

## Site Plan – 263, 271 and 293 Main Road, Austins Ferry

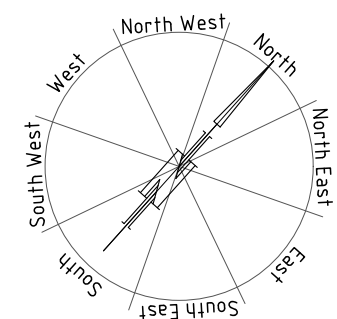






| CONTENTS                       |                           |
|--------------------------------|---------------------------|
| 1 Site plan                    | 72 Unit 18 Elevations     |
| 2 Site Plan Lower Level        | 73 Unit 18 Elevations     |
| 3 Site Plan Upper Level        | 74 Unit 19 Plan           |
| 4 Site Plan In Part 01         | 75 Unit 19 Plan           |
| 5 Site Plan In Part 02         | 76 Unit 19 Elevations     |
| 6 Site Plan In Part 03         | 77 Unit 19 Elevations     |
| 7 Site Plan In Part 04         | 78 Unit 20 Plan           |
| 8 Site Plan In Part 05         | 79 Unit 20 Elevations     |
| 9 Site Plan In Part 06         | 80 Unit 21 Plan           |
| 10 Site Plan In Part 07        | 81 Unit 21 Elevations     |
| 11 Site Plan In Part 08        | 82 Unit 22 Plan           |
| 12 SAP & Acoustic Fence Plan   | 83 Unit 22 Elevations     |
| 13 Landscape plan              | 84 Unit 23 Plan           |
| 14 Vehicle parking plan        | 85 Unit 23 Elevations     |
| 15 Vehicle turning plan        | 86 Unit 24 Plan           |
| 16 Surface finish plan         | 87 Unit 24 Elevations     |
| 17 Stages Site Plan            | 88 Unit 25 Plan           |
| 18 Wheelie Bin Collection plan | 89 Unit 25 Elevations     |
| 19 Wheelie Bin Elevations      | 90 Unit 26 Plan           |
| 20 Unit 1 Plan                 | 91 Unit 26 Plan           |
| 21 Unit 1 Elevations           | 92 Unit 26 Elevations     |
| 22 Unit 2 Plan                 | 93 Unit 26 Elevations     |
| 23 Unit 2 Plan                 | 94 Unit 27 Plan           |
| 24 Unit 2 Elevations           | 95 Unit 27 Plan           |
| 25 Unit 2 Elevations           | 96 Unit 27 Elevations     |
| 26 Unit 3 Plan                 | 97 Unit 27 Elevations     |
| 27 Unit 3 Plan                 | 98 Unit 28 Plan           |
| 28 Unit 3 Elevations           | 99 Unit 28 Plan           |
| 29 Unit 3 Elevations           | 100 Unit 28 Elevations    |
| 30 Unit 4 Plan                 | 101 Unit 28 Elevations    |
| 31 Unit 4 Plan                 | 102 Unit 29 Plan          |
| 32 Unit 4 Elevations           | 103 Unit 29 Plan          |
| 33 Unit 4 Elevations           | 104 Unit 29 Elevations    |
| 34 Unit 5 Plan                 | 105 Unit 29 Elevations    |
| 35 Unit 5 Plan                 | 106 Unit 30 Plan          |
| 36 Unit 5 Elevations           | 107 Unit 30 Plan          |
| 37 Unit 5 Elevations           | 108 Unit 30 Elevations    |
| 38 Unit 6 Plan                 | 109 Unit 30 Elevations    |
| 39 Unit 6 Plan                 | 110 Unit 31 Plan          |
| 40 Unit 6 Elevations           | 111 Unit 31 Elevations    |
| 41 Unit 6 Elevations           | 112 Unit 32 Plan          |
| 42 Unit 7 Plan                 | 113 Unit 32 Elevations    |
| 43 Unit 7 Plan                 | 114 Unit 33 Plan          |
| 44 Unit 7 Elevations           | 115 Unit 33 Plan          |
| 45 Unit 7 Elevations           | 116 Unit 33 Elevations    |
| 46 Unit 8 Plan                 | 117 Unit 33 Elevations    |
| 47 Unit 8 Plan                 | 118 Unit 34 Plan          |
| 48 Unit 8 Elevations           | 119 Unit 34 Plan          |
| 49 Unit 8 Elevations           | 120 Unit 34 Elevations    |
| 50 Unit 9 Plan                 | 121 Unit 34 Elevations    |
| 51 Unit 9 Elevations           | 122 Unit 35,36 Plan       |
| 52 Unit 10 Plan                | 123 Unit 35,36 Plan       |
| 53 Unit 10 Elevations          | 124 Unit 35,36 Elevations |
| 54 Unit 11 Plan                | 125 Unit 35,36 Elevations |
| 55 Unit 11 Elevations          | 126 Unit 37-41 Plan       |
| 56 Unit 12 Plan                | 127 Unit 37-41 Plan       |
| 57 Unit 12 Elevations          | 128 Unit 37-41 Elevations |
| 58 Unit 13 Plan                | 129 Unit 37-41 Elevations |
| 59 Unit 13 Elevations          | 130 Unit 37,38 Plan       |
| 60 Unit 14 Plan                | 131 Unit 37,38 Plan       |
| 61 Unit 14 Elevations          | 132 Unit 37,38 Elevations |
| 62 Unit 15 Plan                | 133 Unit 39 Plan          |
| 63 Unit 15 Elevations          | 134 Unit 39 Plan          |
| 64 Unit 16 Plan                | 135 Unit 39 Elevations    |
| 65 Unit 16 Elevations          | 136 Unit 40,41 Plan       |
| 66 Unit 17 Plan                | 137 Unit 40,41 Plan       |
| 67 Unit 17 Plan                | 138 Unit 40,41 Elevations |
| 68 Unit 17 Elevations          | 139 Unit 42 Plan          |
| 69 Unit 17 Elevations          | 140 Unit 42 Elevations    |
| 70 Unit 18 Plan                | 141 Acoustic Section Plan |
| 71 Unit 18 Plan                | 142 Acoustic Elevations   |
|                                | 143 Acoustic Elevations   |

Site Coverage 4076.36m<sup>2</sup> divide by 14640=24.76%  
Zoning: General residential  
Acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above.



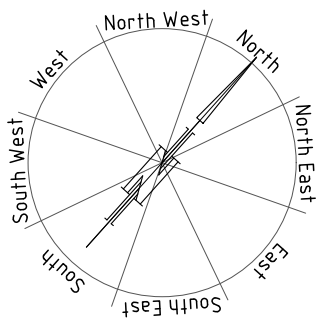
NOTE: REFER TO CIVIL DRAWINGS BY ALDANMARK FOR ADDITIONAL DETAILS ON STORMWATER WATER AND SEWER INFRASTRUCTURE

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PLEASE NOTE: CONTOURS SHOWN ARE EXISTING CONTOURS, REFER TO CIVIL DRAWINGS BY ALDANMARK FOR PROPOSED CONTOURS AND DRIVEWAY HEIGHTS AND LEVELS

|                                                                                                      |             |                                                        |                          |                                                                               |
|------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------|
| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY | SITE PLAN   |                                                        | DATE<br>11/ 07/ 2025     | DRAWN BY<br>G.Tilley<br>email: gtilley7@bigpond.com<br>phone: ph 0400 671 582 |
|                                                                                                      | SCALE 1:500 | AMENDED<br>22/12/ 2012<br>09/ 04/ 2024<br>11/ 06/ 2025 | DRAWING NO.<br>01 OF 143 |                                                                               |





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Acoustic fence constructed from a panel system that  
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DRIVEWAY HEIGHTS AND LEVELS

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

SITE PLAN LOWER LEVEL

SCALE 1:500

AMENDED  
22/12/ 2012  
26/11/ 2024  
27/11/ 2024

DATE  
11/ 07/ 2025

DRAWING NO.  
02 OF 143

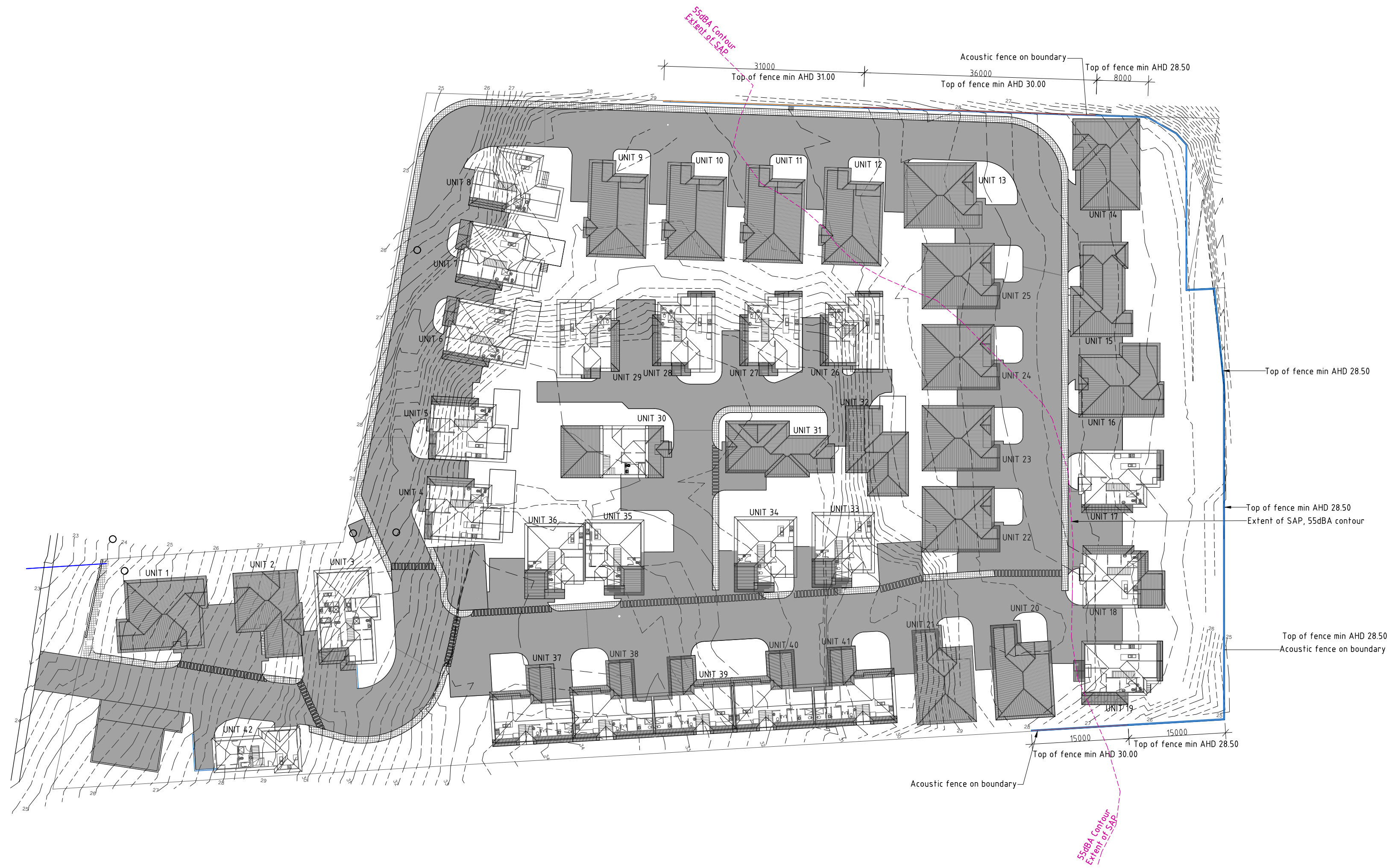
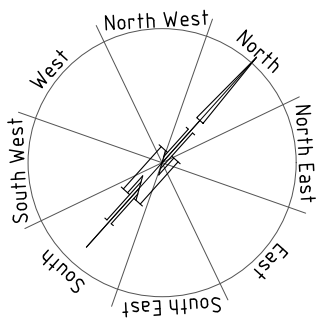
A2

DRAWN BY G.Tilley  
email: gtilley7@bigpond.com  
phone ph 0400 671 582

Accreditation No.CC620H

1221





NOTE: REFER TO CIVIL DRAWINGS BY ALDANMARK FOR  
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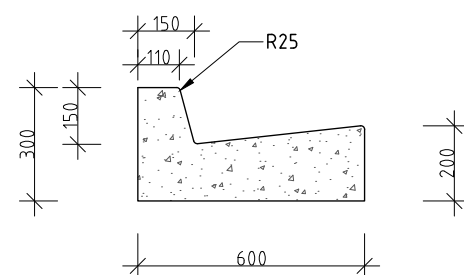
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|                                                                                                      |                       |                                        |                          |                                                                                                                              |
|------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY | SITE PLAN UPPER LEVEL |                                        | DATE<br>11/ 07/ 2025     | DRAWN BY G.Tilley<br>email: gtilley7@bigpond.com<br>phone: ph 0400 671 582<br>Accreditation No.CC6204<br>copyright 2021 1221 |
|                                                                                                      | SCALE 1:500           | AMENDED<br>22/12/ 2012<br>11/ 06/ 2025 | DRAWING NO.<br>03 OF 143 |                                                                                                                              |





Install new cross over and access concrete finish to match existing to footpath and gutter profile.

Construct in accordance with TSD-R09-V3 1000 wing

Reinstate footpath  
from redundant  
crossover, min 2, m.  
4% cross fall  
Relocate existing  
crossover.

1000 wing —

Weekly collection area

Common ground

New DN65 private connection with DN100 fire connection as per TWS-W-0002 by Taswater at developers cost

10 Units of Hume Stormtrap  
standard Type 1 singletrap tank  
for 140,000l (4m x 2.35m x 1.5m)

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SEWER INFRASTRUCTURE

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SC - Timber slat screen min 1700  
above floor level, max 25% transparency

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

SITE PLAN LOWER LEVEL IN PART

SCALE 1:200

|            |
|------------|
| AMENDED    |
| 22/12/2022 |
| 23/01/2025 |
| 11/06/2025 |

DATE \_\_\_\_\_

11/07/2025

DRAWING NO.

04 OF 143

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Accreditation No. CC620H

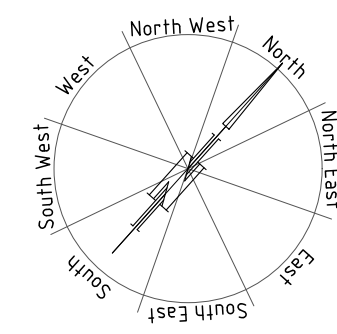
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Acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above.

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

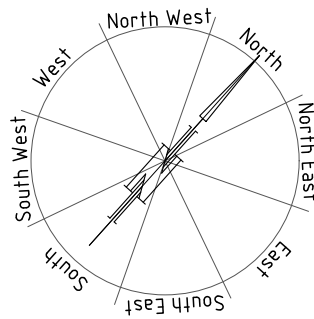
|                               |       |         |                                             |                   |                                                                   |
|-------------------------------|-------|---------|---------------------------------------------|-------------------|-------------------------------------------------------------------|
| SITE PLAN LOWER LEVEL IN PART |       | DATE    | 11/ 07/ 2025                                | DRAWN BY          | G.Tilley<br>email: gtilley7@bigpond.com<br>phone: ph 0400 671 582 |
| SCALE                         | 1:200 | AMENDED | 22/12/ 2012<br>09/ 04/ 2024<br>11/ 06/ 2025 | DRAWING NO.       | 05 OF 143                                                         |
|                               |       |         |                                             | Accreditation No. | CC620H                                                            |
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SC - Timber slat screen min 1700 above floor level, max 25% transparency

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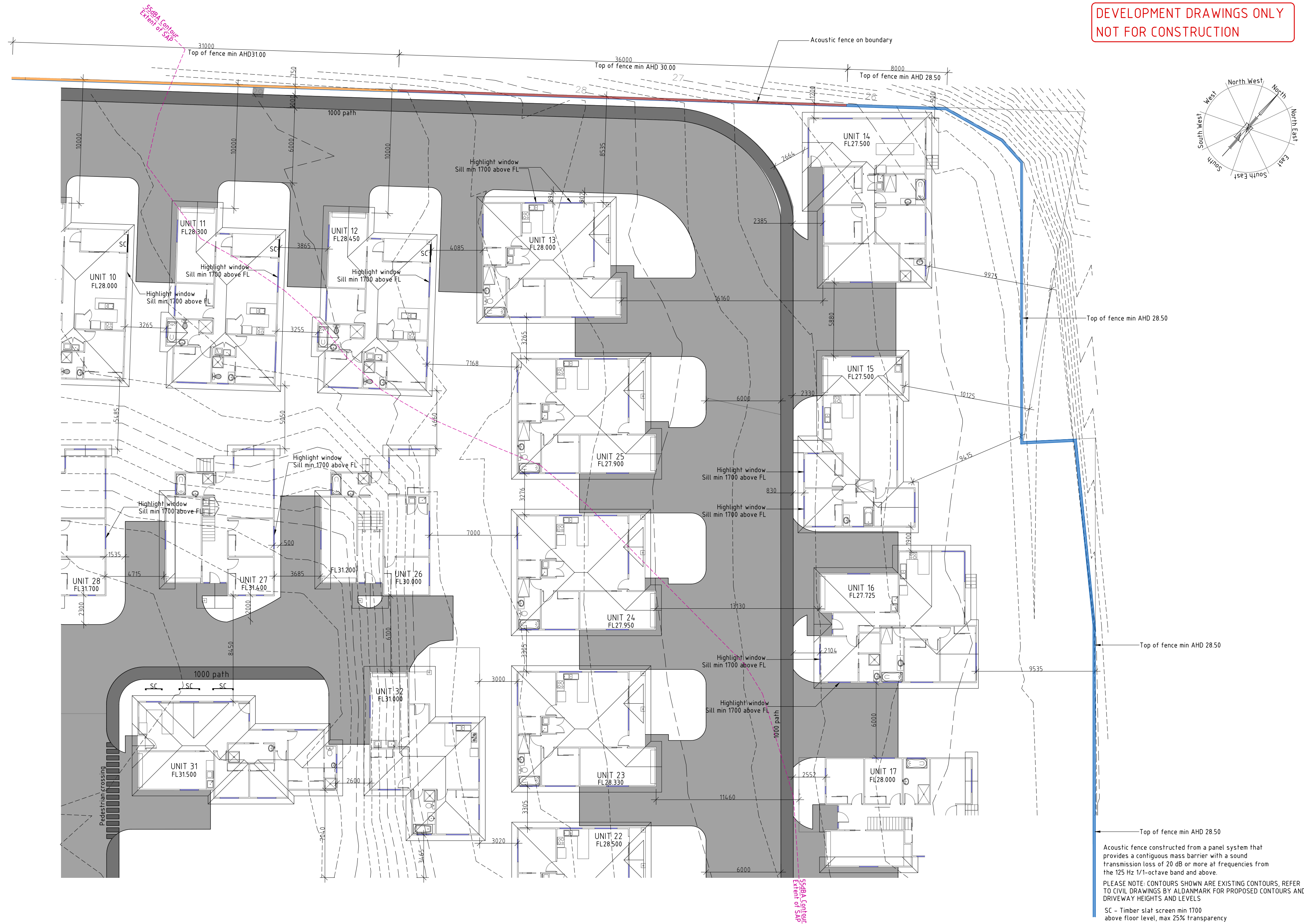
SC - Timber slat screen min 1700  
above floor level, max 25% transparency



NOTE: REFER TO CIVIL DRAWINGS BY ALDANMARK FOR  
ADDITIONAL DETAILS ON STORMWATER WATER AND  
SEWER INFRASTRUCTURE

|                                                                                                       |                                |                                                        |                          |                                                                                                                               |
|-------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD, AUSTINS FERRY | SITE PLAN, LOWER LEVEL IN PART |                                                        | DATE<br>11/ 07/ 2025     | DRAWN BY: G.Tilley<br>email: gtilley7@bigpond.com<br>phone: ph 0400 671 582<br>Accreditation No.CC620H<br>copyright 2021 1221 |
|                                                                                                       | SCALE 1:200                    | AMENDED<br>22/12/ 2012<br>09/ 04/ 2024<br>11/ 06/ 2025 | DRAWING NO.<br>06 OF 143 |                                                                                                                               |





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SEWER INFRASTRUCTURE

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

SITE PLAN LOWER LEVEL IN PART

SCALE 1:200

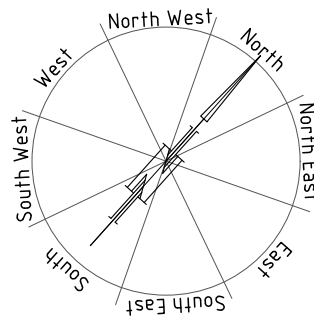
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22/12/2012  
09/04/2024

DATE  
11/07/2025  
DRAWING NO.  
07 OF 143

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DRIVEWAY HEIGHTS AND LEVELS  
SC - Timber slat screen min 1700  
above floor level, max 25% transparency





NOTE: REFER TO CIVIL DRAWINGS BY ALDANMARK FOR ADDITIONAL DETAILS ON STORMWATER WATER AND SEWER INFRASTRUCTURE

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SC - Timber slat screen min 1700 above floor level, max 25% transparency

New 4.0m wide drainage easement (red hatch)

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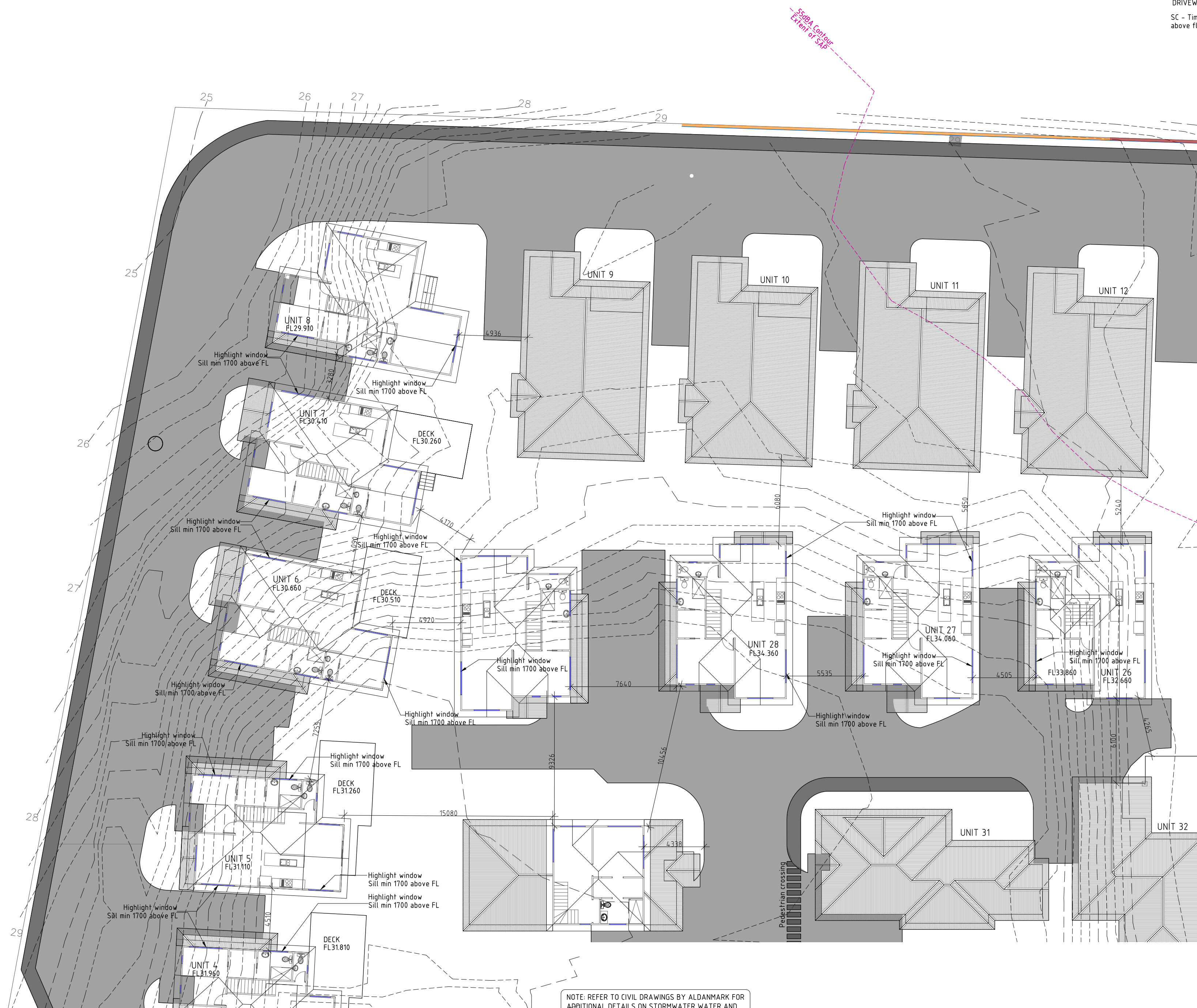
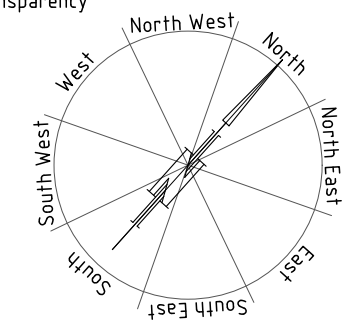
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|------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------|----|-------------------------------------------|-------------------------------------------------------------------------------|
| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY |                                        | SITE PLAN UPPER LEVEL IN PART |    | DATE<br>11/ 07/ 2025                      | DRAWN BY<br>G.Tilley<br>email: gtilley7@bigpond.com<br>phone: ph 0400 671 582 |
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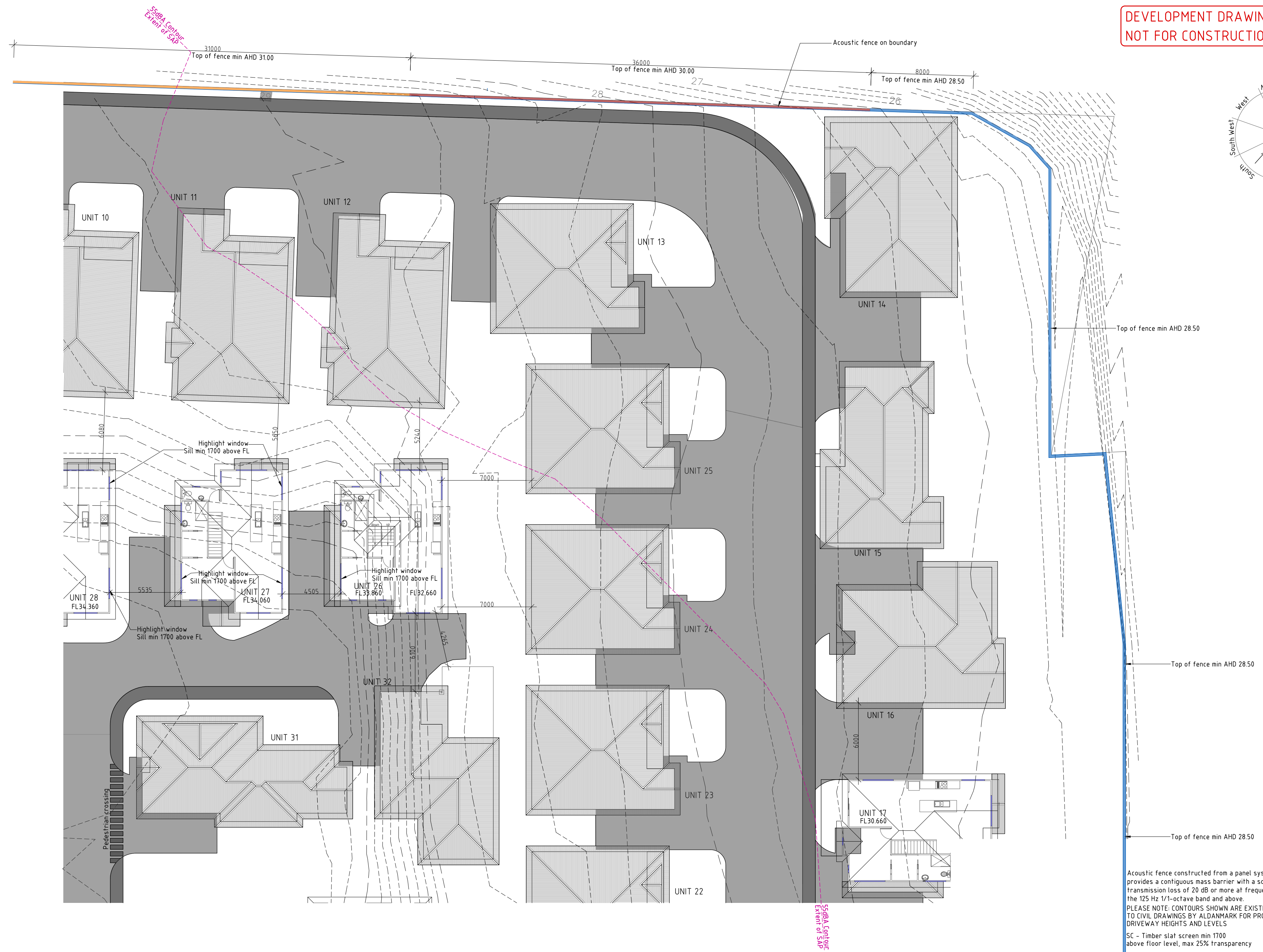
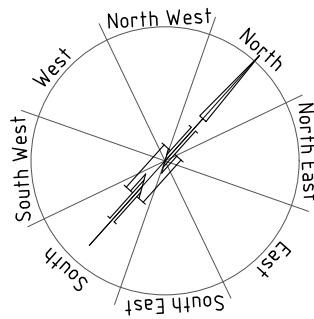
SC - Timber slat screen min 1700  
above floor level, max 25% transparency



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|                                                                                                      |                               |                                     |                          |                                                                            |
|------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------|
| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY | SITE PLAN UPPER LEVEL IN PART |                                     | DATE<br>11/07/2025       | DRAWN BY G.Tilley<br>email: gtilley7@bispand.com<br>phone: ph 0400 671 582 |
|                                                                                                      | SCALE 1:200                   | AMENDED<br>22/12/2012<br>11/06/2025 | DRAWING NO.<br>10 OF 143 | Accreditation No.CC6204<br>(C) copyright 2021 1221                         |





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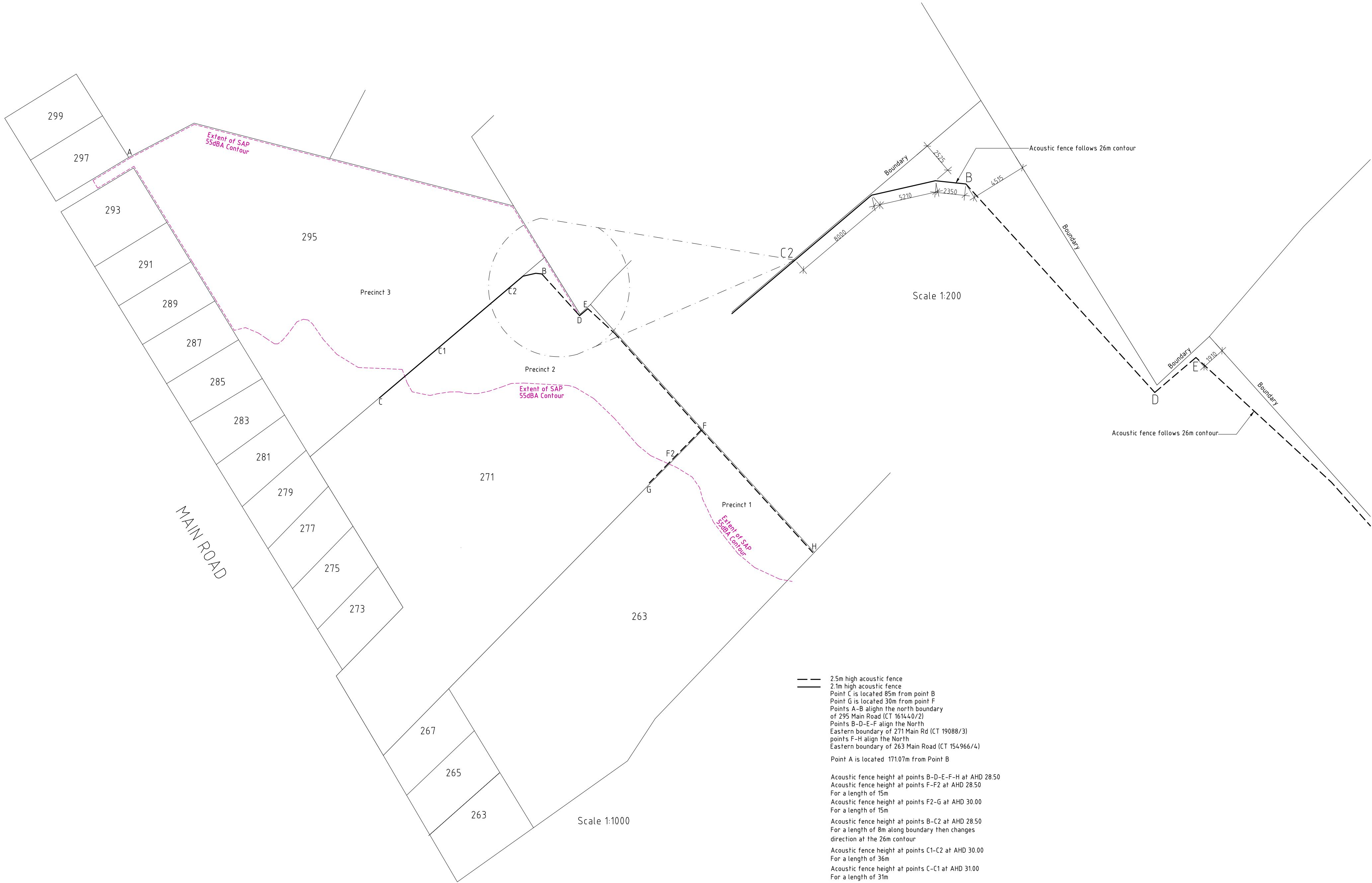
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SC - Timber slat screen min 1700 above floor level, max 25% transparency

NOTE: REFER TO CIVIL DRAWINGS BY ALDANMARK FOR ADDITIONAL DETAILS ON STORMWATER WATER AND SEWER INFRASTRUCTURE

|                                                                                                      |                        |                               |    |                                           |                                                                               |
|------------------------------------------------------------------------------------------------------|------------------------|-------------------------------|----|-------------------------------------------|-------------------------------------------------------------------------------|
| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY |                        | SITE PLAN UPPER LEVEL IN PART |    | DATE<br>11/ 07/ 2025                      | DRAWN BY<br>G.Tilley<br>email: gtilley7@bigpond.com<br>phone: ph 0400 671 582 |
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== 2.5m high acoustic fence  
== 2.1m high acoustic fence  
Point C is located 85m from point B  
Point G is located 30m from point F  
Points A-B align the north boundary of 295 Main Road (CT 161440/2)  
Points B-D-E-F align the North Eastern boundary of 271 Main Rd (CT 19088/3)  
points F-H align the North Eastern boundary of 263 Main Road (CT 154966/4)  
Point A is located 171.07m from Point B

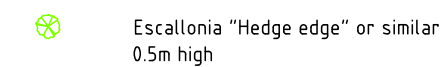
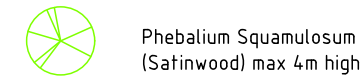
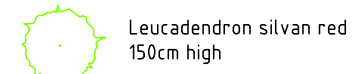
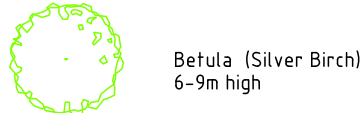
Acoustic fence height at points B-D-E-F-H at AHD 28.50  
Acoustic fence height at points F-F2 at AHD 28.50  
For a length of 15m  
Acoustic fence height at points F2-G at AHD 30.00  
For a length of 15m  
Acoustic fence height at points B-C2 at AHD 28.50  
For a length of 8m along boundary then changes direction at the 26m contour  
Acoustic fence height at points C1-C2 at AHD 30.00  
For a length of 36m  
Acoustic fence height at points C-C1 at AHD 31.00  
For a length of 31m

Acoustic fence to be no lower than 2.1m high and no lower than the indicated AHDs of 28.50, 30.00 & 31.00

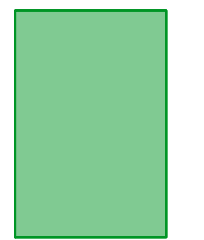
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|------------------------------------------------------------------------------------------------------|---------------------------|---------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY | SAP & ACOUSTIC FENCE PLAN |         | DATE<br>11/ 07/ 2025     | DRAWN BY G.Tilley<br>email: gtilley7@bigpond.com<br>phone: ph 0400 671 582<br><br>Accreditation No.CC6204<br>copyright 2021 1221 |
|                                                                                                      | SCALE 1:1000, 1:200       | AMENDED | DRAWING NO.<br>12 OF 143 |                                                                                                                                  |



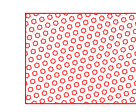
- B● 41 off Thorn Bollard lights  
Satin black 1500-840 400K  
24.5 watt LED  
140φ x 230mm high



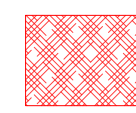
Garden bed not to extend against building, refer to CSIRO report for info



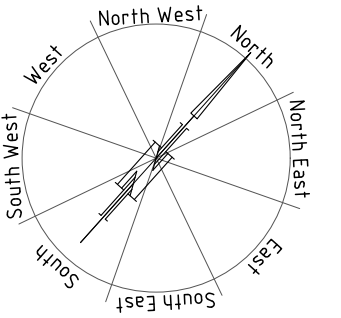
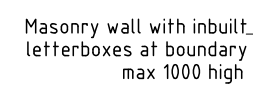
6m x 4m min Private  
open space (24.00m<sup>2</sup>)  
Max 1:10 gradient



Decorative pebbles/gravel



Mulched garden



—Top of fence min AHD 28.50

p of fence min AHD 28.50

Content of SAP, 55dBA contour

- Acoustic fence on boundary

| Unit    | P.O.S.m <sup>2</sup> | Unit    | P.O.S.m <sup>2</sup> |
|---------|----------------------|---------|----------------------|
| Unit 1  | 138.81               | Unit 23 | 63.10                |
| Unit 2  | 79.83                | Unit 24 | 62.95                |
| Unit 3  | 149.45               | Unit 25 | 80.94                |
| Unit 4  | 86.54                | Unit 26 | 139.30               |
| Unit 5  | 89.15                | Unit 27 | 96.27                |
| Unit 6  | 99.51                | Unit 28 | 113.56               |
| Unit 7  | 95.18                | Unit 29 | 115.66               |
| Unit 8  | 94.76                | Unit 30 | 124.13               |
| Unit 9  | 89.20                | Unit 31 | 69.33                |
| Unit 10 | 78.02                | Unit 32 | 94.05                |
| Unit 11 | 78.01                | Unit 33 | 115.56               |
| Unit 12 | 79.61                | Unit 34 | 99.72                |
| Unit 13 | 87.38                | Unit 35 | 89.11                |
| Unit 14 | 140.04               | Unit 36 | 92.10                |
| Unit 15 | 210.80               | Unit 37 | 181.17               |
| Unit 16 | 170.76               | Unit 38 | 72.17                |
| Unit 17 | 202.35               | Unit 39 | 73.52                |
| Unit 18 | 197.38               | Unit 40 | 73.72                |
| Unit 19 | 230.22               | Unit 41 | 90.92                |
| Unit 20 | 92.12                | Unit 42 | 148.05               |
| Unit 21 | 93.39                |         |                      |
| Unit 22 | 79.19                |         |                      |

NOTE: There are no proposed second level balconies overlooking the industrial sites to the East.  
Units 17 & 18 have an upper level balcony facing South West

DEVELOPMENT DRAWINGS ONLY  
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LANDSCAPE PLAN

SCALE 1:500

|            |
|------------|
| AMENDED    |
| 22/12/2012 |
| 09/04/2024 |
| 11/06/2025 |

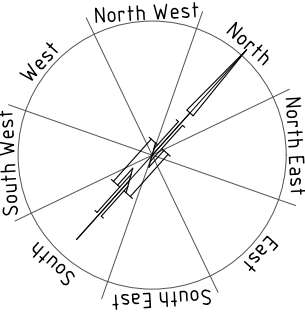
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Acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above.

PLEASE NOTE: CONTOURS SHOWN ARE EXISTING CONTOURS, REFER TO CIVIL DRAWINGS BY ALDANMARK FOR PROPOSED CONTOURS AND DRIVEWAY HEIGHTS AND LEVELS

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

PARKING PLAN

SCALE 1:500

AMENDED  
22/12/2012  
09/04/2024  
11/06/2025

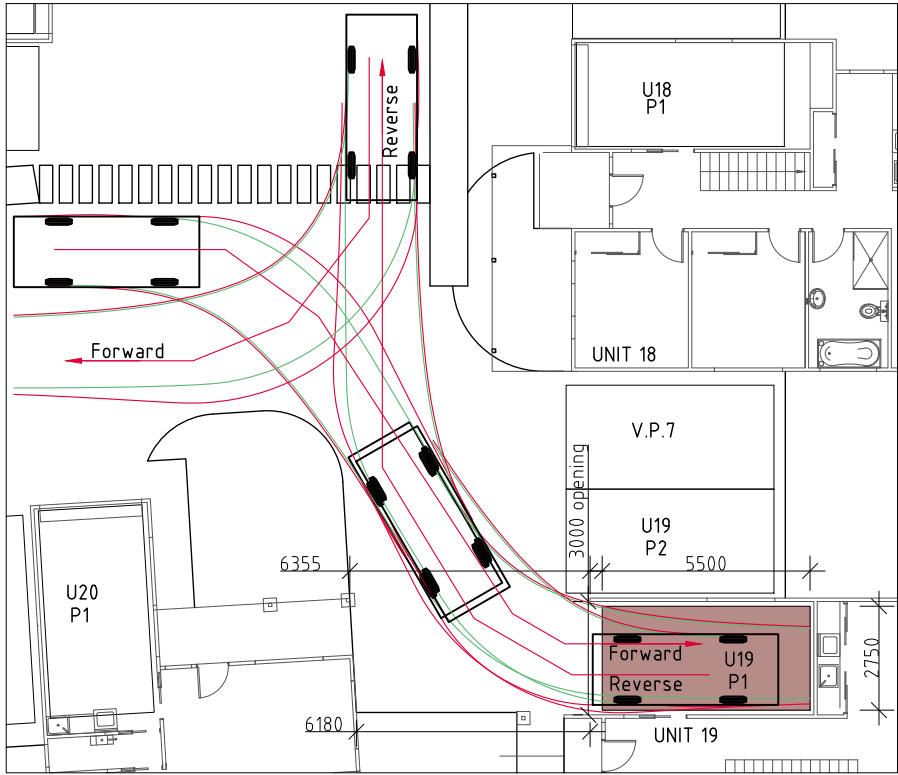
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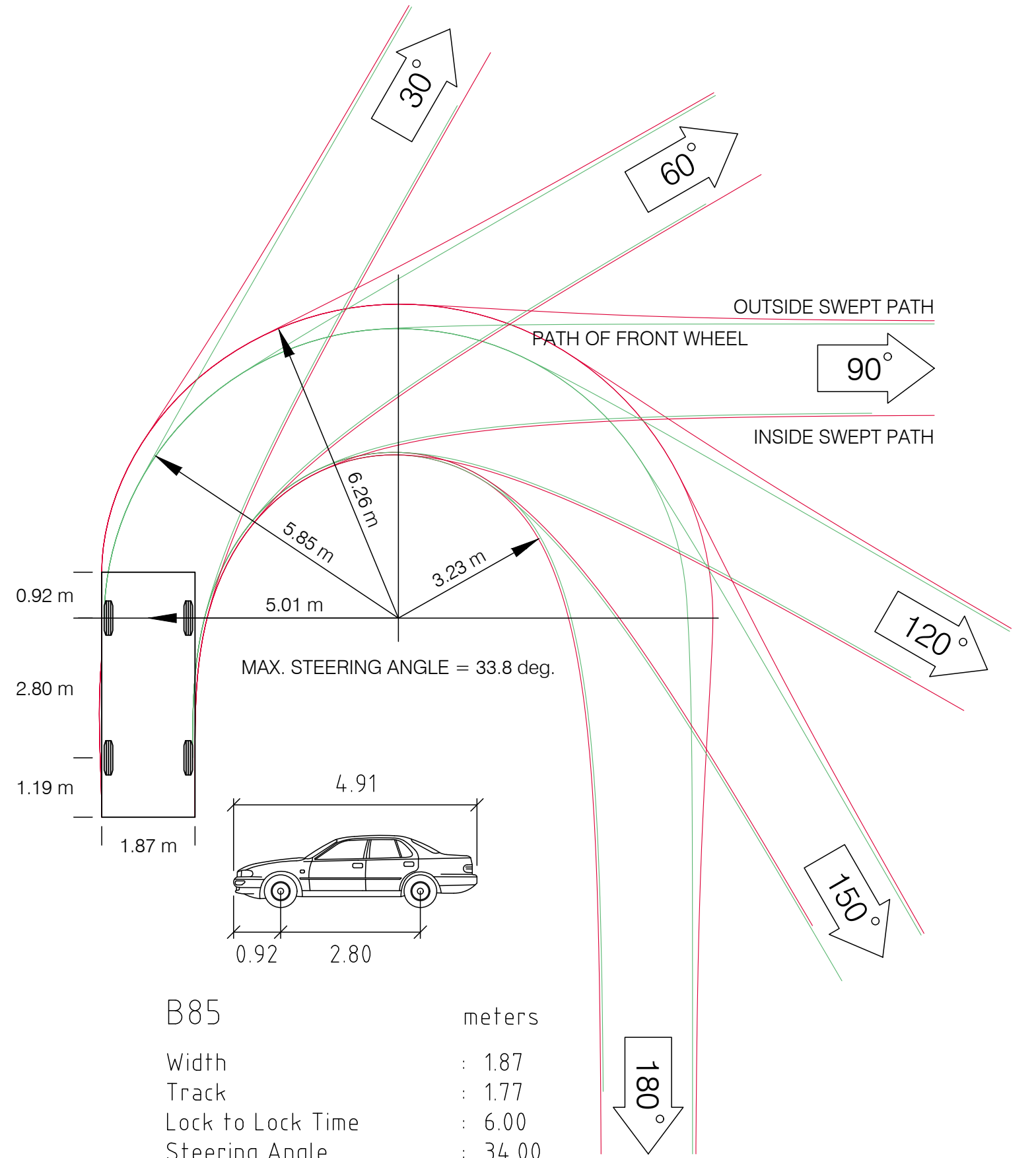
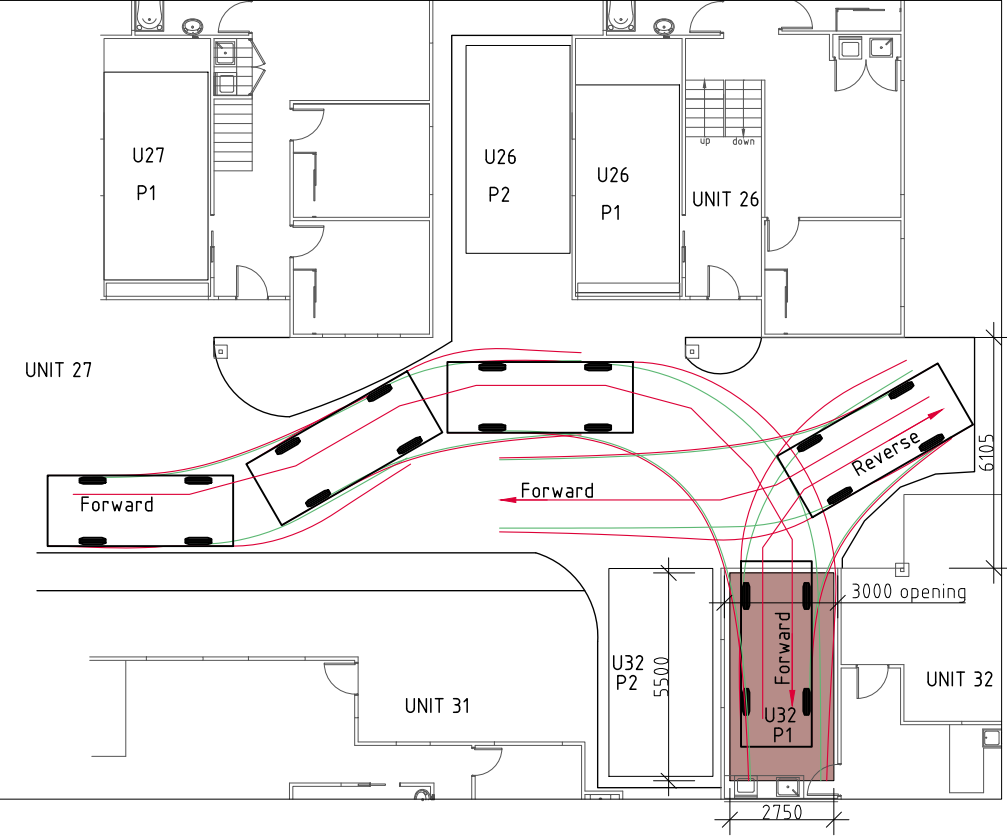
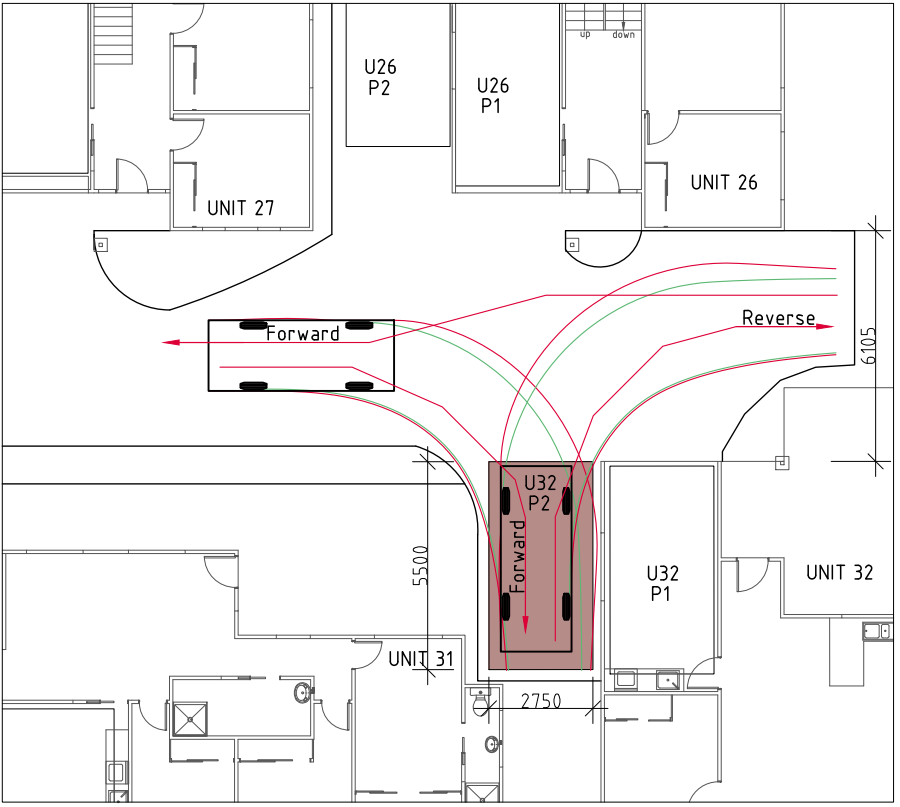
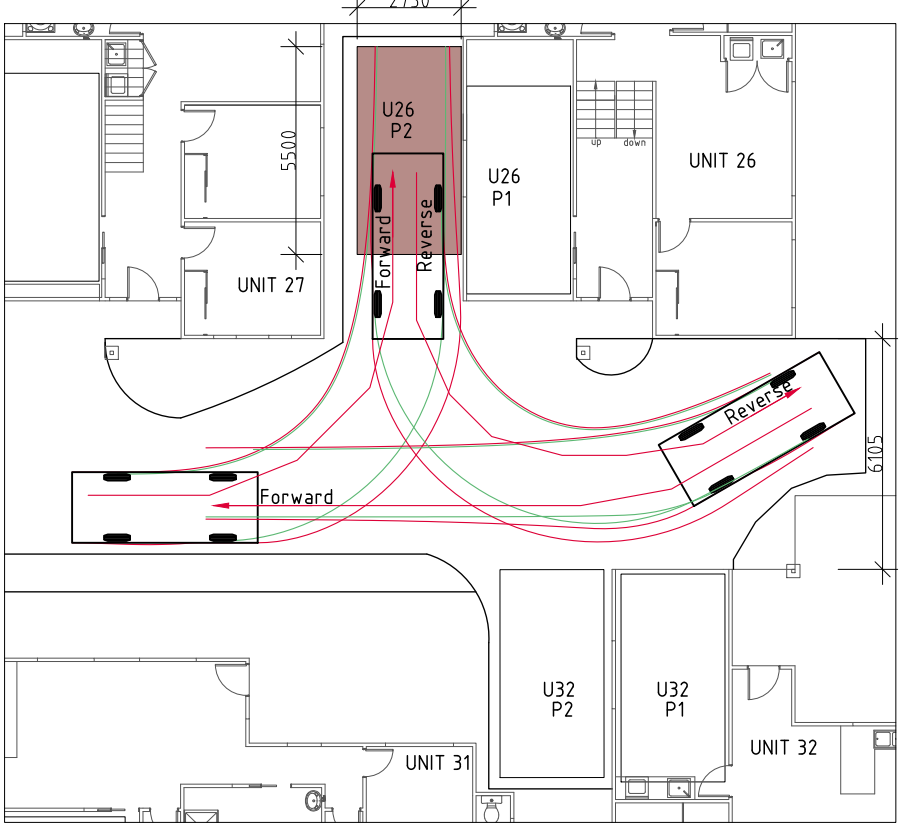
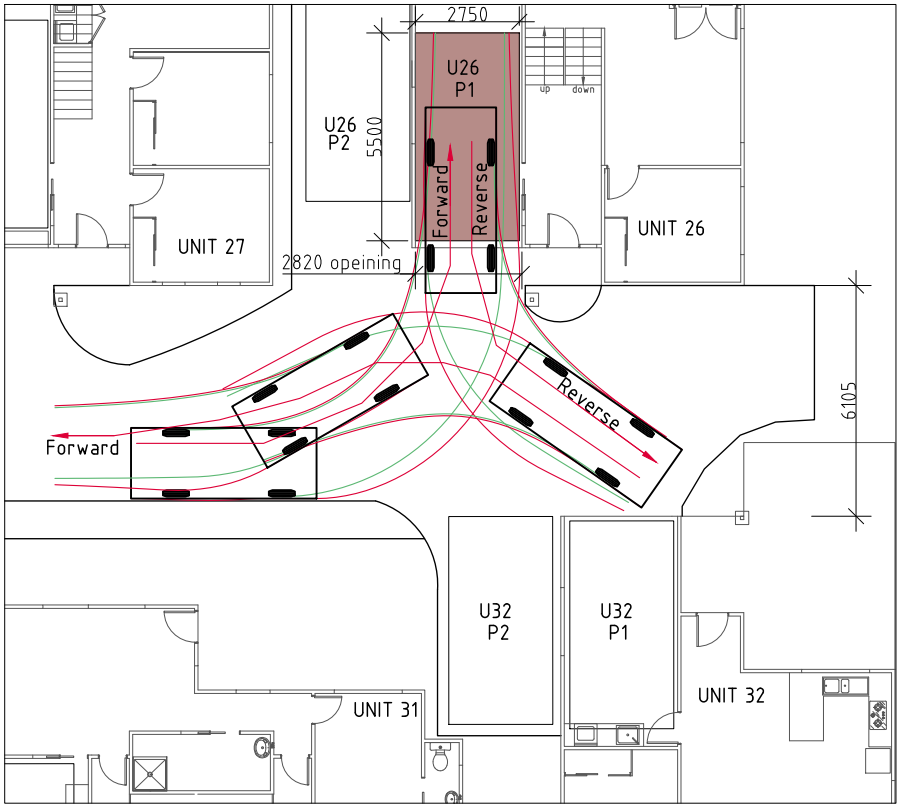
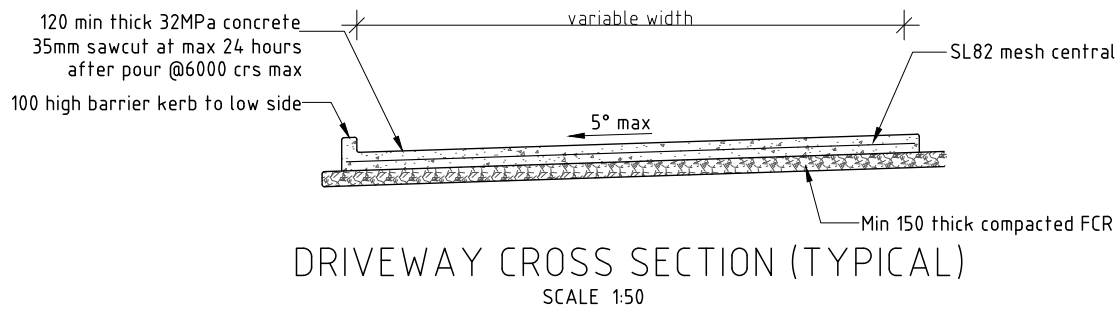
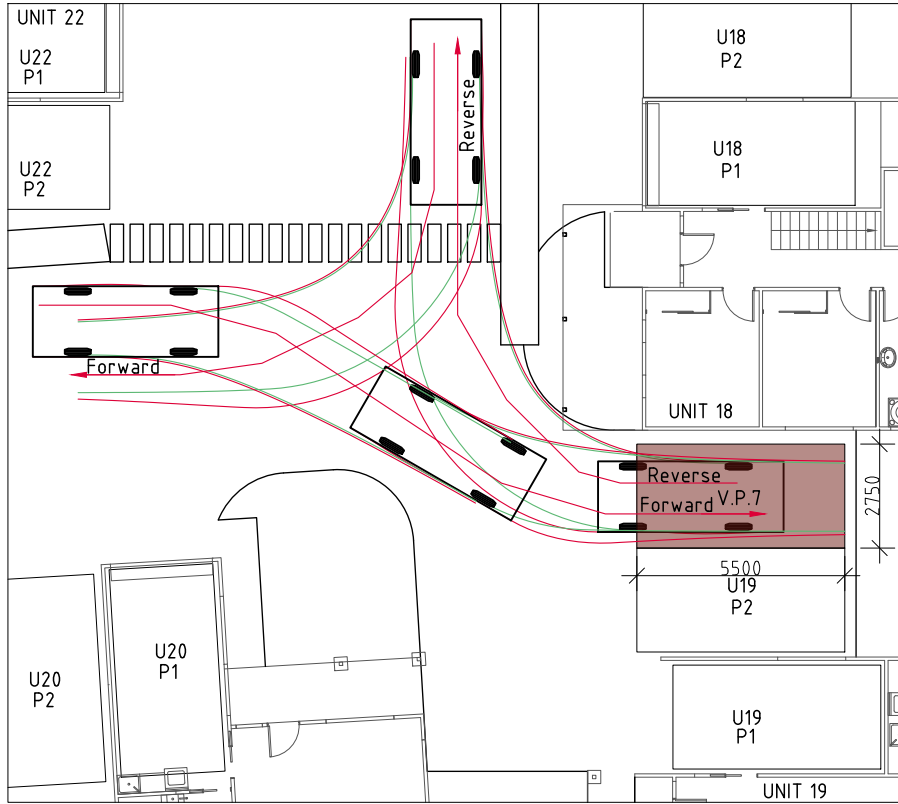
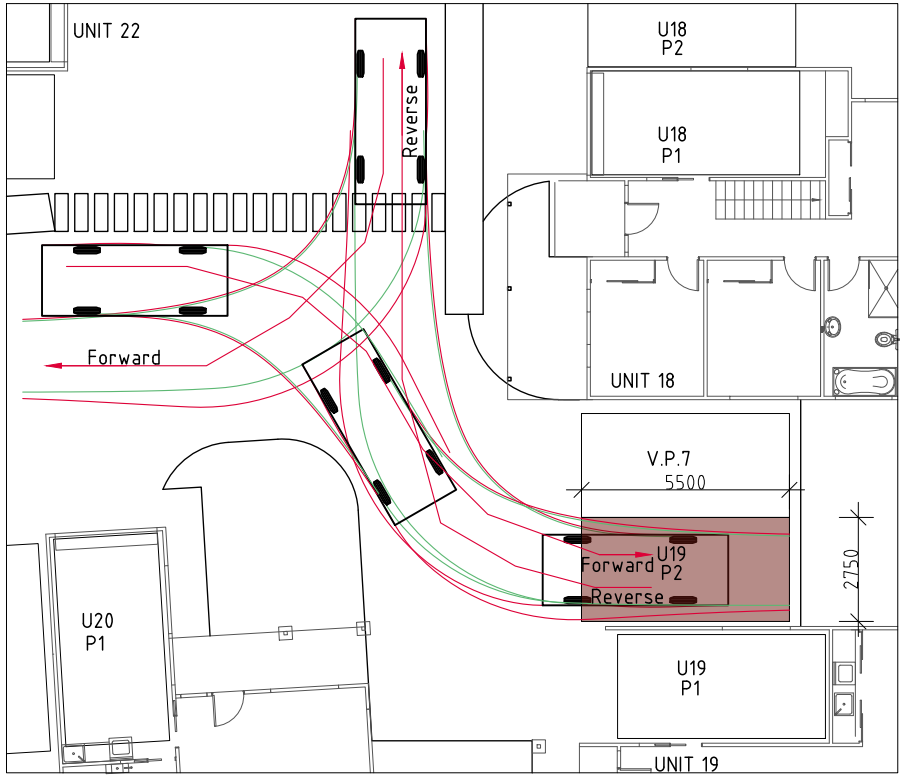
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Garage door opening widths configured in accordance with AS2890.1-2004 Figure 5.4



|                   |         |
|-------------------|---------|
| B85               | meters  |
| Width             | : 1.87  |
| Track             | : 1.77  |
| Lock to Lock Time | : 6.00  |
| Steering Angle    | : 34.00 |

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

VEHICLE TURNING

SCALE 1:200

AMENDED

DATE  
11/07/2025

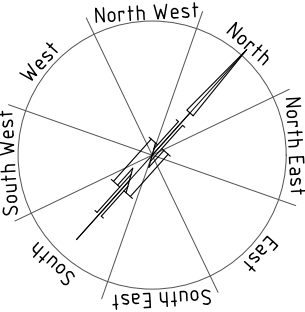
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A2





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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

SURFACE TREATMENT PLAN

SCALE 1:500

AMENDED  
22/12/2012  
09/04/2024  
11/06/2025

DATE  
11/07/2025

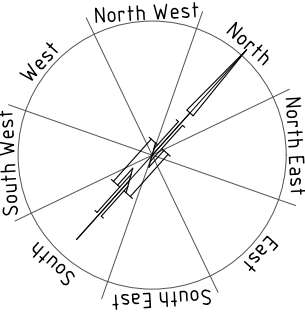
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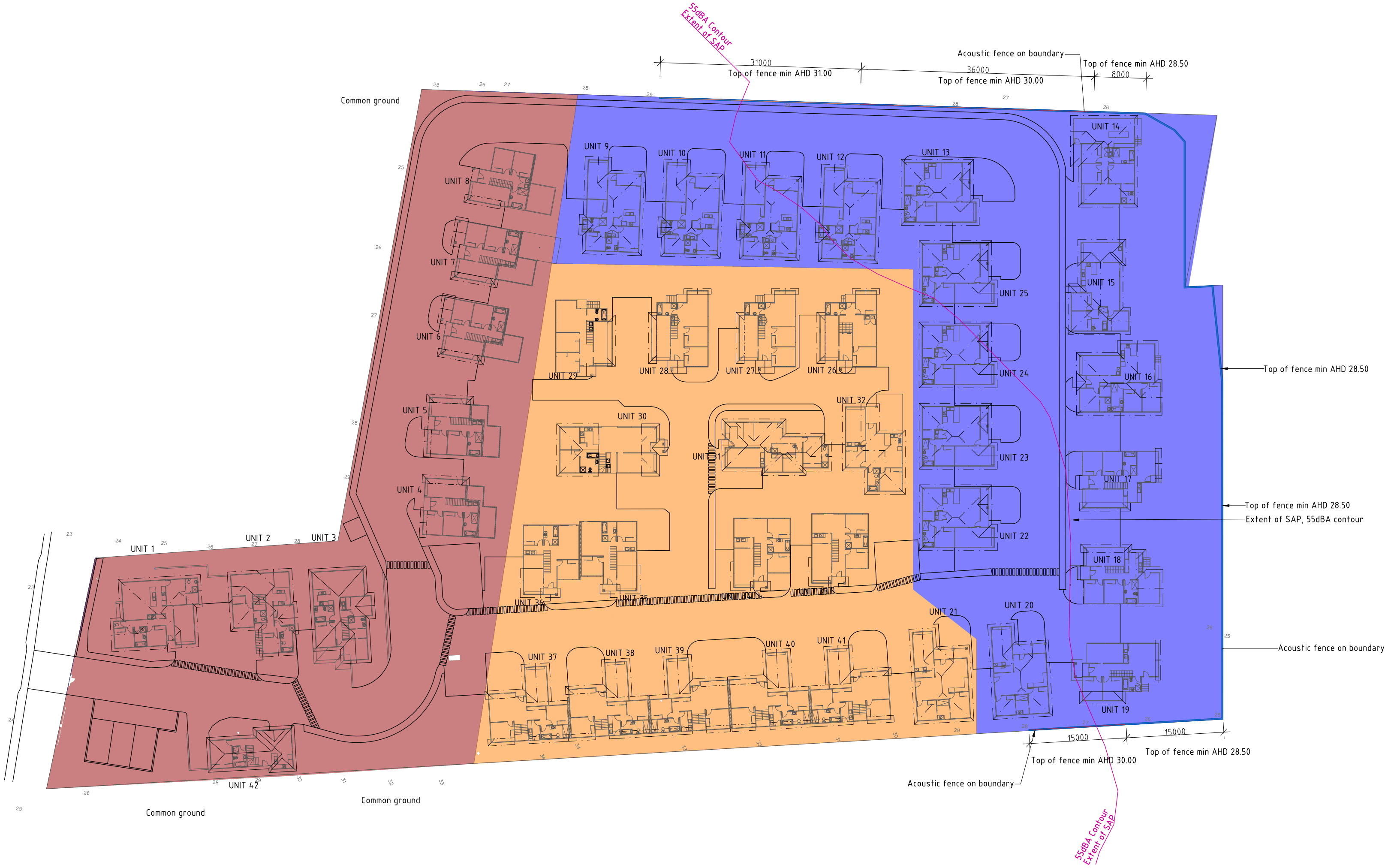




STAGE 1

STAGE 2

STAGE 3



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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

STAGES

SCALE 1:500

AMENDED  
22/12/2012  
09/04/2024  
11/06/2025

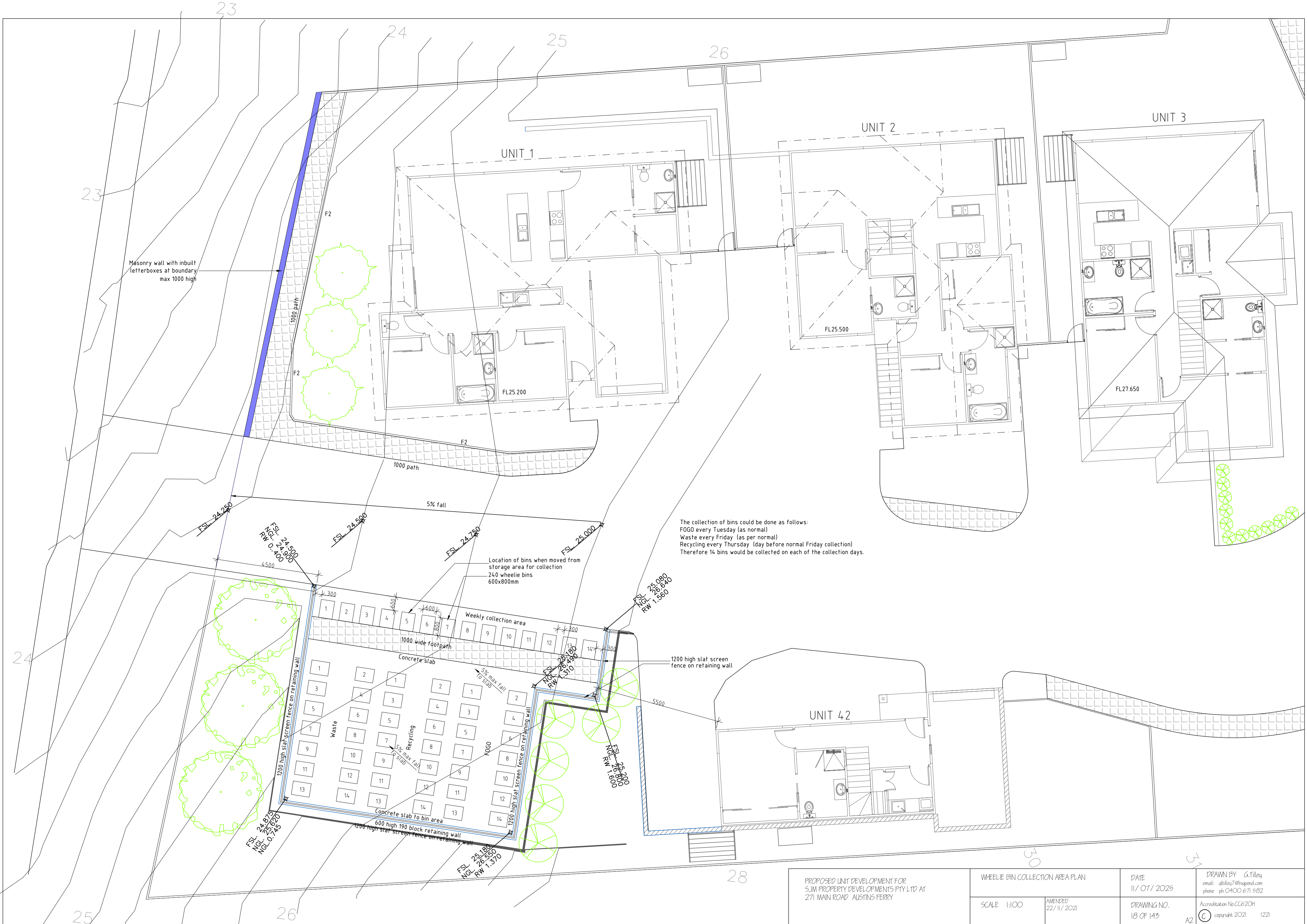
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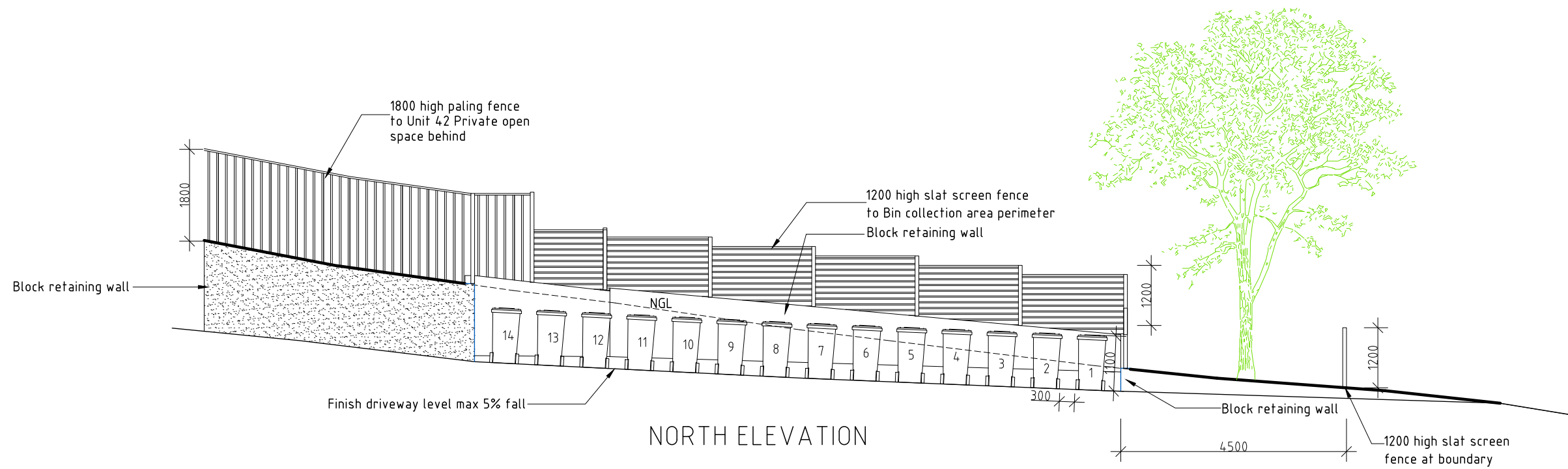
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|                                                                                                      |                                  |                        |                          |                                                                                                                              |
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| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY | WHEELIE BIN COLLECTION AREA PLAN |                        | DATE<br>11/ 07/ 2025     | DRAWN BY G.Tilley<br>email: gtilley7@bigpond.com<br>phone: ph 0400 671 582<br>Accreditation No.CC620H<br>copyright 2021 1221 |
|                                                                                                      | SCALE 1:100                      | AMENDED<br>22/11/ 2021 | DRAWING NO.<br>18 OF 143 |                                                                                                                              |





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PROPOSED UNIT DEVELOPMENT FOR  
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271 MAIN ROAD AUSTINS FERRY

WHEELIE BIN COLLECTION ELEVATION

SCALE 1:100

AMENDED

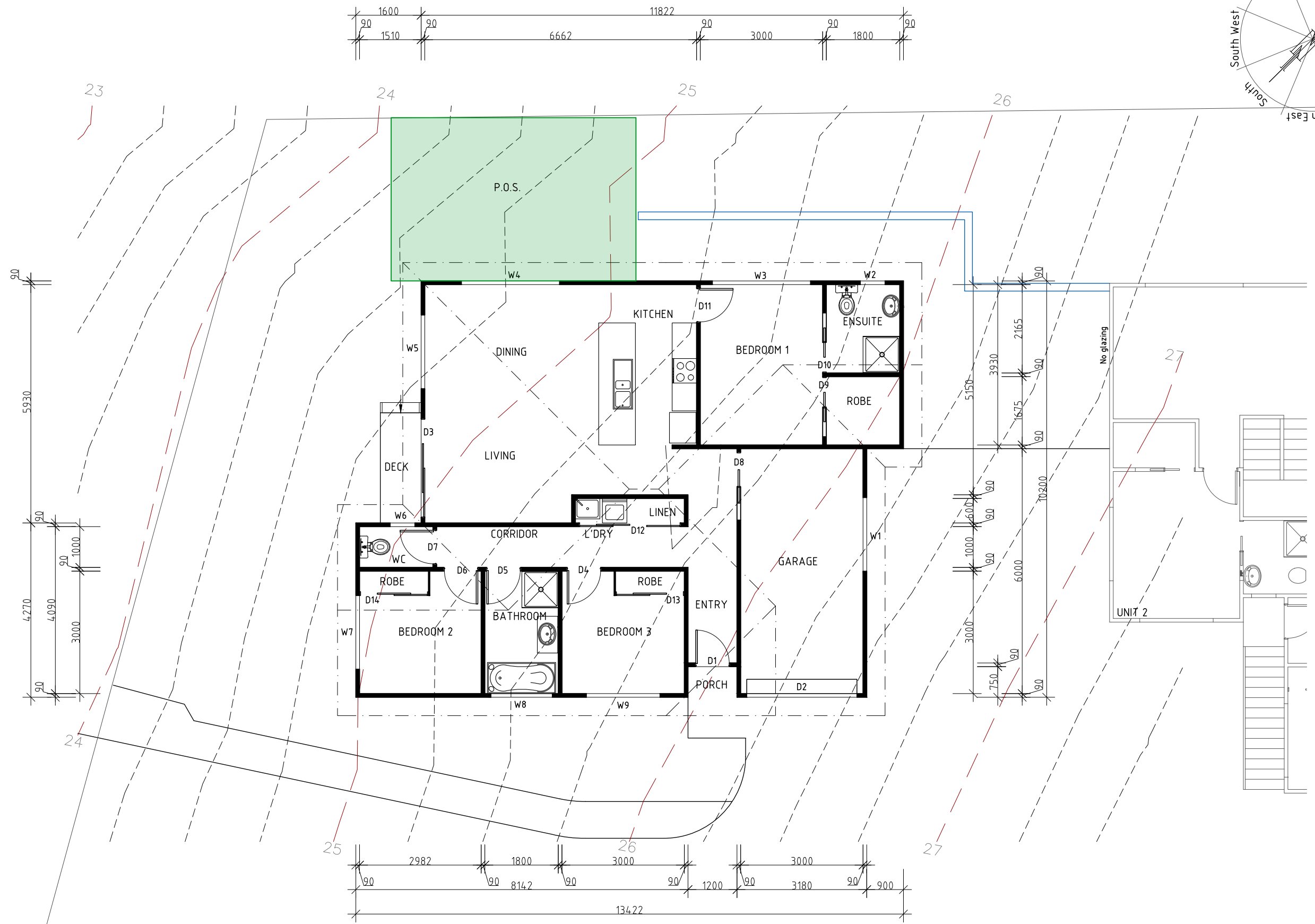
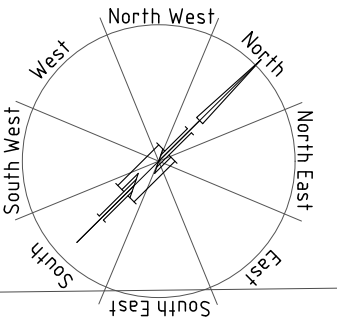
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AREAS  
Unit 1 121.03m<sup>2</sup>

### UNIT 1

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 1 PLAN

SCALE 1:100

AMENDED

DATE  
11/07/2025

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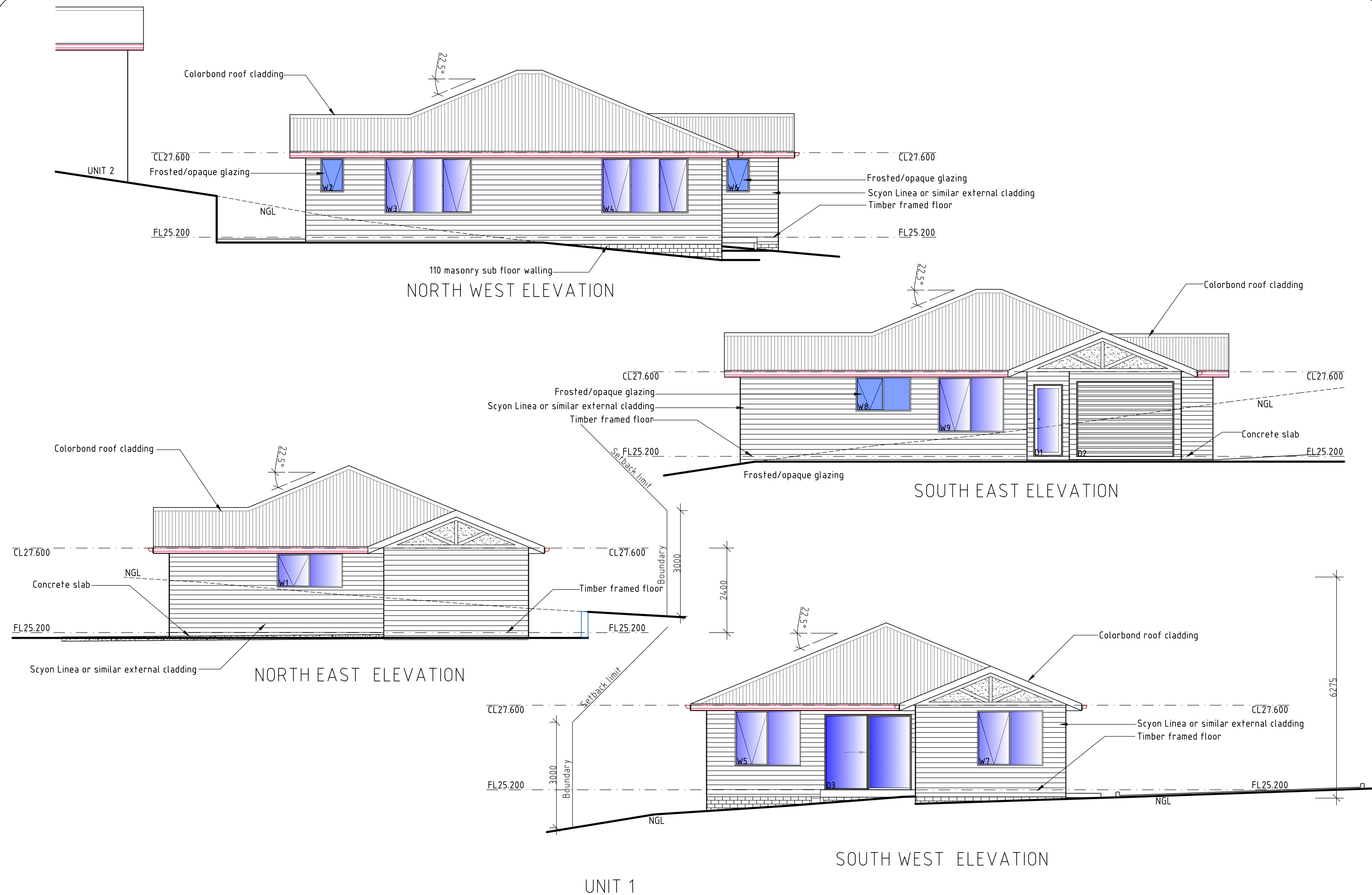
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UNIT 1

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 1 ELEVATIONS

SCALE 1:100

AMENDED

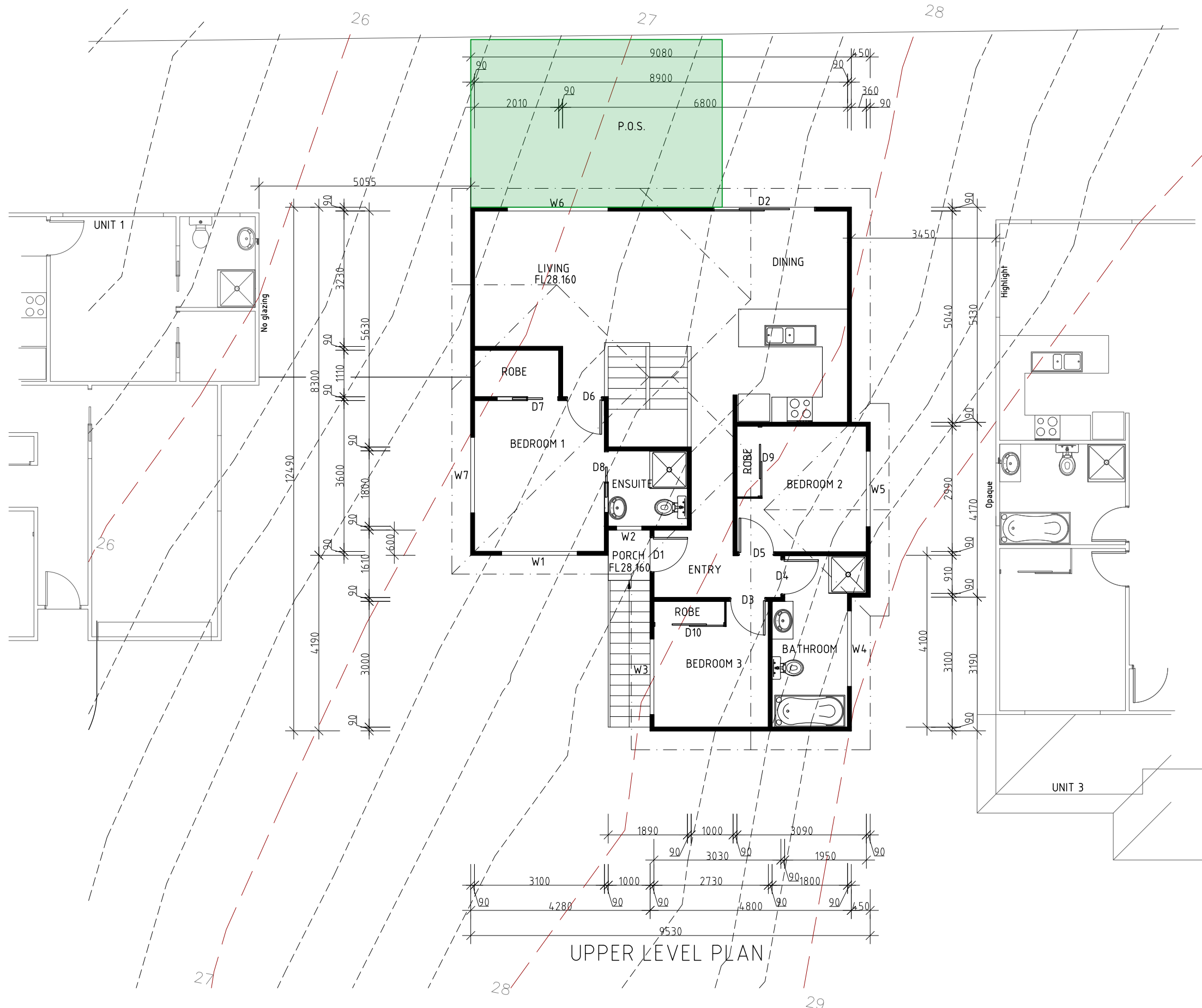
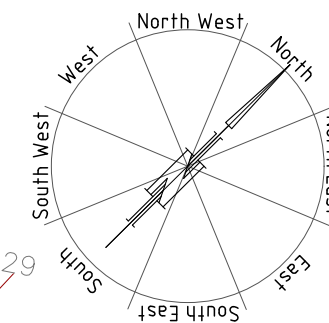
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UPPER LEVEL PLAN

AREAS UNIT 2  
Upper level 96.75m<sup>2</sup>  
Lower level 40.57m<sup>2</sup>  
Total 137.32m<sup>2</sup>

## UNIT 2

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 2 PLAN

SCALE 1:100

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DATE  
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22 OF 143

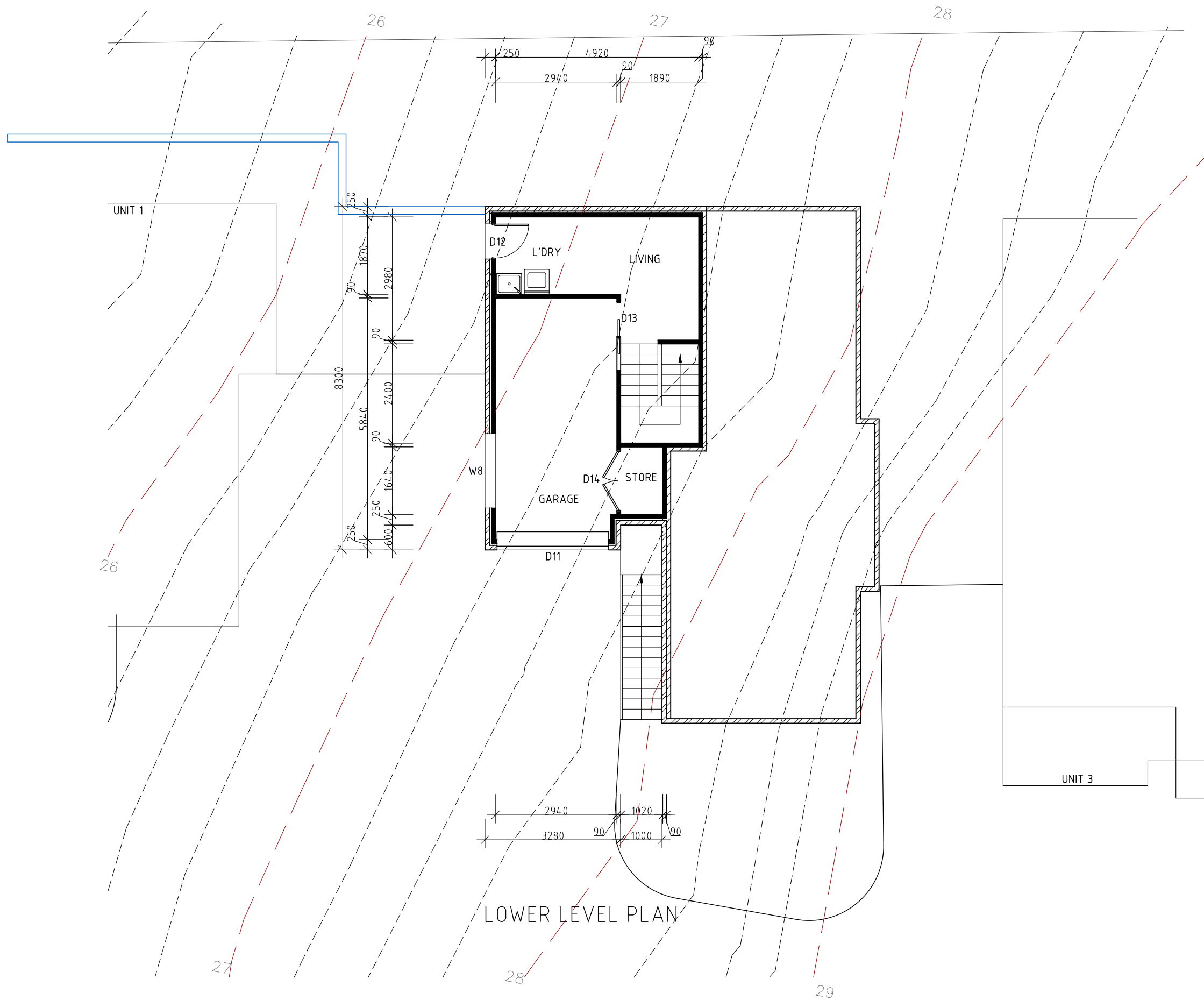
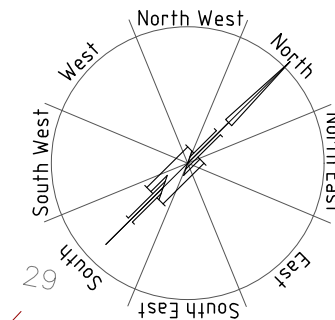
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AREAS UNIT 2  
Upper level 96.75m<sup>2</sup>  
Lower level 4.57m<sup>2</sup>  
Total 137.32m<sup>2</sup>

UNIT 2

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 2 PLAN

SCALE 1:100

AMENDED

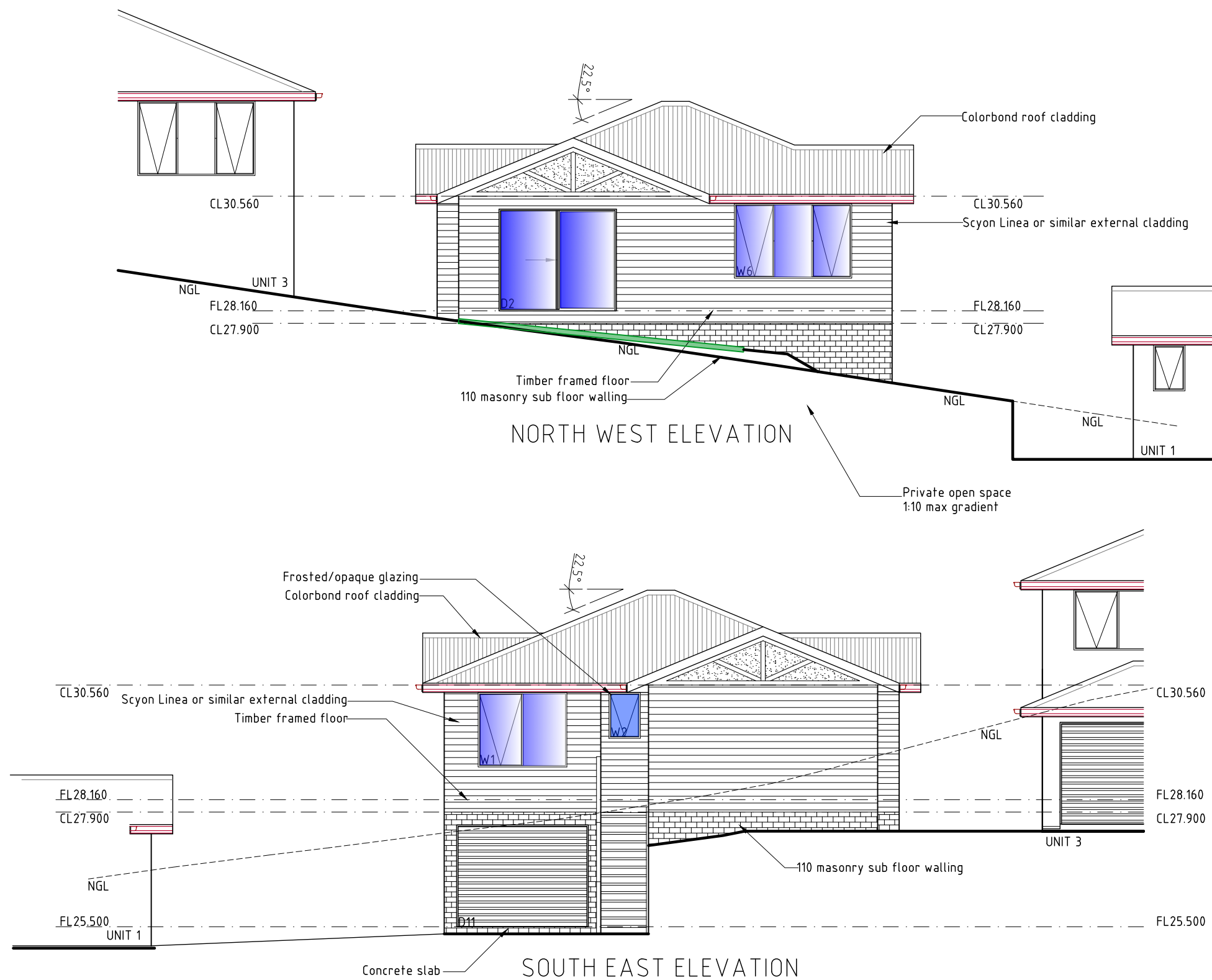
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## UNIT 2

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 2 ELEVATIONS

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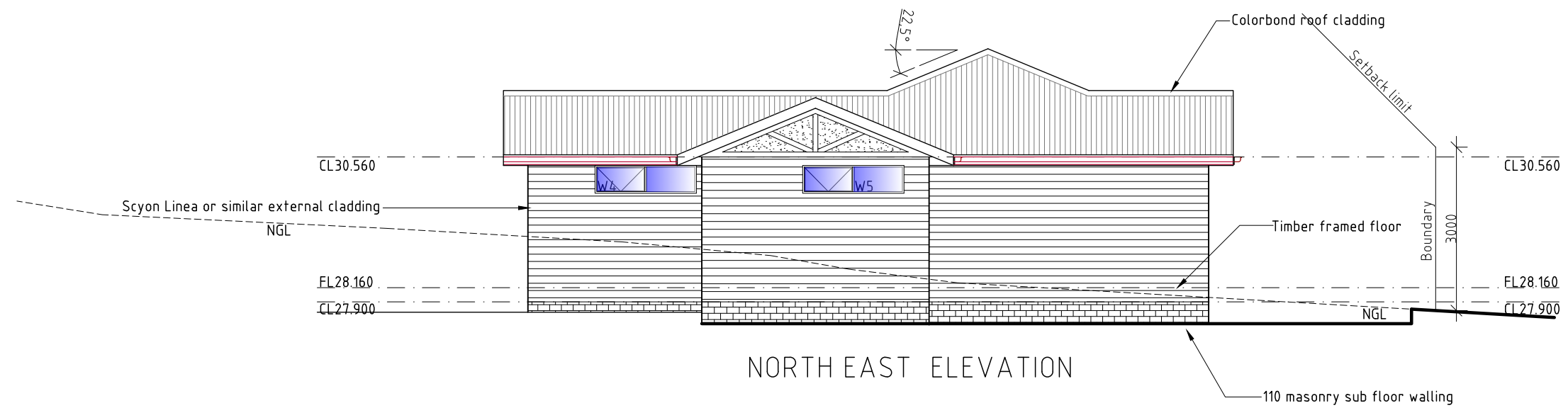
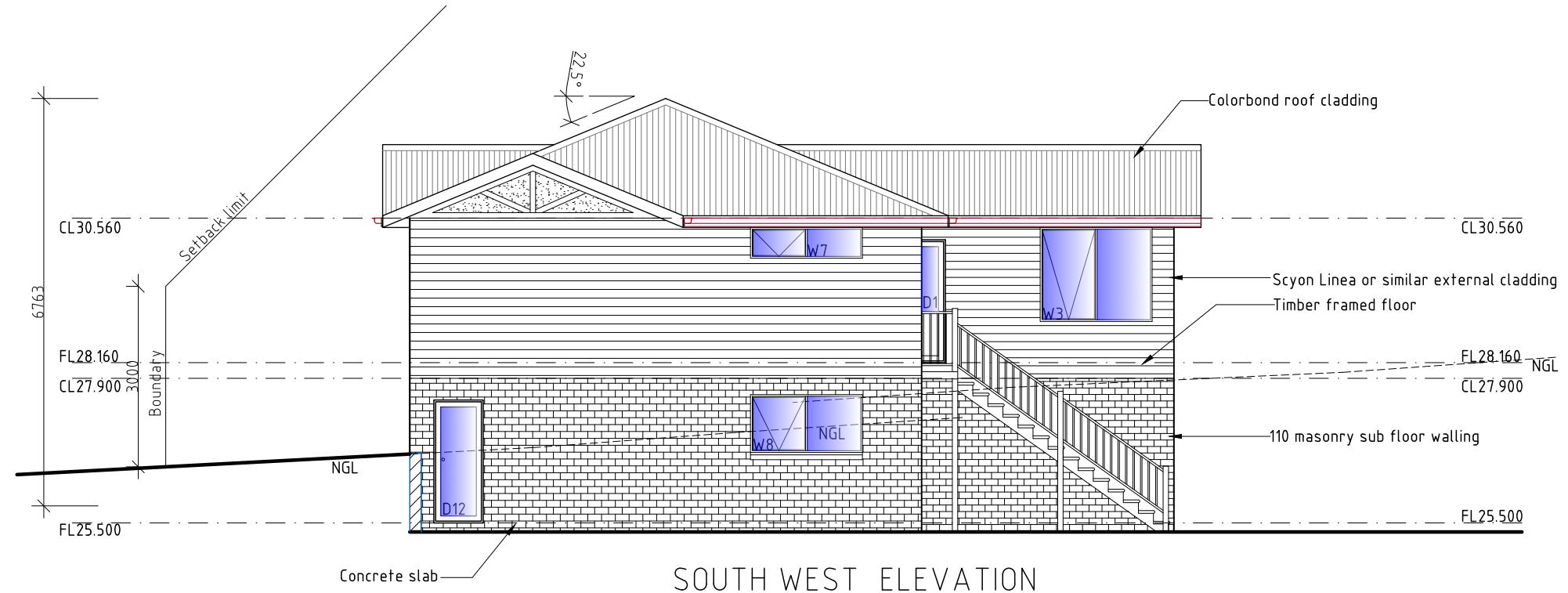
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## UNIT 2

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 2 ELEVATIONS

SCALE 1:100

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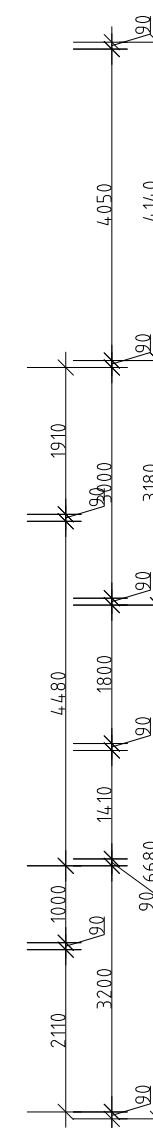
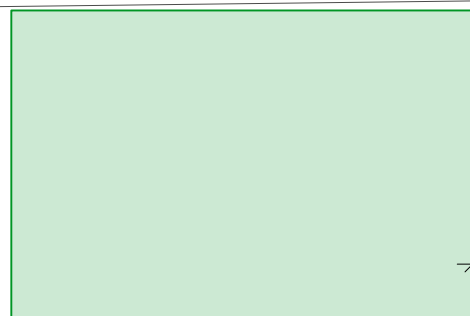
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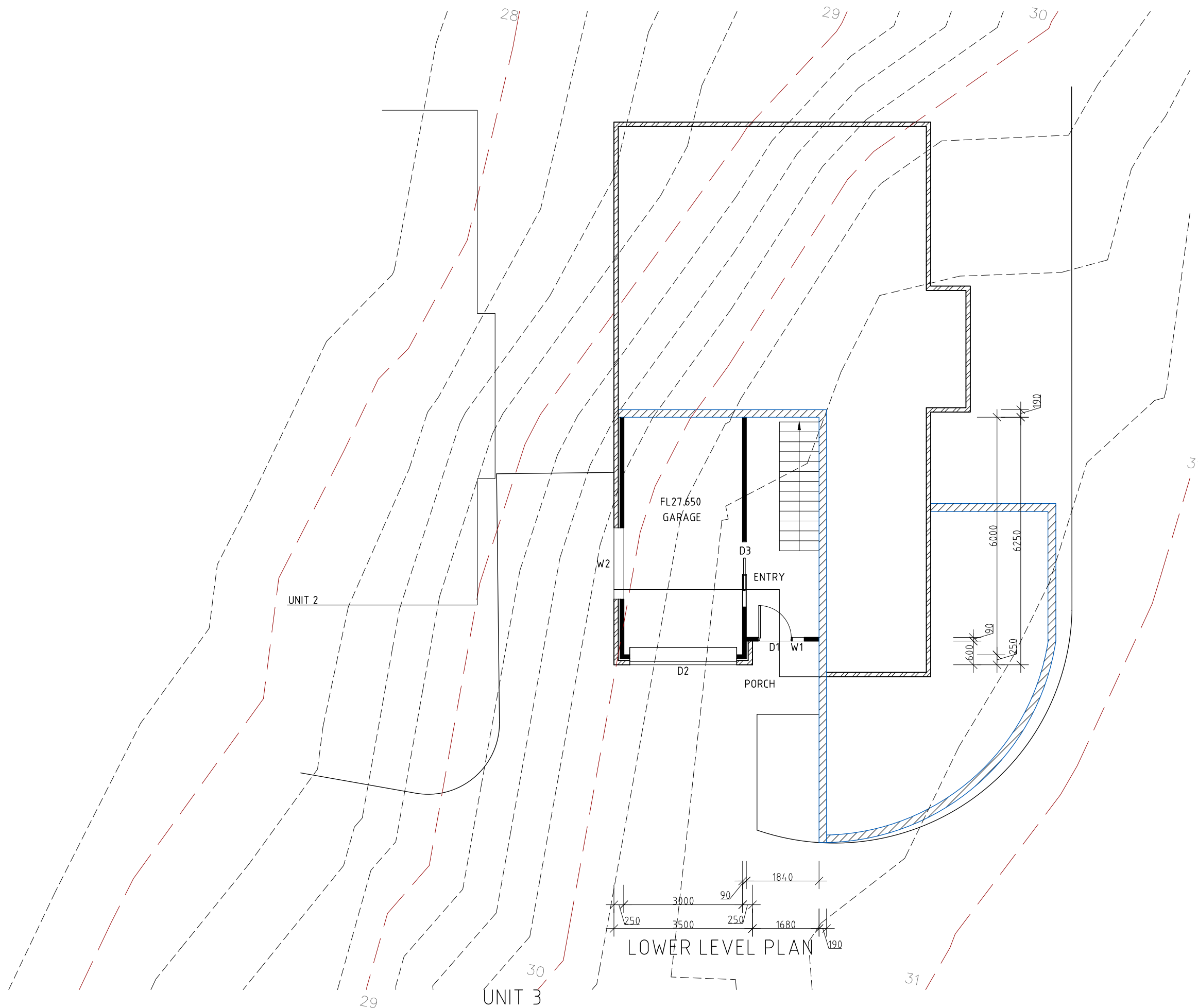
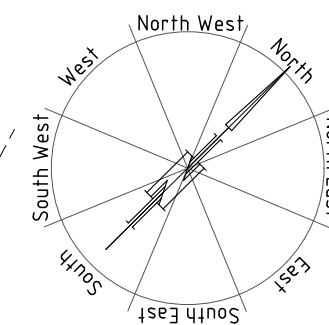
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LOWER LEVEL PLAN

| AREAS UNIT 3 |                      |
|--------------|----------------------|
| Lower level  | 31.36m <sup>2</sup>  |
| Upper level  | 105.98m <sup>2</sup> |
| Total        | 137.34m <sup>2</sup> |



