



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/095

LOCATION OF AFFECTED AREA

**1 CROOKED BILLET DRIVE & 13 CROOKED BILLET DRIVE,
BRIDGEWATER**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**RELOCATION OF EXISTING DRY CONCRETE PLANT & ASSOCIATED
WORKS**

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 **17/09/2025**. 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

22 August 2025

6ty Pty Ltd
ABN 27 014 609 900

Dang Van
Planning Officer
Brighton Council

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

By Email: development@brighton.tas.gov.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

Dear Dang,

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

PLANNING APPLICATION DA 2025/00095 – RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

I refer to your letter dated 16 July 2025, requesting additional information regarding the above planning application. Please find below our response to the matters raised.

1 Environmental Management Plan

- Further to recent discussions between Hazell Bros and Council representatives, we understand that Council's requirements relating to the management of potential environmental impacts will be specified as permit conditions.

2 Parking and Sustainable Transport Code

- The following relevant documents accompany this response:
 - Sample Turn Paths Sheet 2, Prepared by 6ty°, Drawing No. CP19, Revision A, Dated 25 July 2025; and
 - Amended Traffic Impact Statement (TIS), Prepared by Traffic & Civil Services, dated 1 August 2025.

The amended plan shows a bicycle parking space as required by the acceptable solution for the relevant code standard. The amended TIS references the location of this parking space.

3 Road and Railway Assets Code

- The amended TIS analyses an alternate scenario in which it is assumed that the average batch size for all delivery loads is 1 m³. Accordingly, the document also includes an assessment of the performance criteria in Clause C3.5.1 P1.

While the minimum batch size associated with the proposed concrete batching plant is 0.4 m³ — as distinct from the 0.2 m³ referred to in Council's request — the maximum is 7.8 m³, with an average of 5.4 m³.

The alternative scenario therefore represents a highly conservative assessment, as it assumes significantly higher traffic generation than what would occur under the plant's actual operating conditions.



- The amended Sample Turn Paths Sheet 2 considers the circulation of vehicles associated with the existing dwelling through the site, and this is reflected in the amended TIS.

4 Stormwater

- A response to this item is in the process of being prepared, and will be provided separately.

5 Landscaping Plan

- A response to this item is in the process of being prepared, and will be provided separately.

Please do not hesitate to contact me if there are any queries in relation to this response.

Yours faithfully

6ty° Pty Ltd



Ashley Brook
Planning Consultant

Your Ref: DA 2025/095
Our Ref: 25.133

Measured form and function



26 August 2025

6ty Pty Ltd
ABN 27 014 609 900

Dang Van
Planning Officer
Brighton Council

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

By Email: development@brighton.tas.gov.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

Dear Dang,

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

PLANNING APPLICATION DA 2025/00095 – RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

Further to our letter of 22 August 2025, please find a further response to the remaining matters outlined in Council's request of 16 July 2025.

4 Stormwater

- The Stormwater Management Plan (SWMP) and relevant proposal site plans have been amended in response to these matters, including the issues raised by TasRail. The relevant amended documents include:
 - Stormwater Management Plan, Prepared by Flüssig Engineers, Reference No. FE_24063-02, Revision 02, Dated 19 August 2025;
 - Overall Site Plan, Prepared by 6ty°, Drawing No. CP02, Revision B, Dated 25 August 2025;
 - Detailed Site Plan Sheet 1, Prepared by 6ty°, Drawing No. CP03, Revision A, Dated 25 July 2025;
 - Detailed Site Plan Sheet 2, Prepared by 6ty°, Drawing No. CP04, Revision A, Dated 25 August 2025;
 - Detailed Site Plan Sheet 3, Prepared by 6ty°, Drawing No. CP05, Revision A, Dated 25 August 2025;
 - Detailed Site Plan Sheet 4, Prepared by 6ty°, Drawing No. CP06, Revision A, Dated 25 August 2025; and
 - Erosion and Sediment Control Plan, Prepared by 6ty°, Drawing No. CP16, Revision A, Dated 25 August 2025.
- Of particular note, the proposal seeks to maintain the existing stormwater discharge point, located midway along the site's southern boundary, where receiving infrastructure – a culvert beneath the adjoining rail corridor – currently exists. However, the amended Stormwater Management Plan includes updated modelling based on a 1% AEP storm event and has sized the proposed detention pond accordingly.



- The proposed detention pond shown on the amended proposal site plans has a capacity of 440m³, rather than the 153m³ indicated in the SWMP. This increased capacity is intended to accommodate runoff from both the proposed concrete batching plant (subject to the current application) and the separately proposed asphalt plant at the site.

5 Landscaping Plan

- The relevant amended site plans – including CP03 and CP04 – contain updated information on proposed landscaping in response to this matter.

Please do not hesitate to contact me if there are any queries in relation to this response.

Yours faithfully

6ty° Pty Ltd



Ashley Brook
Planning Consultant



6ty°

Postal Address
PO Box 13
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

6ty Pty Ltd
ABN 27 014 609 900
Architectural
ABP No. CC48741
Structural / Civil
ABP No. CC1633

Tasmanian Suite 103
The Chimes
287 Charles Street
Launceston Tasmania
P (03) 6332 3300



