

APPLICATION FOR PLANNING APPROVAL

Application Number:	DA-2025-371
Proposal:	26 multiple dwellings and access works over adjoining road reserves
Subject Site:	19 Hyssop Road and adjoining road reserves, Margate
Responsible Planning Officer:	Brian Huang

Advertised Documents:

- Application Plans
- Planning Report
- Traffic Impact Assessment
- Bushfire Hazard Report

Available upon request:

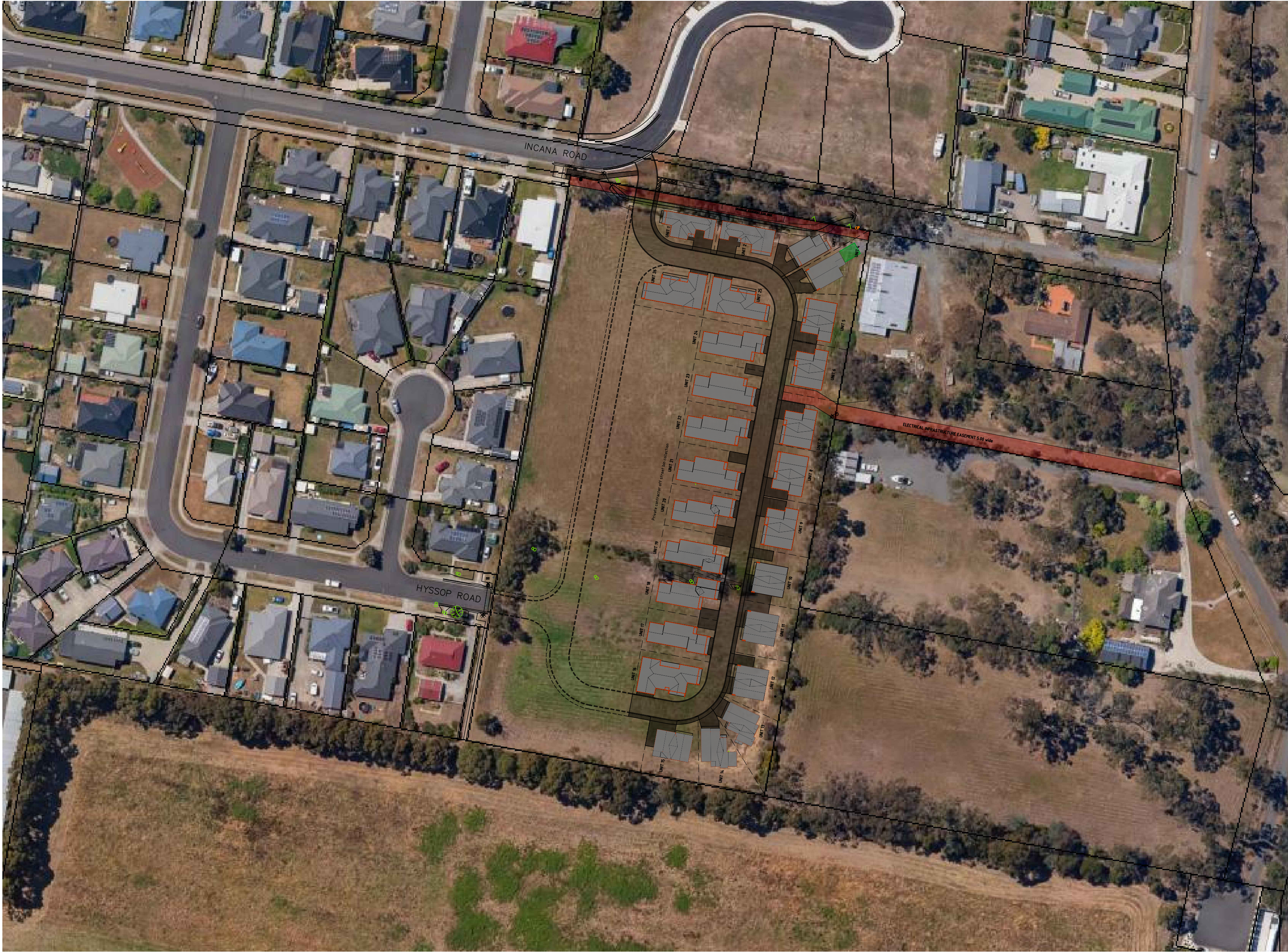
- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **2 February 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.





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PLANNING SCHEME OVERLAYS:

Bushfire Prone Area

Survey by Leary, Cox & Cripps
Natural Values Report by ECOfas
Preliminary BAL report by GES PTY LTD
Civil Drawings by GE Consulting Engineers

C.T.: 1888765/1
PID: 9016395

Kingborough Council

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DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

OVERLAY

SCALE 1:1000
0 10000 20000

AMENDED

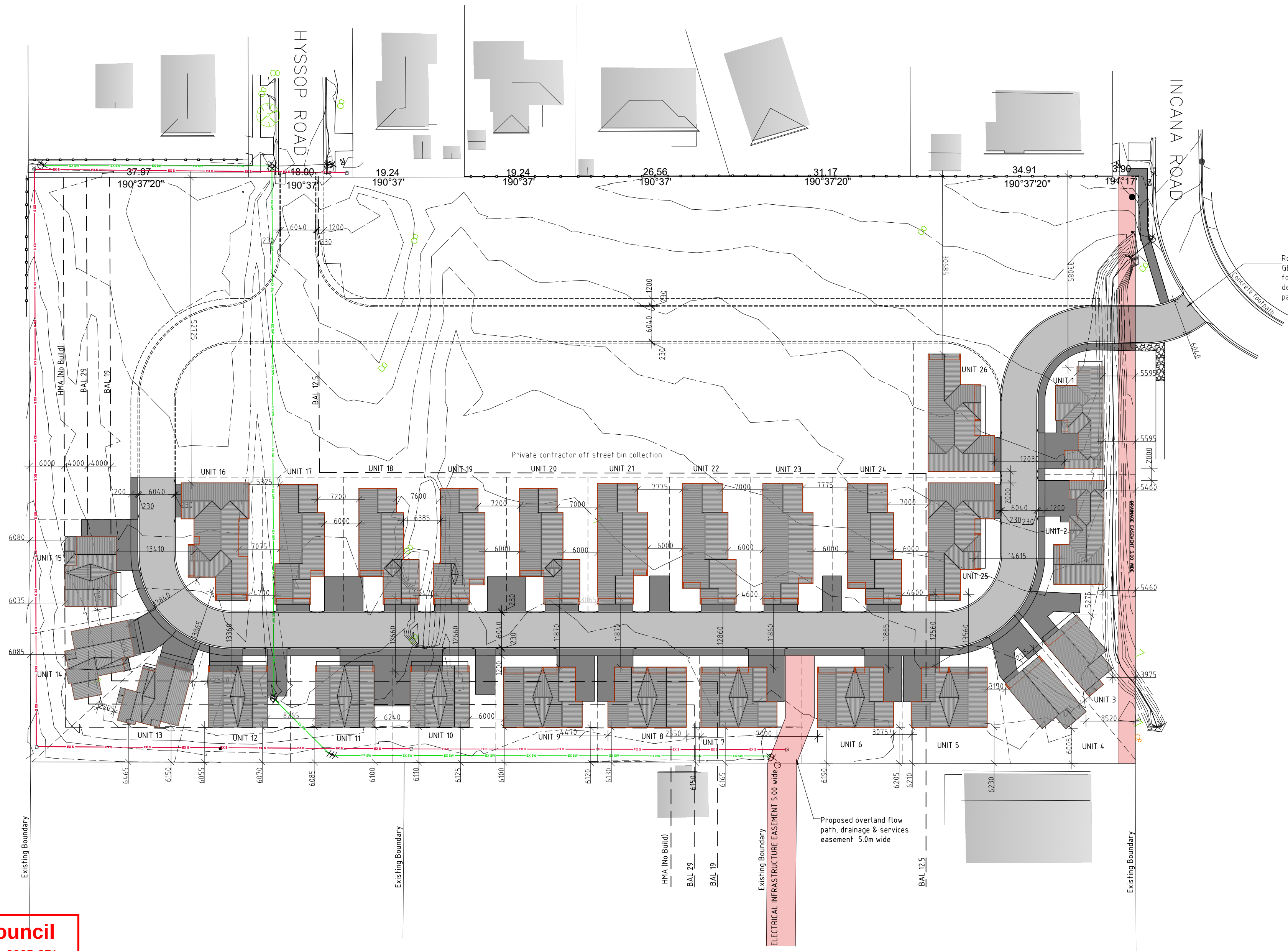
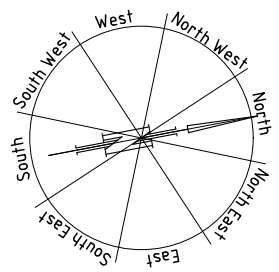
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19 HYSSOP ROAD MARGATE

SITE PLAN - GENERAL

SCALE 1:500
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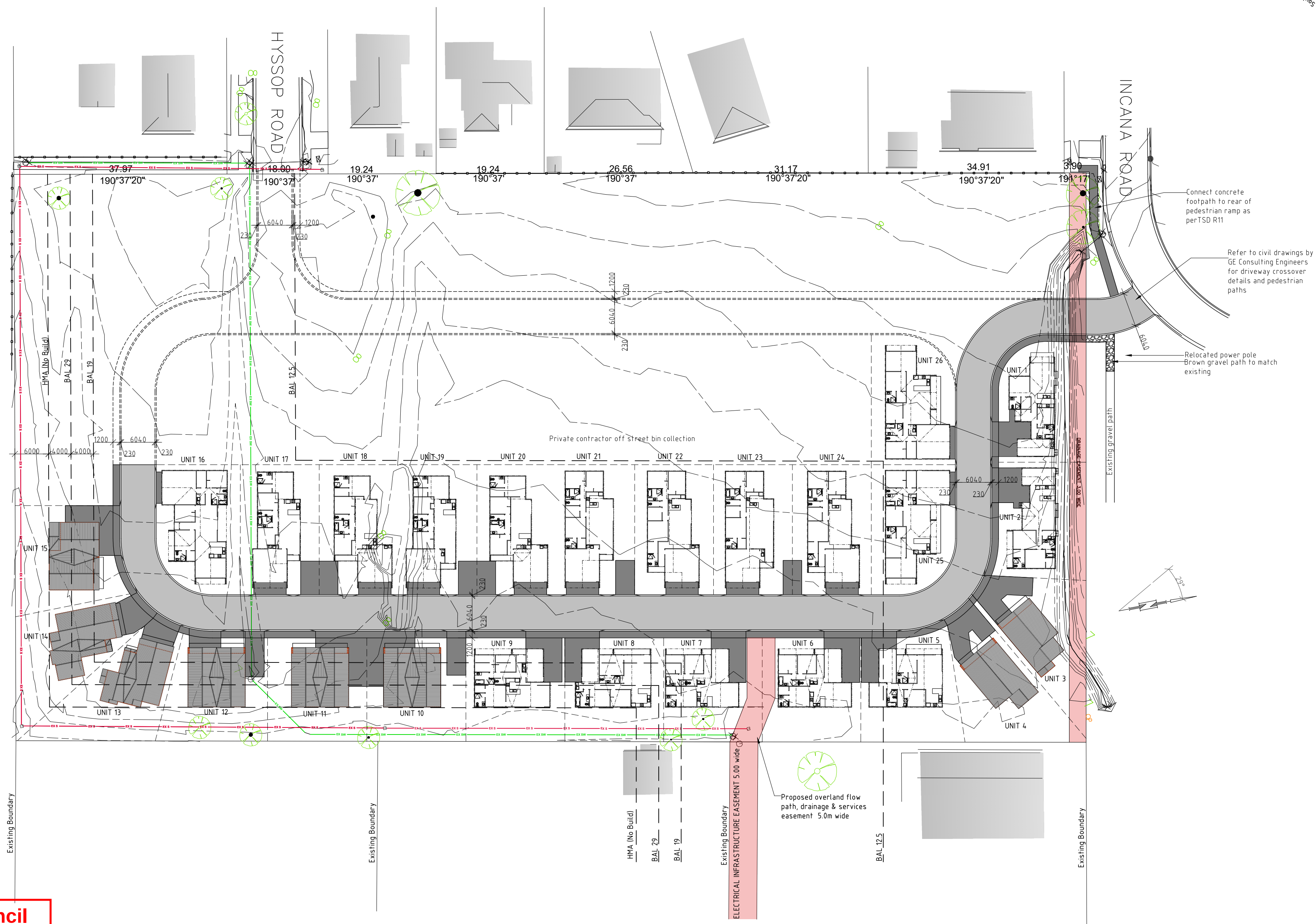
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LOWER LEVEL SITE PLAN

SCALE 1:500

0 5000 10000



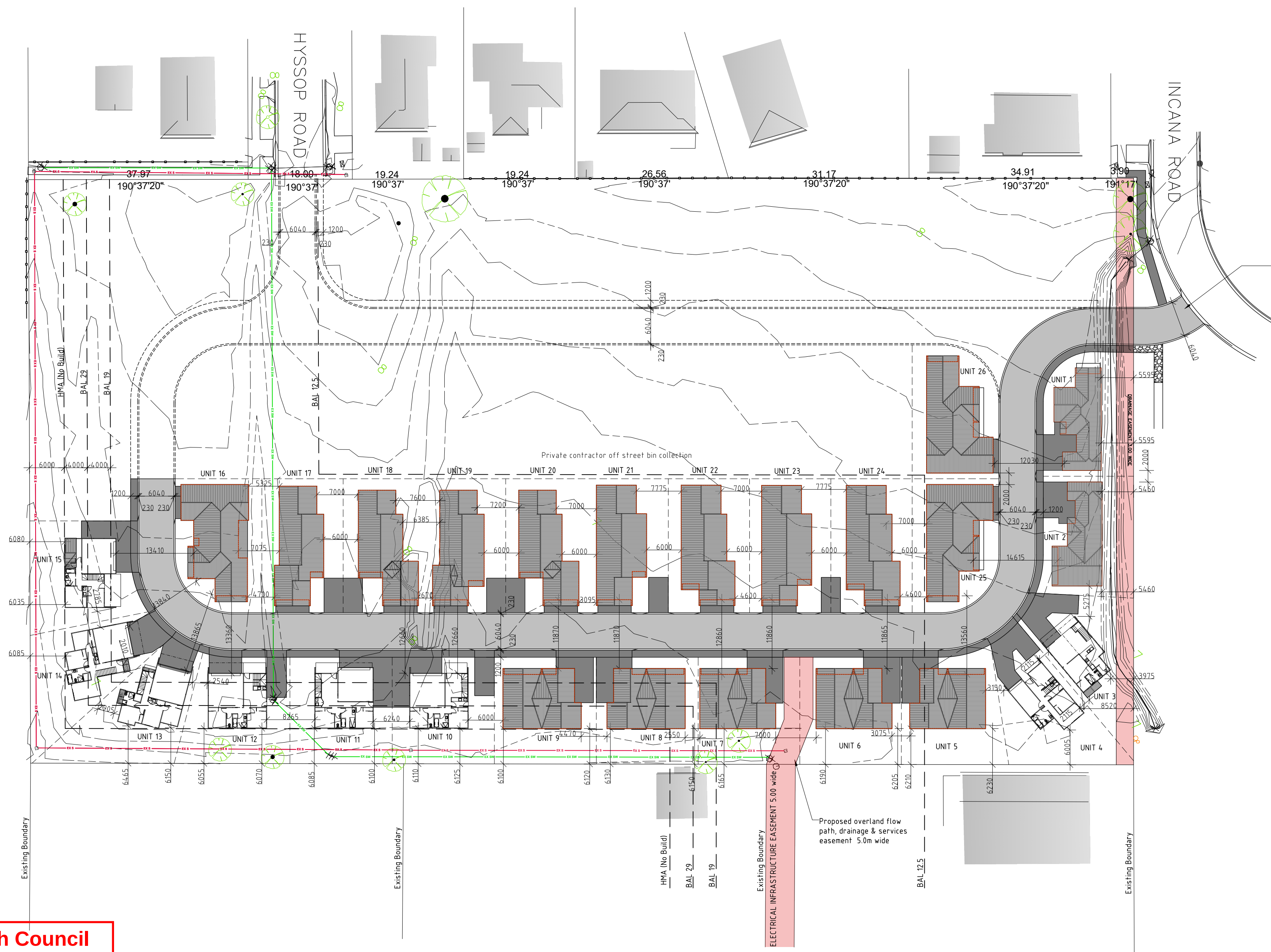
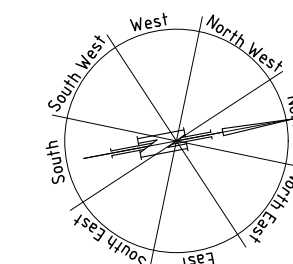
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
5JM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UPPER LEVEL SITE PLAN

SCALE 1:500
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AMENDED

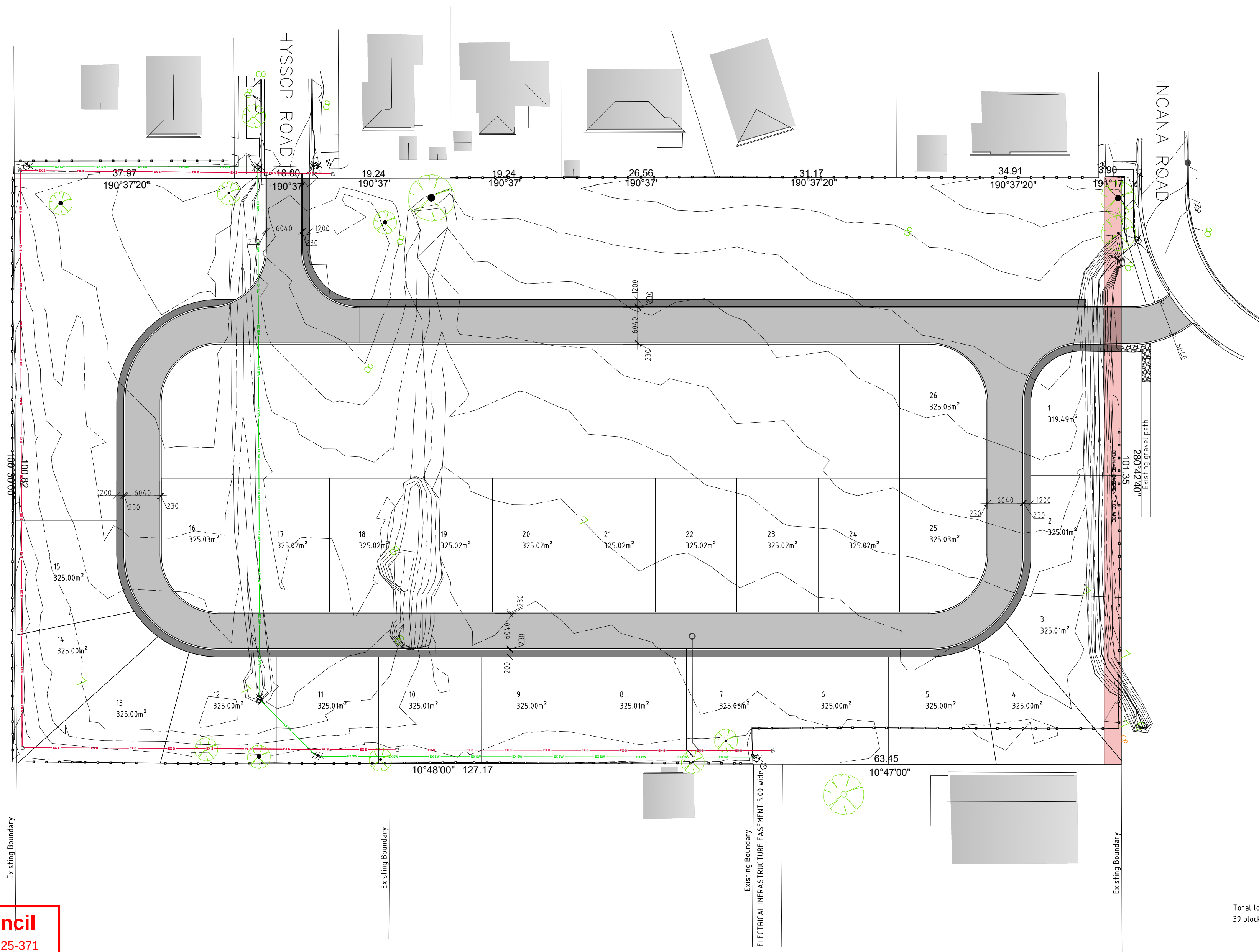
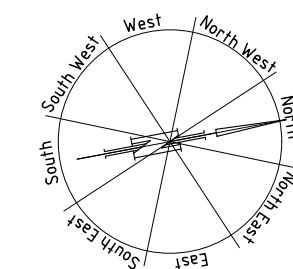
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Total lot size=19292m²
39 blocks, average 494.71m²

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PROPOSED MULTI-RESIDENTIAL DEVELOPMENT FOR
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19 HYSSOP ROAD MARGATE

PROPOSED STRATA LOT PLAN

SCALE 1:500
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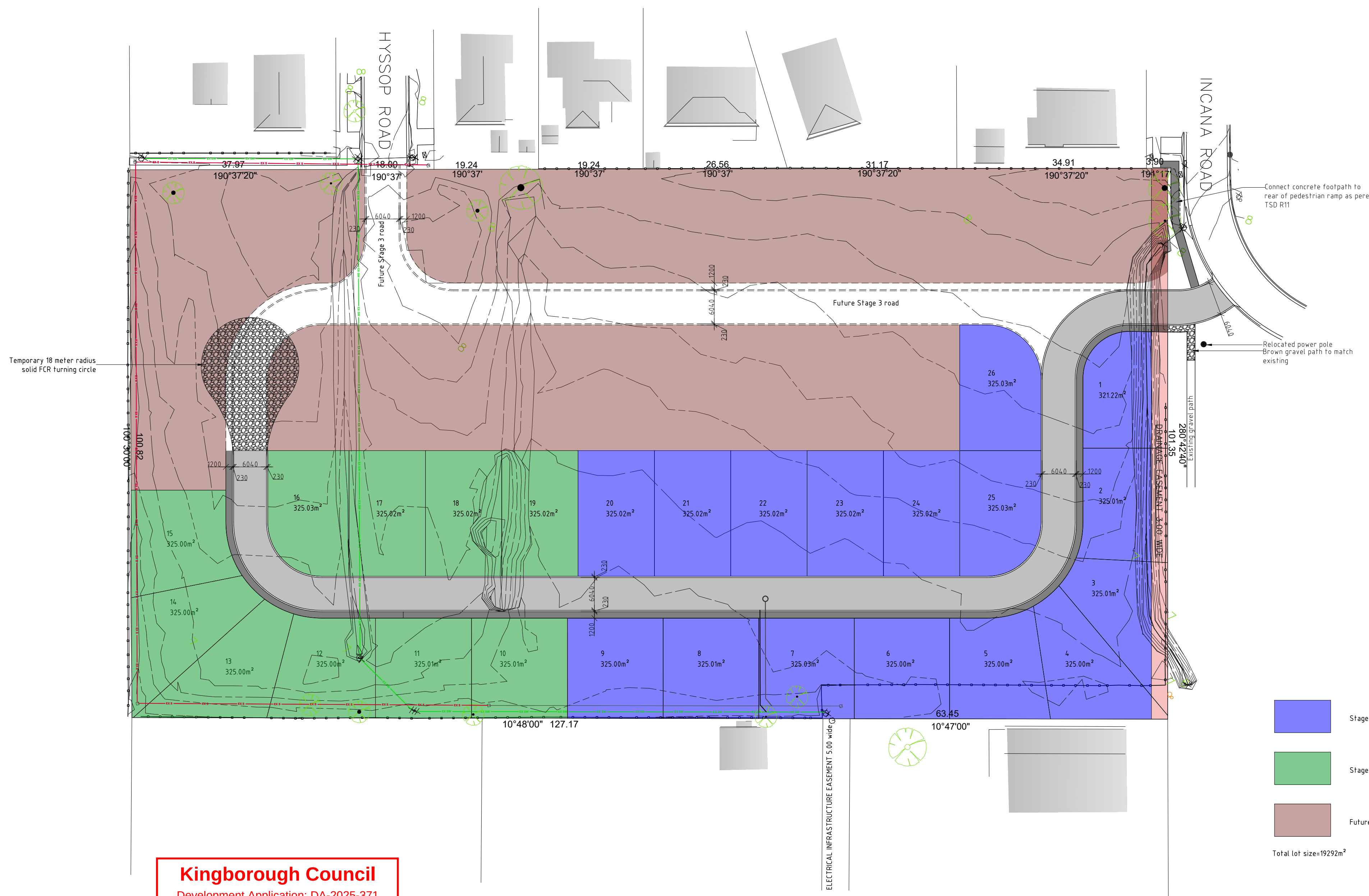
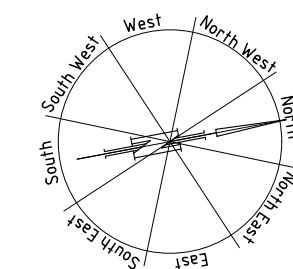
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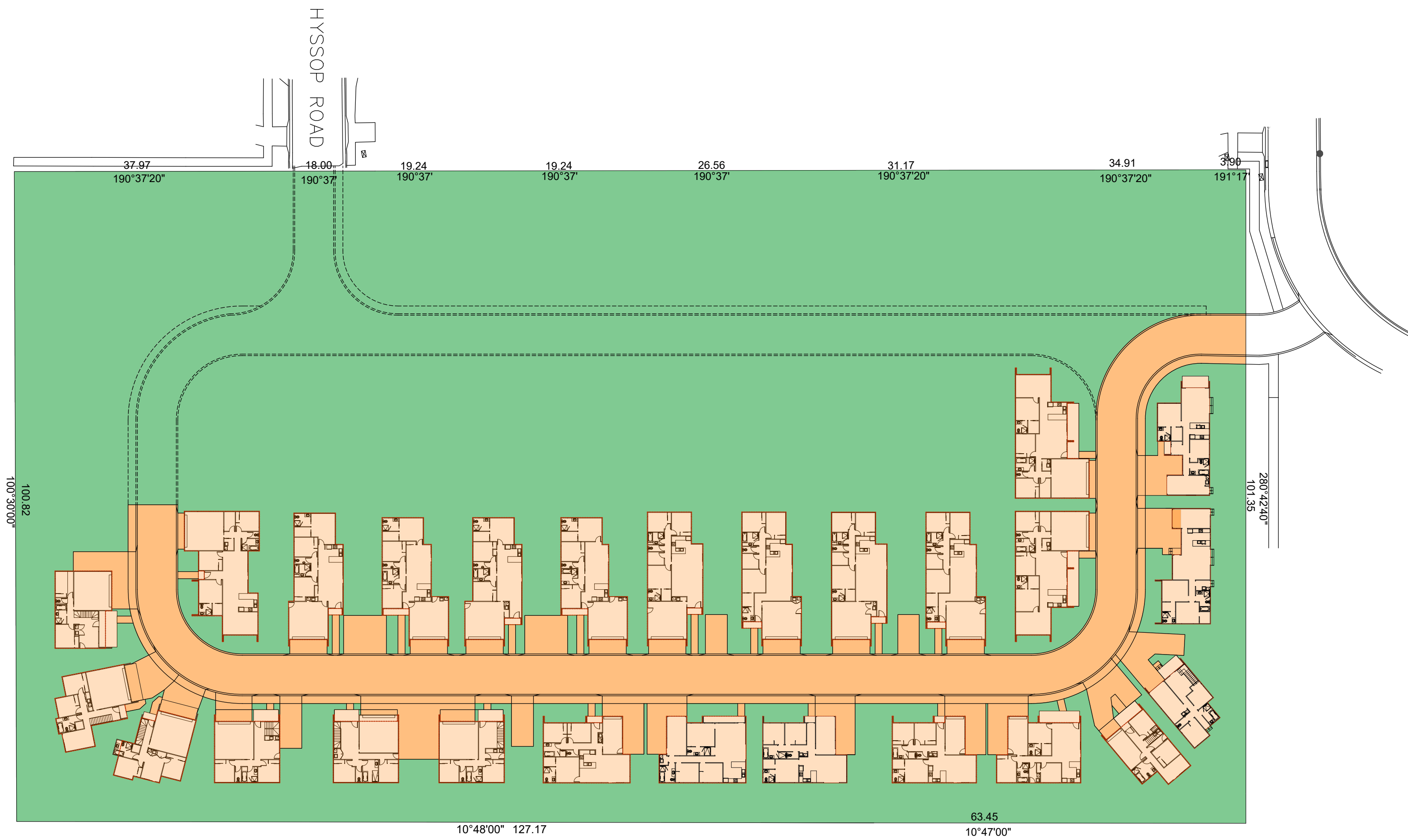
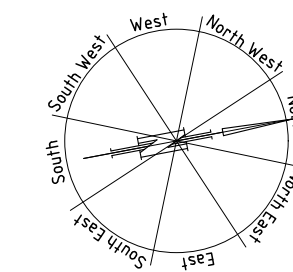
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Pervious 13345.09m² divide by 19292m²=69.18%
Impervious 5946.91m² divide by 19292m²=30.82%
Site Coverage 3281.74m² divide by 19292=17.01%

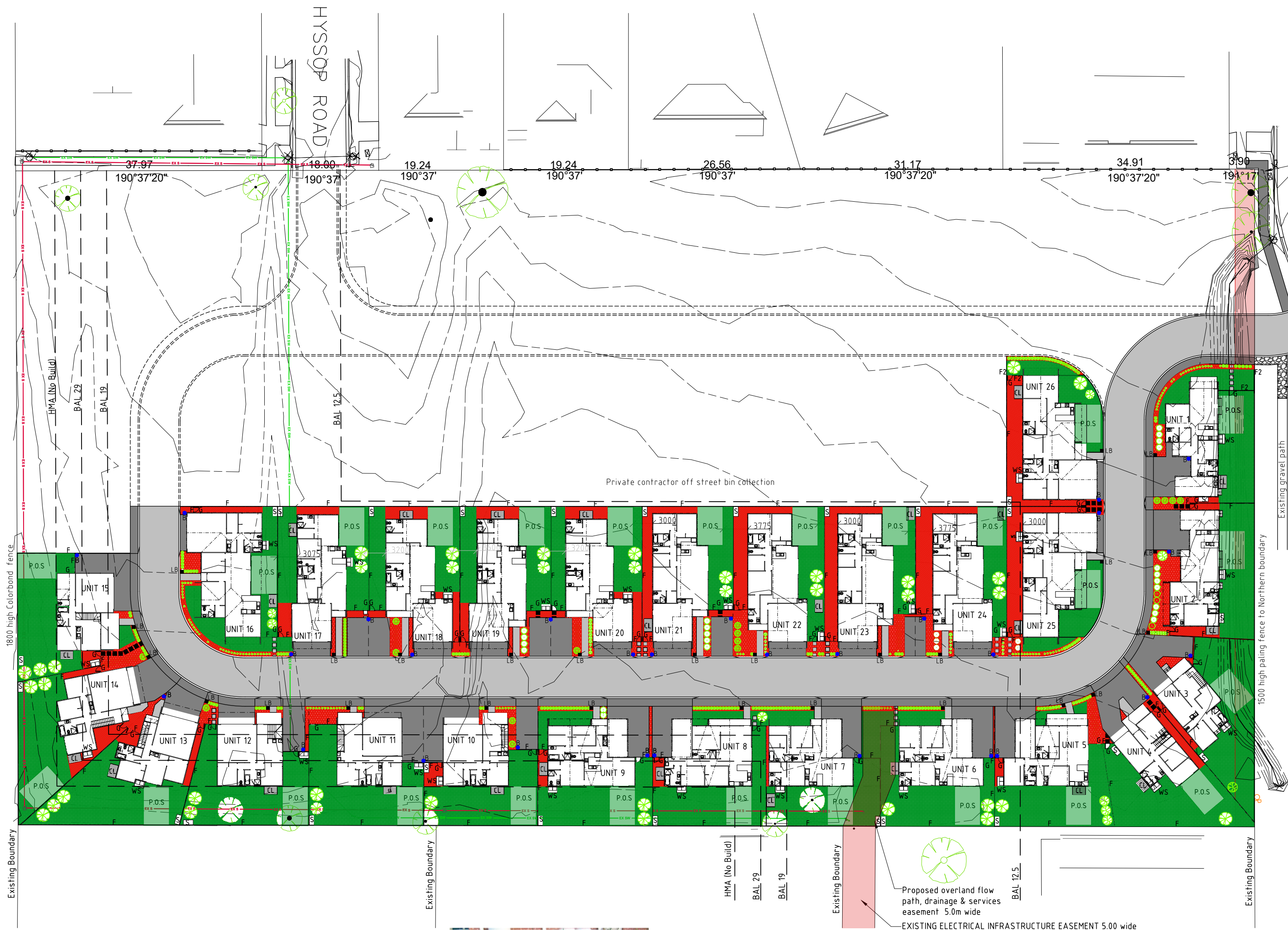
Pervious surface

Impervious surface

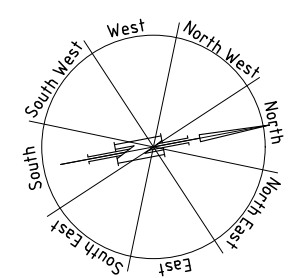
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Development Application: DA-2025-371
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE	SURFACE FINISH PLAN		DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@bigpond.com phone: ph 0400 671 582
	SCALE 1:500 0 5000 10000	AMENDED	DRAWING NO. 07 OF 79 A2	Accreditation No.CC620H © copyright 2024 5024



- CL Freestanding Retractable clothes line
- F1 1800 high paling fence
- F2 1200 high paling fence
- G Gate
- S 750x1500 shed
- WS 15m² impervious area for waste storage
- 1000x1500 concrete pad/paving
- Thorn Bollard lights
- Satin black 1500-840 400K
- 24.5 watt LED
- 1400 x 230mm high

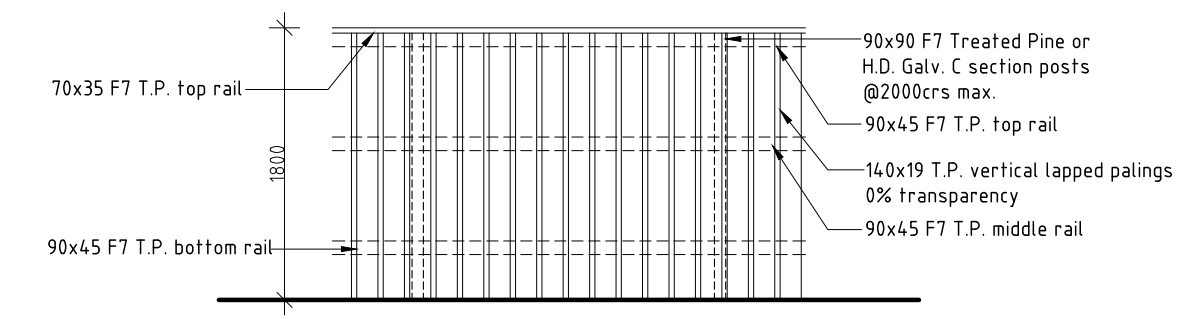


PRIVATE OPEN SPACE m ²	
Unit 1 -	154.19
Unit 2 -	128.62
Unit 3 -	178.44
Unit 4 -	209.84
Unit 5 -	174.98
Unit 6 -	173.25
Unit 7 -	178.68
Unit 8 -	169.72
Unit 9 -	165.00
Unit 10 -	161.19
Unit 11 -	182.29
Unit 12 -	194.78
Unit 13 -	211.04
Unit 14 -	196.48
Unit 15 -	195.25
Unit 16 -	147.46
Unit 17 -	151.81
Unit 18 -	152.56
Unit 19 -	151.81
Unit 20 -	154.32
Unit 21 -	137.49
Unit 22 -	157.55
Unit 23 -	145.80
Unit 24 -	148.31
Unit 25 -	117.64
Unit 26 -	147.83

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

- 6.0m x 4.0m (24.00m²) Private Open Space Max. 1:10 gradient
- Lawn
- Mulched garden
- Decorative pebbles/gravel

- CL Freestanding Retractable clothes line
- F1 1800 high paling fence
- F2 1200 high paling fence
- G Gate
- S 750x1500 shed
- WS 15m² impervious area for waste storage
- 1000x1500 concrete pad/paving
- LB - Letterbox to each unit
- Private contractor off street bin collection



F1 FENCE ELEVATION (Typical)
Scale 1:50

F2 FENCE ELEVATION (Typical)
Scale 1:50



1



2



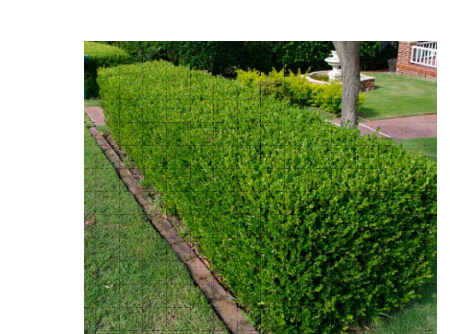
3



4



5



6

PROPOSED FEATURE PLANTING		POT SIZE	SPACING	HEIGHT(m)	WIDTH(M)
1	Leucadendron Red Gem	200mm	1.5	2.0	1.5
2	Leucadendron Safari Sunset	200mm	2.0	2.5	2.0
PROPOSED SHRUBS AND GROUNDCOVERS		POT SIZE	SPACING	HEIGHT(m)	WIDTH(m)
3	Dianella revoluta Revelation	200mm	0.4	0.5	0.5
4	Acmena smithii Lilly Pilly, Forest Flame	140mm	1.2	2.0	1.0
5	Westringia Zena Dwarf rosemary	200mm	0.9	1	1
6	Buxus sempervirens Box hedge	50mm	0.45	0.6	0.5

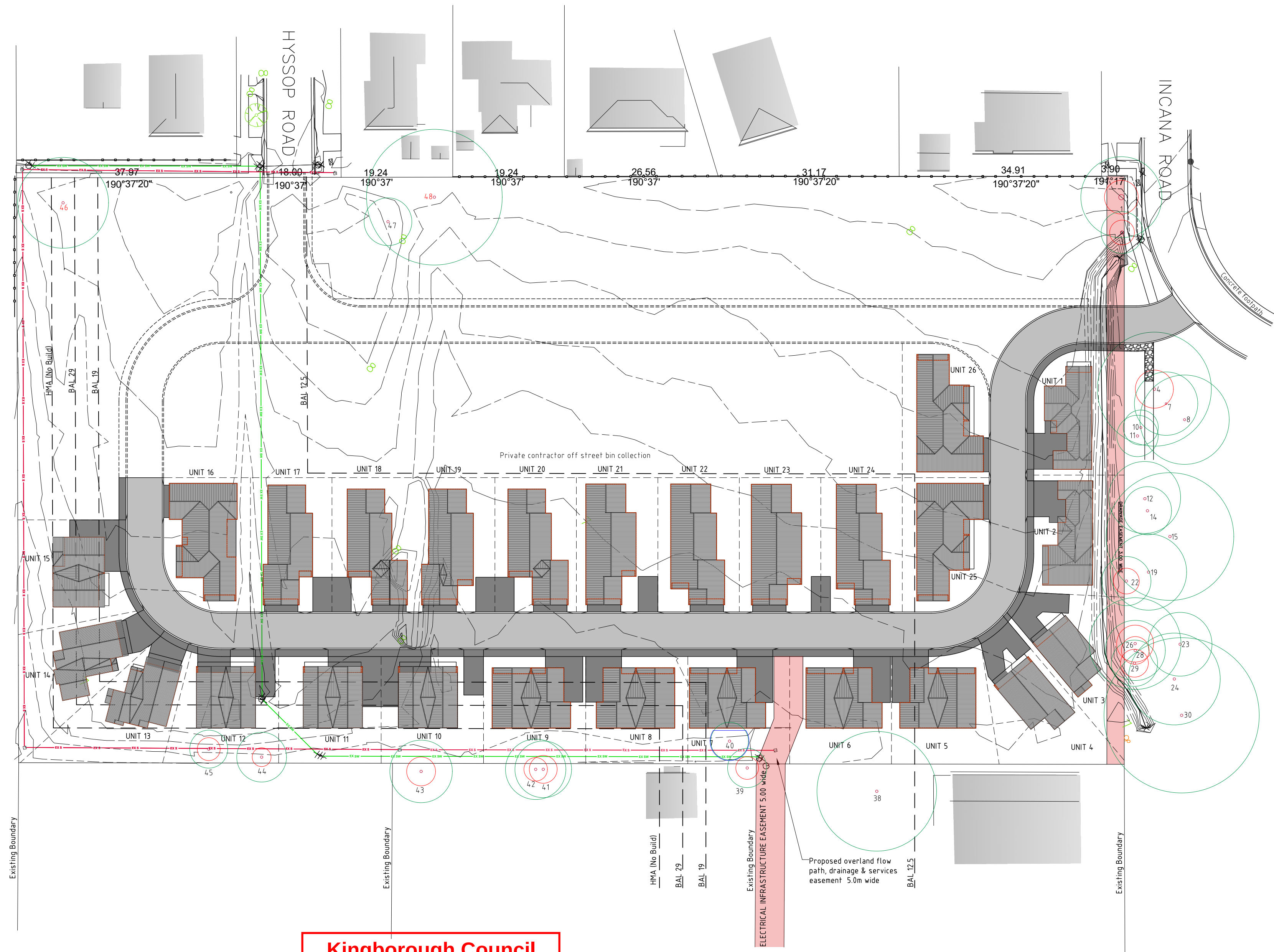
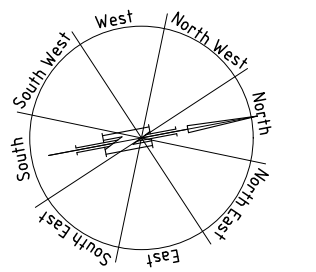
The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

SHRUBS AND GROUNDCOVER
Mass planting to assist in building presentation to the streetscape and to provide visual amenity; Course pine bark mulch to cover ground and minimize moisture loss and to act as a weed suppressant

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE	LANDSCAPE PLAN		DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@bigpond.com phone: 0400 671 582
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Identifier	Common name	Species	Conservation Value	NRZ (m)	SRZ (m)
1	Black gum	Eucalyptus ovata	H	4.9	2.4
3	Black gum	Eucalyptus ovata		3.6	2.1
4	Black gum	Eucalyptus ovata	VH	9.7	3.2
7	Black gum	Eucalyptus ovata	H	5.4	2.5
8	Black gum	Eucalyptus ovata	H	7.7	2.9
10	Black gum	Eucalyptus ovata		3.0	1.9
11	Black gum	Eucalyptus ovata		3.6	2.1
12	Black gum	Eucalyptus ovata	H	6.2	2.6
14	Black gum	Eucalyptus ovata		4.1	2.2
15	Black gum	Eucalyptus ovata	VH	10.9	3.3
19	Black gum	Eucalyptus ovata	H	6.3	2.6
22	Black gum	Eucalyptus ovata		4.2	2.2
23	Black gum	Eucalyptus ovata	H	5.5	2.5
24	Black gum	Eucalyptus ovata	H	7.9	2.9
26	Black gum	Eucalyptus ovata	H	7.9	2.9
28	Black gum	Eucalyptus ovata	H	5.2	2.4
29	Black gum	Eucalyptus ovata		3.9	2.2
30	Black gum	Eucalyptus ovata	VH	13.2	3.6
38	Black gum	Eucalyptus ovata	VH	10.3	3.2
39	Black gum	Eucalyptus ovata		3.4	2.0
40	Spotted gum	Corymbia maculata		4.8	2.3
42	Spotted gum	Corymbia maculata		5.2	2.4
43	Lemon Scented Gum	Corymbia Citriodora		5.4	2.5
44	Black gum	Eucalyptus ovata		4.2	2.2
45	Black gum	Eucalyptus ovata		3.2	2.0
46	Black gum	Eucalyptus ovata	H	7.8	2.9
47	Black gum	Eucalyptus ovata	VH	11.5	3.4
48	Black gum	Eucalyptus ovata		4.0	2.2

- High conservation value tree (red text)
- Notional root zone
- Structural root zone
- Tree protection zone (where different from NRZ)

NOTE: All trees with the protection zone within disturbed soil to have bunting and signage. Refer to 6.3.2 & 6.3.3 of the Arboricultural Impact Statement.
Refer to Arboricultural impact assessment by Philip Jackson

Kingborough Council

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

TREE PLAN

SCALE 1:500
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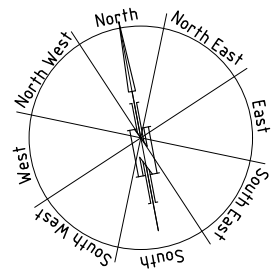
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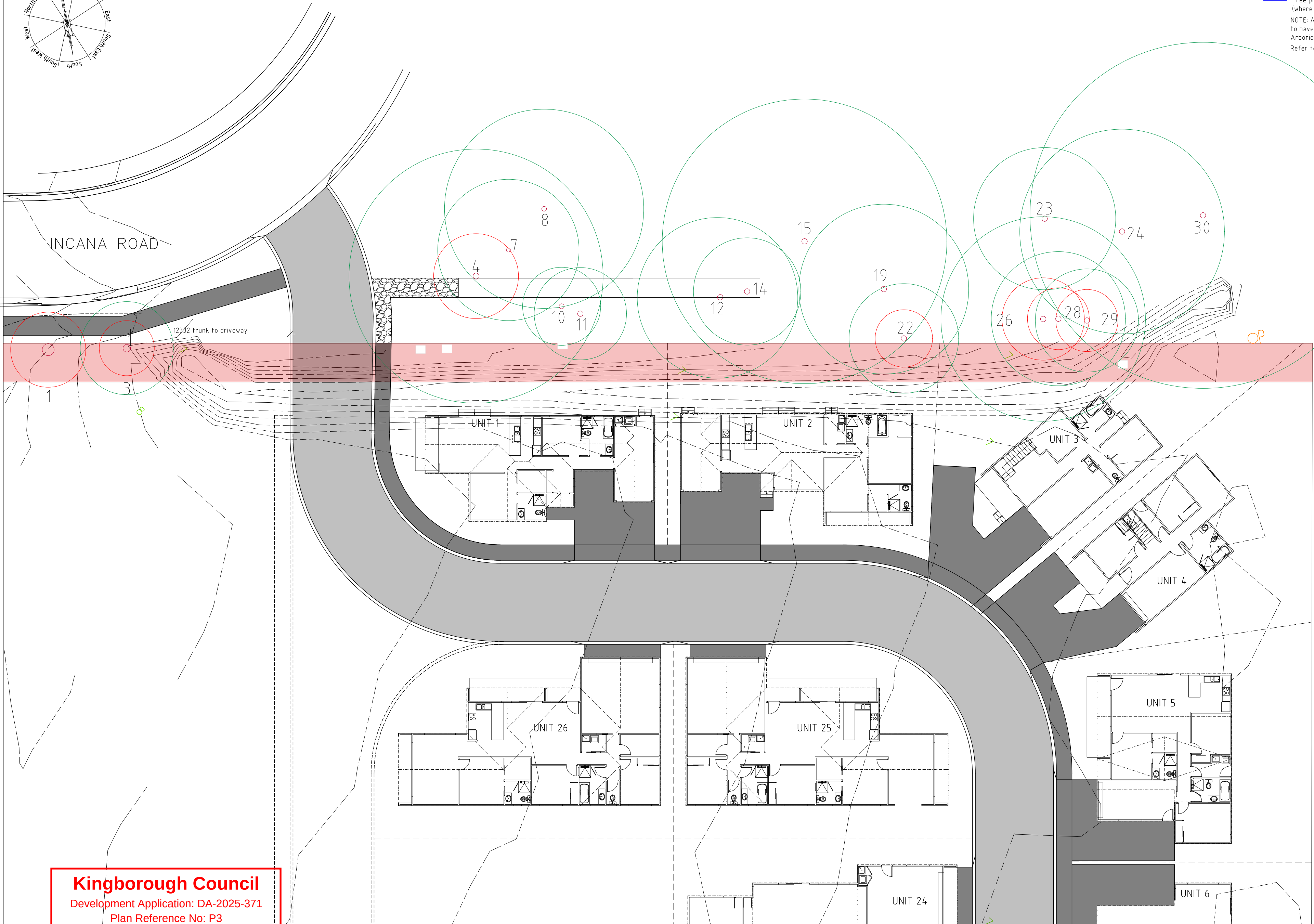
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High conservation value tree (red text)
Notional root zone
Structural root zone
Tree protection zone
(where different from NRZ)

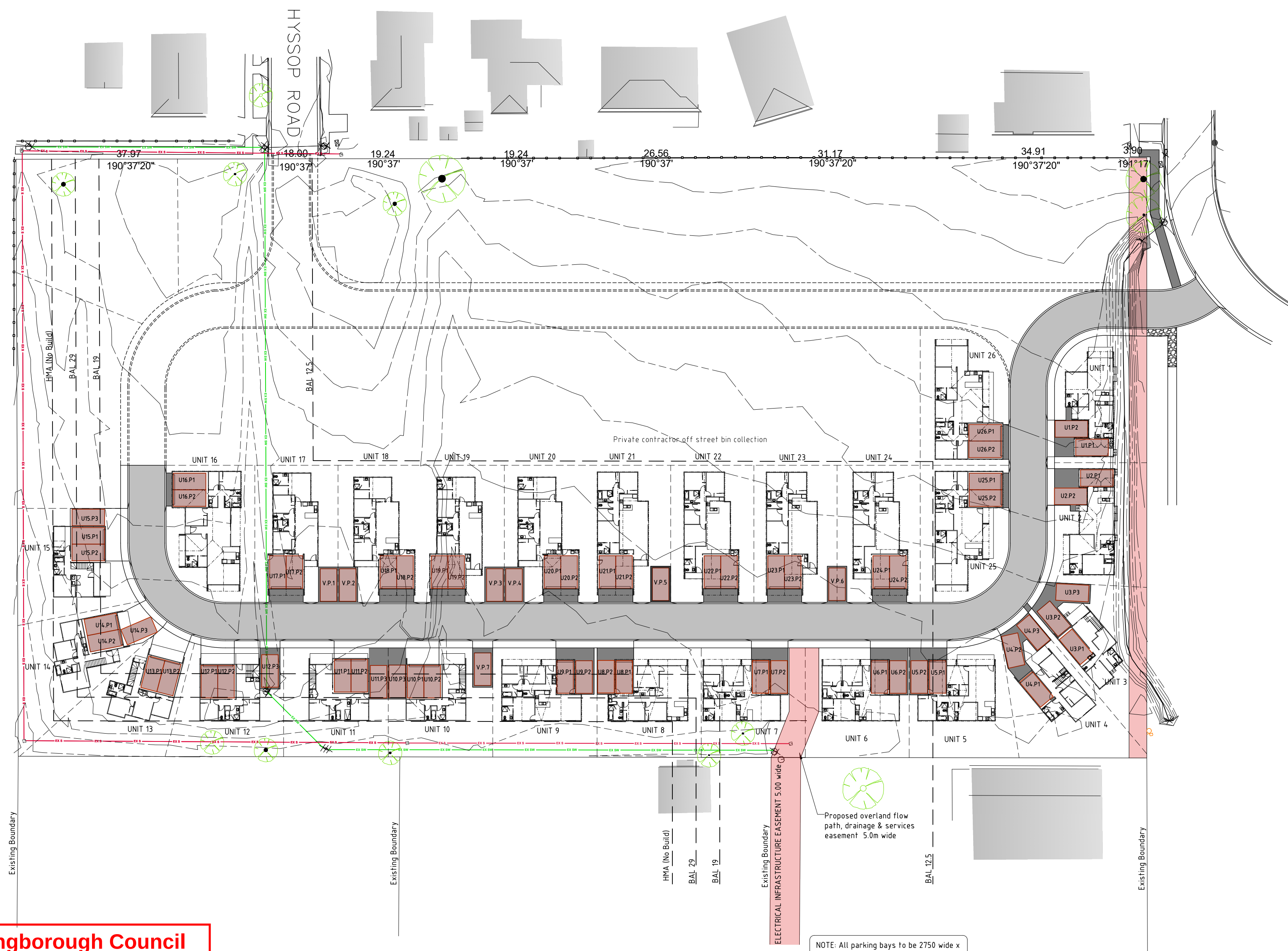
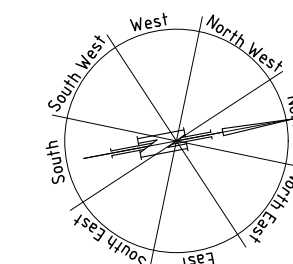
NOTE: All trees with the protection zone within disturbed soil to have bunting and signage. Refer to 6.3.2 & 6.3.3 of the Arboricultural Impact Statement.
Refer to Arboricultural impact assessment by Philip Jackson



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NOTE: All parking bays to be 2750 wide x 5400 long unless otherwise stated.

