



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/022

LOCATION OF AFFECTED AREA

44 RIVIERA DRIVE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS X 2

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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **25/03/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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
Chief Executive Officer



Brighton
going places

SITE NOTES

Property Address: 44 Riviera Drive
 Old Beach, 7017
 Location: GDA94 MGA55 : 522808E, 5265760N
 Property ID: 9962130
 Title Reference: 181742/265
 Site Area: 1624 sqm.
 Municipality: Brighton Council
 Zone: 8 General Residential

THESE DRAWINGS HAVE BEEN CONSTRUCTED USING SURVEY INFORMATION FROM: 'ROGERSON & BIRCH SURVEYORS'.
 File No.: ALLEA01 - 1224001 (07 August 2021).
 Contour Interval: 0.25m (or as shown).
 Horizontal Datum: GDA2020

GENERAL NOTES:

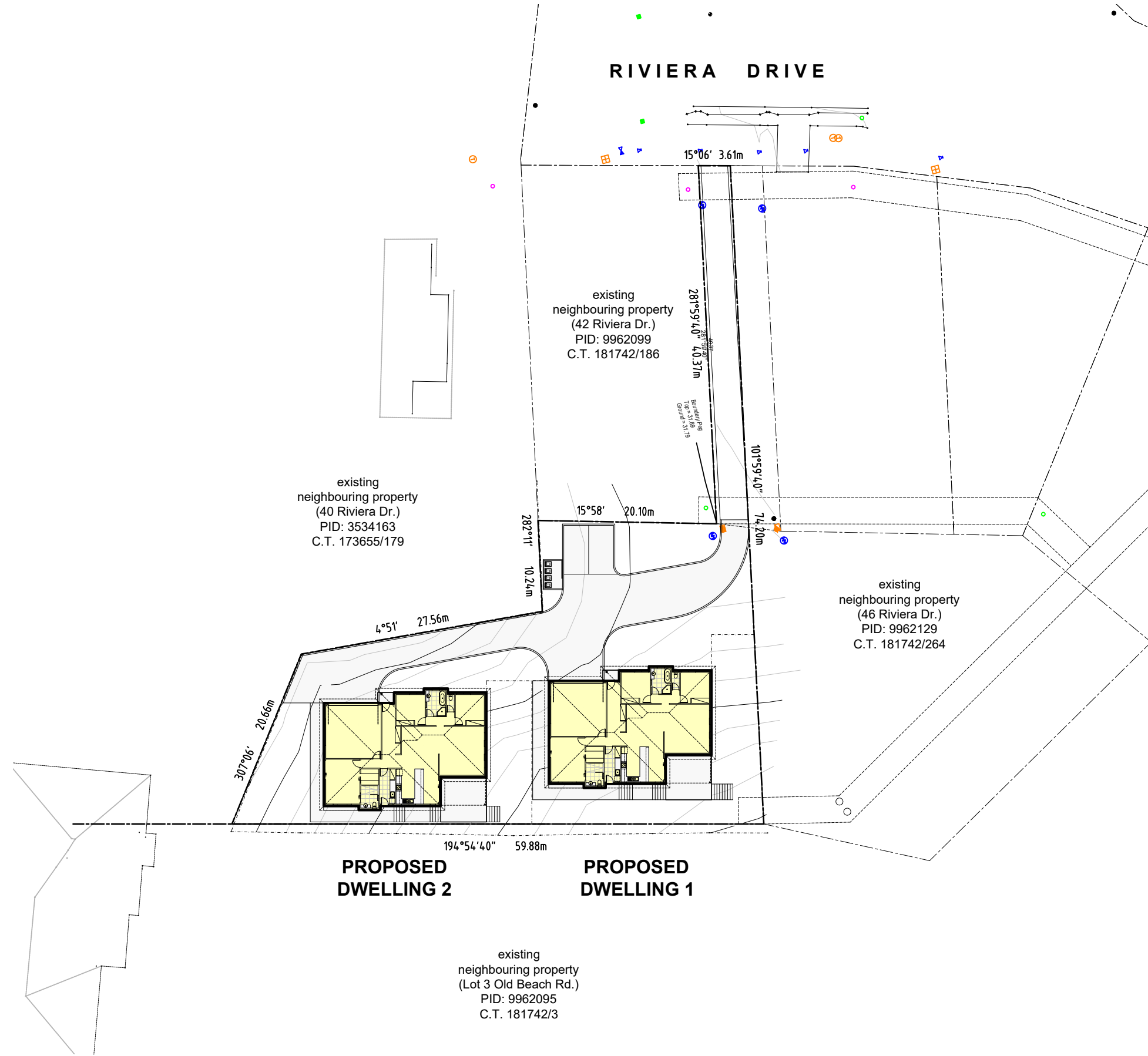
"THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR SHANNON & ANGELA ALLEN FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.
 DUE TO THE NATURE OF THE TITLE BOUNDARY INFORMATION, IF ANY STRUCTURES ARE DESIGNED ON OR NEAR A BOUNDARY WE WOULD RECOMMEND A RE-MARK SURVEY BE COMPLETED AND LODGED WITH THE LAND TITLES OFFICE TO SUPPORT THE BOUNDARY DEFINITION.

SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER DBYD ONLY" ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

IF SUBSEQUENT DESIGN IS INTENDED FOR CONSTRUCTION SETOUT, FUTURE SURVEYING SETOUT COSTS ARE INCREASED IF THE DIGITAL DATA PROVIDED IS ROTATED, SCALED OR MOVED.

THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.

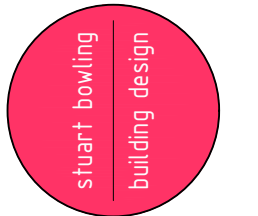
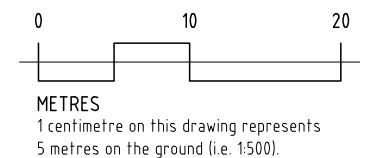
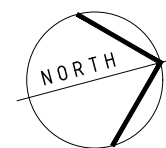


		17.02.25	DATE
A.	DEVELOPMENT APPLICATION		REV. DESCRIPTION

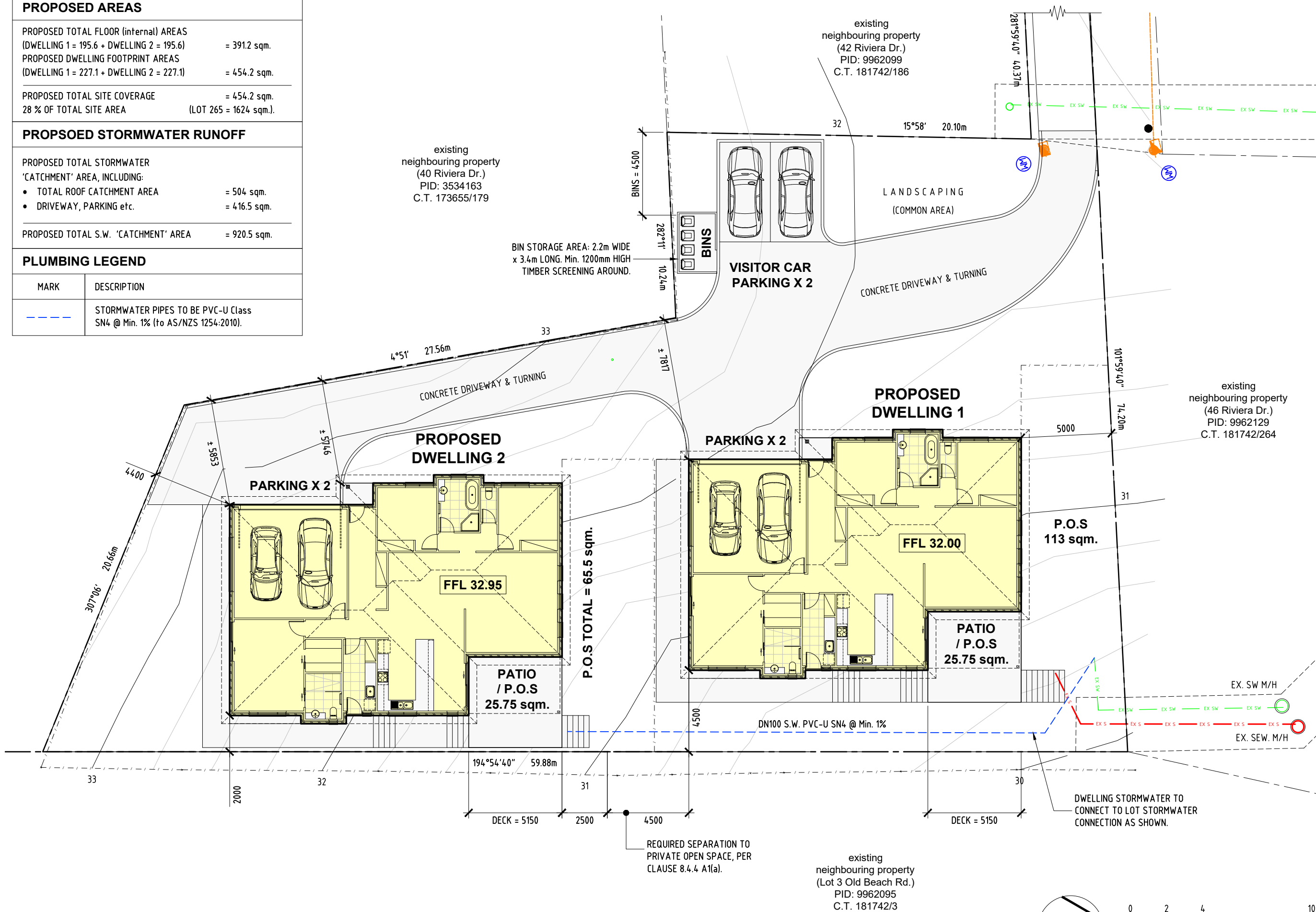
Project:	PROPOSED 2 x DWELLINGS at No. 44 Riviera Drive, OLD BEACH, 7017 for Ashley Liddelow
Drawing:	OVERALL SITE PLAN

DWG. No.:	0130	Date:	17.02.25
Scale:	1:500 @ A3	Drawn:	S. Bowling
	DA01		

Stuart Bowling Building Design B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
---	---



PROPOSED AREAS	
PROPOSED TOTAL FLOOR (internal) AREAS (DWELLING 1 = 195.6 + DWELLING 2 = 195.6)	= 391.2 sqm.
PROPOSED DWELLING FOOTPRINT AREAS (DWELLING 1 = 227.1 + DWELLING 2 = 227.1)	= 454.2 sqm.
PROPOSED TOTAL SITE COVERAGE 28 % OF TOTAL SITE AREA (LOT 265 = 1624 sqm.)	= 454.2 sqm.
PROPOSED STORMWATER RUNOFF	
PROPOSED TOTAL STORMWATER 'CATCHMENT' AREA, INCLUDING:	
• TOTAL ROOF CATCHMENT AREA	= 504 sqm.
• DRIVEWAY, PARKING etc.	= 416.5 sqm.
PROPOSED TOTAL S.W. 'CATCHMENT' AREA	= 920.5 sqm.
PLUMBING LEGEND	
MARK	DESCRIPTION
	STORMWATER PIPES TO BE PVC-U Class SN4 @ Min. 1% (to AS/NZS 1254:2010).



REV.	DESCRIPTION	DATE
A.	DEVELOPMENT APPLICATION.	17.02.25

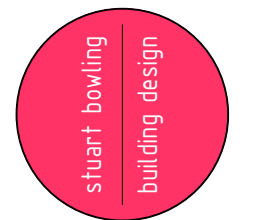
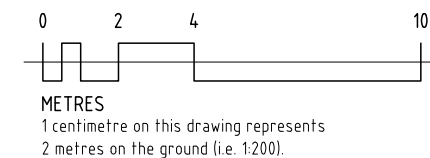
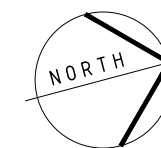
Project: **PROPOSED 2 x DWELLINGS**
at No. 44 Riviera Drive,
OLD BEACH, 7017
for Ashley Liddelow



Drawing: **SITE DETAIL PLAN**

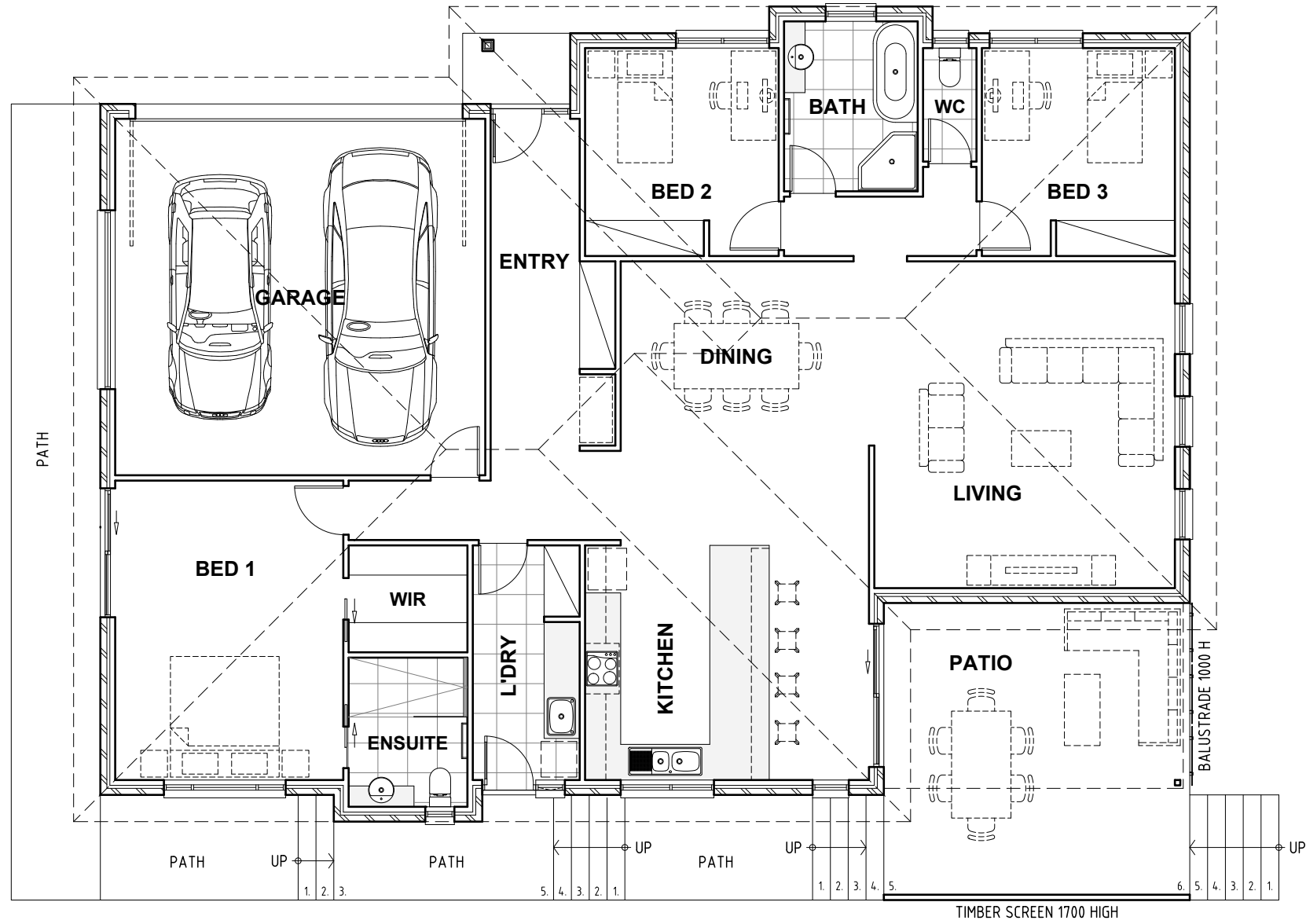
DWG. No.: 0130	Date: 17.02.25
DA02	
Scale: 1:200 @ A3	Drawn: S. Bowling

Stuart Bowling | Building Design
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735



WALL LEGEND	
MARK	DESCRIPTION
	90mm STUDWORK WALL.
	250mm FACE BRICK VENEER WALL (110/50/90)



PROPOSED FLOOR AREAS	
PROPOSED HOUSE FLOOR (internal) AREA (N.B.: INCLUDES GARAGE @ 37.4 sqm). TOTAL FLOOR AREA IN SQUARES	= 195.6 sqm. = 21.05 SQ.
DWELLING FOOTPRINT (roofed) AREA PATIO ROOFED AREA TOTAL FOOTPRINT (roofed) AREA	= 211.4 sqm. = 15.7 sqm. = 227.1 sqm.