57 Best Street
Devonport Tasmania
P (03) 6424 7161



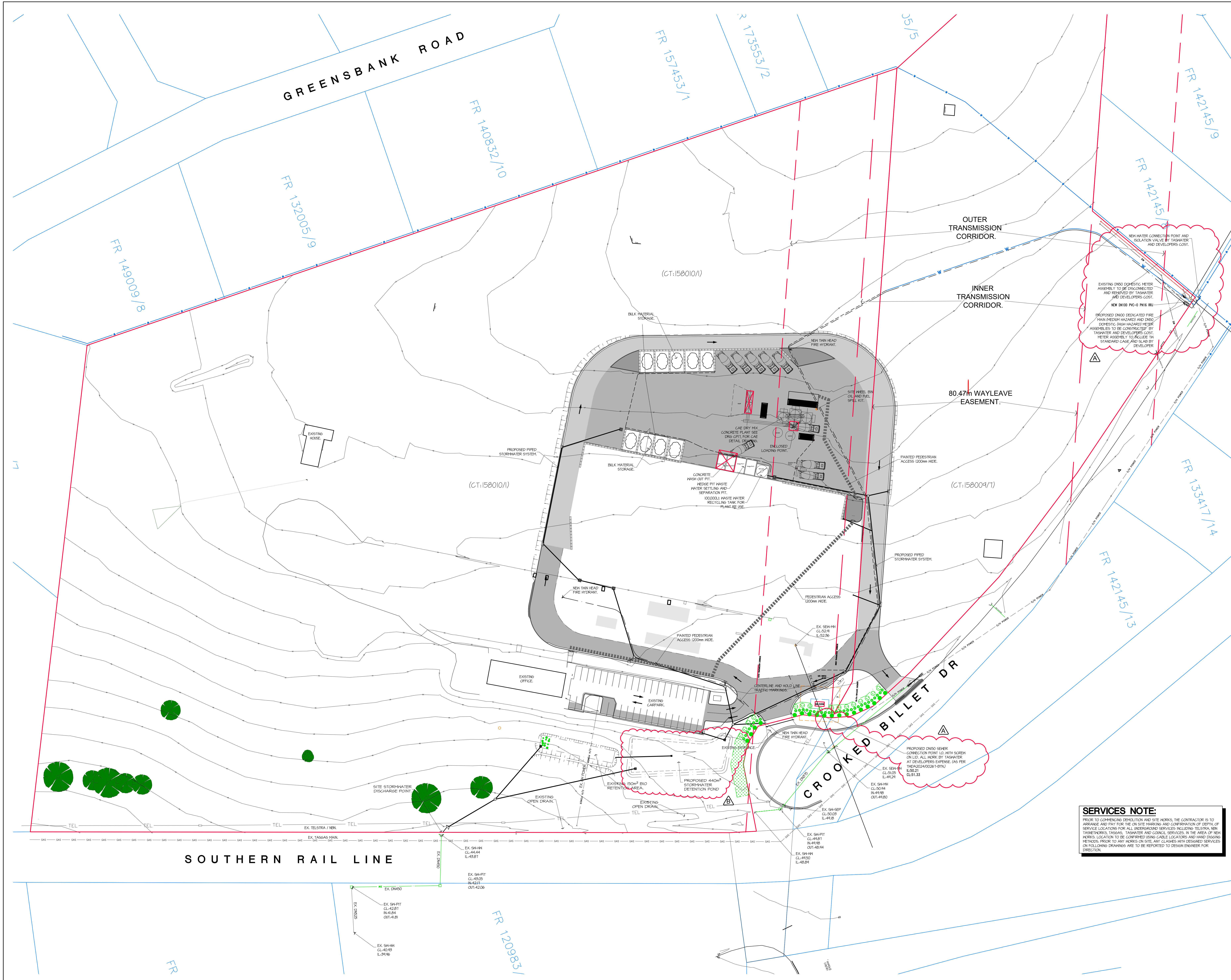
CONTROLLED DOCUMENT

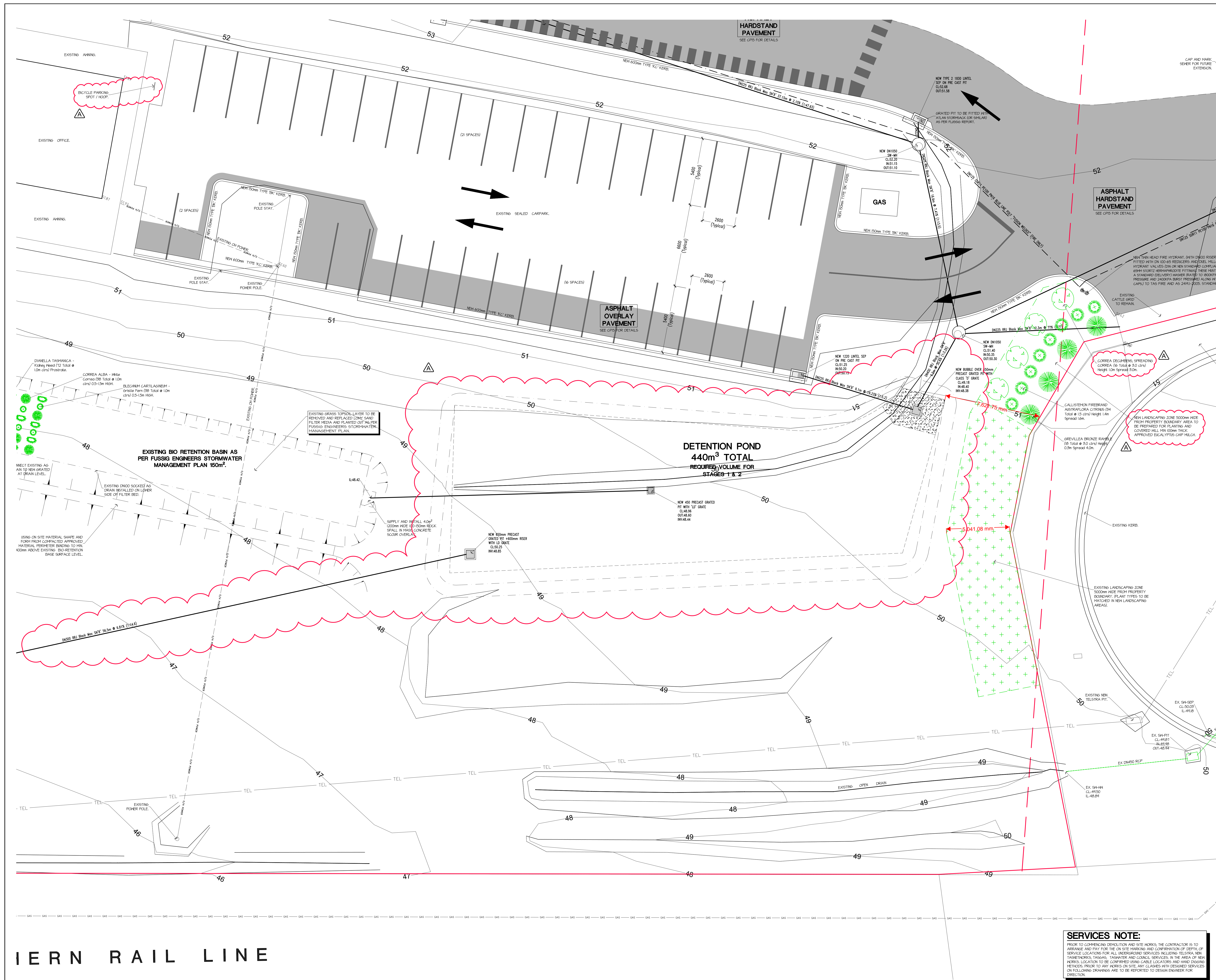
ISSUE	DATE	ISSUED FOR	REV
01	16.06.25	PLANNING APPROVAL	

PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE
BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
OVERALL SITE PLAN
EXISTING
DESIGNED: CGB DRAWN: PAS CHECKED:
SCALES: 1:500 AT A4 SIZE DRAWING SHEET

PROJECT NO: 24.140 DRAWING NO: CP01





PRIOR TO COMMENCING DEMOLITION AND SITE WORKS, THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEFERRAL SERVICE LOCATIONS FOR ALL UNDERGROUND SERVICES INCLUDING TELESTRATA, TASNENETWORKS, TAGSAS, TASNATER AND COUNCIL SERVICES. IN THE AREA - WORKS LOCATION TO BE CONFIRMED USING CABLE LOCATORS AND HAND METHODS. PRIOR TO ANY WORKS ON SITE, ANY GLASSES WITH DESIGNED SET ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR

DESIGNED: CGB DRAWN: PAS CHECKED:

SCALES: 1:100 AT A0 SIZE DRAWING SHEET

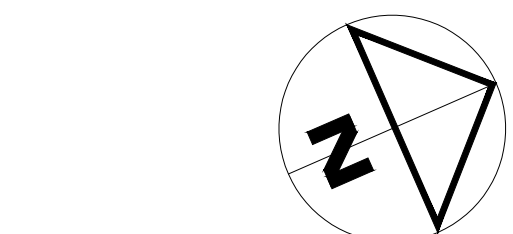
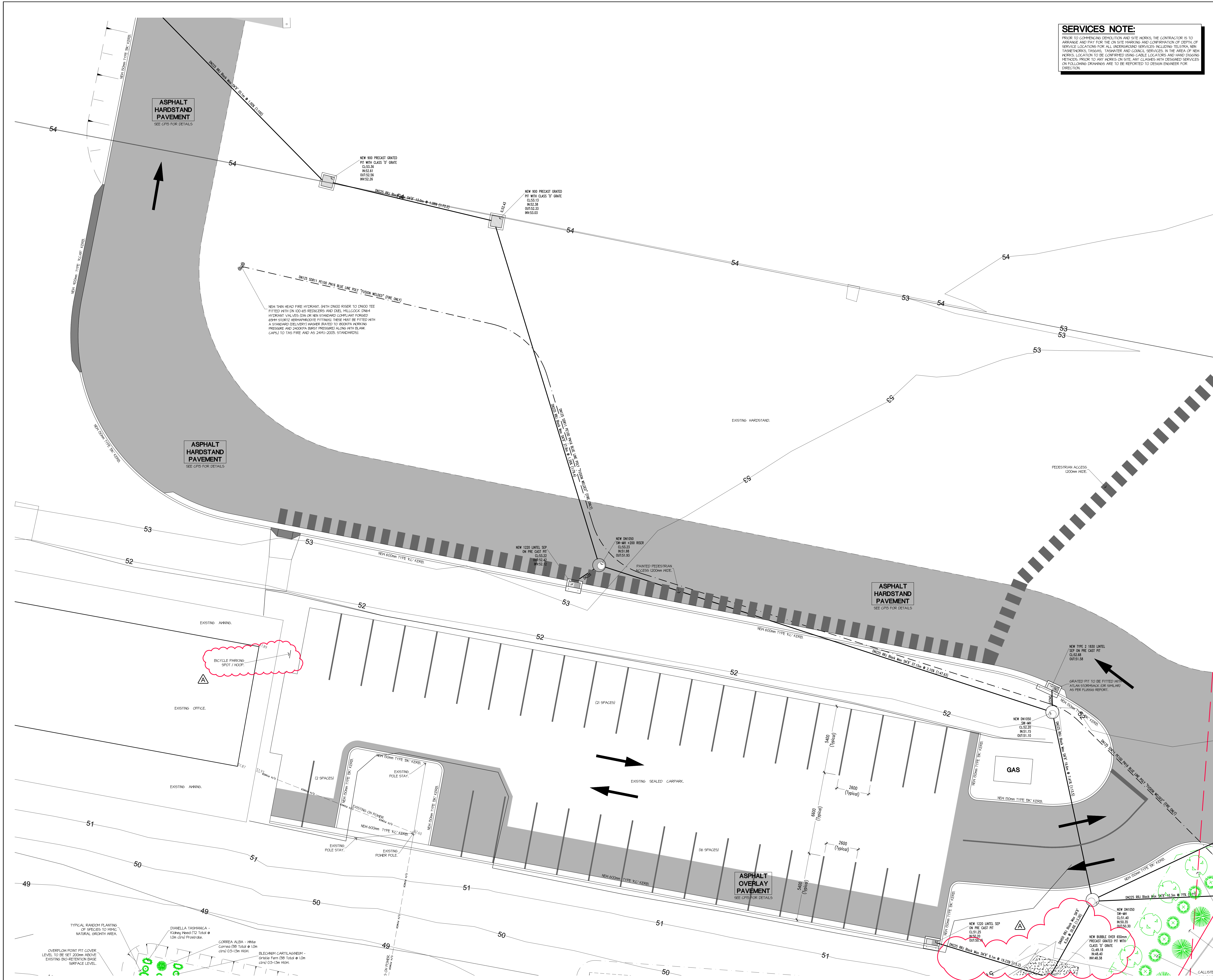
PROJECT No. 24.140 DRAWING No. CP04 REV. A