PROPOSED MULTI-RESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE	VEHICLE PARKING PLAN		DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@bigpond.com phone: ph 0400 671 582 Accreditation No. CC6204 copyright 2024 5024
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SIGHT LINE DISTANCE
as per AS2890.1 Figure 3.2
Scale 1:1000

Frontage road speed (note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic Property Access (note 6)
	Desirable 5s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use Values from 2nd & 3rd columns
100	139	160	
110	153	190	

- NOTES:
- Centre-line or centre of road (undivided road), or right hand edge of right hand through lane (divided road).
 - A check to the left is not required at a divided road where the median is wide enough to shelter a vehicle leaving the driveway.
 - Parking on this side of the frontage road may need to be restricted on either side of the driveway so that the sight distance required by the above table to an approaching vehicle is not obstructed.
 - This is the posted or general speed limit unless the 85th percentile speed is more than 5km/h above the limit in which case the tabulated speed nearest the 85th percentile shall be adopted.
 - The values in the table apply only to left turn and right turn manoeuvres into two-way roads up to four lanes wide and one-way street regardless of width, either for a 5s gap, desirable at lower frontage road speeds, or minimum stopping sight distance based on 2s reaction time. Crossing manoeuvres (e.g. from an access opposite the stem of a T-junction) over four lanes or more, and turning manoeuvres into a six lane two-way road would require longer gaps unless there was a median wide enough to store a vehicle and allow a two stage manoeuvre.
 - These distances are based on stopping sight distances with reaction time of 1.5s for traffic approaching along the frontage road and are applicable to a frontage road speed of up to 80km/h only. Wherever practicable sight distance provided at domestic property accesses should meet the values given in the second or third columns of table.
 - When checking sight sight distance the driver's eye height and the height of the object (approaching vehicle) are to be taken as 1.15m above the road surface.

FIGURE 3.2 SIGHT DISTANCE REQUIREMENTS AT ACCESS DRIVEWAY

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SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

VEHICLE SITE LINE DISTANCES

SCALE 1:500
0 5000 10000

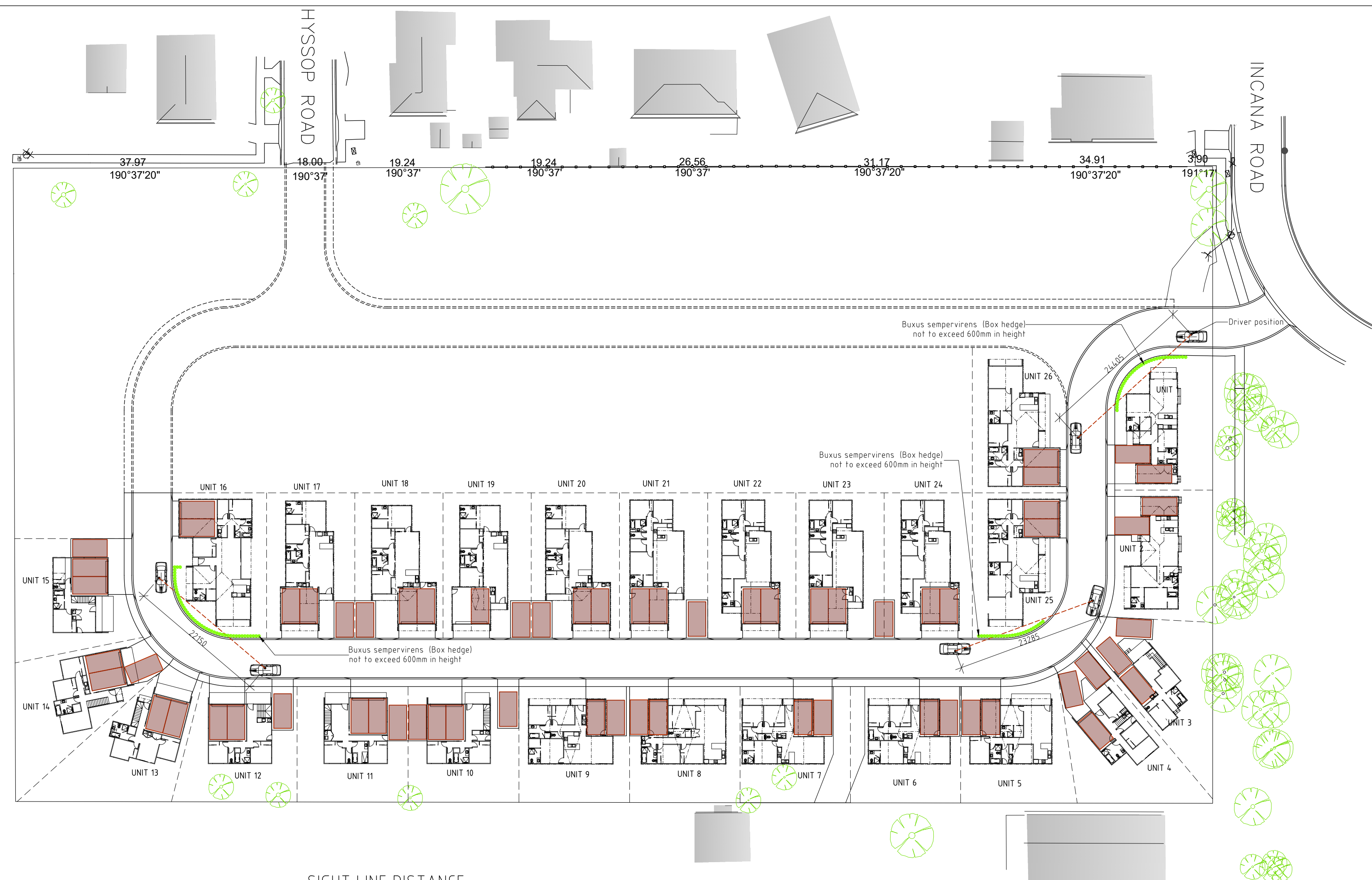
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SIGHT LINE DISTANCE
as per AS2890.1 Figure 3.2
Scale 1:1000

Frontage road speed (note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic Property Access (note 6)
	Desirable 5s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use Values from 2nd & 3rd columns
100	139	160	
110	153	190	

- NOTES:
- Centre-line or centre of road (undivided road), or right hand edge of right hand through lane (divided road).
 - A check to the left is not required at a divided road where the median is wide enough to shelter a vehicle leaving the driveway.
 - Parking on this side of the frontage road may need to be restricted on either side of the driveway so that the sight distance required by the above table to an approaching vehicle is not obstructed.
 - This is the posted or general speed limit unless the 85th percentile speed is more than 5km/h above the limit in which case the tabulated speed nearest the 85th percentile shall be adopted.
 - The values in the table apply only to left turn and right turn manoeuvres into two-way roads up to four lanes wide and one-way street regardless of width, either for a 5s gap, desirable at lower frontage road speeds, or minimum stopping sight distance based on 2s reaction time. Crossing manoeuvres (e.g. from an access opposite the stem of a T-junction) over four lanes or more, and turning manoeuvres into a six lane two-way road would require longer gaps unless there was a median wide enough to store a vehicle and allow a two stage manoeuvre.
 - These distances are based on stopping sight distances with reaction time of 1.5s for traffic approaching along the frontage road and are applicable to a frontage road speed of up to 80km/h only. Wherever practicable sight distance provided at domestic property accesses should meet the values given in the second or third columns of table.
 - When checking sight sight distance the driver's eye height and the height of the object (approaching vehicle) are to be taken as 1.15m above the road surface.

FIGURE 3.2 SIGHT DISTANCE REQUIREMENTS AT ACCESS DRIVEWAY

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

VEHICLE SITE LINE DISTANCES, CAR TO CAR

DATE
12/ 01/ 26

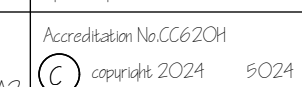
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phone: ph 0400 671 582

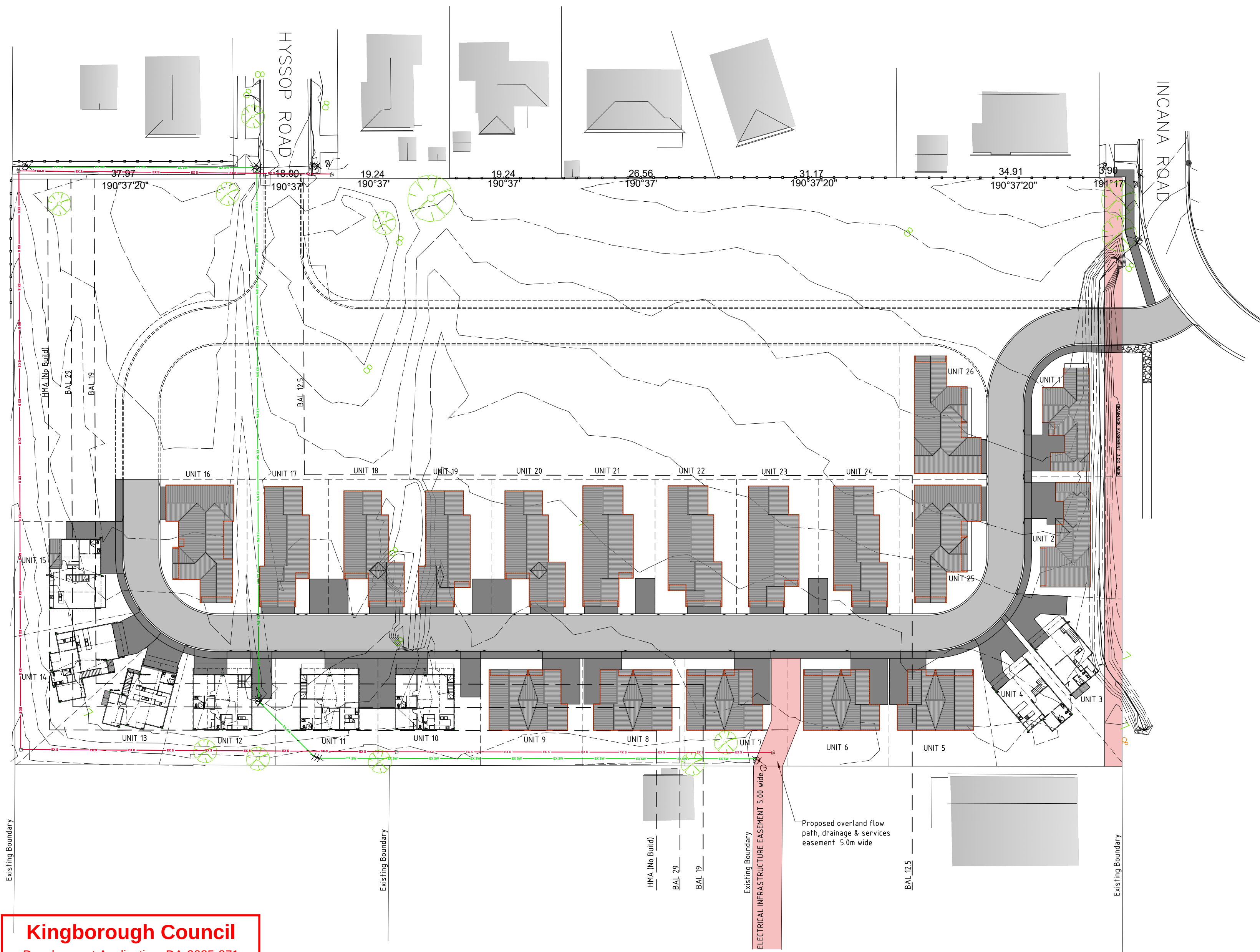
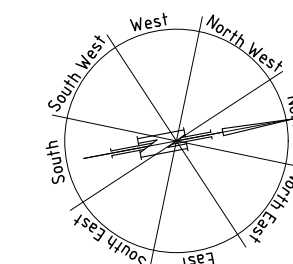
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12 OF 79

Accreditation No. CC6204
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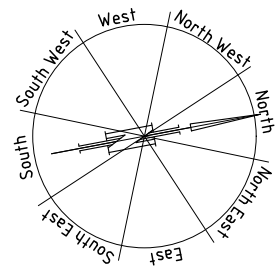




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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE	UPPER LEVEL STORMWATER CONCEPT PLAN		DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@bigpond.com phone: ph 0400 671 582 Accreditation No. CC6204 copyright 2024 5024
	SCALE 1:500 0 5000 10000	AMENDED	DRAWING NO. 14 OF 79	



Plumber to confirm the location of existing on-site services prior to commencement of any excavations

Agg drains to be installed prior to slab preparation. Evidence of the agg drainage installation to be supplied to the Engineer

150 ϕ 150uPVC stormwater
1:100 min fall
S100 ϕ 100uPVC sewerage
1.67% min fall

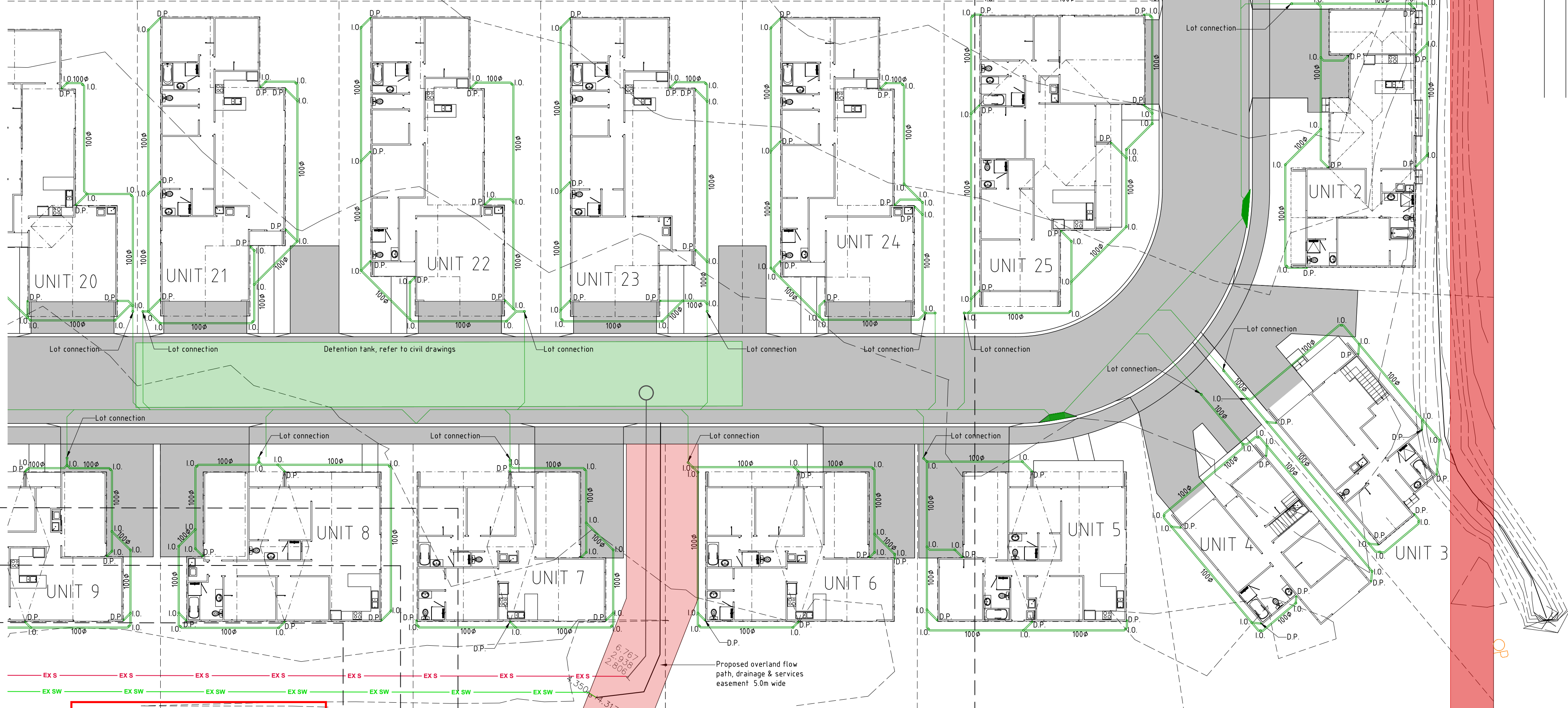
100 ϕ 100uPVC stormwater
1:100 min fall

100x100 cast in kerb to driveway perimeter
I.O. at each intersection & bend

Water meters for strata developments must be located in common property to allow unfettered access to enable reading, testing, inspection, maintenance and exchange without impediment and must be kept clear of obstructions at all times. Water meters in trafficable areas must be housed boxes with a class "A" lid if not located in trafficable area

NOTE: All works are to be in accordance with the Water supply code of Australia WSA03-2011-3.1 Version 3.1 MRWA Edition V2.0 & sewerage Code of Australia Melbourne Retail water agencies Code WSA02-2002 Version 2.3 MRWA Edition 1.0 & Taswater's supplements to those codes

BAL 12.5



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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
5JM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

LOWER LEVEL STORMWATER CONCEPT PLAN
IN PART

SCALE 1:200
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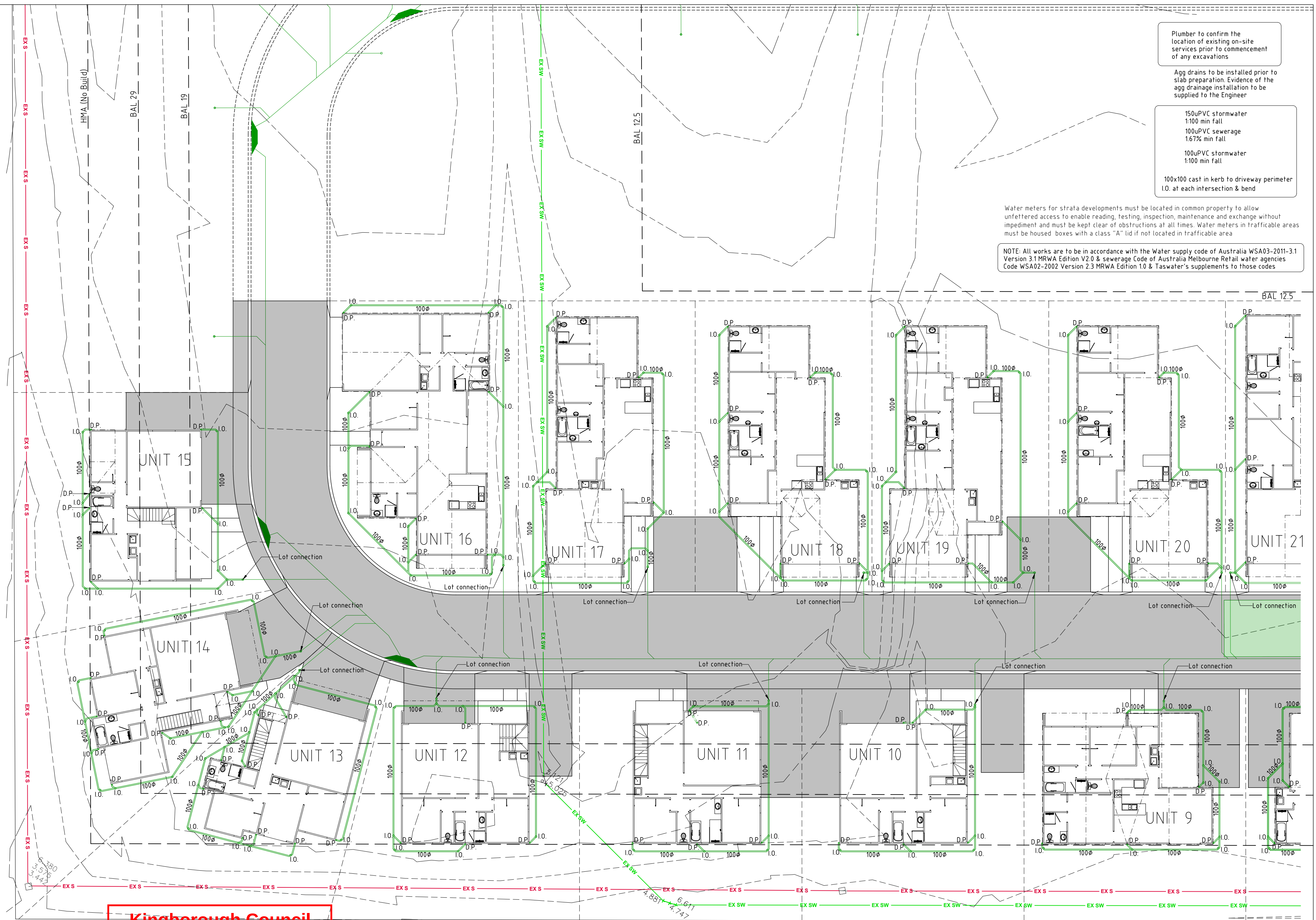
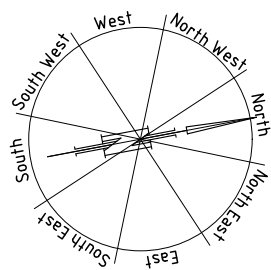
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15 OF 79

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Plumber to confirm the location of existing on-site services prior to commencement of any excavations

Agg drains to be installed prior to slab preparation. Evidence of the agg drainage installation to be supplied to the Engineer

- 150uPVC stormwater 1:100 min fall
- 100uPVC sewerage 1:67 min fall
- 100uPVC stormwater 1:100 min fall

100x100 cast in kerb to driveway perimeter I.O. at each intersection & bend

Water meters for strata developments must be located in common property to allow unfettered access to enable reading, testing, inspection, maintenance and exchange without impediment and must be kept clear of obstructions at all times. Water meters in trafficable areas must be housed boxes with a class "A" lid if not located in trafficable area

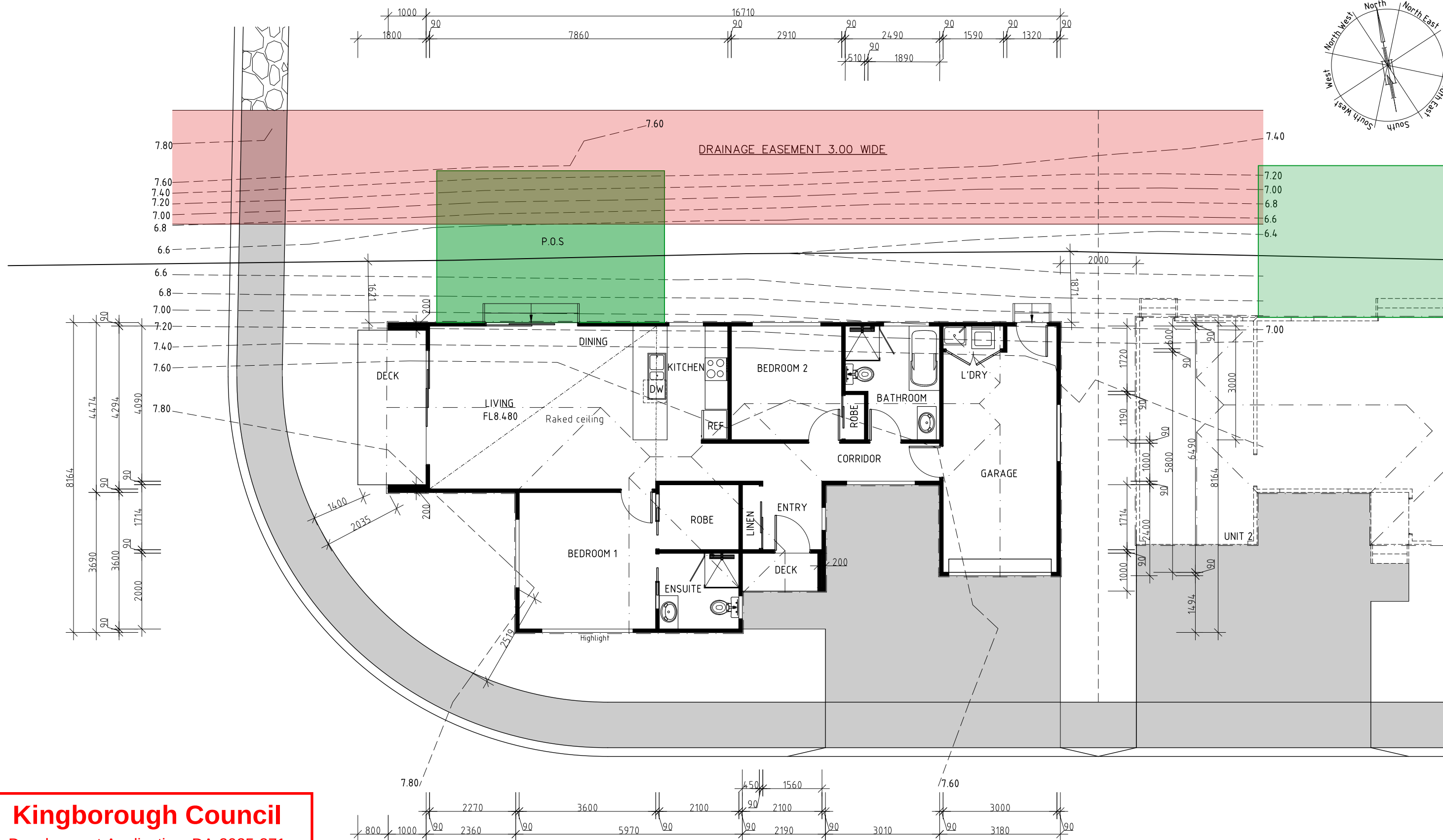
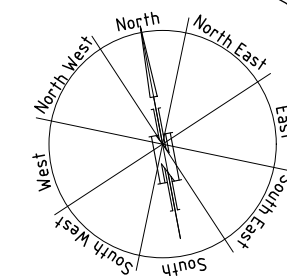
NOTE: All works are to be in accordance with the Water supply code of Australia WSA03-2011-3.1 Version 3.1 MRWA Edition V2.0 & sewerage Code of Australia Melbourne Retail water agencies Code WSA02-2002 Version 2.3 MRWA Edition 1.0 & Taswater's supplements to those codes

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE	LOWER LEVEL STORMWATER CONCEPT PLAN IN PART	DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@bigpond.com phone: ph 0400 671 582
	SCALE 1:200 0 2000 4000	AMENDED	DRAWING NO. 16 OF 79 A2

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UNIT 1

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 1 PLAN

SCALE 1:100
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AMENDED

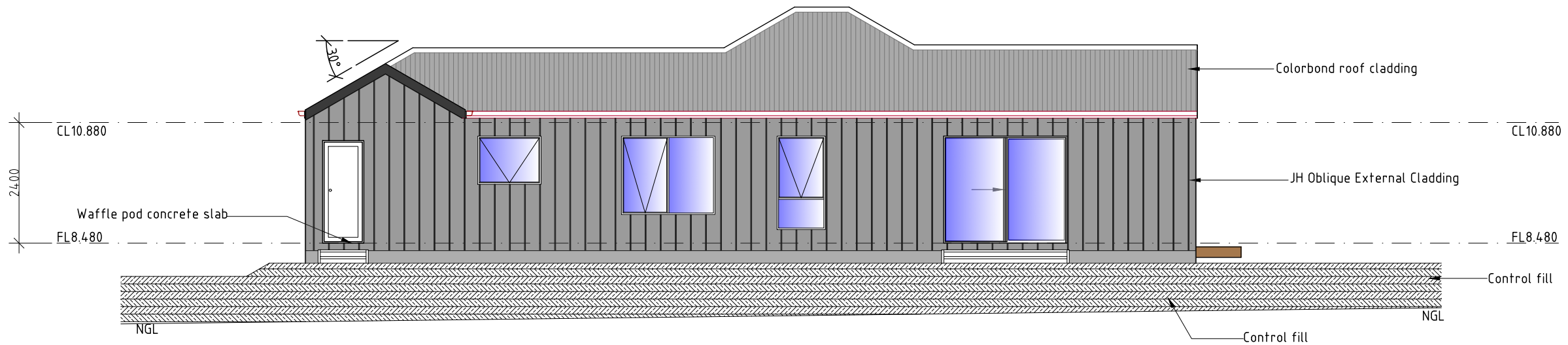
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DRAWING NO.
17 OF 19

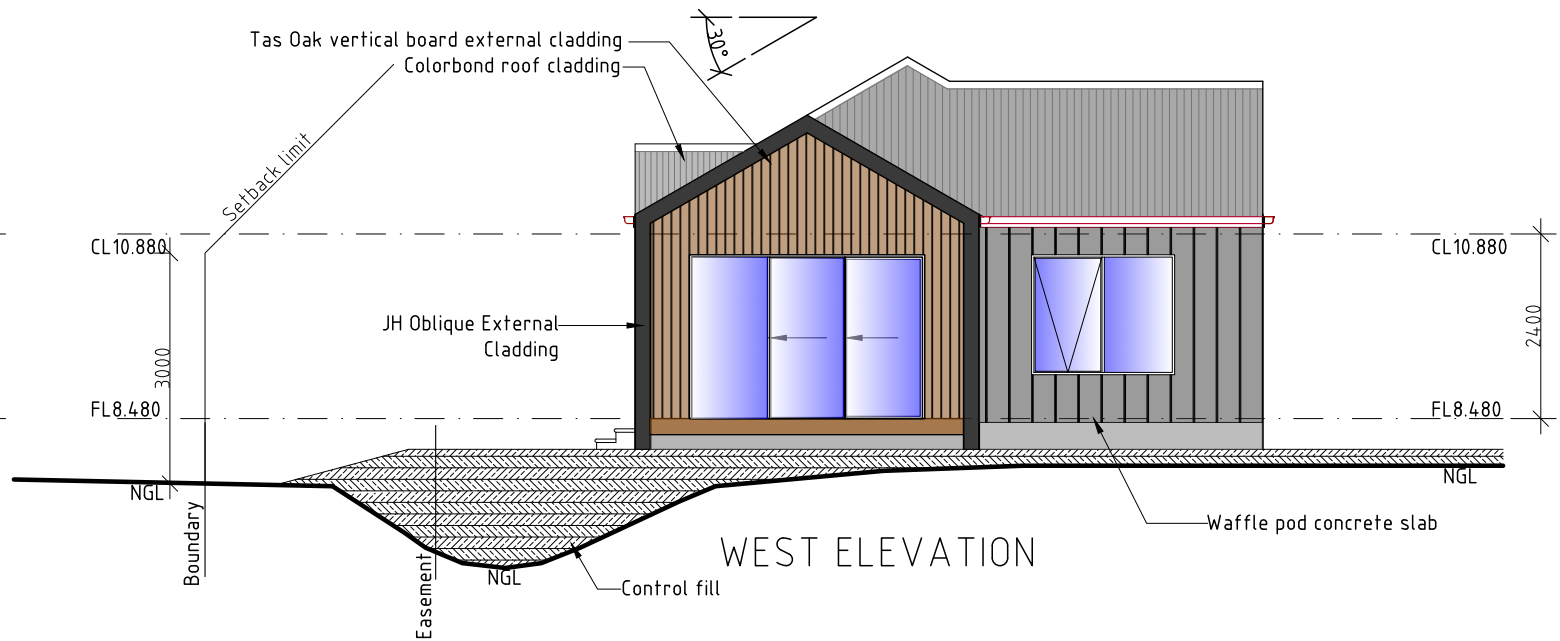
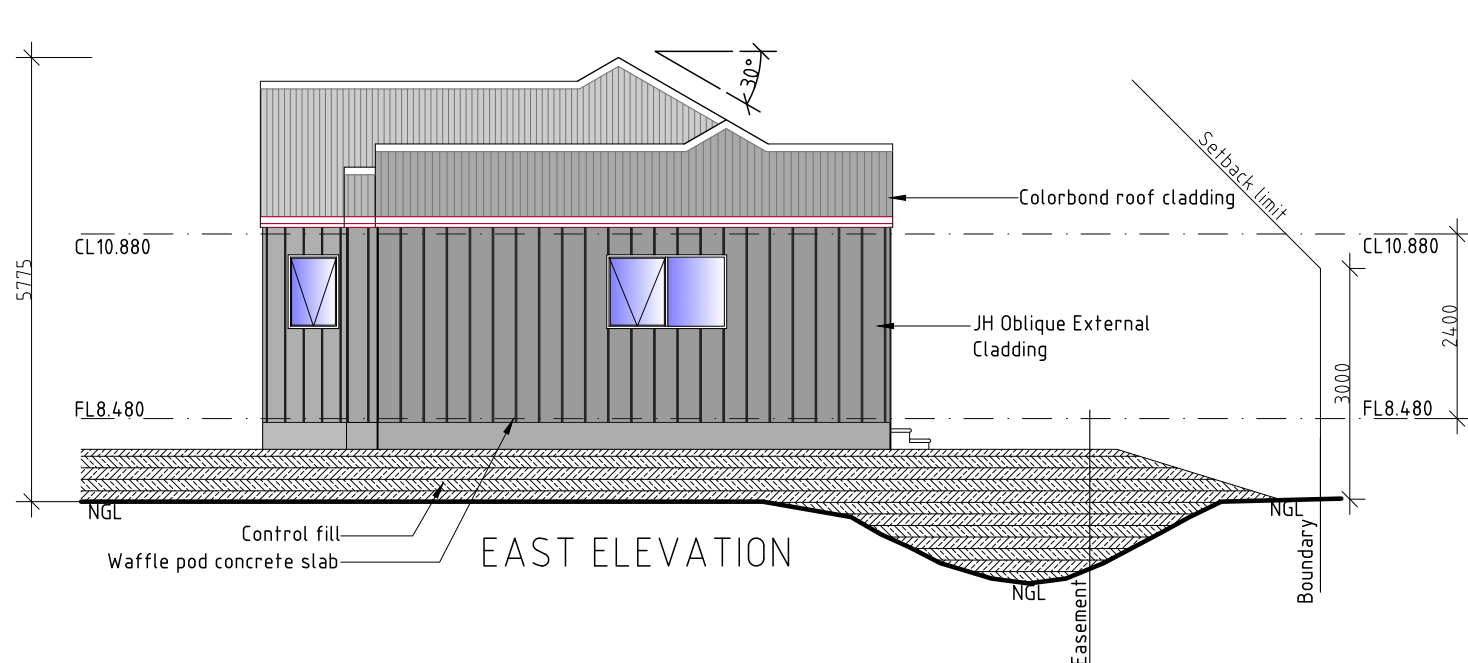
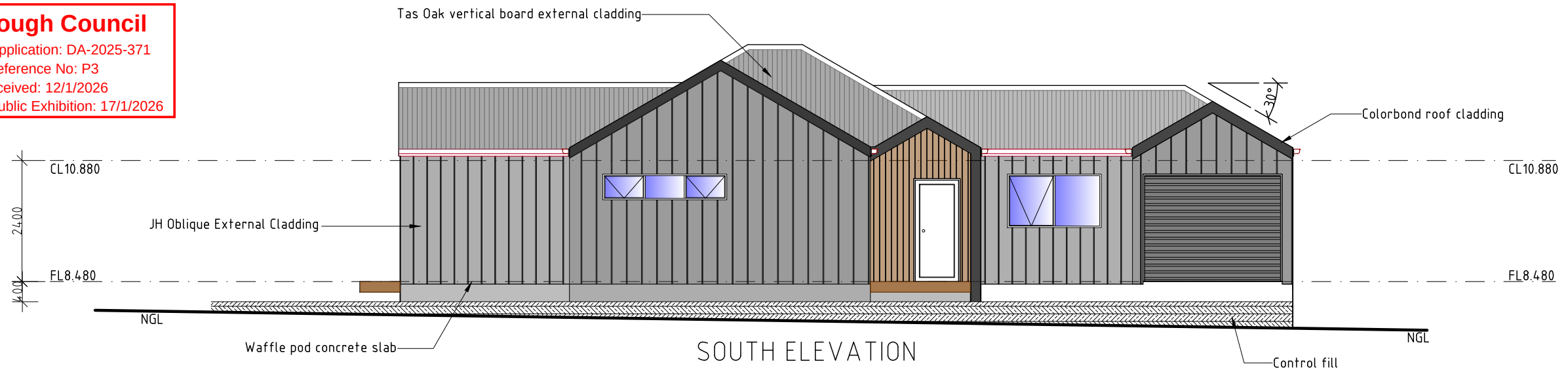
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AREAS Unit 1
Unit 1 106.71m²
Decks 9.32m²



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UNIT 1

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
 SJM PROPERTY DEVELOPMENTS AT
 19 HYSSOP ROAD MARGATE

UNIT 1 ELEVATIONS

SCALE 1:100
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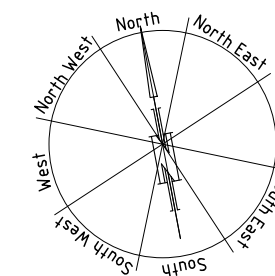
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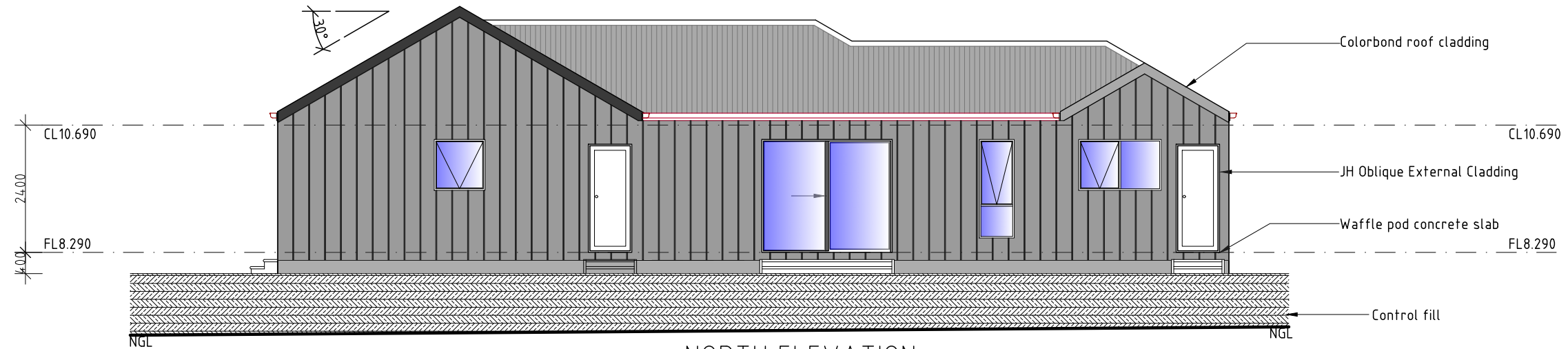
PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

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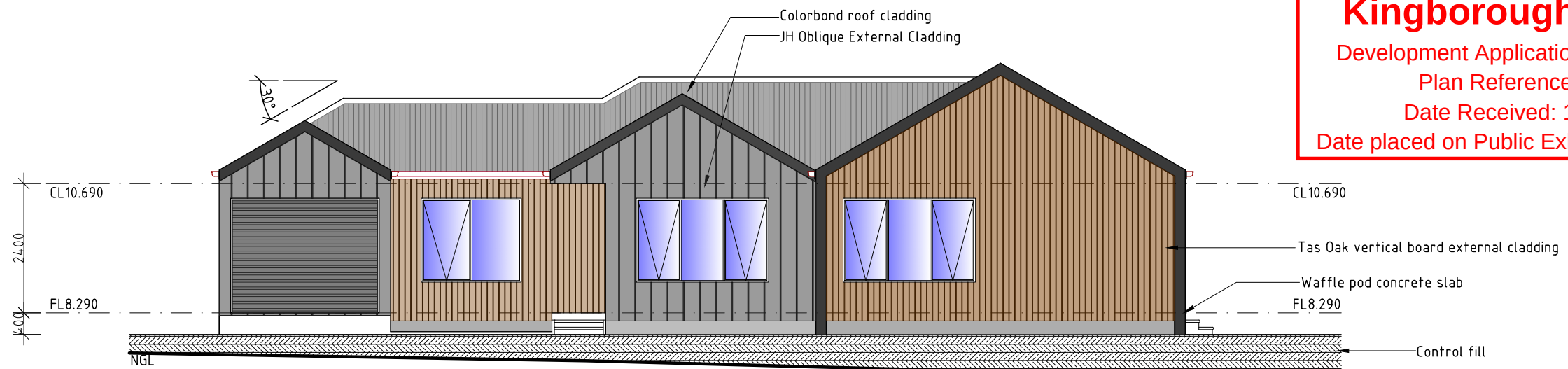
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NORTH ELEVATION



SOUTH ELEVATION

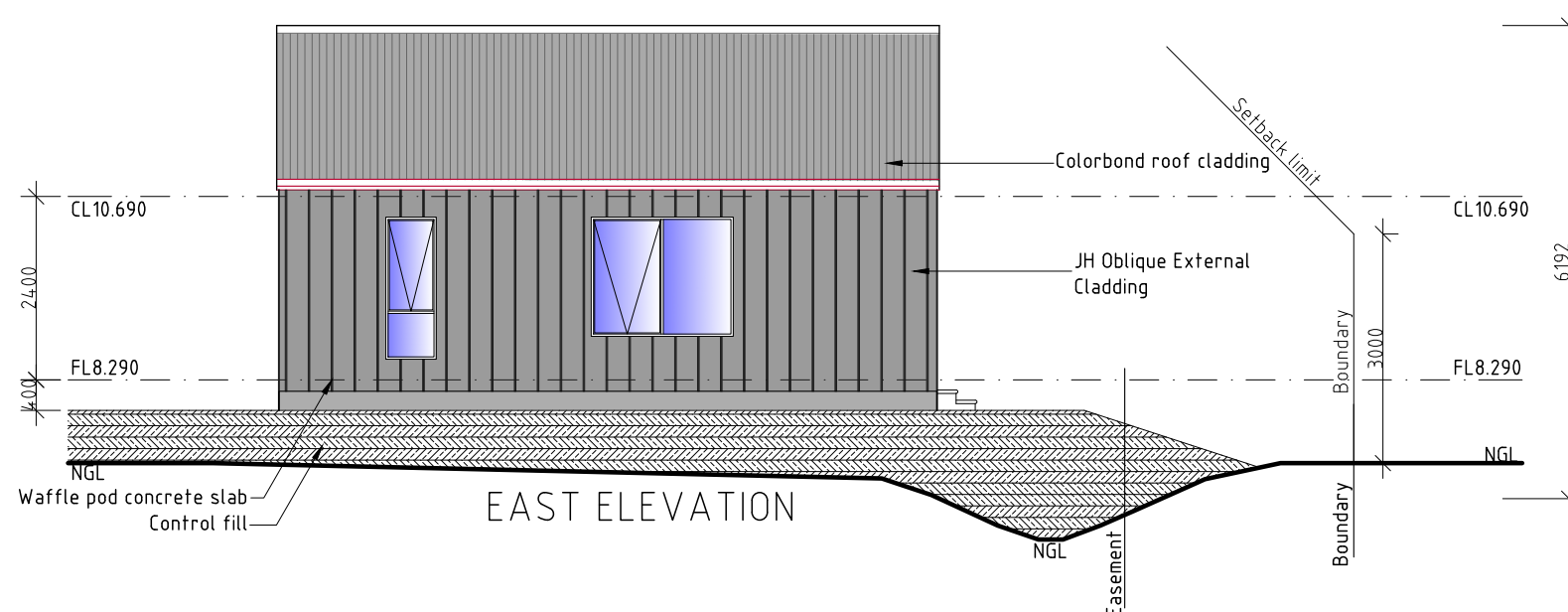
Kingborough Council

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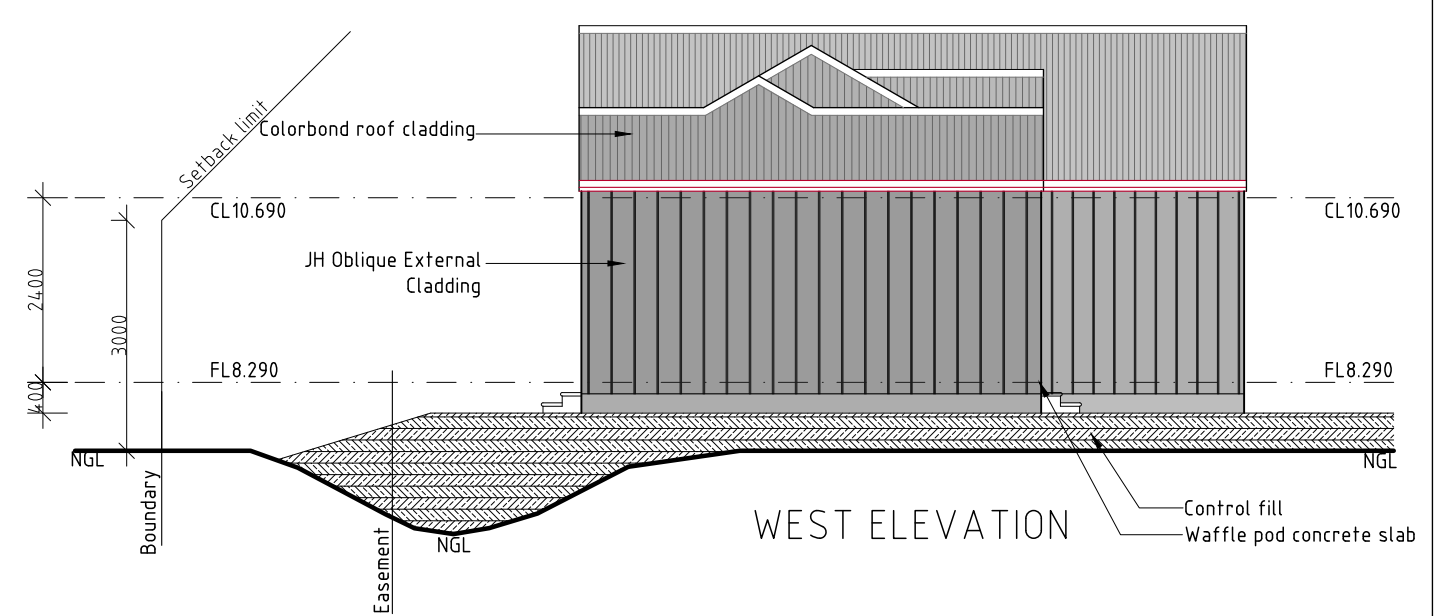
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EAST ELEVATION



WEST ELEVATION

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UNIT 2

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 2 ELEVATIONS

SCALE 1:100
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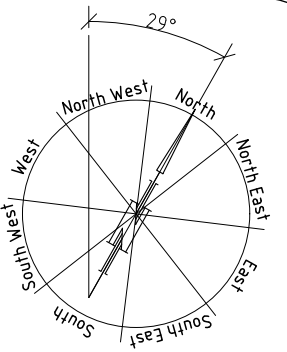
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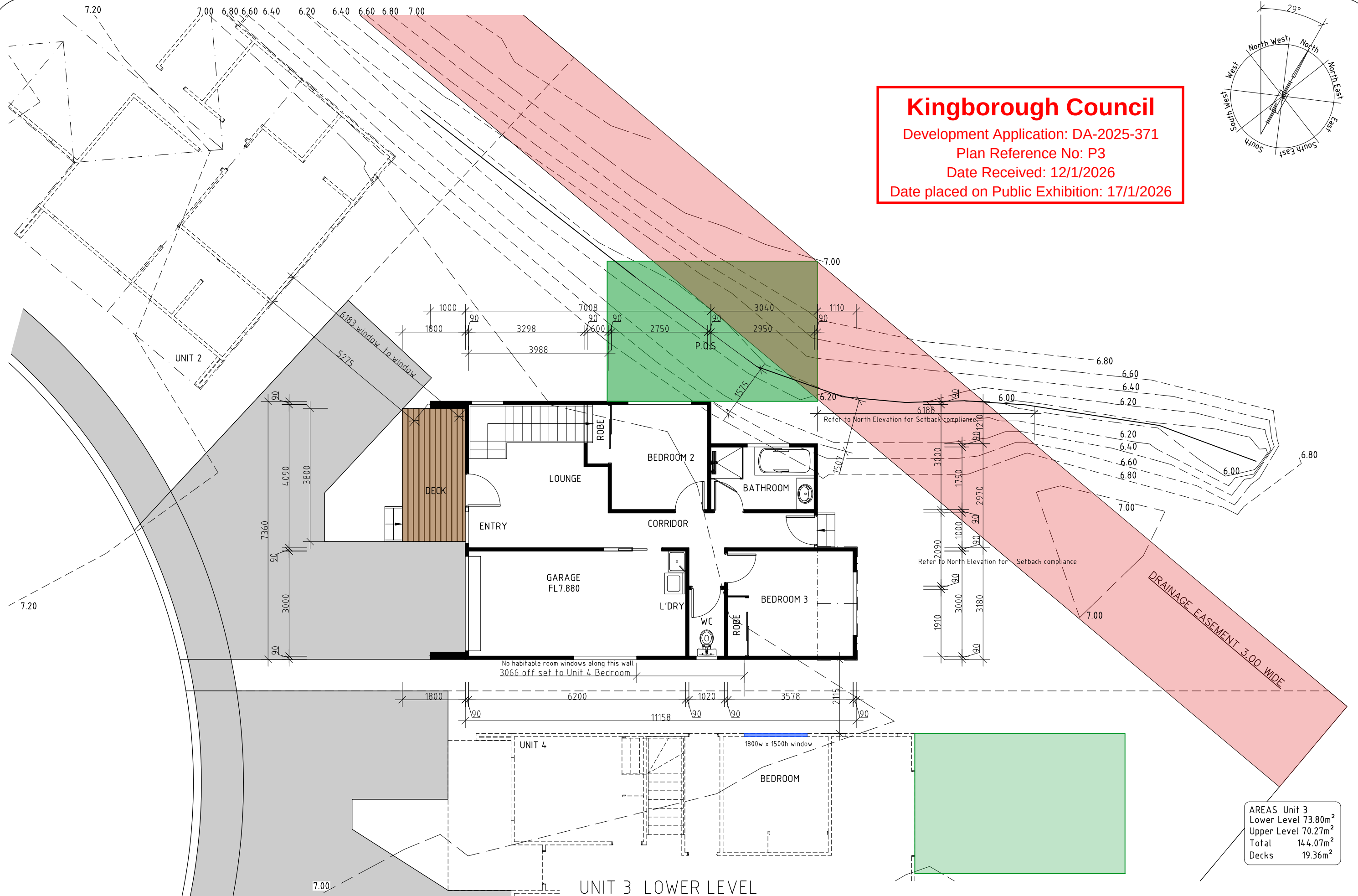
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UNIT 3 LOWER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 3 LOWER LEVEL PLAN

SCALE 1:100
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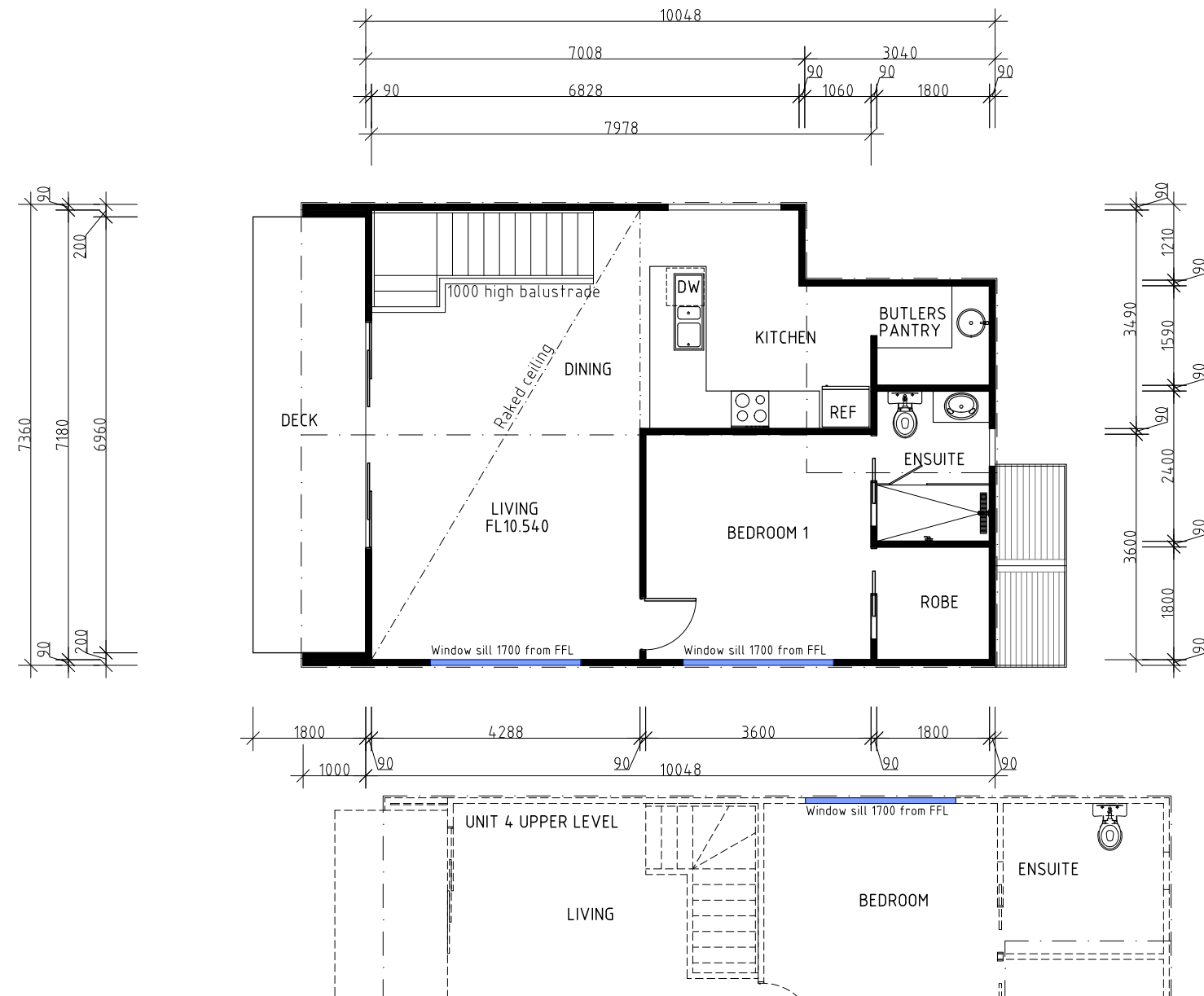
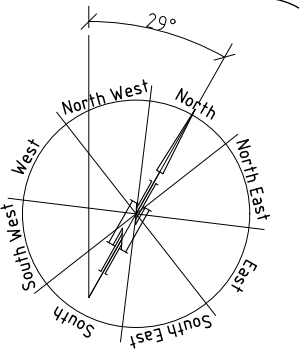
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03/12/2025