DA03. PROPOSED FLOOR PLAN 1:100

REV.	DESCRIPTION	DATE
A.	DEVELOPMENT APPLICATION.	17.02.25

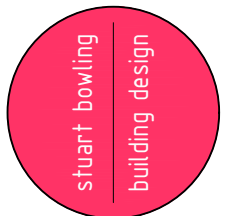
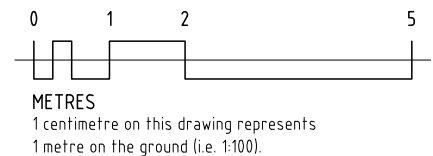
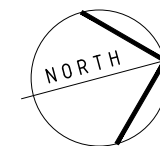
Project: **PROPOSED 2 x DWELLINGS**
at No. 44 Riviera Drive,
OLD BEACH, 7017
for Ashley Liddelow

Drawing: **PROPOSED FLOOR PLAN**

DWG. No.: 0130 DA03	Date: 17.02.25
Scale: 1:100 @ A3	Drawn: S.Bowling

Stuart Bowling | Building Design
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

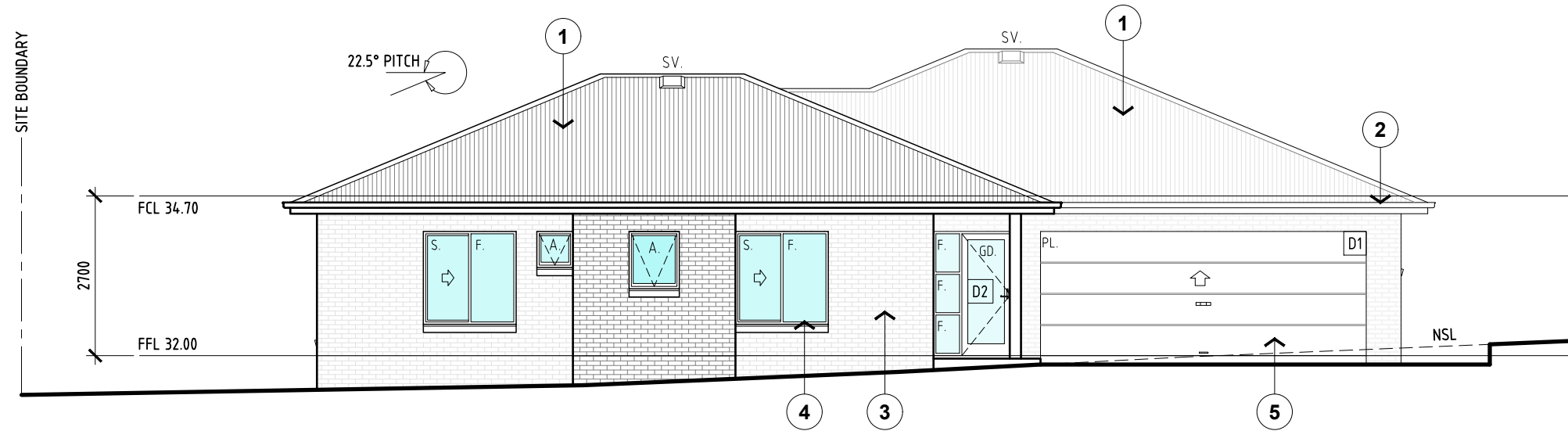


EXTERNAL FINISHES

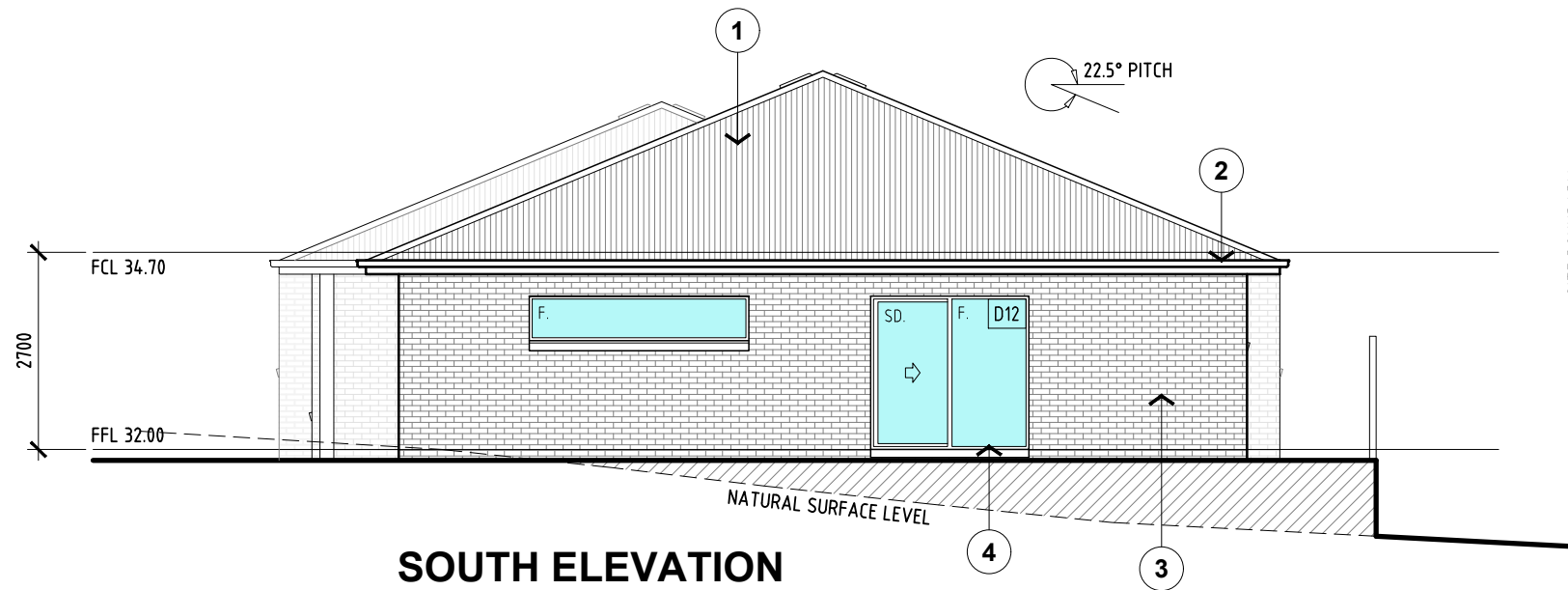
- 1 0.42mm BMT 'CUSTOM ORB' ROOF SHEETING.
Pitch: 22.5°.
Finish: COLORBOND FINISH AS SELECTED.
- 2 COLORBOND CAPPINGS, FLASHINGS, FASCIA & GUTTERING.
Finish: COLORBOND FINISH GREY.
- 3 230 x 110 x 76mm FACE BRICKWORK.
Colour: BRICK COLOUR AS SELECTED.
- 4 ALUMINIUM WINDOW & DOOR FRAMES.
Finish: POWDER COATED AS SELECTED.
- 5 'B & D' PANELIFT (SECTIONAL) GARAGE DOOR.
Size: 2100 H x 5500 W.
Finish: COLORBOND FINISH AS SELECTED.
- 6 FRAMELESS 15mm TOUGHENED SAFETY GLASS
BALUSTRADE; ; φ 30mm ROUND AL. HANDRAIL.
- 7 STEEL STRUCTURES. PAINT FINISH TO EXPOSED
STEEL WORK TO COMPLY WITH PART 3.4.4.4
OF THE BCA ('MODERATE').
- 8 TIMBER SCREENING ON STEEL FRAME.
90mm HORIZONTAL BOARDS (20mm GAPS).

GENERAL LEGEND

- A. - AWNING WINDOW.
- F. - FIXED WINDOW.
- GB. - GLAZED BALUSTRADE.
- GD. - GLAZED DOOR (direction as indicated).
- PL. - PANELIFT GARAGE DOOR.
- SD. - SLIDING DOOR (direction as indicated).
- SV. - SMOOTHLINE ROOF VENTILATOR SYSTEM.



WEST ELEVATION
DWELLING 1



SOUTH ELEVATION
DWELLING 1

	17.02.25	DATE
A.	DEVELOPMENT APPLICATION	DESCRIPTION
	REV.	

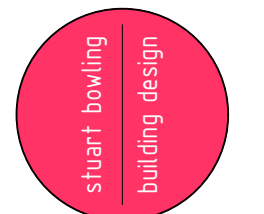
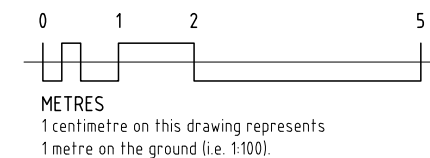
Project: **PROPOSED 2 x DWELLINGS**
at No. 44 Riviera Drive,
OLD BEACH, 7017
for Ashley Liddelow

Drawing: **DWELLING 1 ELEVATIONS 01**

DWG. No.: 0130 DA04	Date: 17.02.25
Scale: 1:100 @ A3	Drawn: S. Bowling

Stuart Bowling | Building Design
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

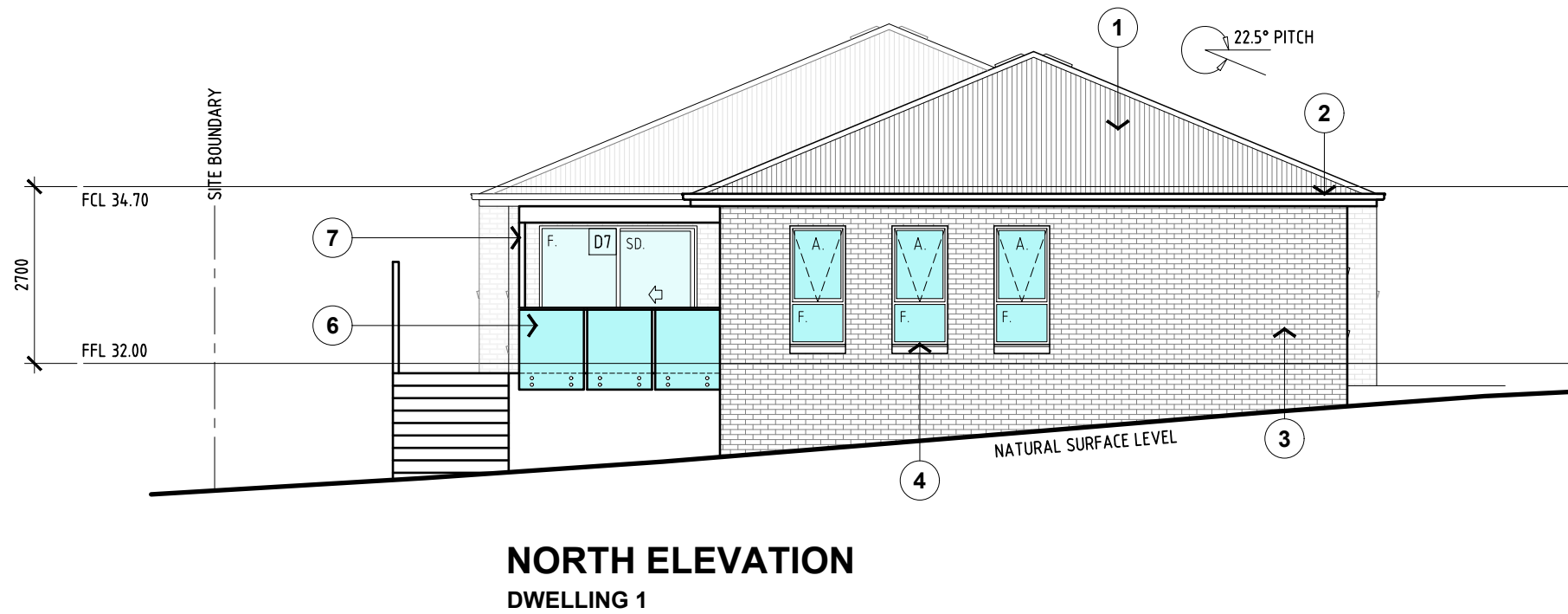
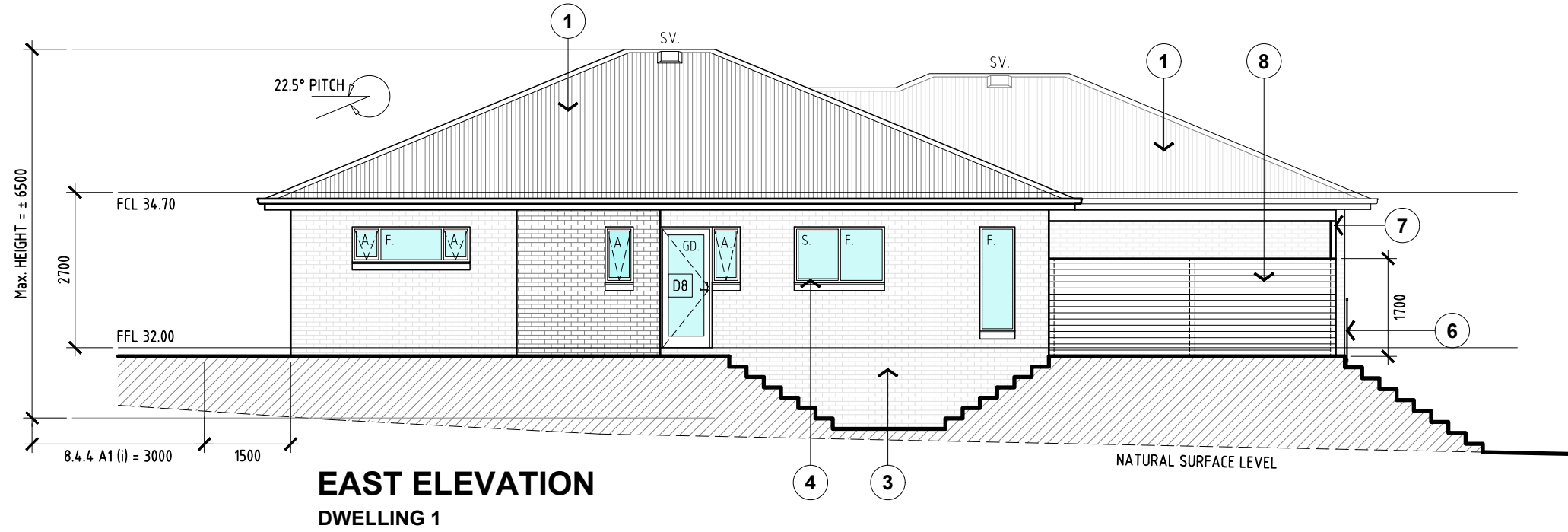


EXTERNAL FINISHES

- 1 0.42mm BMT 'CUSTOM ORB' ROOF SHEETING.
Pitch: 22.5°.
Finish: COLORBOND FINISH AS SELECTED.
- 2 COLORBOND CAPPINGS, FLASHINGS, FASCIA & GUTTERING.
Finish: COLORBOND FINISH GREY.
- 3 230 x 110 x 76mm FACE BRICKWORK.
Colour: BRICK COLOUR AS SELECTED.
- 4 ALUMINIUM WINDOW & DOOR FRAMES.
Finish: POWDER COATED AS SELECTED.
- 5 'B & D' PANELIFT (SECTIONAL) GARAGE DOOR.
Size: 2100 H x 5500 W.
Finish: COLORBOND FINISH AS SELECTED.
- 6 FRAMELESS 15mm TOUGHENED SAFETY GLASS
BALUSTRADE; ; φ 30mm ROUND AL. HANDRAIL.
- 7 STEEL STRUCTURES. PAINT FINISH TO EXPOSED
STEEL WORK TO COMPLY WITH PART 3.4.4.4
OF THE BCA ('MODERATE').
- 8 TIMBER SCREENING ON STEEL FRAME.
90mm HORIZONTAL BOARDS (20mm GAPS).

GENERAL LEGEND

- A. - AWNING WINDOW.
- F. - FIXED WINDOW.
- GB. - GLAZED BALUSTRADE.
- GD. - GLAZED DOOR (direction as indicated).
- PL. - PANELIFT GARAGE DOOR.
- SD. - SLIDING DOOR (direction as indicated).
- SV. - SMOOTHLINE ROOF VENTILATOR SYSTEM.