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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 3 ELEVATIONS

DATE  
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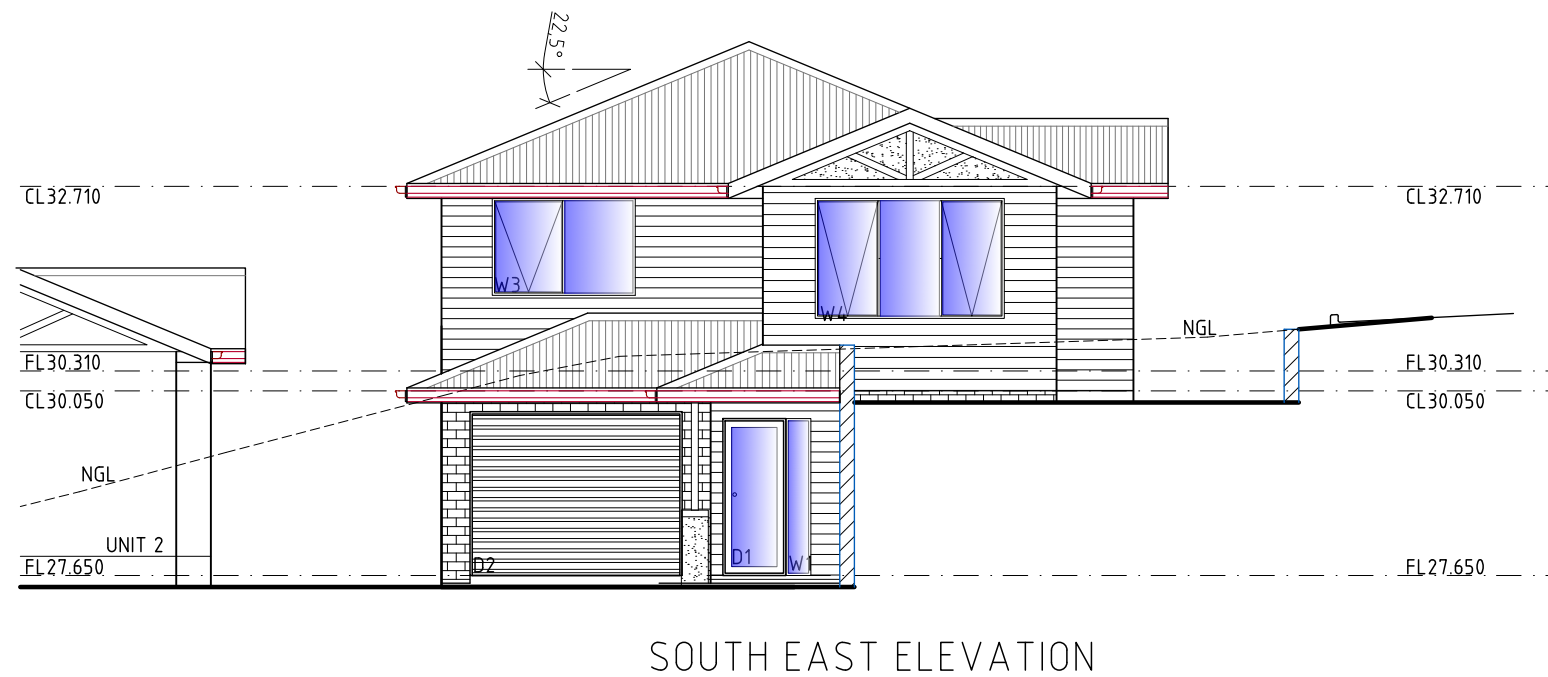
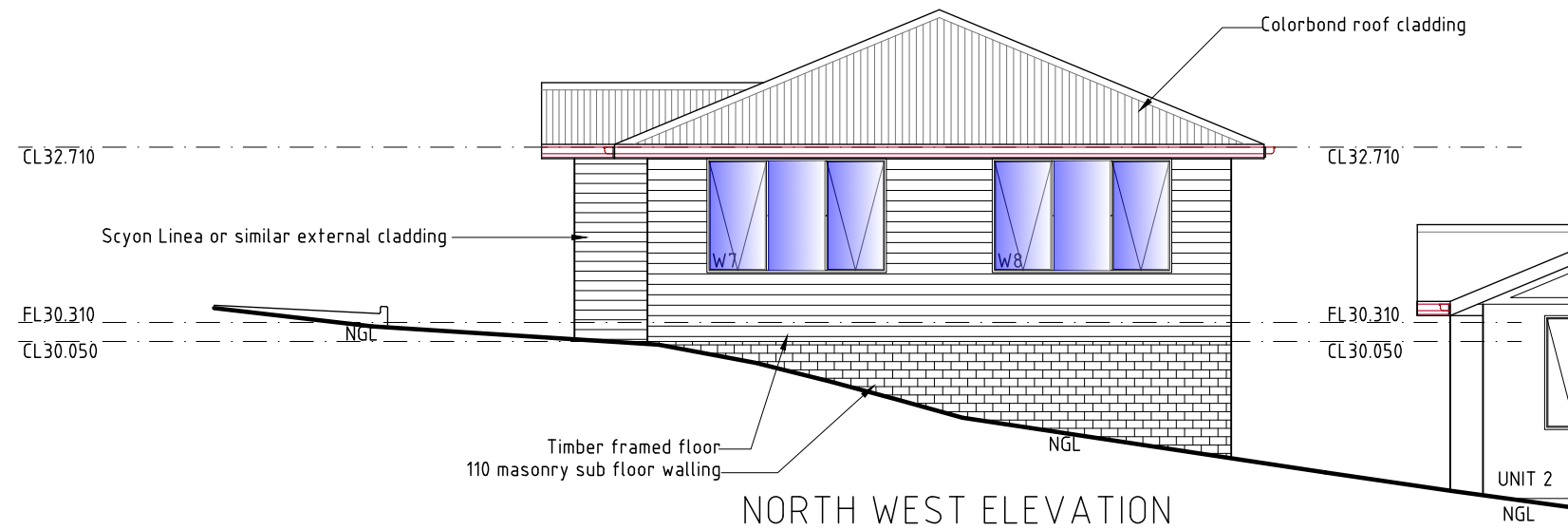
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### UNIT 3

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 3 ELEVATIONS

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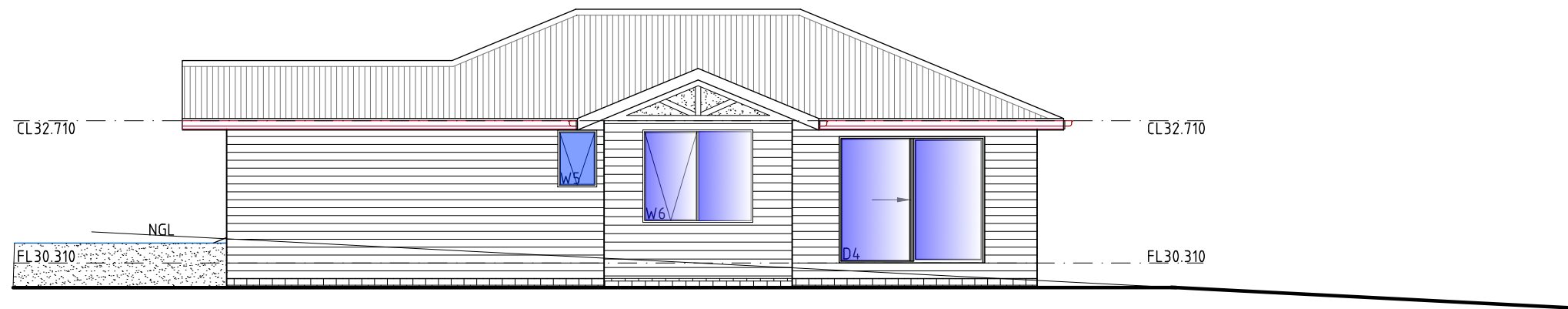
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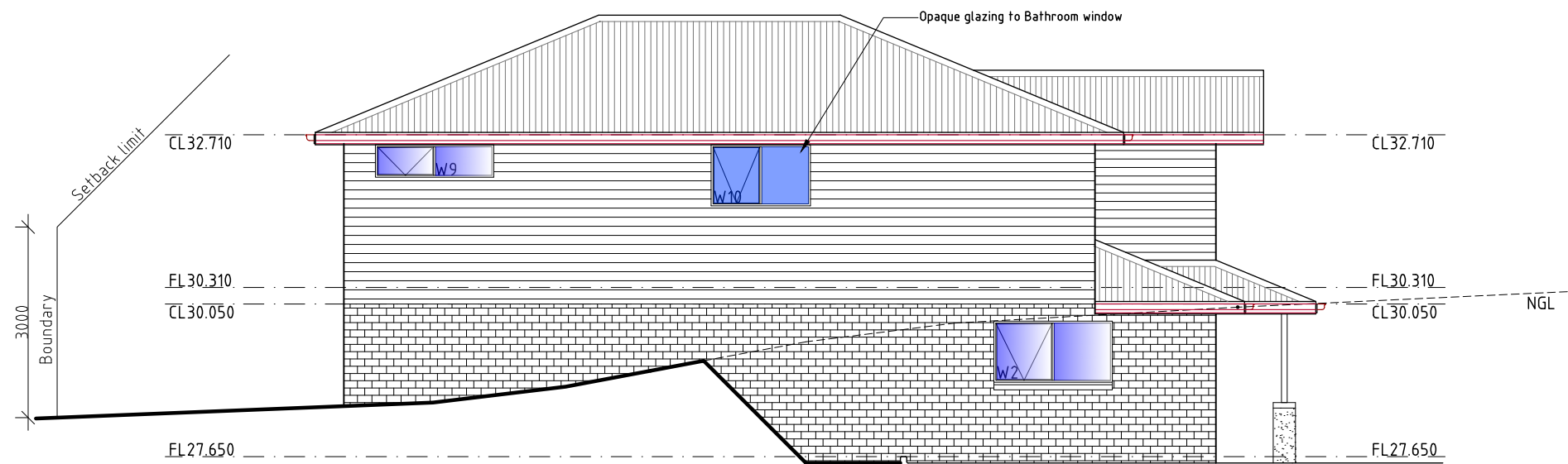


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NORTH EAST ELEVATION



SOUTH WEST ELEVATION

### UNIT 3

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 3 ELEVATIONS

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AMENDED

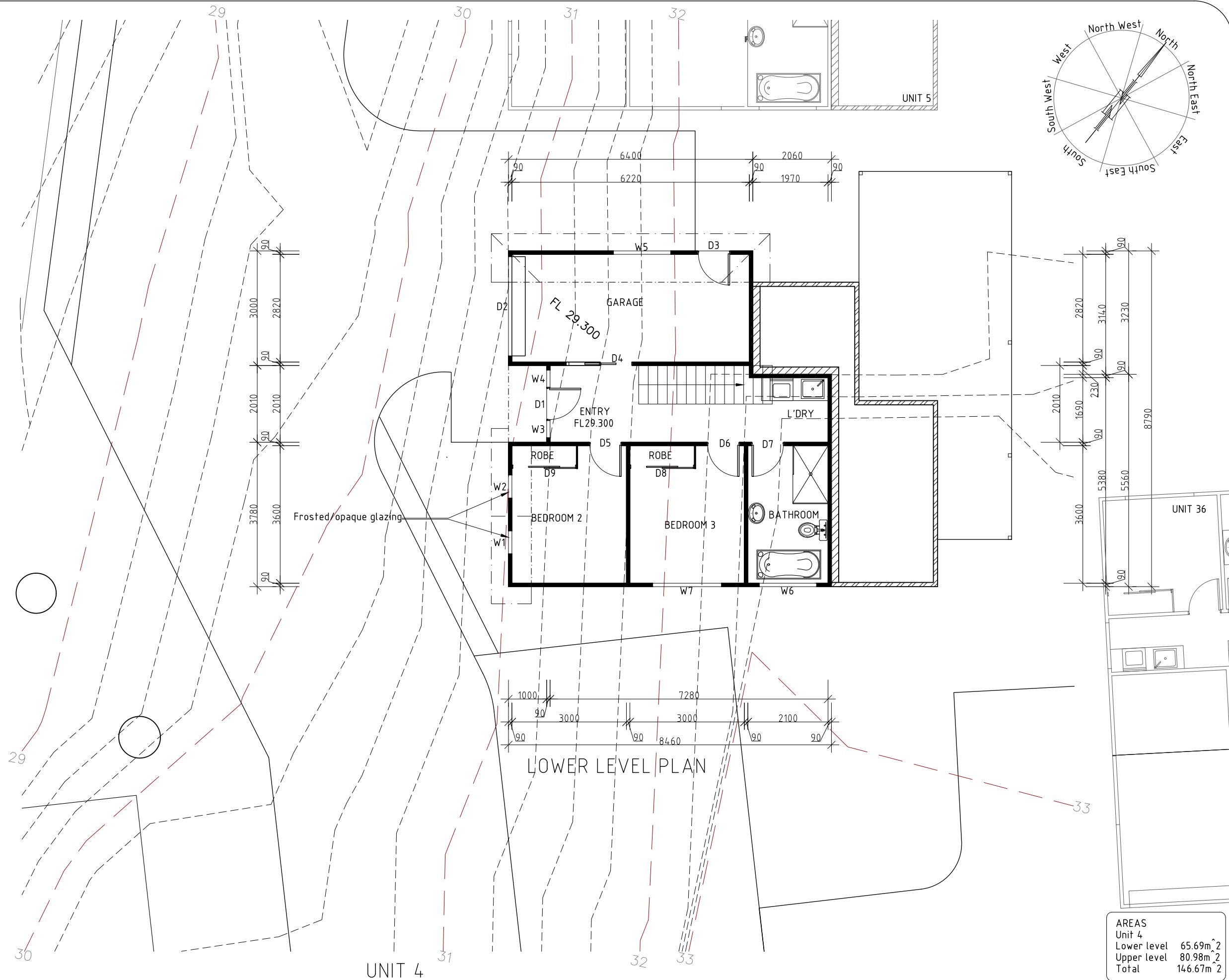
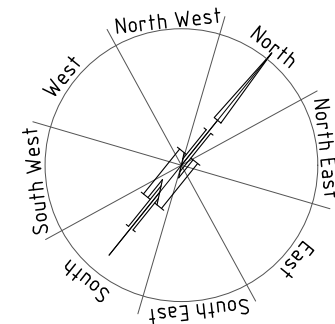
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| AREAS       |                      |
|-------------|----------------------|
| Unit 4      |                      |
| Lower level | 65.69m <sup>2</sup>  |
| Upper level | 80.98m <sup>2</sup>  |
| Total       | 146.67m <sup>2</sup> |



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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 4 PLAN

SCALE 1:100

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11/06/2025

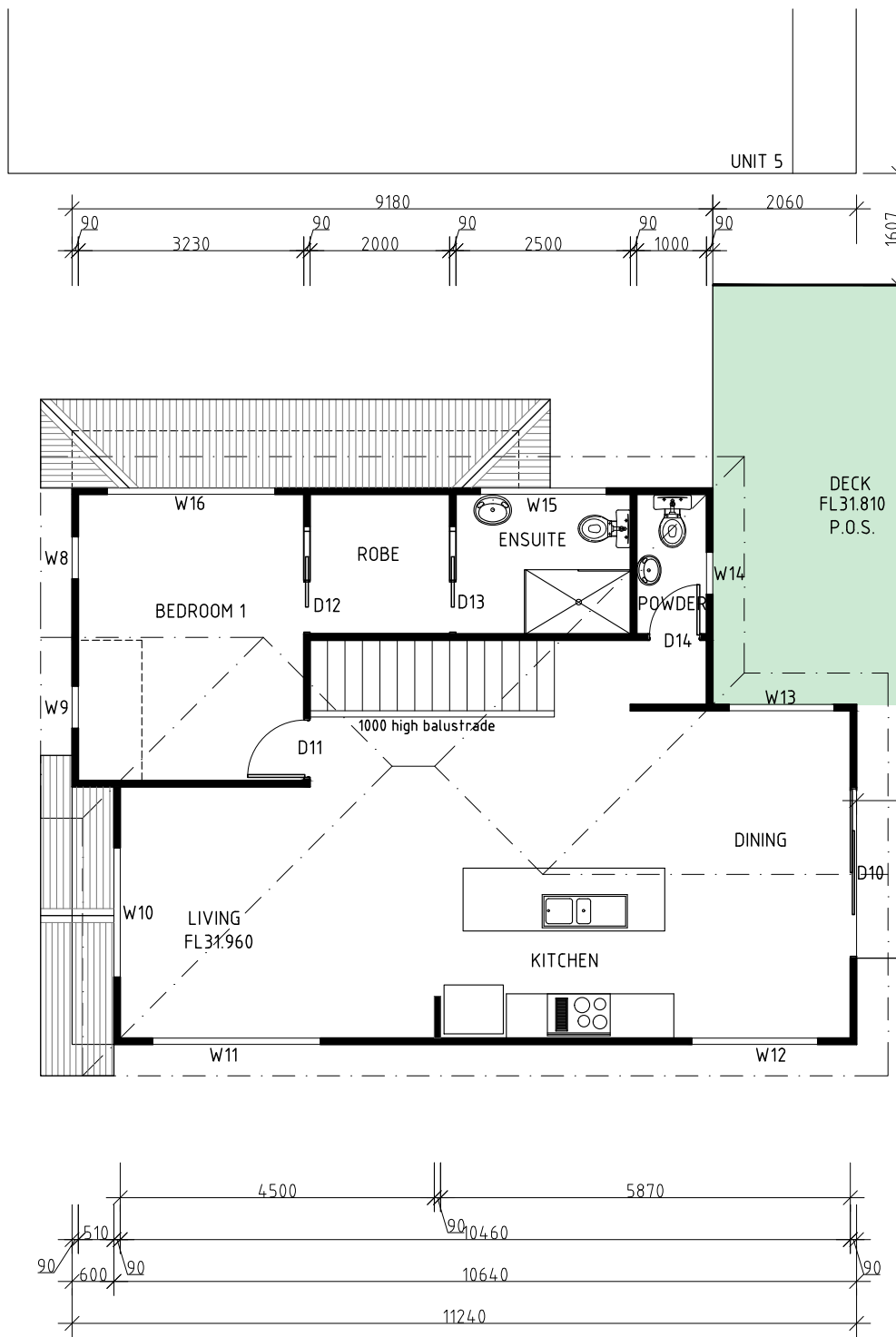
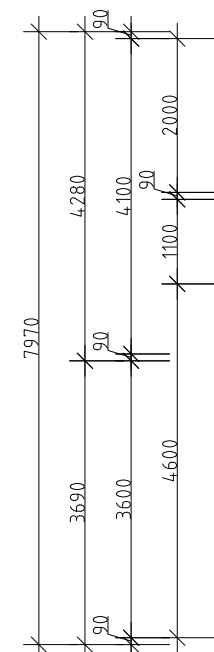
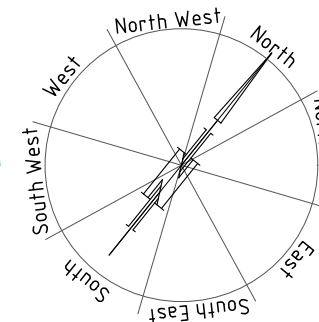
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UPPER LEVEL PLAN

UNIT 36

| AREAS       |                      |
|-------------|----------------------|
| Unit 4      |                      |
| Lower level | 65.69m <sup>2</sup>  |
| Upper level | 80.98m <sup>2</sup>  |
| Total       | 146.67m <sup>2</sup> |

UNIT 4

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 4 PLAN

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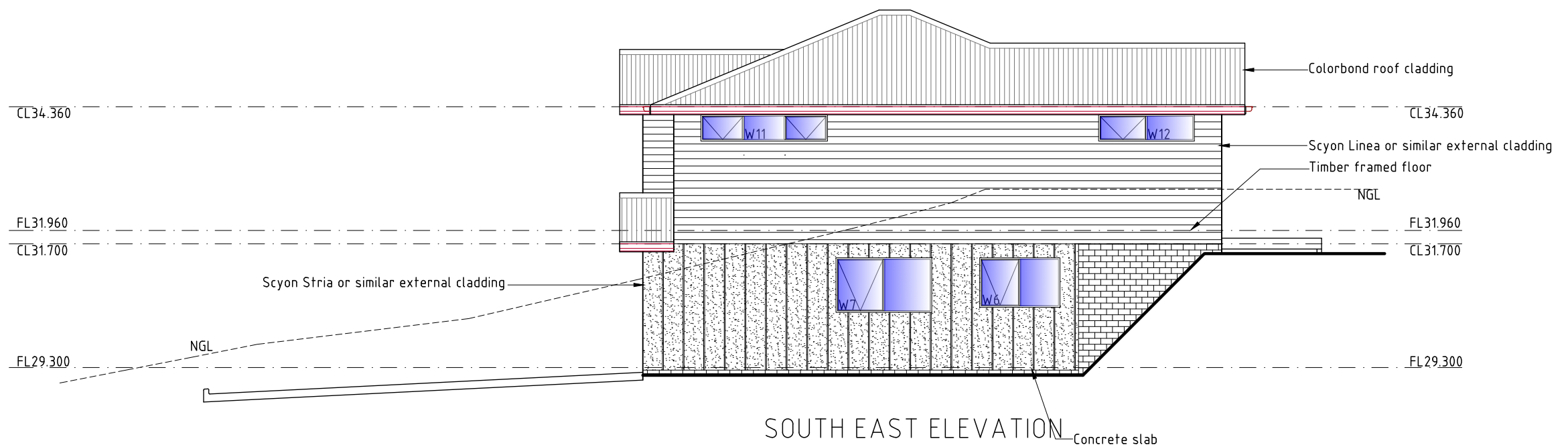
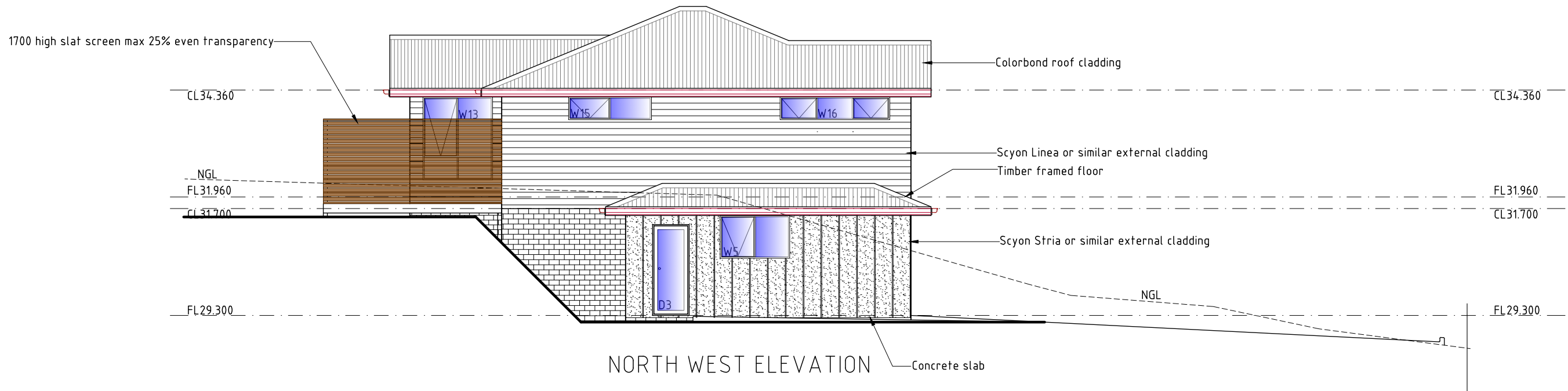
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## UNIT 4

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 4 ELEVATIONS

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DATE  
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32 OF 143

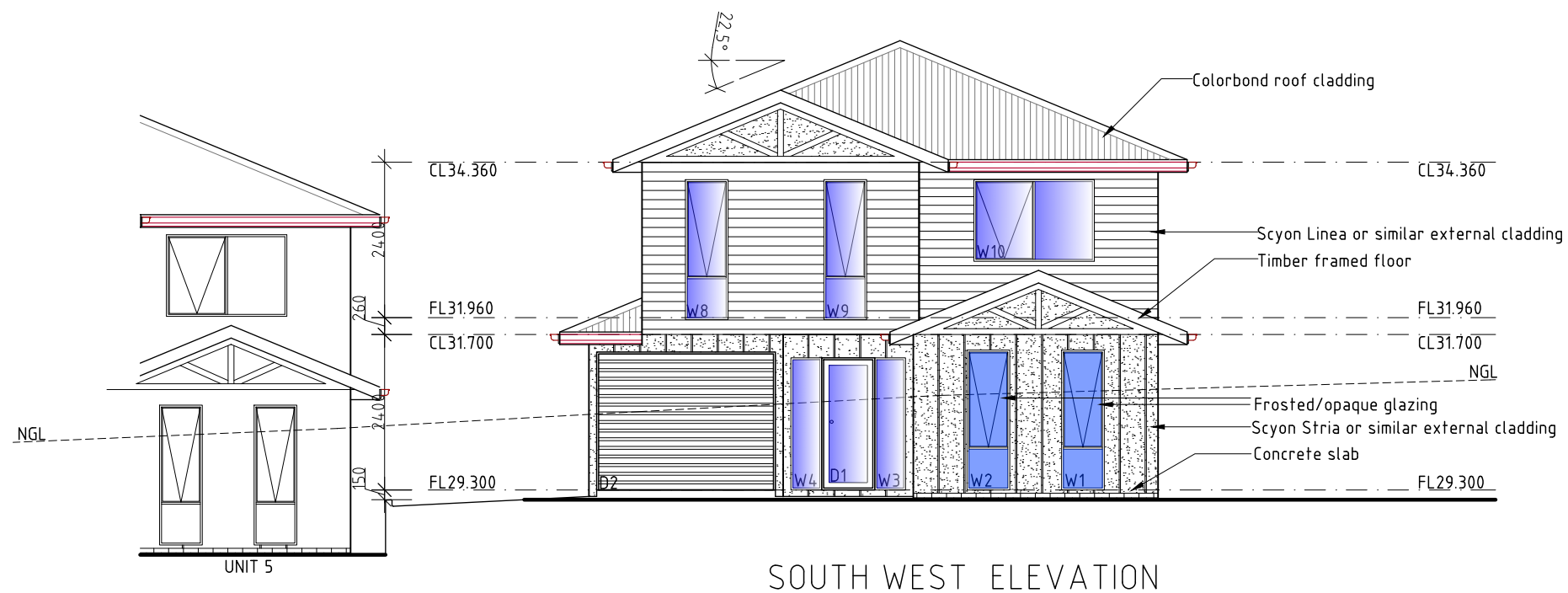
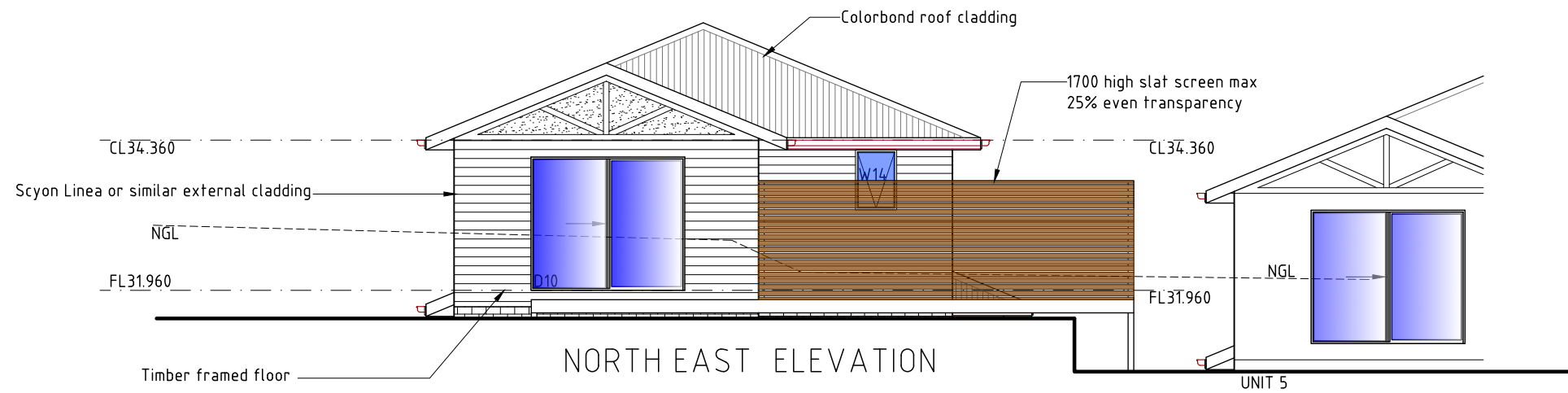
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#### UNIT 4

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

#### UNIT 4 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

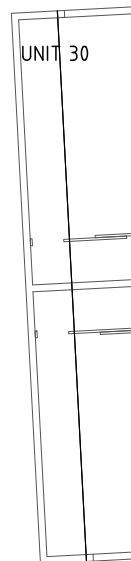
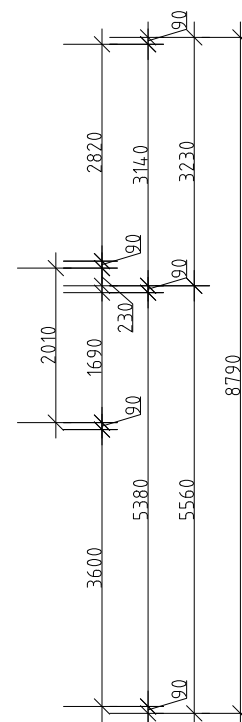
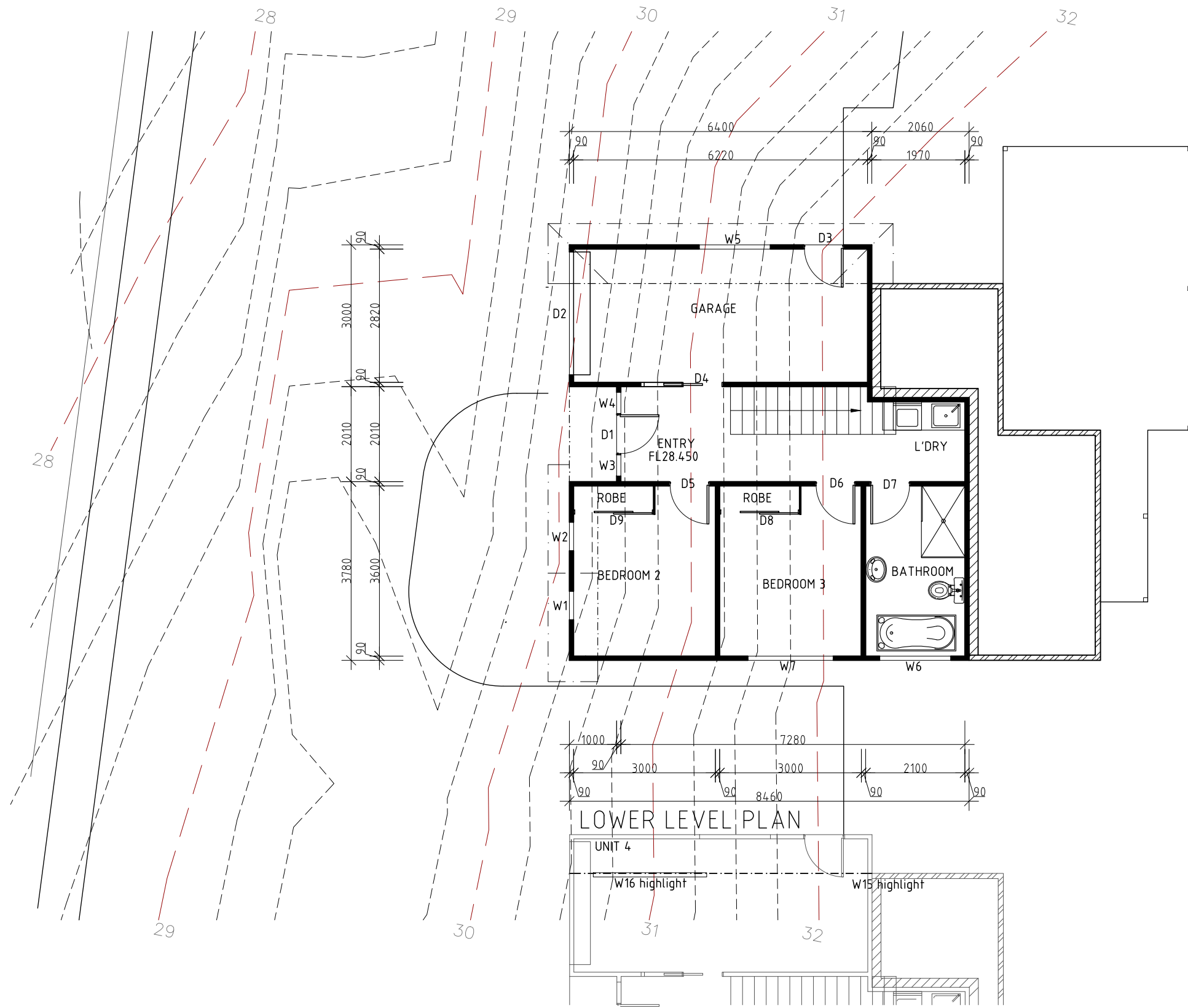
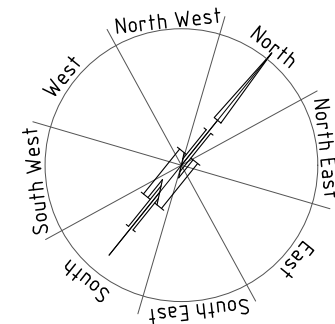
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UNIT 5

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 5 PLAN

SCALE 1:100

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| AREAS       |                      |
|-------------|----------------------|
| Unit 5      |                      |
| Lower level | 65.69m <sup>2</sup>  |
| Upper level | 80.98m <sup>2</sup>  |
| Total       | 146.67m <sup>2</sup> |

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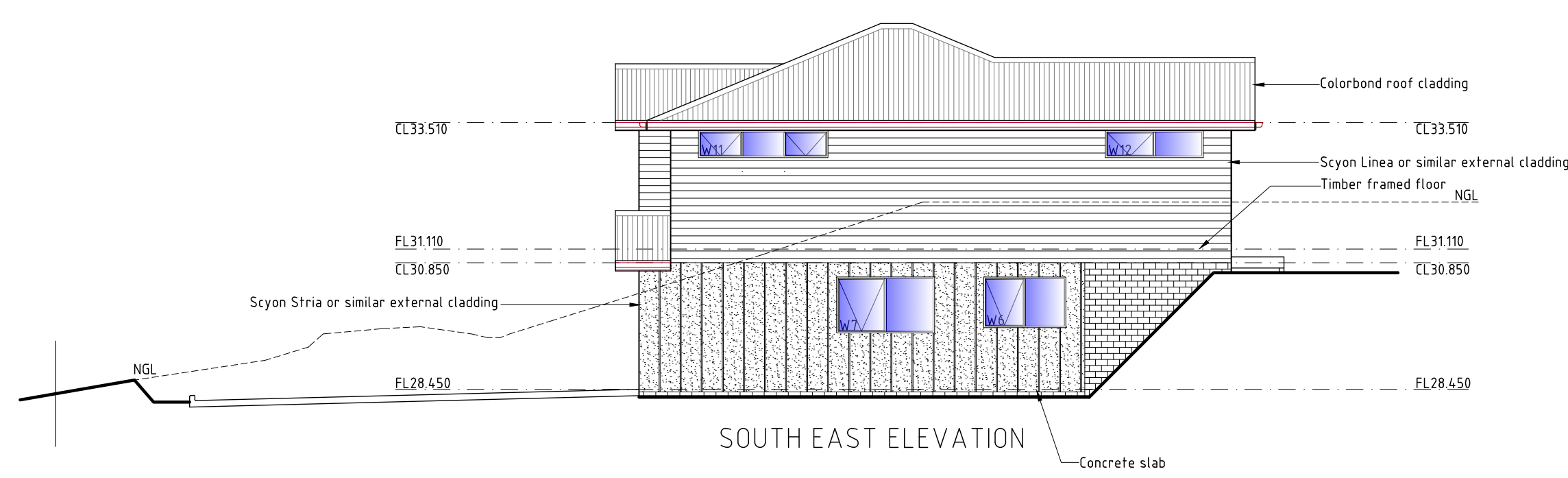
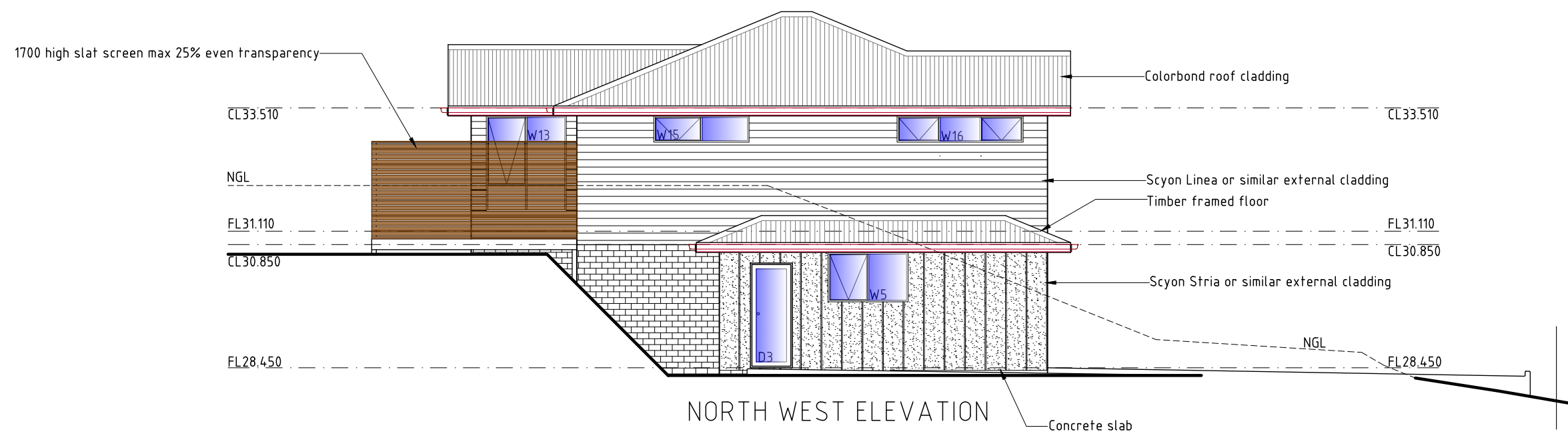
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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

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# UNIT 5

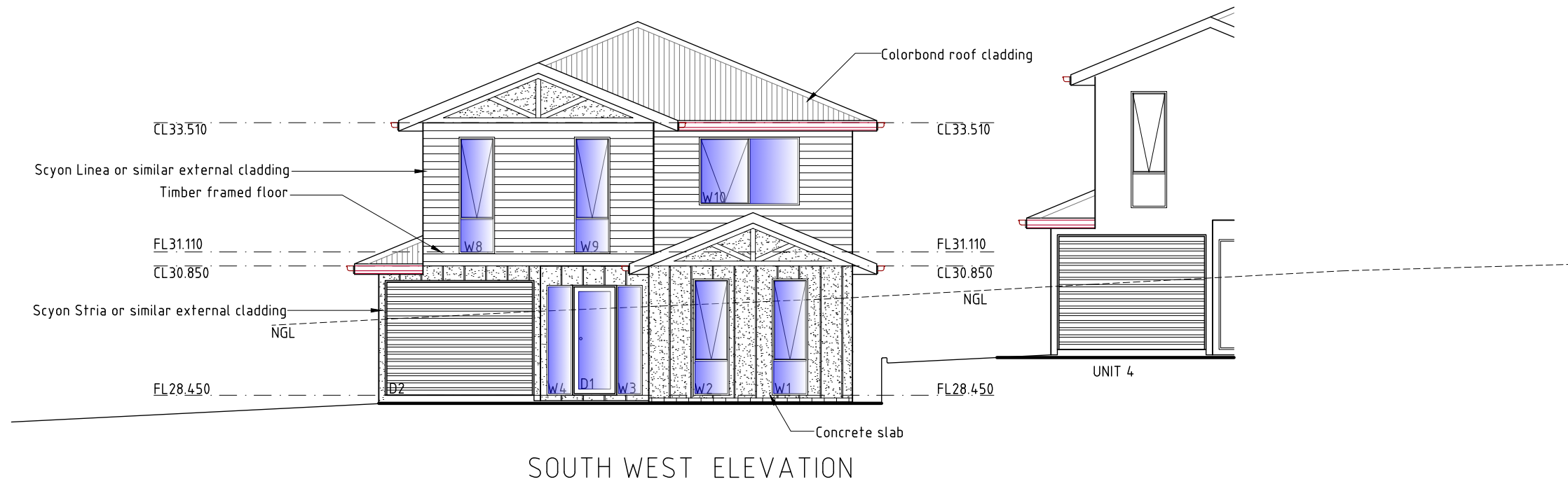
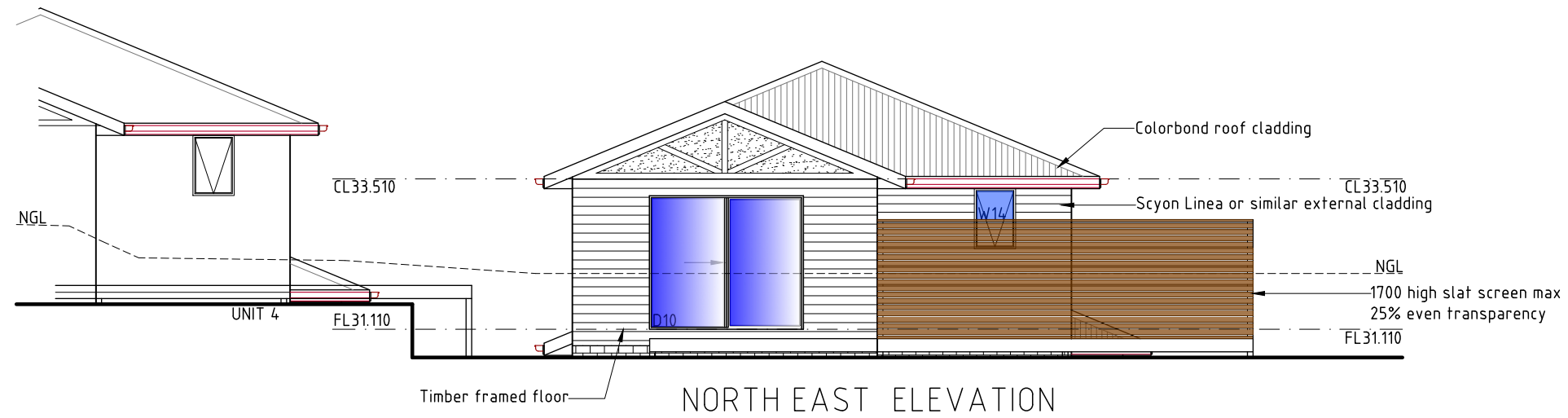
PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

| UNIT 5 ELEVATIONS |  | DATE        | DRAWN BY                    |
|-------------------|--|-------------|-----------------------------|
| SCALE 1:100       |  | 11/07/2025  | G.Tilley                    |
| AMENDED           |  | DRAWING NO. | email: gtilley7@biapond.com |
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## UNIT 5

PROPOSED UNIT DEVELOPMENT FOR  
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271 MAIN ROAD AUSTINS FERRY

### UNIT 5 ELEVATIONS

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DATE  
11/07/2025

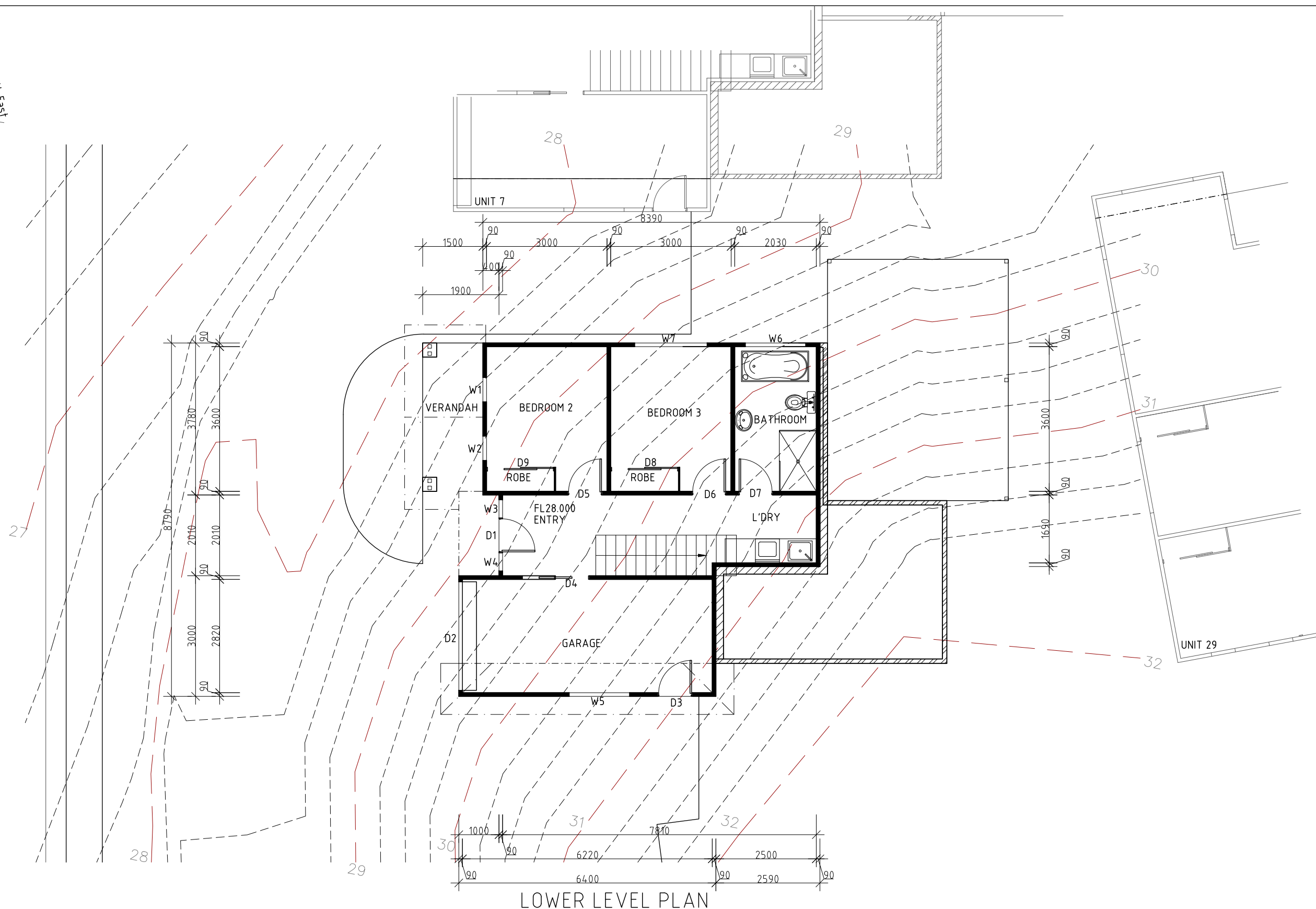
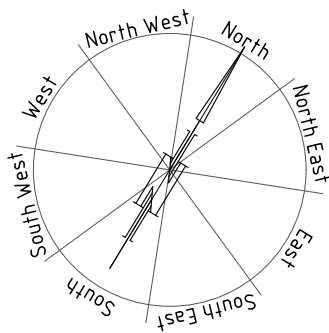
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37 OF 143

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LOWER LEVEL PLAN

| AREAS       |                      |
|-------------|----------------------|
| Unit 6      |                      |
| Lower level | 66.37m <sup>2</sup>  |
| Upper level | 82.98m <sup>2</sup>  |
| Total       | 149.34m <sup>2</sup> |

UNIT 5

UNIT 6

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 6 PLAN

SCALE 1:100

AMENDED  
11/06/2025

DATE  
11/07/2025

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38 OF 143

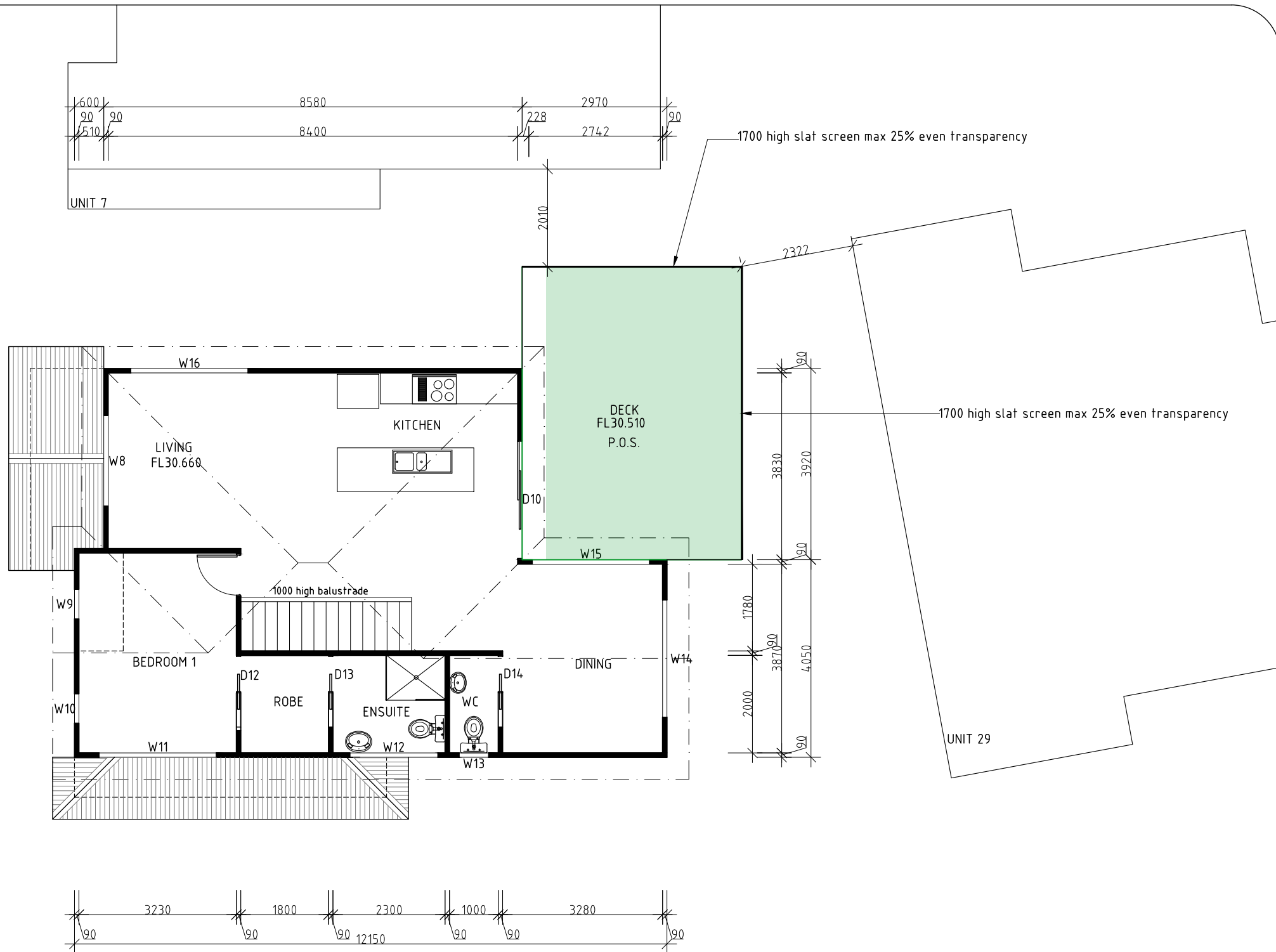
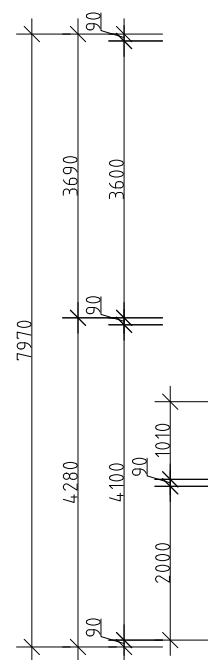
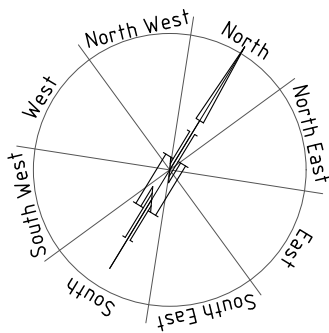
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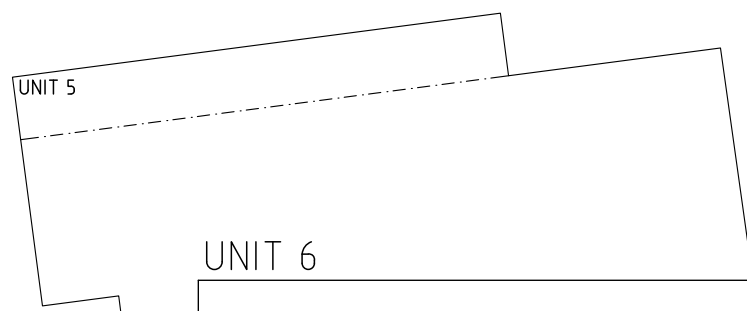
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UPPER LEVEL PLAN



| AREAS       |                      |
|-------------|----------------------|
| Unit 6      |                      |
| Lower level | 66.37m <sup>2</sup>  |
| Upper level | 82.98m <sup>2</sup>  |
| Total       | 149.34m <sup>2</sup> |

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UNIT 6

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 6 PLAN

SCALE 1:100

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11/06/2025

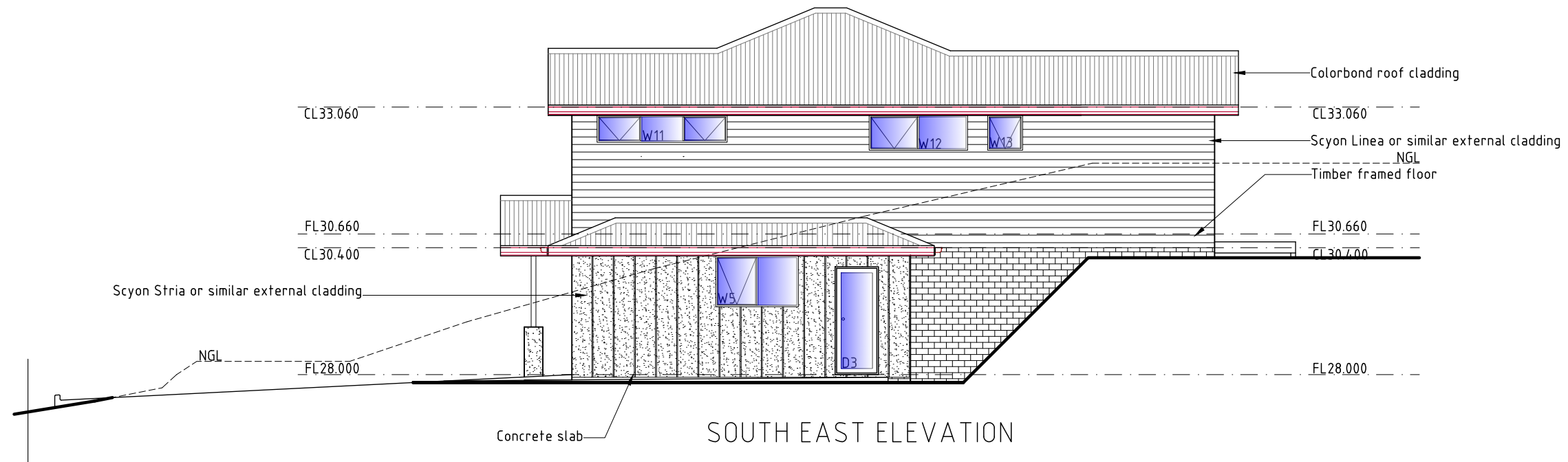
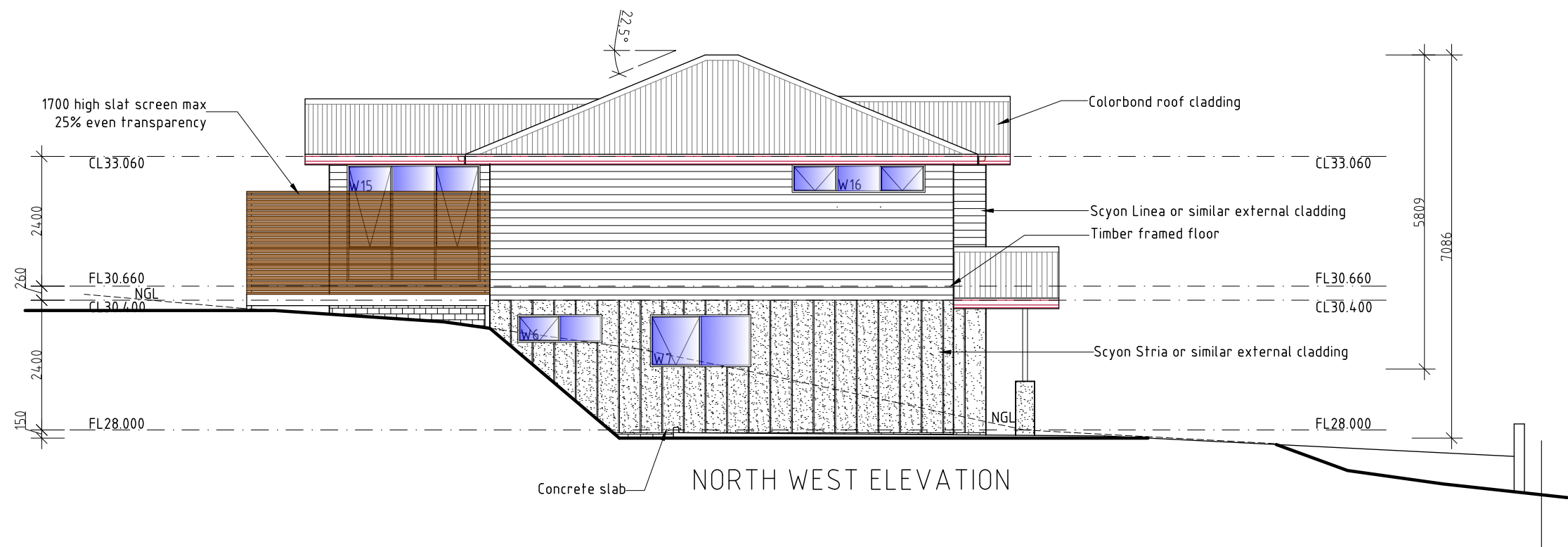
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## UNIT 6

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 6 ELEVATIONS

SCALE 1:100

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11/06/2025

DATE  
11/07/2025

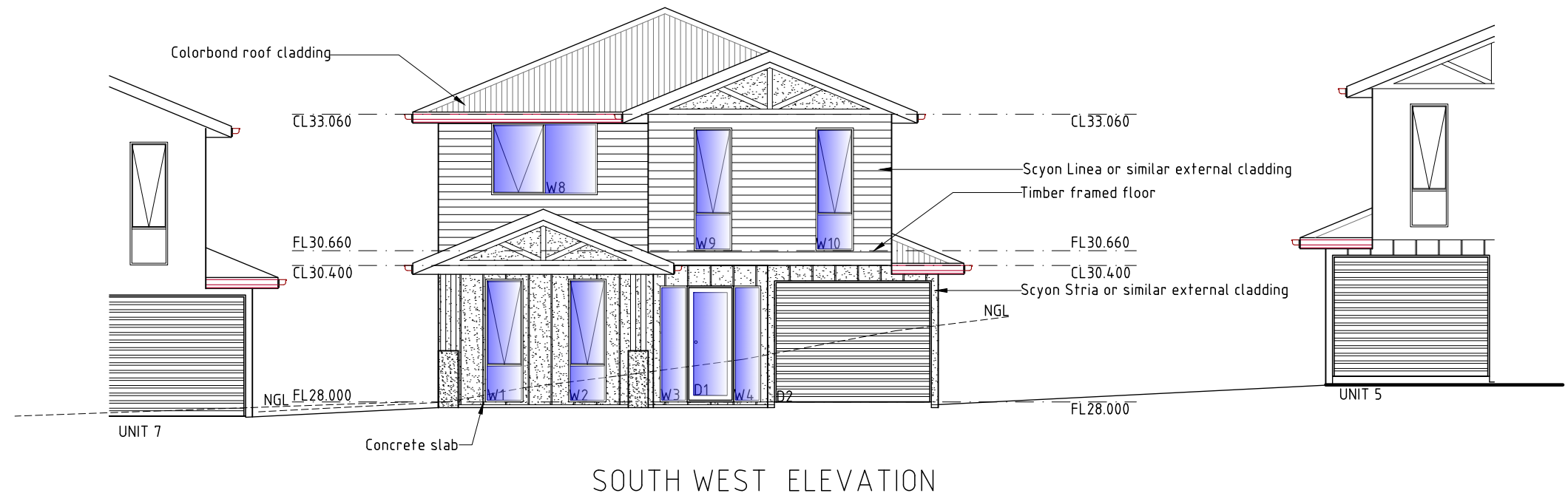
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UNIT 6

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 6 ELEVATIONS

SCALE 1:100

AMENDED  
11/06/2025

DATE  
11/07/2025

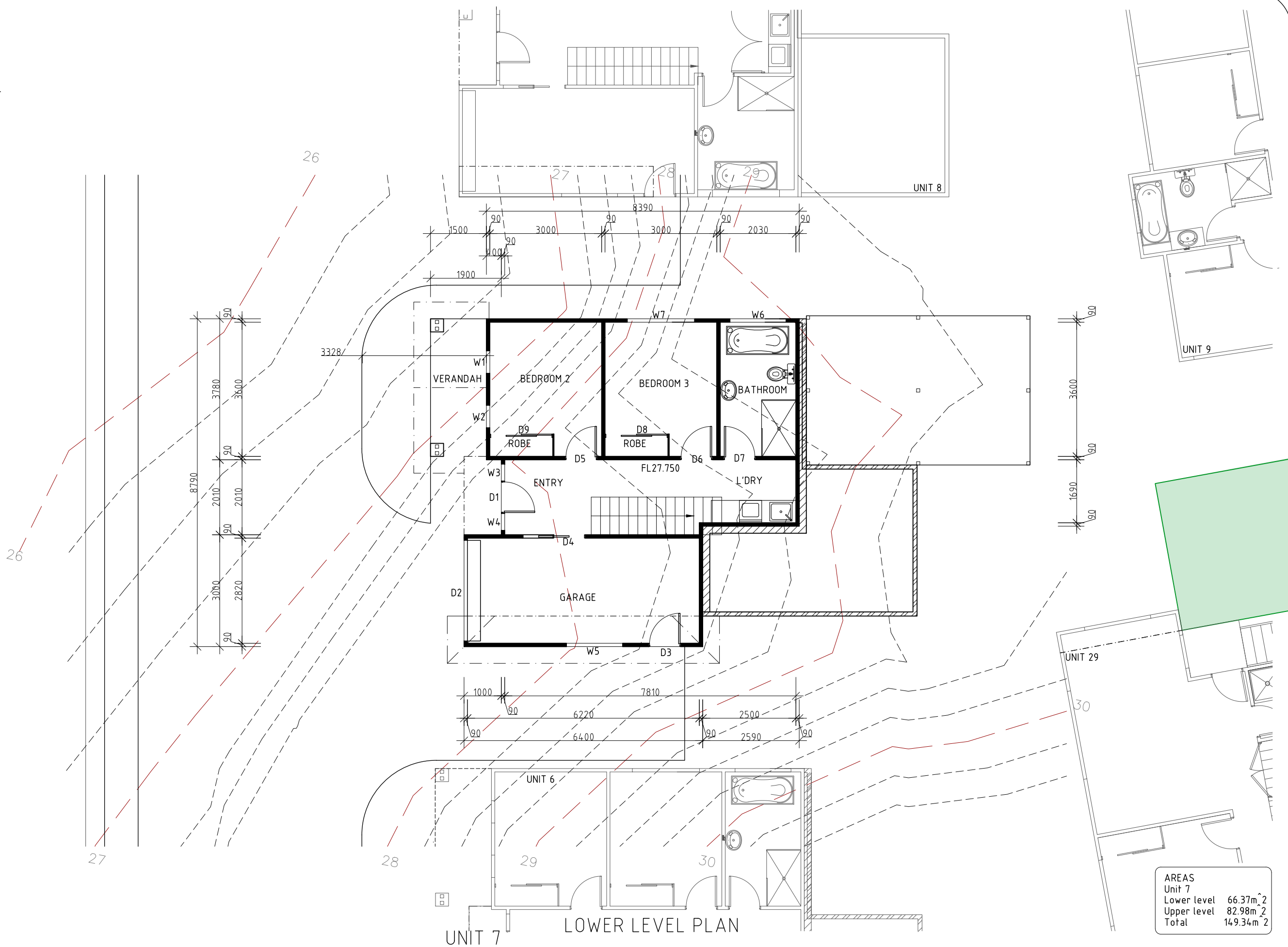
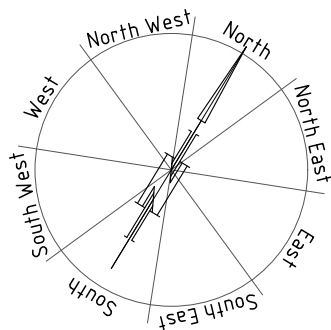
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| AREAS       |                      |
|-------------|----------------------|
| Unit 7      |                      |
| Lower level | 66.37m <sup>2</sup>  |
| Upper level | 82.98m <sup>2</sup>  |
| Total       | 149.34m <sup>2</sup> |



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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 7 PLAN

SCALE 1:100

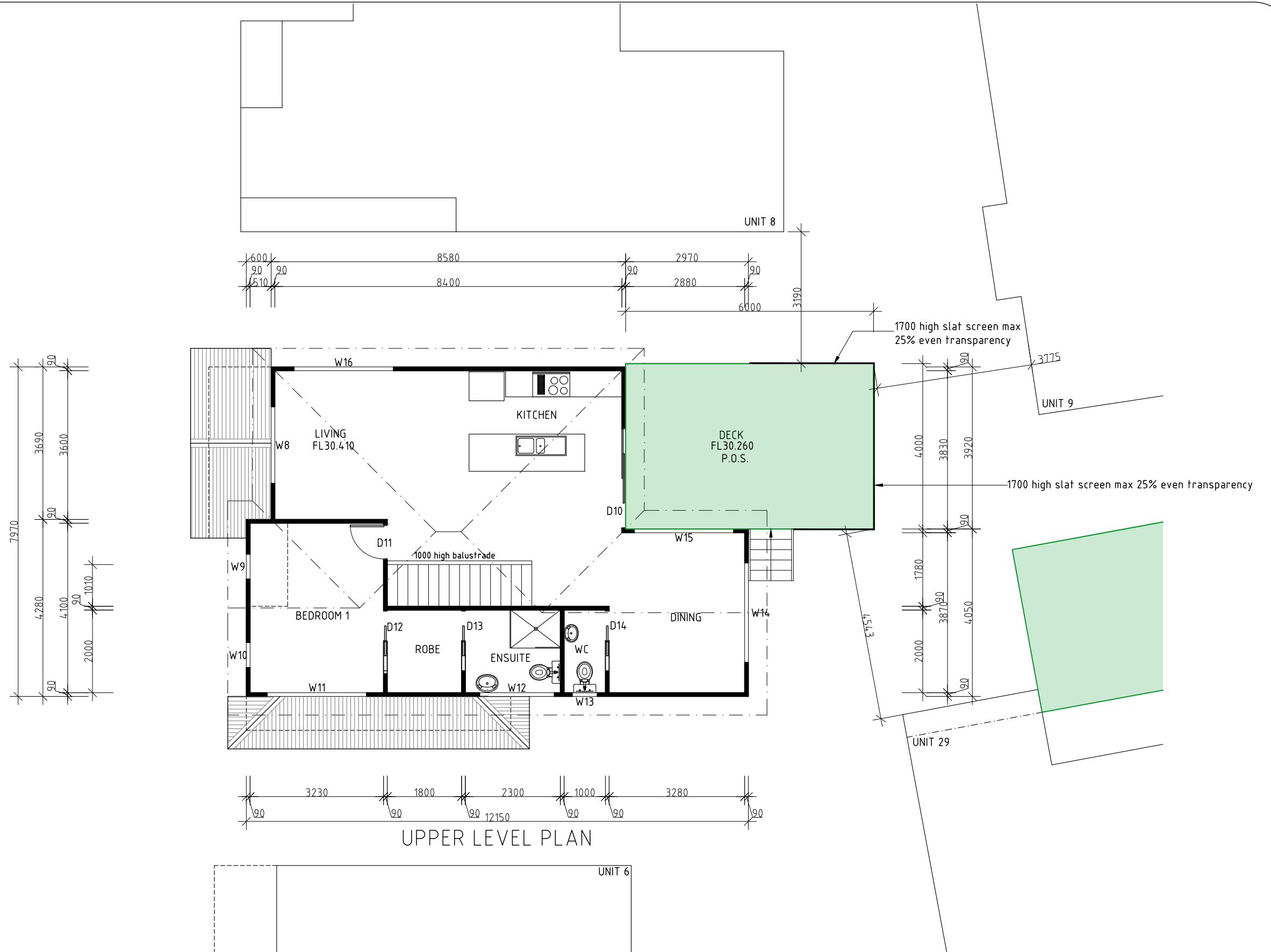
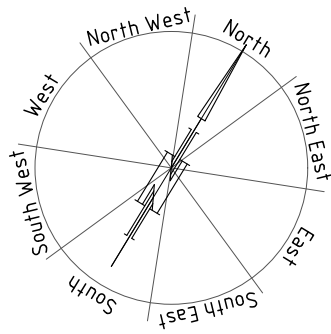
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## UNIT 7

PROPOSED UNIT DEVELOPMENT FOR  
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271 MAIN ROAD AUSTINS FERRY

UNIT 7 PLAN

SCALE 1:100

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DATE  
11/07/2025

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43 OF 143

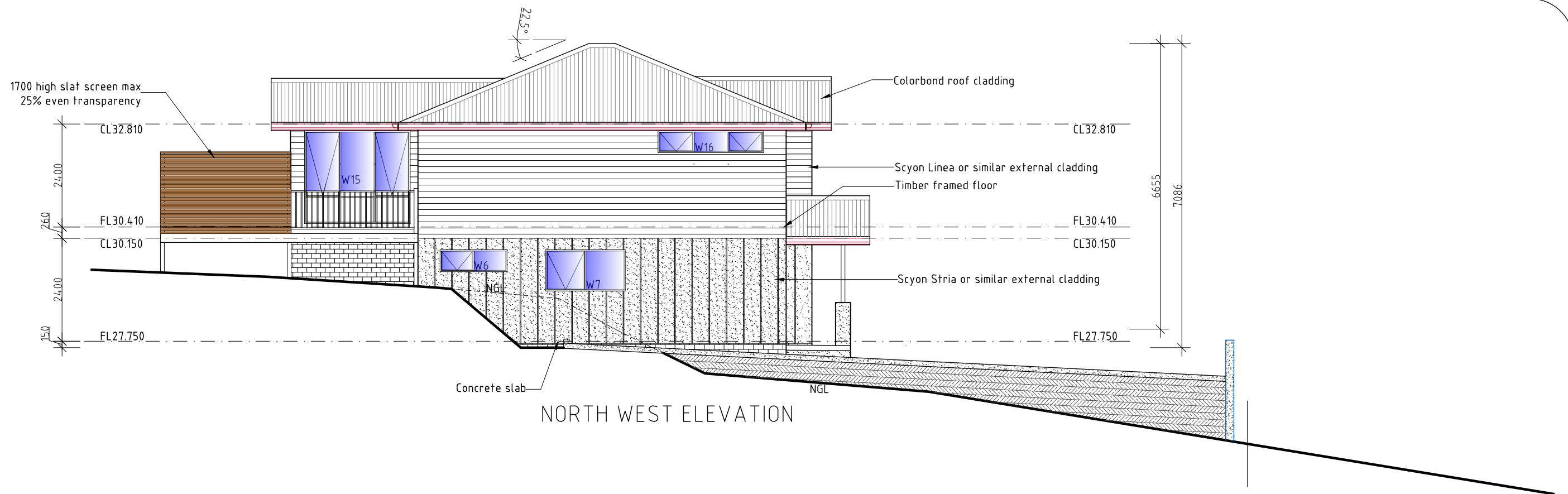
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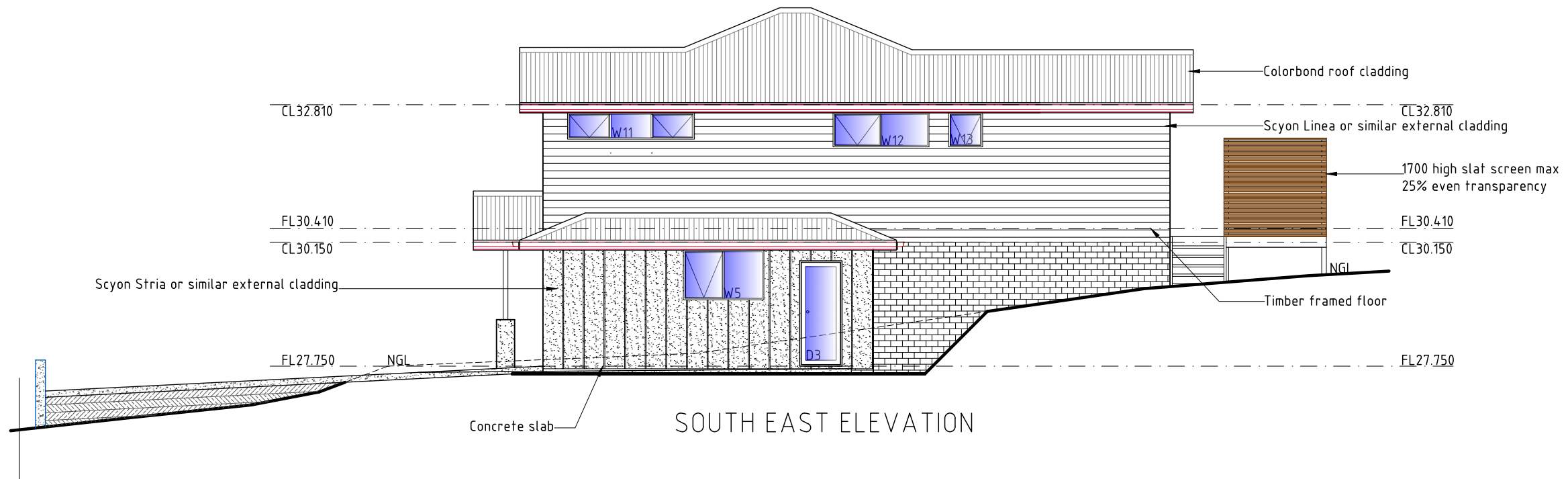
AREAS  
Unit 7  
Lower level 66.37m<sup>2</sup>  
Upper level 82.98m<sup>2</sup>  
Total 149.34m<sup>2</sup>

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NORTH WEST ELEVATION



SOUTH EAST ELEVATION

## UNIT 7

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 7 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

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44 OF 143

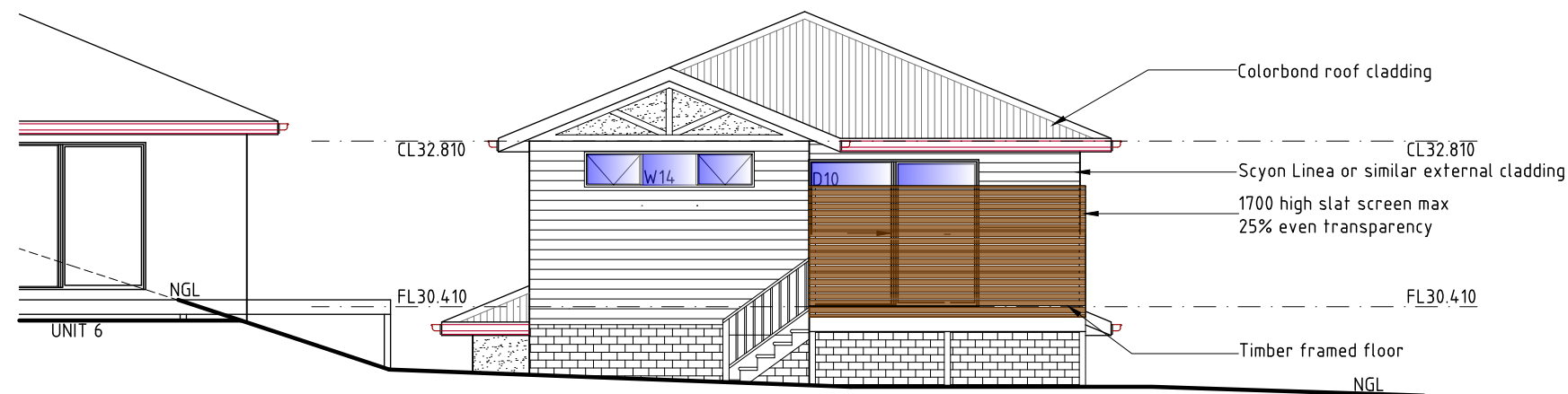
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NORTH EAST ELEVATION



SOUTH WEST ELEVATION

## UNIT 7

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 7 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

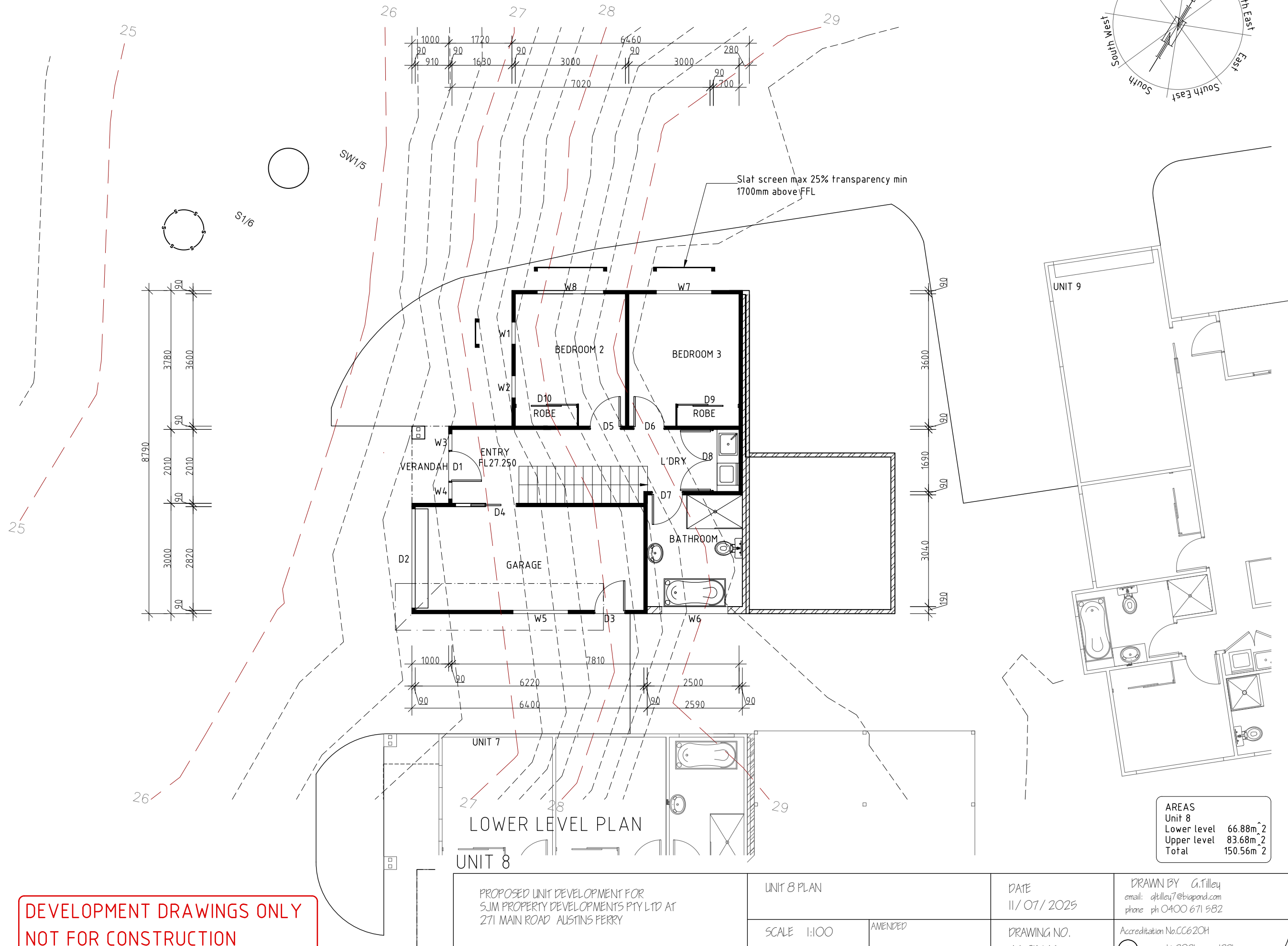
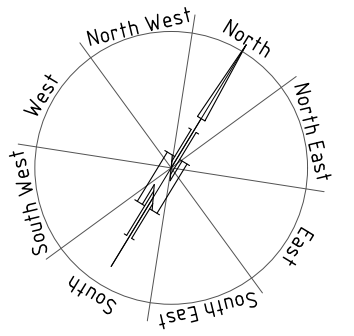
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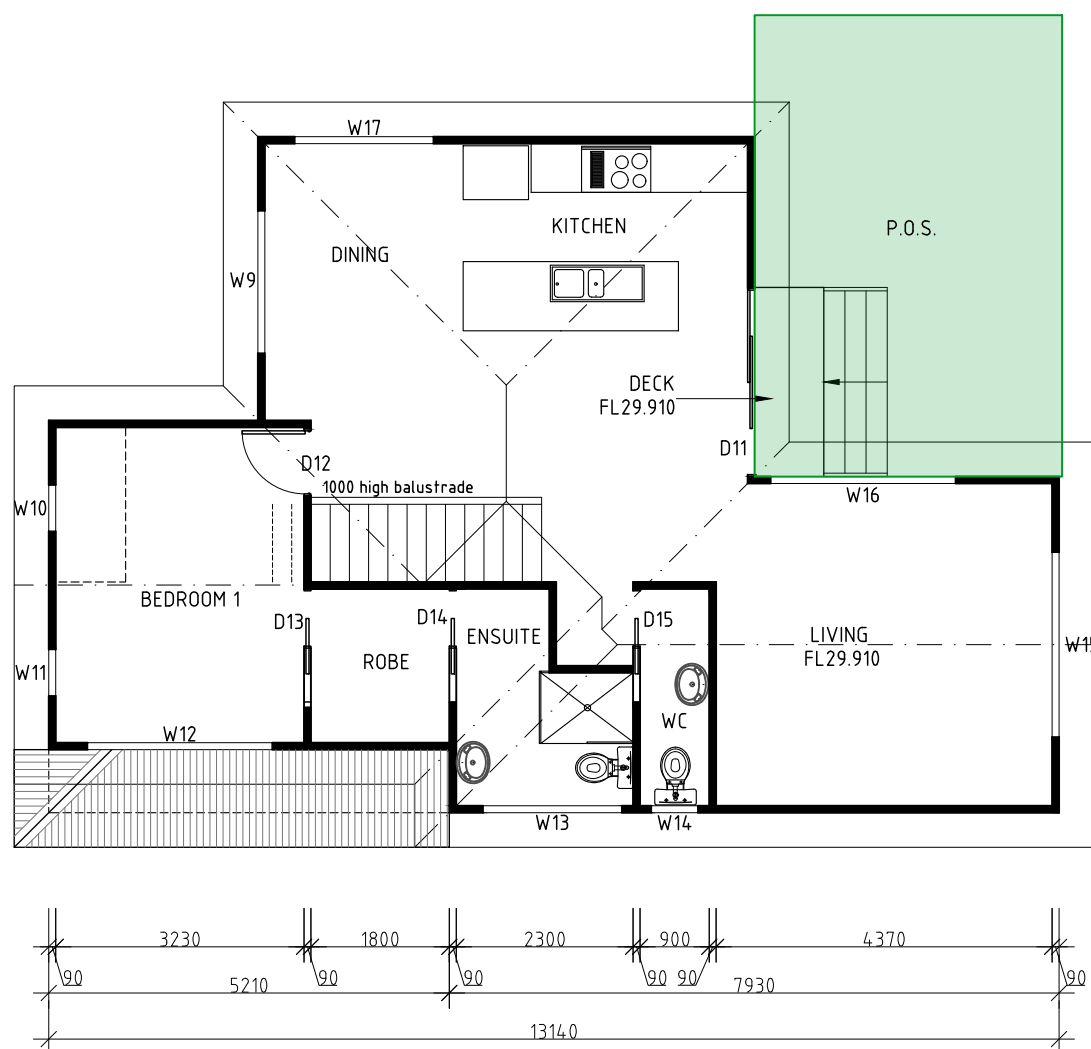
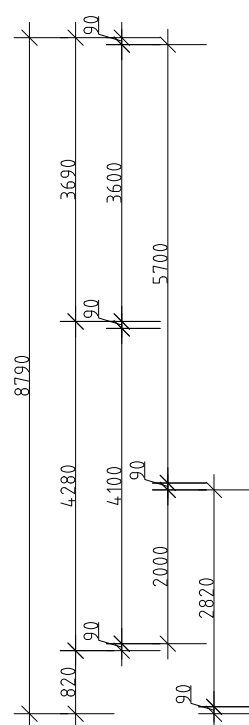
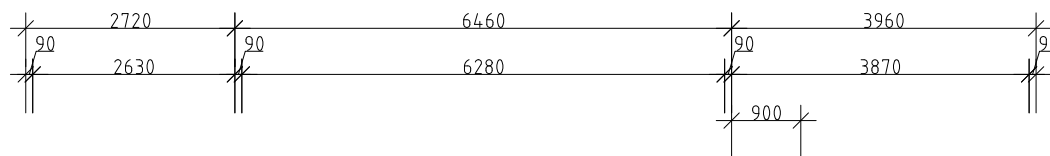
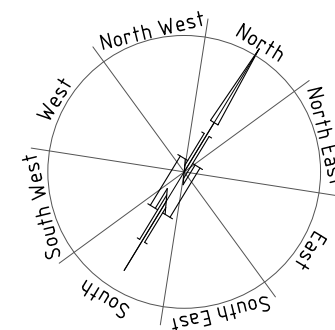
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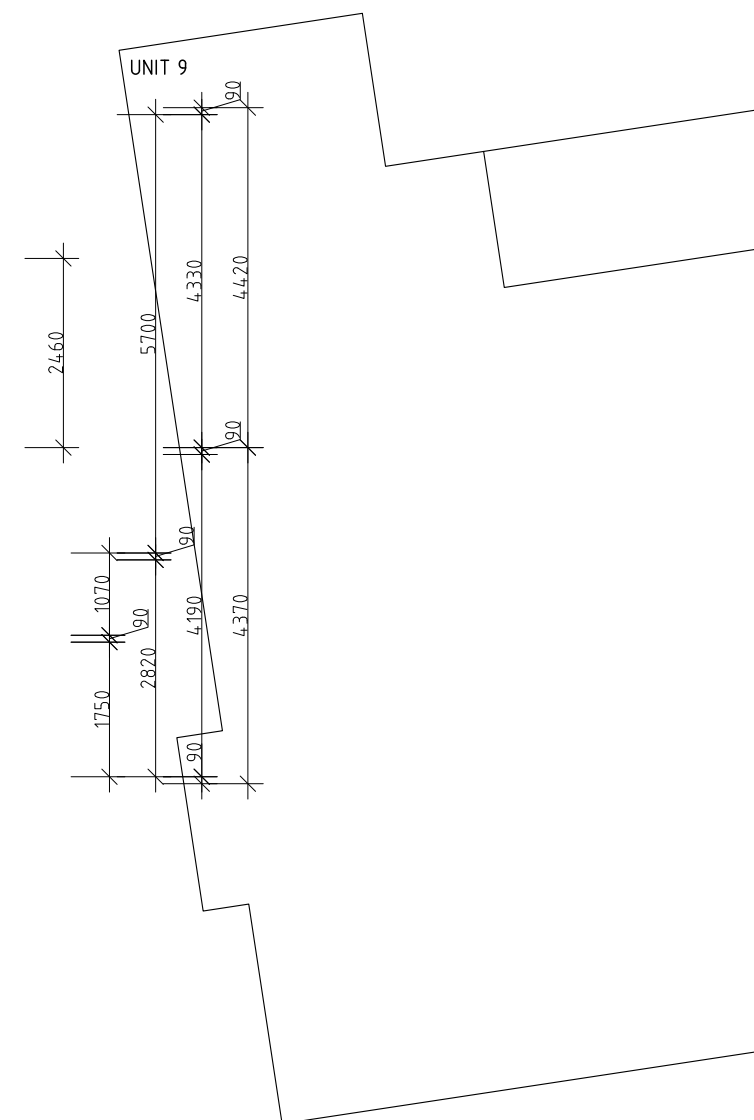
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UPPER LEVEL PLAN



| AREAS       |                      |
|-------------|----------------------|
| Unit 8      |                      |
| Lower level | 66.88m <sup>2</sup>  |
| Upper level | 83.68m <sup>2</sup>  |
| Total       | 150.56m <sup>2</sup> |

## UNIT 8

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 8 PLAN

SCALE 1:100

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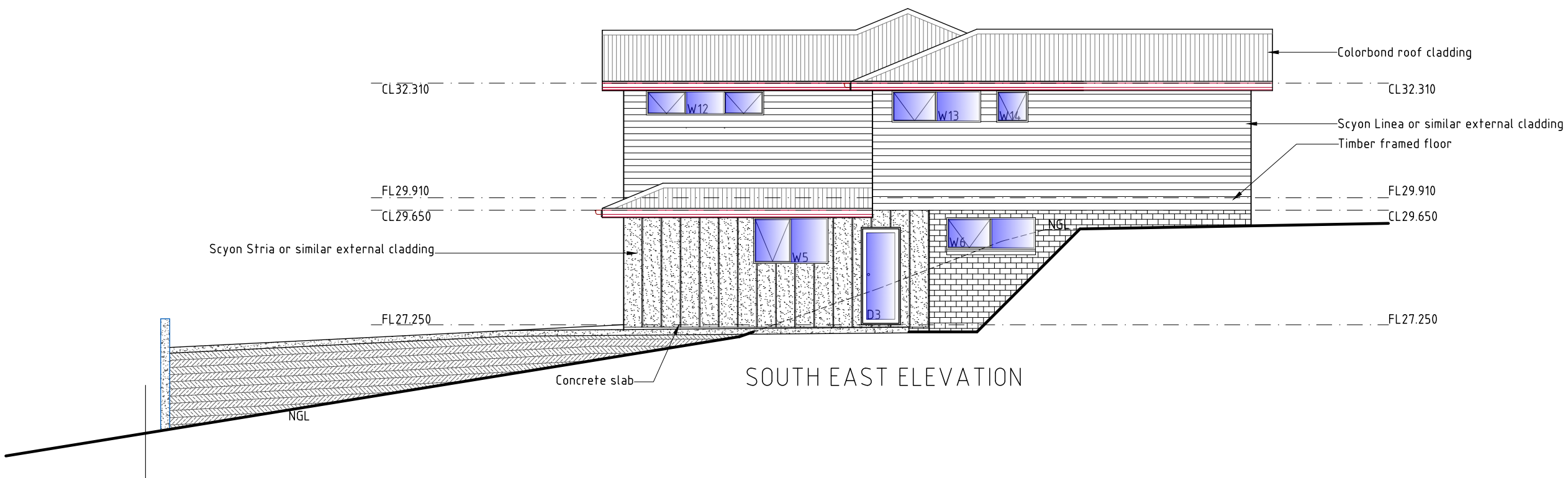
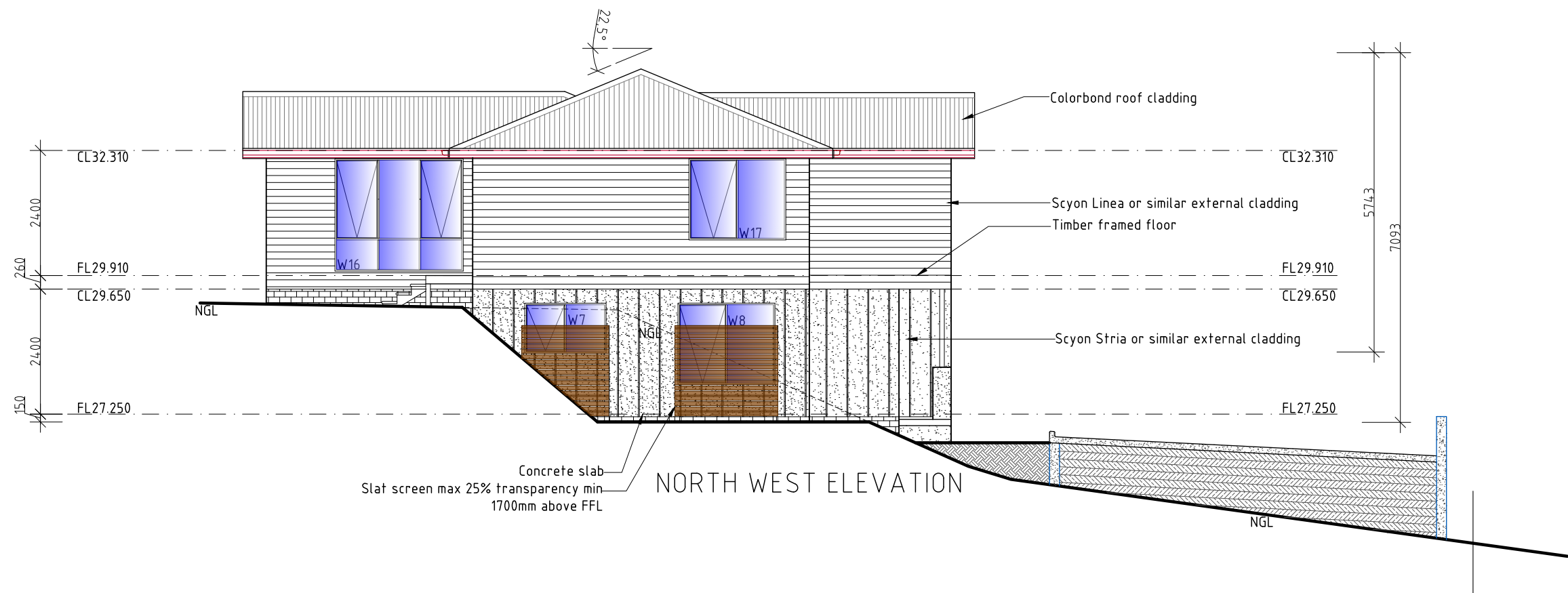
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## UNIT 8

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 8 ELEVATIONS

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DATE  
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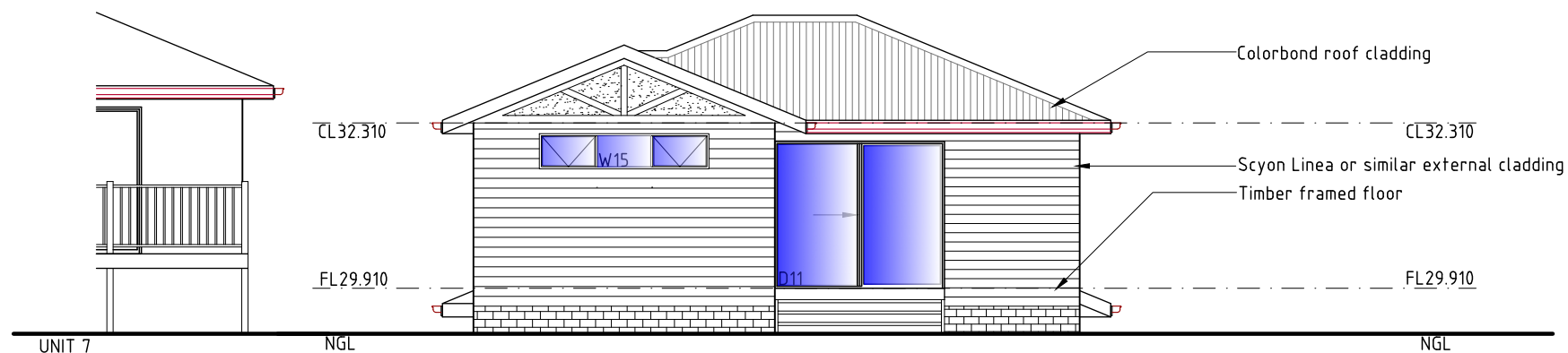
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NORTH EAST ELEVATION



SOUTH WEST ELEVATION

## UNIT 8

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 8 ELEVATIONS

SCALE 1:100

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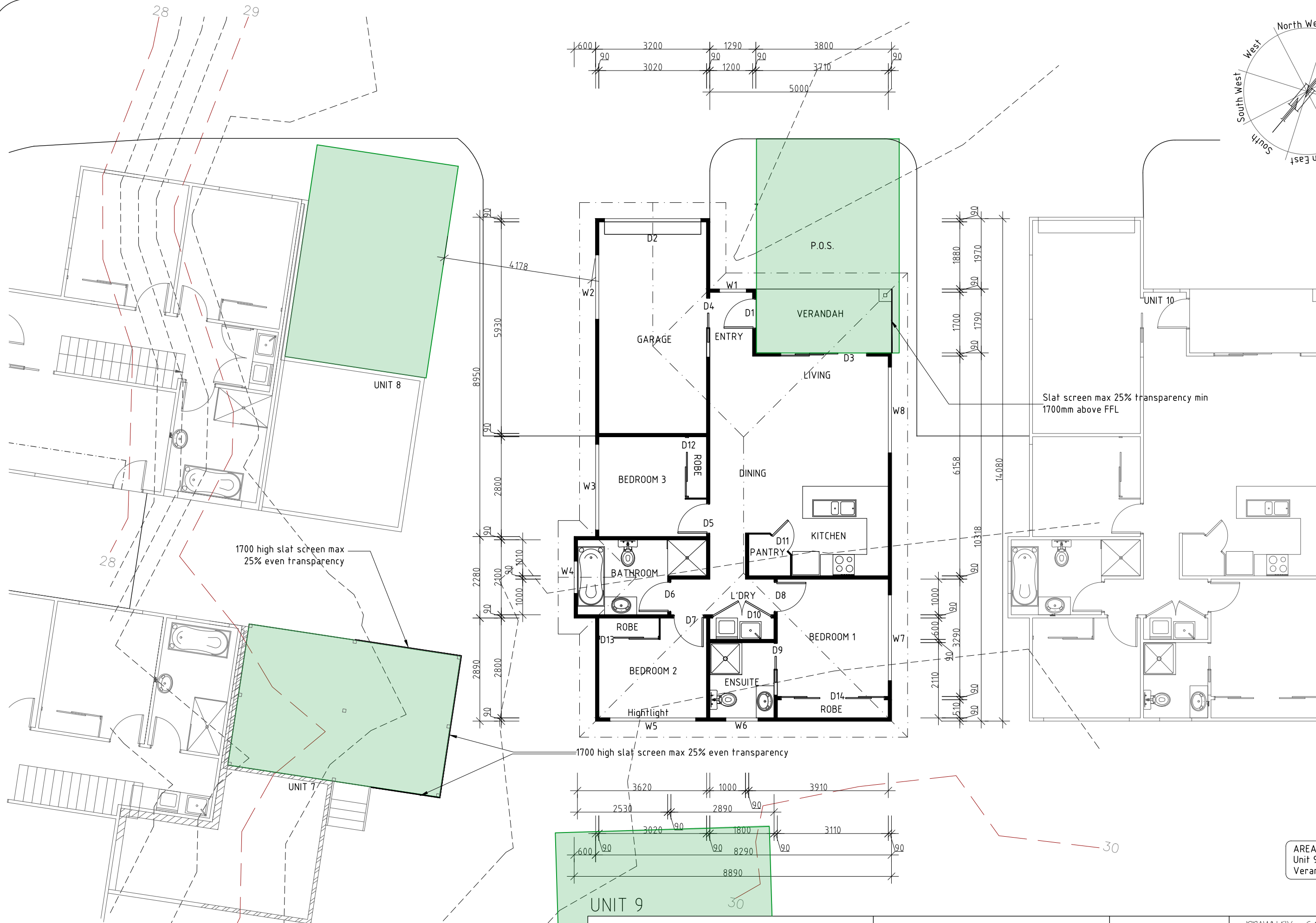
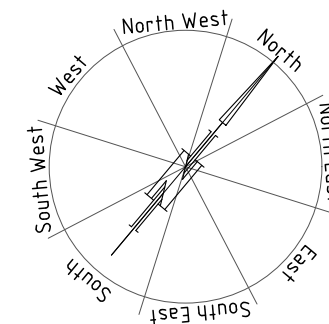
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AREAS  
Unit 9 101.24m<sup>2</sup>  
Verandah 6.80m<sup>2</sup>



