



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/174

LOCATION OF AFFECTED AREA

4 DYLAN STREET, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

SEWER PUMP STATION (INCLUDING 120174/3 & 143361/100) & SUBDIVISION (2 LOTS)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **01/11/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places



NOTES

1. THIS PLAN HAS BEEN PREPARED AS A DEVELOPMENT INTENT PLAN TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. CONCEPT SEWER SERVICING PLAN ONLY AND IS SUBJECT TO FUTURE DETAILED ENGINEERING DESIGN
3. LAYOUT SUBJECT TO APPROVAL OF COUNCIL AND TASWATER.

CONCEPT SEWER SERVICING PLAN - ULTIMATE

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.No	Revision note	Date	Checked	Approved
A	ISSUED FOR DISCUSSION ONLY	30/03/23	MM	MM
B	ISSUED TO CLIENT FOR APPROVAL. PUMP STATION LOCATION AMENDED	15/06/23	MM	MM
C	UPDATED PUMP STATION LOCATION	25/07/23	MM	MM
D	ISSUED FOR DEVELOPMENT APPROVAL	31/02/23	MM	MM

Drawn By: KP	Date: 30/03/2023	Client: HOMES TASMANIA
Designed By: MM	Date: 30/03/2023	Project: ELDERSLIE ROAD - SEWER INVESTIGATION
Checked By:	Date:	Title: CONCEPT SEWER SERVICING PLAN
Approved By:	Date:	Scale: 1:5000
		Sheet: A3
		1839 - P10
		D

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<p>SCALE 1:5000</p>	
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STAGING NOTES

1. THE PUMP STATION MAY BE USED AS A 'TANKED SOLUTION' BY THE NEW BRIGHTON HIGH SCHOOL (SUBJECT TO TSWATER APPROVAL) FOR A PERIOD OF TIME PRIOR TO PUMP STATION BEING COMMISSIONED AND RISING MAIN COMPLETION. THIS WILL INVOLVE EFFLUENT FROM BRIGHTON HIGH SCHOOL BEING VACUUMED OUT VIA VACTRUCK AT REGULAR TIME INTERVALS TO BE DETERMINED IN FUTURE MAINTENANCE PLAN. TO MINIMISE SEPTICITY, THIS IS ENVISAGED TO BE NO GREATER THAN WEEKLY AND WOULD ALSO INVOLVE WASHING THE TANK DOWN DURING EACH VACTRUCK CYCLE

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CONCEPT SEWER SERVICING PLAN - SHEET 2

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.No	Revision note	Date	Checked	Approved
A	ISSUED FOR DEVELOPMENT APPROVAL	31/02/23	MM	MM
<p>REVISIONS</p>				

Drawn By	MM	Date	30/03/2023	Client	HOMES TASMANIA
Designed By	MM	Date	30/03/2023	Project	ELDERSLIE ROAD - SEWER INVESTIGATION
Checked By		Date		Title	CONCEPT SEWER SERVICING PLAN & SUBDIVISION
Approved By		Date		Scale	1:500
					A3
					1839 - P20
					A

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Project Management & Consulting



General Manager
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

Dear General Manager,

**Development Application - Utility (Pump Station) and Subdivision
4 Dylan Street, Brighton (CT 160067/1)**

The proposal seeks approval for a utility (pump station) and subdivision at 4 Dylan Street, Brighton and associated infrastructure. The proposed development is submitted on behalf of Homes Tasmania and is to provide sewer capacity to service the proposed residential subdivision at 33 Elderslie Road, Brighton.

The proposed utility (pump station) and subdivision requires assessment under the Rural Living Zone provisions of the *Tasmanian Planning Scheme – Brighton* (planning scheme) and requires discretionary planning approval.

In addition, the following planning scheme codes apply to the site:

- C2.0 Natural Assets Code
- C13.0 Bushfire-prone Areas Code

The utility (pump station) is a discretionary use in the Rural Living Zone and following provisions apply:

- 11.2 Use
- 11.5 Subdivision

Assessment against the relevant standards demonstrates that even where the acceptable solution is not met, the performance criterion is met.

Please contact me if further information is required.

Yours sincerely



Mary Bessell
Asset Planning Consultant
Homes Tasmania
5 September 2023

Submission to Planning Authority Notice

Council Planning Permit No.	DA 2023 / 00174	Council notice date	9/10/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01411-BTN	Date of response	17/10/2023
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	4 DYLAN ST, BRIGHTON	Property ID (PID)	3053650
Description of development	Utility (Sewer Pump Station) and Subdivision		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Burbury Consulting	Concept Plan	D
	Burbury Consulting	Concept Plan	A
			Date of Issue
			31/08/2023
			31/08/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p>			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
ASSET CREATION & INFRASTRUCTURE WORKS			
<ol style="list-style-type: none"> 4. Prior to applying to TasWater for Engineering Design Approval, the developer must submit, and receive TasWater approval of, a Concept SPS Design as outlined in WSA 07-2007-1.1. 5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 6. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 			

8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
9. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
11. At practical completion of the water and sewerage works and prior applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.
12. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
15. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

16. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
17. Pipeline easements and/or lots, to TasWater’s satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater’s standard pipeline easement conditions and/or lot creation requirements.
Advice: The current lot proposal does not appear to meet TasWater access requirements.
18. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater’s sewerage system.
Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point

DEVELOPMENT ASSESSMENT FEES

19. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,263.70 and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.
The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>
For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

