

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-162
PROPOSED DEVELOPMENT:	Three Multiple Dwellings (one existing and two new)
LOCATION:	580 Main Road Rosetta
APPLICANT:	Another Perspective Drafting Design
ADVERTISING START DATE:	04/04/2025
ADVERTISING EXPIRY DATE:	23/04/2025

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **23/04/2025**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **23/04/2025**, or for postal and hand delivered representations, by 5.00 pm on **23/04/2025**.



AP2023-2286 - PROPOSED UNIT DEVELOPMENT (BLUMENTHAL)
580 Main Road,
ROSETTA

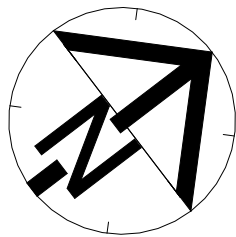
SHEET		DRAWING TITLE
01	A	EX SITE/DEMO PLAN
01a	A	SITE PLAN
01b	A	DRAINAGE PLAN
01c	C	MANOEUVRING PLAN SHEET 1
01d	C	MANOEUVRING PLAN SHEET 2
01e	C	MANOEUVRING PLAN SHEET 3
01f	C	MANOEUVRING PLAN SHEET 4
01g		PERSPECTIVE VIEWS
02		UNIT 2 FLOOR PLAN
03		UNIT 2 ELEVATIONS
04		UNIT 3 FLOOR PLAN
05		UNIT 3 ELEVATIONS

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

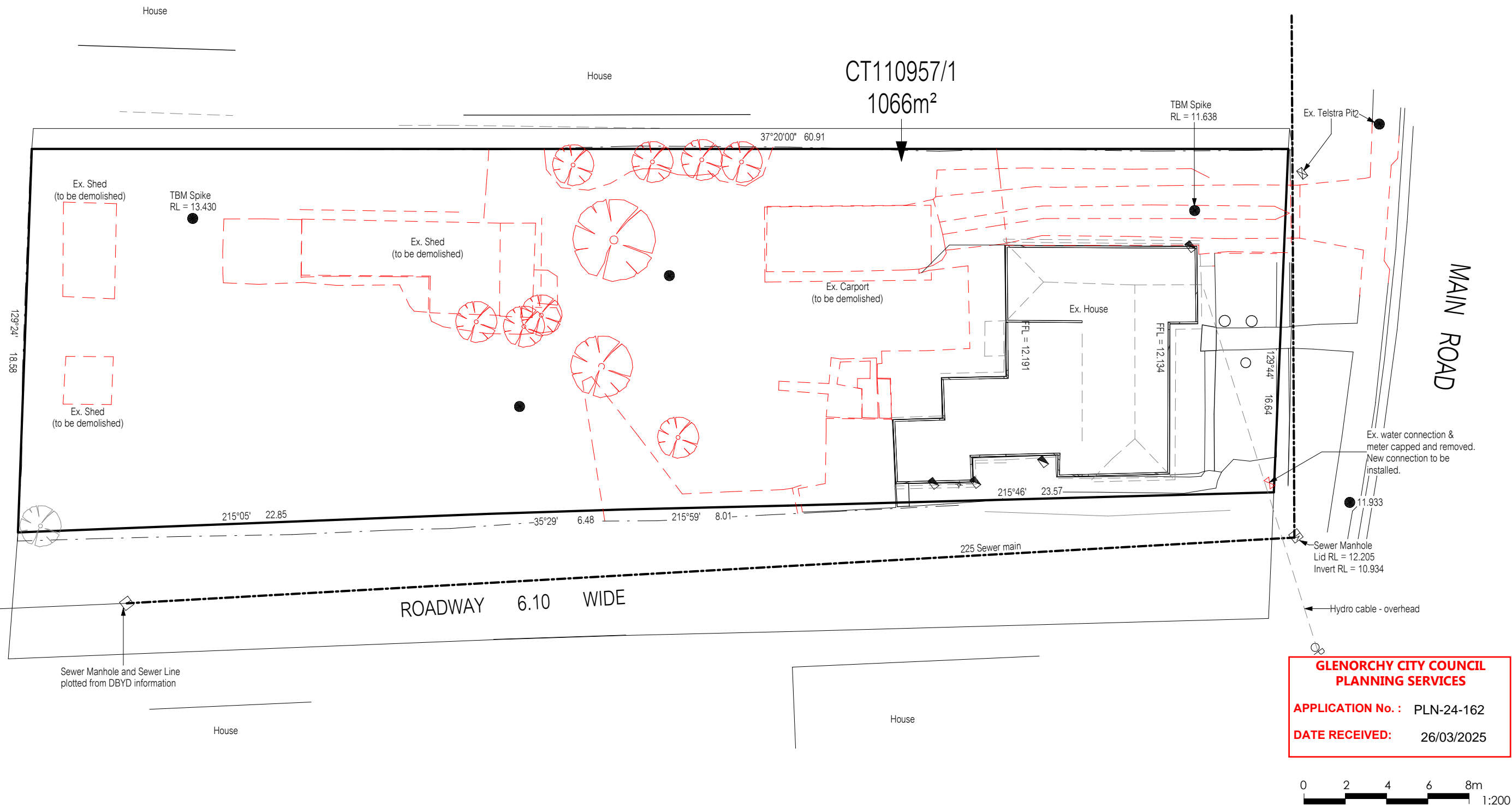
APPLICATION No. : PLN-24-162




DATE RECEIVED: 26/03/2025

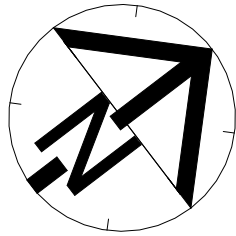
						SITE IS NOT BUSHFIRE PRONE AREA AS PER TASMANIAN PLANNING SCHEME OVERLAY - GLENORCHY No additional restrictions for construction methods / materials apply.					
						COVER SHEET					
C	Council RFI: Clarify manoeuvring path linework to show clearance from boundaries.	25 Mar. 2025	ST	SF	01c - 01f	Soil Classification: TBC Title Reference: CT110957/1 Floor Areas: SEE FLOOR PLANS Porch / Deck Areas: SEE FLOOR PLANS Wind Speed: TBC Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: MEDIUM Certified BAL: NOT BUSHFIRE PRONE Designed BAL: NOT BUSHFIRE PRONE (Refer to Standard Notes for Explanation)					
B	Council RFI: Update manoeuvring for P2 & P4.	13 Mar. 2025	ST	SF	01c, 01d						
A	Council RFI: (05/07/24) Parking/driveway gradients provided, Driveway concept drainage provided, Crossover/footpath designed as per TSD-R09-v3. Remove detention tanks and refer to Hydraulic Plans	09 Aug. 2024	SW/ST	ST/CK	01 - 01f						
	DA PLAN SET	28 May 2024	CK	RJ	01 - 05						
No.	Amendment	Date	Drawn	Checked	Sheet						



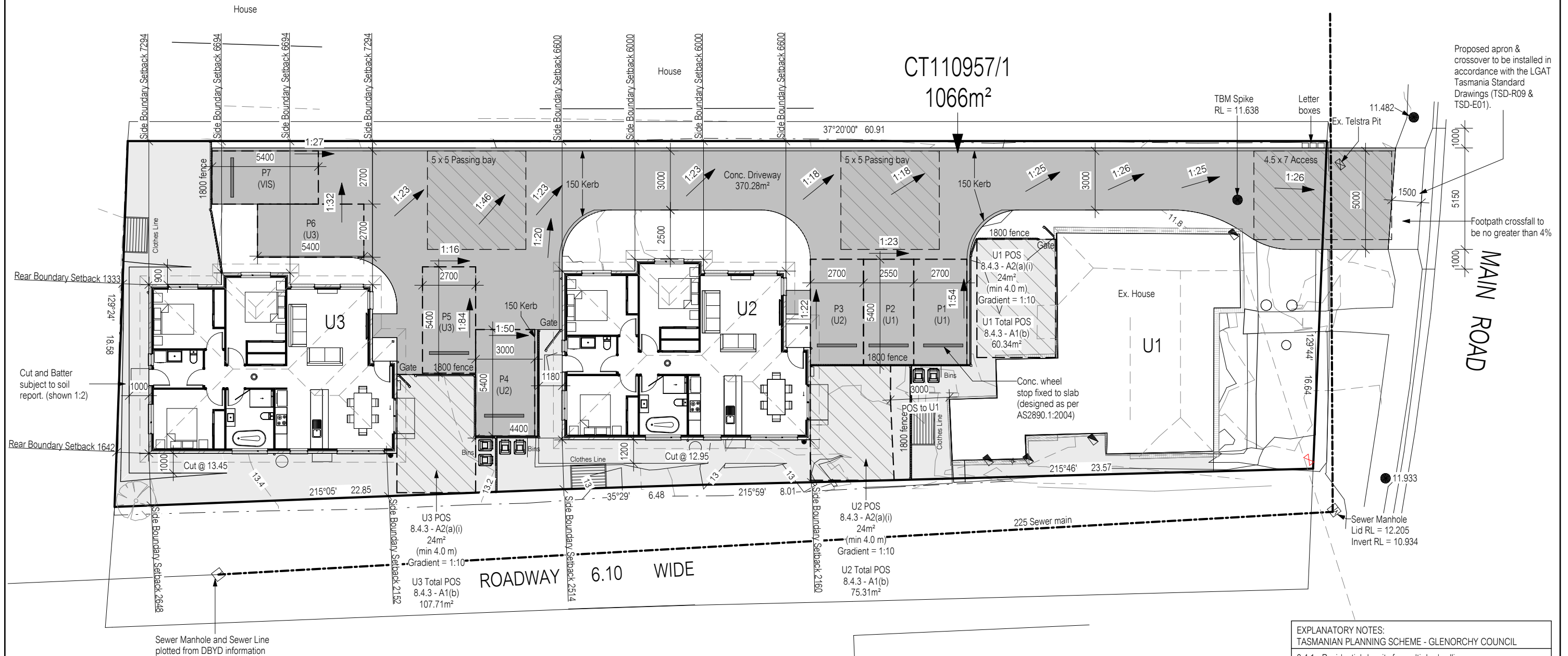
U1 FFL (EXISTING) 12.13
U2 FFL 13.10
U3 FFL 13.60



<div>LEGEND</div> <div><div> - To be demolished or modified.</div><div> - To remain unchanged.</div></div> <div>Amendment changes as per cover sheet</div>	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	<div>Designer:</div> <div>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>Client / Project info</div> <div>PROPOSED UNIT DEVELOPMENT (BLUMENTHAL) 580 Main Road, ROSETTA</div>	<div></div>	<div>EX SITE/DEMO PLAN</div>	
		<div>Drawn</div>	<div>SW</div>		<div>AP2023-2286</div>	
		<div>Date</div>	<div>30 April 2024</div>		<div>Sheet</div>	
		<div>Scale</div>	<div>1 : 200</div>		<div>01/05</div>	



U1 FFL (EXISTING) 12.13
U2 FFL 13.10
U3 FFL 13.60



Sewer Manhole and Sewer Line plotted from DBYD information

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PLANNING SERVICES**

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Waste Storage
8.4.8 - A1
Min 1.5m² per unit (3 units)
4.50m² provided

0 2 4 6 8m
1:200

EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - GLENORCHY COUNCIL		
8.4.1 - Residential density for multiple dwellings		
A1	Site Density: Min. 325m² per unit 1066m² / 3 (units) = 355m² provided	
8.4.3 - Site coverage and private open space for all dwellings		
A1 (a)	Site Coverage: Max. 50% of site = 533m² Proposed site coverage (excl. eaves up to 0.6m): 327.70m² (30.74%)	

A	09 Aug. 2024	SW/ST
No.	Date	Int.

