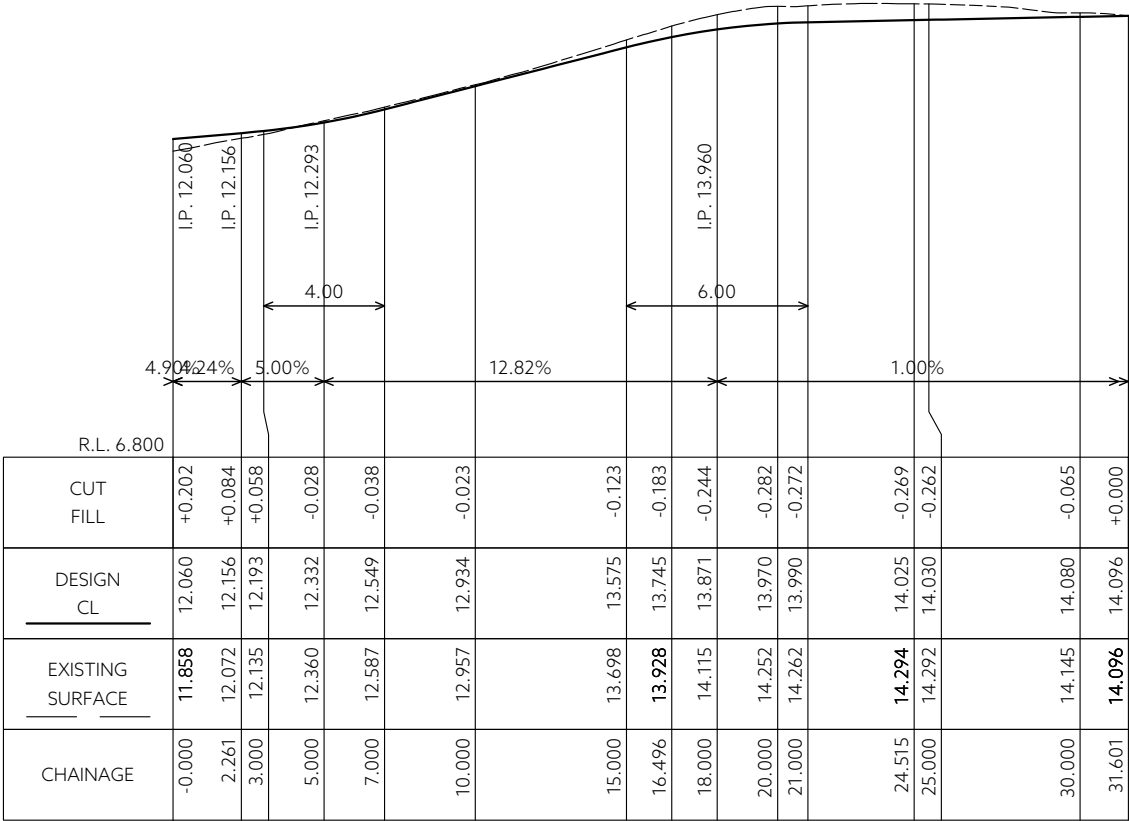
- - - - -				- -	- - - - -	- -	DRAWING STATUS:	DESIGNED:	RD	REVIEWED:	LK	CLIENT:	BLUFF DEVELOPMENTS ESTATE PTY LTD PROPOSED 10 LOT SUBDIVISION LOT 2 GOLF LINKS ROAD, WYNYARD SHARED DRIVEWAY LONG SECTION LOTS 6-8	 PDA SURVEYORS, ENGINEERS & PLANNERS	