DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057675

PROPOSAL: Additions & Alterations including Rectification Works (Single Dwelling)

LOCATION: 242 Tranmere Road, Tranmere

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 06/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 06/07/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 06/07/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: ADDITION/ALTERATION, POOL & RECTIFICATION WORKS

Location: 242 Tranmere Road, Tranmere

Personal Information Removed

Is the property on the Tasmanian Heritage Register? Yes ☐ No ☐x

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as

exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Uvika

Current use of site: RESIDENTIAL DWELLING

Does the proposal involve land administered or owned by the Crown or Council? Yes ☒ No ☐

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Planning Application checklist

Mandatory Documents
This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents
In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.
  - Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.

- Main utility service connection points and easements.
- Proposed subdivision lot boundaries.

☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
- Private open space for each dwelling.
- External storage spaces.
- Car parking space location and layout.
- Major elevations of every building to be erected.
- Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
- Relationship of the elevations to natural ground level, showing any proposed cut or fill.
- Materials and colours to be used on rooves and external walls.

☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
- Plantings proposed for screening from adjacent sites or public places.

☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
14068	5
EDITION	DATE OF ISSUE
13	08-Mar-2024

SEARCH DATE : 12-Nov-2025
SEARCH TIME : 01.01 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 5 on Plan 14068
Being the land described in Conveyance No. 64/3007
Derivation : Part of Location to Parrott
Prior CT 4483/45

SCHEDULE 1

N181677 TRANSFER to JASON JOHN KLOP of one undivided 1/100 share and HANNAH LOUISE KLOP of ninety-nine undivided 1/100 shares as tenants in common Registered 08-Mar-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E375377 MORTGAGE to Commonwealth Bank of Australia Registered 08-Mar-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

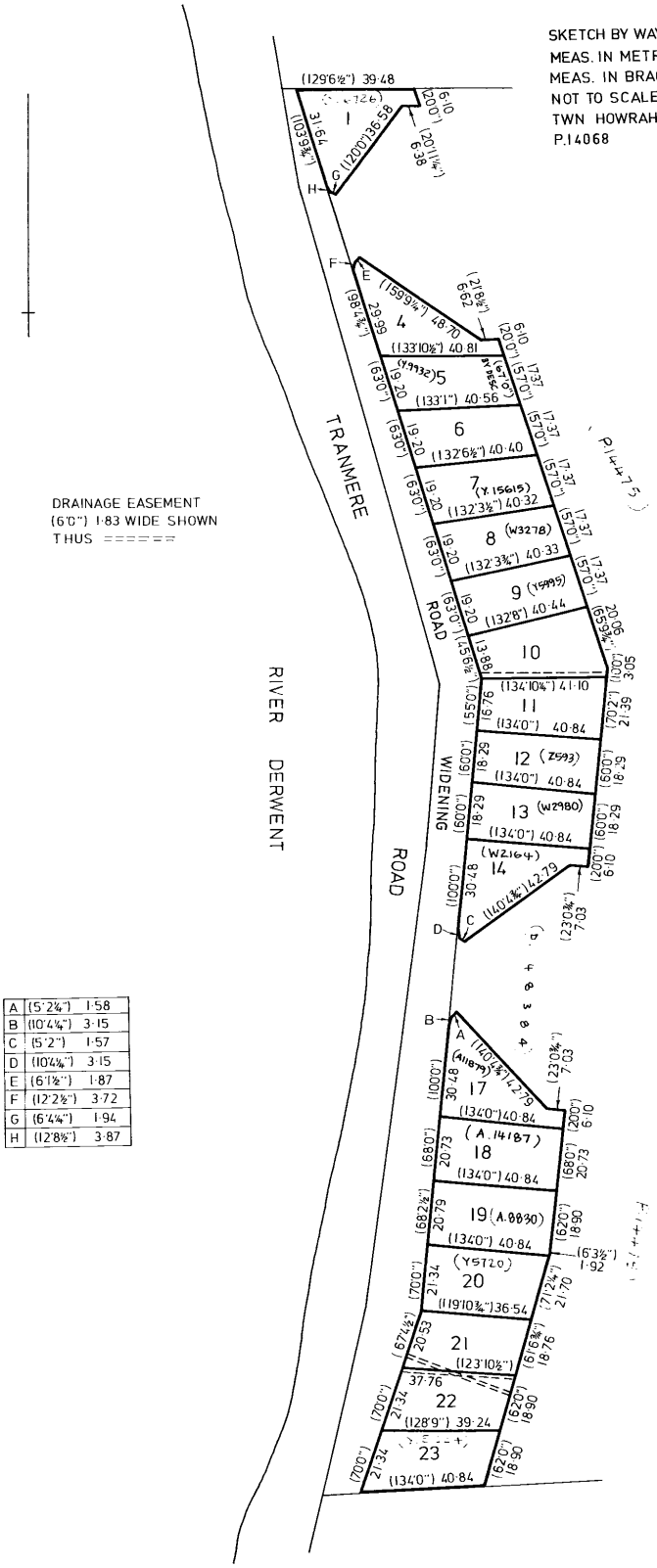
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Owner: DECEASED PERSONS ESTATE	**PLAN OF SURVEY** by Surveyor ... of land situated in the ~~TOWN OF HOWRAH~~ CITY OF CLARENCE NOT TO SCALE	**Registered Number:** P. 14068
Title Reference: Z 593 LOT 12		APPROVED ... 19... ~~Effective from~~ ... Recorder of Titles
Grantee: PART OF LOC. TO PARROTT		

SKETCH BY WAY OF ILLUSTRATION ONLY
MEAS. IN METRES
MEAS. IN BRACKETS IN FEET & INCHES
NOT TO SCALE
TWN HOWRAH
P.14068



LOT	AREA	
1	(29¼P)	736m²
4	(29¼P)	744m²
5	(28¾P)	716m²
6	(28¾P)	716m²
7	(28¾P)	728m²
8	(28¾P)	728m²
9	(29P)	733m²
10	(29¾P)	749m²
11	(30¾P)	779m²
12	(29¾P)	746m²
13	(29¾P)	746m²
14	(29¾P)	756m²
17	(29¾P)	756m²
18	(33¾P)	845m²
19	(33¾P)	847m²
20	(32¾P)	822m²
21	(28P)	708m²
22	(29¾P)	744m²
23	(30¼P)	761m²

A	(5'2¼")	1·58
B	(10'4¾")	3·15
C	(5'2")	1·57
D	(10'4¾")	3·15
E	(6'1½")	1·87
F	(12'2½")	3·72
G	(6'4¾")	1·94
H	(12'8½")	3·87

	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE PLAN - EX./DEMO
A.03	SITE PLAN - PROPOSED
A.04	LOWER FLOOR PLAN - EXISTING
A.05	GROUND FLOOR PLAN - EXISTING
A.06	ROOF PLAN - EXISTING
A.07	LOWER FLOOR PLAN - DEMOLITON
A.08	GROUND FLOOR PLAN - DEMOLITION
A.09	ROOF PLAN - DEMOLITION
A.10	LOWER FLOOR PLAN - PROPOSED
A.11	GROUND FLOOR PLAN - PROPOSED
A.12	FIRST FLOOR PLAN - PROPOSED
A.13	ROOF PLAN - PROPOSED
A.14	ELEVATIONS - EXISTING
A.15	ELEVATIONS - EXISTING
A.16	ELEVATIONS - PROPOSED
A.17	ELEVATIONS - PROPOSED
A.18	3D PERSPECTIVE
A.19	3D PERSPECTIVE
A.20	3D PERSPECTIVE
A.21	3D PERSPECTIVE
A.22	SITE SEWER, DRAINAGE & STORMWATER
A.23	SHADOW DIAGRAMS 21ST JUNE

SITE INFORMATION

Title Reference:	14068/5
Property ID:	5242201
Council:	Clarence
Planning Zone:	General Residential
Covenants	

General Overlays:
N/A

Code Overlays:
Waterway and Coastal Protection Area
Airport Obstacle Limitation Area

Soil Classification: **'CLASS H1'**
Refer to GES's Soil Report.

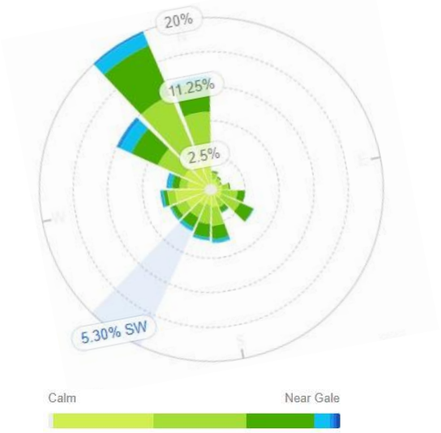
Wind Classification:	N3
Region:	A
Terrain Category:	1.0
Shielding Classification:	NS
Topographic Classification:	T0
Design Wind Gust Speed – m/s (Vh,u):	50

NCC Building Class: 1a

AREA SCHEDULE

Land area:	716m^2
Existing Lower Ground Floor Area:	41.69m^2
Existing Ground Floor Area (Excl.deck):	134.62m^2
Proposed Lower Ground Floor Area:	52.74m^2
Proposed Ground Floor Area (Excl.deck):	172.45m^2
Proposed First Floor Area:	60.40m^2
Total Floor Area:	**308.98m^2**
Proposed Deck Area:	28.93m^2
Proposed Patio Area:	56.15m^2

WIND ROSE



All dimensions in millimetres
unless noted otherwise.
PRINT ALL DRAWINGS IN COLOUR

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Licence: 189009392

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT: **KLOP**
JOB NO: **2509**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROPOSAL **ALTERATIONS & ADDITIONS**
PROJECT STAGE **DA**
DATE **16/06/2026**
SCALE **NTS**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.01
LOCATION PLAN

LEGEND

- EXISTING BUILDING
- DEMOLITION
- NEIGHBOURING BUILDING
- WATERWAY COASTAL PROTECTION AREA
- AIRPORT OBSTACLE LIMITATION AREA (WHOLE SITE)
- BOUNDARY
- CONTOUR
- SET BACK
- DEMOLITION
- S — EX.SEWER MAIN
- SW — EX. STORMWATER MAIN
- COMMS — TELSTRA PIT
- WM — METER WATER
- SEWER MANHOLE
- PP — POWER POLE

SOIL & WASTE MANAGEMENT NOTES

General Notes

Workmanship, materials and design shall comply with the Australian Standards, The National Construction Code, local Council requirements, and relevant codes and standards.

Monitor sediment and erosion control measures at least once a week and after each rainfall event.
Construct service trenches away from where water is likely to concentrate.

Try not to have service trench open any longer than necessary.

Prevent clean rainwater running across the site by connecting downpipes to the stormwater system as soon as the roof is on the building frame.

Protection of drainage systems

Protect nearby stormwater system including any stormwater pits on and below the site from sediment blockage.
Excavation.

Schedule earthworks in phases throughout the project so that the ground is disturbed for the shortest time possible.

Avoid stripping and excavating until all necessary permits, licenses and approvals have been obtained.
Stabilise areas of exposed soil with vegetation or erosion control blankets and mats.

Diversion drains

Divert up-slope catchment runoff around the site by installing a diversion drain and level spreader.
Material stockpiles.

Designate a location where topsoil and other excavation material will be stockpiled during building and construction.
Provide suitable controls to prevent erosion.

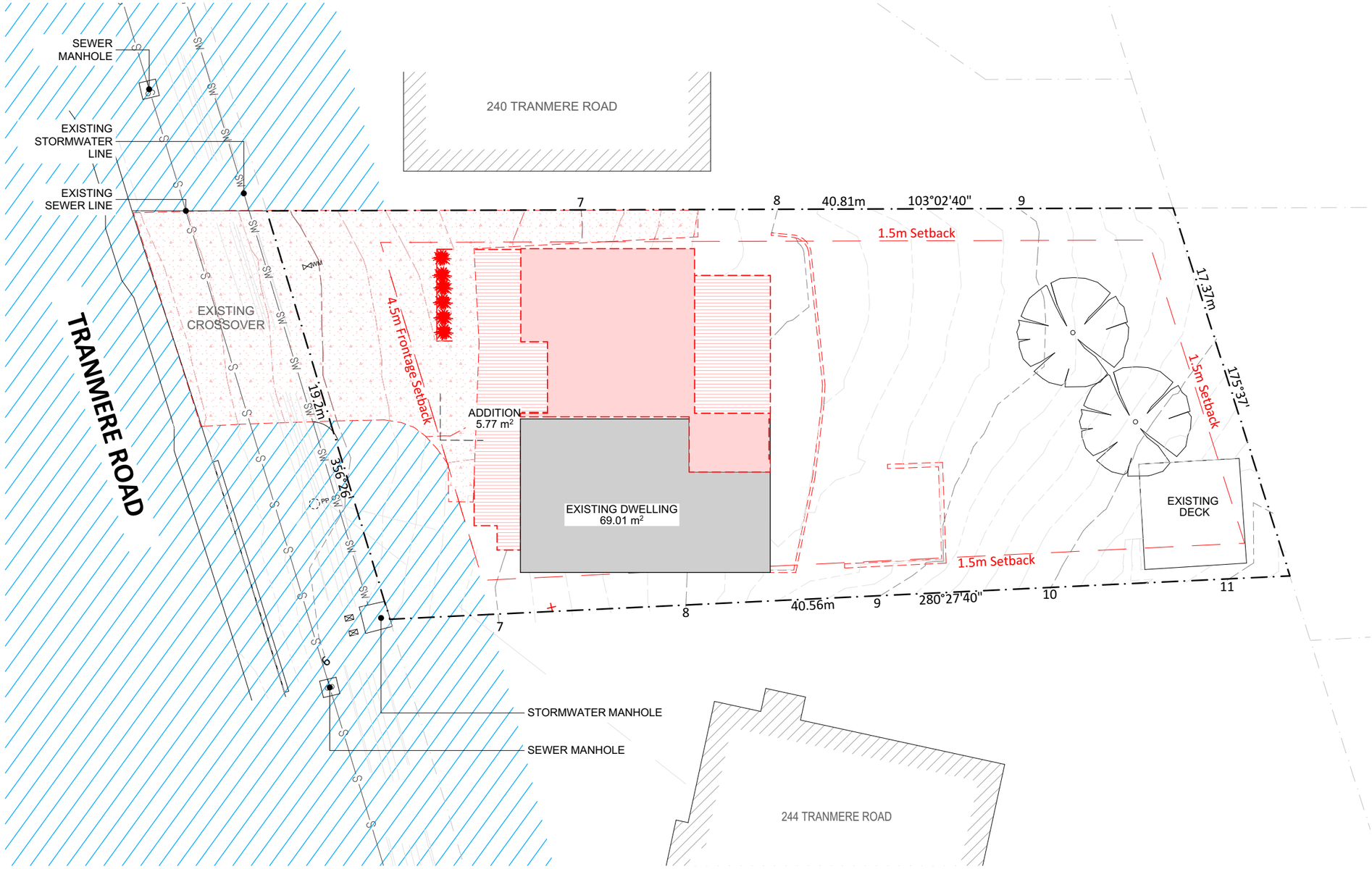
Vegetation

Keep as much vegetation as possible to minimise soil erosion and reduce rainwater running across the site.

Site access

Choose a single, stabilised access point.