Amendment changes as per cover sheet

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NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED UNIT DEVELOPMENT (BLUMENTHAL)
580 Main Road,
ROSETTA



SITE PLAN

Drawn	SW	AP2023-2286
Date	13 February 2024	Sheet
Scale	1:200	

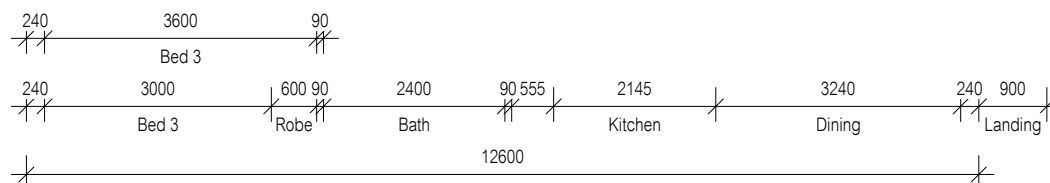
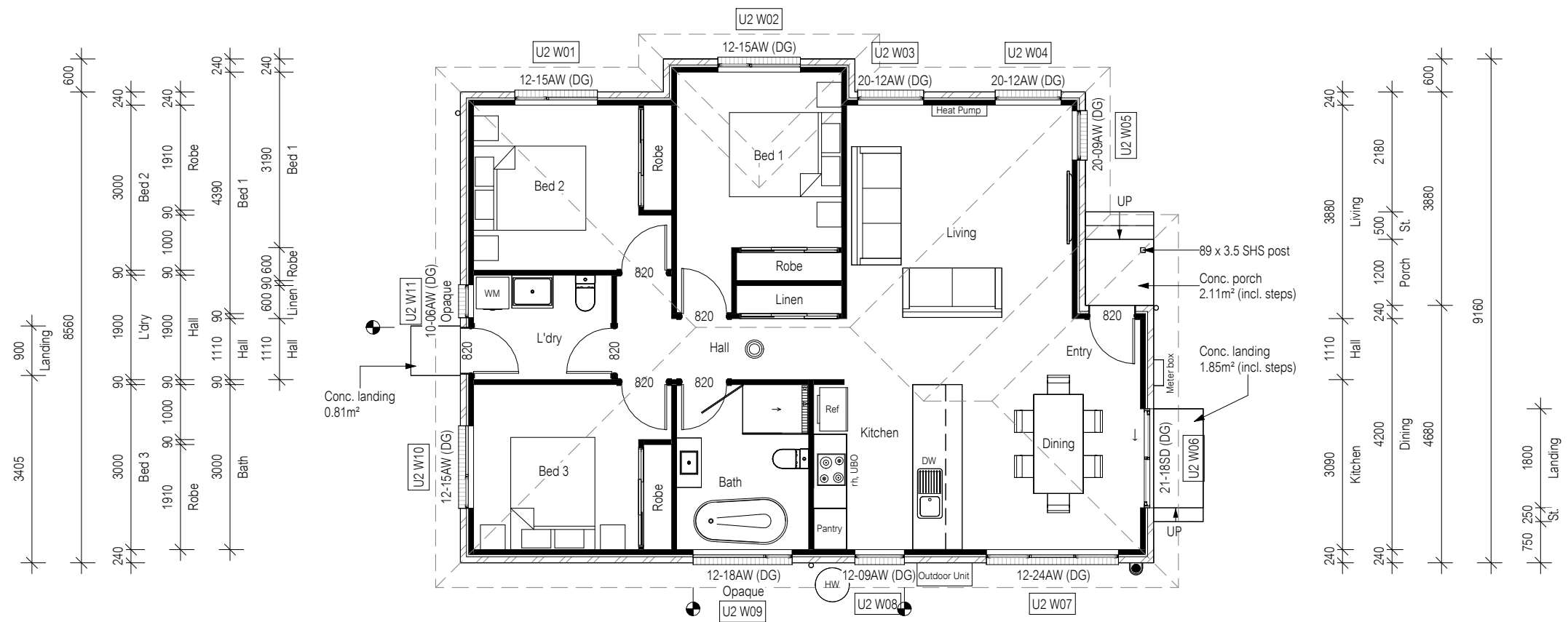
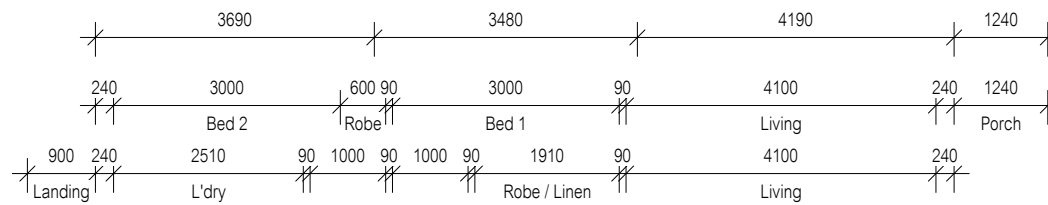
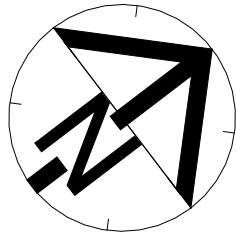
01a/05



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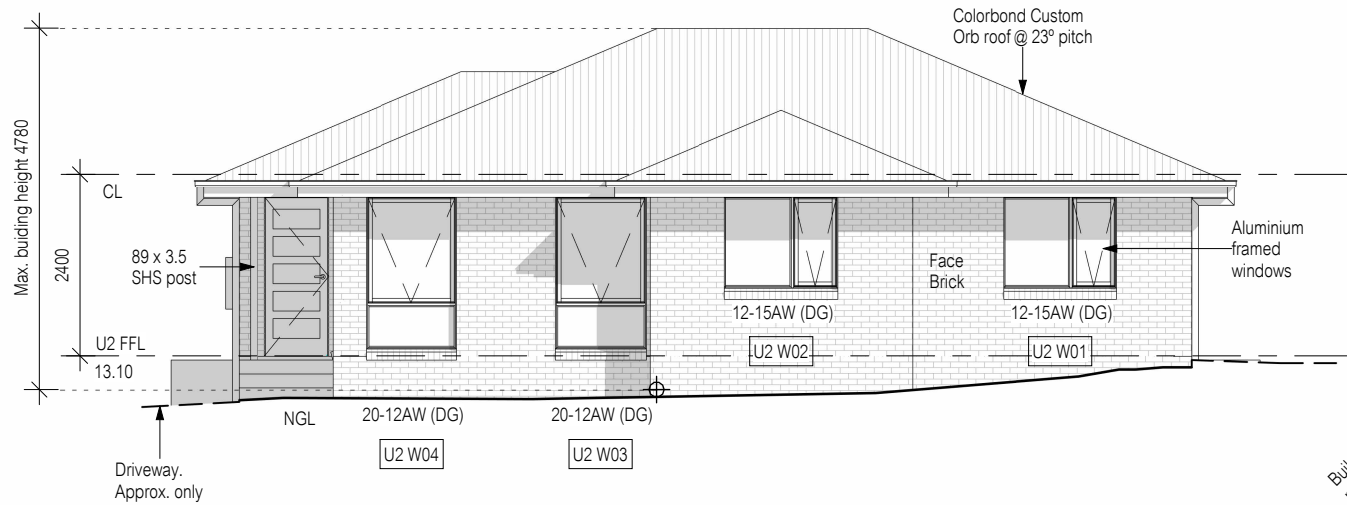
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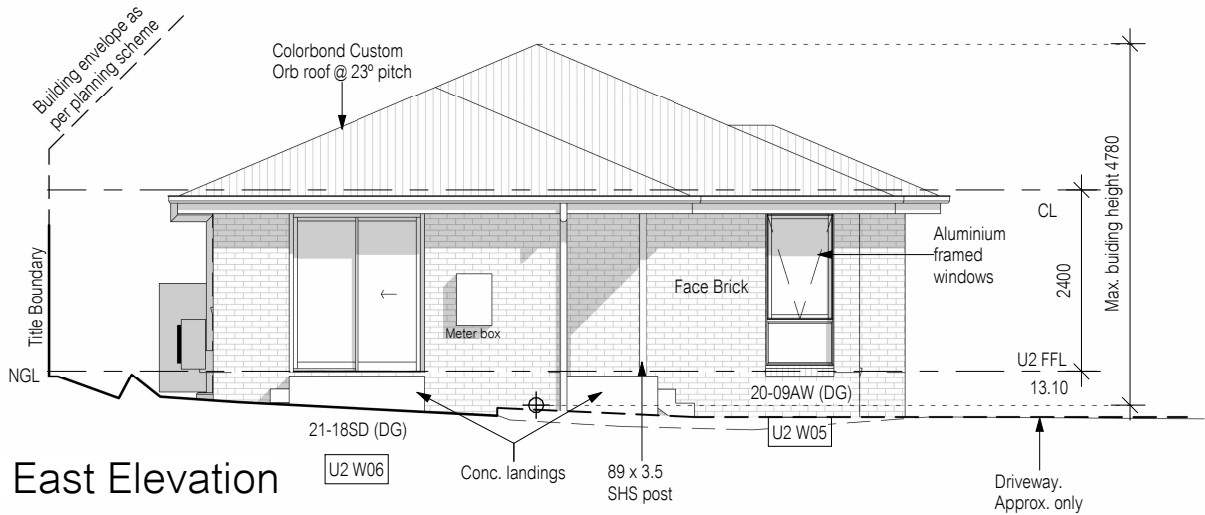


No. Date Int.			Amendment changes as per cover sheet		Floor Area = 105.13m ²		All window sizes to be checked and/or confirmed on site prior to ordering glazing units		Notes <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Do not scale from these drawings.No changes permitted without consultation with designer.		Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		Client / Project info PROPOSED UNIT DEVELOPMENT (BLUMENTHAL) 580 Main Road, ROSETTA		another perspective drafting&design		UNIT 2 FLOOR PLAN	
																	Drawn SW AP2023-2286	
																	Date 13 February 2024 Sheet	
																	Scale 1 : 100	
																	Copyright © 02/05	