	17.02.25	DATE
A.	DEVELOPMENT APPLICATION.	DESCRIPTION
	REV.	

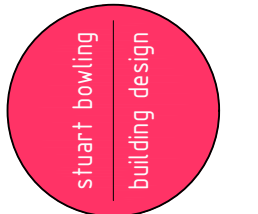
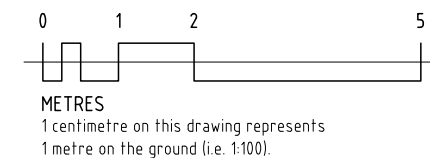
Project: **PROPOSED 2 x DWELLINGS**
at No. 44 Riviera Drive,
OLD BEACH, 7017
for Ashley Liddelow

Drawing: **DWELLING 1 ELEVATIONS 02**

DWG. No.: 0130 DA05	Date: 17.02.25
Scale: 1:100 @ A3	Drawn: S. Bowling

Stuart Bowling | Building Design
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

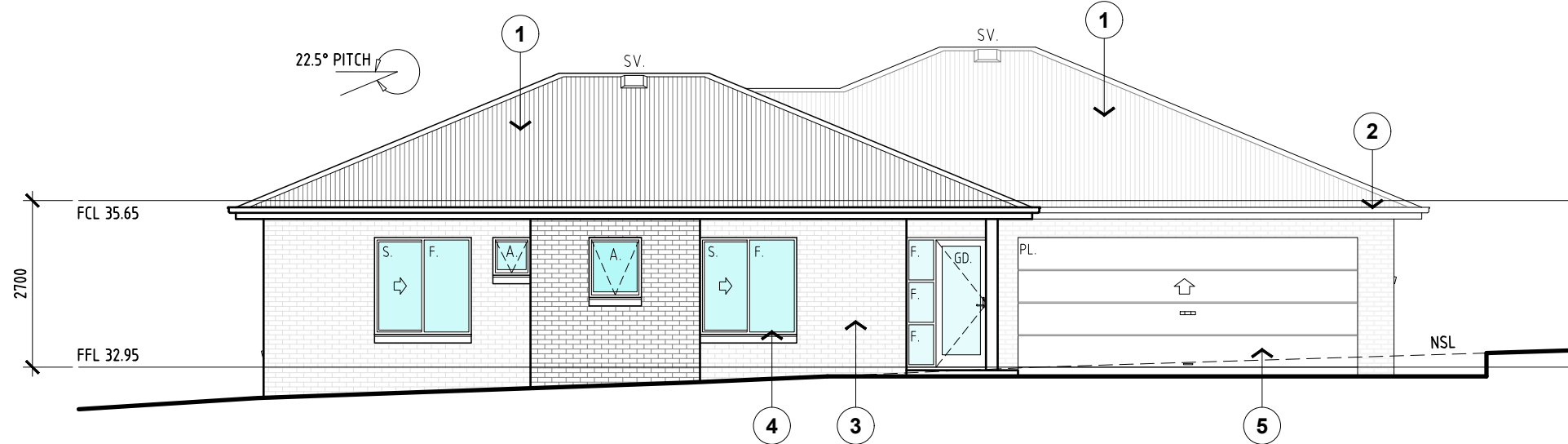


EXTERNAL FINISHES

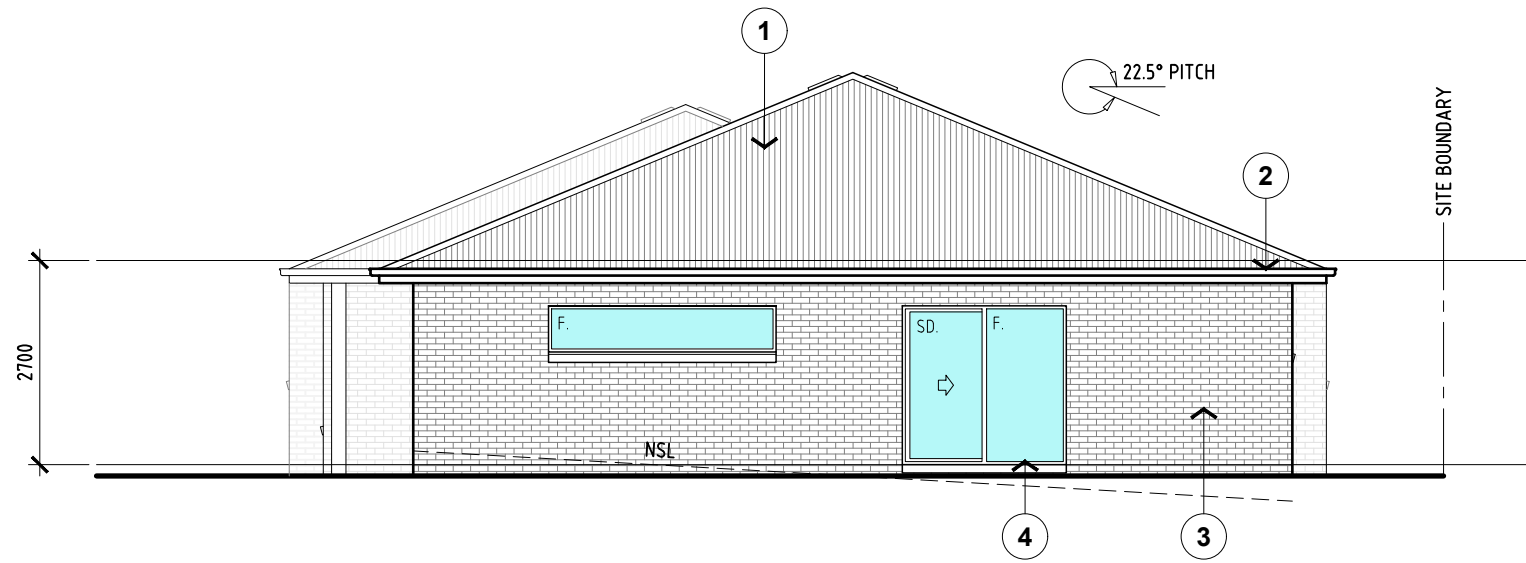
- 1 0.42mm BMT 'CUSTOM ORB' ROOF SHEETING.
Pitch: 22.5°.
Finish: COLORBOND FINISH AS SELECTED.
- 2 COLORBOND CAPPINGS, FLASHINGS, FASCIA & GUTTERING.
Finish: COLORBOND FINISH GREY.
- 3 230 x 110 x 76mm FACE BRICKWORK.
Colour: BRICK COLOUR AS SELECTED.
- 4 ALUMINIUM WINDOW & DOOR FRAMES.
Finish: POWDER COATED AS SELECTED.
- 5 'B & D' PANELIFT (SECTIONAL) GARAGE DOOR.
Size: 2100 H x 5500 W.
Finish: COLORBOND FINISH AS SELECTED.
- 6 FRAMELESS 15mm TOUGHENED SAFETY GLASS
BALUSTRADE ; ϕ 30mm ROUND AL. HANDRAIL.
- 7 STEEL STRUCTURES. PAINT FINISH TO EXPOSED
STEEL WORK TO COMPLY WITH PART 3.4.4.4
OF THE BCA ('MODERATE').
- 8 TIMBER SCREENING ON STEEL FRAME.
90mm HORIZONTAL BOARDS (20mm GAPS).

GENERAL LEGEND

- A. - AWNING WINDOW.
- F. - FIXED WINDOW.
- GB. - GLAZED BALUSTRADE.
- GD. - GLAZED DOOR (direction as indicated).
- PL. - PANELIFT GARAGE DOOR.
- SD. - SLIDING DOOR (direction as indicated).
- SV. - SMOOTHLINE ROOF VENTILATOR SYSTEM.



WEST ELEVATION
DWELLING 2



SOUTH ELEVATION
DWELLING 2

	17.02.25	DATE
A.	DEVELOPMENT APPLICATION.	DESCRIPTION
	REV.	

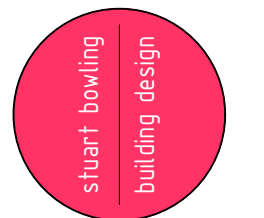
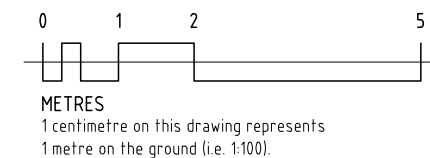
Project: **PROPOSED 2 x DWELLINGS**
at No. 44 Riviera Drive,
OLD BEACH, 7017
for Ashley Liddelow

Drawing: **DWELLING 2 ELEVATIONS 01**

DWG. No.: 0130 DA06	Date: 17.02.25
Scale: 1:100 @ A3	Drawn: S.Bowling

Stuart Bowling | Building Design
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

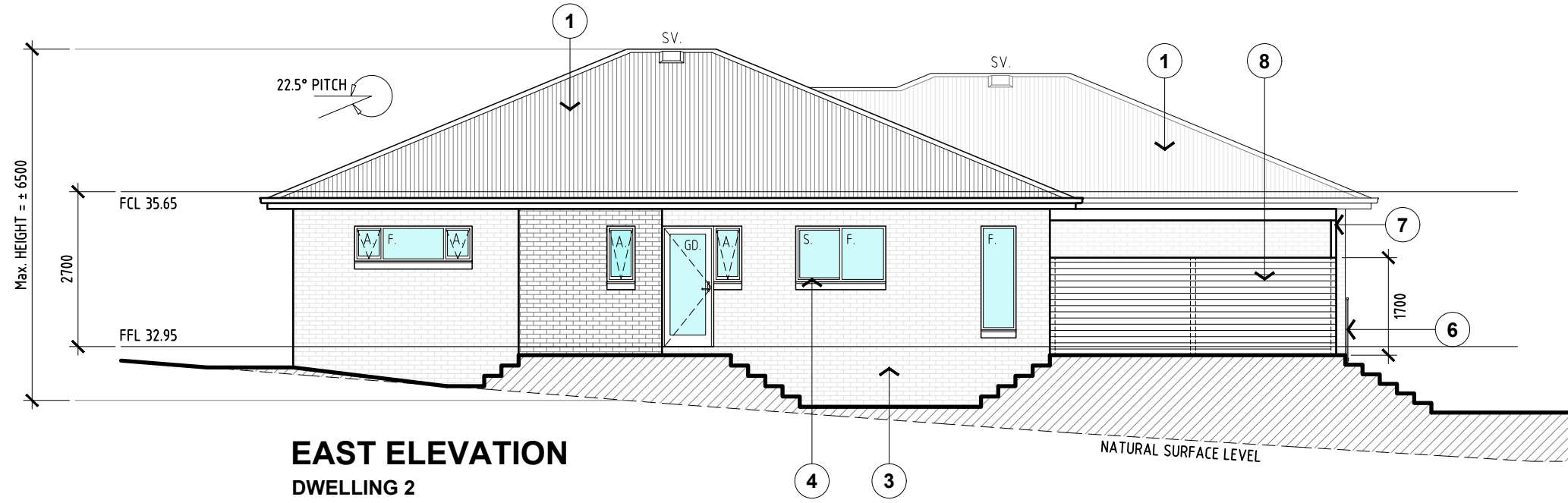


EXTERNAL FINISHES

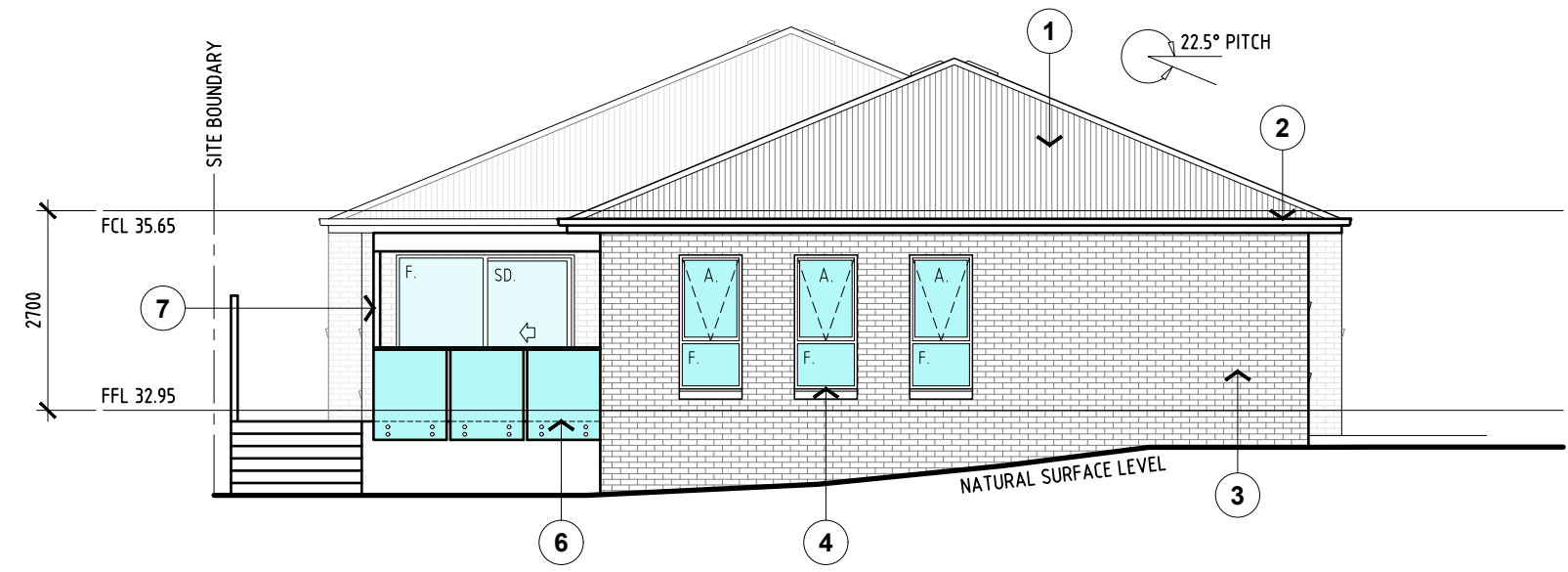
- 1 0.42mm BMT 'CUSTOM ORB' ROOF SHEETING.
Pitch: 22.5°.
Finish: COLORBOND FINISH AS SELECTED.
- 2 COLORBOND CAPPINGS, FLASHINGS, FASCIA & GUTTERING.
Finish: COLORBOND FINISH GREY.
- 3 230 x 110 x 76mm FACE BRICKWORK.
Colour: BRICK COLOUR AS SELECTED.
- 4 ALUMINIUM WINDOW & DOOR FRAMES.
Finish: POWDER COATED AS SELECTED.
- 5 'B & D' PANELIFT (SECTIONAL) GARAGE DOOR.
Size: 2100 H x 5500 W.
Finish: COLORBOND FINISH AS SELECTED.
- 6 FRAMELESS 15mm TOUGHENED SAFETY GLASS
BALUSTRADE ; ϕ 30mm ROUND AL. HANDRAIL.
- 7 STEEL STRUCTURES. PAINT FINISH TO EXPOSED
STEEL WORK TO COMPLY WITH PART 3.4.4.4
OF THE BCA ('MODERATE').
- 8 TIMBER SCREENING ON STEEL FRAME.
90mm HORIZONTAL BOARDS (20mm GAPS).

GENERAL LEGEND

- A. - AWNING WINDOW.
- F. - FIXED WINDOW.
- GB. - GLAZED BALUSTRADE.
- GD. - GLAZED DOOR (direction as indicated).
- PL. - PANELIFT GARAGE DOOR.
- SD. - SLIDING DOOR (direction as indicated).
- SV. - SMOOTHLINE ROOF VENTILATOR SYSTEM.



**EAST ELEVATION
DWELLING 2**



**NORTH ELEVATION
DWELLING 2**

	17.02.25	DATE
A.	DEVELOPMENT APPLICATION.	DESCRIPTION
	REV.	

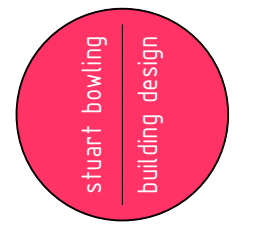
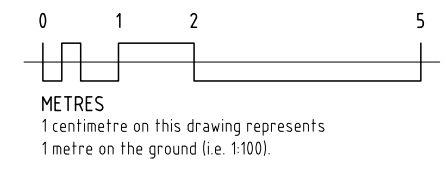
Project:
PROPOSED 2 x DWELLINGS
at No. 44 Riviera Drive,
OLD BEACH, 7017
for Ashley Liddelow

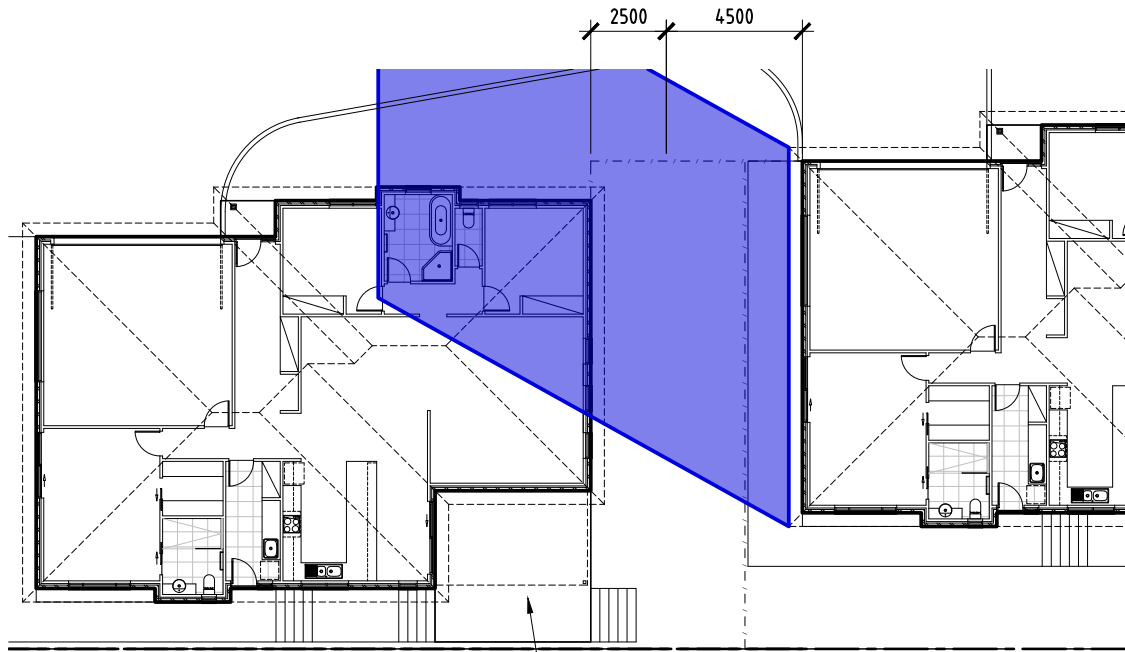
Drawing:
DWELLING 2 ELEVATIONS 02

DWG. No.:	0130 DA07	Date:	17.02.25
Scale:	1:100 @ A3	Drawn:	S.Bowling

Stuart Bowling | Building Design
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

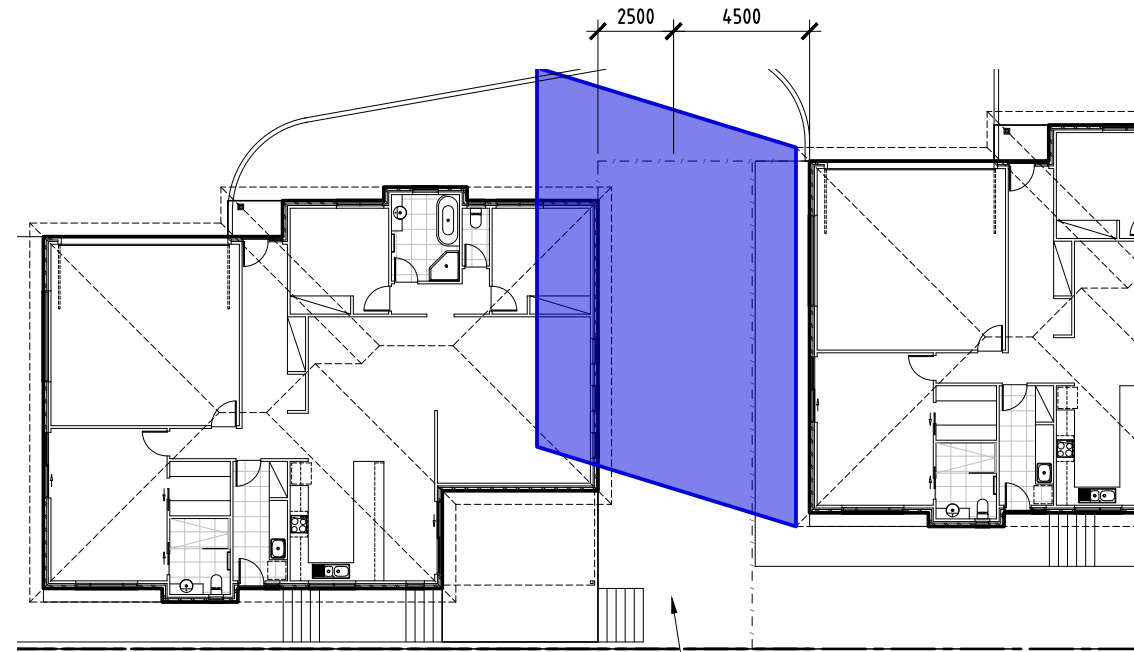




TOTAL UNSHADOWED PRIVATE OPEN SPACE AVAILABLE = 42.7 sqm (65.2%).

