

ENGINEERS ADVICE

TO	Michela Fortini-Irene Inc	**DATE**	28/04/2026
FROM	Dale Hayers	**TIME**	
PROJECT	27 & 29 Selby Road Subdivision	**PROJECT №**	25.0544
SUBJECT	RFI Response	**REF №**	EA-C02

GANDY AND ROBERTS
159 DAVEY ST
HOBART TASMANIA
AUSTRALIA 7000
CONSULTING ENGINEERS

The purpose of this Engineers Advice is to respond to RFIs as issued by Kingborough Council via email on 21.04.2026 for the proposed subdivision at 27 & 29 Selby Rd in Kettering.

Issues noted in the email were:

- *Details for driveway culverts are not consistent with LGAT/IPWEA Drawings or Council's minimum sizes.*
- *TSD-R03 and R04 require 300mm dia culverts – 225 dia proposed.*
- *KCs minimum standard for rural driveways is 375mm dia.*
- *Drainage structures proposed for Lot 2 and Lot 3 will be private stormwater and the owner's responsibility to install and maintain in perpetuity.*
- *Providing appropriate culverts will reduce blockage and access ponding issues.*
- *Installing a MH in the driveway entrance is not really practical.*
- *Proposed geotextile filter on inlet for Lot 2 will only cause blockage and other options should be considered.*
- *Draining roadside flows towards 29 Selby without the owner's consent is not appropriate. This needs resolution prior to GM consent issue.*

Responses to each dot point are:

1. DN225 culvert pipes have been sized accordingly for the stormwater catchment draining to culverts. The culverts are located within a private shared driveway and are not considered public assets. As such, it is considered that these assets would not be required to meet LGAT and Kingborough Council minimum standards for culverts within public roadways.
2. As per above response.
3. As per above response.
4. This is understood. Owners of Lots 1 & 3, along with the owner of 29 Selby Rd will be responsible for maintaining stormwater assets within their title boundaries.
5. As per above response, the culverts have been suitably sized for the catchment draining to them.
6. The stormwater pit has been relocated in updated drawings to within the grass verge adjacent to the Lot 2 access.
7. Notes and details have been updated in the updated drawings. A sediment fence and filter sock shall be installed as part of erosion and sediment control during and post works. All works shall be in accordance with the Derwent Estuary Program *Best practice erosion and sediment control booklet 2022*.
8. The driveway upgrade works are generally within the title of 29 Selby Rd and so it is not expected that any flows from 27 Selby Rd will be directed to the title of 29 Selby Rd. Suitable controls (pits and strip drains) shall be included for developments on Lots 2 & 3 to make sure uncontrolled stormwater is not discharged to 29 Selby Rd. This shall be managed during the approval process for developments within these lots.

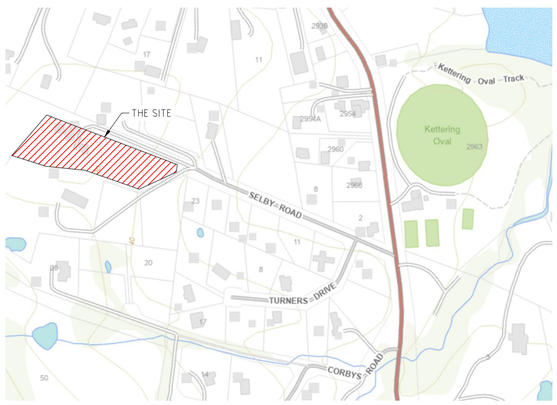
Document Set ID: 4783877
Version: 1, Version Date: 04/06/2026

STEVE PERCIVAL SUBDIVISION
27 SELBY ROAD, KETTERING
TASMANIA 7155

DRAWING INDEX

DRG No.	DRAWING TITLE	REV.	ISSUE DATE
C001	DRAWING INDEX AND NOTES	B	23.02.2026
C200	SITEWORKS OVERALL PLAN	B	23.02.2026
C201	SITEWORKS DETAIL PLAN	B	23.02.2026
C300	DRIVEWAY LONG SECTION	B	23.02.2026
C310	DRIVEWAY CROSS SECTIONS	B	23.02.2026
C700	DETAILS 01	B	23.02.2026

DIAL BEFORE YOU DIG
www.1100.com.au



LOCALITY PLAN
SCALE 1:4000

CIVIL/HYDRAULIC NOTES

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO GANDY AND ROBERTS FOR CLARIFICATION.

G2. SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT.

G3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS.

G4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN EXCAVATIONS AND STRUCTURES IN A STABLE CONDITION AND ENSURE THAT NO PART IS OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

G5. THE CONTRACTOR IS RESPONSIBLE FOR THE CREATION AND MAINTENANCE OF TEMPORARY SITE ACCESSES. STRENGTHENING OF DESIGN PAVEMENTS TO CARRY CONSTRUCTION VEHICLES (IN EXCESS OF THE DESIGN ALLOWANCE) SHALL BE AT THE CONTRACTOR'S EXPENSE.

G6. LOCATION AND VERIFICATION OF EXISTING SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. REFER ANY SERVICES DISCOVERED ONSITE WHICH ARE NOT SHOWN ON THE DRAWINGS, OR ARE IN A DIFFERENT LOCATION TO THAT SHOWN, TO GANDY AND ROBERTS. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY INVESTIGATIONS, INCLUDING LIAISON WITH SERVICE AUTHORITIES, TO DETERMINE IF THE DISCOVERED SERVICES ARE LIVE. THE CONTRACTOR SHALL NOTIFY GANDY AND ROBERTS IN WRITING THAT REDUNDANT SERVICES HAVE BEEN LOCATED AND REQUEST APPROVAL TO SEAL AND ABANDON THOSE SERVICES.

G7. PROTECT ALL EXISTING SERVICES AND OTHER INFRASTRUCTURE FROM DAMAGE DURING CONSTRUCTION. SHOULD DAMAGE OCCUR, ADVISE GANDY AND ROBERTS IMMEDIATELY ALONG WITH DETAILS OF PROPOSED REMEDIAL ACTION. THE COST OF REMEDIAL WORK (INCLUDING REDESIGN IF REQUIRED) SHALL BE BORNE BY THE CONTRACTOR.

G8. THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING WHATEVER DILAPIDATION SURVEYS OF EXISTING BUILDINGS/INFRASTRUCTURE THEY CONSIDER NECESSARY PRIOR TO CONSTRUCTION COMMENCING, AND CONSULTATION WITH ADJOINING LAND OWNERS TO MINIMISE DISRUPTION TO SERVICES/ACCESS ETC. DURING CONSTRUCTION.

G9. ALL SURPLUS CONSTRUCTION MATERIALS (INCLUDING EXCESS CUT AND FILL MATERIAL) SHALL BE REMOVED FROM THE SITE (UNLESS INSTRUCTED OTHERWISE) AT COMPLETION OF THE WORKS

G10. SURVEY INFORMATION HAS BEEN SUPPLIED BY LARK & CREESE LAND & ENGINEERING SURVEYORS FOR THE PURPOSES OF PREPARING THE DESIGN DRAWINGS. ALL OTHER SURVEY REQUIRED TO SETOUT AND CONSTRUCT THE WORKS SHALL BE PROVIDED BY THE CONTRACTOR USING A REGISTERED SURVEYOR.

G11. ALL WORKS ARE TO BE UNDERTAKEN BY THE CONTRACTOR AND THEIR SUBCONTRACTORS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

G12. PROPOSED CHANGES TO THE DESIGN OF ANY PART OF THE WORKS SHALL BE SUBMITTED TO GANDY AND ROBERTS FOR REVIEW. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH THE DESIGN CHANGE.

G13. THE CONTRACTOR IS TO ALLOW FOR ALL TESTING OF RAW MATERIALS AND CONSTRUCTED WORKS THAT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE NOMINATED AUSTRALIAN STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS. RESULTS OF TESTS SHALL BE PROVIDED TO GANDY AND ROBERTS ON REQUEST.