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc



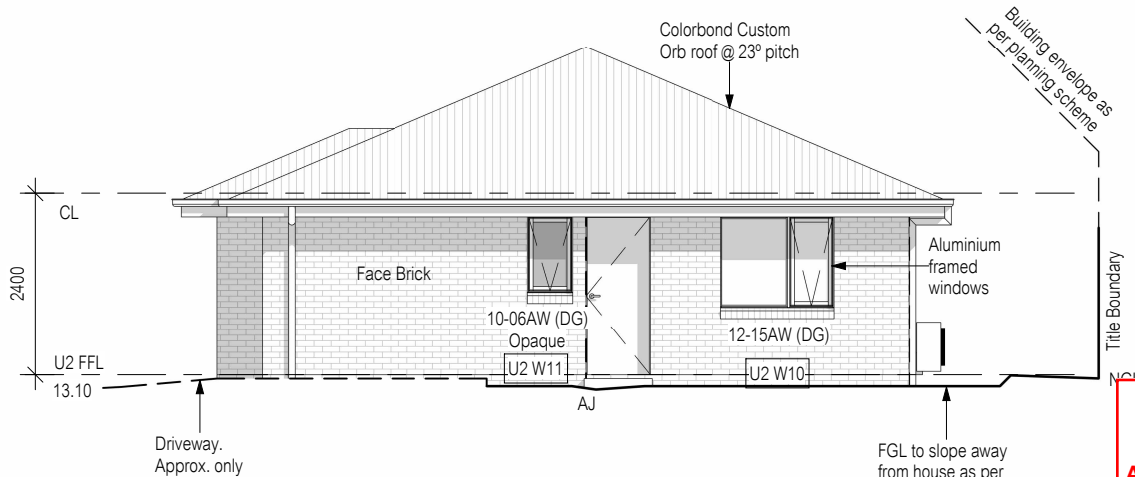
North West Elevation



North East Elevation



South East Elevation



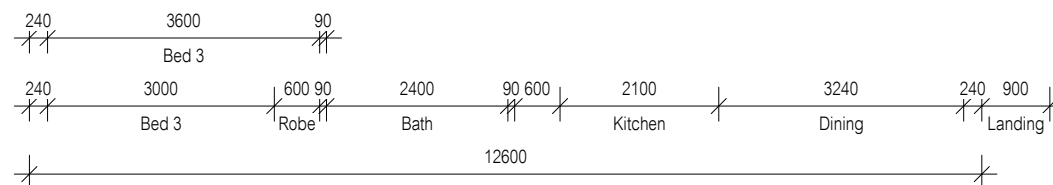
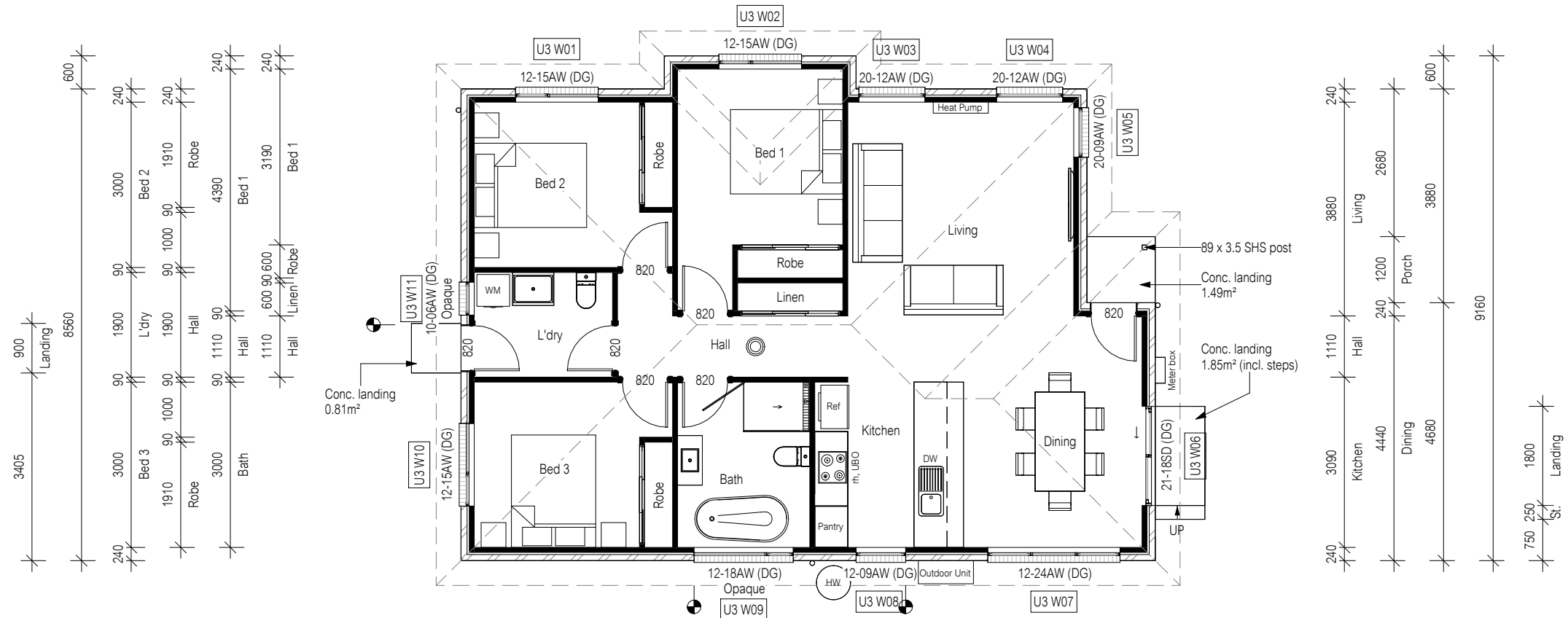
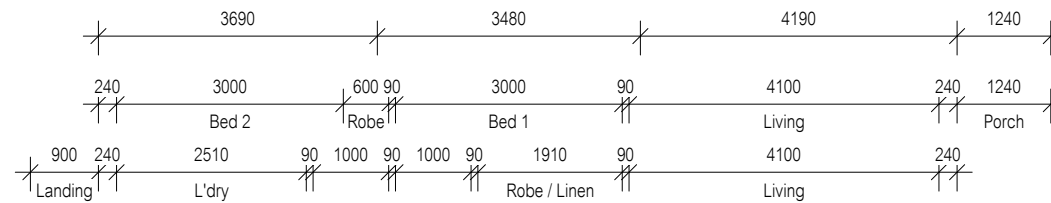
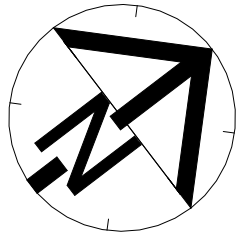
South West Elevation

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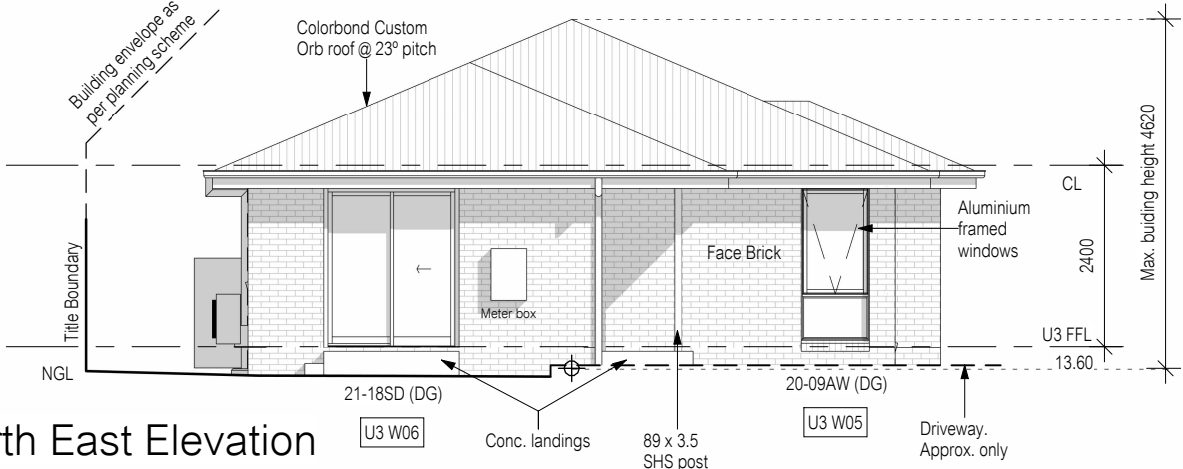
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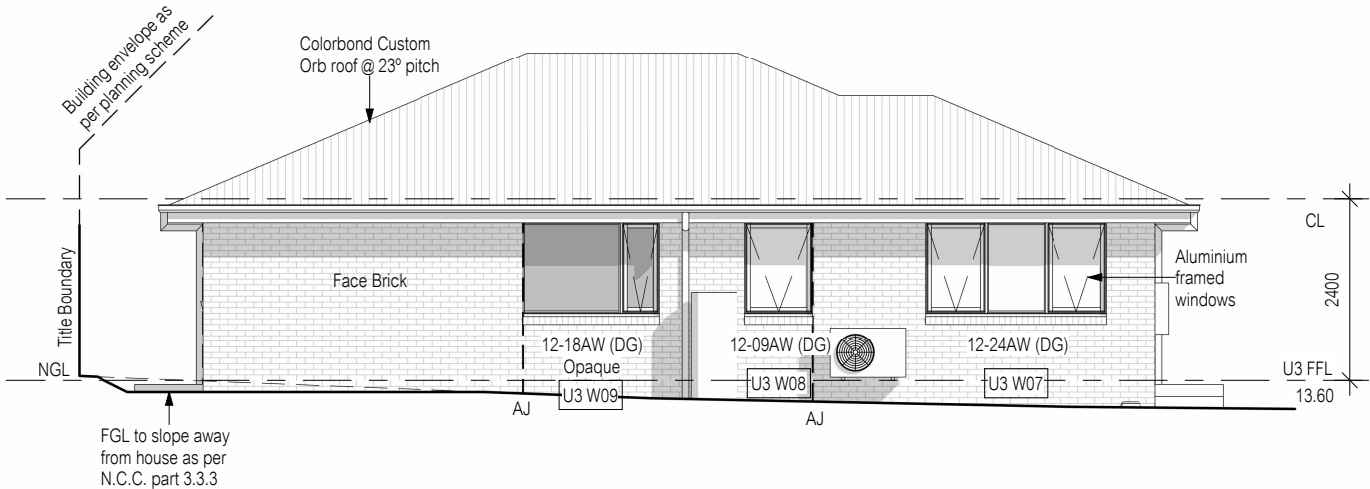