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AREAS Unit 3
Lower Level 73.80m²
Upper Level 70.27m²
Total 144.07m²
Decks 19.36m²

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UNIT 3 UPPER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 3 UPPER LEVEL PLAN

DATE
12/ 01/ 26

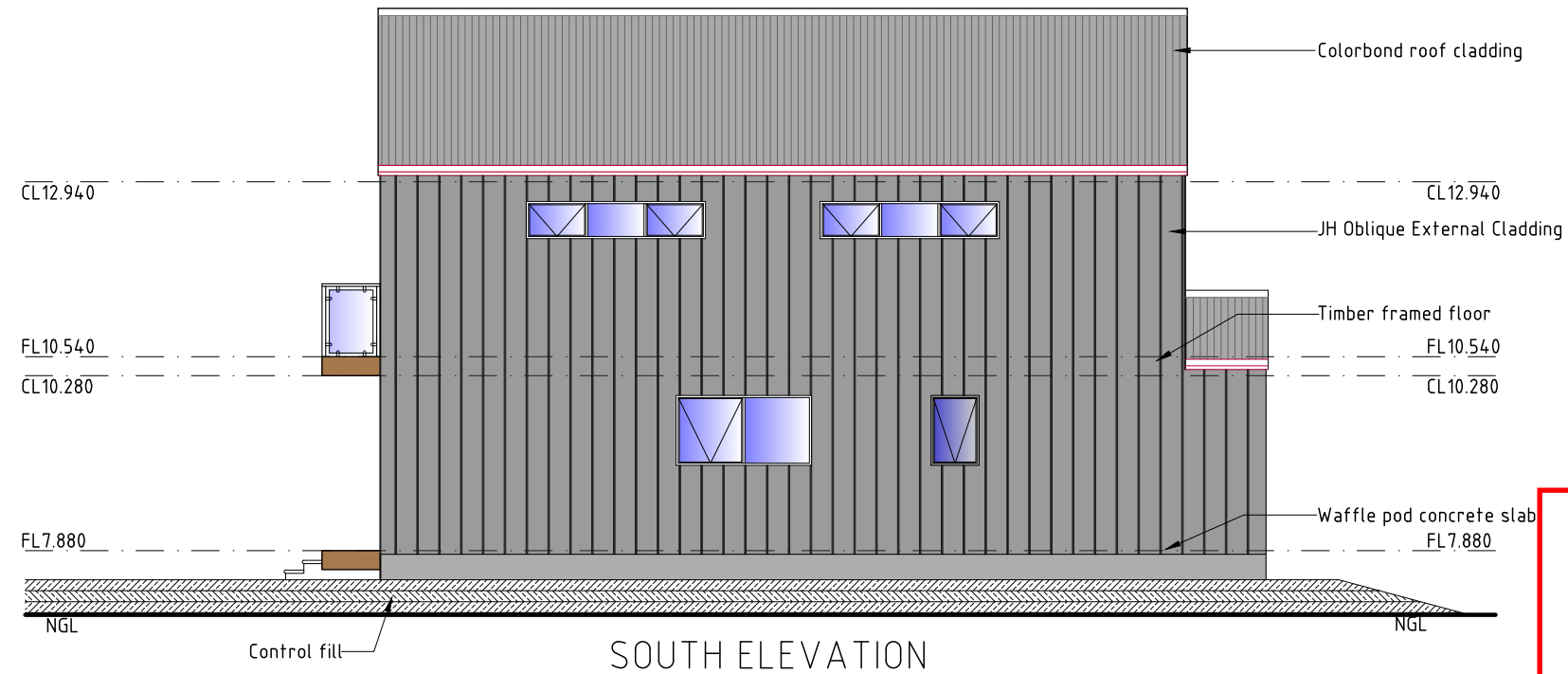
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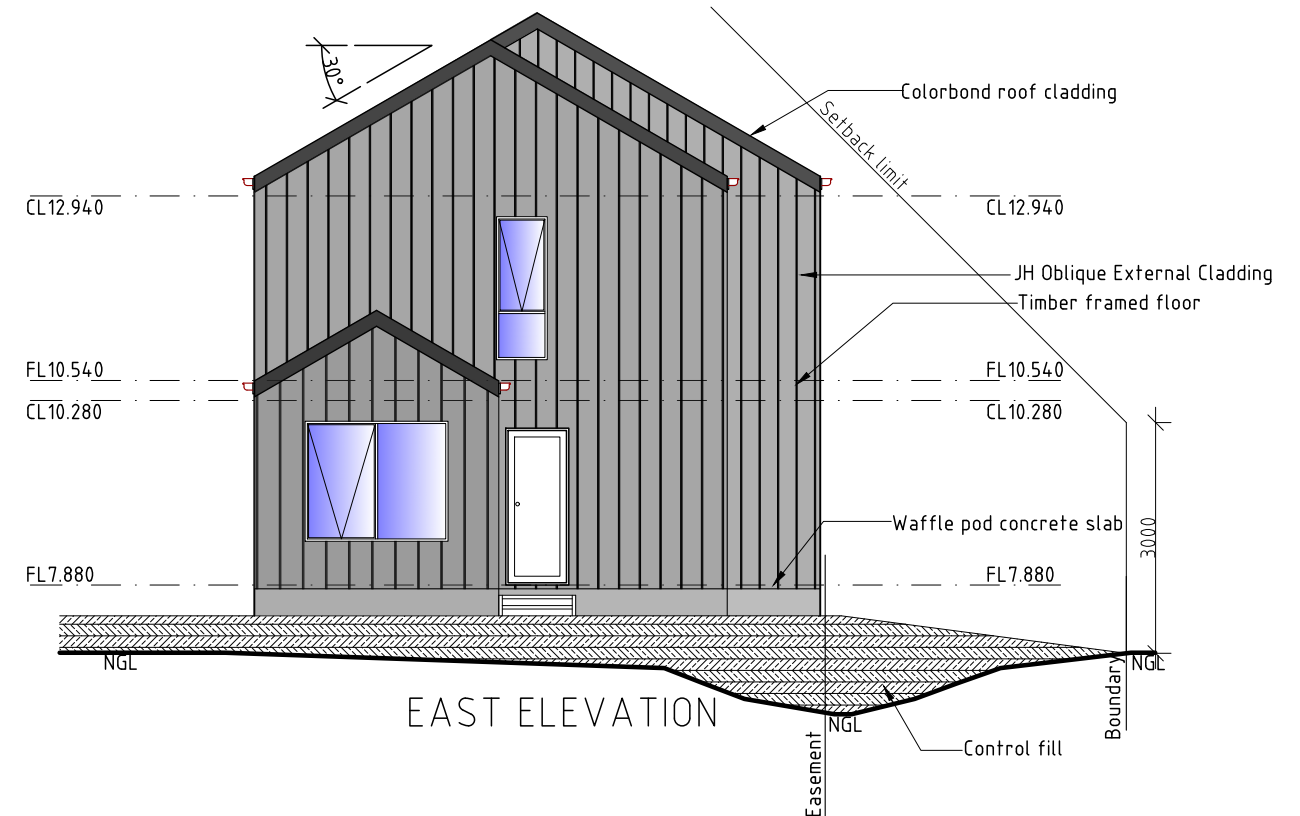
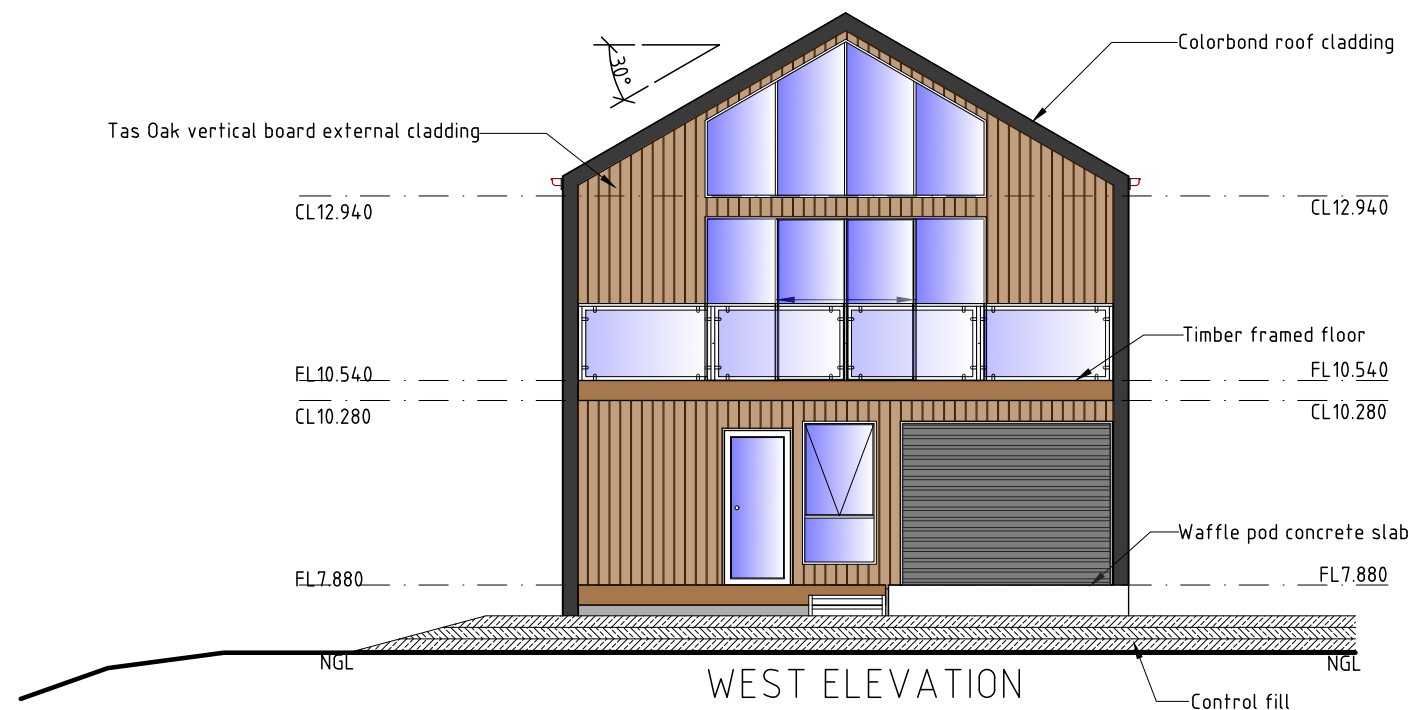
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UNIT 3

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
 SJM PROPERTY DEVELOPMENTS AT
 19 HYSSOP ROAD MARGATE

UNIT 3 ELEVATIONS

SCALE 1:100, 1:20
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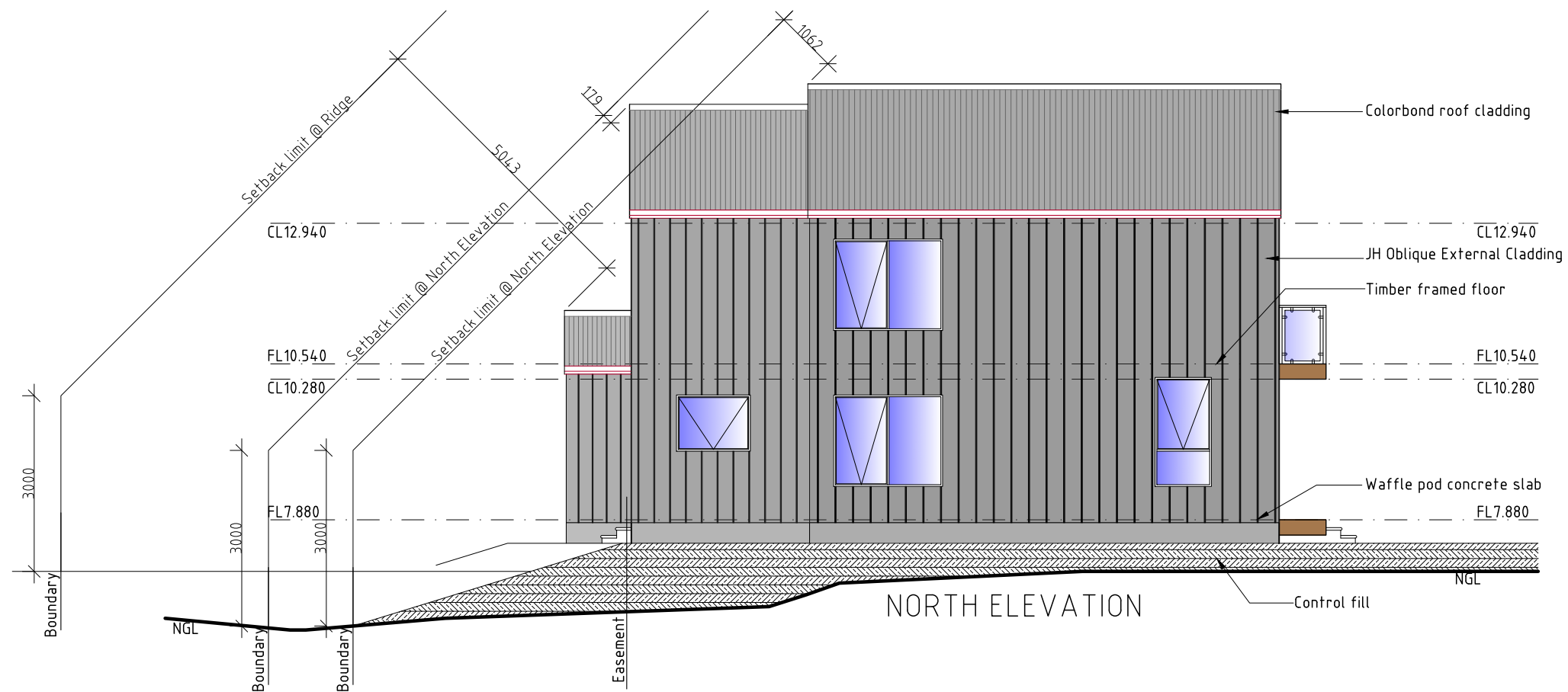
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UNIT 3

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 3 ELEVATIONS

SCALE 1:100
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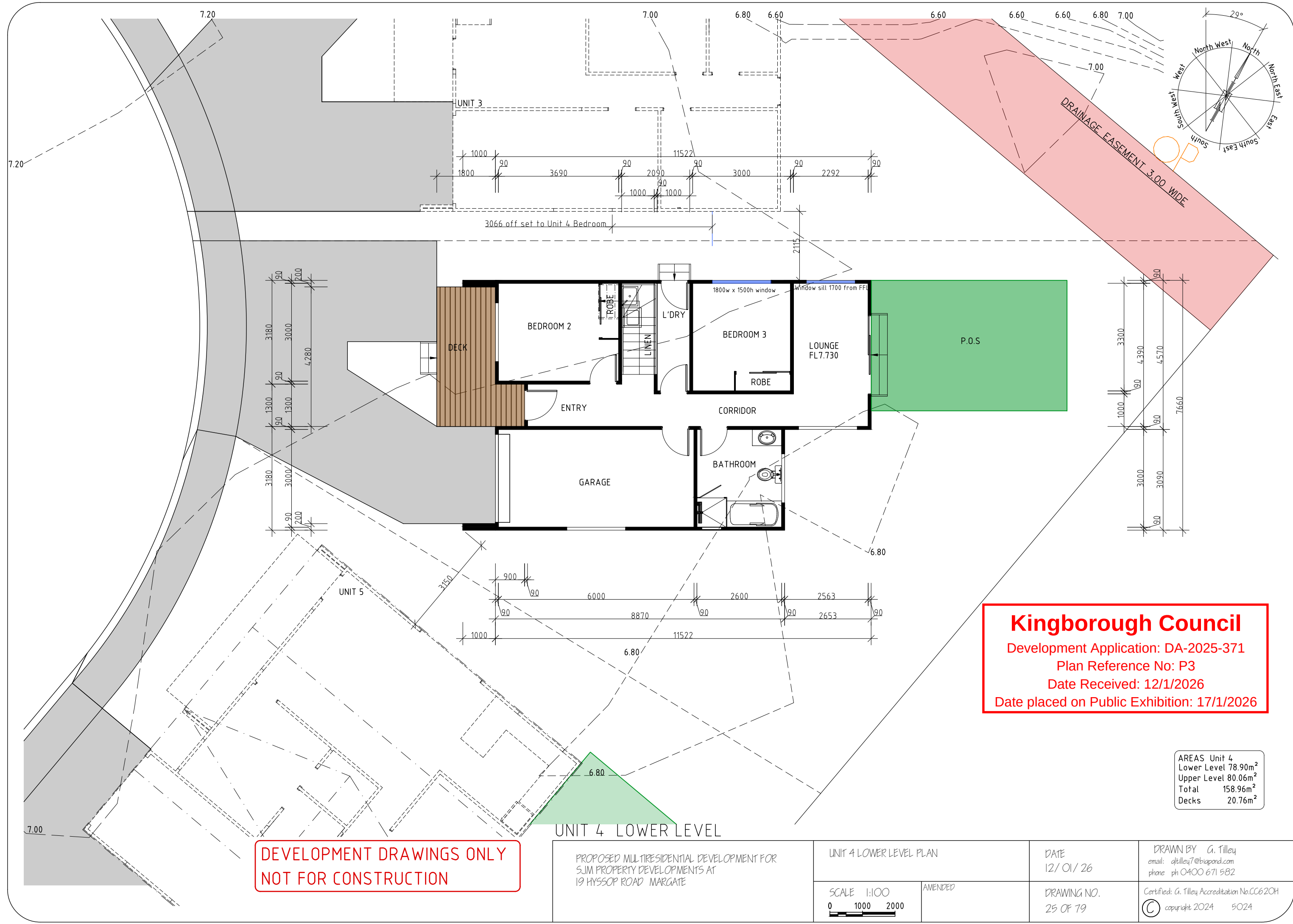
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AREAS	Unit 4
	Lower Level 78.90m ²
	Upper Level 80.06m ²
	Total 158.96m ²
	Decks 20.76m ²

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UNIT 4 LOWER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 4 LOWER LEVEL PLAN

SCALE 1:100
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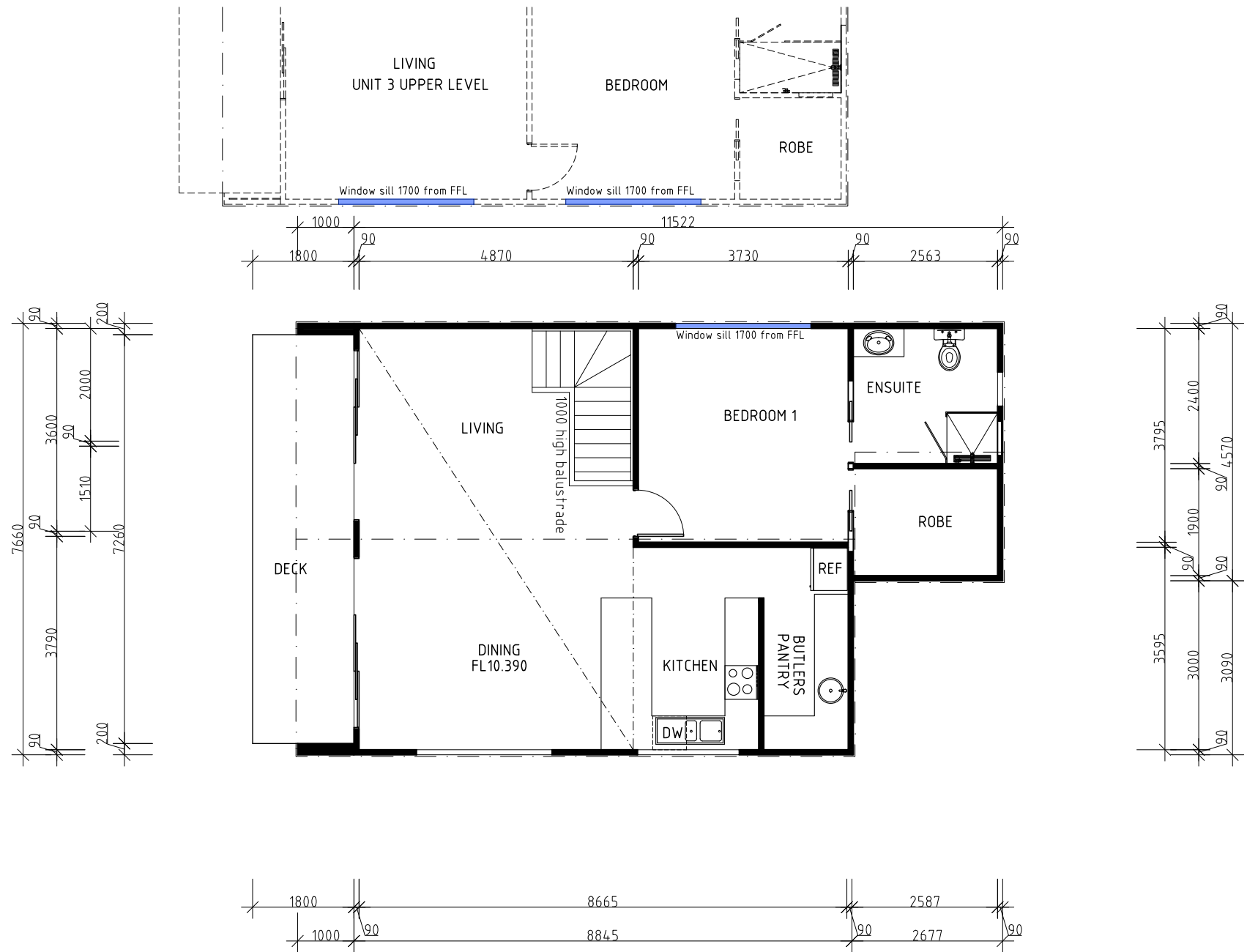
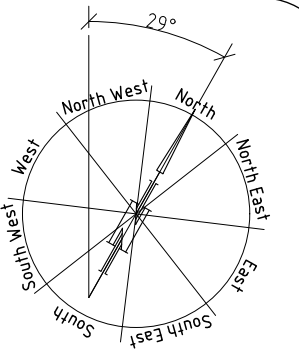
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UNIT 4 UPPER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 4 UPPER LEVEL PLAN

SCALE 1:100
0 1000 2000

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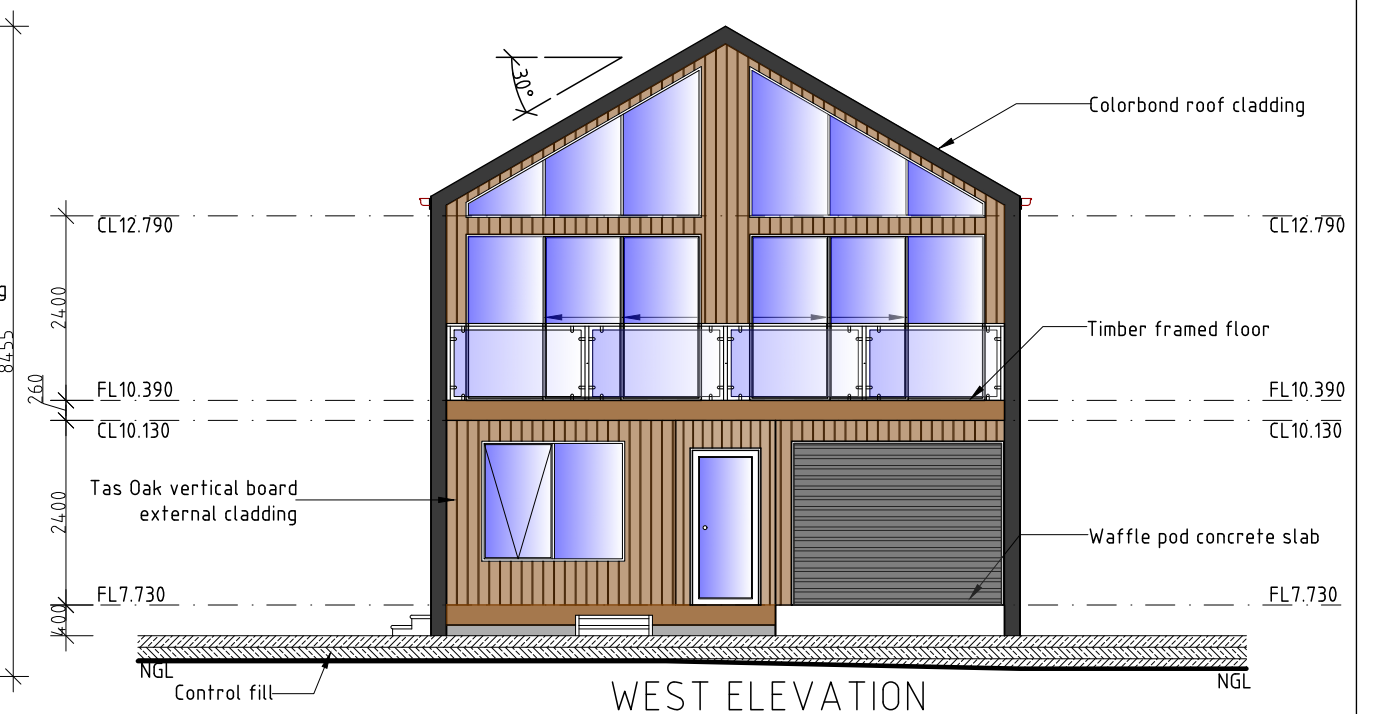
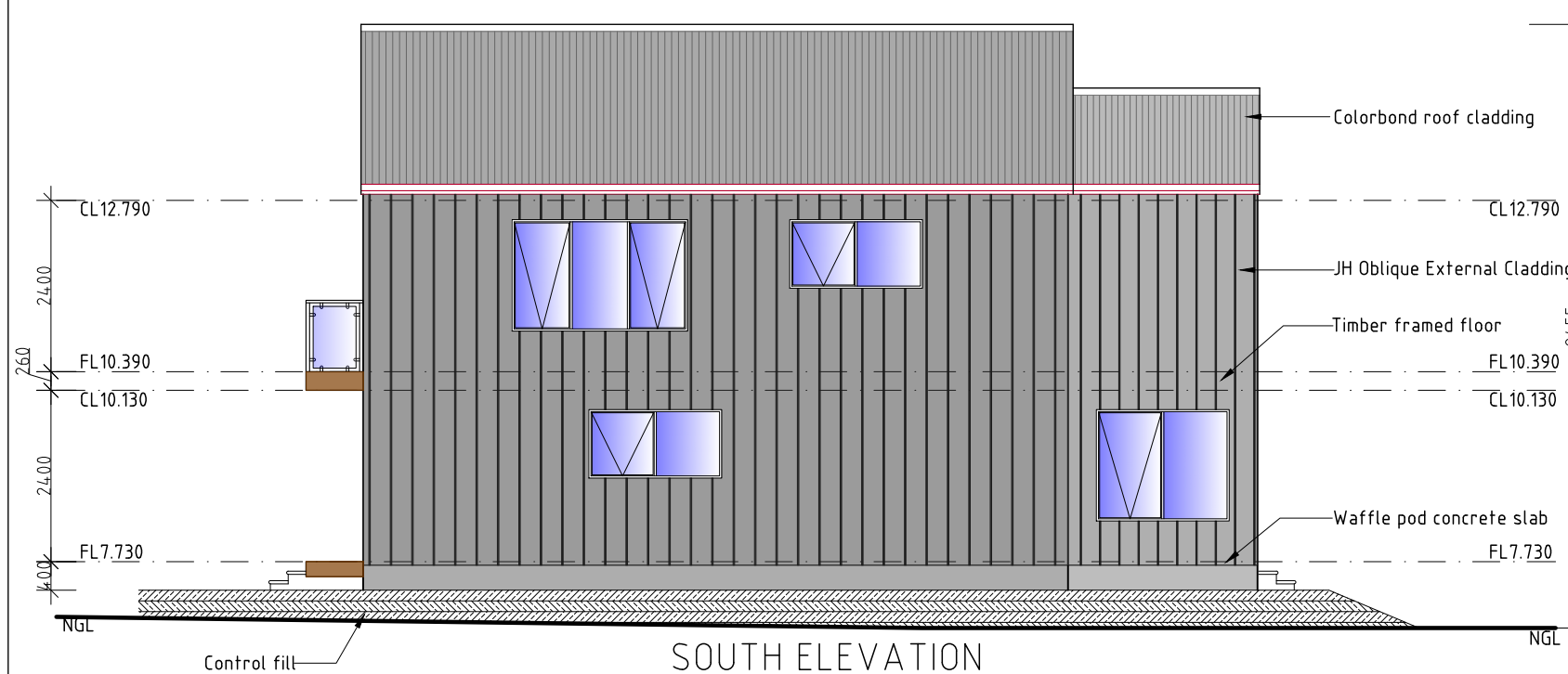
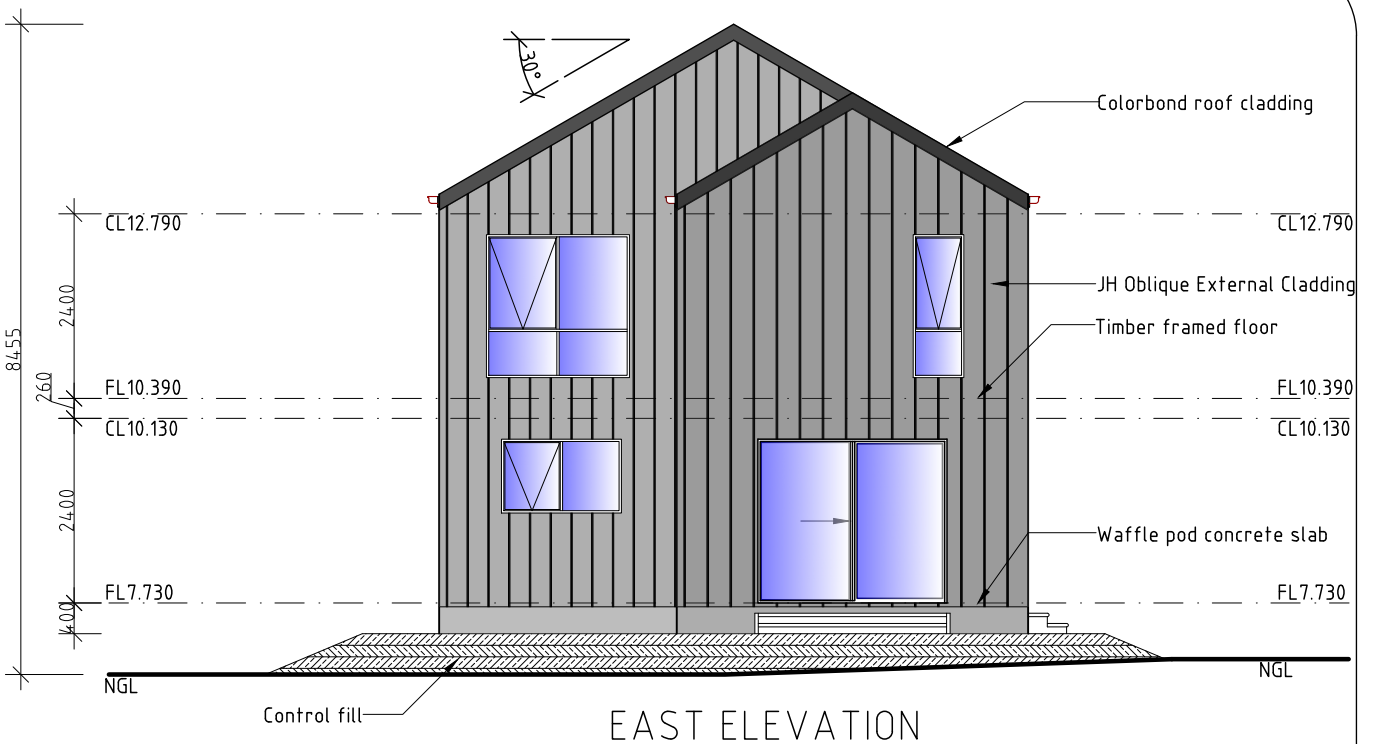
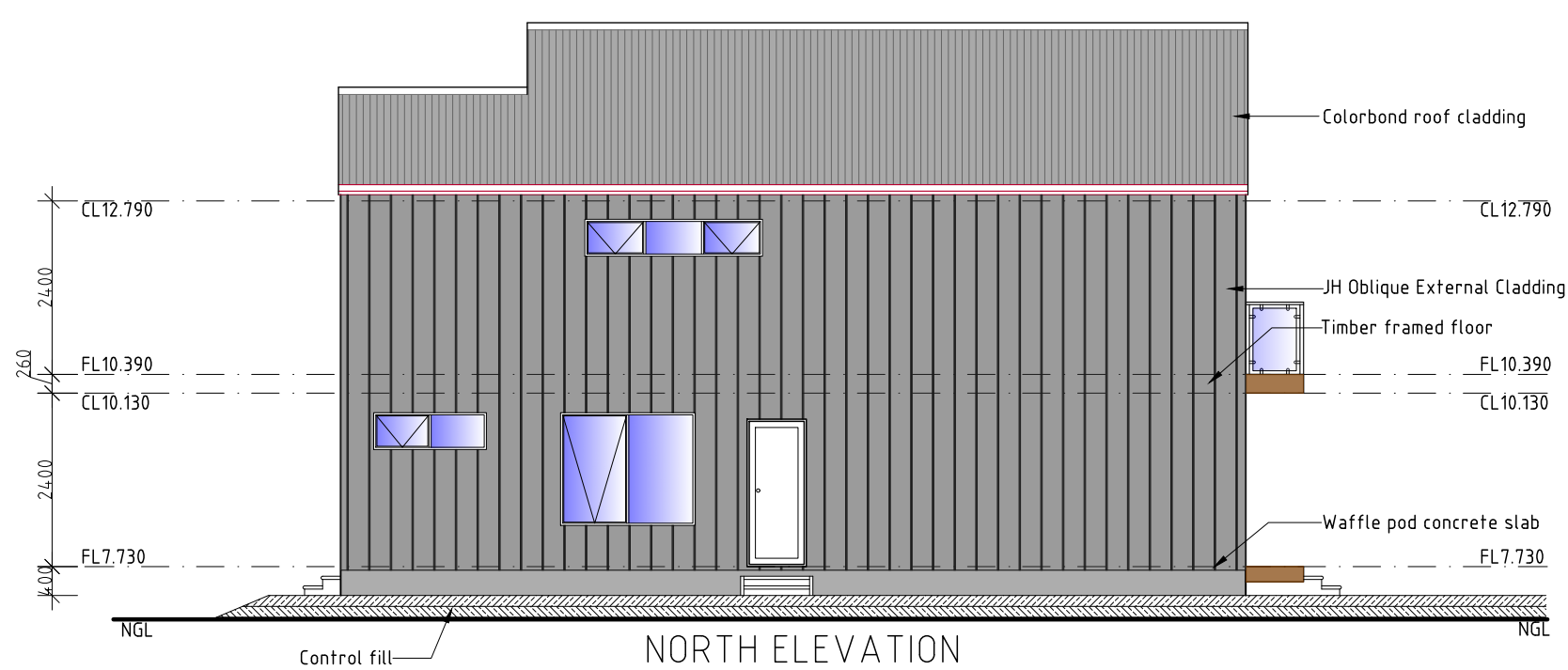
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AREAS Unit 4
Lower Level 78.90m²
Upper Level 80.06m²
Total 158.96m²
Decks 20.76m²



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UNIT 4

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 4 ELEVATIONS

SCALE 1:100
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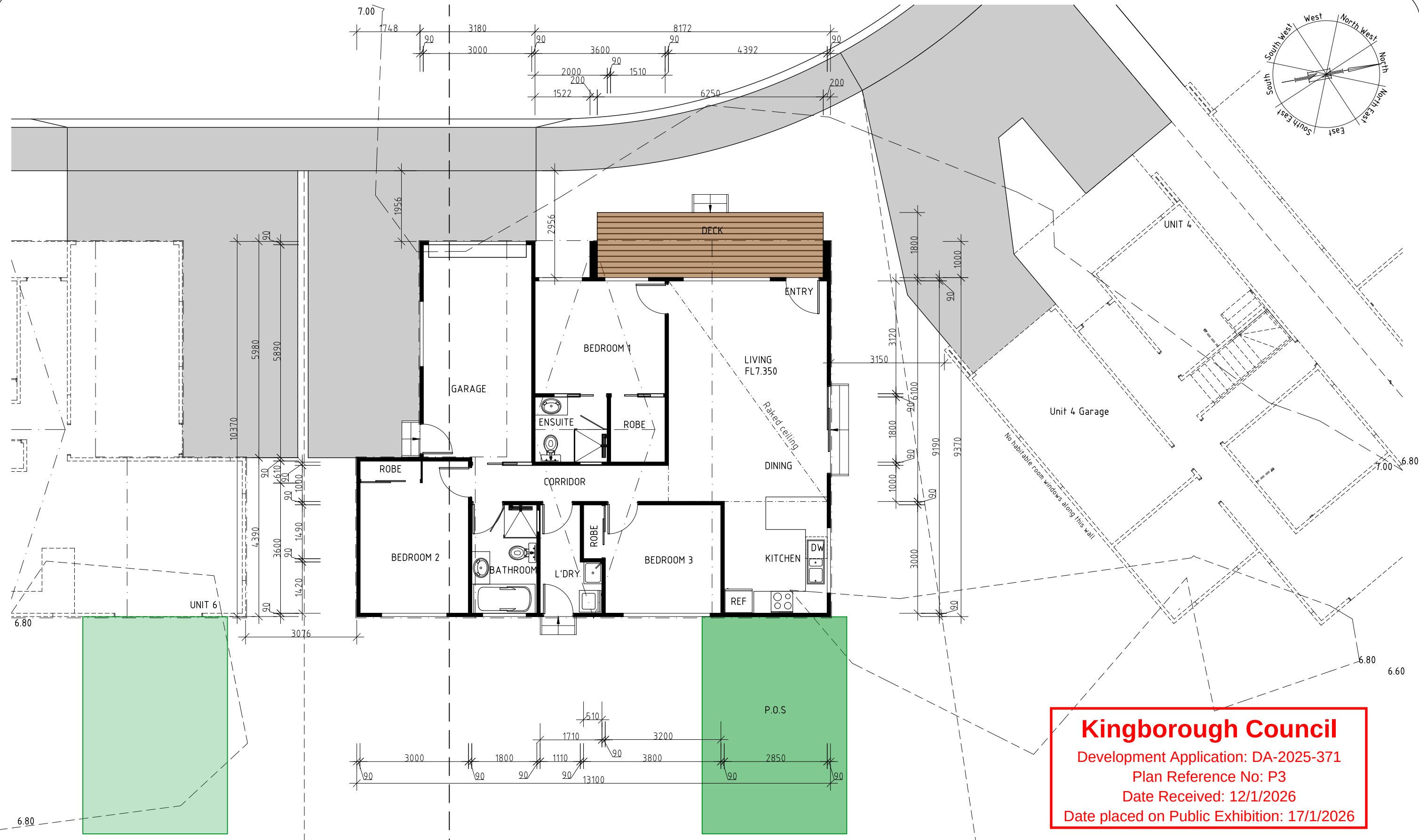
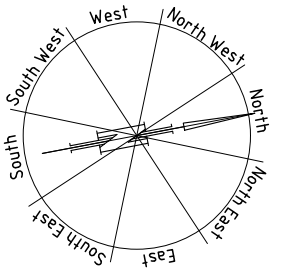
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AREAS	
UNIT 5	177.22m ²
Deck	11.20m ²

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UNIT 5

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE		UNIT 5 PLAN		DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@biapond.com phone ph 0400 671 582
SCALE 1:100 0 1000 2000		AMENDED		DRAWING NO. 28 OF 79	Certified: G. Tilley Accreditation No.CC620H © copyright 2024 5024



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UNIT 5

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 5 ELEVATIONS

SCALE 1:100
0 1000 2000

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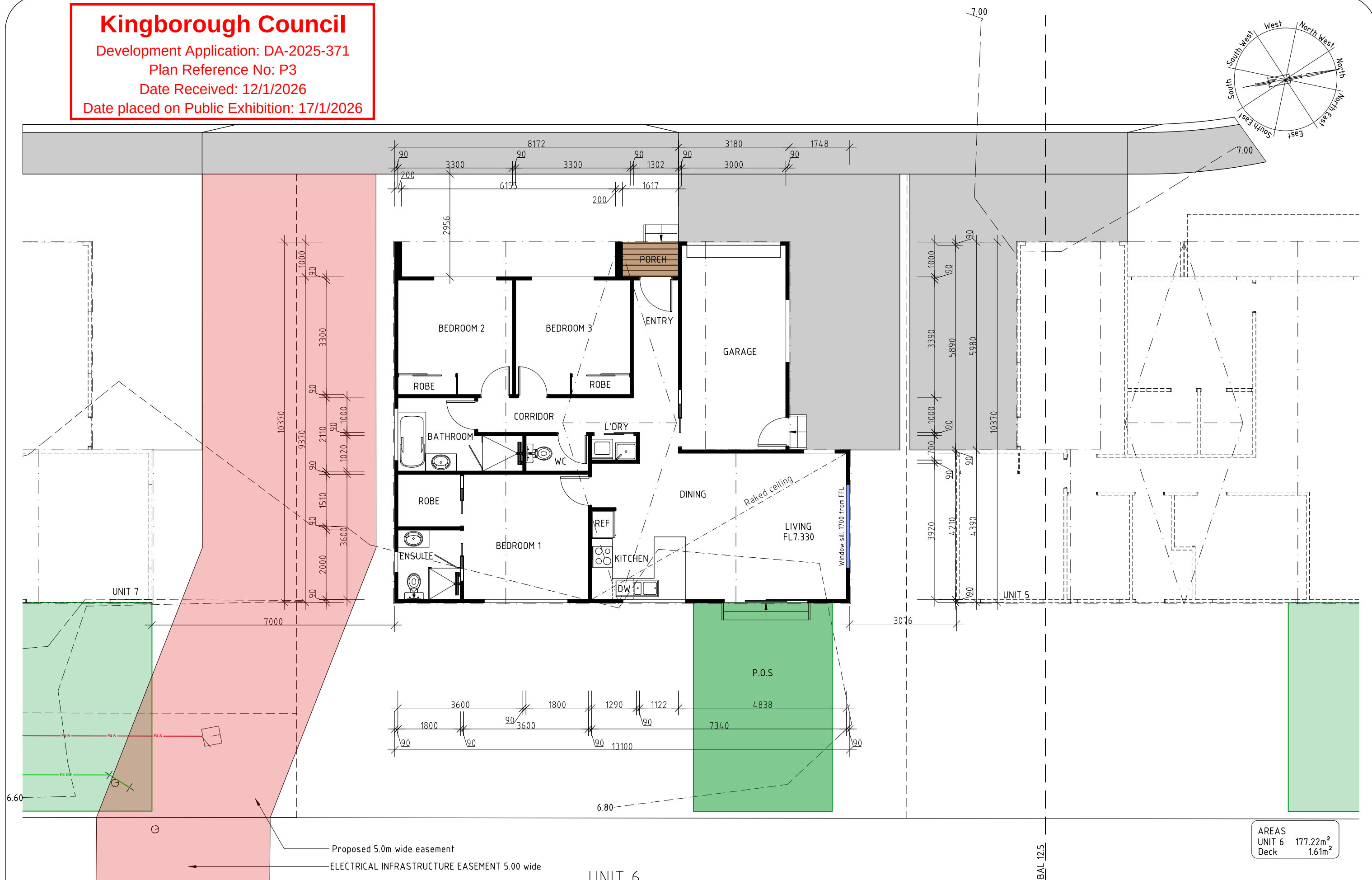
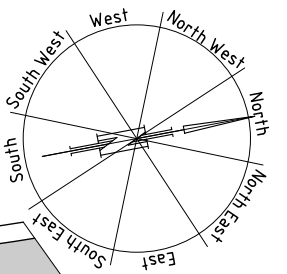
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UNIT 6

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 6 PLAN

SCALE 1:100
0 1000 2000

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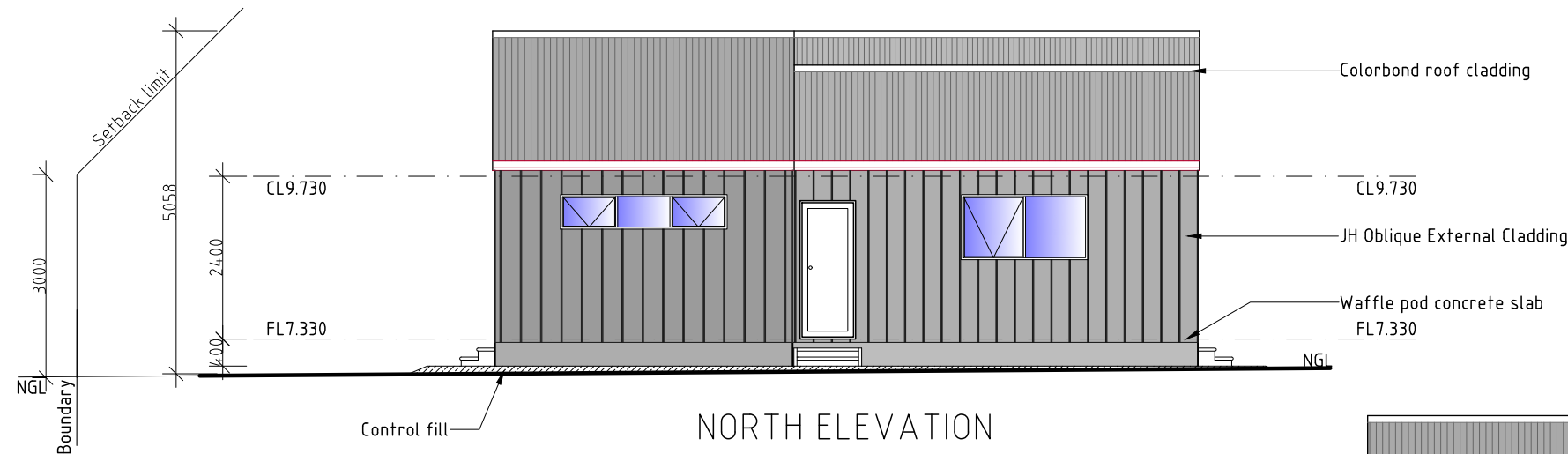
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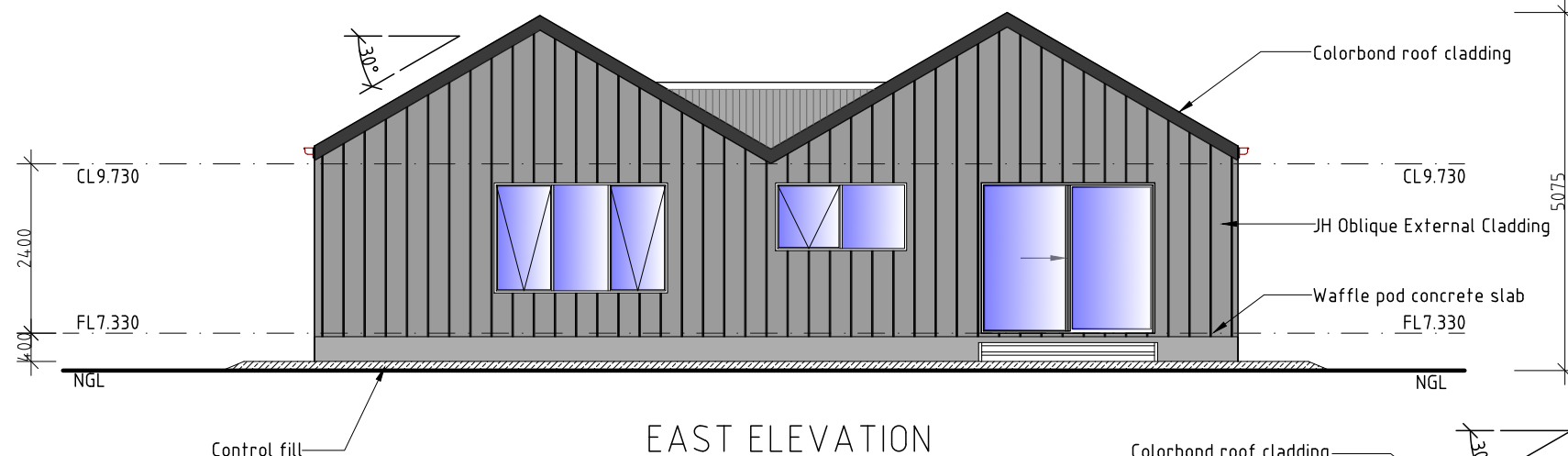
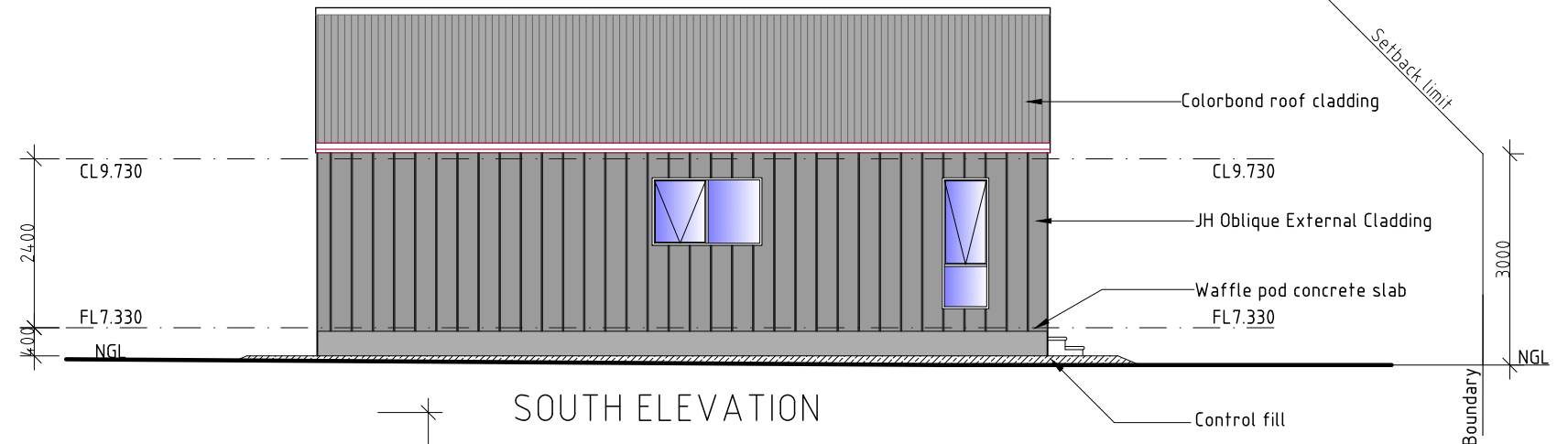
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AREAS
UNIT 6 177.22m²
Deck 1.61m²



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Date Received: 12/1/2026
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UNIT 6

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 6 ELEVATIONS

SCALE 1:100
0 1000 2000

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DATE
12/ 01/ 26

DRAWING NO.
31 OF 79

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

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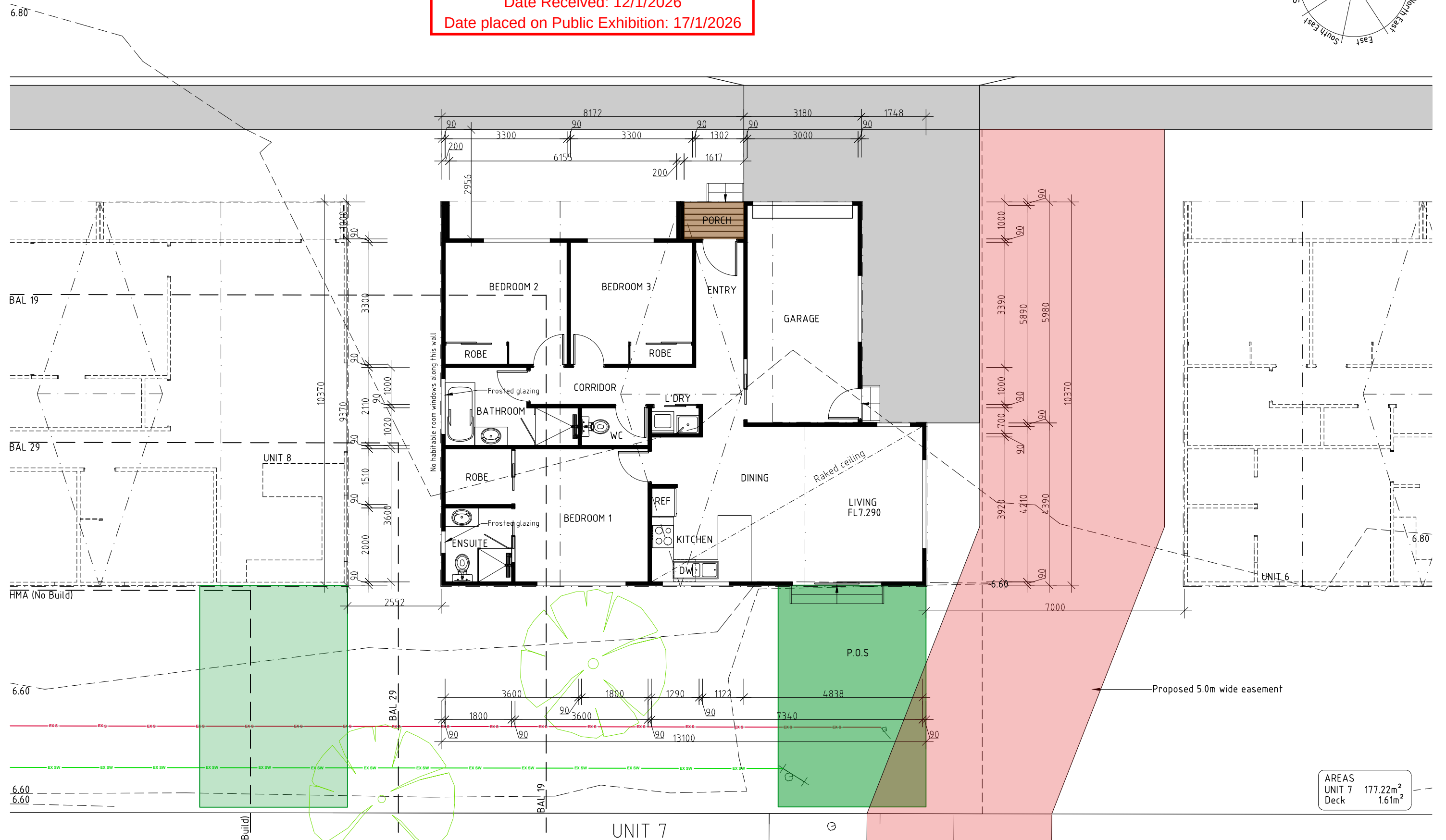
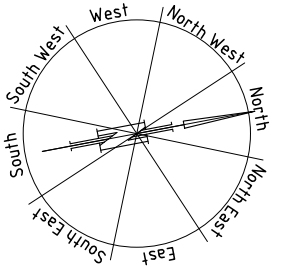
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Plan Reference No: P3