SERVICES NOTE:
PRIOR TO COMMENCING DEMOLITION AND SITE WORKS, THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICE LOCATIONS FOR ALL UNDERGROUND SERVICES INCLUDING TELSTRA, NBN, TASNETWORKS, TASGAS, TASNATURAL AND COUNCIL SERVICES. IN THE AREA OF NEW WORKS, LOCATION TO BE CONFIRMED USING CABLE LOCATORS AND HAND DIGGING. ALL SERVICES PRIOR TO WORKS ON SITE, ANY CLASHES WITH DESIGNED SERVICE ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DISCUSSION.

CONTROLLED DOCUMENT

ISSUE	DATE	ISSUED FOR	REV
01	16.06.25	PLANNING APPROVAL	
02	25.08.25	COUNCIL AMENDMENTS	A



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

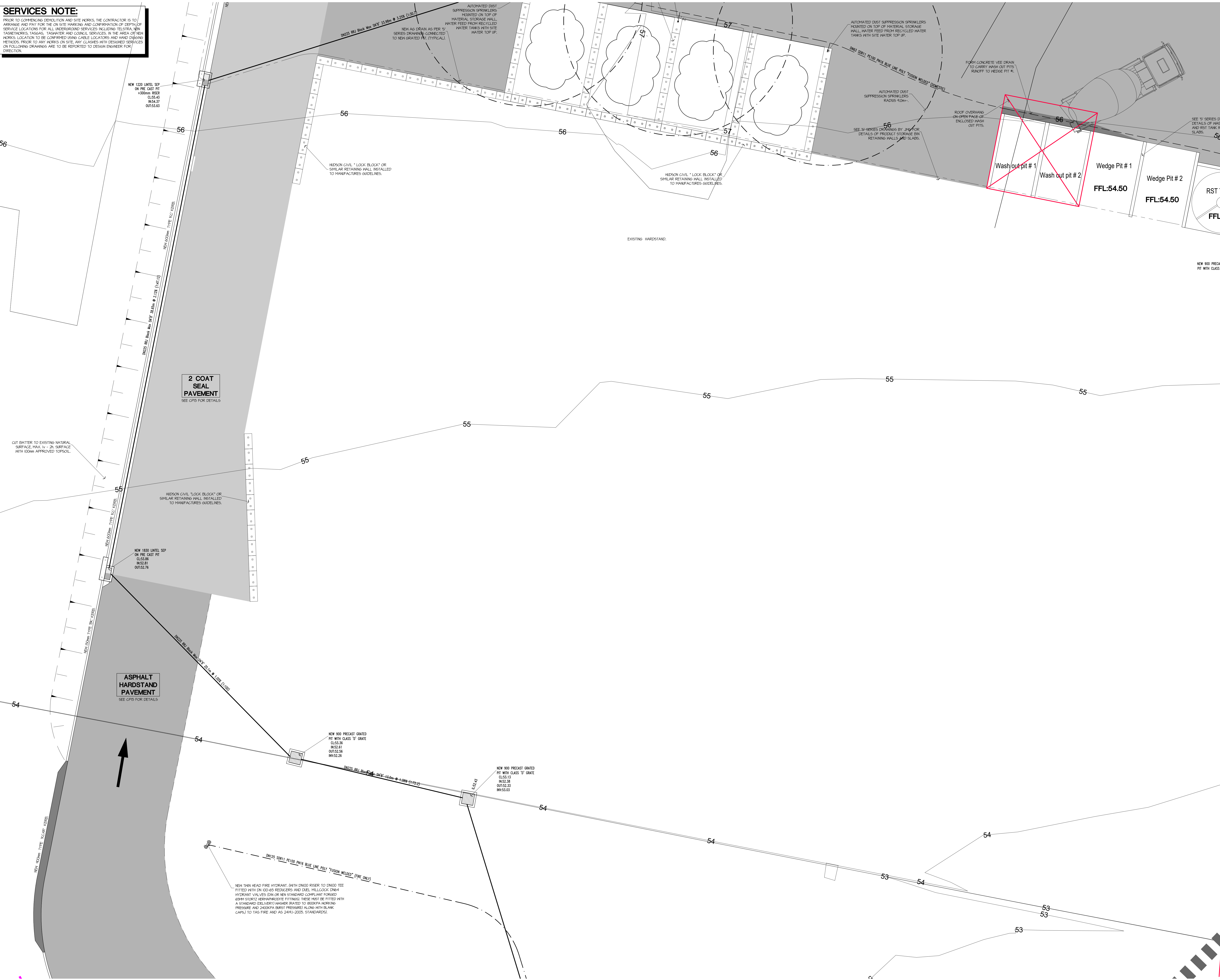
PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
DETAILED SITE PLAN
SHEET 4.

DESIGNED: CGB DRAWN: PAS CHECKED:
SCALES: 1:100 AT AS SIZE DRAWING SHEET

PROJECT NO: 24.140 DRAWING NO: CP06 A

SERVICES NOTE:
PRIOR TO COMMENCING DEMOLITION AND SITE WORKS, THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE HAZING AND CONFIRMATION OF DEPTH OF SERVICE LOCATIONS FOR ALL INTERFERING SERVICES INCLUDING TELESTRATA, NEW TAGEWORKS, TAGSAS, TAGWATER AND COUNCIL SERVICES IN THE AREA OF NEW WORKS. LOCATION TO BE CONFIRMED USING GABLE LOCATORS AND HAND CHARGING METHODS. PRIOR TO ANY WORKS ON SITE, ANY CLASHES WITH DESIGNED SERVICES OR FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.