<p>Floor Area = 105.13m²</p> <div><div> Articulation joints</div><div> Smoke Alarm (interconnected where more than 1)</div></div> <p>Amendment changes as per cover sheet</p>		<div><p>Notes</p><ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.</div>	<div><p>Designer:</p><p>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p></div>	<div><p>Client / Project info</p><p>PROPOSED UNIT DEVELOPMENT (BLUMENTHAL)</p><p>580 Main Road, ROSETTA</p></div>	<div></div>	<div><p>UNIT 3 FLOOR PLAN</p><table><tr><td>Drawn</td><td>SW</td><td>AP2023-2286</td></tr><tr><td>Date</td><td>13 February 2024</td><td>Sheet</td></tr><tr><td>Scale</td><td>1 : 100</td><td rowspan="2">04/05</td></tr><tr><td colspan="2">Copyright ©</td></tr></table></div>		Drawn	SW	AP2023-2286	Date	13 February 2024	Sheet	Scale	1 : 100	04/05	Copyright ©	
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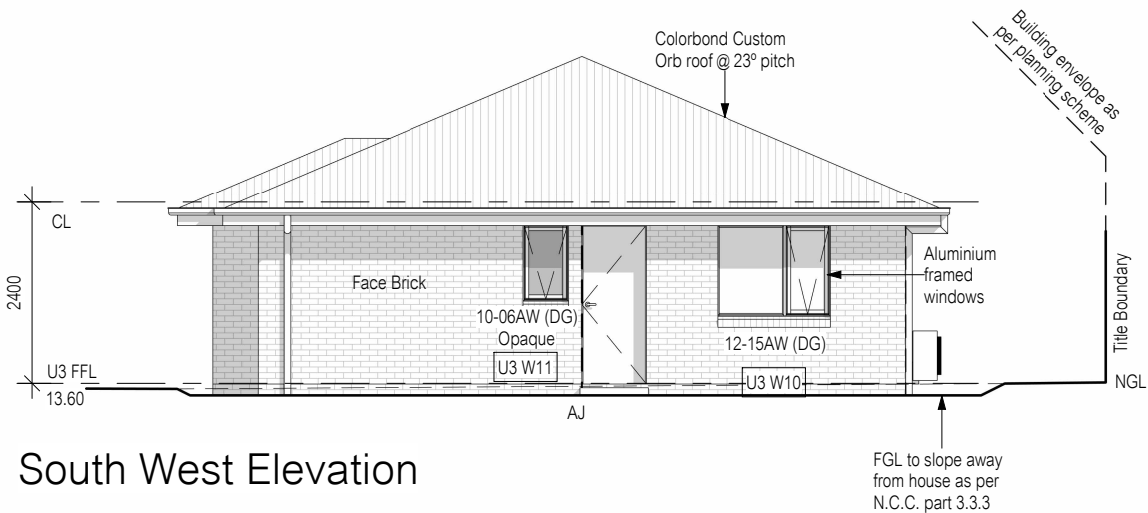
Material	Colour
Colorbond Roof	tbc
Face Brick	tbc



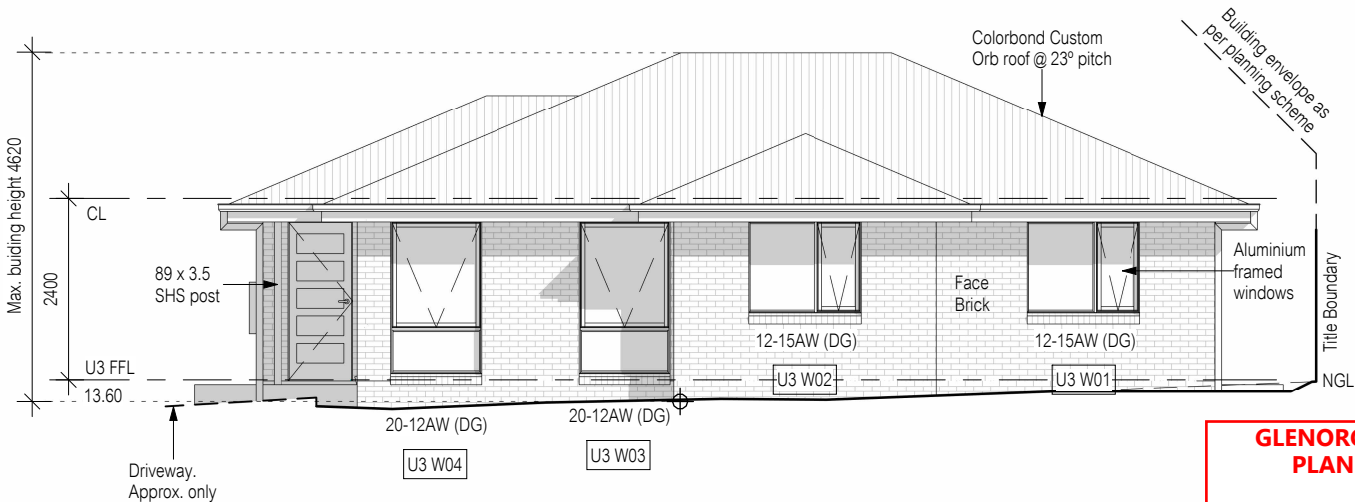
North East Elevation



South East Elevation



South West Elevation




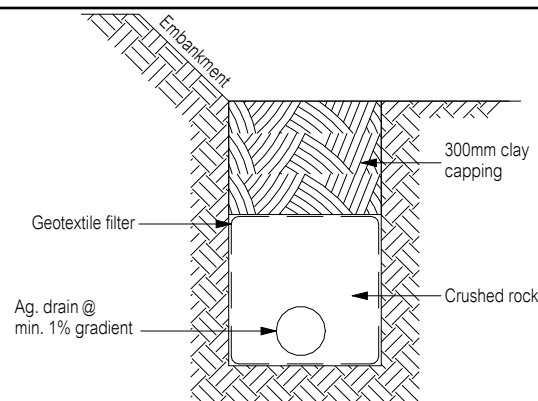
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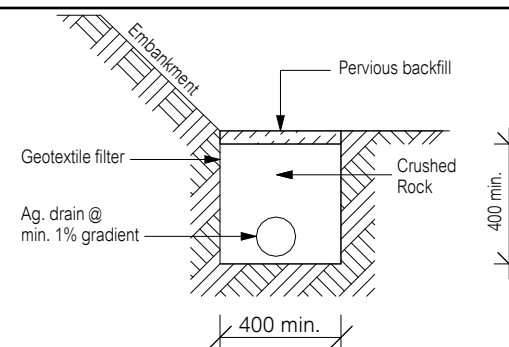
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					Date	30 April 2024	Sheet
					Scale	1 : 100	05/05
						Copyright ©	






Refer to Drawings 2443-H00 - H02 prepared by Adam Kohl Hydraulic Consultant for driveway drainage and stormwater layout & detention details

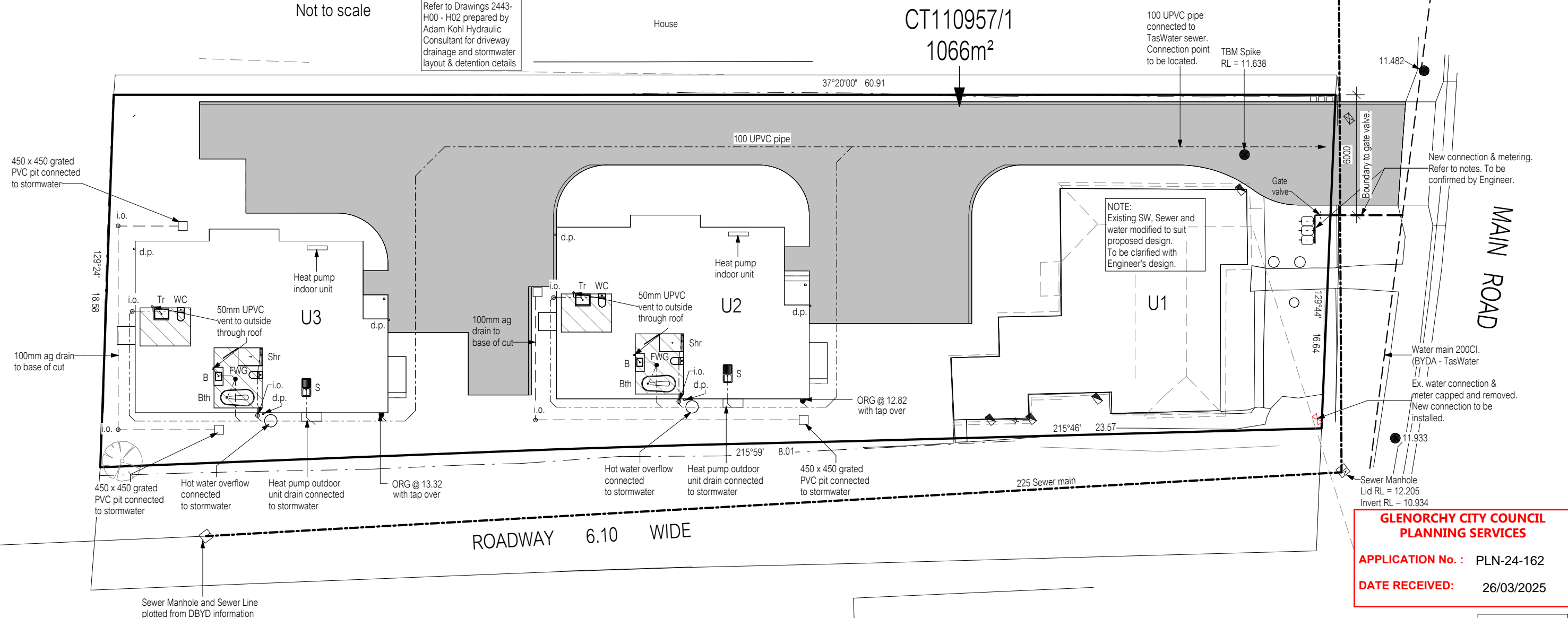
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



CT110957/1
1066m²

1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)
 Sewer Line (100Ø UPVC) (unless noted otherwise)		
 Stormwater Line (100Ø UPVC) (unless noted otherwise)		
 Stormwater Line (150Ø UPVC) (unless noted otherwise)		





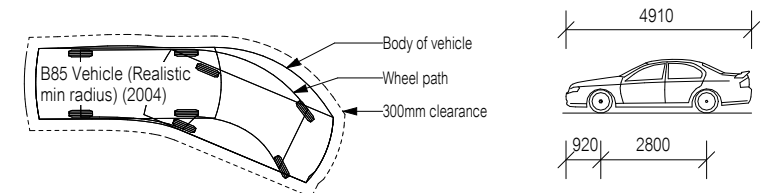
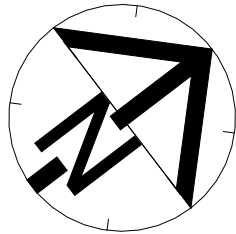
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- Property services shall be located at a point where the Gate Valve to be located 500mm inside the front property boundary and 500mm from the edge of the driveway towards the centre of the lot in accordance with TasWater Water Metering Guidelines.