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UNIT 7

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 7 PLAN

SCALE 1:100
0 1000 2000

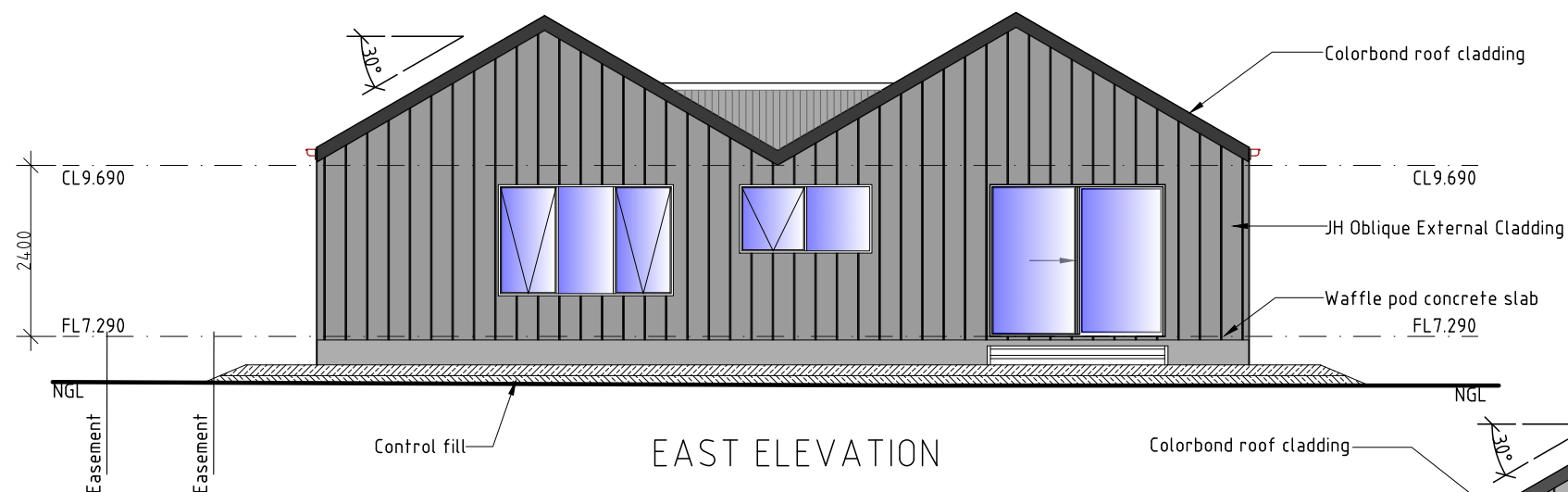
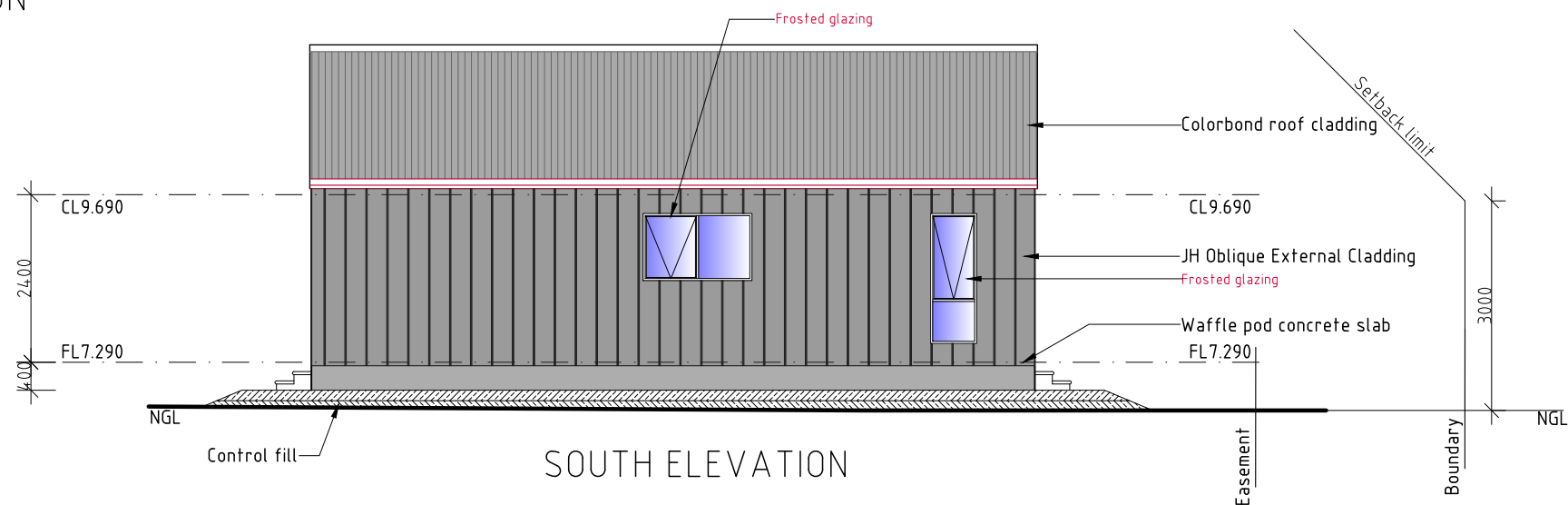
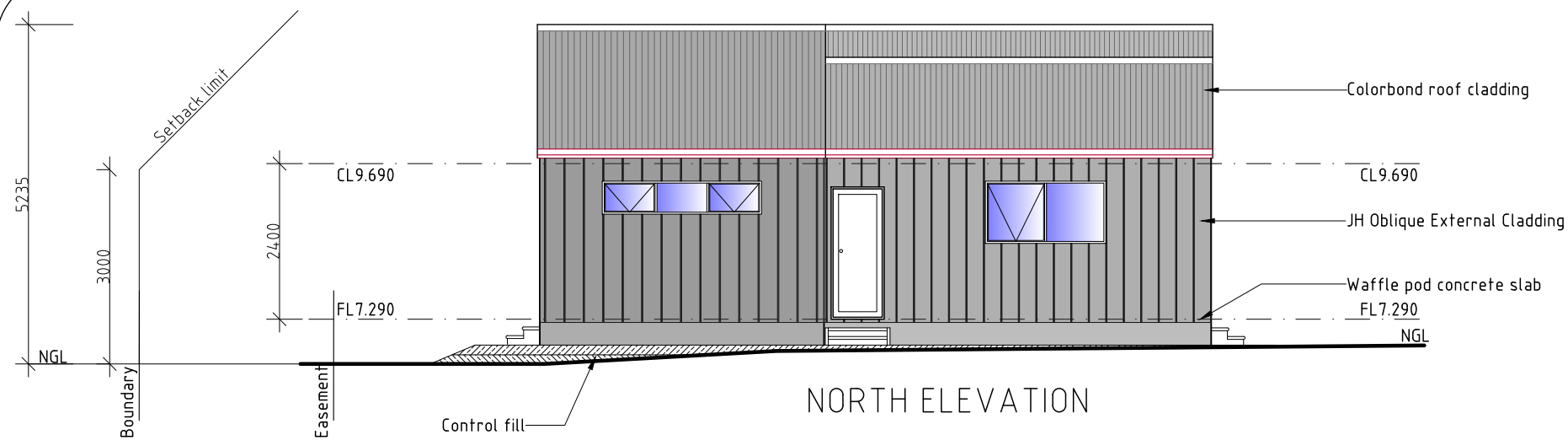
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UNIT 7

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 7 ELEVATIONS

SCALE 1:100
0 1000 2000

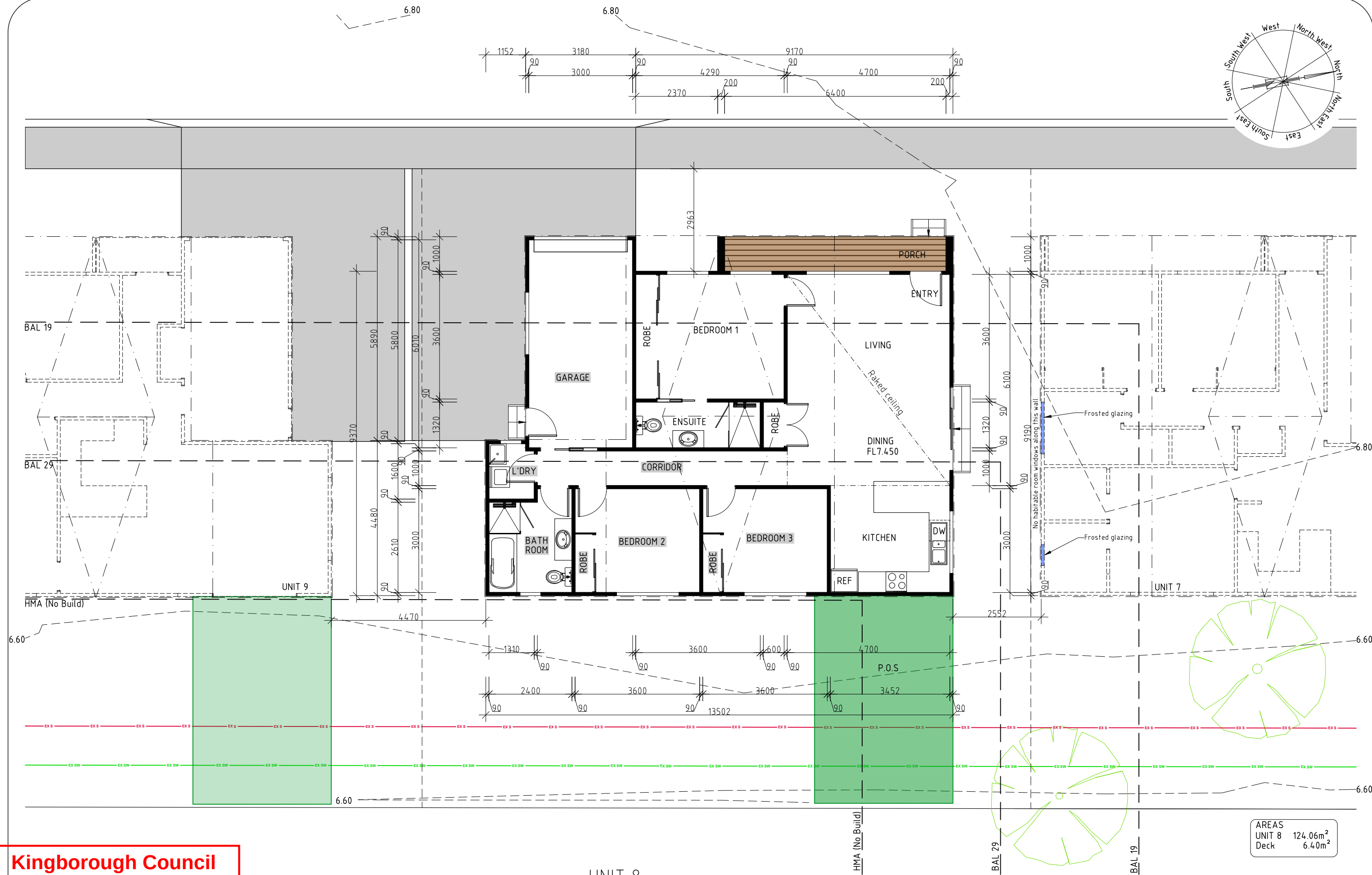
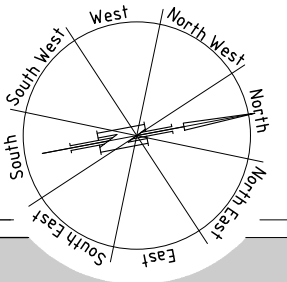
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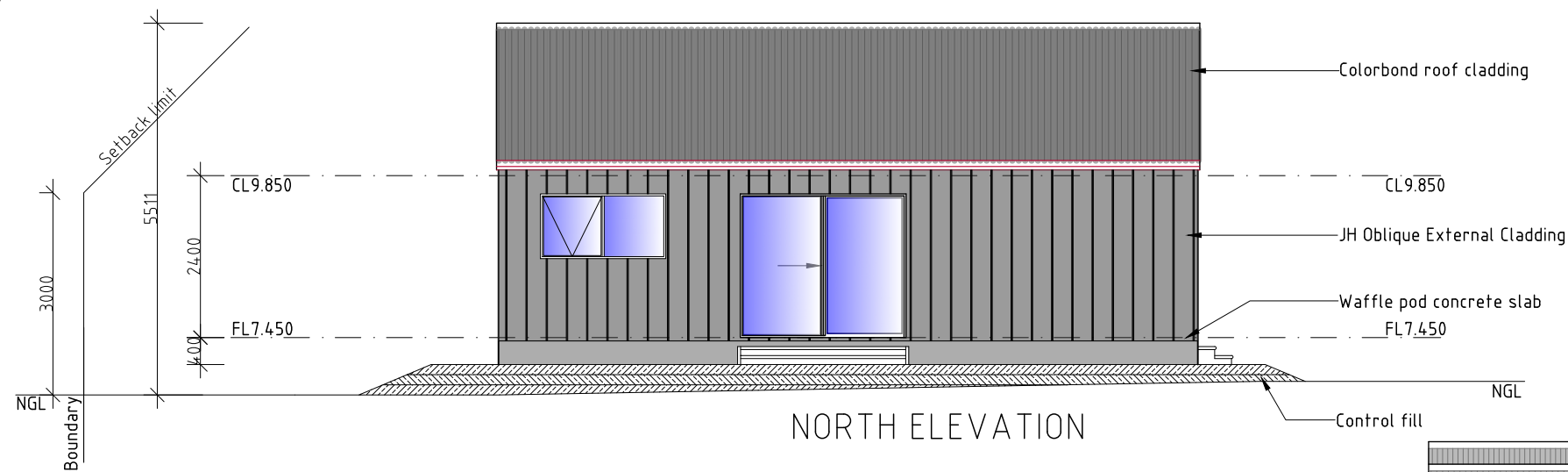


AREAS	
UNIT 8	124.06m ²
Deck	6.40m ²

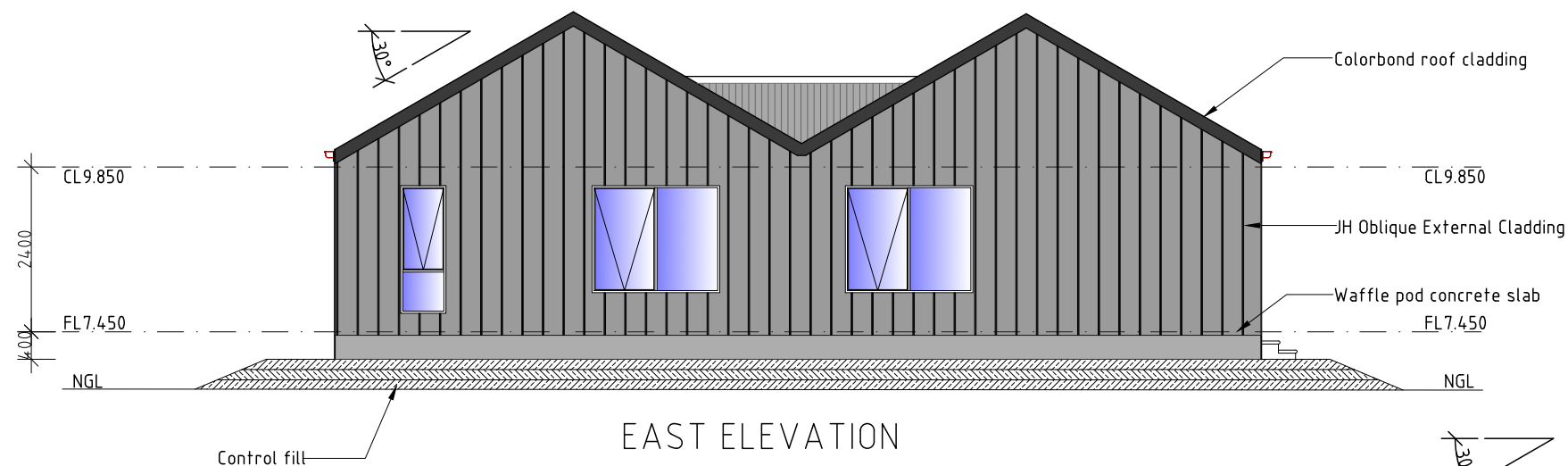
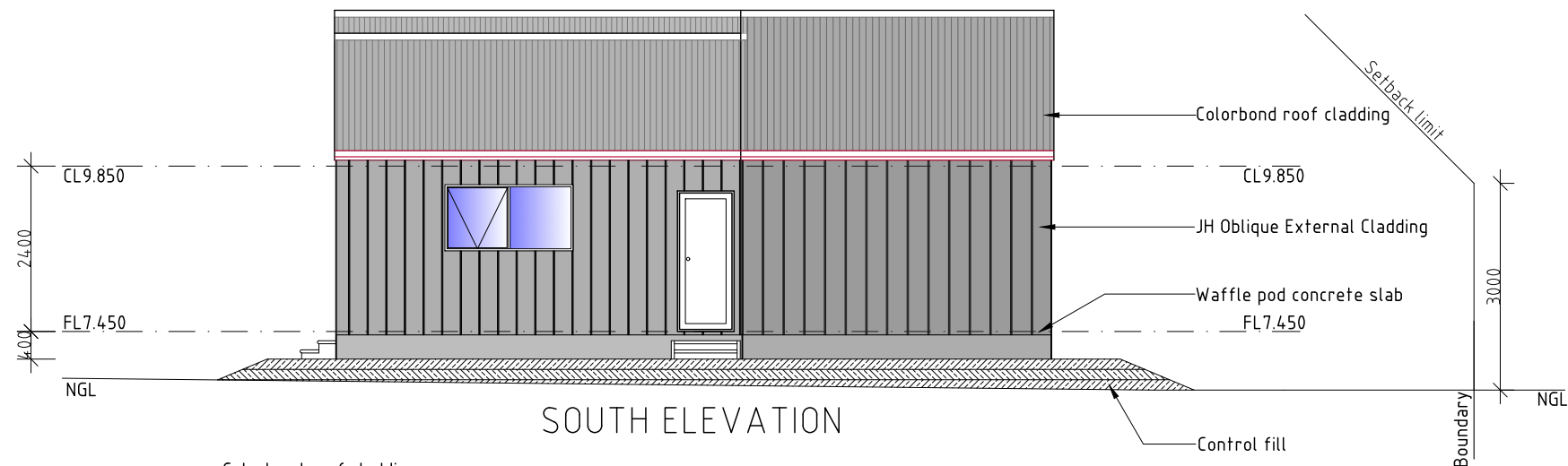
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Plan Reference No: P3
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UNIT 8 PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE		UNIT 8 PLAN	DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@bigpond.com phone ph 0400 671 582
SCALE 1:100 0 1000 2000		AMENDED	DRAWING NO. 34 OF 79	Certified: G. Tilley Accreditation No.CC620H © copyright 2024 5024



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UNIT 8

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
 SJM PROPERTY DEVELOPMENTS AT
 19 HYSSOP ROAD MARGATE

UNIT 8 ELEVATIONS

SCALE 1:100
 0 1000 2000

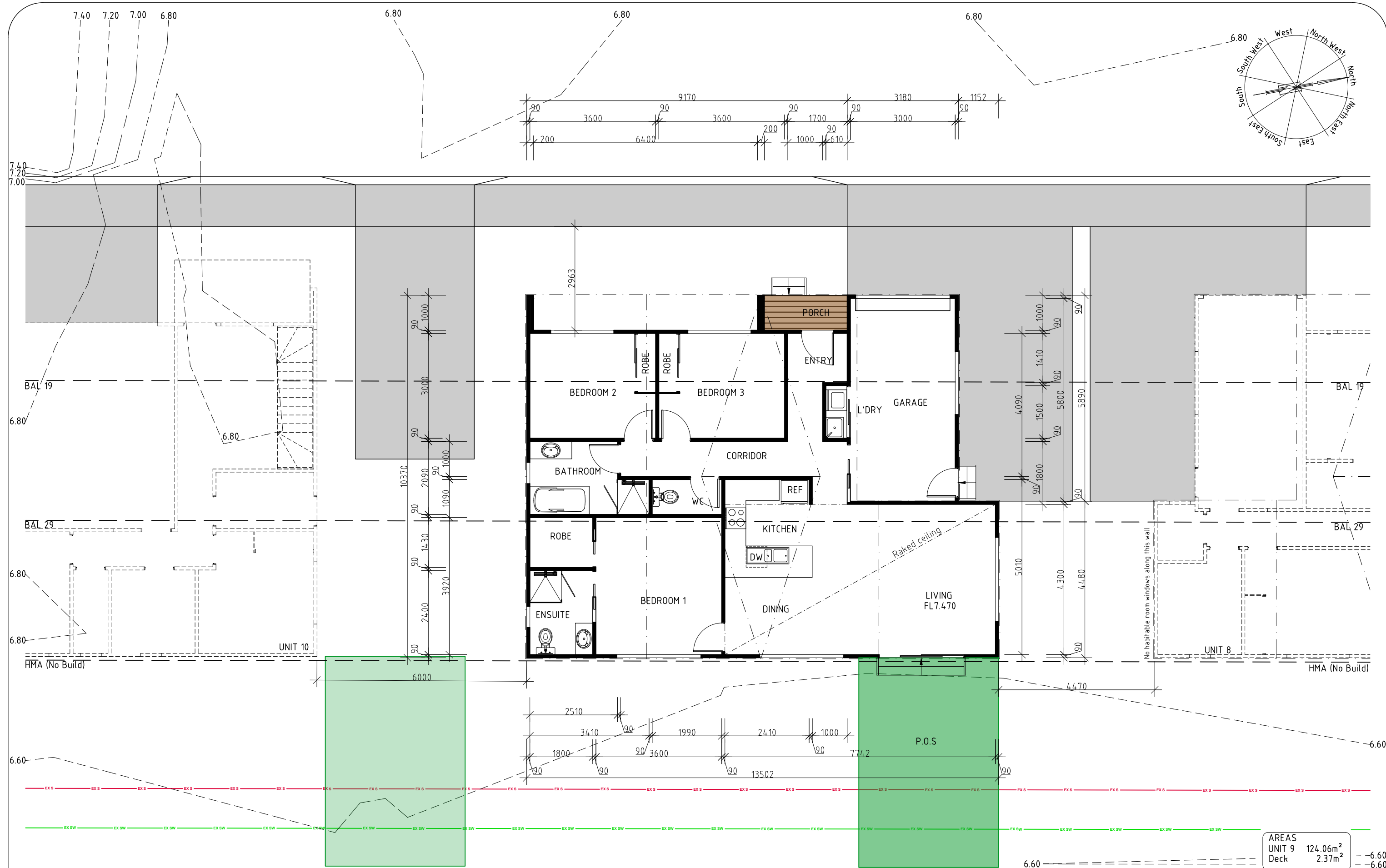
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AREAS	
UNIT 9	124.06m ²
Deck	2.37m ²

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UNIT 9

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 9 PLAN

SCALE 1:100
0 1000 2000

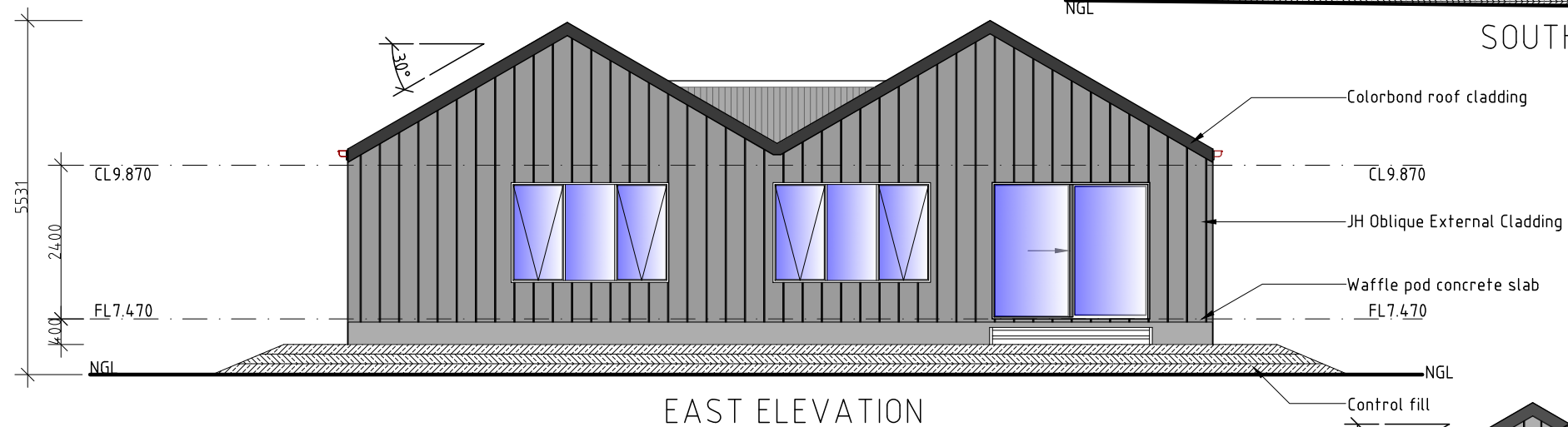
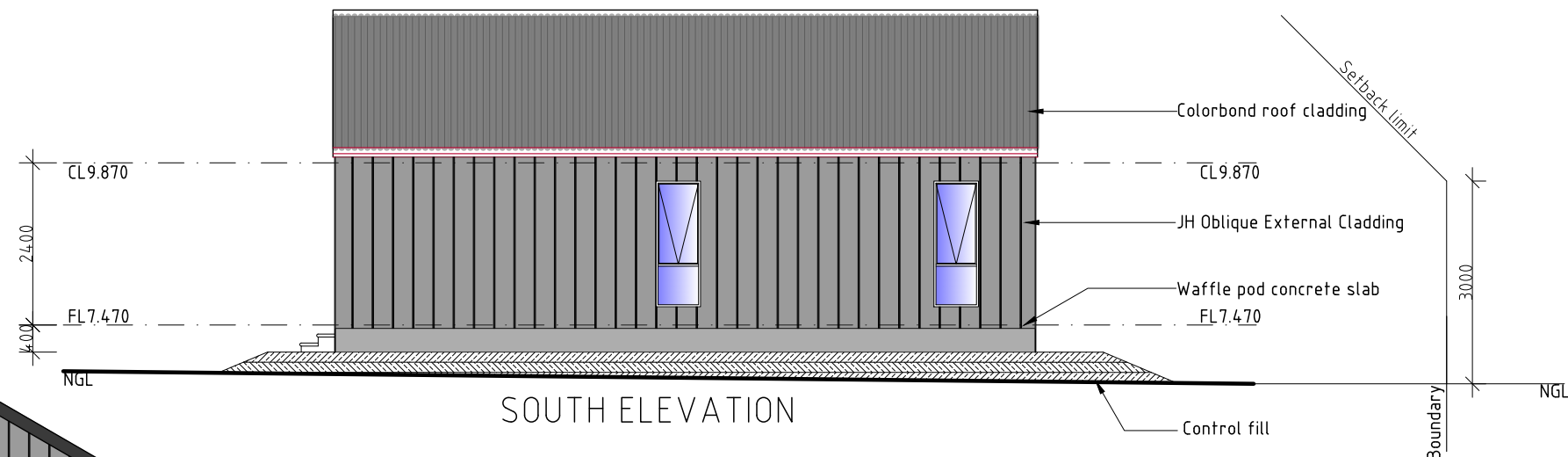
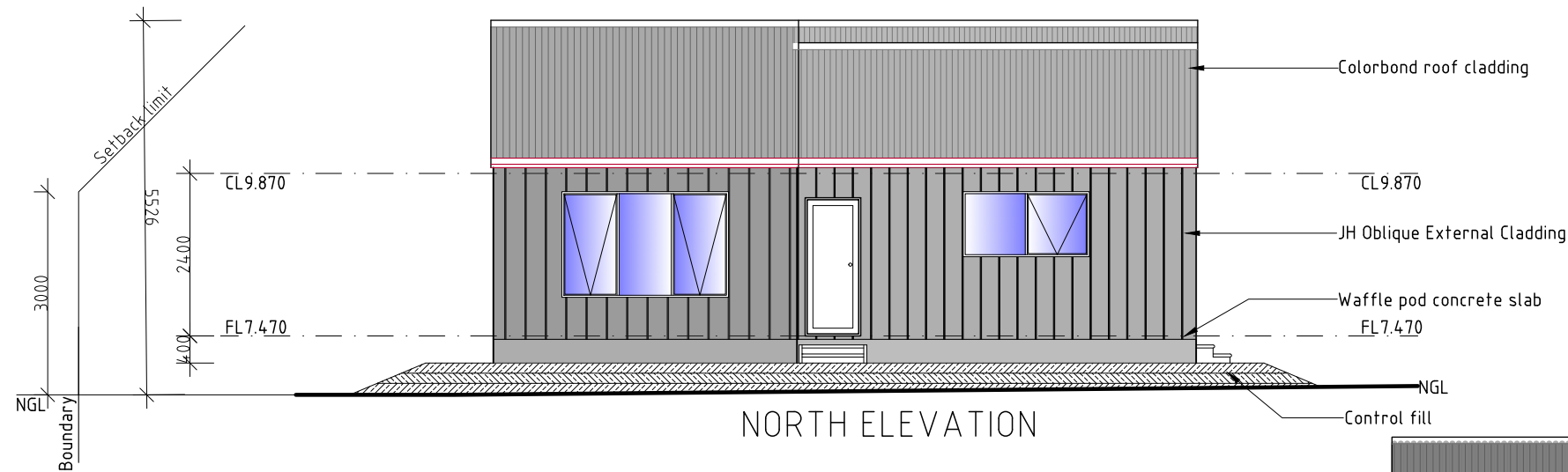
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UNIT 9

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 9 ELEVATIONS

SCALE 1:100
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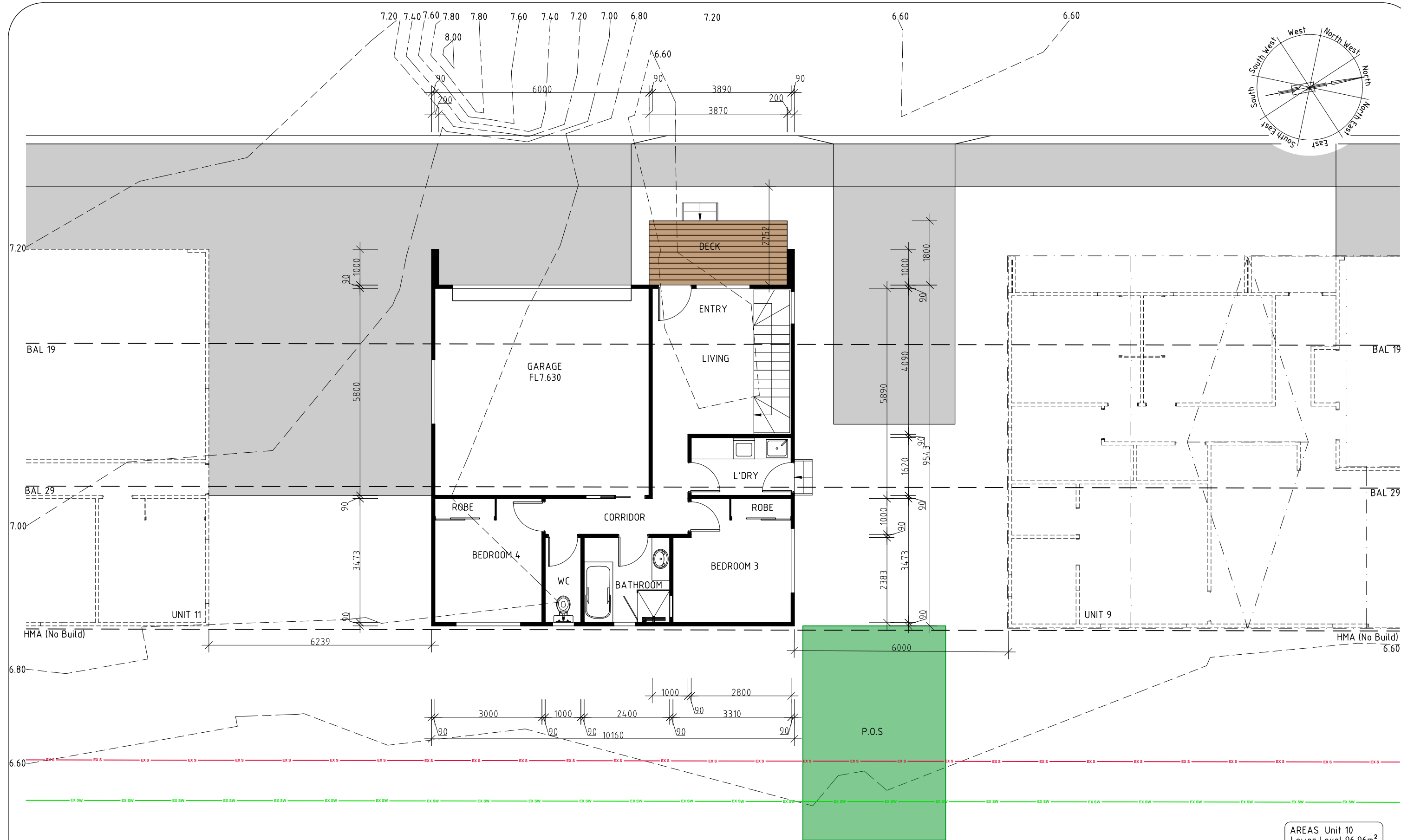
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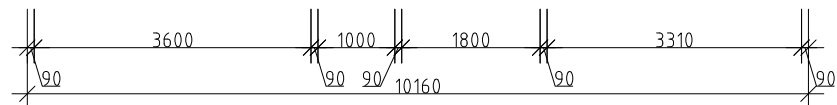
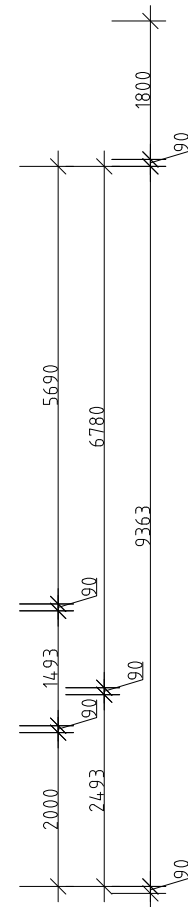
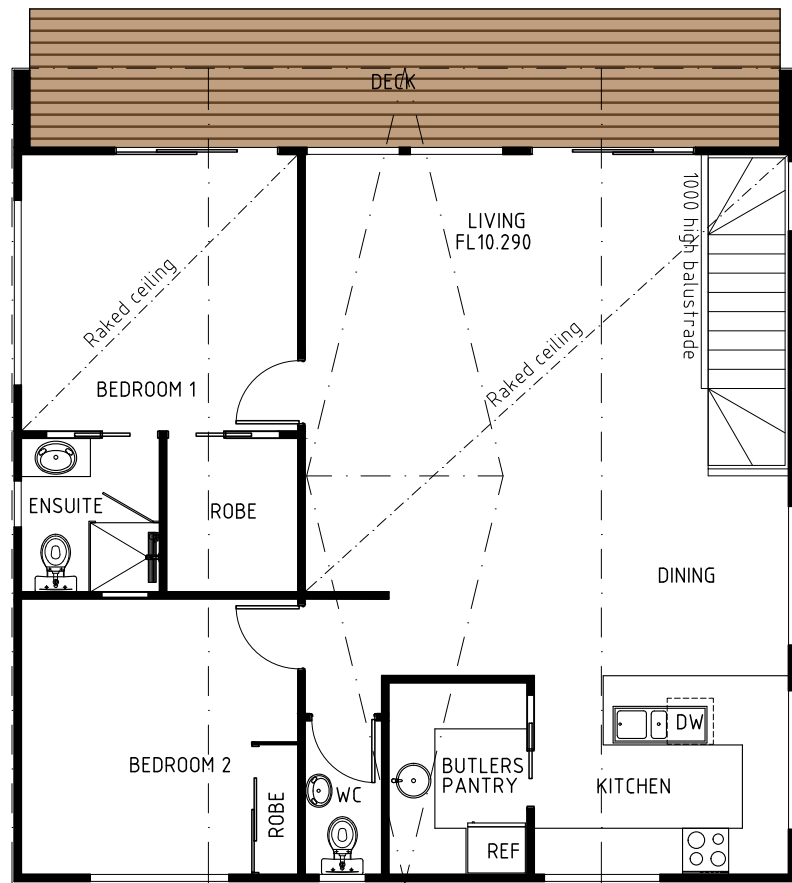
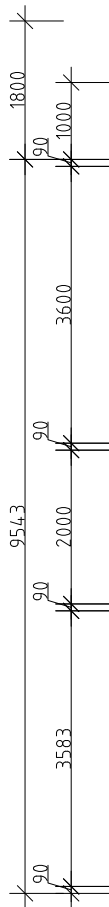
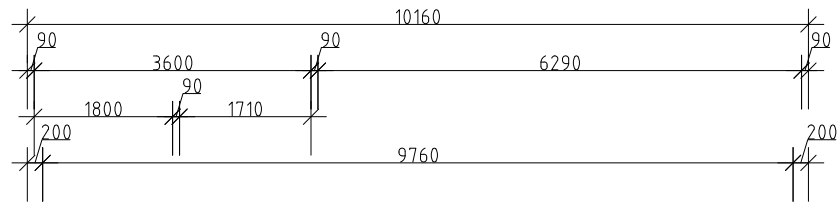
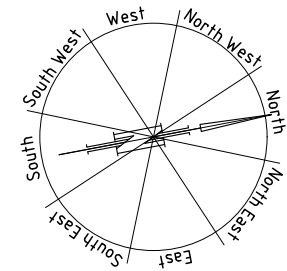


AREAS	Unit 10
	Lower Level 96.96m ²
	Upper Level 96.96m ²
	Total 193.95m ²
	Decks 24.52m ²

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Development Application: DA-2025-371
Plan Reference No: P3
Date Received: 12/1/2026
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UNIT 10 LOWER LEVEL		UNIT 10 LOWER LEVEL PLAN		DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@bigpond.com phone ph 0400 671 582
PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE		SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 38 OF 79	Certified: G. Tilley Accreditation No.CC620H © copyright 2024 5024



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UNIT 10 UPPER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 10 UPPER LEVEL PLAN

SCALE 1:100
0 1000 2000

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AREAS Unit 10
Lower Level 96.96m²
Upper Level 96.96m²
Total 193.95m²
Decks 24.52m²



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Development Application: DA-2025-371

Plan Reference No: P3

Date Received: 12/1/2026

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UNIT 10

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 10 ELEVATIONS

SCALE 1:100
0 1000 2000

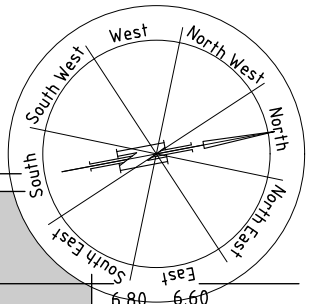
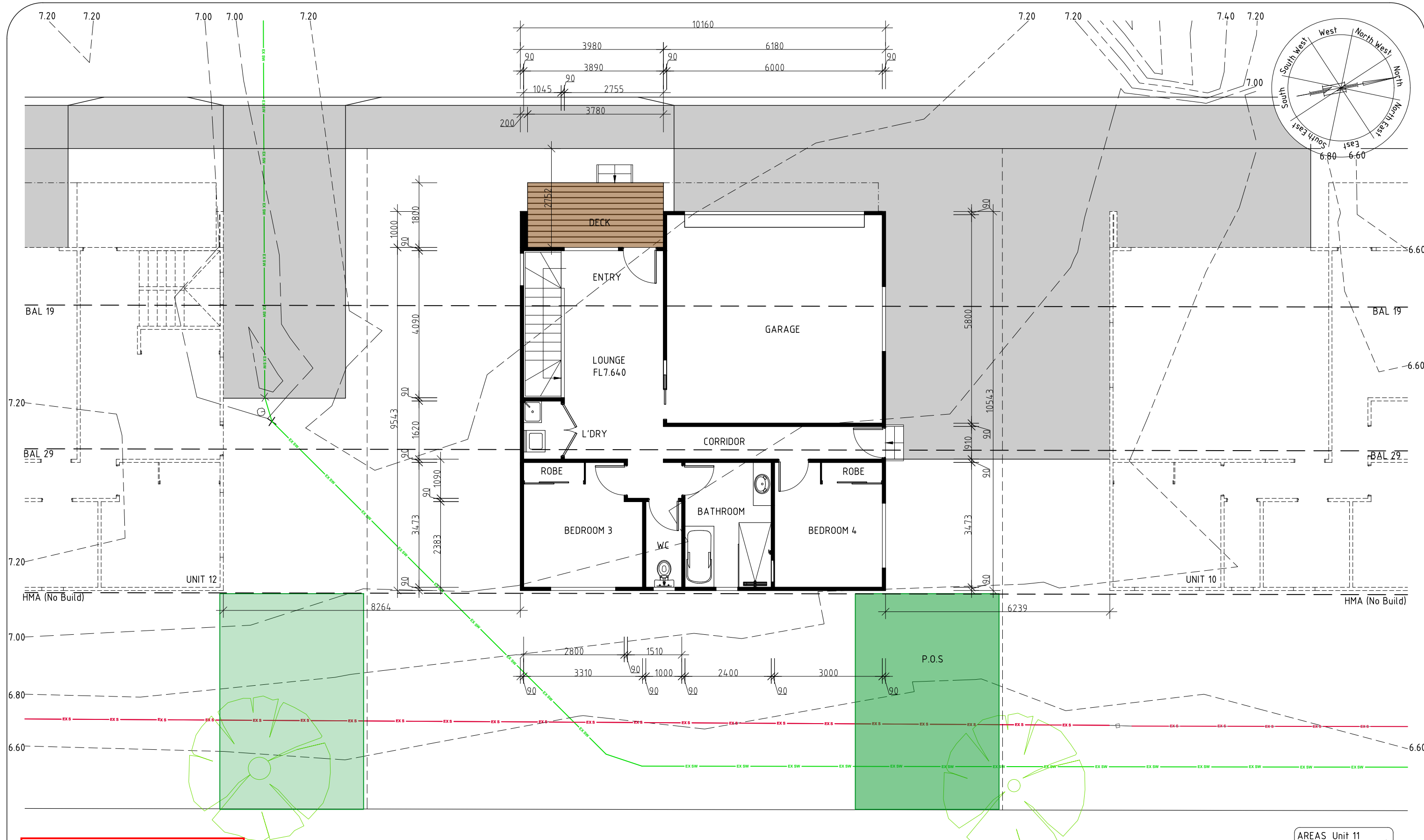
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AREAS Unit 11
Lower Level 103.14m²
Upper Level 96.96m²
Total 200.10m²
Decks 24.36m²

UNIT 11 LOWER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 11 LOWER LEVEL PLAN

SCALE 1:100
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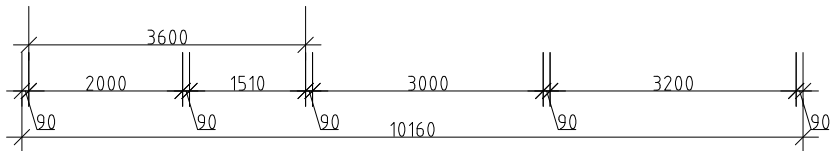
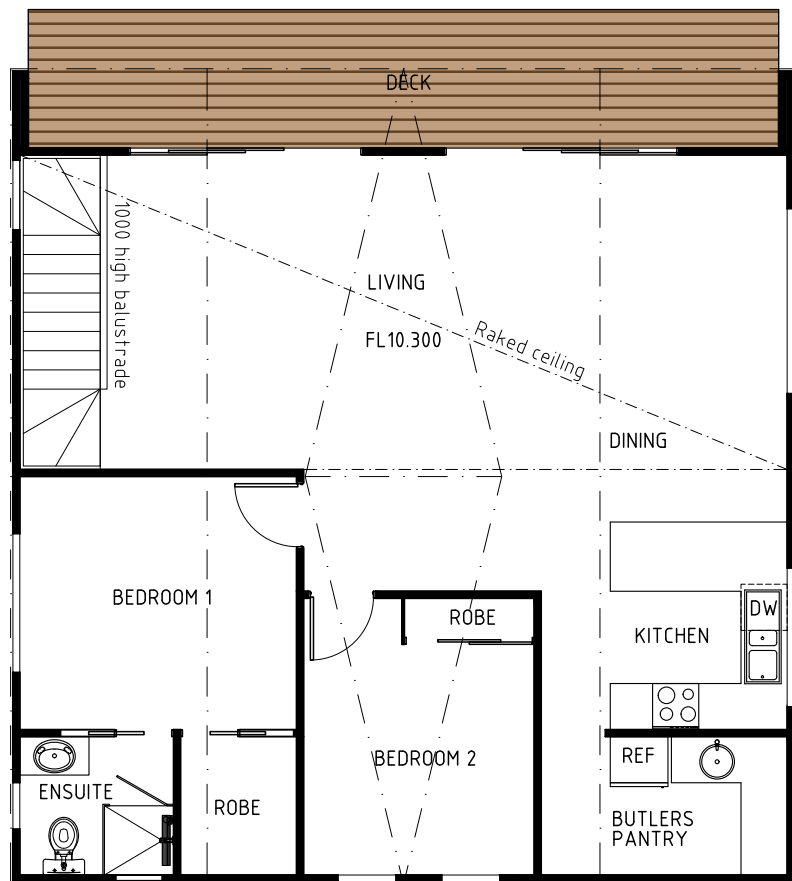
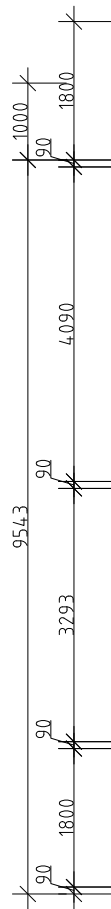
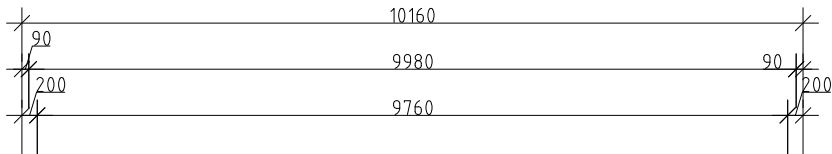
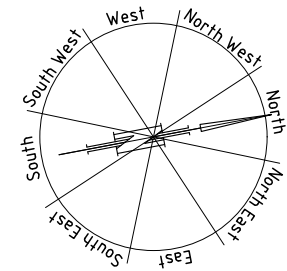
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AREAS	Unit 11
Lower Level	103.14m ²
Upper Level	96.96m ²
Total	200.10m ²
Decks	24.36m ²

UNIT 11 UPPER LEVEL

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 11 UPPER LEVEL PLAN

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UNIT 11

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 11 ELEVATIONS

SCALE 1:100
0 1000 2000

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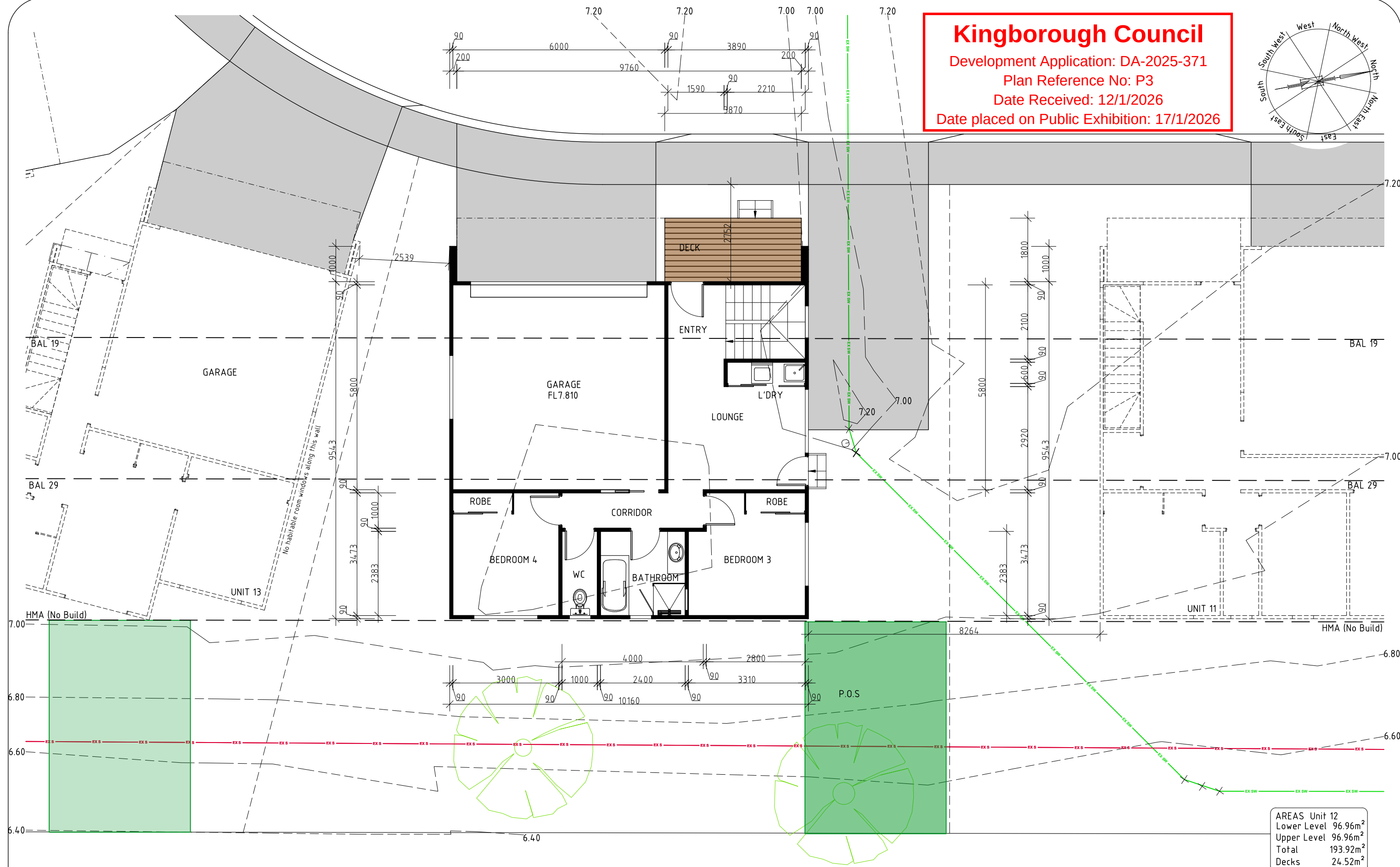
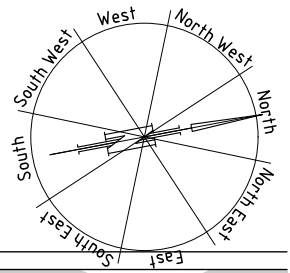
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UNIT 12 LOWER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 12 LOWER LEVEL PLAN