Designate an appropriate location within the site where sediment-generating activities can be managed (e.g. wheel wash, brick cutting)



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DATE: **16/06/2026**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROJECT STAGE: **DA**
SCALE: **1:200 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.02
SITE PLAN - EX./DEMO

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- NEIGHBOURING BUILDING
- WATERWAY COASTAL PROTECTION AREA
- AIRPORT OBSTACLE LIMITATION AREA (WHOLE SITE)
- BOUNDARY
- CONTOUR
- SET BACK
- S — EX.SEWER MAIN
- SW — EX.STORMWATER MAIN
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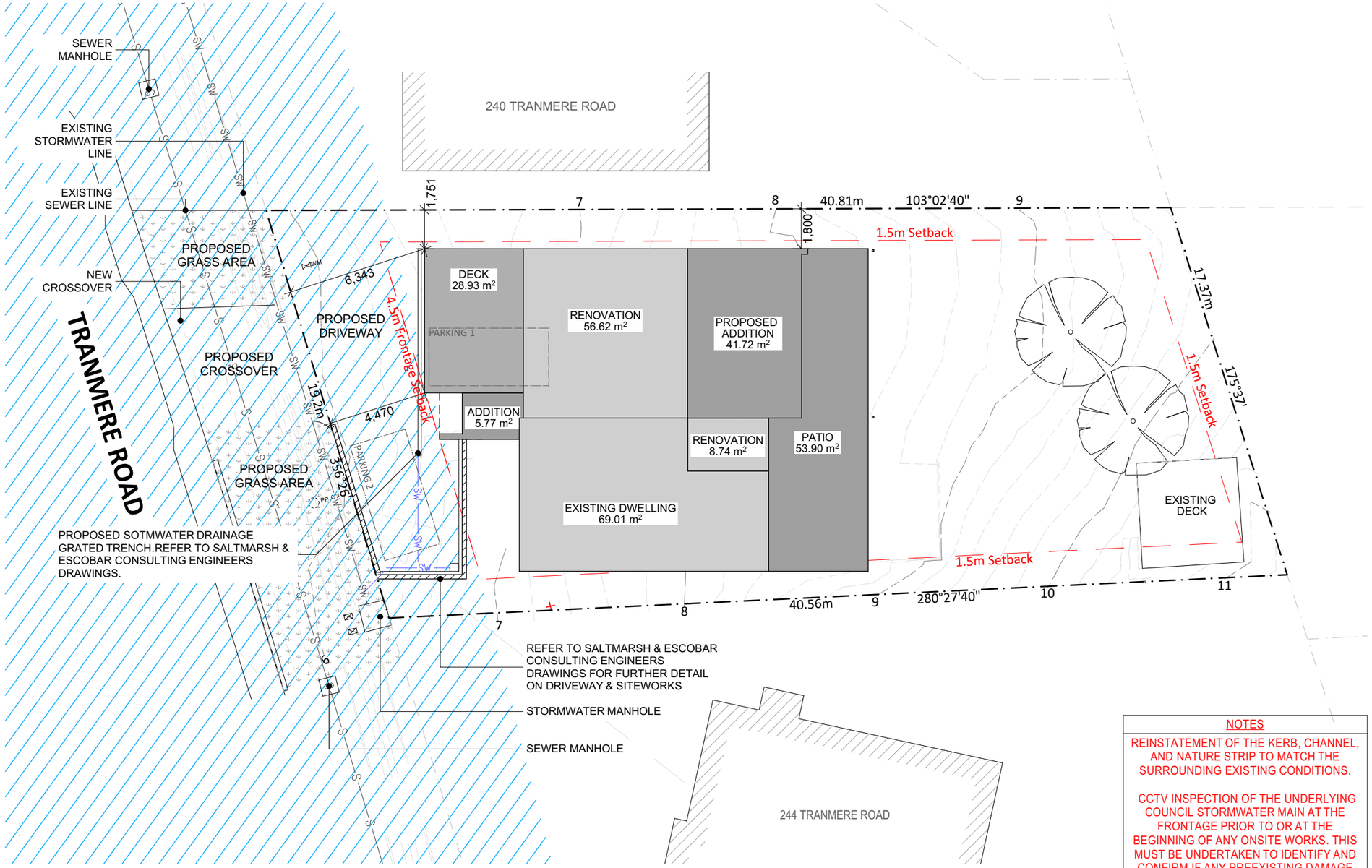

Site Areas	
Site area	716 sqm
Total Building Area	264.69 sqm
Total Site Coverage	36.96%

NOTES

REINSTATEMENT OF THE KERB, CHANNEL, AND NATURE STRIP TO MATCH THE SURROUNDING EXISTING CONDITIONS.

CCTV INSPECTION OF THE UNDERLYING COUNCIL STORMWATER MAIN AT THE FRONTAGE PRIOR TO OR AT THE BEGINNING OF ANY ONSITE WORKS. THIS MUST BE UNDERTAKEN TO IDENTIFY AND CONFIRM IF ANY PREEXISTING DAMAGE HAS OCCURRED TO THE PUBLIC ASSEST AS A RESULT OF THE UNAPPROVED WORKS.

REMOVAL OF THE UNAPPROVED FENCE SECTION CURRENTLY LOCATED ON THE NATURE STRIP/ROAD RESERVE.

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: **KLOP**
JOB NO: **2509**
PROPOSAL **ALTERATIONS & ADDITIONS**
DATE **16/06/2026**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROJECT STAGE **DA**
SCALE **1:200 @ A3**

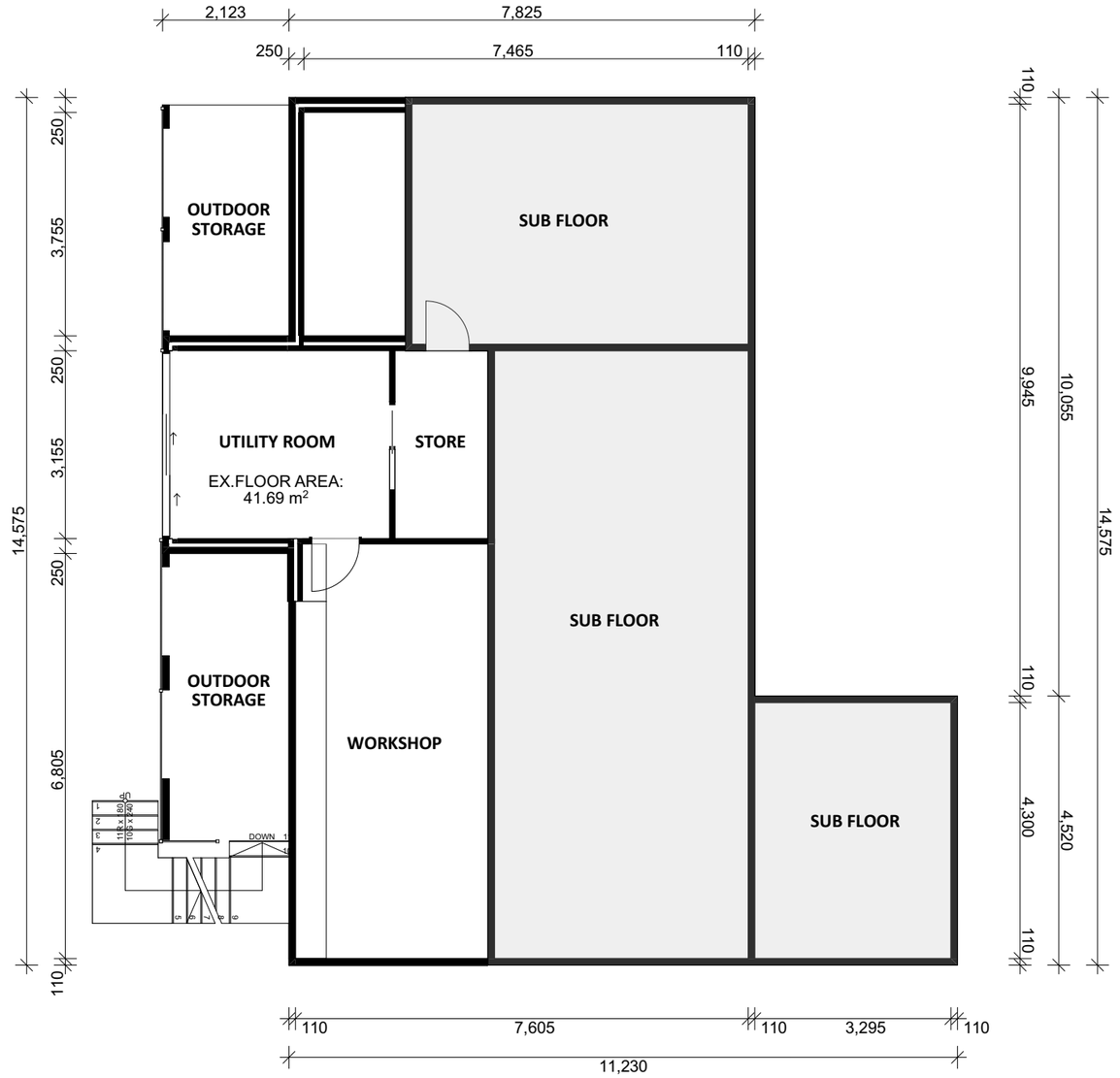
REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.03
SITE PLAN - PROPOSED

LEGEND

EXISTING WALLS

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS & ROOF PITCH PRIOR TO CONSTRUCTION



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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: KLOP
JOB NO: 2509
ADDRESS: 242 TRANMERE ROAD, TRANMERE
PROPOSAL: ALTERATIONS & ADDITIONS
DATE: 16/06/2026
PROJECT STAGE: DA
SCALE: 1:100 @ A3

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

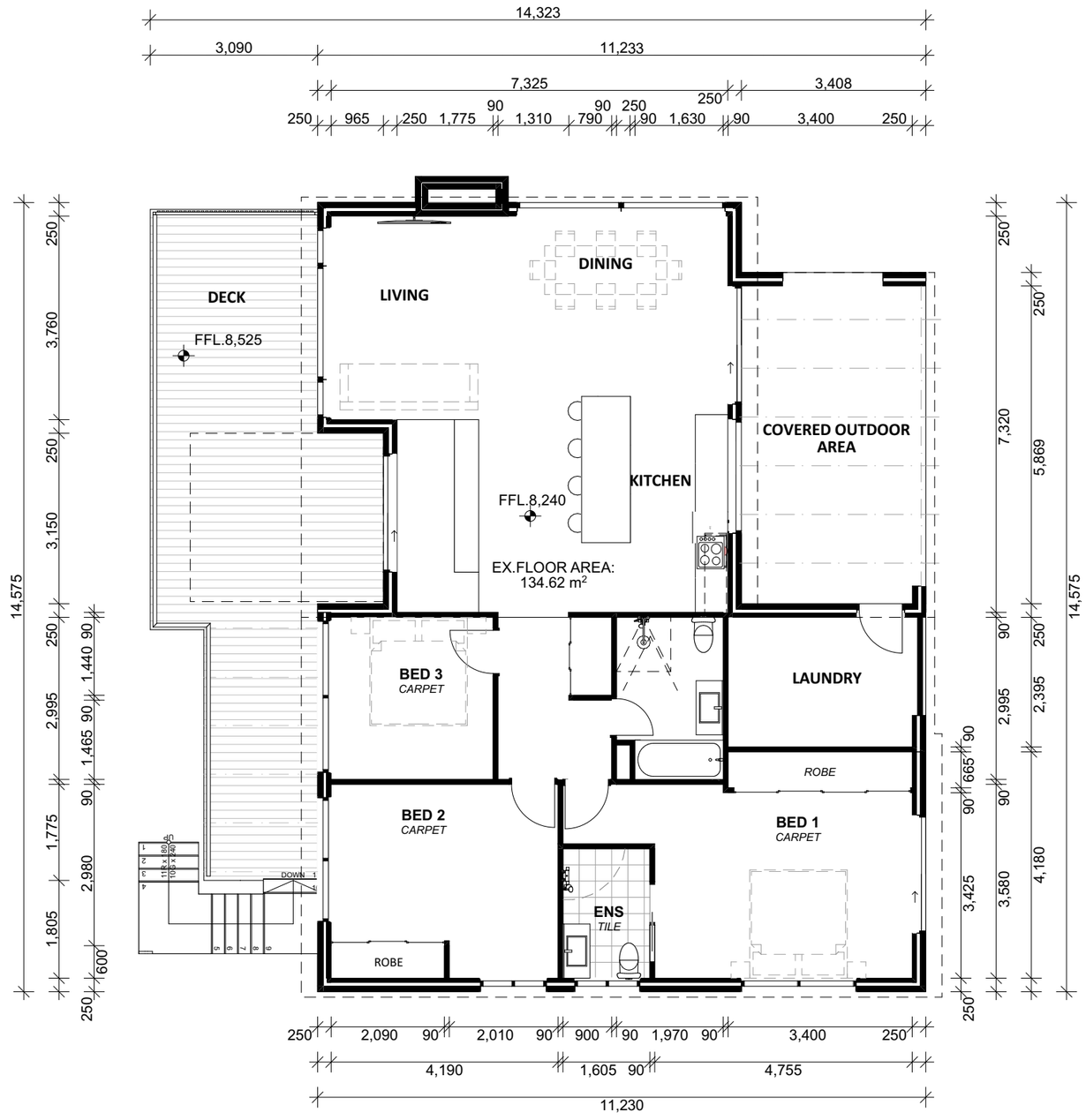
A.04
LOWER FLOOR PLAN - EXISTING

LEGEND

EXISTING WALLS

FFL. FINISH FLOOR LEVEL

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS & ROOF PITCH PRIOR TO CONSTRUCTION



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PROJECT STAGE **DA**
DATE **16/06/2026**
SCALE **1:100 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.05
GROUND FLOOR PLAN - EXISTING

LEGEND

EXISTING

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS & ROOF PITCH PRIOR TO CONSTRUCTION

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DATE **16/06/2026**
SCALE **1:100 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

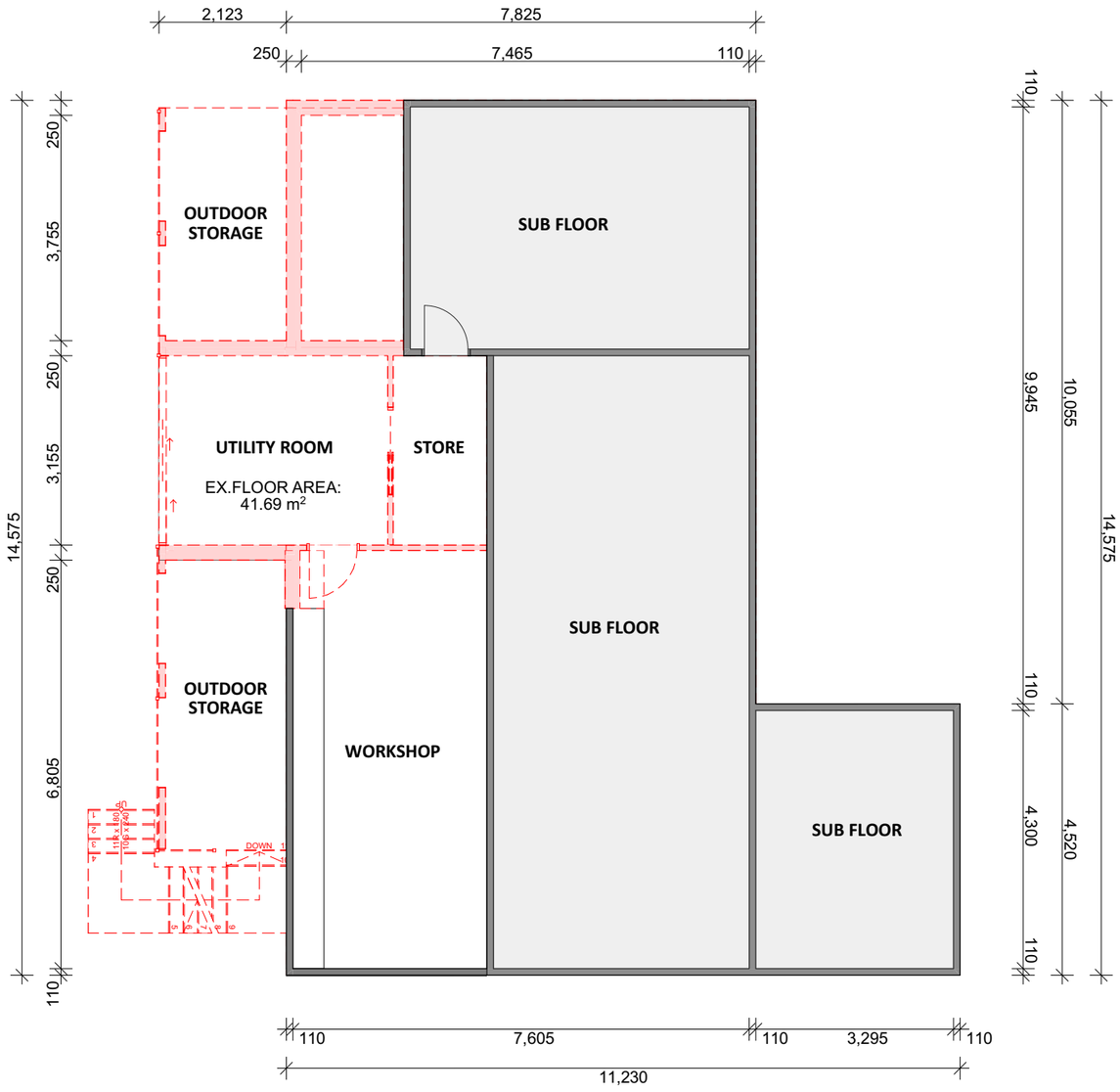
A.06
ROOF PLAN - EXISTING

LEGEND

EXISTING WALLS

DEMOLITION WORK

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS & ROOF PITCH PRIOR TO CONSTRUCTION