All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

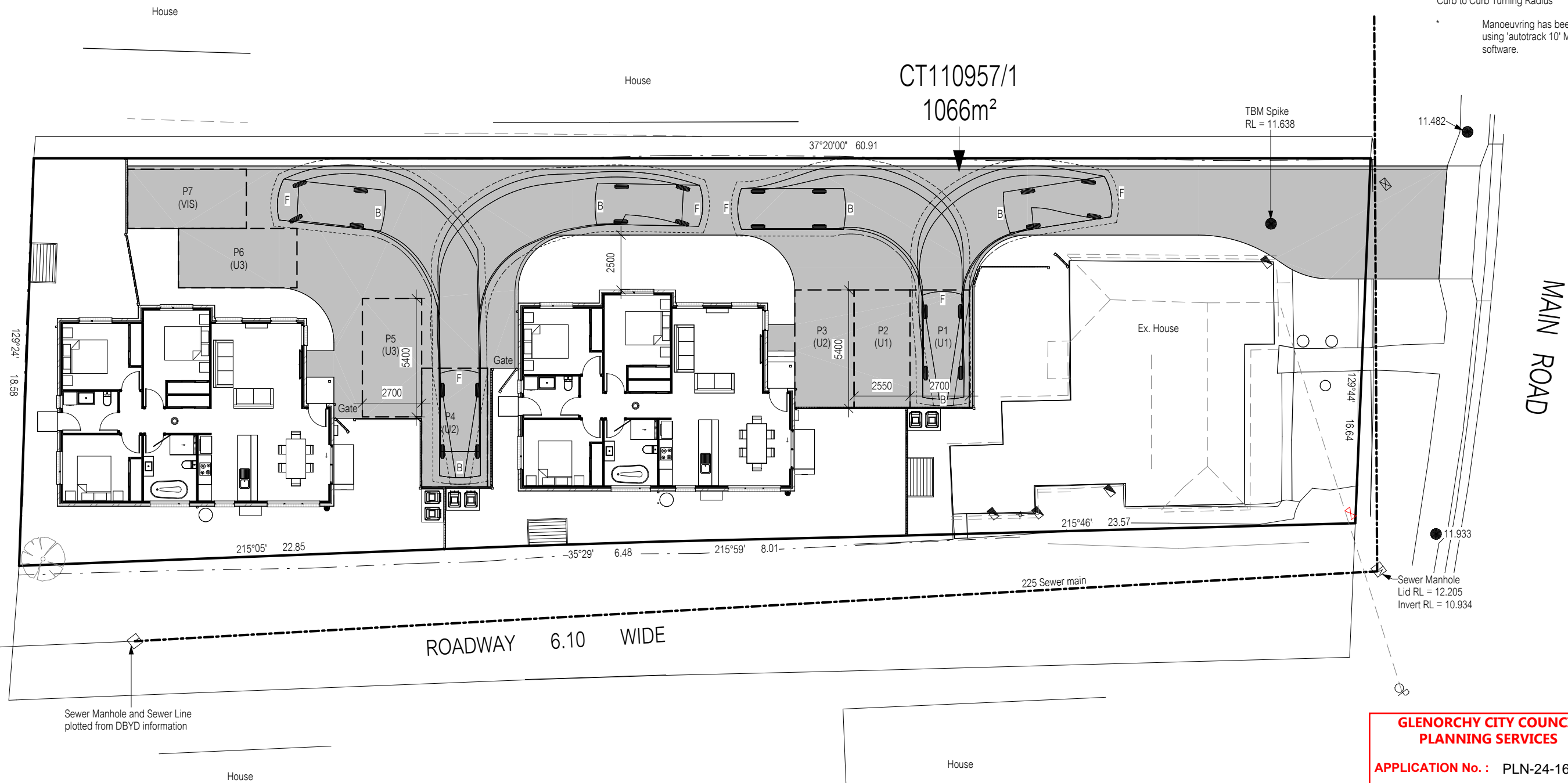


Soil classification: TBC	 <p>- Wet areas to comply with NCC 10.2 and AS3740</p>	Notes	Designer:	Client / Project info		DRAINAGE PLAN	
Refer to Soil Report for nominated founding depth and description of founding material.		<ul style="list-style-type: none"> Builder to verify all dimensions and levels on site prior to commencement of work All work to be carried out in accordance with the current National Construction Code. All materials to be installed according to manufacturers specifications. Do not scale from these drawings. No changes permitted without consultation with designer. 	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (BLUMENTHAL) 580 Main Road, ROSETTA		Drawn CK Date 28 May 2024 Scale 1 : 200	AP2023-2286 Sheet 01b/05
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3:2003							
Amendment changes as per cover sheet							



B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m

* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.



Sewer Manhole and Sewer Line plotted from DBYD information

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C	25 Mar. 2025	ST
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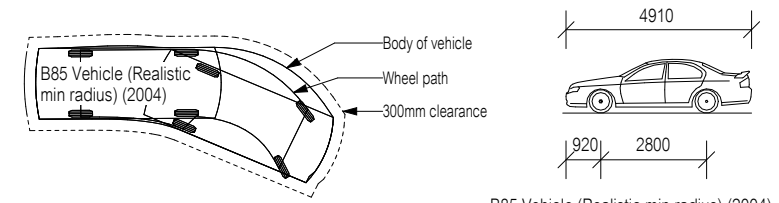
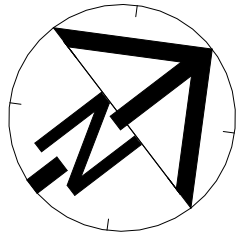
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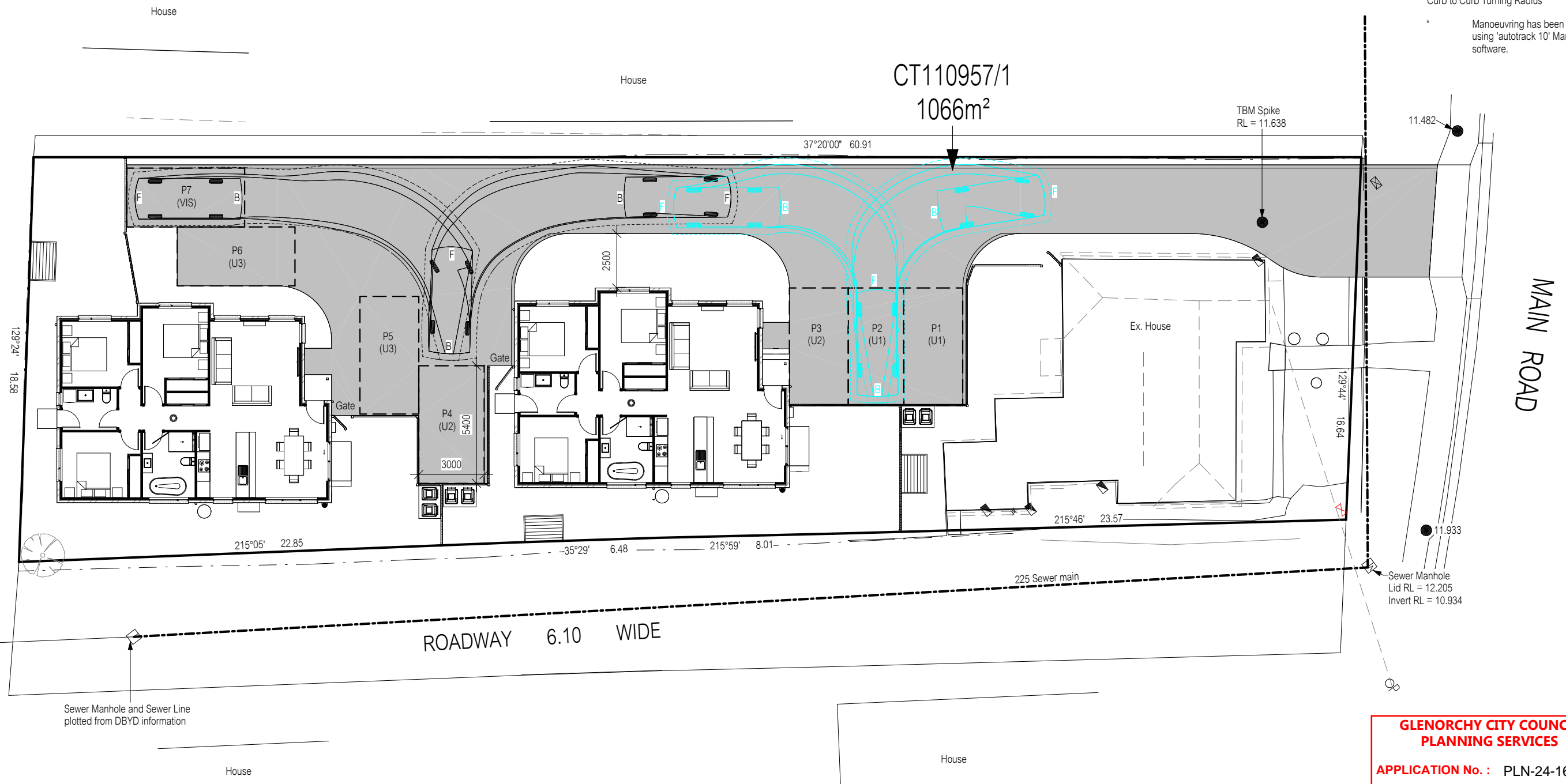


MANOEUVRING PLAN SHEET 1		
Drawn	CK	AP2023-2286
Date	28 May 2024	Sheet
Scale	1:200	01c/05



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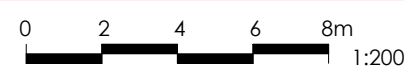
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Designer:

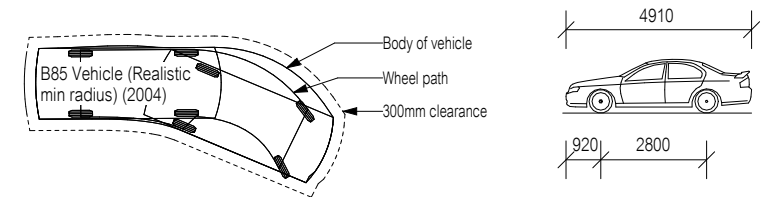
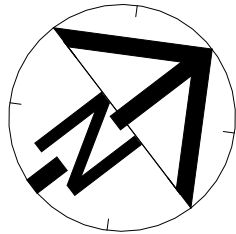
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED UNIT DEVELOPMENT (BLUMENTHAL)
580 Main Road,
ROSETTA