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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 9 PLAN

SCALE 1:100

AMENDED

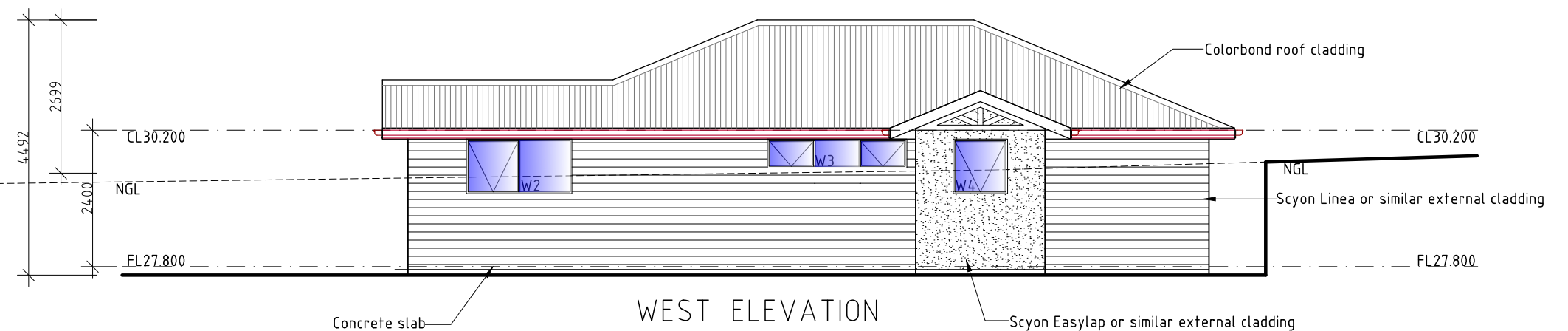
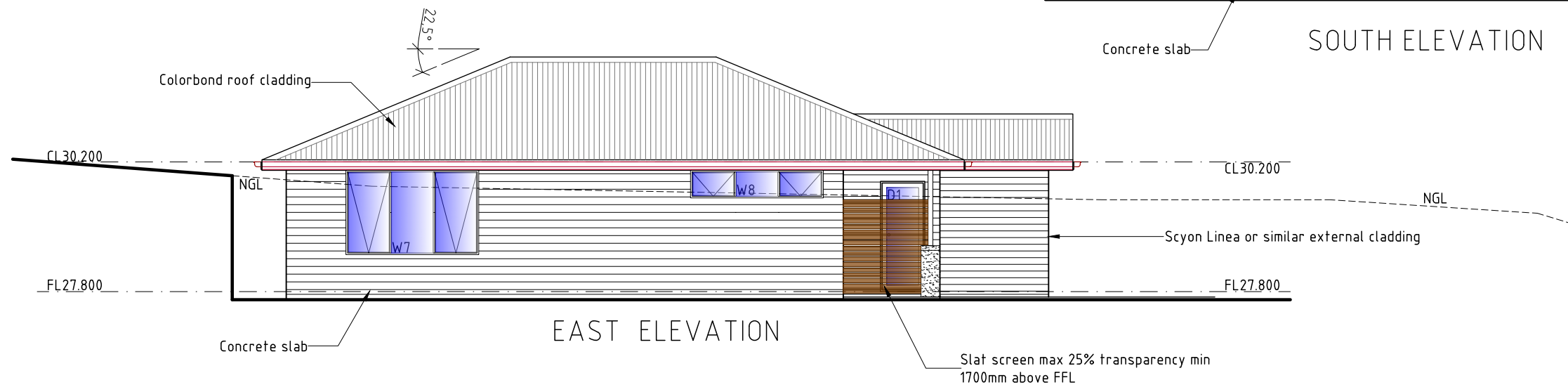
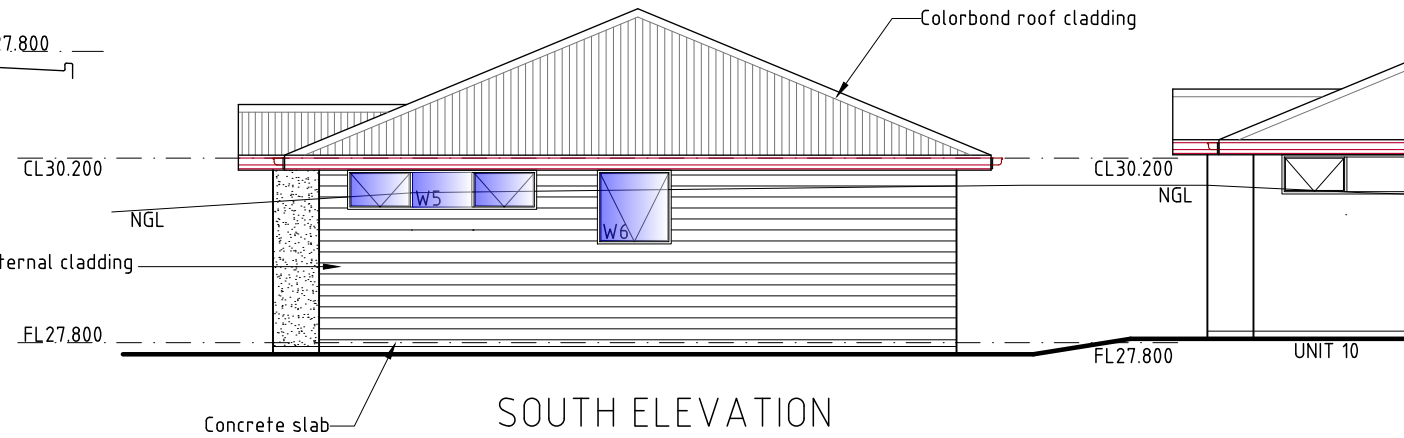
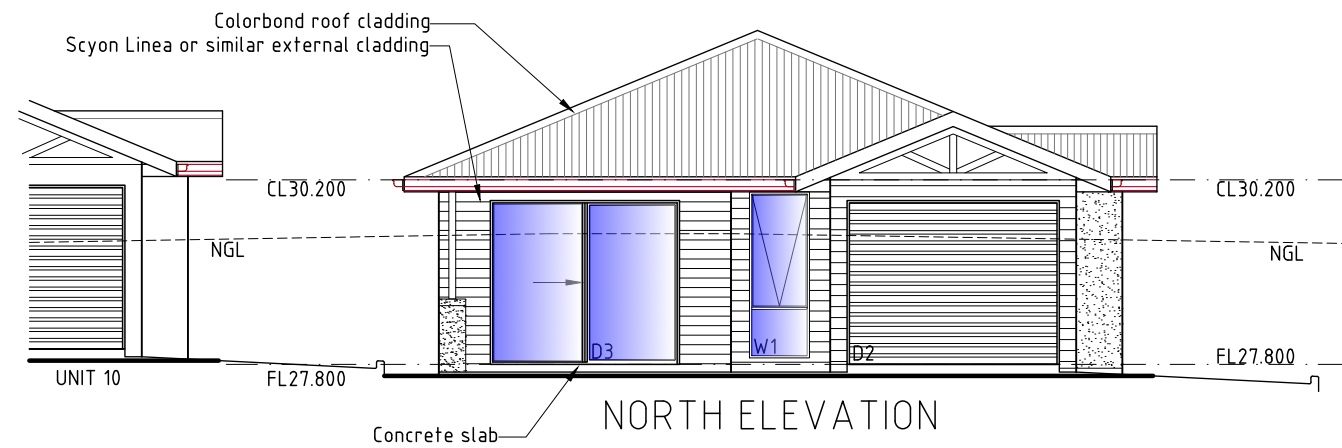
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UNIT 9

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 9 ELEVATIONS

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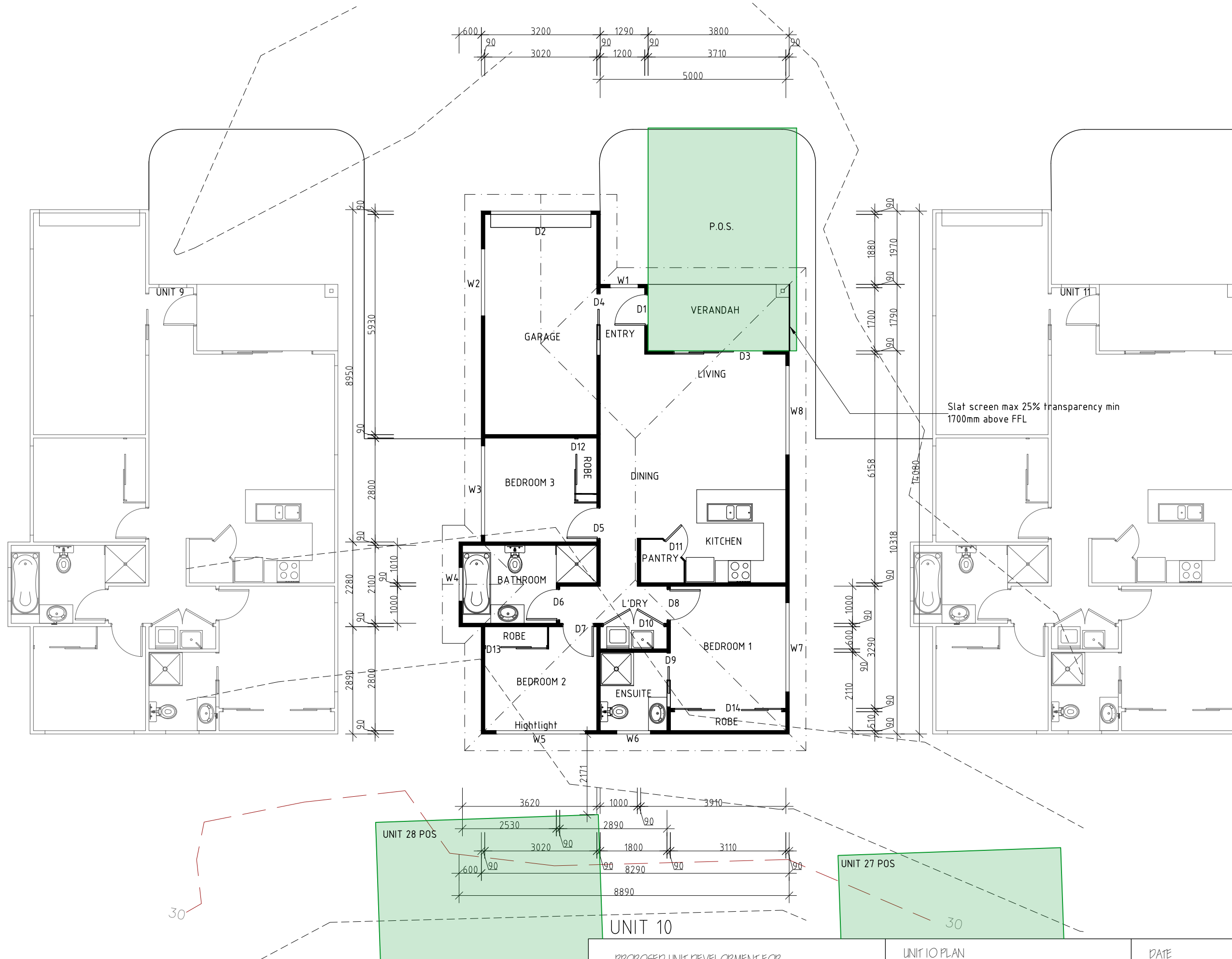
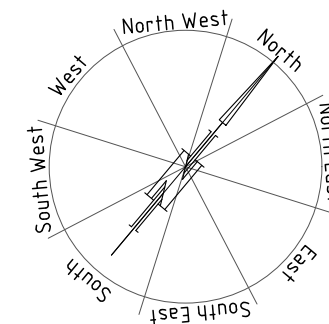
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| AREAS    |                      |
|----------|----------------------|
| Unit 10  | 101.24m <sup>2</sup> |
| Verandah | 6.80m <sup>2</sup>   |

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 10 PLAN

SCALE 1:100

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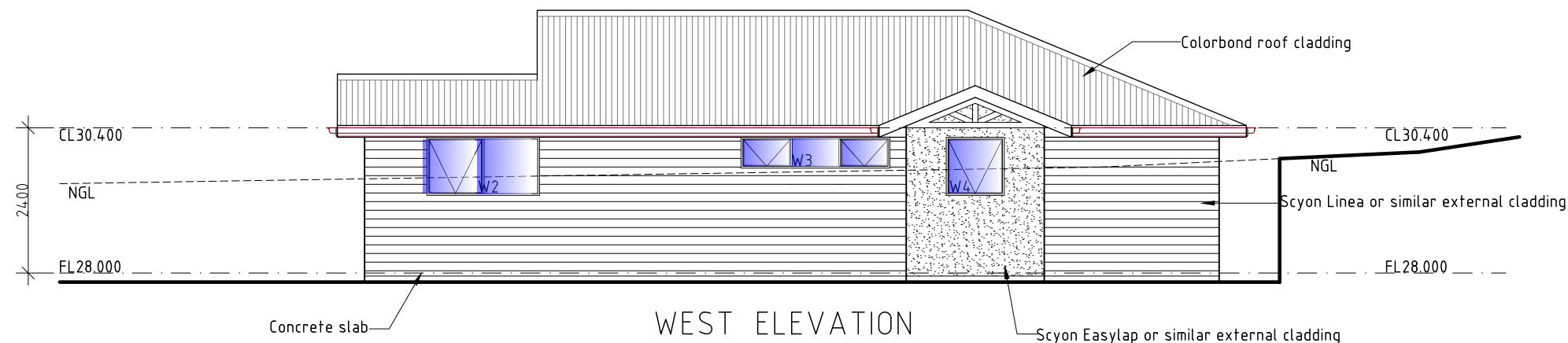
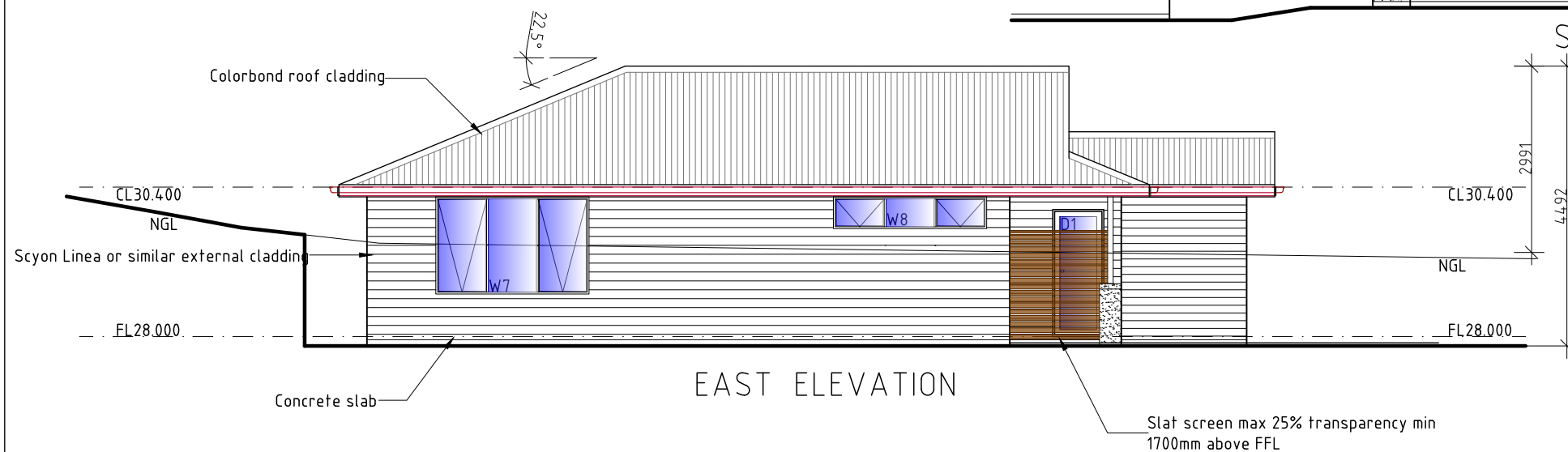
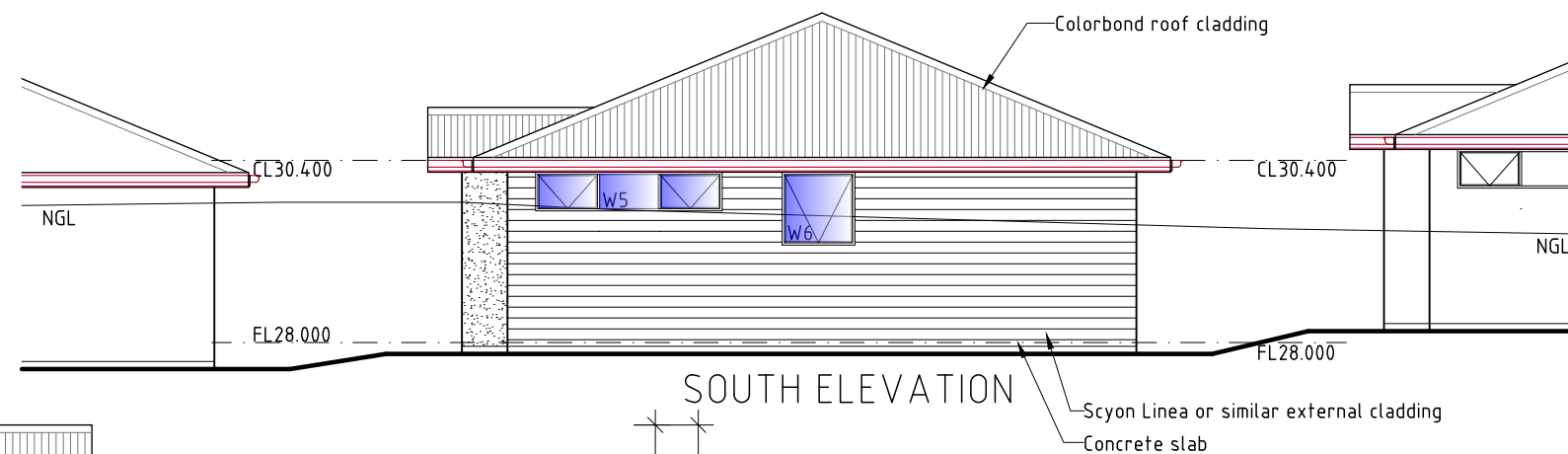
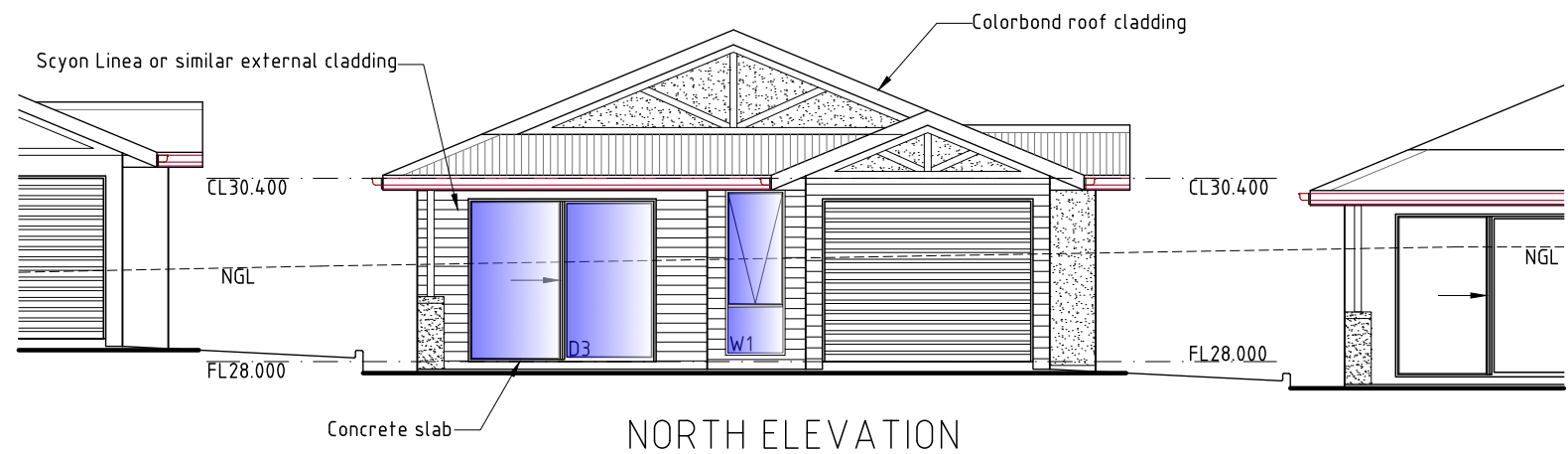
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# UNIT 10

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SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

## UNIT 10 ELEVATIONS

SCALE 1:100

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DATE  
11/07/2025

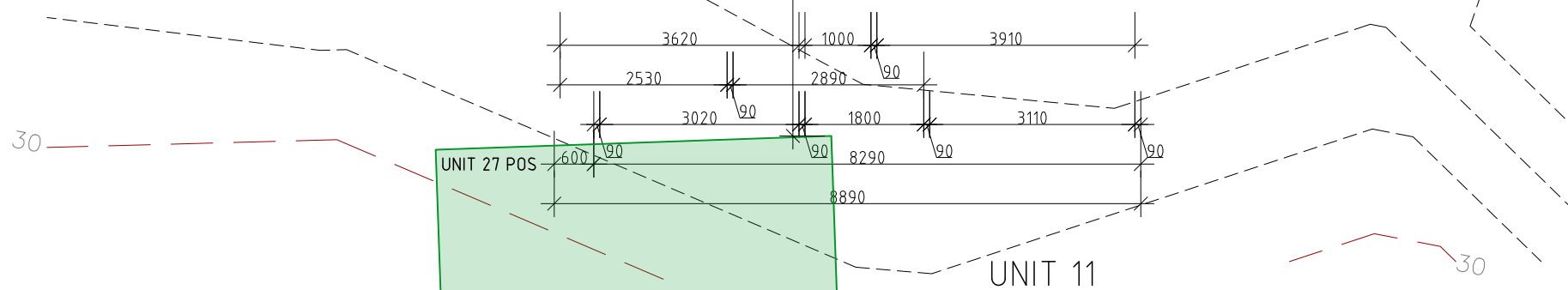
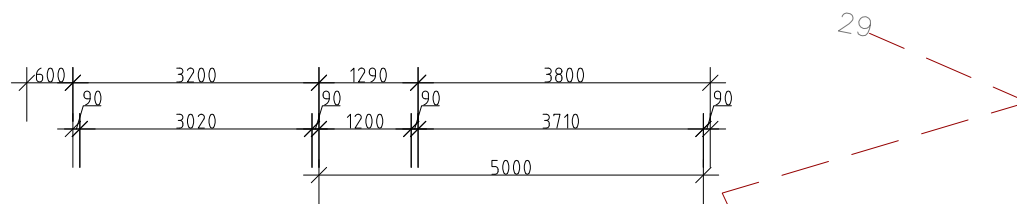
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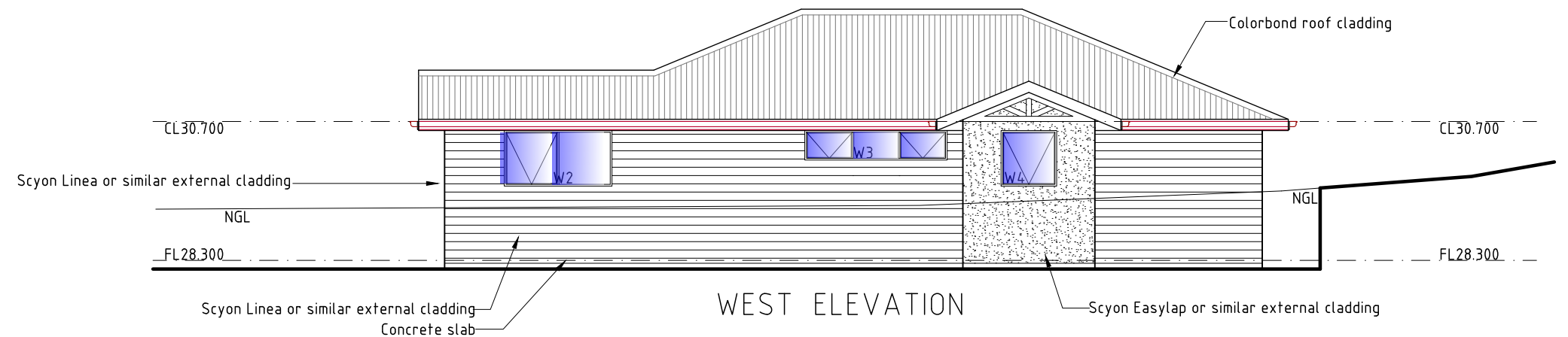
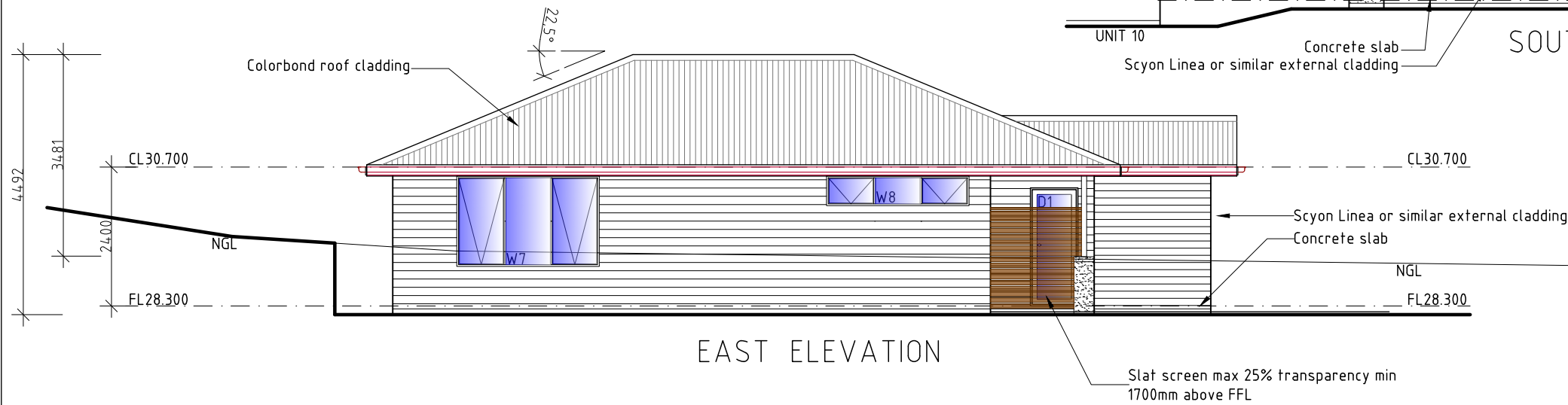
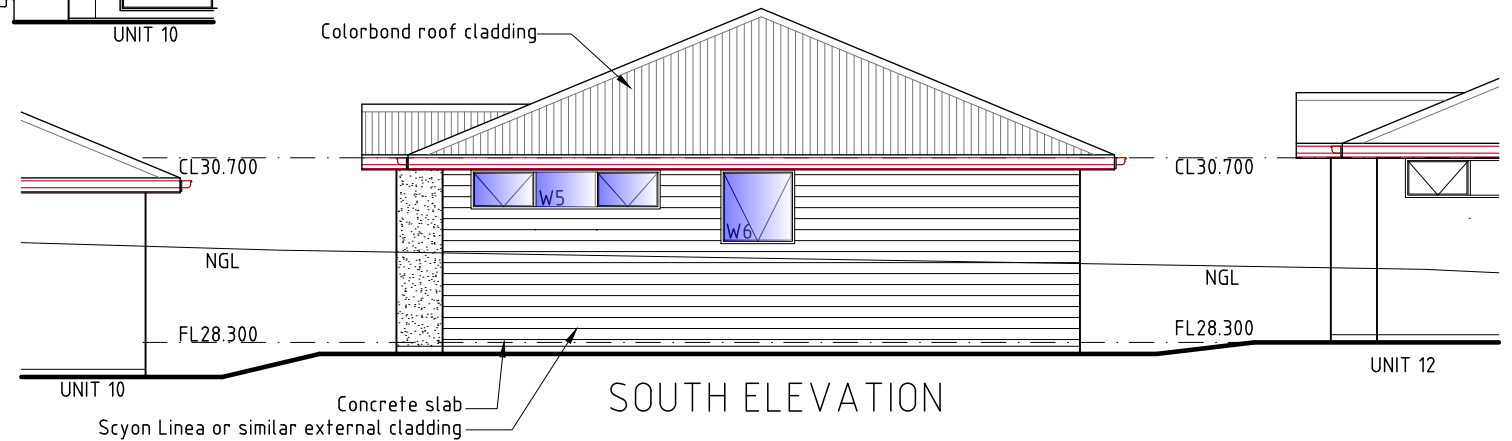
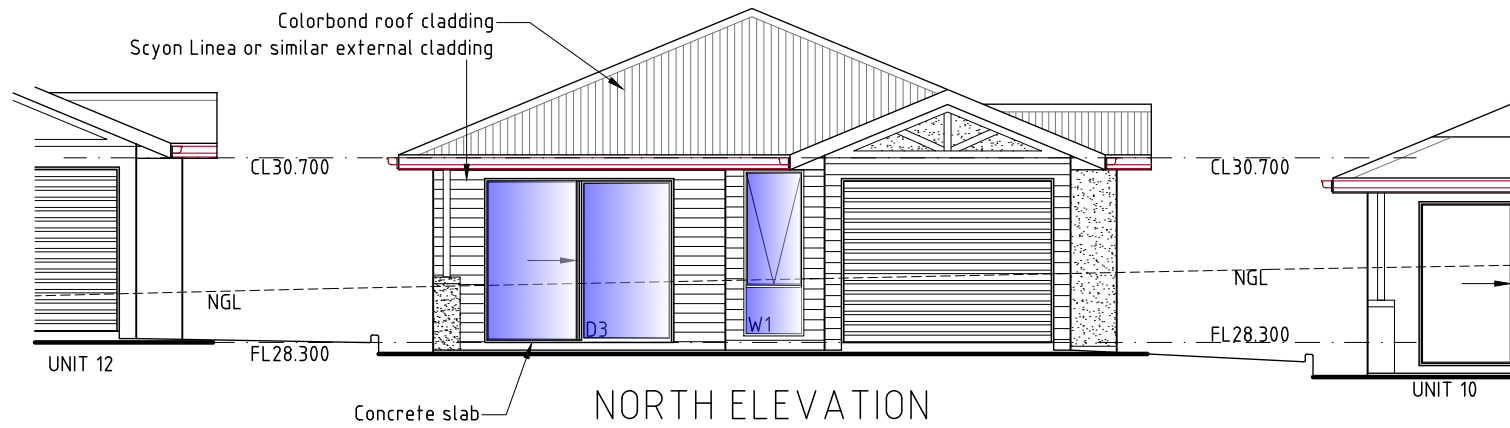
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UNIT 11

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 11 ELEVATIONS

SCALE 1:100

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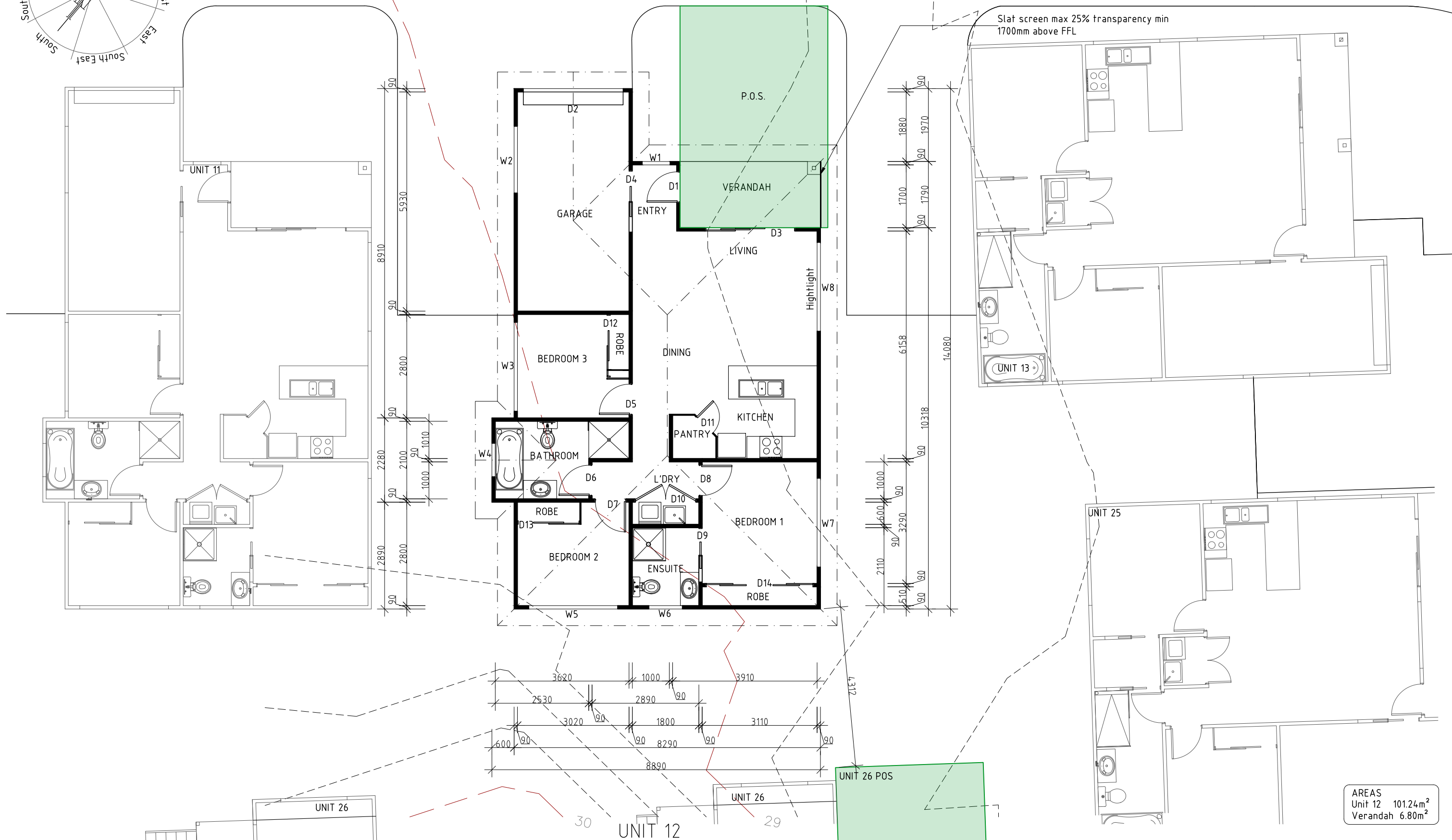
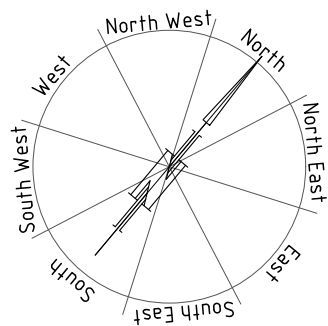
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Slat screen max 25% transparency min  
1700mm above FFL

AREAS  
Unit 12 101.24m<sup>2</sup>  
Verandah 6.80m<sup>2</sup>

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 12 PLAN

SCALE 1:100

AMENDED

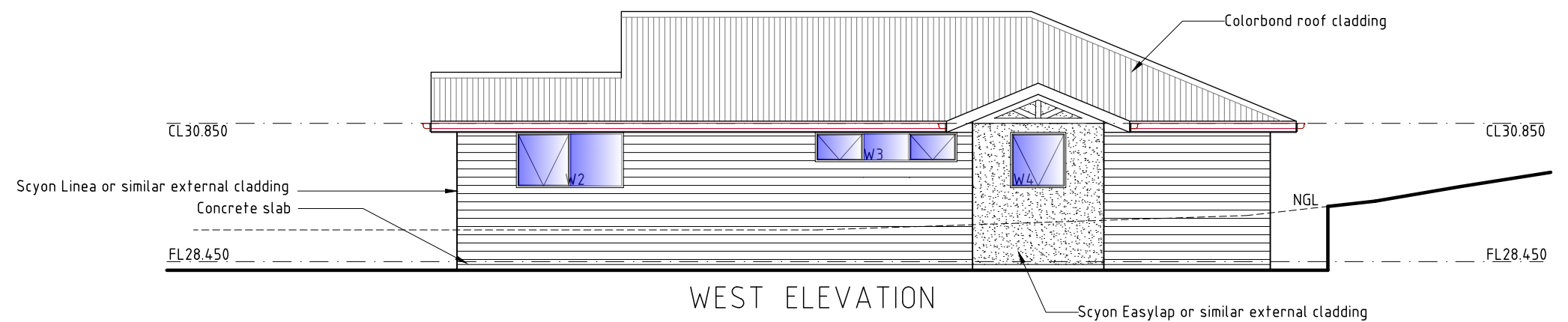
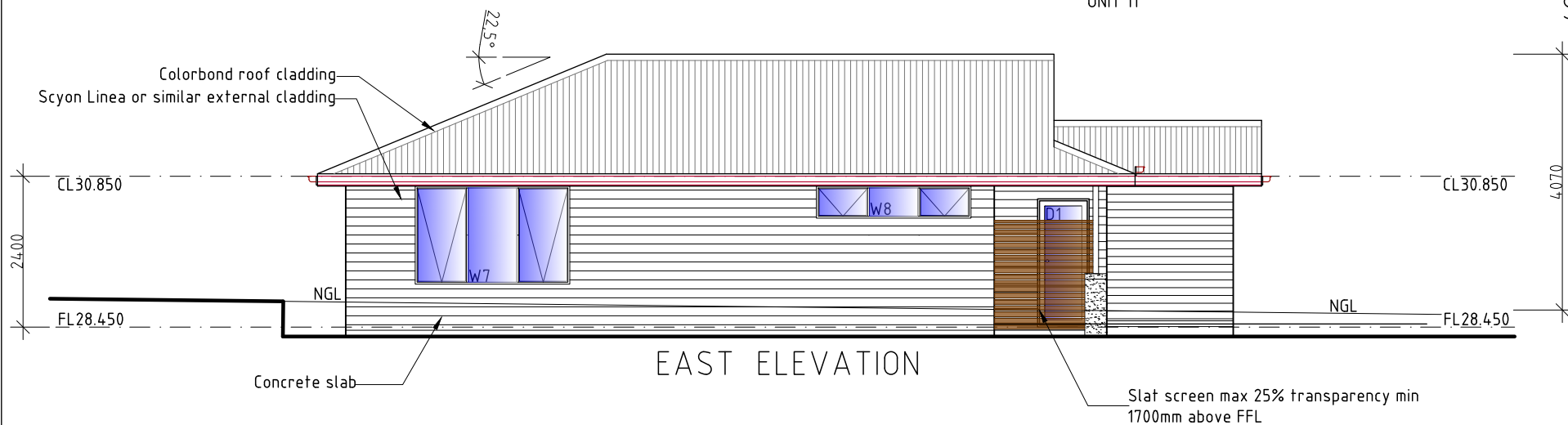
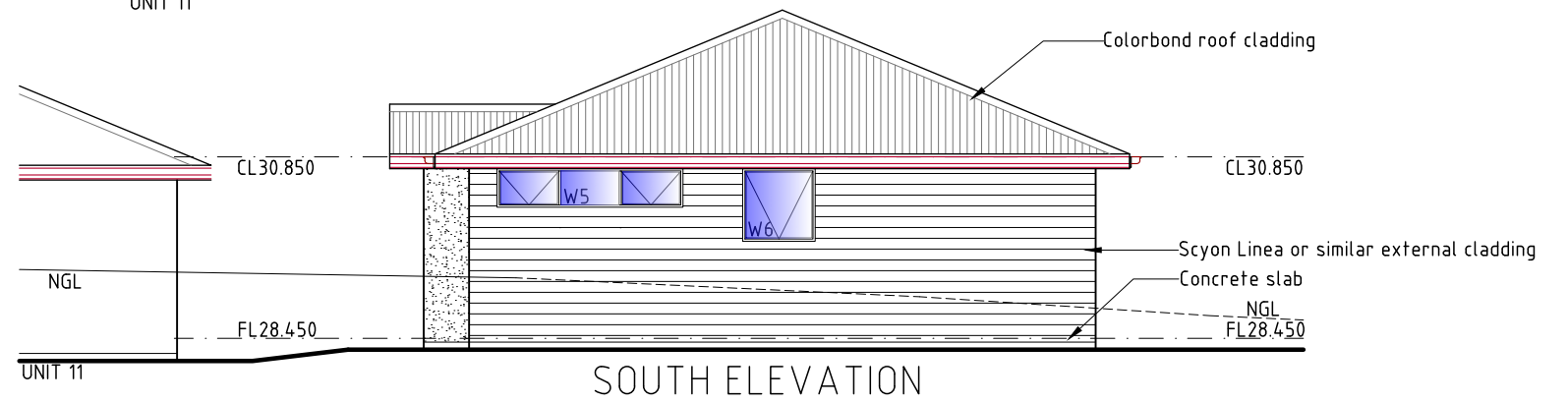
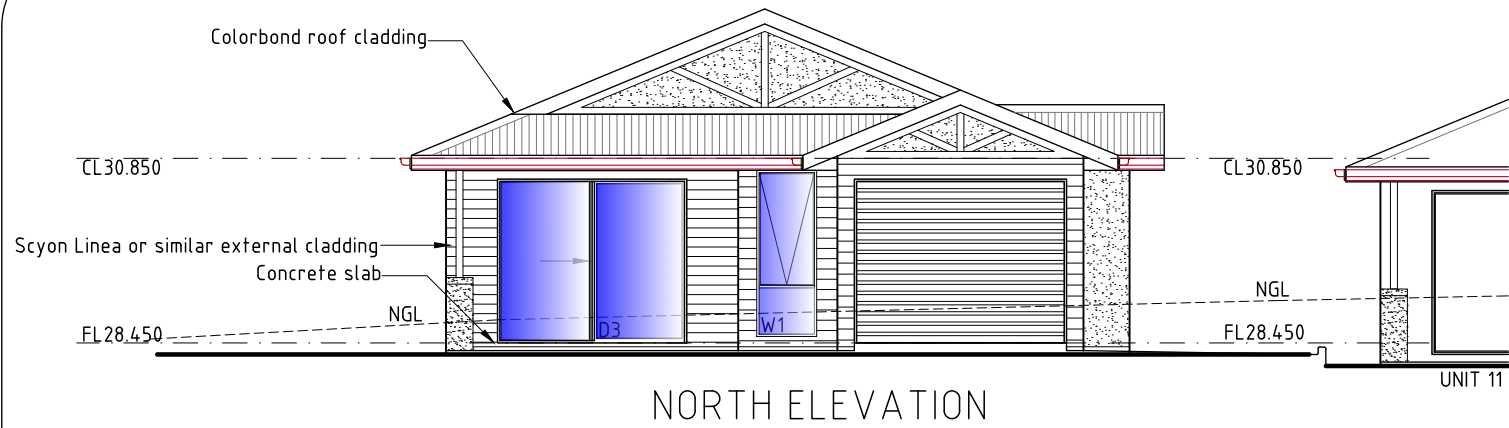
DATE  
11/07/2025

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56 OF 143

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## UNIT 12

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 12 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

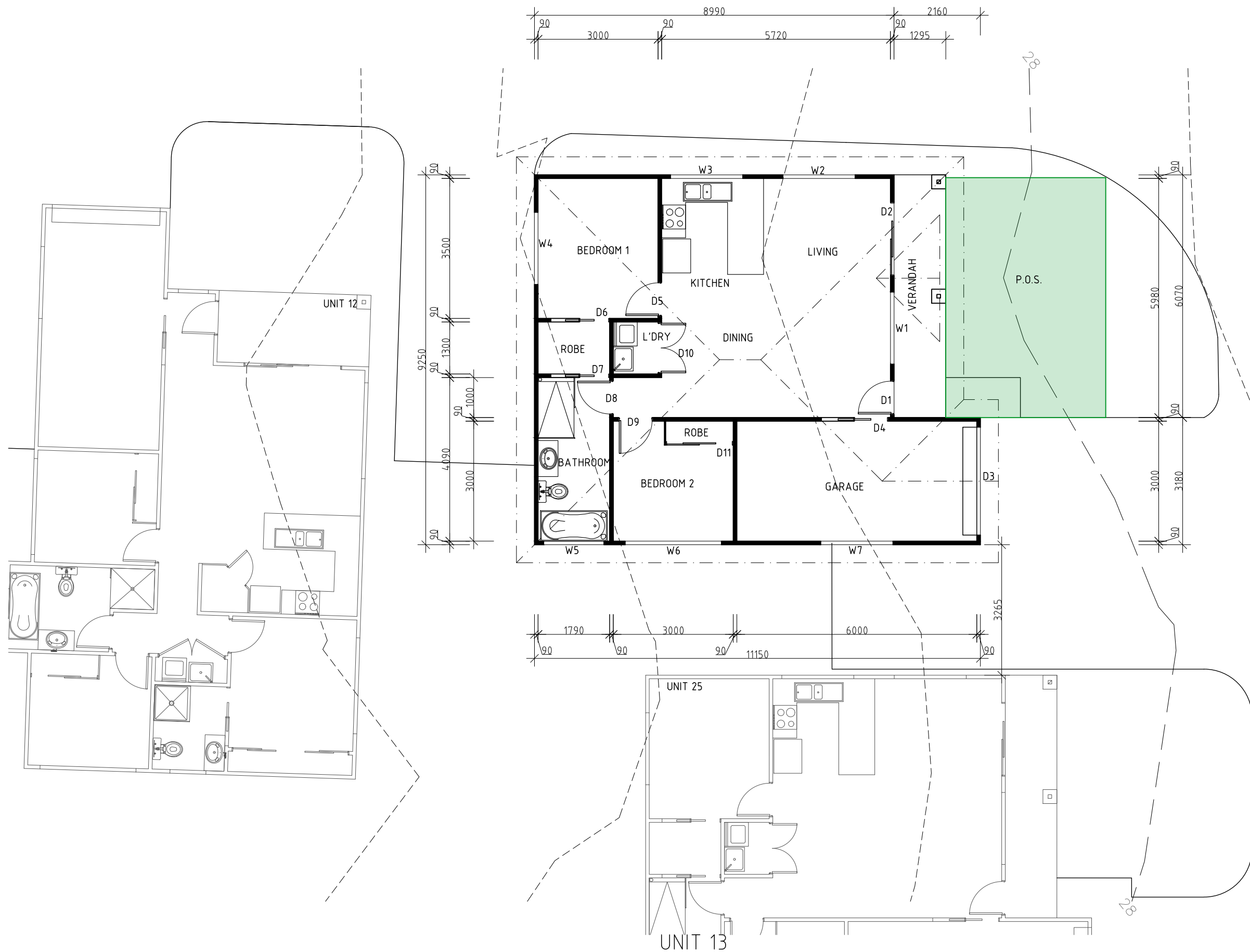
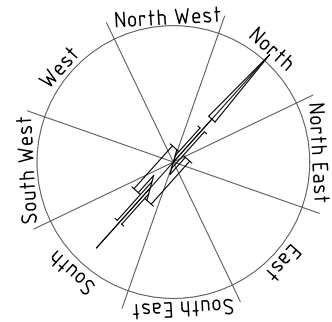
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57 OF 143

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AREAS  
Unit 13 90.01m<sup>2</sup>  
Verandah 7.82m<sup>2</sup>



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NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 13 PLAN

SCALE 1:100

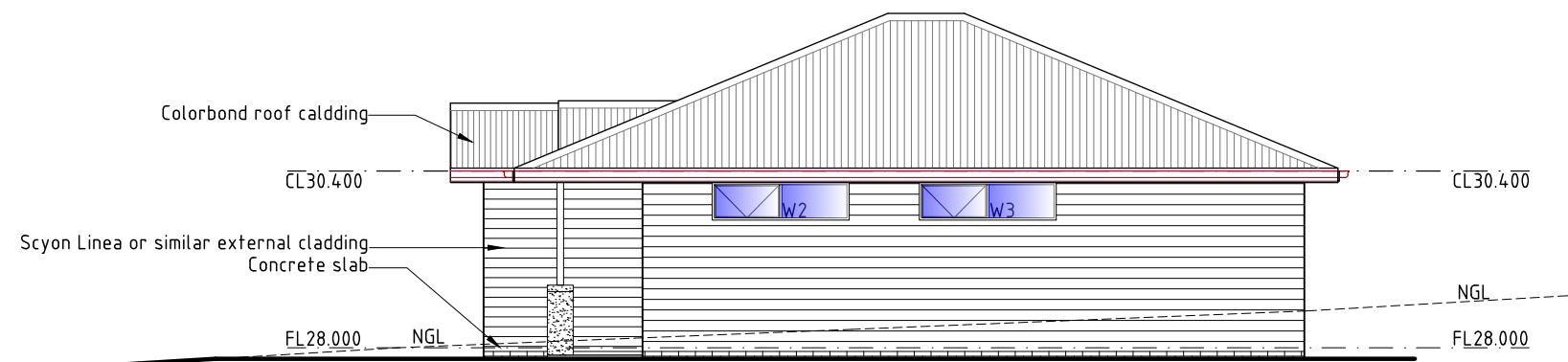
AMENDED

DATE  
11/07/2025

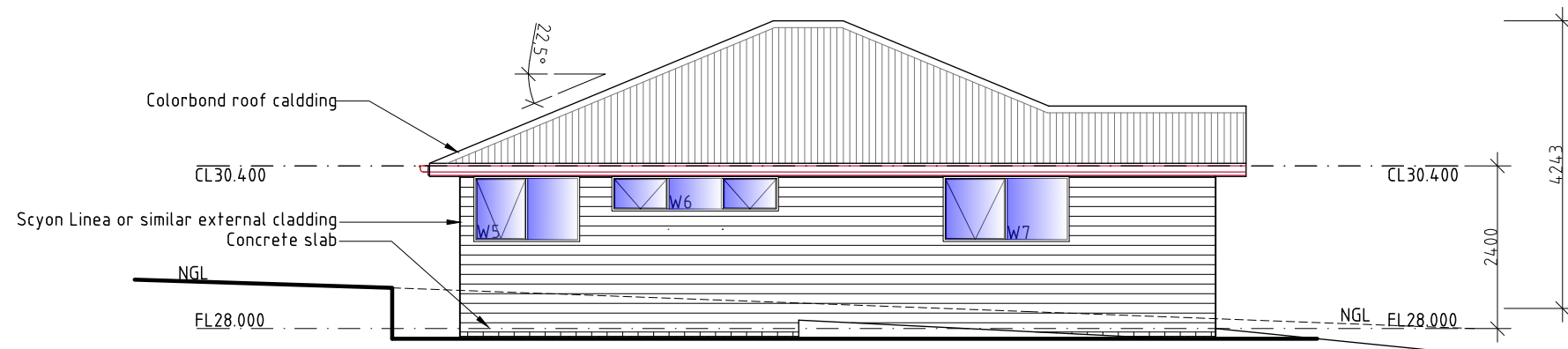
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58 OF 143

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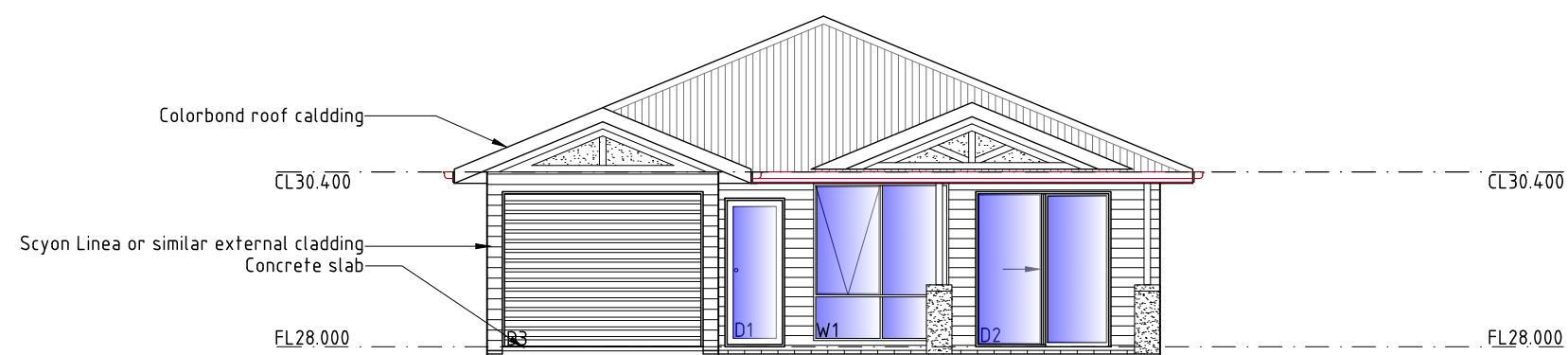
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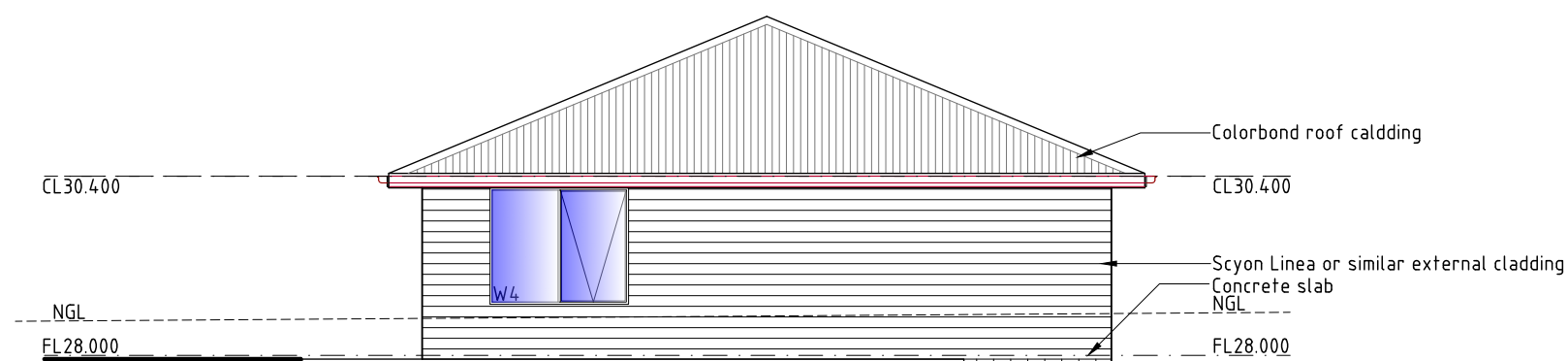
NORTH ELEVATION



SOUTH ELEVATION  
UNIT 25



EAST ELEVATION



WEST ELEVATION

UNIT 13

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 13 ELEVATIONS

DATE  
11/07/2025

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SCALE 1:100

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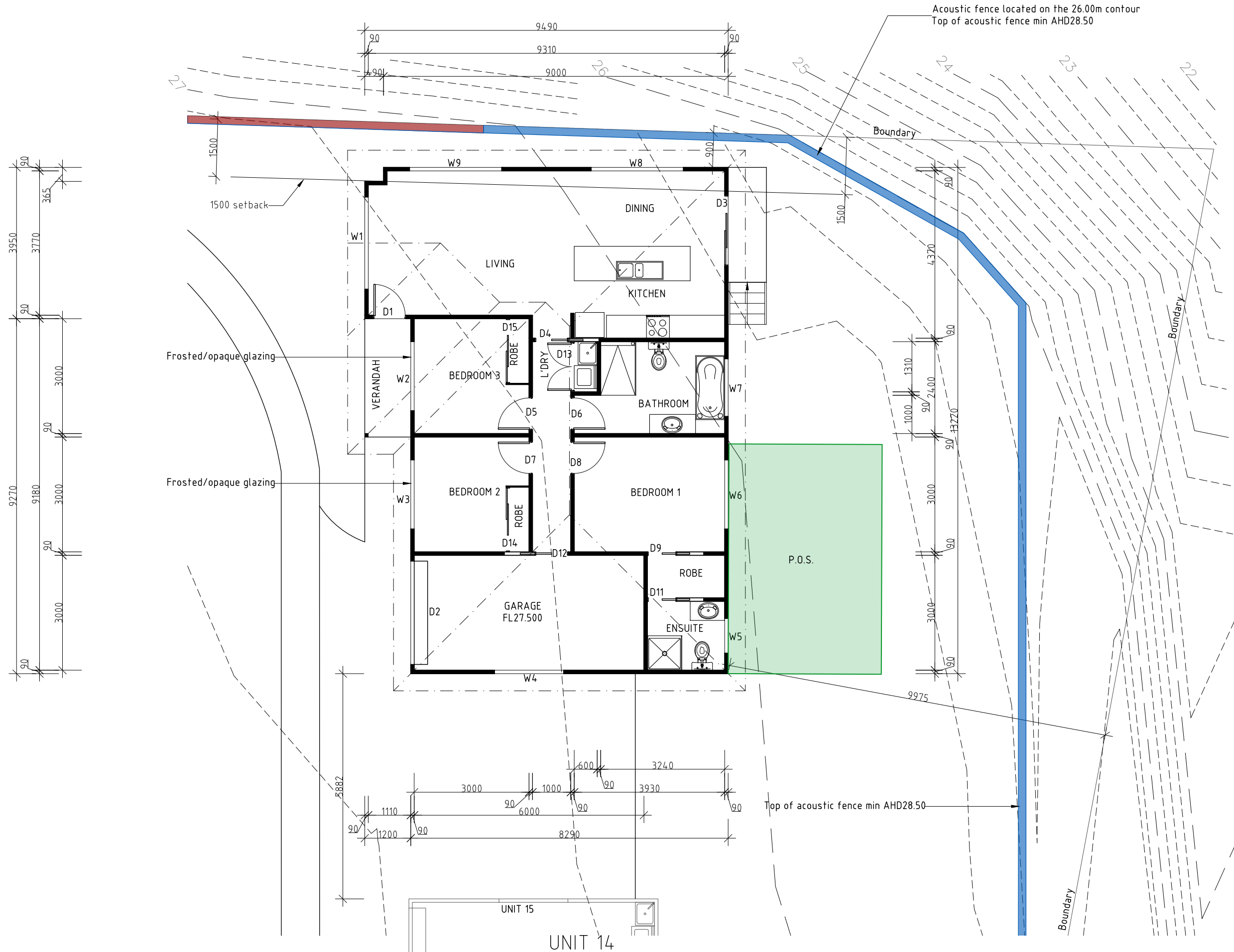
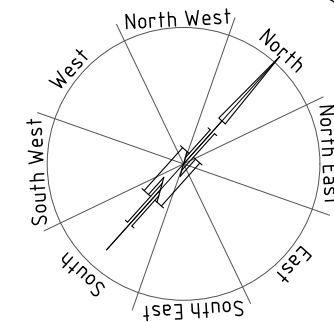
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59 OF 143

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AREAS  
Unit 14 114.33m<sup>2</sup>



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UNIT 14

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 14 PLAN

SCALE 1:100

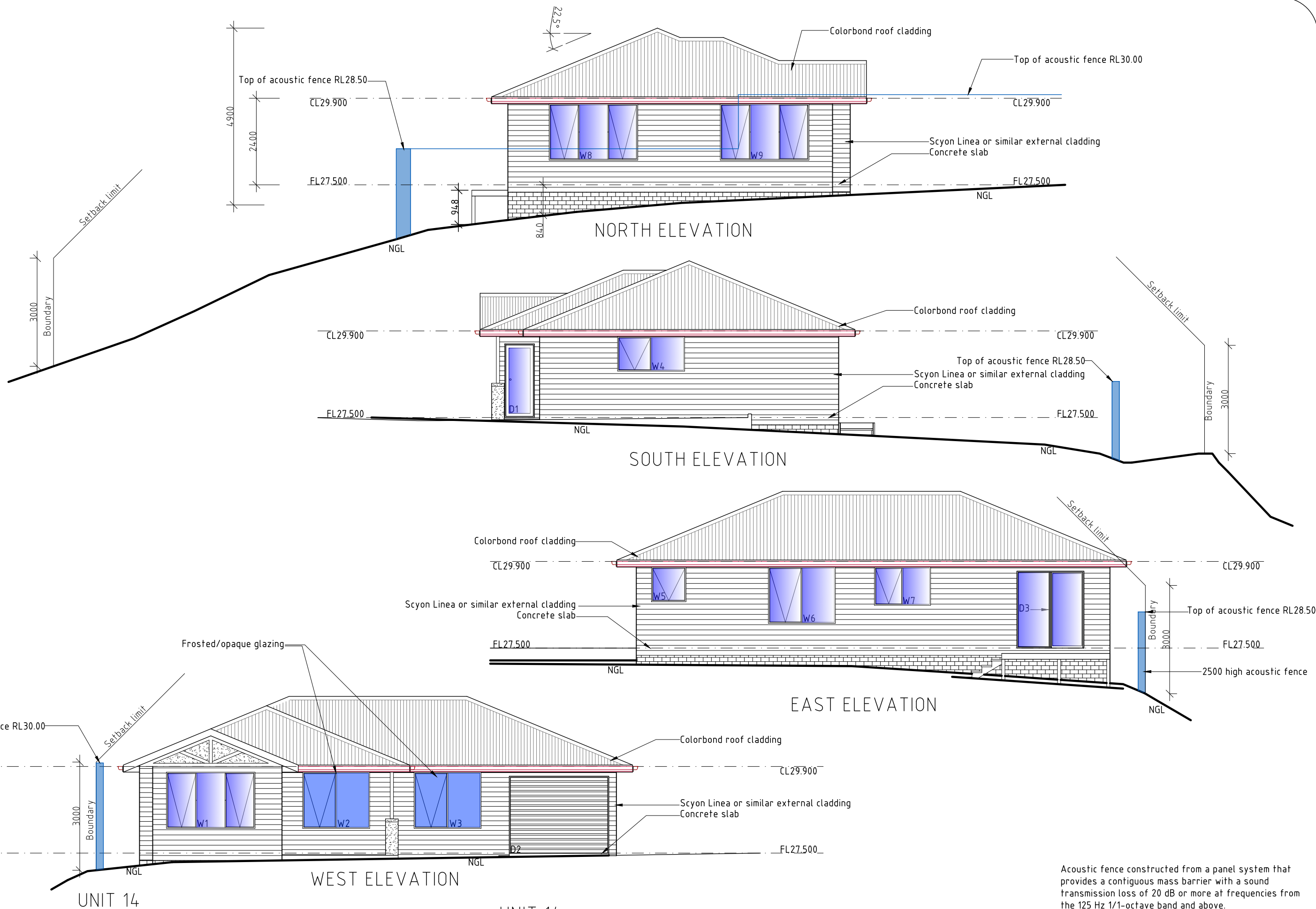
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60 OF 143

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Acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above.



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UNIT 14

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 14 ELEVATIONS

SCALE 1:100

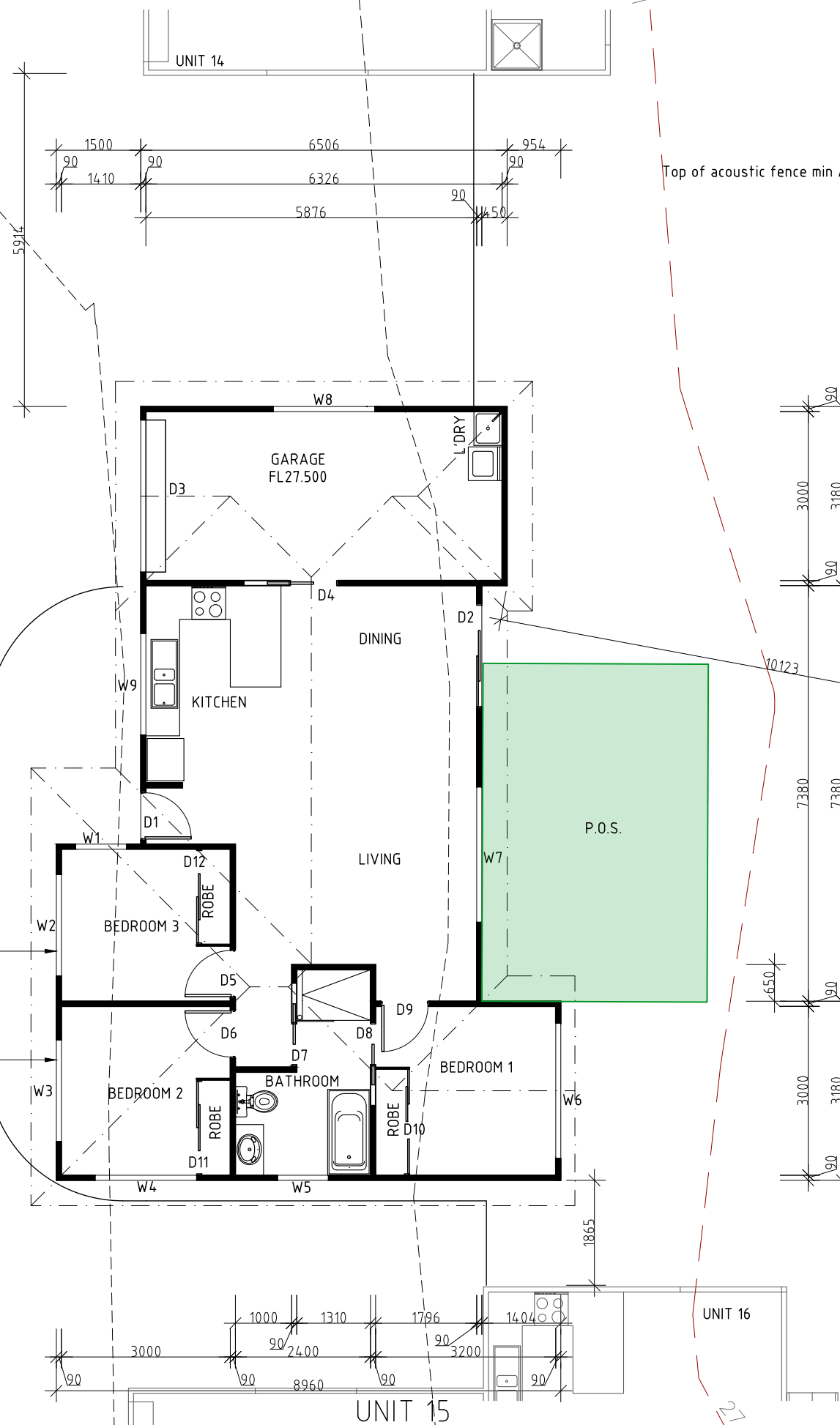
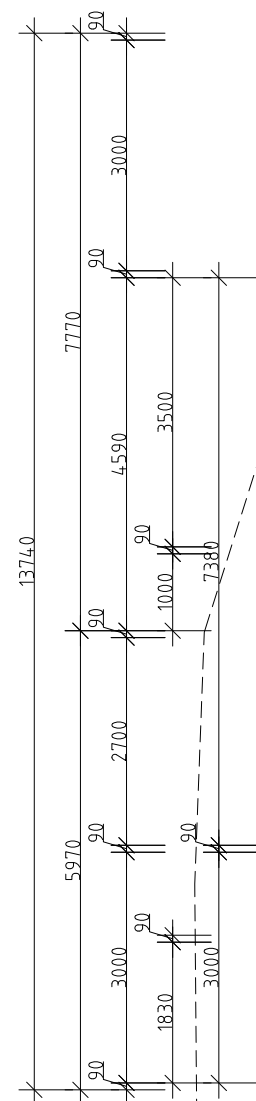
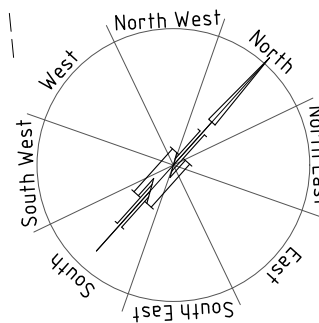
AMENDED  
09/04/2024

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11/07/2025

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Top of acoustic fence min AHD28.50

Boundary

Boundary

Top of acoustic fence min AHD28.50

Frosted/opaque glazing

Frosted/opaque glazing

AREAS  
Unit 15 98.06m<sup>2</sup>

DEVELOPMENT DRAWINGS ONLY  
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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 15 PLAN

SCALE 1:100

AMENDED

DATE  
11/07/2025

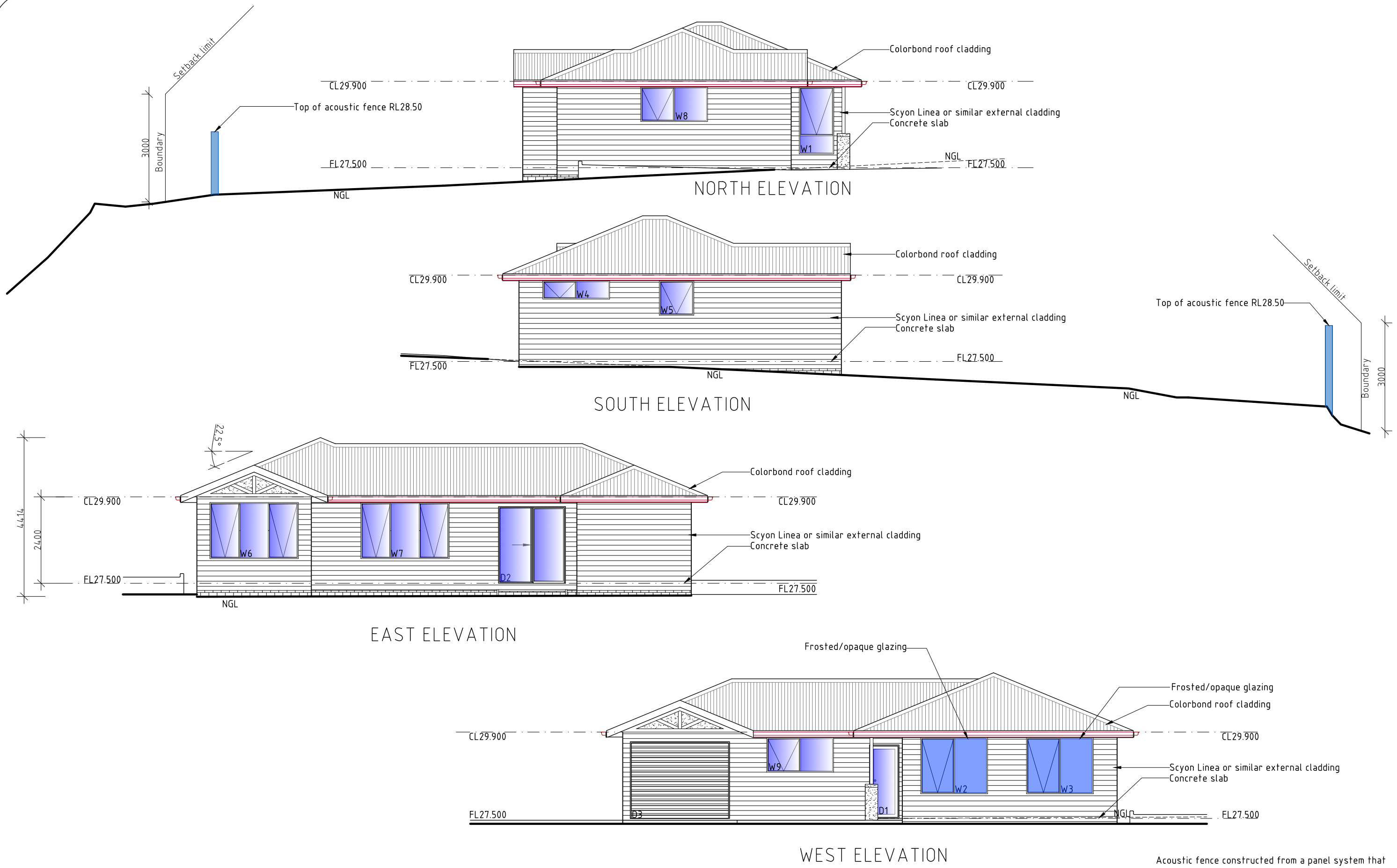
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UNIT 15

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 15 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

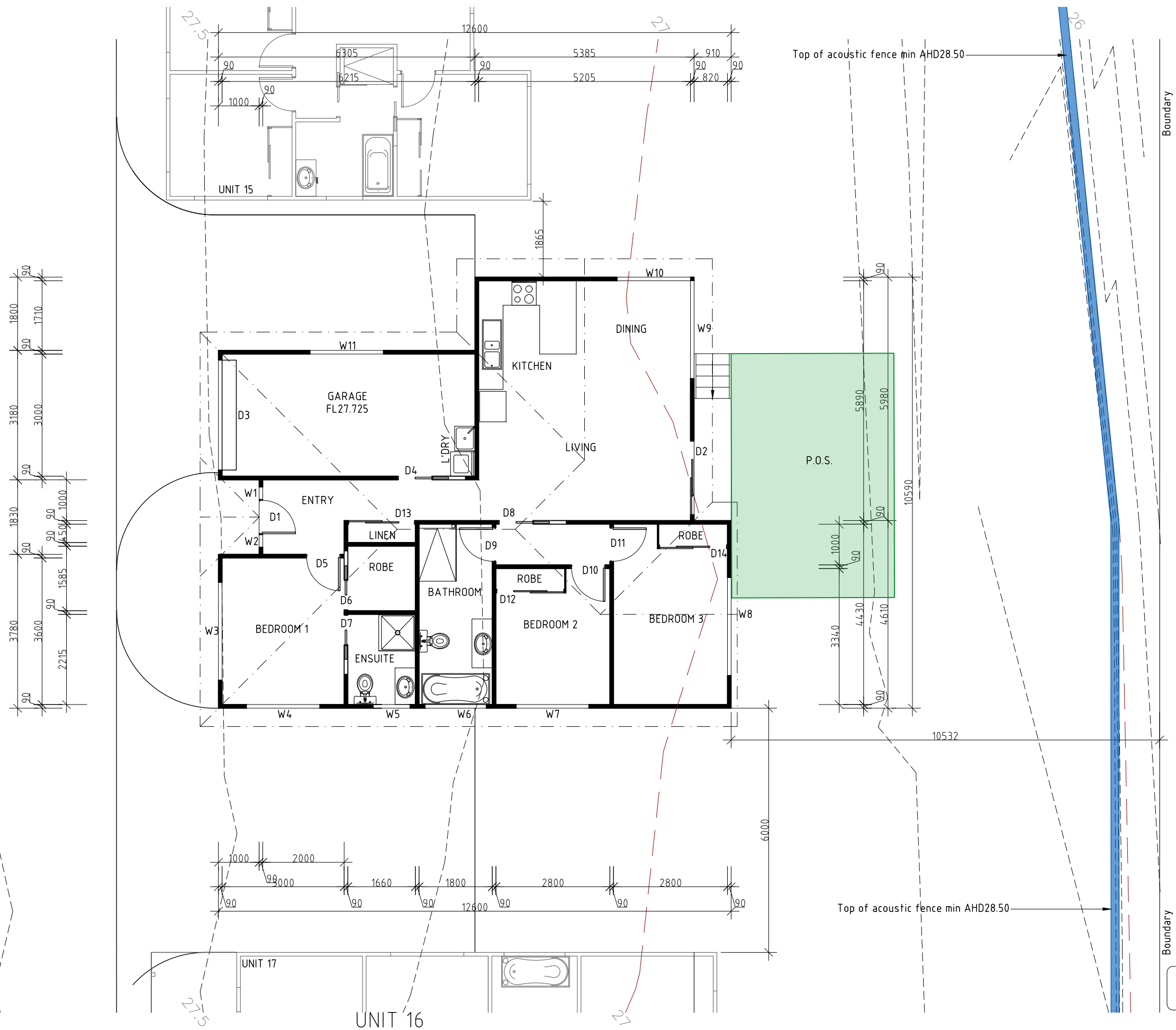
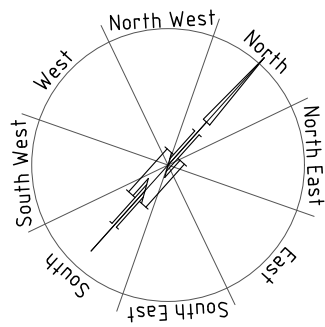
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Acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above.



AREAS  
Unit 16 114.81m<sup>2</sup>

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 16 PLAN

SCALE 1:100

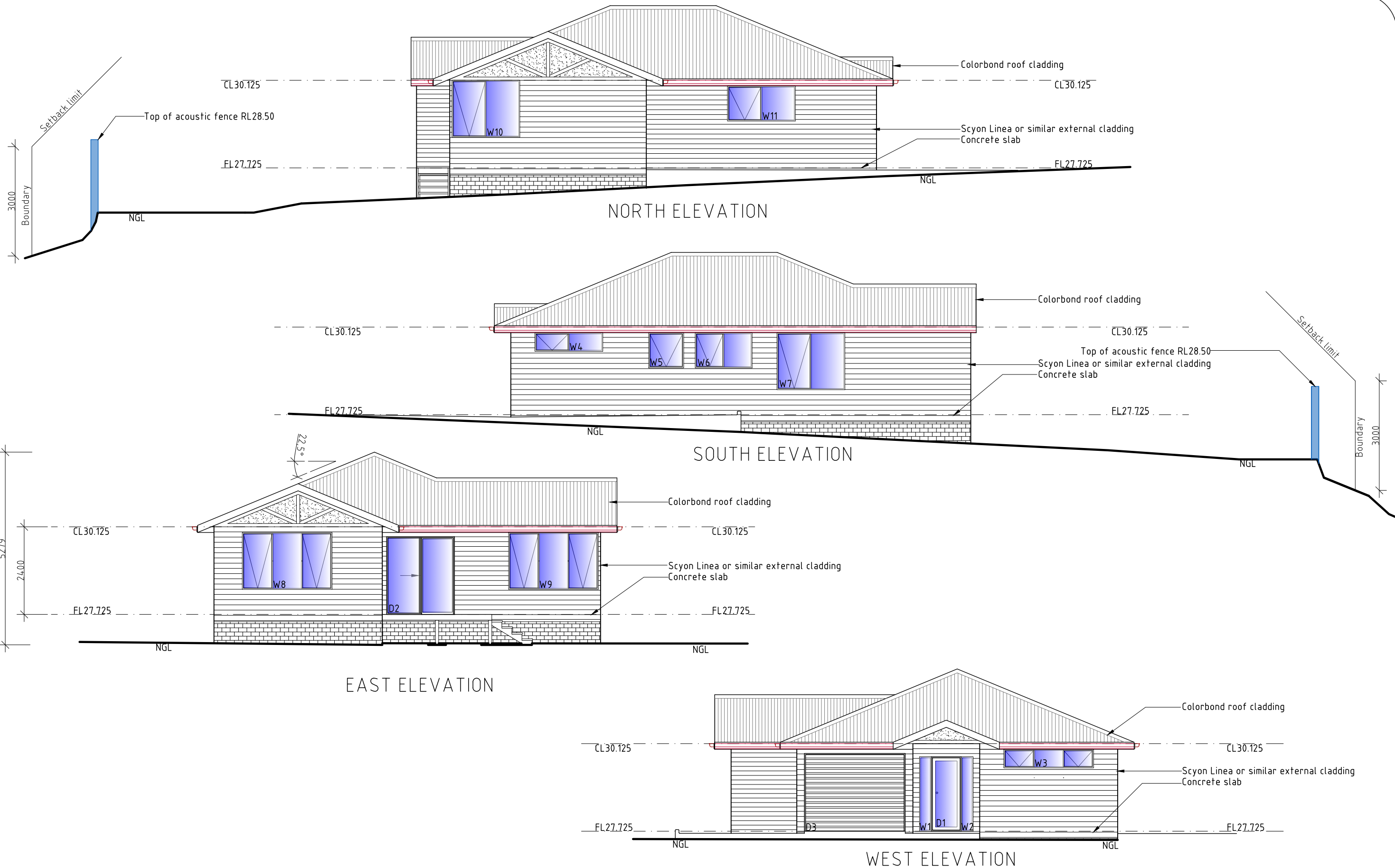
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64 OF 143

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Acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above.

UNIT 16

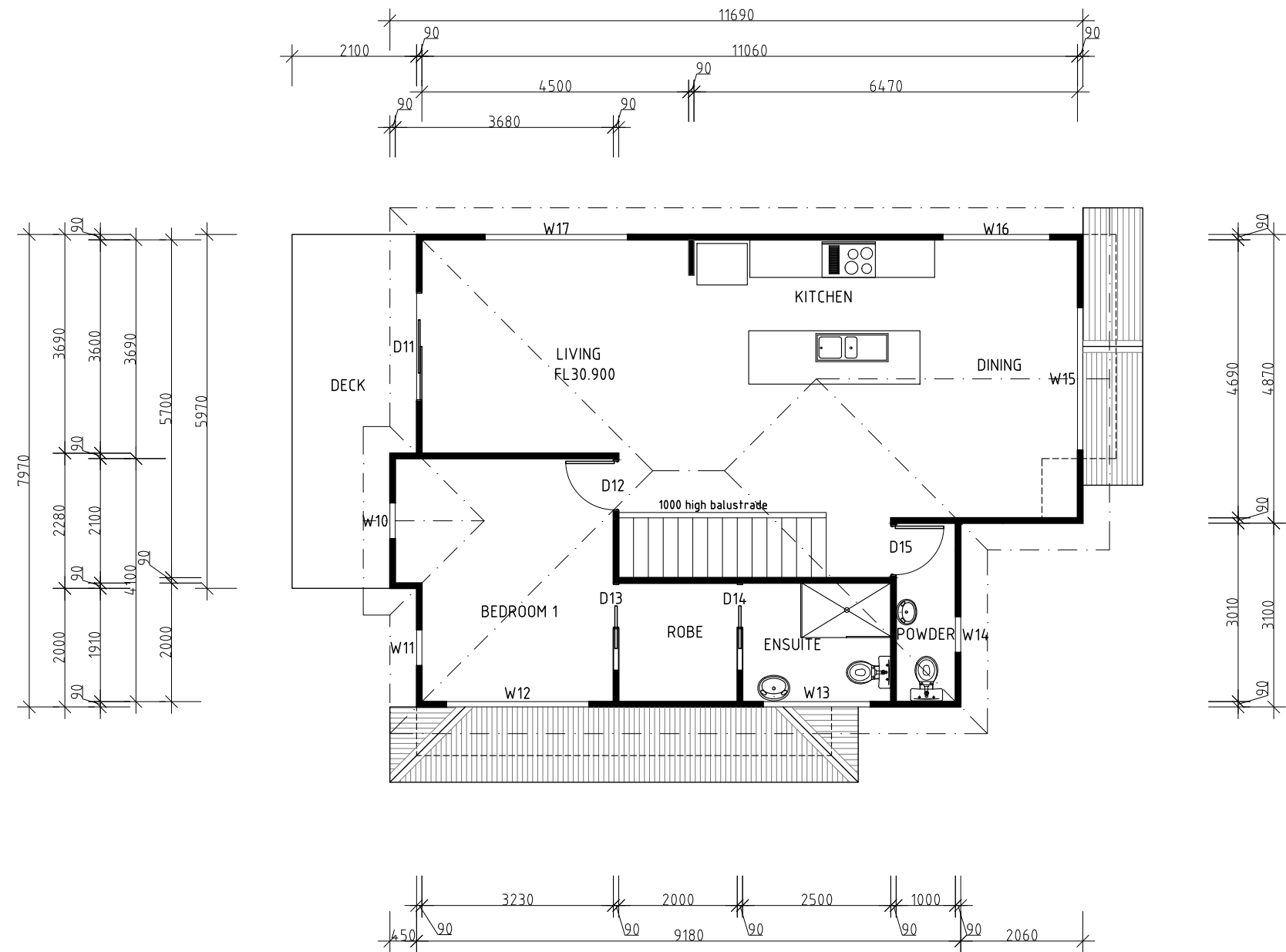
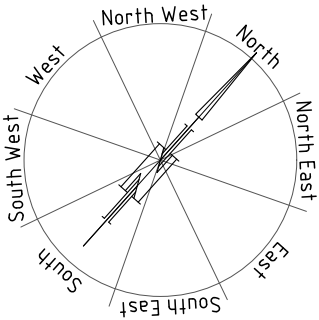
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| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY | UNIT 16 ELEVATIONS |         | DATE<br>11/07/2025       | DRAWN BY<br>G. Tilley<br>email: gtilley7@bigpond.com<br>phone ph 0400 671 582 |
|                                                                                                      | SCALE 1:100        | AMENDED | DRAWING NO.<br>65 OF 143 | Accreditation No. CC620H<br>C copyright 2021 1221                             |

DEVELOPMENT DRAWINGS ONLY  
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UPPER LEVEL PLAN

| AREAS       |           |
|-------------|-----------|
| Upper Level | 84.22m/2  |
| Lower level | 88.23m/2  |
| Total       | 172.51m/2 |
| Deck        | 11.51m/2  |

UNIT 17

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 17 PLAN

DATE  
11/ 07/ 2025

DRAWN BY G.Tilley  
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phone ph 0400 671 582

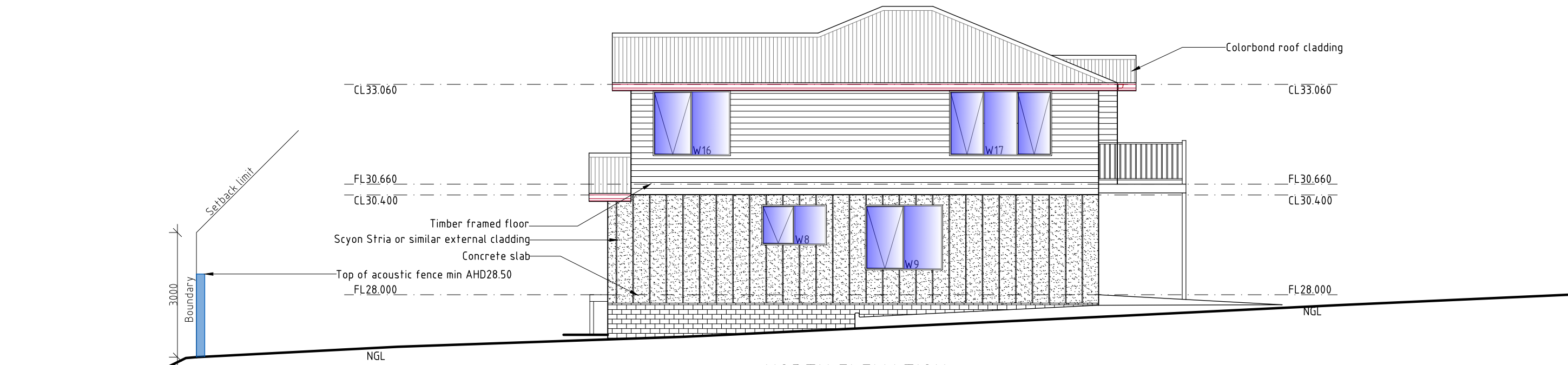
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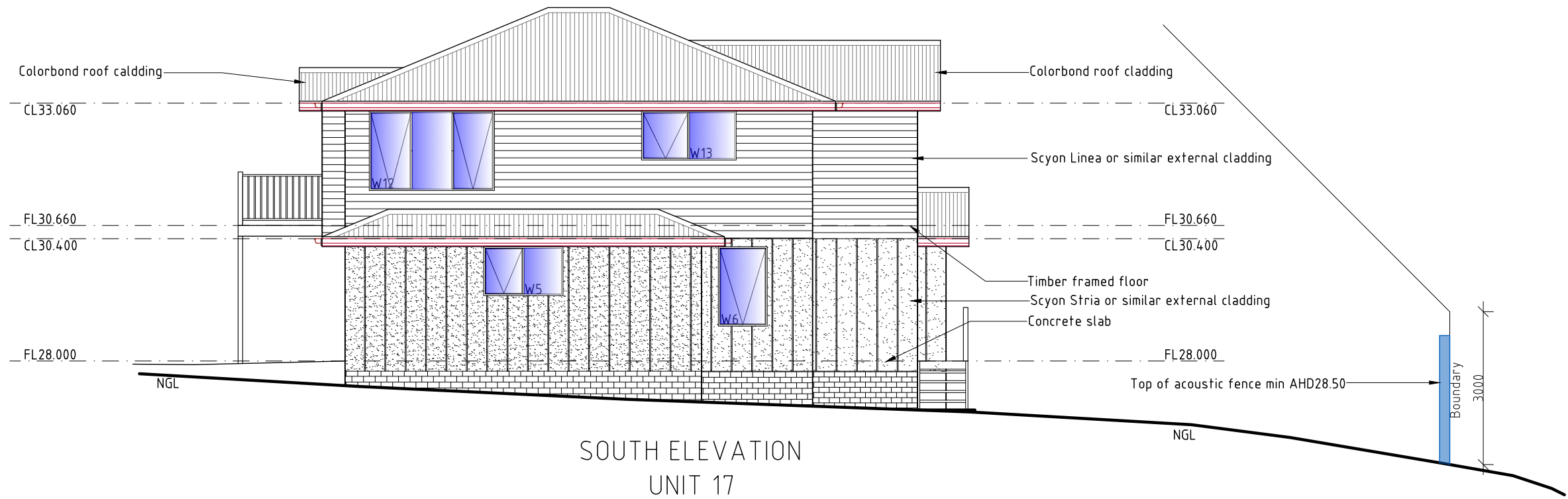
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NORTH ELEVATION



SOUTH ELEVATION  
UNIT 17

UNIT 17

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 17 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

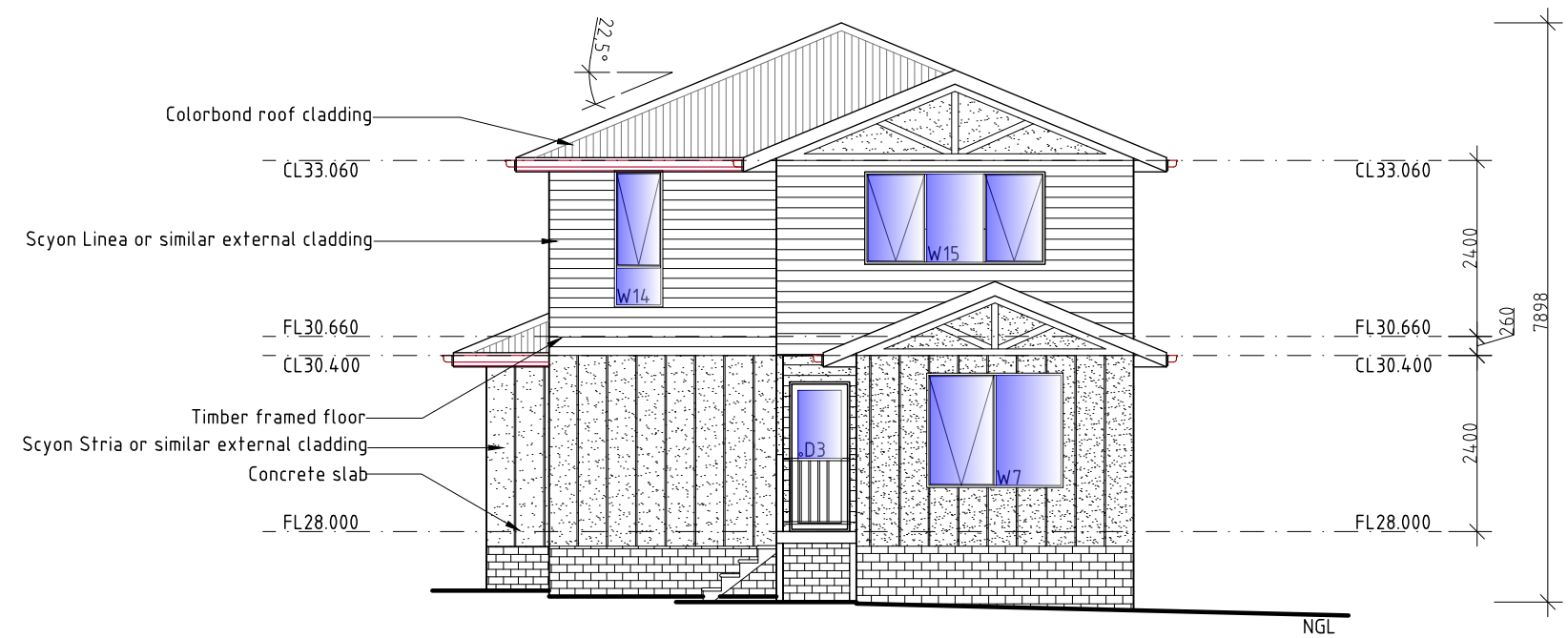
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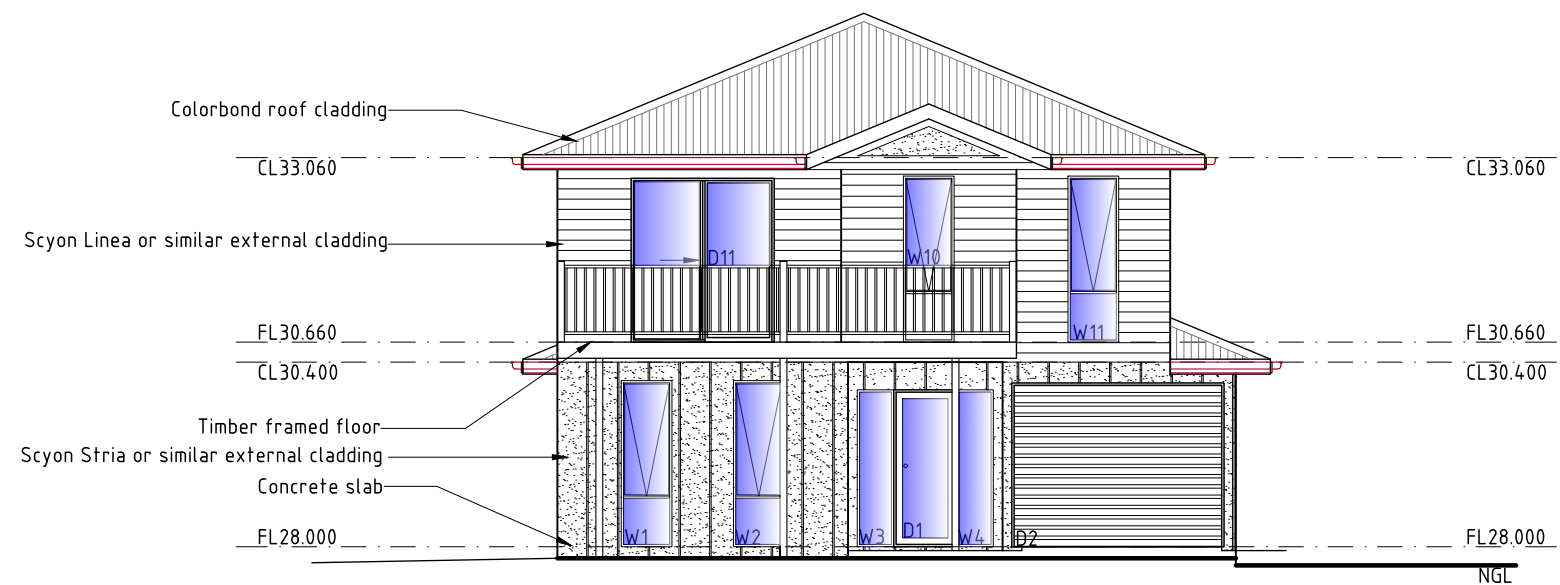
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EAST ELEVATION



WEST ELEVATION

## UNIT 17

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 17 ELEVATIONS

SCALE 1:100

AMENDED

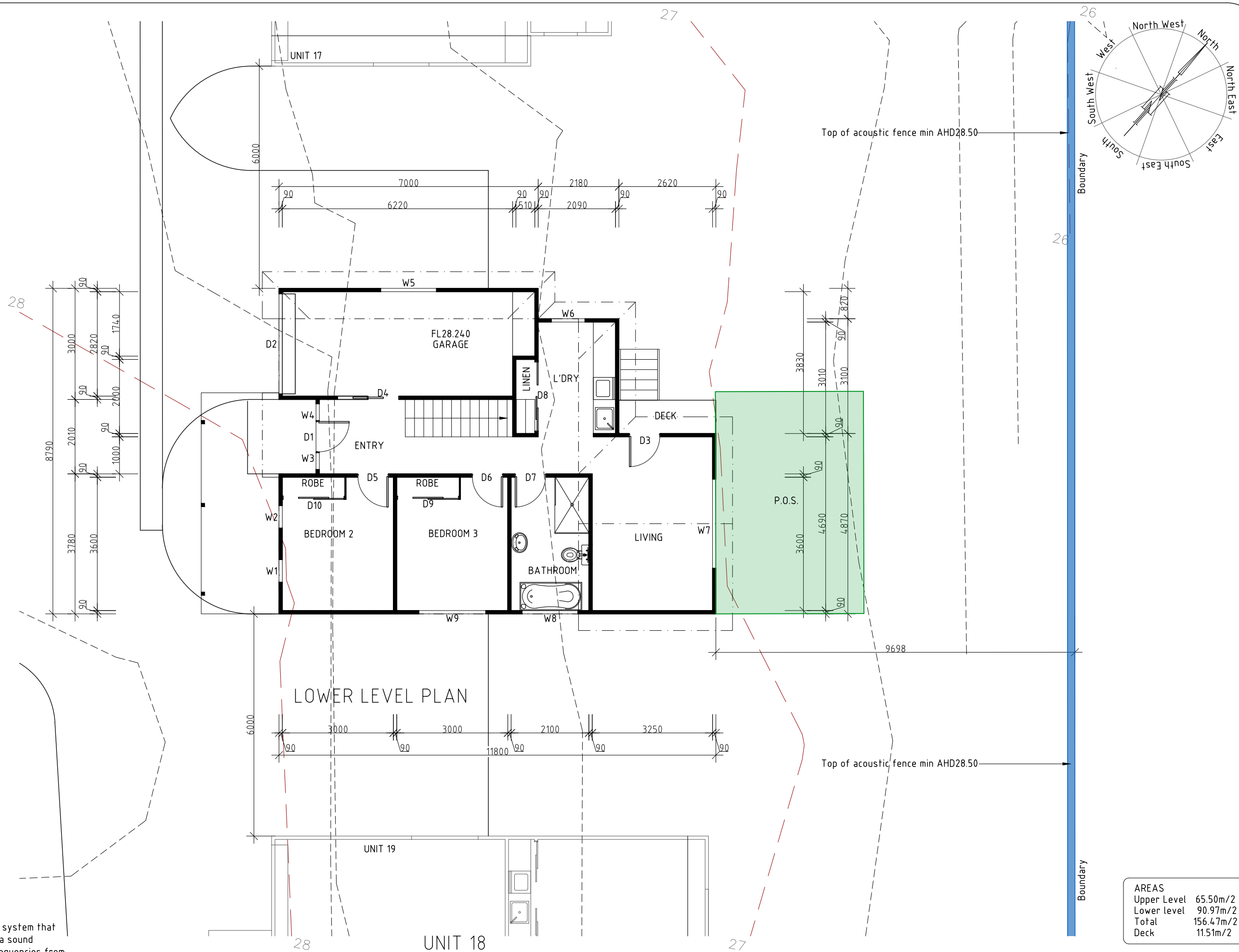
DATE  
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Acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above.