G14. IF PROTECTION WORKS ARE REQUIRED THE CONTRACTOR SHALL ADVISE THE PROPERTY OWNER THAT THEY ARE REQUIRED TO NOTIFY ADJOINING PROPERTY OWNERS OF THEIR INTENTION TO UNDERTAKE PROTECTION WORKS IN ACCORDANCE WITH PART 6 OF THE BUILDING ACT 2016. THE CONTRACTOR SHALL REFER THE PROPERTY OWNER TO FORM 6 – NOTICE FOR PROPOSED PROTECTION WORK AVAILABLE ON THE CBOS WEBSITE. THE CONTRACTOR SHALL NOT COMMENCE WORKS UNTIL CONFIRMATION HAS BEEN RECEIVED FROM THE PROPERTY OWNER THAT THIS PROCESS HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2016.

G15. THE IDENTIFICATION OF A PROPRIETARY ITEM DOES NOT NECESSARILY IMPLY EXCLUSIVE PREFERENCE FOR THE ITEM IDENTIFIED BUT SHALL BE DEEMED TO INDICATE THE REQUIRED PROPERTIES OF THE ITEM, SUCH AS QUALITY, PERFORMANCE AND THE LIKE. SIMILAR ITEMS HAVING THE REQUIRED PROPERTIES MAY BE OFFERED BY THE CONTRACTOR FOR APPROVAL. WHEN OFFERING AN ALTERNATIVE FOR APPROVAL THE CONTRACTOR MUST PROVIDE ALL AVAILABLE TECHNICAL INFORMATION REQUESTED BY THE SUPERINTENDENT.

G16. PROPRIETARY ITEMS SHALL BE USED, FITTED, INSTALLED AND FINISHED IN ACCORDANCE WITH THE WRITTEN INSTRUCTIONS AND RECOMMENDATIONS OF THE SUPPLIER OR MANUFACTURER.

G17. ON COMPLETION, THE CONTRACTOR SHALL SUPPLY AS CONSTRUCTED DRAWINGS (PREPARED BY A REGISTERED SURVEYOR IN ACCORDANCE WITH AS 1100.401) IN ELECTRONIC (PDF AND DWG) FORMATS. AS CONSTRUCTED DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH TASWATER'S, THE LOCAL AUTHORITY'S AND/OR THE CLIENT'S REQUIREMENTS.

TEMPORARY WORKS

THE CONTRACTOR IS REQUIRED TO CARRY OUT ALL TEMPORARY WORKS NECESSARY TO ENABLE COMPLETION OF THE WORKS (INCLUDING THE ENGAGEMENT OF SUITABLY QUALIFIED DESIGNERS AND IS RESPONSIBLE FOR ALL ASSOCIATED COSTS), THIS INCLUDES (BUT IS NOT LIMITED TO) THE FOLLOWING: PRECAST PANEL PROPPING, FORMWORK, SCAFFOLDING, SHORING, BACK PROPPING OF SUSPENDED SLABS.

APPROVALS

A1. PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND ENGINEERING PERMIT IS IN PLACE FOR THE WORK AND THAT THE RELEVANT AUTHORITIES ARE NOTIFIED AND ALLOWED TO INSPECT AT THE NOMINATED HOLD POINTS.

A2. WHERE PUBLIC WORKS ARE BEING UNDERTAKEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE LOCAL AUTHORITY AND/OR TASWATER PERMIT TO CONSTRUCT, AS APPLICABLE, PRIOR TO CONSTRUCTION COMMENCING. THIS INCLUDES SUBMITTING REQUESTS FOR LOCAL AUTHORITY ROAD OPENING, STORMWATER CONNECTIONS AND TASWATER SERVICE CONNECTIONS.

A3. UNLESS NOMINATED OTHERWISE, THE FOLLOWING INSPECTION REGIME SHALL BE ADOPTED:

- ROAD FORMATIONS
  INSPECTION OF SUBGRADE, SUBBASE AND BASE LIFTS, KERBING, PRE-SEAL BY THE LOCAL AUTHORITY AND GANDY AND ROBERTS;
- STORMWATER
  INSPECTION OF STORMWATER LINES BY THE LOCAL AUTHORITY;
- SEWER AND WATER
  SEWER AND WATER INFRASTRUCTURE TO BE OWNED BY TASWATER TO BE INSPECTED AND SELF-CERTIFIED BY CIVIL CONTRACTOR OR THEIR SUBCONTRACTOR. SEWER PIPELINE PRIOR TO BACKFILLING BY GANDY AND ROBERTS ;
- AS-BUILT SERVICES SURVEYS
  WATER, SEWER, STORMWATER SURVEYS UNDERTAKEN BY CONTRACTOR'S REGISTERED LAND SURVEY OR (DEPTH OF WATER RETICULATION RECORDED PRIOR TO BACKFILLING);
- INSTALLATION OF OTHER IN-GROUND SERVICES
  POWER, COMMUNICATIONS, GAS ETC. UNDERTAKEN BY THE RELEVANT MANAGING AUTHORITY;
- DEFECT'S LIABILITY INSPECTION
  BY GANDY AND ROBERTS.

A4. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED FOR GANDY AND ROBERTS TO ATTEND THE SITE. DO NOT RELY UPON FACSIMILE OR EMAIL TO COMMUNICATE REQUESTS – MAKE CONTACT WITH OUR OFFICE TO CONFIRM ATTENDANCE.

A5. INSPECTION OF ROAD FORMATIONS MAY INVOLVE PROOF ROLLING WITH A TEST VEHICLE. CONFIRM WITH GANDY AND ROBERTS AND ENSURE A SUITABLE VEHICLE IS AVAILABLE AT THE TIME OF INSPECTION. REFER NOTE R11 FOR ADDITIONAL REQUIREMENTS

A6. PHOTOGRAPHIC DOCUMENTATION IS NOT AN ADEQUATE BASIS TO PROCEED BEYOND A HOLD POINT UNLESS APPROVED BY GANDY AND ROBERTS.

WORK HEALTH AND SAFETY

HS1. THE MAIN CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT, REGULATIONS, AND ALL RELEVANT CODES OF PRACTICE.

HS2. THE GANDY AND ROBERTS DESIGN SAFETY REPORT 25.0544 REVISION A FORMS AN INTEGRAL PART OF THIS DOCUMENTATION. THIS REPORT IDENTIFIES SAFETY RISKS AND PROPOSES CONTROL MEASURES TO BE FOLLOWED BY THE CONTRACTOR AND THE BUILDING OPERATOR. CONTROLS AND HAZARDS REQUIRING MORE EXPLANATION THAN IN THE SAFETY REPORT ARE HIGHLIGHTED IN OUR DRAWINGS WITH AN EXCLAMATION MARK IN THE TRIANGLE SYMBOL AS SHOWN.

HS3. SHOULD THE MAIN CONTRACTOR OR SUB-CONTRACTORS IDENTIFY OMISSIONS OR ERRORS IN THE REPORT RELATED TO THE SCOPE OF GANDY AND ROBERT'S WORK ON THE PROJECT, OR HAVE SAFER WAYS OF WORKING, THEY SHOULD CONTACT GANDY AND ROBERTS PRIOR TO CONSTRUCTION.

HS4. SHOULD THE CONTRACTOR PROPOSE AN ALTERNATIVE DESIGN, THIS SHALL BE PRESENTED WITH APPROPRIATE SAFETY RISK PLANNING TO GANDY AND ROBERTS FOR REVIEW.

EARTHWORKS

E1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" WITH TESTING METHODS IN ACCORDANCE WITH AS1289 "METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES".