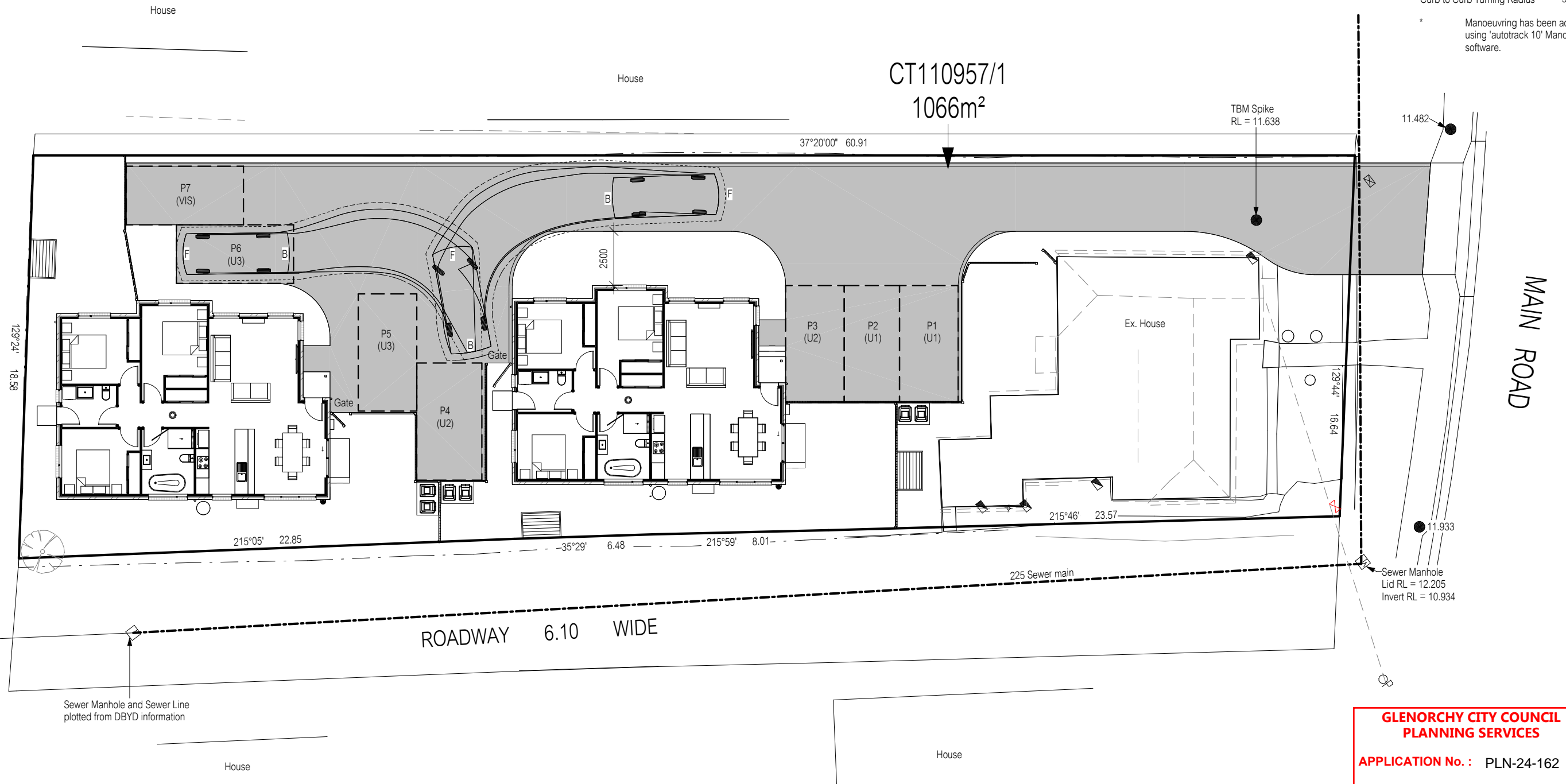


MANOEUVRING PLAN SHEET 2	
Drawn	CK
Date	28 May 2024
Scale	1:200
AP2023-2286	
Sheet	
01d/05	



B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m

* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-24-162

DATE RECEIVED: 26/03/2025



C	25 Mar. 2025	ST
A	09 Aug. 2024	SW/ST
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:

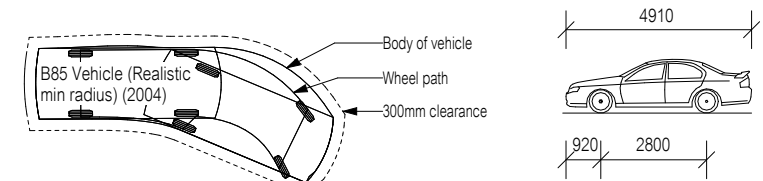
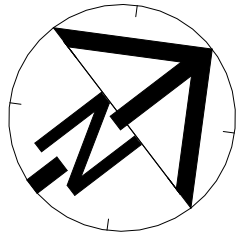
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Client / Project info

PROPOSED UNIT DEVELOPMENT (BLUMENTHAL)
580 Main Road,
ROSETTA

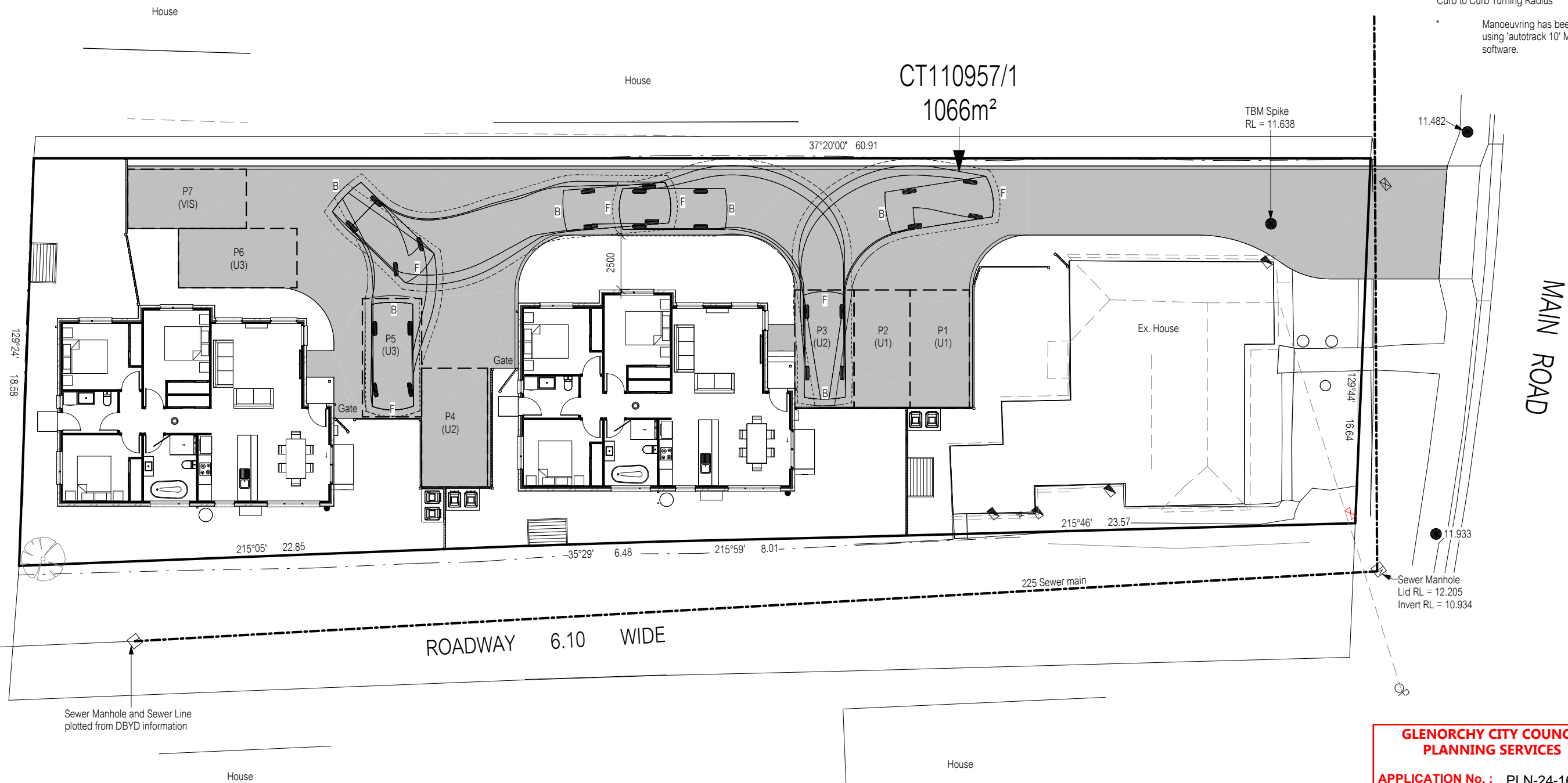


MANOEUVRING PLAN SHEET 3		
Drawn	CK	AP2023-2286
Date	28 May 2024	Sheet
Scale	1:200	01e/05



B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m

* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.




GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-24-162
DATE RECEIVED: 26/03/2025



C	25 Mar. 2025	ST
A	09 Aug. 2024	SW/ST
No.	Date	Int.

Amendment changes as per cover sheet	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info	<div></div>	MANOEUVRING PLAN SHEET 4		
		<div>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>PROPOSED UNIT DEVELOPMENT (BLUMENTHAL) 580 Main Road, ROSETTA</div>		Drawn	CK	AP2023-2286
					Date	28 May 2024	Sheet
					Scale	1 : 200	01f/05

580 MAIN ROAD ROSETTA

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-24-162

DATE RECEIVED 20 February 2025

HYDRAULIC NOTES

- H1 WORK HEALTH & SAFETY NOTICE: ADAM KOHL HAS CONSIDERED THE HAZARDS AND RISKS ASSOCIATED WITH THE CONSTRUCTION, OPERATION, MAINTENANCE AND EVENTUAL DEMOLITION OF THIS PROJECT. THERE ARE A NUMBER OF HAZARDS AND HENCE RISKS WHICH ARE NOT UNIQUE TO THIS PROJECT WHICH NEED TO BE MANAGED DURING THESE PHASES. ADAM KOHL REMINDS CONSTRUCTORS, OPERATORS, MAINTAINERS AND DEMOLISHERS OF THEIR RESPONSIBILITIES UNDER WORK HEALTH & SAFETY ACTS AND REGULATIONS. THE FOLLOWING RISKS HAVE BEEN IDENTIFIED WHICH ARE UNIQUE TO THIS PROJECT: NIL
- H2 DO NOT SCALE FROM THESE DRAWINGS
- H3 ALL PLUMBING WILL BE IN ACCORDANCE WITH THE TASMANIAN PLUMBING REGULATIONS AS3500, NATIONAL CONSTRUCTION CODE (AND ALL REFERENCED STANDARDS AND GUIDEBOOKS) AND TO THE LOCAL AUTHORITY APPROVAL.
- H4 PLUMBING SERVICES SHALL BE CARRIED OUT IN CONJUNCTION WITH THE STAGED CONSTRUCTION PROGRAM.
- H5 PIPEWORK LAYOUTS ARE DIAGRAMMATIC ONLY. CO-ORDINATE WITH ARCHITECTURAL AND OTHER SERVICE DRAWINGS PRIOR TO INSTALLATION.
- H6 THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY & SHALL BE CONFIRMED ON SITE. WHERE POSSIBLE DETERMINE LOCATION OF EXISTING POWER, COMMUNICATIONS, GAS, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK.
- H7 CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARD, ETC. UNLESS OTHERWISE APPROVED.
- H8 REFER TO DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS. THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE AND VENT PIPES, FLOOR DRAINS, WATER SERVICES