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PROPOSAL **ALTERATIONS & ADDITIONS**

DATE **16/06/2026**

PROJECT STAGE **DA**

SCALE **1:100 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.07

LOWER FLOOR PLAN - DEMOLITON

LEGEND

EXISTING WALLS

DEMOLITION WORK

FFL. FINISH FLOOR LEVEL

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS & ROOF PITCH PRIOR TO CONSTRUCTION

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PROPOSAL **ALTERATIONS & ADDITIONS**

DATE **16/06/2026**

PROJECT STAGE **DA**

SCALE **1:100 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.08
GROUND FLOOR PLAN - DEMOLITION

LEGEND

EXISTING

DEMOLITION WORK

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS & ROOF PITCH PRIOR TO CONSTRUCTION

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SCALE **1:100 @ A3**

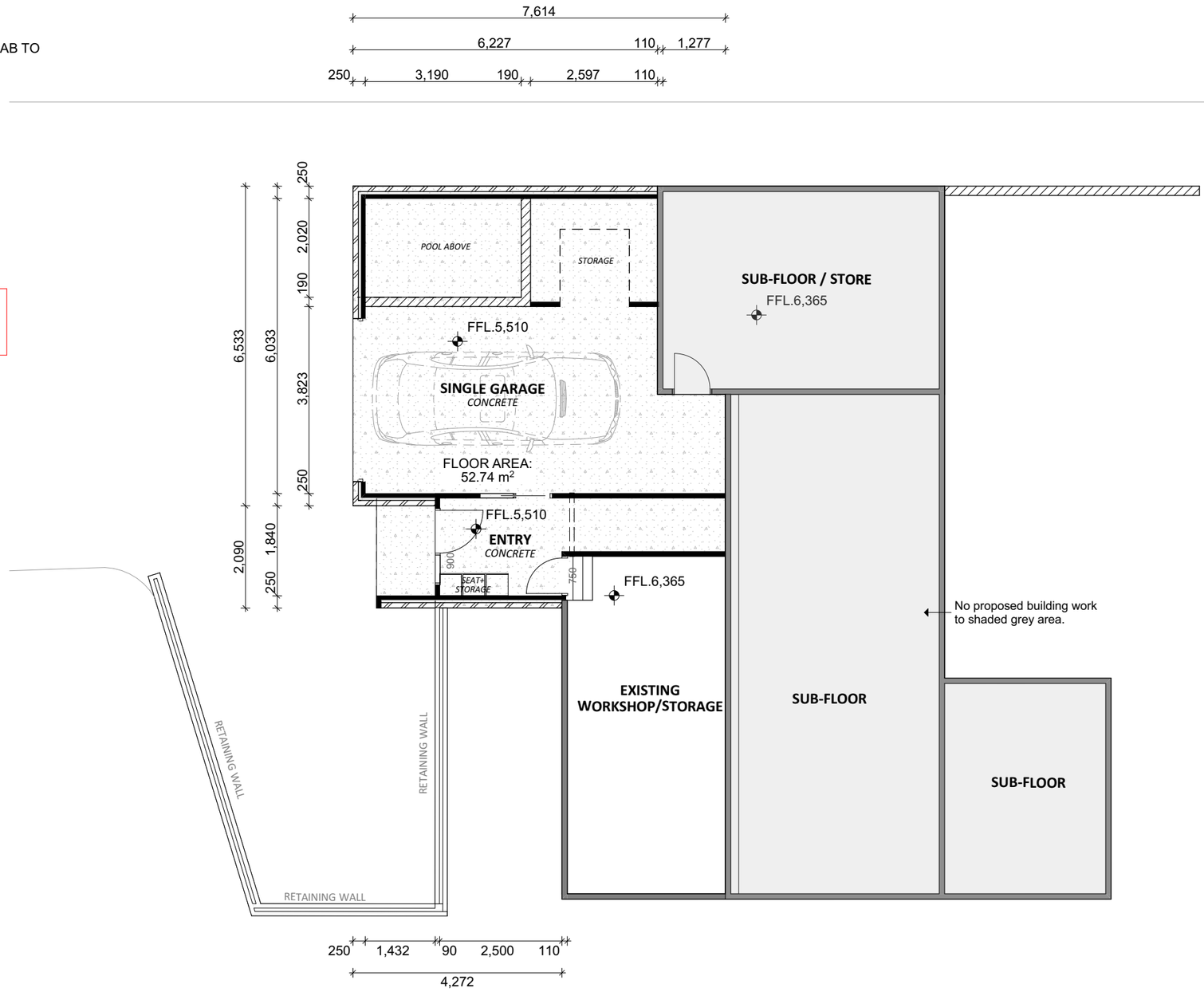
REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.09
ROOF PLAN - DEMOLITION

LEGEND

	EXISTING WALLS
	PROPOSED WORKS
FFL.	FINISH FLOOR LEVEL
CONCRETE	POLISHED CONCTRETE SLAB TO ENGINEERS DETAILS

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS & ROOF PITCH PRIOR TO CONSTRUCTION



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PROPOSAL: ALTERATIONS & ADDITIONS
DATE: 16/06/2026
PROJECT STAGE: DA
SCALE: 1:100 @ A3

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

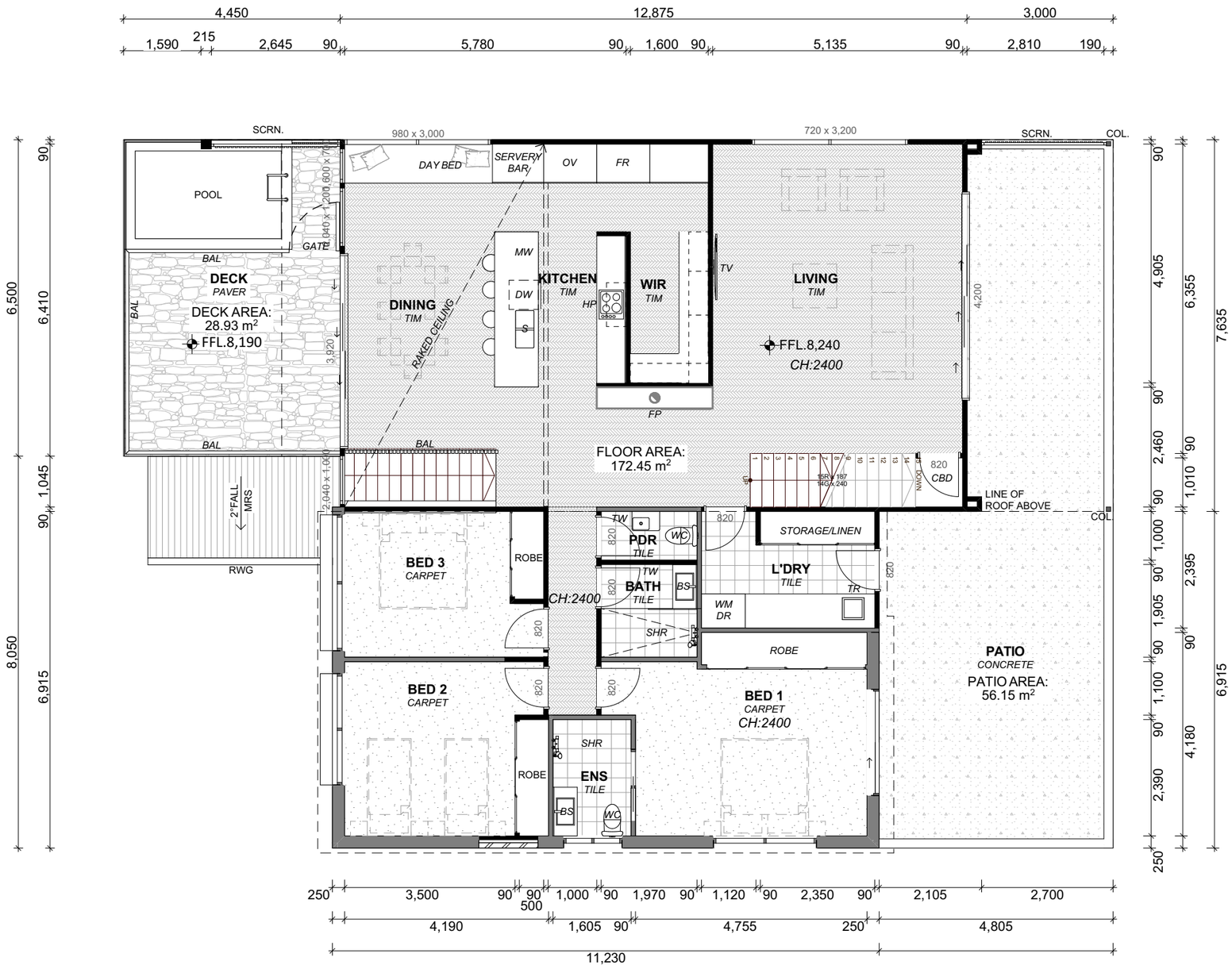
A.10
LOWER FLOOR PLAN - PROPOSED

LEGEND

	EXISTING WALLS
	PROPOSED WORKS
CH.	CEILING HEIGHT
FFL.	FINISH FLOOR LEVEL
BAL.	BALUSTRADE, TO OWNERS SELECTION.
BS	BASIN
COL	COLUMN
DR	DRYER
DP	RAINWATER DOWNPIPE
DW	DISHWASHER
FR	REFRIGERATOR
FP	GAS FIRE PLACE
HP	HOT PLATES
MW	MIRCROWAVE
OV	OVEN
RWG	RAINWATER GUTTER
S	SINK
SCRN.	SCREEN, TO OWNERS SELECTION.
SHR	SHOWER
TR	TROUGH
TV	TELEVISION
WM	WASHING MACHINE
WC	WATER CLOSET

CONCRETE	POLISHED CONCRETE SLAB TO ENGINEERS DETAILS
CARPET	CARPET FLOOR FINISH, TO OWNERS SELECTION.
TILE	CERAMIC FLOOR TILE, TO OWNERS SELECTION.
TIM	HERRINGBONETIMBER FLOORING, TO OWNERS SELECTION.
PAVER	PAVER, TO OWNERS SELECTION.

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS & ROOF PITCH PRIOR TO CONSTRUCTION



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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT: **KLOP**
JOB NO: **2509**
PROPOSAL: **ALTERATIONS & ADDITIONS**
DATE: **16/06/2026**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROJECT STAGE: **DA**
SCALE: **1:100 @ A3**

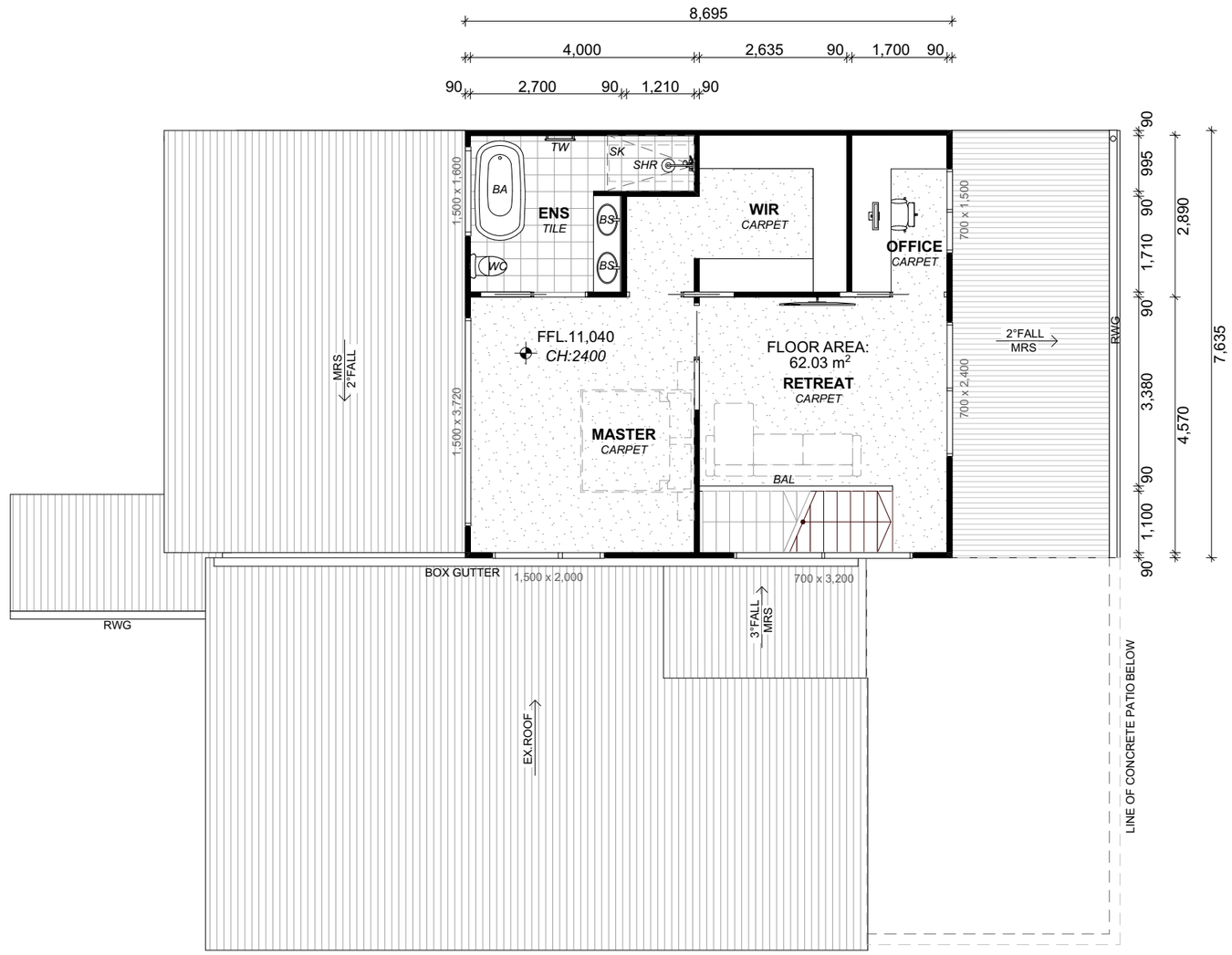
REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.11
GROUND FLOOR PLAN - PROPOSED

LEGEND

	EXISTING WALLS
	PROPOSED BUILDING WORKS
CH.	CEILING HEIGHT
FFL.	FINISH FLOOR LEVEL
BAL.	BALUSTRADE, TO OWNERS SELECTION.
BA	BATH
BS	BASIN
DP	RAINWATER DOWNPIPE
SHR	SHOWER
SK	SKYLIGHT
TW	TOWEL RAIL
WC	WATER CLOSET
CARPET	CARPET FLOOR FINISH, TO OWNERS SELECTION.
TILE	CERAMIC FLOOR TILE, TO OWNERS SELECTION.