E2. THE EXISTING SURFACE INCLUDING VEGETATION AND DEBRIS UNDER THE BUILDING AND PAVED AREAS SHALL BE TOTALLY REMOVED OR REMOVED TO A DEPTH OF NOT LESS THAN 200 mm WHICHEVER IS THE LESSER TREATMENT. THE LAYER TO BE REMOVED INCLUDES ANY MATERIAL THAT MAY BE UNSUITABLE TO SUPPORT THE PROPOSED WORKS. TOP SOIL TO BE STOCKPILED AS DIRECTED, AND VEGETATION AND DEBRIS REMOVED FROM SITE UNLESS NOTED OTHERWISE. TREE STUMPS SHALL BE FULLY GRUBBED, MINIMUM DEPTH OF 300 mm, AND HOLES FILLED WITH MATERIAL SIMILAR TO THE SURROUNDING MATERIAL AND COMPACTED TO THE SAME DEGREE AS THE SURROUNDING MATERIAL.

E3. FOR EXCAVATION PURPOSES, ROCK IS DEFINED AS HARD OR STRONGLY CEMENTED BEDS OR MASSES WHICH CANNOT BE RIPPED AT THE FOLLOWING PRODUCTION RATES (INSITU VOLUMES) FOR THE PARTICULAR CLASS OF EQUIPMENT, AS DEFINED IN AS2868.

GENERAL EXCAVATION:

MACHINE EQUIPPED WITH A HEAVY DUTY, SINGLE TINE PARALLELOGRAM RIPPER (APPROVED BY THE MACHINE MANUFACTURER FOR USE ON THE PARTICULAR MACHINE IN ROCK).

EXCAVATOR OPERATING MASS ≥27T <38T: EXCAVATION RATE SOLID 10 m3 PER HOUR.

EXCAVATOR OPERATING MASS ≥38T <44T: EXCAVATION RATE SOLID 15 m3 PER HOUR.

TRENCH EXCAVATION:

MACHINE FITTED WITH A HEAVY DUTY BUCKET AND TEETH WITH HIGH PENETRATION BOOTS (APPROVED BY THE MACHINE MANUFACTURER FOR USE ON THE PARTICULAR MACHINE IN ROCK).

EXCAVATOR OPERATING MASS ≥12.5T <15T, 450mm WIDE BUCKET, MAXIMUM PRODUCTION RATE SOLID OF 1.5 m3 PER HOUR.

EXCAVATOR OPERATING MASS ≥19T <23T, 600mm WIDE BUCKET, MAXIMUM PRODUCTION RATE SOLID OF 3 m3 PER HOUR.

E4. ANY INTERFACE BETWEEN CUT AND FILL SHALL BE NO STEEPER THAN 1V:4H. CUT HORIZONTAL BENCHES FOR ANY FILL PLACED ON GROUND STEEPER THAN 1V:4H.

E5. ALL EXCAVATIONS SHALL BE INSPECTED BY GANDY AND ROBERTS AND/OR THE LOCAL AUTHORITY BEFORE PROCEEDING ANY FURTHER. INSPECTION AND TESTING SHALL OCCUR AFTER EACH LIFT DURING FILLING, TESTING (IN ACCORDANCE WITH TABLE 8,1 OF AS 3798) SHALL BE ARRANGED BY THE CONTRACTOR SUCH THAT THE RESULTS ARE AVAILABLE AT THE TIME OF INSPECTION, THE CONTRACTOR SHALL ENGAGE A SUITABLY QUALIFIED GEOTECHINCAL ENGINEER TO UNDERTAKE LEVEL 1 INSPECTION AND TESTING OF COMPACTED FILL WITHIN COMMERCIAL AND RESIDENTIAL PROPERTIES IN ACCORDANCE WITH AS 3798 AND PROVIDE A STATEMENT OF COMPLIANCE, EARTHWORKS WITHIN PUBLIC ROAD RESERVATIONS ARE NOT REQUIRED TO BE SUPERVISED BY THE GEOTECHINCAL ENGINEER.

E6. THE SUBGRADE SHALL BE COMPACTED TO ACHIEVE 98% STANDARD DENSITY RATIO TO A DEPTH OF 300 mm PRIOR TO FILLING, SUBGRADE IS TO BE PROOF ROLL TESTED. THE TEST SHALL CONSIST OF WITNESSING SOIL DEFLECTION FROM THE TYRE OF A SINGLE REAR AXLE TRUCK DRIVEN AT WALKING SPEED WITH A MINIMUM 8 TONNE REAR AXLE LOAD AND A TYRE PRESSURE OF 550 kPa. EACH LAYER SHALL BE PROOF ROLL TESTED WITH NO VISIBLE MOVEMENT OBSERVED. OTHER VEHICLES THAT MAY BE ALLOWED BY GANDY AND ROBERTS ARE A 12 TONNE STATIC ROLLER WITH 6 TONNE/m LOAD, OR 20 TONNE PLANT WITH 450 kPa TYRES AND GREATER THAN 0.035 m^2 CONTACT AREA PER TYRE.

E7. FILL SHALL BE PLACED IN HORIZONTAL LAYERS OF 200 TO 300 mm DEEP LOOSE MEASUREMENT, UNLESS TESTING CAN DEMONSTRATE TO GANDY AND ROBERTS THAT COMPACTION IS ADEQUATE WITHIN LARGER LIFTS. COMPACT EACH LAYER OF FILL WITHIN 1% OF ITS OPTIMUM MOISTURE CONTENT. MAXIMUM PARTICLE SIZE IS TWO THIRDS DEPTH OF EACH LIFT. EACH LAYER IS TO BE PROOF ROLL TESTED, NUCLEAR DENSITY TESTING TO BE UNDERTAKEN AT A FREQUENCY BASED ON AS3798 (TYPICALLY THE GREATER OF FOUR TESTS PER INSPECTION OR ONE TEST PER 1000 m^2) FOR MATERIAL 60 mm AND COARSER, IN-LIEU OF DENSITY TESTING A TEST BY DEFLECTION SHALL BE DONE USING SPOT LEVEL DIFFERENCE AT REPRESENTATIVE LOCATIONS BEFORE AND AFTER ROLLING THREE TIMES WITH A 12 TONNE STATIC ROLLER, WITH ACCEPTABLE DIFFERENCES BEING LESS THAN 2 mm.

E8. ALL PROOF ROLLING SHALL BE WITNESSED BY GANDY AND ROBERTS. A MINIMUM OF TWO PASSES FOR EACH SECTION BEING TESTED IS REQUIRED, WITH A PASS DEFINED AS TRAVEL ACROSS ONE FULL LENGTH OF THE AREA BEING TESTED. COMPLIANCE WITH PROOF ROLLING REQUIREMENTS SHALL BE WHEN AN AREA WITHSTANDS PROOF ROLLING WITHOUT VISIBLE DEFORMATION OR SPRINGING.

E9. COHESIONLESS (GRANULAR) FILL SHALL BE USED UNLESS OTHERWISE APPROVED BY GANDY AND ROBERTS. COHESIONLESS (GRANULAR) FILL SHALL HAVE LESS THAN 15% PASSING THE 75 MICRON SIEVE, WITH GRADING CURVES SUBMITTED FOR APPROVAL. COHESIONLESS FILL SHALL BE COMPACTED TO THE REQUIREMENTS OF TABLE 5.1.0F AS 3798. COHESIVE FILL SHALL HAVE A MINIMUM 4 DAY SOAKED CBR OF 5% AND A MAXIMUM CBR SWELL OF 1%. MINIMUM STANDARD DENSITY RATIOS FOR COHESIVE MATERIAL SHALL BE AS PER TABLE 5.1 OF AS 3798. REACTIVE CLAY SHALL HAVE A MAXIMUM STANDARD DENSITY RATIO OF 100%. LANDSCAPING ZONES SHOULD BE COMPACTED TO STANDARD DENSITY RATIO OF 85% UNLESS NOTED OTHERWISE.