- PIPEWORK, BRACKETS, SUPPORTS, FIXINGS, ETC. AND SEAL OFF EXISTING SERVICES. SEAL OFF AND MAKE GOOD TO APPROVAL ALL FLOOR, WALL AND ROOF PENETRATIONS.
- H9 CO-ORDINATE ALL PIPEWORK WITH EXISTING SERVICES ON SITE.
- H10 REFER TO ARCHITECTURAL DRAWINGS AND FIXTURE AND EQUIPMENT TECHNICAL SPECIFICATIONS FOR PIPEWORK CONNECTIONS.
- H11 MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
- H12 REMOVE ALL EXCESS SOIL AND SURPLUS MATERIALS FROM SITE.
- H13 OBTAIN AND SUPPLY TO THE CONTRACTOR, THE WARRANTIES OFFERED BY THE MANUFACTURERS OF APPLIANCES, FIXTURES, FITTINGS AND ACCESSORIES USED IN THE WORKS AND THE LOCAL AUTHORITIES COMPLETION CERTIFICATES UPON COMPLETION OF THE WORKS.
- H14 ALL WATER SERVICE PIPEWORK SHALL BE COPPER TYPE B.
- H15 FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER. CLEAN OUT AERATORS, STRAINERS, FILTERS, ECT.
- H16 ALL HOT & TEMPERED WATER PIPES TO BE INSULATED WITH FULL SURROUND ARMAFLEX CELLULAR PIPE INSULATION 13mm MINIMUM WALL THICKNESS. TAPE SEAL ALL JOINTS.
- H17 PROVIDE PRESSURE REDUCING VALVE IF EXISTING PRESSURE EXCEEDS 500kPa

DRAWING SCHEDULE

- H00 DRAWING INDEX AND STANDARD NOTES
H01 STORMWATER DRAINAGE PLAN
H02 STORMWATER DETENTION DETAILS

LEGEND

- EXISTING SEWER DRAIN
- PROPOSED SEWER DRAIN
- EXISTING GREASY / TRADE WASTE
- PROPOSED GREASY / TRADE WASTE
- EXISTING STORMWATER DRAIN
- PROPOSED STORMWATER DRAIN
- EXISTING SUB-SOIL DRAIN
- PROPOSED SUB-SOIL DRAIN
- EXISTING COLD WATER SUPPLY
- PROPOSED COLD WATER SUPPLY
- EXISTING HOT WATER SUPPLY
- PROPOSED HOT WATER SUPPLY
- EXISTING TEMPERED WATER SUPPLY
- PROPOSED TEMPERED WATER SUPPLY
- EXISTING FIRE SUPPLY
- PROPOSED FIRE SUPPLY

SYMBOLS

- PIPE RISER / DOWNPIPE
- ⌋ PIPE DROPPER
- ⌋ CAPPED END
- || CONNECT IN LINE / LOCATE AND CONNECT
- ⌋ CONTINUATION
- ⌋ TAP IN / LOCATE AND CONNECT
- || FLEX JOINT
- × DISUSED FIXTURES
- ⊙ COLD OR HOT WATER POINT
- ⌋ THERMOSTATIC MIXING / TEMPERING VALVE
- ⌋ ISOLATION / GATE VALVE
- ⌋ ISOLATION / GATE VALVE IN PIT
- ⌋ HOSE TAP
- ⌋ CHECK / NON-RETURN VALVE
- ⌋ PRESSURE REDUCTION VALVE
- ⌋ REDUCED PRESSURE ZONE DEVICE
- ⌋ DOUBLE CHECK VALVE
- ⌋ STRAINER
- ⊙ FLOOR WASTE GULLY
- ⌋ BOUNDARY TRAP
- ⌋ DISCONNECTOR GULLY / OVERFLOW RELIEF GULLY
- ⌋ INSPECTION OPENING
- ⊙ PUMP
- ⊙ TUNDISH / FLAT BACK TUNDISH / IN-WALL TUNDISH
- ⌋ WATER SERVICE METER

- B BASIN
- BT BOUNDARY TRAP
- BTH BATH
- CO CLEAROUT
- CS CLEANERS SINK
- Cu COPPER
- CV CHECK VALVE
- CW COLD WATER
- Ø DIAMETER
- DP DOWNPIPE
- DW DISHWASHER
- EX EXISTING
- F/A FROM ABOVE
- F/B FROM BELOW
- FFL FINISHED FLOOR LEVEL
- FH FIRE HYDRANT

ABBREVIATIONS

- FHR FIRE HOSE REEL
- FW FLOOR WASTE
- FSL FINISHED SURFACE LEVEL
- HW HOT WATER
- HWU HOT WATER UNIT
- IOS INSPECTION OPENING SHAFT
- LT LAUNDRY TUB
- MW MIXED WATER
- ORG OVERFLOW RELIEF GULLY
- PRV PRESSURE REDUCTION VALVE
- RPZD REDUCED PRESSURE ZONE DEVICE
- RWO RAINWATER OUTLET
- S SEWER
- SH SHOWER
- S SINK
- SRM SEWER RISING MAIN
- SWRM STORMWATER RISING MAIN
- S/S STAINLESS STEEL
- SV STOP VALVE
- SW STORMWATER
- T/A TO ABOVE
- T/B TO BELOW
- TD TUNDISH
- TTD TRAPPED TUNDISH
- TMV THERMOSTATIC MIXING VALVE
- TV TEMPERING VALVE
- TW TRADE WASTE
- UR URINAL
- WC WATER CLOSET
- WM WASHING MACHINE

DATE	COMMENTS	REVISION
03.02.25	PLANNING APPROVAL	1
-	-	-
-	-	-
-	-	-
-	-	-

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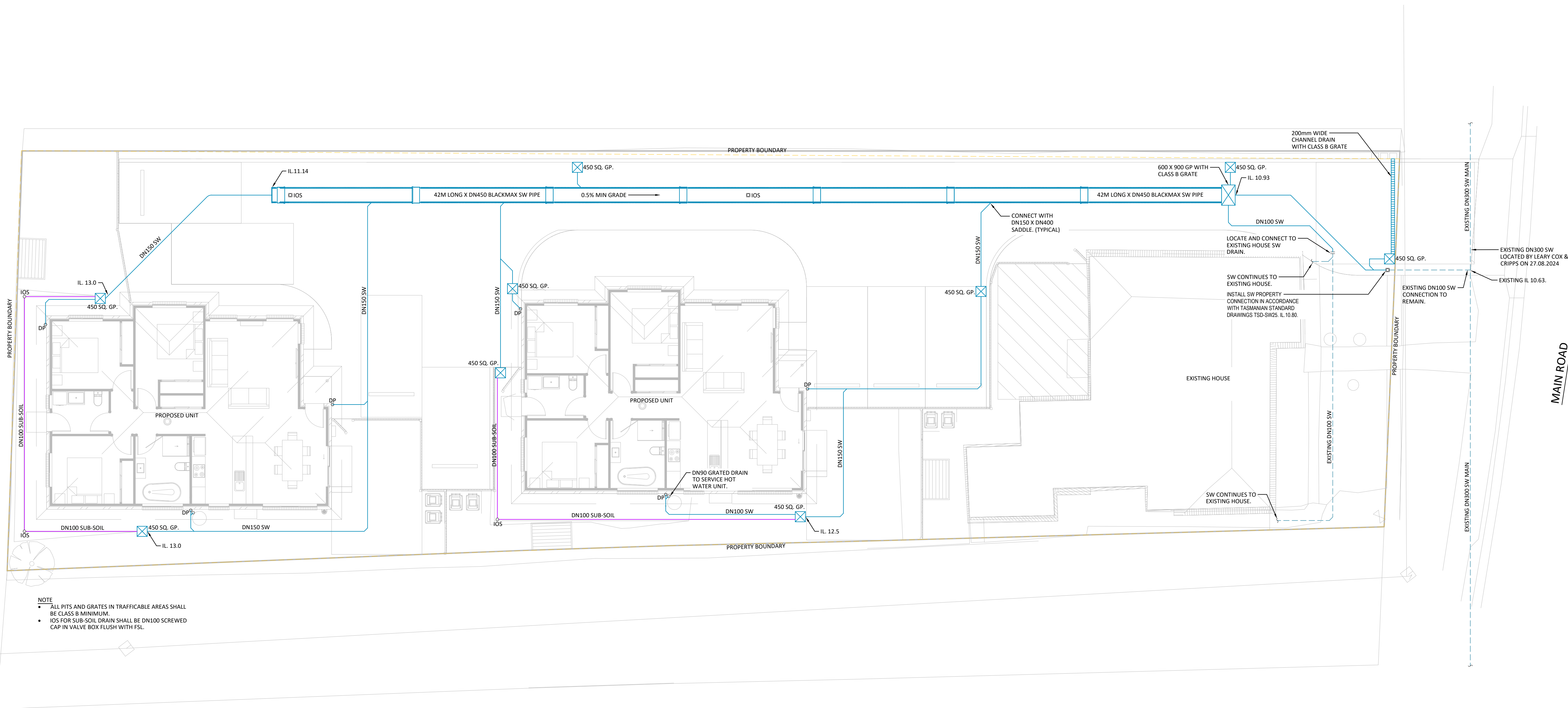
Project:
**PROPOSED UNIT
DEVELOPMENT**

580 MAIN RD ROSETTA

Drawing:
**DRAWING INDEX
AND NOTES**

Designed by:
AK
Date:
03.02.25
Project/Drawing No:
2443-H00

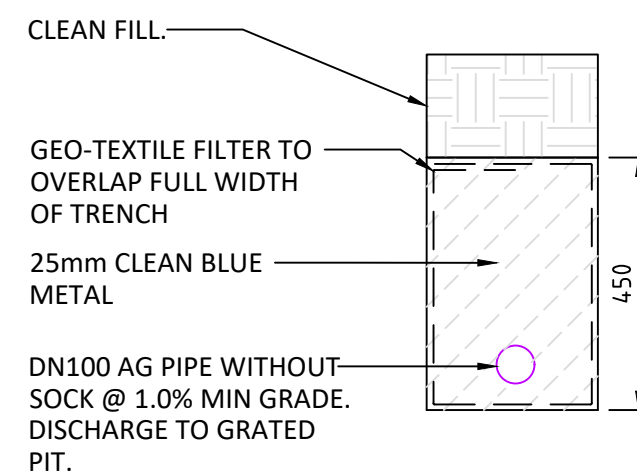
Approved By:
AK
Scale:
- @A1
Revision:
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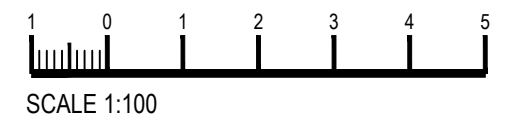
NOTE

- ALL PITS AND GRATES IN TRAFFICABLE AREAS SHALL BE CLASS B MINIMUM.
- IOS FOR SUB-SOIL DRAIN SHALL BE DN100 SCREWED CAP IN VALVE BOX FLUSH WITH FSL.