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS & ROOF PITCH PRIOR TO CONSTRUCTION



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JOB NO: **2509**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROPOSAL **ALTERATIONS & ADDITIONS**
DATE **16/06/2026**
PROJECT STAGE **DA**
SCALE **1:100 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.12
FIRST FLOOR PLAN - PROPOSED

LEGEND

MRS	METAL ROOF SHEETING. LYSAGHT KLIP-LOK COLOUR: COLORBOND 'SURFMIST'
RWG	RAINWATER GUTTER. COLOUR: 'TBC'
	ROOF DRAINAGE MUST COMPLY WITH PLUMBING CODE OF AUSTRALIA PART 1 AS 3500.3, NCC VOL.2 PART 3.1.2 AND 3.5.2.
SK	SKYLIGHT - VELUX FIXED SKYLIGHT (FS) COLOUR: COLORBOND 'SURFMIST'
- - - -	BUILDING ENVELOPE
- - - -	WORKS OUTSIDE BUILDING ENVELOPE

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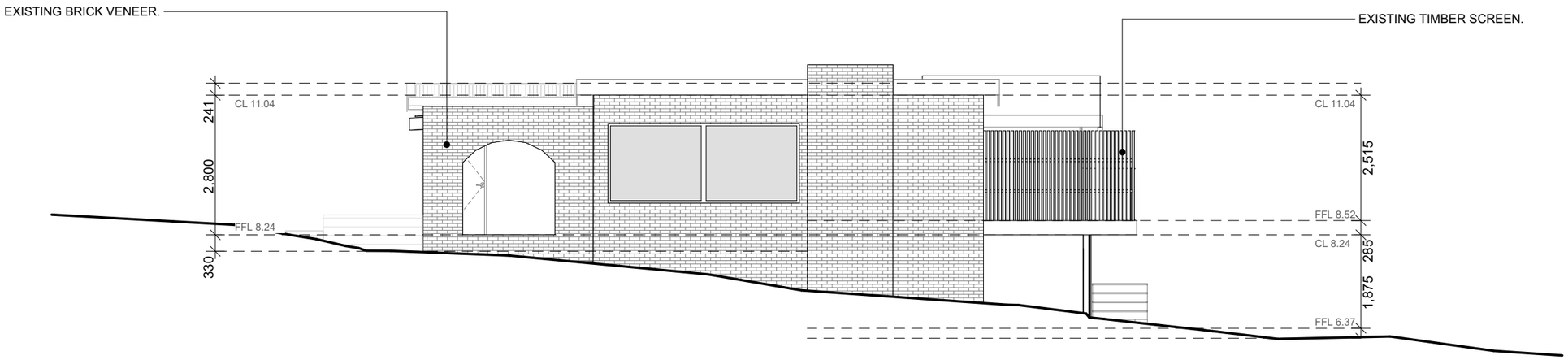
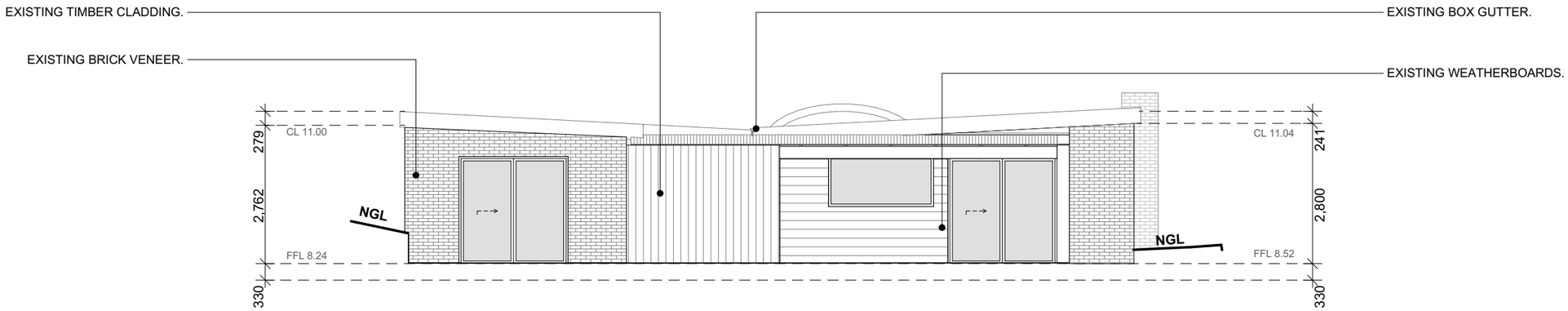
JOB NO: **2509**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROPOSAL **ALTERATIONS & ADDITIONS**
PROJECT STAGE **DA**
DATE **16/06/2026**
SCALE **1:100 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.13
ROOF PLAN - PROPOSED



1 / - **North Elevation**



2 / - **East Elevation**

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BUILDING DESIGNERS
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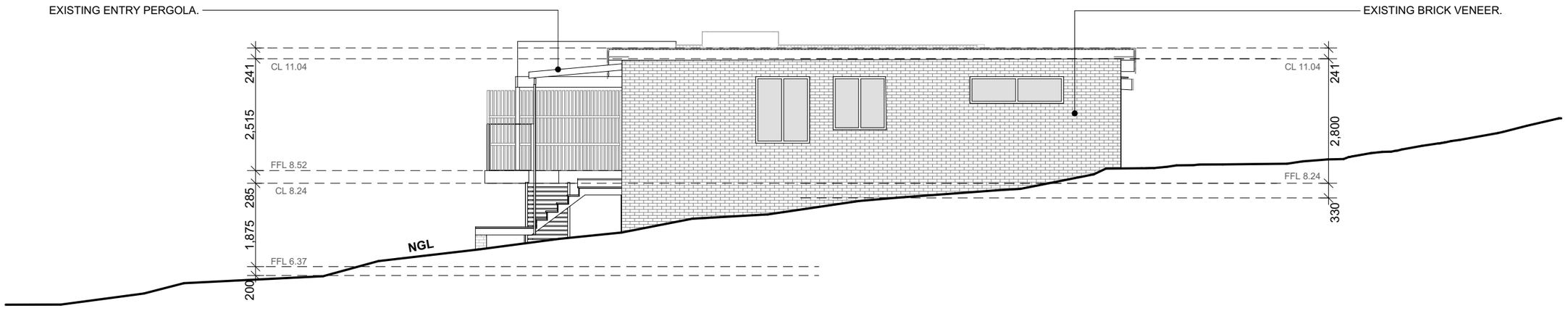
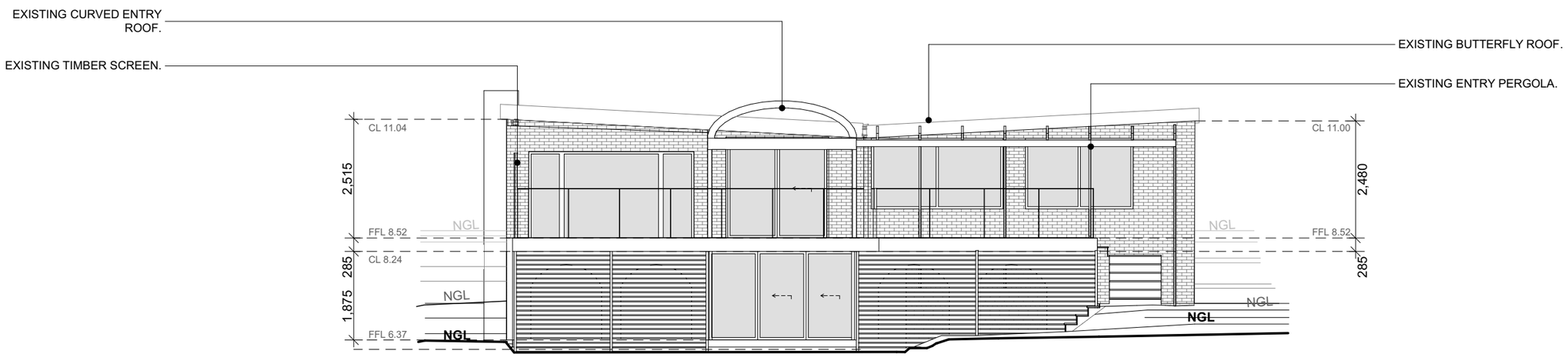
CLIENT: **KLOP**
JOB NO: **2509**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROPOSAL **ALTERATIONS & ADDITIONS**
DATE **16/06/2026**
PROJECT STAGE **DA**
SCALE **1:100 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.14
ELEVATIONS - EXISTING



3 / - **South Elevation**



4 / - **West Elevation**

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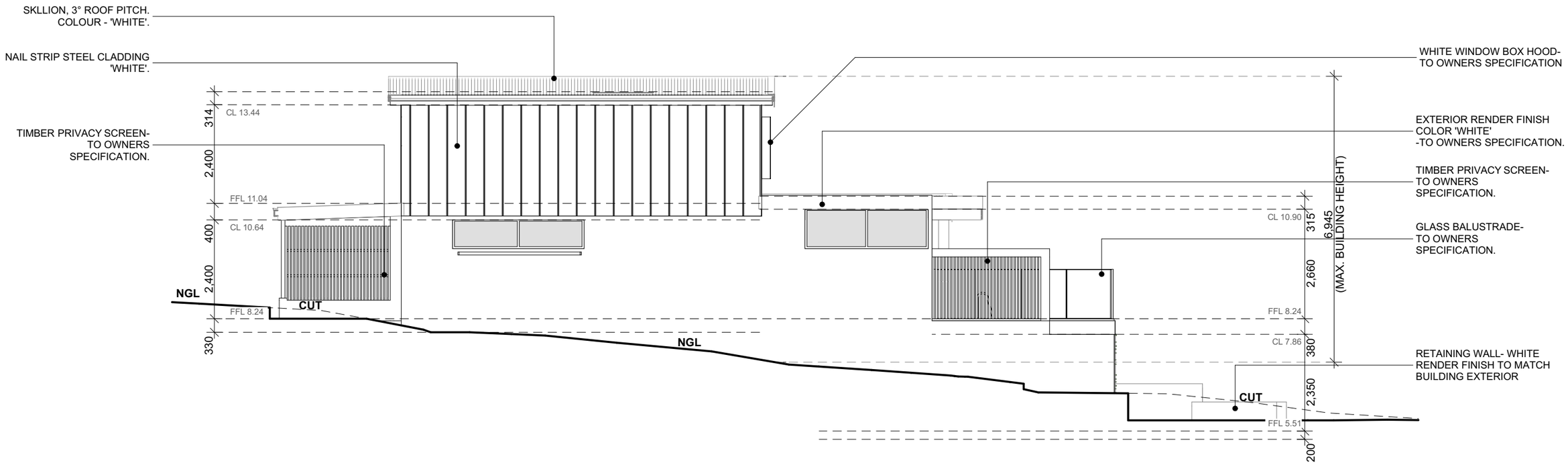
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: **KLOP**
JOB NO: **2509**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROPOSAL **ALTERATIONS & ADDITIONS**
DATE **16/06/2026**
PROJECT STAGE **DA**
SCALE **1:100 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.15
ELEVATIONS - EXISTING



1 / - **North Elevation**

2 / - **East Elevation**

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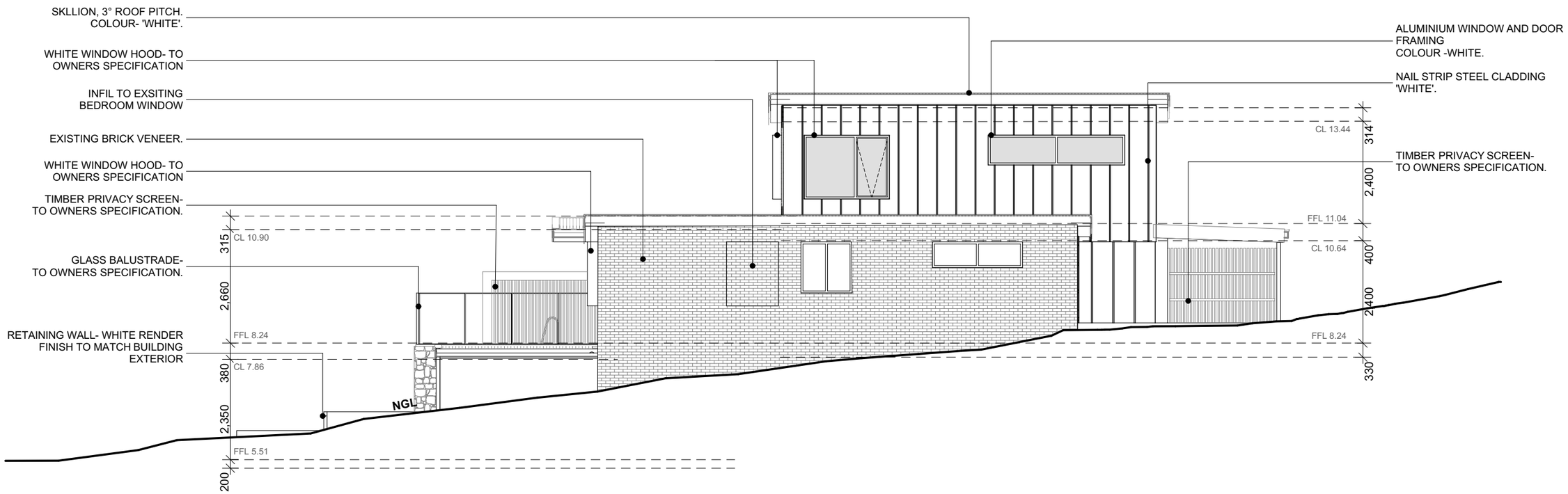
CLIENT: **KLOP**
JOB NO: **2509**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROPOSAL **ALTERATIONS & ADDITIONS**
PROJECT STAGE **DA**
DATE **16/06/2026**
SCALE **1:100 @ A3**

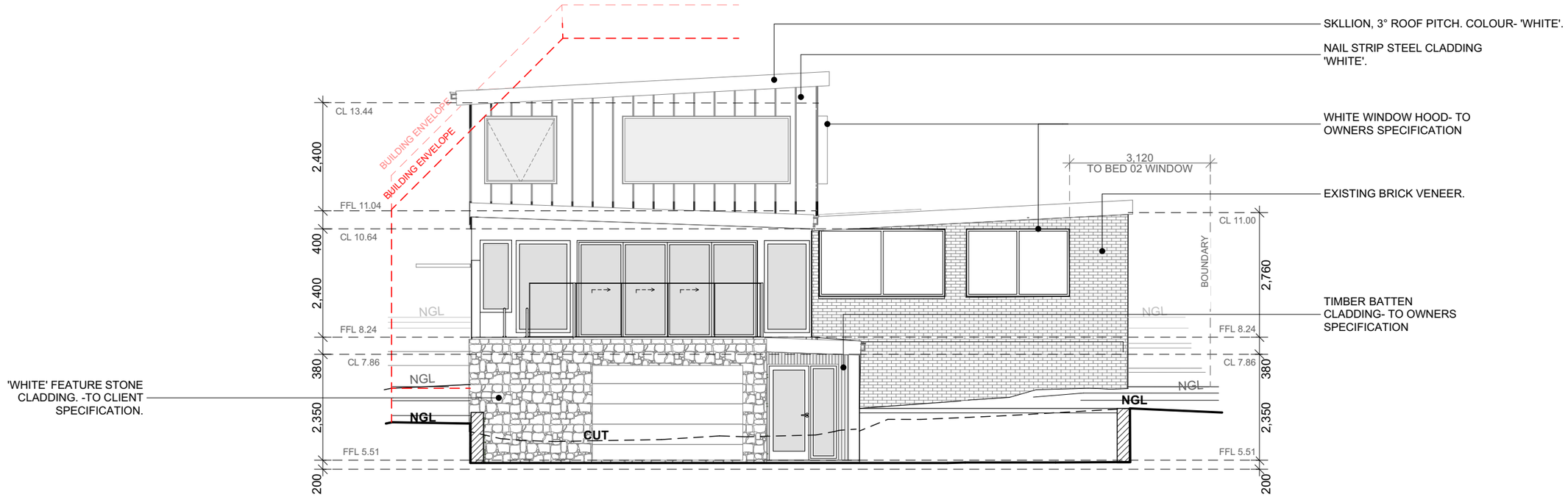
REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.16
ELEVATIONS - PROPOSED



3
-

South Elevation



4
-

West Elevation

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: **KLOP**	JOB NO: **2509**	PROPOSAL **ALTERATIONS & ADDITIONS**	DATE **16/06/2026**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**		PROJECT STAGE **DA**	SCALE **1:100 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.17
ELEVATIONS - PROPOSED