ROADWORKS

R1. ALL ROADWORKS, FOOTPATHS & DRIVEWAYS SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENT ASSOCIATION TASMANIA "TASMANIAN MUNICIPAL STANDARDS" INCLUDING TMS SPECIFICATIONS, DRAWINGS AND SUBDIVISION GUIDELINES. IPWEA STANDARD DRAWINGS ARE REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD".

R2. IT IS ASSUMED ROADS ACCESSING THE DEVELOPMENT SITE ARE ADEQUATE TO TAKE THE DESIGN TRAFFIC LOAD DURING THE DESIGN LIFE OF 40 YEARS.

R3. PAVEMENT DEPTH SHALL BE AS SHOWN ON THE TYPICAL CROSS SECTION BUT SHALL BE SUBJECT TO CBR TESTING OF THE SUBGRADE OR PROOF ROLLING BY THE CONTRACTOR, WITH FINAL DEPTH TO BE CONFIRMED BY GANDY AND ROBERTS.

R4. KERB AND CHANNEL SHALL BE FORMED ON A MINIMUM OF 100 mm SUB-BASE WHICH SHALL EXTEND A MINIMUM 150 mm BEYOND THE BACK OF THE KERB.

R5. SUBSOIL DRAINS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE PAVEMENT IS BELOW GROUND LEVEL AND AS SHOWN ON THE DRAWINGS. PIPE AND FITTINGS SHALL BE PROPRIETARY ITEMS COMPLYING WITH AS2439.1.

R7. ALL RADII ARE TO THE BACK OF KERB UNLESS NOTED OTHERWISE.

ROADWORKS (CONTINUED)

R8. THE ROAD PROFILE AND CROSS FALL SHALL BE FINISHED TO THE SATISFACTION OF GANDY AND ROBERTS AND SHALL BE TO THE LINE AND LEVEL INDICATED ON THE DRAWINGS, FREE OF ANY LOCAL HIGH OR LOW AREAS WHICH MAY HOLD WATER.

R9. ALL GRAVEL SHALL COMPLY WITH THE FOLLOWING TASMANIAN DEPARTMENT OF STATE GROWTH (DSG) SPECIFICATIONS:

BASE COURSE: CLASS 2 FINE CRUSHED ROCK (FCR) (PREVIOUSLY R40 CLASS A – 20 mm)

SUB-BASE COURSE: CLASS 3 FCR (PREVIOUSLY SUB-BASE 1 – 40 mm)

R10. SUB-BASE AND BASE SHALL HAVE A MINIMUM DRY DENSITY RATIO OF 95% AND 98% MODIFIED COMPACTION RESPECTIVELY, WITH NUCLEAR DENSITY TEST RESULTS AVAILABLE AT THE PROOF ROLL INSPECTION. TESTS TO BE TAKEN AT A FREQUENCY BASED ON AS3798 (TYPICALLY THE GREATER OF FOUR TESTS PER INSPECTION OR ONE TEST PER 1000 m^2).

R11. EACH PAVEMENT COURSE SHALL BE PROOF ROLL TESTED. ALL PROOF ROLL TESTING SHALL BE WITNESSED BY GANDY AND ROBERTS. THE TEST SHALL CONSIST OF WITNESSING DEFLECTION FROM THE TYRE OF A SINGLE REAR AXLE TRUCK DRIVEN AT WALKING SPEED WITH A MINIMUM 8 TONNE REAR AXLE LOAD AND A TYRE PRESSURE OF 550 KPa. COMPLIANCE WITH THE TEST ROLLING REQUIREMENTS SHALL BE WHEN AN AREA WITHSTANDS TEST ROLLING WITHOUT VISIBLE DEFORMATION OR SPRINGING.

R12. PAVEMENT COURSE TOLERANCES SHALL COMPLY WITH THE DSG SPECIFICATION, SECTION 304, CLAUSE 304.06 WITH SCALE C SURFACE LEVEL REQUIREMENTS APPLYING.

R13. TRENCHES AND EXCAVATIONS WITHIN TRAFFICABLE PAVEMENTS SHALL BE BACKFILLED TO SUBGRADE LEVEL WITH 20 mm FCR TO A MINIMUM DENSITY OF 95% STANDARD COMPACTION. MATCH EXISTING PAVEMENT ABOVE SUBGRADE. NUCLEAR DENSITY TESTING TO BE UNDERTAKEN AS DIRECTED WITHIN COMMERCIAL SITES AND PUBLIC ROAD RESERVES.

R14. ASPHALT SEALS SHALL BE A TYPE B MIX WITH CLASS 170 BITUMEN IN ACCORDANCE WITH AAPA ADVISORY NOTE 5, UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE SEAL SHALL BE PLACED ON A CLEAN SWEPT SURFACE WITH A BITUMEN EMULSION COAT APPLIED.

R15. SPRAYED BITUMINOUS SURFACINGS SHALL BE IN ACCORDANCE WITH DSG SPECIFICATION SECTION 408. REMOVAL OF LOOSE AGGREGATE SHALL BE UNDERTAKEN IN ACCORDANCE WITH CLAUSE 408.14 OF THE SPECIFICATION.

R17. PRIOR TO SEALING THE GROUND TEMPERATURE AND MOISTURE CONTENT OF THE BASE COURSE SHALL BE MEASURED. SEALING SHALL ONLY TAKE PLACE IF TEST RESULTS ARE IN ACCORDANCE WITH THE PREVIOUS STATE GROWTH CONSTRUCTION SPECIFICATIONS - SECTION R40 AND R51.

R16. ALL LANDSCAPED AREAS AFFECTED BY THE WORKS SHALL BE REINSTATED TO MATCH EXISTING. REFER LANDSCAPE ARCHITECT FOR SPECIFIC REQUIREMENTS.

STORMWATER

SW1. ALL WORKS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA – IPWEA STANDARD DRAWINGS, REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD".

SW2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S SPECIFICATIONS, BY-LAWS AND AS/NZS 3500.3.

SW3. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 5% ANNUAL EXCEEDANCE PROBABILITY (AEP) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 1% AEP STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 5%AEP STORMS AND THE ROAD RESERVE FOR 100 YEAR ARI STORMS. FOR STORMS UP TO 24 HOURS DURATION, AN ALLOWANCE OF 16% EXTRA ON THE DESIGN STORM RAINFALLS HAS BEEN APPLIED CONSISTENT WITH RCP 8.5 2090 PREDICTIONS, AS ENDORSED BY ARR.

SW4. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING SHALL COMPLY WITH AS/NZS 3725 INSTALLATION REQUIREMENTS FOR TYPE HS2 SUPPORT.

SW5. BELOW GROUND PIPEWORK AND FITTINGS SHALL BE PVC-U DWV SN10 FOR DN100 AND SN8 FOR DN150 OR GREATER, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS UNLESS OTHERWISE STATED ON THE DRAWINGS.

SW6. ALL TRENCHES UNDER TRAFFICKED AREAS, INCLUDING FUTURE DRIVEWAY EXTENSIONS, SHALL BE BACK FILLED WITH APPROVED COMPACTED CLASS 2 FCR OR CEMENT STABILISED SAND WITH NOT LESS THAN 4% CEMENT BY WEIGHT OF CEMENT.

SW7. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100. PAVED AREAS SHALL BE SHAPED TO DRAIN TO GRATED PITS AND TRENCHES WITHOUT PONDING (ACCEPTABLE LIMIT IS 3 mm UNDER A 2 m STRAIGHT EDGE).