SUN SHADOW PLAN - 21st JUNE 2022 - 9am 1:250

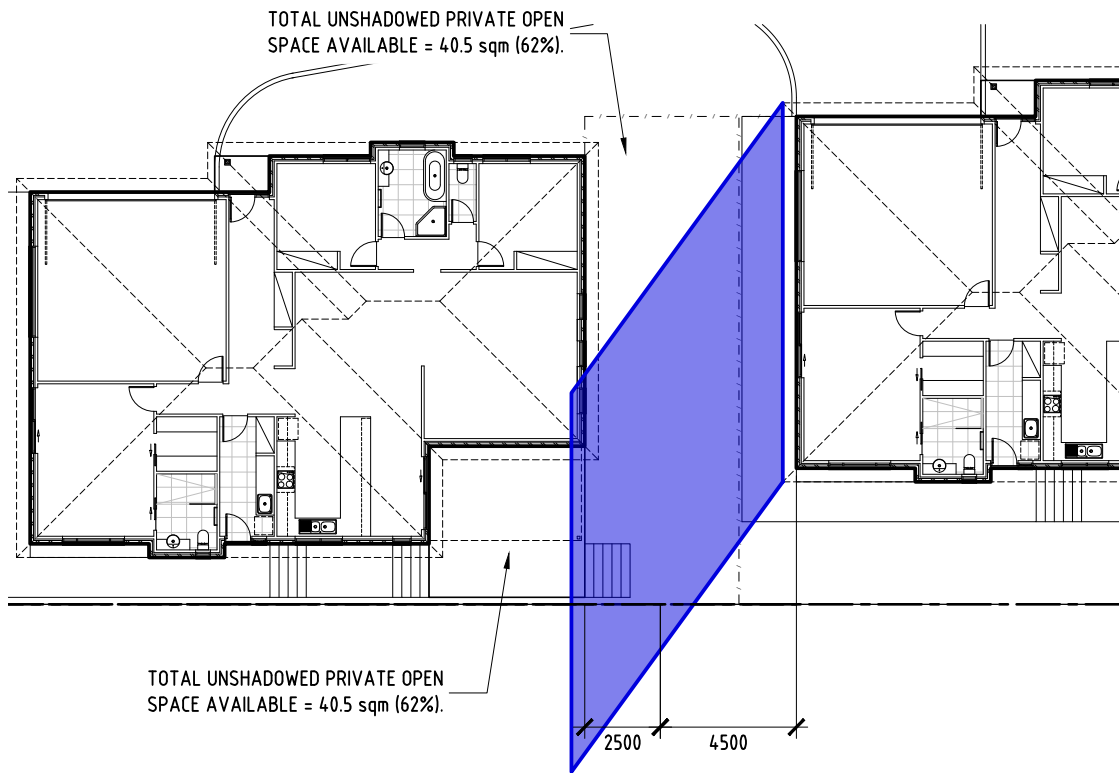
WINTER SOLSTICE 2022
 AZIMUTH = 44°59'04"
 ALTITUDE = 10°19'56"



TOTAL UNSHADOWED PRIVATE OPEN SPACE AVAILABLE = 39.4 sqm (60.2%).

SUN SHADOW PLAN - 21st JUNE 2022 - 10am 1:250

WINTER SOLSTICE 2022
 AZIMUTH = 31°38'23"
 ALTITUDE = 17°02'28"



TOTAL UNSHADOWED PRIVATE OPEN SPACE AVAILABLE = 40.5 sqm (62%).

TOTAL UNSHADOWED PRIVATE OPEN SPACE AVAILABLE = 40.5 sqm (62%).

SUN SHADOW PLAN - 21st JUNE 2022 - 11am

WINTER SOLSTICE 2022
 AZIMUTH = 17°54'07"
 ALTITUDE = 21°38'28"

SUN SHADOW DIAGRAM NOTES

THESE SUN SHADOWS HAVE BEEN CONSTRUCTED USING INFORMATION FROM:
 AUSTRALIAN GOVERNMENT - GEOSCIENCE AUSTRALIA

<http://www.ga.gov.au/geodesy/astro/smpos.jsp>

HOBART, TASMANIA (AEST - Australian Eastern Standard Time):
 Latitude: 42°53'00" South
 Longitude: 147°17'00" East

Winter Solstice (21 June 2022)

- Sunrise:	07:42	Az. 58°03'42"	Al. 0° 51' 29"
- Solar Noon:	12:12	Az. 00°09'09"	Al. 23°42'49"
- Sunset:	16:43	Az. 301°58'32"	Al. 00°15'29"

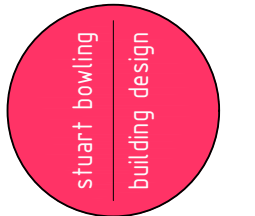
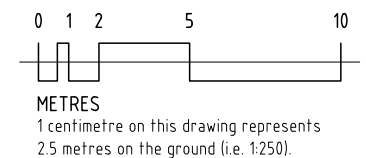
		17.02.25	DATE
A.	DEVELOPMENT APPLICATION		REV. DESCRIPTION

Project: **PROPOSED 2 x DWELLINGS at No. 44 Riviera Drive, OLD BEACH, 7017 for Ashley Liddelow**
 Drawing: **SUN SHADOW PLANS**

DWG. No.:	0130	Date:	17.02.25
Scale:	1:250 @A3	Drawn:	S.Bowling
	SS01		

Stuart Bowling | Building Design
 B. Environmental Design

Phone: 0418 380 391
 Email: stuart.bowling@outlook.com
 Licence: CC 7560
 ABN: 34 531 056 735



GENERAL

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

EARTHWORKS

- E1. All earthworks shall be in accordance with AS3798 "Guidelines on earthworks for commercial and residential developments" with testing methods in accordance with AS1289 "Methods of testing soils for engineering purposes".
- E2. All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Top soil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.
- E3. For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m³ per hour using a standard 20 tonne excavator attached with a rock breaker.
- E4. Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H.
- E5. All excavations shall be inspected by the Engineer and/or the Local Authority before proceeding any further. Inspection and testing shall occur after each lift during filling. Testing (in accordance with Table 8.1 of AS3798.1) shall be arranged by the contractor such that results are available at time of inspection.
- E6. Subgrade shall be compacted to achieve 98% standard density ratio for cohesive soil, and 75% density index for cohesionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of witnessing soil deflection from the tyre of a single rear axle truck driven at walking speed with a minimum 8 tonne rear axle load and a tyre pressure of 550 kPa. The allowable deflection of subgrade shall not be more than is just visible to an observer standing still as the test vehicle passes, and no visible movement is allowed for sub-base and base tests. Other vehicles that may be allowed by the Engineer are a 12 tonne static roller with 6 tonne/m load, or 20 tonne plant with 450 kPa tyres and greater than 0.035 m² contact area per tyre.
- E7. Fill shall be placed in horizontal layers of 200 to 300 mm deep loose measurement, unless testing can demonstrate to the Engineer that compaction is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Maximum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear density testing as directed to achieve 98% standard density ratio. For material 60 mm and courser, in-lieu of density testing a test by deflection to done using spot level difference at representative locations before and after rolling three times with 12 tonne roller, with acceptable differences being less than 2 mm.
- E8. Cohesionless (granular) fill to be used unless otherwise approved by the Engineer. Cohesionless (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesionless fill shall be compacted to the requirements of Table 5.1 of AS3798. Cohesive fill shall have a minimum 4 day soaked CBR of 5% and a maximum CBR swell of 1%. Minimum standard density ratios for cohesive material shall be as per Table 5.1 of AS3798. Reactive clay shall have a maximum standard density ratio of 100%. Landscaping zones should be compacted to standard density ratio of 85% unless noted otherwise.

ROADWORKS

- R1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.
- R2. It is assumed roads accessing the development site are adequate to take the design traffic load during the design life of 40 years.
- R3. Pavement depth shall be as shown on the typical cross section but shall be subject to CBR testing of subgrade or proof rolling, with final depth shall be confirmed by the Engineer.
- R4. Kerb and channel shall be formed on a minimum of 100mm sub-base (see note R7) which shall extend a minimum 150 mm beyond the back of the kerb.
- R5. Subsoil drains shall be formed as shown on the drawings and in accordance with AS/NZS3500.
- R7. All radii are to the back of kerb.
- R8. The road profile and cross-fall shall be finished to the satisfaction of the Engineer and shall be to line and level indicated on the drawings, free of any local high or low areas which may hold water.
- R9. All gravel to comply with the following DIER specifications:
 Base course: R40 class A - 19 mm Fine Crushed Rock (FCR)
 Sub-base course: Sub-base 1 - 40 mm FCR
- R10. Sub-base shall have a minimum modified density ratio of 95% and base to have a minimum modified density ratio of 98%, with nuclear density test results available at proof roll inspection. Tests to be taken at a frequency based on AS3798 (typically the greater of four tests per inspection or one test per 1000 m³).
- R11. Proof roll shall be with a Truck using a single rear axle, tyres at 550 kPa, and the load over rear axle shall be 8 tonnes.
- R12. All landscaped areas affected by the works are to be reinstated to match existing. Refer Landscape Architect for specific requirements.
- R13. Concrete footpaths and driveways are to be constructed to the Municipal Standard drawings unless noted otherwise.

APPROVALS

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

REV	DESCRIPTION	DATE			CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	7/09/22	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	S & E	LIDDELOW	GENERAL NOTES 1	NE	NE	-	12/04/22
1	REVISED FOR BUILDING APPROVAL	17/02/25			ADDRESS:	PROJECT NAME:	N.T.S		SIZE: A3	
					44 RIVIERA DRIVE OLD BEACH	ISSUE:	UNIT DEVELOPMENT	S&E REF: 22038		DRAWING: C002

STORMWATER

- SW1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.
- SW2. All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by-laws and AS/NZS3500.
- SW3. Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within Local Authority infrastructure for 20 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to protected future climate change in Tasmania (above the 30-years-to-1983 intensities compared to projected ones in approximately 2080).
- SW4. Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type HS2 support.
- SW5. Below ground pipework and fittings to be PVC-U SWHD, joints shall be of solvent cement type or flexible joints made with approved rubber rings.
- SW6. Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally shaped to drain to grated pits and trenches without ponding (acceptable limit is 3 mm under a 2 m straight edge).
- SW7. Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as detailed or as specified by the manufacturer. Grated pits to have 150 mm sumps. Pits and lids to be Class A in non-trafficked areas, and pre-cast concrete Class C elsewhere. Convey trench water into pits/manholes through weep holes on upstream side using 2 m of DN100 ag-drain with filter sock.
- SW8. Install all agricultural drains to the requirements of AS/NZS3500 and part 3.1.2. of the BCA.
- SW9. All hydraulic connections and tapings to be clear of driveways and trafficked areas.
- SW10. Where both stormwater and sewer lines are along rear and side boundaries they shall be located to fit inside a 3.0 m easement unless noted otherwise. A single line shall fit within a 2.0 m easement.
- SW11. All manholes to be located clear of future fencelines.
- SW12. Property connections to be clear of driveways and clear of future fencelines.

SEWER

- S1. All works in accordance with the Sewerage Code of Australia W.S.A. 02-2002-2.3 M.R.W.A. Edition - Version 1 and TasWater's Supplement (Draft 05 issued May 2013).
- S2. Property connections to be DN100 PVC-U with a minimum grade of 1 in 60. (Refer above code WSAA SEW-1106). To be located clear of trafficked areas, driveways and fences.
- S3. Where both stormwater and sewer lines are along a rear or side boundary they shall be located in an easement that wholly contains both services. Refer TasWaters Supplement Clause 4.2.5. and Clause 4.4.5.2 for clearances to other services.
- S4. All manholes to be located clear of future fence lines with end of lines to be 1.2 m past the boundary for any future extension. Refer Clause 4.3.6.

WATER

- W1. All works in accordance with the Water Supply Code of Australia W.S.A. 03-2011-3.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013)
- W2. Single house connections to be DN25 HDPE class 16 to TasWater's standard drawing TW-SD-W-20 series with meter, backflow device and box to each lot. Located 500 mm inside boundary and 500 mm from edge of driveway on middle side of lot.
- W3. All water mains to be tested and witnessed by the relevant water corporation inspector to static pressure plus 50% prior to backfilling.
- W4. All hydraulic connections and taping to be clear of driveways and trafficked areas.
- W5. For minimum cover over pipes refer to Clause 7.4.2 of the above Supplement.
- W6. All trenches under trafficked areas to be back filled with approved compacted FCR including future driveway extensions.
- W7. Flushing of mains to be carried out in accordance with the manufacturer's recommendations.
- W8. Electromagnetic tracker tape to be placed in all water main trenches above the pipe.
- W9. Taping and takeoffs to be separated by at least 1000 mm.
- W10. Water mains to be bedded on 80 mm approved 7 mm clean metal.
- W11. Concrete anchor blocks to be provided at all sudden changes of direction, both vertically and horizontally at tees and end of lines. Refer to above code drawings MRWA-W-205B and MRWA-W-205C.
- W12. Road crossings:
DN100 PVC-U conduits for all HDPE.
DICL with PE wrapping sleeve as per City West Water approved products catalogue.
- W13. For valve and hydrant surface box markings refer to Clause 8.10.3 of the above Supplement. Hydrant road markings to comply with the Institute of Municipal Engineering Australia Tasmania Division document titled Fire Hydrant Guidelines - refer section 8. All valves and hydrants to be resilient seated powder coated class 16 and all components to be DN100.

RETAINING WALLS

- RW1. Retaining walls shall be constructed in accordance with AS4678-2002.
- RW2. Backfill to walls shall be an approved granular material (clay shall not be used). A 300mm wide free draining drainage layer shall be provided behind the wall.
- RW3. Provide a suitable waterproofing system to the rear of the wall, unless confirmed otherwise.
- RW4. The wall shall be drained with 100mm slotted PVC pipe installed at 1% fall (minimum) and be connected to the stormwater disposal system (or weepholes installed at the base where appropriate).
- RW5. The Contractor shall maintain excavated batters at a stable slope and provide shoring to steeper excavations until construction and backfilling of the wall is complete.
- RW6. Retaining walls that rely on other structural elements for stability shall be provided with temporary support until after these elements have been constructed.
- RW7. The Contractor shall allow a suitable curing period prior to backfilling. Backfilling shall be performed in a controlled manner which will not impose excessive stress on the wall.

CONCRETE

- C1. All workmanship and materials shall be in accordance with AS3600.
- C2. Concrete grades (UNO on drawings) :

ELEMENT	Grade
General	N25
Footings	N20
Blinding	N15
Pavement	N25
- C3. Concrete shall not be poured when the site temperatures are below 5°C.
- C4. Concrete shall be cured by continuous wetting (water spray, ponding or irrigated hessian) or application of an impermeable membrane (secured plastic or curing compound) for an appropriate period of time (not less than 3 days). In hot dry and windy weather spray the surface with aliphatic alcohol while concrete is plastic, water cure for at least 24 hours then cover with impermeable membrane (or continue to water cure) for a further 2 days.
- C5. Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer. Sawn joints shall be cut one third of the way through a slab, through the top mesh for 100 mm slabs and in thicker slabs the mesh shall be placed to avoid being cut. Unless noted elsewhere, sawn joints shall be at 6 m centres at points of changes in geometry and construction joints at 24 m, with jointed areas to have a plan aspect ratio no slenderer than 1:2.
- C6. Cover to reinforcement shall be 40 mm for slabs and 50 mm for footings.
- C7. Reinforcement shall be deformed, 500 MPa yield strength, normal (N) ductility in accordance with AS/NZS4671 for bars and low (L) ductility for mesh.
- C8. Formwork shall be designed and constructed in accordance with AS3610, and is the responsibility of the contractor.
- C9. All steel items to be cast into the concrete surface shall be hot dip galvanised.