SCALE 1:100
0 1000 2000

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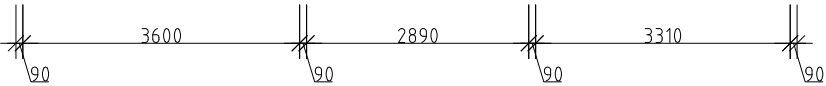
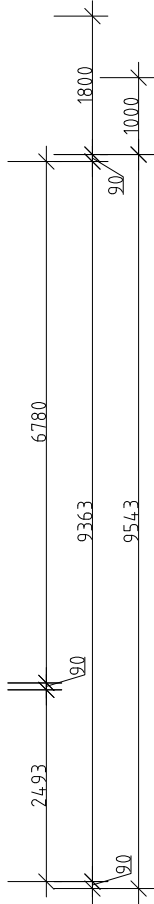
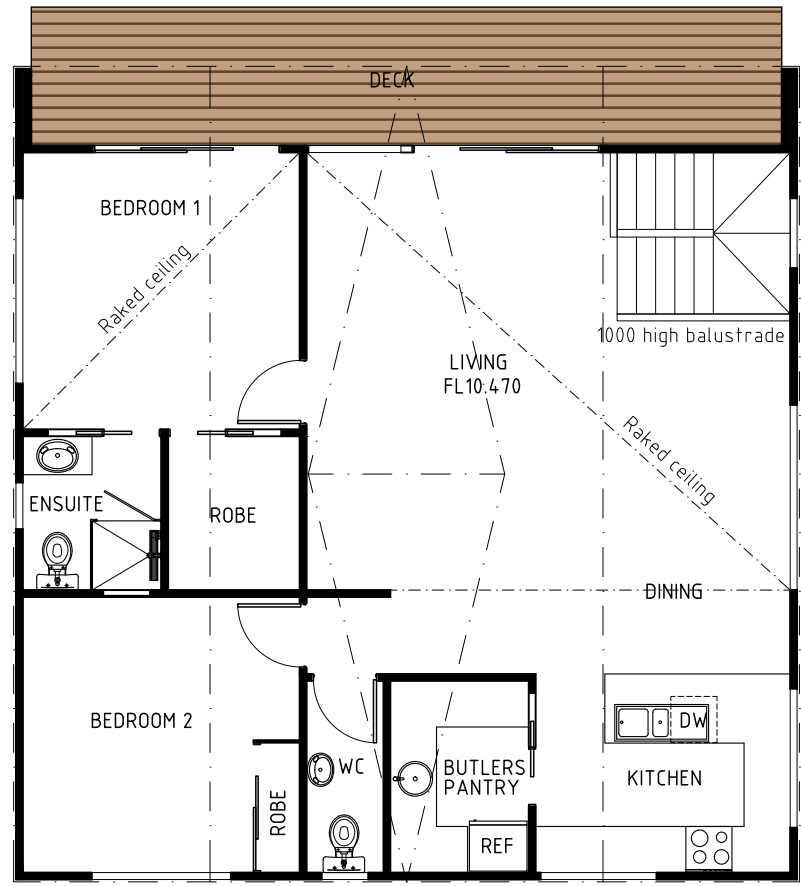
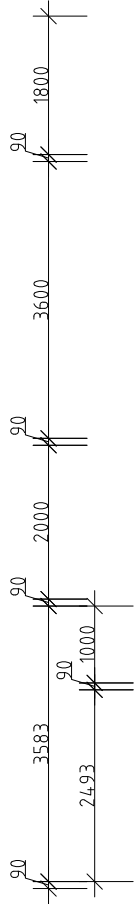
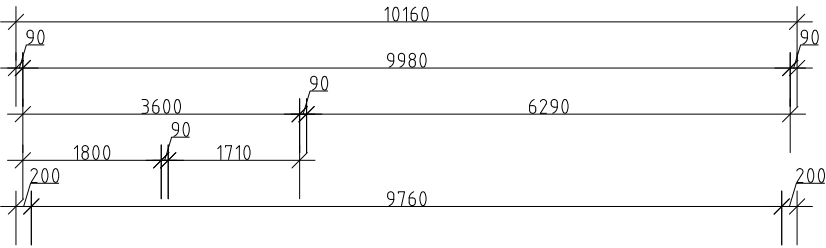
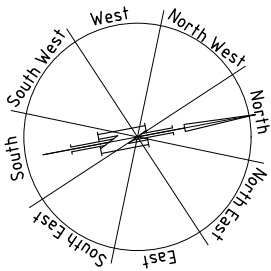
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AREAS Unit 12
Lower Level 96.96m²
Upper Level 96.96m²
Total 193.92m²
Decks 24.52m²



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AREAS	Unit 12
Lower Level	96.96m ²
Upper Level	96.96m ²
Total	193.92m ²
Decks	24.52m ²

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UNIT 12 UPPER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE	UNIT 12 UPPER LEVEL PLAN		DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 45 OF 79	Certified: G. Tilley Accreditation No.CC620H © copyright 2024 5024

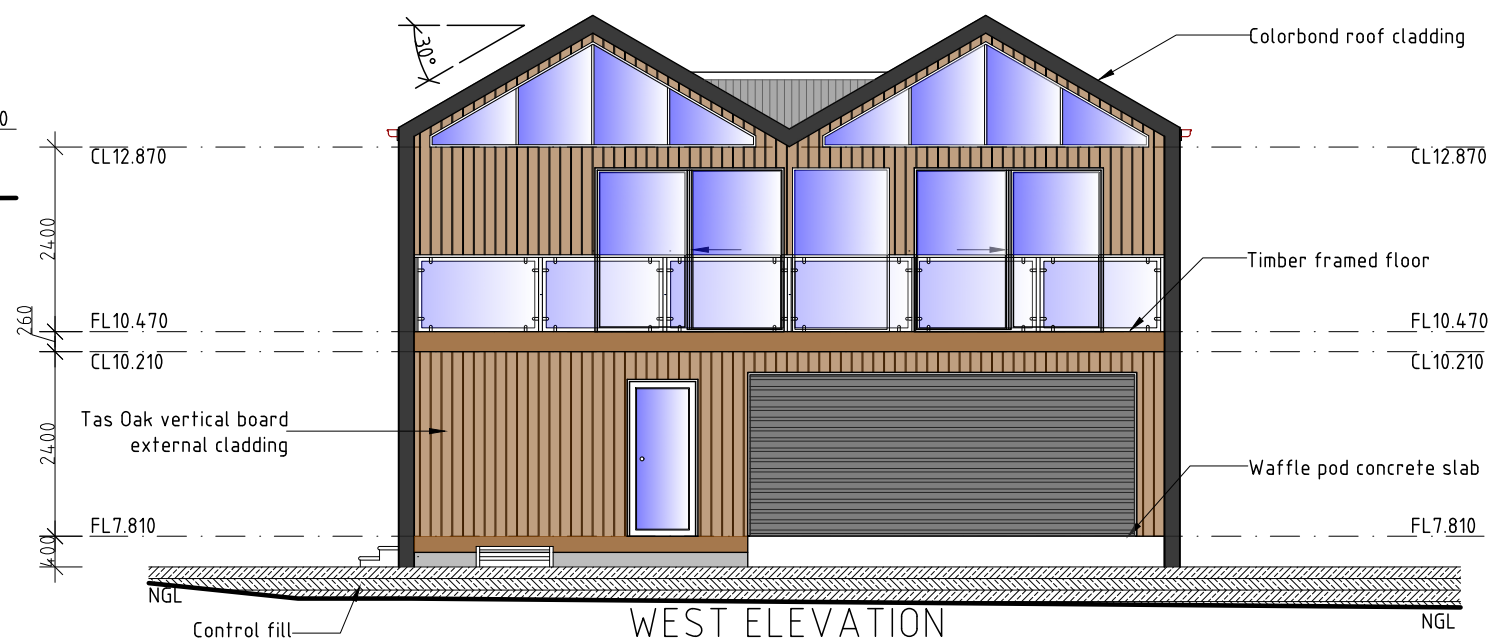
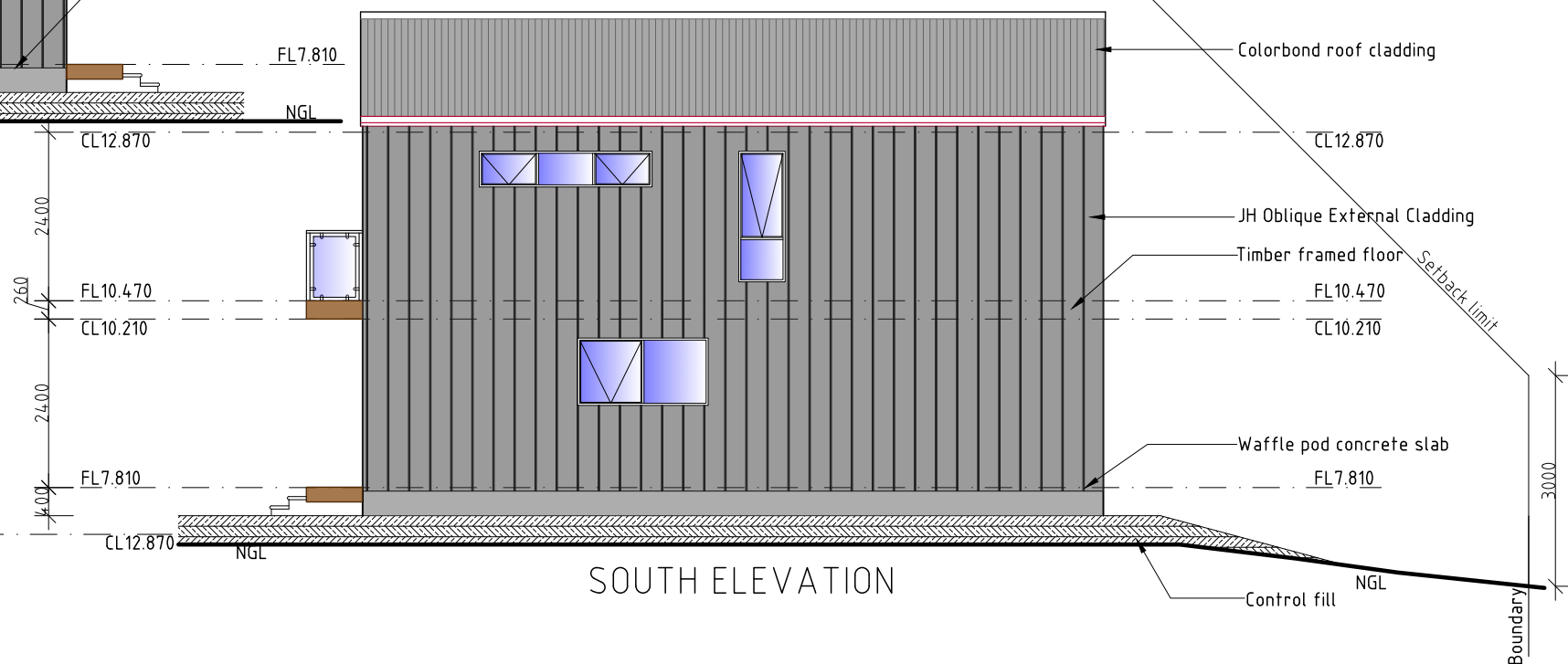
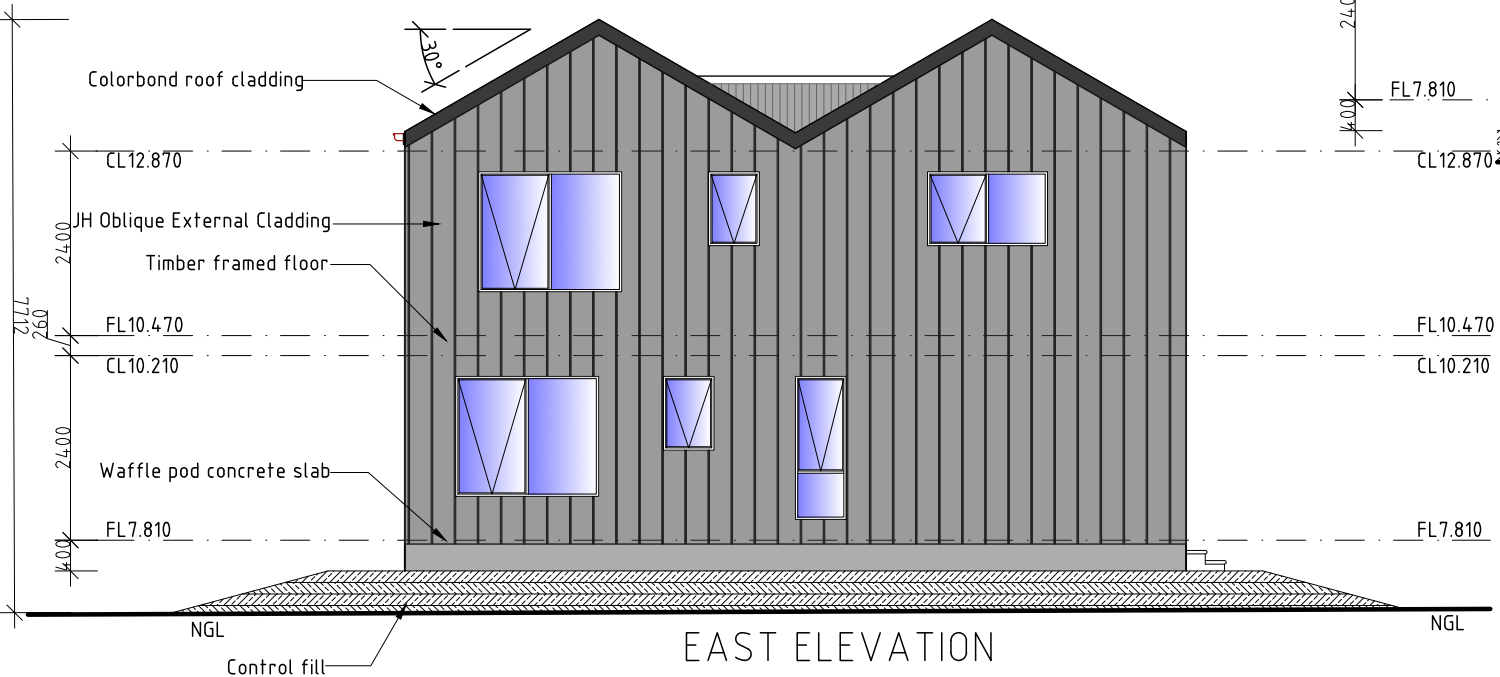
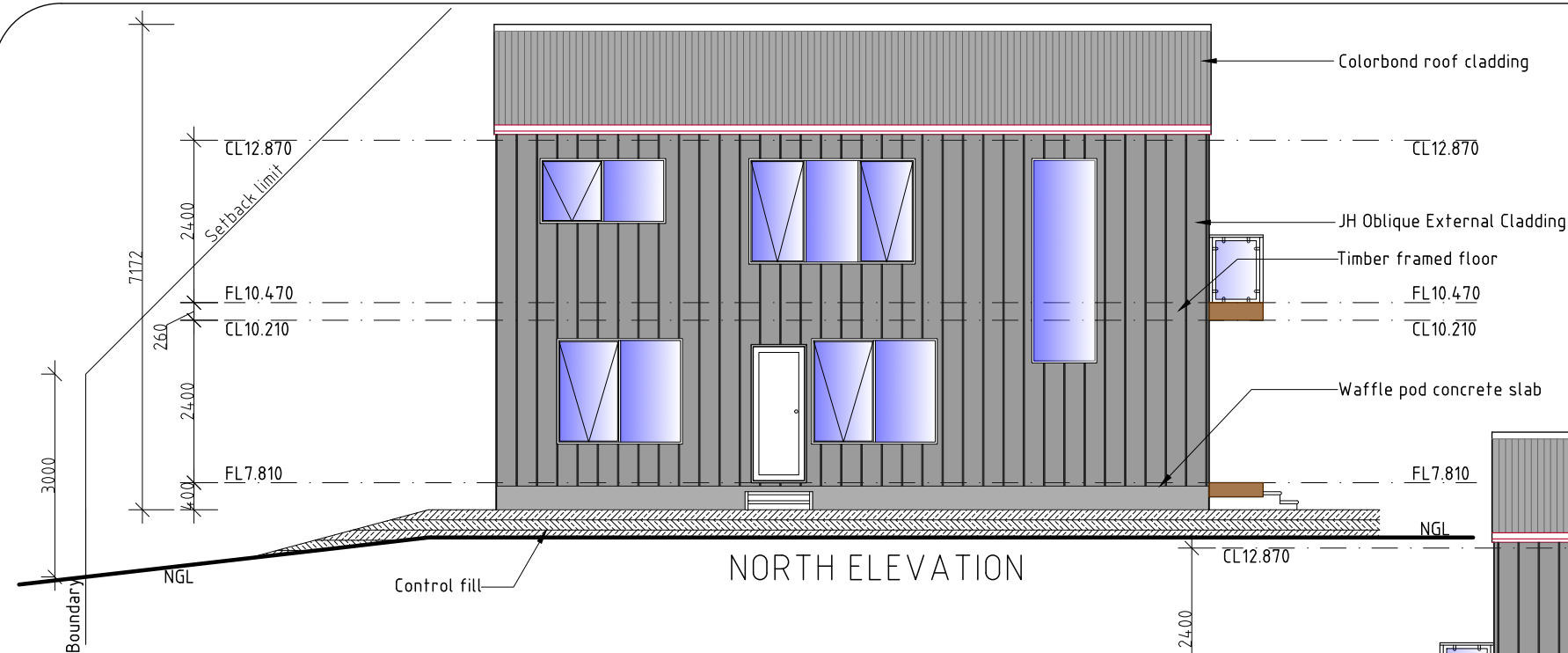
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UNIT 12

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 12 ELEVATIONS

SCALE 1:100
0 1000 2000

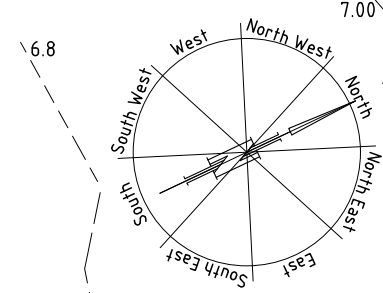
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6.6

6.8

7.00

UNIT 14

UNIT 12

HMA (No Build)

7.00

6.8

6.6

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UNIT 13 LOWER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 13 LOWER LEVEL PLAN

SCALE 1:100
0 1000 2000

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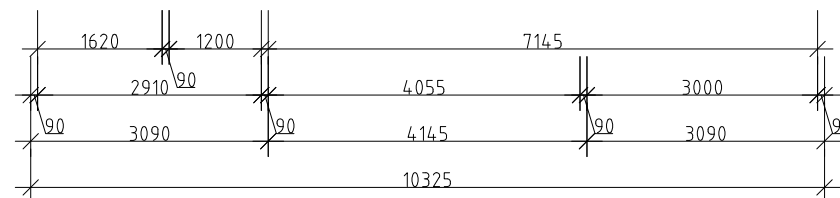
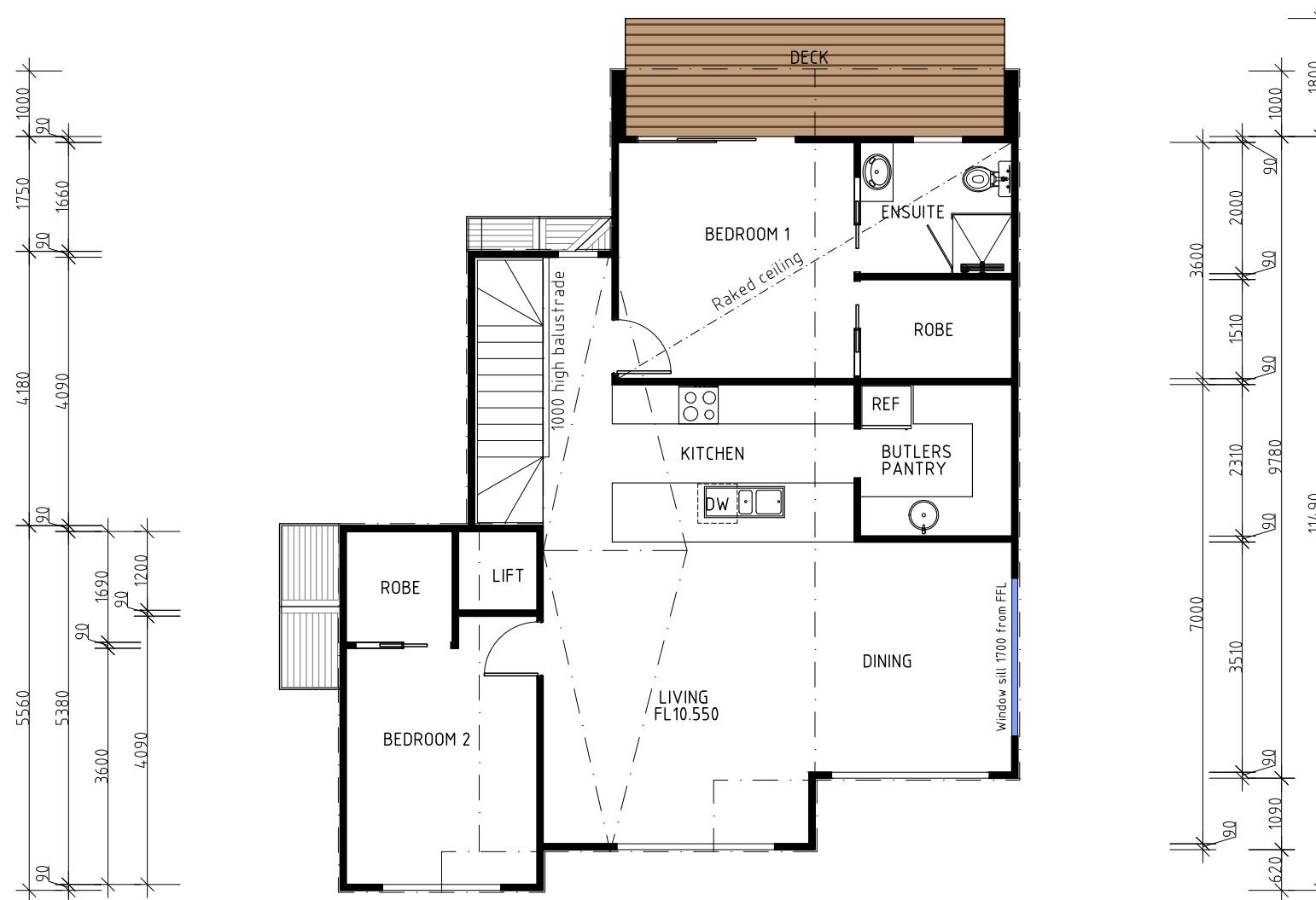
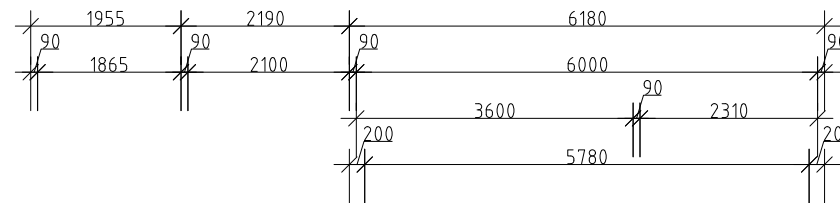
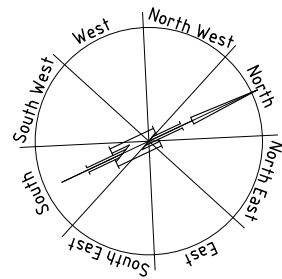
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AREAS	Unit 13
Lower Level	97.56m ²
Upper Level	95.35m ²
Total	192.91m ²
Decks	12.39m ²



UNIT 13 UPPER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 13 UPPER LEVEL PLAN

SCALE 1:100
0 1000 2000

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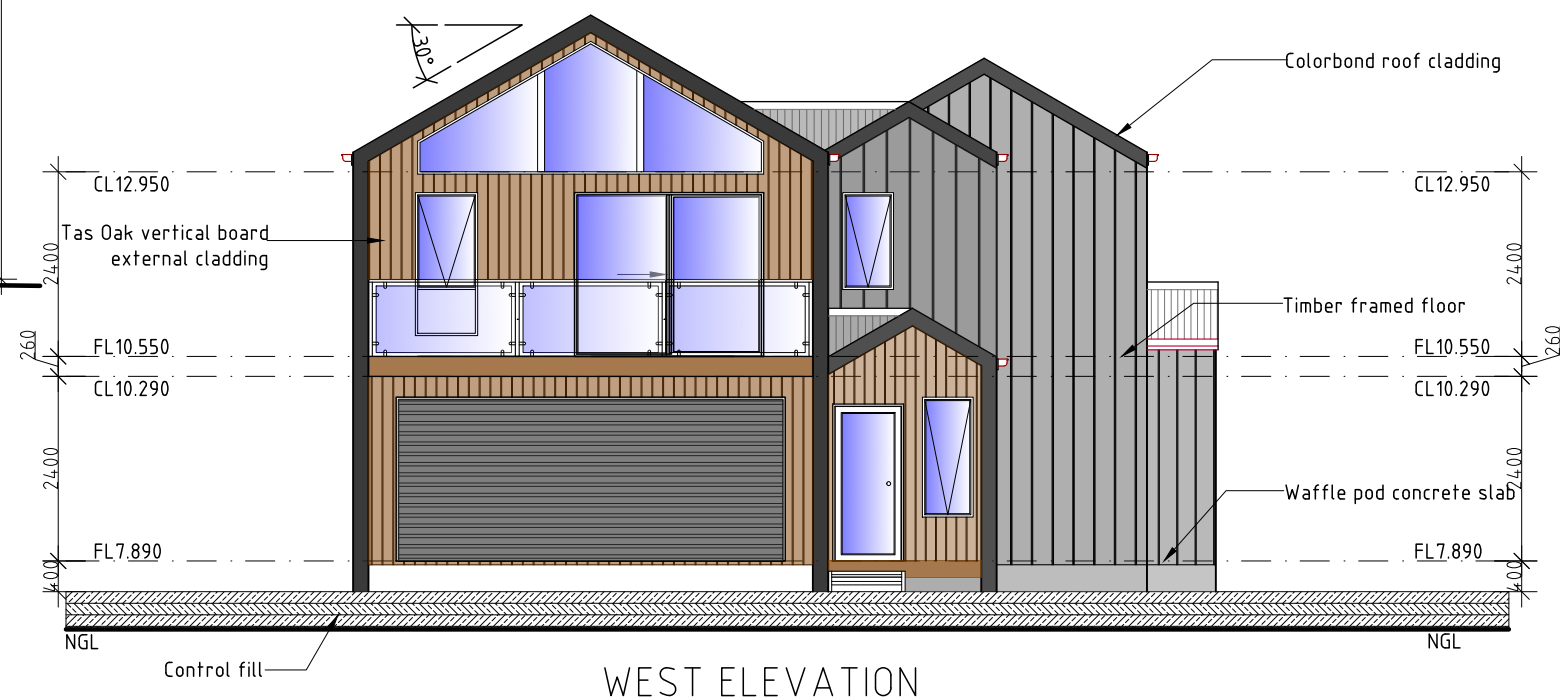
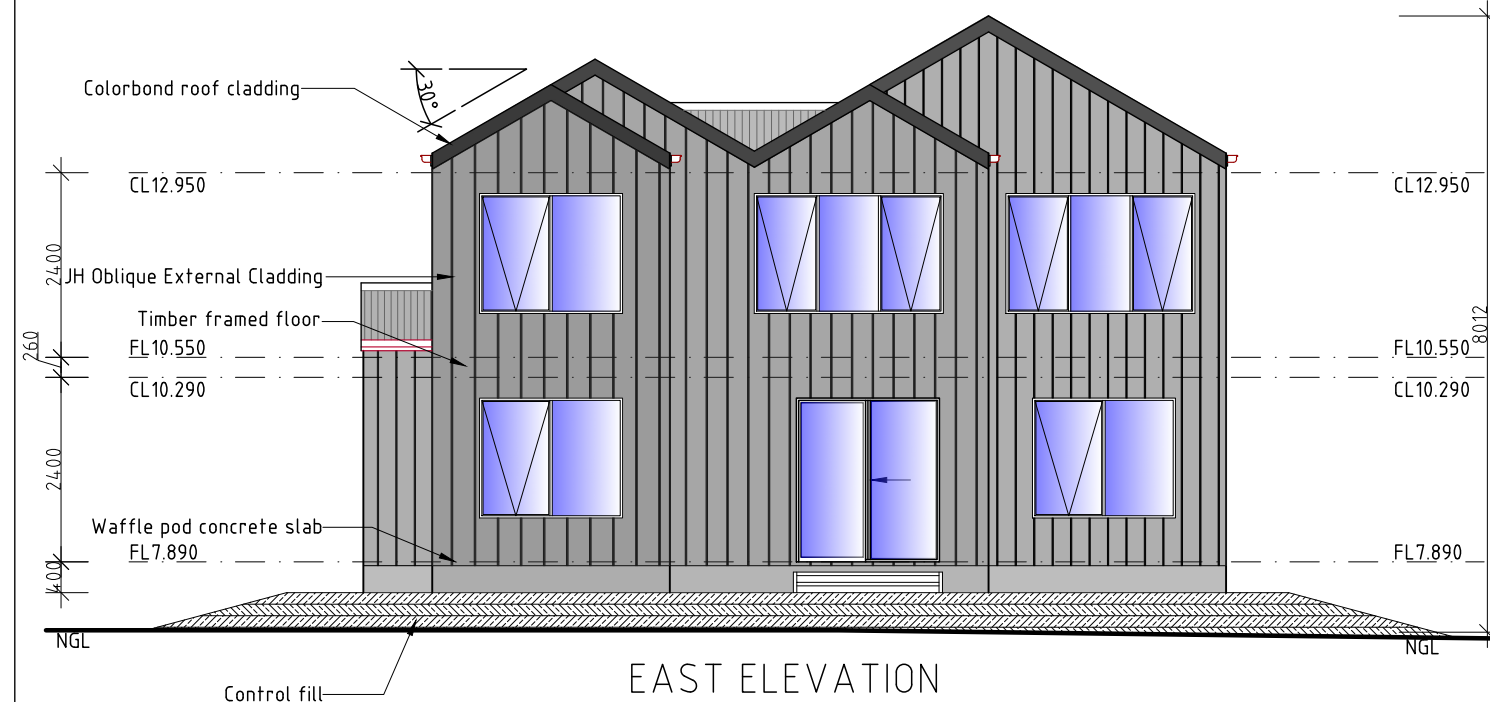
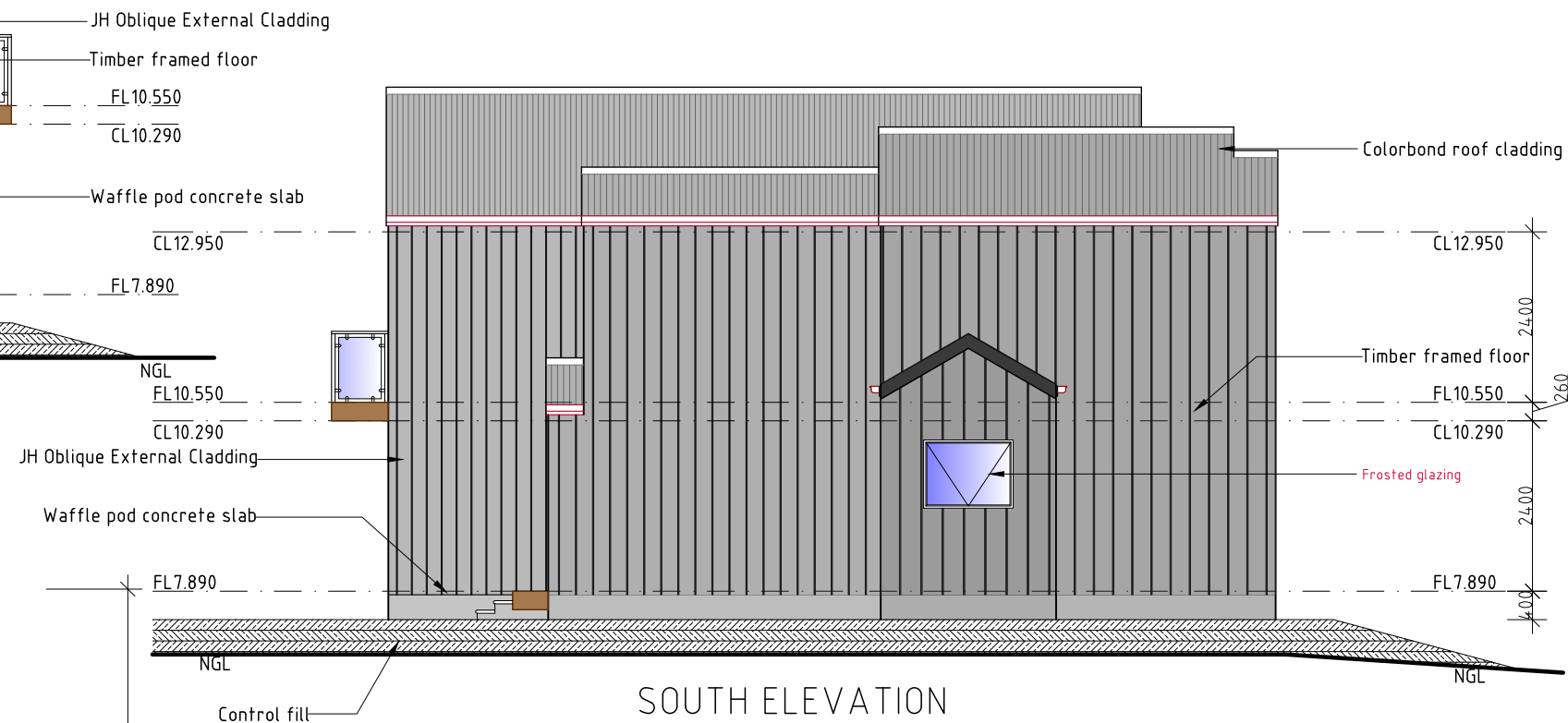
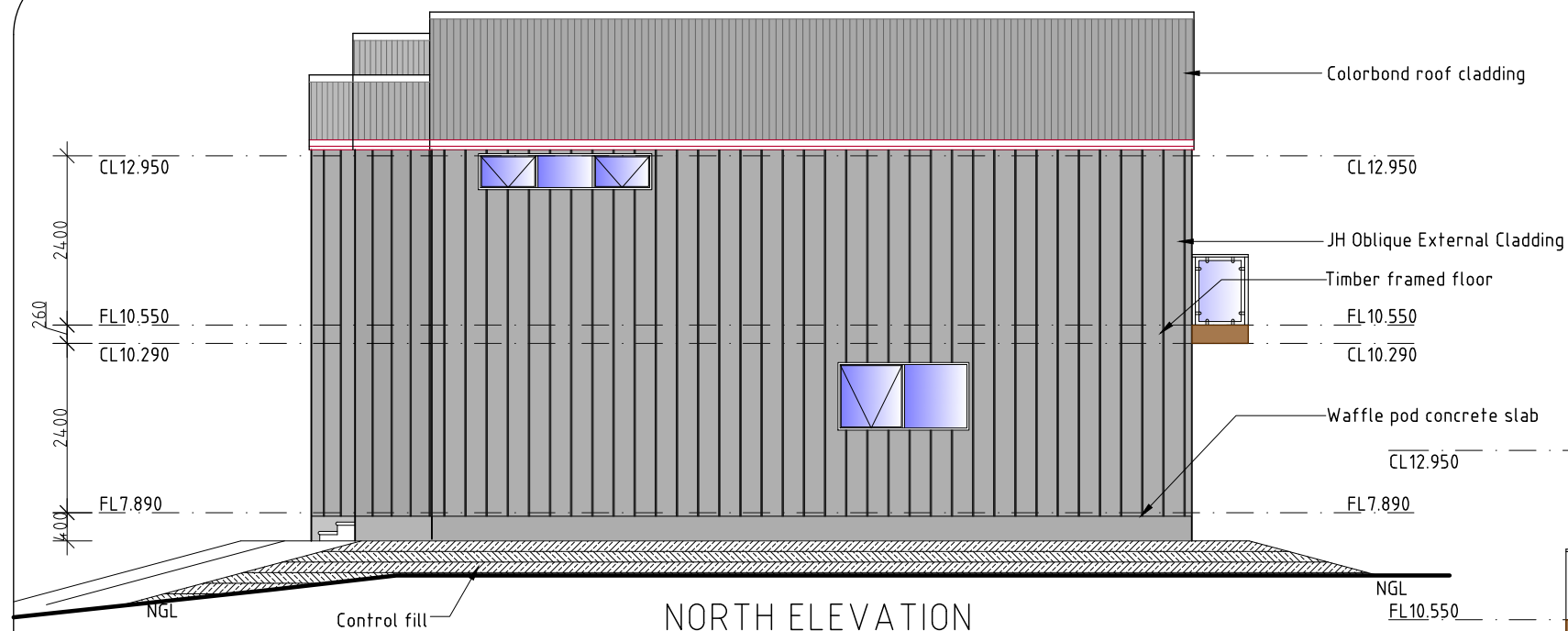
Plan Reference No: P3

Date Received: 12/1/2026

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AREAS Unit 13
Lower Level 97.56m²
Upper Level 95.35m²
Total 192.91m²
Decks 12.39m²



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Plan Reference No: P3

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UNIT 13

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 13 ELEVATIONS

SCALE 1:100
0 1000 2000

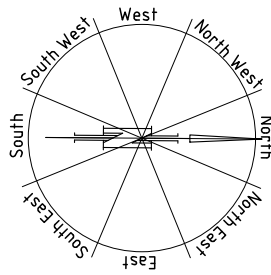
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DATE
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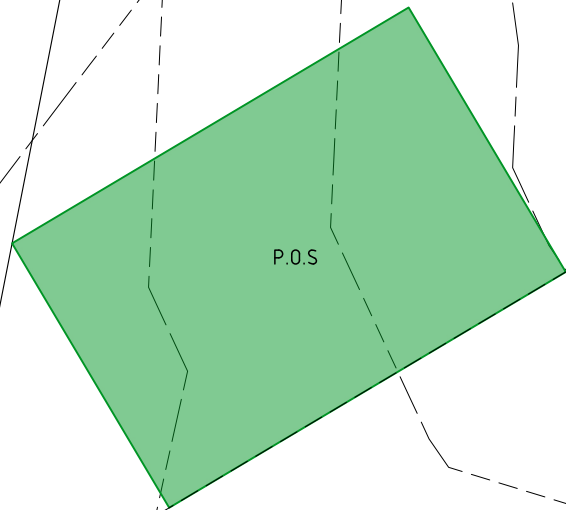
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UNIT 14 LOWER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 14 LOWER LEVEL PLAN

SCALE 1:100
0 1000 2000

AMENDED

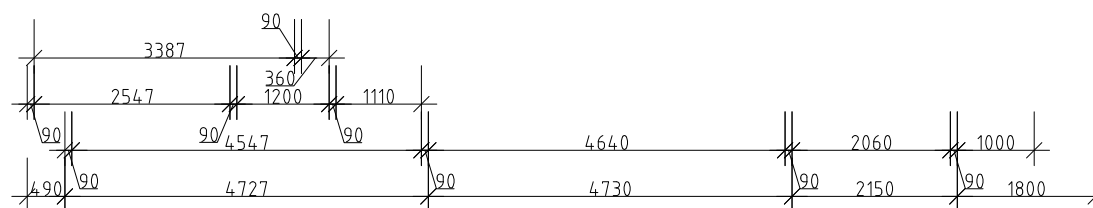
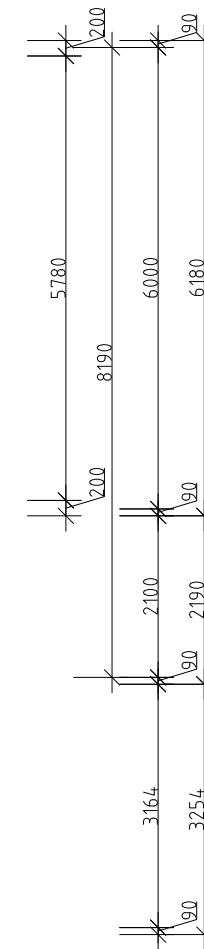
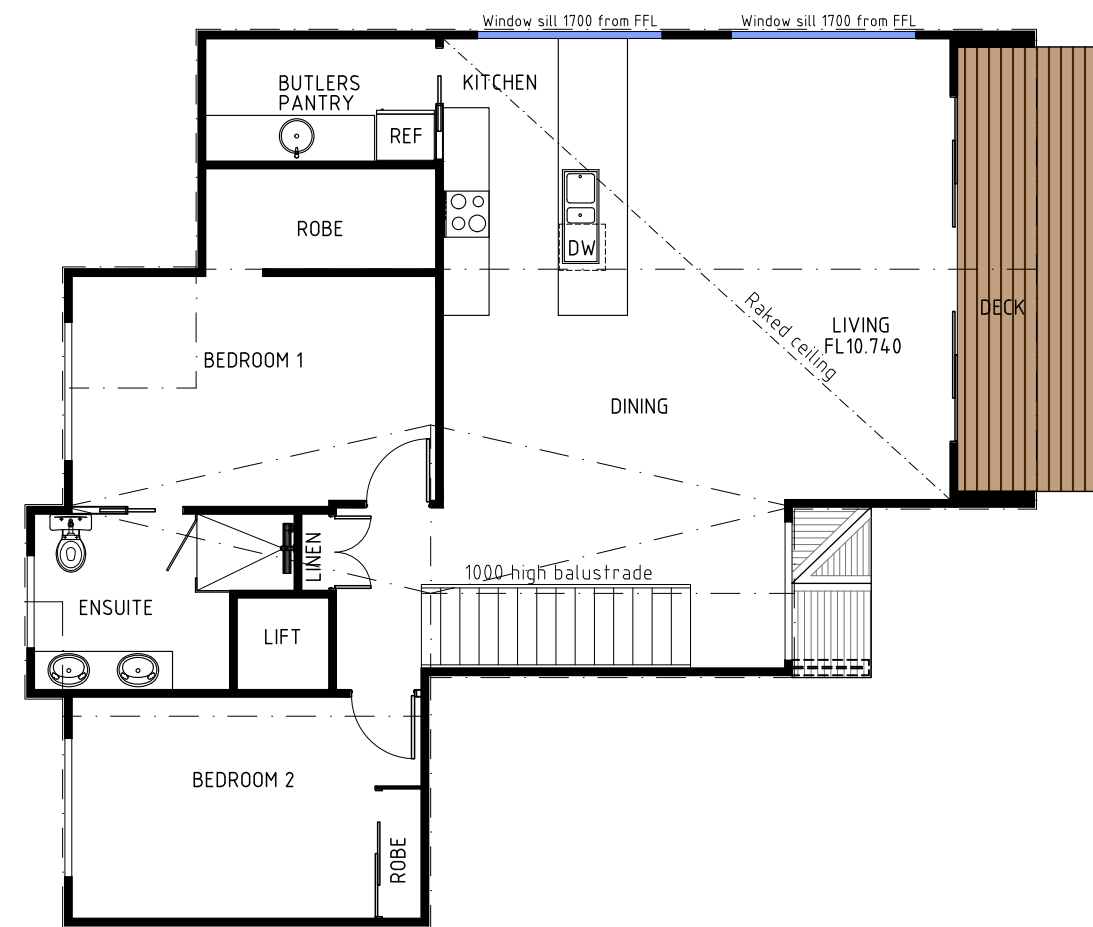
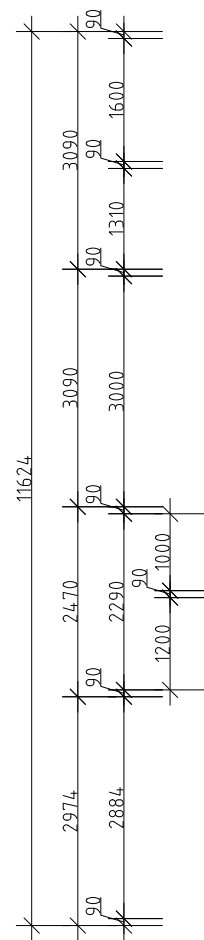
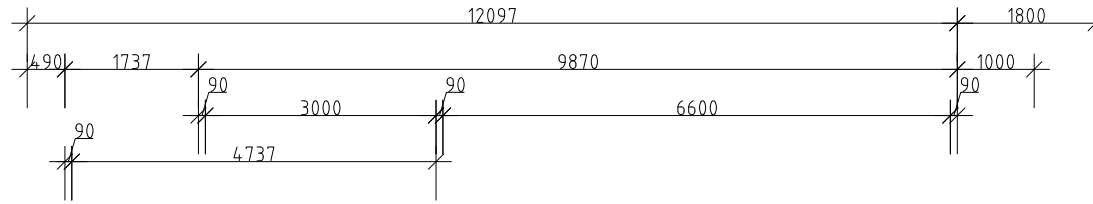
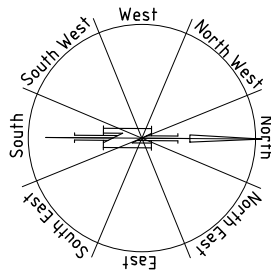
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AREAS Unit 14
Lower Level 103.67m²
Upper Level 103.67m²
Total 207.34m²
Decks 12.39m²



UNIT 14 UPPER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 14 UPPER LEVEL PLAN

SCALE 1:100
0 1000 2000

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AREAS Unit 14
Lower Level 103.67m²
Upper Level 103.67m²
Total 207.34m²
Decks 12.39m²

Kingborough Council

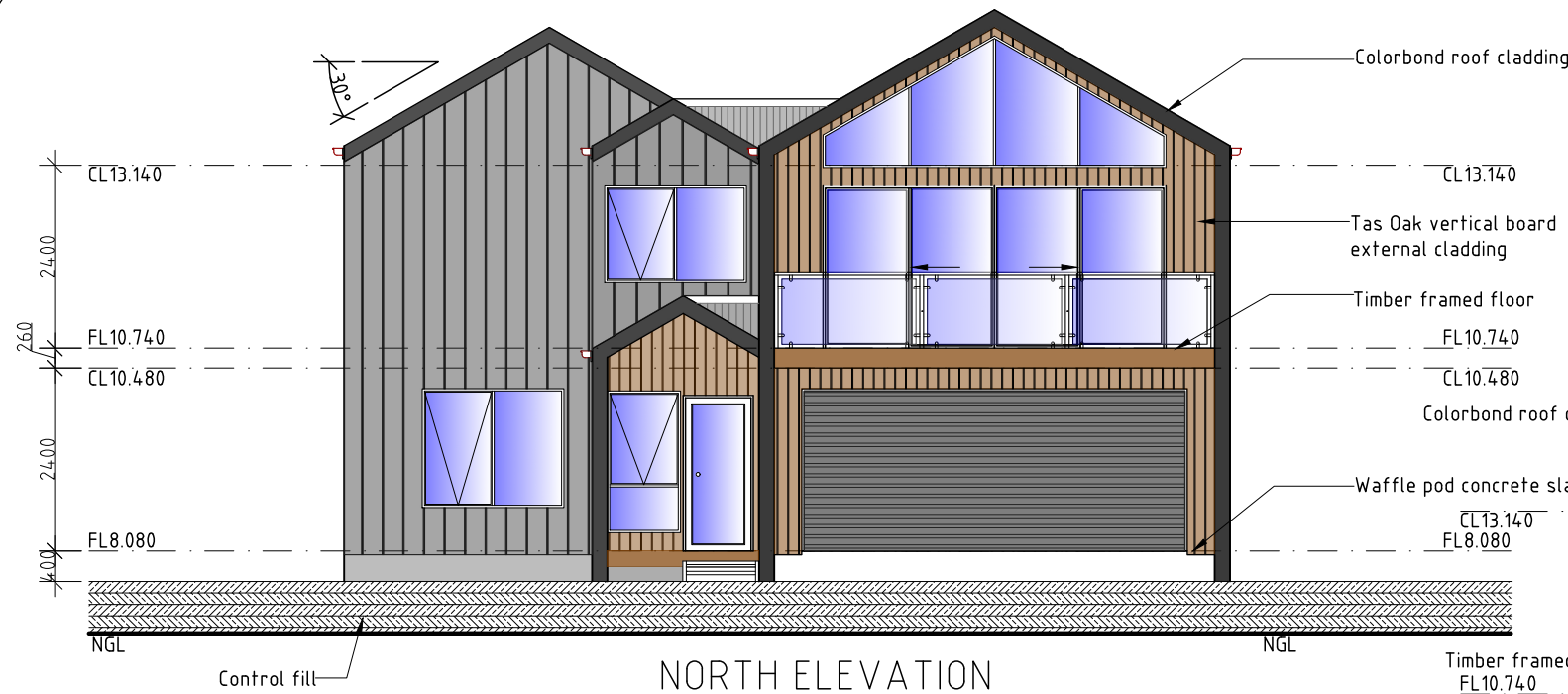
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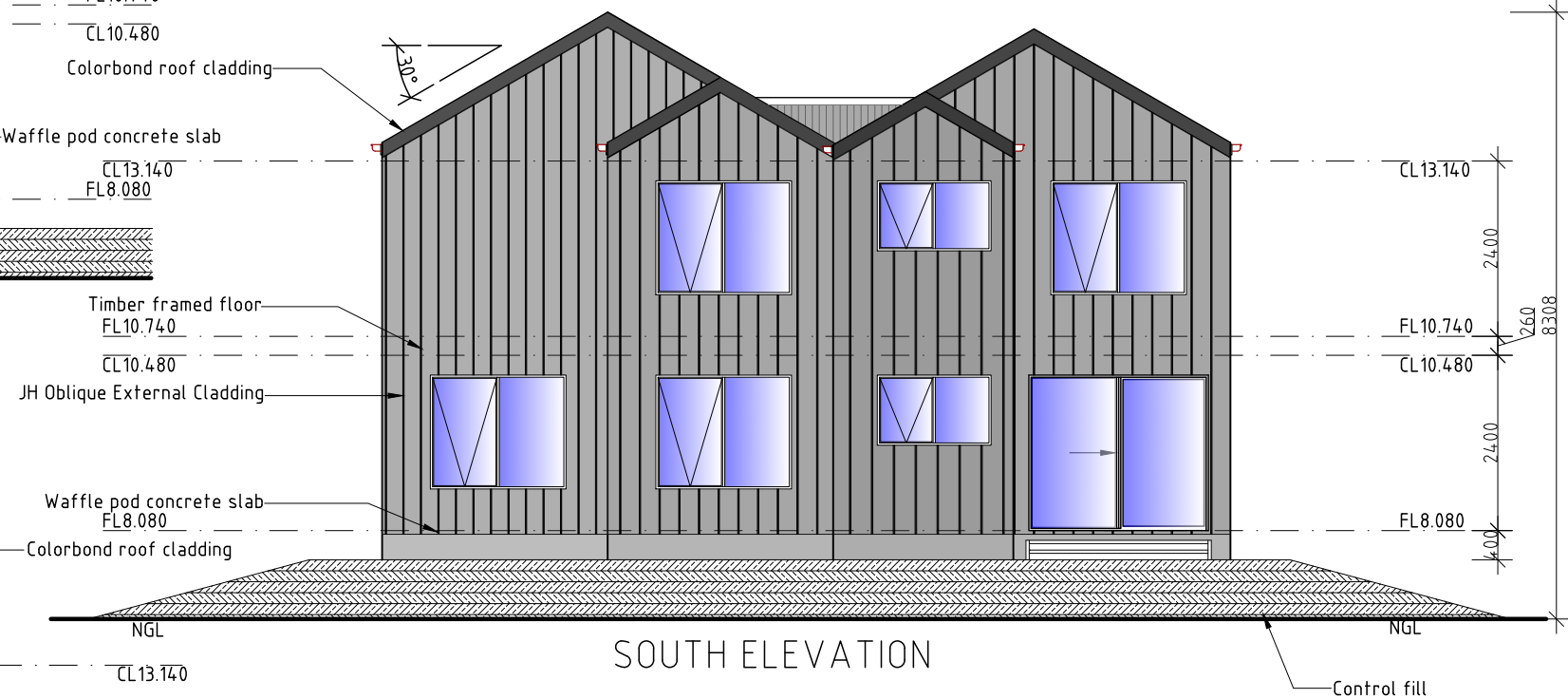
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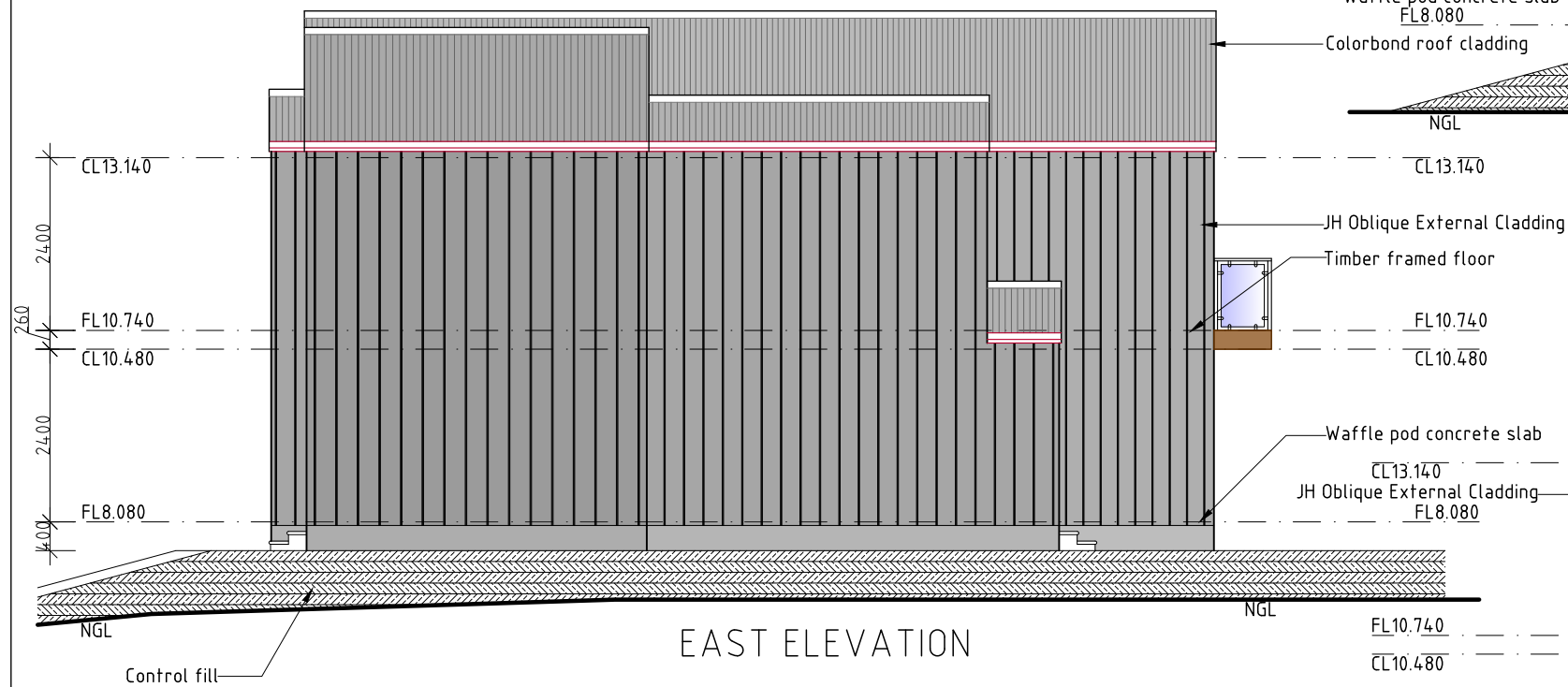
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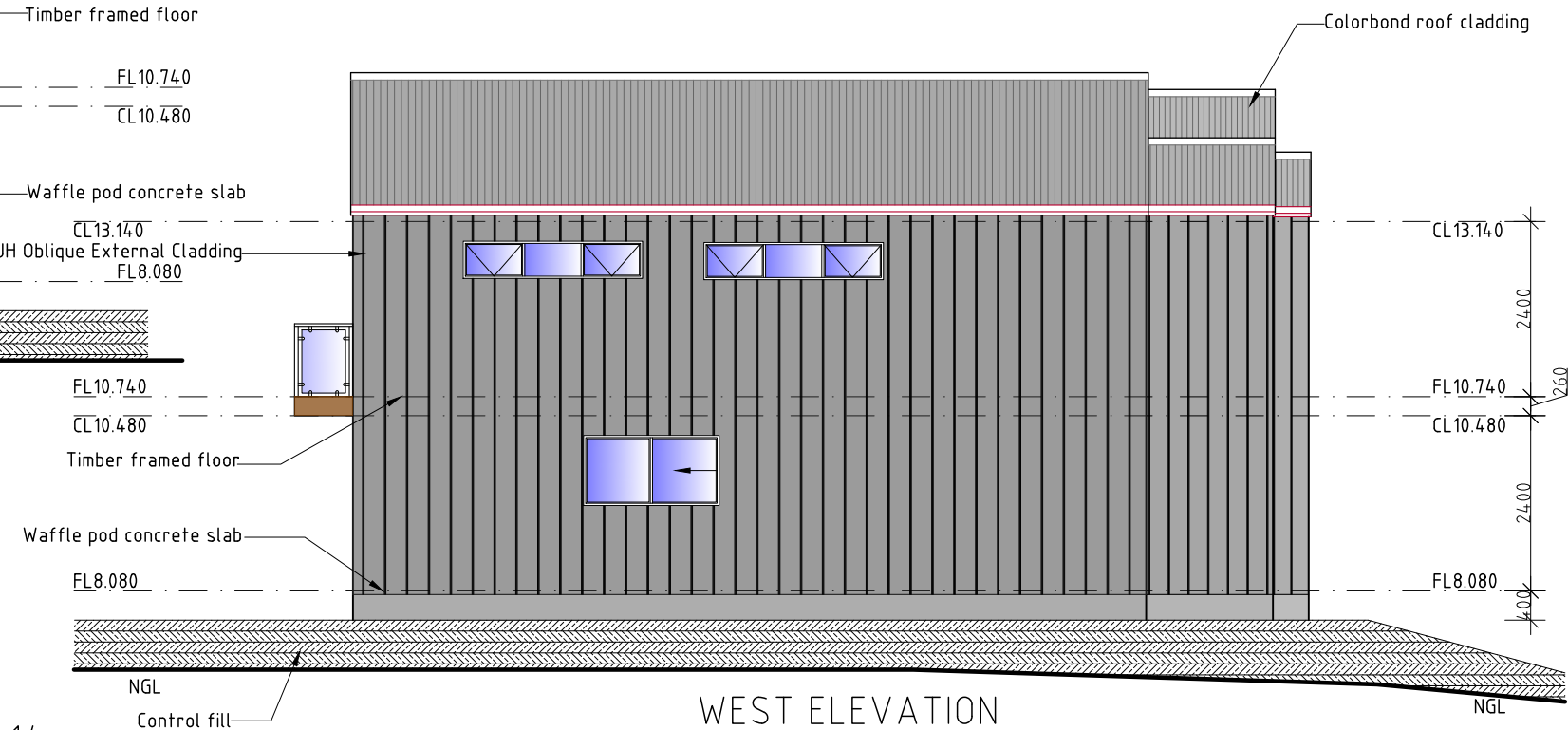
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Kingborough Council
 Development Application: DA-2025-371
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UNIT 14