Postal Address
PO Box 63
Riverside
Tasmania 7250
W Rly.com.au
E admin@6ty.com.au

Rly Pty Ltd
ABN 27 014 609 900

Architectural
ABP No. CC48741
Structural Civil
ABP No. CC1633

ISO 9001
Quality



CONTROLLED DOCUMENT				
ISSUE	DATE	ISSUED FOR	REV	
01	16.06.25	PLANNING APPROVAL		

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

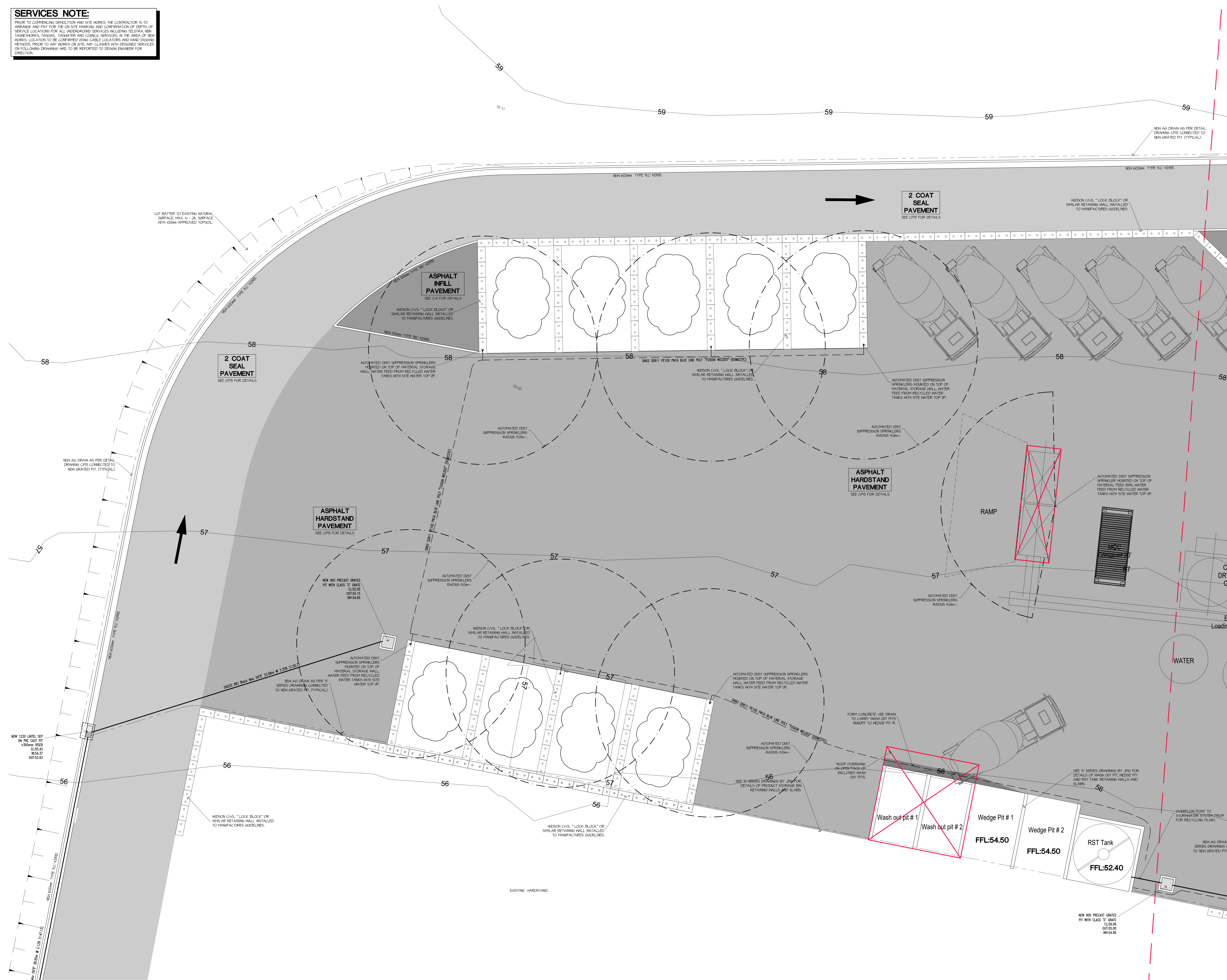
DRAWING: CIVIL WORKS
DETAILED SITE PLAN
SHEET 5.

DESIGNED: CGB DRAWN: PAS CHECKED:

SCALES: 1:100 AT A4 SIZE DRAWING SHEET

PROJECT No: 24.140 DRAWING No: CP07

PRIOR TO COMMENCING DEMOLITION AND SITE WORKS, THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICE LOCATIONS FOR ALL UNDERGROUND SERVICES INCLUDING TELSTRA, NBN, GAS, WATER, TASSAS, TASMATER AND COUNCIL SERVICES. IN THE AREA OF NEW WORKS, LOCATION TO BE CONFIRMED USING CABLE LOCATORS AND HAND DIGGING METHODS. PRIOR TO ANY WORKS ON SITE, ANY CLASHES WITH DESIGNED SERVICES ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.