3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 2098 EMAIL: pda.ltr@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport & Kingston	CONTRACT NO.	SCALE	PAPER				
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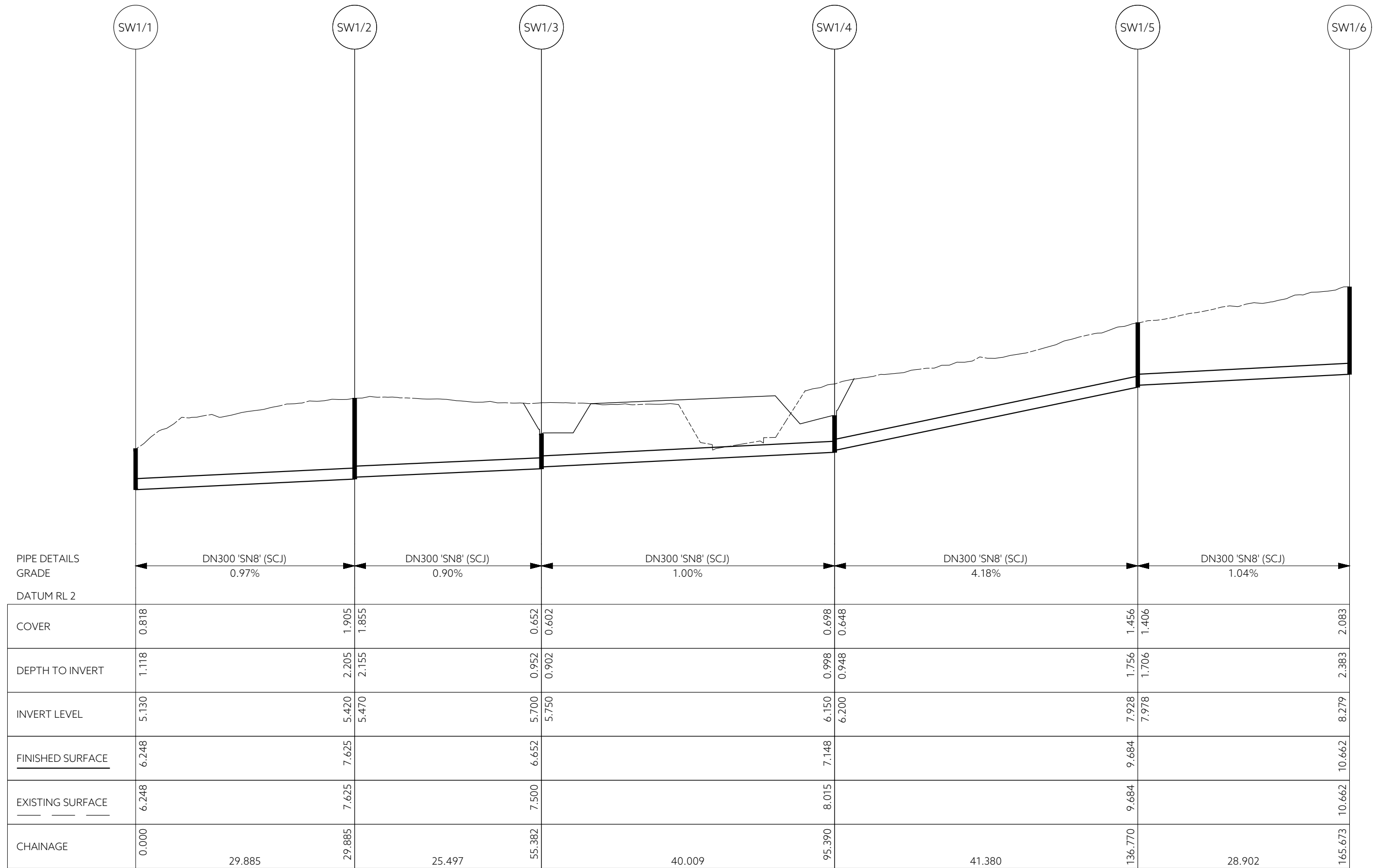
LOT 5 DRIVEWAY - LONG SECTION
Scales: (H) 1 in 250 (V) 1 in 125 (A3)