DEVELOPMENT DRAWINGS ONLY  
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UNIT 18

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 18 PLAN

SCALE 1:100

AMENDED

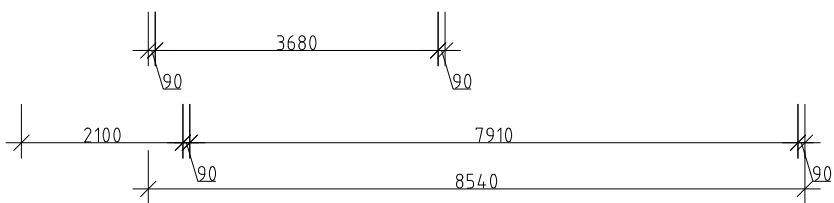
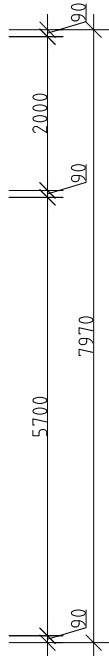
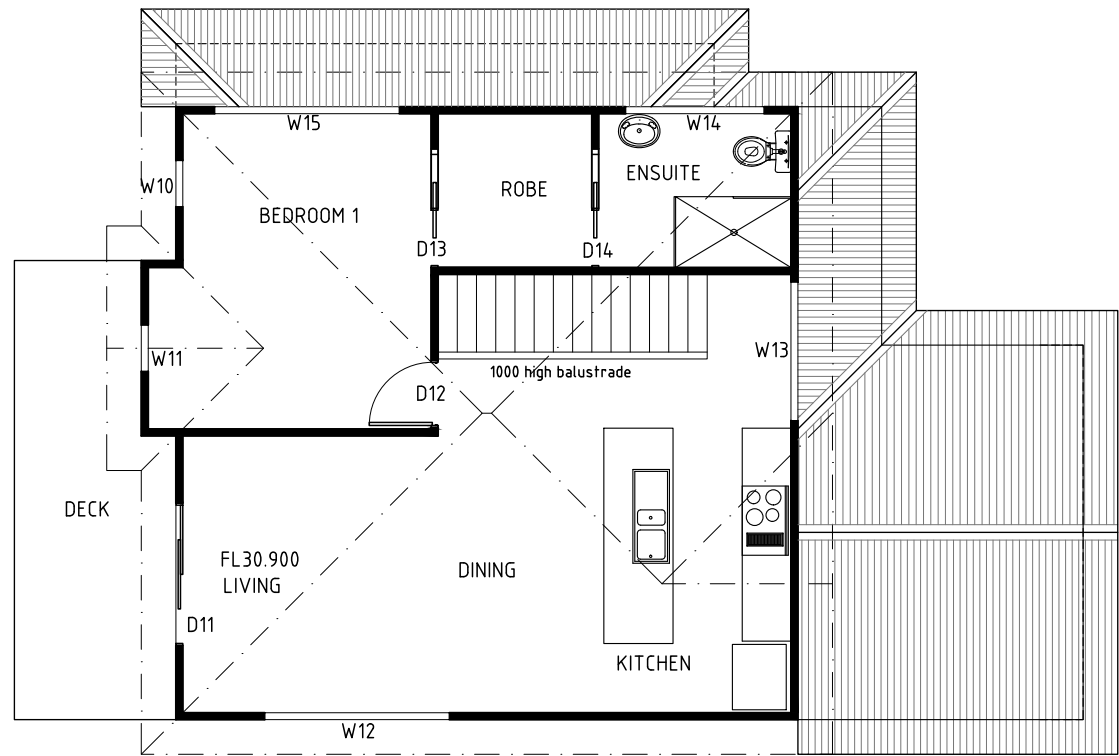
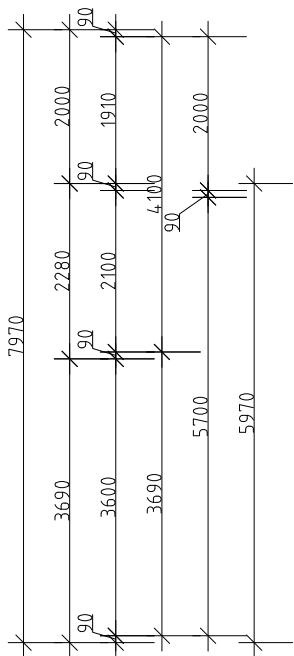
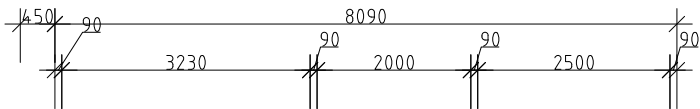
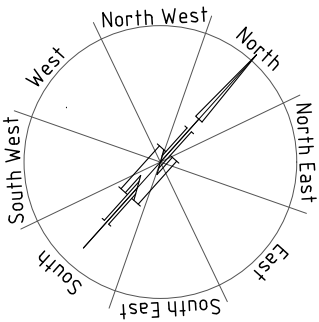
DATE  
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70 OF 143

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| AREAS       |           |
|-------------|-----------|
| Upper Level | 65.50m/2  |
| Lower level | 90.97m/2  |
| Total       | 156.47m/2 |
| Deck        | 11.51m/2  |



UPPER LEVEL PLAN

| AREAS       |           |
|-------------|-----------|
| Upper Level | 65.50m/2  |
| Lower level | 90.97m/2  |
| Total       | 156.47m/2 |
| Deck        | 11.51m/2  |

UNIT 18

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 18 PLAN

SCALE 1:100

AMENDED  
09/04/2024

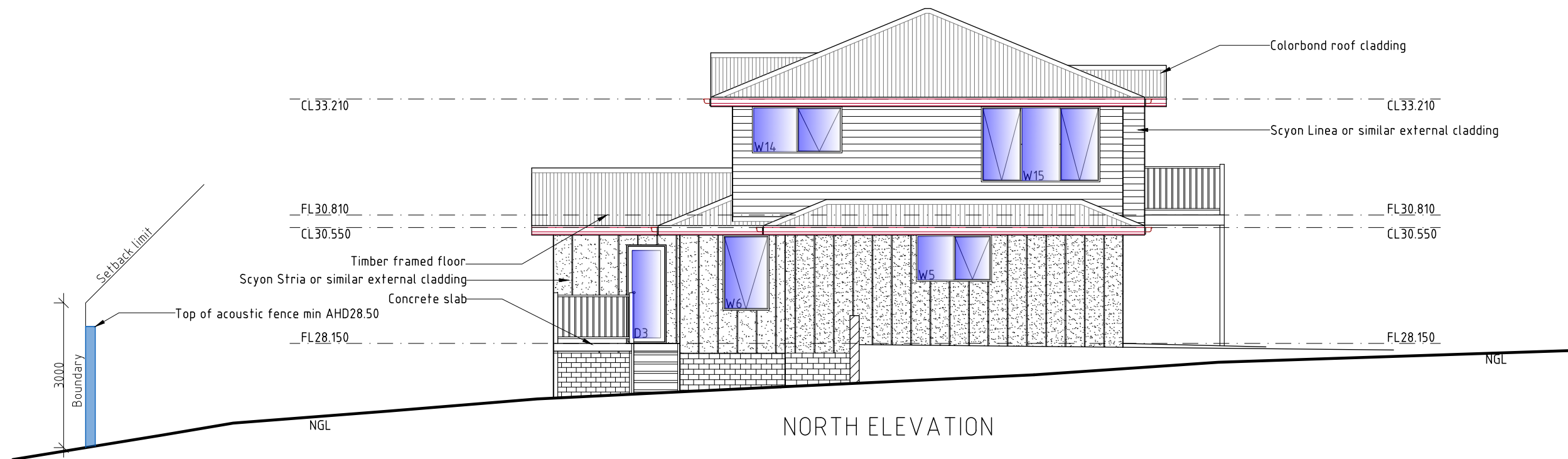
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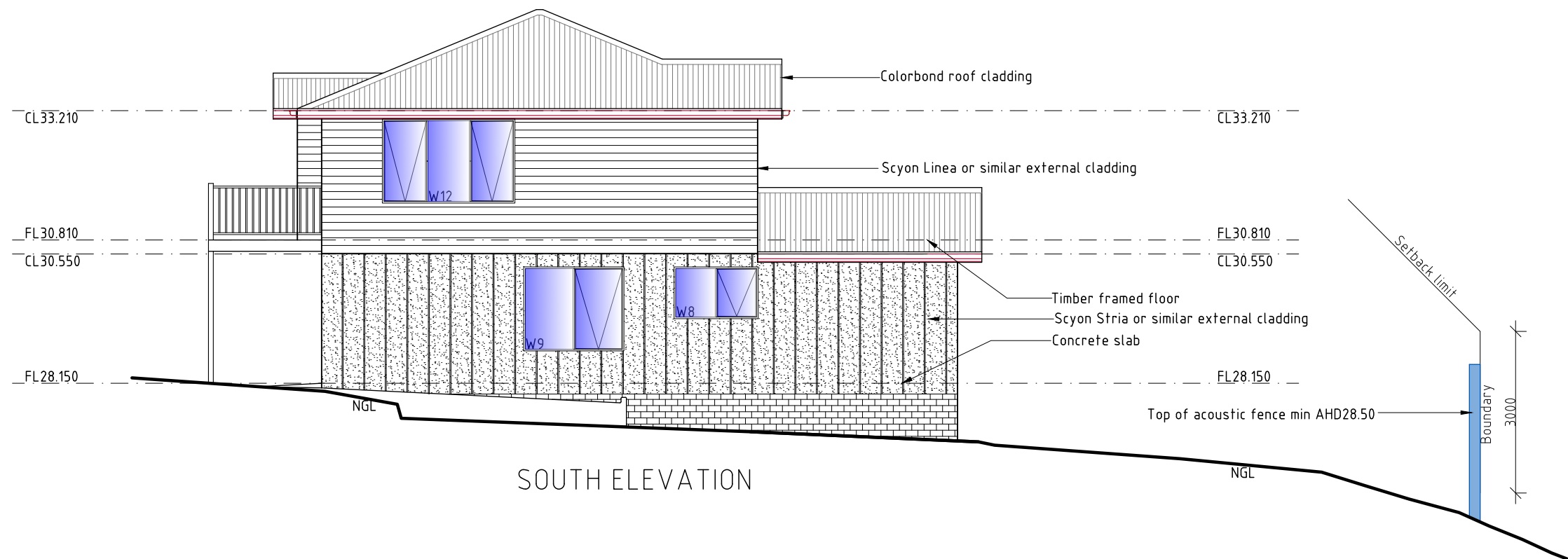
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NORTH ELEVATION



SOUTH ELEVATION

## UNIT 18

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 18 ELEVATIONS

SCALE 1:100

AMENDED  
09/04/2024

DATE  
11/07/2025

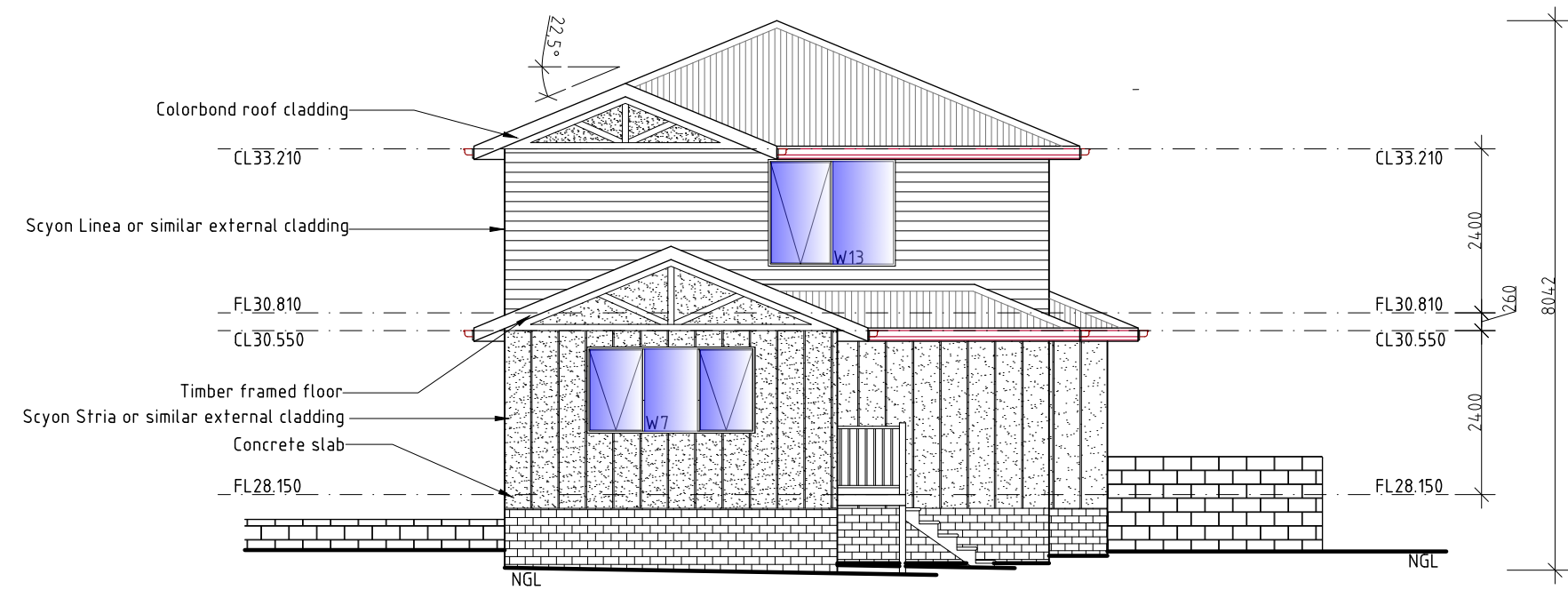
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EAST ELEVATION



WEST ELEVATION

UNIT 18

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 18 ELEVATIONS

SCALE 1:100

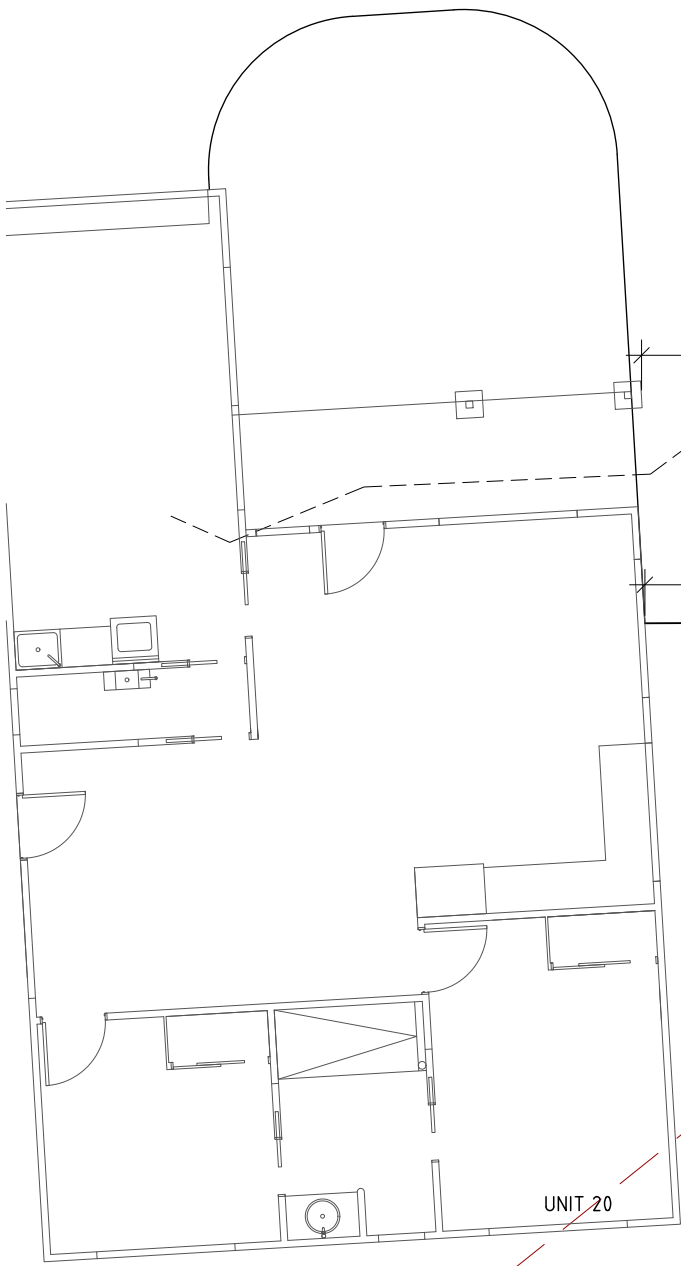
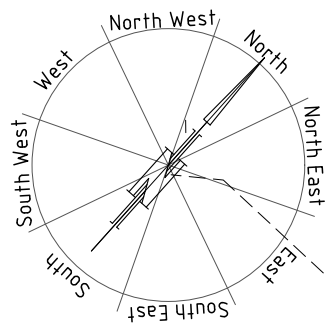
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DATE  
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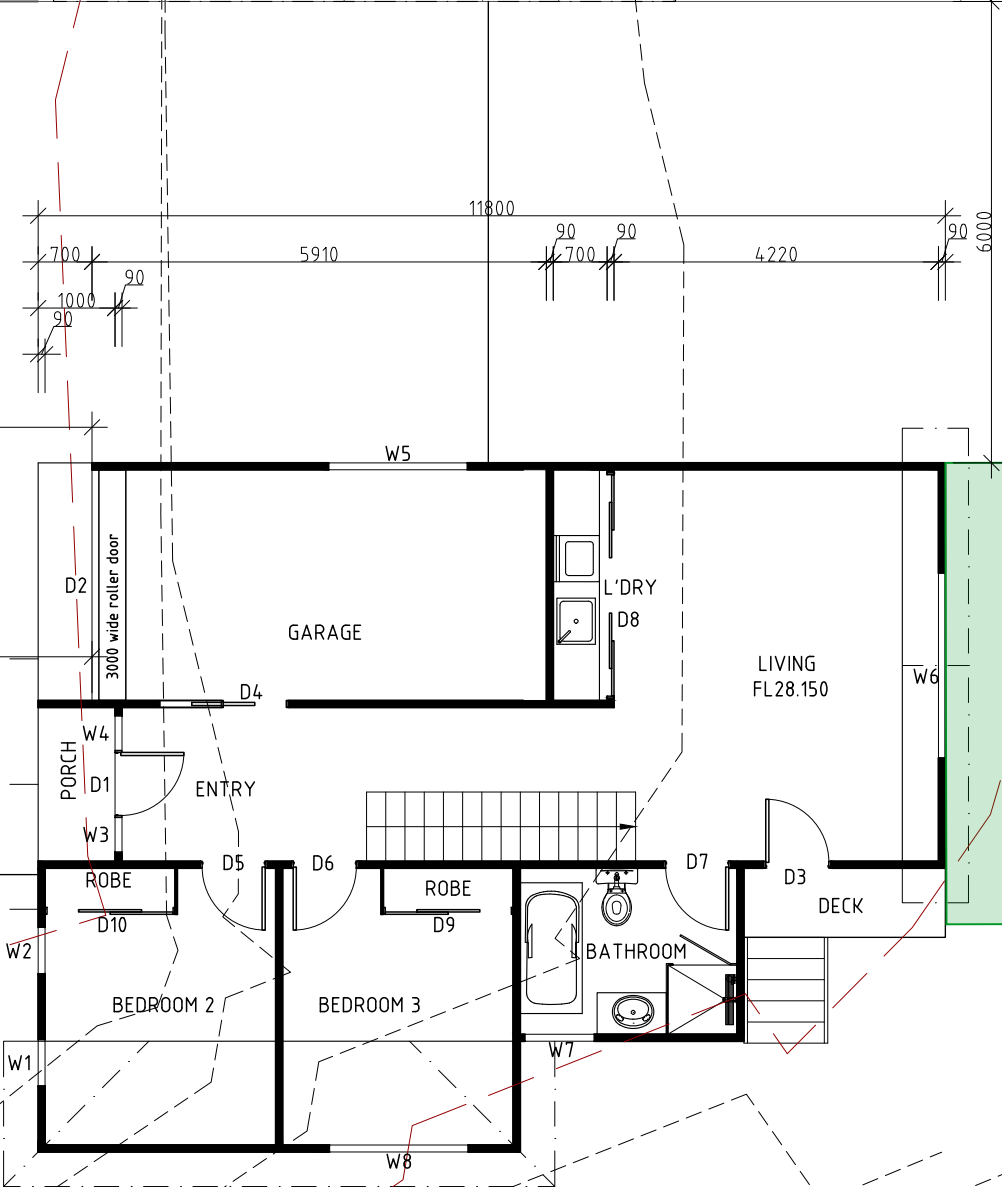
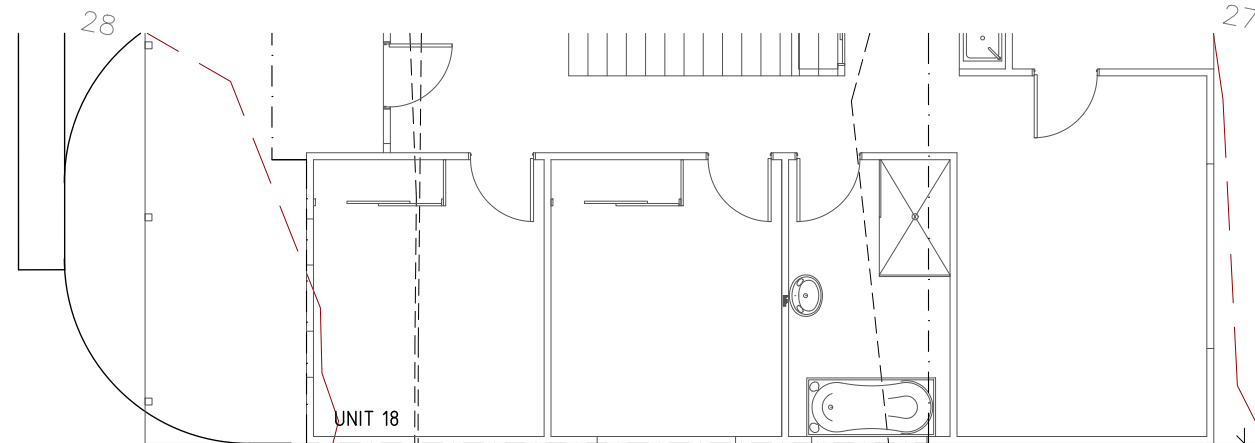
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Acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above.

Top of acoustic fence min AHD30.00

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION



UNIT 19

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 19 PLAN

SCALE 1:100

AMENDED  
11/06/2025

DATE  
11/07/2025

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74 OF 143

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AREAS  
Upper Level 79.88m/2  
Lower Level 89.86m/2  
Total 169.74m/2  
Deck 2.35m/2

Top of acoustic fence min AHD28.50

Top of acoustic fence min AHD28.50

Top of acoustic fence min AHD28.50

Boundary

Boundary

Boundary

25

26

25

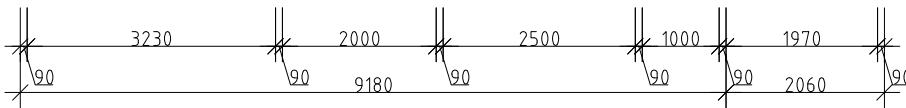
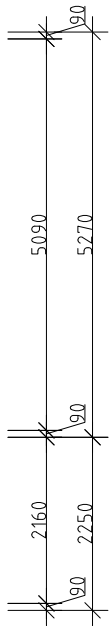
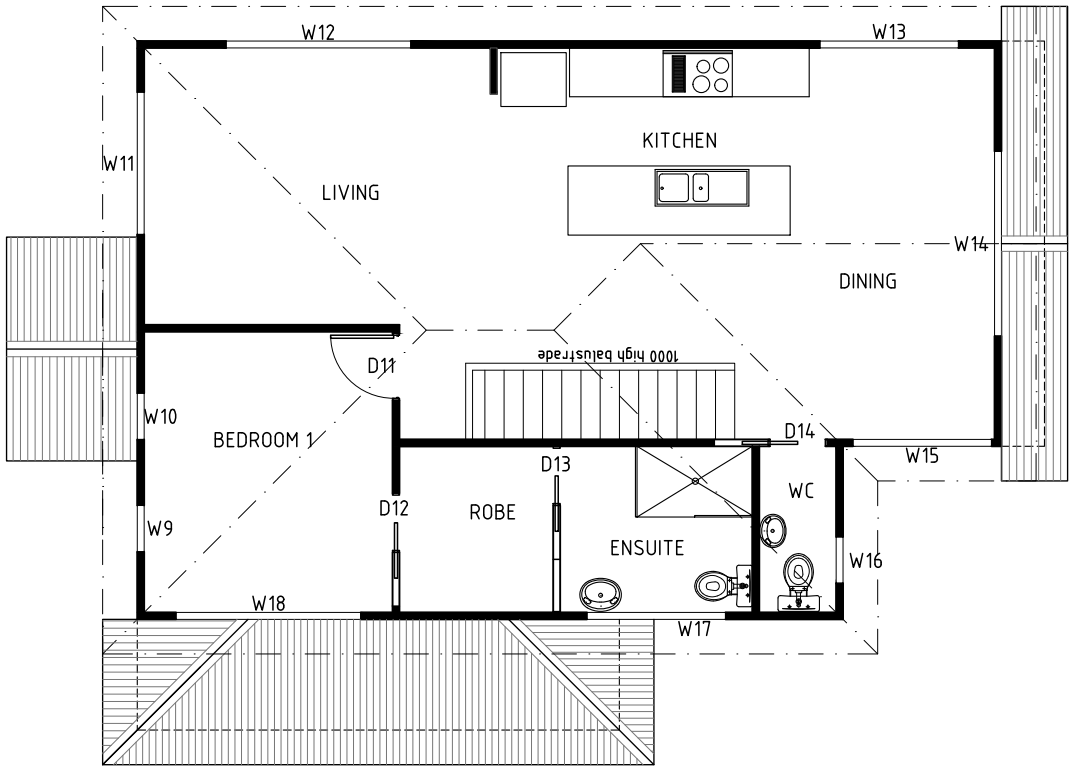
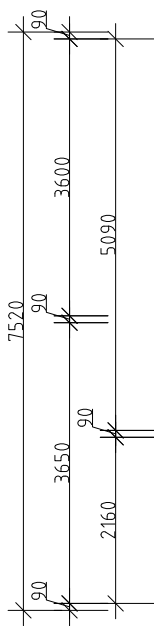
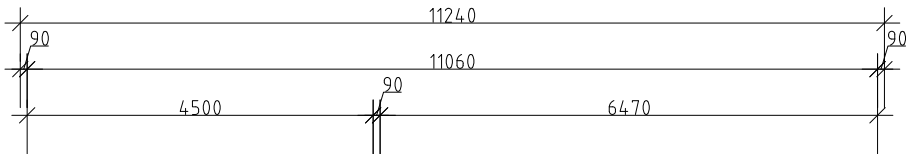
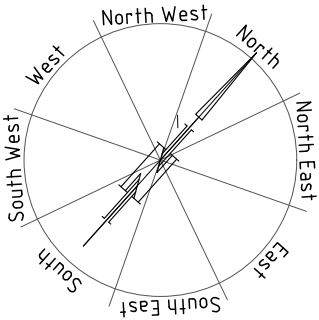
27

28

28

27

26



UPPER LEVEL PLAN

UNIT 19

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 19 PLAN

SCALE 1:100

AMENDED

DATE  
11/ 07/ 2025

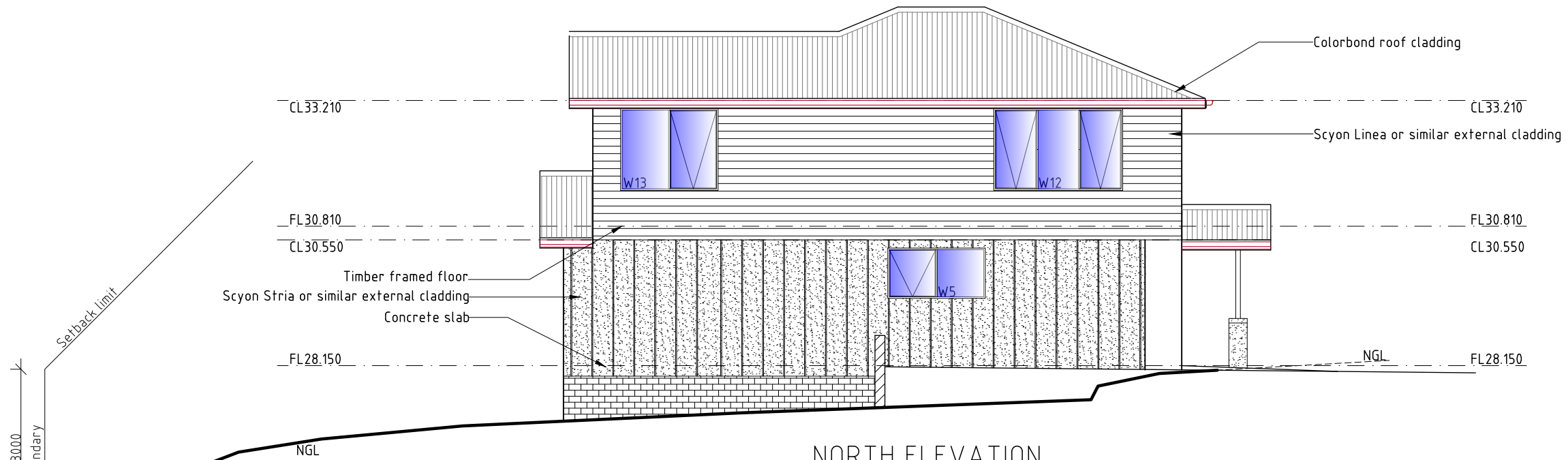
DRAWING NO.  
75 OF 143

| AREAS       |           |
|-------------|-----------|
| Upper Level | 79.88m/2  |
| Lower level | 89.86m/2  |
| Total       | 169.74m/2 |
| Deck        | 2.35m/2   |

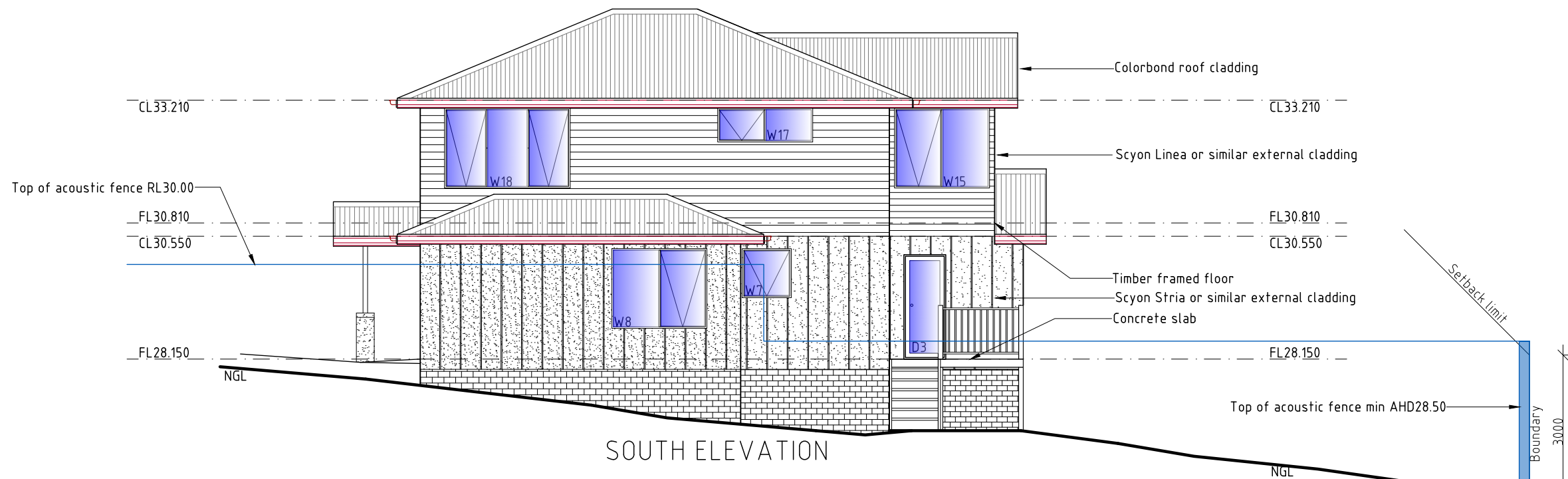
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NORTH ELEVATION



SOUTH ELEVATION

## UNIT 19

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 19 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

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76 OF 143

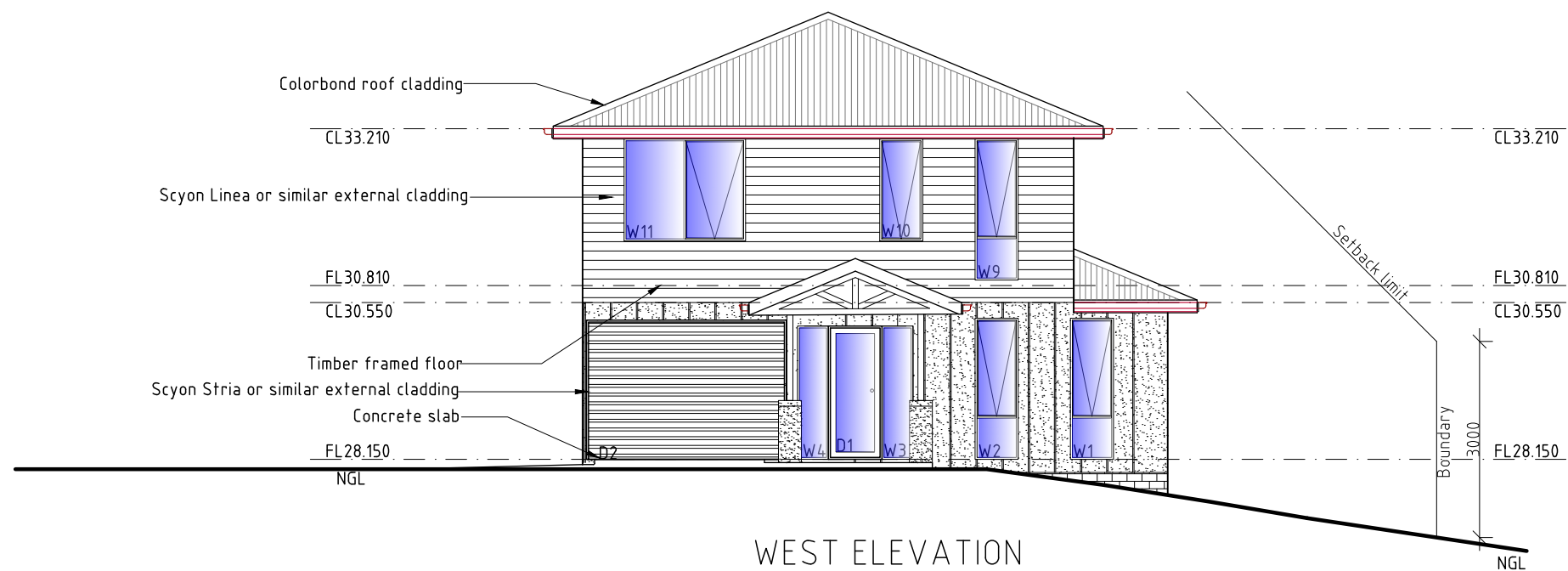
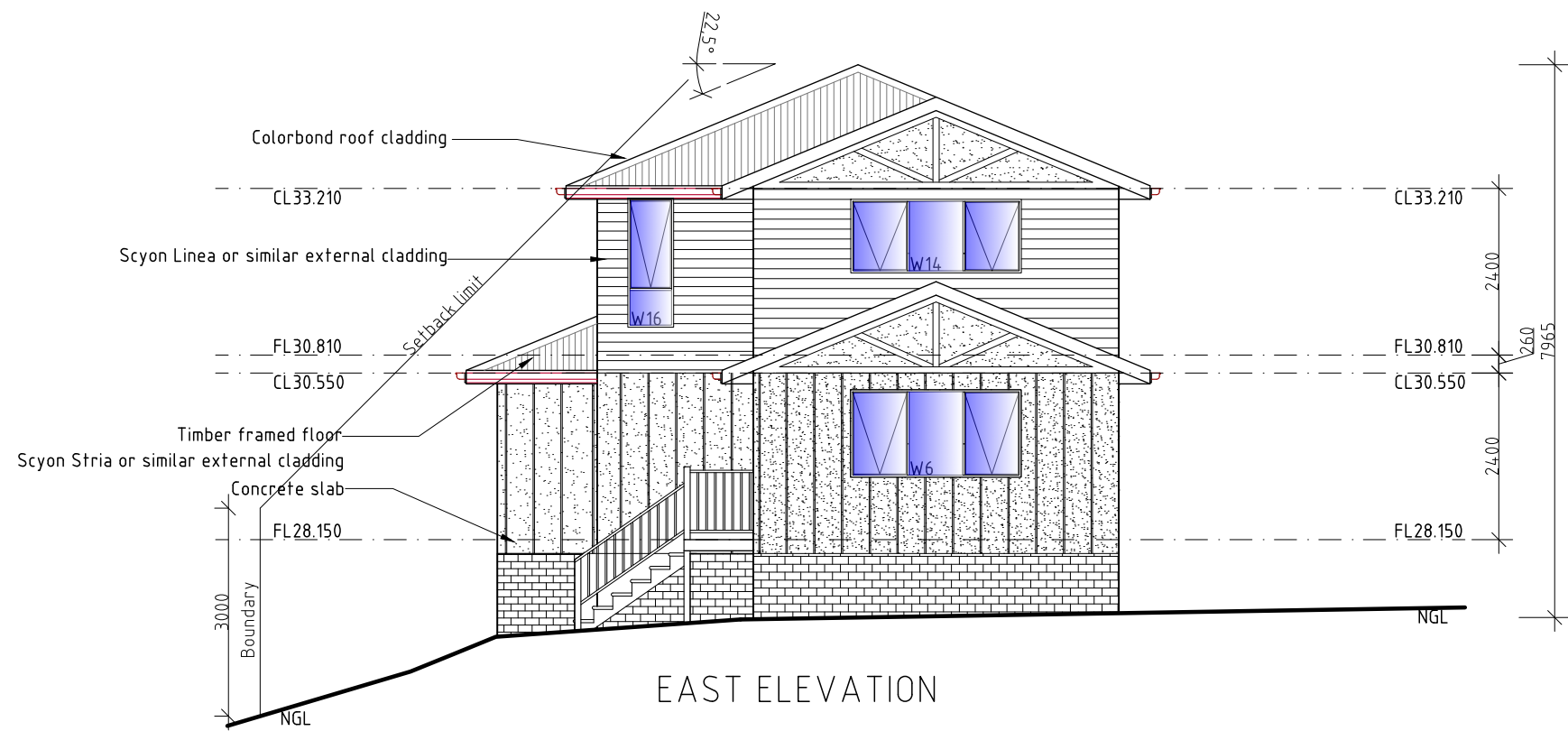
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phone ph 0400 671 582

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## UNIT 19

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 19 ELEVATIONS

SCALE 1:100

AMENDED

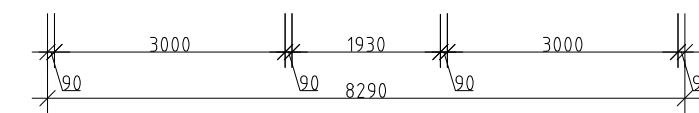
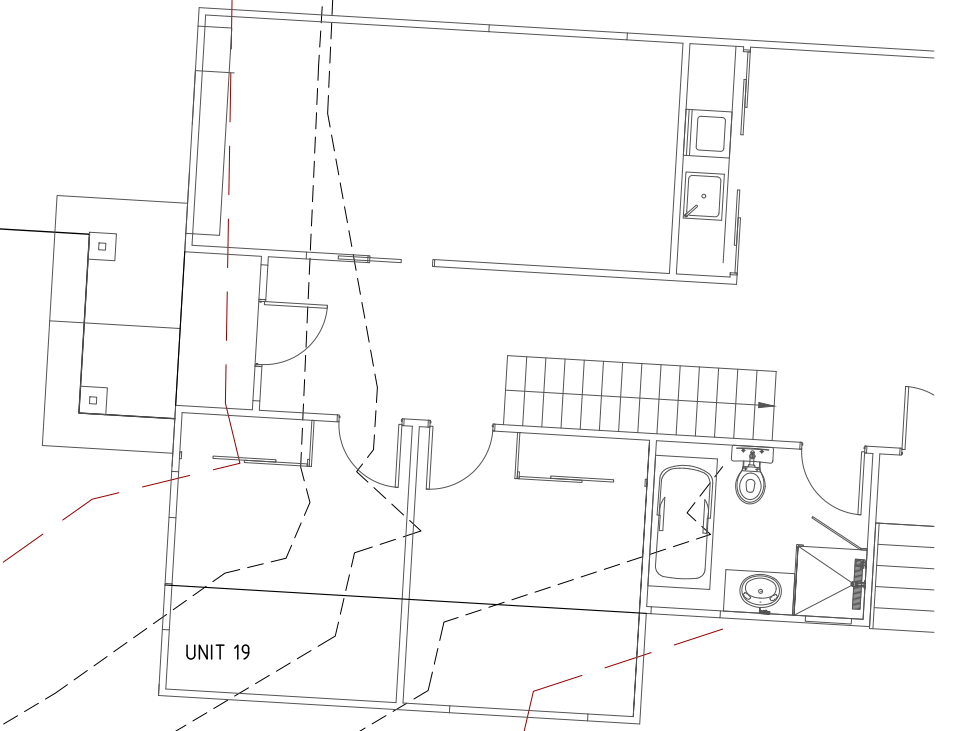
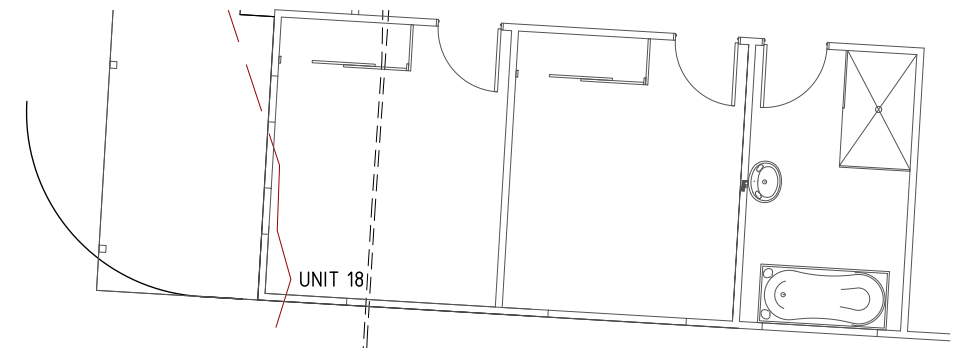
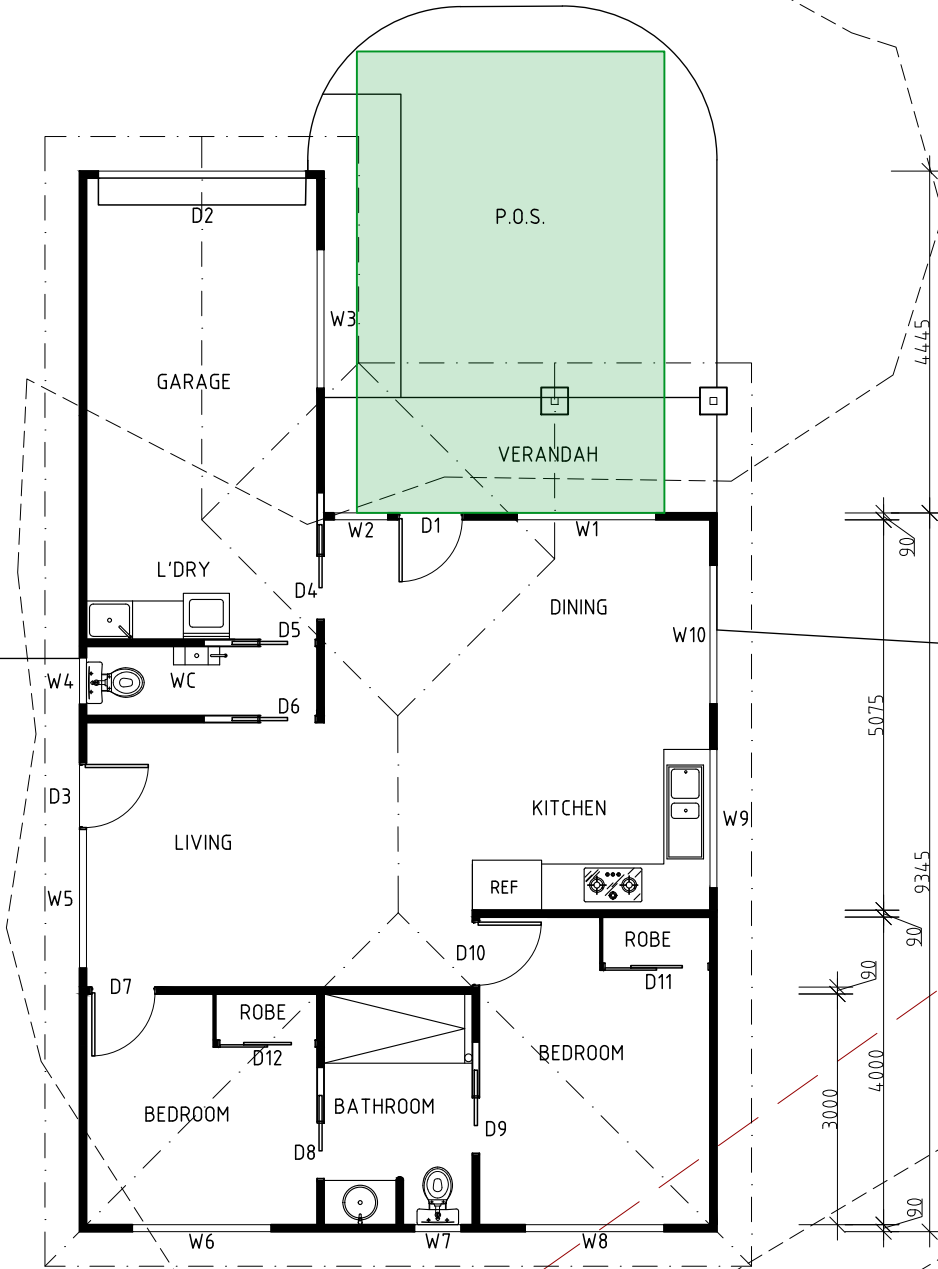
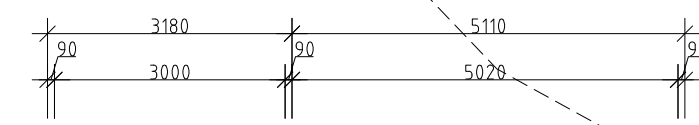
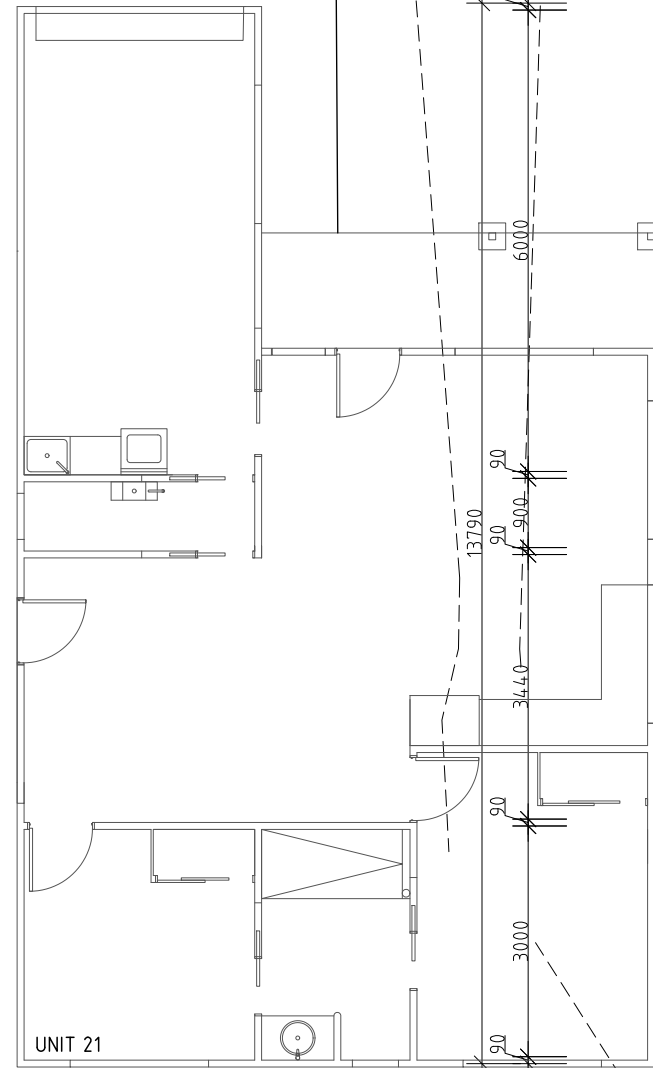
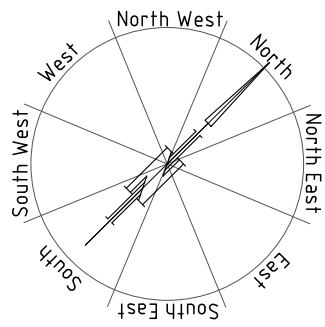
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77 OF 143

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UNIT 20

AREAS  
Unit 20 91.61m<sup>2</sup>



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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 20 PLAN

SCALE 1:100

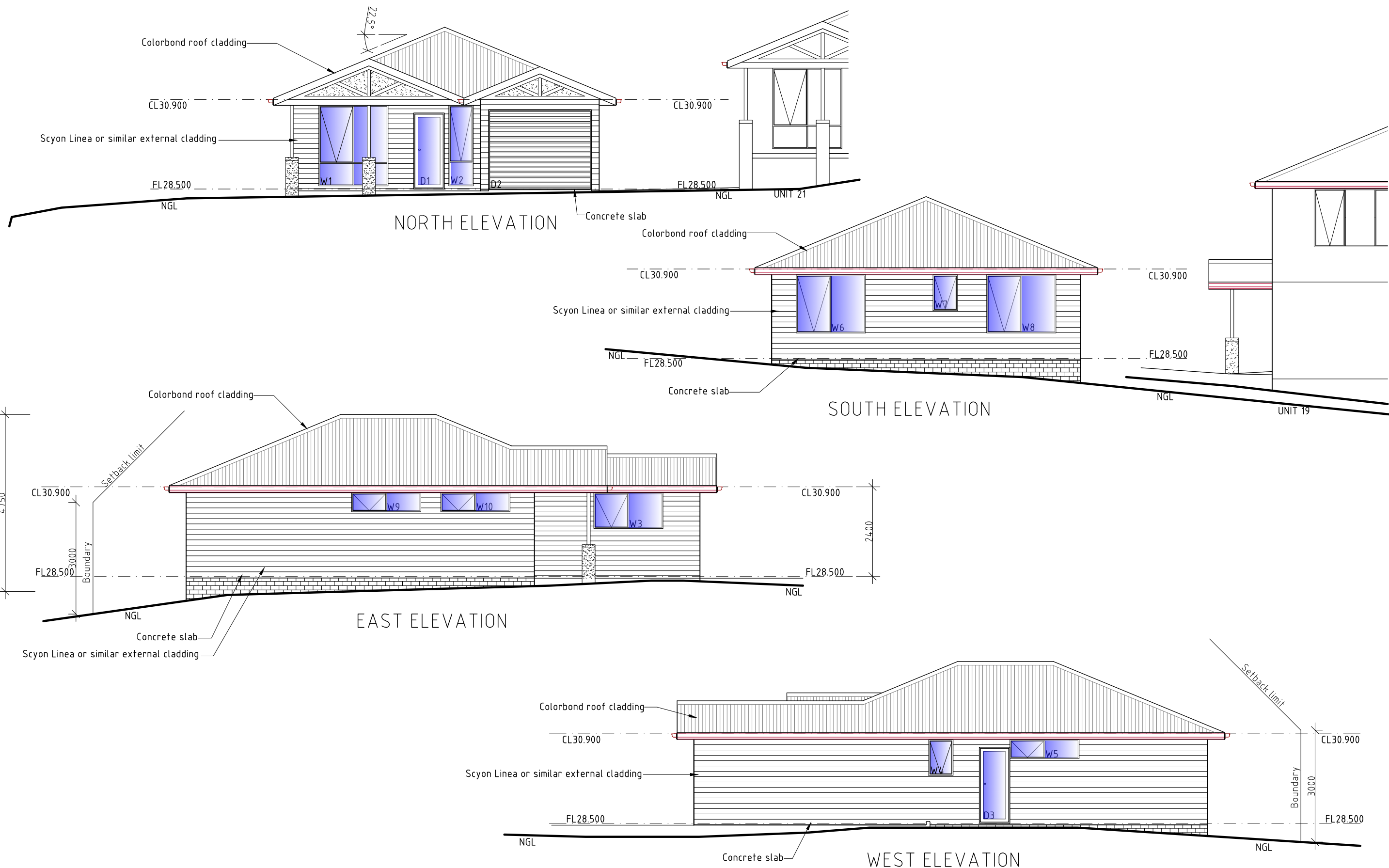
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## UNIT 20

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 20 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

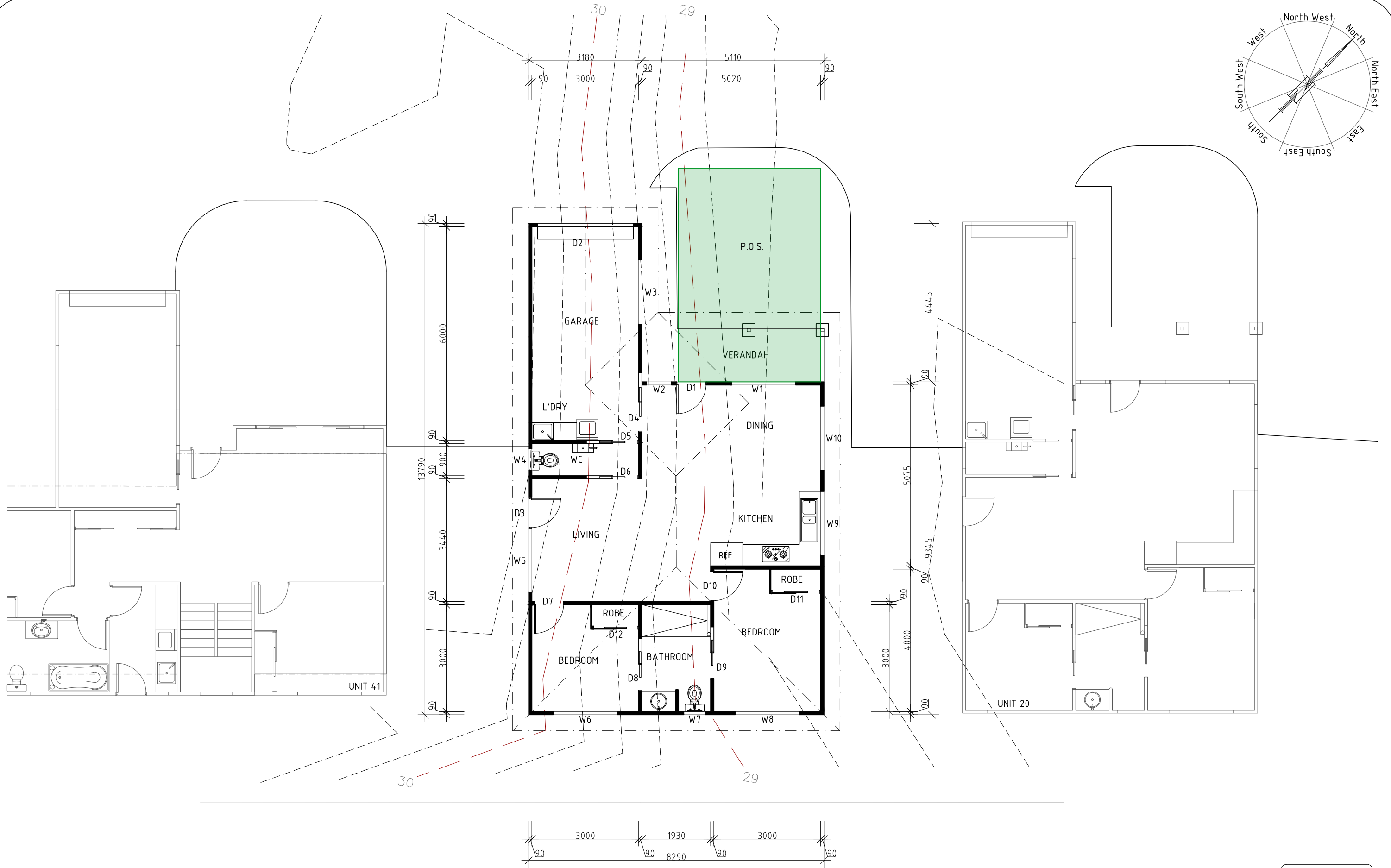
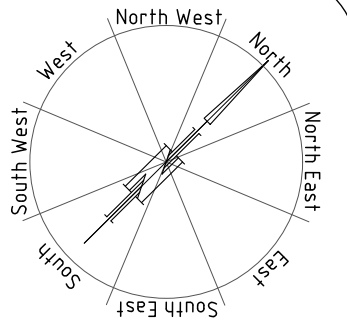
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## UNIT 21

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 21 PLAN

SCALE 1:100

AMENDED

DATE  
11/07/2025

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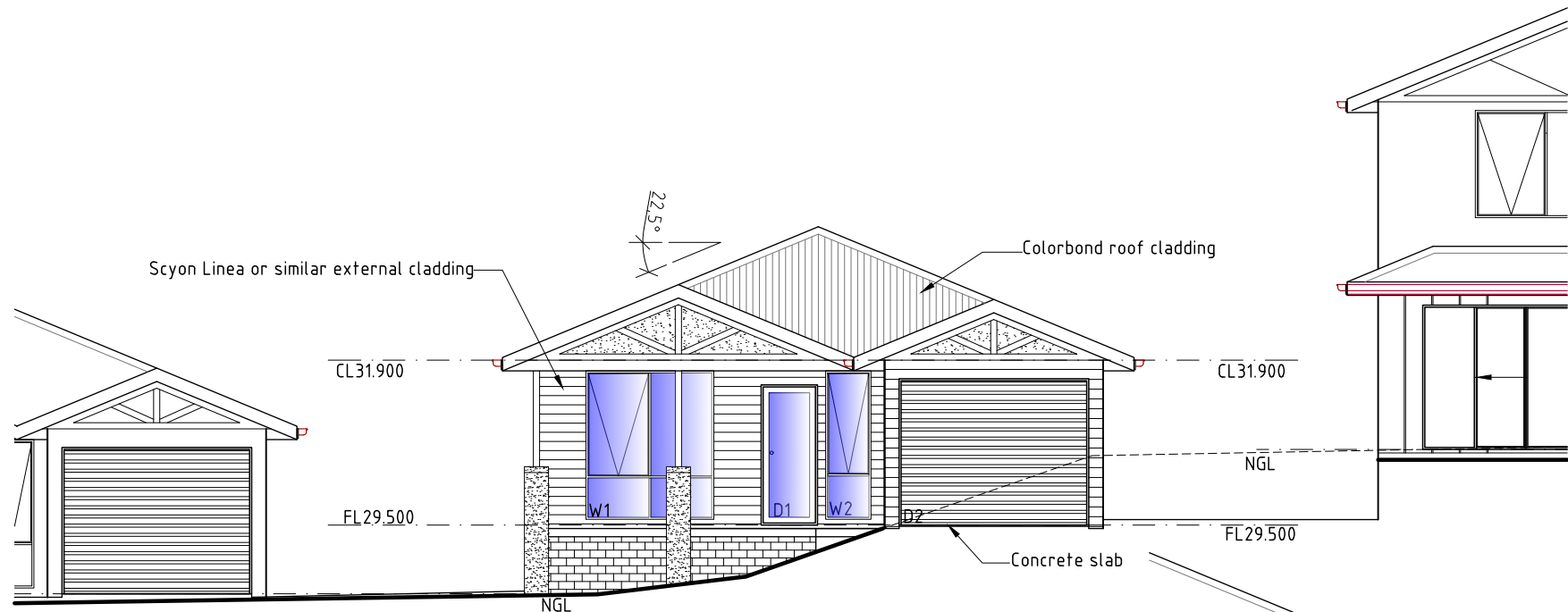
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AREAS  
Unit 20 91.61m<sup>2</sup>

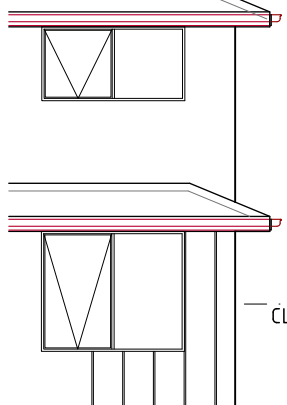
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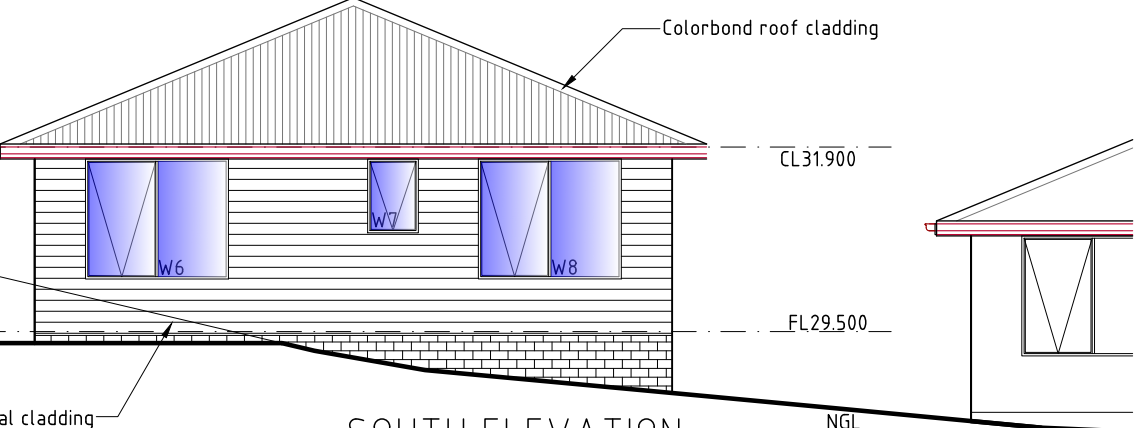




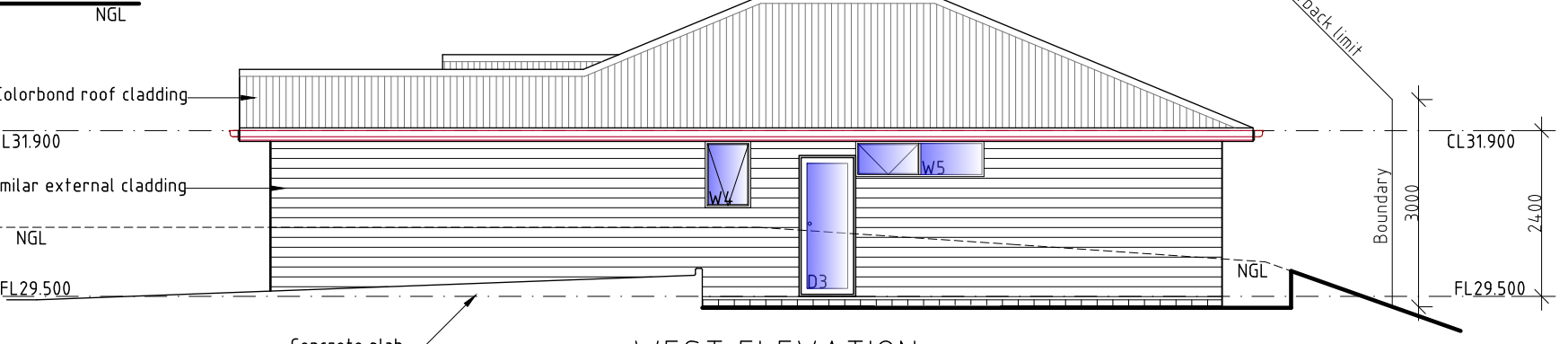
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

UNIT 21

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 21 ELEVATIONS

SCALE 1:100

AMENDED

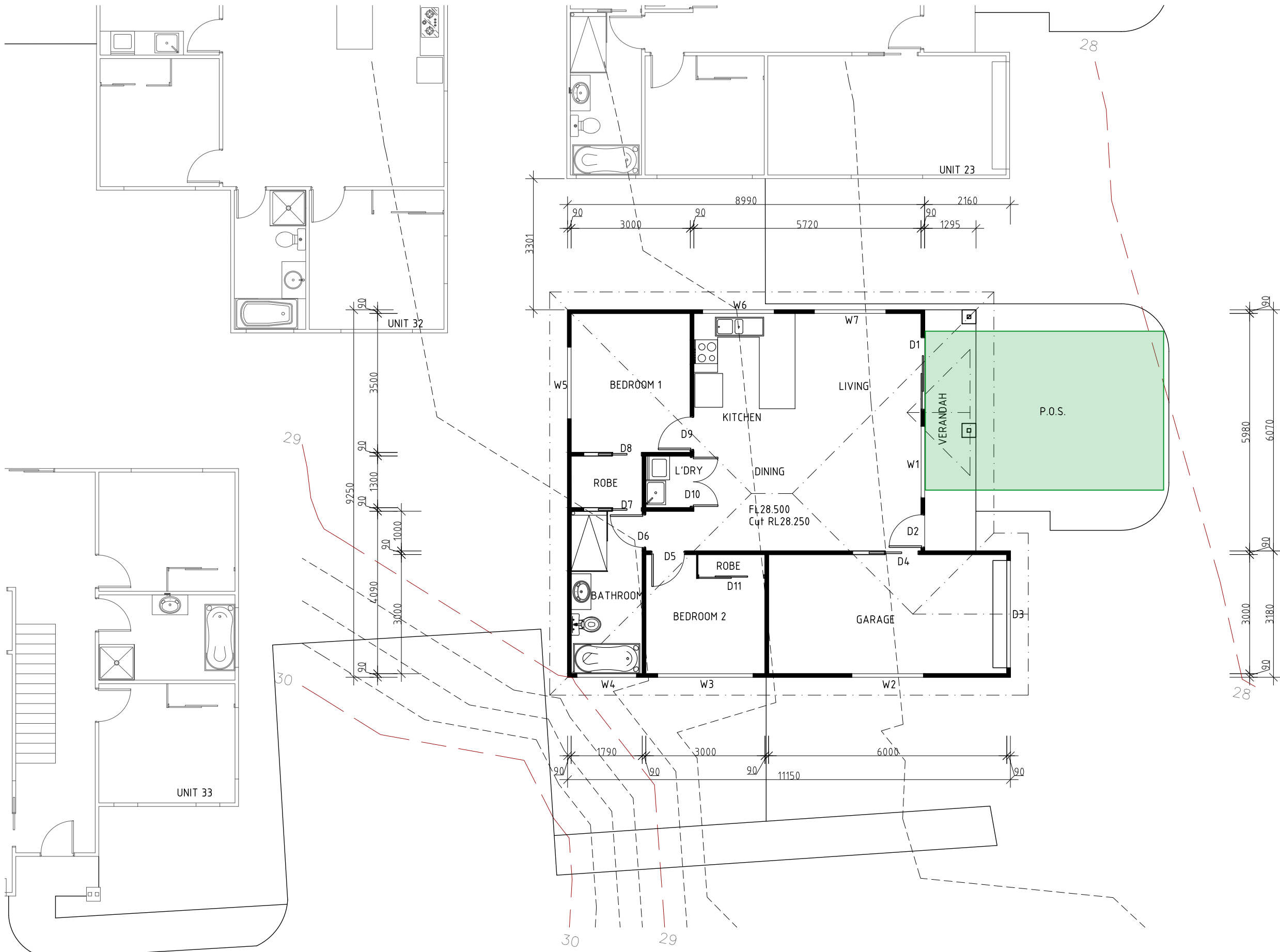
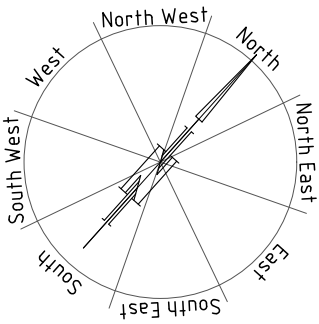
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UNIT 22

AREAS  
Unit 22 90.01m<sup>2</sup>  
Verandah 7.82m<sup>2</sup>

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 22 PLAN

SCALE 1:100

AMENDED

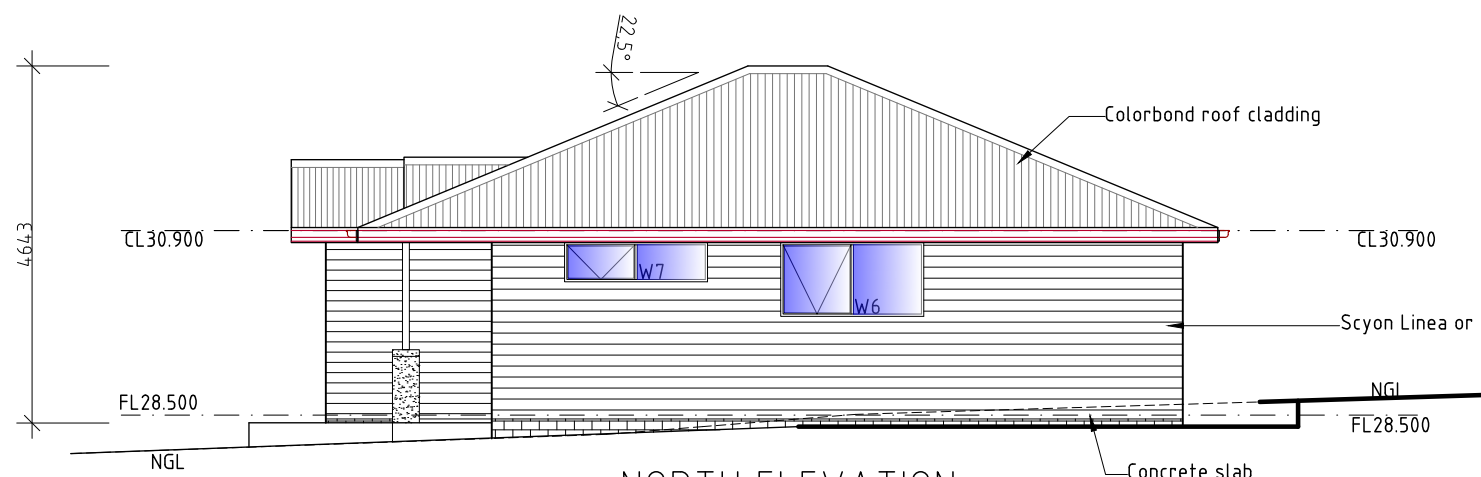
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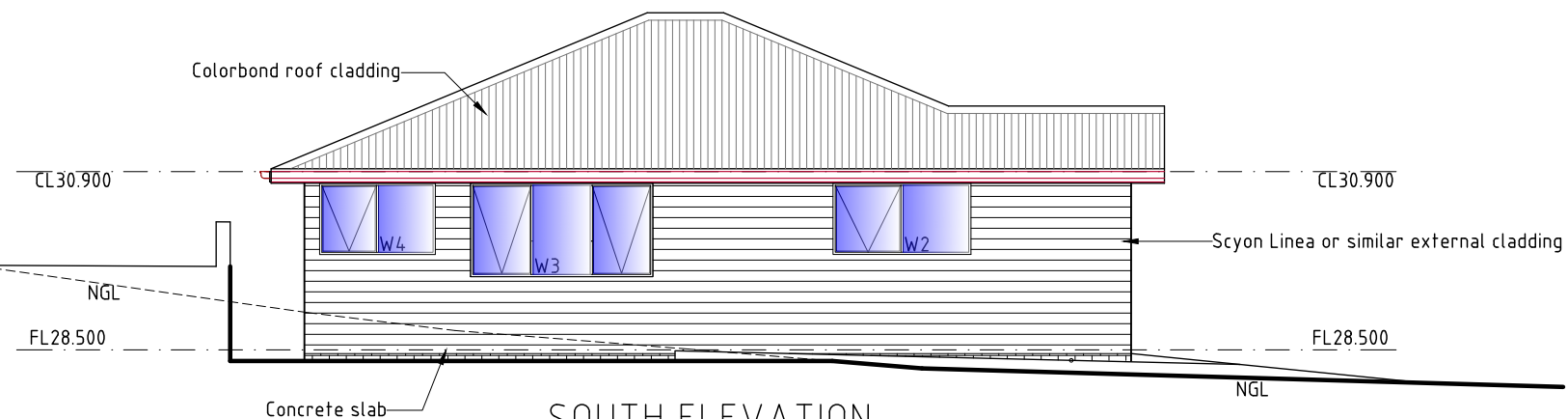
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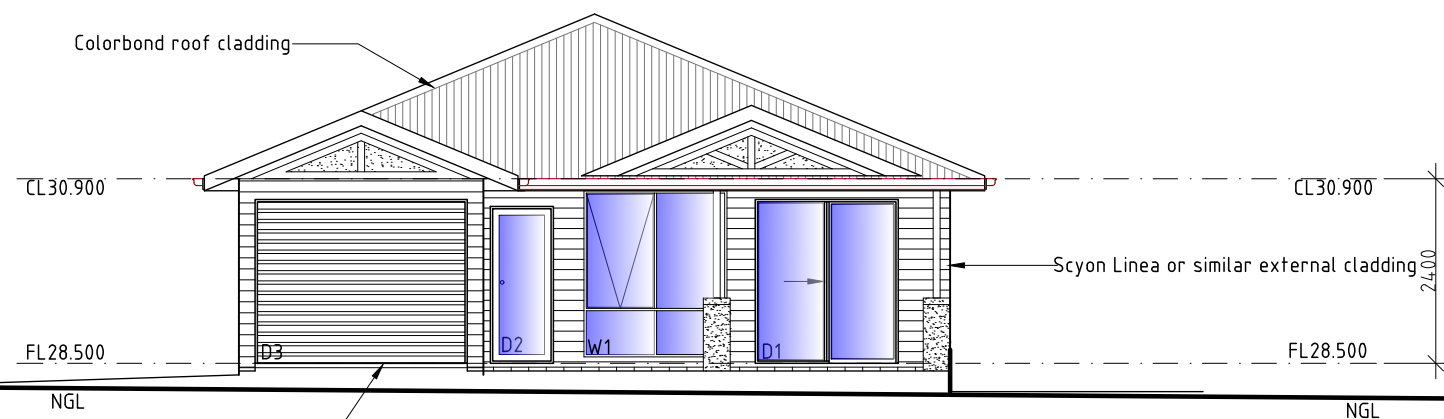




NORTH ELEVATION  
UNIT 22



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

UNIT 22

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 22 ELEVATIONS

SCALE 1:100

AMENDED

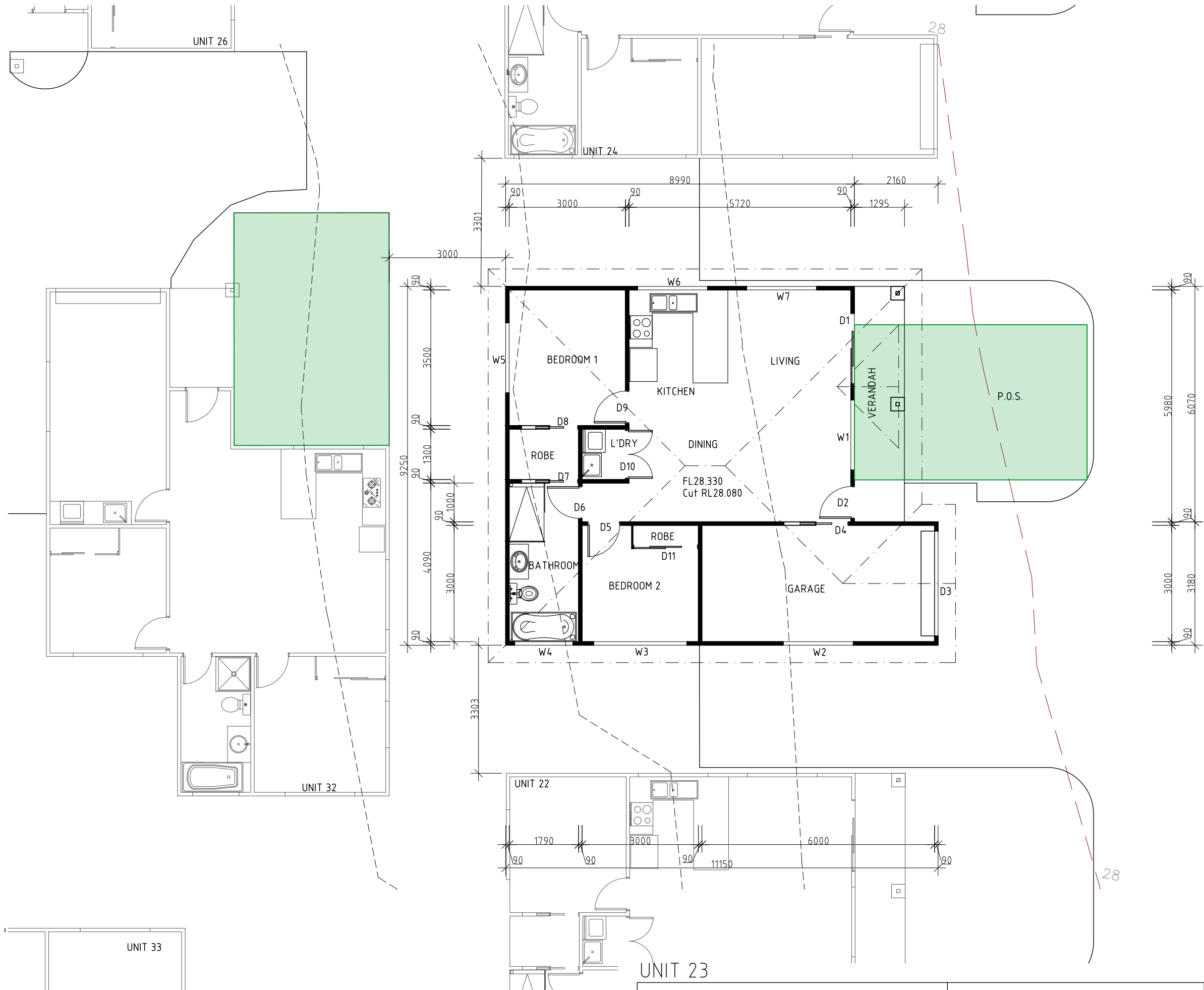
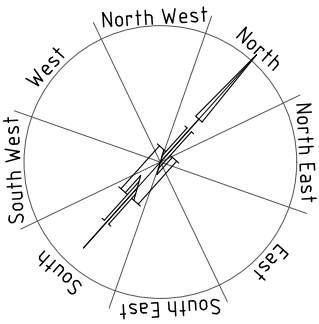
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AREAS  
Unit 23 90.01m<sup>2</sup>  
Verandah 7.82m<sup>2</sup>

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SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 23 PLAN

SCALE 1:100

AMENDED

DATE  
11/07/2025

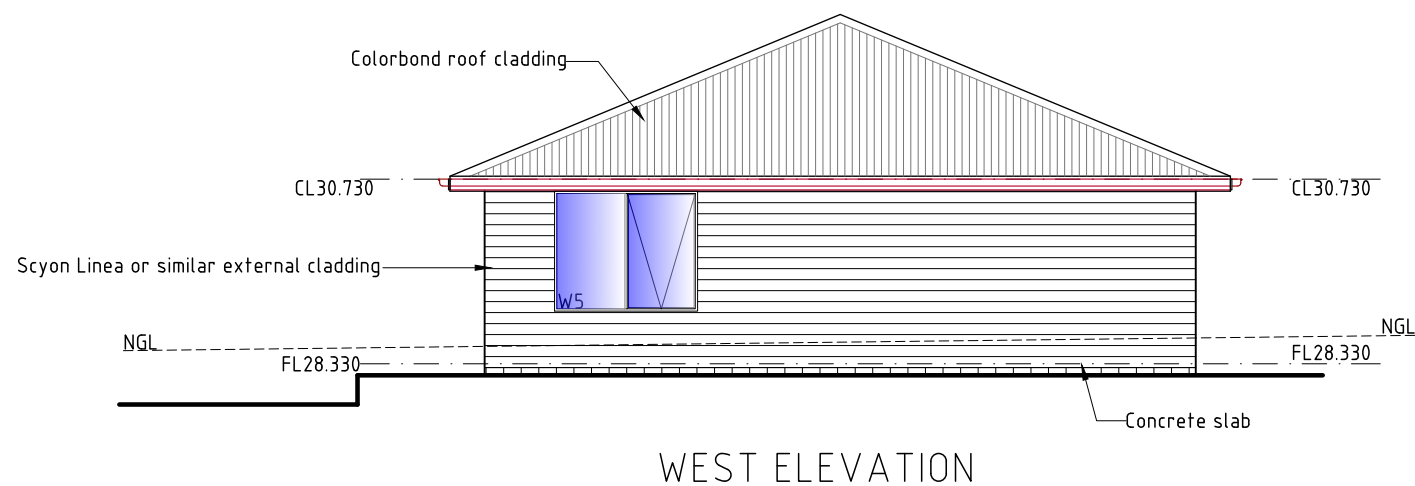
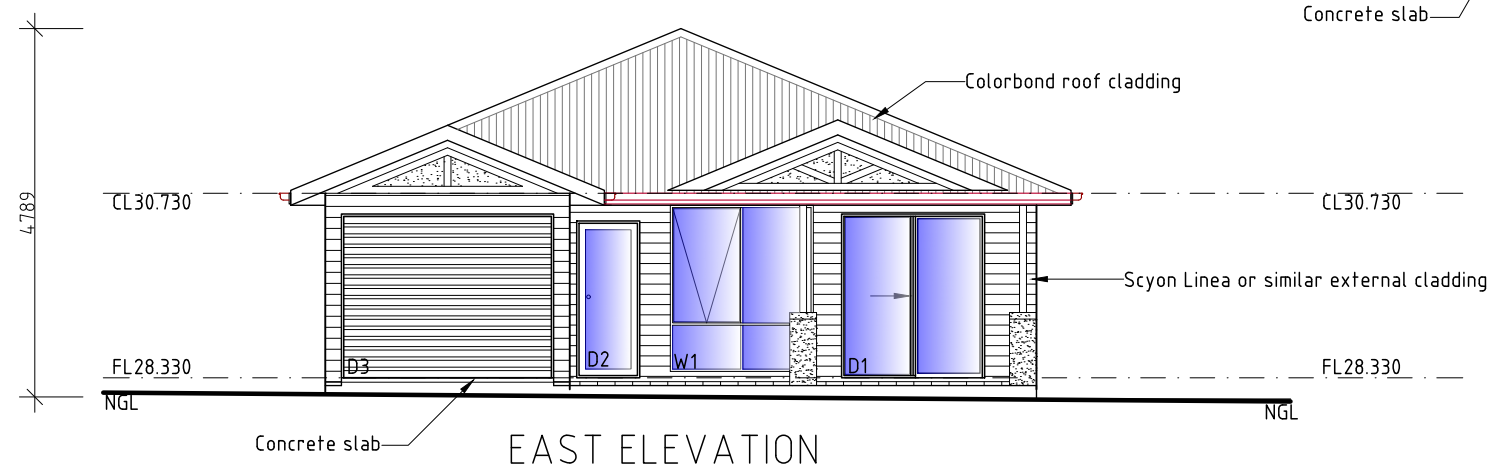
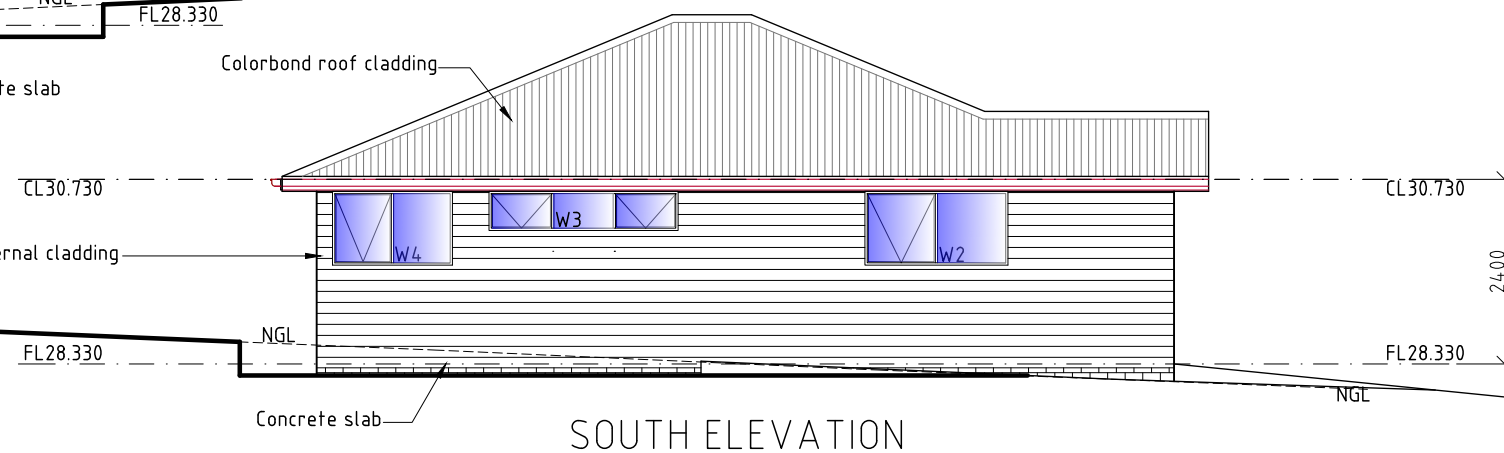
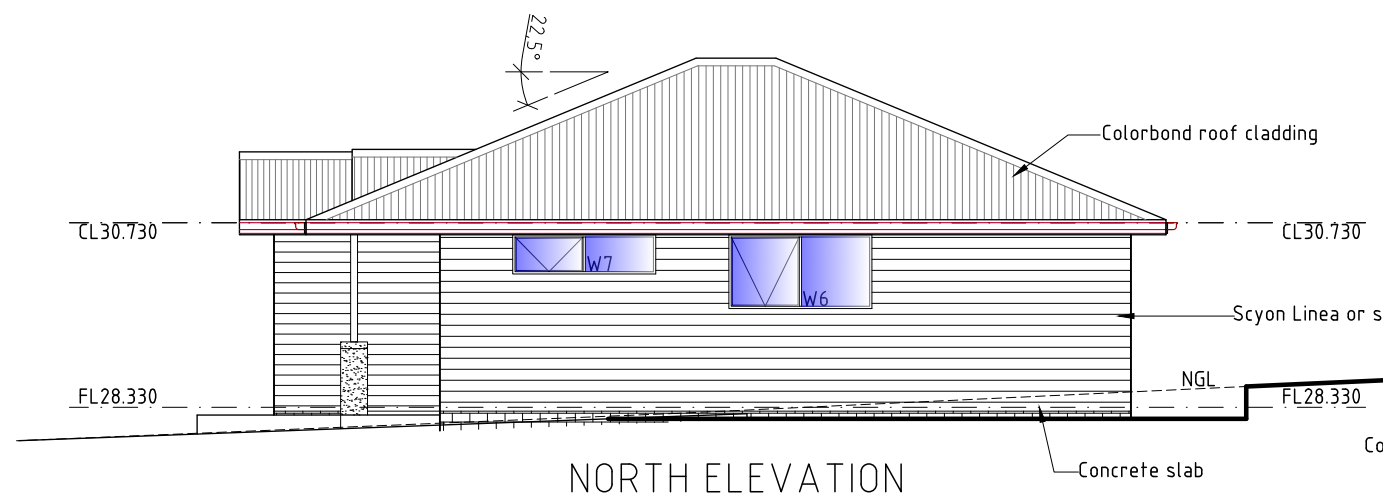
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## UNIT 23

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 23 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

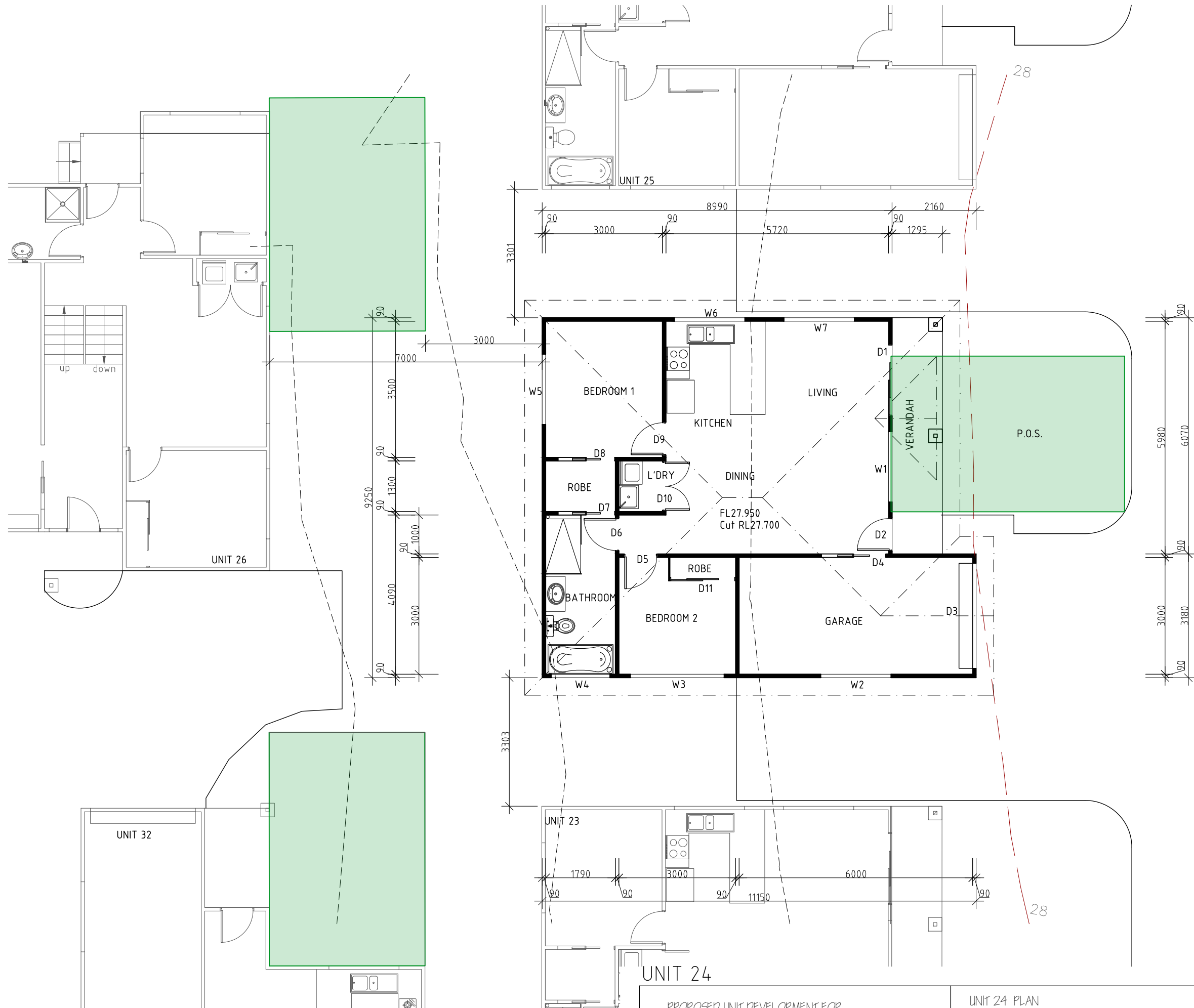
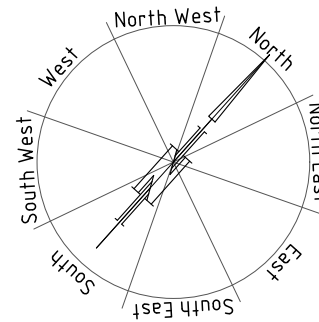
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AREAS  
Unit 24 90.01m<sup>2</sup>  
Verandah 7.82m<sup>2</sup>

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 24 PLAN

SCALE 1:100

AMENDED

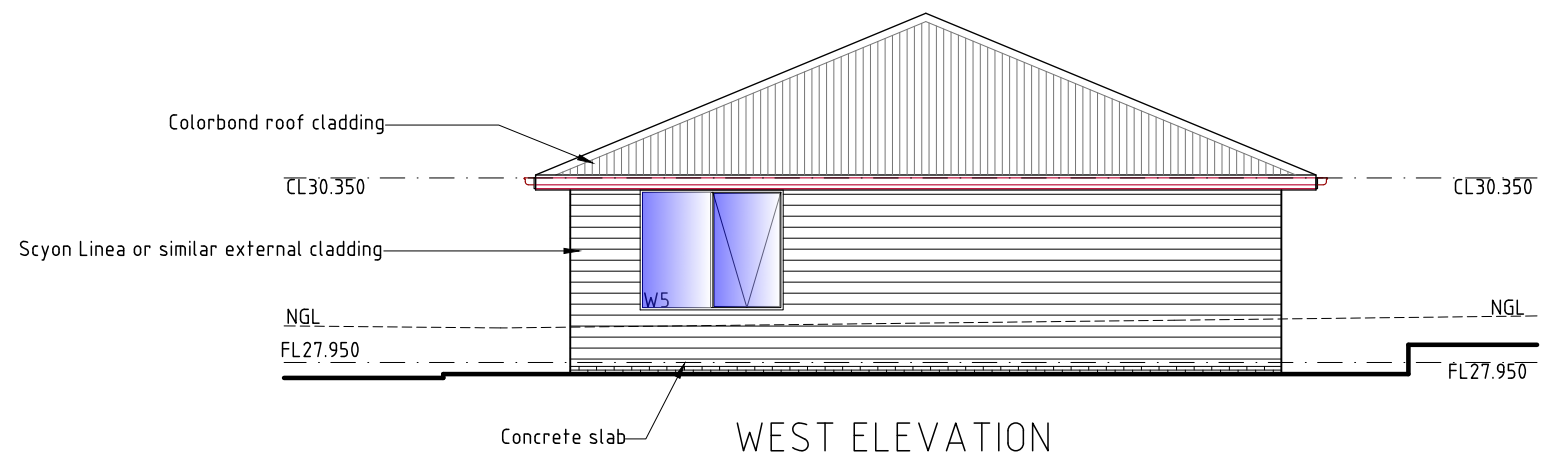
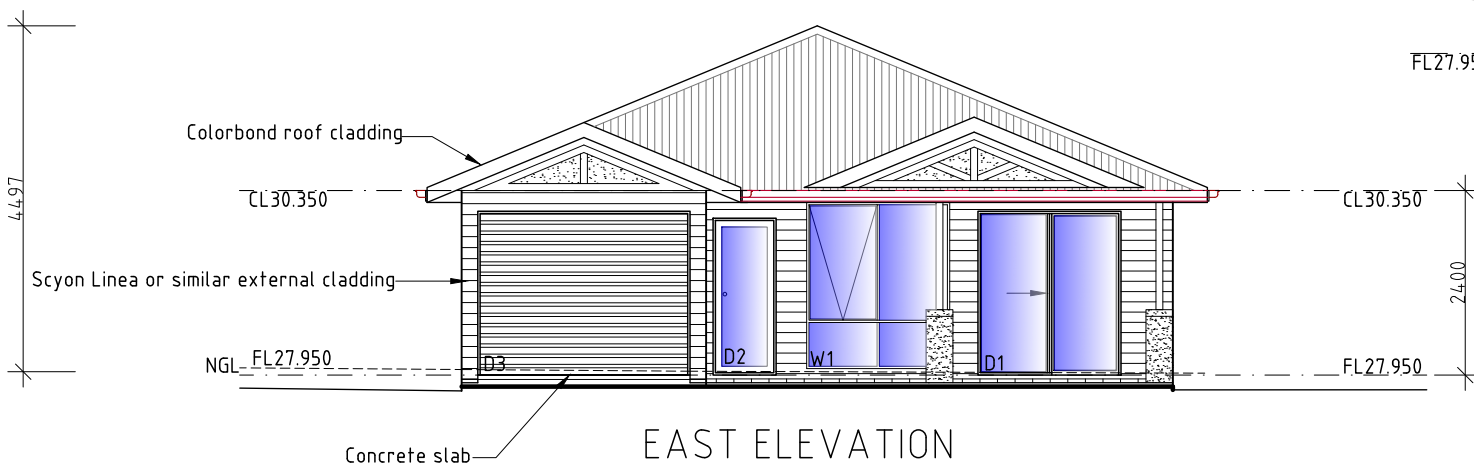
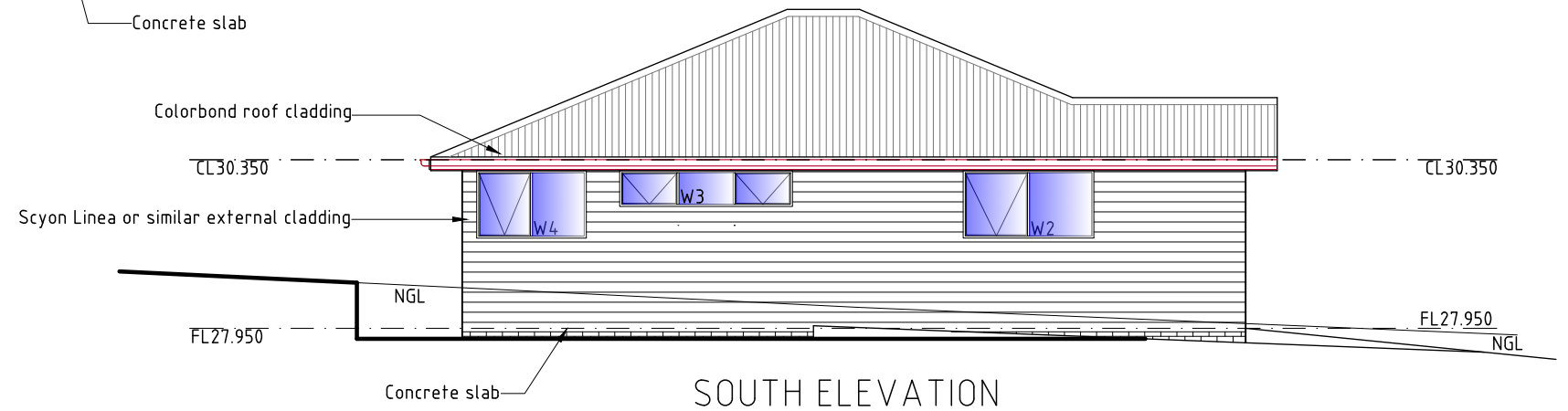
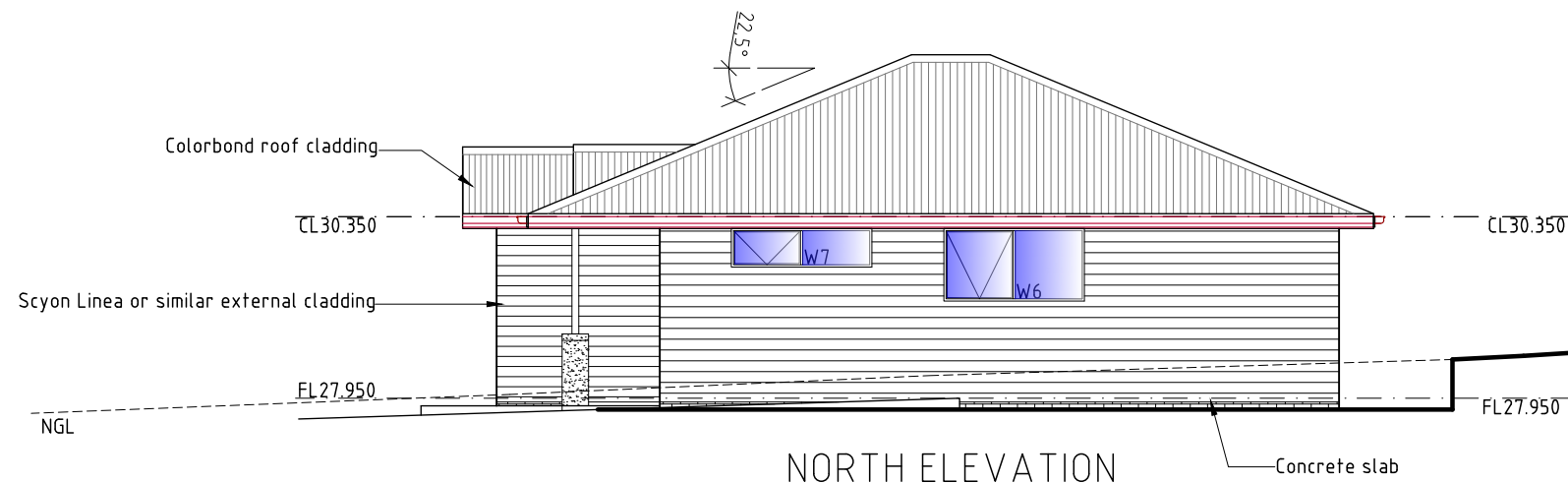
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## UNIT 24

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 24 ELEVATIONS

SCALE 1:100

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DATE  
11/07/2025

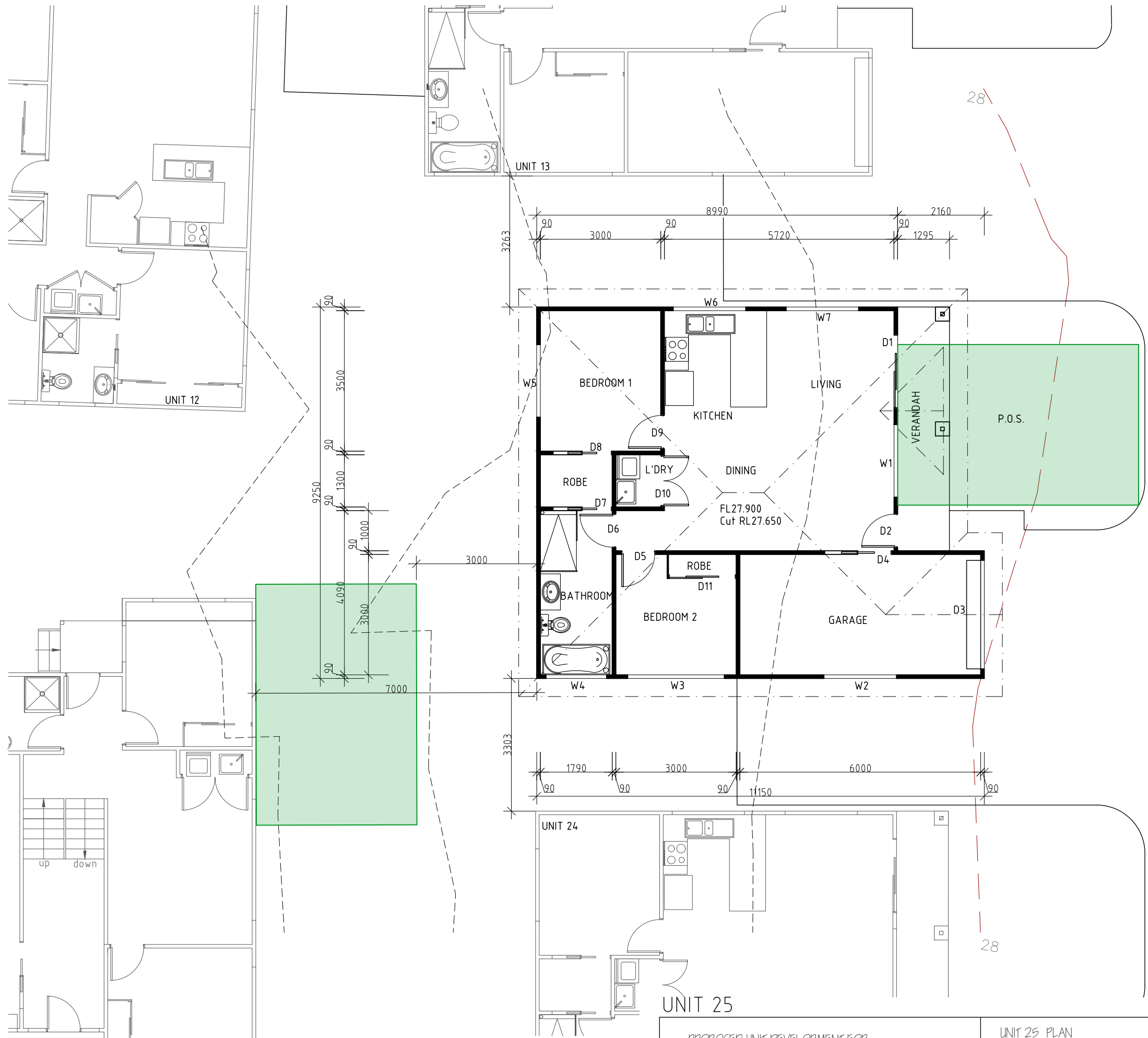
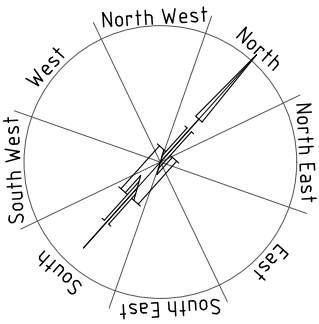
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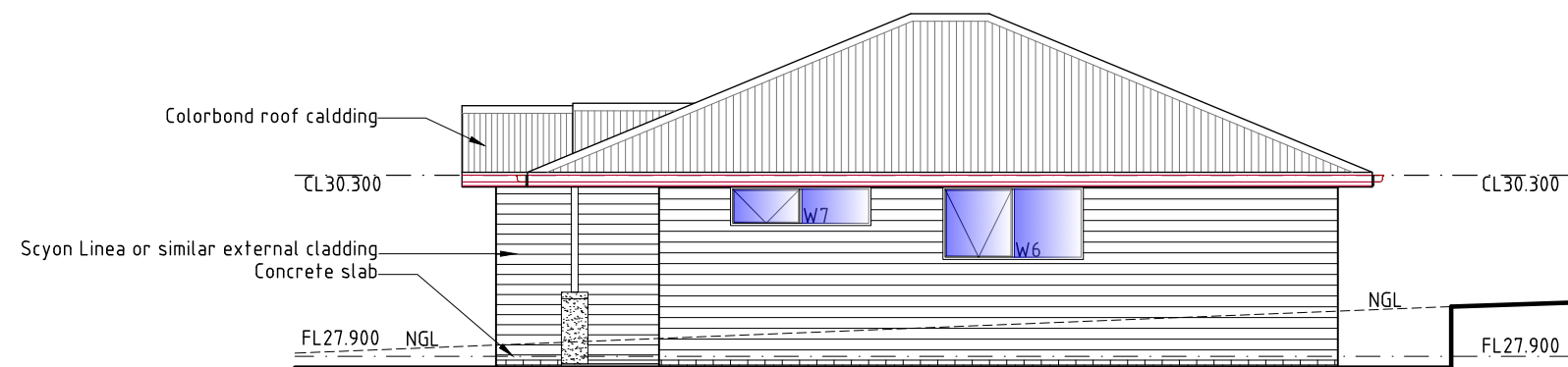
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AREAS  
Unit 25 90.01m<sup>2</sup>  
Verandah 7.82m<sup>2</sup>