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
 SJM PROPERTY DEVELOPMENTS AT
 19 HYSSOP ROAD MARGATE

UNIT 14 ELEVATIONS

SCALE 1:100
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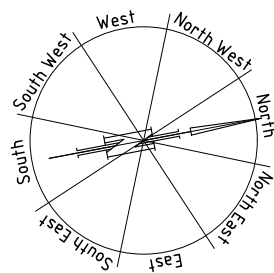
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 15 LOWER LEVEL PLAN

DATE
12/ 01/ 26

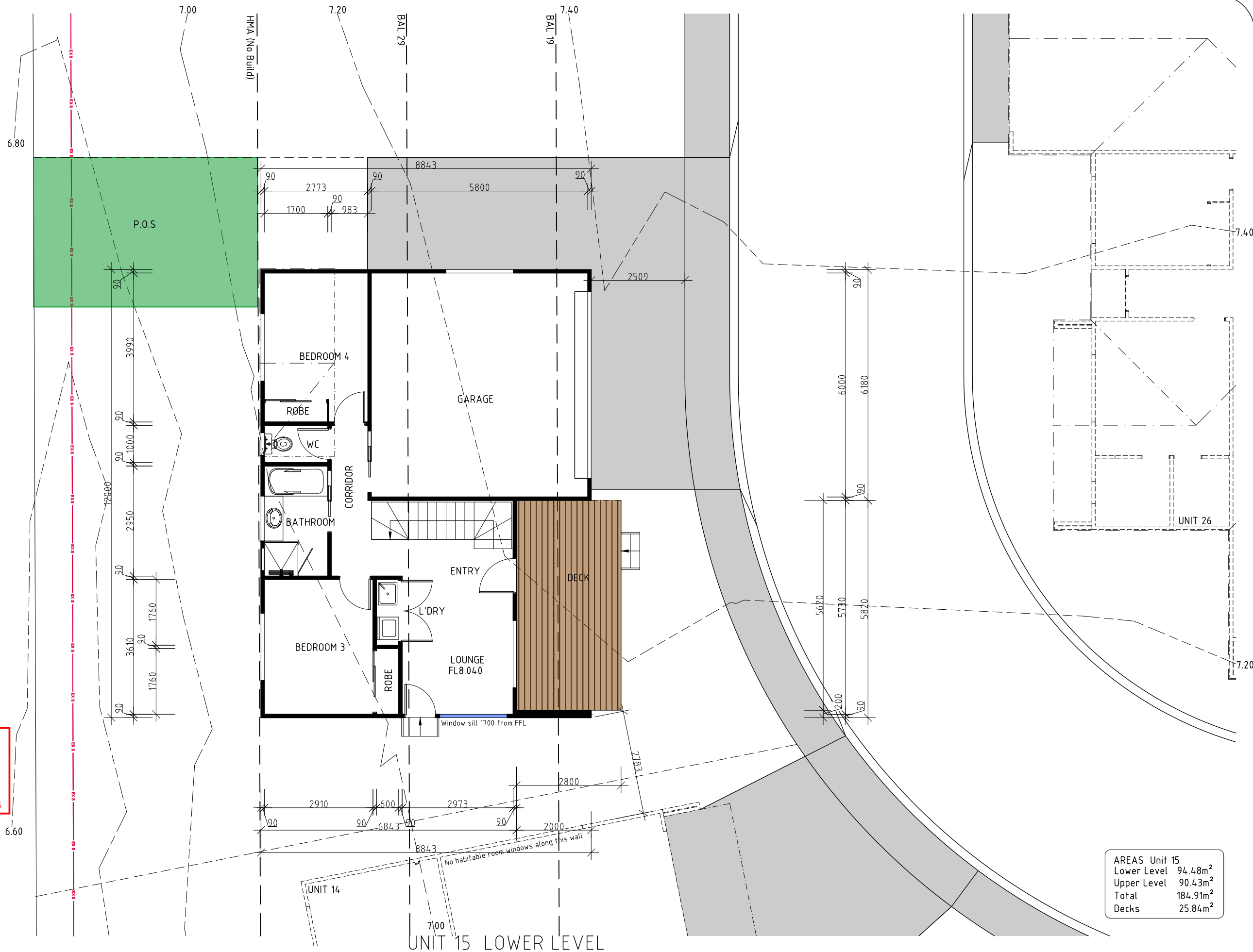
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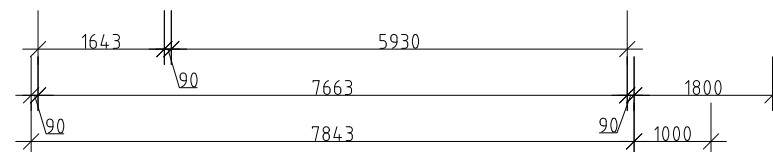
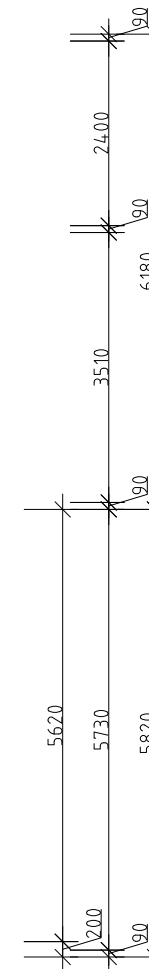
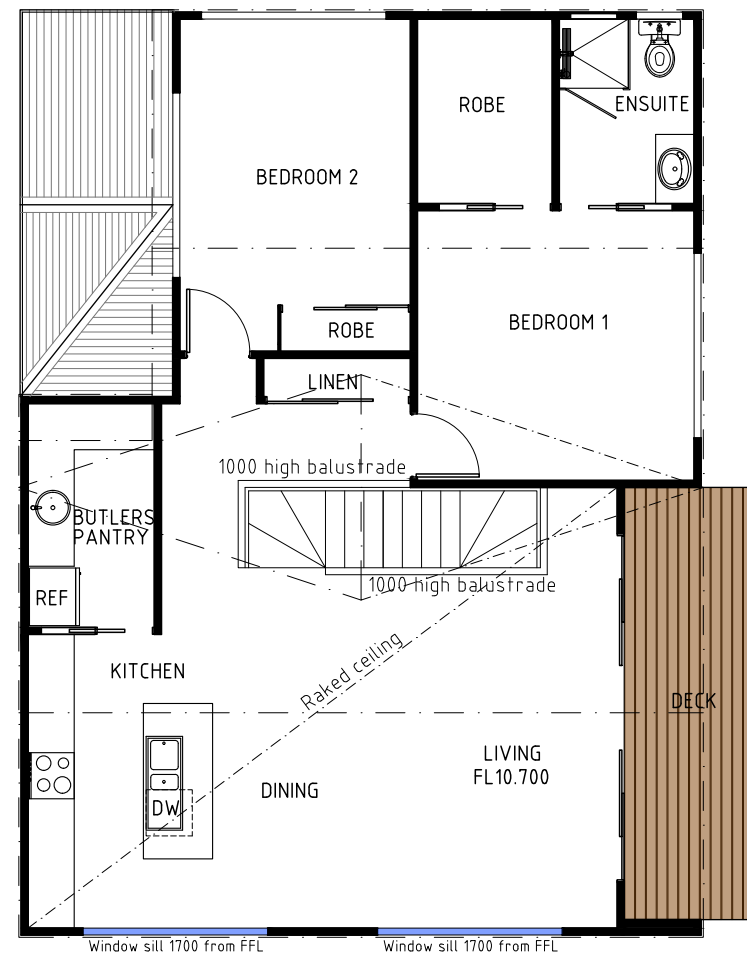
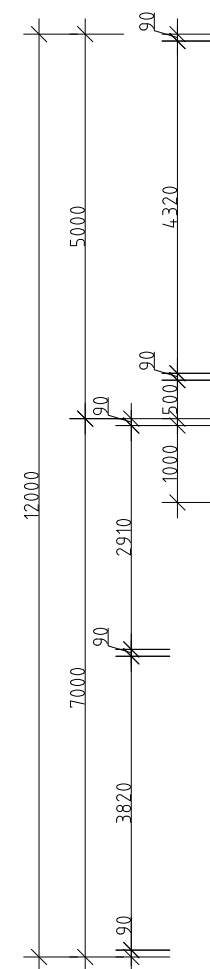
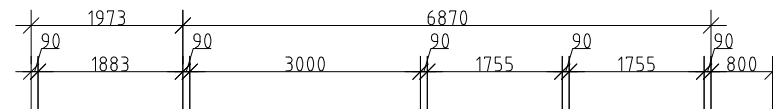
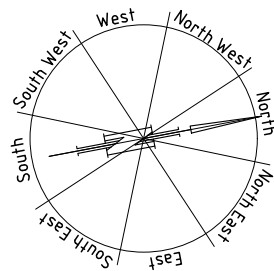
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53 OF 79

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AREAS Unit 15
Lower Level 94.48m²
Upper Level 90.43m²
Total 184.91m²
Decks 25.84m²



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UNIT 15 UPPER LEVEL

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 15 UPPER LEVEL PLAN

SCALE 1:100
0 1000 2000

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AREAS Unit 15
Lower Level 94.48m²
Upper Level 90.43m²
Total 184.91m²
Decks 25.84m²

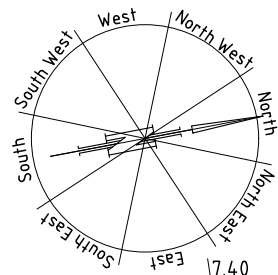


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UNIT 15

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS AT 19 HYSSOP ROAD MARGATE	UNIT 15 ELEVATIONS		DATE 12/ 01/ 26	DRAWN BY G. Tilley email: gtilley7@biapond.com phone ph 0400 671 582
	SCALE 1:100 0 1000 2000	AMENDED	DRAWING NO. 55 OF 79	Certified: G. Tilley Accreditation No.CC620H © copyright 2024 5024



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UNIT 15

7.20

UNIT 14

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UNIT 16

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 16 PLAN

SCALE 1:100
0 1000 2000

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AREAS
UNIT 16
Deck 170.81m²
1.17m²

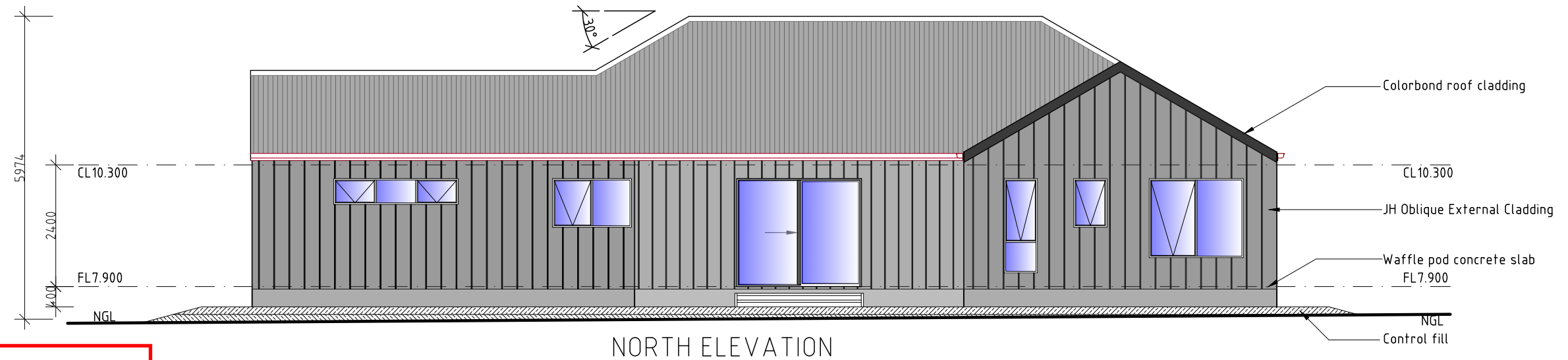
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Development Application: DA-2025-371

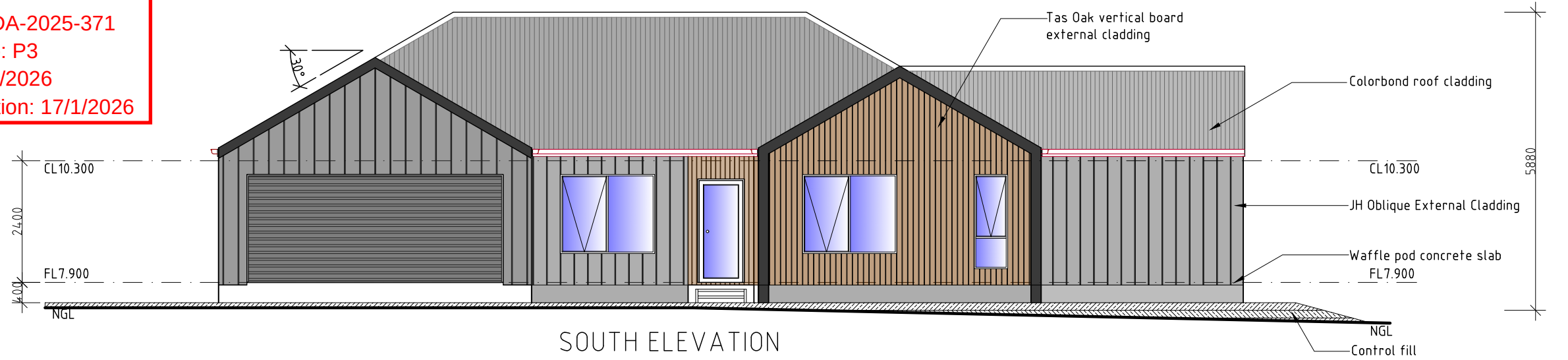
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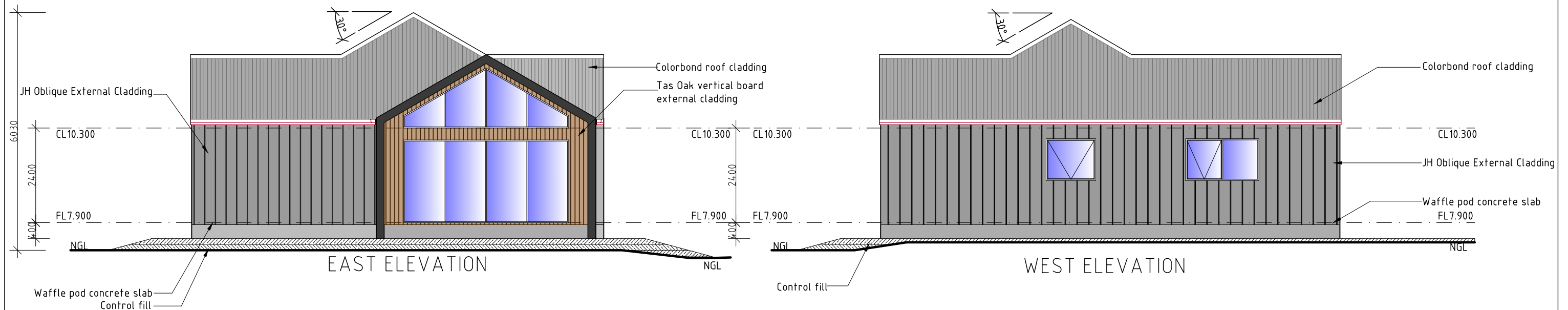
Date placed on Public Exhibition: 17/1/2026



NORTH ELEVATION



SOUTH ELEVATION



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UNIT 16

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 16 ELEVATIONS

SCALE 1:100
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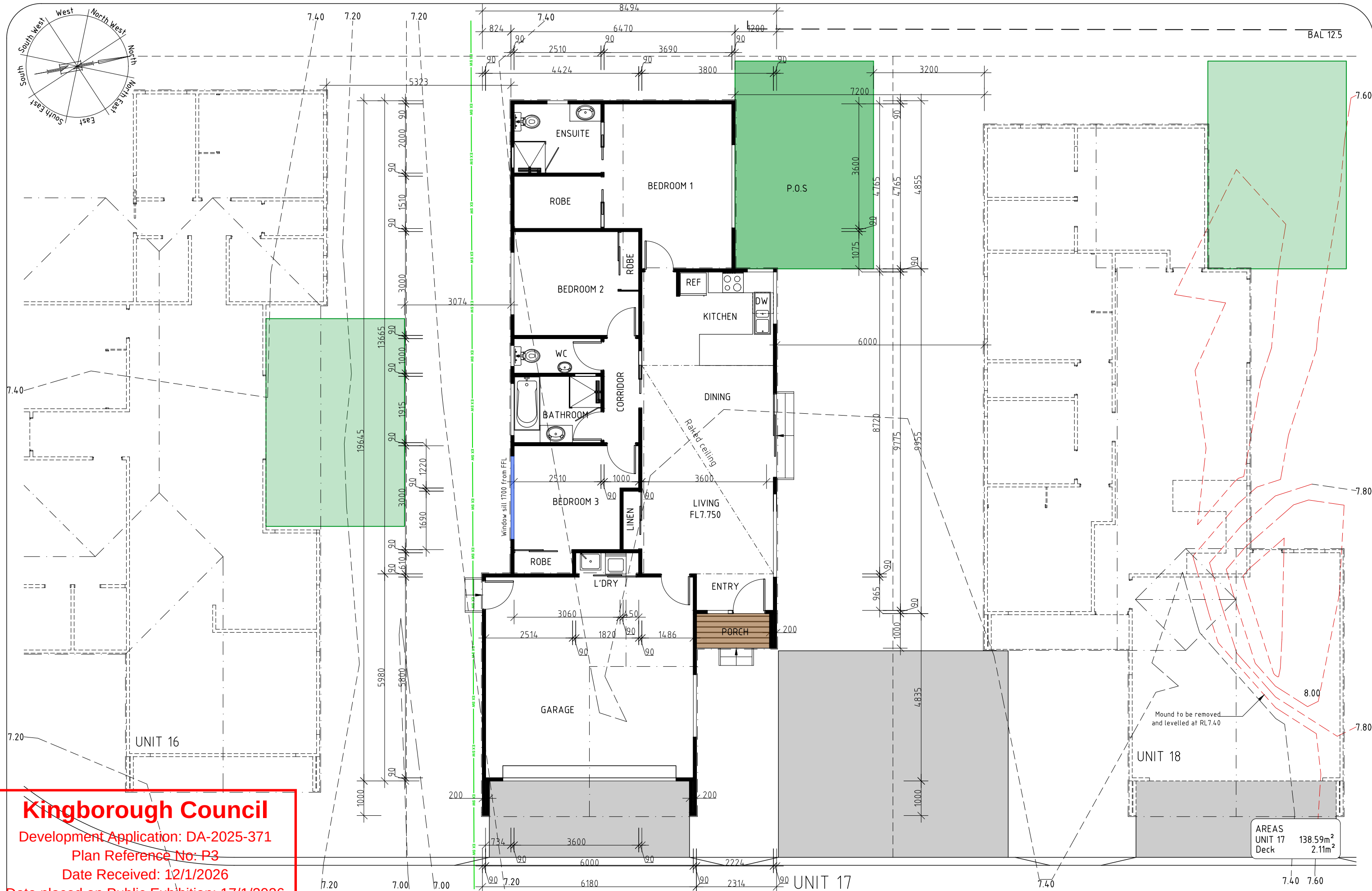
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 17 PLAN

SCALE 1:100
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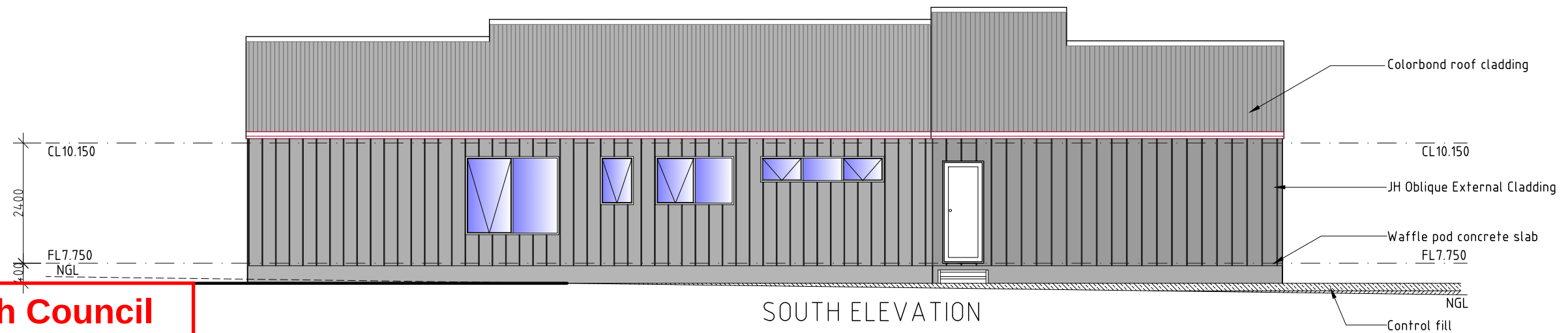
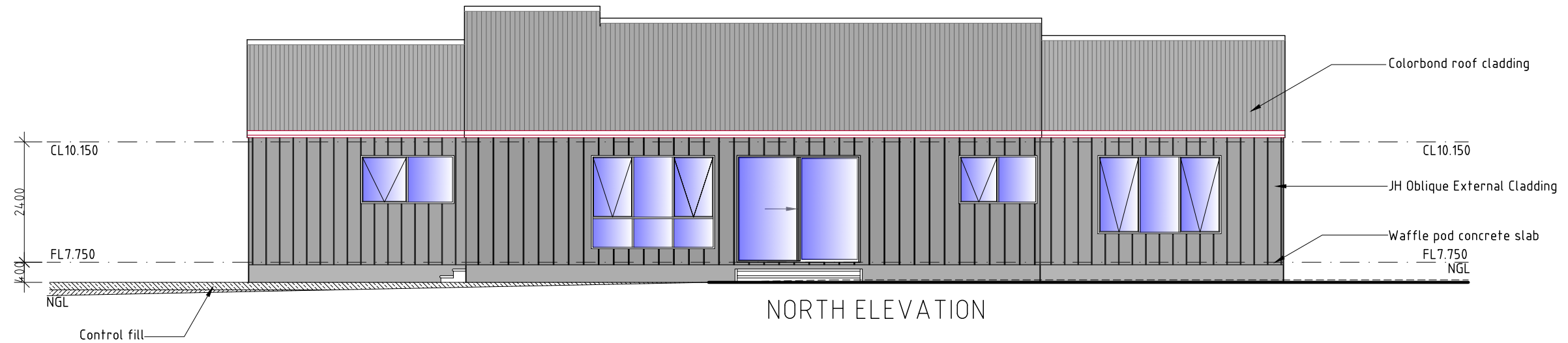
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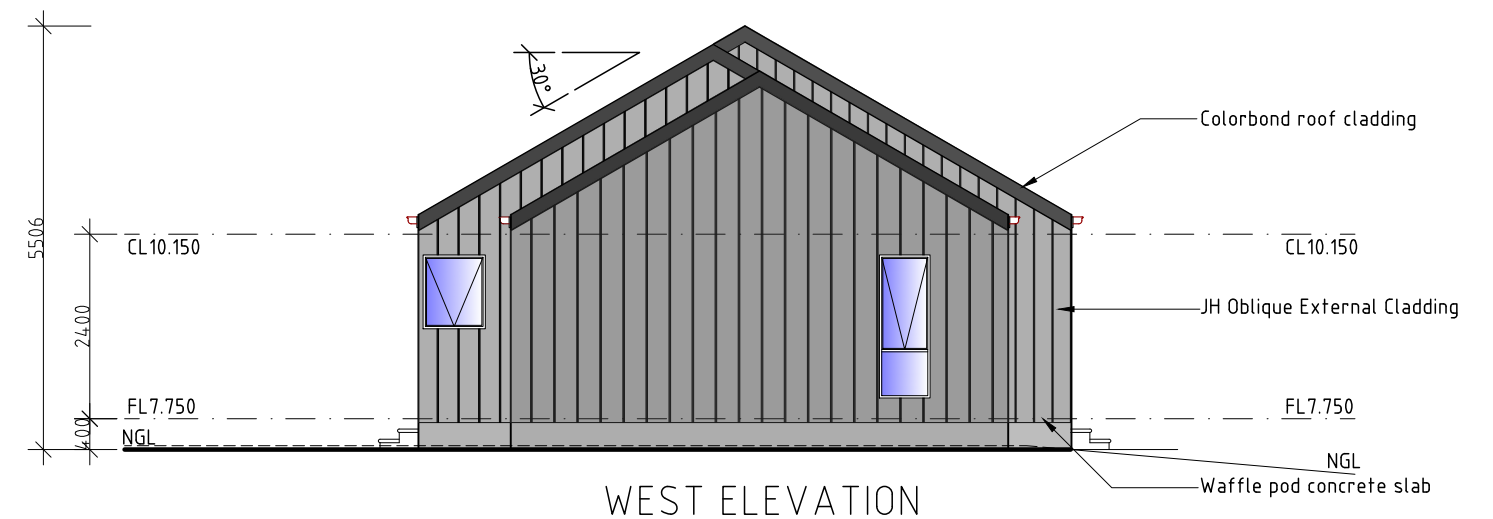
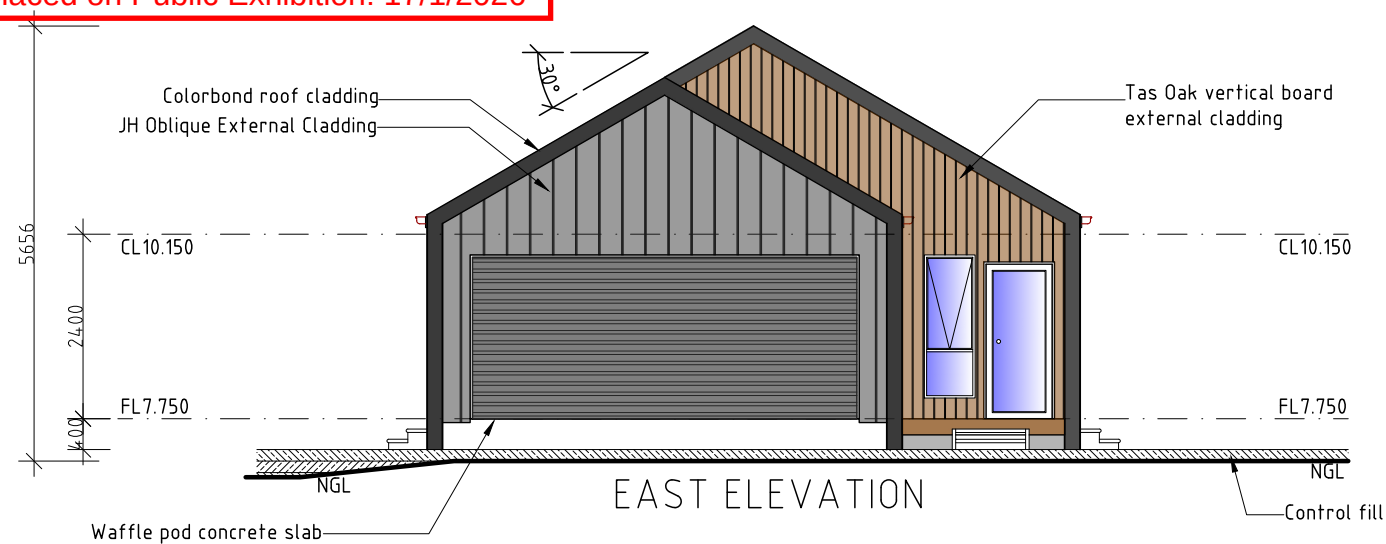
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UNIT 17

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 17 ELEVATIONS

SCALE 1:100
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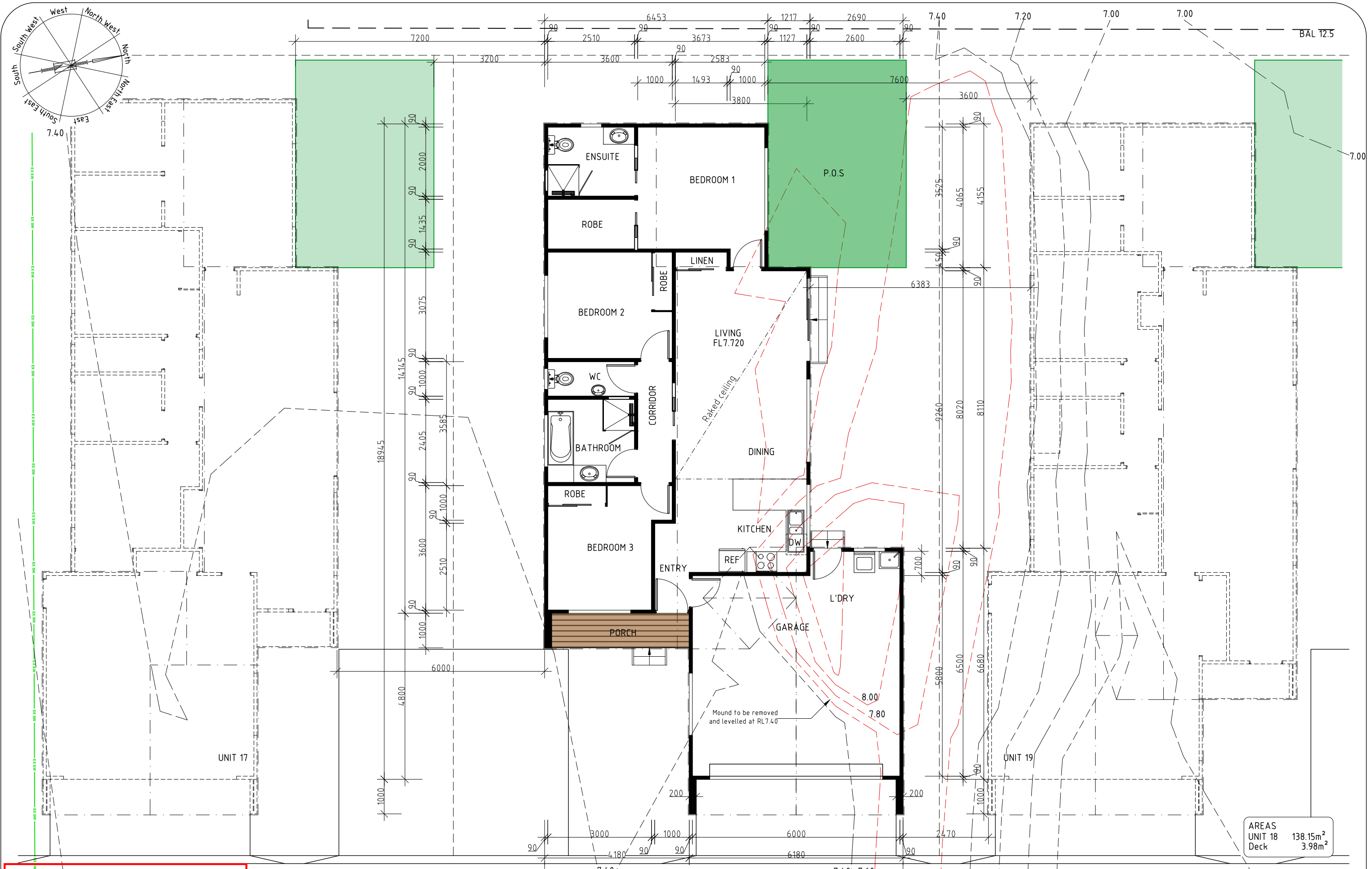
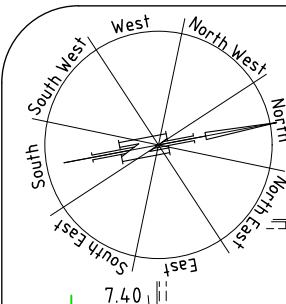
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AREAS
UNIT 18 138.15m²
Deck 3.98m²

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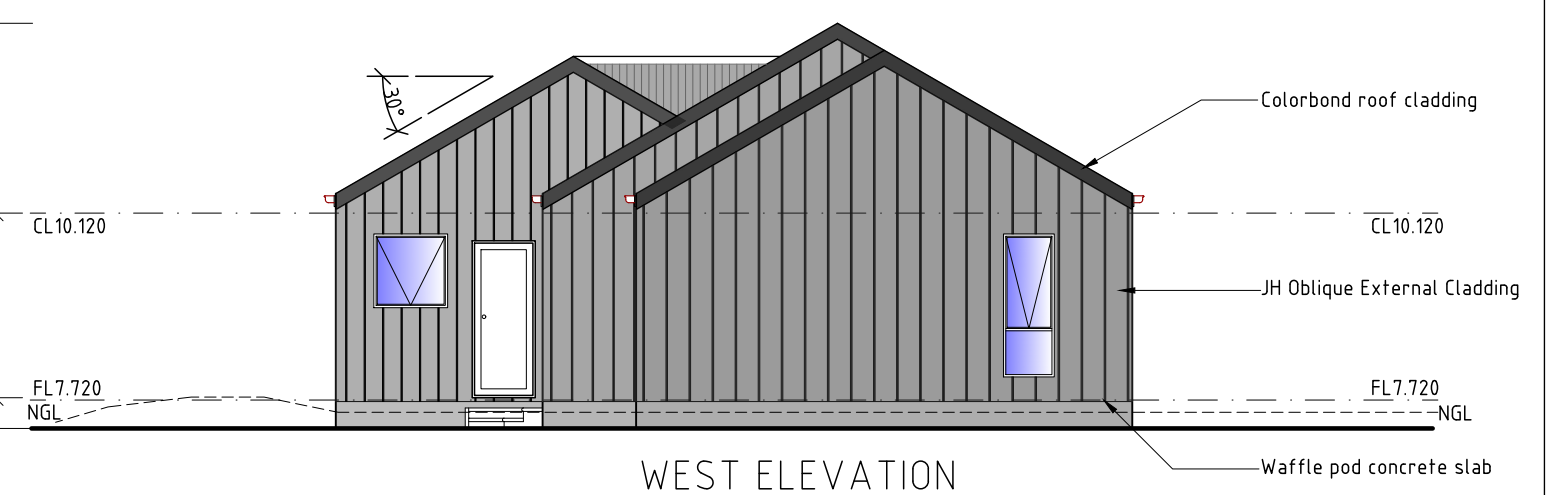
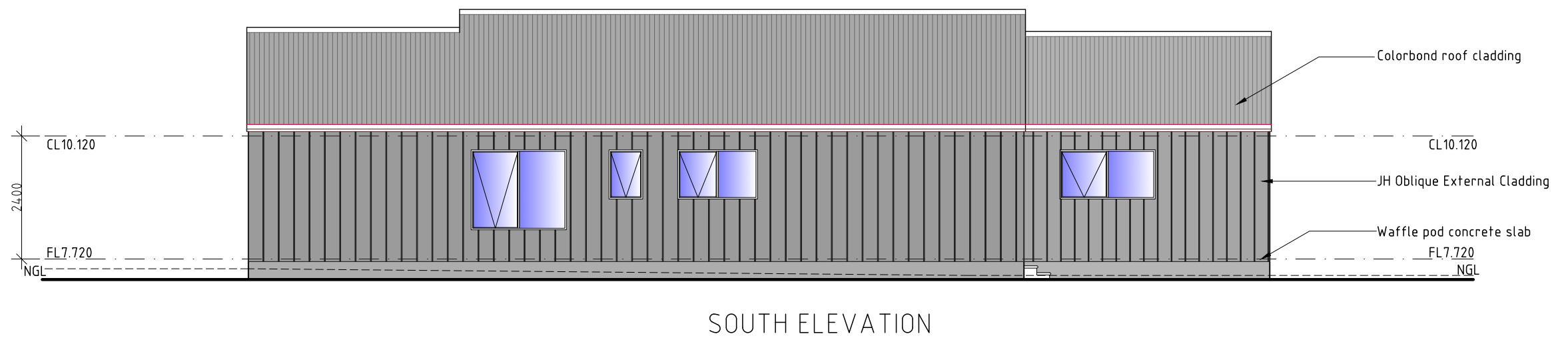
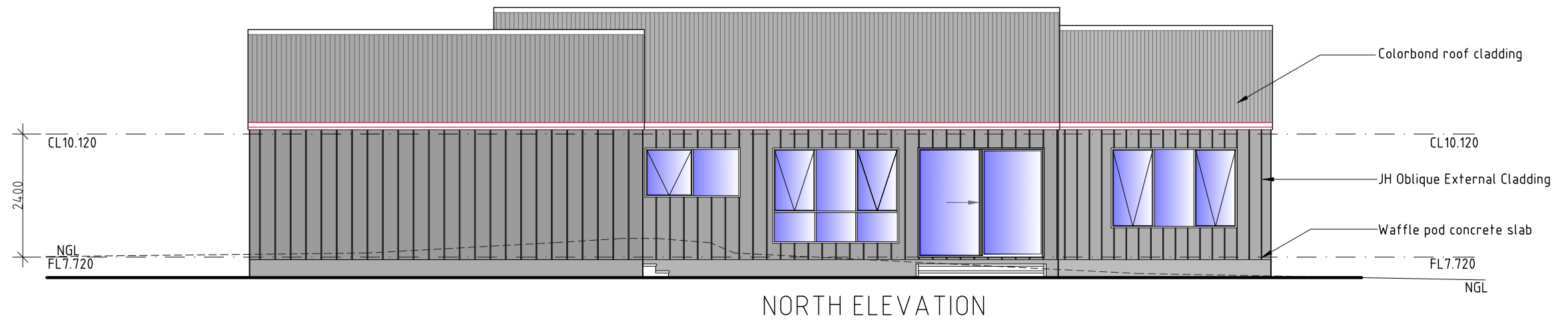
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 18 PLAN
SCALE 1:100
0 1000 2000
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UNIT 18

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 18 ELEVATIONS

SCALE 1:100
0 1000 2000

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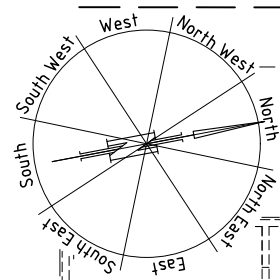
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Plan Reference No: P3

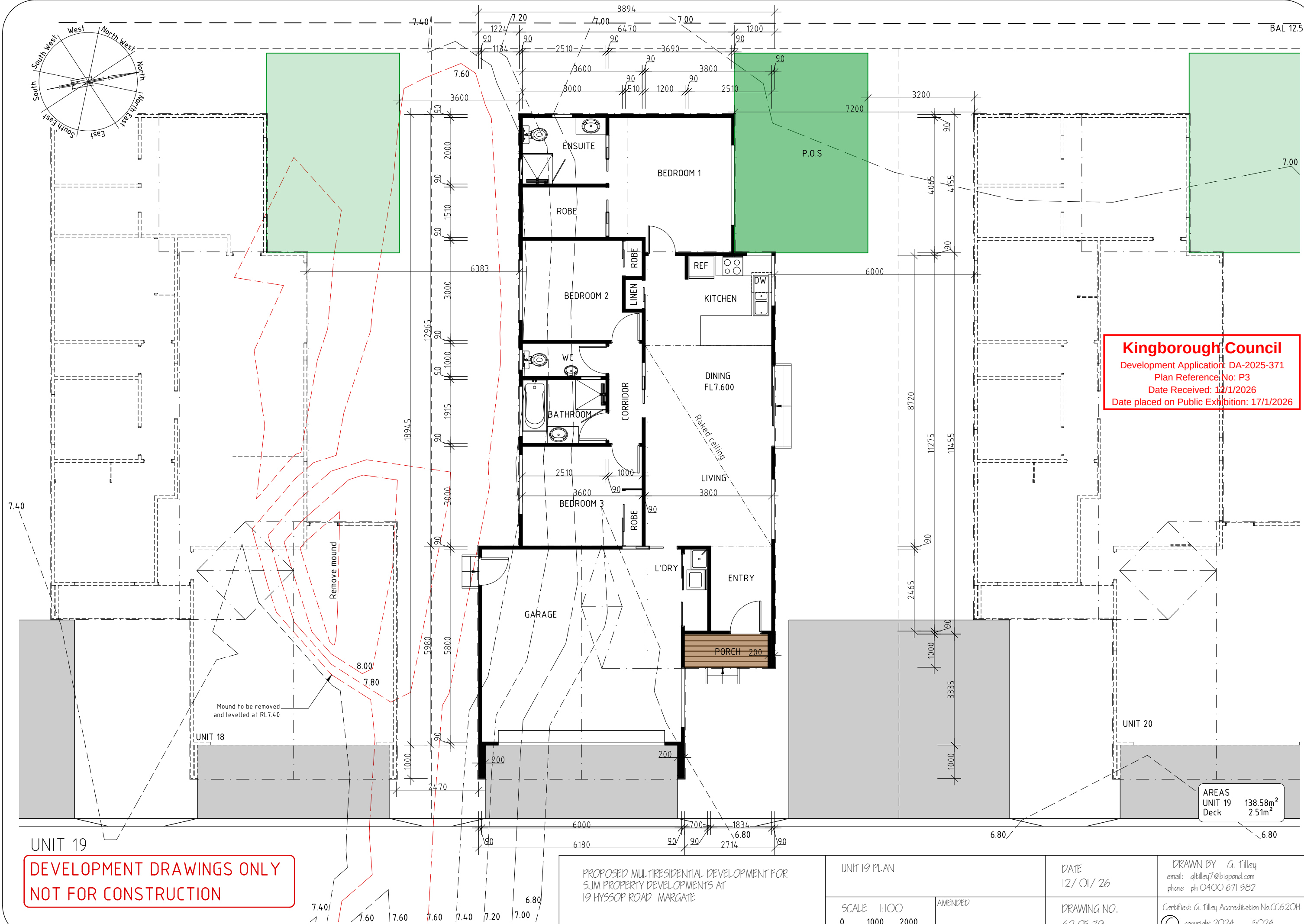
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BAL 12.5



UNIT 19

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 19 PLAN

SCALE 1:100
0 1000 2000

AMENDED

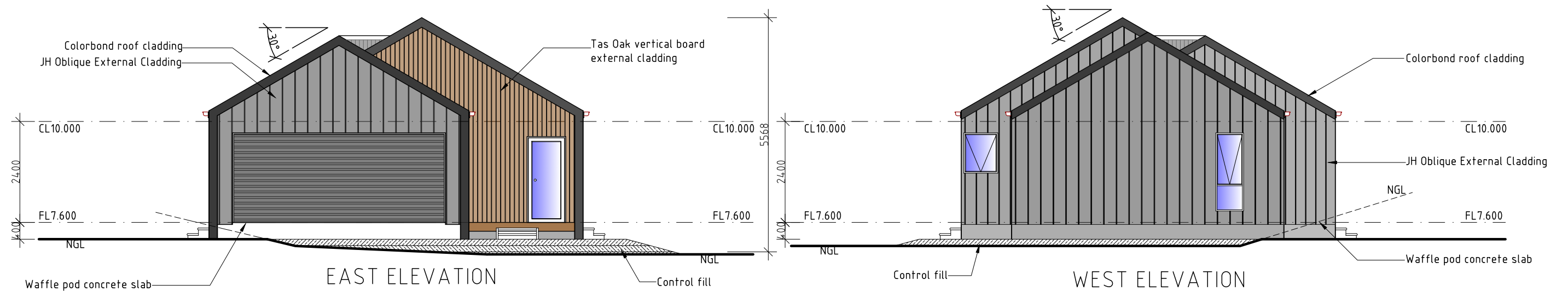
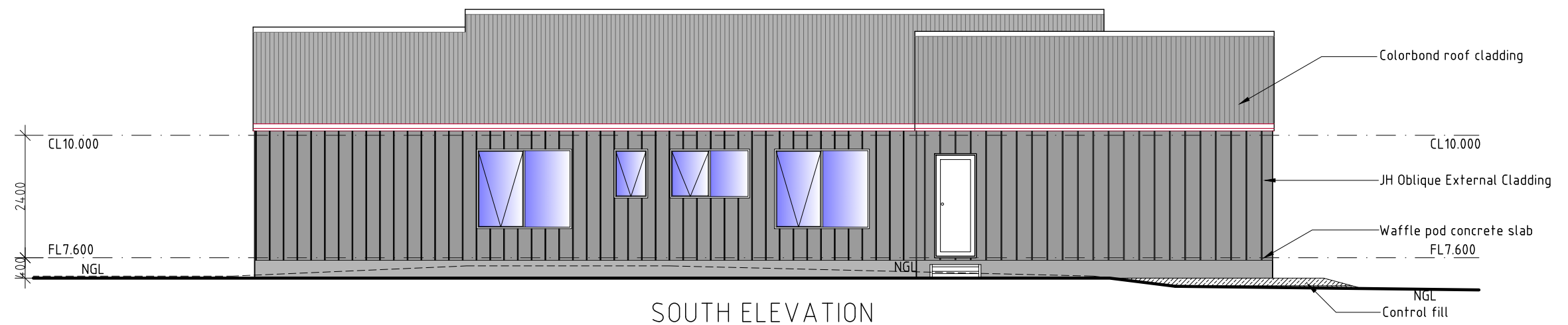
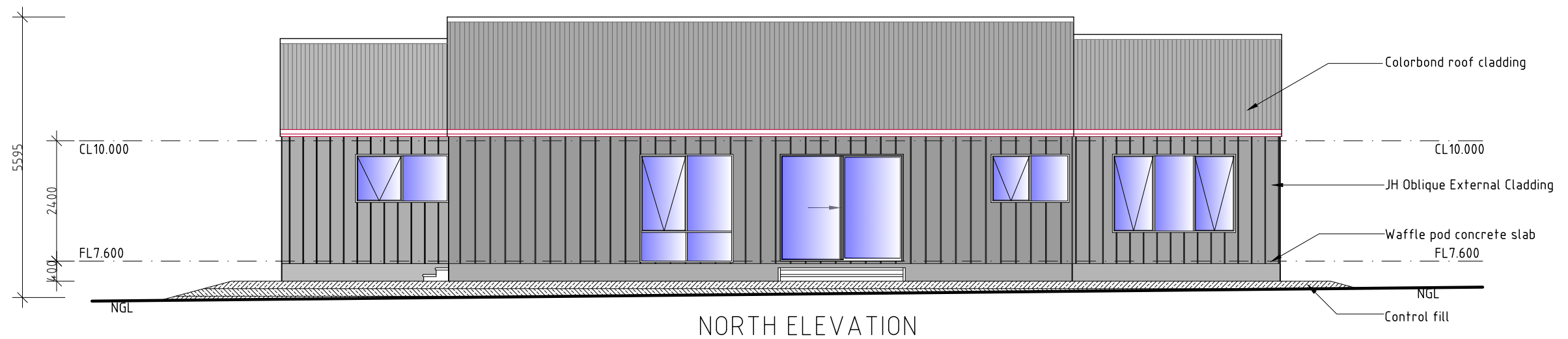
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AREAS
UNIT 19
Deck 138.58m²
2.51m²



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UNIT 19

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 19 ELEVATIONS

SCALE 1:100
0 1000 2000

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AREAS
UNIT 20 136.39m²
Deck 3.92m²