REV	DESCRIPTION	DATE		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	7/09/22	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	LIDDELOW	GENERAL NOTES 2	NE	NE	-	12/04/22
1	REVISED FOR BUILDING APPROVAL	17/02/25		ADDRESS:	PROJECT NAME:	N.T.S		A3	
				44 RIVIERA DRIVE OLD BEACH	UNIT DEVELOPMENT	S&E REF:	DRAWING:		REVISION:
					BUILDING APPROVAL	22038		C003	1

CONSTRUCTION RISK ASSESSMENT

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

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

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

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

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

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

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

Risk Rating (R)

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

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

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	7/09/22
1	REVISED FOR BUILDING APPROVAL	17/02/25

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

CLIENT: LIDDELOW
 ADDRESS: 44 RIVIERA DRIVE OLD BEACH

SHEET: SAFETY IN DESIGN
 PROJECT NAME: UNIT DEVELOPMENT
 ISSUE: BUILDING APPROVAL

DRAWN: NE DESIGNED: NE VERIFIED: - DATE: 12/04/22
 SCALE: N.T.S SIZE: A3
 S&E REF: 22038 DRAWING: C004 REVISION: 1

RIVIERA DRIVE

Ch: 0 Start

31.72

31.15

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

Ch: 10

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

31.83

Ch: 20

31.73

31.82

31.84

31.77

31.84

31.75

31.82

31.89

31.95

31.97

32.07

32.46

32.98

33.00

33.07

32.84

33.130

32.90

32.95

32.95

32.95

32.95

32.95

32.95

Ch: 30

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

31.96

Ch: 40

31.97

31.97

31.97

31.97

31.97

31.97

31.97

31.97

31.97

31.97

31.97

31.97

31.97

31.97

31.97

31.97

Ch: 50

32.72

32.78

32.84

32.84

32.84

32.84

32.84

32.84

32.84

32.84

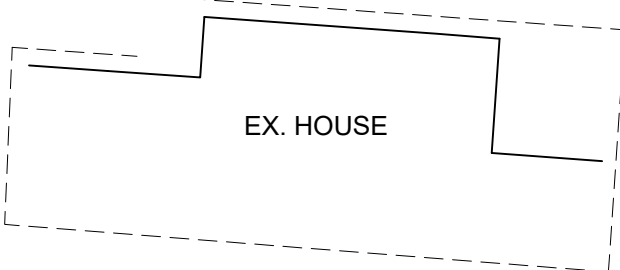
32.84

32.84

Ch: 68.41 End

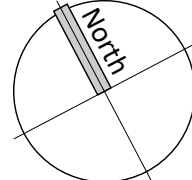
DWELLING 1
FFL 32.00

DWELLING 2
FFL 32.95



Site toilet for subdivision

PALING FENCE



NOTE:
REFER DRIVEWAY CROSS
AND LONGITUDINAL
SECTIONS FOR GRADES

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	7/09/22
1	REVISED FOR BUILDING APPROVAL	17/02/25

Saltmarsh & Escobar Consulting Engineers

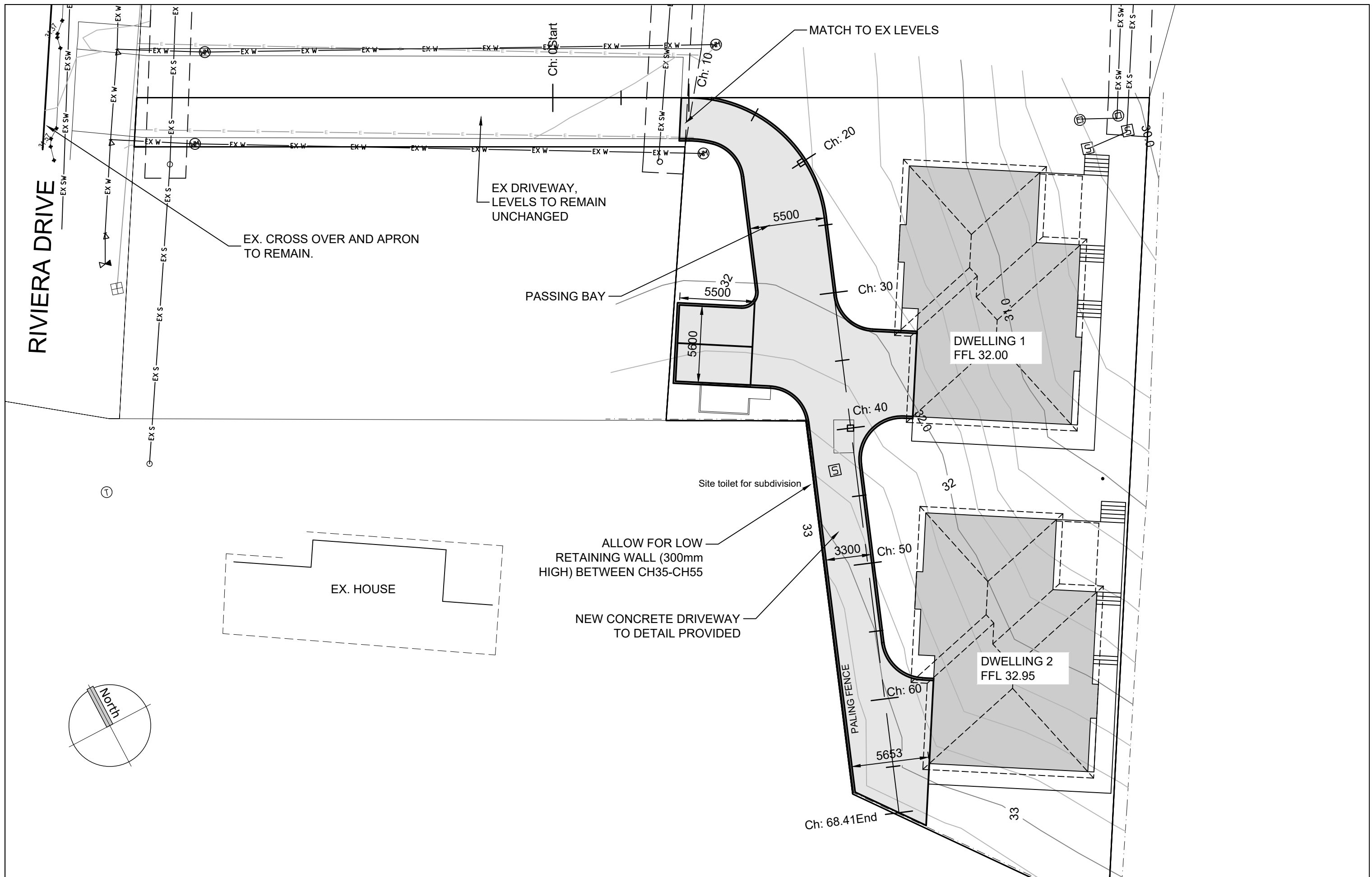
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

**S
&
E**

CLIENT: LIDDELOW
ADDRESS: 44 RIVIERA DRIVE
OLD BEACH

SHEET: LEVELS & GRADES
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 12/04/22
SCALE: 1:250		SIZE: A3	
S&E REF: 22038		DRAWING: C101	REVISION: 1



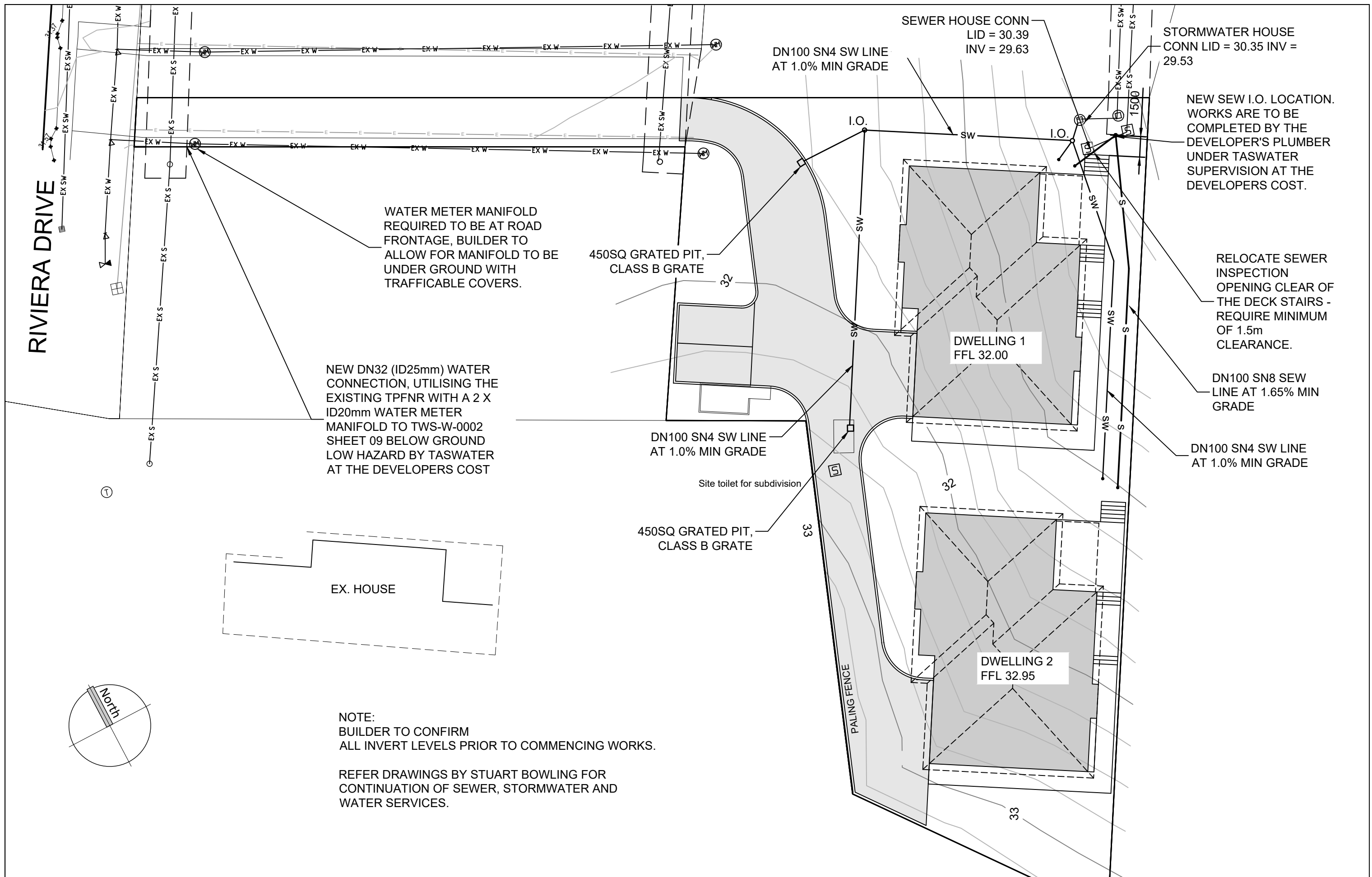
REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	7/09/22
1	REVISED FOR BUILDING APPROVAL	17/02/25

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

CLIENT: LIDDELOW
 ADDRESS: 44 RIVIERA DRIVE
 OLD BEACH

SHEET: SITWORKS DETAILS & NOTES
 PROJECT NAME: UNIT DEVELOPMENT
 ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 12/04/22
SCALE: 1:250		SIZE: A3	
S&E REF: 22038		DRAWING: C102	REVISION: 1



RIVIERA DRIVE

SEWER HOUSE CONN
LID = 30.39
INV = 29.63

STORMWATER HOUSE
CONN LID = 30.35 INV = 29.53

DN100 SN4 SW LINE
AT 1.0% MIN GRADE

NEW SEW I.O. LOCATION.
WORKS ARE TO BE
COMPLETED BY THE
DEVELOPER'S PLUMBER
UNDER TASWATER
SUPERVISION AT THE
DEVELOPERS COST.

WATER METER MANIFOLD
REQUIRED TO BE AT ROAD
FRONTAGE, BUILDER TO
ALLOW FOR MANIFOLD TO BE
UNDER GROUND WITH
TRAFFICABLE COVERS.

RELOCATE SEWER
INSPECTION
OPENING CLEAR OF
THE DECK STAIRS -
REQUIRE MINIMUM
OF 1.5m
CLEARANCE.

NEW DN32 (ID25mm) WATER
CONNECTION, UTILISING THE
EXISTING TPFNR WITH A 2 X
ID20mm WATER METER
MANIFOLD TO TWS-W-0002
SHEET 09 BELOW GROUND
LOW HAZARD BY TASWATER
AT THE DEVELOPERS COST

DN100 SN8 SEW
LINE AT 1.65% MIN
GRADE

450SQ GRATED PIT,
CLASS B GRATE

DN100 SN4 SW LINE
AT 1.0% MIN GRADE

DN100 SN4 SW LINE
AT 1.0% MIN GRADE

DWELLING 1
FFL 32.00

Site toilet for subdivision

450SQ GRATED PIT,
CLASS B GRATE

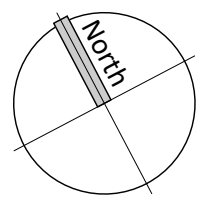
EX. HOUSE

DWELLING 2
FFL 32.95

PALING FENCE

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

REFER DRAWINGS BY STUART BOWLING FOR
CONTINUATION OF SEWER, STORMWATER AND
WATER SERVICES.



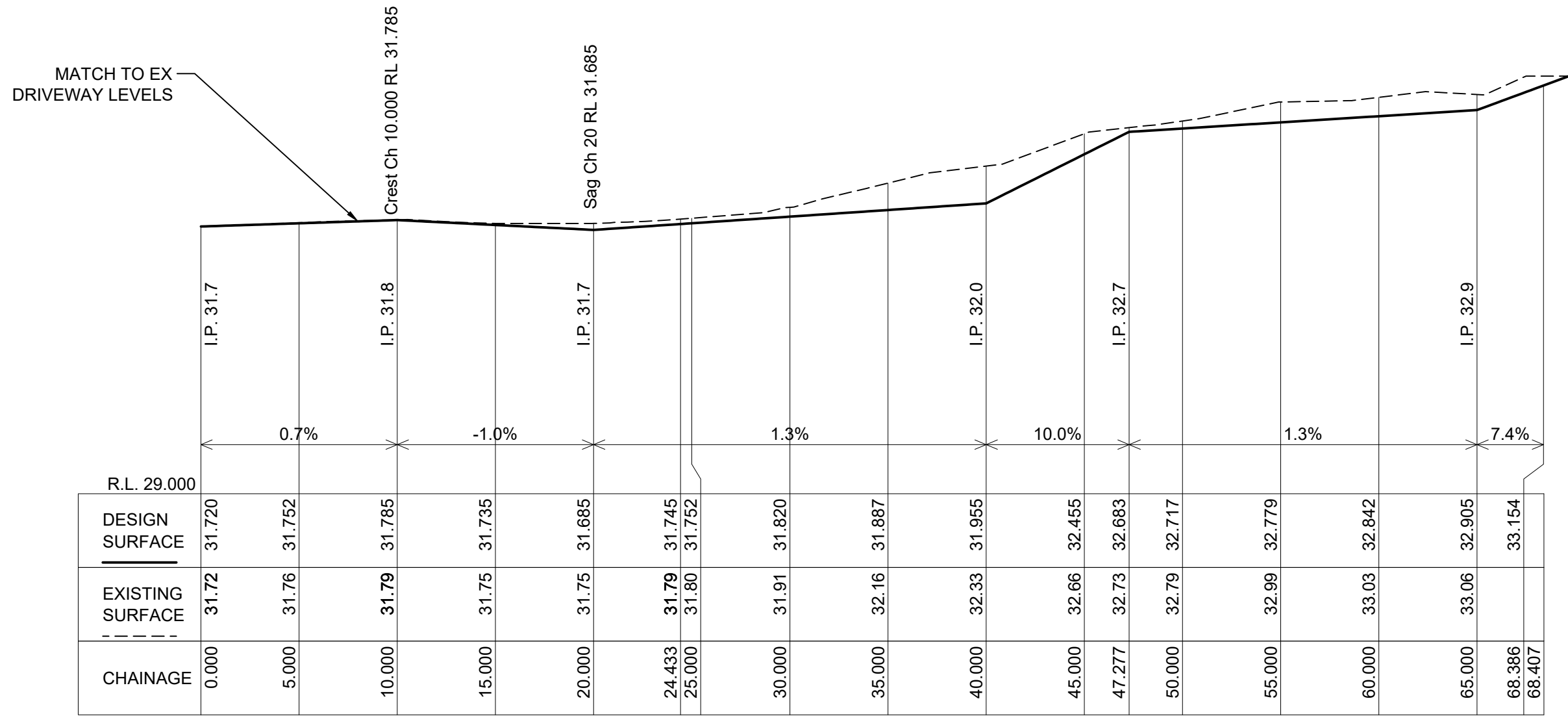
REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	7/09/22
1	REVISED FOR BUILDING APPROVAL	17/02/25

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

CLIENT: LIDDELOW
ADDRESS: 44 RIVIERA DRIVE
OLD BEACH

SHEET: SERVICES PLAN
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: BUILDING APPROVAL

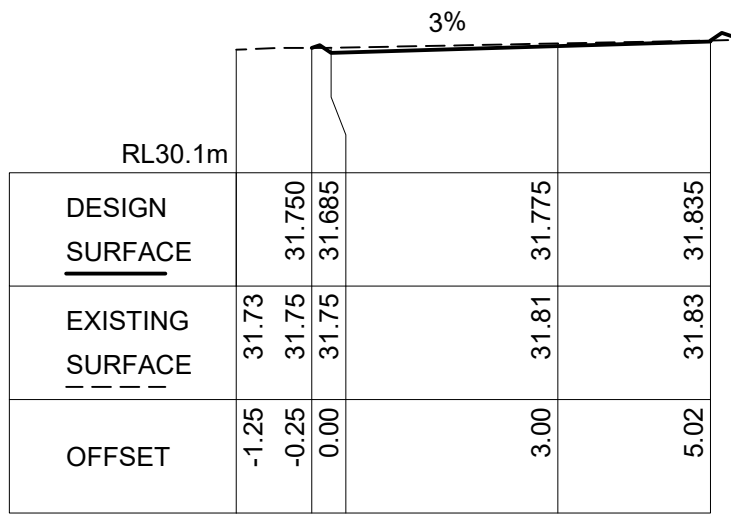
DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 12/04/22
SCALE: 1:250		SIZE: A3	
S&E REF: 22038		DRAWING: C103	REVISION: 1