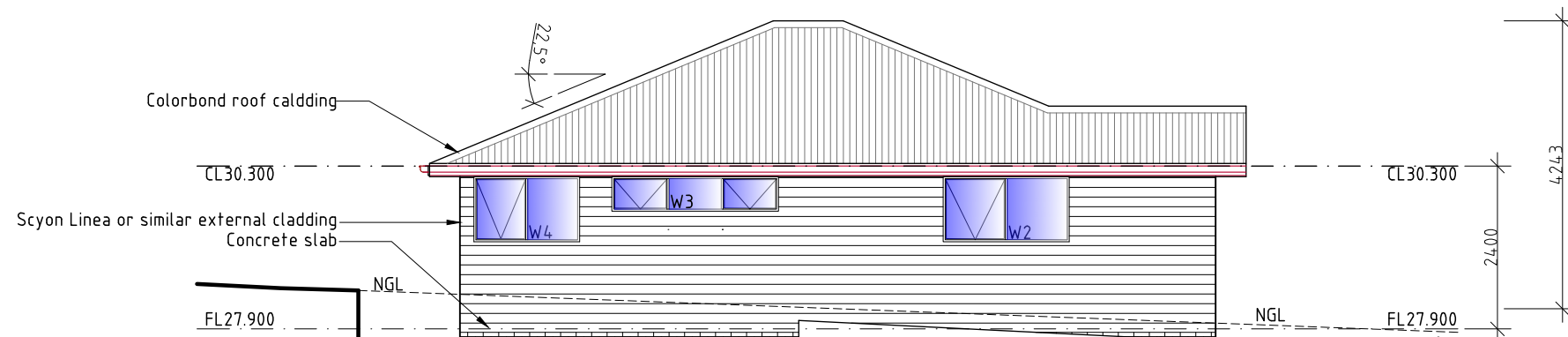
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| SCALE 1:100                                                                                          |  | AMENDED      |  | DRAWING NO.<br>88 OF 143 | Accreditation No.CC620H<br>© copyright 2021 1221                          |



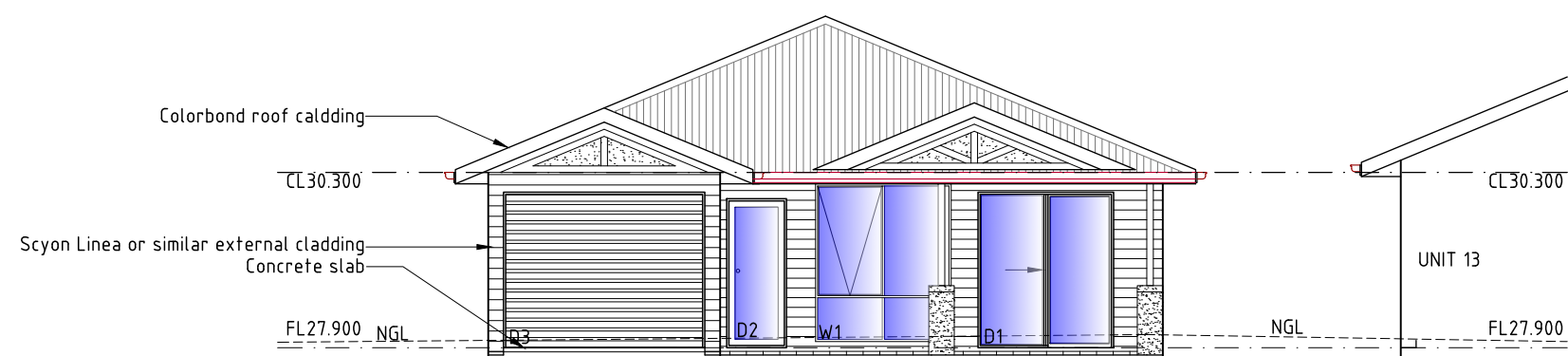




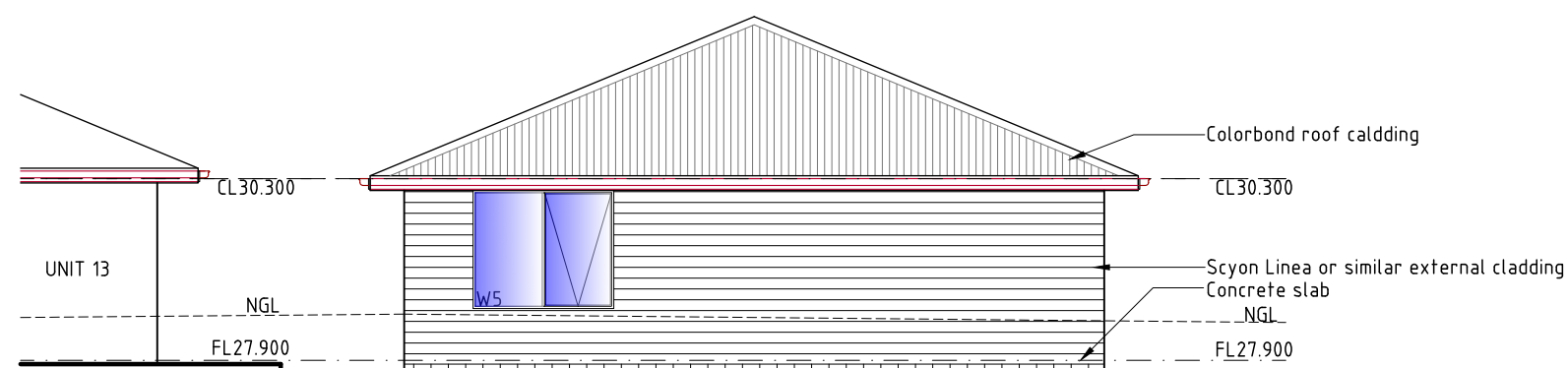
NORTH ELEVATION



SOUTH ELEVATION  
UNIT 25



EAST ELEVATION



WEST ELEVATION

UNIT 25

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 25 ELEVATIONS

SCALE 1:100

AMENDED

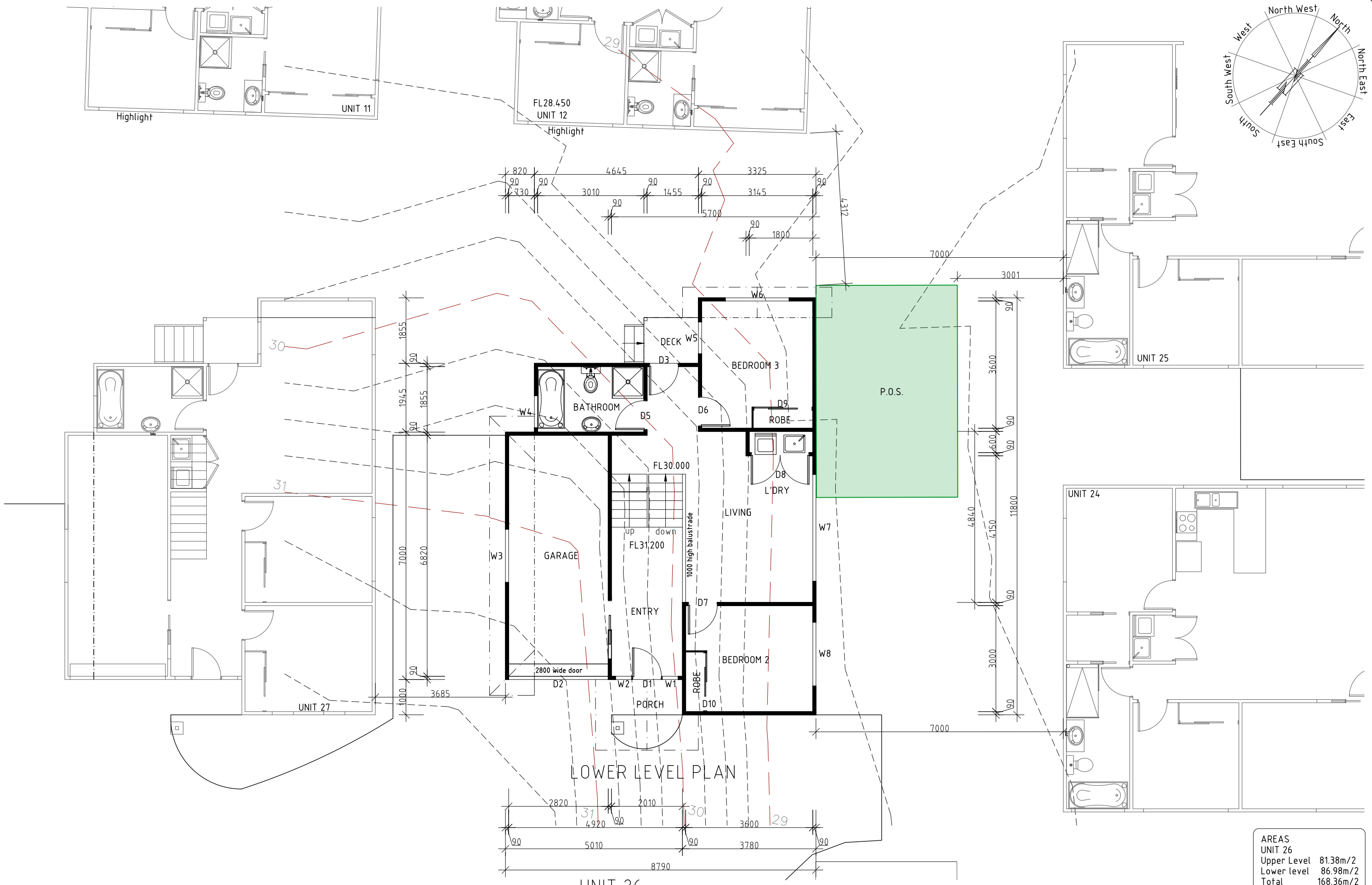
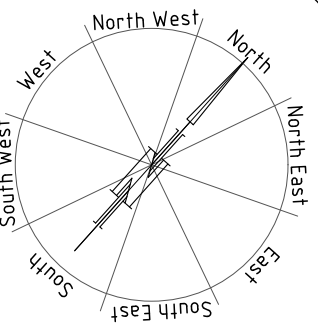
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89 OF 143

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| AREAS       |           |
|-------------|-----------|
| UNIT 26     |           |
| Upper Level | 81.38m/2  |
| Lower level | 86.98m/2  |
| Total       | 168.36m/2 |

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 26 PLAN

SCALE 1:100

AMENDED

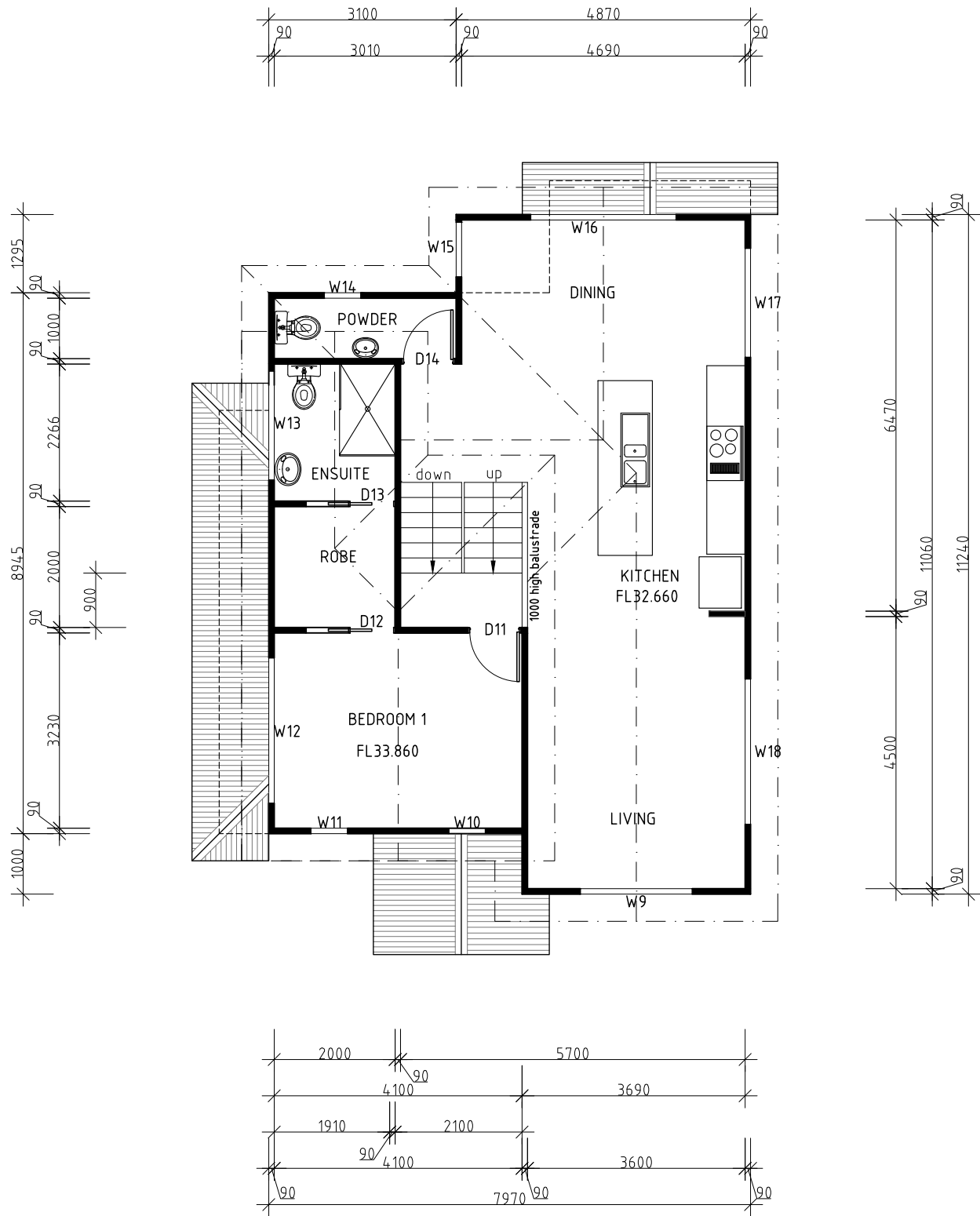
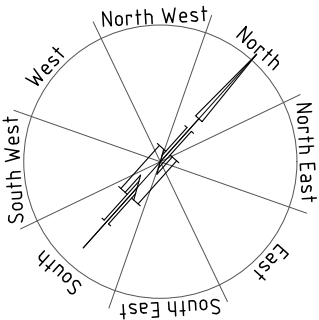
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UPPER LEVEL PLAN

UNIT 26

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 26 PLAN

SCALE 1:100

AMENDED

DATE  
11/ 07/ 2025

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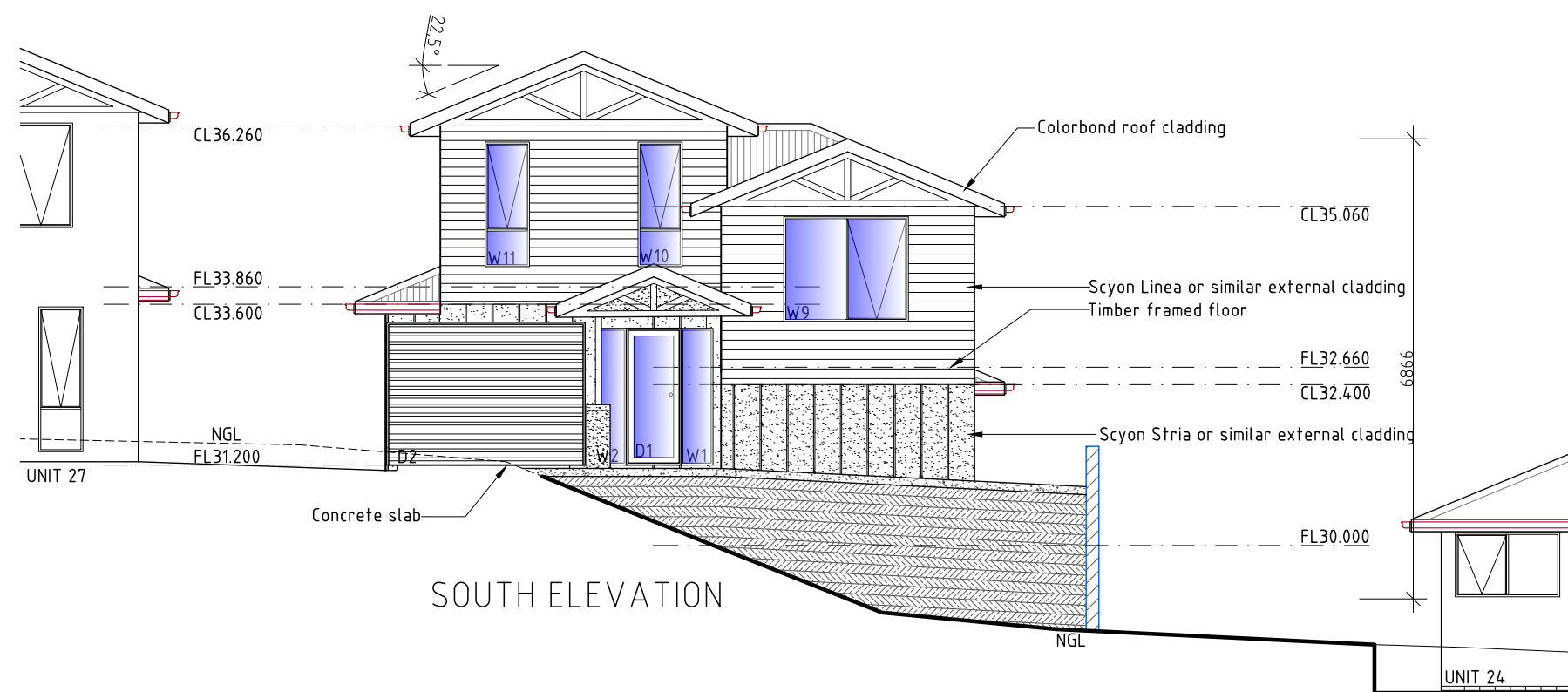
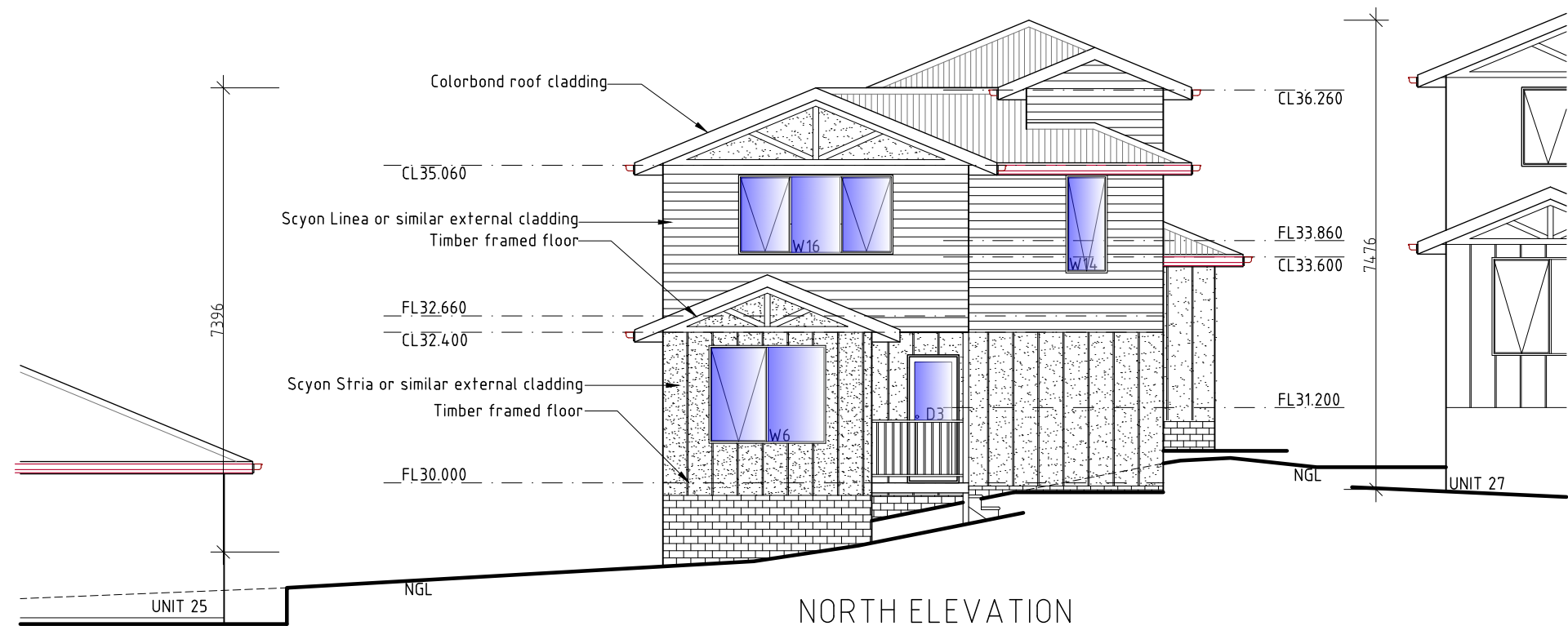
AREAS  
UNIT 26  
Upper Level 81.38m/2  
Lower level 86.98m/2  
Total 168.36m/2

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## UNIT 26

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 26 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

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92 OF 143

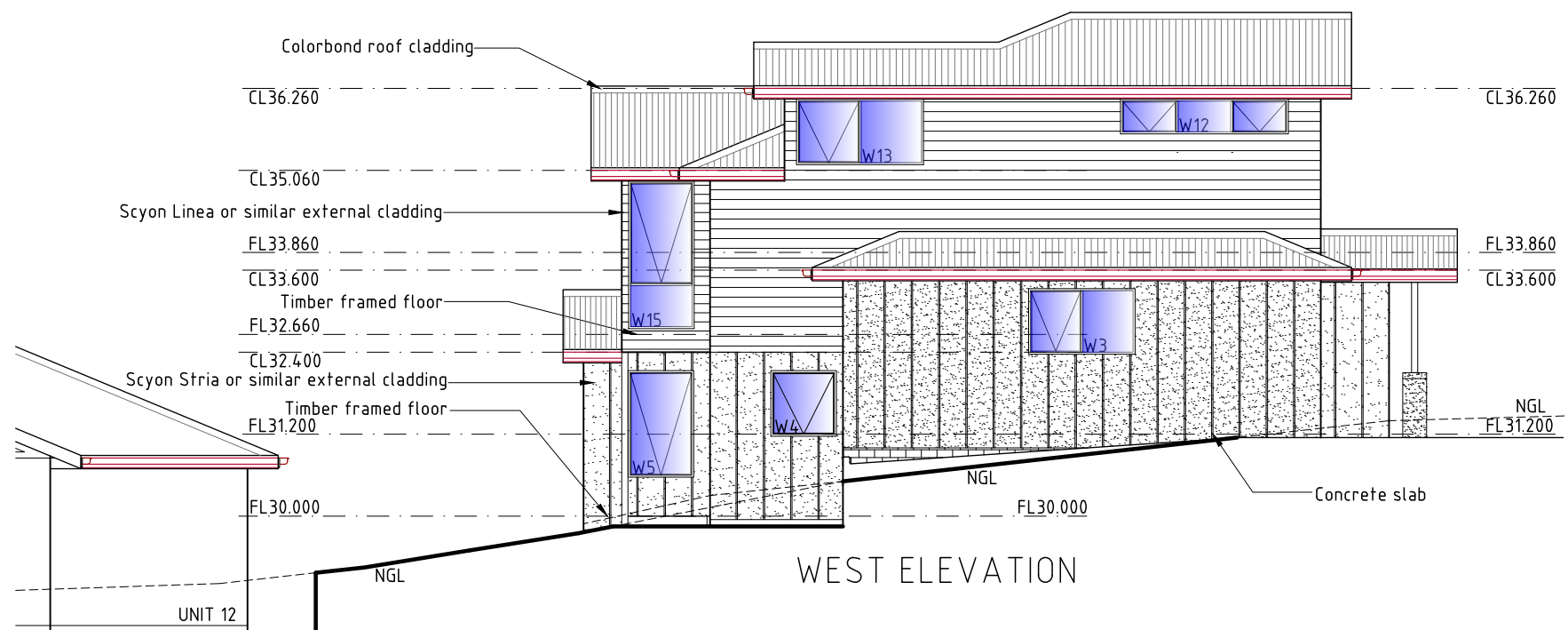
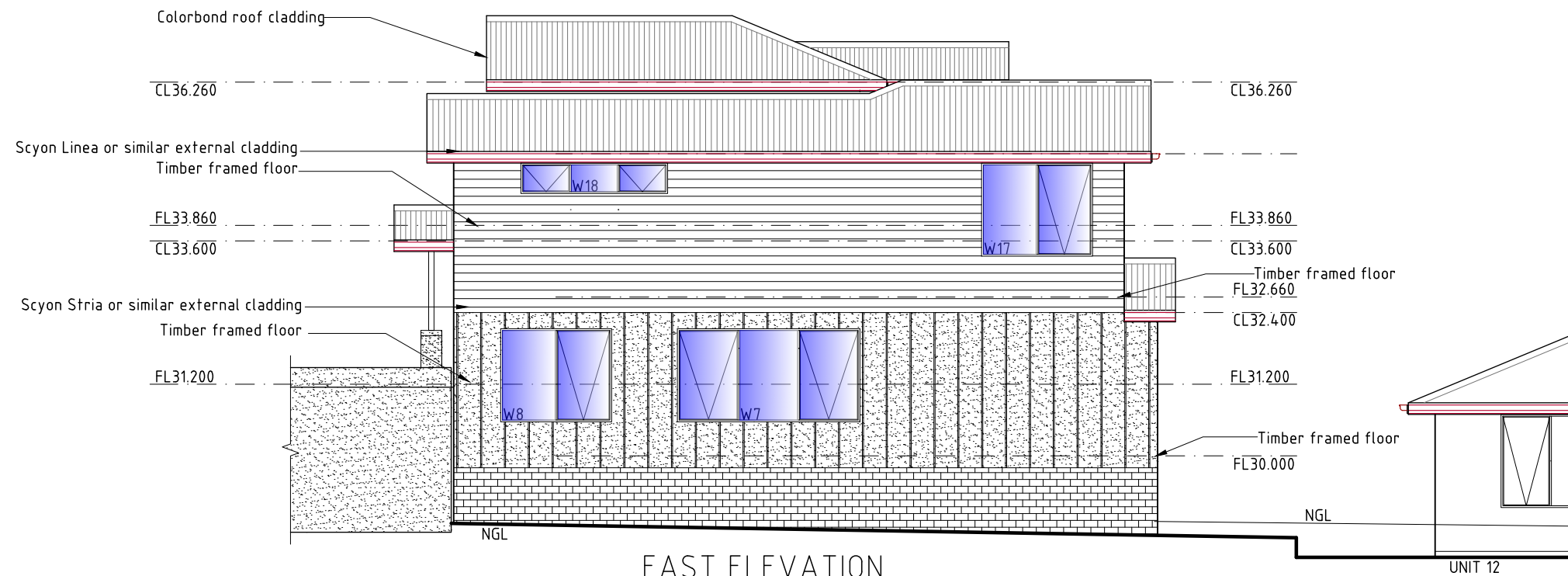
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## UNIT 26

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 26 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

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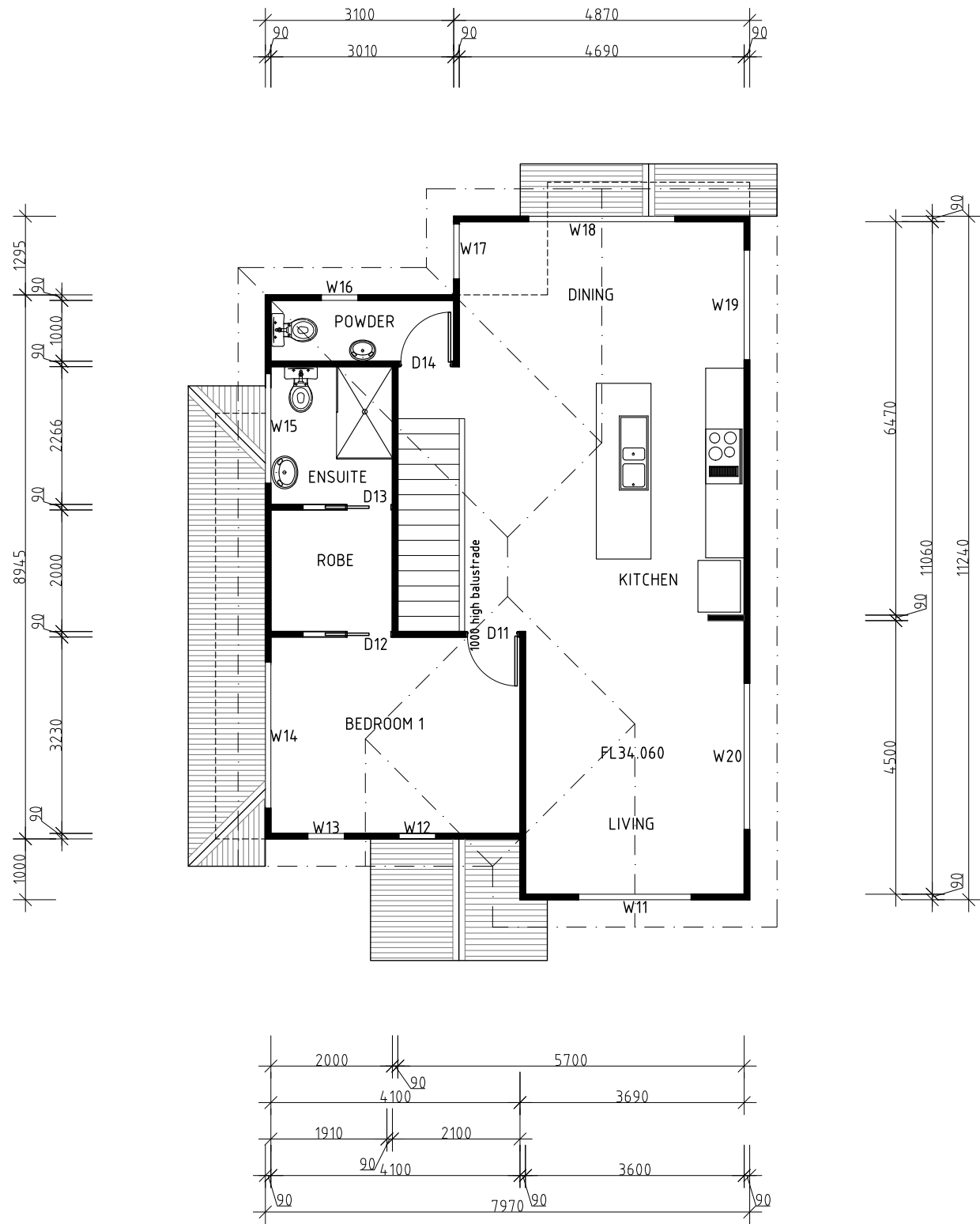
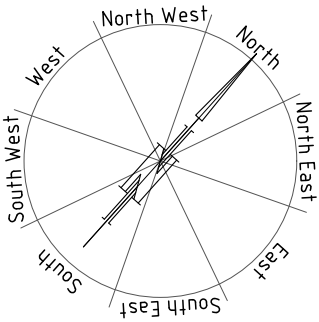
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UPPER LEVEL PLAN

UNIT 27

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 27 PLAN

SCALE 1:100

AMENDED

DATE  
11/ 07/ 2025

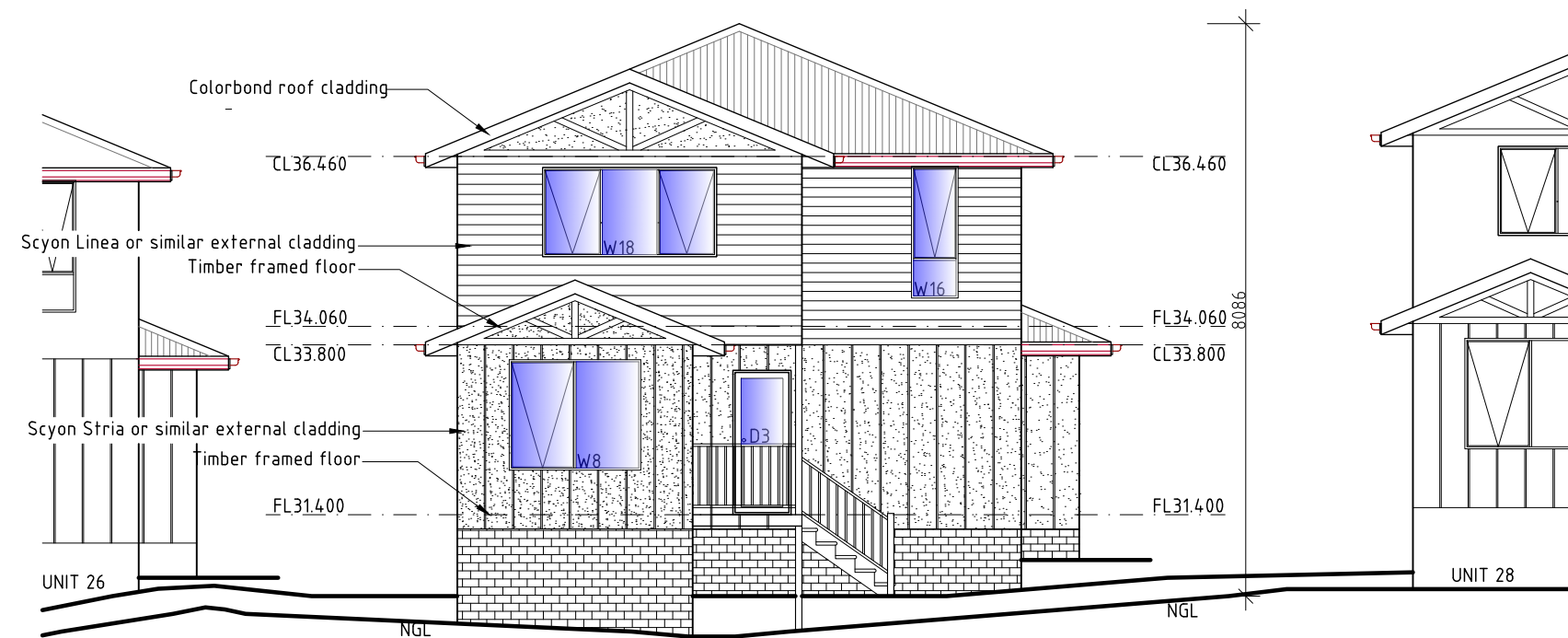
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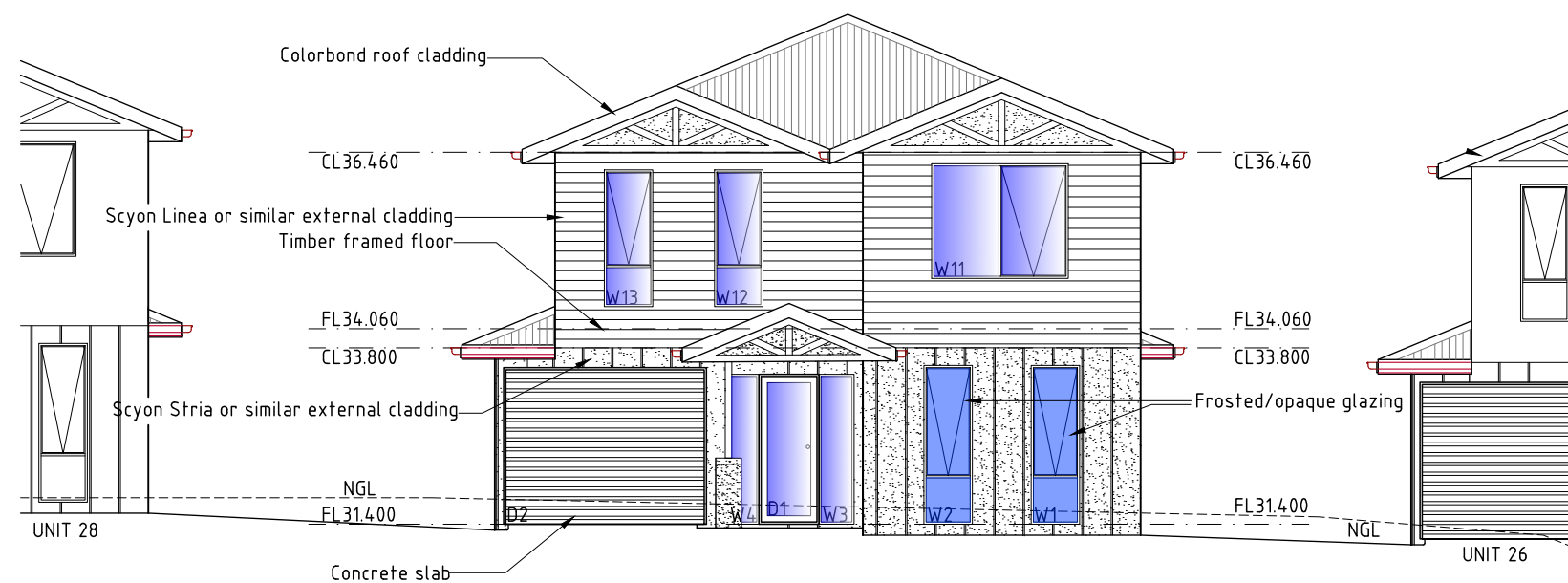
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| AREAS       |           |
|-------------|-----------|
| UNIT 27     |           |
| Upper Level | 81.38m/2  |
| Lower level | 86.98m/2  |
| Total       | 168.36m/2 |





NORTH ELEVATION



SOUTH ELEVATION

# UNIT 27

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

## UNIT 27 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

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96 OF 143

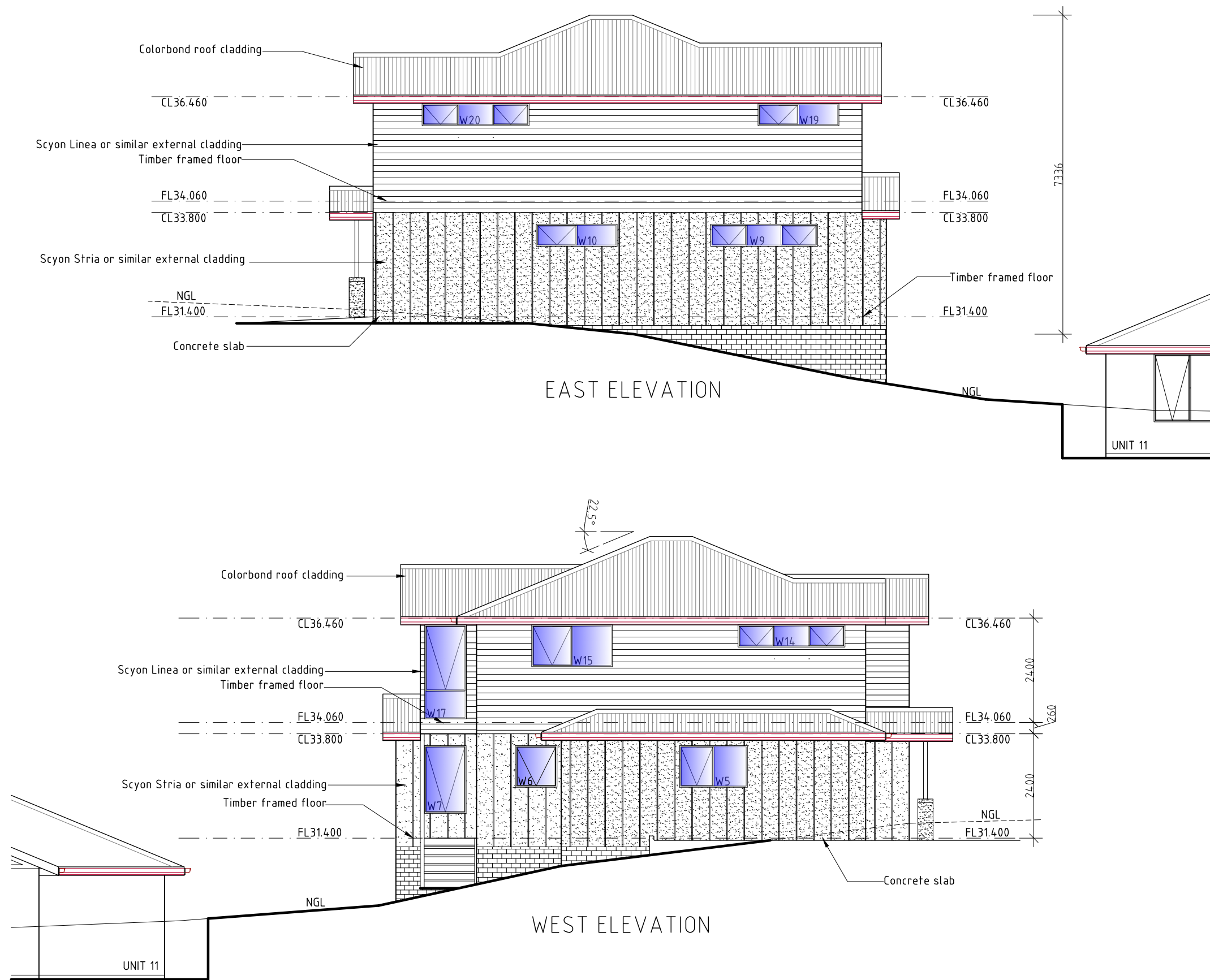
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## UNIT 27

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 27 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

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97 OF 143

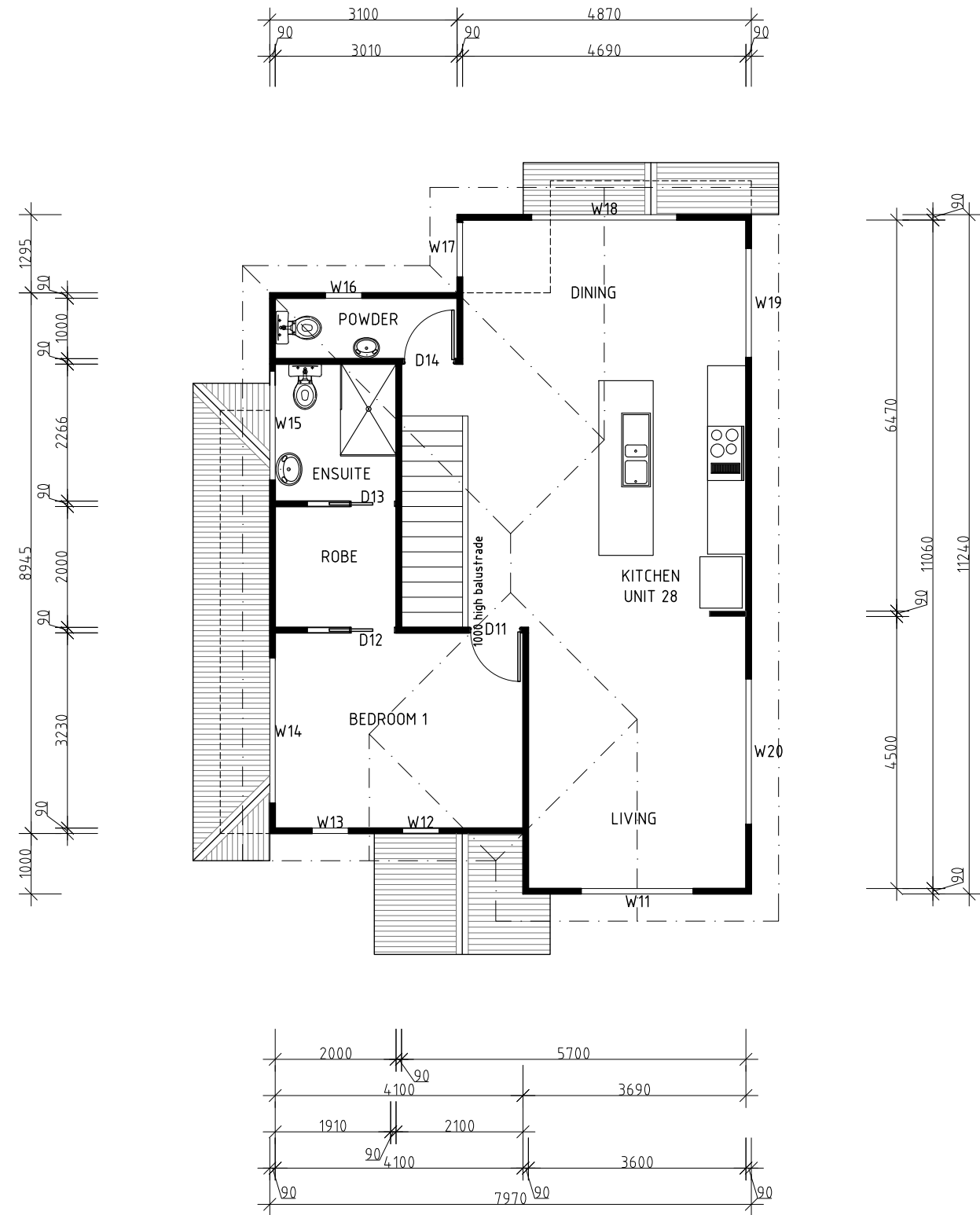
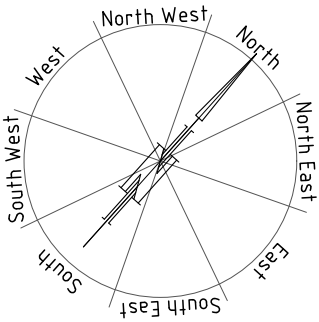
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phone ph 0400 671 582

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UPPER LEVEL PLAN

UNIT 28

|             |           |
|-------------|-----------|
| AREAS       |           |
| UNIT 28     |           |
| Upper Level | 81.38m/2  |
| Lower level | 86.98m/2  |
| Total       | 168.36m/2 |

DEVELOPMENT DRAWINGS ONLY  
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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 28 PLAN

DATE  
11/ 07/ 2025

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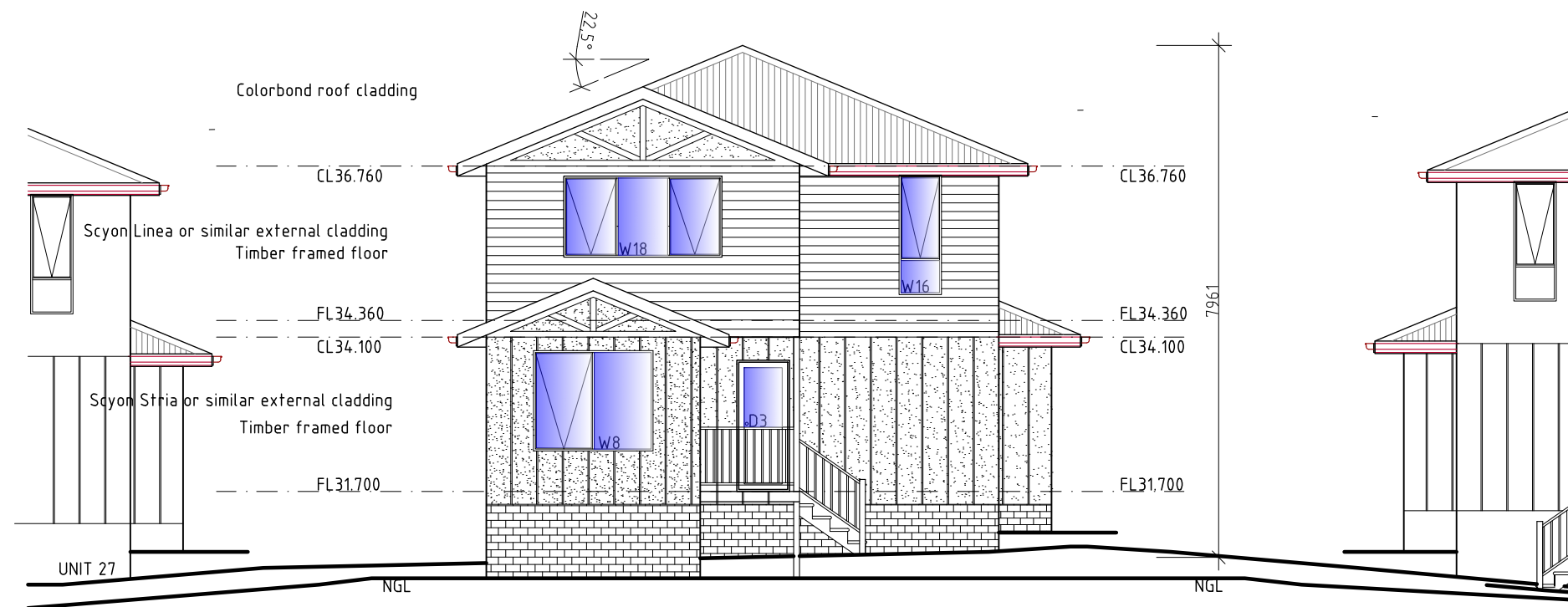
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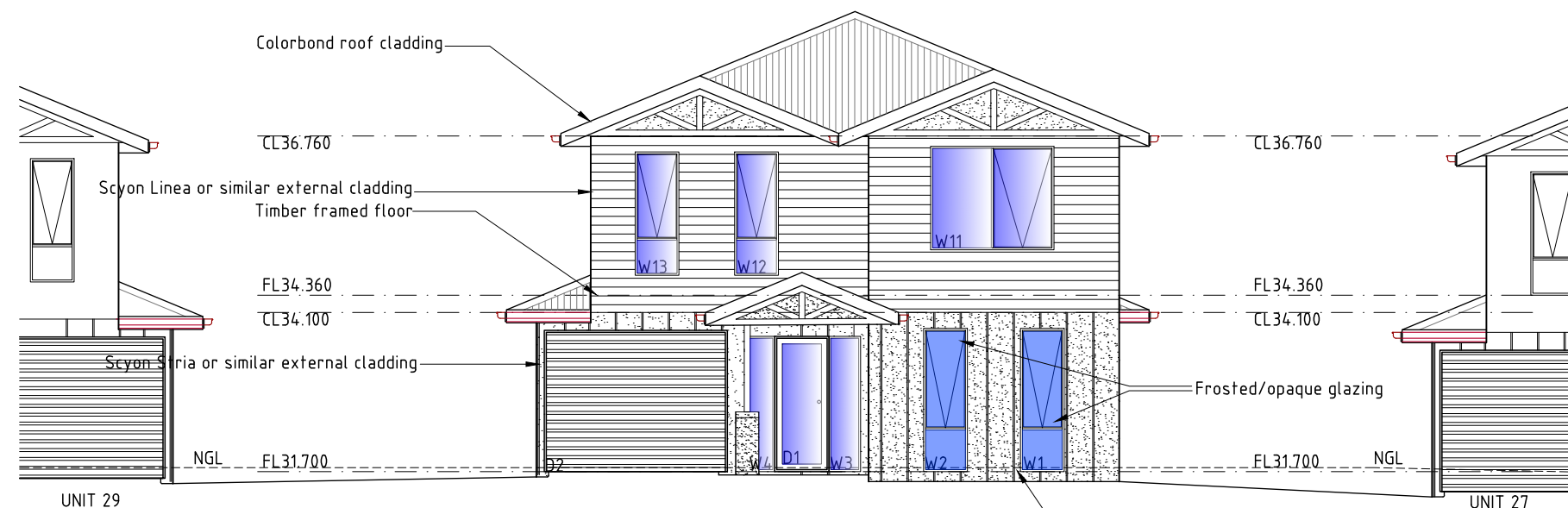
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NORTH ELEVATION



SOUTH ELEVATION

UNIT 28

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 28 ELEVATIONS

SCALE 1:100

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DATE  
11/07/2025

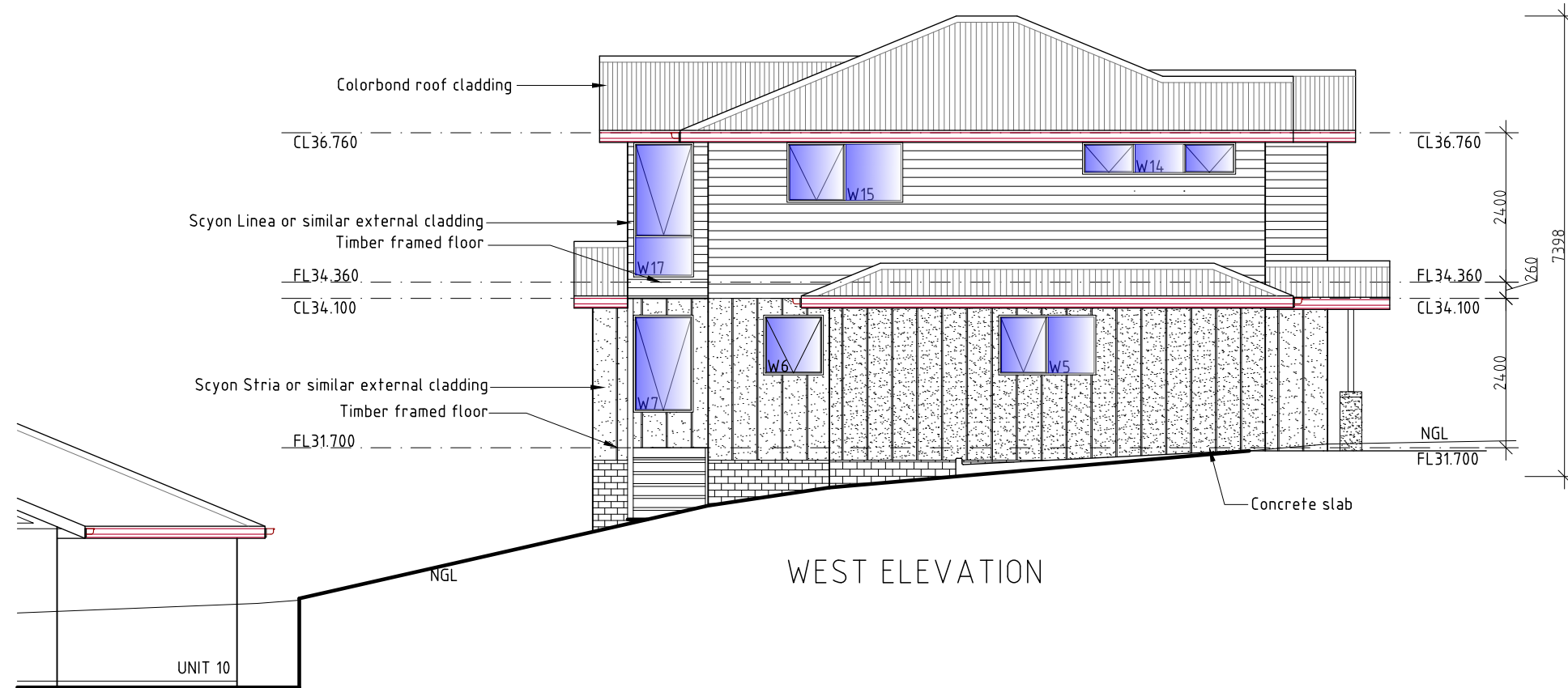
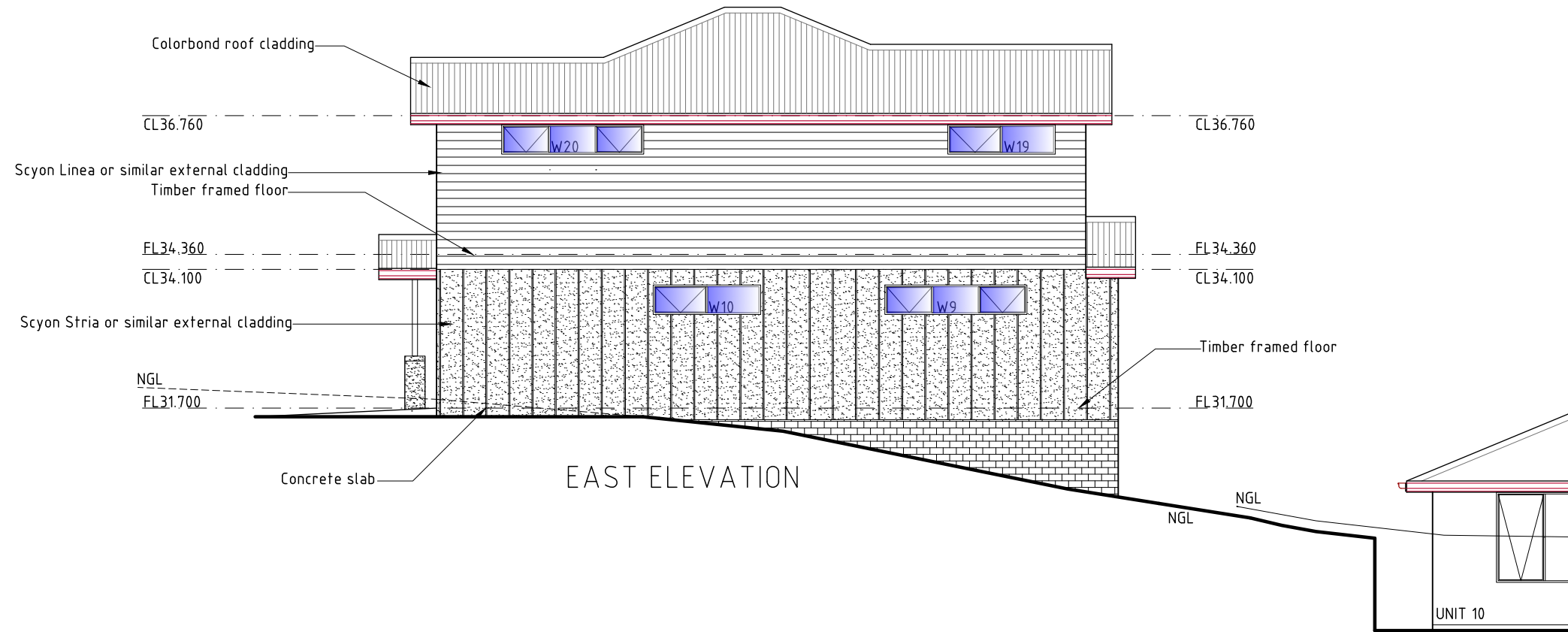
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UNIT 28

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 28 ELEVATIONS

SCALE 1:100

AMENDED

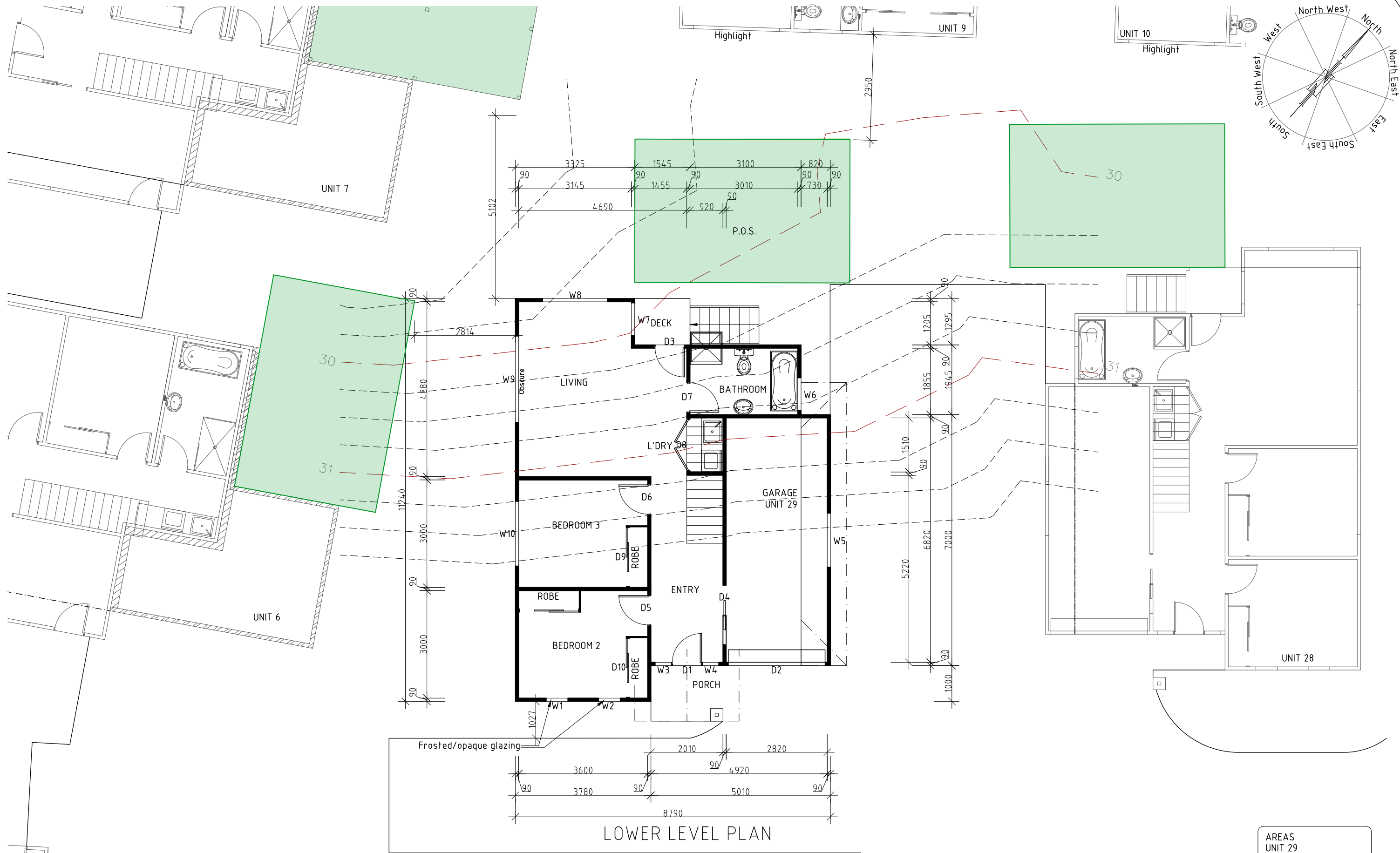
DATE  
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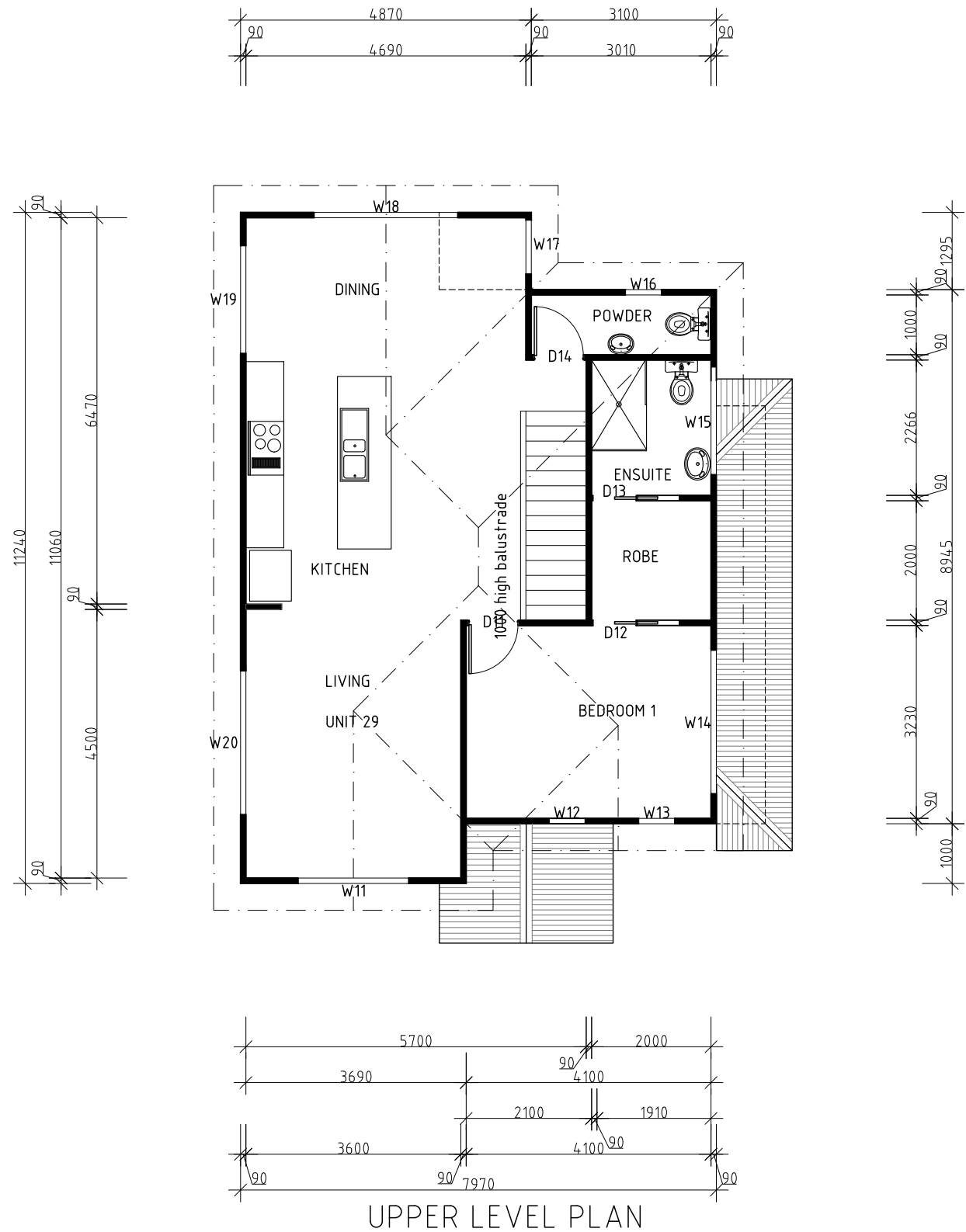
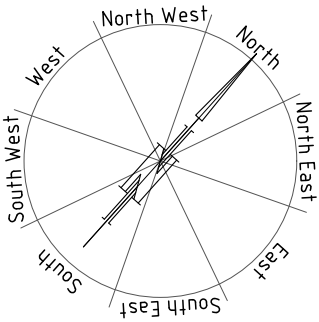


LOWER LEVEL PLAN

| AREAS       |           |
|-------------|-----------|
| UNIT 29     |           |
| Upper Level | 81.38m/2  |
| Lower level | 86.98m/2  |
| Total       | 168.36m/2 |

DEVELOPMENT DRAWINGS ONLY  
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|             |  |                                                                                                      |  |                           |  |                                                  |  |                                                                           |  |
|-------------|--|------------------------------------------------------------------------------------------------------|--|---------------------------|--|--------------------------------------------------|--|---------------------------------------------------------------------------|--|
| UNIT 29     |  | PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY |  | UNIT 29 PLAN              |  | DATE<br>11/ 07/ 2025                             |  | DRAWN BY G.Tilley<br>email: gtilley7@biapond.com<br>phone ph 0400 671 582 |  |
| SCALE 1:100 |  | AMENDED<br>11/ 06/ 2025                                                                              |  | DRAWING NO.<br>102 OF 143 |  | Accreditation No.CC620H<br>© copyright 2021 1221 |  |                                                                           |  |



| AREAS       |           |
|-------------|-----------|
| UNIT 29     |           |
| Upper Level | 81.38m/2  |
| Lower level | 86.98m/2  |
| Total       | 168.36m/2 |

## UNIT 29

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 29 PLAN

DATE  
11/ 07/ 2025

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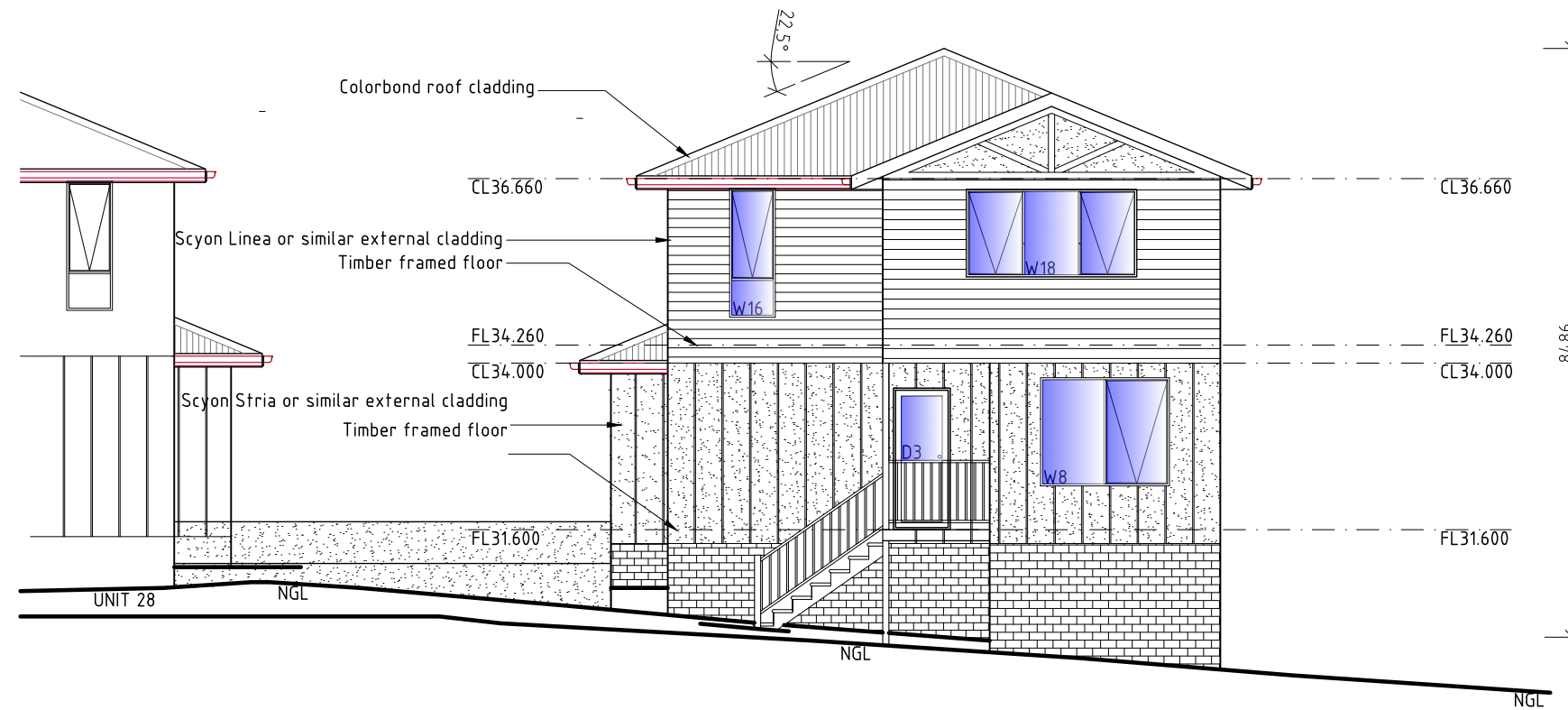
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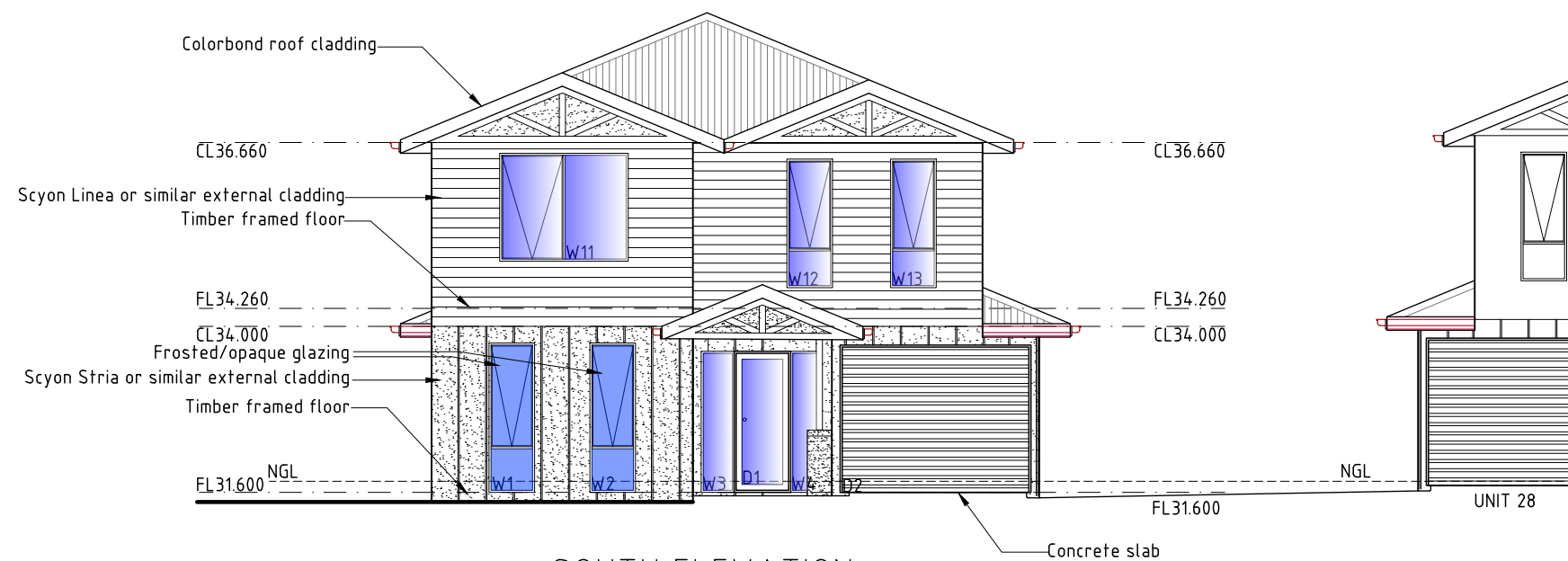
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NORTH ELEVATION



SOUTH ELEVATION

## UNIT 29

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 29 ELEVATIONS

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11/06/2025

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104 OF 143

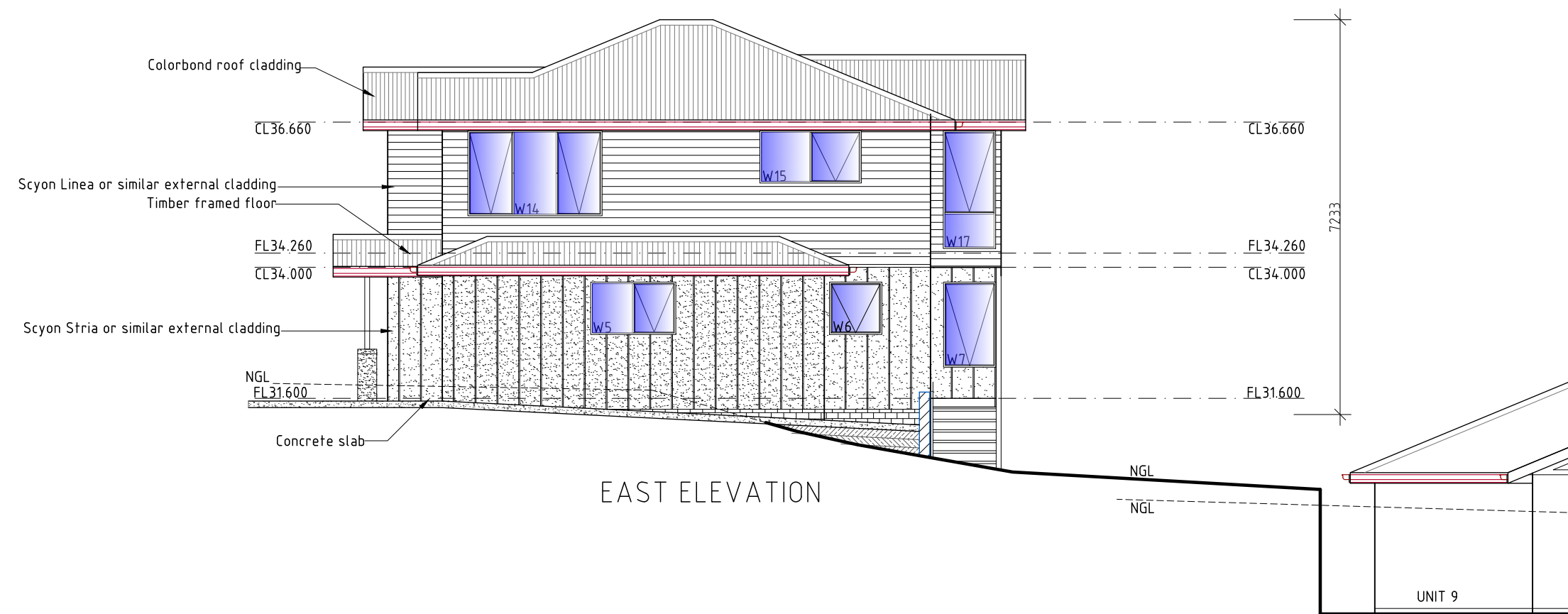
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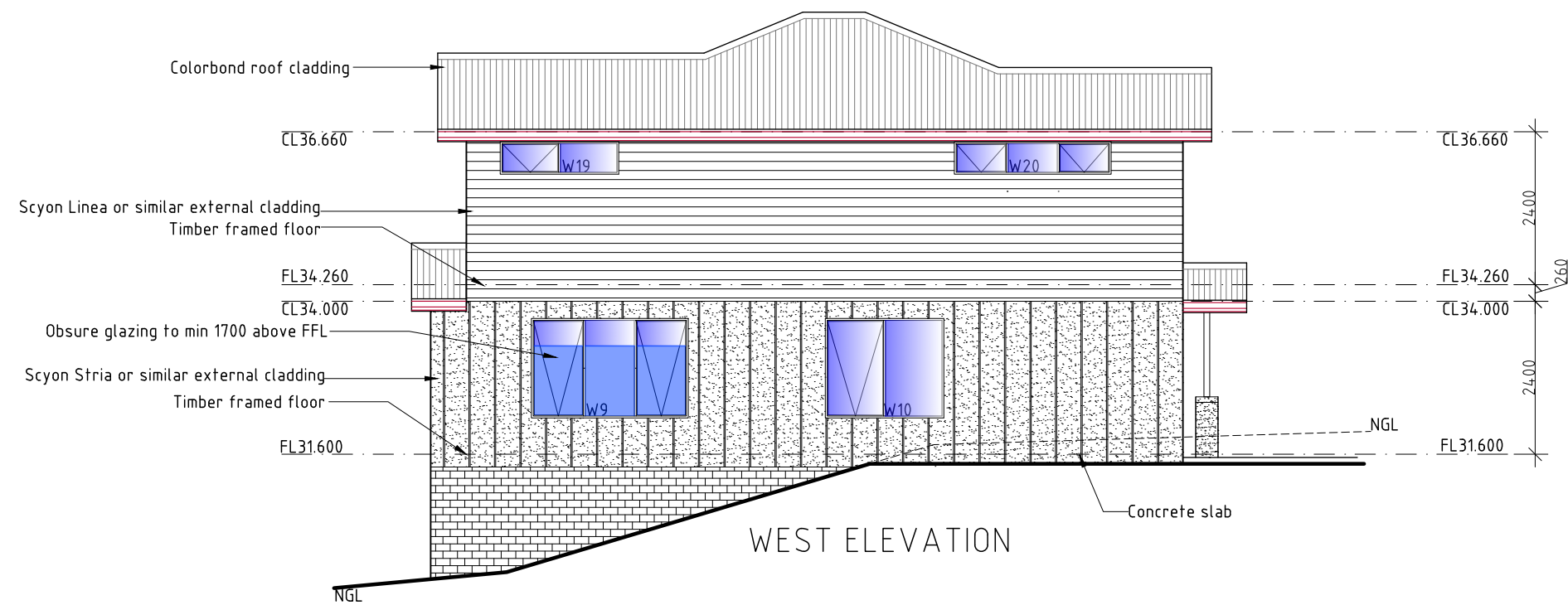
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EAST ELEVATION



WEST ELEVATION

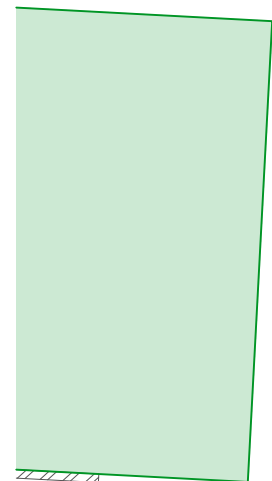
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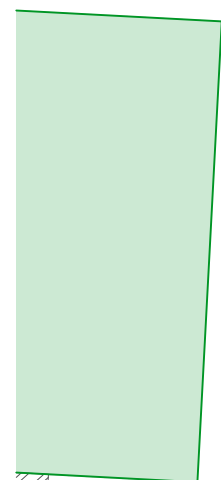
PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

| UNIT 29 ELEVATIONS    |  | DATE                      | DRAWN BY                                             |
|-----------------------|--|---------------------------|------------------------------------------------------|
| SCALE 1:100           |  | 11/07/2025                | A.Tilley                                             |
| AMENDED<br>11/06/2025 |  | DRAWING NO.<br>105 OF 143 | email: atilley7@biapond.com<br>phone ph 0400 671 582 |
|                       |  |                           | Accreditation No.CC620H<br>© copyright 2021 1221     |





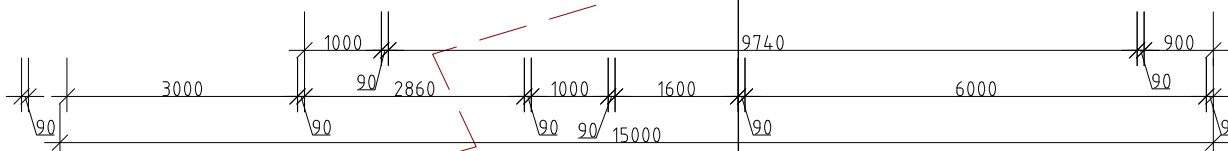
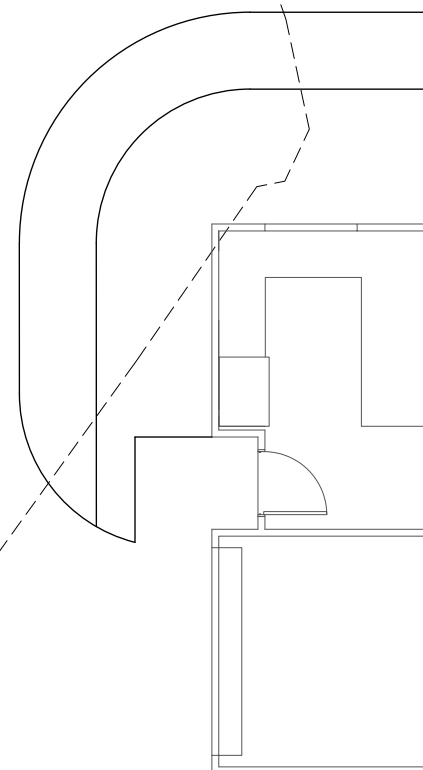
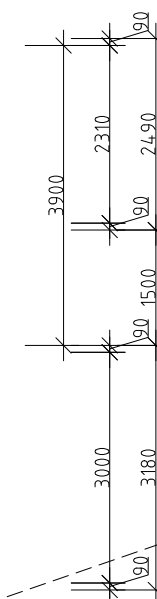
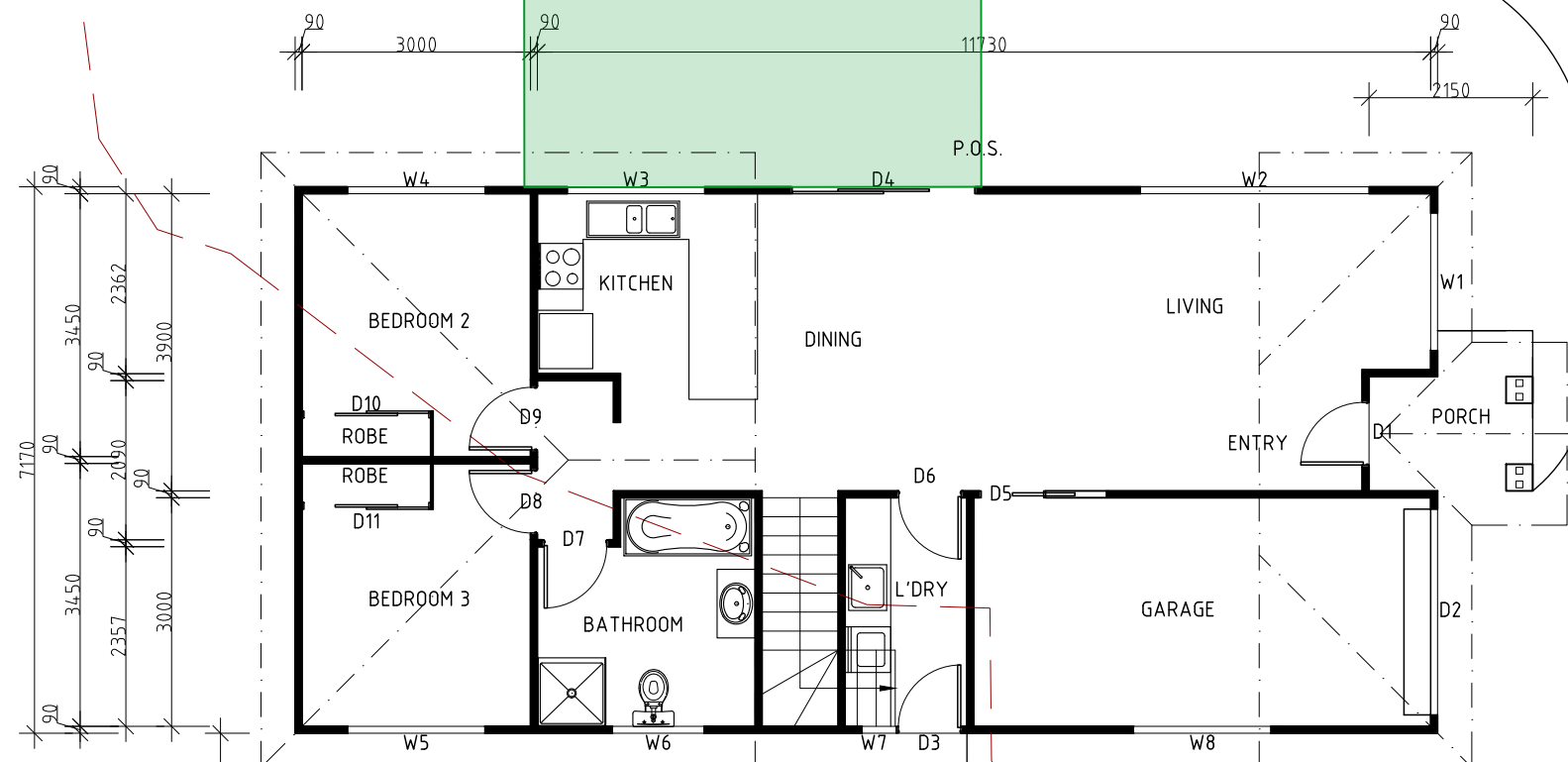
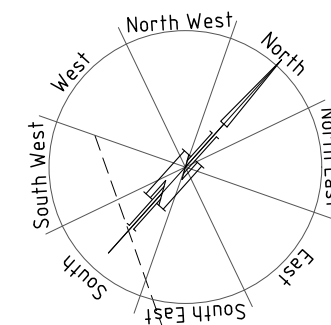
UNIT 5



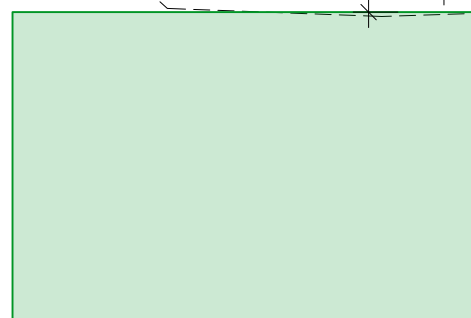
UNIT 4

UNIT 29

UNIT 28



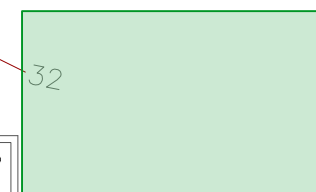
LOWER LEVEL PLAN



UNIT 36

UNIT 30

UNIT 35



31.75

| AREAS       |           |
|-------------|-----------|
| UNIT 30     |           |
| Upper Level | 47.45m/2  |
| Lower Level | 106.17m/2 |
| Total       | 153.62m/2 |

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 30 PLAN

SCALE 1:100

AMENDED  
11/06/2025

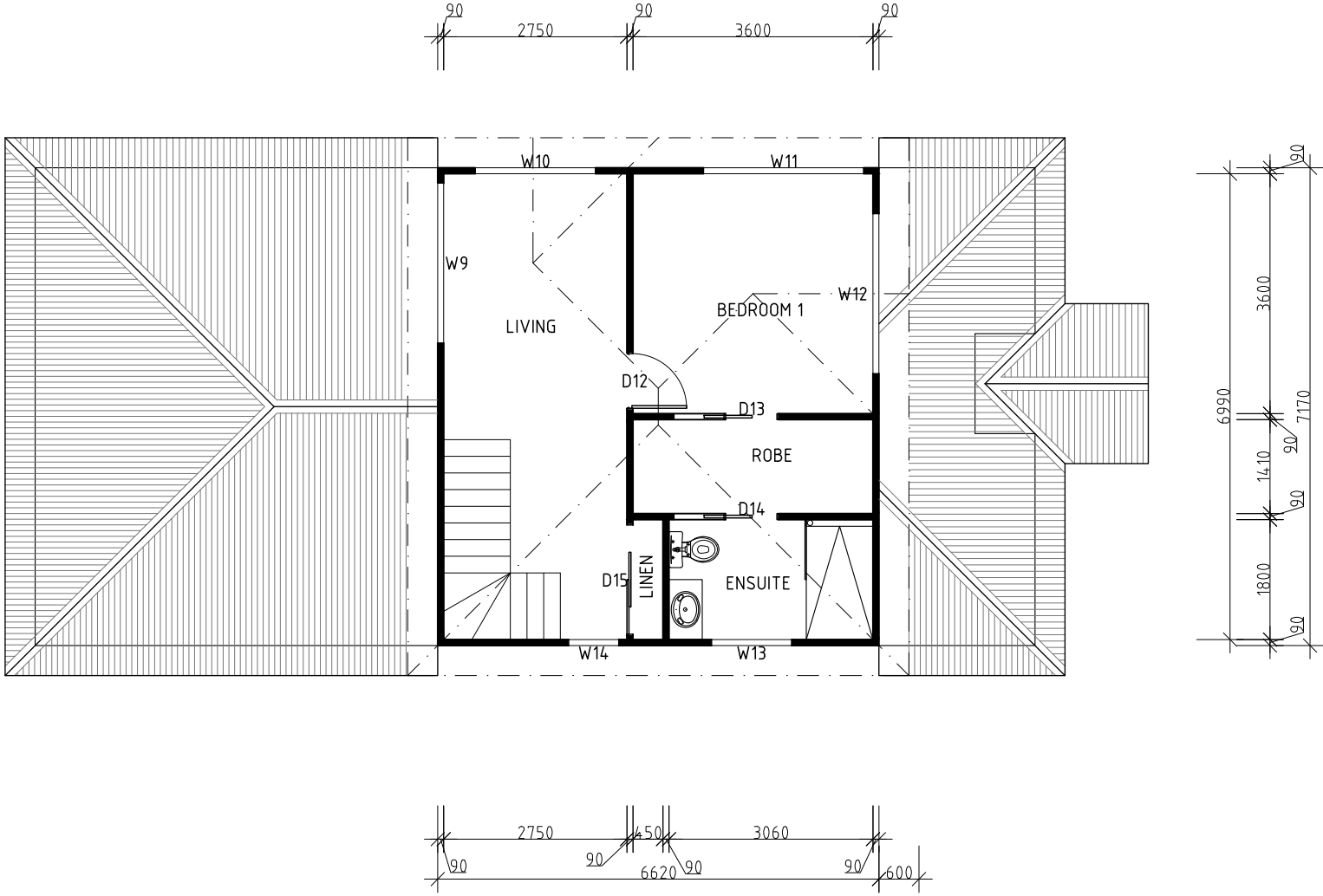
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UPPER LEVEL PLAN

UNIT 30

|             |           |
|-------------|-----------|
| AREAS       |           |
| UNIT 30     |           |
| Upper Level | 47.45m/2  |
| Lower level | 106.17m/2 |
| Total       | 153.62m/2 |

DEVELOPMENT DRAWINGS ONLY  
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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 30 PLAN

DATE  
11/ 07/ 2025

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phone ph 0400 671 582

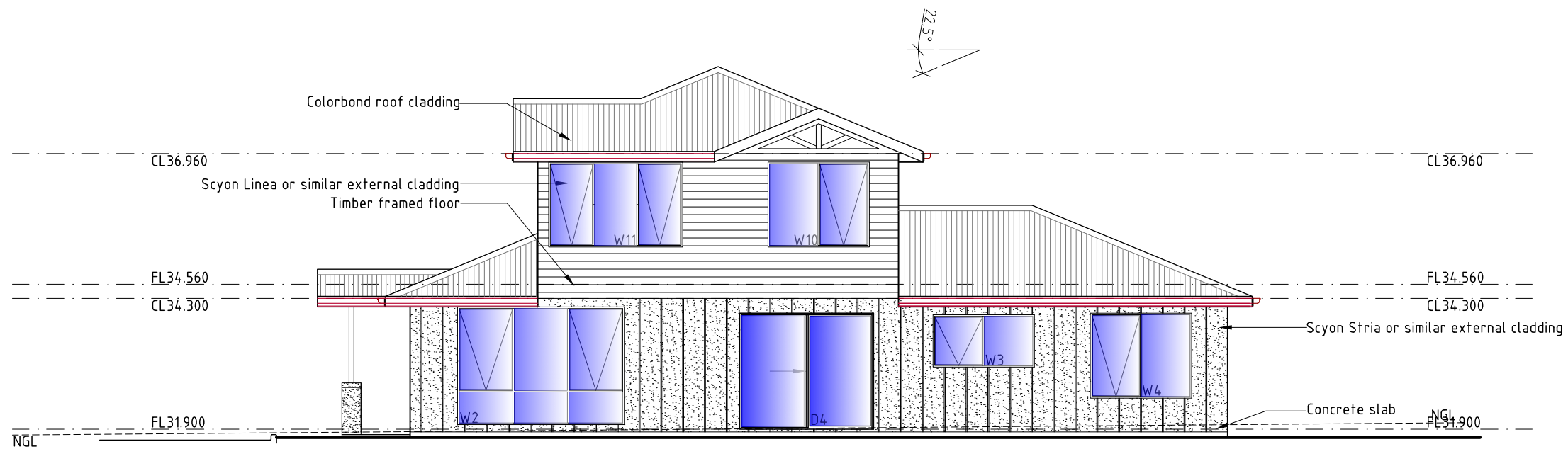
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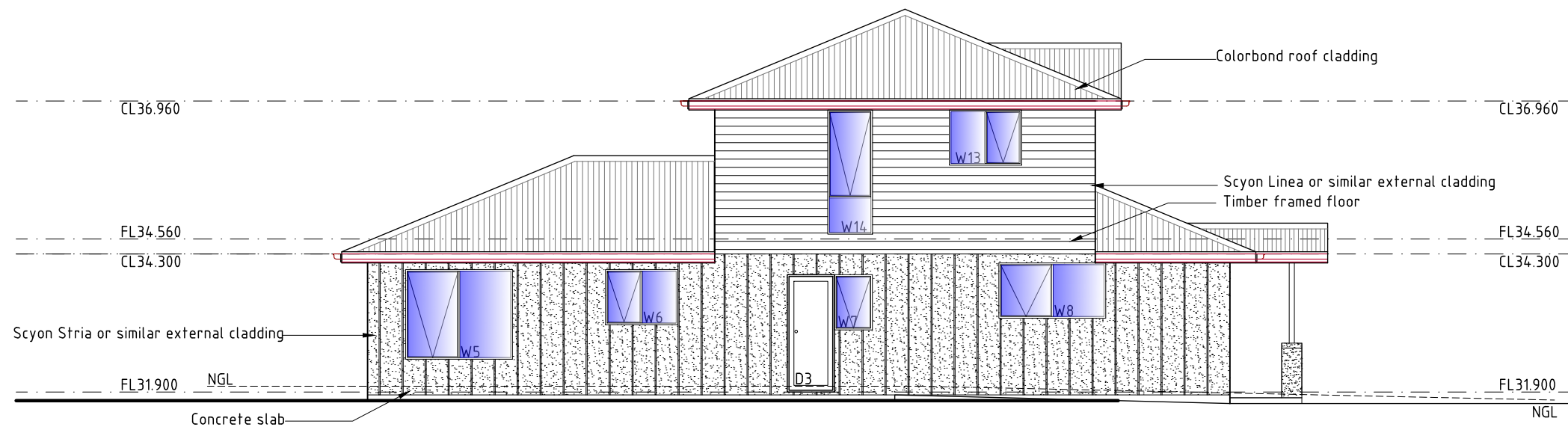
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NORTH ELEVATION



SOUTH ELEVATION

# UNIT 30

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

## UNIT 30 ELEVATIONS

SCALE 1:100

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11/06/2025

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11/07/2025

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108 OF 143

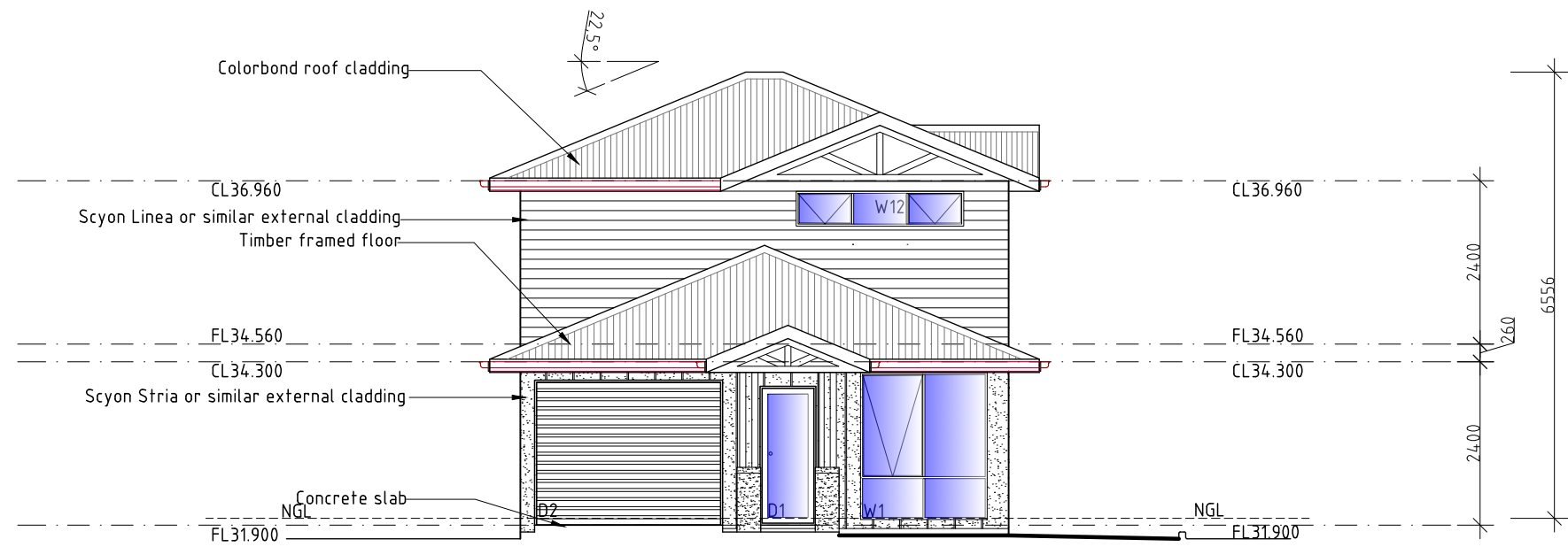
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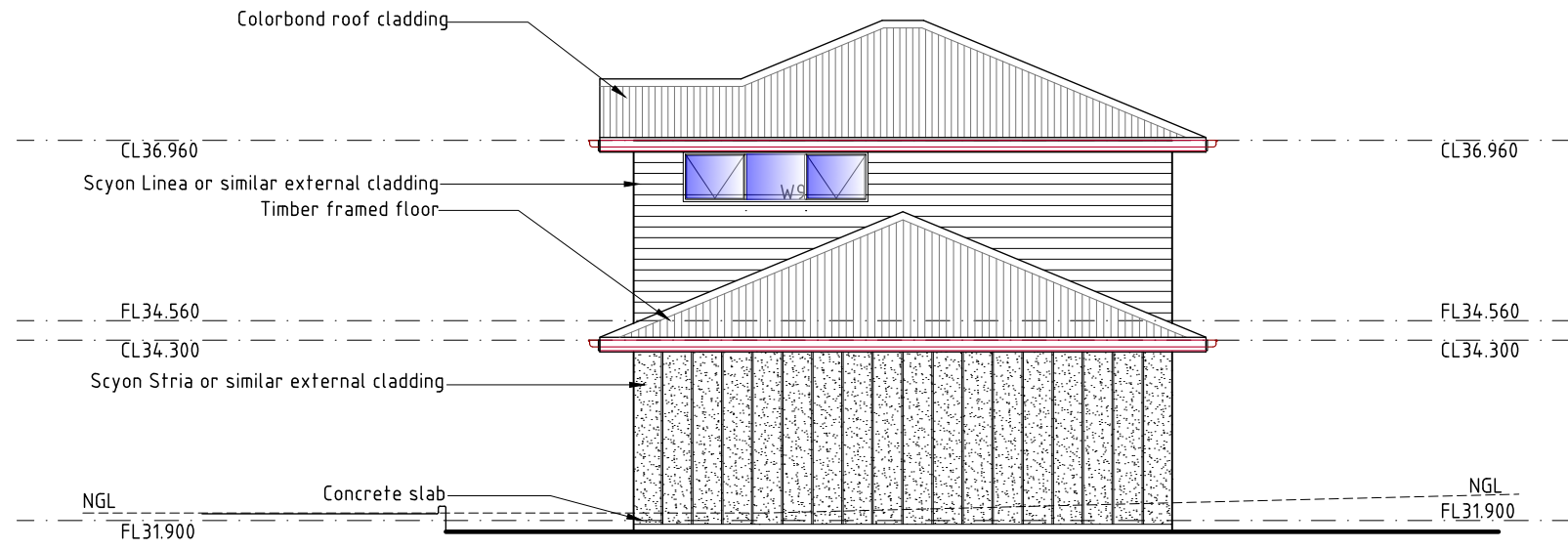
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EAST ELEVATION