SW8. SURFACE WATER DRAINS, CATCH PITS/GRATED PITS AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER. GRATED PITS TO HAVE SUMPS AS NOTED ON THE DRAWINGS. PITS AND LIDS TO BE CLASS A IN NON-TRAFFICKED AREAS AND CLASS B IN RESIDENTIAL DRIVEWAYS. PRE-CAST CONCRETE PITS AND LIDS WITH CLASS C OR CLASS D RATING SHALL BE USED ELSEWHERE OR AS NOTED ON THE DRAWINGS. ALL COVERS AND GRATES SHALL COMPLY WITH AS3796. CONVEY TRENCH WATER INTO PITS/MANHOLES THROUGH WEEP HOLES ON UPSTREAM SIDE USING 2 m OF DN100 SUBSOIL DRAIN WITH FILTER SOCK.

SW9. SUBSOIL DRAINS SHALL BE INSTALLED TO THE REQUIREMENTS OF AS/NZS 3500 AND PART 3.1.2. OF THE BCA. PERFORATED PVC DRAINAGE PIPE AND FITTINGS SHALL COMPLY WITH AS2439.1. ALL CONNECTIONS AND FITTINGS SHALL BE MADE USING PURPOSE SPECIFIC PROPRIETARY ITEMS.

SW10. ALL HYDRAULIC CONNECTIONS SHALL BE CLEAR OF DRIVEWAYS AND TRAFFICKED AREAS.

SW11. WHERE BOTH STORMWATER AND SEWER LINES ARE ALONG REAR AND SIDE BOUNDARIES THEY SHALL BE LOCATED TO FIT INSIDE A 3.0 m EASEMENT UNLESS NOTED OTHERWISE. A SINGLE STORMWATER LINE SHALL FIT WITHIN A 2.5 m EASEMENT.

SW12. ALL MANHOLES SHALL BE LOCATED CLEAR OF FUTURE FENCE LINES.

SW13. PROPERTY CONNECTIONS SHALL BE CLEAR OF DRIVEWAYS, CLEAR OF FUTURE FENCE LINES AND BE LOCATED 600mm INSIDE THE BOUNDARY.

SW14. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019.

CONCRETE

C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.

C2. CONCRETE GRADES (UNO ON DRAWINGS) :

ELEMENT	GRADE	ELEMENT	GRADE
GENERAL	N25	BLINDING	N15
FOOTINGS	N20	PAVEMENT	N25

C3. CONCRETE SHALL NOT BE POURED WHEN THE SITE TEMPERATURES ARE BELOW 5°C.

C4. CONCRETE SHALL BE CURED BY CONTINUOUS WETTING (WATER SPRAY, PONDING OR IRRIGATED HESSIAN) OR APPLICATION OF AN IMPERMEABLE MEMBRANE (SECURED PLASTIC OR CURING COMPOUND) FOR AN APPROPRIATE PERIOD OF TIME (NOT LESS THAN 3 DAYS). IN HOT DRY AND WINDY WEATHER SPRAY THE SURFACE WITH ALIPHATIC ALCOHOL WHILE CONCRETE IS PLASTIC, WATER CURE FOR AT LEAST 24 HOURS THEN COVER WITH IMPERMEABLE MEMBRANE (OR CONTINUE TO WATER CURE) FOR A FURTHER 2 DAYS.

C5. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY GANDY AND ROBERTS. SAWN JOINTS SHALL BE CUT ONE THIRD OF THE WAY THROUGH A SLAB, THROUGH THE TOP MESH FOR 100 mm SLABS AND IN THICKER SLABS THE MESH SHALL BE PLACED TO AVOID BEING CUT. UNLESS NOTED ELSEWHERE, SAWN JOINTS SHALL BE AT 4.5 m CENTRES AND AT POINTS OF CHANGES IN GEOMETRY AND CONSTRUCTION JOINTS AT 18 m WITH JOINTED AREAS TO HAVE A PLAN ASPECT RATIO NO SLENDERER THAN 1:2.

C7. REINFORCEMENT SHALL BE DEFORMED, 500 MPa YIELD STRENGTH, NORMAL (N) DUCTILITY IN ACCORDANCE WITH AS/NZS 4671 FOR BARS AND LOW (L) DUCTILITY FOR MESH.

C8. FORMWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 3610 AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

C9. ALL STEEL ITEMS TO BE CAST INTO THE CONCRETE SURFACE SHALL BE HOT DIP GALVANISED.

LEGEND

• 9.80	EXISTING SURFACE LEVEL
• 9.80	PROPOSED BULK EARTHWORKS LEVEL
• 9.60	PROPOSED FINISHED SURFACE LEVEL
(Δ-2.5)	CUT (-)/FILL DEPTH
EX W	EXISTING WATER SUPPLY EXTERNAL TO BUILDING
W	PROPOSED WATER SUPPLY EXTERNAL TO BUILDING
EX FS	EXISTING FIRE SUPPLY
FS	PROPOSED FIRE SUPPLY
EX S	EXISTING SEWER DRAIN
S	PROPOSED SEWER DRAIN
EX SW	EXISTING STORMWATER DRAIN
SW	PROPOSED STORMWATER DRAIN
	PROPOSED STORMWATER (LARGER)
SS	PROPOSED DN100 SUBSOIL DRAIN WITH GEOTEXTILE SOCK
CJ	PROPOSED CONCRETE CONSTRUCTION JOINT
KJ	PROPOSED CONCRETE KEY JOINT
SJ	PROPOSED CONCRETE SAWN JOINT
TOP / TOE	EXISTING BATTER
TOP / TOE	PROPOSED BATTER
	PROPERTY BOUNDARY
EJ	EXPANSION JOINT
SEJ	SWIVEL EXPANSION JOINT

REV	DESCRIPTION	APP'D	DATE
C	PLANNING APPROVAL	DH	28.04.2026
B	PLANNING APPROVAL	DH	23.02.2026
A	FOR COMMENT	DH	27.01.2026

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6215 8600

SUBDIVISION
27 SELBY ROAD, KETTERING
TASMANIA 7155
DRAWING TITLE
DRAWING INDEX AND NOTES

0 50mm SCALE -@A1

DESIGNED	DRAWN	CHECKED
RD	RD	DH
PROJECT	DRAWING	REVISION
25.0544	C001	C

© GANDY AND ROBERTS Consulting Engineers

Document Set ID: 4783877
Version: 1, Version Date: 04/06/2026

SITEWORKS NOTES

1. JOINTS ON CURVES TO BE PERPENDICULAR TO EDGE AND MINIMUM 450 LONG BEFORE CHANGE OF DIRECTION.
2. ALL PITS TO BE FINISHED FLUSH WITH SURFACE LEVEL.

STORMWATER NOTES

1. ALL PRIVATE STORMWATER INFRASTRUCTURE SHALL COMPLY WITH AS/NZS 3500.3, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
2. CONFIRM INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
3. INSPECTION SHAFTS WITHIN THE DRIVEWAY ARE TO BE PROVIDED WITH A TRAFFICABLE COVER BOX FINISHED FLUSH WITH THE FINISHED SURFACE.
4. ALL PITS ARE TO BE FINISHED FLUSH WITH THE FINISHED SURFACE.

27 SADDLE ROAD

EXS DAM

30 SELBY ROAD

28 SELBY ROAD

24 SELBY ROAD

29 SELBY ROAD

DRIVEWAY EXTENTION WITHIN 29 SELBY ROAD TO FUTURE DESIGN. PROVIDE EROSION PROTECTION AT OPEN DRAINS OUTLET AS SHOWN.

DN150 SW LOT CONNECTION TO DN300 HEADWAKLL FOR LOT 3 TO DISCHARGE INTO OPEN DRAIN OF 29 SELBY ROAD PER DETAIL ON SHEET C700
PRE & POST DEVELOPEMENT SW DISCHARGE TO BE THE SAME

DN150 SW LOT CONNECTION TO DN300 HEADWALL IN OPEN DRAIN

ACCESS TO 29 SELBY ROAD BY OTHERS

STORMWATER DRAIN UNDER DRIVEWAY. WORKS BY OTHERS

LOT 3

FIRE APPLIANCE TURNING AREA TO BE DETERMINED BY OWNER OF LOT 3 AT TIME OF DEVELOPMENT.