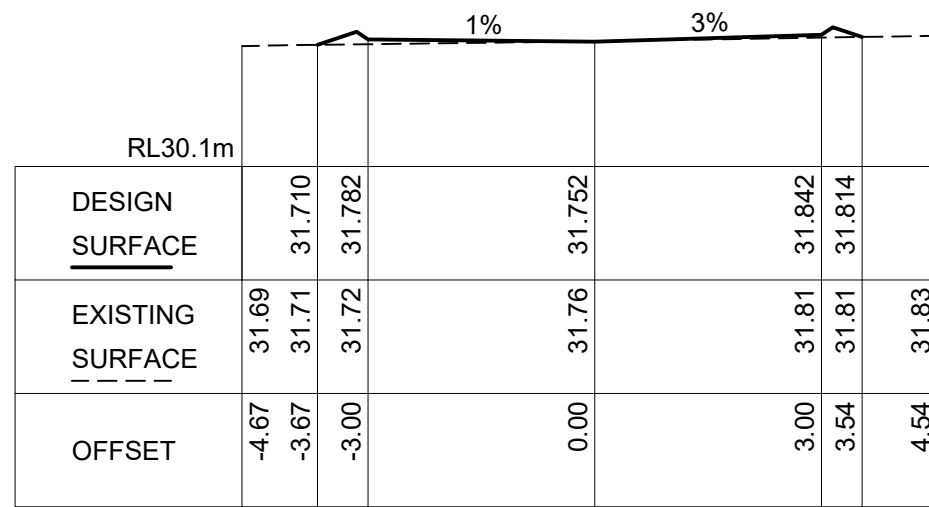
LONGITUDINAL SECTION - CL1

SCALES: HORIZONTAL 1:250 VERTICAL 1:50

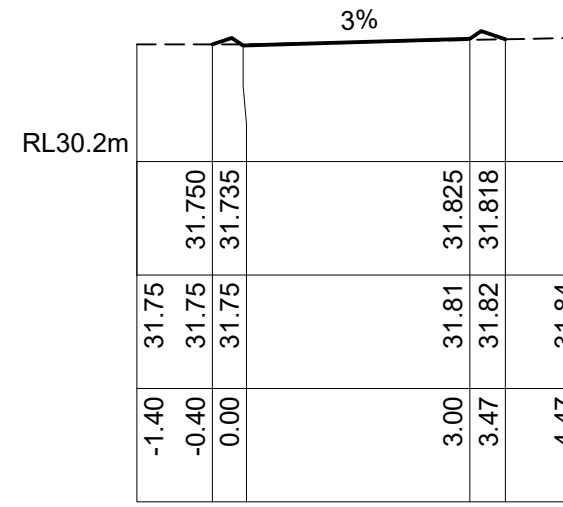
REV	DESCRIPTION	DATE		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	7/09/22	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	LIDDELOW	LONGITUDINAL SECTION	NE	NE	-	12/04/22
1	REVISED FOR BUILDING APPROVAL	17/02/25		ADDRESS:	PROJECT NAME:	AS SHOWN		SIZE:	A3
				44 RIVIERA DRIVE OLD BEACH	UNIT DEVELOPMENT	S&E REF:	DRAWING:		REVISION:
					BUILDING APPROVAL	22038		C104	1



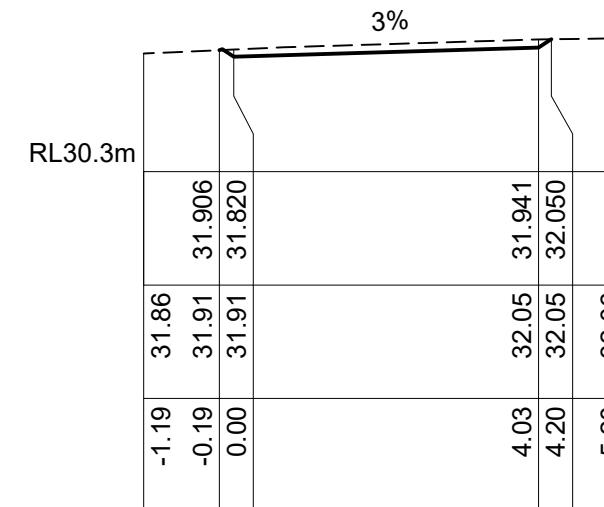
Ch 20.00 m



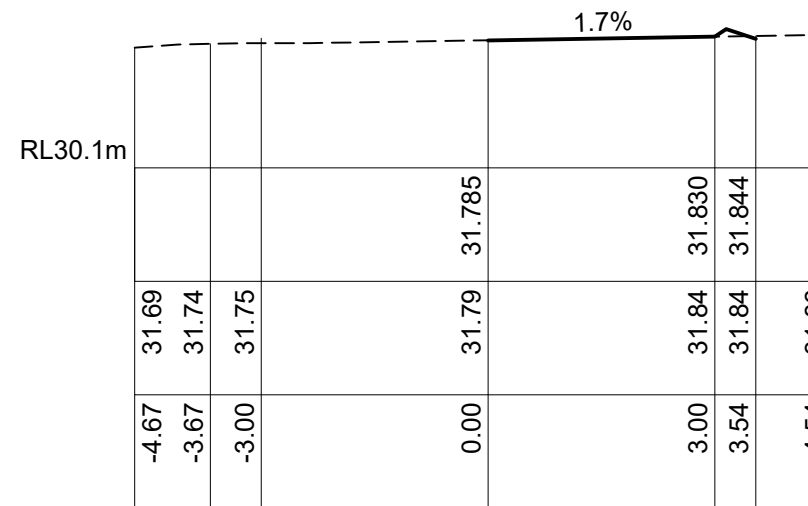
Ch 5.00 m



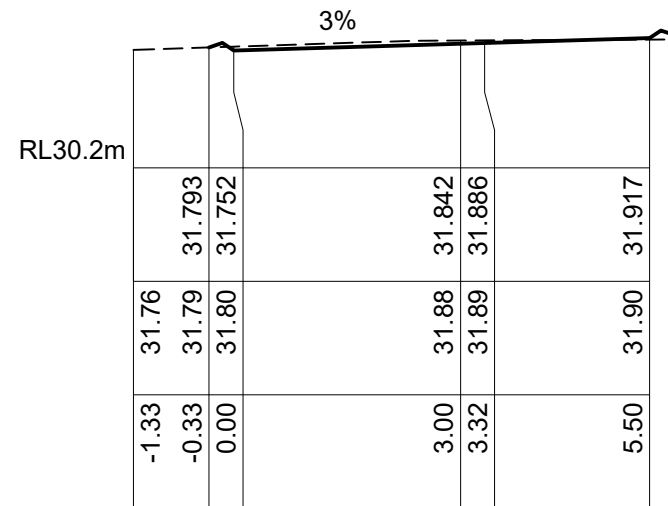
Ch 15.00 m



Ch 30.00 m



Ch 10.00 m



Ch 25.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	7/09/22
1	REVISED FOR BUILDING APPROVAL	17/02/25

Saltmarsh & Escobar Consulting Engineers

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

**S
&
E**

CLIENT: LIDDELOW

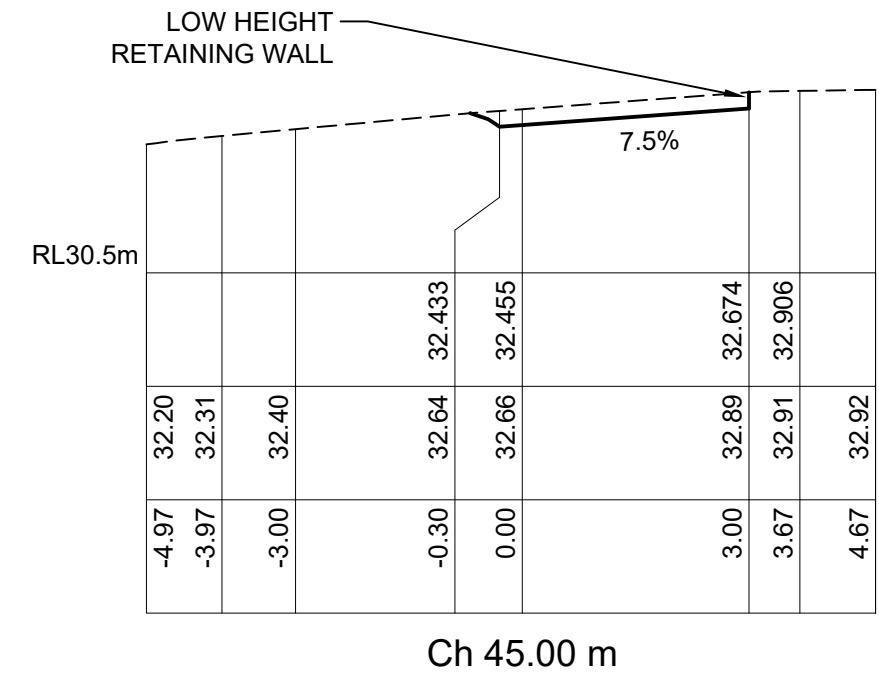
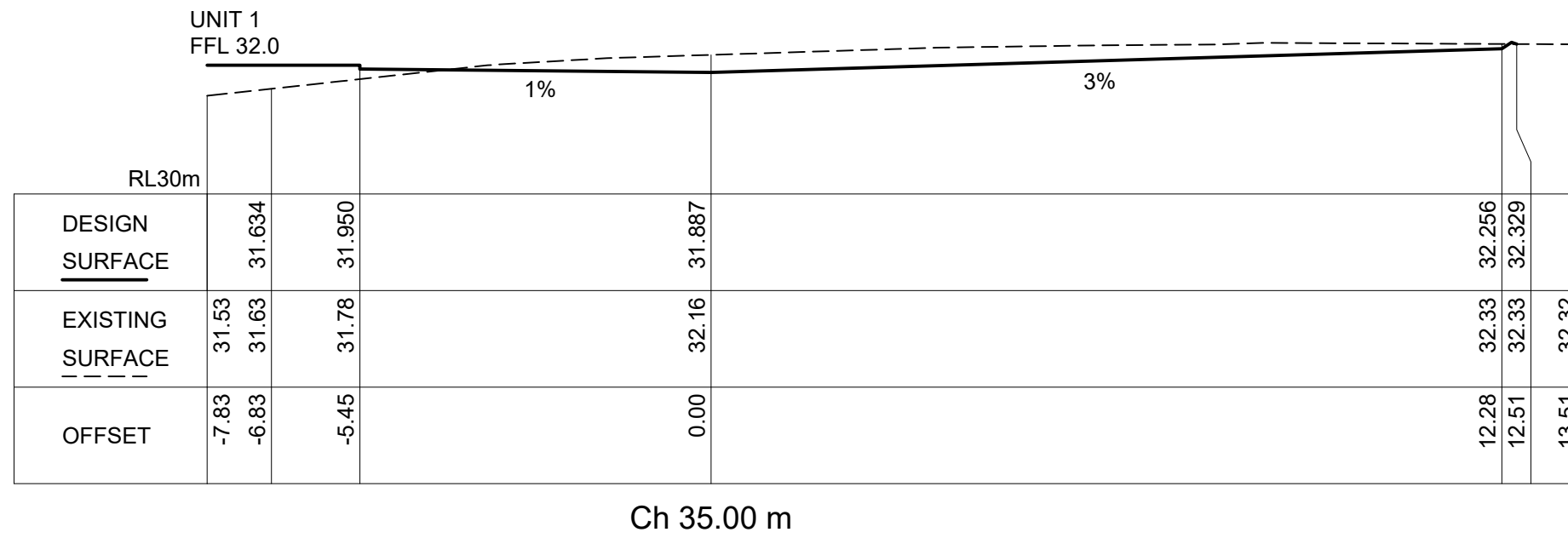
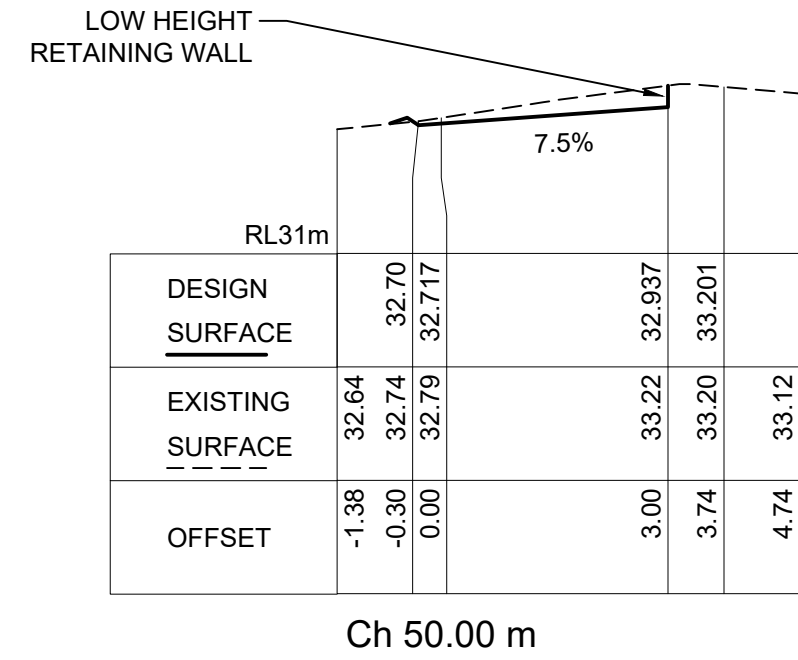
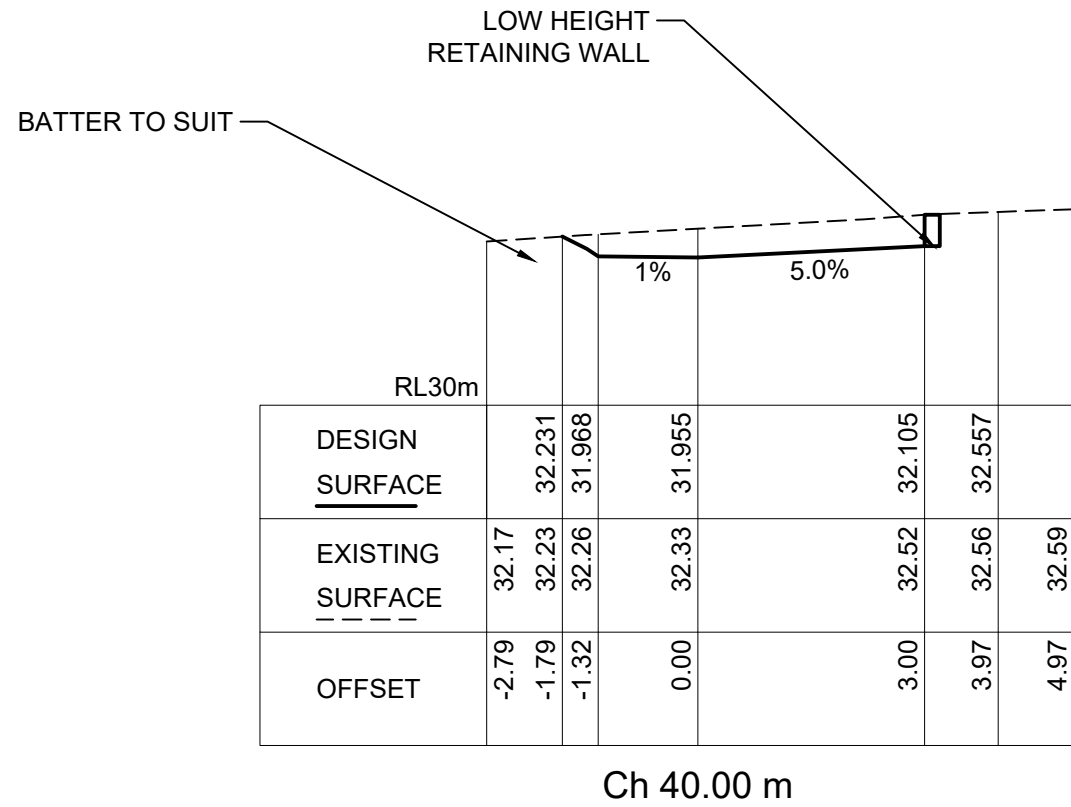
ADDRESS: 44 RIVIERA DRIVE
OLD BEACH