DATE	COMMENTS	REVISION
03.02.25	PLANNING APPROVAL	1
-	-	-
-	-	-
-	-	-
-	-	-



SUB-SOIL DRAINAGE DETAIL



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Project:
**PROPOSED UNIT
DEVELOPMENT**
580 MAIN RD ROSETTA

Drawing:
**STORMWATER
DRAINAGE PLAN**

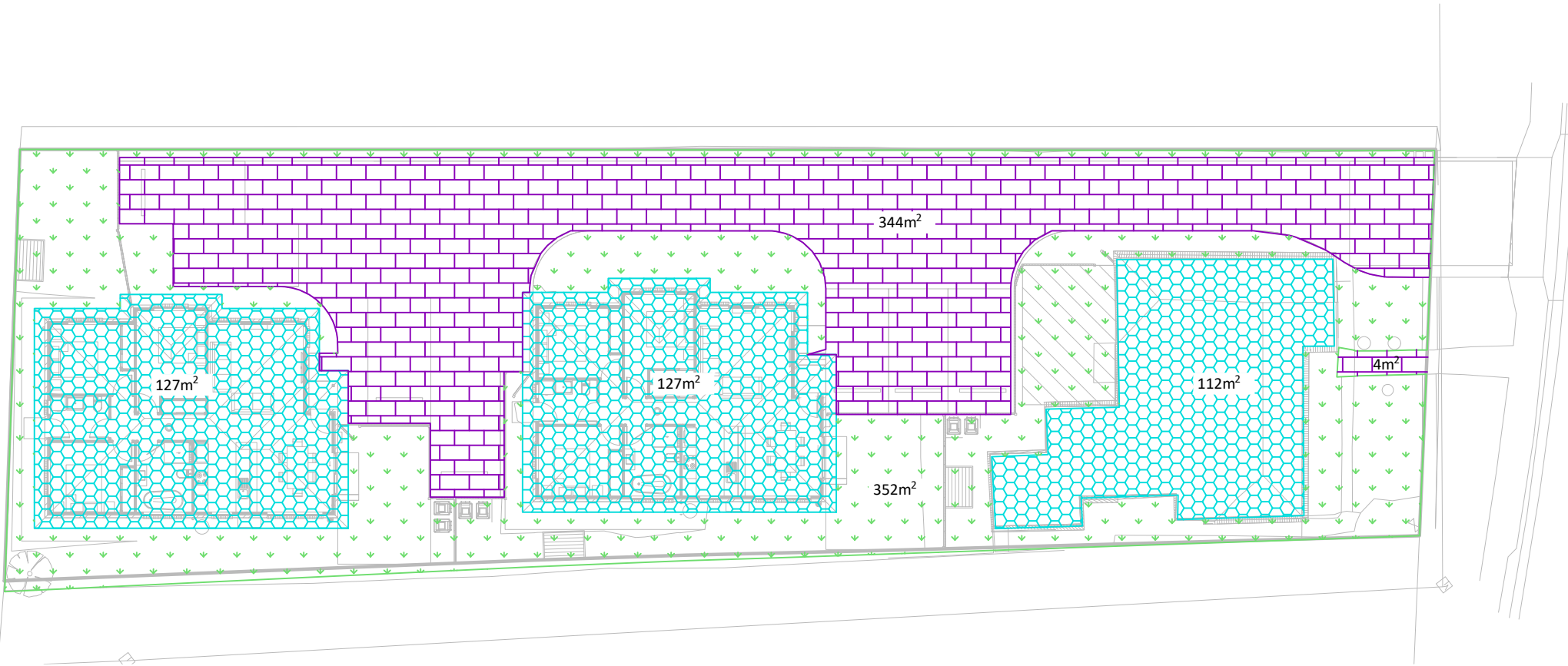
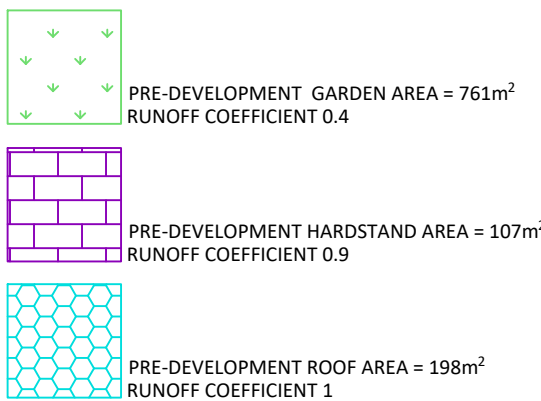
Designed by:
AK
Date:
03.02.25
Project/Drawing No:
2443-H01

Approved By:
AK
Scale:
1:100 @A1
Revision:
1



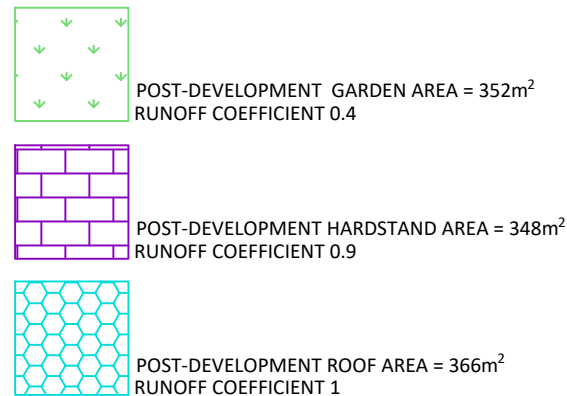
PRE-DEVELOPMENT SITE CHARACTERISTICS

TOTAL SITE AREA = 1066m²



POST-DEVELOPMENT SITE CHARACTERISTICS

TOTAL SITE AREA = 1066m²



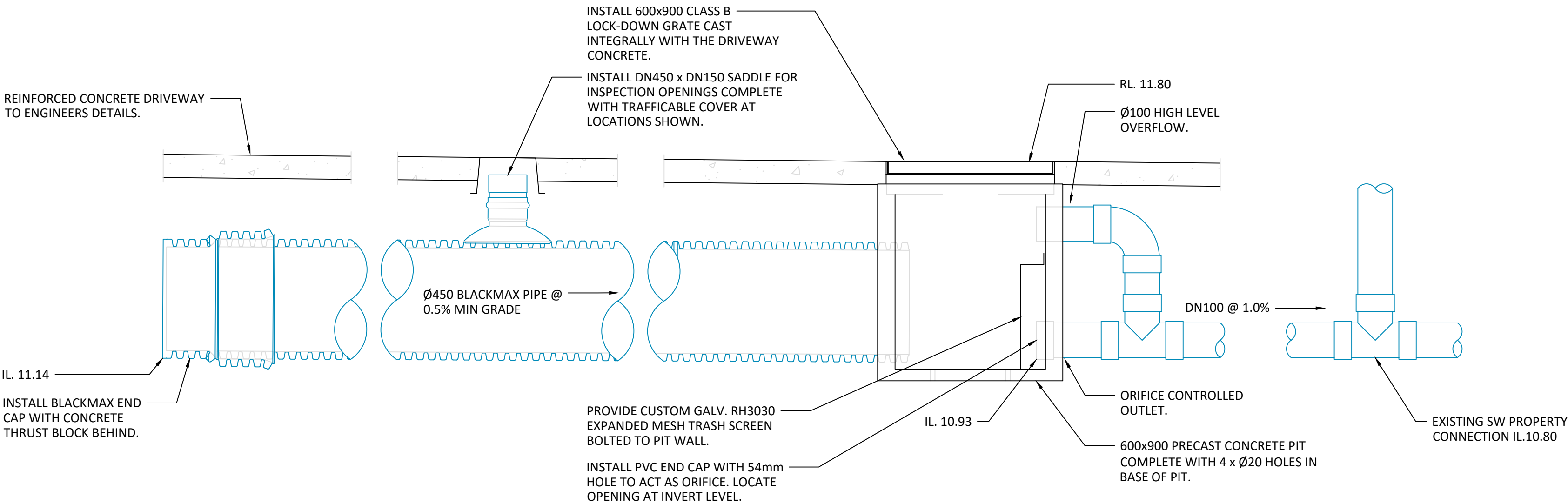
ONSITE DETENTION DETAILS

PERMISSIBLE SITE DISCHARGE (L/s)	5.7
EQUIV. VOLUME PRE-DEVELOPMENT (L)	6840
EQUIV. VOLUME POST-DEVELOPMENT (L)	11945
SITE STORAGE REQUIREMENT (L)	6785
AREAS DETAINED	
ROOF (m²)	366
HARDSTAND (m²)	318
GARDEN (m²)	0
PEAK FLOW TO DETENTION (L/s)	6.5
AREAS NOT DETAINED	
ROOF (m²)	0
HARDSTAND (m²)	30
GARDEN (m²)	352
MAXIMUM DETENTION DISCHARGE REQUIREMENT (L/s)	4.3
MAXIMUM OSD WATER DEPTH (mm)	450
REQUIRED ORIFICE SIZE (mm)	54
MAXIMUM CONTROLLED FLOW RATE THROUGH ORIFICE (L/s)	4.2

CRITICAL STORM DURATION					
DURATION (MIN)	INTENSITY (mm/hr)	PEAK RUNOFF (L/s)	TOTAL RUNOFF VOLUME (L)	DETENTION REQUIREMENT (L)	DETENTION DISCHARGE VOLUME (L)
5	84	19.1	5740	4450	1290
10	63.1	14.4	8624	6044	2580
15	51.3	11.7	10517	6646	3870
20	43.7	10.0	11945	6785	5160
25	38.3	8.7	13086	6636	6450
30	34.4	7.8	14104	6364	7740
45	26.8	6.1	16482	4872	11610
60	22.5	5.1	18450	2970	15481
90	17.6	4.0	21648	-1573	23221

STORMWATER DETENTION GENERAL MAINTENANCE

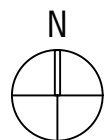
TASK	ACTION	FREQUENCY
INSPECT ORIFICE - OWNER	REMOVE ANY BLOCKAGES VIA THE INSPECTION OPENING	4 TIMES PER YEAR
CLEAN GRATED PIT - OWNER	CLEANOUT AND REMOVE ANY SLUDGE AND DEBRIS IN THE GRATED PIT AT OUTLET OF TANK	4 TIMES PER YEAR
INSPECT GUTTERS - OWNER	INSPECT GUTTERS OF BUILDING AND REMOVE ANY SLUDGE / DEBRIS.	4 TIMES PER YEAR
DETAILED INSPECTION - LICENCED PLUMBER	CLEAN DETENTION TANK OF SLUDGE AND DEBRIS. CHECK ORIFICE DIAMETER FOR CORRECT SIZE AND RETAINS SHARP EDGE, INSPECT AND CLEAN ASSOCIATED PIPEWORK.	EVERY 5 YEARS



STORMWATER DETENTION DETAIL

DATE	COMMENTS	REVISION
03.02.25	PLANNING APPROVAL	1
-	-	-
-	-	-
-	-	-
-	-	-

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Project:
PROPOSED UNIT
DEVELOPMENT
580 MAIN RD ROSETTA

Drawing:
STORMWATER
DETENTION DETAILS

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AK
Date:
03.02.25
Project/Drawing No:
2443-H02

Approved By:
AK
Scale:
- @A1
Revision:
1