WEST ELEVATION

UNIT 30

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 30 ELEVATIONS

SCALE 1:100

AMENDED  
11/06/2025

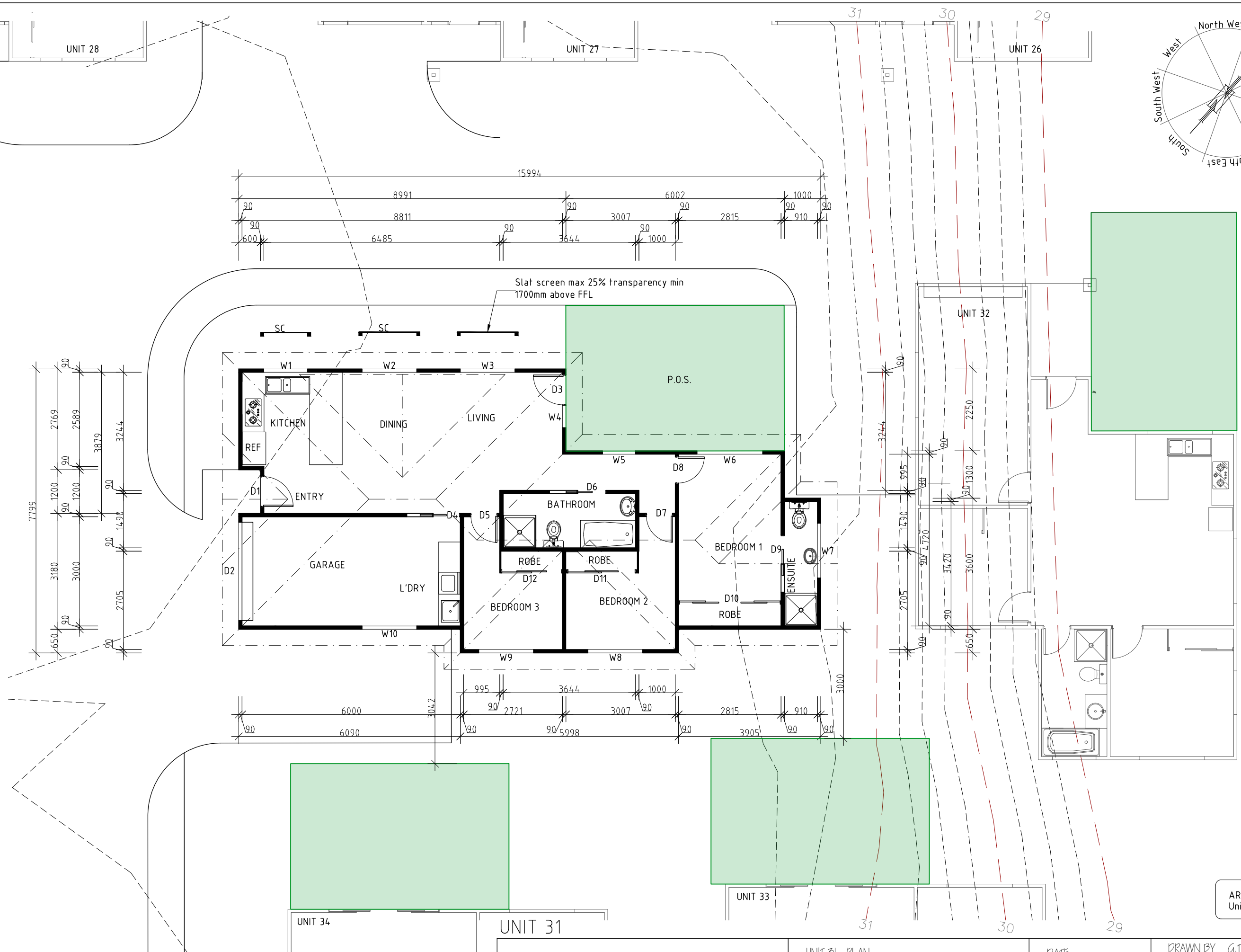
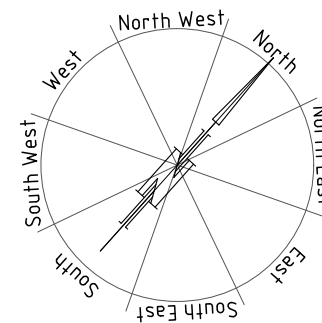
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AREAS  
Unit 31 100.46m<sup>2</sup>

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 31 PLAN

DATE  
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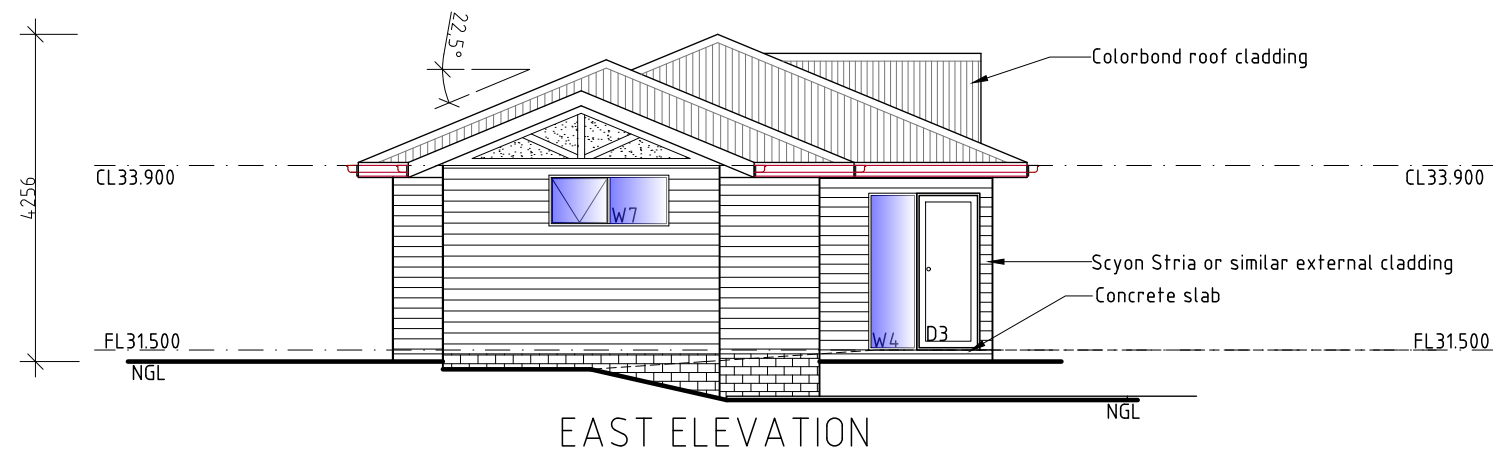
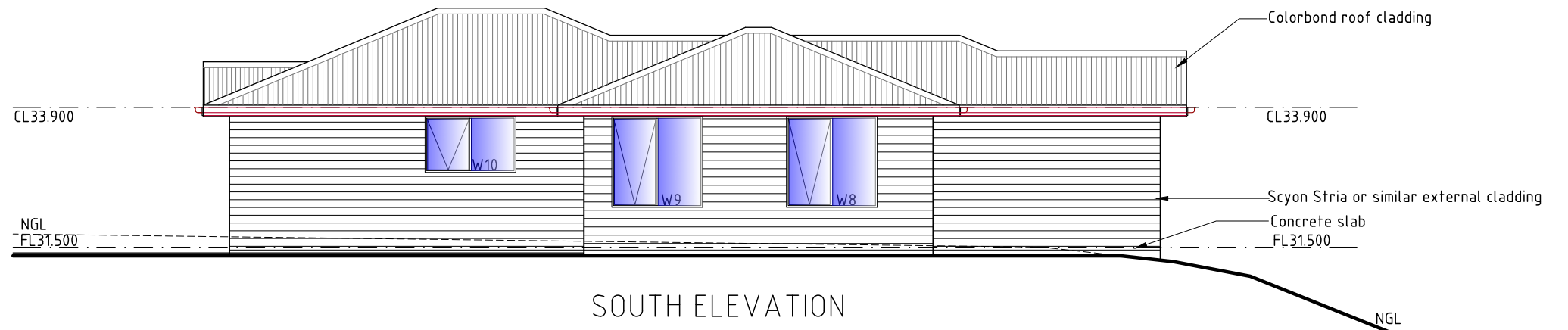
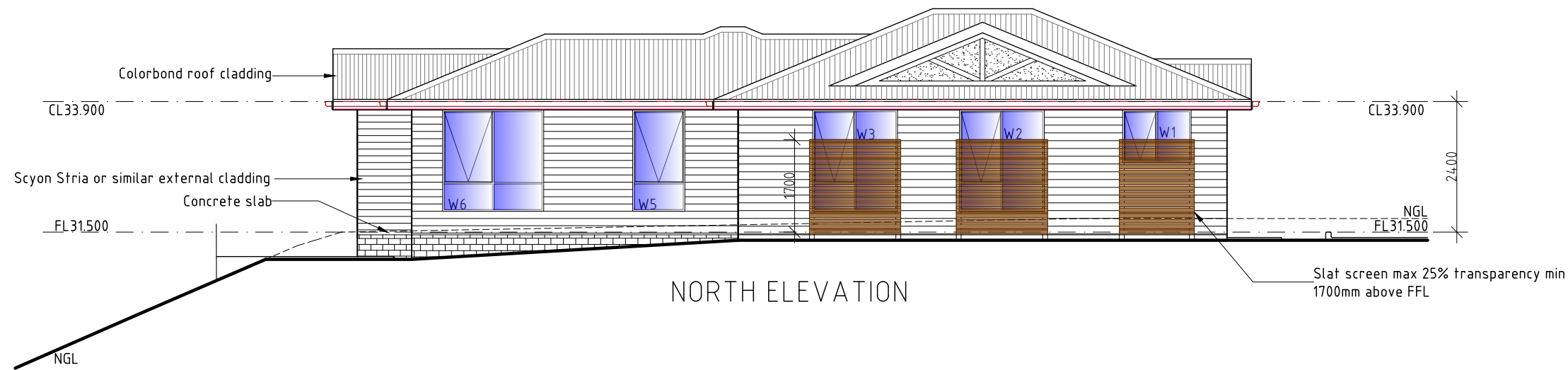
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## UNIT 31

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

### UNIT 31 ELEVATIONS

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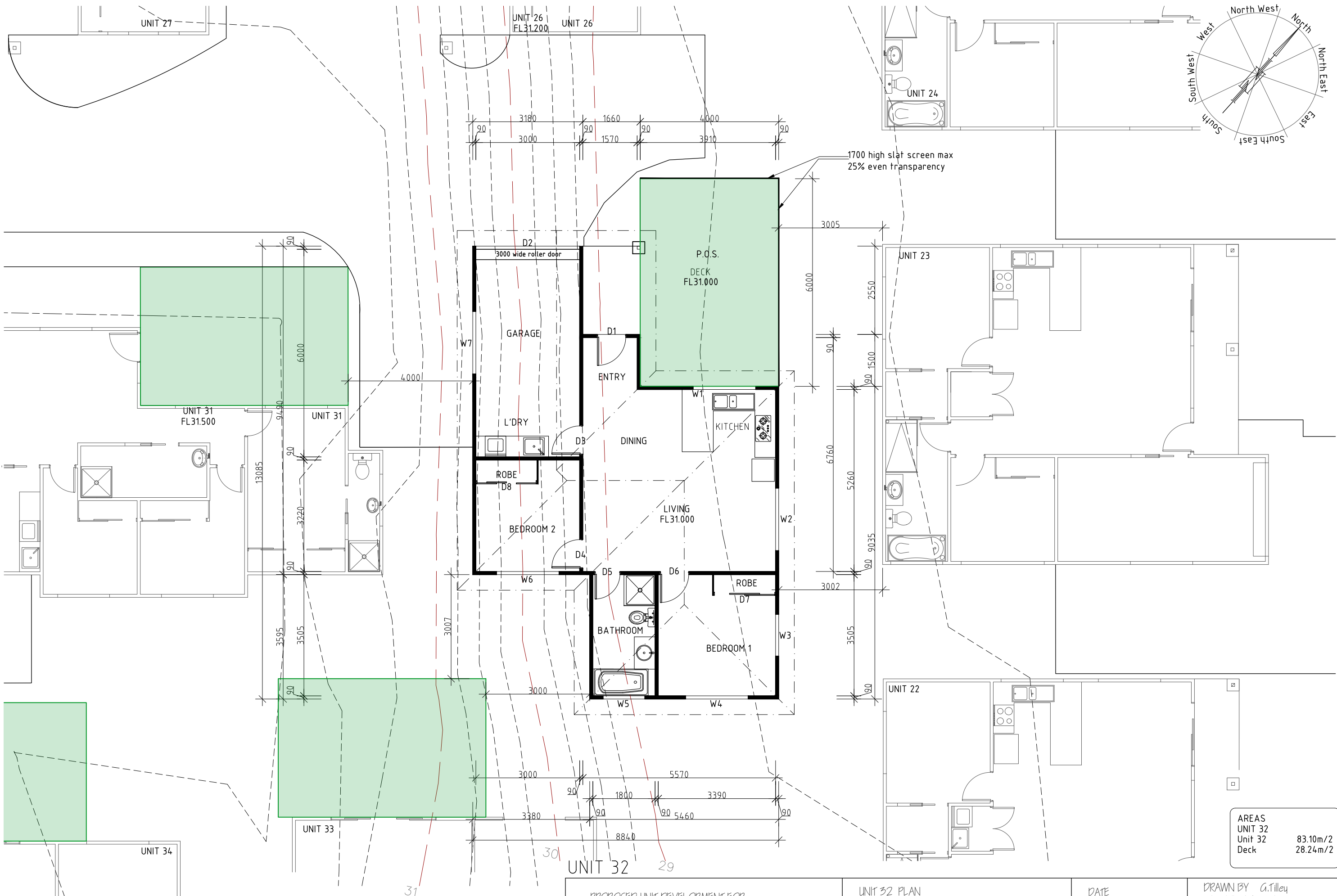
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|         |          |
|---------|----------|
| AREAS   |          |
| Unit 32 |          |
| Unit 32 | 83.10m/2 |
| Deck    | 28.24m/2 |

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 32 PLAN

DATE  
11/ 07/ 2025

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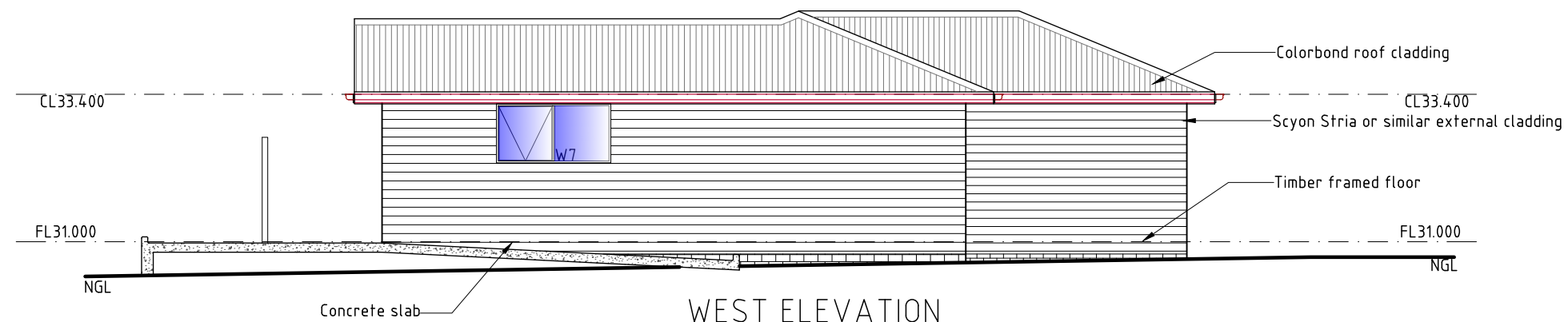
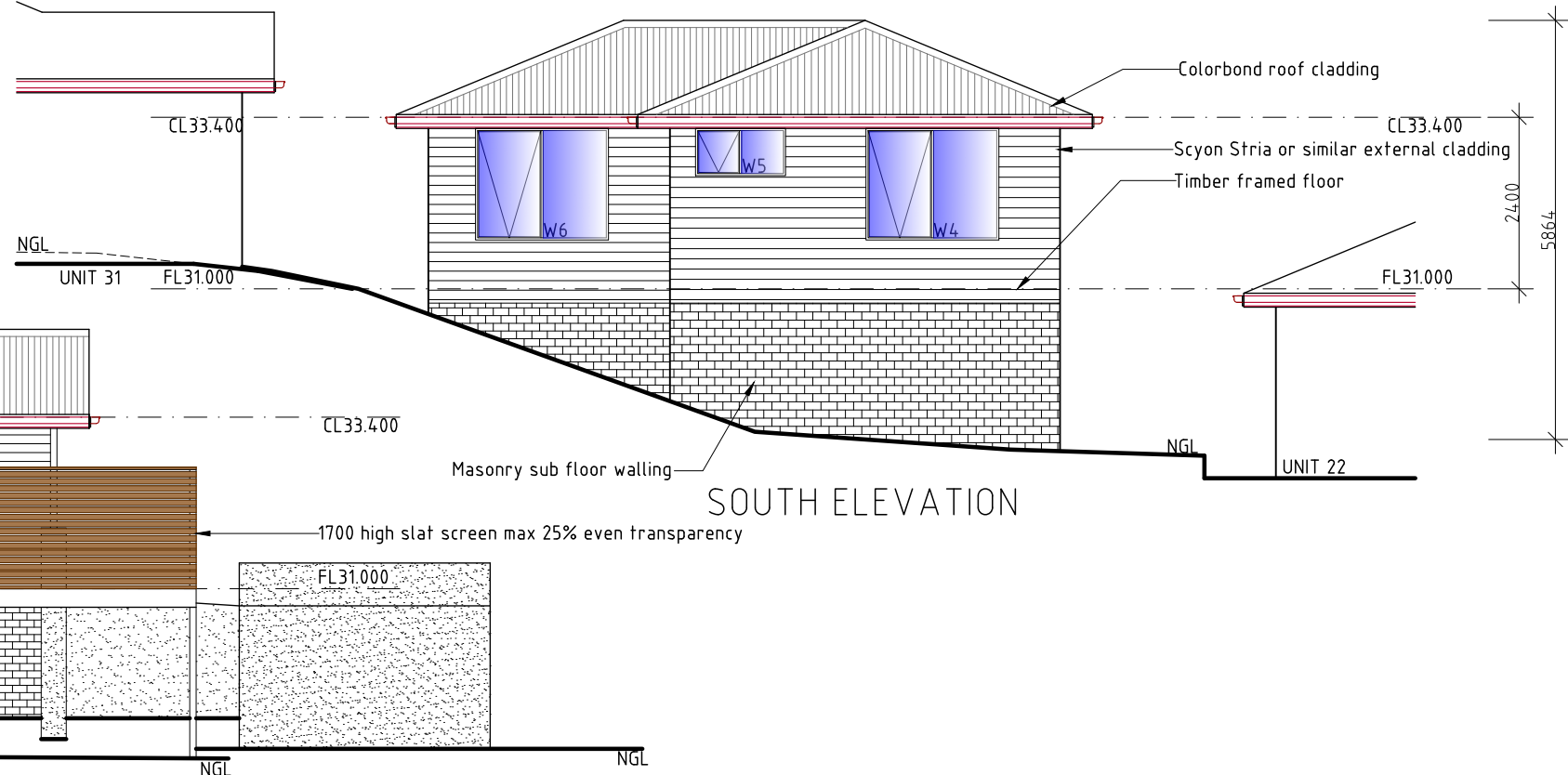
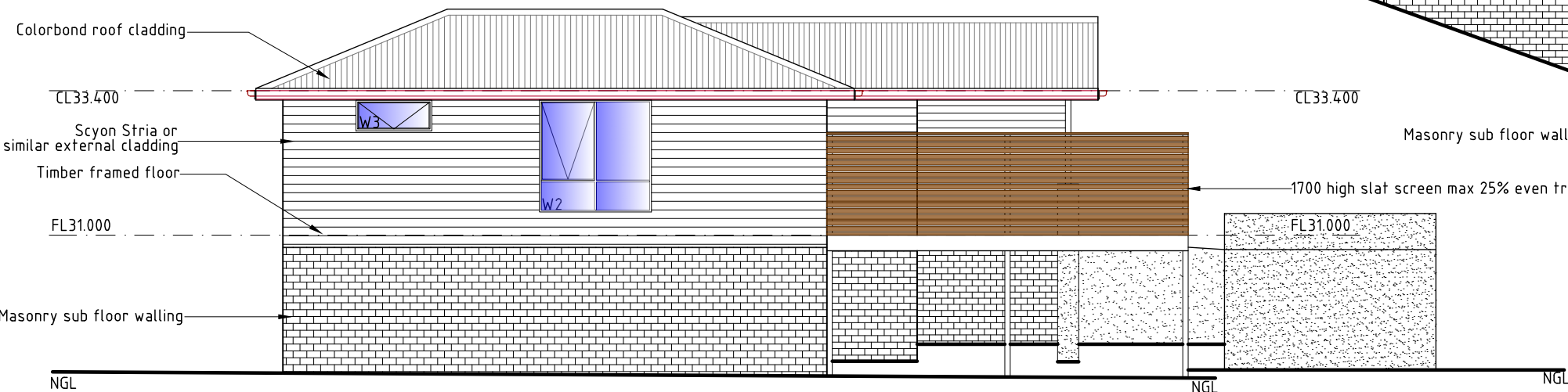
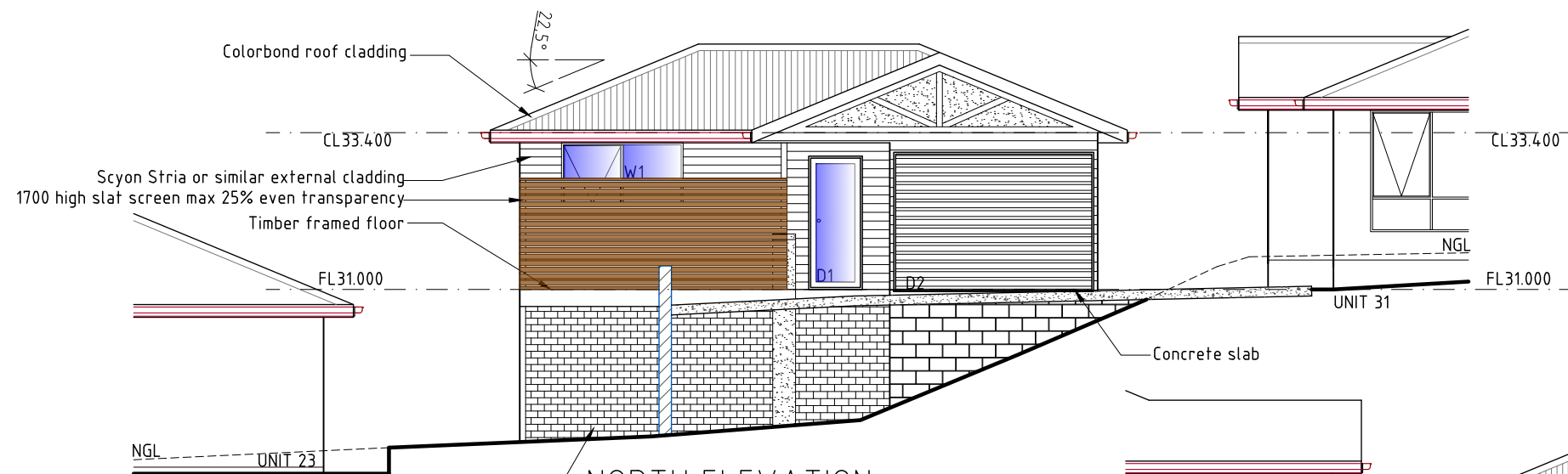
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UNIT 32

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 32 ELEVATIONS

SCALE 1:100

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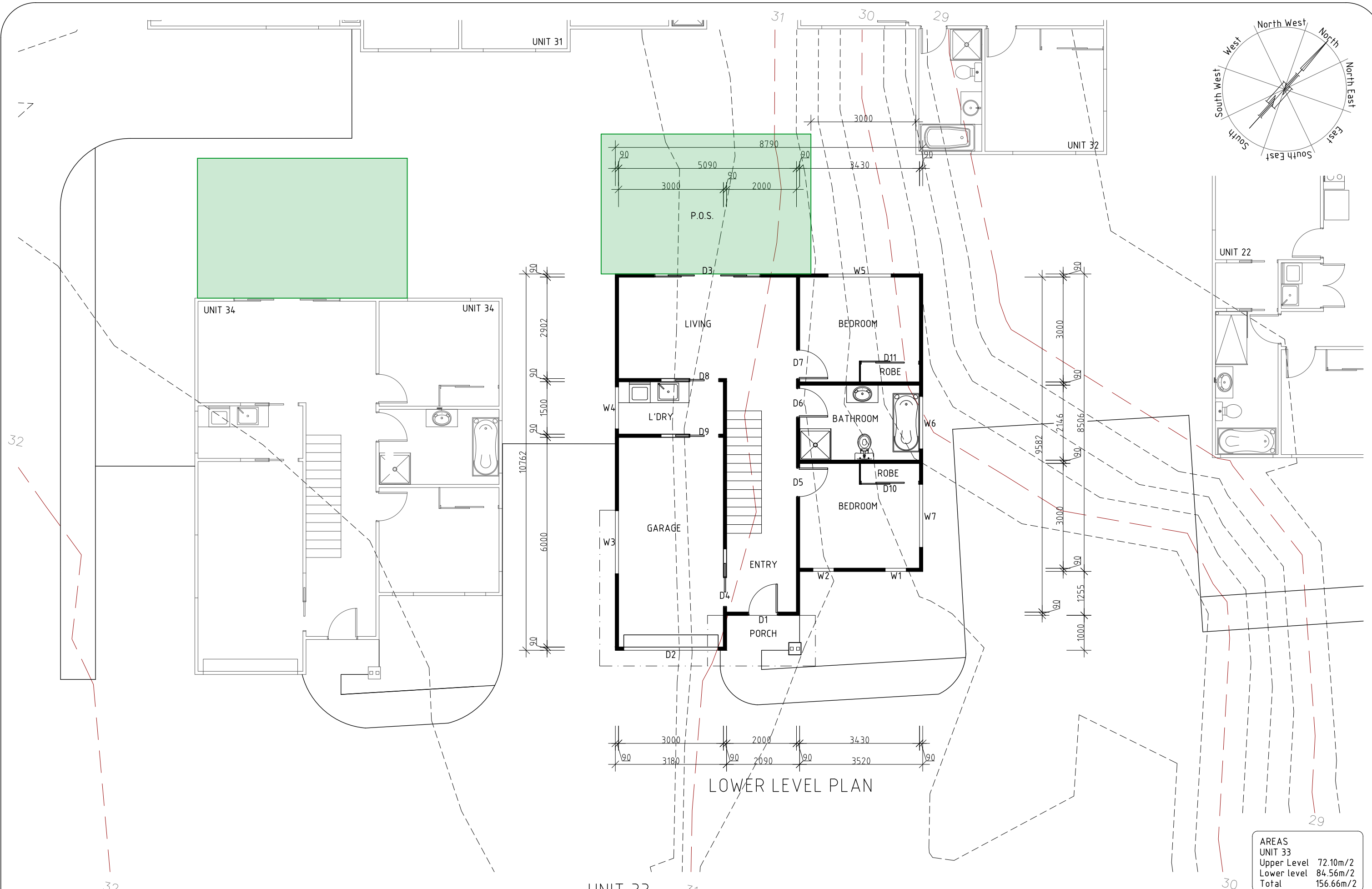
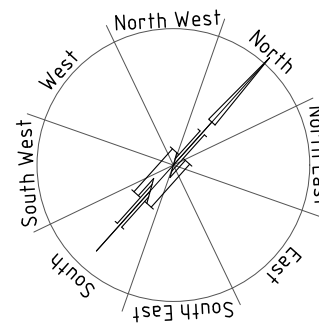
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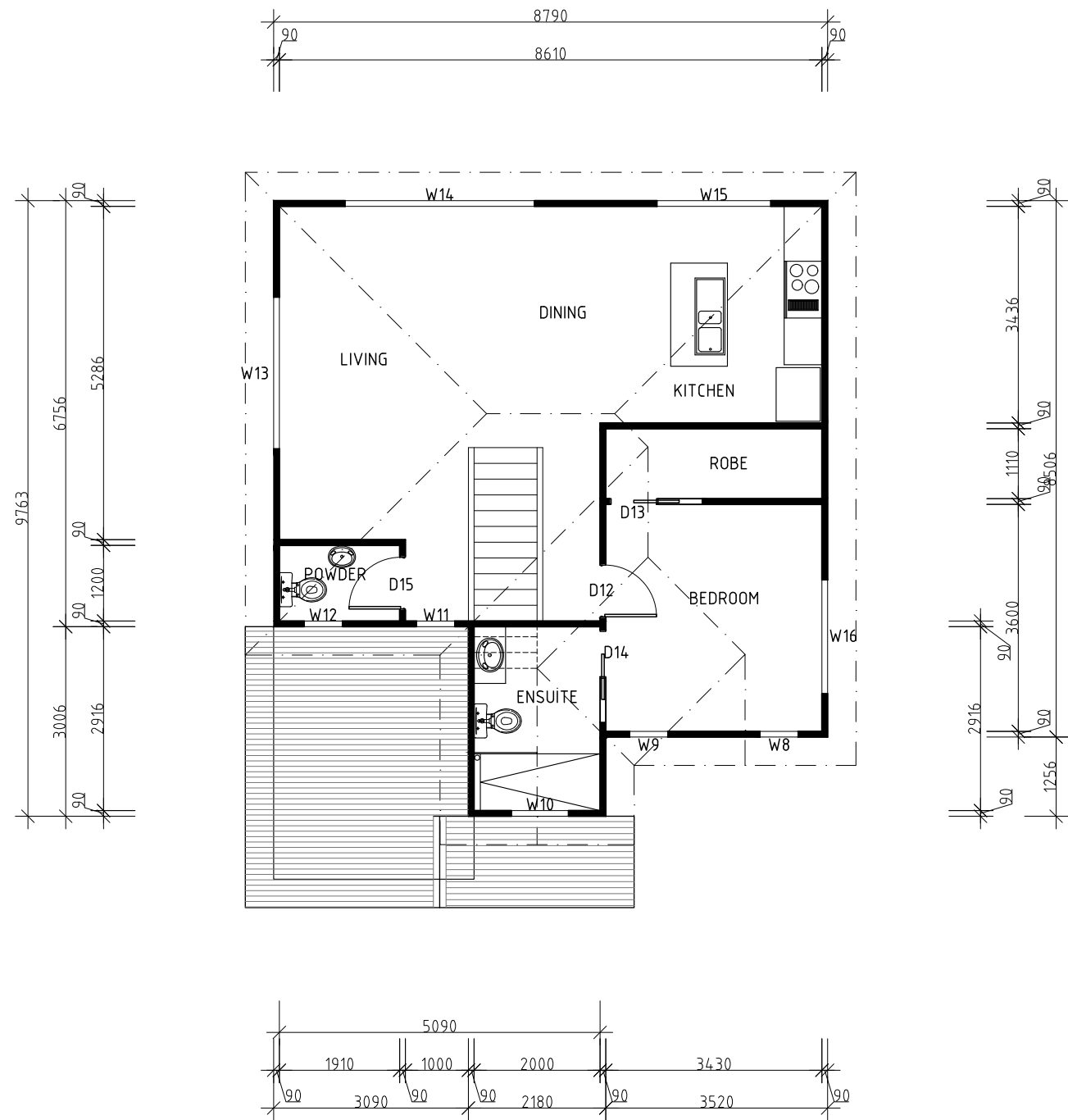
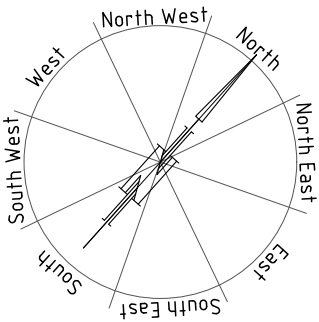


| AREAS       |           |
|-------------|-----------|
| UNIT 33     |           |
| Upper Level | 72.10m/2  |
| Lower level | 84.56m/2  |
| Total       | 156.66m/2 |

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|                                                                                                      |  |              |         |                           |  |                                                                           |  |
|------------------------------------------------------------------------------------------------------|--|--------------|---------|---------------------------|--|---------------------------------------------------------------------------|--|
| UNIT 33                                                                                              |  | UNIT 33 PLAN |         | DATE<br>11/ 07/ 2025      |  | DRAWN BY G.Tilley<br>email: gtilley7@bigpond.com<br>phone ph 0400 671 582 |  |
| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY |  | SCALE 1:100  | AMENDED | DRAWING NO.<br>114 OF 143 |  | Accreditation No.CC620H<br>© copyright 2021 1221                          |  |





UPPER LEVEL PLAN

### UNIT 33

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 33 PLAN

SCALE 1:100

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DATE  
11/07/2025

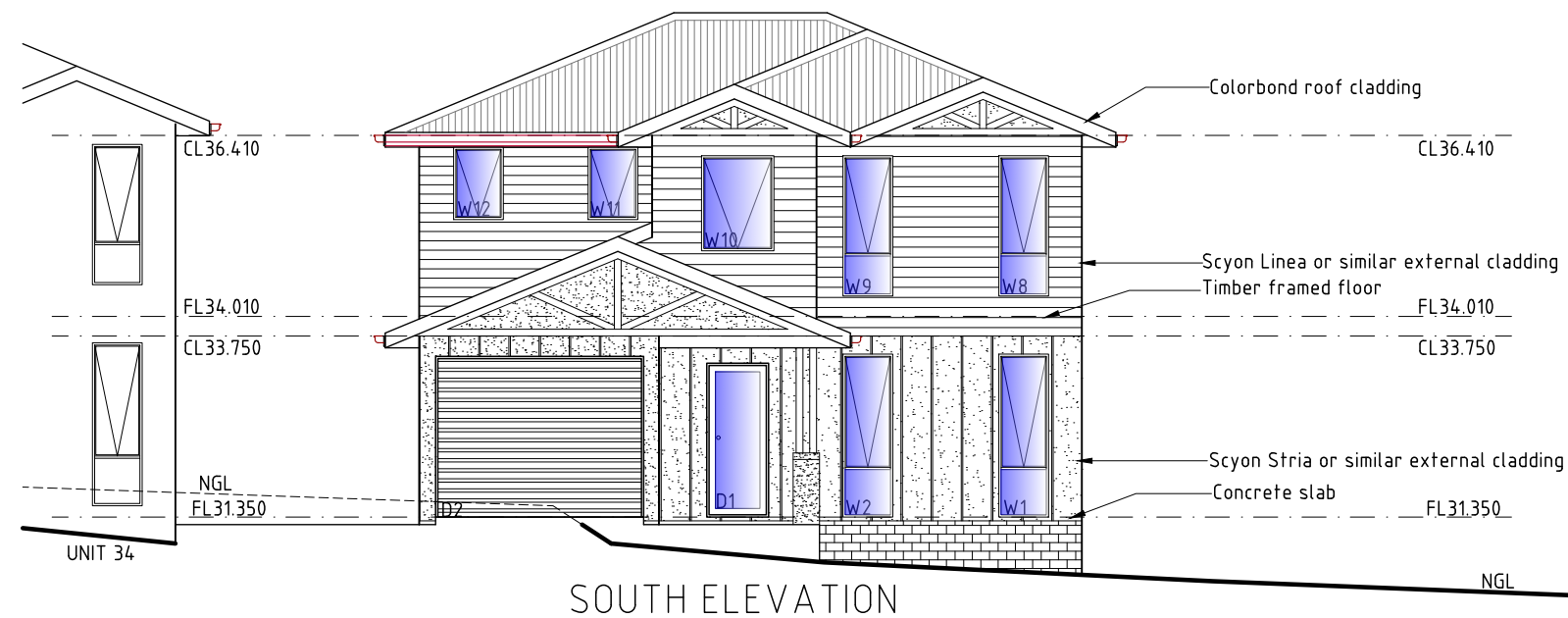
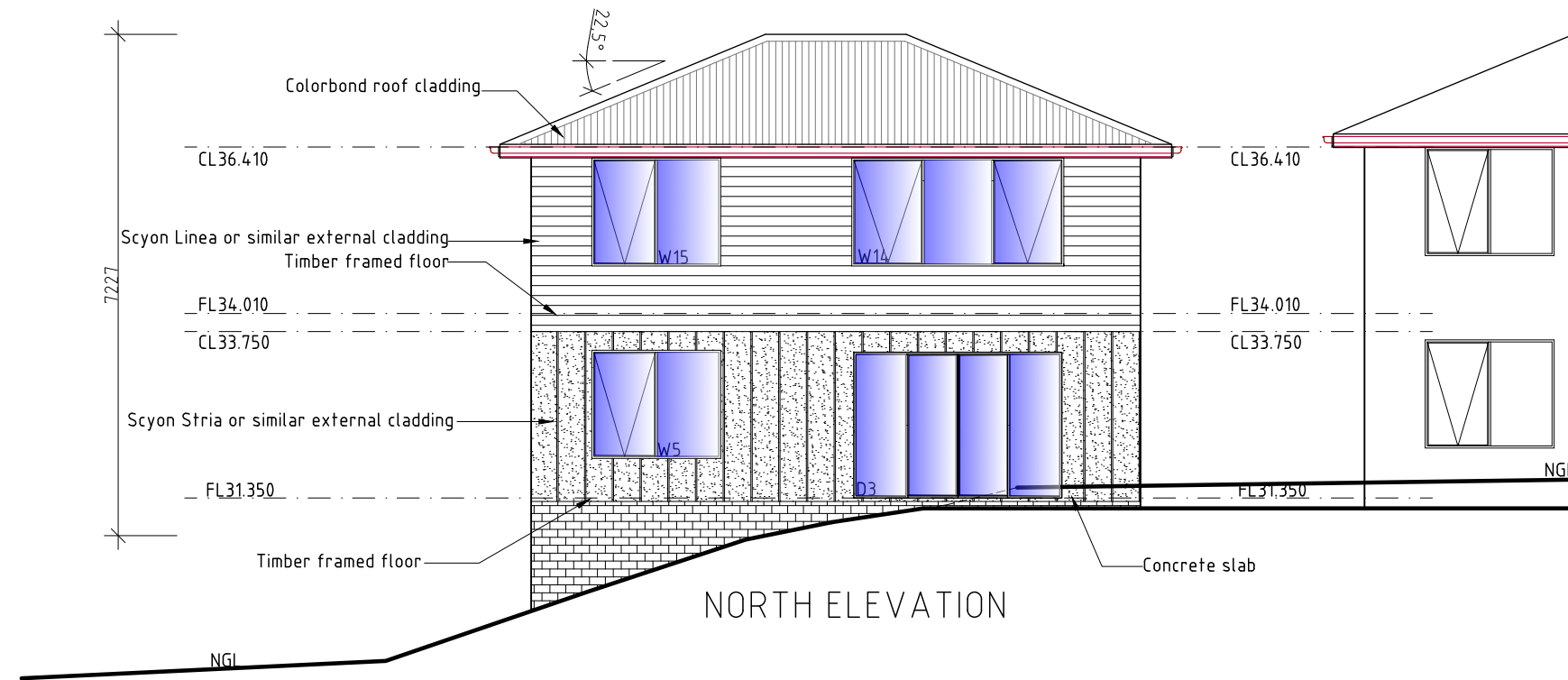
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115 OF 143

AREAS  
UNIT 33  
Upper Level 72.10m/2  
Lower level 84.56m/2  
Total 156.66m/2

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# UNIT 33

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

## UNIT 33 ELEVATIONS

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DATE  
11/ 07/ 2025

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116 OF 143

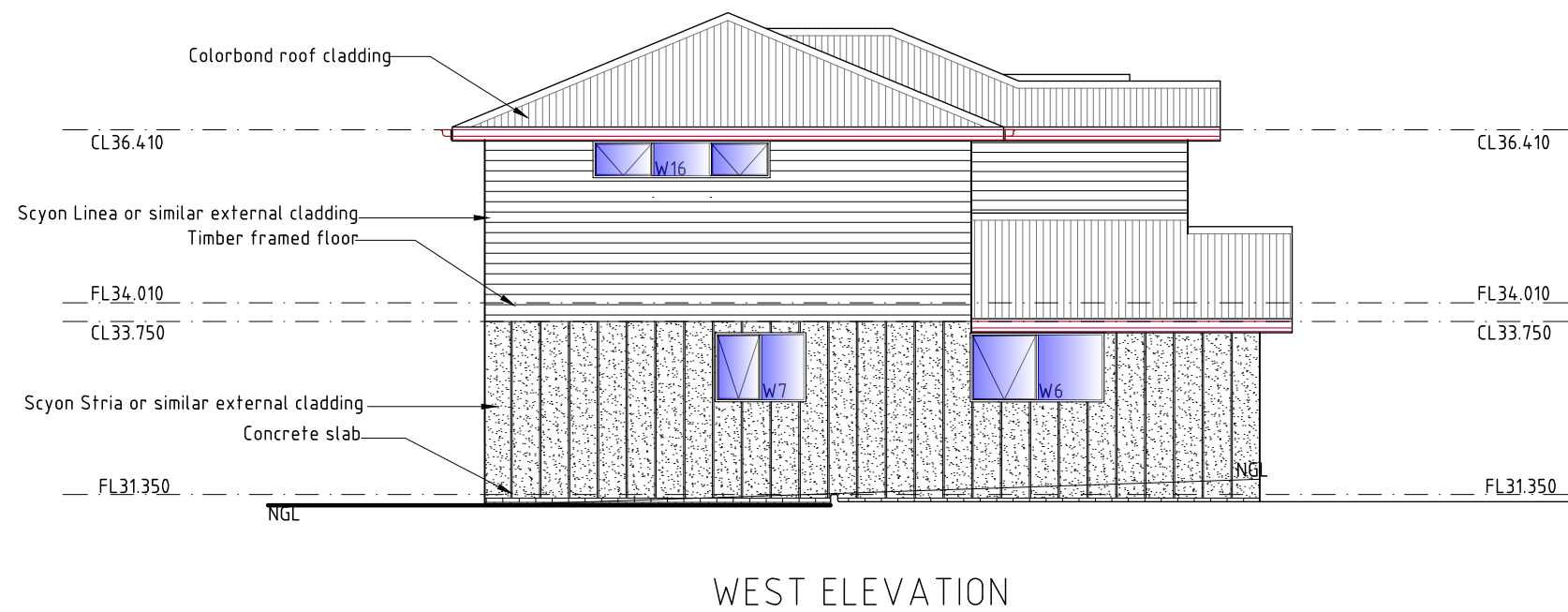
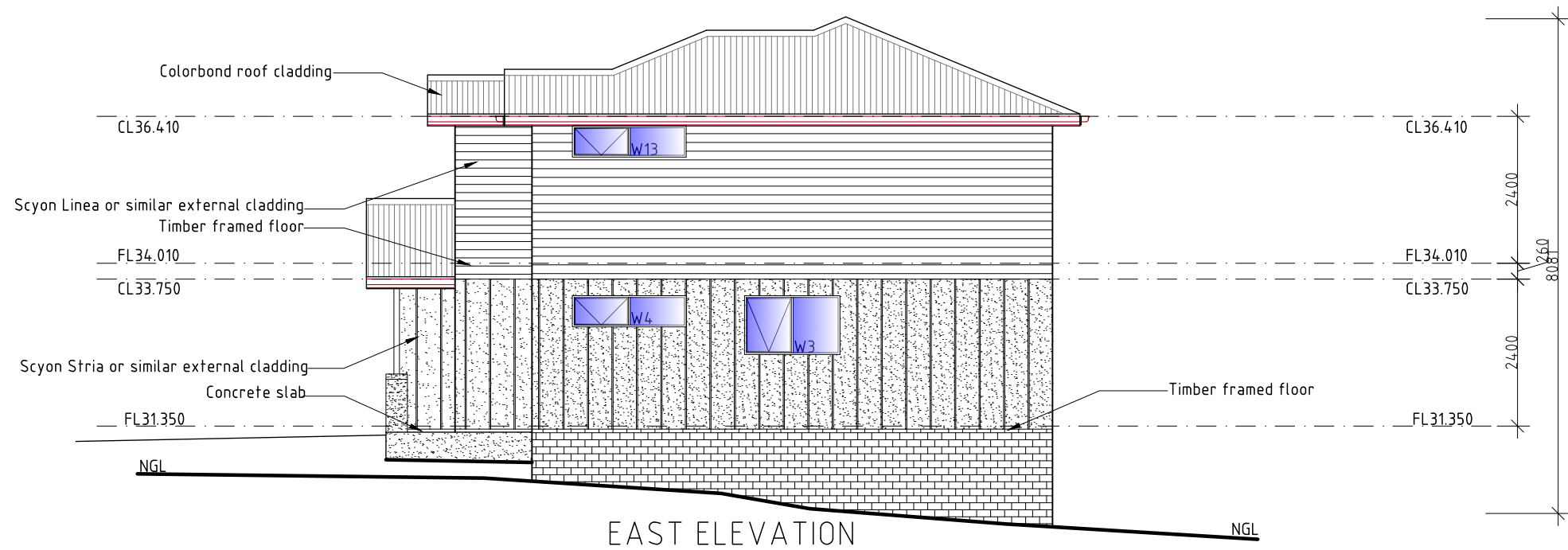
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UNIT 33

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 33 ELEVATIONS

SCALE 1:100

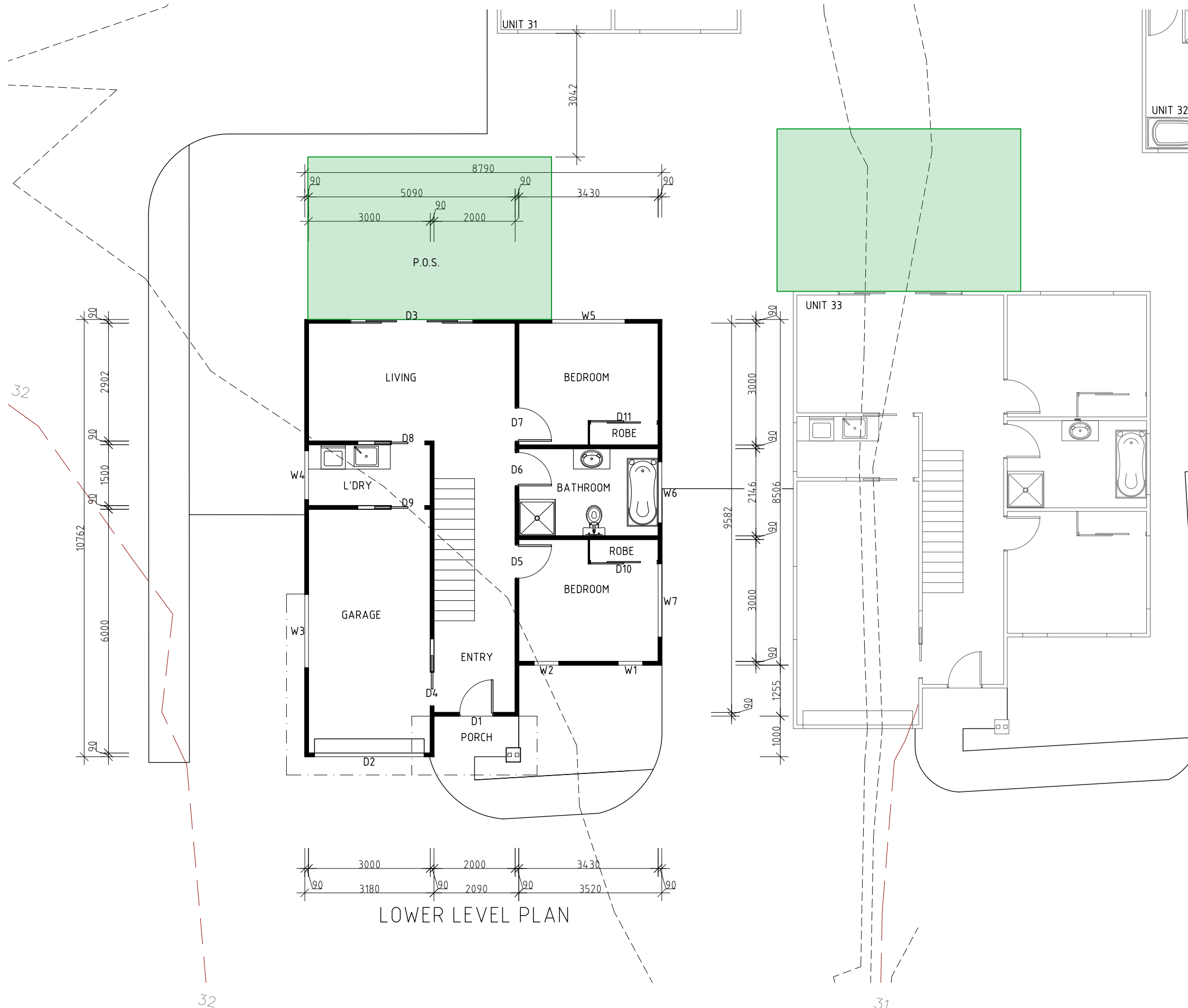
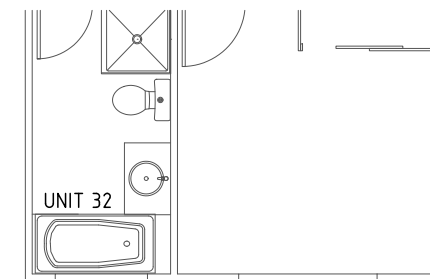
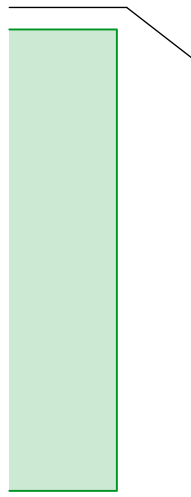
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|             |           |
|-------------|-----------|
| AREAS       |           |
| UNIT 34     |           |
| Upper Level | 72.10m/2  |
| Lower level | 84.56m/2  |
| Total       | 156.66m/2 |

UNIT 34

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 34 PLAN

SCALE 1:100

|         |
|---------|
| AMENDED |
|---------|

DATE  
11/07/2025

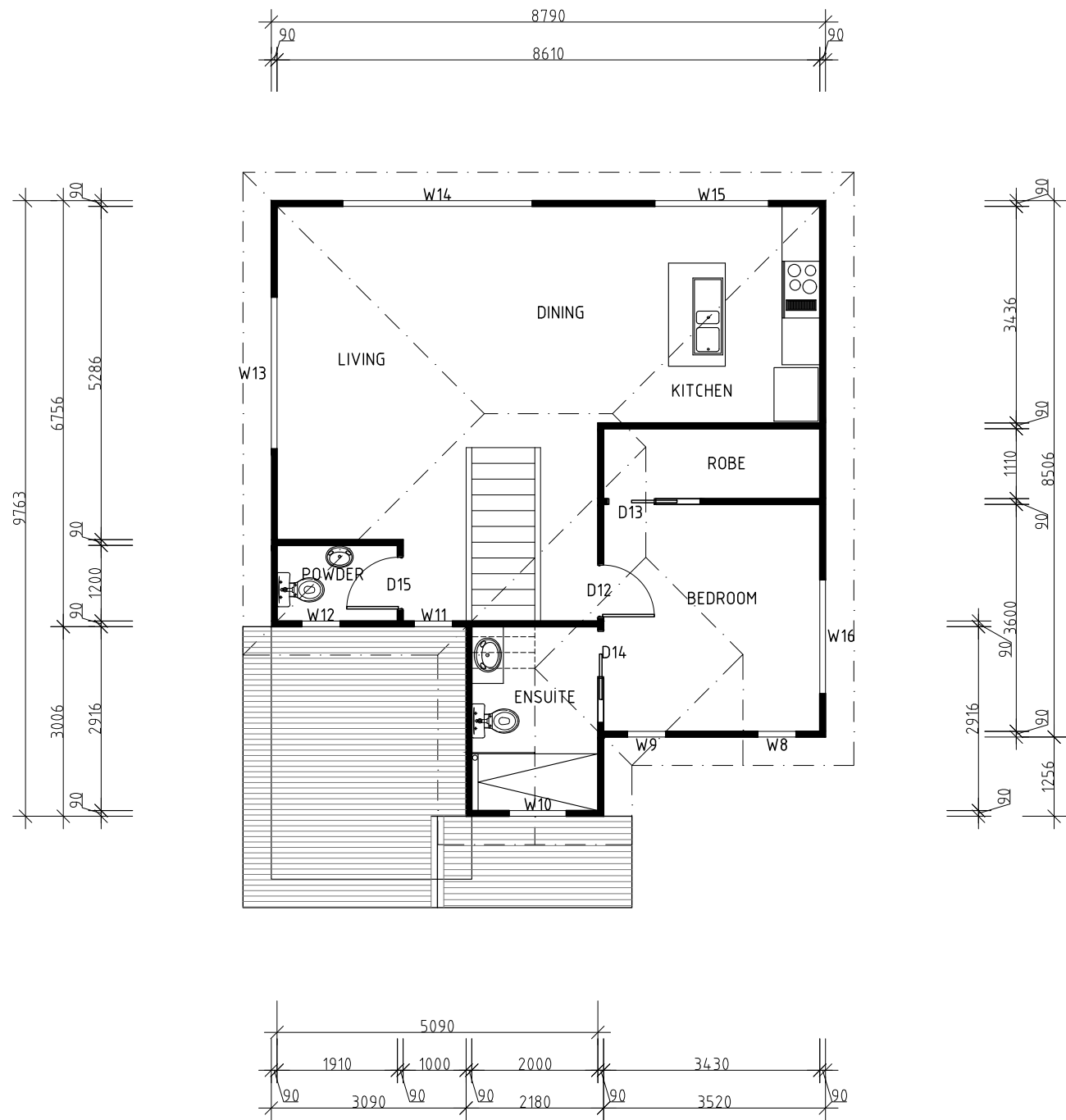
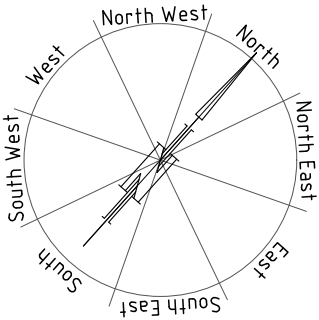
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UPPER LEVEL PLAN

UNIT 34

|             |           |
|-------------|-----------|
| AREAS       |           |
| UNIT 34     |           |
| Upper Level | 72.10m/2  |
| Lower level | 84.56m/2  |
| Total       | 156.66m/2 |

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 34 PLAN

DATE  
11/ 07/ 2025

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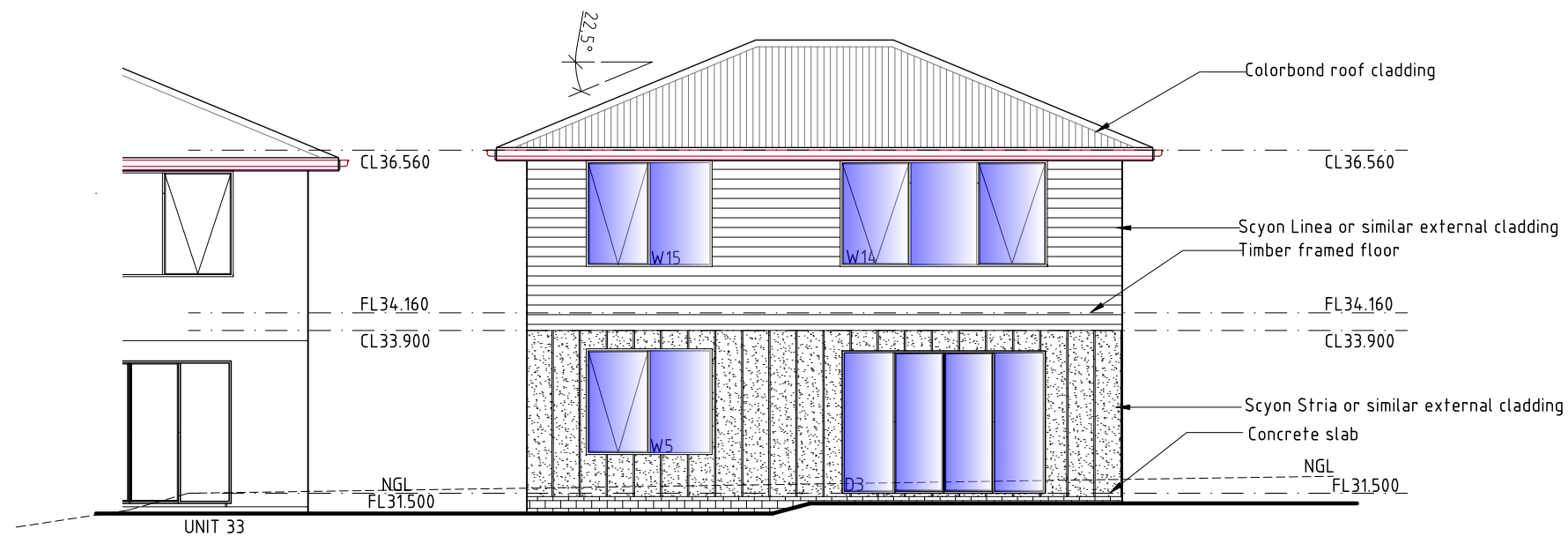
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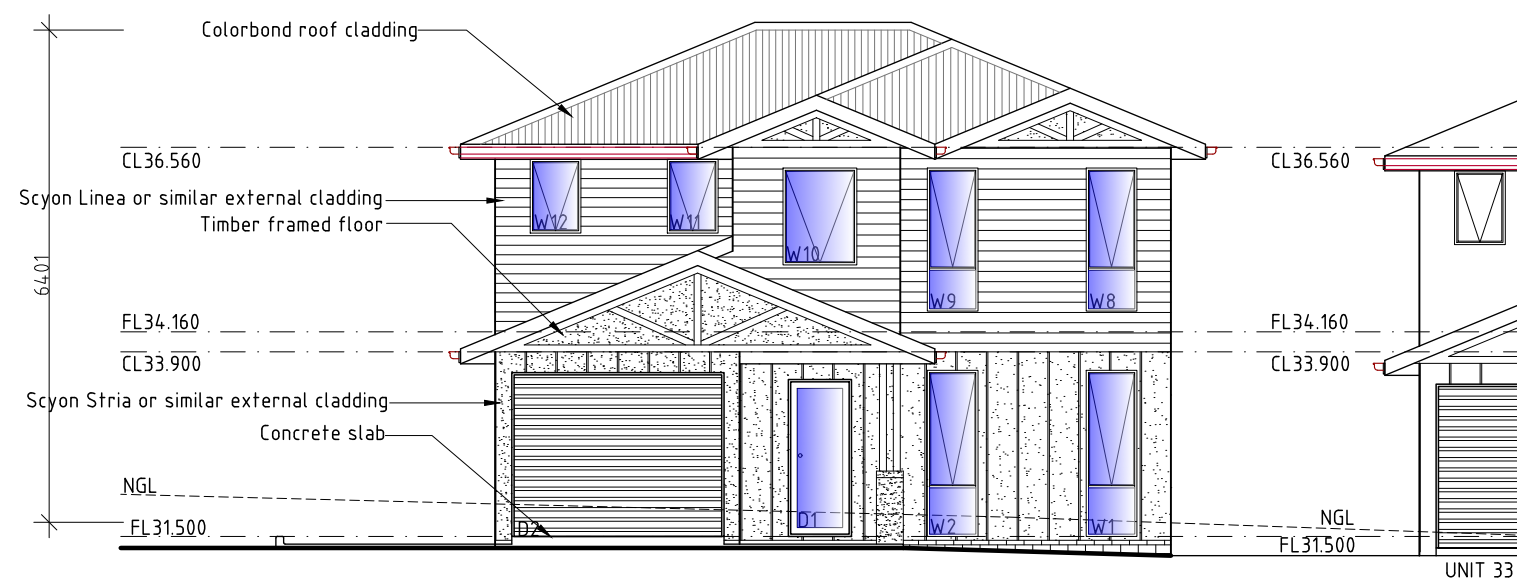
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NORTH ELEVATION



SOUTH ELEVATION

UNIT 34

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 34 ELEVATIONS

SCALE 1:100

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DATE  
11/07/2025

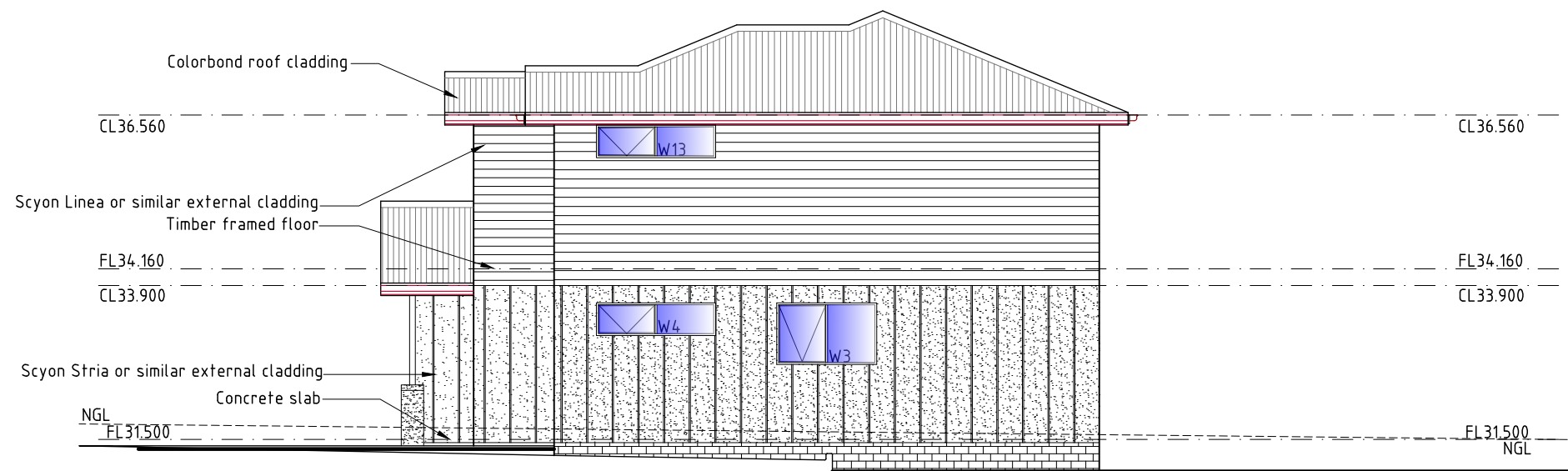
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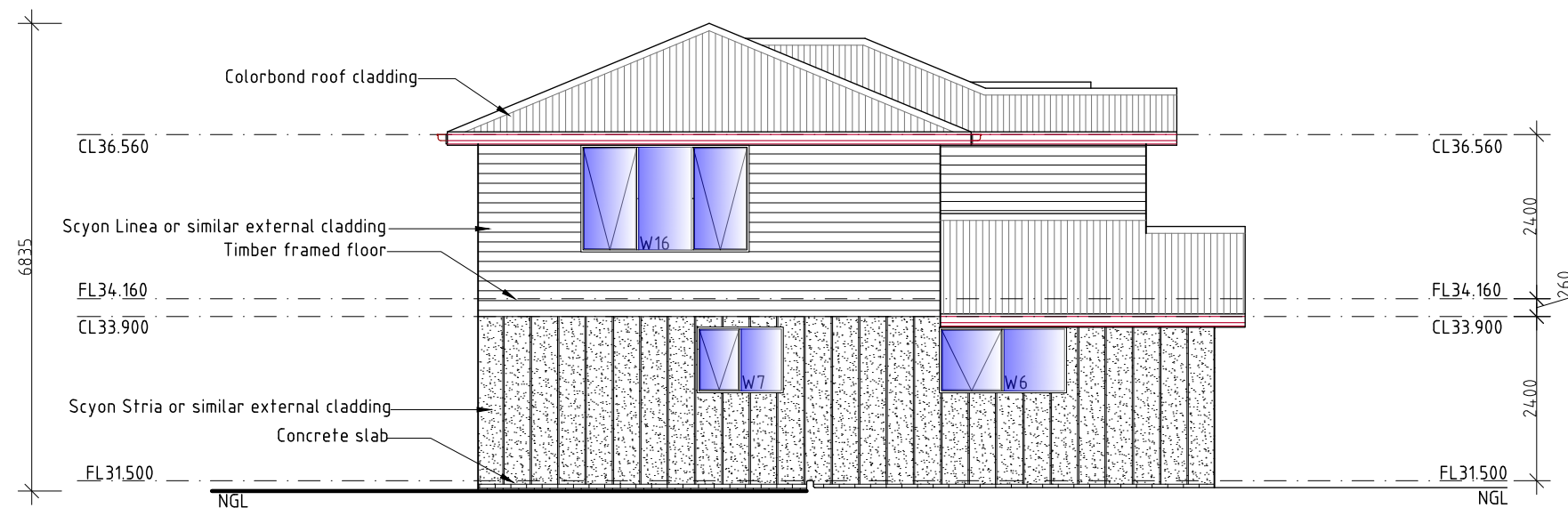
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EAST ELEVATION



WEST ELEVATION

## UNIT 34

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 34 ELEVATIONS

SCALE 1:100

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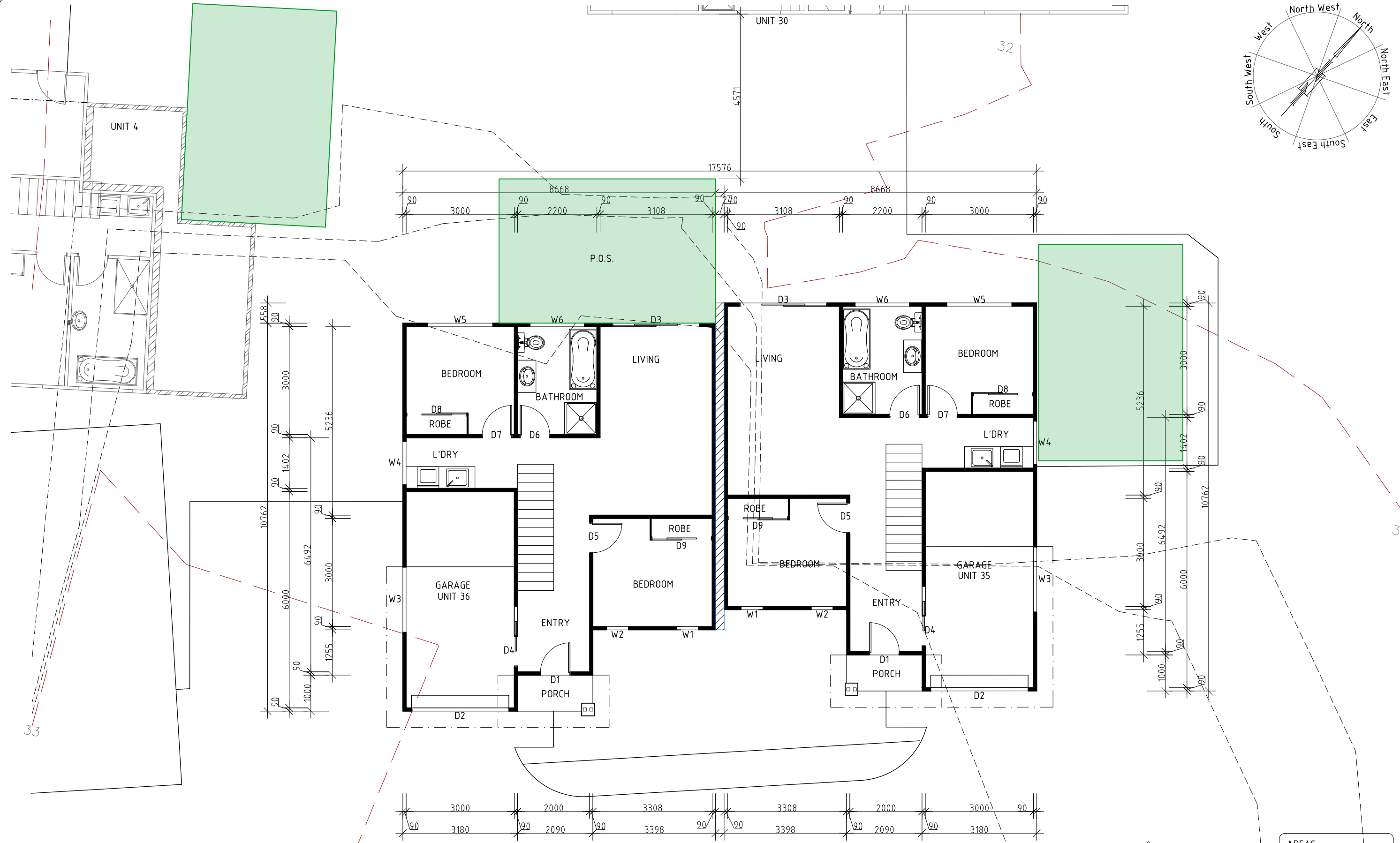
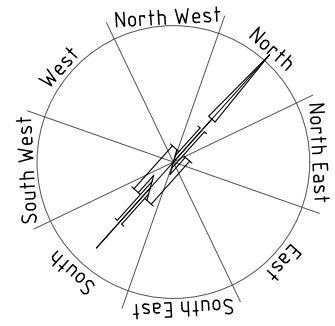
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LOWER LEVEL PLAN

UNIT 35, 36

|                      |
|----------------------|
| AREAS                |
| UNIT 35              |
| Upper Level 71.06m/2 |
| Lower level 83.54m/2 |
| Total 154.60m/2      |

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 35, 36 PLAN

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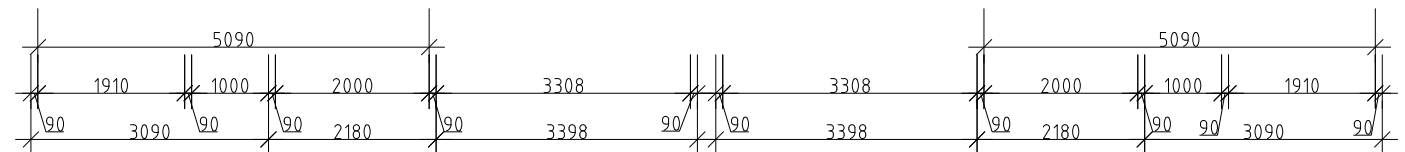
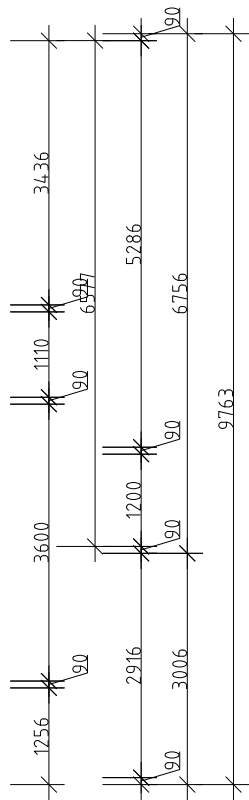
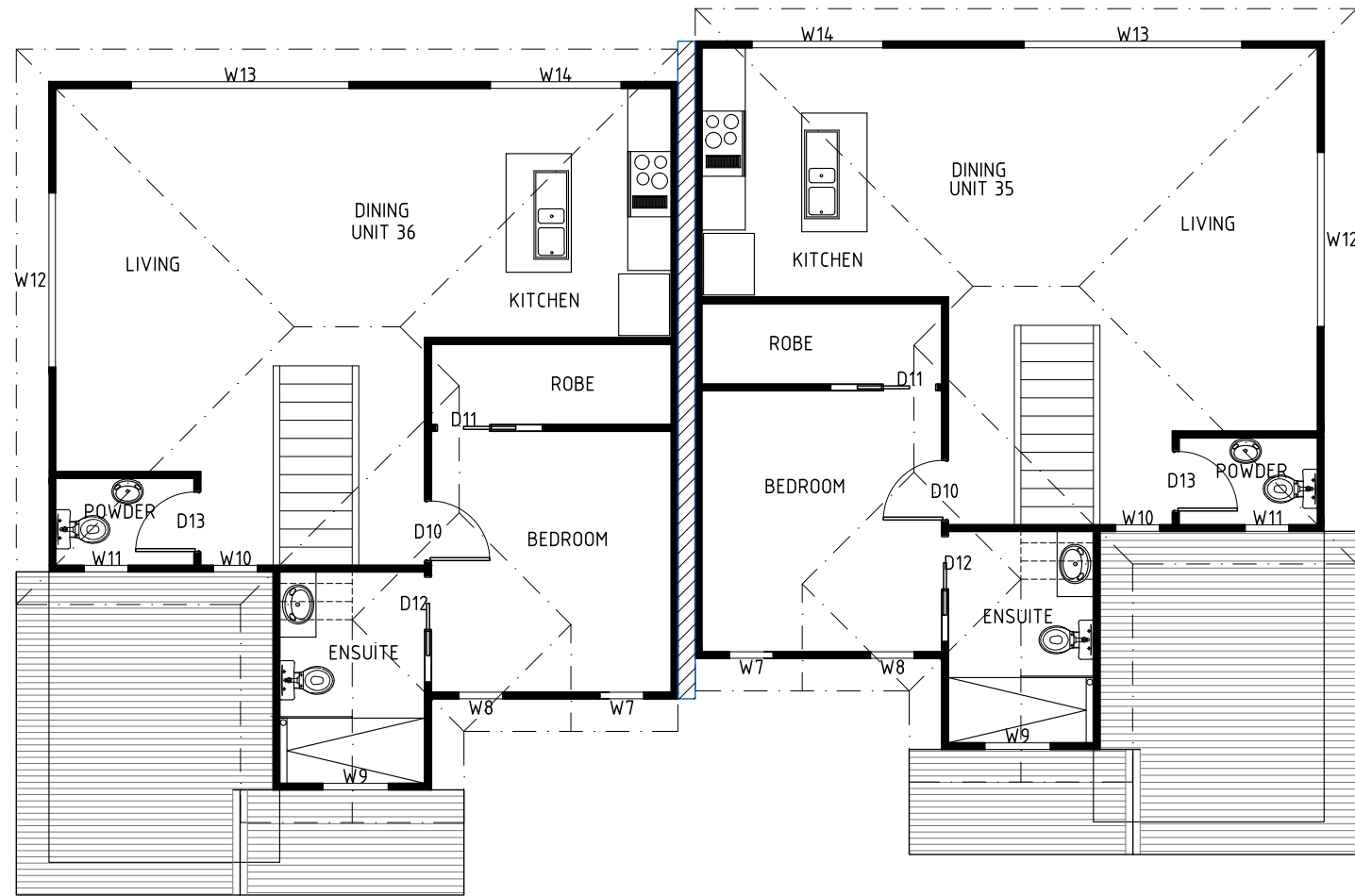
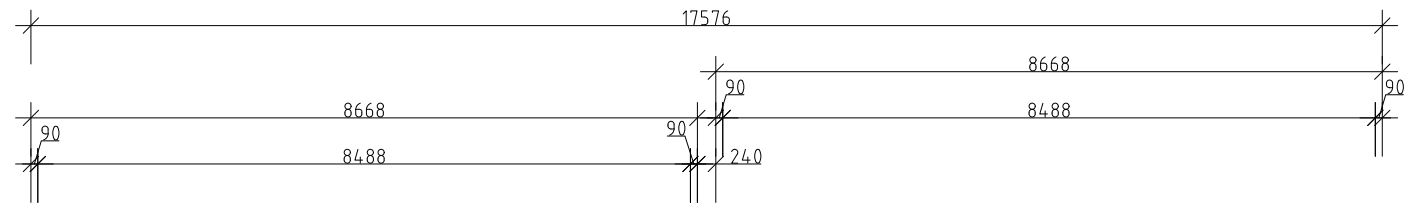
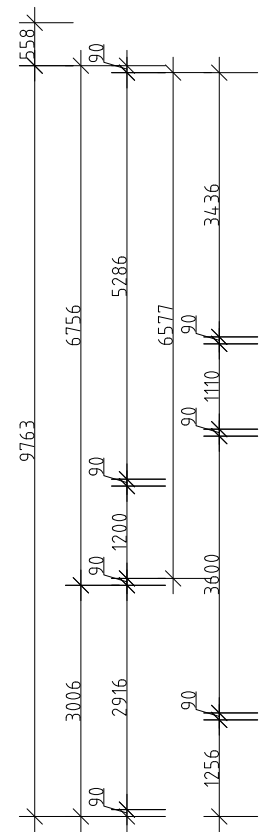
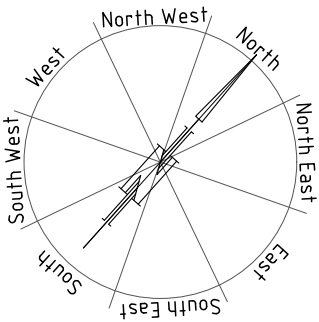
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UPPER LEVEL PLAN

UNIT 35, 36

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 35, 36 PLAN

SCALE 1:100

AMENDED

DATE  
11/ 07/ 2025

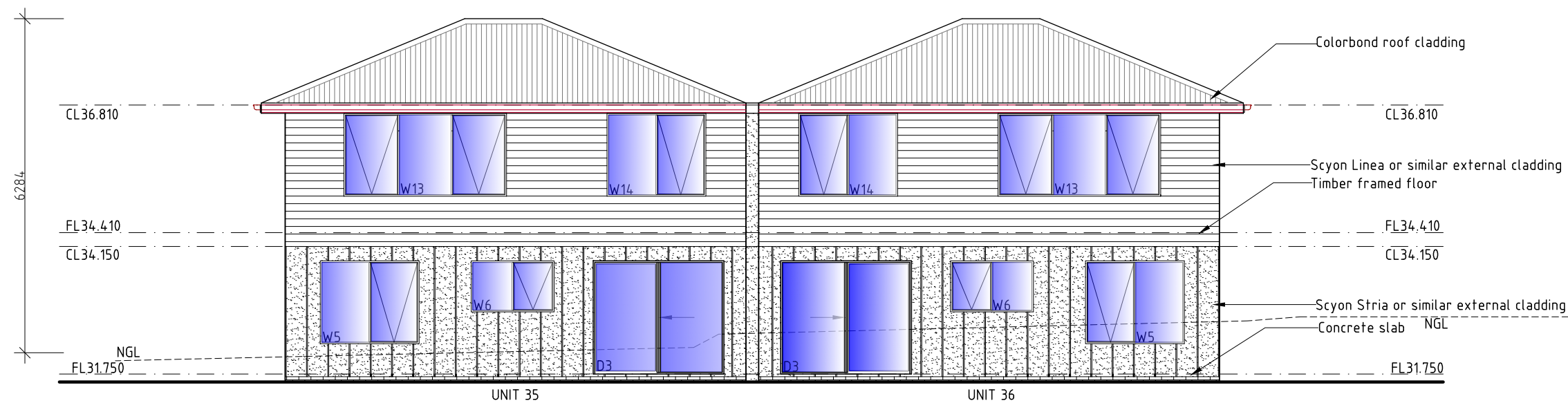
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AREAS  
UNIT 35  
Upper Level 71.06m<sup>2</sup>  
Lower level 83.54m<sup>2</sup>  
Total 154.60m<sup>2</sup>

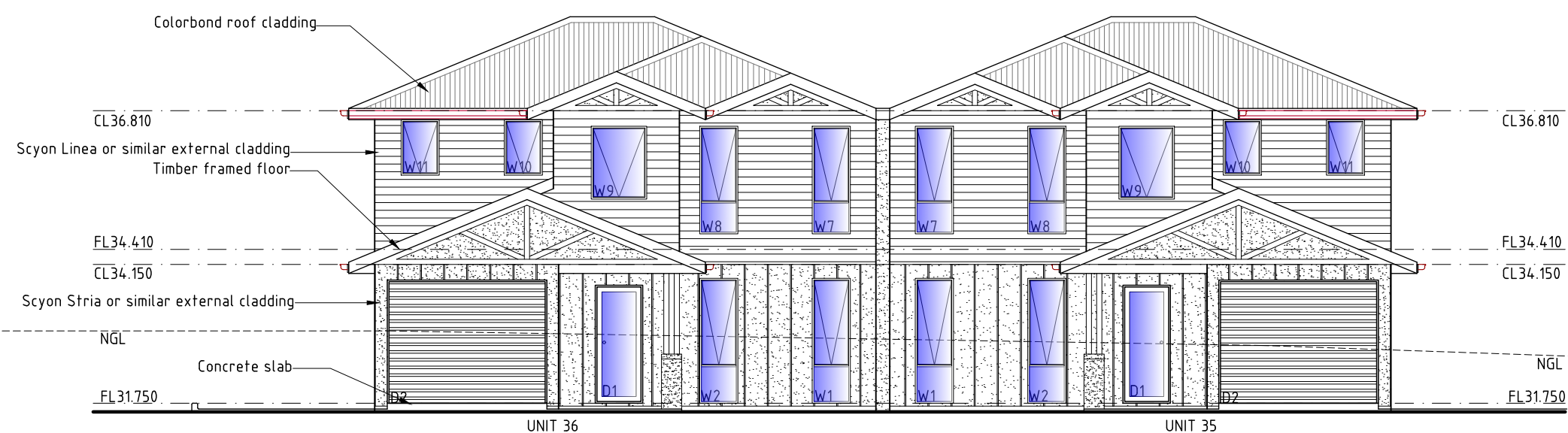
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NORTH ELEVATION



SOUTH ELEVATION

# UNIT 35, 36

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 35, 36 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

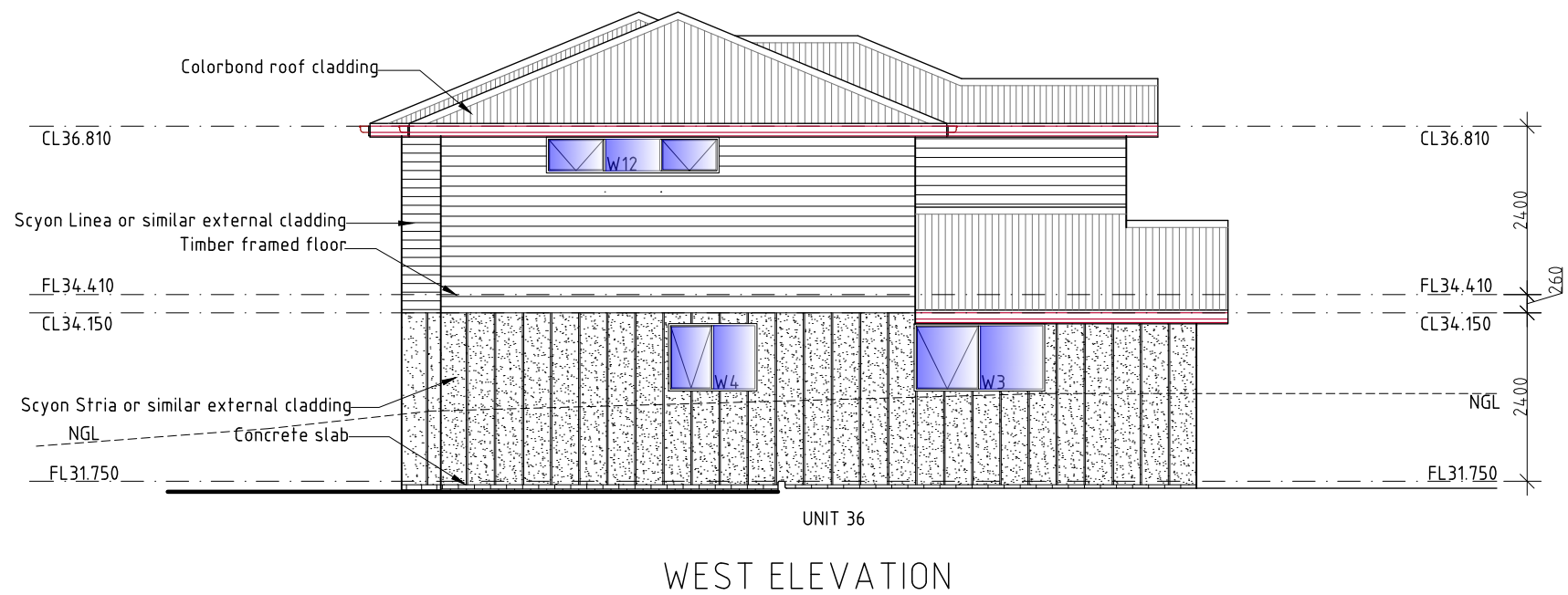
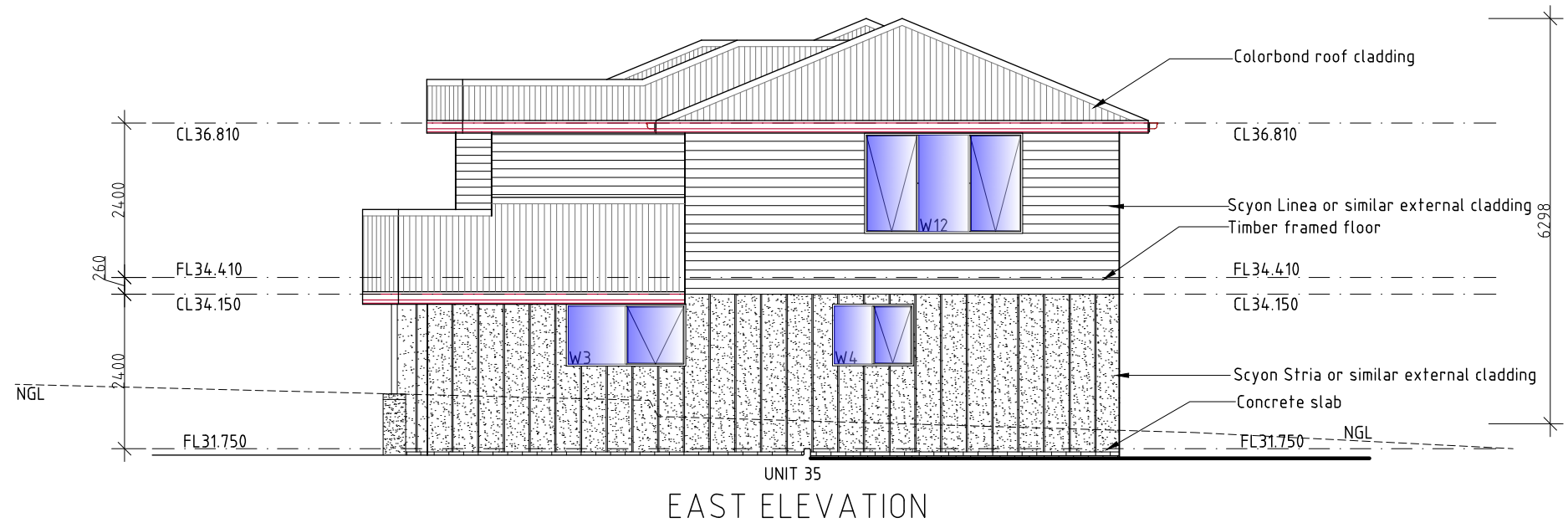
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# UNIT 35, 36

PROPOSED UNIT DEVELOPMENT FOR  
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271 MAIN ROAD AUSTINS FERRY

UNIT 35, 36 ELEVATIONS

SCALE 1:100

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DATE  
11/07/2025

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125 OF 143

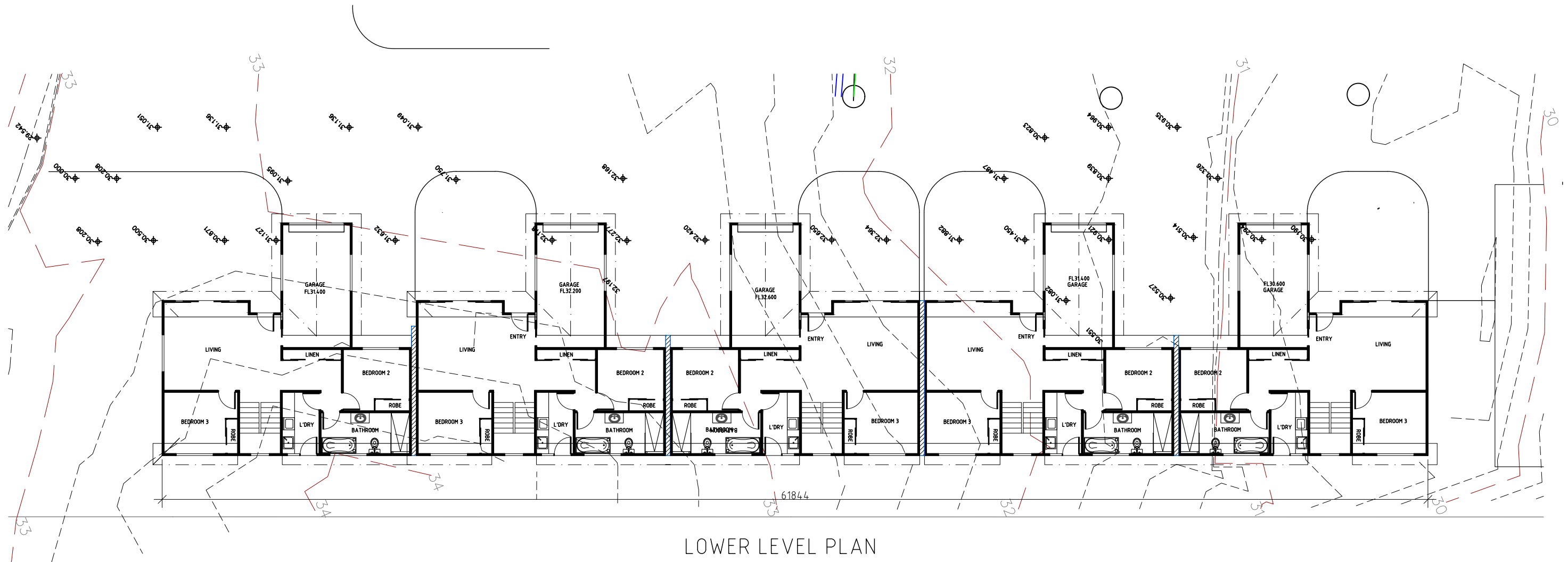
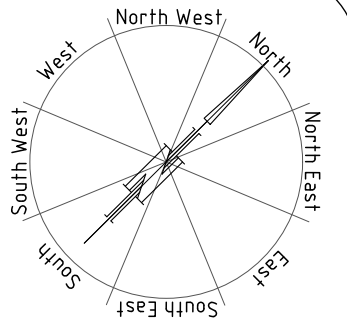
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LOWER LEVEL PLAN

### UNIT 37-41

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 37-41 PLAN

SCALE 1:200

AMENDED

DATE  
11/07/2025

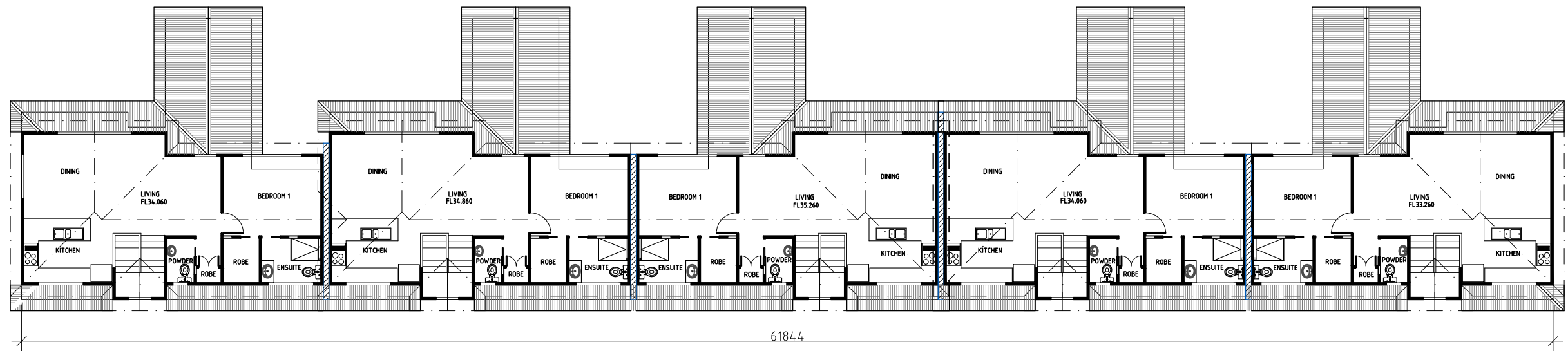
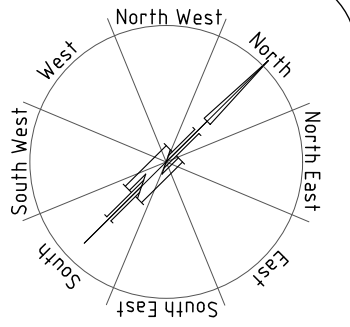
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UPPER LEVEL PLAN

UNIT 37-41

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 37-41 PLAN

SCALE 1:200

AMENDED

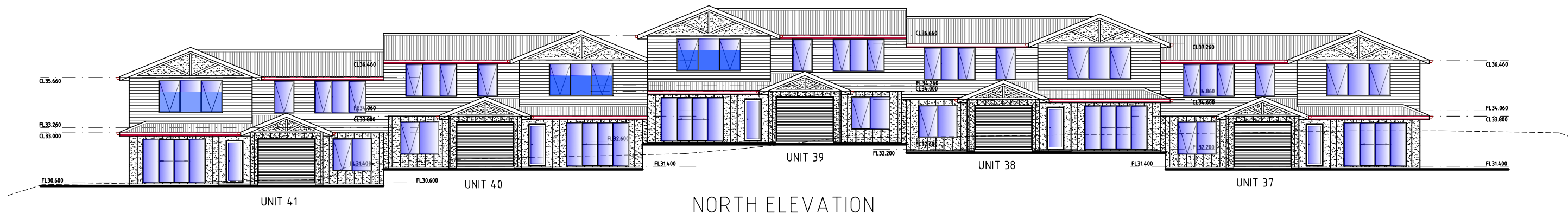
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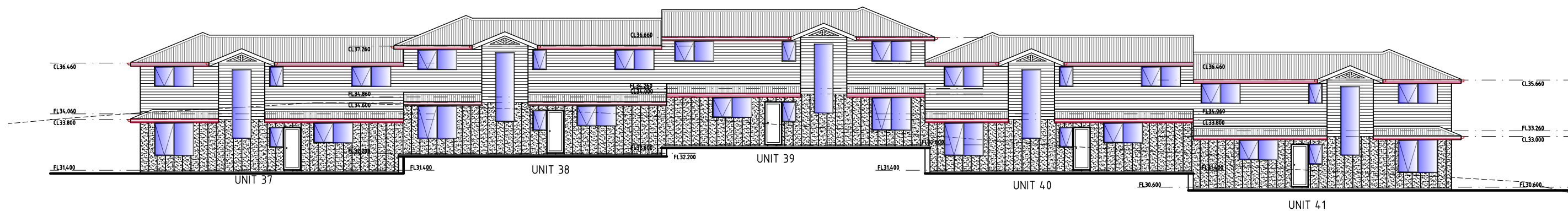
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NORTH ELEVATION



SOUTH ELEVATION

# UNIT 37-41

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 37-41 ELEVATIONS

SCALE 1:200

AMENDED

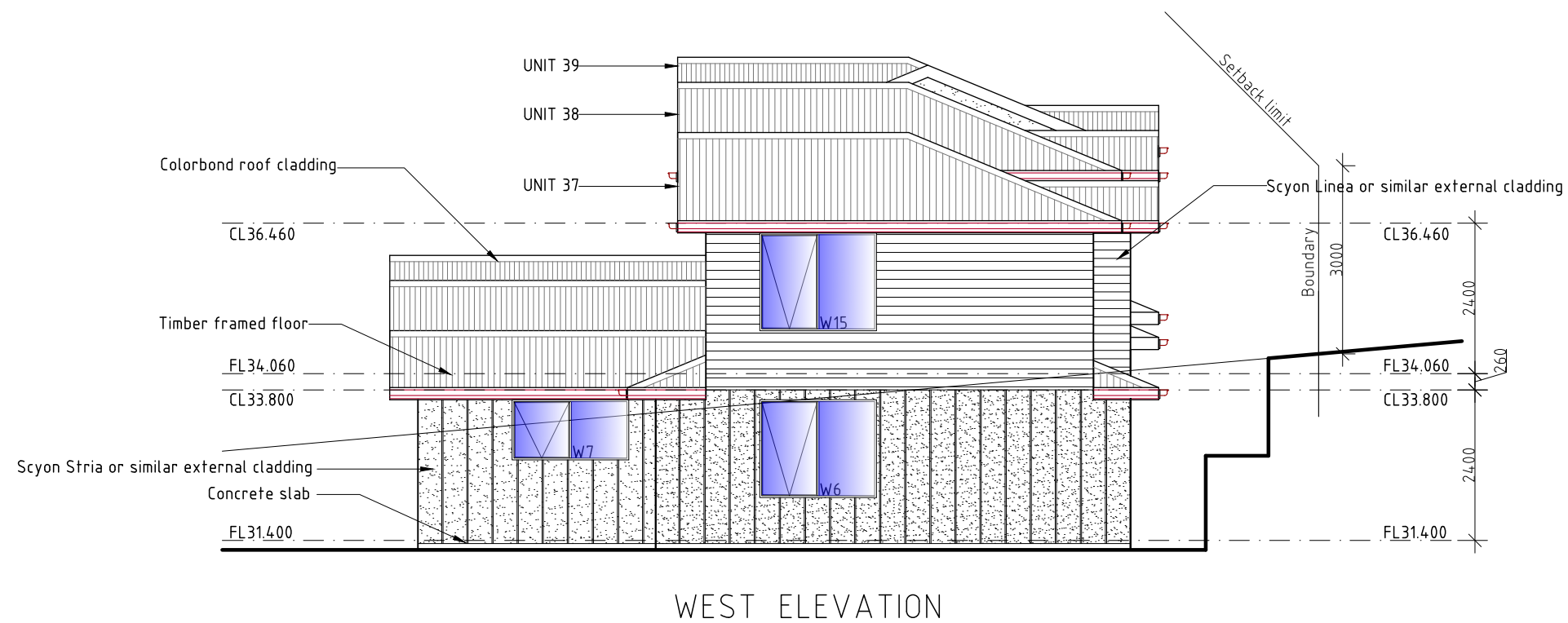
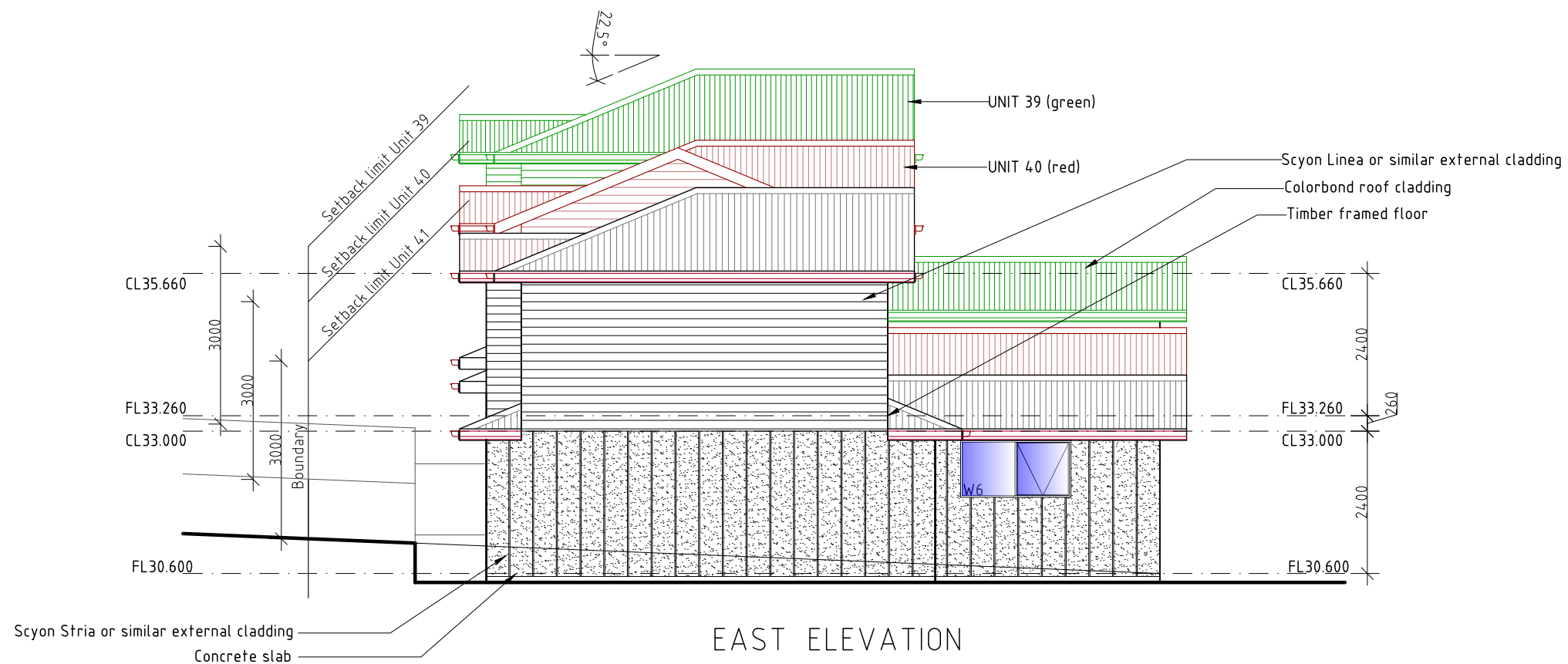
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# UNIT 37-41