EXS ROOF PUMPED WATER TO BE RE-ROUTED TO LOT 1

EXS WASTE WATER IRRIGATION SYSTEM

EXS WASTE WATER SYSTEM

LOT 1

RIGHT OF WAY VARIABLE WIDTH

RELOCATE 2 No. EXS WATER TANKS FROM LOT 3 ONTO LOT 1 AND CONNECT TO LANDSCAPING IRRIGATION SYSTEM

LOT 2

FIRE APPLIANCE TURNING AREA AND FIRE FIGHTING WATER POINT TO BE DETERMINED BY OWNER OF LOT 2 AT TIME OF DEVELOPMENT.

DN150 SW LOT CONNECTION TO DN300 HEADWALL FOR LOT 2 TO DISCHARGE INTO TABLE DRAIN PER DETAIL ON SHEET C700

MATCH INTO EXS SELBY ROAD. PER TO TIE-IN DETAIL ON SHEET C700

EXS POWER TURRET

EXS POWER POLE

EXS SWALE DRAIN

SELBY ROAD

25 SELBY ROAD

25A SELBY ROAD

25 SELBY ROAD

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
.	.	.	.				
.	.	.	.				
.	.	.	.				
B	PLANNING APPROVAL	DH	23.02.2026				
A	FOR COMMENT	DH	27.01.2026				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

North

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6215 8600

SUBDIVISION
27 SELBY ROAD, KETTERING
TASMANIA 7155
DRAWING TITLE
SITEWORKS OVERALL PLAN

0 50mm SCALE 1:500@A1

DESIGNED	DRAWN	CHECKED
RD	RD	DH
PROJECT	DRAWING	REVISION
25.0544	C200	B

© GANDY AND ROBERTS Consulting Engineers

Document Set ID: 4783877
Version: 1, Version Date: 04/06/2026



SITEWORKS NOTES

1. ALL PITS TO BE FINISHED FLUSH WITH SURFACE LEVEL.

STORMWATER NOTES

1. ALL PRIVATE STORMWATER INFRASTRUCTURE SHALL COMPLY WITH AS/NZS 3500.3, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
2. CONFIRM INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
3. INSPECTION SHAFTS WITHIN THE DRIVEWAY ARE TO BE PROVIDED WITH A TRAFFICABLE COVER BOX FINISHED FLUSH WITH THE FINISHED SURFACE.
4. ALL PITS ARE TO BE FINISHED FLUSH WITH THE FINISHED SURFACE.

REV	DESCRIPTION	APP'D	DATE
C	PLANNING APPROVAL	DH	28.04.2026
B	PLANNING APPROVAL	DH	23.02.2026
A	FOR COMMENT	DH	27.01.2026

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6215 8600

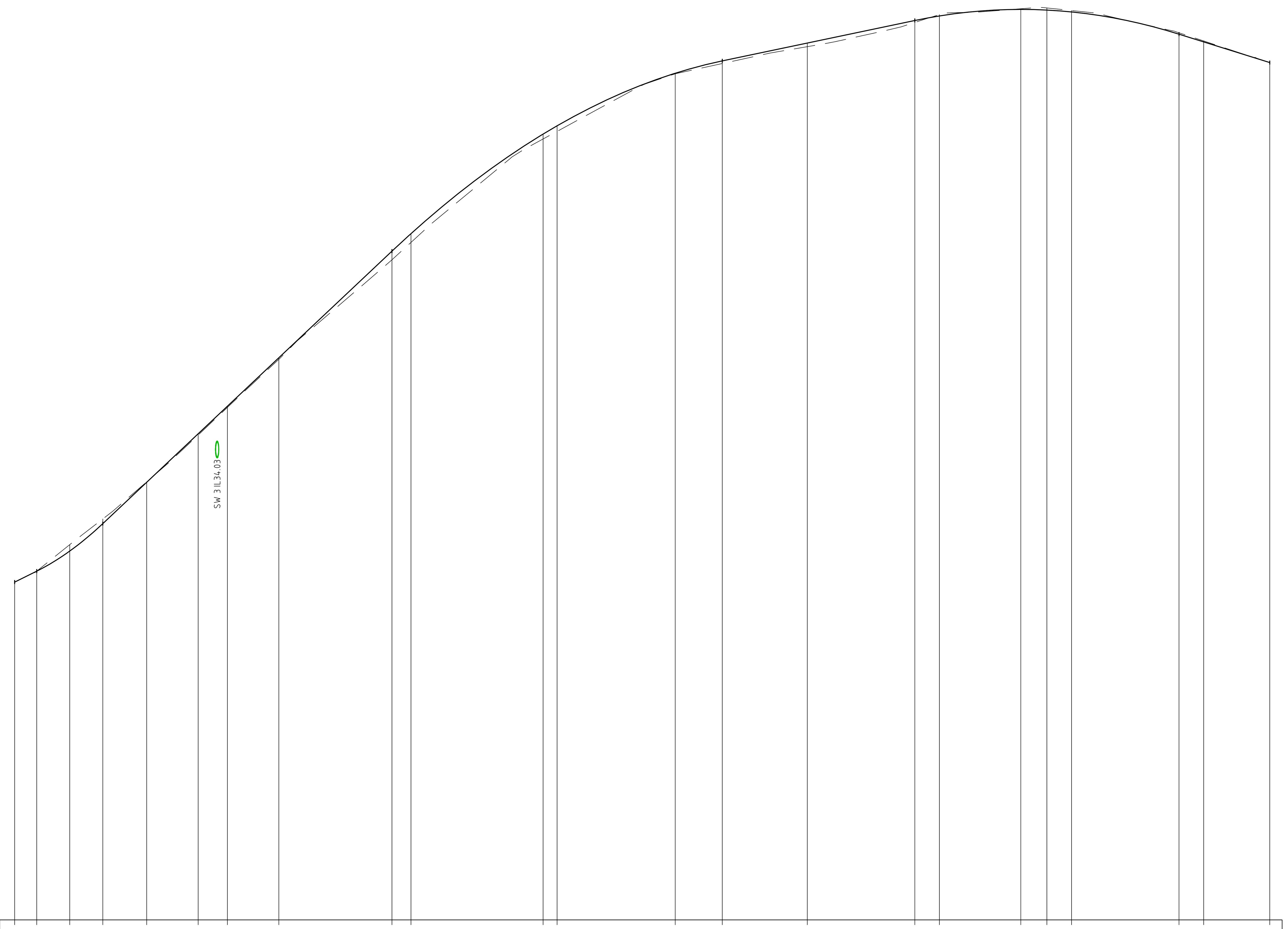
SUBDIVISION
27 SELBY ROAD, KETTERING
TASMANIA 7155
DRAWING TITLE
SITEWORKS DETAIL PLAN

SCALE	DESIGNED	DRAWN	CHECKED
1:250@A1	RD	RD	DH

PROJECT	DRAWING	REVISION
25.0544	C201	C

© GANDY AND ROBERTS Consulting Engineers

Document Set ID: 4783877
Version: 1, Version Date: 04/06/2026



DATUM RL20

VERTICAL ALIGNMENT: 9.9% 3.3mL | 10.0mVC 1.1K | 18.9% 43.8mL | 50.0mVC 3.4K | 4.2% 29.1mL | 40.0mVC 3.8K | -6.3% 13.7mL

CHAINAGE	CUT (-)/FILL	DESIGN CENTRELINE LEVEL	EXISTING SURFACE LEVEL
0.00		30.232	
3.34	-0.000	30.564	30.564
8.34	-0.194	31.172	31.366
13.34	-0.141	32.004	32.145
20.00	-0.013	33.259	33.272
27.79	0.039	34.727	34.688
32.21	0.038	35.561	35.524
40.00	0.049	37.030	36.981
57.12	0.263	40.258	39.996
60.00	0.266	40.789	40.523
80.00	0.149	43.805	43.656
82.12	0.169	44.056	43.887
100.00	0.020	45.648	45.628
107.12	0.079	46.022	45.942
120.00	0.109	46.562	46.453
136.27	0.058	47.245	47.187
140.00	-0.039	47.384	47.423
152.31	-0.018	47.582	47.600
156.27	-0.064	47.562	47.626
160.00	-0.043	47.505	47.548
176.27	-0.042	46.831	46.873
180.00	-0.029	46.597	46.626
190.00		45.970	