LOT 7 DRIVEWAY - LONG SECTION
Scales: (H) 1 in 250 (V) 1 in 125 (A3)



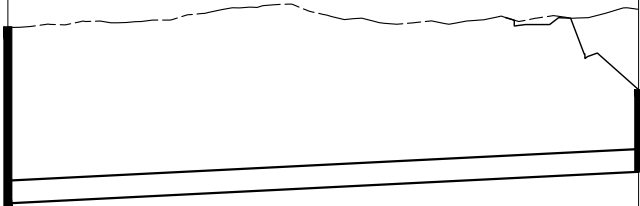
LOT 6 DRIVEWAY - LONG SECTION
Scales: (H) 1 in 250 (V) 1 in 125 (A3)



				DRAWING STATUS:		DESIGNED:		REVIEWED:		CLIENT: BLUFF DEVELOPMENTS ESTATE PTY LTD PROJECT DESCRIPTION: PROPOSED 10 LOT SUBDIVISION ADDRESS: LOT 2 GOLF LINKS ROAD, WYNYARD DRAWING TITLE: STORMWATER LONG SECTION SHEET 1 OF 2		 3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltr@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport & Kingston		CONTRACT NO.		SCALE		PAPER	
				CONCEPTUAL		RD		LK						-----		AS SHOWN		(A3)	
				COORDINATE/DATUM:		RD		AB						JOB NUMBER		DISCIPLINE		SHEET	
				LIDAR GDA2020															
REV AMENDMENTS				DRAWN		DATE		APPR.		JOB MANAGER: ALLAN BROOKS		REGISTRATION NUMBER: ----		49895		C CP7 -			
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED										ISSUED DATE: 10/12/2025									

SW1/6

SW1/7



PIPE DETAILS
GRADE

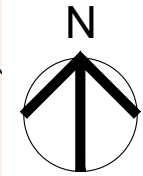
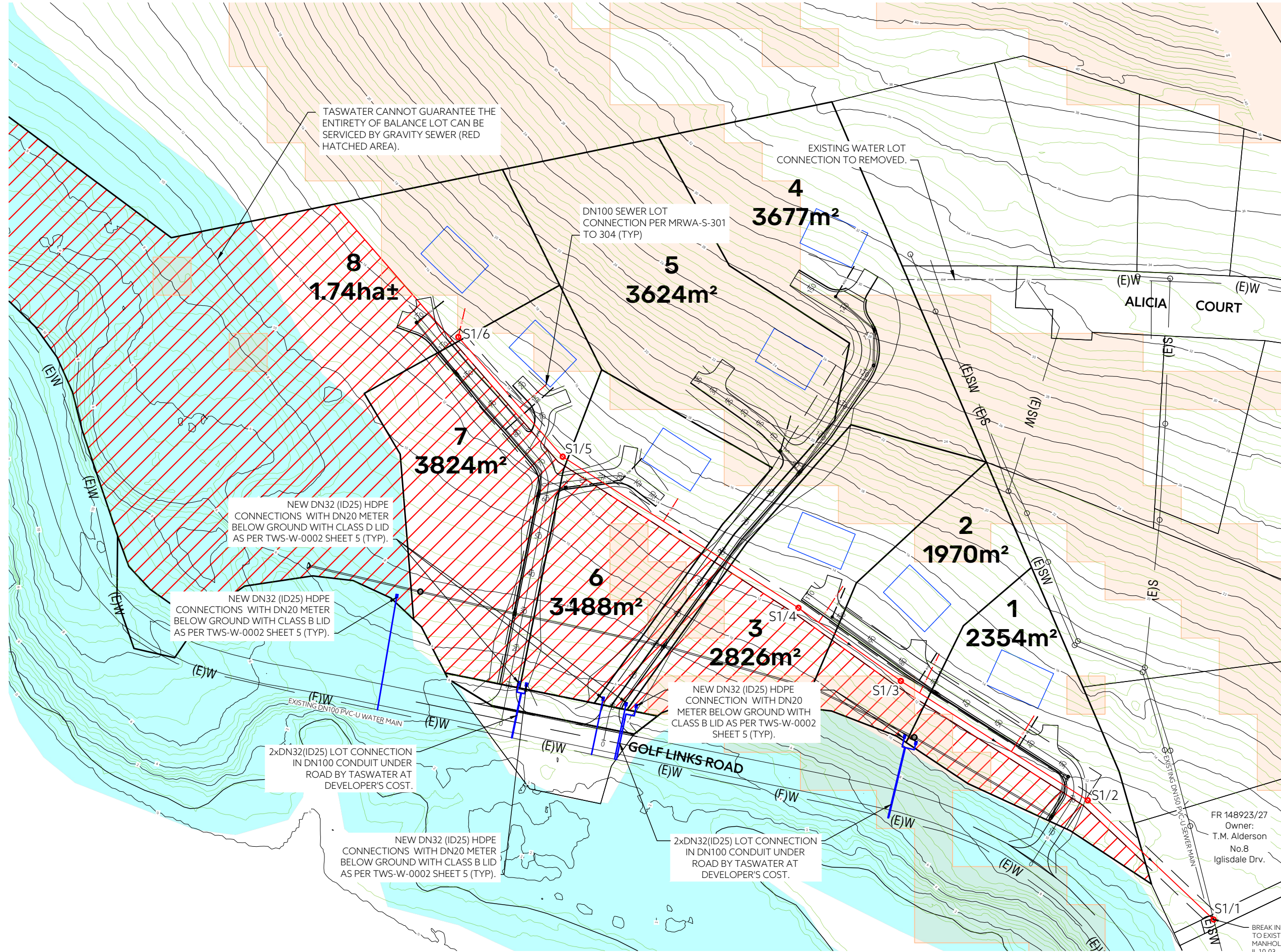
DN300 'SN8' (SCJ)
1.00%