6ty°

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 7161

Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i



ISSUE	DATE	ISSUED FOR	REV.
01	18.06.25	PLANNING APPROVAL	

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE
BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

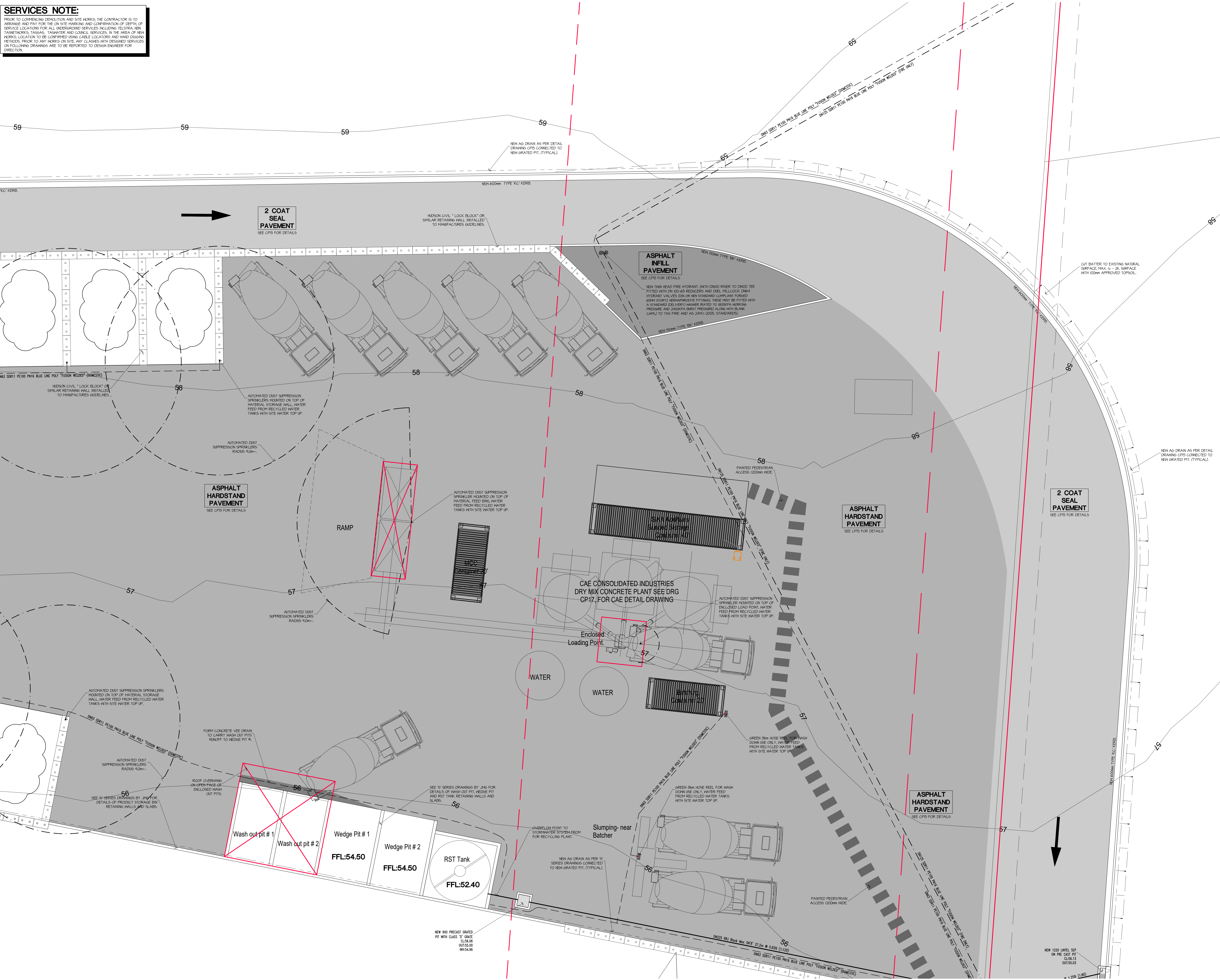
DRAWING: CIVIL WORKS
DETAILED SITE PLAN
SHEET 6.

DESIGNED: CGB DRAWN: PAS CHECKED:

SCALES: 1:100 AT A0 SIZE DRAWING SHEET

PROJECT No. **24.140** DRAWING No. **CP08** REV.

SERVICES NOTE:
PRIOR TO COMMENCING DEMOLITION AND SITE WORKS, THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE HARKING AND CORROBORATION OF DEPTH OF SERVICE LOCATIONS FOR ALL UNDERGROUND SERVICES INCLUDING TELSTRA, NBN, TASHNET/ODS, TASCAS, TASHWATER AND COUNCIL SERVICES. IN THE AREA OF NEW WORKS, LOCATION TO BE CORROBORATED USING CABLE LOCATORS AND HAND DIGGING METHODS. PRIOR TO ANY WORKS ON SITE ANY GLASSES WITH DESIGNED SERVICES ON FOLLOWING DRAWINGS ARE TO BE RESPECTED TO DESIGN ENGINEER'S FOR DIRECTION.



Postal Address
PO Box 13
Riverside
Tasmania 7250
W Rly.com.au
E admin@6ty.com.au

By Pty Ltd
ABN 27 014 609 900
Architectural
ABP No. CC48741
Structural Civil
ABP No. CC1633

Tanner Suite 103
The Chimes
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 7161

ISO 9001
Quality



CONTROLLED DOCUMENT

ISSUE	DATE	ISSUED FOR	REV
01	16.06.25	PLANNING APPROVAL	

PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE
BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
DETAILED SITE PLAN
SHEET 7.
DESIGNED: CGB DRAWN: PAS CHECKED:
SCALES: 1:100 AT A3 SIZE DRAWING SHEET
PROJECT NO: 24.140 DRAWING NO: CP09

DRAWING:	CIVIL WORKS		
	DETAILED SITE PLAN		
	SHEET 8.		
DESIGNED:	CGB	DRAWN:	PAS
CHECKED:			
SCALE:	AT A4 SIZE DRAWING SHEET		
	1:100		

PROJECT No.	24.140	DRAWING No.	CP10 ^{REV.}
-------------	--------	-------------	----------------------


Postal Address
PO Box 63
Riverside
Tasmania 7250
W city.com.au
E admin@city.com.au