SHEET: CROSS SECTIONS PLAN 1

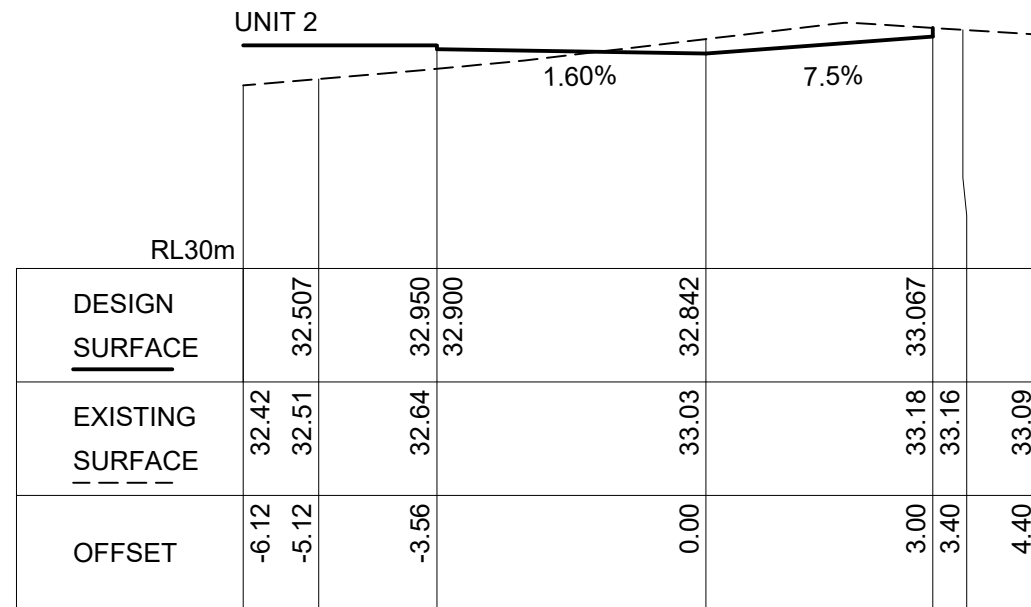
PROJECT NAME: UNIT DEVELOPMENT

ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 12/04/22
SCALE: 1:100		SIZE: A3	
S&E REF: 22038		DRAWING: C105	REVISION: 1

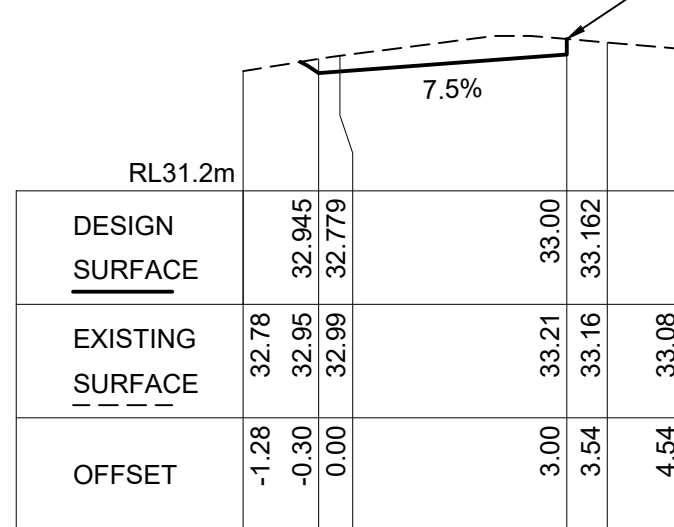


REV	DESCRIPTION	DATE			CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:	
0	BUILDING APPROVAL	7/09/22	Saltmarsh & Escobar Consulting Engineers Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com		LIDDELOW	CROSS SECTIONS PLAN 2	NE	NE	-	12/04/22	
1	REVISED FOR BUILDING APPROVAL	17/02/25			ADDRESS:	PROJECT NAME:	SCALE:	1:100	SIZE:	A3	
					44 RIVIERA DRIVE OLD BEACH	UNIT DEVELOPMENT	S&E REF:	22038	DRAWING:	C106	REVISION:
					ISSUE:	BUILDING APPROVAL					

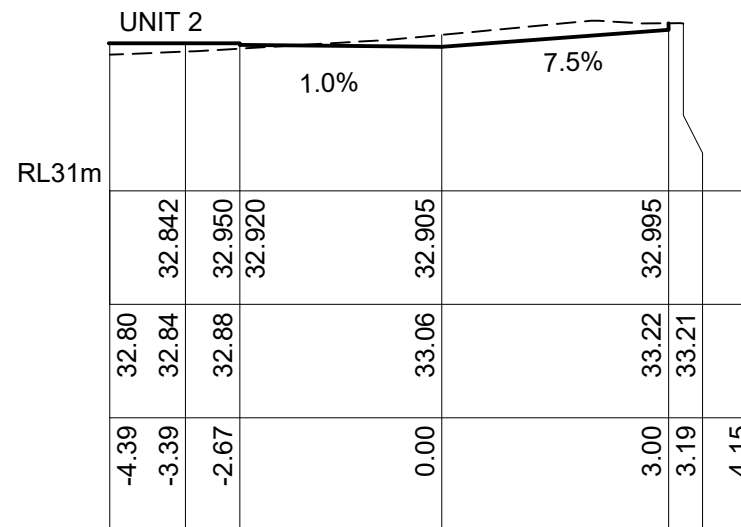


Ch 60.00 m

LOW HEIGHT
RETAINING WALL



Ch 55.00 m



Ch 65.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	7/09/22
1	REVISED FOR BUILDING APPROVAL	17/02/25

Saltmarsh & Escobar Consulting Engineers

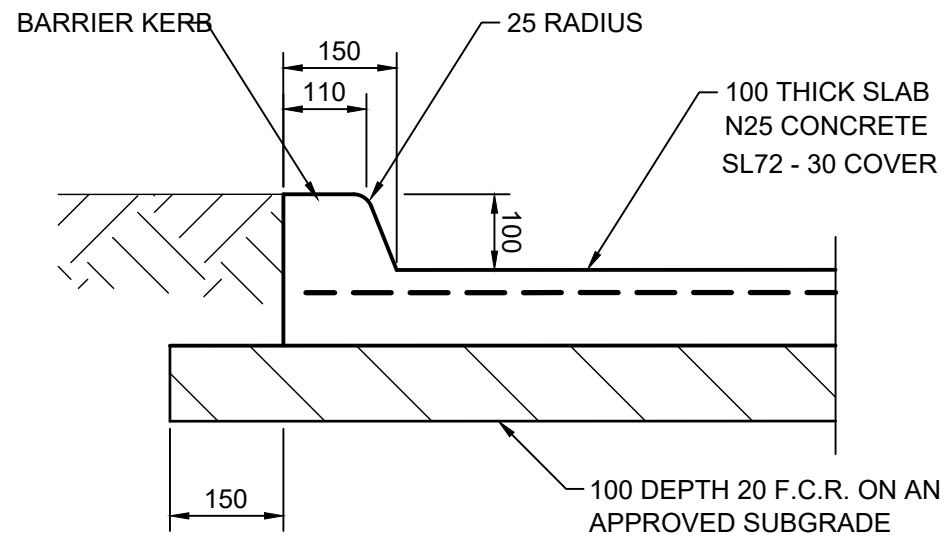
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

**S
&
E**

CLIENT:	LIDDELOW
ADDRESS:	44 RIVIERA DRIVE OLD BEACH

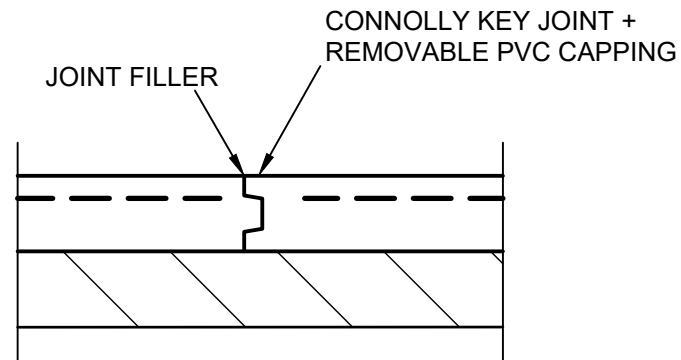
SHEET:	CROSS SECTIONS PLAN 3
PROJECT NAME:	UNIT DEVELOPMENT
ISSUE:	BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 12/04/22
SCALE: 1:100		SIZE: A3	
S&E REF: 22038		DRAWING: C107	REVISION: 1



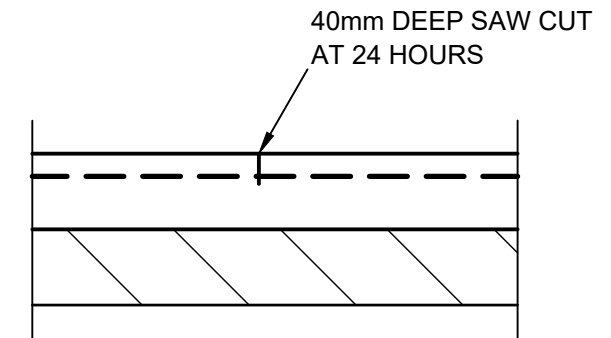
TYPICAL CONCRETE PAVEMENT

SCALE 1:10



CONTROL JOINT 'c'

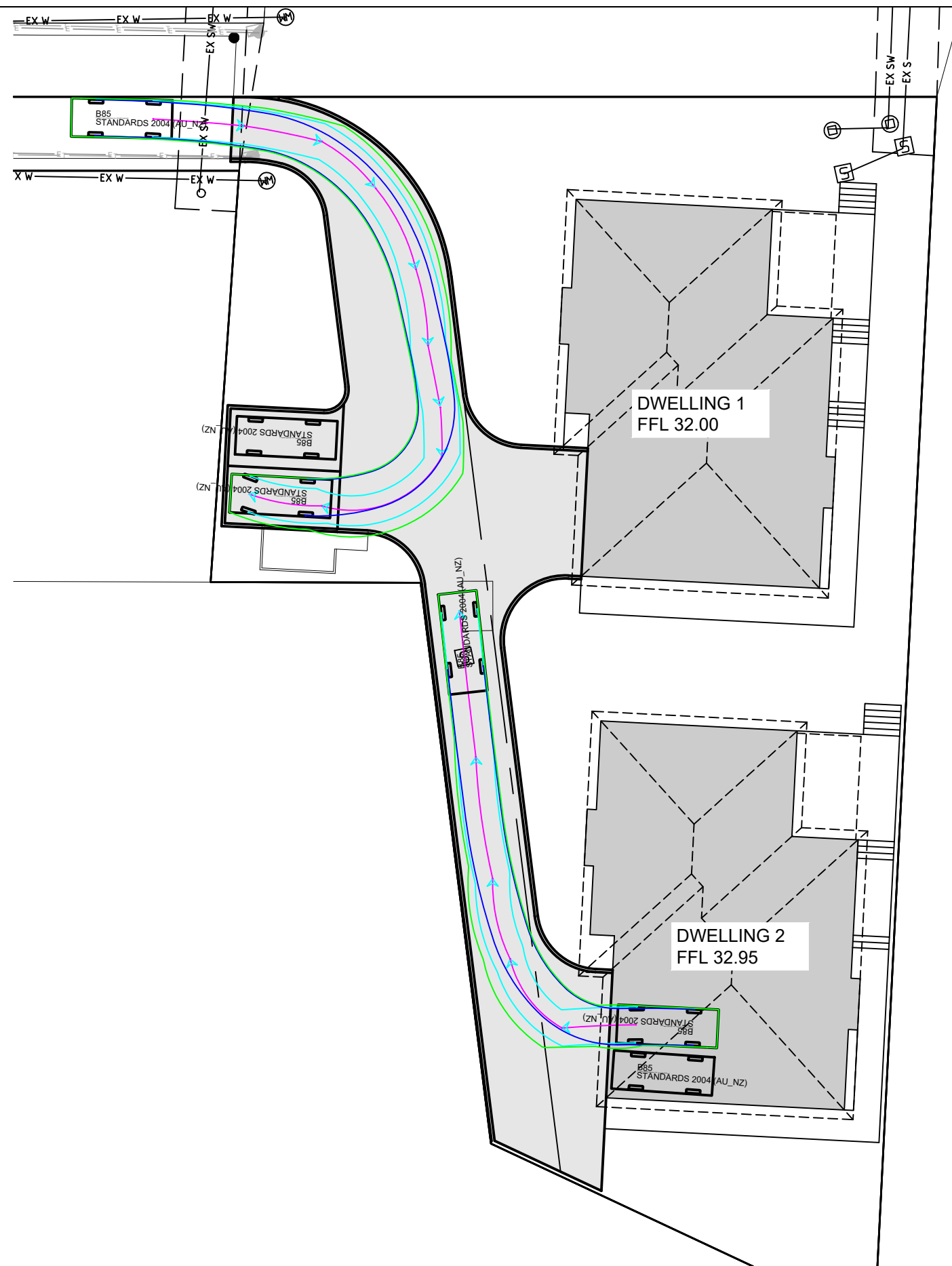
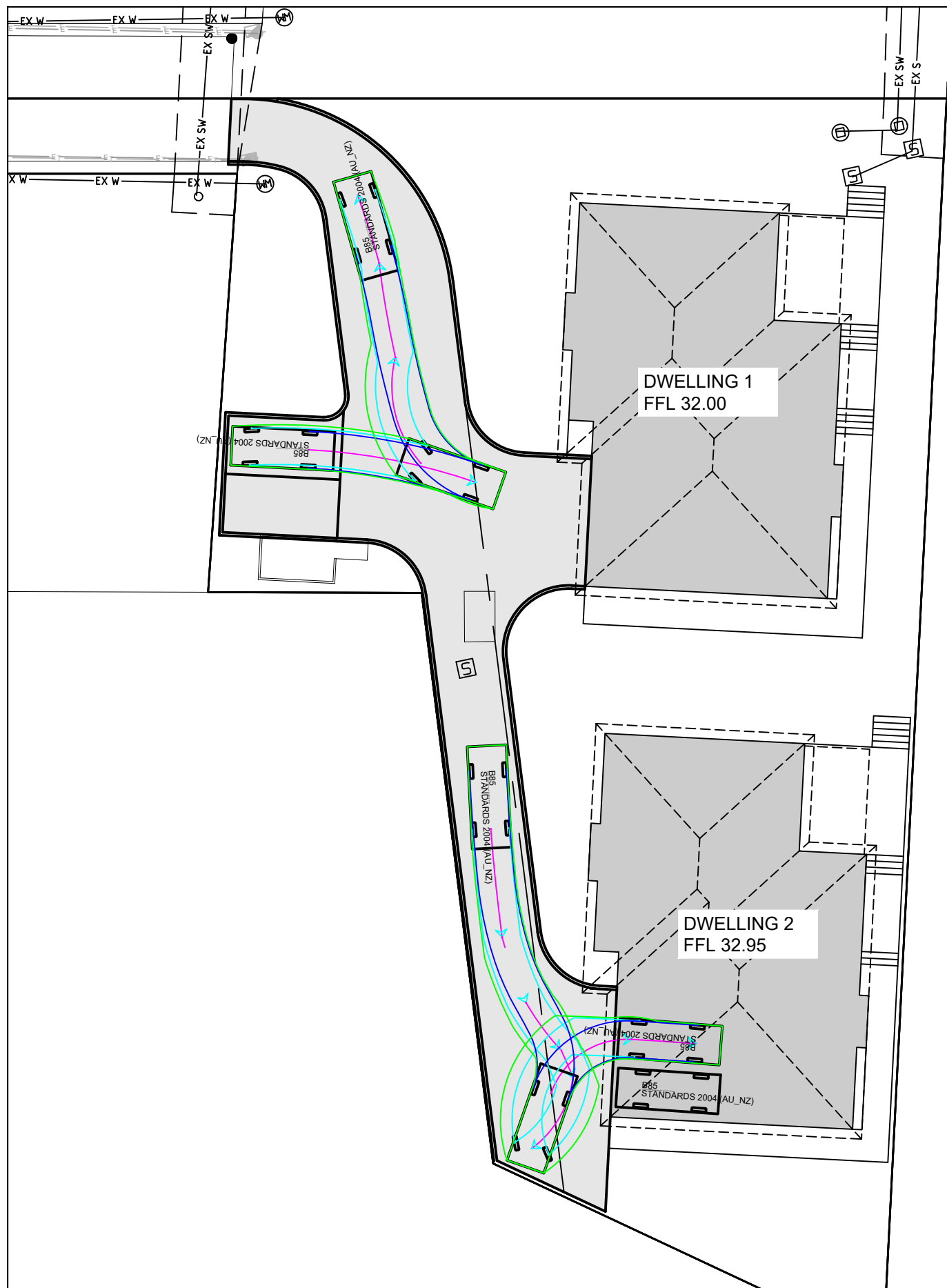
SCALE 1:10
NOTE: 24m CENTRES



SAWN JOINT 's'

SCALE 1:10
NOTE: 6m CENTRES

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:		
0	BUILDING APPROVAL	7/09/22	 Leigh 0400 024 463 Noe 0416 074 935 info@sandne.com		LIDDELOW	DETAILS PLAN 1	NE	NE	-	12/04/22		
1	REVISED FOR BUILDING APPROVAL	17/02/25			ADDRESS:	PROJECT NAME:	SCALE:	1:10	SIZE:	A3		
					44 RIVIERA DRIVE OLD BEACH	UNIT DEVELOPMENT	S&E REF:	22038	DRAWING:	C108	REVISION:	1
					ISSUE:	BUILDING APPROVAL						