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 20 PLAN

SCALE 1:100
0 1000 2000

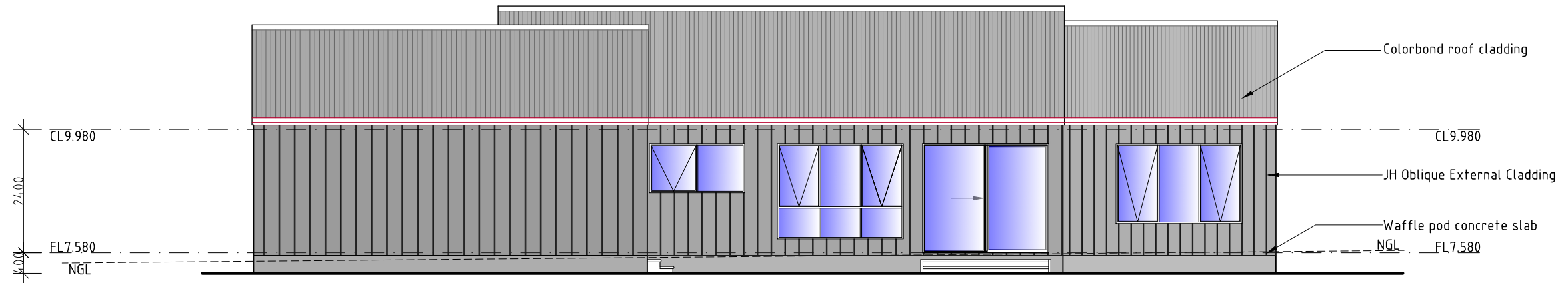
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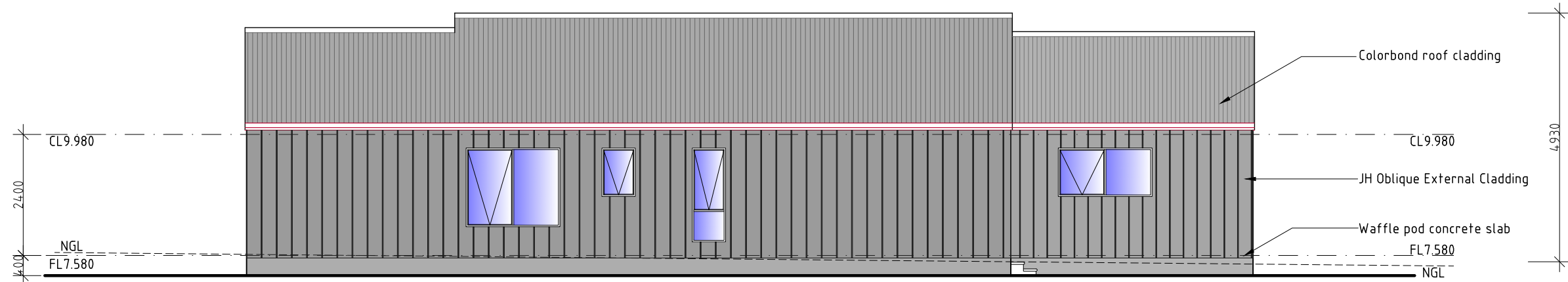
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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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UNIT 20

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 20 ELEVATIONS

SCALE 1:100
0 1000 2000

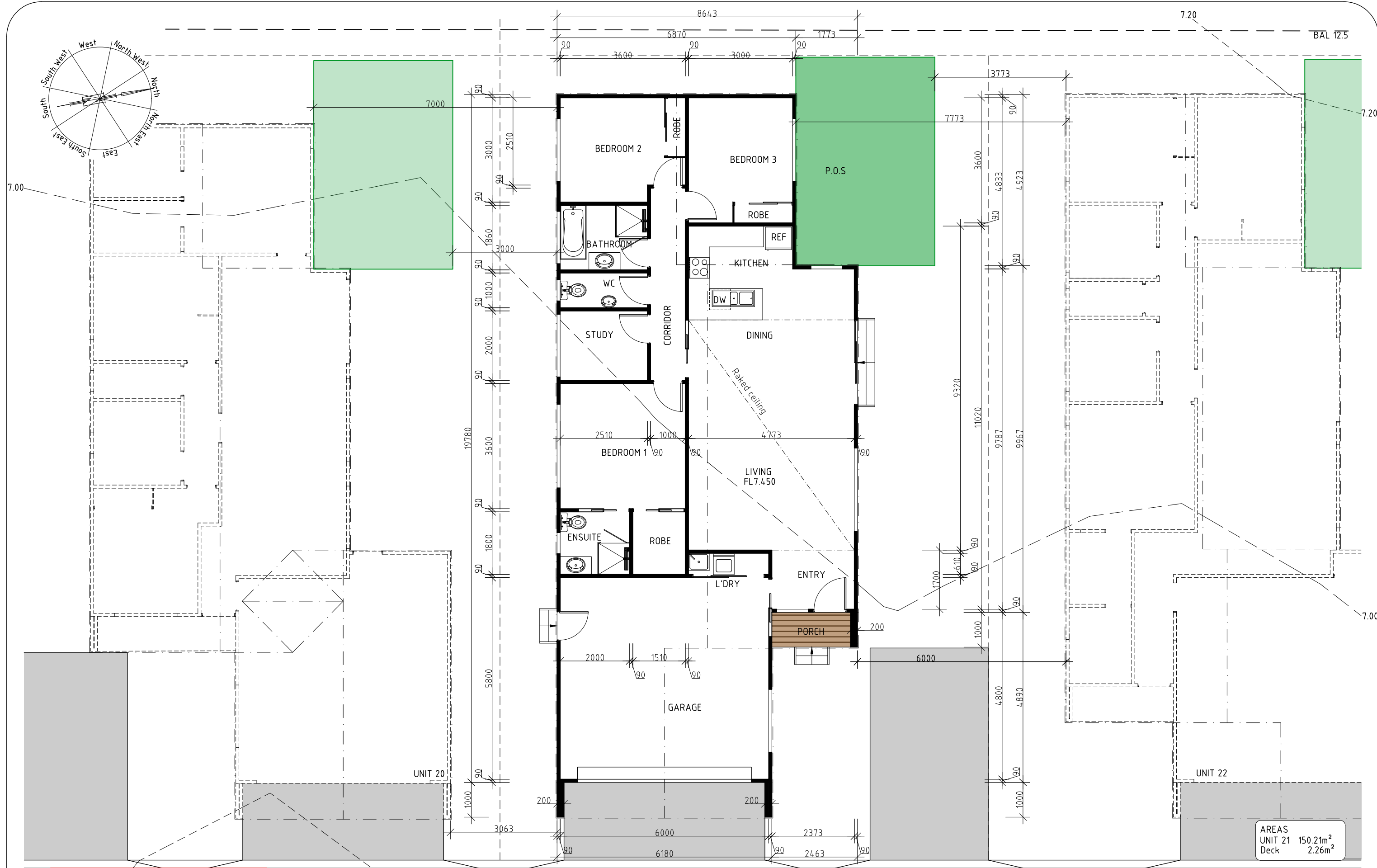
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UNIT 21

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 21 PLAN

SCALE 1:100
0 1000 2000

AMENDED

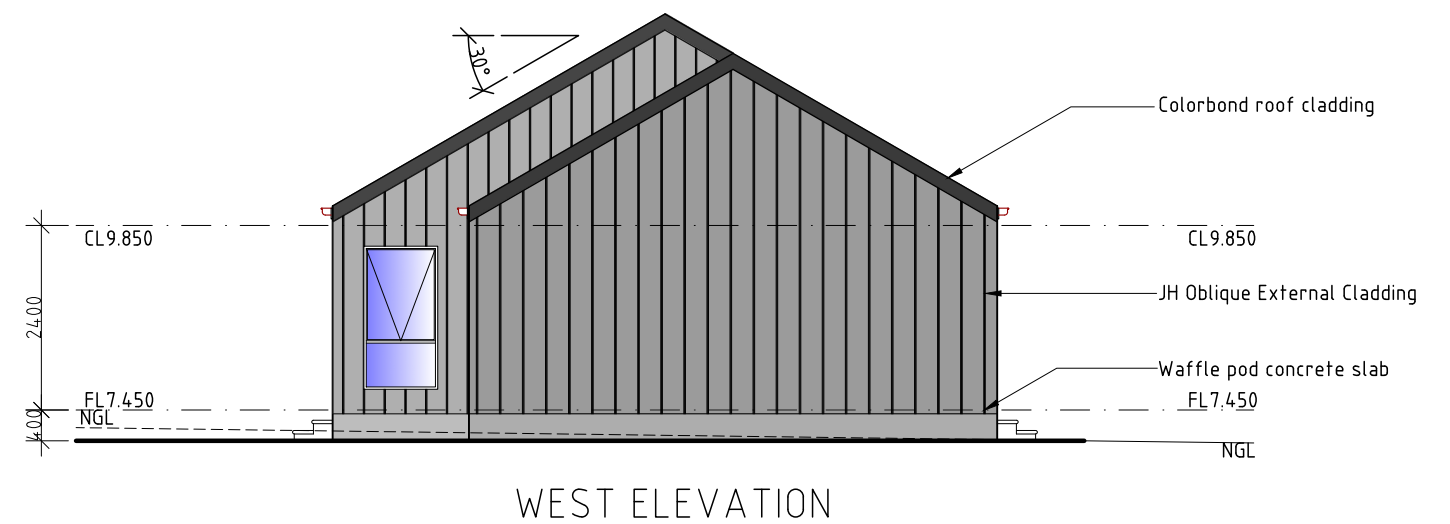
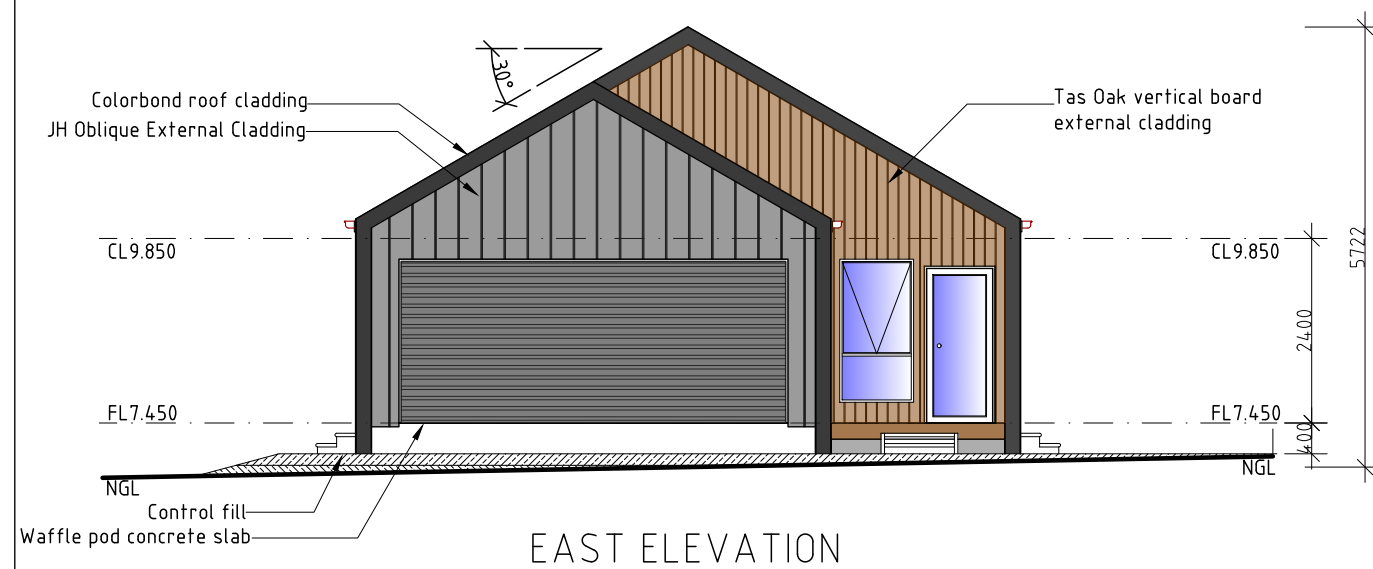
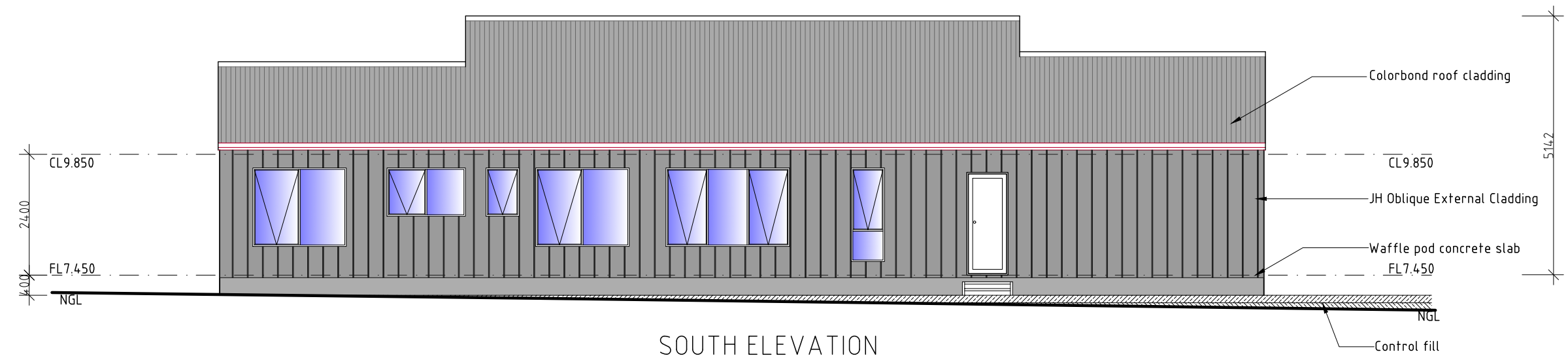
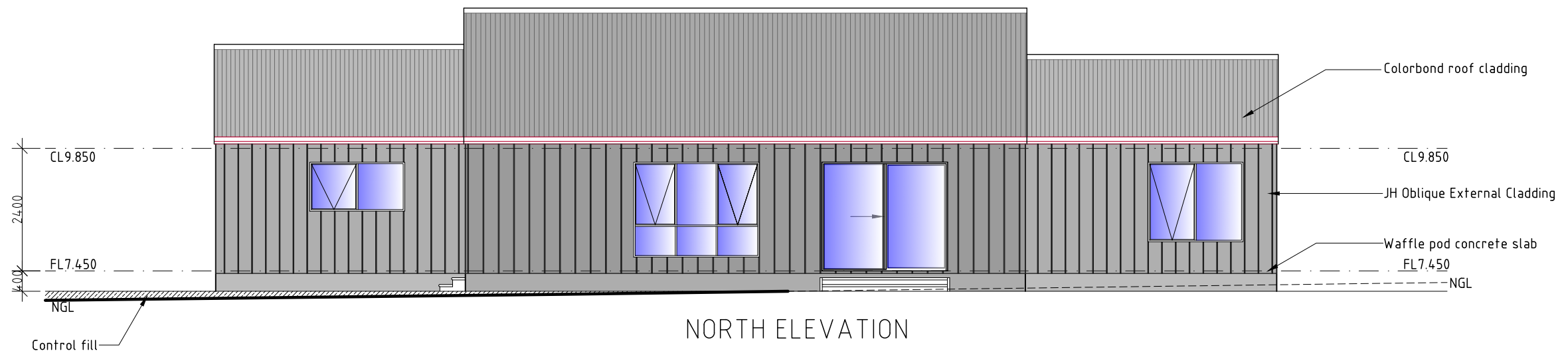
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AREAS
UNIT 21 150.21m²
Deck 2.26m²



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UNIT 21

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 21 ELEVATIONS

SCALE 1:100
0 1000 2000

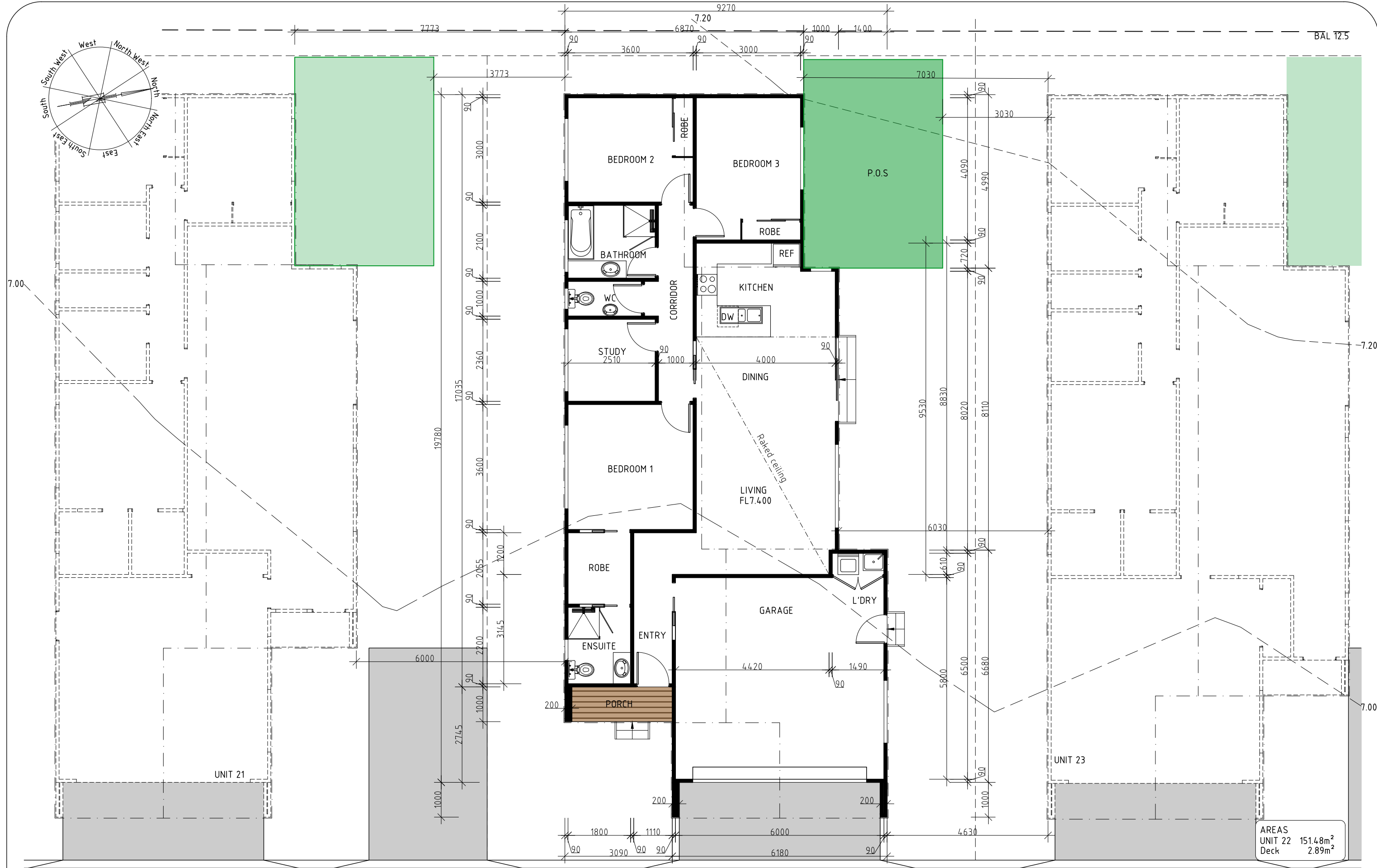
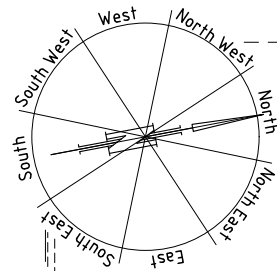
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AREAS
UNIT 22 151.48m²
Deck 2.89m²

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UNIT 22

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 22 PLAN

SCALE 1:100

0 1000 2000

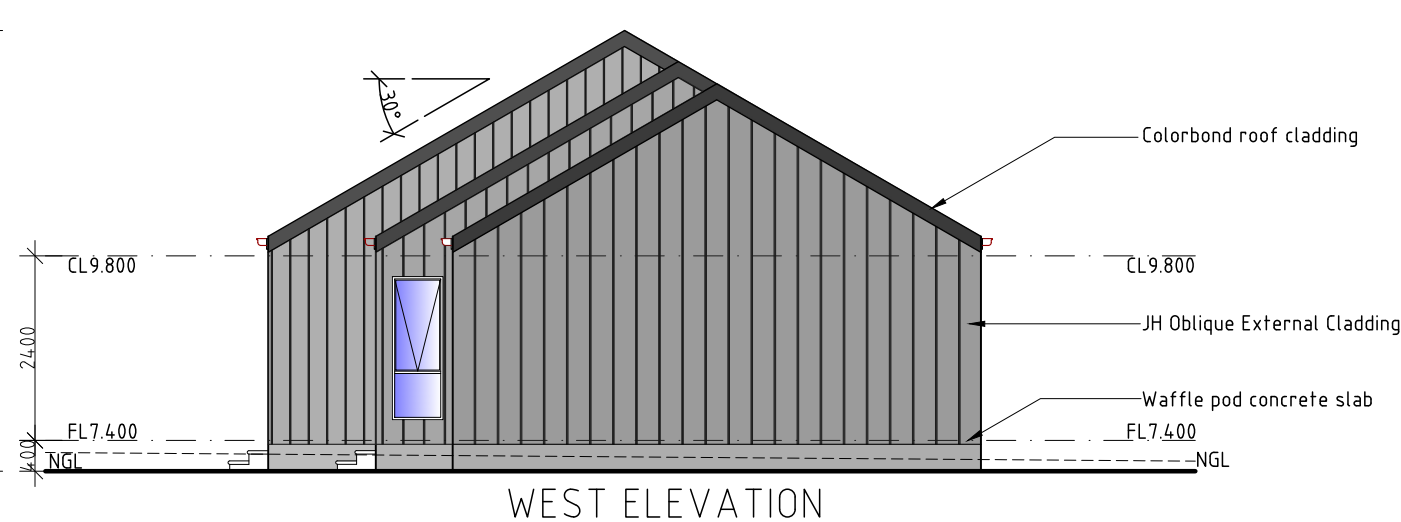
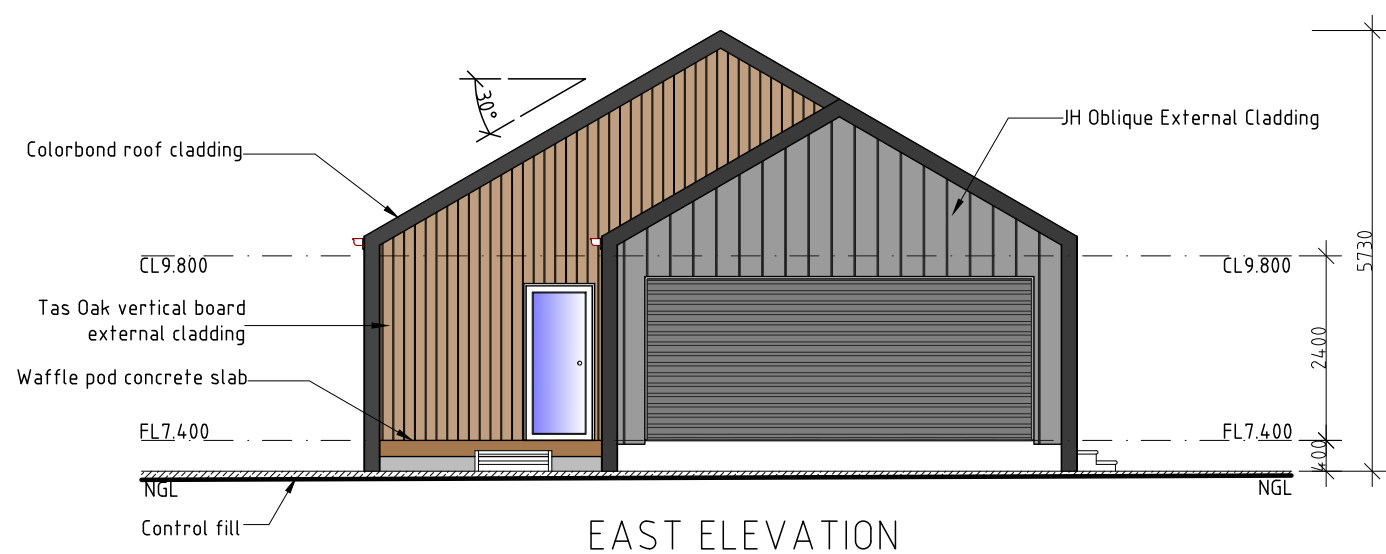
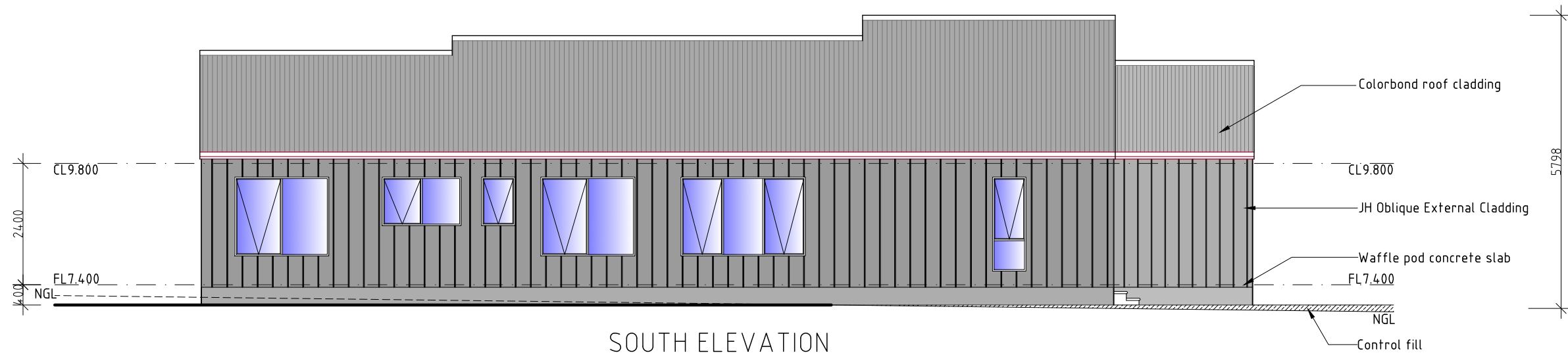
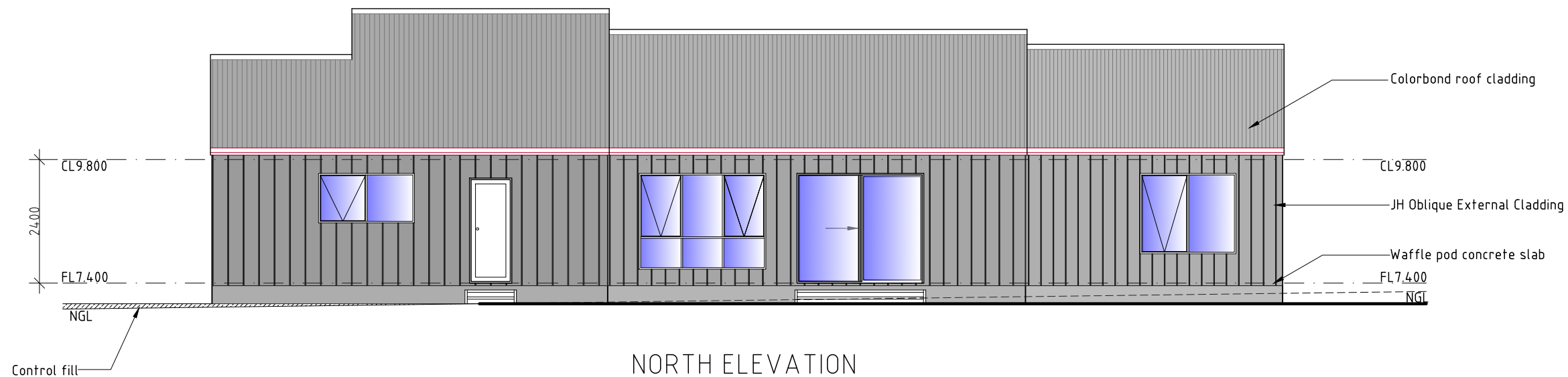
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UNIT 22

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 22 ELEVATIONS

SCALE 1:100
0 1000 2000

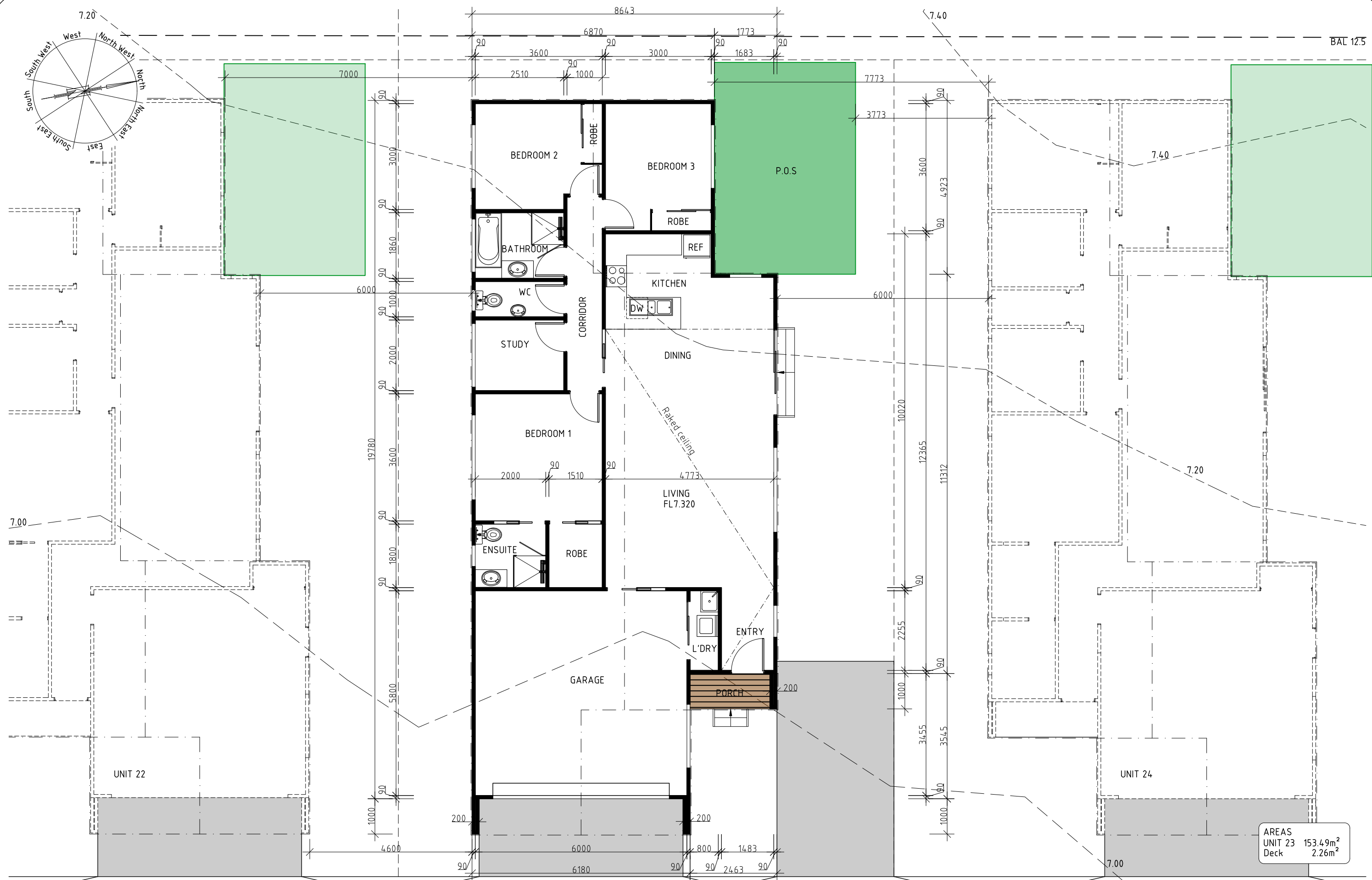
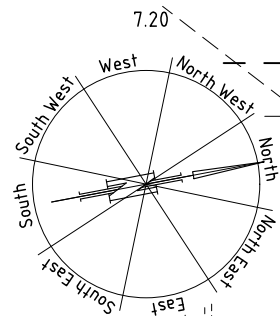
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AREAS
UNIT 23 153.49m²
Deck 2.26m²

UNIT 23

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 23 PLAN

SCALE 1:100
0 1000 2000

AMENDED

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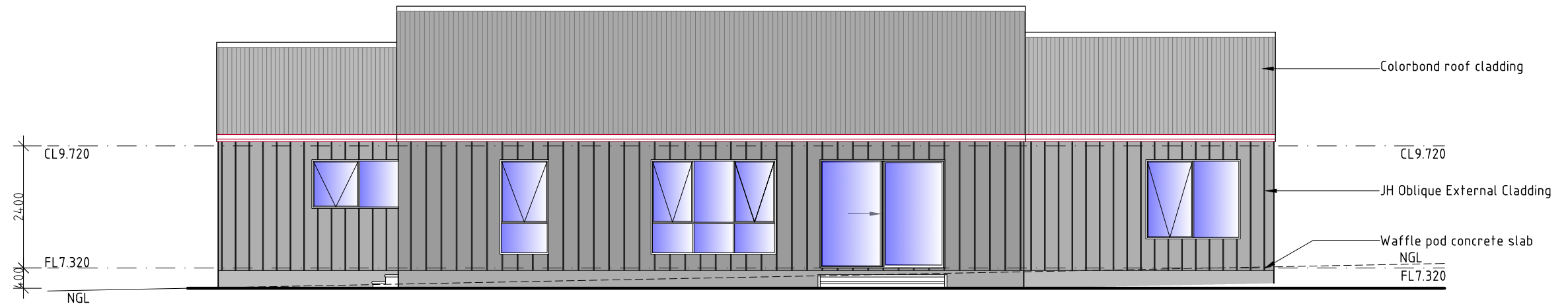
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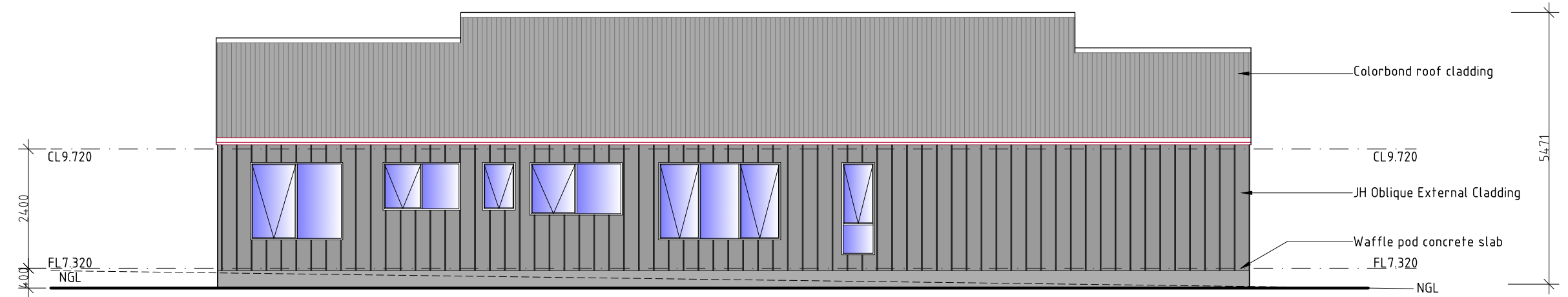
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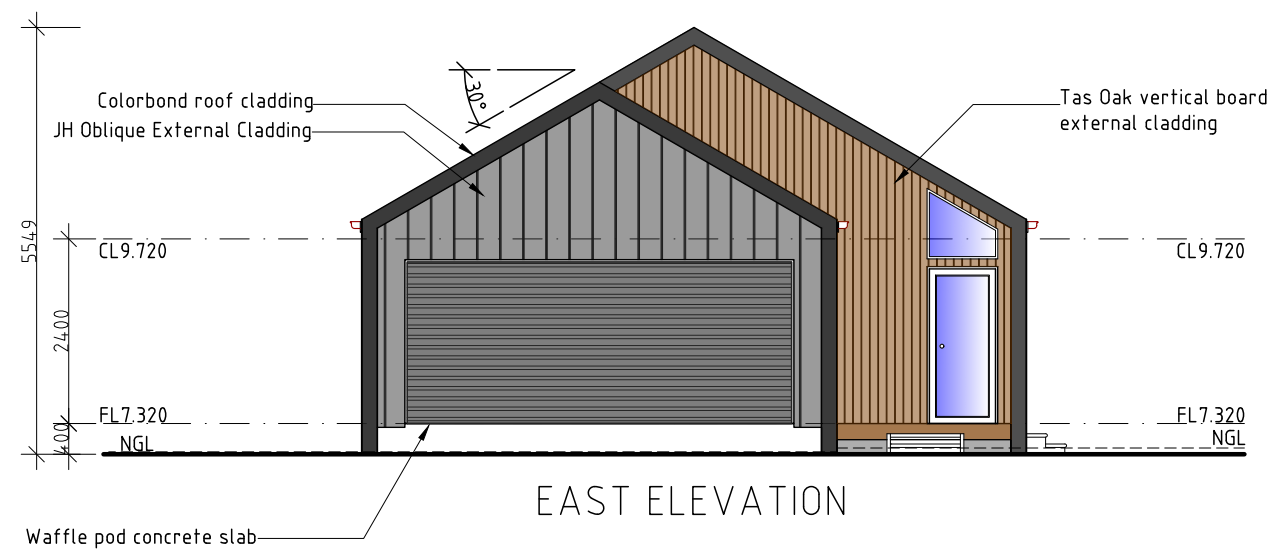
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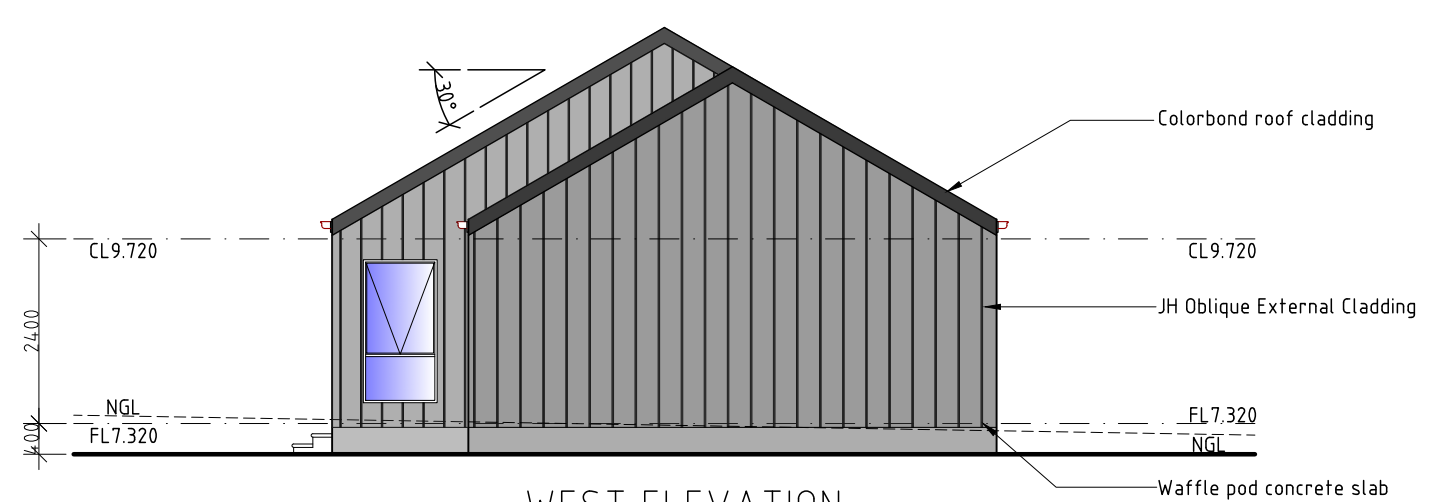
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Kingborough Council

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UNIT 23

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 23 ELEVATIONS

SCALE 1:100
0 1000 2000

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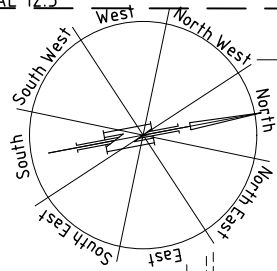
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BAL 12.5



7.20

7.00

7.40

UNIT 26

7.40

7.20

BAL 12.5

Kingborough Council

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UNIT 24

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 24 PLAN

SCALE 1:100

0 1000 2000

AMENDED

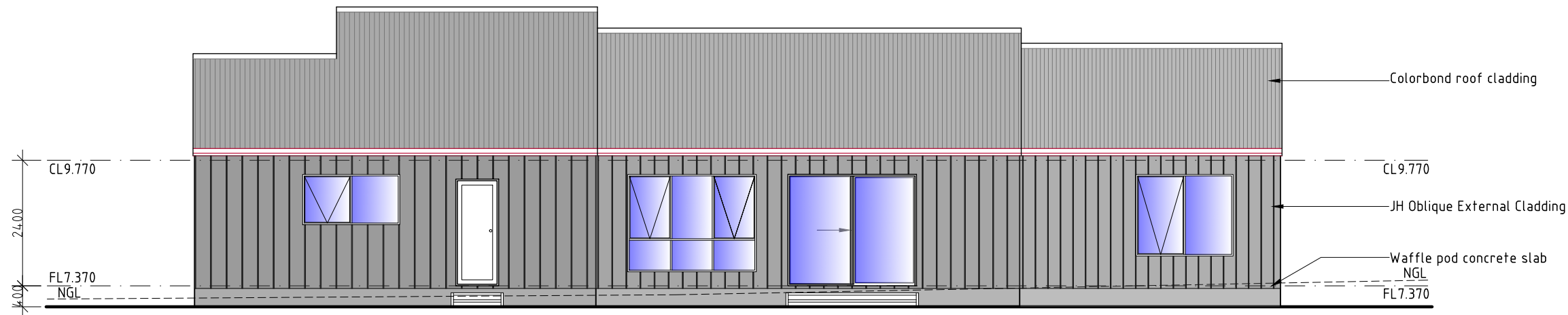
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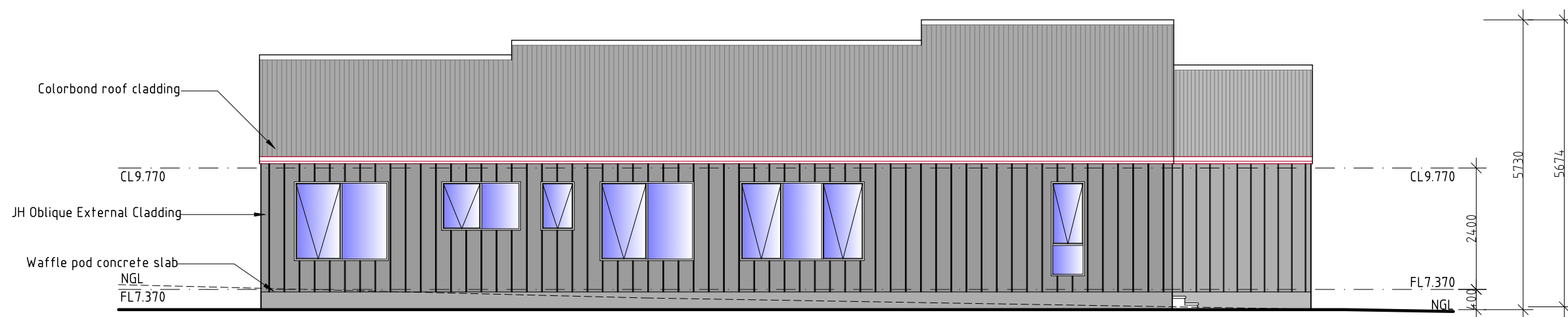
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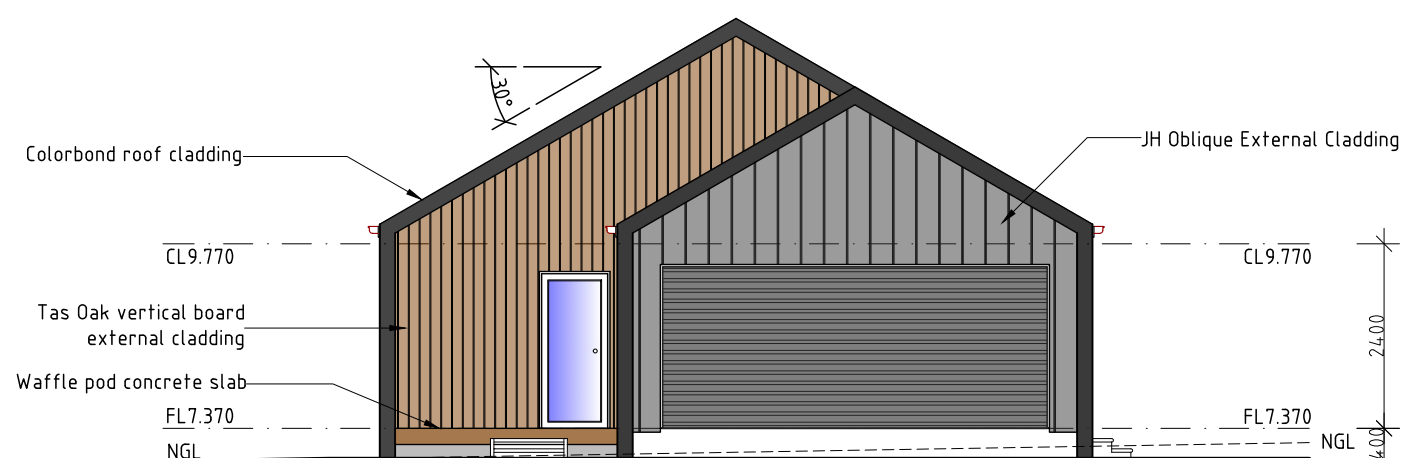
AREAS
UNIT 24 151.48m²
Deck 2.89m²



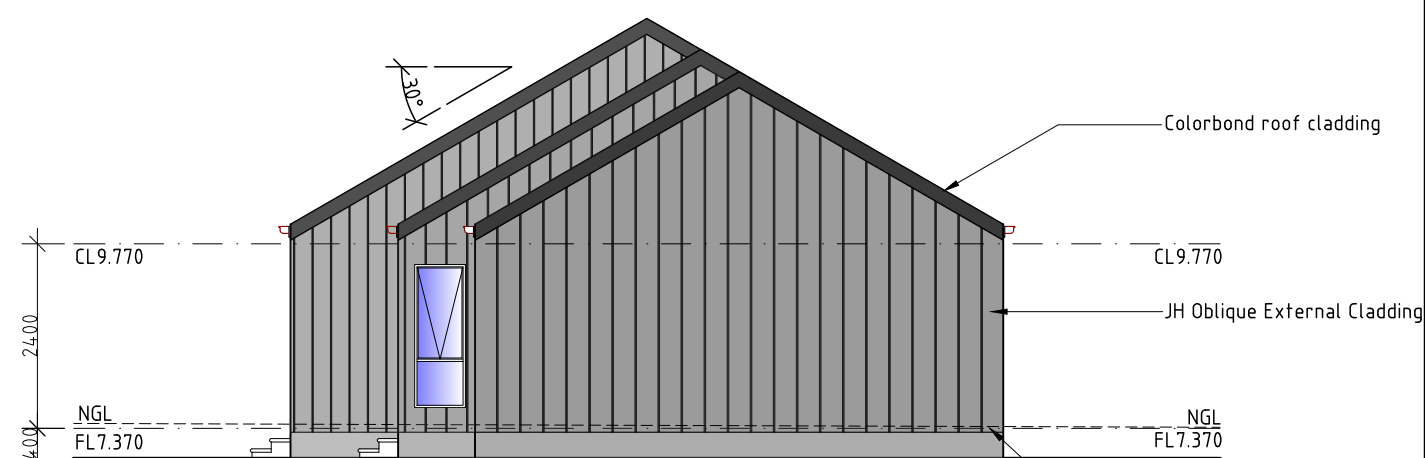
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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UNIT 24

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 24 ELEVATIONS

SCALE 1:100
0 1000 2000

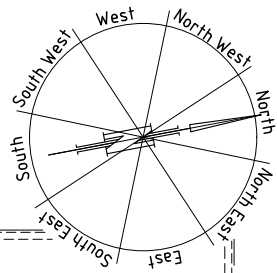
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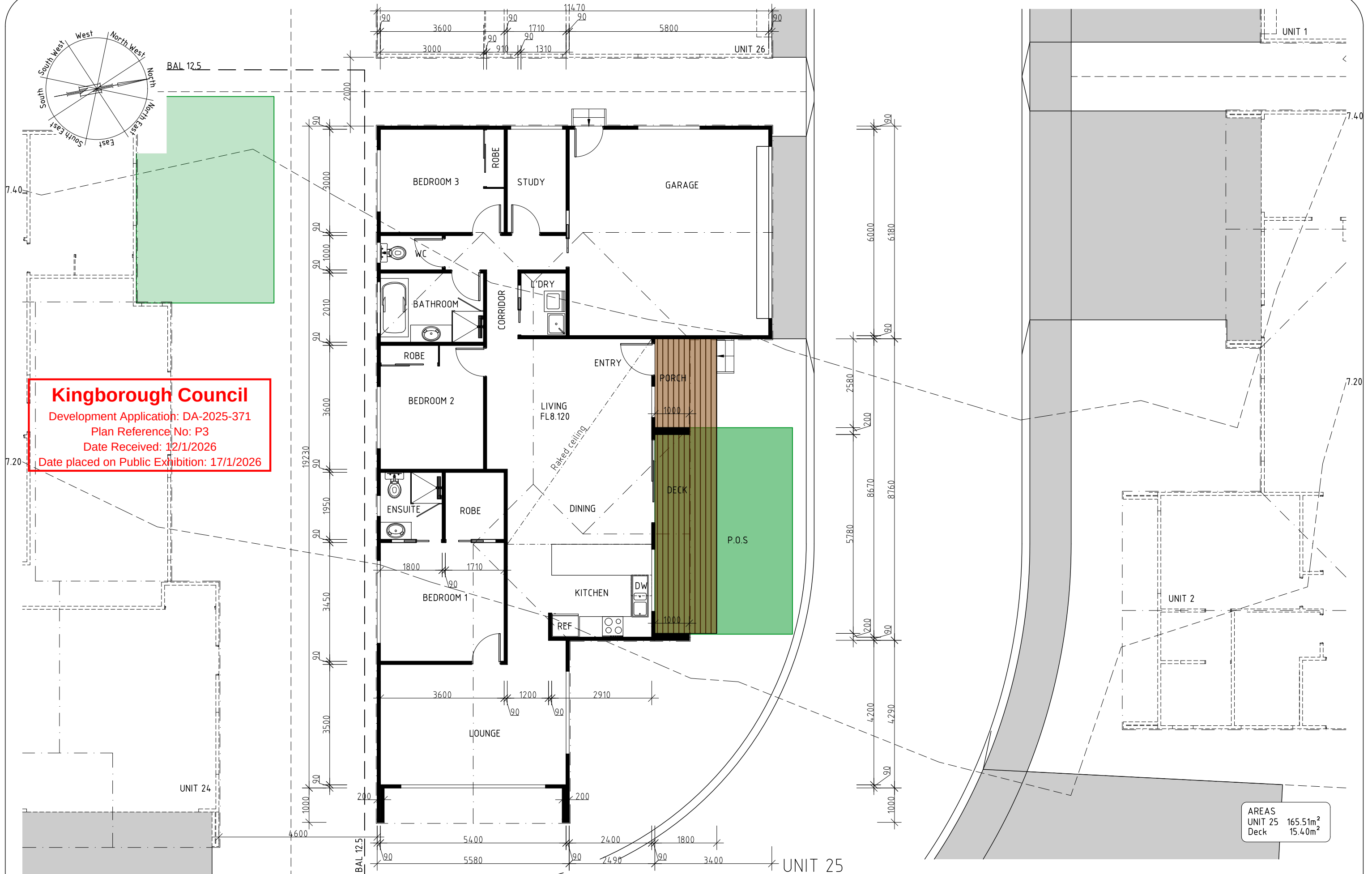
Development Application: DA-2025-371

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Date Received: 12/1/2026

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AREAS
UNIT 25 165.51m²
Deck 15.40m²