HORIZONTAL CURVE DATA: -100.00 R

LONGITUDINAL SECTION: DWAY 1

SCALE HOR 1:500 VER 1:100

4/28/2026 7:58:34 AM \\SERVERGR5\Data\Data\Projects\2025\25.0544 27 Selby Road Subdivision\5 - GR drawings\CIV - Working drawings, model\25.0544 C.dwg

REV	DESCRIPTION	APP'D	DATE
.	.	.	.
.	.	.	.
.	.	.	.
B	PLANNING APPROVAL	DH	23.02.2026
A	FOR COMMENT	DH	27.01.2026

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6215 8600

SUBDIVISION
27 SELBY ROAD, KETTERING
TASMANIA 7155

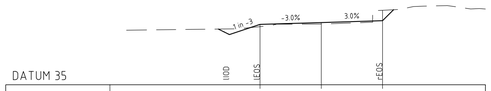
DRAWING TITLE
DRIVEWAY LONG SECTION

0 50mm

SCALE		
AS SHOWN@A1		
DESIGNED	DRAWN	CHECKED
RD	RD	DH
PROJECT	DRAWING	REVISION
25.0544	C300	B

© GANDY AND ROBERTS Consulting Engineers.

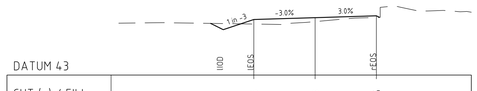
Document Set ID: 4783877
Version: 1, Version Date: 04/06/2026



DATUM 35

CUT (-) / FILL	0.07	0.05	-0.34
DESIGN SURFACE LEVEL	36.970	37.030	37.090
OFFSET	-2.000	0.000	2.000

CH 40.00



DATUM 43

CUT (-) / FILL	0.15	0.13	0.05
DESIGN SURFACE LEVEL	44.813	44.873	44.933
OFFSET	-2.000	0.000	2.000

CH 90.00



DATUM 45

CUT (-) / FILL	-0.09	-0.04	0.33
DESIGN SURFACE LEVEL	47.324	47.384	47.444
OFFSET	-2.000	0.000	2.000

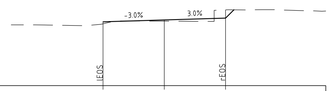
CH 140.00



DATUM 44

CUT (-) / FILL	-0.24	0.00	0.10
DESIGN SURFACE LEVEL	45.910	45.970	46.030
OFFSET	-2.000	0.000	2.000

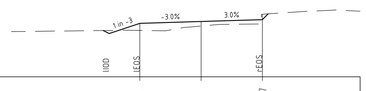
CH 190.00



DATUM 33

CUT (-) / FILL	0.07	0.04	-0.27
DESIGN SURFACE LEVEL	35.084	35.144	35.204
OFFSET	-2.000	0.000	2.000

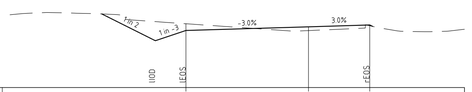
CH 30.00



DATUM 42

CUT (-) / FILL	0.23	0.15	-0.17
DESIGN SURFACE LEVEL	43.745	43.805	43.865
OFFSET	-2.000	0.000	2.000

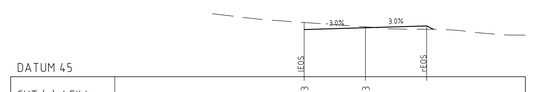
CH 80.00



DATUM 45

CUT (-) / FILL	-0.22	0.12	0.02
DESIGN SURFACE LEVEL	46.862	46.982	47.042
OFFSET	-4.000	0.000	2.000

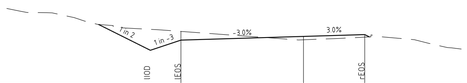
CH 130.00



DATUM 45

CUT (-) / FILL	-0.23	-0.03	0.11
DESIGN SURFACE LEVEL	46.537	46.597	46.657
OFFSET	-2.000	0.000	2.000

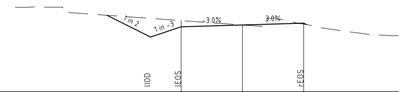
CH 180.00



DATUM 45

CUT (-) / FILL	-0.28	0.11	0.08
DESIGN SURFACE LEVEL	46.442	46.562	46.622
OFFSET	-4.000	0.000	2.000

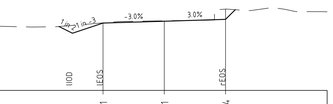
CH 120.00



DATUM 45

CUT (-) / FILL	-0.20	0.00	0.03
DESIGN SURFACE LEVEL	47.113	47.173	47.233
OFFSET	-2.000	0.000	2.000

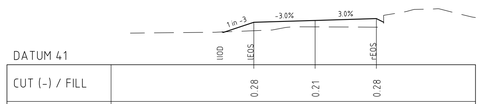
CH 170.00



DATUM 31

CUT (-) / FILL	-0.01	-0.01	-0.34
DESIGN SURFACE LEVEL	33.199	33.259	33.319
OFFSET	-2.000	0.000	2.000

CH 20.00



DATUM 41

CUT (-) / FILL	0.28	0.21	0.28
DESIGN SURFACE LEVEL	42.384	42.444	42.504
OFFSET	-2.000	0.000	2.000

CH 70.00

DATUM 44

CUT (-) / FILL	-0.24	0.07	0.05
DESIGN SURFACE LEVEL	46.023	46.143	46.203
OFFSET	-4.000	0.000	2.000

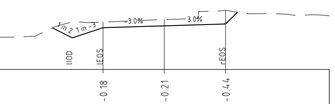
CH 110.00



DATUM 46

CUT (-) / FILL	-0.32	-0.04	0.19
DESIGN SURFACE LEVEL	47.445	47.505	47.565
OFFSET	-2.000	0.000	2.000

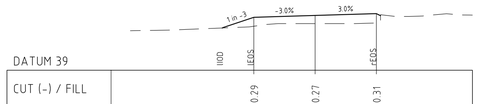
CH 160.00



DATUM 30

CUT (-) / FILL	-0.18	-0.21	-0.44
DESIGN SURFACE LEVEL	31.363	31.423	31.483
OFFSET	-2.000	0.000	2.000

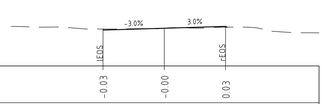
CH 10.00



DATUM 39

CUT (-) / FILL	0.29	0.27	0.31
DESIGN SURFACE LEVEL	40.729	40.789	40.849
OFFSET	-2.000	0.000	2.000

CH 60.00



DATUM 29

CUT (-) / FILL	-0.03	-0.00	0.03
DESIGN SURFACE LEVEL	30.172	30.232	30.292
OFFSET	-2.000	0.000	2.000

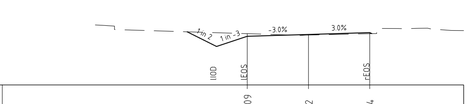
CH 0.00



DATUM 37

CUT (-) / FILL	0.17	0.15	-0.16
DESIGN SURFACE LEVEL	38.856	38.916	38.976
OFFSET	-2.000	0.000	2.000

CH 50.00



DATUM 44

CUT (-) / FILL	-0.09	0.02	0.04
DESIGN SURFACE LEVEL	45.588	45.648	45.708
OFFSET	-2.000	0.000	2.000

CH 100.00



DATUM 46

CUT (-) / FILL	-0.22	0.01	-0.05
DESIGN SURFACE LEVEL	47.515	47.575	47.635
OFFSET	-2.000	0.000	2.000

CH 150.00

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
.	.	.	.				
.	.	.	.				
.	.	.	.				
B	PLANNING APPROVAL	DH	23.02.2026				
A	FOR COMMENT	DH	27.01.2026				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6215 8600