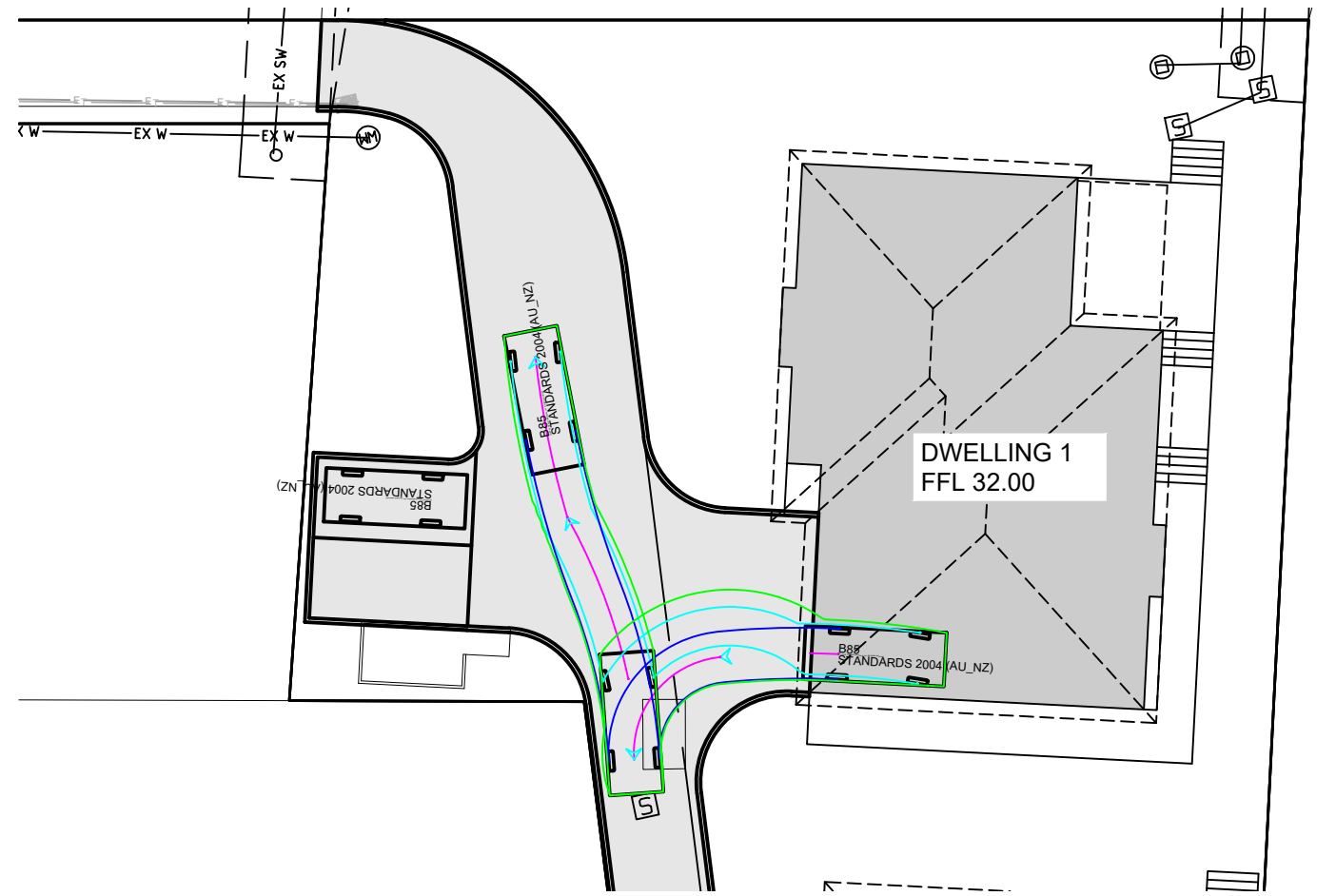
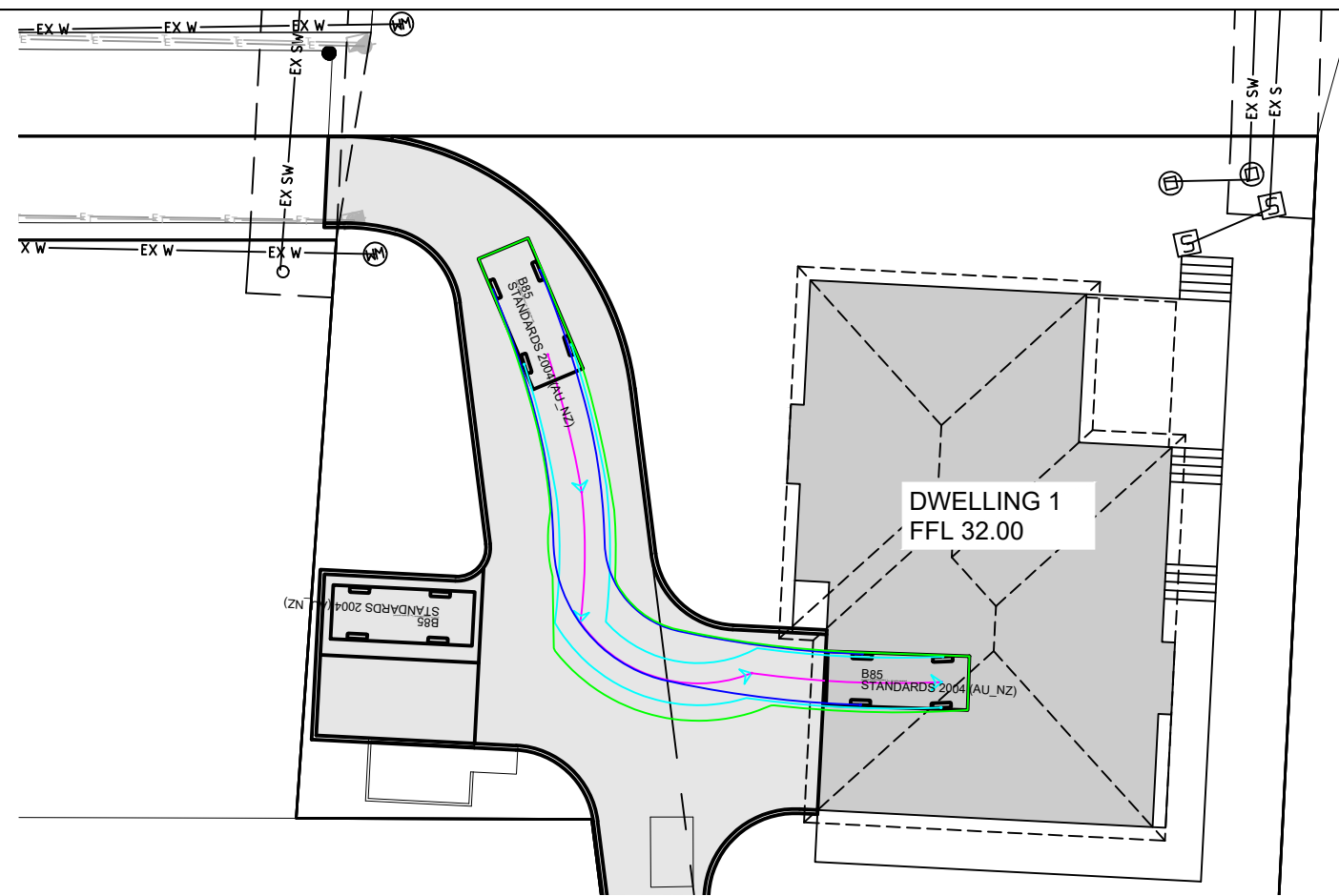
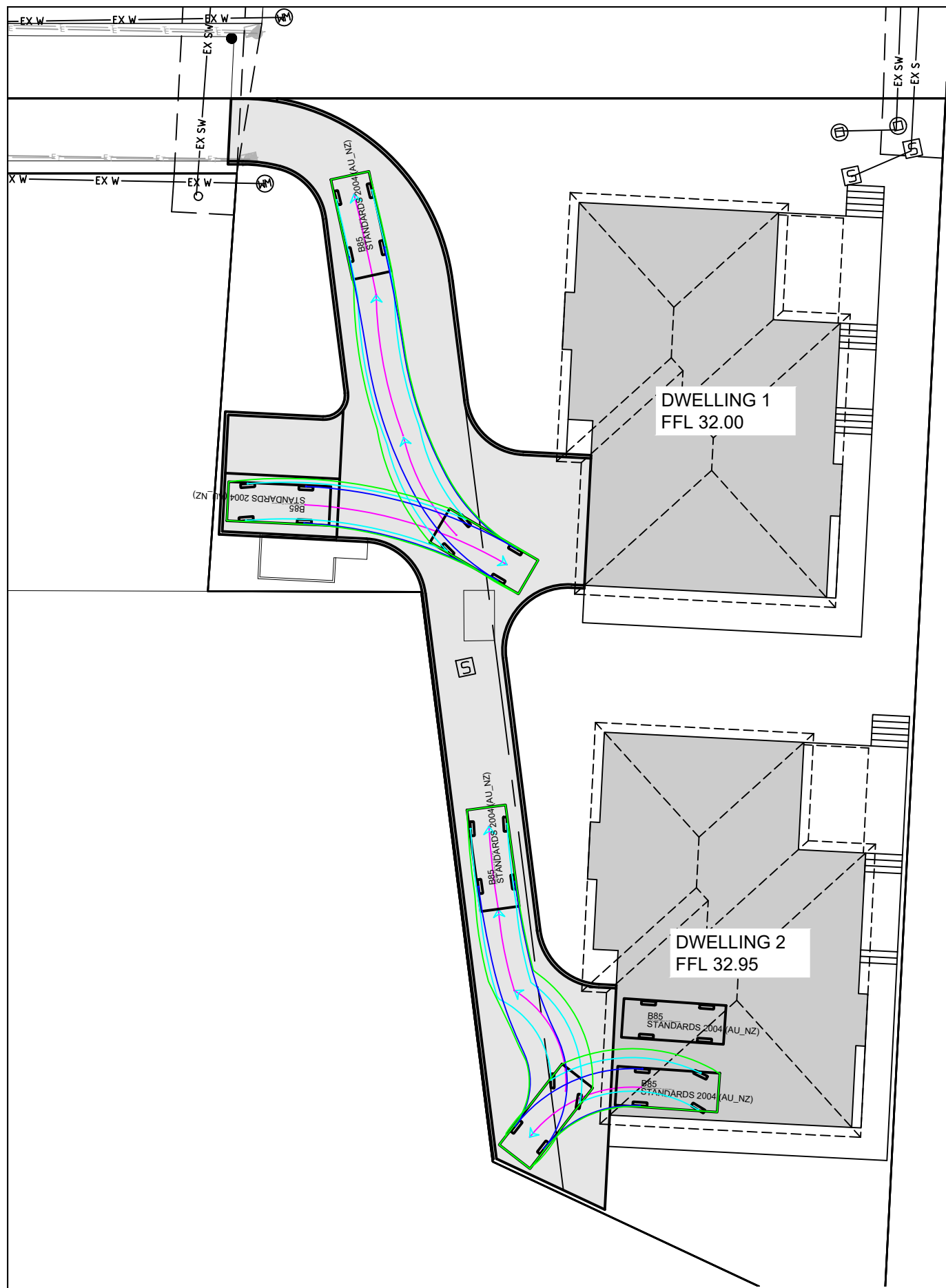
REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	7/09/22
1	REVISED FOR BUILDING APPROVAL	17/02/25

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

CLIENT:	LIDDELOW
ADDRESS:	44 RIVIERA DRIVE OLD BEACH

SHEET:	VEHICLE TURNING PLAN 1
PROJECT NAME:	UNIT DEVELOPMENT
ISSUE:	BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	12/04/22
SCALE:	1:250	SIZE:	A3
S&E REF:	22038	DRAWING:	C109
		REVISION:	1



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	7/09/22
1	REVISED FOR BUILDING APPROVAL	17/02/25

Saltmarsh & Escobar Consulting Engineers

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

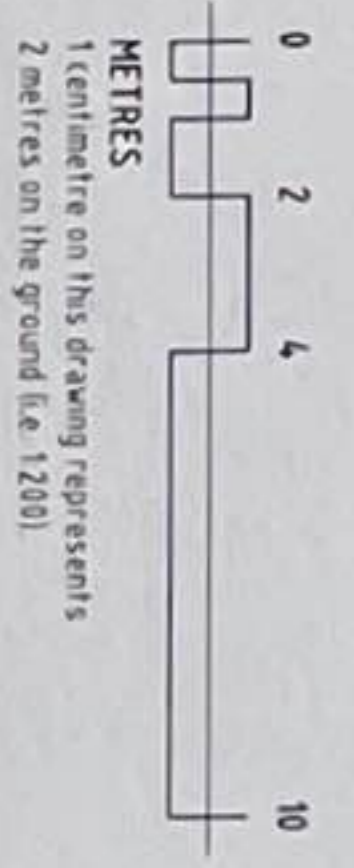
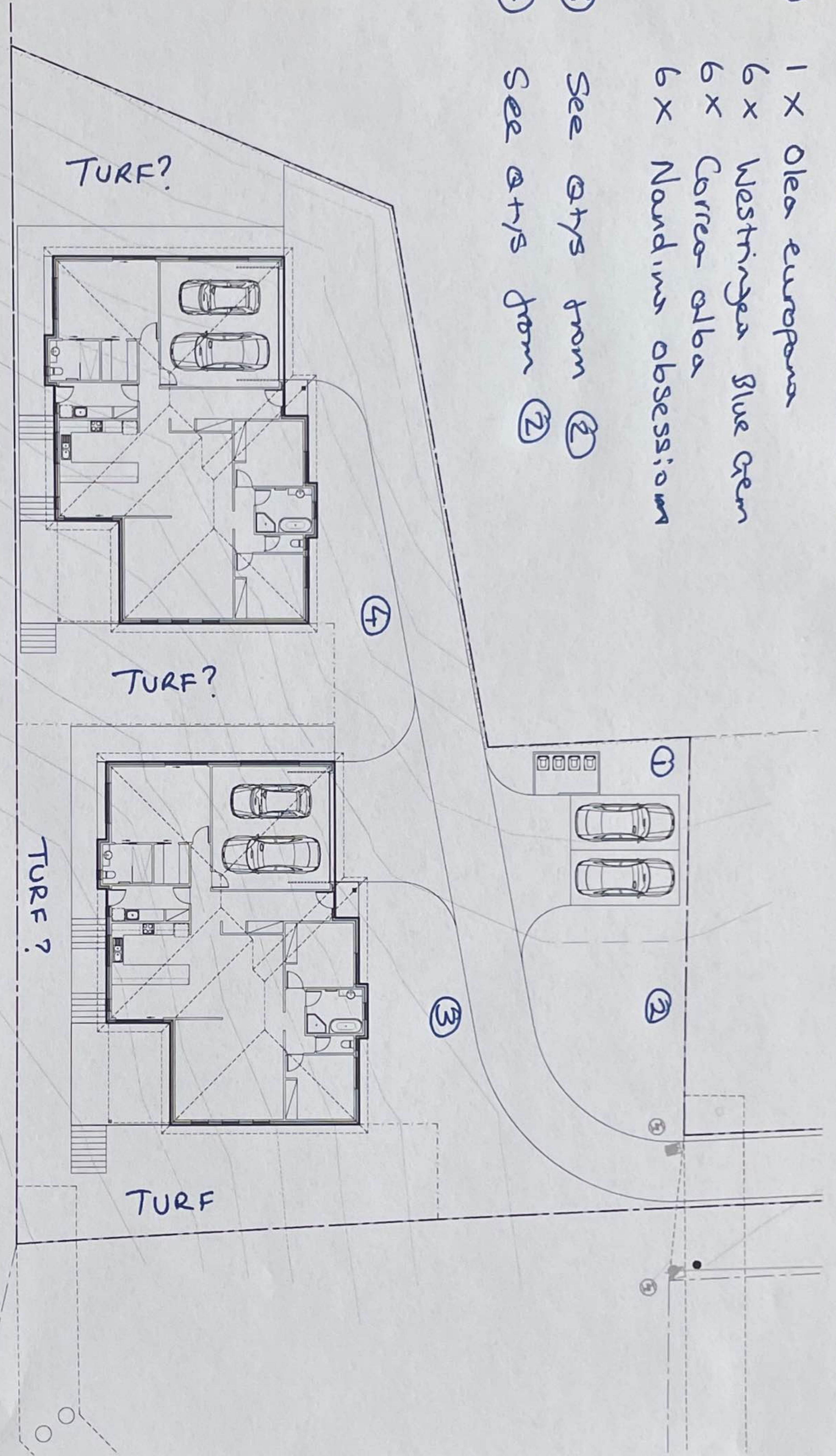
**S
&
E**

CLIENT: LIDDELOW
ADDRESS: 44 RIVIERA DRIVE
OLD BEACH

SHEET: VEHICLE TURNING PLAN 2
PROJECT NAME: UNIT DEVELOPMENT
ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 12/04/22
SCALE: 1:250		SIZE: A3	
S&E REF: 22038		DRAWING: C110	REVISION: 1

- ① 12 x Lomandra Tanika
- ② 1 x Olea europaea
6 x Westringia Blue Gem
6 x Correa alba
6 x Nandina obscurum
- ③ See @4's from ②
- ④ See @4's from ②



Stuart Bowling | Building Design
B. Environmental Design

Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

Scale: 1:200 @ A3
DWG. No.: 0130 LP01
Drawn: S. Bowling
Date: 23.03.22

Project: PROPOSED 2 x DWELLINGS at No. 44 Riviera Drive, OLD BEACH, 7017 for Ashley Liddelow
Drawing: LANDSCAPE / PLANTING PLAN

REV.	DESCRIPTION	DATE

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA 2025/022
Council notice date	25/02/2025
TasWater Reference No.	TWDA 2025/00177-BTN
Date of response	04/03/2025
TasWater Contact	Timothy Carr
Phone No.	0419 306 130

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au

Development details

Address	44 RIVIERA DR, OLD BEACH
Property ID (PID)	9962130
Description of development	Multiple Dwellings x 2

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
S & E	Services Plan – C103	1	17/02/2025
Stuart Bowling Building Design	Proposed Floor Plan – DWG No; O130 – DA03	A	17/02/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to 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.

Advice; The sewer lot connection/inspection opening is to be relocated clear of the stair area.

3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPER CHARGES

4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$1,054.20 to TasWater for water infrastructure for 0.600 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$1,757.00 to TasWater for sewerage infrastructure for 1.00 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$242.85 to TasWater, as approved by the Economic Regulator and the fee 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>

Developer Charges

For information on Developer Charges please visit the following webpage -

<https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

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.