6ty Pty Ltd
ABN 27 014 609 900

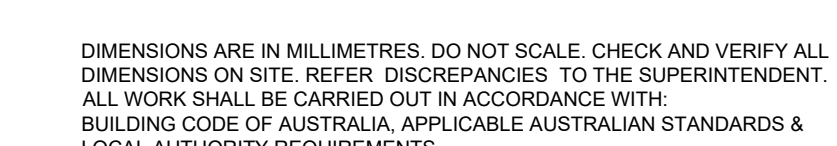
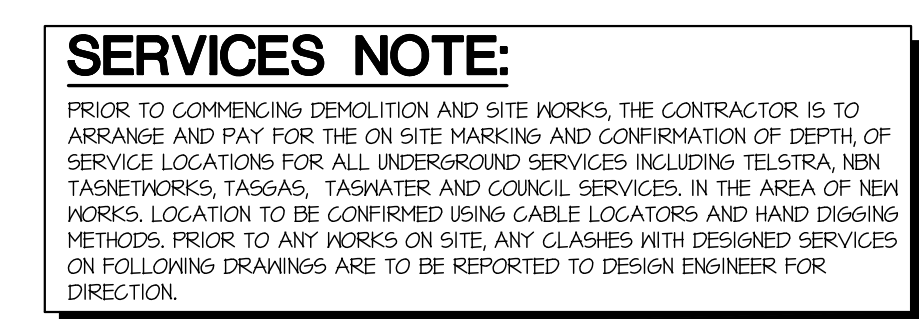
Architectural
ABP No. CC48741
Structural / CH1
ABP No. CC1633

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
08 00 00 00 00



The logo is a shield-shaped emblem. At the top, it says 'Certified to the Standard'. Below that, in large bold letters, is 'ISO 9001'. Underneath is the word 'Quality' in a stylized font, followed by 'Management System' in smaller text. At the bottom of the shield is a large checkmark inside a circle.



PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE
BRIDGEWATER
FOR: HAZEL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
DETAILED SITE PLAN
SHEET 9

DESIGNED: CGB DRAWN: PAS CHECKED:

SCALES: 1:100 AT A0 SIZE DRAWING SHEET

PROJECT No. 24.140 DRAWING No. CP11 REV.

SERVICES NOTE:
PRIOR TO COMMENCING DEMOLITION AND SITE WORKS, THE CONTRACTOR IS TO
ARRANGE AND PAY FOR THE ON SITE MARKING AND CORROBORATION OF DEPTH OF
SERVICE LOCATIONS FOR ALL UNDERGROUND SERVICES INCLUDING TELSTRA, NBN,
TASNETWORKS, TASCAS, TASNETS AND COUNCIL SERVICES. IN THE AREA OF NEW
WORKS, LOCATION TO BE CORRELATED WITH CABLE LOCATORS AND HAND DIGGING
METHODS. PRIOR TO ANY WORKS ON SITE ANY GLASSES WITH DESIGNATED SERVICES
ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR
DIRECTION.



Postal Address
PO Box 13
Riverside
Tasmania 7250
W Rly.com.au
E admin@6ty.com.au

Rly Pty Ltd
ABN 27 014 609 900

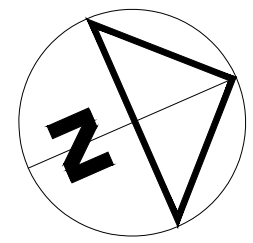
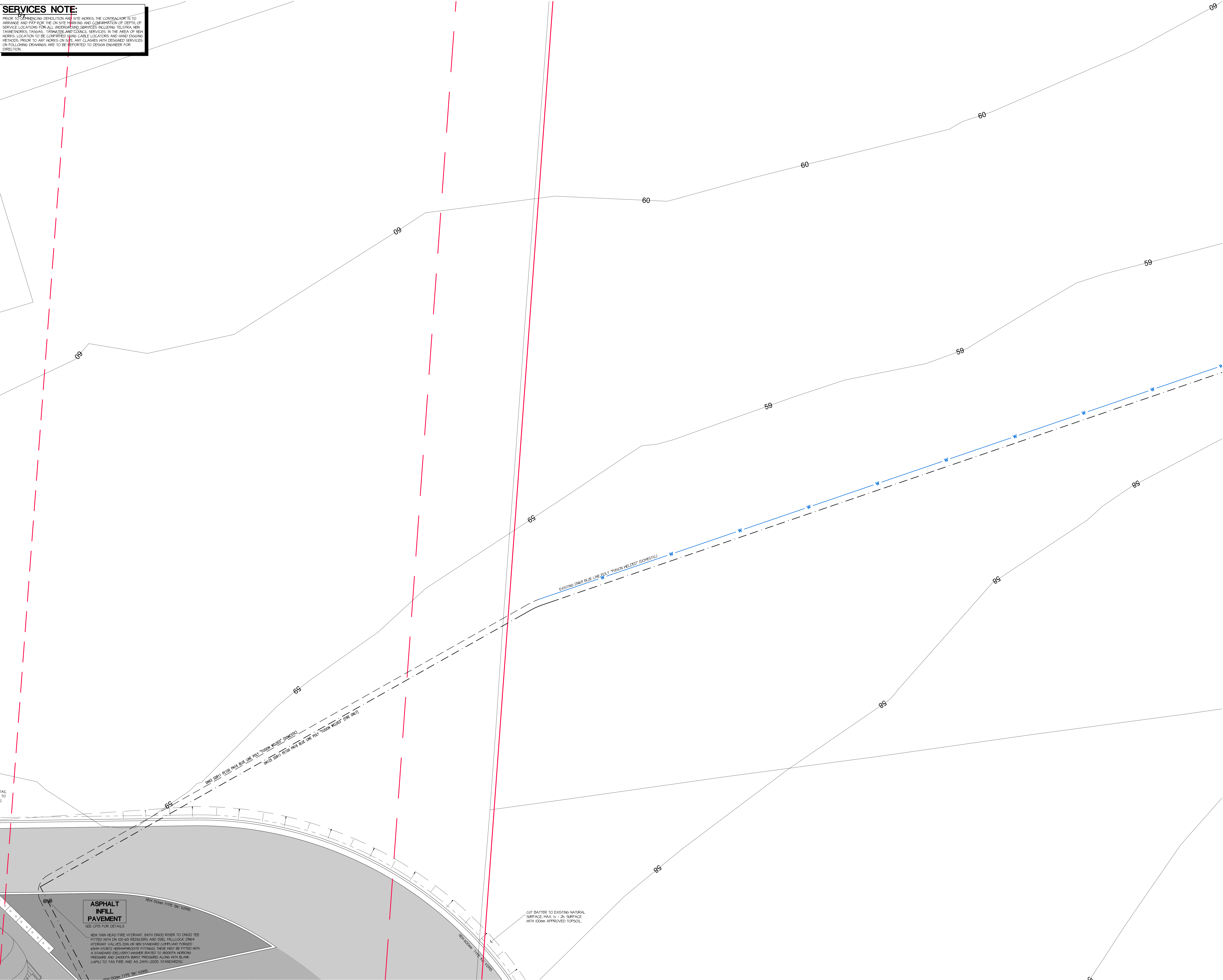
Architectural
ABP No. CC48741
Structural / Civil
ABP No. CC1633