DATUM RL 5

COVER	2.033	0.785
DEPTH TO INVERT	2.333	1.085
INVERT LEVEL	8.329	8.746
FINISHED SURFACE	10.662	9.831
EXISTING SURFACE	10.662	10.894
CHAINAGE	165.673	207.396

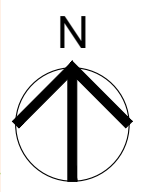
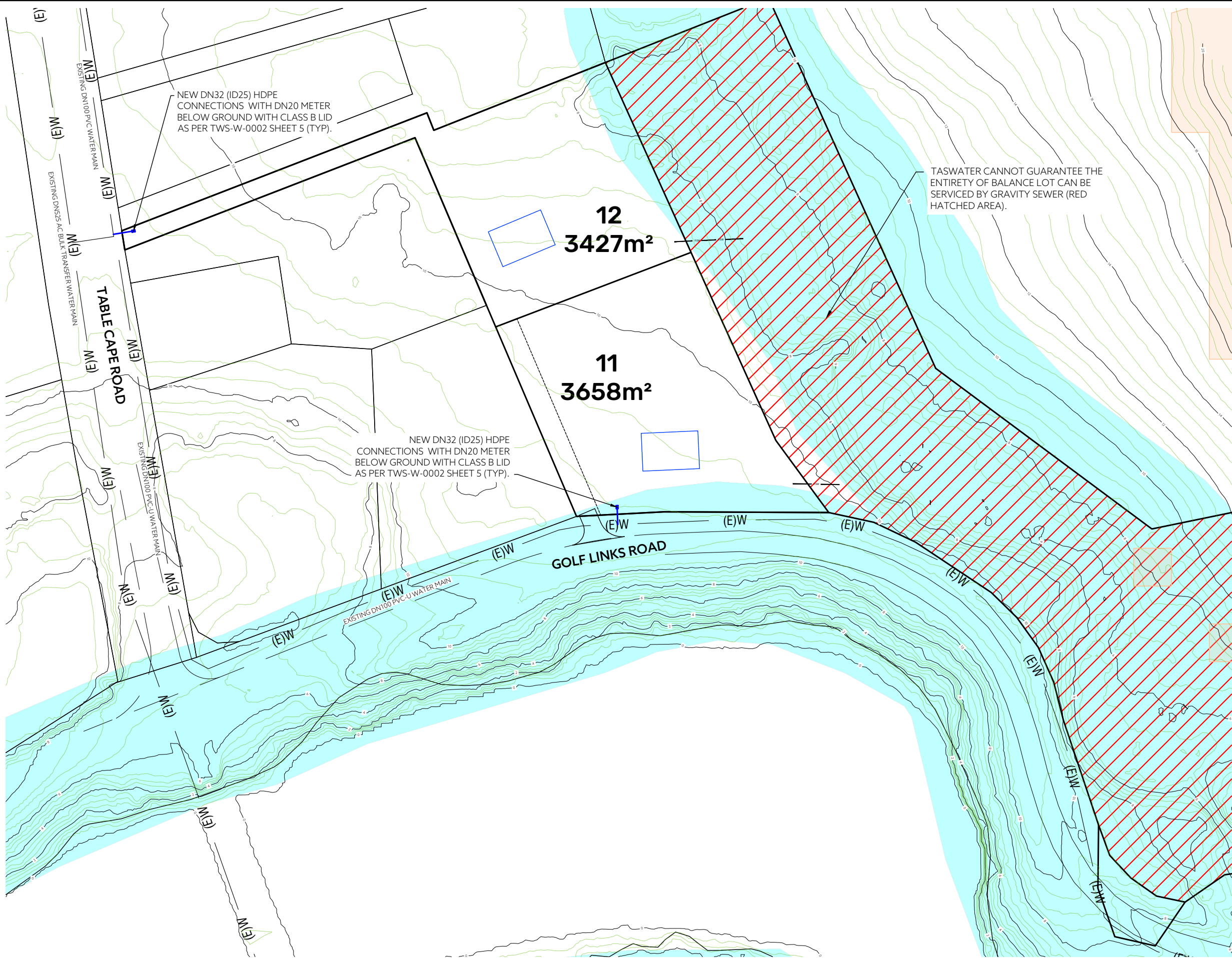
41.724

SW LS - LINE SW1
SCALE: HORIZ 1:500 VERT 1:100



- LEGEND:
- NEW STORMWATER
 - NEW SEWER
 - NEW SW LOT CONNECTION
 - NEW SEW LOT CONNECTION
 - NEW WATER LOT CONNECTION
 - EX. SEWER
 - EX. WATER
 - TOP/TOE BANK
 - ASPHALT
 - WATERWAY & COASTAL PROTECTION AREA
 - LOW LANFSLIP HAZARD BAND