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 37-41 ELEVATIONS

SCALE 1:100

AMENDED

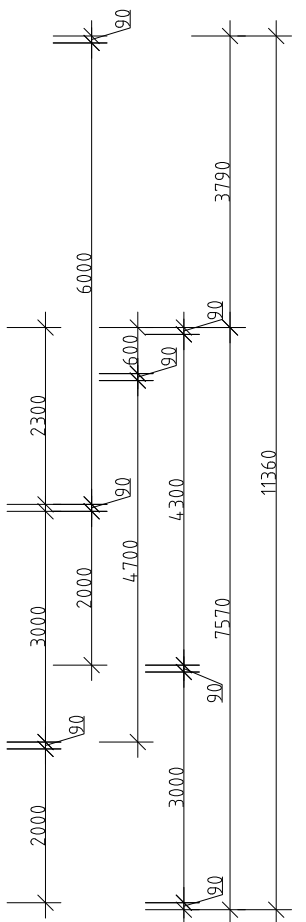
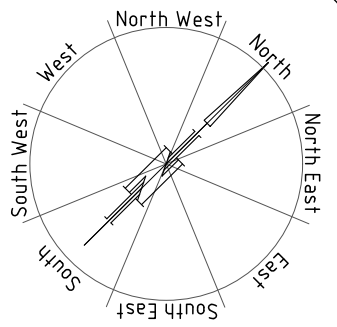
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AREAS  
Unit 37  
Lower level 97.82m<sup>2</sup>  
Upper level 70.89m<sup>2</sup>  
Total 168.71m<sup>2</sup>

AREAS  
Unit 38  
Lower level 97.82m<sup>2</sup>  
Upper level 70.89m<sup>2</sup>  
Total 168.71m<sup>2</sup>

LOWER LEVEL PLAN

UNIT 37, 38

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 37, 38 PLAN

SCALE 1:100

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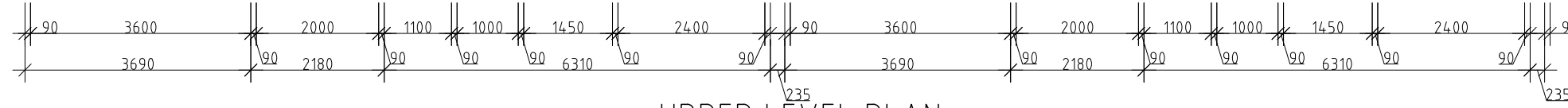
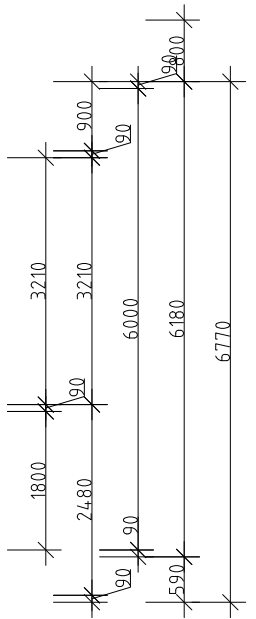
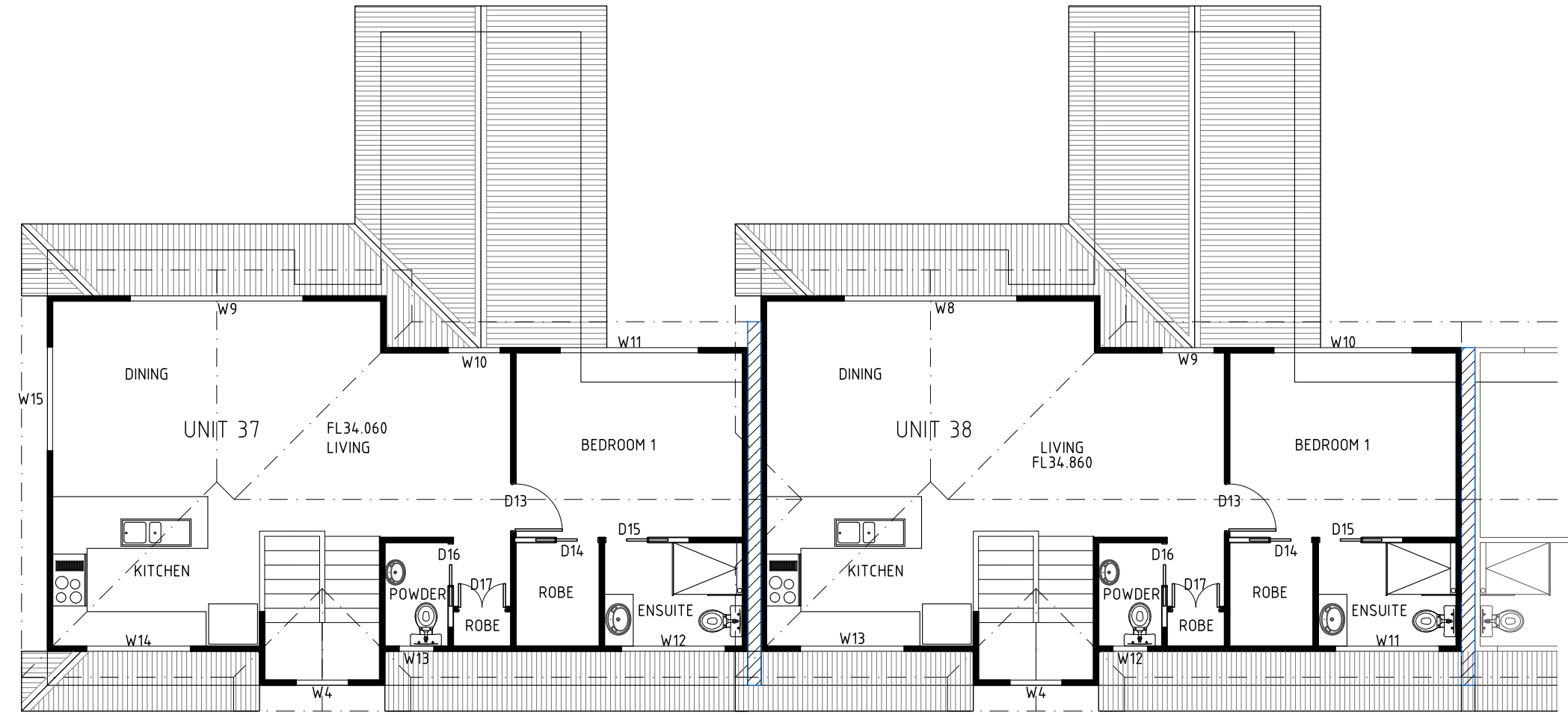
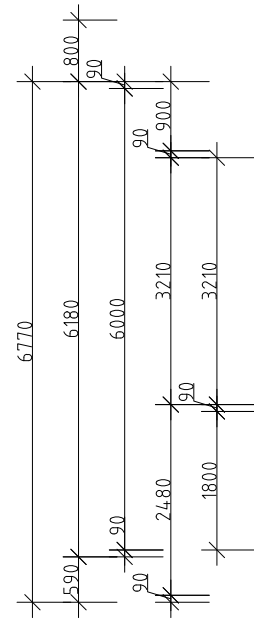
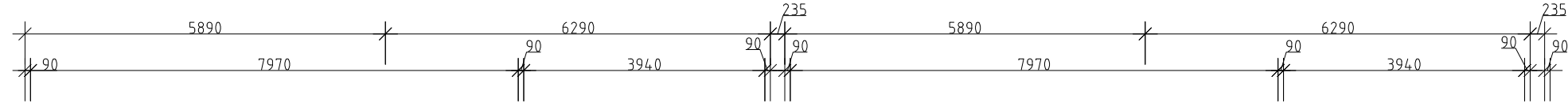
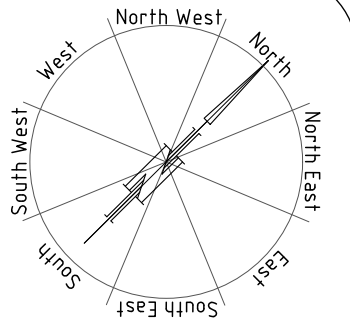
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UPPER LEVEL PLAN

| AREAS       |                      |
|-------------|----------------------|
| Unit 37     |                      |
| Lower level | 97.82m <sup>2</sup>  |
| Upper level | 70.89m <sup>2</sup>  |
| Total       | 168.71m <sup>2</sup> |

| AREAS       |                      |
|-------------|----------------------|
| Unit 38     |                      |
| Lower level | 97.82m <sup>2</sup>  |
| Upper level | 70.89m <sup>2</sup>  |
| Total       | 168.71m <sup>2</sup> |

UNIT 37, 38

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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 37, 38 PLAN

SCALE 1:100

AMENDED

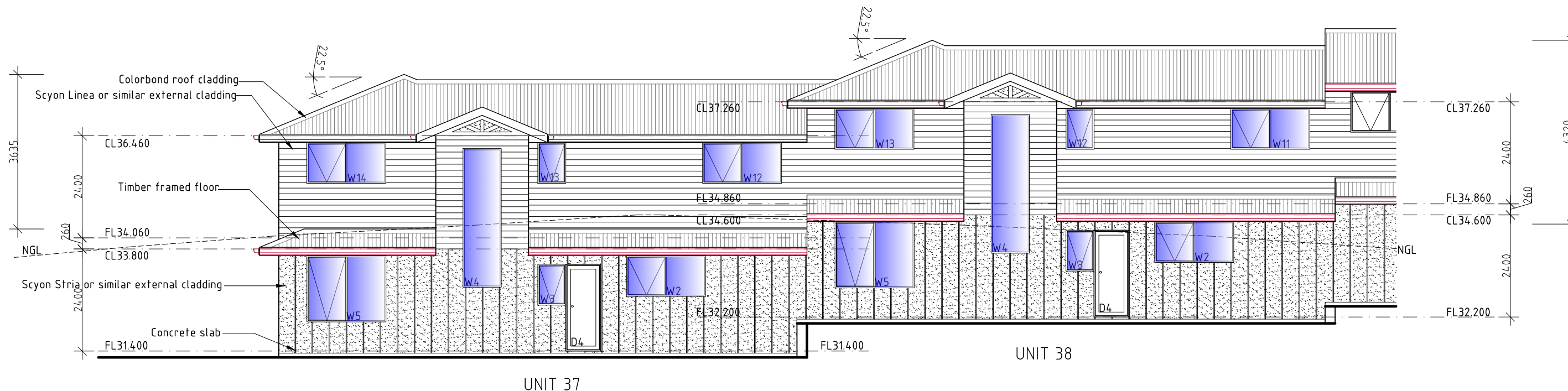
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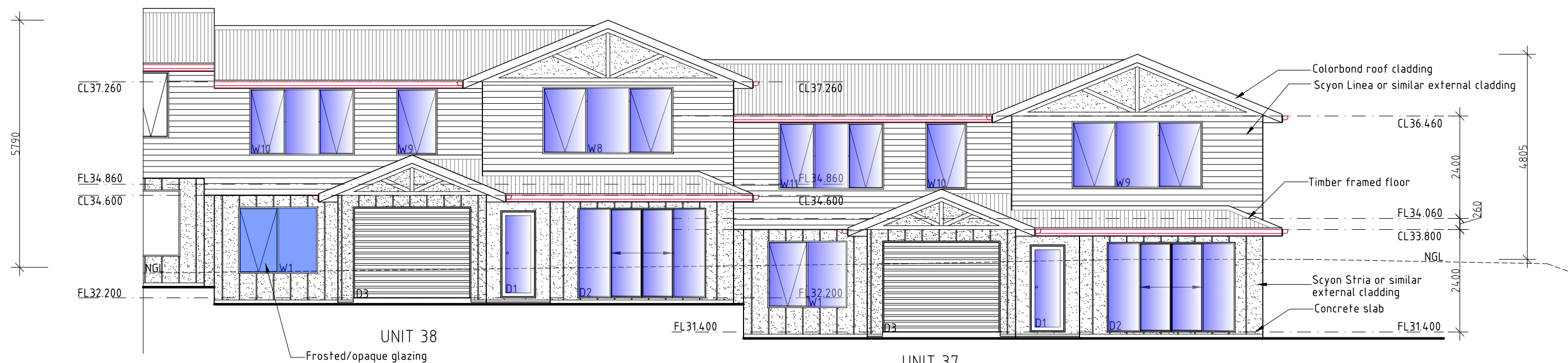
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SOUTH ELEVATION



NORTH ELEVATION

UNIT 37, 38

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 37, 38 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
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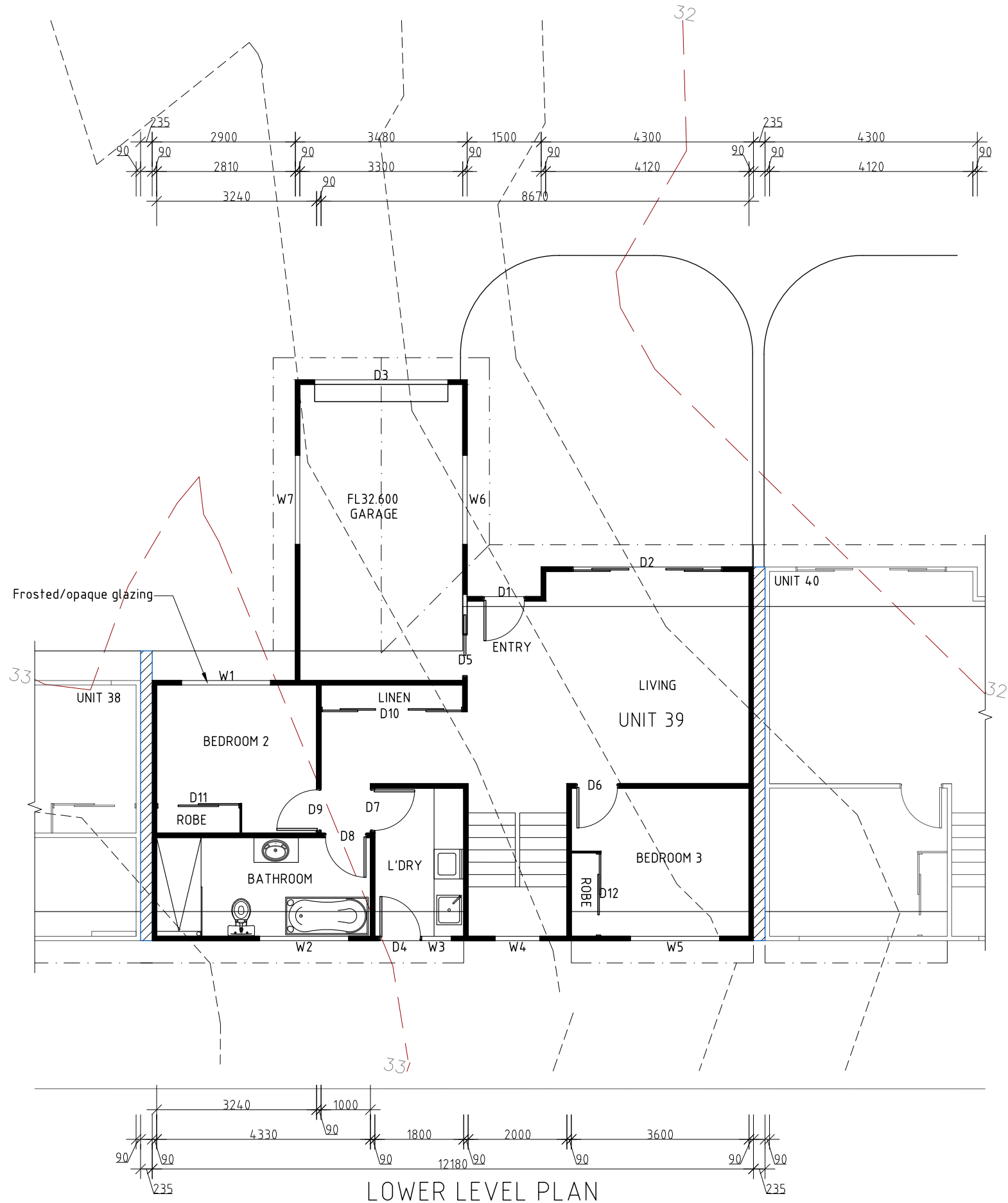
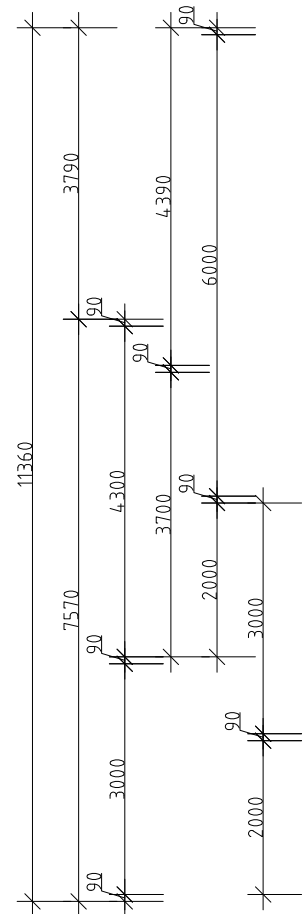
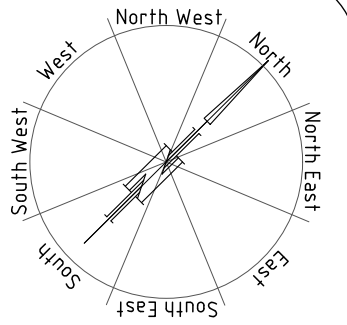
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LOWER LEVEL PLAN

UNIT 39

DEVELOPMENT DRAWINGS ONLY  
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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 39 PLAN

SCALE 1:100

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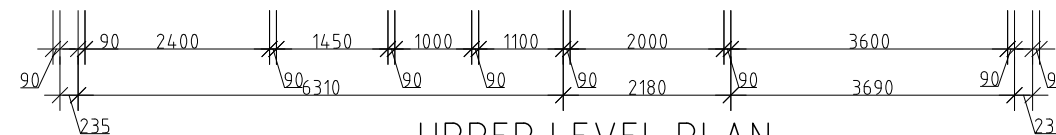
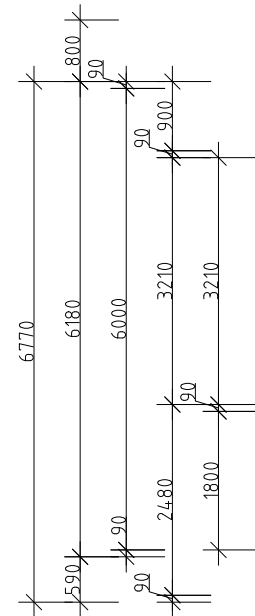
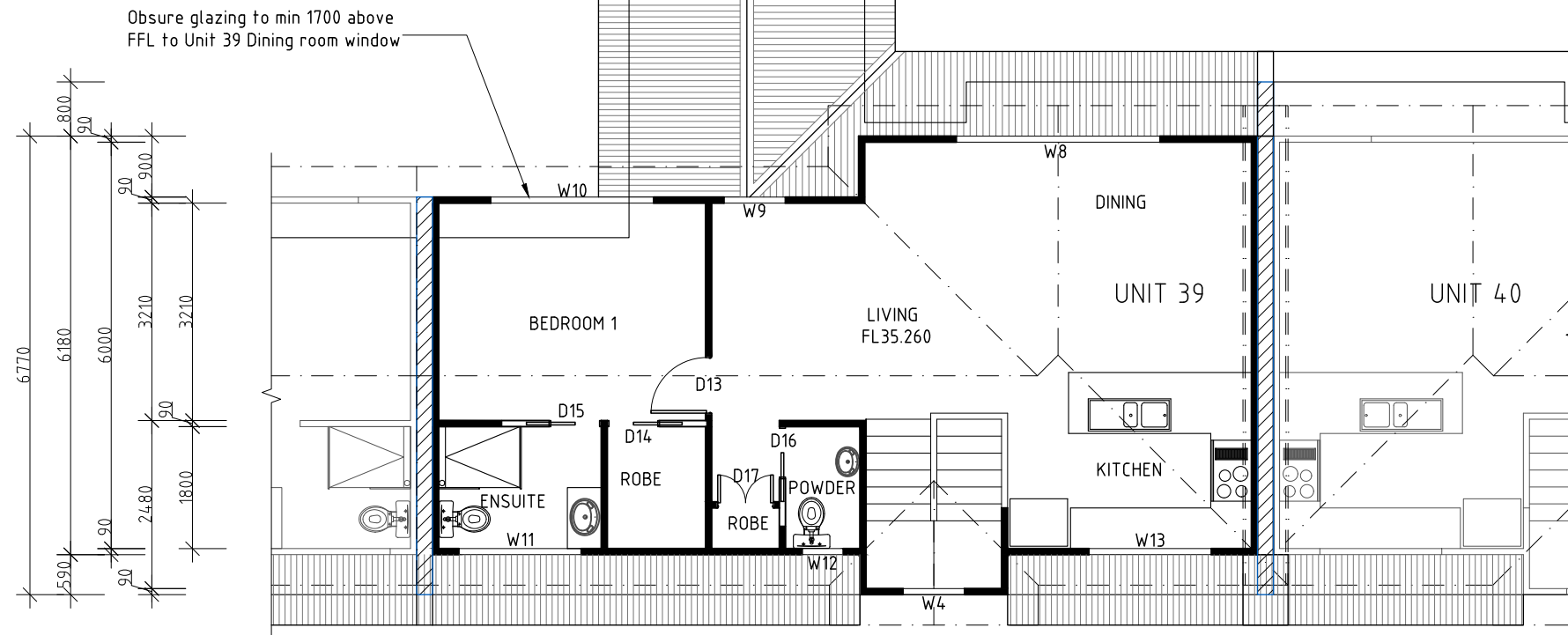
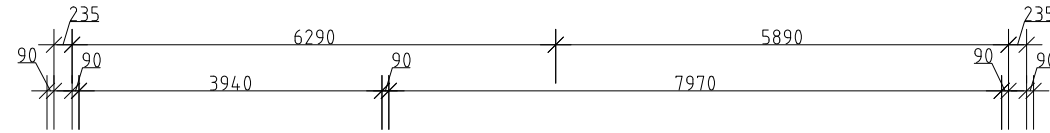
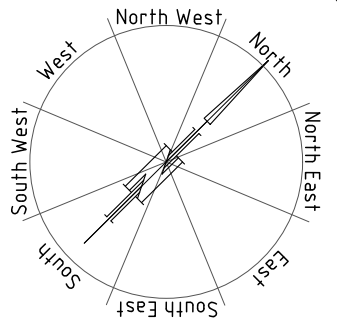
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UPPER LEVEL PLAN

| AREAS       |                      |
|-------------|----------------------|
| Unit 39     |                      |
| Lower level | 97.82m <sup>2</sup>  |
| Upper level | 70.89m <sup>2</sup>  |
| Total       | 168.71m <sup>2</sup> |

## UNIT 39

DEVELOPMENT DRAWINGS ONLY  
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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 39 PLAN

SCALE 1:100

AMENDED

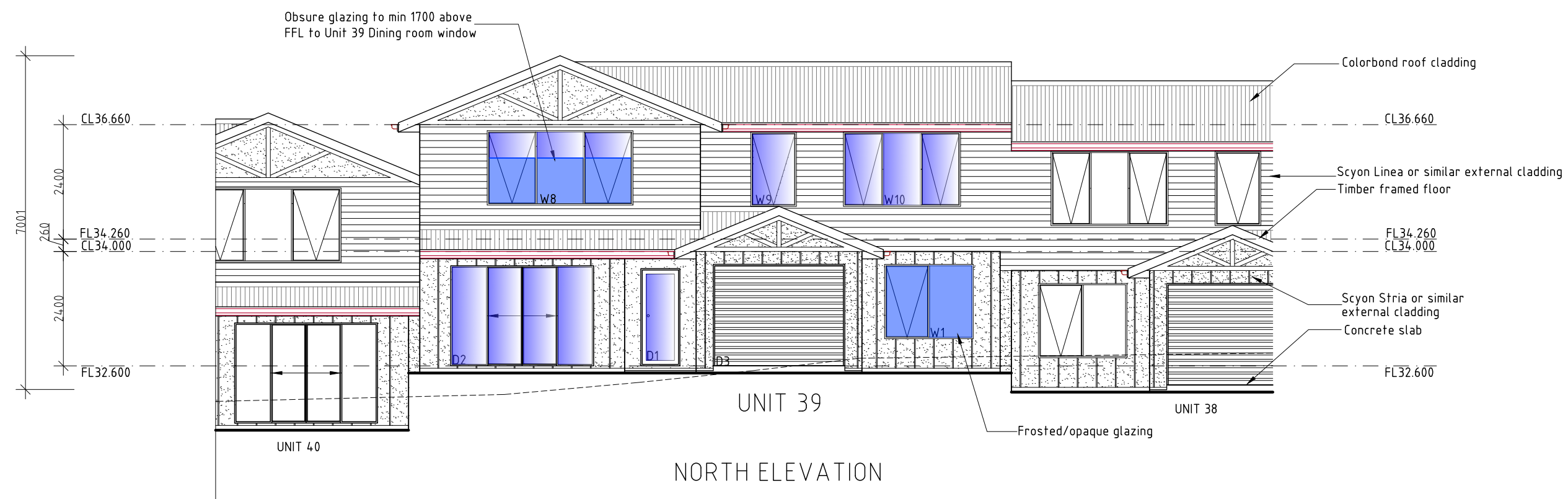
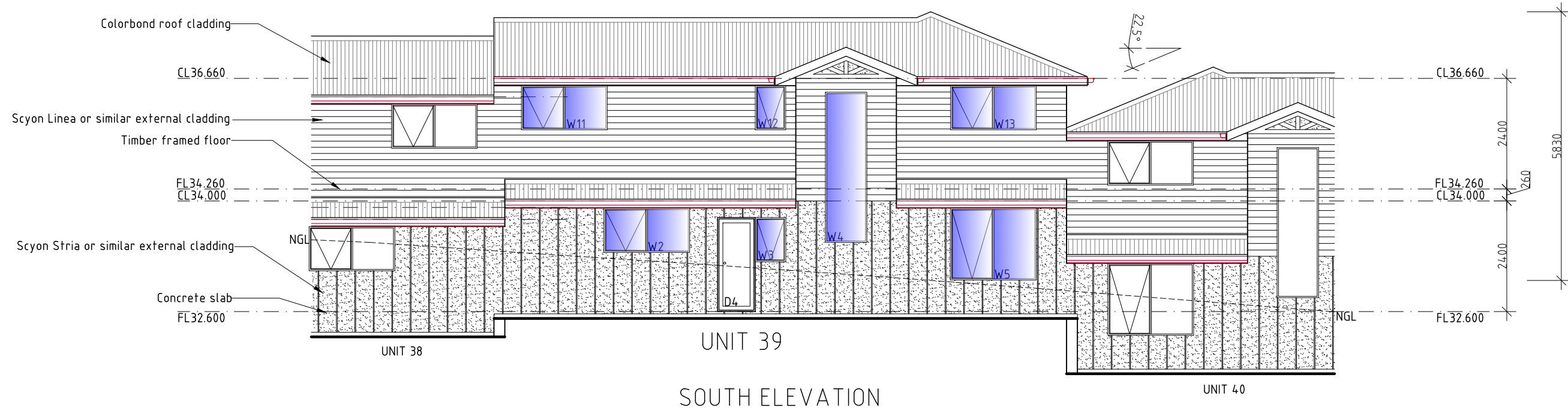
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# UNIT 39

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

## UNIT 39 ELEVATIONS

SCALE 1:100

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DATE  
11/07/2025

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135 OF 143

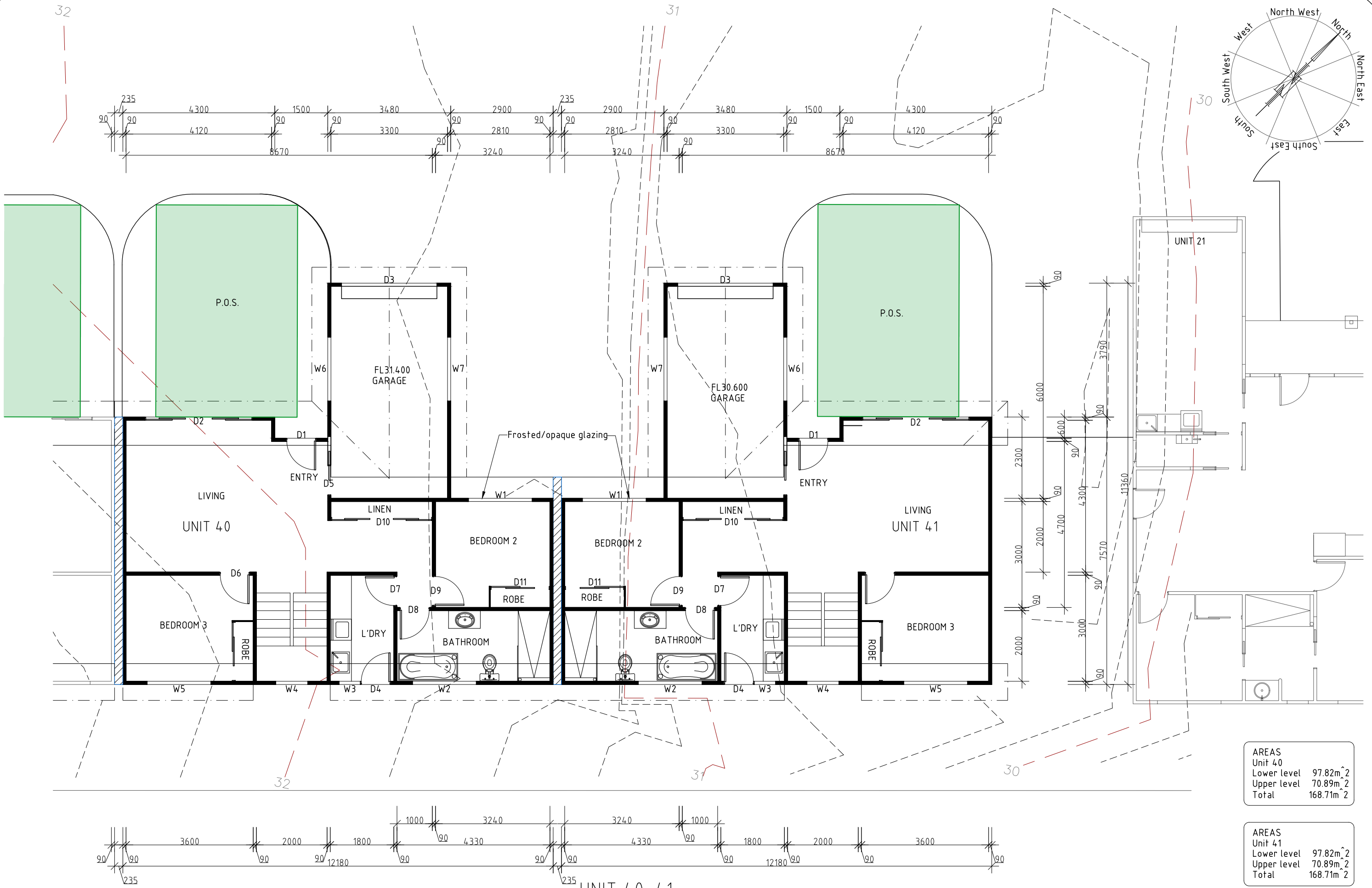
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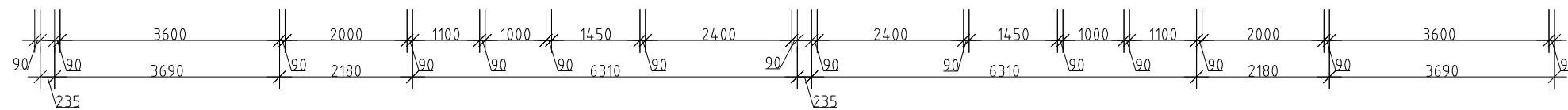
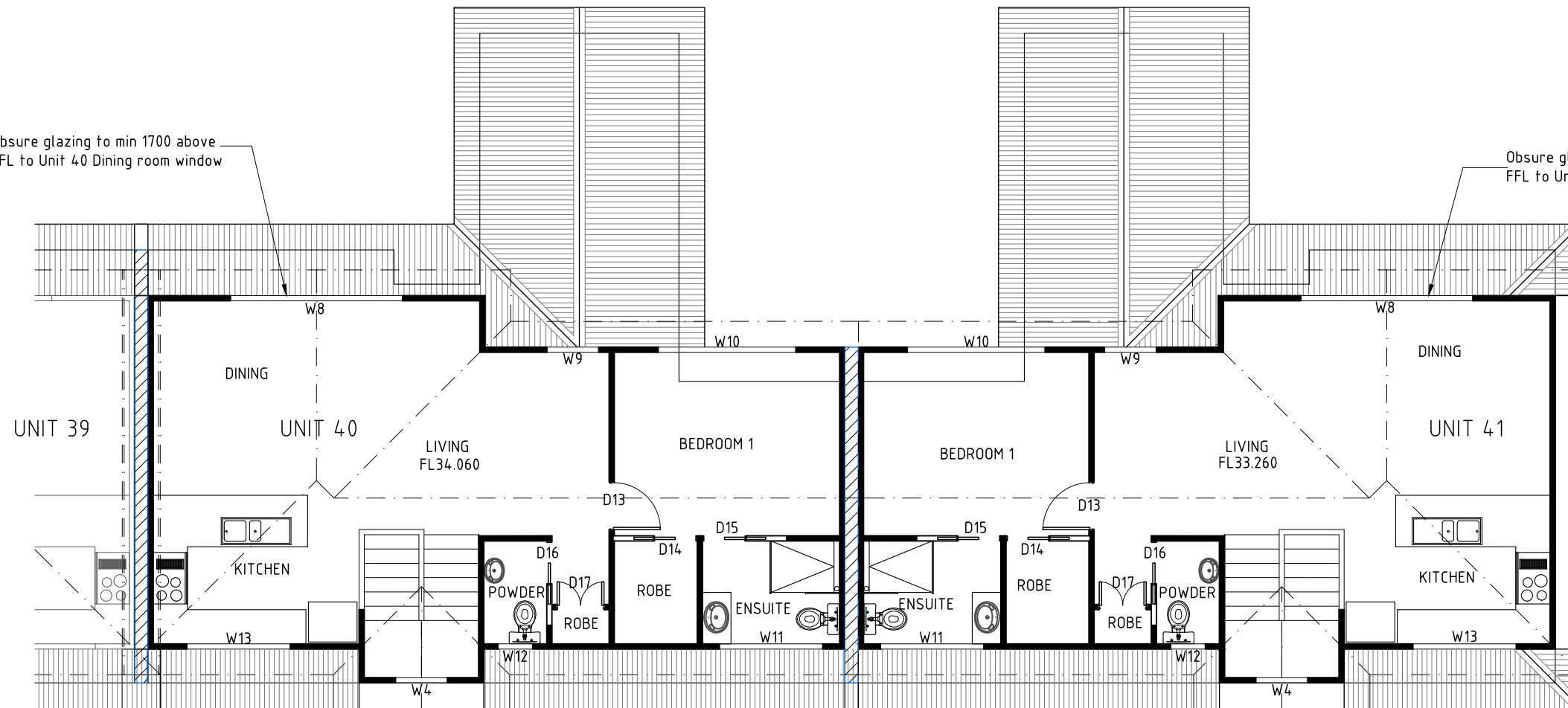
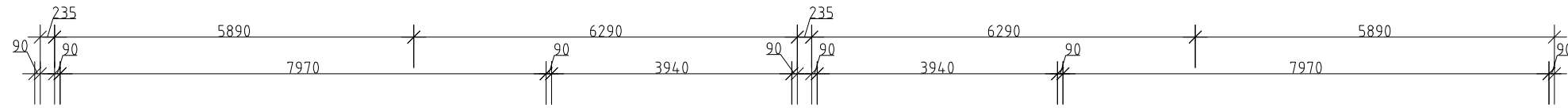
| AREAS       |                      |
|-------------|----------------------|
| Unit 40     |                      |
| Lower level | 97.82m <sup>2</sup>  |
| Upper level | 70.89m <sup>2</sup>  |
| Total       | 168.71m <sup>2</sup> |

| AREAS       |                      |
|-------------|----------------------|
| Unit 41     |                      |
| Lower level | 97.82m <sup>2</sup>  |
| Upper level | 70.89m <sup>2</sup>  |
| Total       | 168.71m <sup>2</sup> |

LOWER LEVEL PLAN

**DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION**

|                                                                                                      |  |                  |  |                           |  |                                                                           |  |
|------------------------------------------------------------------------------------------------------|--|------------------|--|---------------------------|--|---------------------------------------------------------------------------|--|
| PROPOSED UNIT DEVELOPMENT FOR<br>SJM PROPERTY DEVELOPMENTS PTY LTD AT<br>271 MAIN ROAD AUSTINS FERRY |  | UNIT 40, 41 PLAN |  | DATE<br>11/ 07/ 2025      |  | DRAWN BY G.Tilley<br>email: gtilley7@biapond.com<br>phone ph 0400 671 582 |  |
| SCALE 1:100                                                                                          |  | AMENDED          |  | DRAWING NO.<br>136 OF 143 |  | Accreditation No.CC620H<br>© copyright 2021 1221                          |  |



| AREAS       |                   |
|-------------|-------------------|
| Unit 40     |                   |
| Lower level | $97.82\text{m}^2$ |
| Upper level | $70.89\text{m}^2$ |

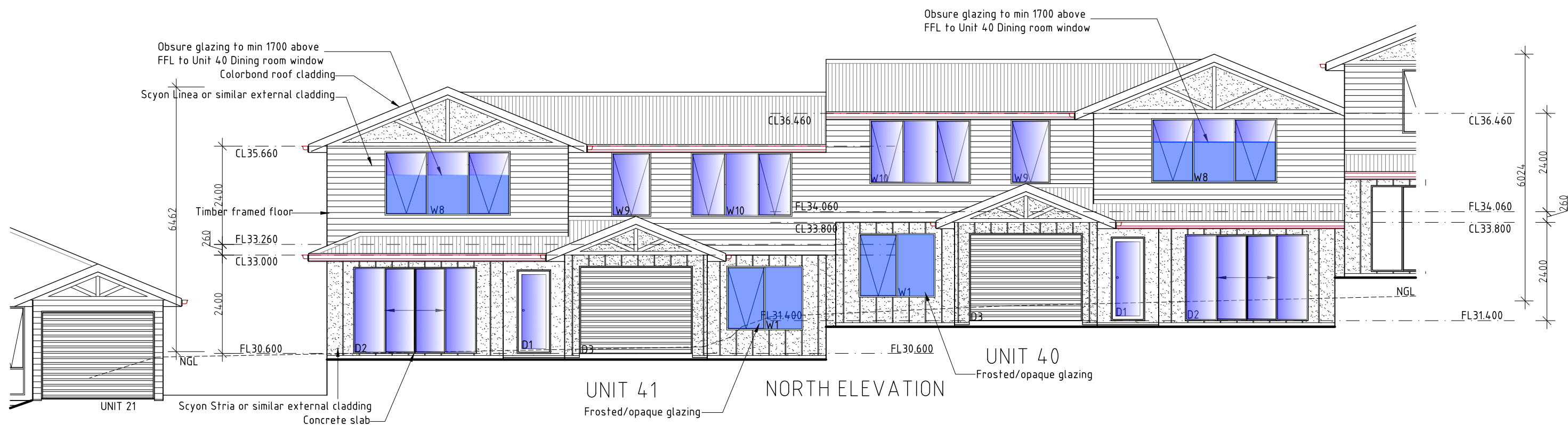
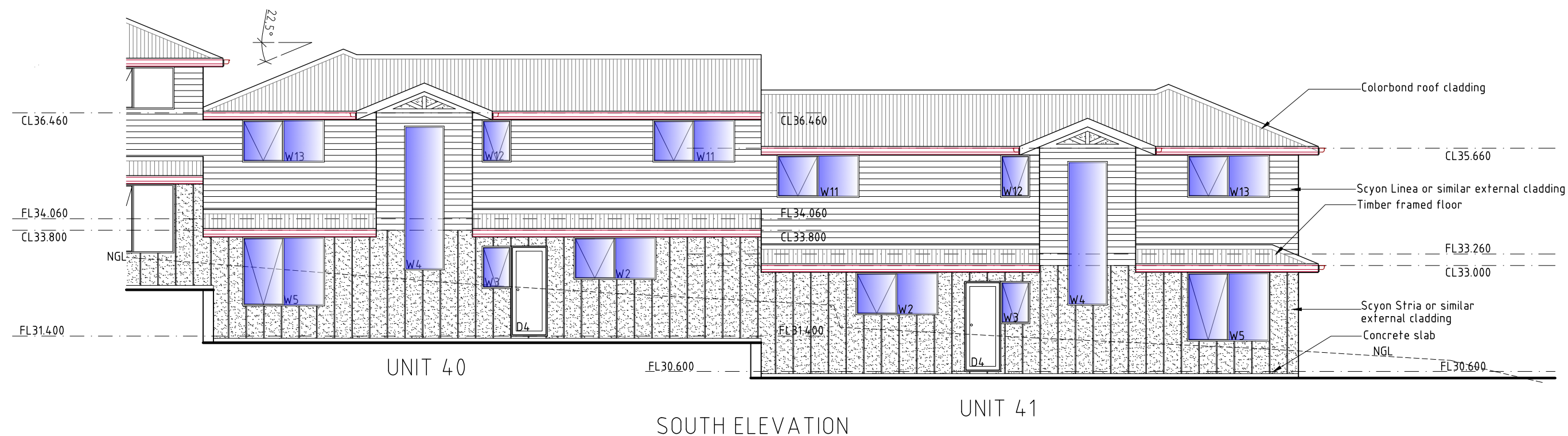
| AREAS       |                    |
|-------------|--------------------|
| Unit 41     |                    |
| Lower level | $97.82\text{m}^2$  |
| Upper level | $70.89\text{m}^2$  |
| Total       | $168.71\text{m}^2$ |

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

DRAWN BY G.Tilley  
email: gtilley7@bigpond.com  
phone ph 0400 671 582

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UNIT 40, 41

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 40, 41 PLAN

SCALE 1:100

AMENDED

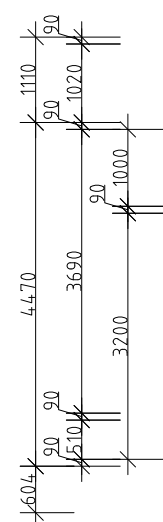
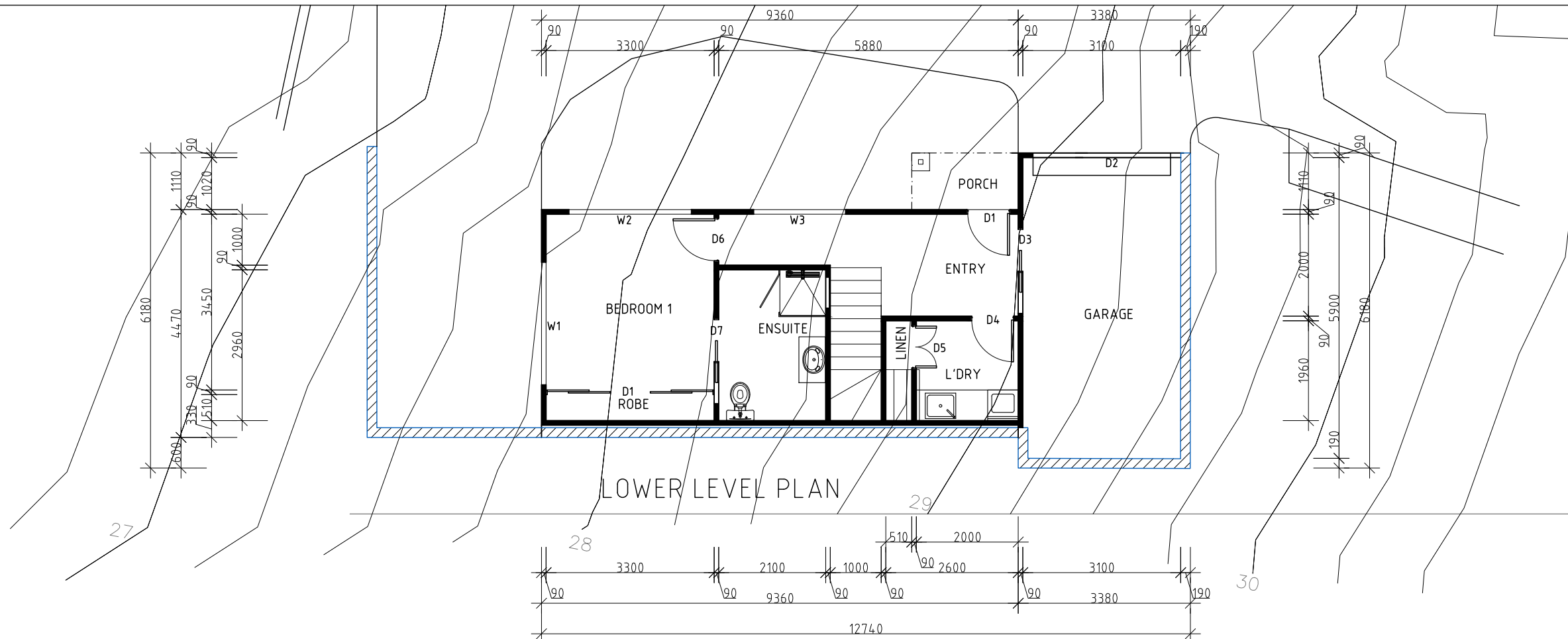
DATE  
11/07/2025

DRAWING NO.  
138 OF 143

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email: gtilley7@biapond.com  
phone ph 0400 671 582

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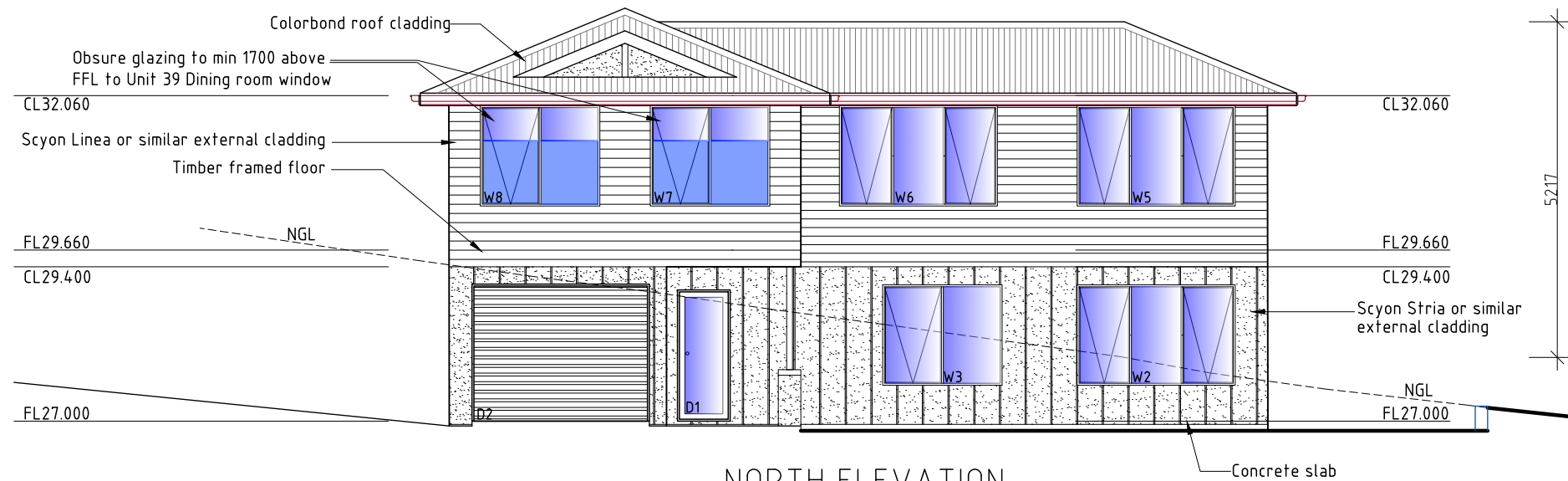




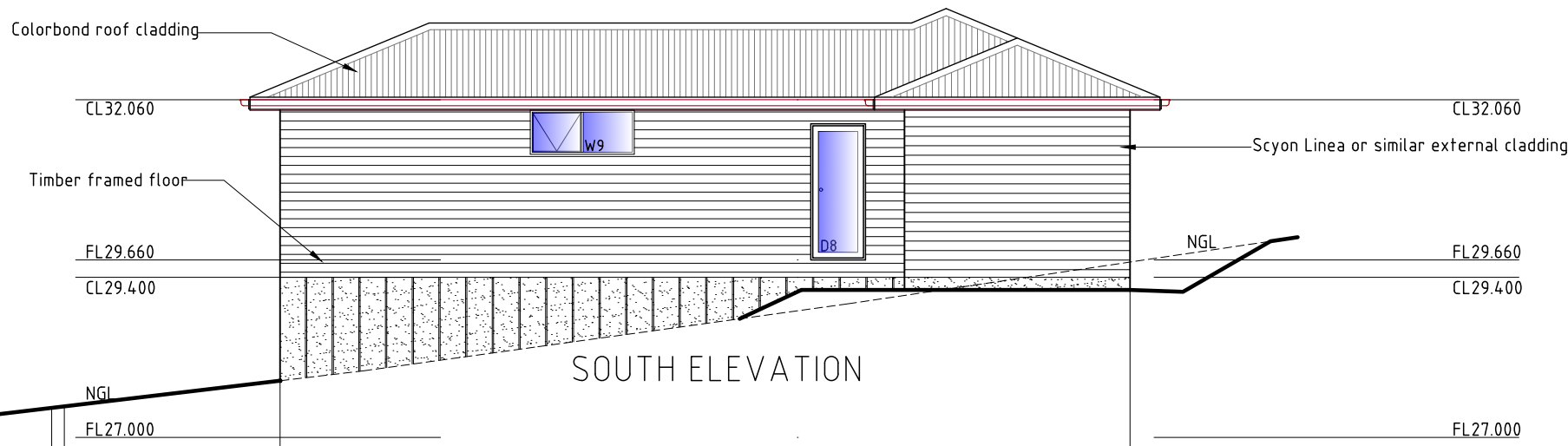
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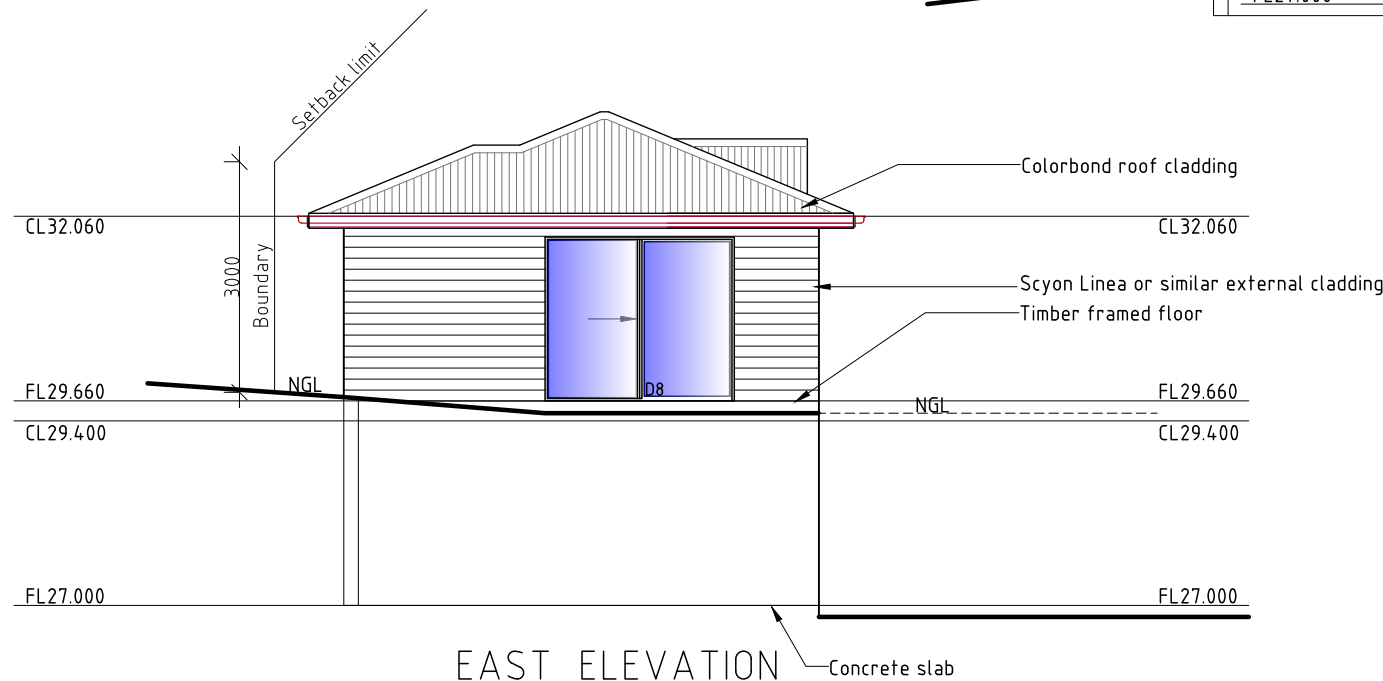




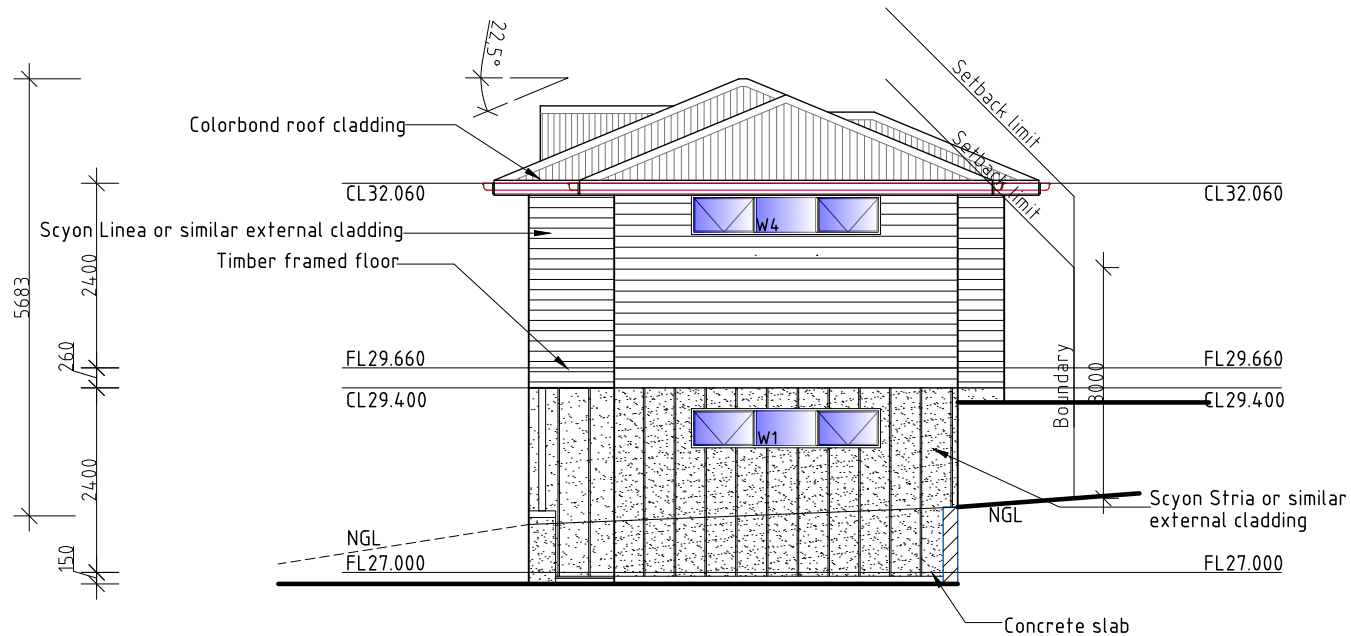
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

UNIT 42

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

UNIT 42 ELEVATIONS

SCALE 1:100

AMENDED

DATE  
11/07/2025

DRAWING NO.  
140 OF 143

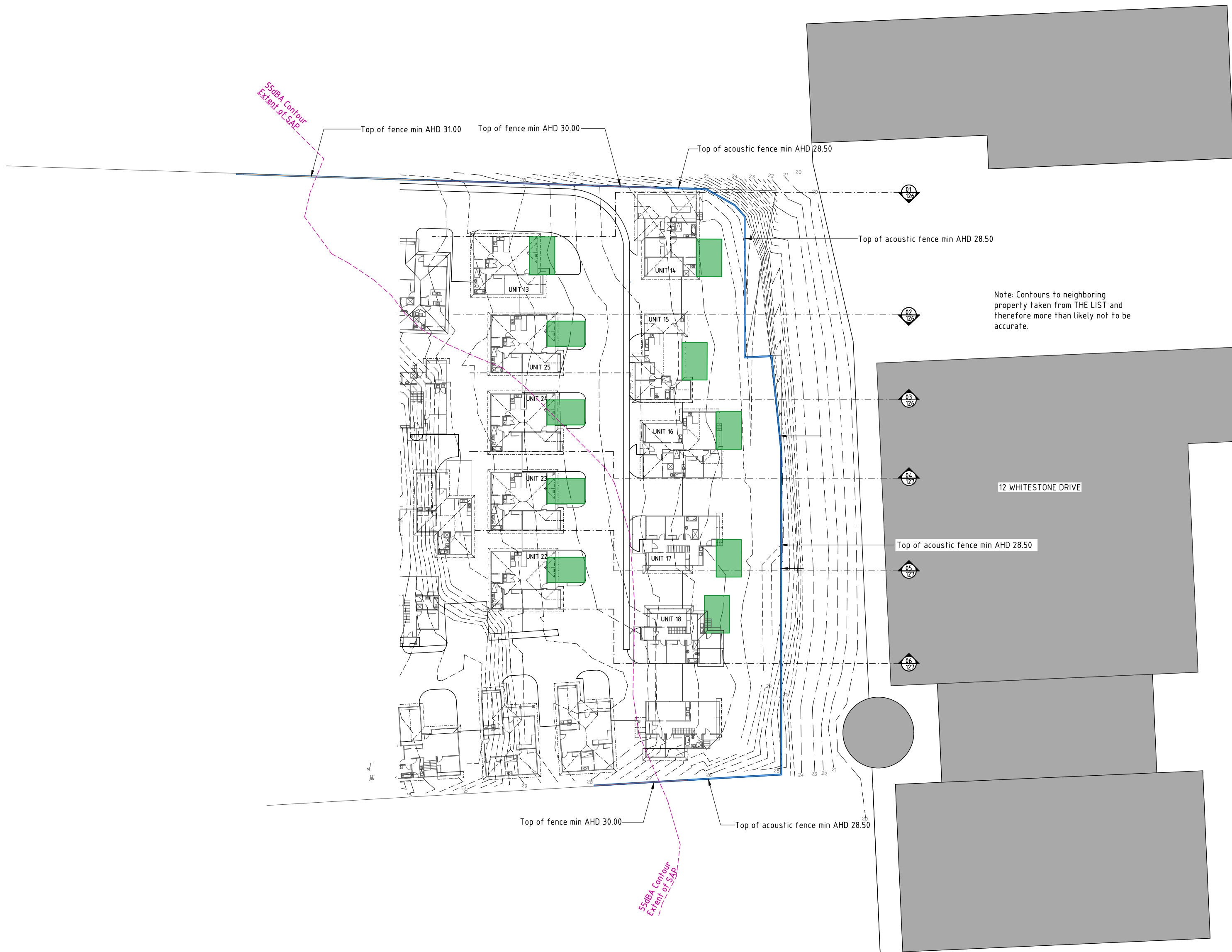
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NOTE: Elevations indicated show the acoustic fence to the determined RL heights.  
Acoustic fence to be a minimum of 2100 high, and no lower than the RLs determined, RL28.5, 30.0 & 31.0)

DEVELOPMENT DRAWINGS ONLY  
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PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

ACOUSTIC PLAN IN PART

SCALE 1:500

AMENDED

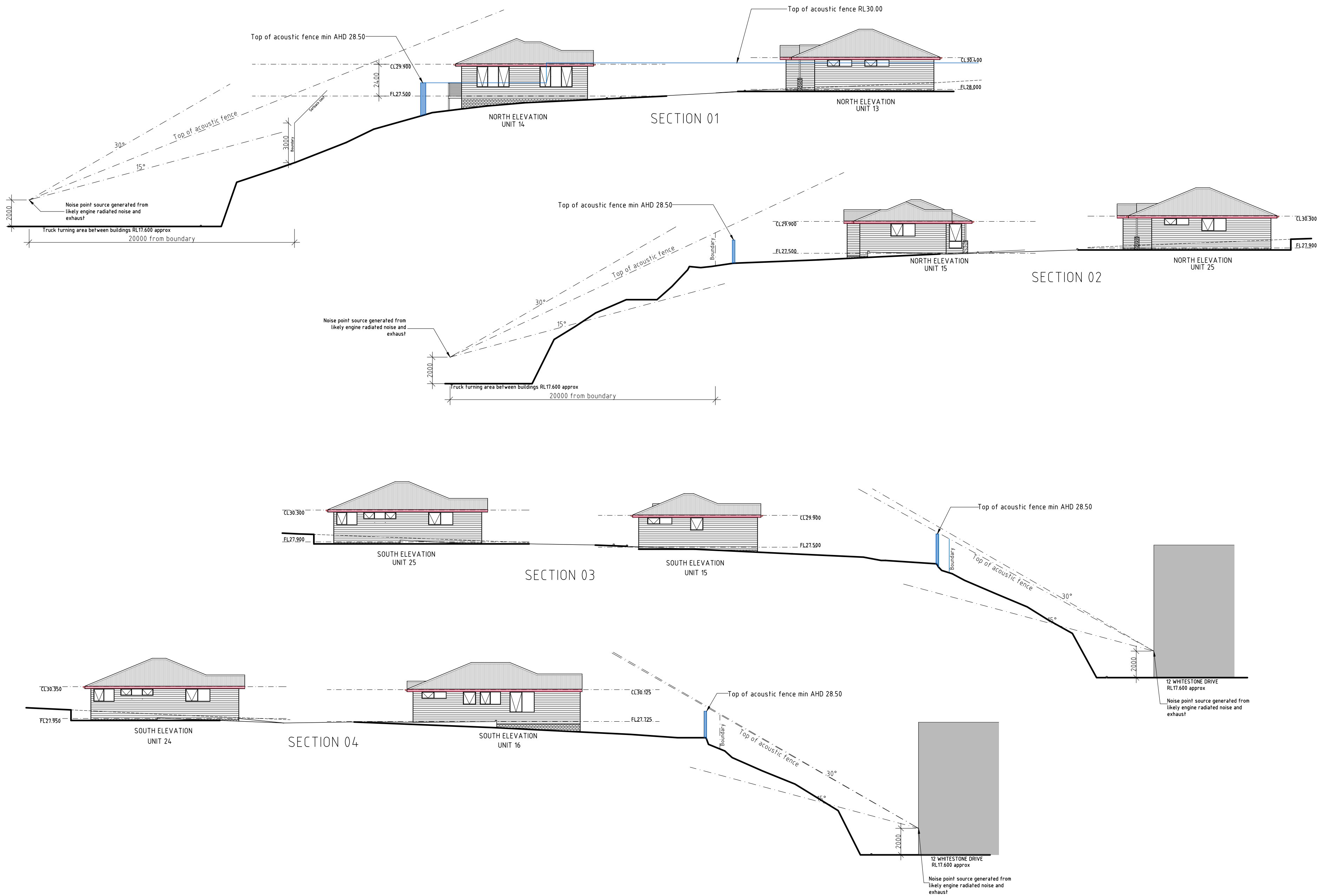
DATE  
11/07/2025

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141 OF 143

A2

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NOTE: Elevations indicated show the acoustic fence to the determined RL heights.  
Acoustic fence to be a minimum of 2100 high, and no lower than the RLs determined, RL28.5, 30.0 & 31.0)

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

COMBINED ACOUSTIC ELEVATIONS

SCALE 1:200

AMENDED

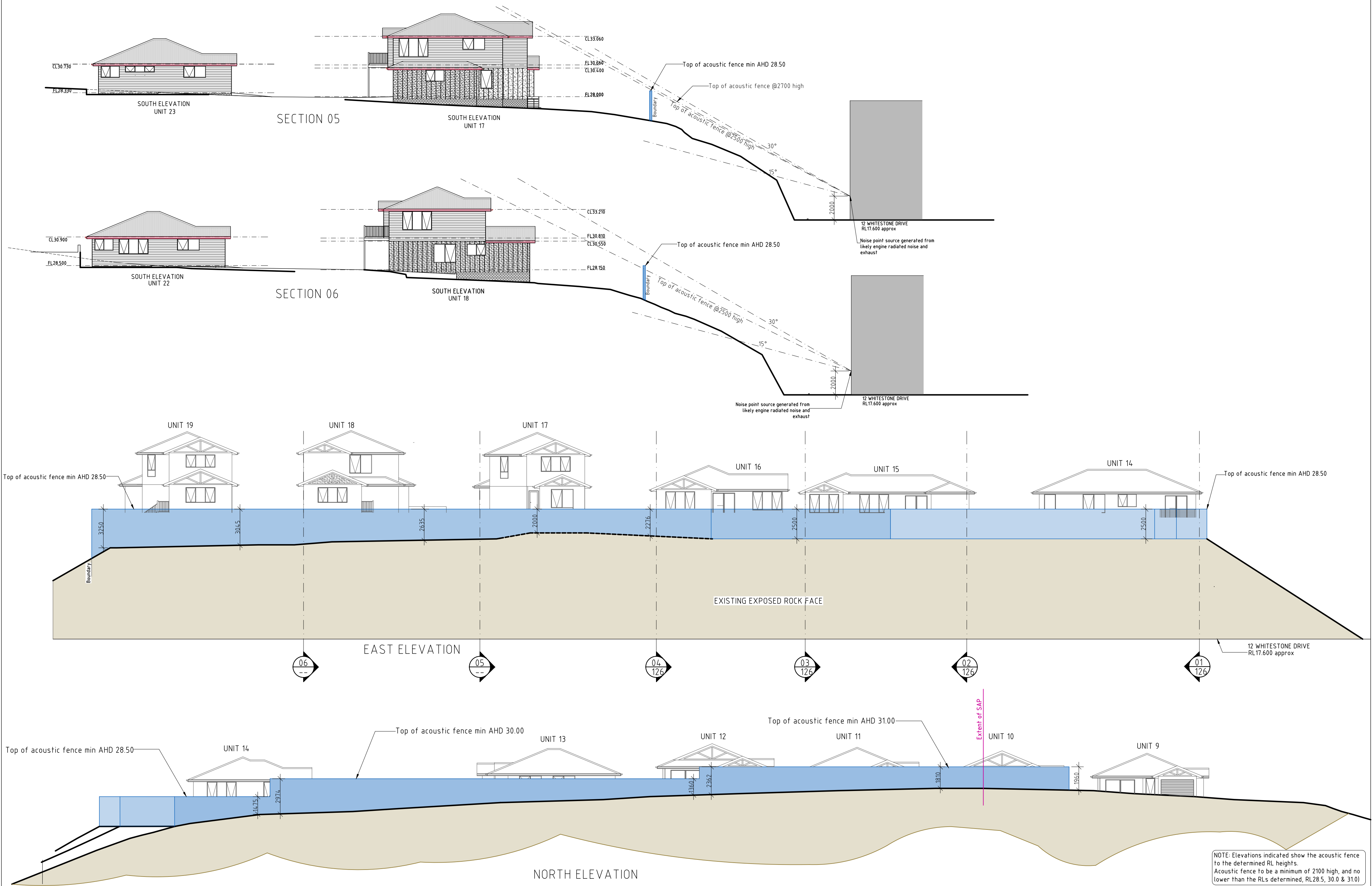
DATE  
11/07/2025

DRAWING NO.  
142 OF 143

A2

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NOTE: Elevations indicated show the acoustic fence to the determined RL heights.  
Acoustic fence to be a minimum of 2100 high, and no lower than the RLs determined, RL28.5, 30.0 & 31.0

DEVELOPMENT DRAWINGS ONLY  
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR  
SJM PROPERTY DEVELOPMENTS PTY LTD AT  
271 MAIN ROAD AUSTINS FERRY

COMBINED ACOUSTIC ELEVATIONS 2

SCALE 1:200

AMENDED  
19/11/2024

DATE  
11/07/2025

DRAWING NO.  
143 OF 143

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CIVIL DRAWINGS  
SJM PROPERTY DEVELOPMENTS  
271 MAIN ROAD  
AUSTINS FERRY

|      |                                    |   |            |
|------|------------------------------------|---|------------|
| C001 | COVER                              | G | 8/07/2025  |
| C002 | ENGINEERING NOTES                  | F | 12/06/2025 |
| C102 | DEMO PLAN                          | F | 12/06/2025 |
| C103 | SITE PLAN                          | F | 12/06/2025 |
| C104 | SW PRE CATCHMENT PLAN              | F | 12/06/2025 |
| C201 | ROAD AND STORMWATER PLAN - SHEET 1 | G | 8/07/2025  |
| C202 | ROAD AND STORMWATER PLAN - SHEET 2 | G | 8/07/2025  |
| C203 | ROAD AND STORMWATER PLAN - SHEET 3 | F | 12/06/2025 |
| C204 | ROAD AND STORMWATER PLAN - SHEET 4 | F | 12/06/2025 |
| C205 | ROAD AND STORMWATER PLAN - SHEET 5 | F | 12/06/2025 |
| C206 | ROAD AND STORMWATER PLAN - SHEET 6 | F | 12/06/2025 |
| C207 | ROAD AND STORMWATER PLAN - SHEET 7 | F | 12/06/2025 |
| C208 | ROAD AND STORMWATER PLAN - SHEET 8 | F | 12/06/2025 |
| C301 | SEWER AND WATER PLAN - SHEET 1     | F | 12/06/2025 |
| C302 | SEWER AND WATER PLAN - SHEET 2     | F | 12/06/2025 |
| C303 | SEWER AND WATER PLAN - SHEET 3     | F | 12/06/2025 |
| C304 | SEWER AND WATER PLAN - SHEET 4     | F | 12/06/2025 |
| C305 | SEWER AND WATER PLAN - SHEET 5     | F | 12/06/2025 |
| C306 | SEWER AND WATER PLAN - SHEET 6     | F | 12/06/2025 |
| C307 | SEWER AND WATER PLAN - SHEET 7     | F | 12/06/2025 |
| C308 | SEWER AND WATER PLAN - SHEET 8     | F | 12/06/2025 |
| C401 | STORMWATER LONG SECTIONS - SHEET 1 | F | 12/06/2025 |
| C402 | STORMWATER LONG SECTIONS - SHEET 2 | F | 12/06/2025 |
| C403 | STORMWATER LONG SECTIONS - SHEET 3 | F | 12/06/2025 |
| C404 | SEWER LONG SECTION - SHEET 1       | F | 12/06/2025 |
| C405 | SEWER LONG SECTION - SHEET 2       | F | 12/06/2025 |
| C406 | LONG SECTIONS - SHEET 1            | G | 8/07/2025  |
| C407 | LONG SECTIONS - SHEET 2            | F | 12/06/2025 |

|     |                       |            |           |    |                                                                                                                                                                                                                                         |                                    |                                         |                          |                  |          |
|-----|-----------------------|------------|-----------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------|--------------------------|------------------|----------|
|     |                       |            | DRAWN:    | NM | <div><div>Lower Ground<br/>199 Macquarie Street<br/>Hobart TAS 7000<br/>03 6234 8666<br/>mail@aldanmark.com.au<br/>www.aldanmark.com.au</div></div> | PROJECT: SJM PROPERTY DEVELOPMENTS | ADDRESS: 271 MAIN ROAD<br>AUSTINS FERRY | SHEET: COVER             |                  |          |
|     |                       |            | CHECKED:  | LG |                                                                                                                                                                                                                                         |                                    |                                         |                          |                  |          |
|     |                       |            | DESIGN:   | NM |                                                                                                                                                                                                                                         |                                    |                                         |                          |                  |          |
| G   | PLANNING RFI RESPONSE | 8/07/2025  | CHECKED:  | LG |                                                                                                                                                                                                                                         |                                    |                                         |                          |                  |          |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |                                                                                                                                                                                                                                         |                                    | CLIENT: SJM PROPERTY DEVELOPMENTS       | SCALE: AS INDICATED      | TOTAL SHEETS: 28 | SIZE: A1 |
| REV | ISSUE                 | DATE       | APPROVAL  |    |                                                                                                                                                                                                                                         |                                    |                                         | PROJECT No: 21 E 116 - 1 | SHEET: C001      | REV: G   |



GENERAL NOTES:

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, HYDRAULIC AND STRUCTURAL DRAWINGS AND SPECIFICATIONS. STANDARDS REFERENCED ARE TO BE THE MOST CURRENT VERSION.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED 'FOR CONSTRUCTION' AND AUTHORISED FOR ISSUE ACCORDINGLY.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEALGAT STANDARD DRAWINGS AND SPECIFICATIONS, AUSTRALIAN STANDARDS, (WSAA SEWERAGE CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- IPWEALGAT STANDARD DRAWINGS TO BE READ IN CONJUNCTION WITH COUNCIL EXCLUSION SHEETS TSD-E01-v1 & TSD-E02-v1.
- ALL WORKS ARE TO BE MAINTAINED IN A SAFE CONDITION.
- CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS
- CONTRACTOR TO OBTAIN APPROVALS, SERVICE CLEARANCES AND COORDINATE WORK WITH ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
- A "START OF WORKS NOTICE" MUST BE OBTAINED FROM COUNCIL PRIOR TO ANY WORKS COMMENCING.
- SURVEY DATA UNDERTAKEN AND PROVIDED BY BROOKS LARK AND CARRICK SURVEYORS .
- ARCHITECTURAL UNIT AND SITE LAYOUT UNDERTAKEN AND PROVIDED BY MICHAEL R COOPER & ASSOCIATES.
- FLOOR LEVELS SET BY ARCHITECT. DRIVEWAY GRADING BASED ON THESE.
- COUNCIL APPROVED PLANNING PERMIT REFERENCE DA 2016/165
- TASWATER APPROVED PLANNING AUTHORITY NOTICE TWDA 2016/00953-SOR

WORKPLACE HEALTH & SAFETY NOTES:

- BEFORE THE CONTRACTOR COMMENCES WORK THE CONTRACTOR SHALL UNDERTAKE A SITE SPECIFIC PROJECT PRE-START HAZARD ANALYSIS / JOB SAFETY ANALYSIS (JSA) WHICH SHALL IDENTIFY IN DOCUMENTED FORM;
- THE TYPE OF WORK
  - HAZARDS AND RISKS TO HEALTH AND SAFETY.
  - THE CONTROLS TO BE APPLIED IN ORDER ELIMINATE OR MINIMIZE THE RISK POSED BY THE IDENTIFIED HAZARDS.
  - THE MANNER IN WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED.

THESE ARE TO BE SUBMITTED TO THE SUPERINTENDENT AND/OR OTHER RELEVANT WORKPLACE SAFETY OFFICERS.

FOR THIS PROJECT; POSSIBLE HAZARDS INCLUDE (BUT ARE NOT LIMITED TO):

- EXCAVATION OF ANY TYPE & DEPTHS
- CONTAMINATED SOILS
- CONSTRUCTION IN GROUND WITH HIGH WATER TABLE
- FELLING / LOPPING AND/OR REMOVAL OF EXISTING TREES/VEGETATION
- UNDERGROUND STRUCTURES (MANHOLES / SUMPS / ETC)
- CONFINED SPACES
- OVERHEAD POWER LINES
- UNDERGROUND STORMWATER, WATER AND SEWER PIPES
- TELECOMMUNICATION CABLES - BOTH UNDERGROUND & OVERHEAD
- ELECTRICAL/POWER CABLES - BOTH UNDERGROUND & OVERHEAD
- WORKING AT HEIGHTS
- WORKING WITH ASBESTOS CONTAINING MATERIALS
- TRAFFIC MANAGEMENT

EARTHWORKS & DRIVEWAY NOTES:

- ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
- ALL VEGETATION AND TOPSOIL SHALL BE STRIPPED AND GRUBBED IN THE AREA OF PROPOSED WORKS.
- NEW OR MODIFIED DRIVEWAY CROSSINGS SHALL BE IN ACCORDANCE WITH IPWEA STANDARD DRAWING TSD-R09-v2 AND MUST BE INSPECTED AND APPROVED BY COUNCIL.
- EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED TO BE OTHERWISE.
- FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
  - TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
  - THE SUB GRADE SHALL HAVE A MINIMUM BEARING CAPACITY OF 100 kPa.
  - FILL IN EMBANKMENTS SHALL BE KEYED 150mm INTO NATURAL GROUND.
  - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm.
  - EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STD. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
- WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO CONFIRM AN APPROVED BASE.
- CONCRETE PAVEMENTS SHALL BE CURED FOR A MINIMUM OF 3 DAYS USING A CURRENT BEST PRACTICE METHOD.
- SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELLING THE JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS.
- BATTERS SHALL BE SET TO A SAFE ANGLE OF REPOSE IN ACCORDANCE WITH THE BCA VOL 2 AS INDICATED BELOW:

| SOIL TYPE<br>(* REFER BCA 3.2.4) |           | EMBANKMENT SLOPES H:L |              |
|----------------------------------|-----------|-----------------------|--------------|
|                                  |           | COMPACTED FILL        | CUT          |
| STABLE ROCK (A*)                 |           | 2:3                   | 8:1          |
| SAND (A*)                        |           | 1:2                   | 1:2          |
| SILT (P*)                        |           | 1:4                   | 1:4          |
| CLAY                             | FIRM CLAY | 1:2                   | 1:1          |
|                                  | SOFT CLAY | NOT SUITABLE          | 2:3          |
| SOFT SOILS (P)                   |           | NOT SUITABLE          | NOT SUITABLE |

NOTE: WHERE SITE CONDITIONS ARE UNSUITABLE FOR A BATTERED BANK CONSULT THE ENGINEER FOR A SUITABLE RETAINING WALL DESIGN. EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION.

DRAINAGE AND SERVICES NOTES:

- ALL WORKS ASSOCIATED WITH PUBLIC STORMWATER INFRASTRUCTURE IS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA (TAS) LGAT STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL.
- ALL WORKS ASSOCIATED WITH PUBLIC SEWER AND WATER IS TO BE CARRIED OUT IN ACCORDANCE WITH THE WSA PARTS 02 & 03 (WATER AND SEWERAGE CODES OF AUSTRALIA), TASWATER SUPPLEMENTS TO THE SAME, AND TO THE SATISFACTION OF TASWATER. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO BUILDER UNLESS APPROVED OTHERWISE.
- HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
- ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 AND THE NCC VOLUME 3 (PCA)
- INSTALL ALL SUB-SOIL DRAINS TO THE REQUIREMENTS OF AS3500, PART 3.1.3 OF THE NCC 2019 - VOLUME 2 AND PART FP2 OF THE NCC 2019 - VOLUME 3.
- PAVEMENT AND HARDSTAND AREAS SHALL FALL AT A MINIMUM OF 1% (1:100) TOWARD AN APPROVED DISCHARGE POINT.
- ALL PIPE WORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, IS TO BE BACKFILLED WITH COMPACTED FCR.
- DRAINAGE PIPES TO BE MIN. uPVC CLASS SN4. PIPES UNDER TRAFFICABLE AREAS TO BE SN8 U.N.O.
- MINIMUM GRADES FOR PRIVATE DRAINAGE PIPES SHALL BE 1% FOR STORMWATER AND 1.67% FOR SEWER U.N.O.
- MINIMUM COVER FOR PRIVATE DRAINAGE PIPES SHALL BE 300mm FOR STORMWATER AND 500mm FOR SEWER U.N.O.
- TASWATER SEWER MAINS TO BE MINIMUM DWV CLASS SN8 DN150 RRJ WITH MINIMUM CLASS SN10 DN100 PROPERTY CONNECTIONS.
- STORMWATER MAINS TO BE MINIMUM DWV CLASS SN8 DN225 RRJ OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
- WATER PIPES TO BE MIN. DN20 POLY PN16 AND FITTINGS TO BE MIN. CLASS 16 U.N.O.
- WATER CONNECTIONS SHALL BE PROVIDED WITH METERAGE AND BACKFLOW PREVENTION AS PER TASWATER STANDARD DRAWING TWS-W-0002.
- ALL PIPEWORK TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILL.
- PIT DIMENSIONS SHOWN HAVE BEEN DESIGNED BY PIT CAPACITY TABLES. THESE PITS MAY NEED TO BE INCREASED IN MINIMUM INTERNAL SIZE DUE TO THE DEPTH AS PER AS3500.3 AS PER TABLE BELOW WHICH IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE TO AS3500.

| DEPTH TO INVERT OF<br>OUTLET | MINIMUM INTERNAL<br>DIMENSIONS mm |        |
|------------------------------|-----------------------------------|--------|
|                              | WIDTH                             | LENGTH |
| ≤600                         | 450                               | 450    |
| >600                         | ≤900                              | 600    |
| >900                         | ≤1200                             | 900    |
| >1200                        | 900                               | 900    |

CIVIL INSPECTIONS / HOLD POINTS:

- THE BUILDER IS TO ALLOW TO ENGAGE ALDANMARK ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:
- SUBGRADE/FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL
  - BASE OF ROAD PAVEMENT INCLUSIVE OF PROOF ROLL
  - DRIVEWAY REINFORCEMENT AND JOINTING PRIOR TO CONCRETE POUR
  - <ADD ANY SPECIFIC ITEMS THAT ALDANMARK WILL BE REQUIRED TO SIGN OFF>
  - <EG. VEHICLE BARRIERS, RETAINING WALLS, WSUD FEATURES>

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



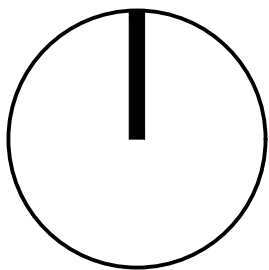
Lower Ground  
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www.aldanmark.com.au

|          |                           |          |                                |             |                   |               |      |       |    |
|----------|---------------------------|----------|--------------------------------|-------------|-------------------|---------------|------|-------|----|
| PROJECT: | SJM PROPERTY DEVELOPMENTS | ADDRESS: | 271 MAIN ROAD<br>AUSTINS FERRY | SHEET:      | ENGINEERING NOTES |               |      |       |    |
|          |                           | CLIENT:  | SJM PROPERTY DEVELOPMENTS      | SCALE:      | AS INDICATED      | TOTAL SHEETS: | 28   | SIZE: | A1 |
|          |                           |          |                                | PROJECT No: | 21 E 116 - 1      | SHEET:        | C002 | REV:  | F  |





|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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

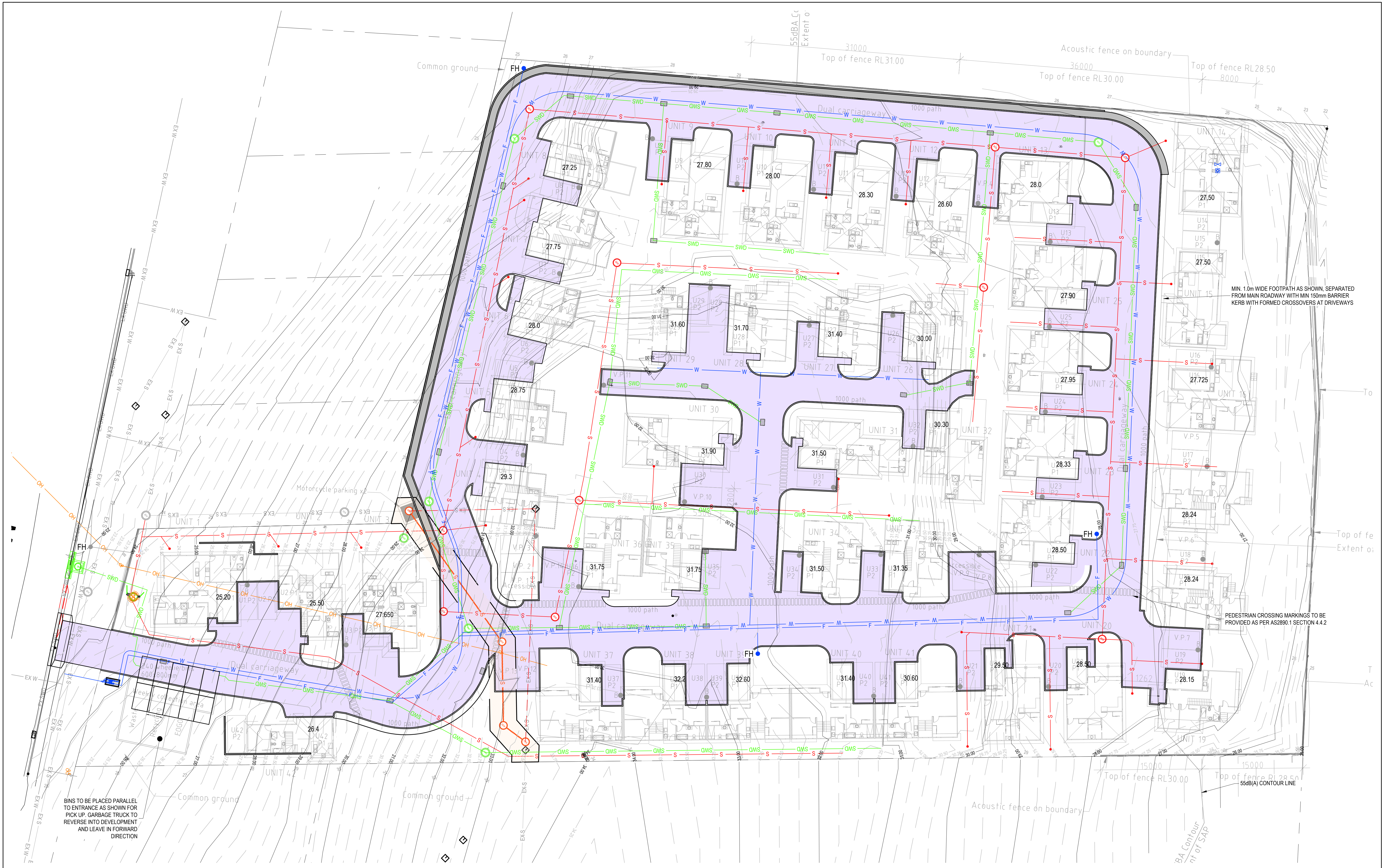
PROJECT: SJM PROPERTY DEVELOPMENTS

ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

CLIENT: SJM PROPERTY DEVELOPMENTS

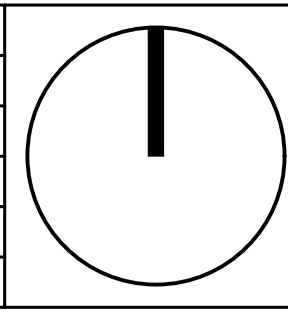
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|--------------------------|------------------|----------|
| SHEET: DEMO PLAN         |                  |          |
| SCALE: AS INDICATED      | TOTAL SHEETS: 28 | SIZE: A1 |
| PROJECT No: 21 E 116 - 1 | SHEET: C102      | REV: F   |



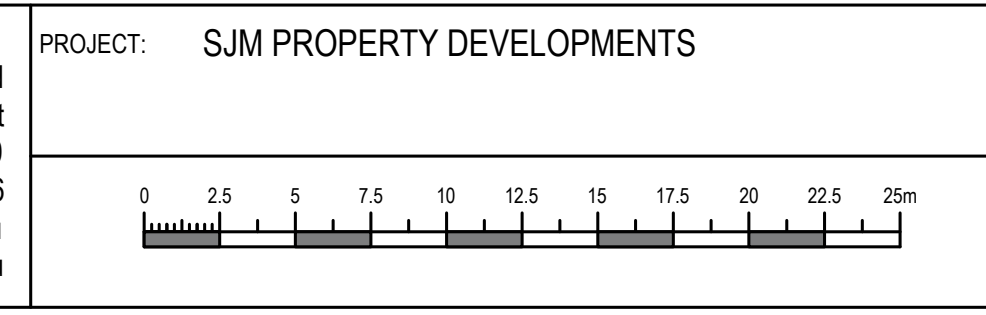


SITE PLAN  
AS INDICATED

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



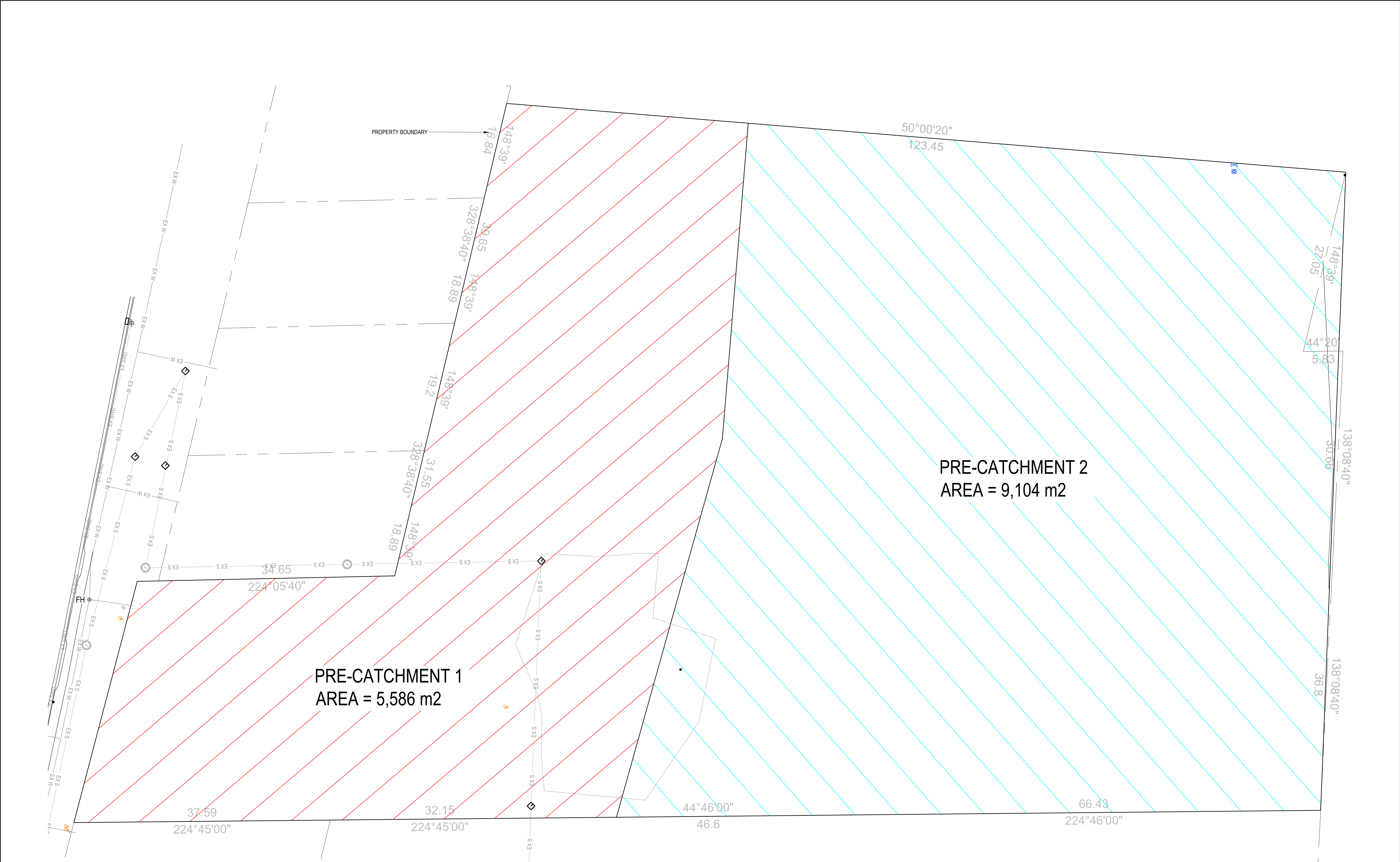
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www.aldanmark.com.au



|             |              |
|-------------|--------------|
| SHEET:      | SITE PLAN    |
| SCALE:      | AS INDICATED |
| PROJECT No: | 21 E 116 - 1 |

|               |      |       |    |
|---------------|------|-------|----|
| TOTAL SHEETS: | 28   | SIZE: | A1 |
| SHEET:        | C103 | REV:  | F  |





|     |                       |  |            |           |    |                                                                                       |                                                                                       |                                                                                                                                      |                                                                                       |                           |                           |                                |                              |               |      |       |    |
|-----|-----------------------|--|------------|-----------|----|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------|---------------------------|--------------------------------|------------------------------|---------------|------|-------|----|
|     |                       |  |            | DRAWN:    | NM |  |  | <p>Lower Ground<br/>199 Macquarie Street<br/>Hobart TAS 7000<br/>03 6234 8666<br/>mail@aldanmark.com.au<br/>www.aldanmark.com.au</p> | PROJECT:                                                                              | SJM PROPERTY DEVELOPMENTS | ADDRESS:                  | 271 MAIN ROAD<br>AUSTINS FERRY | SHEET: SW PRE CATCHMENT PLAN |               |      |       |    |
|     |                       |  |            | CHECKED:  | LG |                                                                                       |                                                                                       |                                                                                                                                      |  | CLIENT:                   | SJM PROPERTY DEVELOPMENTS | SCALE:                         | AS INDICATED                 | TOTAL SHEETS: | 28   | SIZE: | A1 |
|     |                       |  |            | DESIGN:   | NM |                                                                                       |                                                                                       |                                                                                                                                      |                                                                                       |                           |                           | PROJECT No:                    | 21 E 116 - 1                 | SHEET:        | C104 | REV:  | F  |
|     |                       |  |            | CHECKED:  | LG |                                                                                       |                                                                                       |                                                                                                                                      |                                                                                       |                           |                           |                                |                              |               |      |       |    |
| F   | PLANNING RFI RESPONSE |  | 12/06/2025 | VERIFIED: | MG |                                                                                       |                                                                                       |                                                                                                                                      |                                                                                       |                           |                           |                                |                              |               |      |       |    |
| REV | ISSUE                 |  | DATE       | APPROVAL  |    |                                                                                       |                                                                                       |                                                                                                                                      |                                                                                       |                           |                           |                                |                              |               |      |       |    |

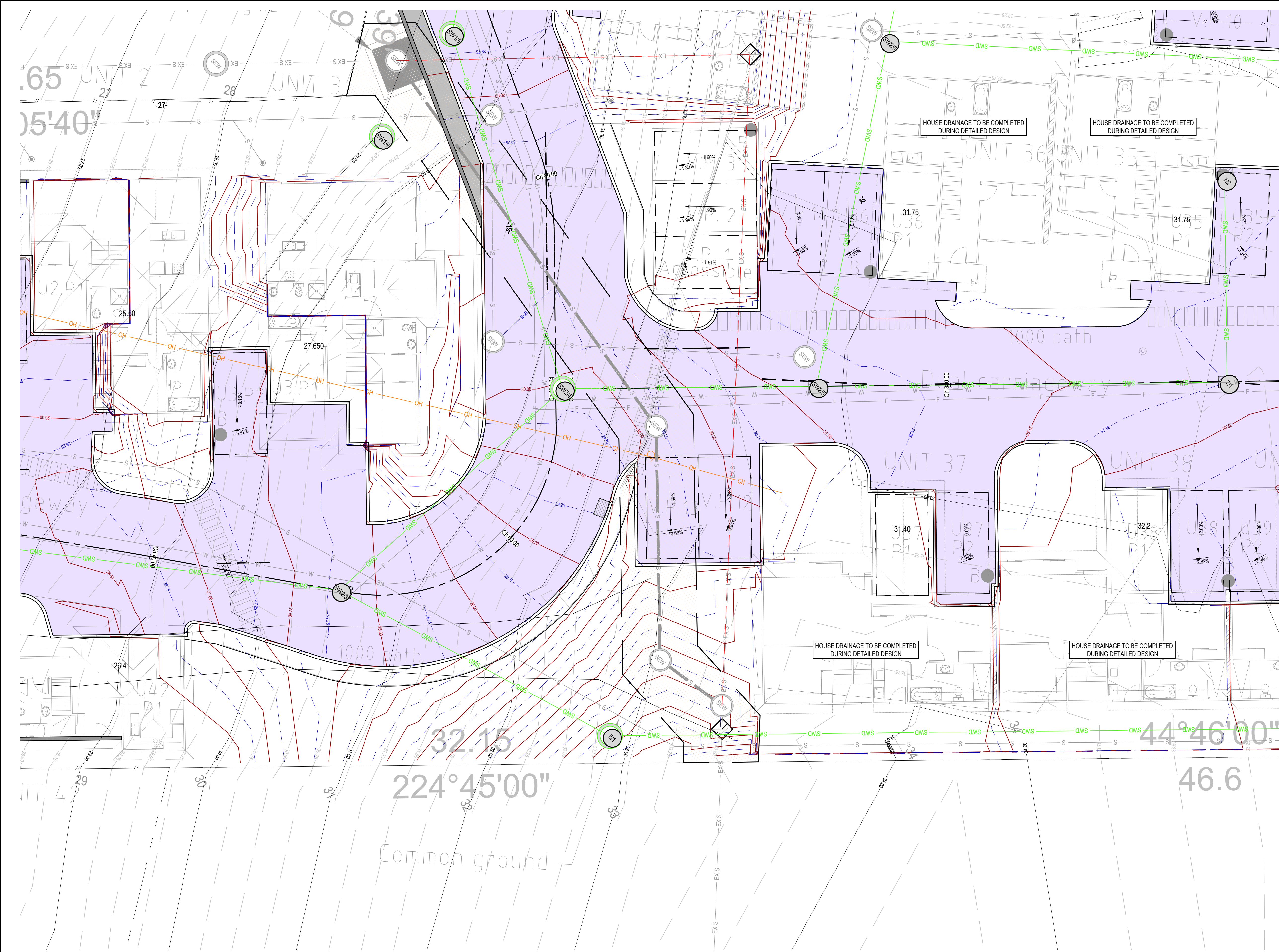








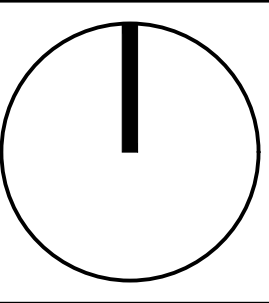




| STORMWATER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PVC STORMWATER DN150 SN8 U.N.O.                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SLOTTED PVC AG DRAIN                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING STORMWATER                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STORMWATER MANHOLE                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRADED PIT                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRADED TRENCH WITH PIT                         |
| SEWER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | UPVC SEWER DN100 SN6 U.N.O.                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING SEWER                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MAINTENANCE SHAFT                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SEWER FIXTURE                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING TO SURFACE                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER    |
| SITE & EXISTING SERVICES LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DESIGN SURFACE CONTOUR (MAJ/MIN)               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING SURFACE CONTOUR (MAJ/MIN)             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BOUNDARY                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EASEMENT                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING FENCE                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING OVERHEAD POWER                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING UNDERGROUND POWER                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING TELSTRA                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING NBN                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING GAS                                   |
| PAVEMENT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ASPHALT                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONCRETE DRIVEWAY                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONCRETE FOOTPATH                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRAVEL                                         |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |
| THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                        |                                                |
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| BEWARE OF UNDERGROUND SERVICES:<br>THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.                                                                                                                                                                                                                                   |                                                |
| HOLD POINTS / CONSTRUCTION TOLERANCES                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |
| THE BUILDER IS TO ALLOW TO ENGAGE ALDANMARK ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:<br>1. SUBGRADE AND FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL<br>2. DRIVEWAY REINFORCEMENT AND JOINTING PRIOR TO CONCRETE POUR                                                                                                                                                                             |                                                |
| THE FOLLOWING TOLERANCES APPLY TO CONSTRUCTION OF THE DRIVEWAY:<br>• DRIVEWAY CENTRELINE GRADIENTS NOT TO EXCEED A MAXIMUM OF 28% ON STRAIGHT SECTIONS<br>• INNER WHEEL RADIUS GRADIENT NOT TO EXCEED A MAXIMUM OF 25% IN CURVES<br>• FORMATION LEVEL OF DRIVEWAY TO BE WITHIN +/- 20mm OF DESIGN LEVELS<br>• FINISHED SURFACE LEVELS OF DRIVEWAY TO BE WITHIN +/- 10mm OF DESIGN LEVELS ON STRAIGHT SECTIONS<br>+/- 5mm OF DESIGN LEVELS ON VERTICAL TRANSITIONS |                                                |
| SETOUT FOR DRIVEWAY ALIGNMENT, FORMATION LEVELS AND FINISHED SURFACE LEVELS MUST BE PERFORMED BY A REGISTERED SURVEYOR AND EVIDENCE PROVIDED TO ALDANMARK PRIOR TO DRIVEWAY POUR. ALDANMARK TAKE NO RESPONSIBILITY FOR CONSTRUCTION OR REGULATORY ISSUES DUE TO INACCURATE SET-OUT OR CONSTRUCTION TOLERANCES BEYOND LIMITS NOTED ABOVE.                                                                                                                          |                                                |
| BUILDER TO ALLOW TO ENGAGE SURVEYOR FOR AN AS-CONSTRUCTED SURVEY OF DRIVEWAY FOR REVIEW BY ALDANMARK.                                                                                                                                                                                                                                                                                                                                                             |                                                |
| AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.                                                                                                                                                                                                                                                                                                                                                                           |                                                |
| WHERE DRIVEWAY GRADIENT EXCEEDS 28% THE DRIVEWAY SURFACE MUST BE A COARSE BROOMED FINISH. ALL OTHER SECTIONS OF DRIVEWAY SURFACE MAY HAVE A WOODEN FLOAT OR COARSE BROOMED FINISH. DRIVEWAY AGGREGATE MUST BE ANGULAR DOLERITE. ROUNDED STONE AGGREGATE IS NOT ACCEPTABLE.                                                                                                                                                                                        |                                                |

ROAD AND STORMWATER PLAN - SHEET 3  
AS INDICATED

|     |                       |            | DRAWN:    | NM |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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

PROJECT: SJM PROPERTY DEVELOPMENTS



ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

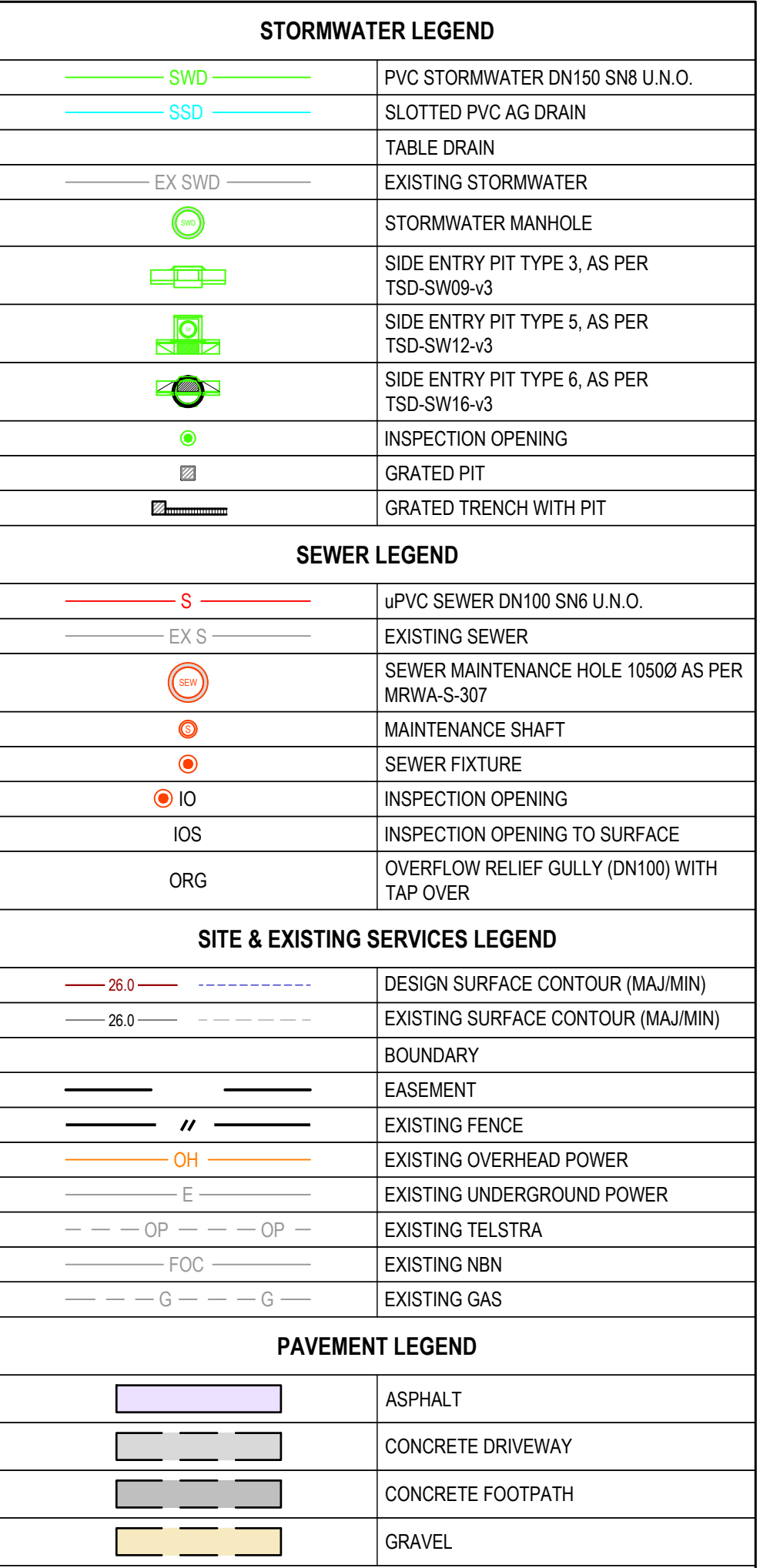
CLIENT: SJM PROPERTY DEVELOPMENTS

SHEET: ROAD AND STORMWATER PLAN - SHEET 3

|                          |                  |          |
|--------------------------|------------------|----------|
| SCALE: AS INDICATED      | TOTAL SHEETS: 28 | SIZE: A1 |
| PROJECT No: 21 E 116 - 1 | SHEET: C203      | REV: F   |





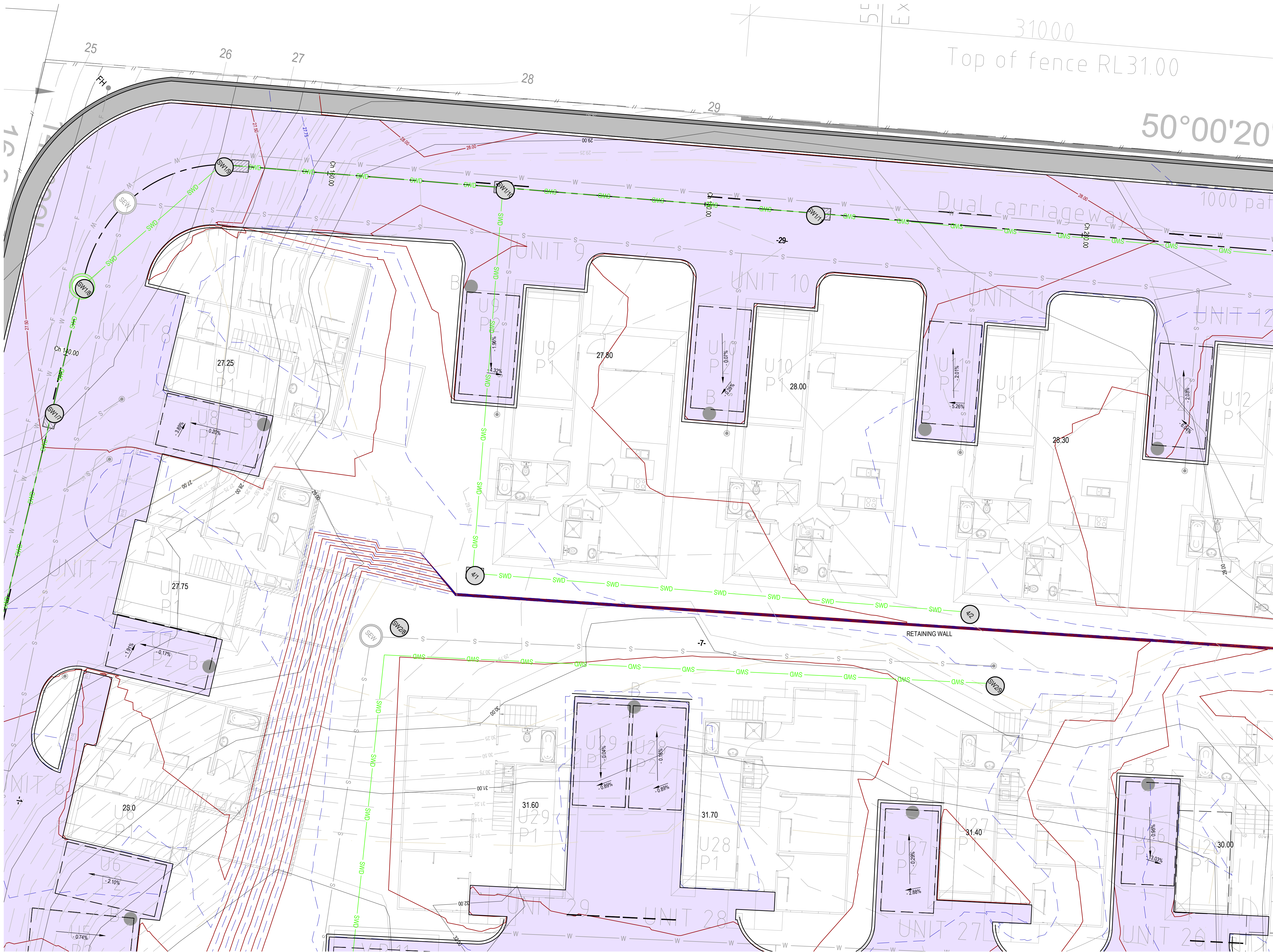


WHERE DRIVEWAY GRADIENT EXCEEDS 28% THE DRIVEWAY SURFACE MUST BE A COARSE BROOMED FINISH. ALL OTHER SECTIONS OF DRIVEWAY SURFACE MAY HAVE A WOODEN FLOAT OR COARSE BROOMED FINISH. DRIVEWAY AGGREGATE MUST BE ANGULAR DOLERITE. ROUNDED STONE AGGREGATE IS NOT ACCEPTABLE.