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 25 PLAN

SCALE 1:100
0 1000 2000

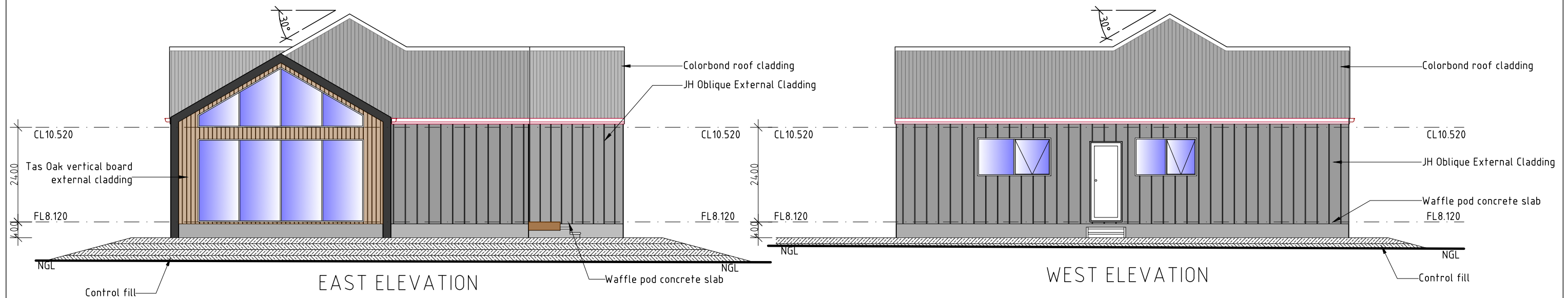
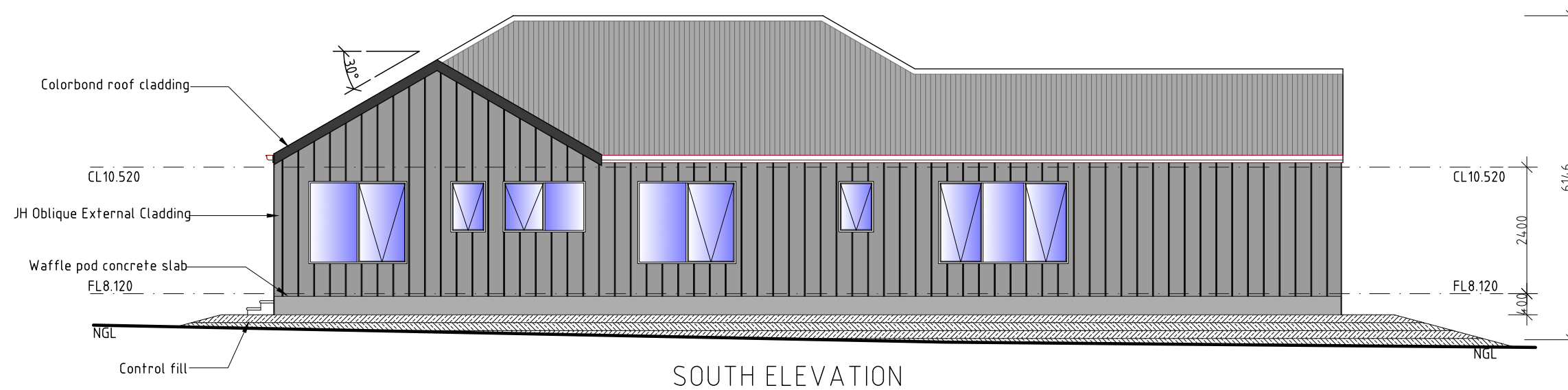
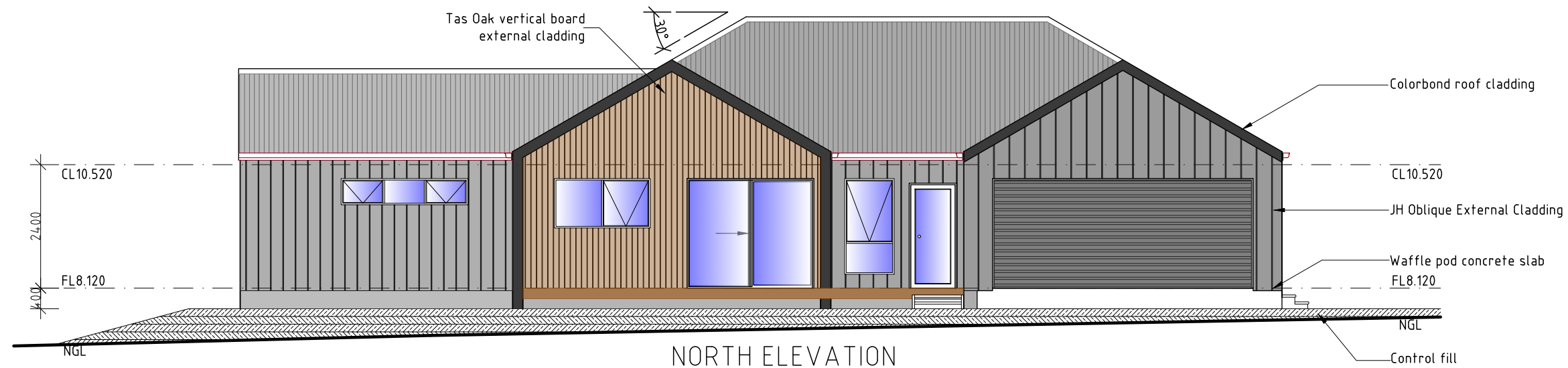
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UNIT 25

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 25 ELEVATIONS

SCALE 1:100
0 1000 2000

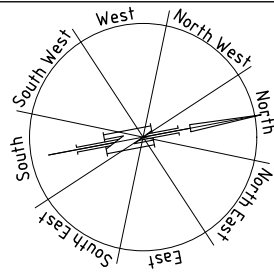
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7.60

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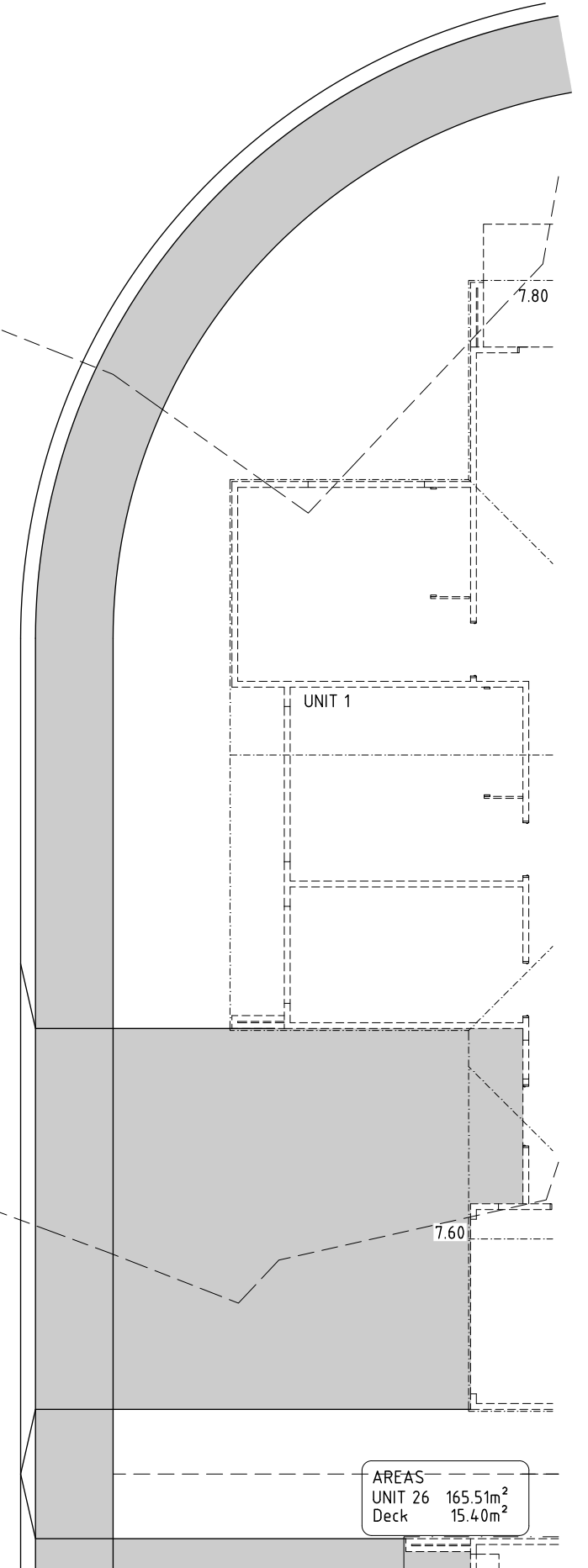
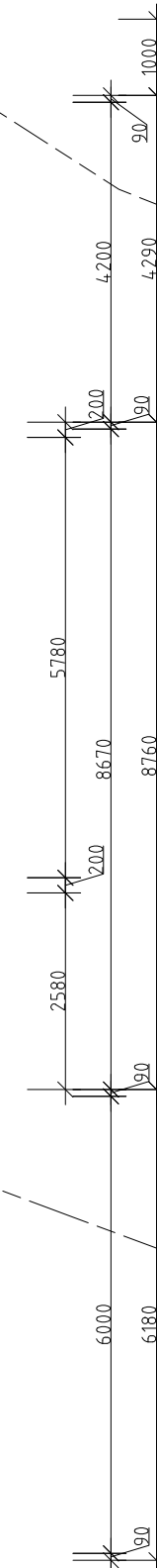
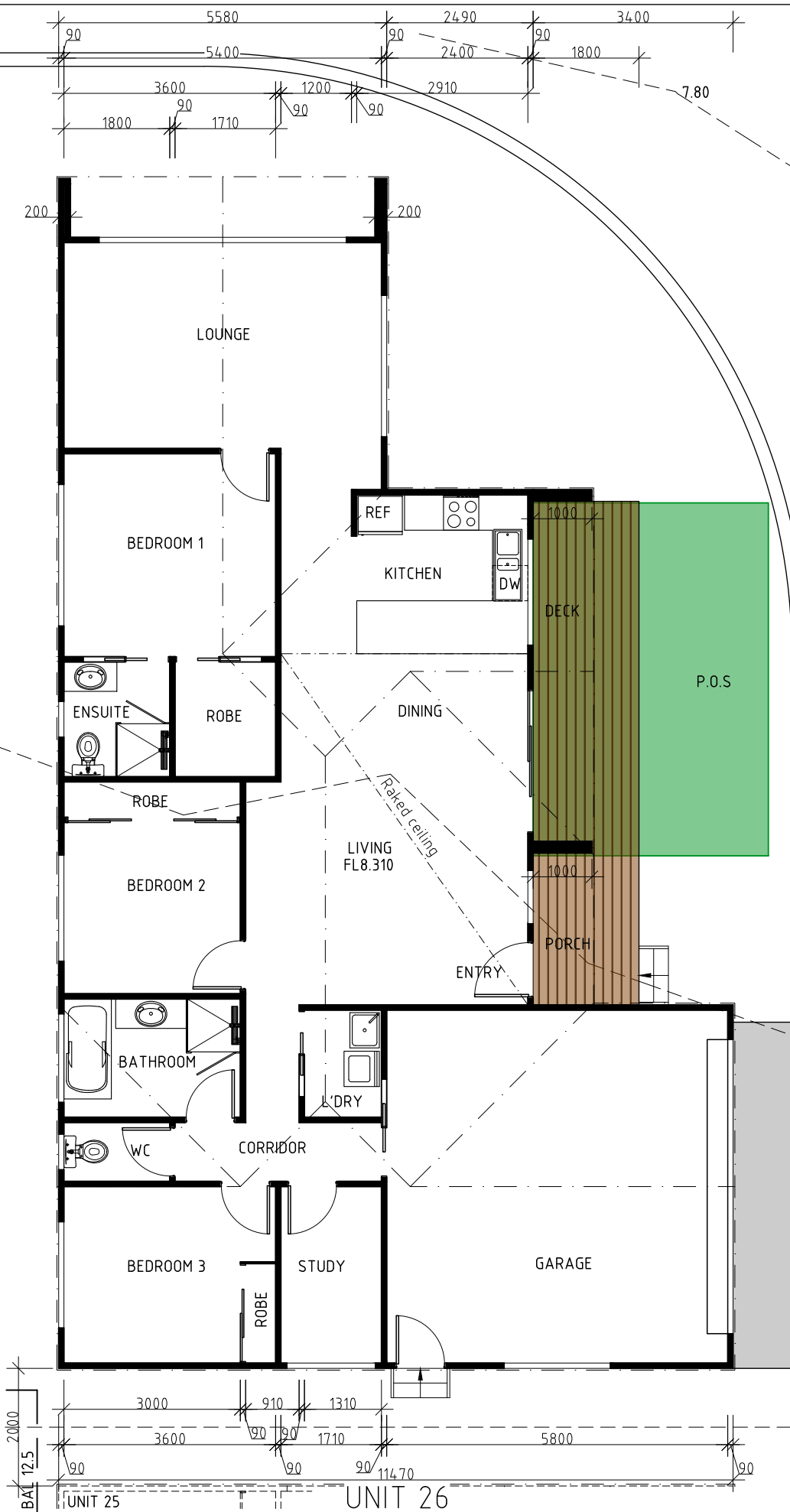
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BAL 12.5

UNIT 24

7.40

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AREAS
UNIT 26 165.51m²
Deck 15.40m²

UNIT 26

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 26 PLAN

SCALE 1:100
0 1000 2000

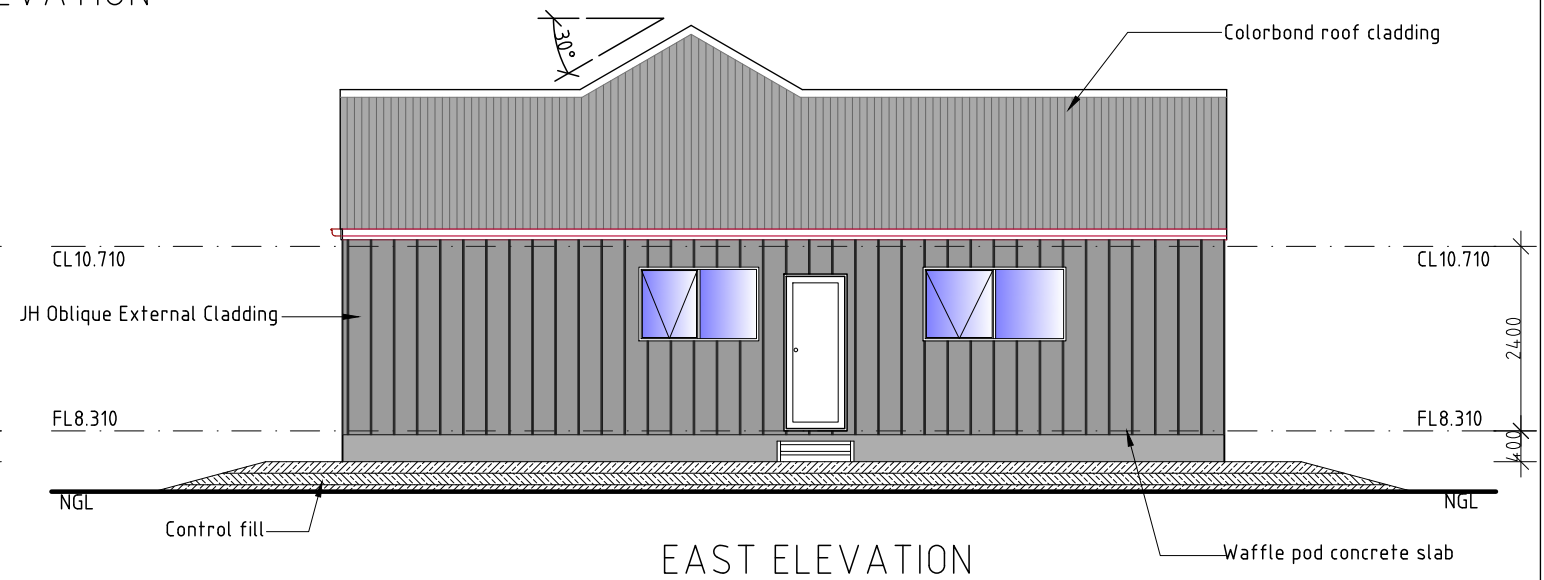
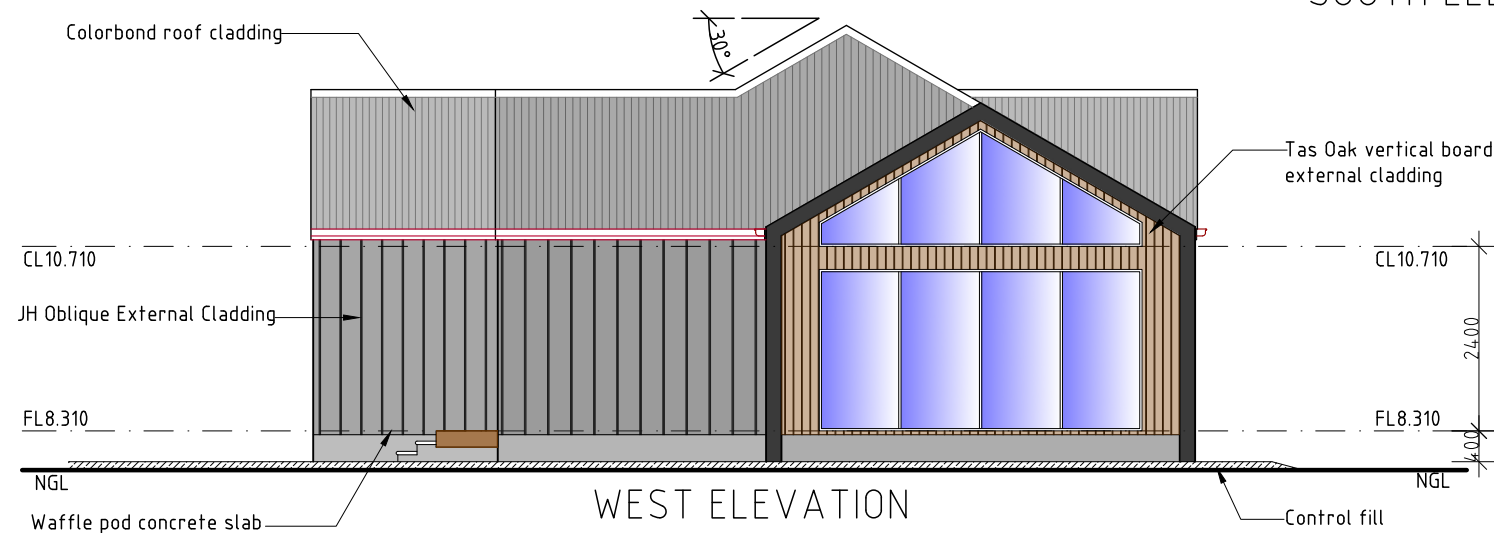
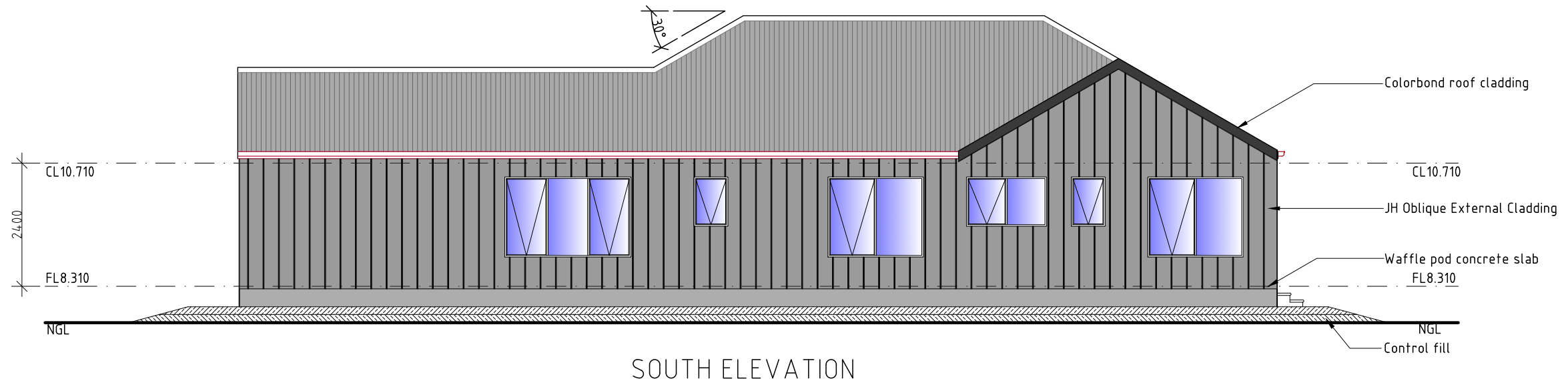
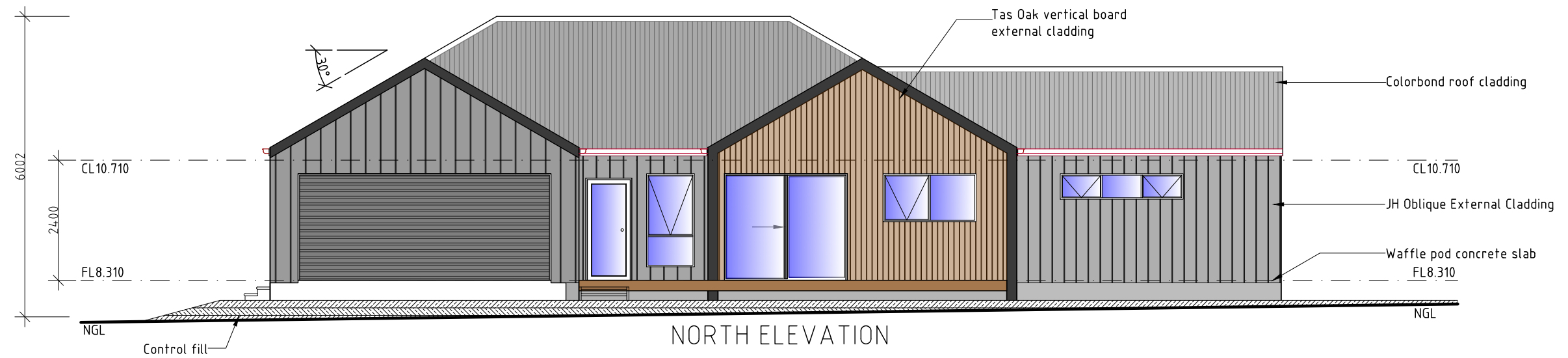
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UNIT 26

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

UNIT 26 ELEVATIONS

SCALE 1:100
0 1000 2000

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WET AREAS TO COMPLY WITH NCC VOL. 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND AS 3740

WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:
FLOOR: Waterproof entire floor if no preformed shower base provided
WALLS: Waterproof to not less than 1800mm above the floor substrate
WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof internal and external corners and joints
PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:
FLOORS: Entire floor to be water resistant
WALLS/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:
FLOORS: Waterproof entire floor
WALL/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
WALLS: Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.
WALL JUNCTIONS AND JOINTS:Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof for the extent of the vessel

AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
HORIZONTAL SURFACES: Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip
WALLS: Waterproof walls to not less than 150mm above the lip of the vessel
WALL JUNCTIONS AND JOINTS: Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof wall/floor junctions 25mm above finished floor level
PENETRATIONS: Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

OTHER AREAS (LAUNDRIES AND WCs):
FLOOR: Water resistant floor to entire room
WALLS: Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall
WALL JUNCTIONS AND JOINTS: Waterproof junctions where a vessel is fixed to a wall
WALL/FLOOR JUNCTIONS: Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used
PENETRATIONS: Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

WATERPROOFING SYSTEMS:
Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.

FALLS TO WET AREA FLOORS:
Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.

STEPDOWN SHOWERS:
Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.

HOB CONSTRUCTION:
Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.

ENCLOSED SHOWERS WITH LEVEL THRESHOLD:
Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

UNENCLOSED SHOWERS:
Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joins and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

PENETRATIONS:
All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

FLASHINGS/JUNCTIONS:
All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

SHOWER SCREENS:
1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

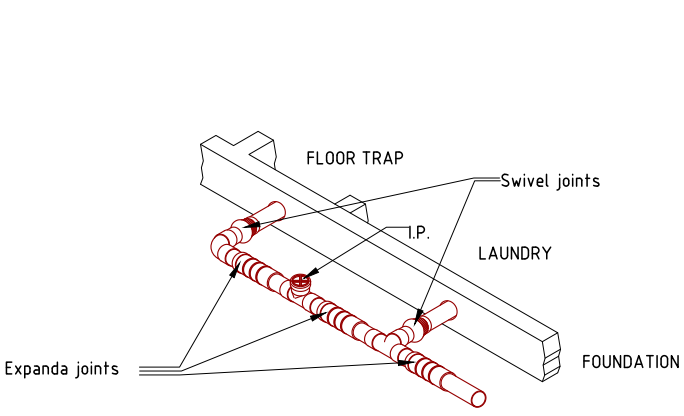
- HYDRAULIC NOTES:
- All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
 - The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
 - Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
 - Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
 - Make good all disturbed surfaces to match existing.
 - Remove all excess soil and surplus materials from site.
 - All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.
Stormwater line (100mm uPVC)
Sewer line (100mm uPVC)

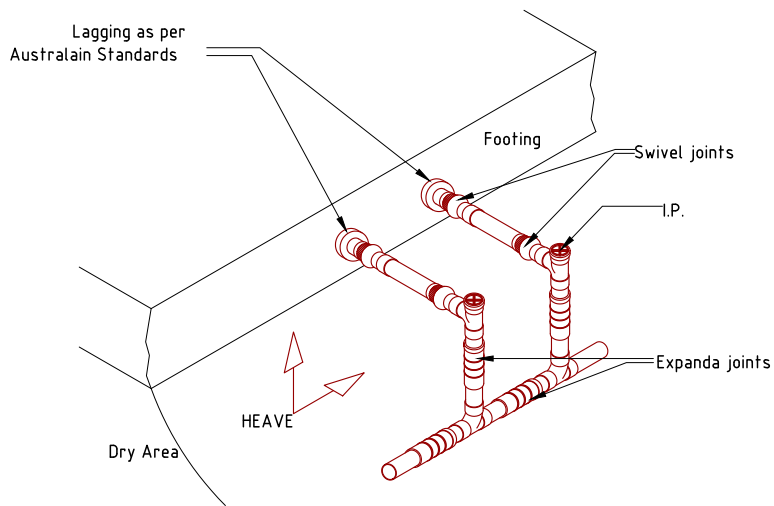
SERVICES
The heated water system must be designed & installed with Part B2 of NCC Vol. 3 – Plumbing Code of Australia
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

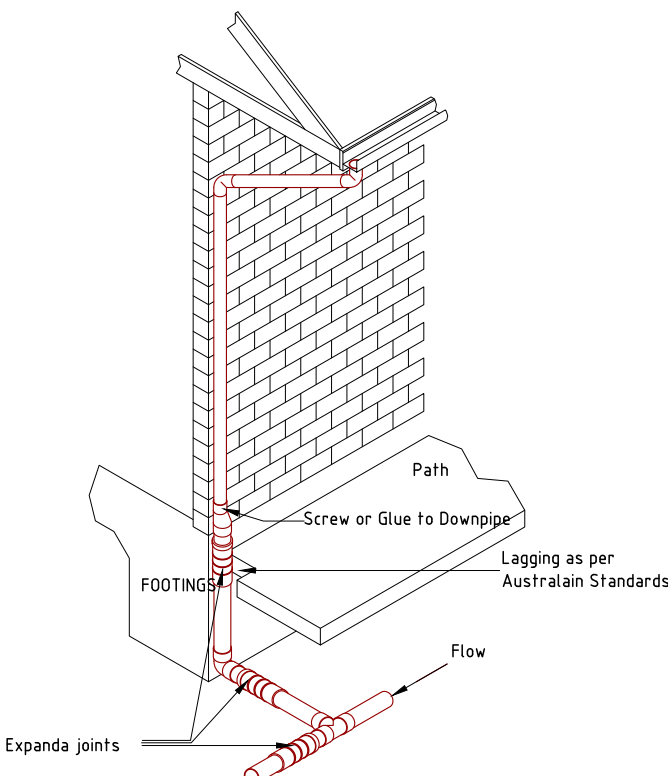
- Internal piping:
 - All flow and return internal piping that is -
 - within an unventilated wall spaces
 - within an internal floor between storeys; or
 - between ceiling and insulation and a ceilingMust have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
- Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
 - All flow and return piping
 - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating systemMust have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
- Piping located outside the building or in an unenclosed building sub-floor or roof space:
 - All flow and return piping.
 - Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating systemMust have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)
Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS

Kingborough Council

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Hot & Cold Water Nominal Diameters		
Branch off takes	Min. DN20	
Max. off take length 6m	DN18	
Max. off take length 3m	DN15	
Max. off take length 1m	DN10	

Insulation Schedule		
Heated water pipes		
Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line	20-25	19mm Bradflex
Offtake	18	13mm Bradflex
Cold water pipes exposed		
Type	Size Range	Insulation
All	>20	13mm Bradflex
Other cold watere pipes		
Type	Size Range	Insulation
All	All	Not required

NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation

Surface drainage to conform with NCC Vol. 2 Part H2D2.
NOTE: 50mm fall required over first 1m from building.

IMPORTANT NOTICE FOR ATTENTION OF OWNER:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

PLUMBING NOTES

SCALE N/ A

AMENDED

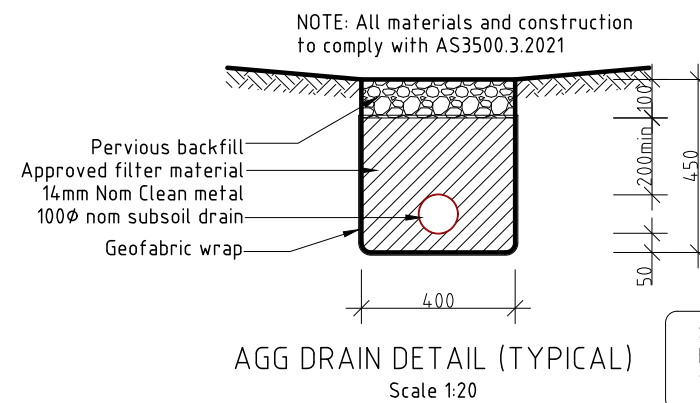
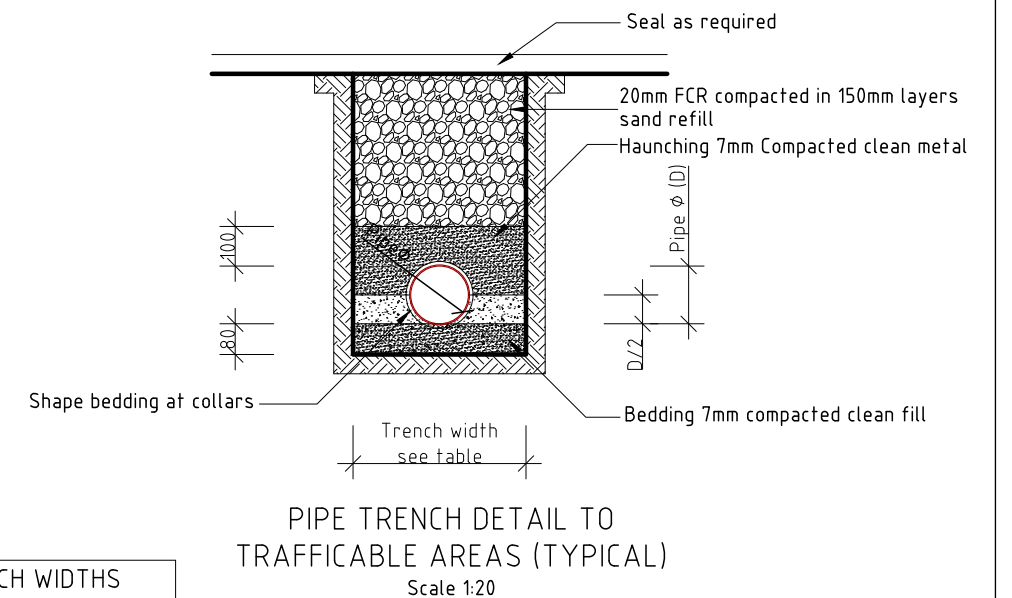
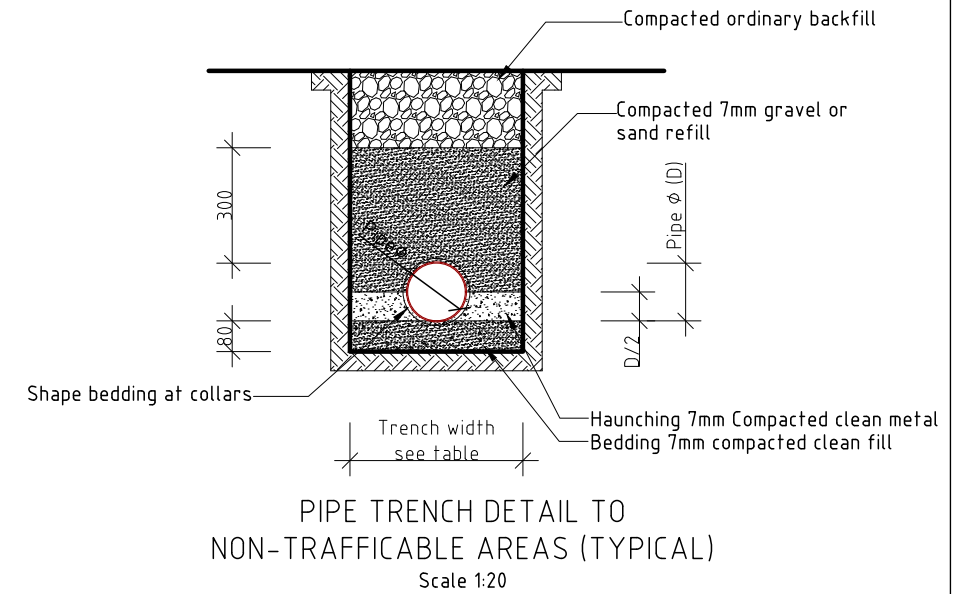
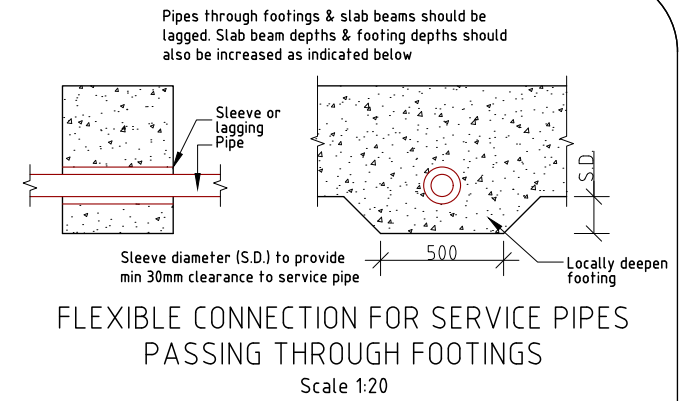
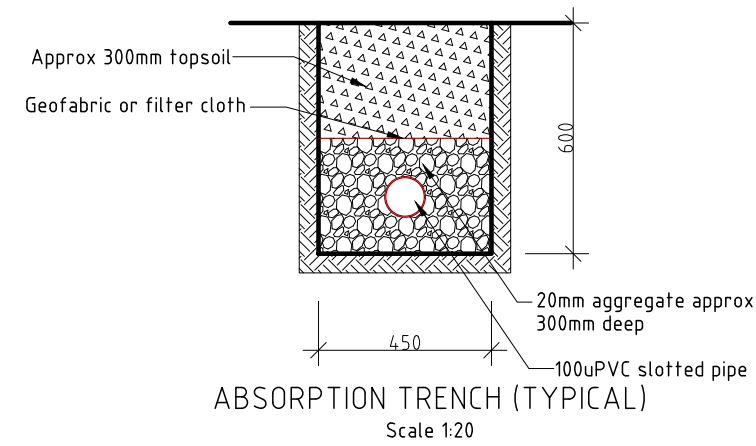
DATE
12/ 01/ 2026

DRAWING NO.
78 OF 79

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

Certified: G. Tilley Accreditation No.CC620H
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TRENCH WIDTHS	
Pipe diameter	Min trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	Ø plus 300mm

Surface drainage to conform with BCA Vol2 Part 3.1.2.2. NOTE: 50mm fall required over the first 1 meter from the building

IMPORTANT NOTICE FOR ATTENTION OF OWNER.
The owner's attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18 and it is the owner's responsibility to maintain the site in accordance with this document.

**DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION**

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS AT
19 HYSSOP ROAD MARGATE

PLUMBING DETAILS

SCALE 1:20
0 200 400

AMENDED

DATE
12/ 01/ 2026

DRAWING NO.
79 OF 79

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19 Hyssop Rd - (76 Esplanade)
Margate, Tas

SunTracker - Shadow Diagrams-REV2

Scale 1:150

Units 13,14,15
Private Open Space (POS)
9am to 3pm - June 21

Kingborough Council

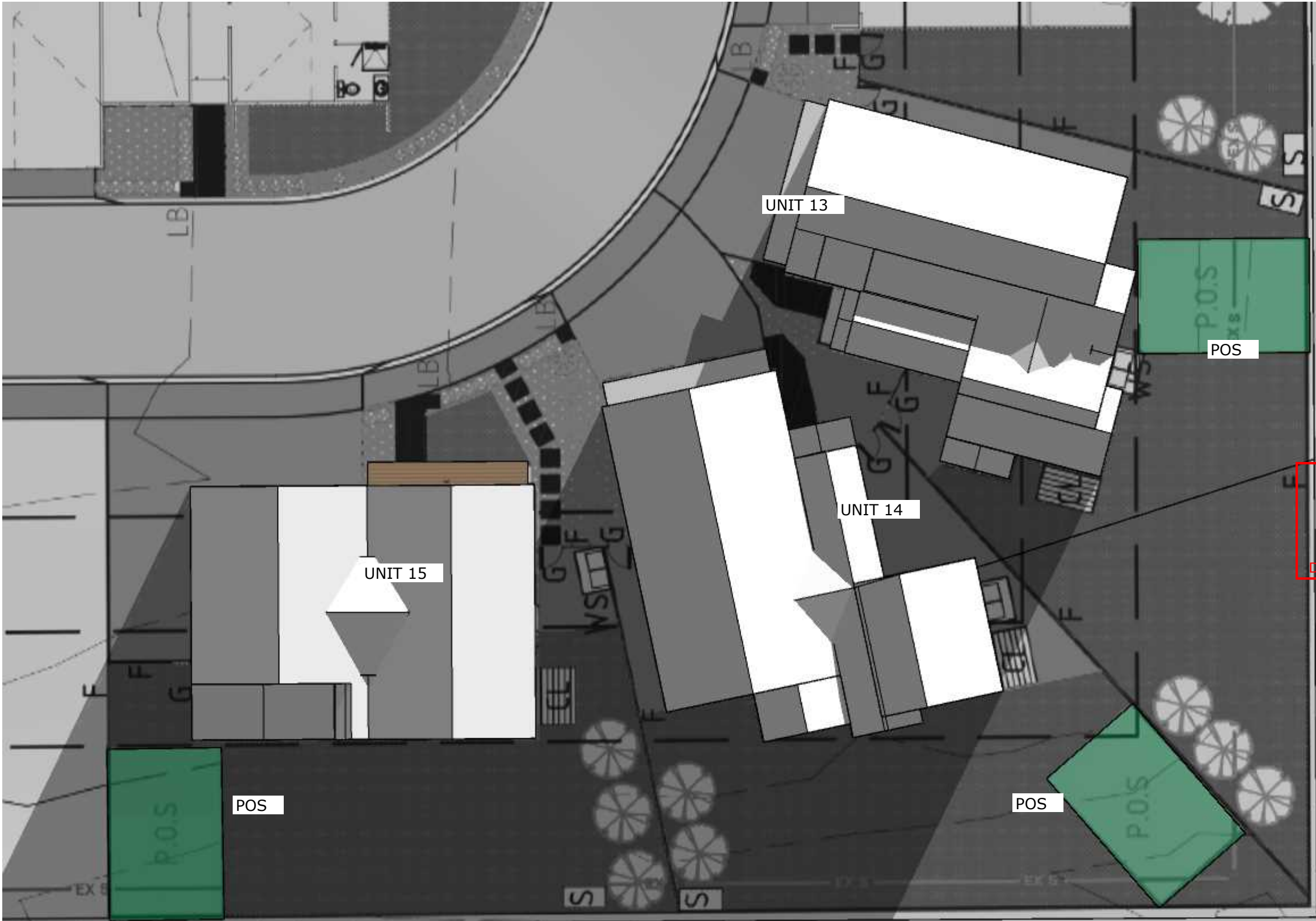
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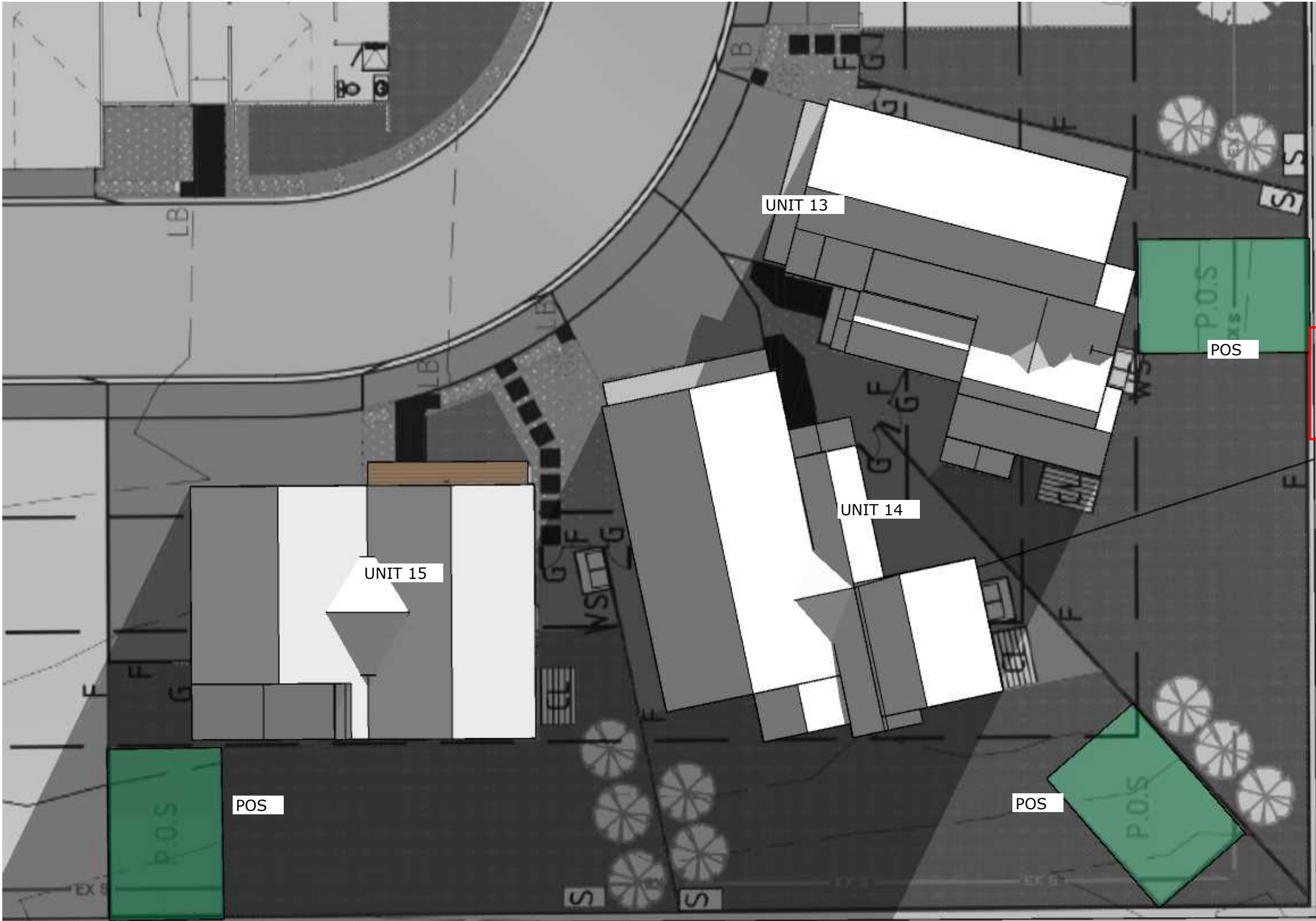
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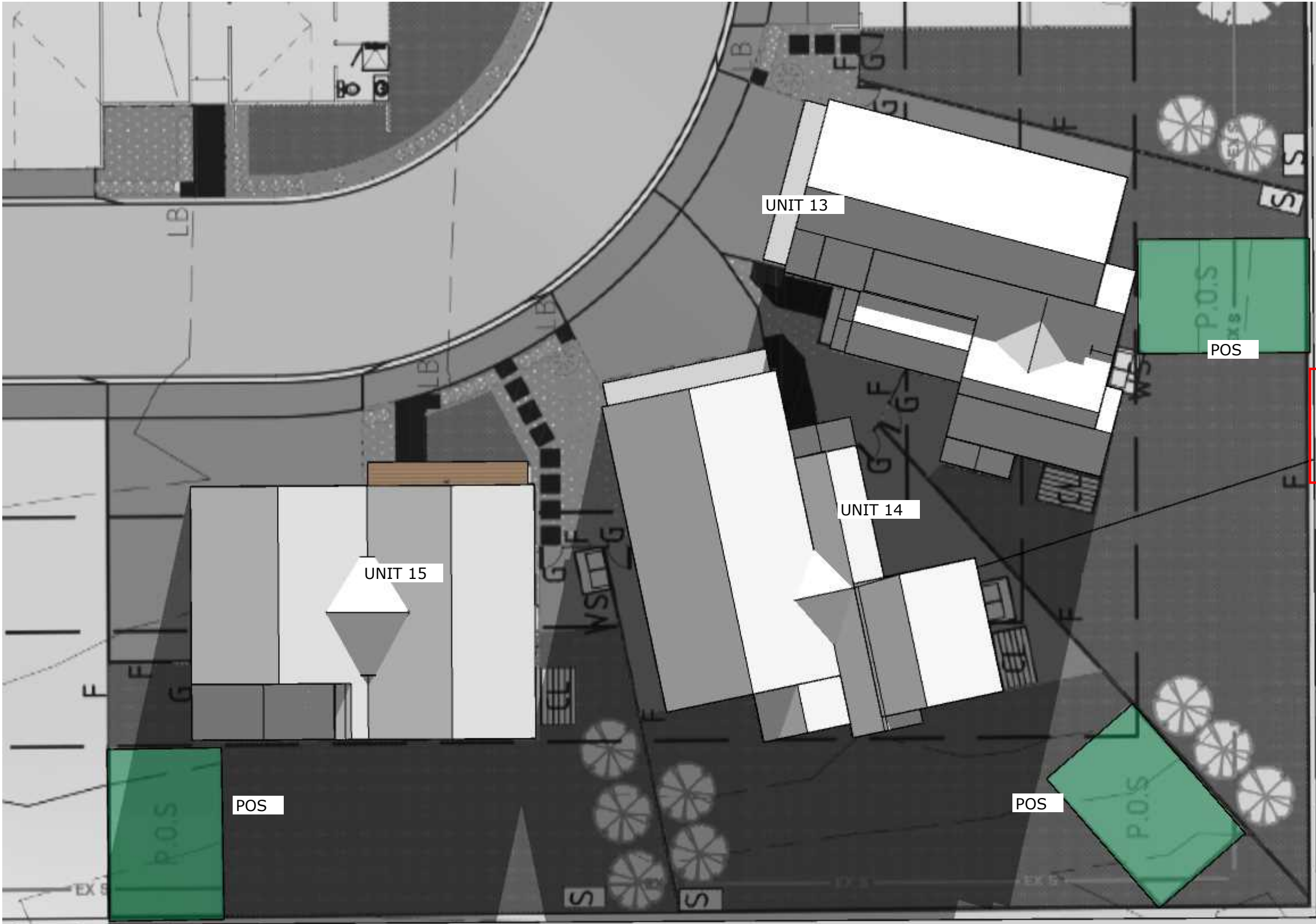
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UNIT13	100.0%	100.0%	100.0%	99.7%	83.5%	62.7%	37.6%	83.4%	5.0h
Unit 14	100.0%	100.0%	100.0%	57.0%	18.0%	24.5%	2.6%	57.4%	3.0h
unit 15	0.0%	0.0%	7.2%	75.5%	93.3%	97.3%	98.8%	53.2%	3.0h



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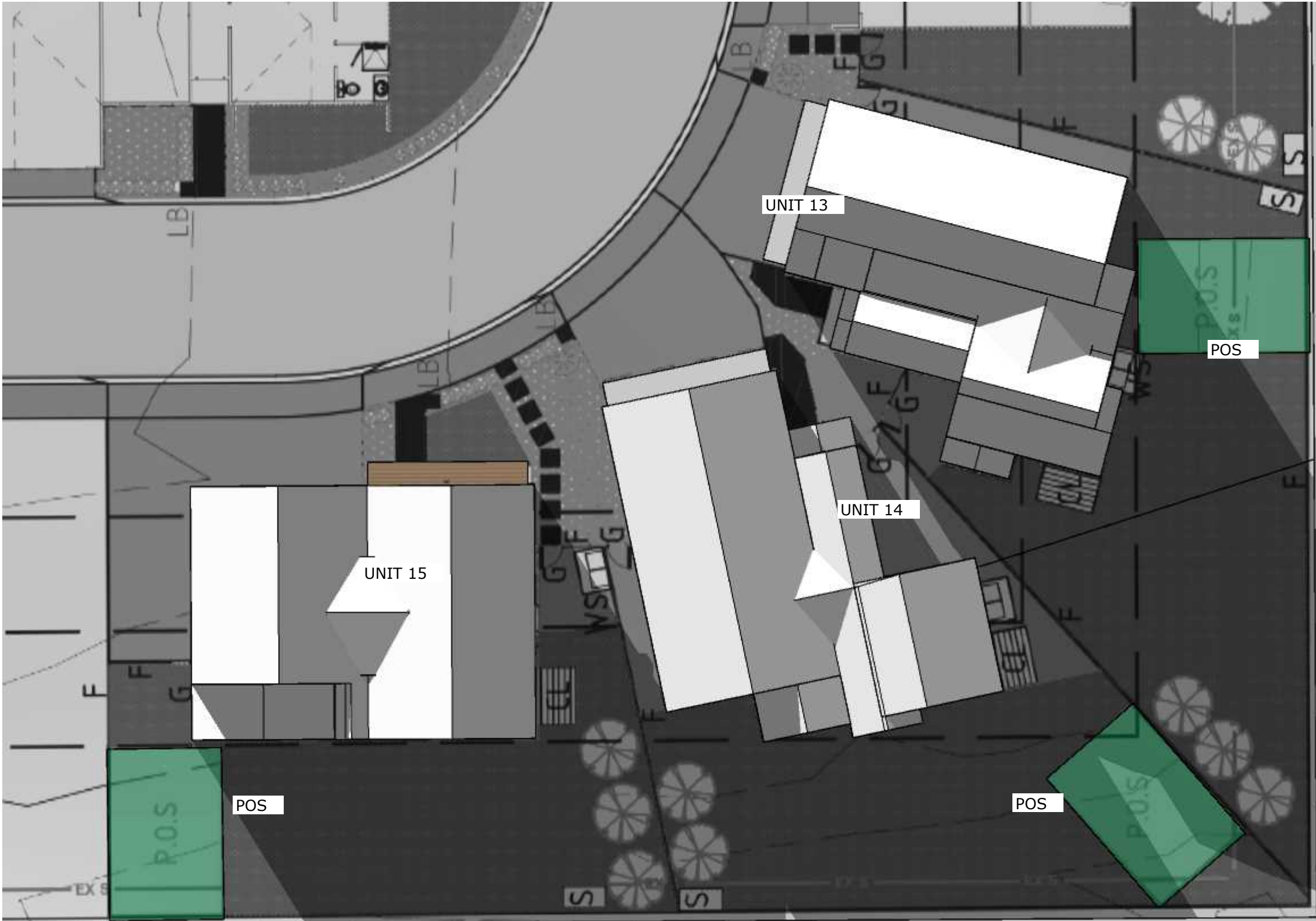
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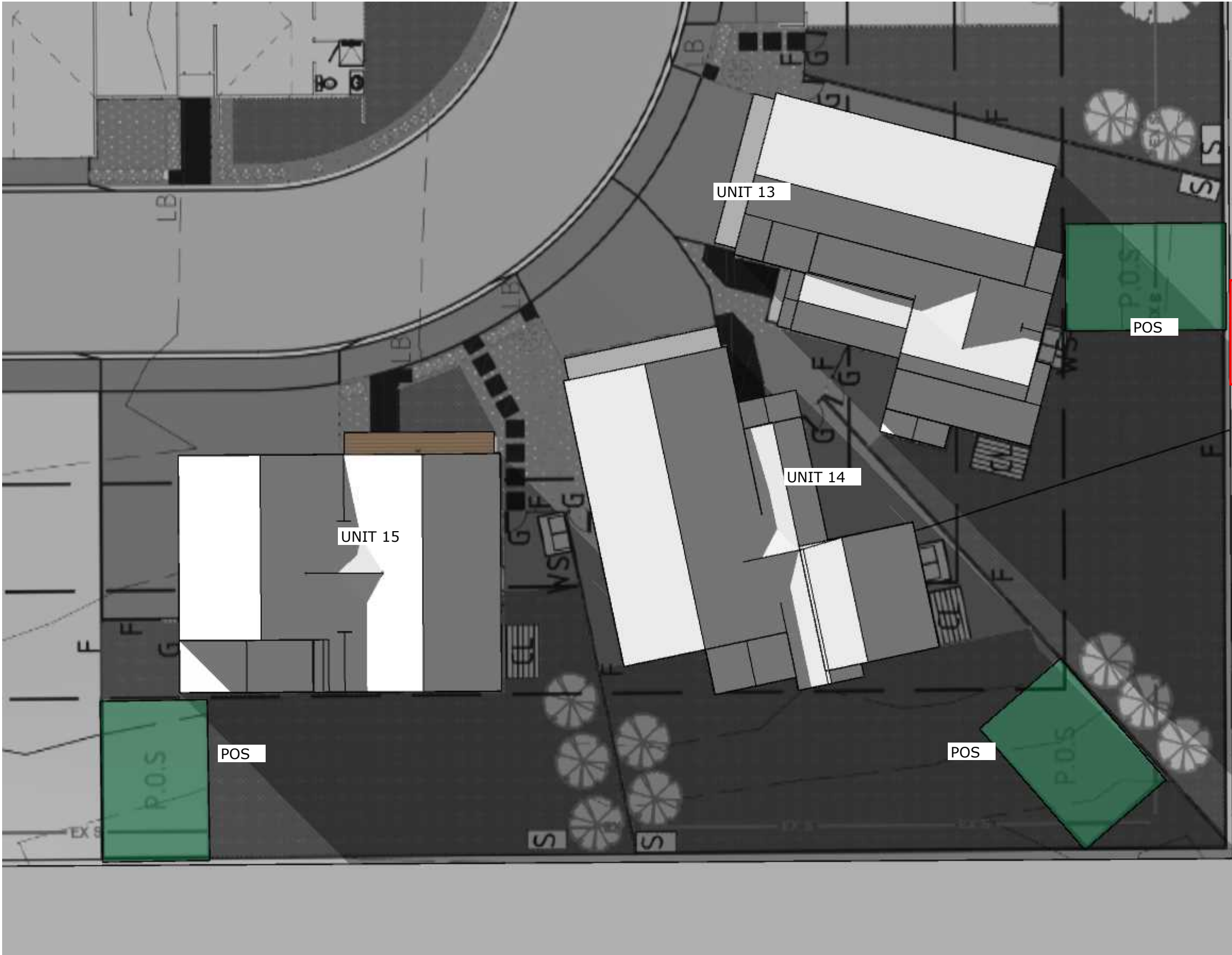
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