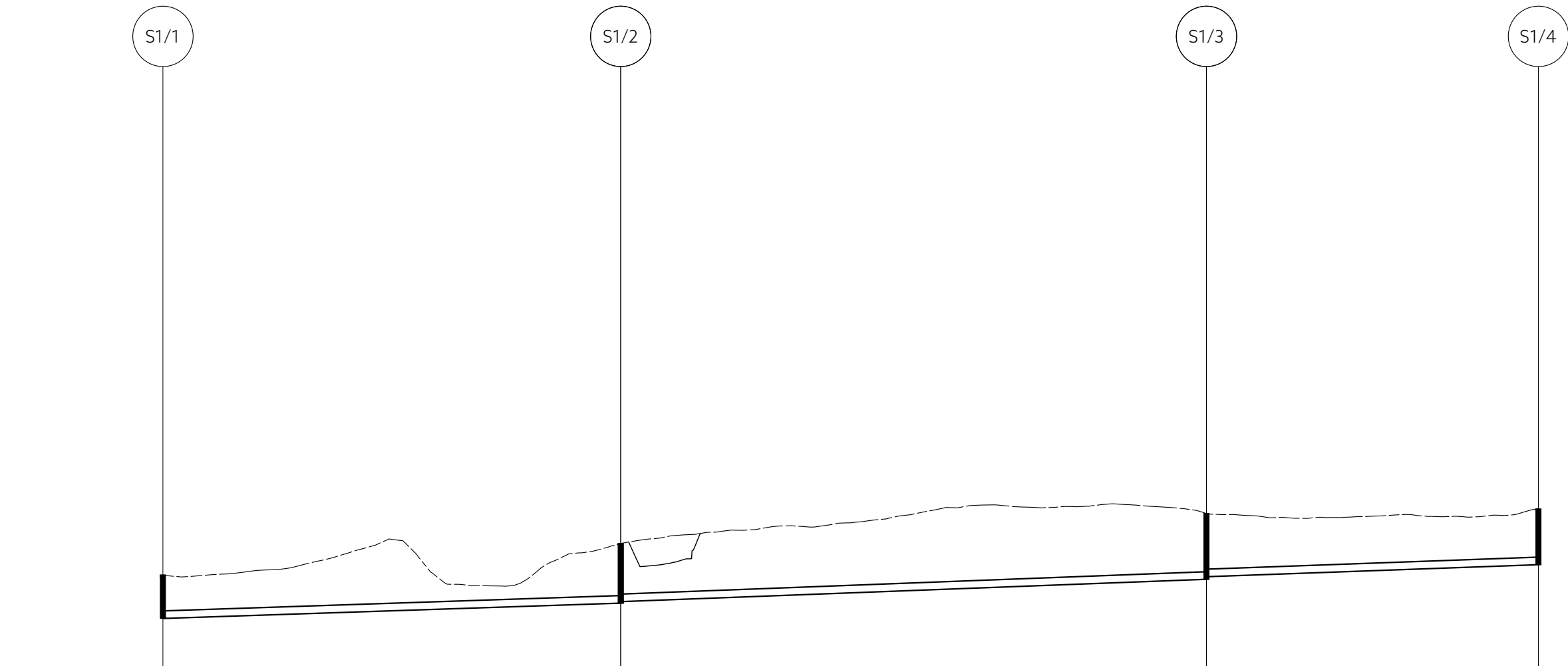
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				CONCEPTUAL						1: 1000						(A3)							
				COORDINATE/ DATUM:				DRAWN: RD		REVIEWED: AB						JOB NUMBER		DISCIPLINE		SHEET		REVISION	
				LIDAR GDA2020				JOB MANAGER: ALLAN BROOKS								49895		C		CP9		-	
REV				AMENDMENTS				DRAWN		DATE		APPR.		THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED		ISSUED DATE:		10/12/2025				REGISTRATION NUMBER: ----	
DATE/TIME: Wednesday, 10 December 2025 2:29:01 PM				PLOTTED: GOLAM SAJID				FILE LOCATION: C:\USERS\SAJID.GOLAM\DESKTOP\49895AB\49895-ENG.DWG															