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|                                           |                  |          |  |
|-------------------------------------------|------------------|----------|--|
| SHEET: ROAD AND STORMWATER PLAN - SHEET 4 |                  |          |  |
| SCALE: AS INDICATED                       | TOTAL SHEETS: 28 | SIZE: A1 |  |
| PROJECT No: 21 E 116 - 1                  | SHEET: C204      | REV: F   |  |

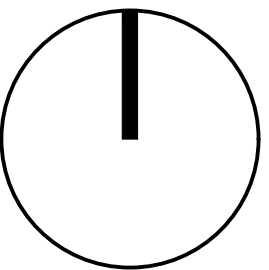




| STORMWATER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SWD                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SSD                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EX SWD                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | STORMWATER MANHOLE                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | GRADED PIT                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | GRADED TRENCH WITH PIT                         |
| SEWER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | S                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EX S                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | MAINTENANCE SHAFT                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SEWER FIXTURE                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | IO                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | IOS                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ORG                                            |
| SITE & EXISTING SERVICES LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 26.0                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 26.0                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | BOUNDARY                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EASEMENT                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING FENCE                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | OH                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | E                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | OP                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | FOC                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | G                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | G                                              |
| PAVEMENT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ASPHALT                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CONCRETE DRIVEWAY                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CONCRETE FOOTPATH                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | GRAVEL                                         |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| HOLD POINTS / CONSTRUCTION TOLERANCES                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.                                                                                                                                                                                                                                                                                                                                                                               |                                                |
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ROAD AND STORMWATER PLAN - SHEET 5  
AS INDICATED

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | VERIFIED: | MG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 |           |    |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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199 Macquarie Street  
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03 6234 8666  
mail@aldanmark.com.au  
www.aldanmark.com.au

PROJECT: SJM PROPERTY DEVELOPMENTS



ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

CLIENT: SJM PROPERTY DEVELOPMENTS

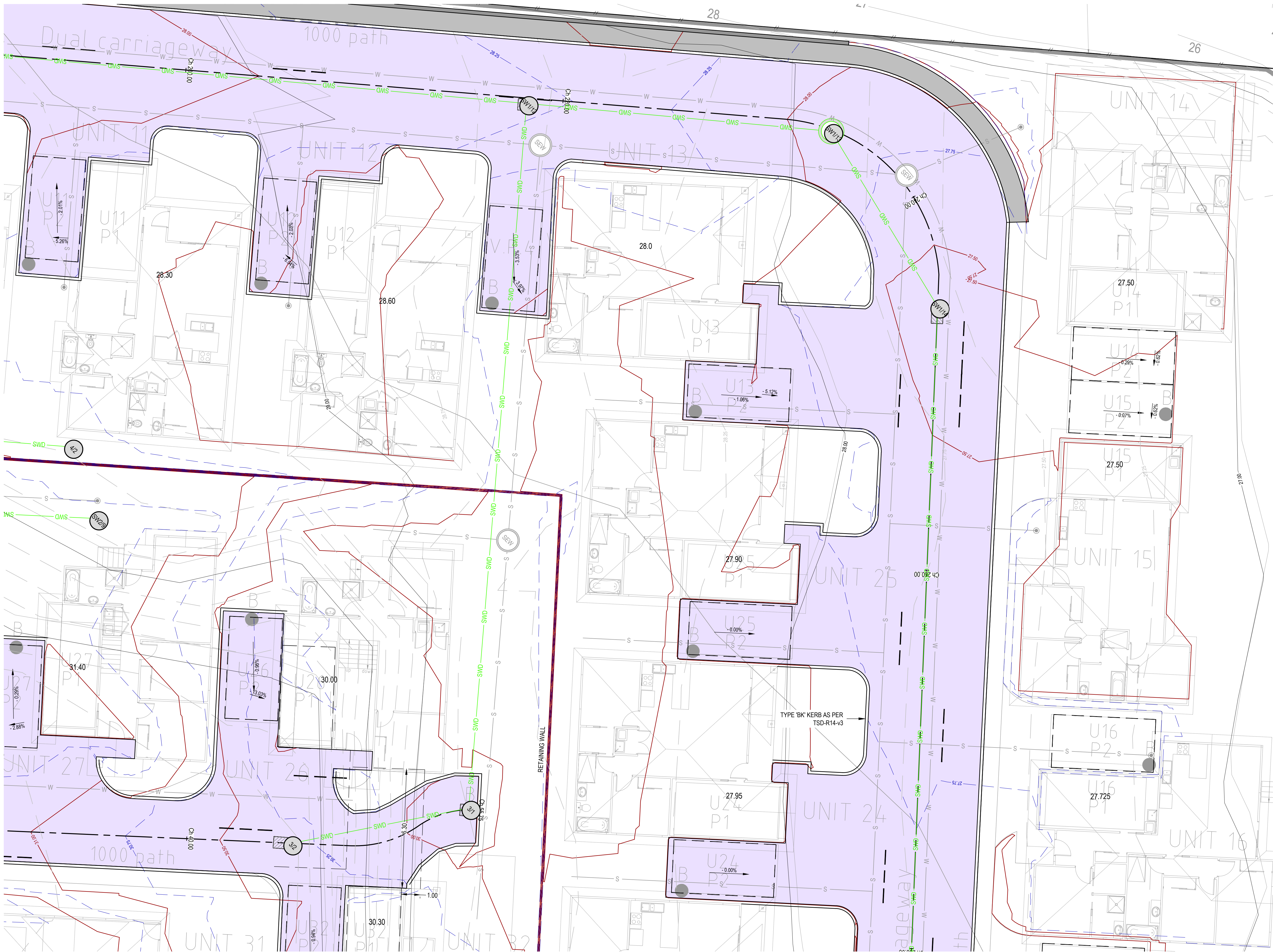
SHEET: ROAD AND STORMWATER PLAN - SHEET 5

SCALE: AS INDICATED TOTAL SHEETS: 28 SIZE: A1

PROJECT No: 21 E 116 - 1 SHEET: C205 REV: F



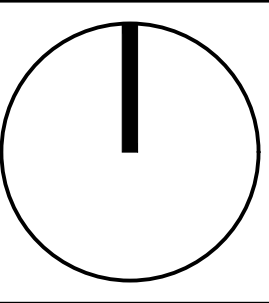




| STORMWATER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SWD    | PVC STORMWATER DN150 SN8 U.N.O.                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SSD    | SLOTTED PVC AG DRAIN                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EX SWD | EXISTING STORMWATER                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | STORMWATER MANHOLE                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | GRATED PIT                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | GRATED TRENCH WITH PIT                         |
| SEWER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | S      | uPVC SEWER DN100 SN6 U.N.O.                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EX S   | EXISTING SEWER                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | MAINTENANCE SHAFT                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | SEWER FIXTURE                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | IO     | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | IOS    | INSPECTION OPENING TO SURFACE                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ORG    | OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER    |
| SITE & EXISTING SERVICES LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 28.0   | DESIGN SURFACE CONTOUR (MAJ/MIN)               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 28.0   | EXISTING SURFACE CONTOUR (MAJ/MIN)             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | BOUNDARY                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | EASEMENT                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | EXISTING FENCE                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | OH     | EXISTING OVERHEAD POWER                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | E      | EXISTING UNDERGROUND POWER                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | OP     | EXISTING TELSTRA                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | FOC    | EXISTING NBN                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | G      | EXISTING GAS                                   |
| PAVEMENT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | ASPHALT                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | CONCRETE DRIVEWAY                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | CONCRETE FOOTPATH                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | GRAVEL                                         |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                                                |
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| HOLD POINTS / CONSTRUCTION TOLERANCES                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                                                |
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| SETOUT FOR DRIVEWAY ALIGNMENT, FORMATION LEVELS AND FINISHED SURFACE LEVELS MUST BE PERFORMED BY A REGISTERED SURVEYOR AND EVIDENCE PROVIDED TO ALDANMARK PRIOR TO DRIVEWAY POUR. ALDANMARK TAKE NO RESPONSIBILITY FOR CONSTRUCTION OR REGULATORY ISSUES DUE TO INACCURATE SET-OUT OR CONSTRUCTION TOLERANCES BEYOND LIMITS NOTED ABOVE.                                                                                                                              |        |                                                |
| BUILDER TO ALLOW TO ENGAGE SURVEYOR FOR AN AS-CONSTRUCTED SURVEY OF DRIVEWAY FOR REVIEW BY ALDANMARK.                                                                                                                                                                                                                                                                                                                                                                 |        |                                                |
| AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.                                                                                                                                                                                                                                                                                                                                                                               |        |                                                |
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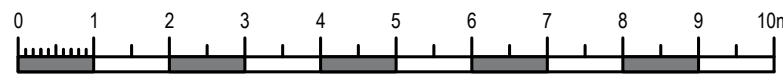
ROAD AND STORMWATER PLAN - SHEET 6  
AS INDICATED

|     |                       |            | DRAWN:    | NM |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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

|          |                                |
|----------|--------------------------------|
| PROJECT: | SJM PROPERTY DEVELOPMENTS      |
| ADDRESS: | 271 MAIN ROAD<br>AUSTINS FERRY |
| CLIENT:  | SJM PROPERTY DEVELOPMENTS      |

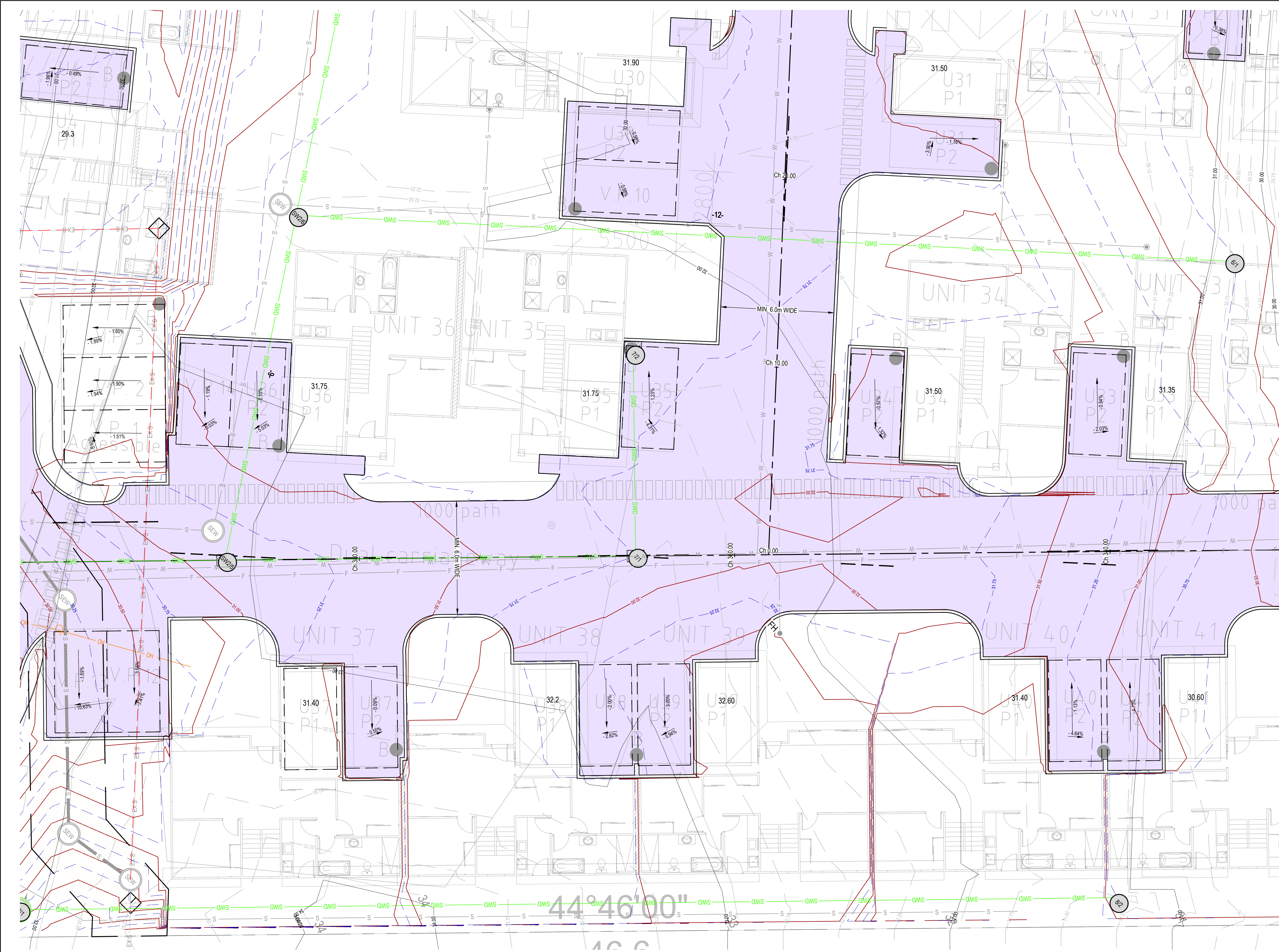


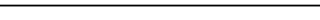
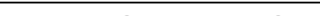
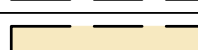
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| SHEET:      | ROAD AND STORMWATER PLAN - SHEET 6 |               |      |
| SCALE:      | AS INDICATED                       | TOTAL SHEETS: | 28   |
| PROJECT No: | 21 E 116 - 1                       | SHEET:        | C206 |
| REV:        | F                                  | SIZE:         | A1   |





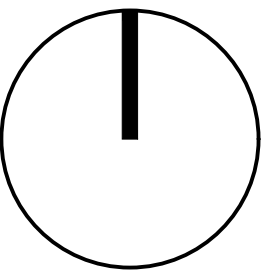




| STORMWATER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                      | PVC STORMWATER DN150 SN8 U.N.O.                |
|                                                                                                                                                                                                                                                                                                                                                                                     | SLOTTED PVC AG DRAIN                           |
|                                                                                                                                                                                                                                                                                                                                                                                    | TABLE DRAIN                                    |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING STORMWATER                            |
|                                                                                                                                                                                                                                                                                                                                                                                    | STORMWATER MANHOLE                             |
|                                                                                                                                                                                                                                                                                                                                                                                    | SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                    | SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                    | SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                    | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                    | GRADED PIT                                     |
|                                                                                                                                                                                                                                                                                                                                                                                    | GRADED TRENCH WITH PIT                         |
| SEWER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                    | UPVC SEWER DN100 SN6 U.N.O.                    |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING SEWER                                 |
|                                                                                                                                                                                                                                                                                                                                                                                    | SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307 |
|                                                                                                                                                                                                                                                                                                                                                                                    | MAINTENANCE SHAFT                              |
|                                                                                                                                                                                                                                                                                                                                                                                    | SEWER FIXTURE                                  |
|                                                                                                                                                                                                                                                                                                                                                                                    | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                    | INSPECTION OPENING TO SURFACE                  |
|                                                                                                                                                                                                                                                                                                                                                                                    | OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER    |
| SITE & EXISTING SERVICES LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                    | DESIGN SURFACE CONTOUR (MAJ/MIN)               |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING SURFACE CONTOUR (MAJ/MIN)             |
|                                                                                                                                                                                                                                                                                                                                                                                    | BOUNDARY                                       |
|                                                                                                                                                                                                                                                                                                                                                                                    | EASEMENT                                       |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING FENCE                                 |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING OVERHEAD POWER                        |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING UNDERGROUND POWER                     |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING TELSTRA                               |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING NBN                                   |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING GAS                                   |
| PAVEMENT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                    | ASPHALT                                        |
|                                                                                                                                                                                                                                                                                                                                                                                    | CONCRETE DRIVEWAY                              |
|                                                                                                                                                                                                                                                                                                                                                                                    | CONCRETE FOOTPATH                              |
|                                                                                                                                                                                                                                                                                                                                                                                    | GRAVEL                                         |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                            |                                                |
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| BEWARE OF UNDERGROUND SERVICES:<br>THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.                                                                                                                                                                                                                                       |                                                |
| HOLD POINTS / CONSTRUCTION TOLERANCES                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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ROAD AND STORMWATER PLAN - SHEET 8  
AS INDICATED

|     |                       |            | DRAWN:    | NM |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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199 Macquarie Street  
Hobart TAS 7000  
03 6234 8666  
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www.aldanmark.com.au

PROJECT: SJM PROPERTY DEVELOPMENTS



ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

CLIENT: SJM PROPERTY DEVELOPMENTS

SHEET: ROAD AND STORMWATER PLAN - SHEET 8

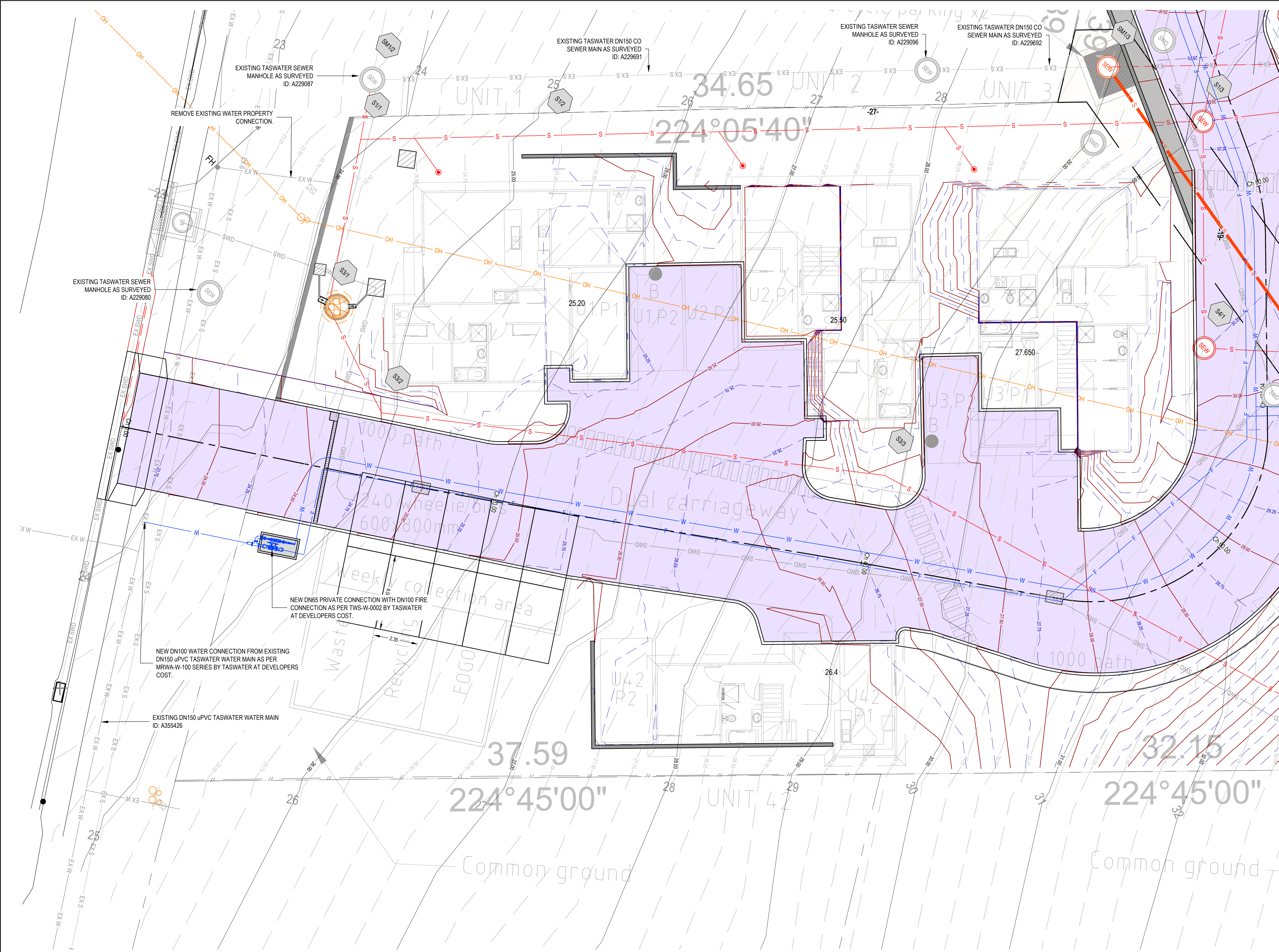
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| SCALE: AS INDICATED      | TOTAL SHEETS: 28 | SIZE: A1 |
| PROJECT No: 21 E 116 - 1 | SHEET: C208      | REV: F   |







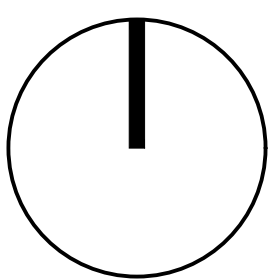




| STORMWATER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PVC STORMWATER DN150 SN8 U.N.O.                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SLOTTED PVC AG DRAIN                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING STORMWATER                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | STORMWATER MANHOLE                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | GRADED PIT                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | GRADED TRENCH WITH PIT                         |
| SEWER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | UPVC SEWER DN100 SN6 U.N.O.                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING SEWER                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | MAINTENANCE SHAFT                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SEWER FIXTURE                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | INSPECTION OPENING TO SURFACE                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER    |
| SITE & EXISTING SERVICES LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DESIGN SURFACE CONTOUR (MAJ/MIN)               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING SURFACE CONTOUR (MAJ/MIN)             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | BOUNDARY                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING FENCE                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING OVERHEAD POWER                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING UNDERGROUND POWER                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING TELSTRA                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING NBN                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXISTING GAS                                   |
| PAVEMENT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ASPHALT                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CONCRETE DRIVEWAY                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CONCRETE FOOTPATH                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | GRAVEL                                         |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| HOLD POINTS / CONSTRUCTION TOLERANCES                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.                                                                                                                                                                                                                                                                                                                                                                               |                                                |
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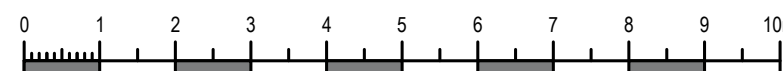
SEWER AND WATER PLAN - SHEET 2  
AS INDICATED

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | VERIFIED: | MG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 |           |    |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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199 Macquarie Street  
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03 6234 8666  
mail@aldanmark.com.au  
www.aldanmark.com.au

PROJECT: SJM PROPERTY DEVELOPMENTS



ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

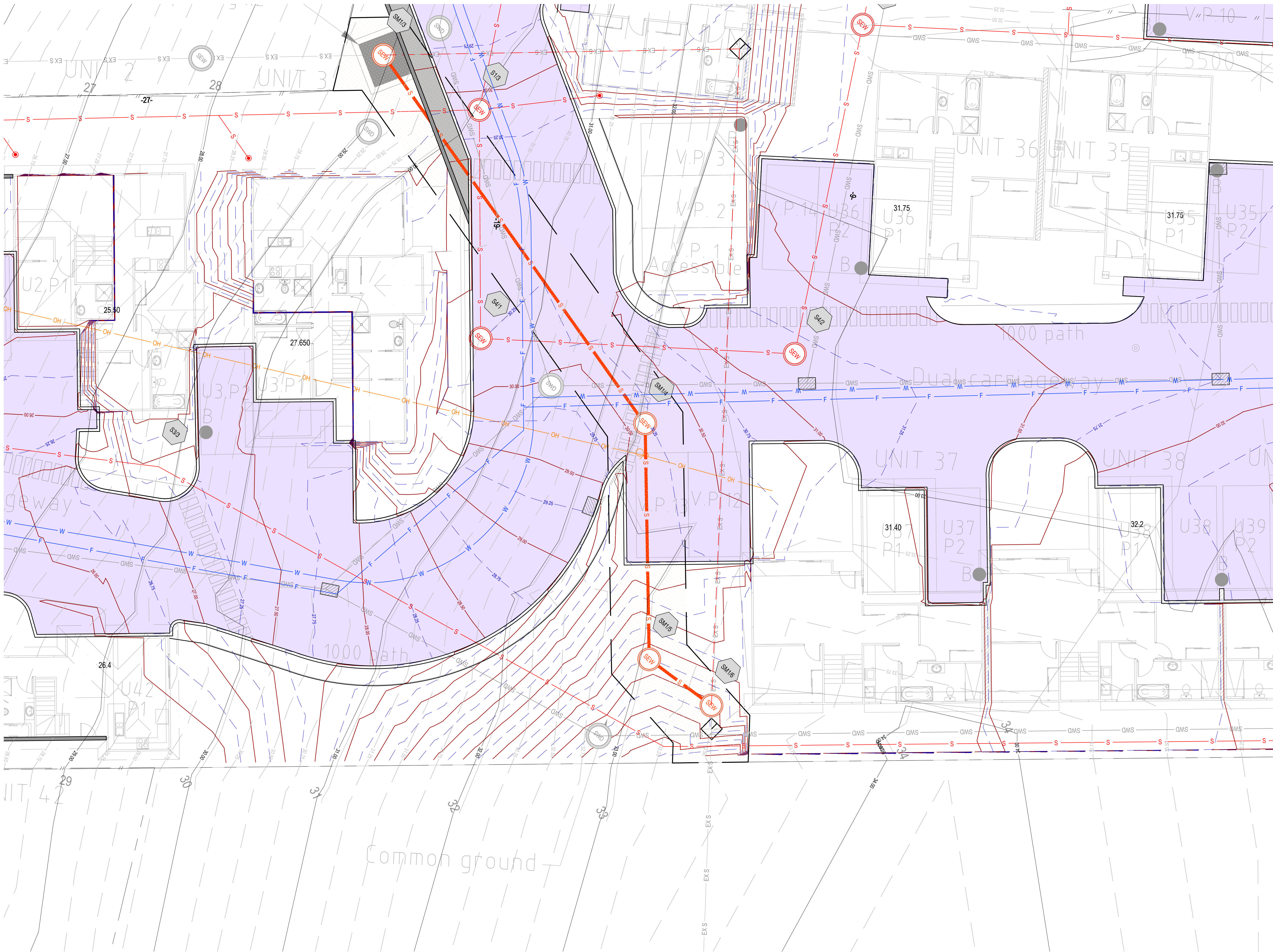
CLIENT: SJM PROPERTY DEVELOPMENTS

SHEET: SEWER AND WATER PLAN - SHEET 2

|                          |                  |          |
|--------------------------|------------------|----------|
| SCALE: AS INDICATED      | TOTAL SHEETS: 28 | SIZE: A1 |
| PROJECT No: 21 E 116 - 1 | SHEET: C302      | REV: F   |



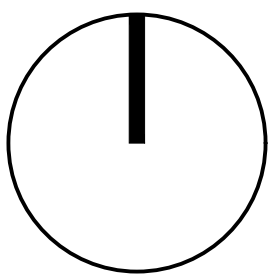




| STORMWATER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SWD PVC STORMWATER DN150 SN8 U.N.O.             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SSD SLOTTED PVC AG DRAIN                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EX SWD TABLE DRAIN                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING STORMWATER                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STORMWATER MANHOLE                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRADED PIT                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRADED TRENCH WITH PIT                          |
| SEWER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | UPVC SEWER DN100 SN6 U.N.O.                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING SEWER                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MAINTENANCE SHAFT                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SEWER FIXTURE                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | IO INSPECTION OPENING                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | IOS INSPECTION OPENING TO SURFACE               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ORG OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER |
| SITE & EXISTING SERVICES LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DESIGN SURFACE CONTOUR (MAJ/MIN)                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING SURFACE CONTOUR (MAJ/MIN)              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BOUNDARY                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EASEMENT                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING FENCE                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING OVERHEAD POWER                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING UNDERGROUND POWER                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING TELSTRA                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING NBN                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING GAS                                    |
| PAVEMENT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ASPHALT                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONCRETE DRIVEWAY                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONCRETE FOOTPATH                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRAVEL                                          |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                 |
| THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                        |                                                 |
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| BEWARE OF UNDERGROUND SERVICES:<br>THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.                                                                                                                                                                                                                                   |                                                 |
| HOLD POINTS / CONSTRUCTION TOLERANCES                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                 |
| THE BUILDER IS TO ALLOW TO ENGAGE ALDANMARK ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:<br>1. SUBGRADE AND FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL<br>2. DRIVEWAY REINFORCEMENT AND JOINTING PRIOR TO CONCRETE POUR                                                                                                                                                                             |                                                 |
| THE FOLLOWING TOLERANCES APPLY TO CONSTRUCTION OF THE DRIVEWAY:<br>• DRIVEWAY CENTRELINE GRADIENTS NOT TO EXCEED A MAXIMUM OF 28% ON STRAIGHT SECTIONS<br>• INNER WHEEL RADIUS GRADIENT NOT TO EXCEED A MAXIMUM OF 25% IN CURVES<br>• FORMATION LEVEL OF DRIVEWAY TO BE WITHIN +/- 20mm OF DESIGN LEVELS<br>• FINISHED SURFACE LEVELS OF DRIVEWAY TO BE WITHIN +/- 10mm OF DESIGN LEVELS ON STRAIGHT SECTIONS<br>+/- 5mm OF DESIGN LEVELS ON VERTICAL TRANSITIONS |                                                 |
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| BUILDER TO ALLOW TO ENGAGE SURVEYOR FOR AN AS-CONSTRUCTED SURVEY OF DRIVEWAY FOR REVIEW BY ALDANMARK.                                                                                                                                                                                                                                                                                                                                                             |                                                 |
| AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.                                                                                                                                                                                                                                                                                                                                                                           |                                                 |
| WHERE DRIVEWAY GRADIENT EXCEEDS 28% THE DRIVEWAY SURFACE MUST BE A COARSE BROOMED FINISH. ALL OTHER SECTIONS OF DRIVEWAY SURFACE MAY HAVE A WOODEN FLOAT OR COARSE BROOMED FINISH. DRIVEWAY AGGREGATE MUST BE ANGULAR DOLERITE. ROUNDED STONE AGGREGATE IS NOT ACCEPTABLE.                                                                                                                                                                                        |                                                 |

SEWER AND WATER PLAN - SHEET 3  
AS INDICATED

|     |                       |            | DRAWN:    | NM |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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

PROJECT: SJM PROPERTY DEVELOPMENTS



ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

CLIENT: SJM PROPERTY DEVELOPMENTS

SHEET: SEWER AND WATER PLAN - SHEET 3

SCALE: AS INDICATED TOTAL SHEETS: 28 SIZE: A1

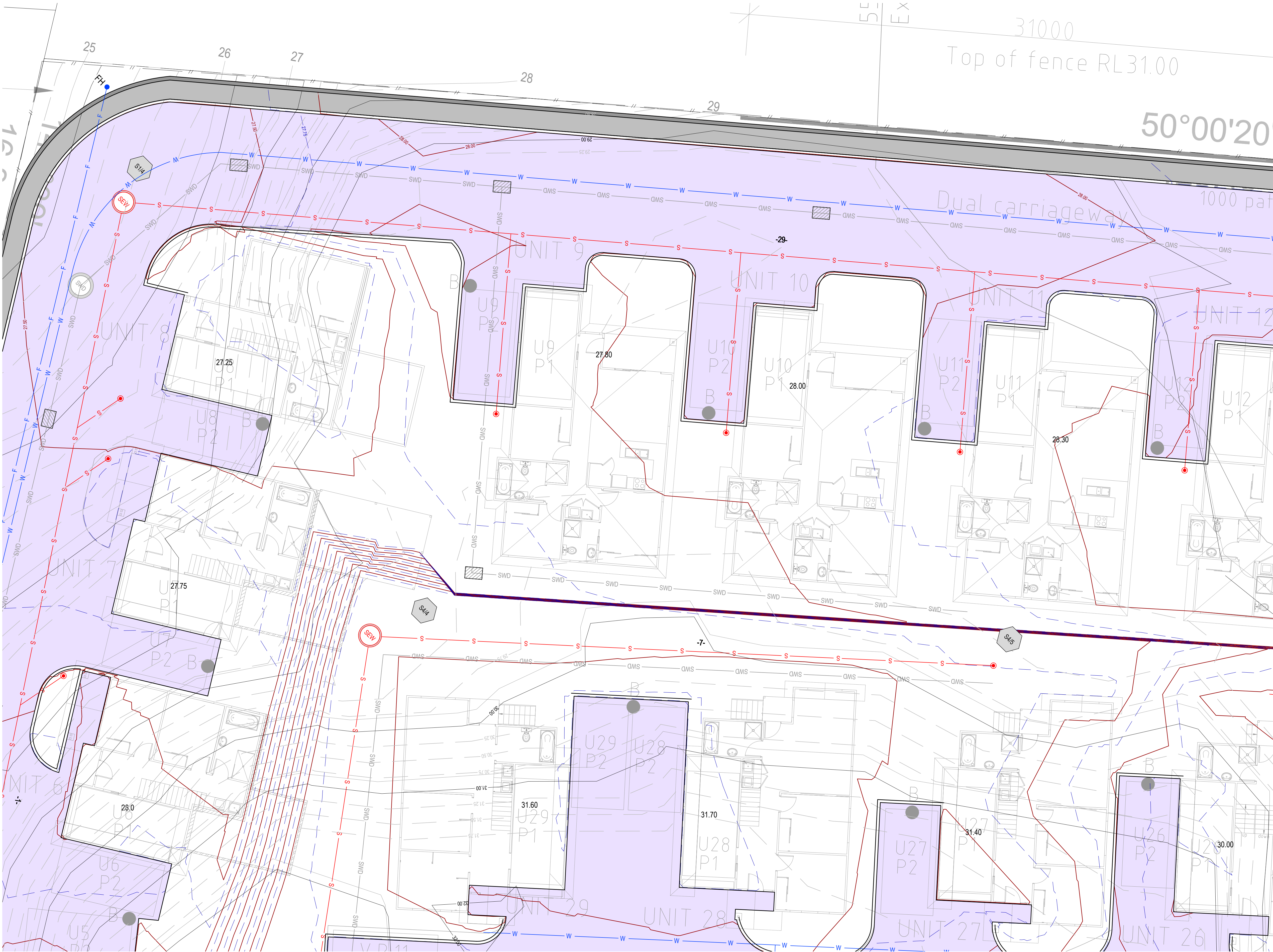
PROJECT No: 21 E 116 - 1 SHEET: C303 REV: F







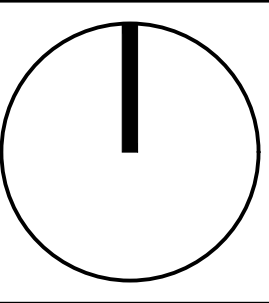




| STORMWATER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PVC STORMWATER DN150 SN8 U.N.O.                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SLOTTED PVC AG DRAIN                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | TABLE DRAIN                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING STORMWATER                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STORMWATER MANHOLE                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRADED PIT                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRADED TRENCH WITH PIT                         |
| SEWER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | UPVC SEWER DN100 SN6 U.N.O.                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING SEWER                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MAINTENANCE SHAFT                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SEWER FIXTURE                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING TO SURFACE                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ORG                                            |
| SITE & EXISTING SERVICES LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DESIGN SURFACE CONTOUR (MAJ/MIN)               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING SURFACE CONTOUR (MAJ/MIN)             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BOUNDARY                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EASEMENT                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING FENCE                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING OVERHEAD POWER                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING UNDERGROUND POWER                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING TELSTRA                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING NBN                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING GAS                                   |
| PAVEMENT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ASPHALT                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONCRETE DRIVEWAY                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONCRETE FOOTPATH                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRAVEL                                         |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |
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| HOLD POINTS / CONSTRUCTION TOLERANCES                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |
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| AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.                                                                                                                                                                                                                                                                                                                                                                           |                                                |
| WHERE DRIVEWAY GRADIENT EXCEEDS 28% THE DRIVEWAY SURFACE MUST BE A COARSE BROOMED FINISH. ALL OTHER SECTIONS OF DRIVEWAY SURFACE MAY HAVE A WOODEN FLOAT OR COARSE BROOMED FINISH. DRIVEWAY AGGREGATE MUST BE ANGULAR DOLERITE. ROUNDED STONE AGGREGATE IS NOT ACCEPTABLE.                                                                                                                                                                                        |                                                |

SEWER AND WATER PLAN - SHEET 5  
AS INDICATED

|     |                       |            | DRAWN:    | NM |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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Hobart TAS 7000  
03 6234 8666  
mail@aldanmark.com.au  
www.aldanmark.com.au

|          |                                |
|----------|--------------------------------|
| PROJECT: | SJM PROPERTY DEVELOPMENTS      |
| ADDRESS: | 271 MAIN ROAD<br>AUSTINS FERRY |
| CLIENT:  | SJM PROPERTY DEVELOPMENTS      |

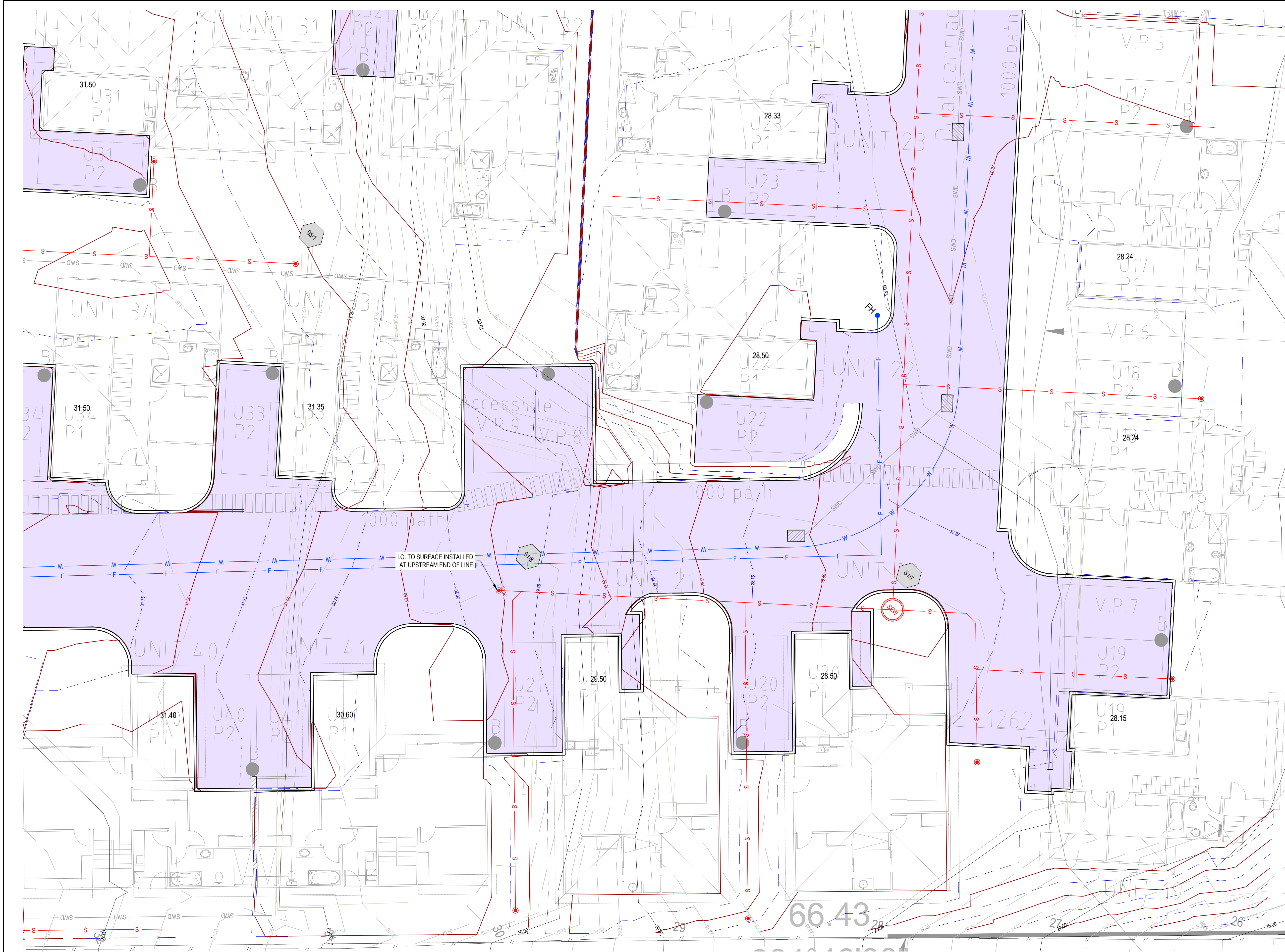


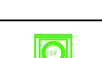
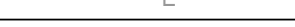
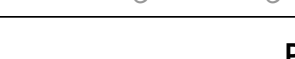
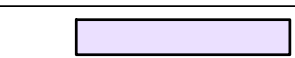
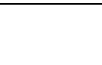
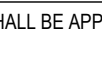
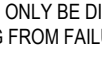
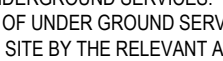
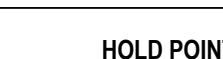
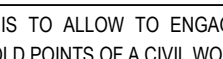
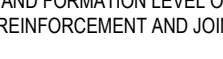
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| SHEET:      | SEWER AND WATER PLAN - SHEET 5 |               |      |
| SCALE:      | AS INDICATED                   | TOTAL SHEETS: | 28   |
| PROJECT No: | 21 E 116 - 1                   | SHEET:        | C305 |
| SIZE:       | A1                             | REV:          | F    |





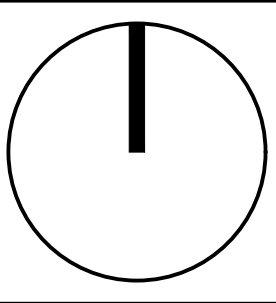




| STORMWATER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                      | PVC STORMWATER DN150 SN8 U.N.O.                |
|                                                                                                                                                                                                                                                                                                                                                                                     | SLOTTED PVC AG DRAIN                           |
|                                                                                                                                                                                                                                                                                                                                                                                    | TABLE DRAIN                                    |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING STORMWATER                            |
|                                                                                                                                                                                                                                                                                                                                                                                    | STORMWATER MANHOLE                             |
|                                                                                                                                                                                                                                                                                                                                                                                    | SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                    | SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                    | SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                    | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                    | GRADED PIT                                     |
|                                                                                                                                                                                                                                                                                                                                                                                    | GRADED TRENCH WITH PIT                         |
| SEWER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                    | uPVC SEWER DN100 SN6 U.N.O.                    |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING SEWER                                 |
|                                                                                                                                                                                                                                                                                                                                                                                    | SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307 |
|                                                                                                                                                                                                                                                                                                                                                                                    | MAINTENANCE SHAFT                              |
|                                                                                                                                                                                                                                                                                                                                                                                    | SEWER FIXTURE                                  |
|                                                                                                                                                                                                                                                                                                                                                                                    | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                    | INSPECTION OPENING TO SURFACE                  |
|                                                                                                                                                                                                                                                                                                                                                                                    | OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER    |
| SITE & EXISTING SERVICES LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                    | DESIGN SURFACE CONTOUR (MAJ/MIN)               |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING SURFACE CONTOUR (MAJ/MIN)             |
|                                                                                                                                                                                                                                                                                                                                                                                    | BOUNDARY                                       |
|                                                                                                                                                                                                                                                                                                                                                                                    | EASEMENT                                       |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING FENCE                                 |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING OVERHEAD POWER                        |
|                                                                                                                                                                                                                                                                                                                                                                                    | EXISTING UNDERGROUND POWER                     |
|                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING TELSTRA                               |
|                                                                                                                                                                                                                                                                                                                                                                                  | EXISTING NBN                                   |
|                                                                                                                                                                                                                                                                                                                                                                                  | EXISTING GAS                                   |
| PAVEMENT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                  | ASPHALT                                        |
|                                                                                                                                                                                                                                                                                                                                                                                  | CONCRETE DRIVEWAY                              |
|                                                                                                                                                                                                                                                                                                                                                                                  | CONCRETE FOOTPATH                              |
|                                                                                                                                                                                                                                                                                                                                                                                  | GRAVEL                                         |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| HOLD POINTS / CONSTRUCTION TOLERANCES                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| AS AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.                                                                                                                                                                                                                                                                                                                                                                            |                                                |
| WHERE DRIVEWAY GRADIENT EXCEEDS 28% THE DRIVEWAY SURFACE MUST BE A COARSE BROOMED FINISH. ALL OTHER SECTIONS OF DRIVEWAY SURFACE MAY HAVE A WOODEN FLOAT OR COARSE BROOMED FINISH. DRIVEWAY AGGREGATE MUST BE ANGULAR DOLERITE. ROUNDED STONE AGGREGATE IS NOT ACCEPTABLE.                                                                                                                                                                                            |                                                |

SEWER AND WATER PLAN - SHEET 7  
AS INDICATED

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | VERIFIED: | MG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 |           |    |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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

|          |                                |
|----------|--------------------------------|
| PROJECT: | SJM PROPERTY DEVELOPMENTS      |
| ADDRESS: | 271 MAIN ROAD<br>AUSTINS FERRY |
| CLIENT:  | SJM PROPERTY DEVELOPMENTS      |

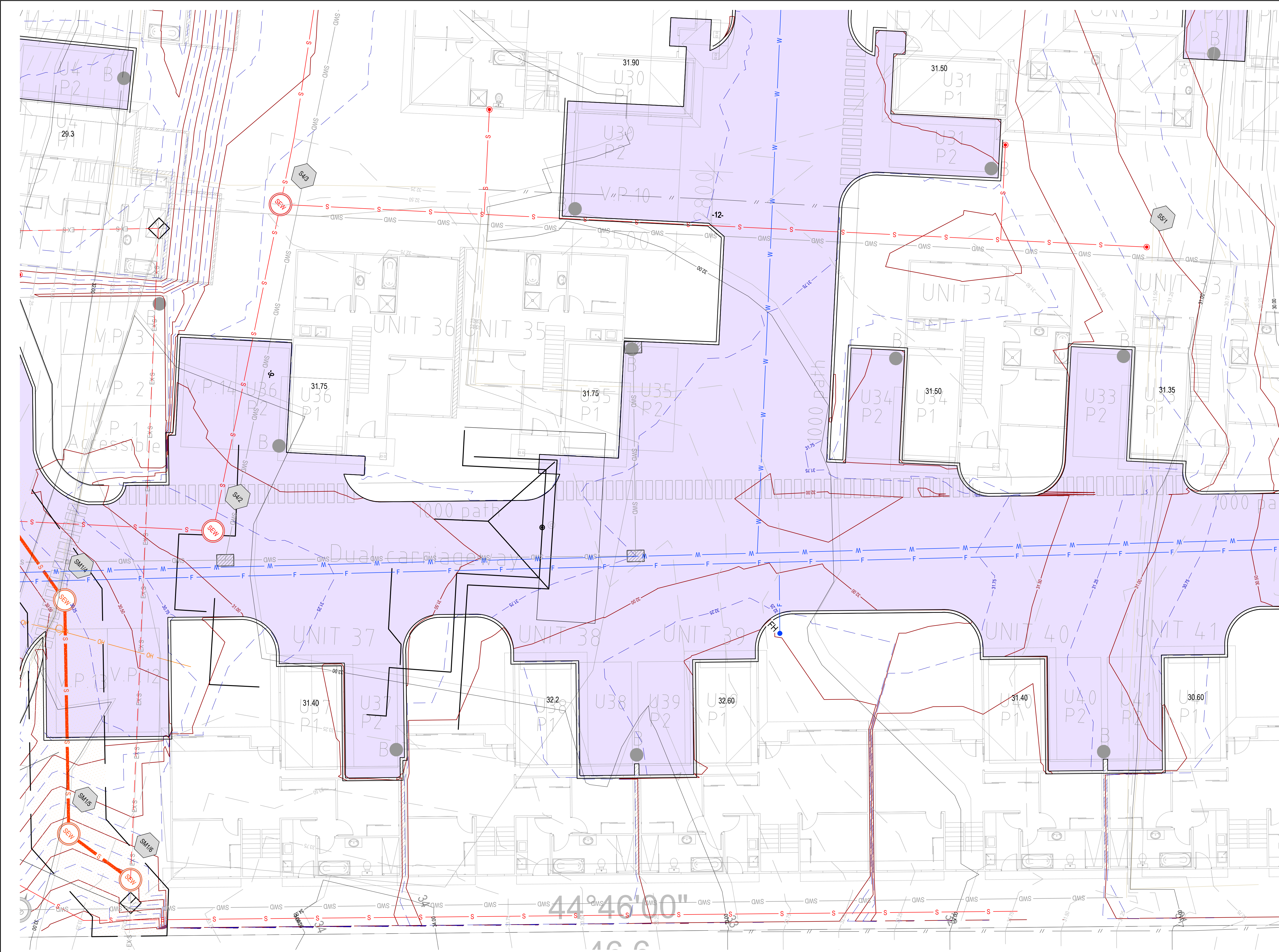


|             |                                |
|-------------|--------------------------------|
| SHEET:      | SEWER AND WATER PLAN - SHEET 7 |
| SCALE:      | AS INDICATED                   |
| PROJECT No: | 21 E 116 - 1                   |

|               |      |       |    |
|---------------|------|-------|----|
| TOTAL SHEETS: | 28   | SIZE: | A1 |
| SHEET:        | C307 | REV:  | F  |



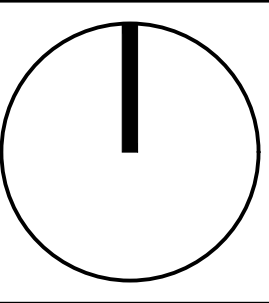




| STORMWATER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PVC STORMWATER DN150 SN8 U.N.O.                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SLOTTED PVC AG DRAIN                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING STORMWATER                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STORMWATER MANHOLE                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRADED PIT                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRADED TRENCH WITH PIT                         |
| SEWER LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | UPVC SEWER DN100 SN6 U.N.O.                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING SEWER                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MAINTENANCE SHAFT                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SEWER FIXTURE                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | INSPECTION OPENING TO SURFACE                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER    |
| SITE & EXISTING SERVICES LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DESIGN SURFACE CONTOUR (MAJ/MIN)               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING SURFACE CONTOUR (MAJ/MIN)             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BOUNDARY                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EASEMENT                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING FENCE                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING OVERHEAD POWER                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING UNDERGROUND POWER                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING TELSTRA                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING NBN                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EXISTING GAS                                   |
| PAVEMENT LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ASPHALT                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONCRETE DRIVEWAY                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONCRETE FOOTPATH                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | GRAVEL                                         |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |
| THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                        |                                                |
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| BEWARE OF UNDERGROUND SERVICES:<br>THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.                                                                                                                                                                                                                                   |                                                |
| HOLD POINTS / CONSTRUCTION TOLERANCES                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |
| THE BUILDER IS TO ALLOW TO ENGAGE ALDANMARK ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:<br>1. SUBGRADE AND FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL<br>2. DRIVEWAY REINFORCEMENT AND JOINTING PRIOR TO CONCRETE POUR                                                                                                                                                                             |                                                |
| THE FOLLOWING TOLERANCES APPLY TO CONSTRUCTION OF THE DRIVEWAY:<br>• DRIVEWAY CENTRELINE GRADIENTS NOT TO EXCEED A MAXIMUM OF 28% ON STRAIGHT SECTIONS<br>• INNER WHEEL RADIUS GRADIENT NOT TO EXCEED A MAXIMUM OF 25% IN CURVES<br>• FORMATION LEVEL OF DRIVEWAY TO BE WITHIN +/- 20mm OF DESIGN LEVELS<br>• FINISHED SURFACE LEVELS OF DRIVEWAY TO BE WITHIN +/- 10mm OF DESIGN LEVELS ON STRAIGHT SECTIONS<br>+/- 5mm OF DESIGN LEVELS ON VERTICAL TRANSITIONS |                                                |
| SETOUT FOR DRIVEWAY ALIGNMENT, FORMATION LEVELS AND FINISHED SURFACE LEVELS MUST BE PERFORMED BY A REGISTERED SURVEYOR AND EVIDENCE PROVIDED TO ALDANMARK PRIOR TO DRIVEWAY POUR. ALDANMARK TAKE NO RESPONSIBILITY FOR CONSTRUCTION OR REGULATORY ISSUES DUE TO INACCURATE SET-OUT OR CONSTRUCTION TOLERANCES BEYOND LIMITS NOTED ABOVE.                                                                                                                          |                                                |
| BUILDER TO ALLOW TO ENGAGE SURVEYOR FOR AN AS-CONSTRUCTED SURVEY OF DRIVEWAY FOR REVIEW BY ALDANMARK.                                                                                                                                                                                                                                                                                                                                                             |                                                |
| AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.                                                                                                                                                                                                                                                                                                                                                                           |                                                |
| WHERE DRIVEWAY GRADIENT EXCEEDS 28% THE DRIVEWAY SURFACE MUST BE A COARSE BROOMED FINISH. ALL OTHER SECTIONS OF DRIVEWAY SURFACE MAY HAVE A WOODEN FLOAT OR COARSE BROOMED FINISH. DRIVEWAY AGGREGATE MUST BE ANGULAR DOLERITE. ROUNDED STONE AGGREGATE IS NOT ACCEPTABLE.                                                                                                                                                                                        |                                                |

SEWER AND WATER PLAN - SHEET 8  
AS INDICATED

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | VERIFIED: | MG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 |           |    |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



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|          |                                |
|----------|--------------------------------|
| PROJECT: | SJM PROPERTY DEVELOPMENTS      |
| ADDRESS: | 271 MAIN ROAD<br>AUSTINS FERRY |
| CLIENT:  | SJM PROPERTY DEVELOPMENTS      |



|          |                                |
|----------|--------------------------------|
| PROJECT: | SJM PROPERTY DEVELOPMENTS      |
| ADDRESS: | 271 MAIN ROAD<br>AUSTINS FERRY |
| CLIENT:  | SJM PROPERTY DEVELOPMENTS      |

|             |                                |               |      |
|-------------|--------------------------------|---------------|------|
| SHEET:      | SEWER AND WATER PLAN - SHEET 8 |               |      |
| SCALE:      | AS INDICATED                   | TOTAL SHEETS: | 28   |
| PROJECT No: | 21 E 116 - 1                   | SHEET:        | C308 |
| SIZE:       | A1                             | REV:          | F    |



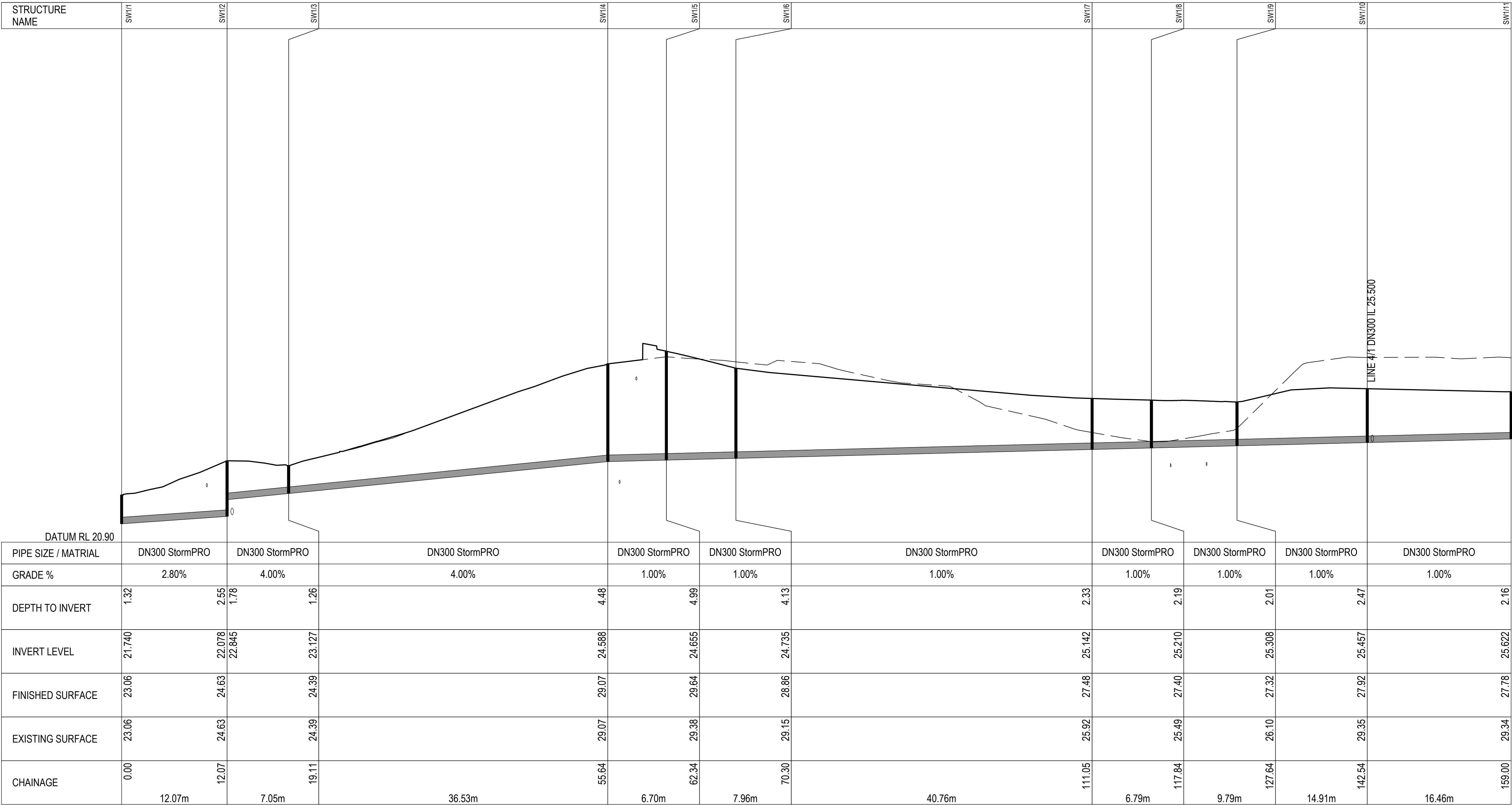
NOTES

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|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



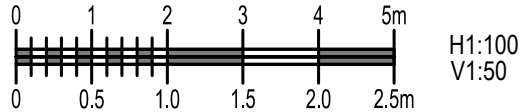
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PROJECT: SJM PROPERTY DEVELOPMENTS

ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

SHEET: STORMWATER LONG SECTIONS - SHEET 1



CLIENT: SJM PROPERTY DEVELOPMENTS

SCALE: AS INDICATED

TOTAL SHEETS: 28

SIZE: A1

PROJECT No: 21 E 116 - 1

SHEET: C401

REV: F

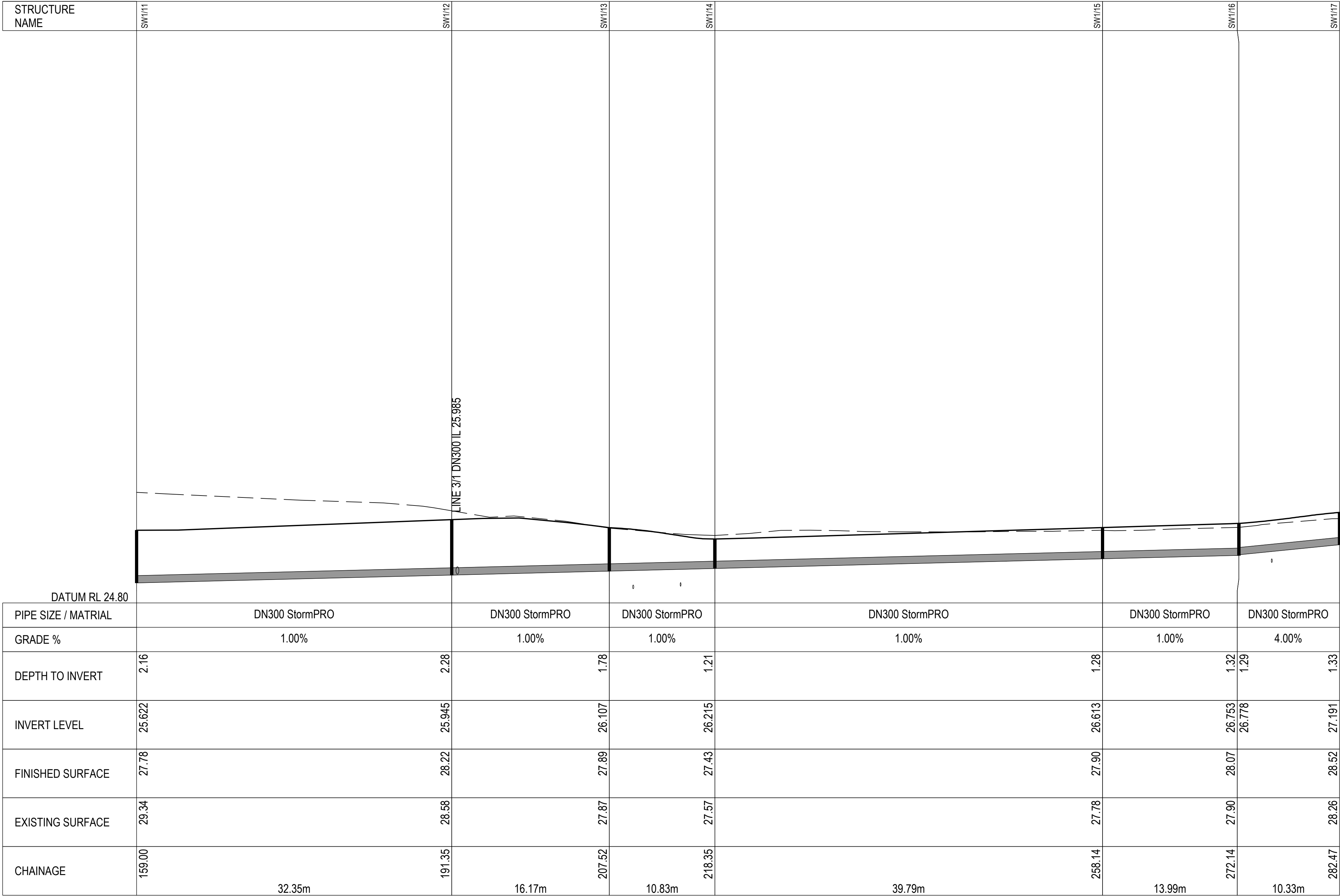


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DRAINAGE LONGITUNDINAL SECTION FOR LINE SW1  
SCALES: HORIZONTAL 1:250 VERTICAL 1:100

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |

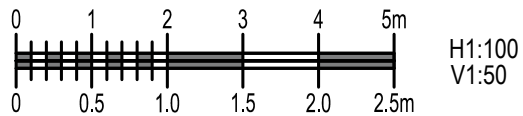


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PROJECT: SJM PROPERTY DEVELOPMENTS

ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

SHEET: STORMWATER LONG SECTIONS - SHEET 2



CLIENT: SJM PROPERTY DEVELOPMENTS

SCALE: AS INDICATED  
TOTAL SHEETS: 28  
SIZE: A1

PROJECT No: 21 E 116 - 1  
SHEET: C402  
REV: F



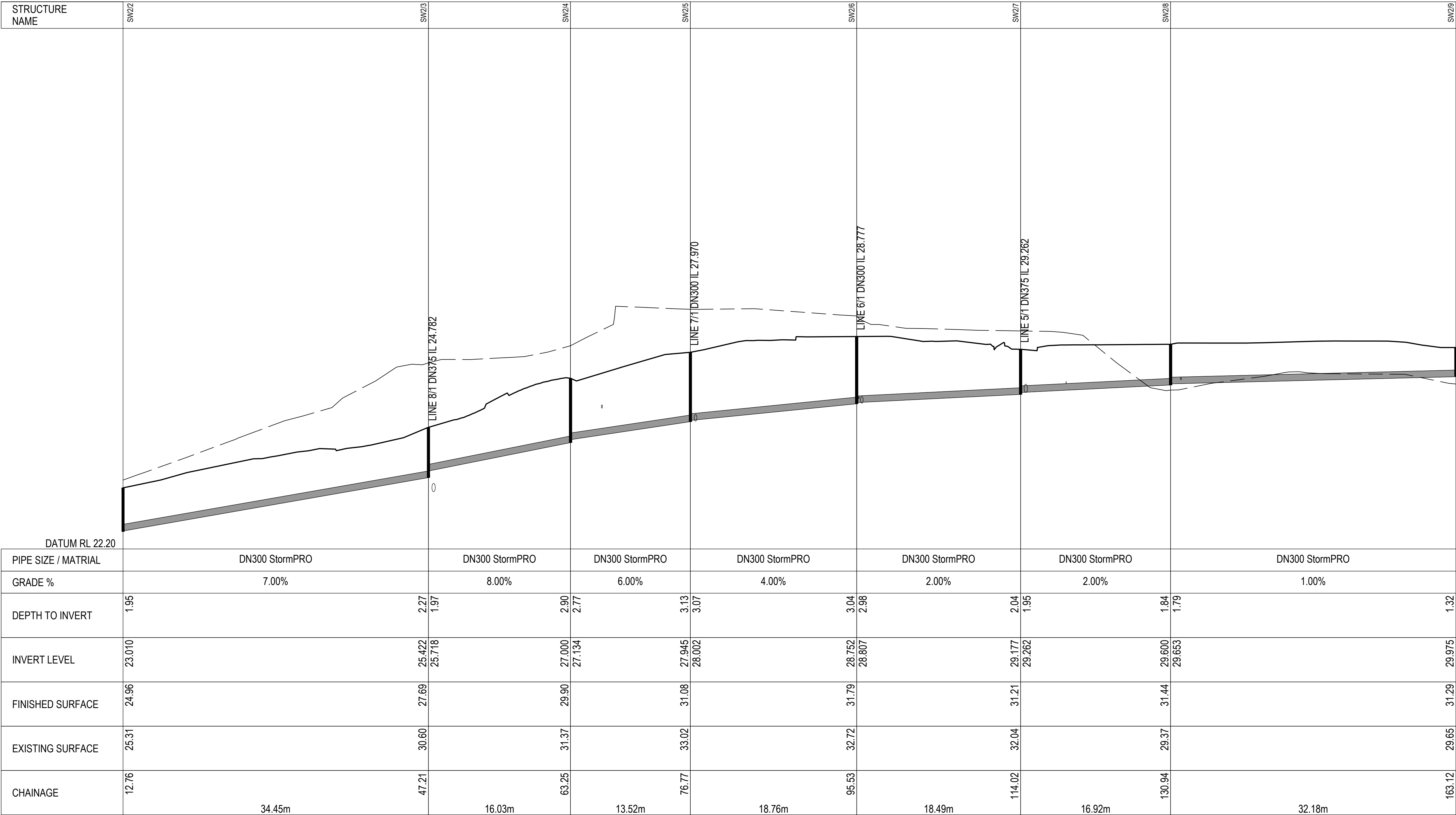
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DRAINAGE LONGITUNDINAL SECTION FOR LINE SW2  
SCALES: HORIZONTAL 1:250 VERTICAL 1:100

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |



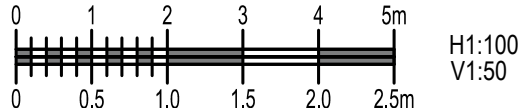
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PROJECT: SJM PROPERTY DEVELOPMENTS

ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

SHEET: STORMWATER LONG SECTIONS - SHEET 3



CLIENT: SJM PROPERTY DEVELOPMENTS

SCALE: AS INDICATED  
TOTAL SHEETS: 28  
SIZE: A1

PROJECT No: 21 E 116 - 1  
SHEET: C403  
REV: F

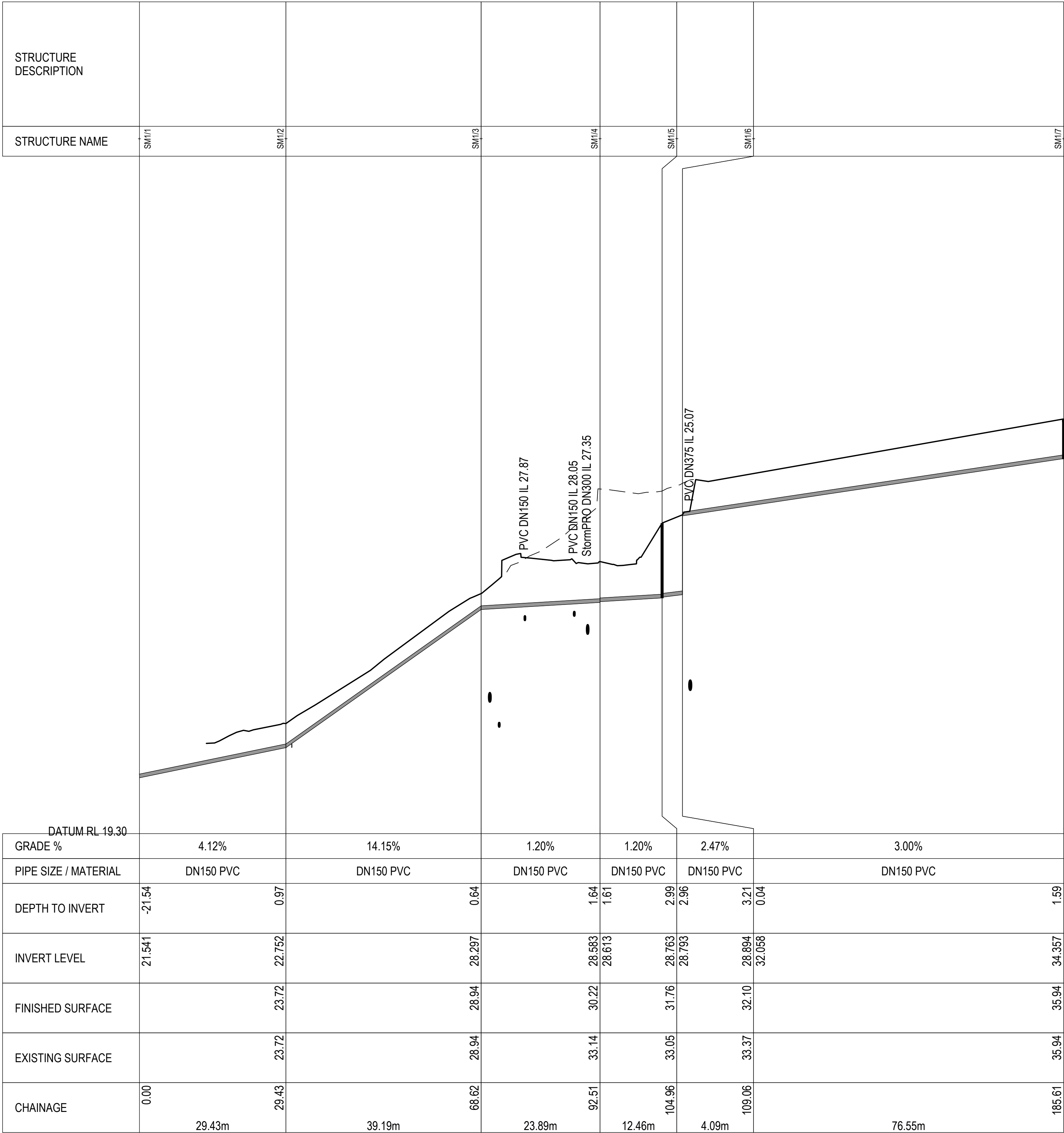


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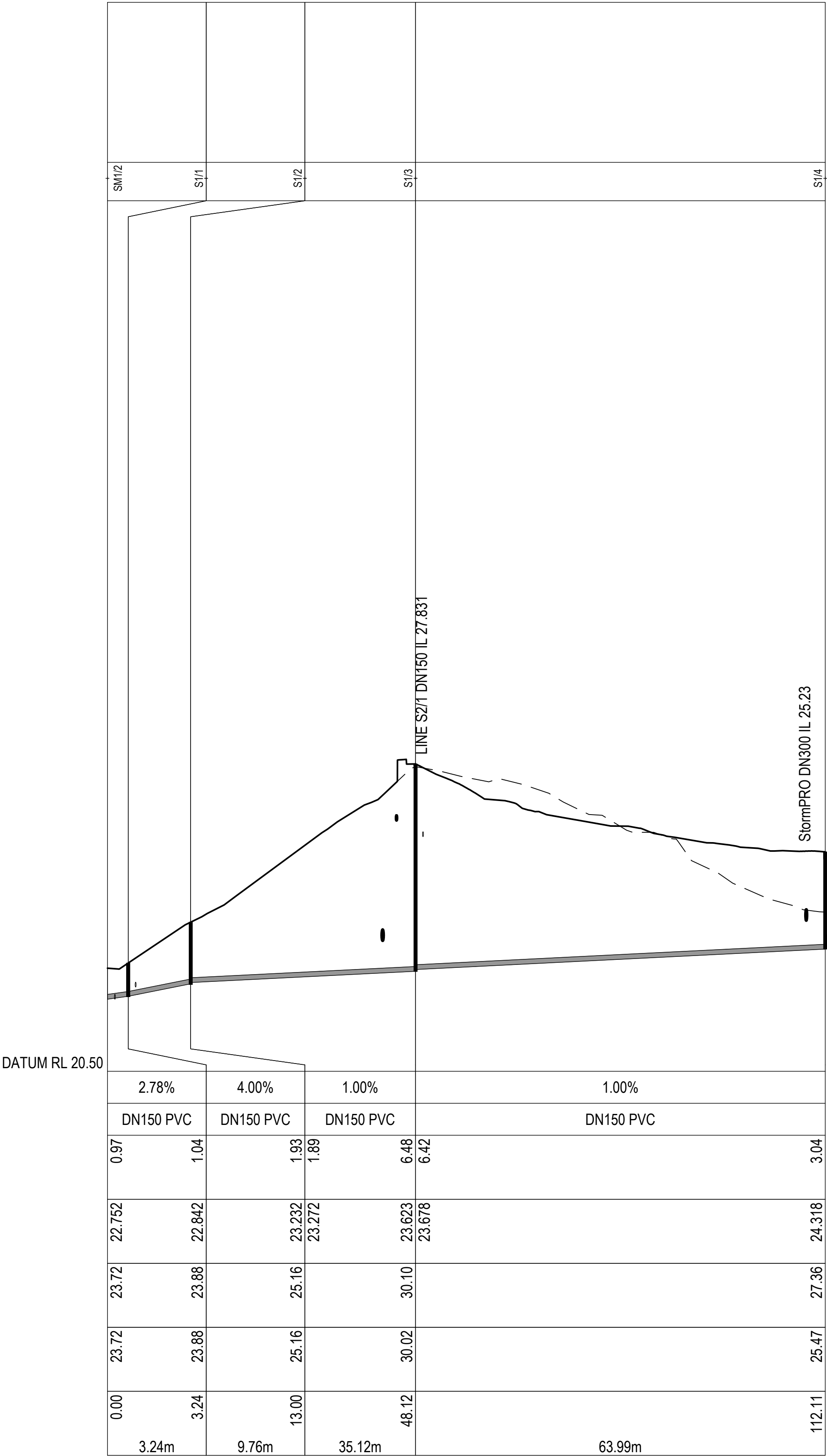
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SEWER LONGITUDINAL SECTION FOR LINE SM1  
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



SEWER LONGITUDINAL SECTION FOR LINE S1  
SCALES: HORIZONTAL 1:500 VERTICAL 1:100

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |

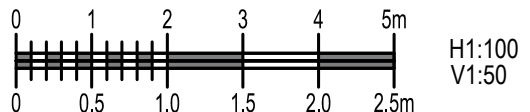


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PROJECT: SJM PROPERTY DEVELOPMENTS

ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

SHEET: SEWER LONG SECTION - SHEET 1



H1:100  
V1:50

CLIENT: SJM PROPERTY DEVELOPMENTS

SCALE: AS INDICATED

TOTAL SHEETS: 28

SIZE: A1

PROJECT No: 21 E 116 - 1

SHEET: C404

REV: F

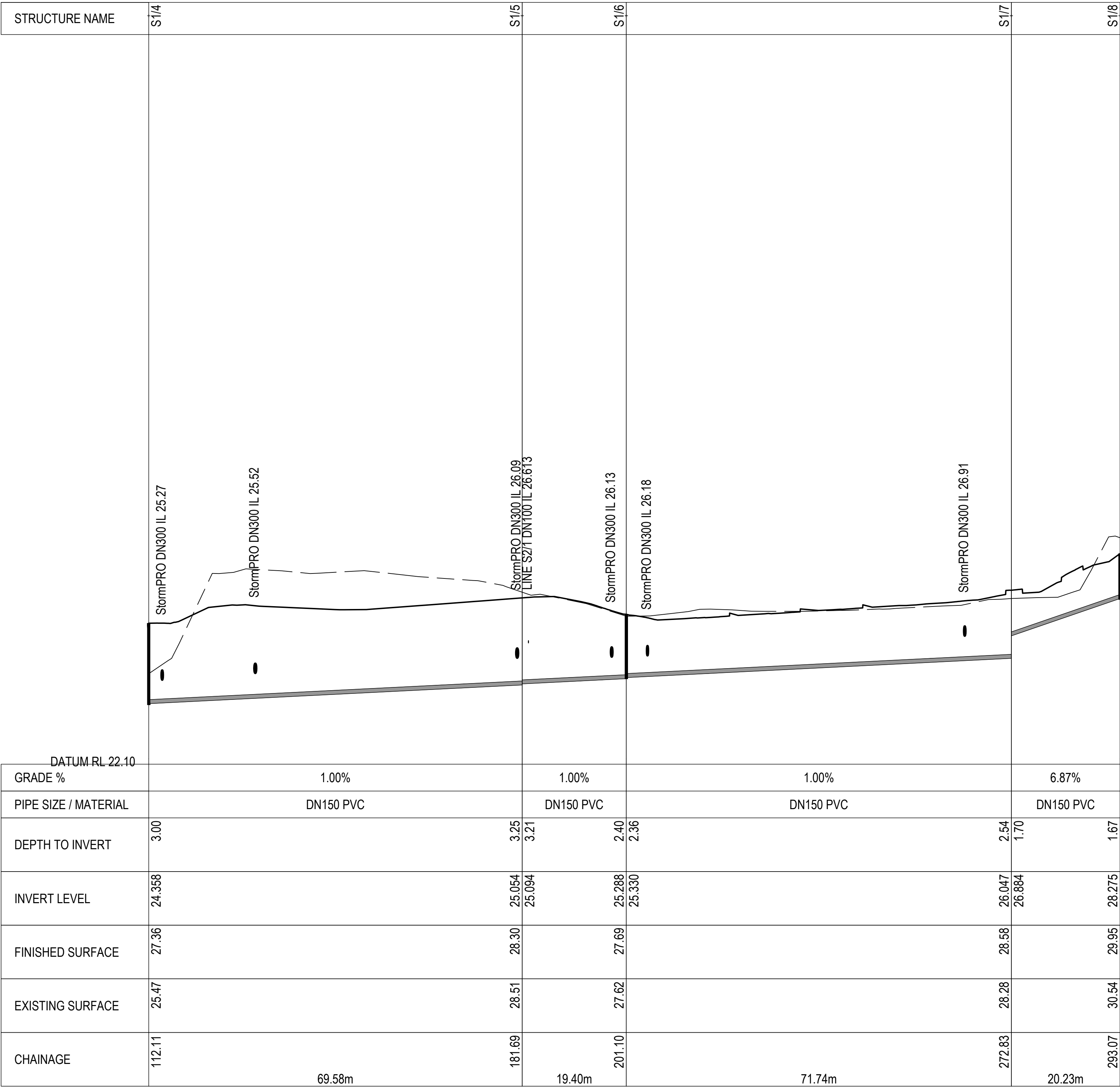


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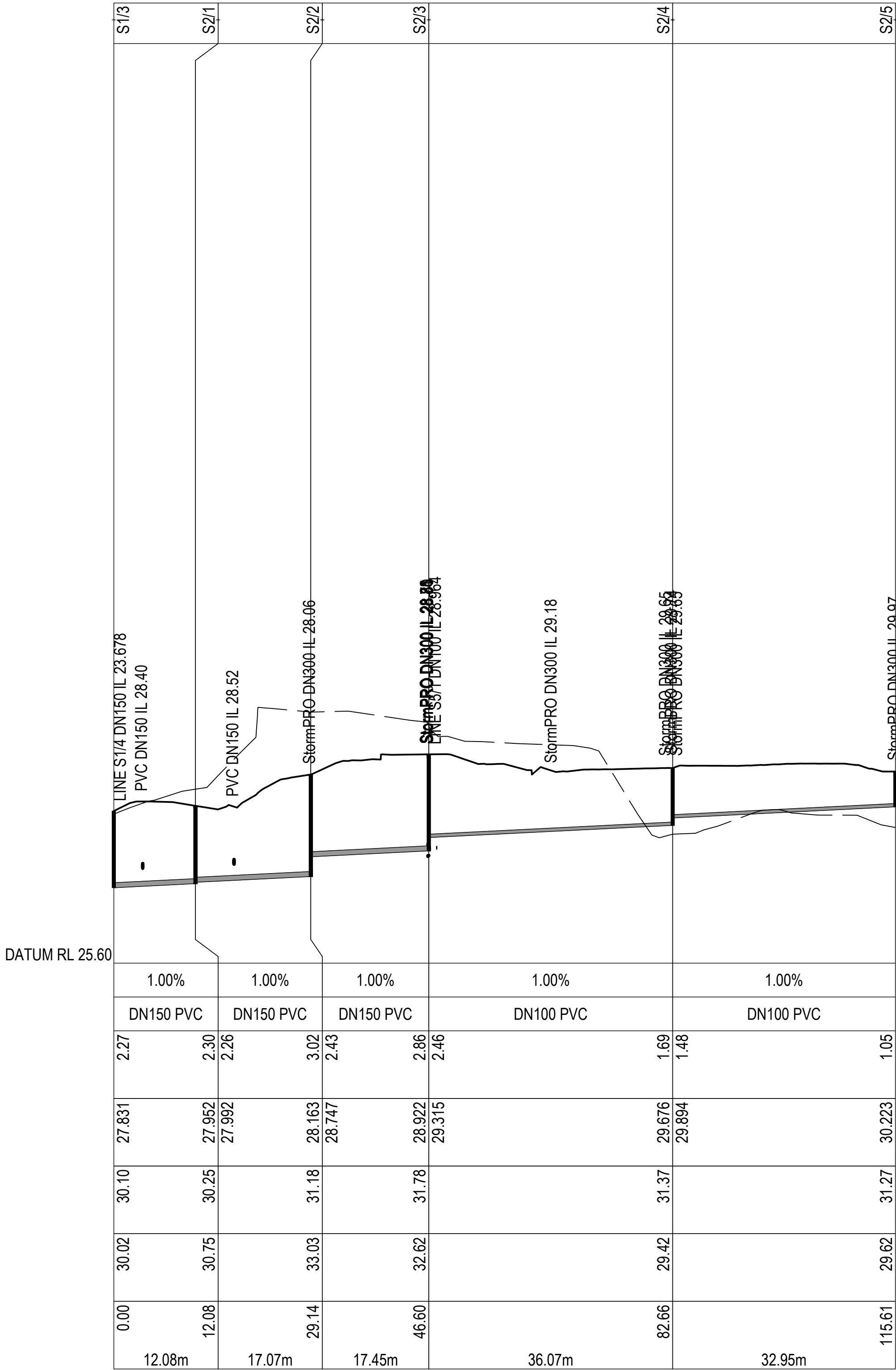
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SEWER LONGITUDINAL SECTION FOR LINE S1  
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



SEWER LONGITUDINAL SECTION FOR LINE S2  
SCALES: HORIZONTAL 1:500 VERTICAL 1:100

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |

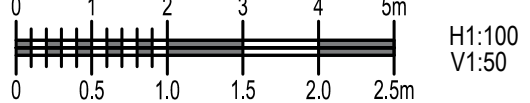


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PROJECT: SJM PROPERTY DEVELOPMENTS

ADDRESS: 271 MAIN ROAD  
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SHEET: SEWER LONG SECTION - SHEET 2



H1:100  
V1:50

CLIENT: SJM PROPERTY DEVELOPMENTS

SCALE: AS INDICATED

TOTAL SHEETS: 28

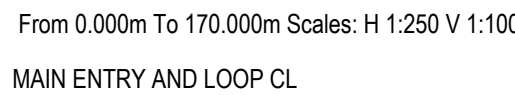
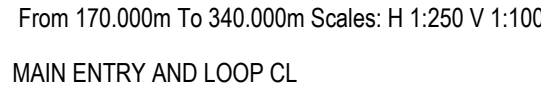
SIZE: A1

PROJECT No: 21 E 116 - 1

SHEET: C405

REV: F





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PROJECT No: 21 F 116 - 1 SHEET: C406 REV: G

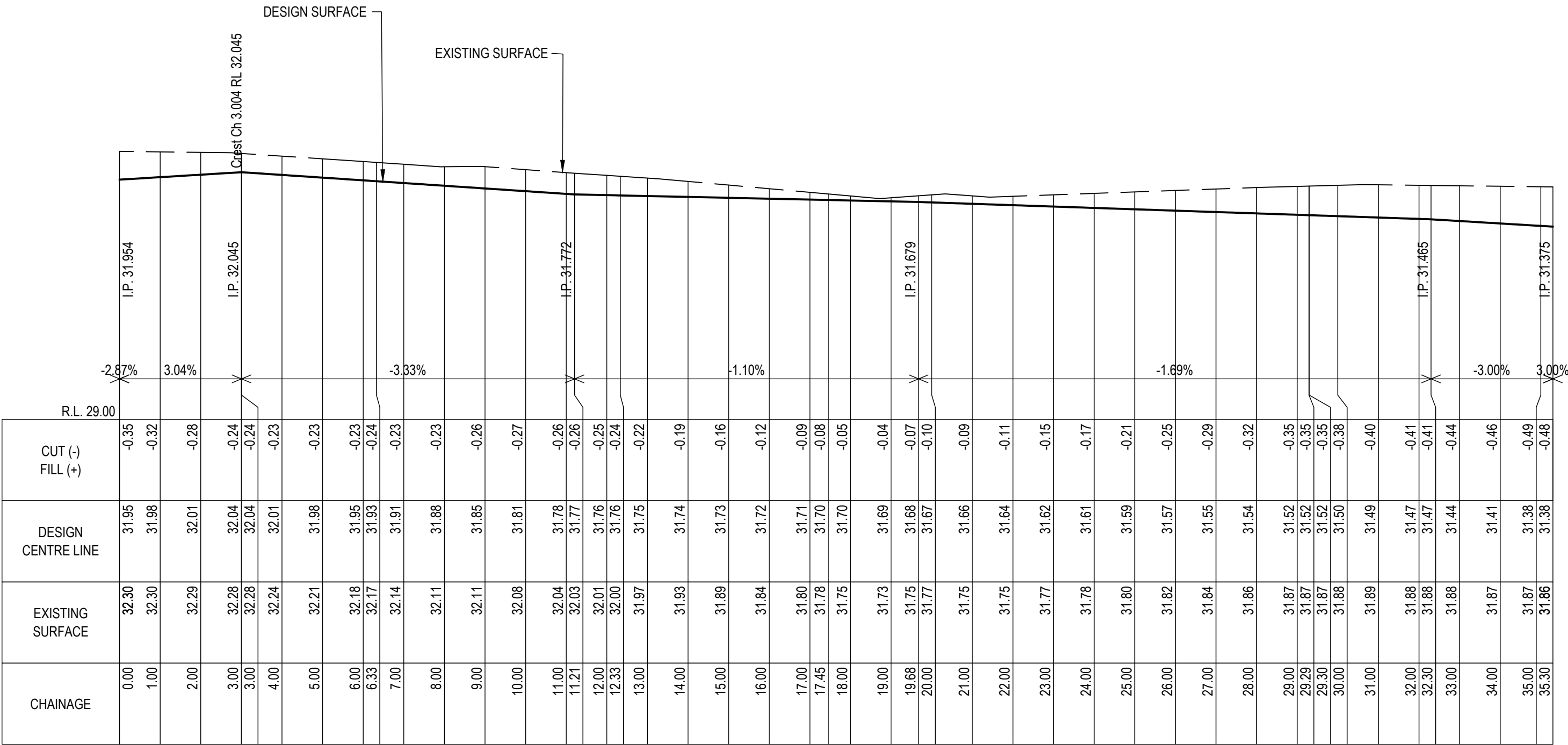


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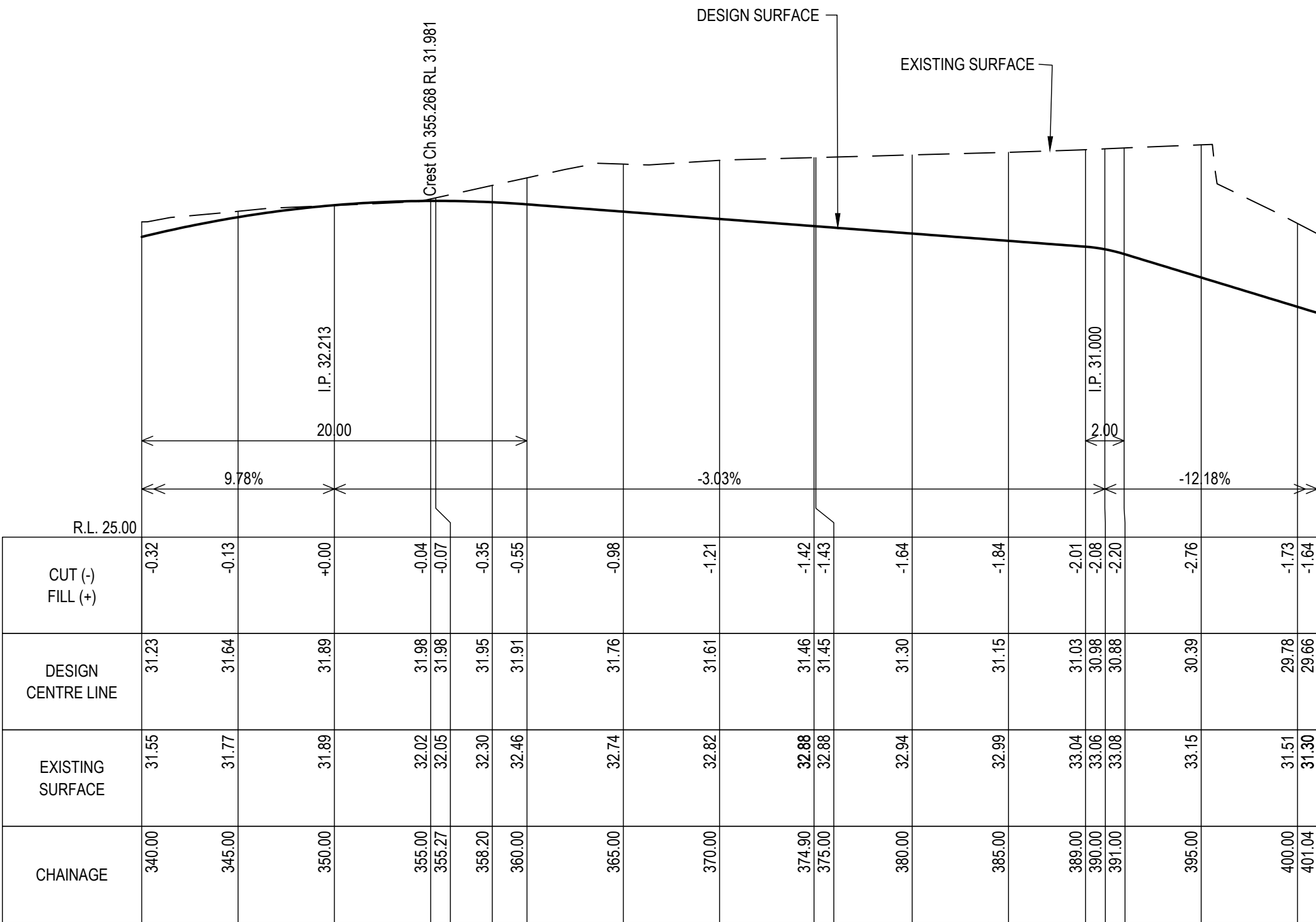
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From 0.000m To 35.297m Scales: H 1:100 V 1:50

LOOP TO CENTRAL CL



From 340.000m To 401.037m Scales: H 1:250 V 1:100

MAIN ENTRY AND LOOP CL

SECTIONS 02

SCALE 1:100 (A1)

|     |                       |            |           |    |
|-----|-----------------------|------------|-----------|----|
|     |                       |            | DRAWN:    | NM |
|     |                       |            | CHECKED:  | LG |
|     |                       |            | DESIGN:   | NM |
|     |                       |            | CHECKED:  | LG |
| F   | PLANNING RFI RESPONSE | 12/06/2025 | VERIFIED: | MG |
| REV | ISSUE                 | DATE       | APPROVAL  |    |

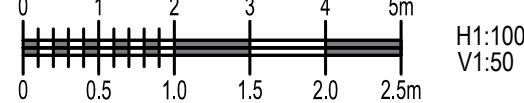


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PROJECT: SJM PROPERTY DEVELOPMENTS

ADDRESS: 271 MAIN ROAD  
AUSTINS FERRY

SHEET: LONG SECTIONS - SHEET 2



H1:100  
V1:50

CLIENT: SJM PROPERTY DEVELOPMENTS

SCALE: AS INDICATED

TOTAL SHEETS: 28

SIZE: A1

PROJECT No: 21 E 116 - 1

SHEET: C407

REV: F