SUBDIVISION
27 SELBY ROAD, KETTERING
TASMANIA 7155
DRAWING TITLE
DRIVEWAY CROSS SECTIONS

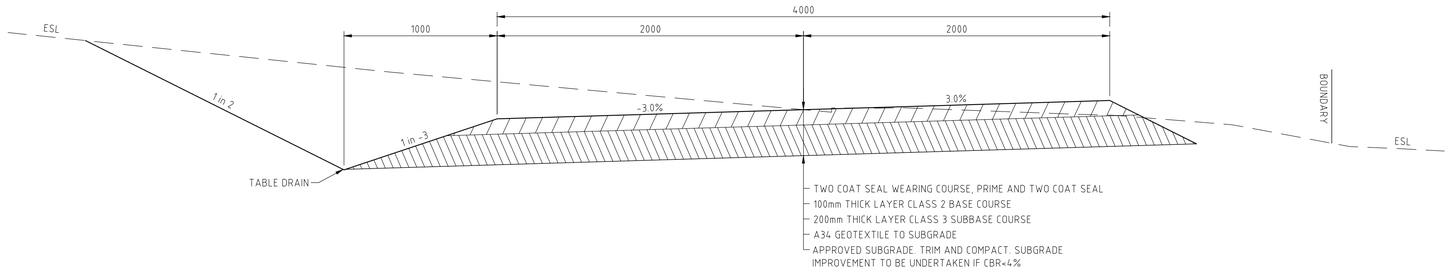
0 50mm SCALE 1:100@A1

DESIGNED	DRAWN	CHECKED
RD	RD	DH
PROJECT	DRAWING	REVISION
25.0544	C310	B

© GANDY AND ROBERTS Consulting Engineers

4/28/2026 7:58:35 AM \\SERVER\DGN\Data\Projects\2025\25.0544 27 Selby Road Subdivision\5 - GH drawings\Civ - Working drawings, models\25.0544 C.dwg

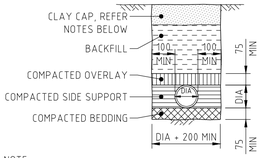
Document Set ID: 4783877
Version: 1, Version Date: 04/06/2026



TYPICAL DRIVEWAY SECTION

SCALE 1:20

NOTE:
HOLD POINT INSPECTION WITH SUPERVISING ENGINEER TO REVIEW EXISTING DRIVEWAY PAVEMENT THICKNESS. WHERE PAVEMENT IS EQUIVALENT TO PROPOSED NEW PAVEMENT, TRIM AND COMPACT.

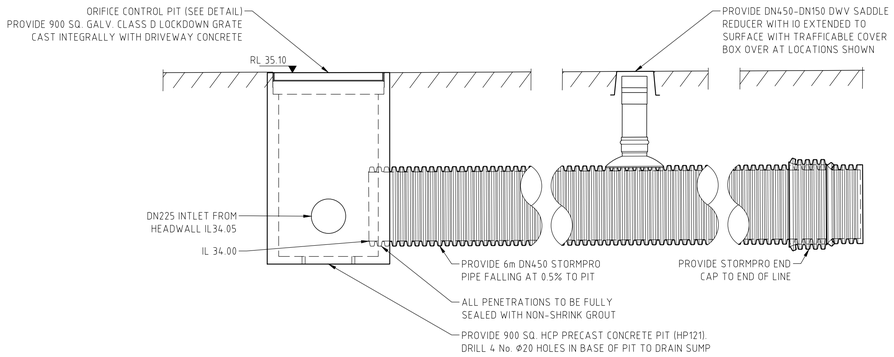


NOTE:

- BEDDING, PIPE SUPPORT AND OVERLAY:
  PLUMBING/SW - 7 mm CLEAN CRUSHED AGGREGATE
  WATER - SAND OR FINE GRAINED SOIL
- BACKFILL - MATERIAL EXCAVATED FROM TRENCH PROVIDING THAT THE MATERIAL IS FREE FROM BUILDER'S WASTE OR ROCKS/HARD MATTER LARGER THAN 25 mm, AND SOIL LUMPS LARGER THAN 75 mm
- IN TRAFFICABLE AREAS TRENCH FILL SHALL BE PLACED IN LOOSE LAYERS NOT EXCEEDING 200 mm THICK AND COMPACTED TO NOT LESS THAN 90% STD MDD FOR CONCRETE PAVEMENTS OR 95% STD MDD FOR ASPHALT PAVEMENTS
- SITES WITH SOIL CLASSIFICATION OF M, H1, H2 OR E: 300 mm THICK CLAY CAP REQUIRED WHERE TRENCH WITHIN 1500 mm OF BUILDING

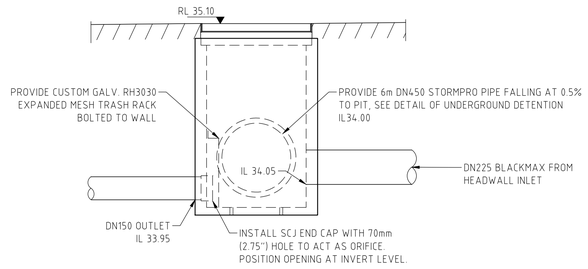
TYPICAL RESIDENTIAL SERVICES TRENCH DETAIL

NTS



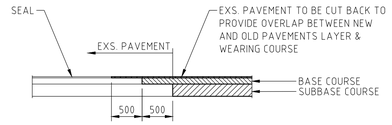
UNDERGROUND DETENTION GENERAL ARRANGEMENT

SCALE 1:20



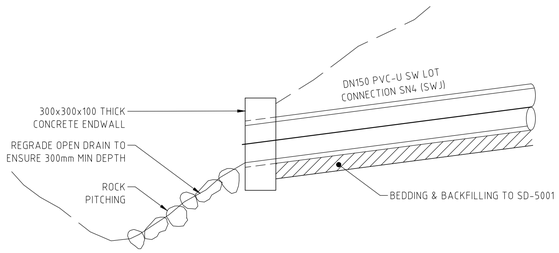
ORIFICE CONTROL PIT DETAIL

SCALE 1:20



TYPICAL PAVEMENT INTERFACE DETAIL

NTS



TYPICAL LOT CONNECTION TO OPEN DRAIN

SCALE 1:10

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
.	.	.					
.	.	.	.				
.	.	.	.				
B	PLANNING APPROVAL	DH	23.02.2026				
A	FOR COMMENT	DH	27.01.2026				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6215 8600

SUBDIVISION
27 SELBY ROAD, KETTERING
TASMANIA 7155
DRAWING TITLE
DETAILS 01

0 50mm SCALE AS SHOWN@A1

DESIGNED	DRAWN	CHECKED
RD	RD	DH
PROJECT	DRAWING	REVISION
25.0544	C700	B

© GANDY AND ROBERTS Consulting Engineers

c:\78\2026 7:58:36 AM \\SERVER0605\Data\Data\Projects\2025\25.0544 27 Selby Road Subdivision\1 - GR drawings\Civ - Working drawings model\25.0544 C.dwg

Document Set ID: 4783877
Version: 1, Version Date: 04/06/2026