- LEGEND:**
- NEW STORMWATER
 - NEW SEWER
 - NEW SW LOT CONNECTION
 - NEW SEW LOT CONNECTION
 - NEW WATER LOT CONNECTION
 - EX. SEWER
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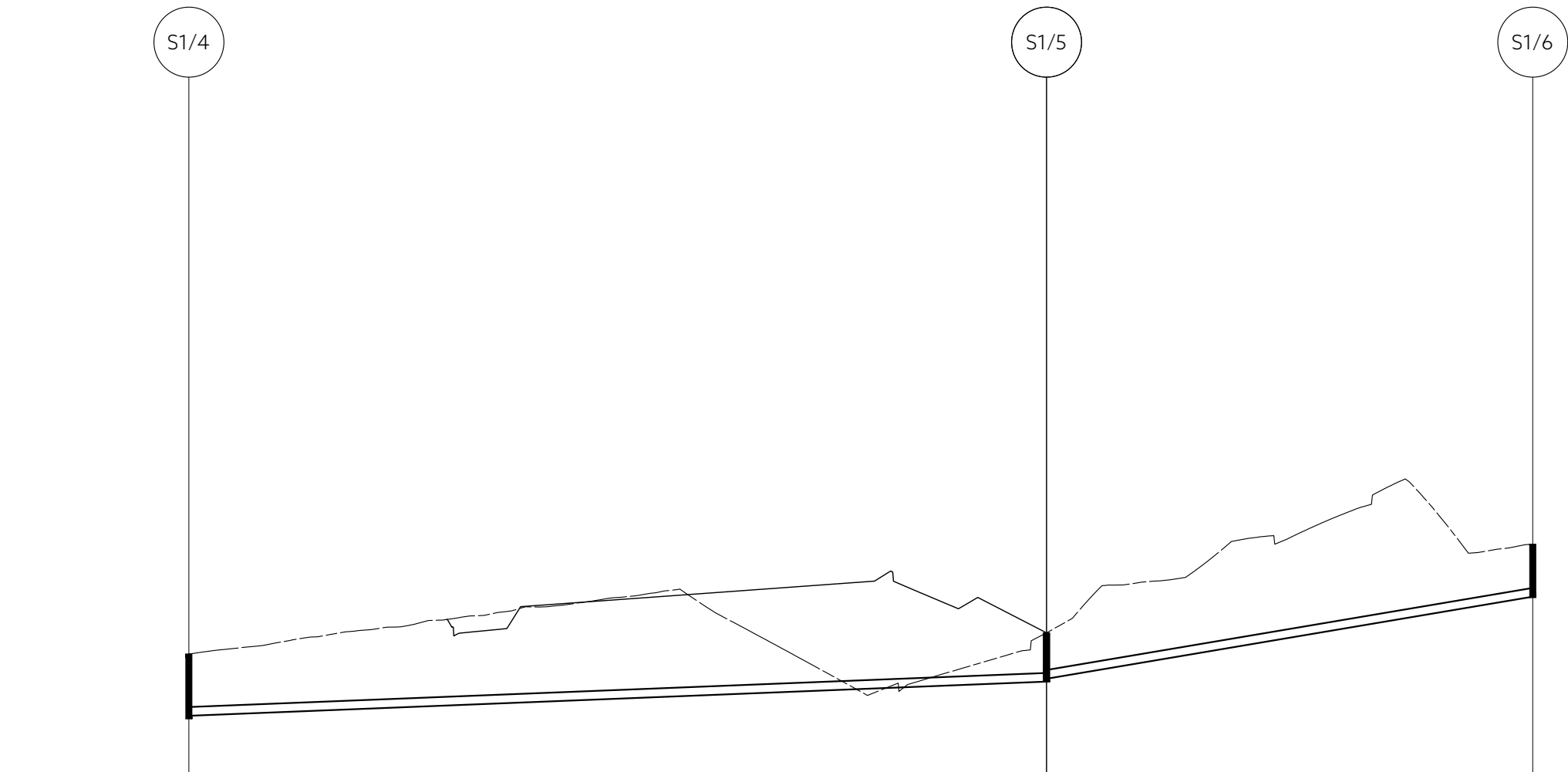
<table><tr><td>-</td><td>----</td><td>--</td><td>-/-/-</td><td>--</td></tr><tr><td>-</td><td>----</td><td>--</td><td>-/-/-</td><td>--</td></tr><tr><td>-</td><td>----</td><td>--</td><td>-/-/-</td><td>--</td></tr><tr><td>-</td><td>----</td><td>--</td><td>-/-/-</td><td>--</td></tr><tr><td>-</td><td>----</td><td>--</td><td>-/-/-</td><td>--</td></tr></table>					-	----	--	-/-/-	--	-	----	--	-/-/-	--	-	----	--	-/-/-	--	-	----	--	-/-/-	--	-	----	--	-/-/-	--	<table><tr><td colspan="2">DRAWING STATUS:</td></tr><tr><td colspan="2">CONCEPTUAL</td></tr><tr><td colspan="2">COORDINATE/ DATUM:</td></tr><tr><td colspan="2">LIDAR GDA2020</td></tr></table>		DRAWING STATUS:		CONCEPTUAL		COORDINATE/ DATUM:		LIDAR GDA2020		<table><tr><td>DESIGNED:</td><td>REVIEWED:</td></tr><tr><td>RD</td><td>LK</td></tr><tr><td>DRAWN:</td><td>REVIEWED:</td></tr><tr><td>RD</td><td>AB</td></tr><tr><td colspan="2">JOB MANAGER: ALLAN BROOKS</td></tr><tr><td colspan="2">ISSUED DATE: 10/12/2025</td></tr></table>		DESIGNED:	REVIEWED:	RD	LK	DRAWN:	REVIEWED:	RD	AB	JOB MANAGER: ALLAN BROOKS		ISSUED DATE: 10/12/2025		<table><tr><td>CLIENT:</td><td>BLUFF DEVELOPMENTS ESTATE PTY LTD</td></tr><tr><td>PROJECT DESCRIPTION:</td><td>PROPOSED 10 LOT SUBDIVISION</td></tr><tr><td>ADDRESS:</td><td>LOT 2 GOLF LINKS ROAD, WYNYARD</td></tr><tr><td>DRAWING TITLE:</td><td>SEWER AND WATER SUPPLY LAYOUT PLANS</td></tr></table>		CLIENT:	BLUFF DEVELOPMENTS ESTATE PTY LTD	PROJECT DESCRIPTION:	PROPOSED 10 LOT SUBDIVISION	ADDRESS:	LOT 2 GOLF LINKS ROAD, WYNYARD	DRAWING