ARTIST IMPRESSION ONLY

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT: **KLOP**

JOB NO: **2509**

ADDRESS: **242 TRANMERE ROAD, TRANMERE**

PROPOSAL **ALTERATIONS & ADDITIONS**

DATE **16/06/2026**

PROJECT STAGE **DA**

SCALE

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.18

3D PERSPECTIVE

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT: **KLOP**

JOB NO: **2509**

ADDRESS: **242 TRANMERE ROAD, TRANMERE**

PROPOSAL **ALTERATIONS & ADDITIONS**

DATE **16/06/2026**

PROJECT STAGE **DA**

SCALE

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.19

3D PERSPECTIVE

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CLIENT: **KLOP**

JOB NO: **2509**

ADDRESS: **242 TRANMERE ROAD, TRANMERE**

PROPOSAL **ALTERATIONS & ADDITIONS**

PROJECT STAGE **DA**

DATE **16/06/2026**

SCALE

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.20

3D PERSPECTIVE

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT: **KLOP**

JOB NO: **2509**

ADDRESS: **242 TRANMERE ROAD, TRANMERE**

PROPOSAL **ALTERATIONS & ADDITIONS**

PROJECT STAGE **DA**

DATE **16/06/2026**

SCALE

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

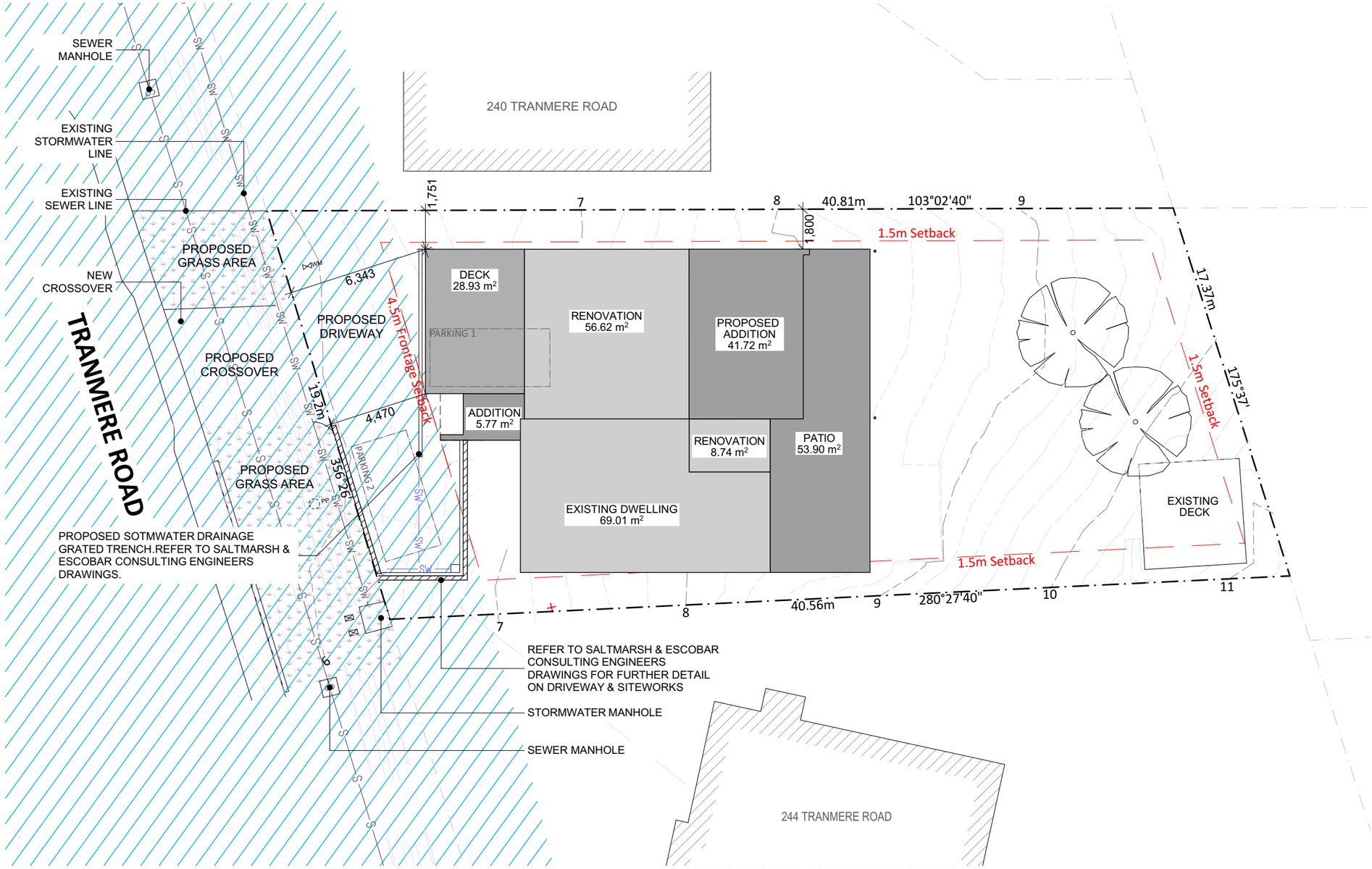
A.21

3D PERSPECTIVE

LEGEND

- EXISTING BUILDING
- NEIGHBOURING BUILDING
- PROPOSED BUILDING
- CONTOUR
- SET BACK
- S — SEWER LINE

NOTE:
REFER ON-SITE WASTEWATER MANAGEMENT SYSTEM ASSESSMENT REPORT AND DESIGN BY HED CONSULTING



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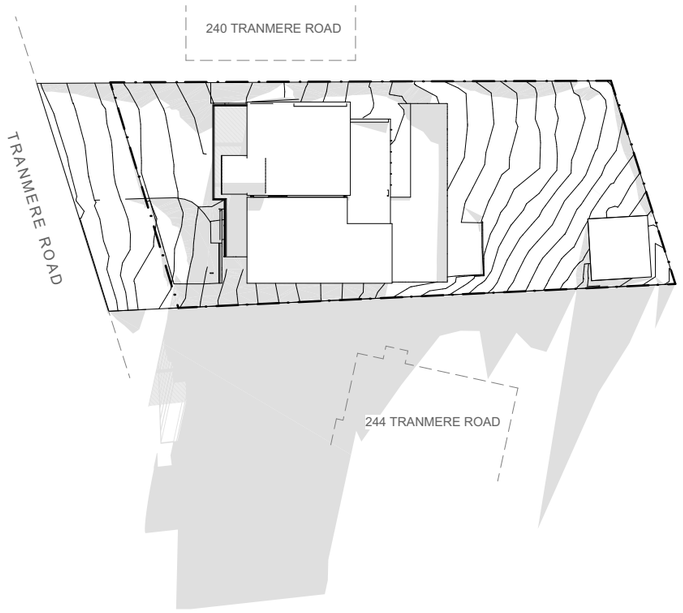
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

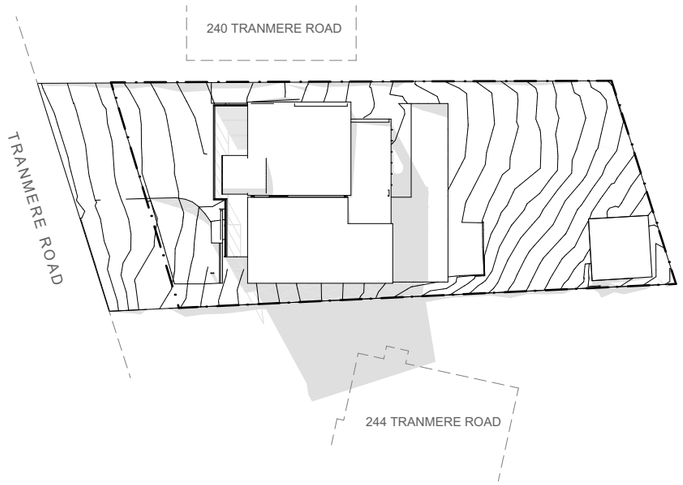
CLIENT: **KLOP**
JOB NO: **2509**
ADDRESS: **242 TRANMERE ROAD, TRANMERE**
PROPOSAL **ALTERATIONS & ADDITIONS**
PROJECT STAGE **DA**
DATE **16/06/2026**
SCALE **1:200 @ A3**

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

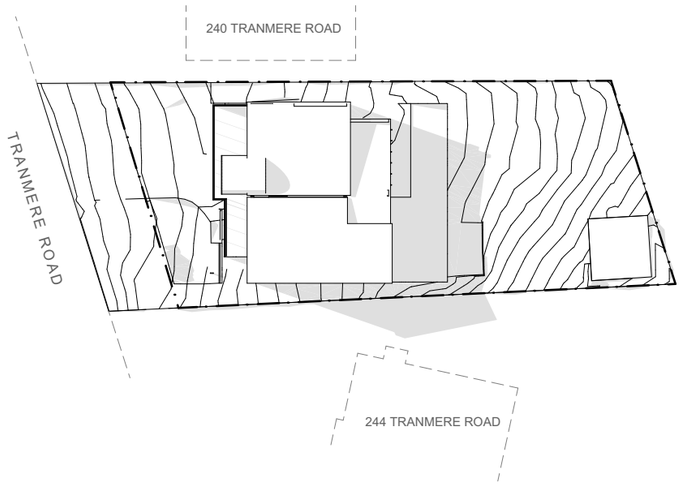
A.22
SITE SEWER, DRAINAGE & STORMWATER



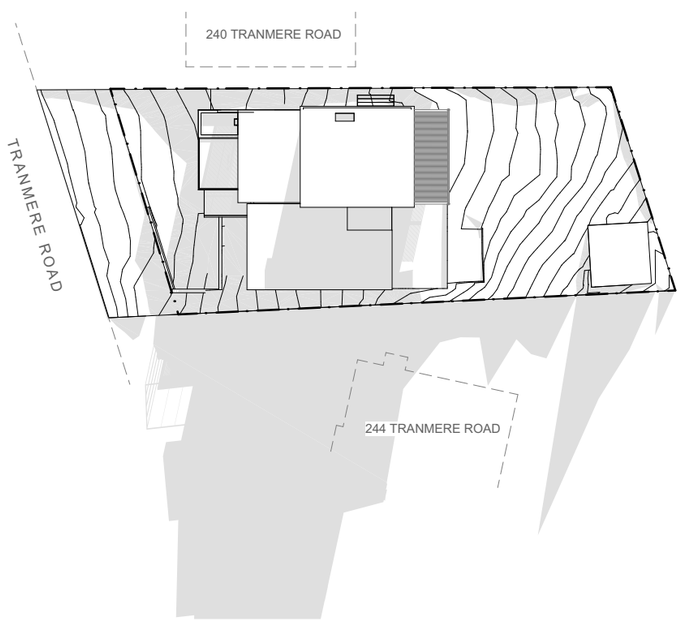
1 - 9AM SHADOWS (EXISTING)



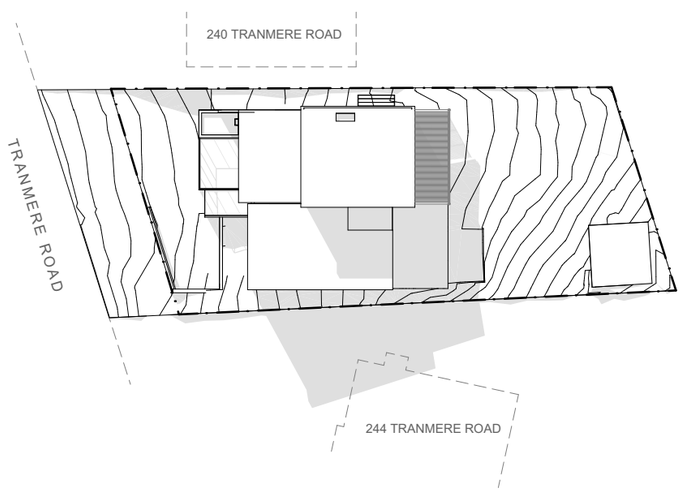
2 - 12PM SHADOWS (EXISTING)



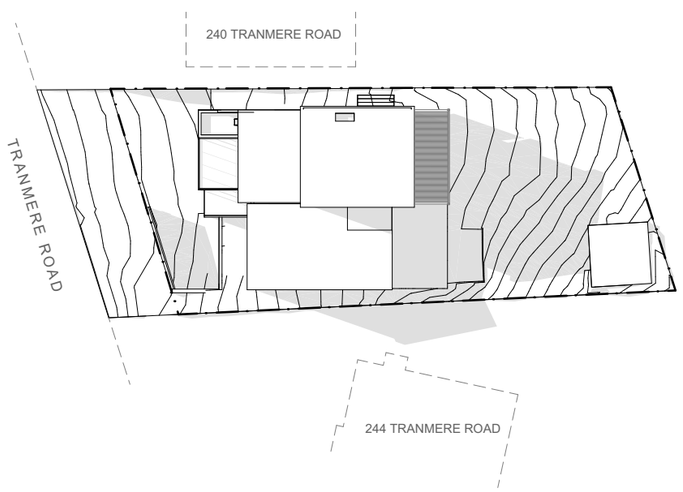
3 - 3PM SHADOWS (EXISTING)



4 - 9AM SHADOWS (PROPOSED)



5 - 12PM SHADOWS (PROPOSED)



6 - 3PM SHADOWS (PROPOSED)

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT: KLOP
JOB NO: 2509
ADDRESS: 242 TRANMERE ROAD, TRANMERE
PROPOSAL: ALTERATIONS & ADDITIONS
DATE: 16/06/2026
PROJECT STAGE: DA
SCALE: N.T.S

REV	AMENDMENT	DATES
1	RFI	02/03/2026
2	RFI	16/06/2026

A.23
SHADOW DIAGRAMS
21ST JUNE

ALTERATIONS & ADDITIONS
242 TRANMERE ROAD
TRANMERE

DRAWING INDEX

LEGEND

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

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

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

CLIENT: KLOP
ADDRESS: 242 TRANMERE ROAD TRANMERE
SHEET: DRAWING INDEX
PROJECT NAME: NEW DRIVEWAY
ISSUE: BUILDING APPROVAL

DRAWN	DESIGNED	VERIFIED	DATE
NE	NE	-	30/04/26

SCALE: N.T.S
SIZE: A3
S&E REF: 26013
DRAWING: C001
REVISION: 0

GENERAL

1. These drawings shall be read in conjunction with all other contract drawings and specifications. Any discrepancies shall be referred to S&E for clarification.
2. Setting out dimensions and levels shown on the drawings shall be verified by the Contractor prior to commencement.
3. Dimensions shall not be obtained by scaling these drawings.
4. During construction the Contractor shall maintain excavations and structures in a stable condition and ensure that no part is overstressed under construction activities.
5. 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.
6. Location and verification of existing services is the contractor's responsibility. Refer any services discovered onsite which are not shown on the drawings, or are in a different location to that shown to S&E. Seek confirmation from S&E that redundant services are able to be sealed and abandoned prior to doing so.
7. Protect all existing services and other infrastructure from damage during construction. Should damage occur, advise S&E immediately along with details of proposed remedial action. The cost of remedial work (including redesign if required) shall be borne by the contractor.
8. 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.
9. All surplus construction materials (including excess cut and fill material) shall be removed from the site (unless instructed otherwise) at completion.
10. Survey information has been supplied by Leary & Cox Surveyors for the purposes of preparing the design drawings. All other survey required to setout and construct the works shall be provided by the contractor.
11. All works are to be undertaken by the contractor and his subcontractors unless noted otherwise on the drawings.
12. Proposed changes to the design of any part of the works shall be submitted to S&E for review. The contractor shall bear all costs associated with the design change.
13. On completion, the contractor is to supply as-constructed drawings (prepared by a licensed surveyor in accordance with AS1100.401) and full service manual in both hard copy (3 sets) and electronic (.pdf and .dwg) formats.
14. The contractor is to allow for all testing of raw materials and constructed works that is required to demonstrate compliance with the nominated Australian Standards, specifications, and standard drawings.

EARTHWORKS

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. All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Top soil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.

E3. For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m^3 per hour using a standard 20 tonne excavator attached with a rock breaker.

E4. Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H.

E5. All excavations shall be inspected by the Engineer and/or the Local Authority before proceeding any further. Inspection and testing shall occur after each lift during filling. Testing (in accordance with Table 8.1 of AS3798.1) shall be arranged by the contractor such that results are available at time of inspection.

E6. Subgrade shall be compacted to achieve 98% standard density ratio for cohesive soil, and 75% density index for cohensionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of witnessing soil deflection from the tyre of a single rear axle truck driven at walking speed with a minimum 8 tonne rear axle load and a tyre pressure of 550 kPa. The allowable deflection of subgrade shall not be more than is just visible to an observer standing still as the test vehicle passes, and no visible movement is allowed for sub-base and base tests. Other vehicles that may be allowed by the Engineer are a 12 tonne static roller with 6 tonne/m load, or 20 tonne plant with 450 kPa tyres and greater than 0.035 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 the Engineer that compaction is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Maximum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear density testing as directed to achieve 98% standard density ratio. For material 60 mm and courser, in-lieu of density testing a test by deflection to done using spot level difference at representative locations before and after rolling three times with 12 tonne roller, with acceptable differences being less than 2 mm.

E8. Cohesionless (granular) fill to be used unless otherwise approved by the Engineer. Cohesionless (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesionless fill shall be compacted to the requirements of Table 5.1 of AS3798. Cohesive fill shall have a minimum 4 day soaked CBR of 5% and a maximum CBR swell of 1%. Minimum standard density ratios for cohesive material shall be as per Table 5.1 of AS3798. Reactive clay shall have a maximum standard density ratio of 100%. Landscaping zones should be compacted to standard density ratio of 85% unless noted otherwise.

ROADWORKS

R1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.

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 subgrade or proof rolling, with final depth shall be confirmed by the Engineer.

R4. Kerb and channel shall be formed on a minimum of 100mm sub-base (see note R7) which shall extend a minimum 150 mm beyond the back of the kerb.

R5. Subsoil drains shall be formed as shown on the drawings and in accordance with AS/NZS3500.

R7. All radii are to the back of kerb.

R8. The road profile and cross-fall shall be finished to the satisfaction of the Engineer and shall be to line and level indicated on the drawings, free of any local high or low areas which may hold water.