TITLE:	SEWER AND WATER SUPPLY LAYOUT PLANS	<table><tr><td colspan="2">PDA</td></tr><tr><td colspan="2">SURVEYORS, ENGINEERS & PLANNERS</td></tr><tr><td colspan="2">REGISTRATION NUMBER: ----</td></tr></table>		PDA		SURVEYORS, ENGINEERS & PLANNERS		REGISTRATION NUMBER: ----		<table><tr><td colspan="2">3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltr@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport & Kingston</td></tr><tr><td>CONTRACT NO.</td><td>SCALE</td><td>PAPER</td></tr><tr><td>-----</td><td>1: 1000</td><td>(A3)</td></tr><tr><td>JOB NUMBER</td><td>DISCIPLINE</td><td>SHEET</td></tr><tr><td>49895</td><td>C CP10</td><td>-</td></tr></table>		3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltr@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport & Kingston		CONTRACT NO.	SCALE	PAPER	-----	1: 1000	(A3)	JOB NUMBER	DISCIPLINE	SHEET	49895	C CP10	-
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PIPE DETAILS			DN150 PVC-U 'SN8' (SCJ)			
GRADE	0.67%		0.76%		0.73%	
DATUM RL 7.4						
COVER	0.719	1.037	1.007	1.158	1.108	0.961
DEPTH TO INVERT	0.869	1.187	1.157	1.308	1.258	1.111
INVERT LEVEL	10.080	10.385	10.415	10.860	10.910	11.150
<u>FINISHED SURFACE</u>	10.949	11.572		12.168		12.261
<u>EXISTING SURFACE</u>	10.949	11.572		12.168		12.261
CHAINAGE	0.000	45.524		103.764	33.008	136.773

SEWER LONG SECTION - LINE S1
SCALE: HORIZ 1:500 VERT 1:100



PIPE DETAILS		DN150 PVC-U 'SN8' (SCJ)	
GRADE		0.80%	3.38%
DATUM RL 8.5			
COVER	0.911	0.686	0.751
DEPTH TO INVERT	1.061	0.836	0.901
INVERT LEVEL	11.200	11.785	13.243
<u>FINISHED SURFACE</u>	12.261	12.621	14.144
<u>EXISTING SURFACE</u>	12.261	12.621	14.144
CHAINAGE	136.773	210.324	252.028
		73.552	41.704

SEWER LONG SECTION - LINE S1
SCALE: HORIZ 1:500 VERT 1:100