R9. All gravel to comply with the following DIER specifications:

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

Sub-base course: Sub-base 1 - 40 mm FCR

R10. Sub-base shall have a minimum modified density ratio of 95% and base to have a minimum modified density ratio of 98%, with nuclear density test results available at proof roll inspection. Tests to be taken at a frequency based on AS3798 (typically the greater of four tests per inspection or one test per 1000 m^3).

R11. Proof roll shall be with a Truck using a single rear axle, tyres at 550 kPa, and the load over rear axle shall be 8 tonnes.

R12. All landscaped areas affected by the works are to be reinstated to match existing. Refer Landscape Architect for specific requirements.

R13. Concrete footpaths and driveways are to be constructed to the Municipal Standard drawings unless noted otherwise.

APPROVALS

1. Prior to construction commencing, the Contractor is responsible for ensuring that a valid building and engineering permit is in place for the work & that the relevant authorities are notified and allowed to inspect at the nominated hold points.
2. Unless nominated otherwise, the following inspection regime is to be adopted:
   - Road formations:
     Inspection of subgrade, subbase and base lifts, kerbing and seal undertaken by S&E;
   - Stormwater:
     Inspection of stormwater infrastructure to be owned by the local council undertaken by the local council;
   - Sewer and water:
     Sewer and water infrastructure to be owned by TasWater inspected and self certified by civil contractor or their subcontractor;
   - As-built services surveys
     Water, sewer, stormwater surveys undertaken by contractor's licensed surveyor (depth of water reticulation recorded prior to backfilling);
   - Installation of other in-ground services
     Power, communications, gas etc. undertaken by the relevant managing authority.
3. A minimum of 24 hours notice is required for S&E to attend the site. Do not rely upon facsimile or email to communicate requests - make contact with our office to confirm attendance.
4. Inspection of road formations may involve proof rolling with a test vehicle. Confirm with S&E and ensure a suitable vehicle is available at the time of inspection.
5. Photographic documentation is not an adequate basis to proceed beyond a hold point unless approved by S&E.

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

Saltmarsh & Escobar Consulting Engineers
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Noe 0416 074 935
info@lsandne.com

CLIENT: KLOP

ADDRESS: 242 TRANMERE ROAD TRANMERE

SHEET: GENERAL NOTES 1

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

SCALE:	SIZE:
N.T.S	A3

S&E REF:	DRAWING:	REVISION:
26013	C002	0

STORMWATER

SW1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.

SW2. All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by-laws and AS/NZS3500.

SW3. Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within Local Authority infrastructure for 20 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to protected future climate change in Tasmania (above the 30-years-to-1983 intensities compared to projected ones in approximately 2080).

SW4. Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type HS2 support.

SW5. Below ground pipework and fittings to be PVC-U SWHD, joints shall be of solvent cement type or flexible joints made with approved rubber rings.

SW6. Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally shaped to drain to grated pits and trenches without ponding (acceptable limit is 3 mm under a 2 m straight edge).

SW7. Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as detailed or as specified by the manufacturer. Grated pits to have 150 mm sumps. Pits and lids to be Class A in non-trafficked areas, and pre-cast concrete Class C elsewhere. Convey trench water into pits/manholes through weep holes on upstream side using 2 m of DN100 ag-drain with filter sock.

SW8. Install all agricultural drains to the requirements of AS/NZS3500 and part 3.1.2. of the BCA.

SW9. All hydraulic connections and tapings to be clear of driveways and trafficked areas.

SW10. Where both stormwater and sewer lines are along rear and side boundaries they shall be located to fit inside a 3.0 m easement unless noted otherwise. A single line shall fit within a 2.0 m easement.

SW11. All manholes to be located clear of future fencelines.

SW12. Property connections to be clear of driveways and clear of future fencelines.

SEWER

S1. All works in accordance with the Sewerage Code of Australia W.S.A. 02-2002-2.3 M.R.W.A. Edition - Version 1 and TasWater's Supplement (Draft 05 issued May 2013).

S2. Property connections to be DN100 PVC-U with a minimum grade of 1 in 60. (Refer above code WSAA SEW-1106). To be located clear of trafficked areas, driveways and fences.

S3. Where both stormwater and sewer lines are along a rear or side boundary they shall be located in an easement that wholly contains both services. Refer TasWaters Supplement Clause 4.2.5. and Clause 4.4.5.2 for clearances to other services.

S4. All manholes to be located clear of future fence lines with end of lines to be 1.2 m past the boundary for any future extension. Refer Clause 4.3.6.

WATER

W1. All works in accordance with the Water Supply Code of Australia W.S.A. 03-2011-3.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013)

W2. Single house connections to be DN25 HDPE class 16 to TasWater's standard drawing TW-SD-W-20 series with meter, backflow device and box to each lot. Located 500 mm inside boundary and 500 mm from edge of driveway on middle side of lot.

W3. All water mains to be tested and witnessed by the relevant water corporation inspector to static pressure plus 50% prior to backfilling.

W4. All hydraulic connections and taping to be clear of driveways and trafficked areas.

W5. For minimum cover over pipes refer to Clause 7.4.2 of the above Supplement.

W6. All trenches under trafficked areas to be back filled with approved compacted FCR including future driveway extensions.

W7. Flushing of mains to be carried out in accordance with the manufacturer's recommendations.

W8. Electromagnetic tracker tape to be placed in all water main trenches above the pipe.

W9. Taping and takeoffs to be separated by at least 1000 mm.

W10. Water mains to be bedded on 80 mm approved 7 mm clean metal.

W11. Concrete anchor blocks to be provided at all sudden changes of direction, both vertically and horizontally at tees and end of lines. Refer to above code drawings MRWA-W-205B and MRWA-W-205C.

W12. Road crossings:

DN100 PVC-U conduits for all HDPE.

DICL with PE wrapping sleeve as per City West Water approved products catalogue.

W13. For valve and hydrant surface box markings refer to Clause 8.10.3 of the above Supplement. Hydrant road markings to comply with the Institute of Municipal Engineering Australia Tasmania Division document titled Fire Hydrant Guidelines - refer section 8. All valves and hydrants to be resilient seated powder coated class 16 and all components to be DN100.

RETAINING WALLS

RW1. Retaining walls shall be constructed in accordance with AS4678-2002.

RW2. Backfill to walls shall be an approved granular material (clay shall not be used). A 300mm wide free draining drainage layer shall be provided behind the wall.

RW3. Provide a suitable waterproofing system to the rear of the wall, unless confirmed otherwise.

RW4. The wall shall be drained with 100mm slotted PVC pipe installed at 1% fall (minimum) and be connected to the stormwater disposal system (or weepholes installed at the base where appropriate).

RW5. The Contractor shall maintain excavated batters at a stable slope and provide shoring to steeper excavations until construction and backfilling of the wall is complete.

RW6. Retaining walls that rely on other structural elements for stability shall be provided with temporary support until after these elements have been constructed.

RW7. The Contractor shall allow a suitable curing period prior to backfilling. Backfilling shall be performed in a controlled manner which will not impose excessive stress on the wall.

CONCRETE

C1. All workmanship and materials shall be in accordance with AS3600.

C2. Concrete grades (UNO on drawings) :

ELEMENT	Grade
General	N25
Footings	N20
Blinding	N15
Pavement	N25

C3. Concrete shall not be poured when the site temperatures are below 5°C.

C4. Concrete shall be cured by continuous wetting (water spray, ponding or irrigated hessian) or application of an impermeable membrane (secured plastic or curing compound) for an appropriate period of time (not less than 3 days). In hot dry and windy weather spray the surface with aliphatic alcohol while concrete is plastic, water cure for at least 24 hours then cover with impermeable membrane (or continue to water cure) for a further 2 days.

C5. Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer. Sawn joints shall be cut one third of the way through a slab, through the top mesh for 100 mm slabs and in thicker slabs the mesh shall be placed to avoid being cut. Unless noted elsewhere, sawn joints shall be at 6 m centres at points of changes in geometry and construction joints at 24 m, with jointed areas to have a plan aspect ratio no slenderer than 1:2.

C6. Cover to reinforcement shall be 40 mm for slabs and 50 mm for footings.

C7. Reinforcement shall be deformed, 500 MPa yield strength, normal (N) ductility in accordance with AS/NZS4671 for bars and low (L) ductility for mesh.

C8. Formwork shall be designed and constructed in accordance with AS3610, and is the responsibility of the contractor.

C9. All steel items to be cast into the concrete surface shall be hot dip galvanised.

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

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CLIENT: KLOP

ADDRESS: 242 TRANMERE ROAD TRANMERE

SHEET: GENERAL NOTES 2

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

SCALE: N.T.S

SIZE: A3

S&E REF: 26013

DRAWING: C003

REVISION: 0

CONSTRUCTION RISK ASSESSMENT

THIS CONSTRUCTION RISK ASSESSMENT IS TO HIGHLIGHT TO THE BUILDER, SUB CONTRACTORS AND SUB CONSULTANTS THE MAIN RICK FACTORS IN UNDERTAKING THE CONSTRUCTION OF THE WORKS TO WHICH THESE NOTES FORM PART OF THE WORKING DRAWINGS.

THIS ASSESSMENT IN NOT EXHAUSTIVE AND THE BUILDER IS TO UNDERTAKE THEIR OWN SIMILAR ASSESSMENT AND MAINTAIN APPROPRIATE RISK MANAGEMENT ACTIVITIES FOR THE DURATION OF THE CONSTRUCTION PERIOD.

IT IS THE BUILDER RESPONSIBILITY TO ENSURE ALL PERSONNEL THAT ENTER THE CONSTRUCTION SITE ARE BRIEFED ON THE SPECIFIC SAFETY HAZARDS AND RISKS ASSOCIATED WITH THE DAILY ACTIVITIES.

WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT WORK AND WORK AND HEALTH SAFETY REQUIREMENTS.

THIS SITE SPECIFIC RISK ASSESSMENT ASSIGNS A RISK RATING ACCORDING TO THE FOLLOWING MATRIX. THIS ASSIGNS THE MAIN CONSTRUCTION TASK A LIKELIHOOD (L), SEVERITY (S) AND RESULTING RISK RATING (R).

S&E HAS TO THE BEST OF THEIR ABILITY, UNDERTAKEN TO IDENTIFY POTENTIAL CONSTRUCTION HAZARDS AND MINIMIZE THE RISK POTENTIAL TO THOSE INVOLVED WITH THE CONSTRUCTION OF THESE WORKS.

			Severity (S)					
			H	Fatality, major injury causing long term disability	M	Injury or illness causing short term disability	L	Other injury or illness
Likelihood (L)	H	Certain or near certain	3		3		2	
	M	Reasonably likely	3		2		1	
	L	Very seldom	2		1		1	

Risk Rating (R)

3	High risk	Action required by contractor to mitigate or eliminate risk.
2	Medium risk	Action required by contractor to reduce risk.
1	Low risk	No direct action required by the contractor.

Hazard risk register and design safety response			Before control				After control				
Category	Hazard (factor/event)	Consequence Description	Likelihood	Consequence	Uncontrolled Risk Rating	Control Measure	Control type	Likelihood	Consequence	Controlled Risk Rating	Drawing number(s)
DEMOLITION (prior to construction)											
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Administration	Rare	Extreme	M	
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace	Engineering	Rare	Extreme	M	
	Contamination / Hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Extreme	M	
	Erosion	Uncontrolled erosion pollutes stormwater systems and/or watercourses downstream	Likely	Minor	M	Install erosion protection and follow Stormwater Management Plan (SWMP)	Engineering	Rare	Minor	L	
Existing Services	Stormwater services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Minor	L	
	Sewer services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Minor	L	
	Water supply	Damage to existing service and injury to worker and/or undermining of adjacent structure	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Extremely Rare	Extreme	L	
	Electrical services	Electrocution and serious injury/fatality	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Extremely Rare	Extreme	L	
CONSTRUCTION											
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Administration	Rare	Extreme	M	
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace	Engineering	Rare	Extreme	M	
	Contamination/hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Extreme	M	
	Construction loading	Construction loads (due to traffic, back propping etc.) on structures exceed design load allowances, collapse, serious injury and/or fatality	Unlikely	Extreme	H	Limit construction loads to the documented design loads. Engage a Temporary Works Engineer to provide specific advice where higher construction loads are required.	Administration	Rare	Extreme	M	
	Manual handling of heavy materials & equipment	Major injury	Possible	Major	H	Make sure to use proper lifting techniques, Use appropriate lifting equipment and adhere to recognised safe work procedures.	Administration	Rare	Major	L	
	Use of vibrating equipment (rock breaker, vibrating roller etc.) adjacent to existing buildings/infrastructure	Damage to neighbouring property, possible minor injury	Possible	Major	H	Dilapidation survey prior to work starting, use appropriate sized plant and monitor neighbouring property	Administration	Rare	Major	L	
	Construction in confined spaces	Entrapment, suffocation leading to serious injury and/or fatality	Possible	Extreme	H	Entry to confined spaces by permit only and by trained personnel. Work in accordance with Safe Work Australia Code of Practice: Confined Spaces	Administration	Extremely Rare	Extreme	L	
	Construction traffic	Uncontrolled site traffic entering and leaving site causes serious injury/fatality	Unlikely	Extreme	H	Develop and implement site specific traffic management plan and direct traffic on site	Administration	Rare	Extreme	M	
	Working in remote or extreme environment	unreliable or infrequent access to essential services and supplies in the event of an	Unlikely	Extreme	H	Develop and implement site specific disaster plan, including communication and transport plans	Administration	Extremely Rare	Extreme	L	
Excavation	Extreme weather/natural disaster	high winds, earthquake, bushfire etc. makes site unsafe. Serious injury/fatality	Unlikely	Extreme	H	Prepare site and monitor weather, and secure site and evacuate in a timely manner as required	Administration	Extremely Rare	Extreme	L	
	Deep excavations (>1.5m deep)	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage a Temporary Works Engineer to provide specific shoring advice.	Engineering	Extremely Rare	Extreme	L	
	Shallow excavations (<1.5m deep)	Collapse of excavation, serious injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work.	Administration	Extremely Rare	Moderate	L	
	Steep slopes	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage Geotechnical Engineer &/or Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Extreme	L	
In-ground concrete	High level spread footings	Fall, injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars	Administration	Rare	Moderate	L	
	Bored, cast insitu piles/piers	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Pour concrete as soon as practical after excavation	Administration	Extremely Rare	Extreme	L	
	Lift overrun shafts	Fall leading to serious injury and/or fatality	Possible	Major	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars or other potential impalement hazards.	Administration	Extremely Rare	Major	L	
Retaining walls	Temporary support until slabs are poured	Collapse leading to serious injury and/or fatality	Almost Certain	Extreme	E	Do not backfill wall prior to completion of supporting structure and adequate curing time. Engage Temporary Works Engineer to provide specific advice if early backfilling required.	Engineering	Extremely Rare	Extreme	L	
	Temporary support whilst backfilling	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Do not back fill until concrete footing and grout fill to wall have reached 28 day strength. Alternatively engage a Temporary Works Engineer to provide specific advice.	Engineering	Extremely Rare	Extreme	L	
	Installation of tanking, drainage etc. behind wall	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Install without accessing rear of wall. Alternatively engage a Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Extreme	L	
Precast concrete	Transport, handling and erection of precast elements	Collapse leading to serious injury and/or fatality	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific	Engineering	Extremely Rare	Catastrophic	M	
	Temporary support of precast elements	Collapse leading to serious injury and/or fatality	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Catastrophic	M	
Suspended concrete	Formwork support	Collapse leading to serious injury and/or fatality	Possible	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M	
	Back propping	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M	
	Live edges	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Protect live edges and/or install temporary floors. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Isolation	Extremely Rare	Extreme	L	
	Openings in formwork	Fall leading to serious injury and/or fatality	Likely	Extreme	E	Protect live edges and/or install temporary floors Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Isolation	Extremely Rare	Extreme	L	
Framing	Transport, handling and erection of steel/timber framing	Collapse of structure or fall from height, leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Temporary Works Engineer to provide specific advice. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Engineering	Extremely Rare	Extreme	L	
OPERATION (in service)											
Performance	Services/infrastructure is fit for purpose and safe to use	Loss of amenity	Unlikely	Major	M	Services/infrastructure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Extreme	L	
	Structure is fit for purpose and safe to use	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Structure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Catastrophic	M	
Modifications	Alterations and additions affecting structure	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Structural Engineer to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L	
	Alterations affecting civil or hydraulic services	Impaired functionality, reduced safety leading to serious injury and/or fatality	Possible	Extreme	H	Engage a specialist (civil, hydraulic, traffic engineer) to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L	
Post disaster functions	Natural disaster (earthquake, flood, bushfire etc.)	Building is not operational during or after a natural disaster and cannot deliver essential services	Possible	Catastrophic	E	Design building to relevant Australian Standards, NCC and consult with building operator for specific requirements which exceed these standards.	Engineering	Extremely Rare	Catastrophic	M	

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

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CLIENT: KLOP

ADDRESS: 242 TRANMERE ROAD TRANMERE

SHEET: SAFETY IN DESIGN

PROJECT NAME: NEW DRIVEWAY

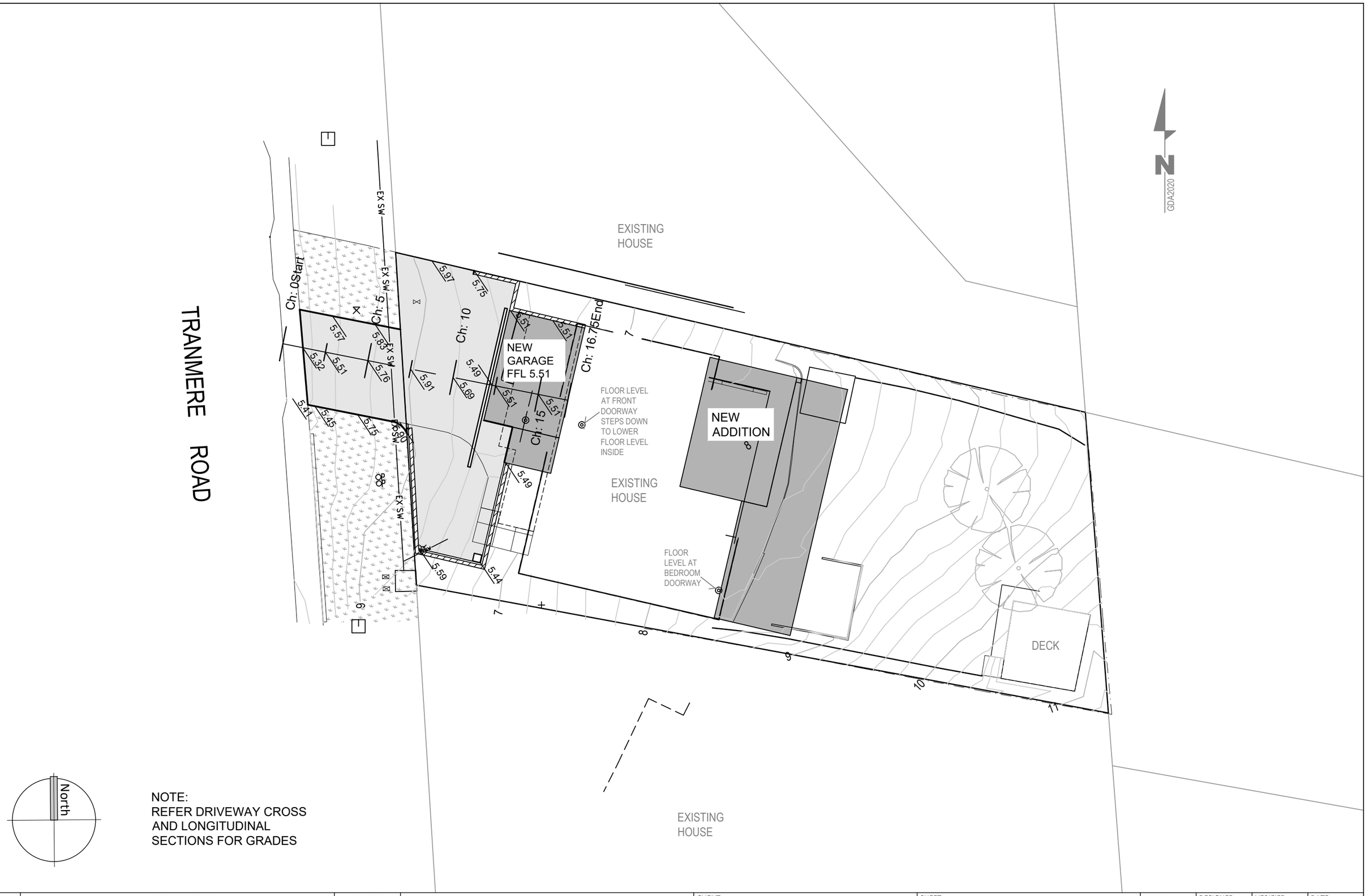
ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

SCALE:	SIZE:
N.T.S	A3

S&E REF:	DRAWING:	REVISION:
26013	C004	0

TRANMERE ROAD



North

NOTE:
REFER DRIVEWAY CROSS AND LONGITUDINAL SECTIONS FOR GRADES

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

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CLIENT: KLOP

ADDRESS: 242 TRANMERE ROAD TRANMERE

SHEET: LEVELS & GRADES

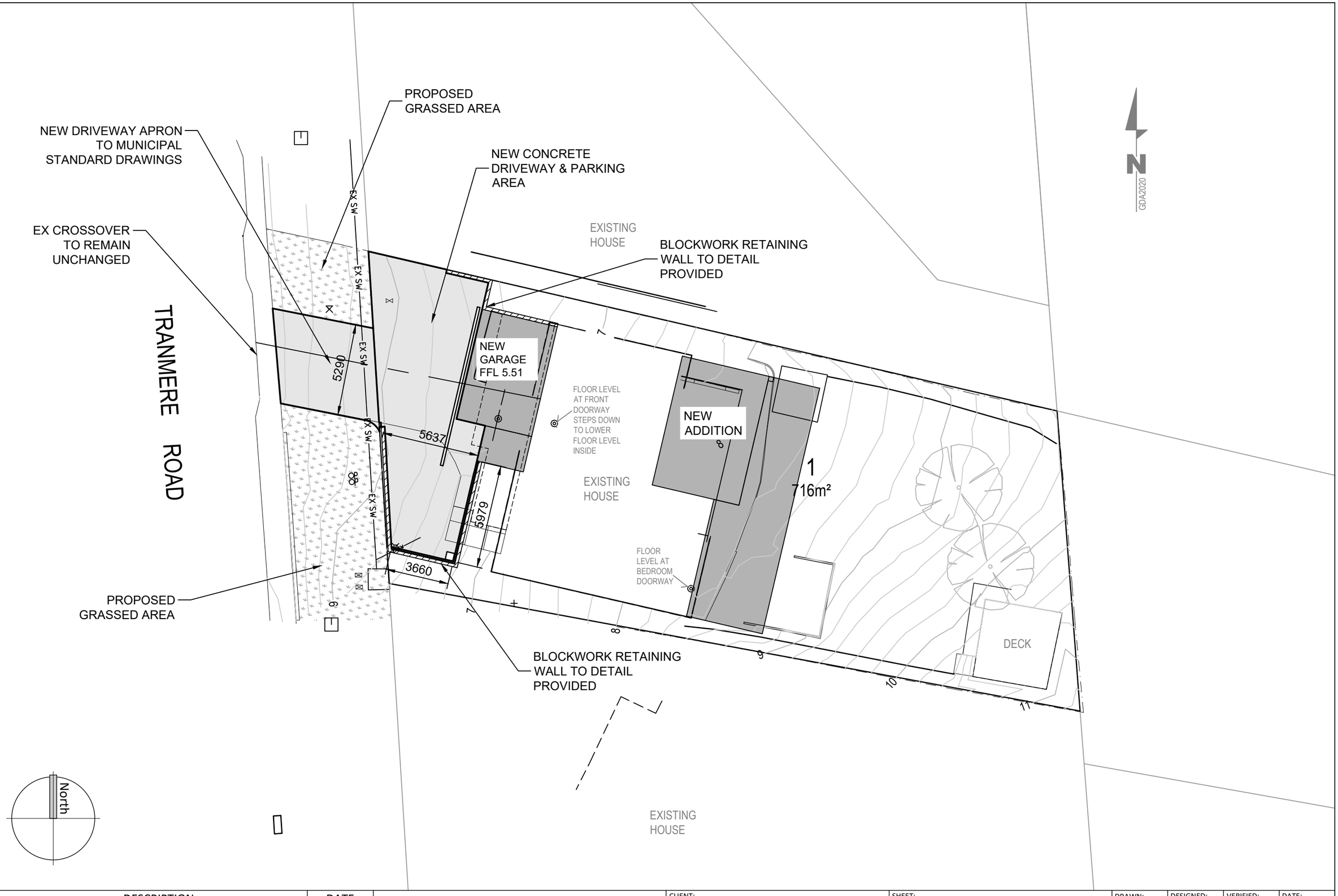
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

SCALE: 1:250 SIZE: A3

S&E REF: 26013 DRAWING: C101 REVISION: 0



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

Saltmarsh & Escobar Consulting Engineers
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Leigh 0400 024 463
Noe 0416 074 935
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CLIENT: KLOP

ADDRESS: 242 TRANMERE ROAD TRANMERE

SHEET: SITEWORKS DETAILS & NOTES

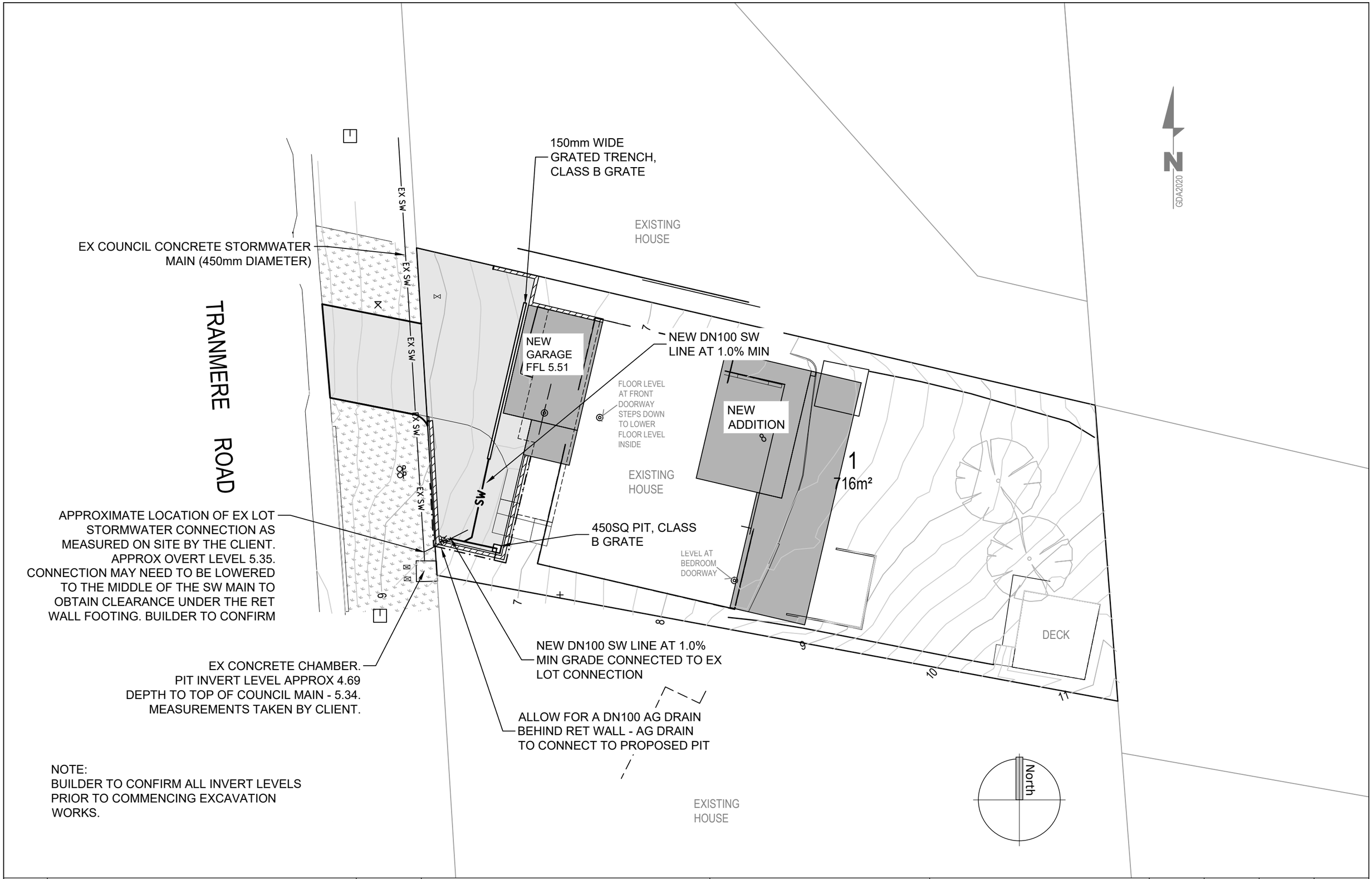
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

SCALE:	SIZE:
1:250	A3

S&E REF:	DRAWING:	REVISION:
26013	C102	0



NOTE:
BUILDER TO CONFIRM ALL INVERT LEVELS
PRIOR TO COMMENCING EXCAVATION
WORKS.

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

Saltmarsh & Escobar Consulting Engineers
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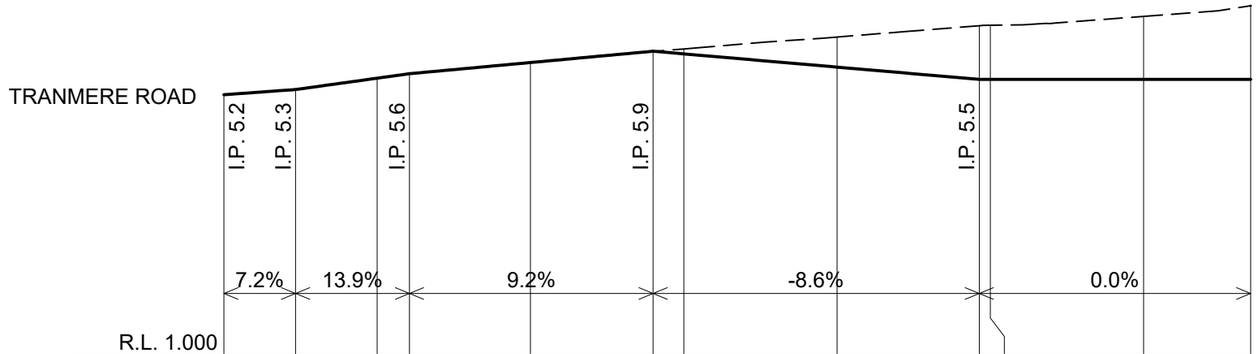
CLIENT: KLOP	SHEET: STORMWATER PLAN
ADDRESS: 242 TRANMERE ROAD TRANMERE	PROJECT NAME: NEW DRIVEWAY
	ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

SCALE:	SIZE:
1:250	A3

S&E REF:	DRAWING:	REVISION:
26013	C103	0



R.L. 1.000

DESIGN SURFACE	5.240	5.325	5.510	5.583	5.765	5.949	5.906	5.690	5.490	5.490	5.510	5.510
EXISTING SURFACE	5.24	5.33	5.51	5.58	5.77	5.95	5.99	6.18	6.37	6.37	6.52	6.69
CHAINAGE	0.000	1.169	2.500	3.027	5.000	7.000	7.500	10.000	12.319	12.500	15.000	16.745

LONGITUDINAL SECTION - CL1

SCALES: HORIZONTAL 1:100 VERTICAL 1:100

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

Saltmarsh & Escobar Consulting Engineers
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: KLOP

ADDRESS: 242 TRANMERE ROAD TRANMERE

SHEET: LONGITUDINAL SECTION CL1

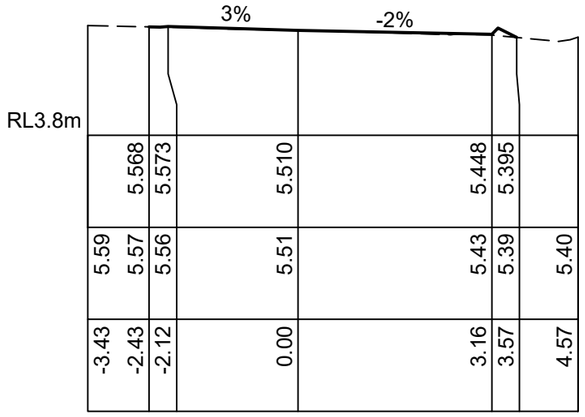
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

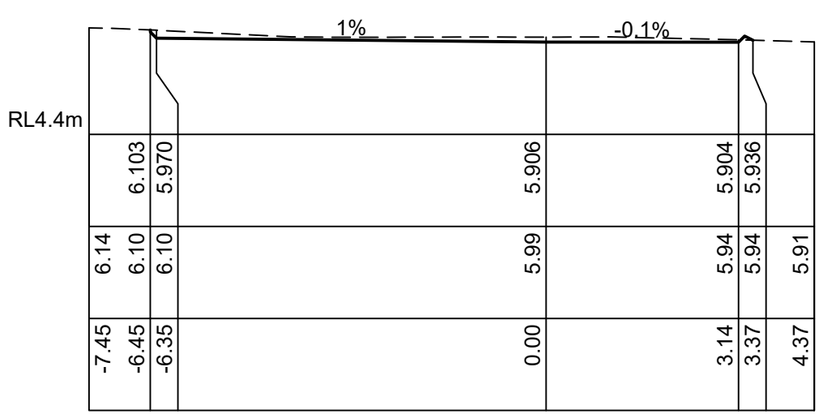
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

SCALE:	SIZE:
AS SHOWN	A3

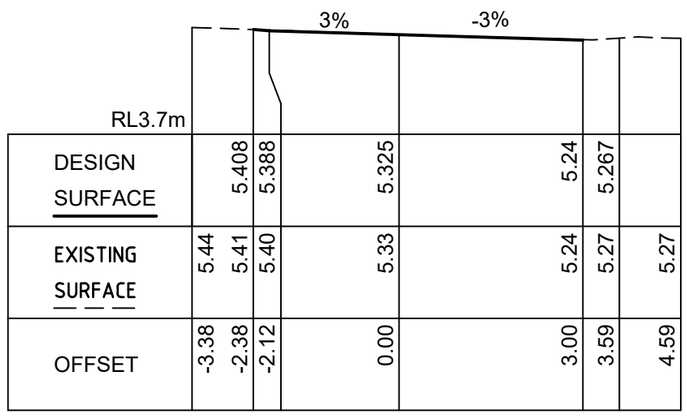
S&E REF:	DRAWING:	REVISION:
26013	C104	0



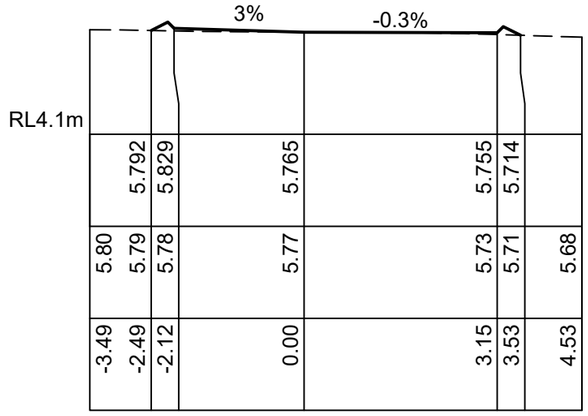
Ch 2.50 m



Ch 7.50 m



Ch 1.17 m



Ch 5.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

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CLIENT: KLOP

ADDRESS: 242 TRANMERE ROAD TRANMERE

SHEET: CROSS SECTIONS PLAN 1

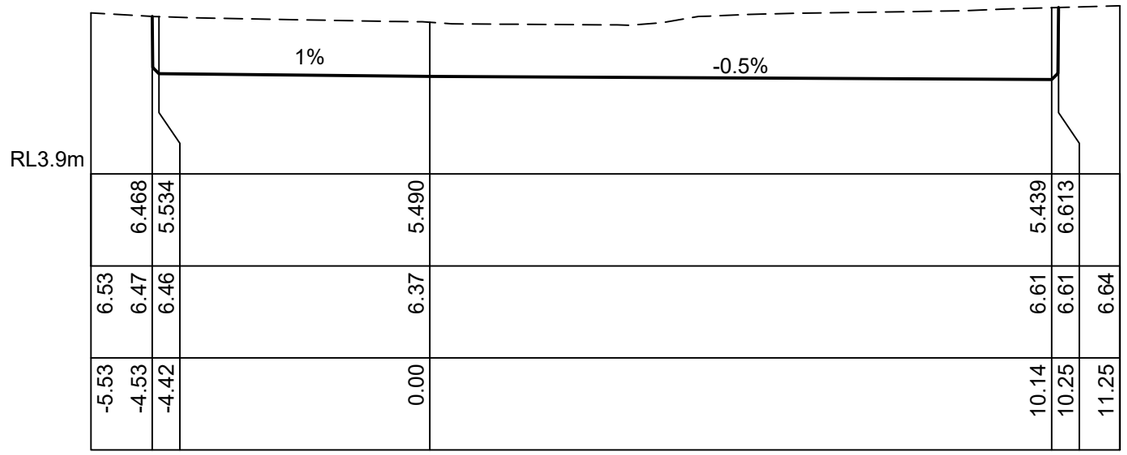
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

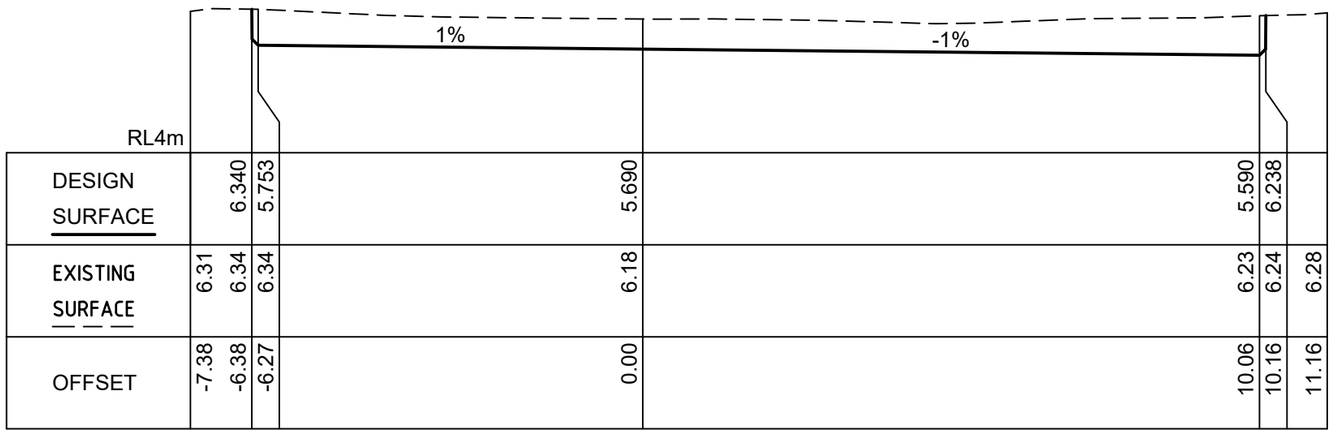
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

SCALE:	SIZE:
1:100	A3

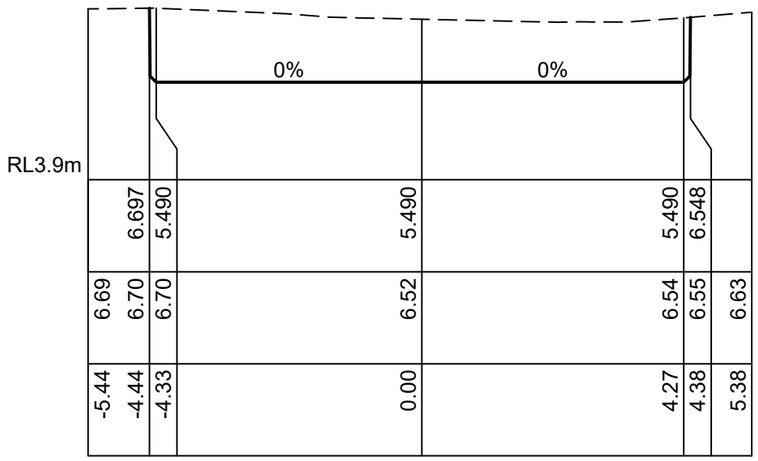
S&E REF:	DRAWING:	REVISION:
26013	C105	0



Ch 12.50 m



Ch 10.00 m



Ch 15.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: KLOP

ADDRESS: 242 TRANMERE ROAD TRANMERE

SHEET: CROSS SECTIONS PLAN 2

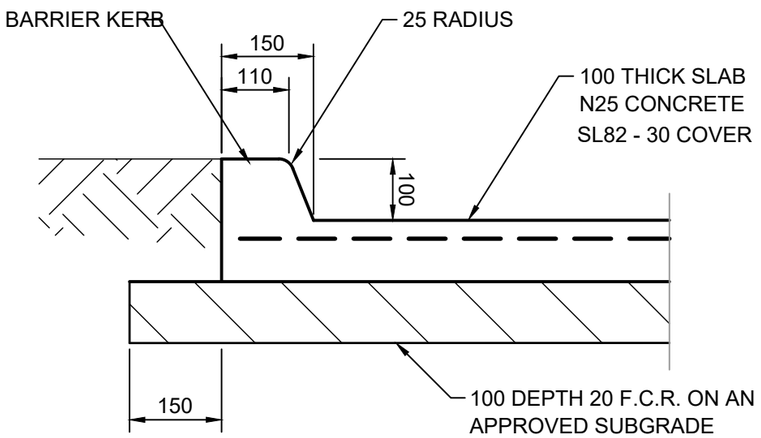
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

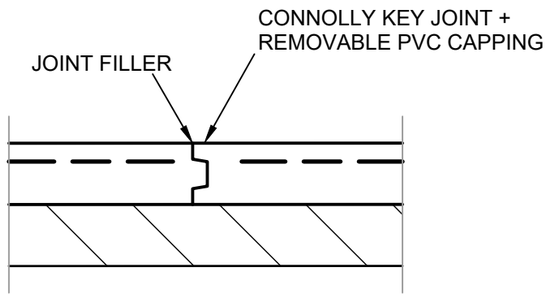
SCALE: 1:100 SIZE: A3

S&E REF: 26013 DRAWING: C106 REVISION: 0



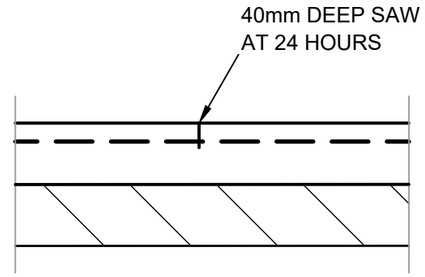
TYPICAL CONCRETE PAVEMENT

NTS



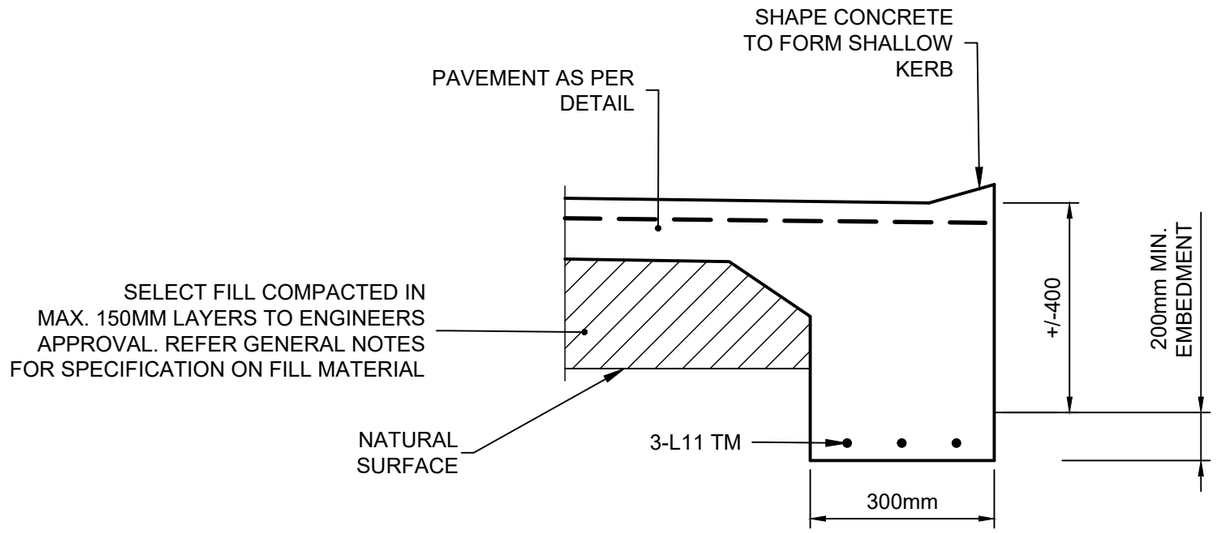
CONTROL JOINT 'c'

NTS
NOTE: 24m CENTRES



SAWN JOINT 's'

NTS
NOTE: 6m CENTRES



TYPICAL CONCRETE PAVEMENT EDGE BEAM

SCALE 1:10

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

Saltmarsh & Escobar Consulting Engineers
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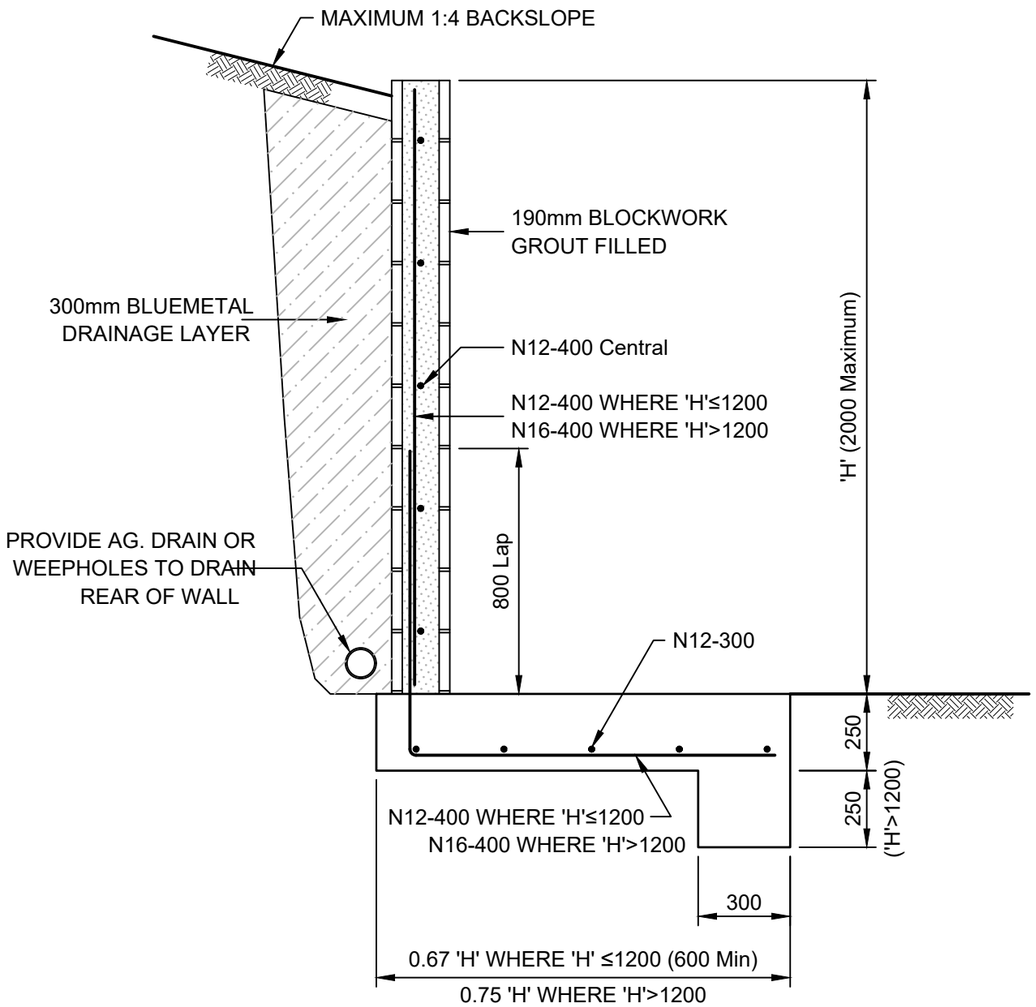
CLIENT: KLOP	SHEET: DETAILS PLAN 1	DRAWN: NE / DESIGNED: NE	VERIFIED: - / DATE: 30/04/26
ADDRESS: 242 TRANMERE ROAD TRANMERE	PROJECT NAME: NEW DRIVEWAY	SCALE: AS SHOWN	SIZE: A3
	ISSUE: BUILDING APPROVAL	S&E REF: 26013	DRAWING: C107 / REVISION: 0



RETAINING WALL (Up to 2 metres)

(Footing in front of Retained Fill)

1:20

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	30/04/26

Saltmarsh & Escobar Consulting Engineers
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CLIENT: KLOP

ADDRESS: 242 TRANMERE ROAD TRANMERE

SHEET: DETAILS PLAN 2

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	30/04/26

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
26013	C108	0