Tanner Suite 103
The Chimes
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 7161



CONTROLLED DOCUMENT				
ISSUE	DATE	ISSUED FOR	REV	
01	16.06.25	PLANNING APPROVAL		



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL
DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT.
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH
BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS &
LOCAL AUTHORITY REQUIREMENTS.

PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE
BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

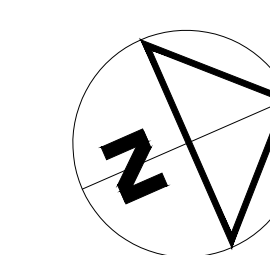
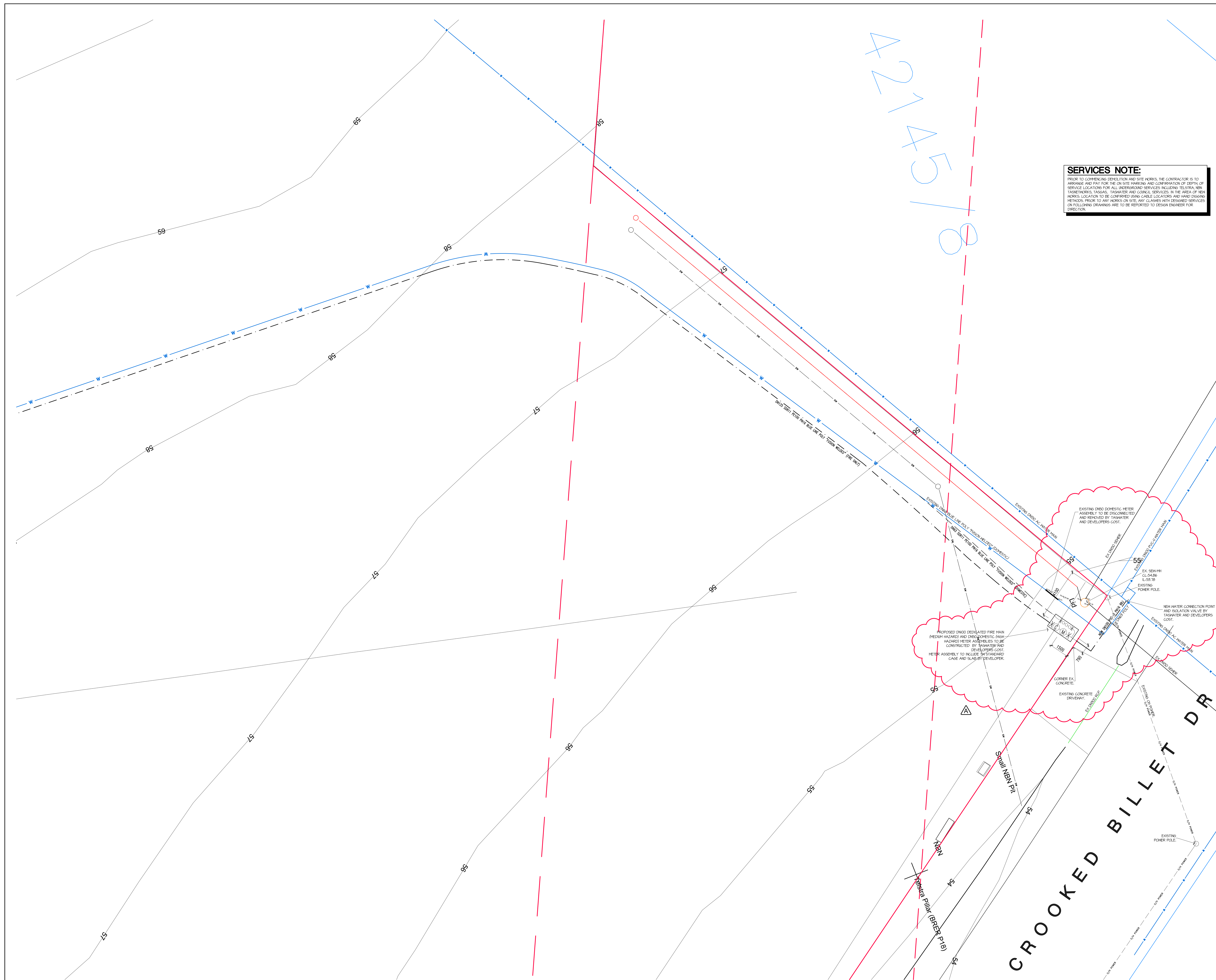
DRAWING: CIVIL WORKS
DETAILED SITE PLAN
SHEET 10.

DESIGNED: CGB DRAWN: PAS CHECKED:
SCALES: 1:100 AT AS SIZE DRAWING SHEET

PROJECT No: 24.140 DRAWING No: CP12

CONTROLLED DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	18.06.25	PLANNING APPROVAL	
02	09.07.25	TASWATER RAJ	A



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

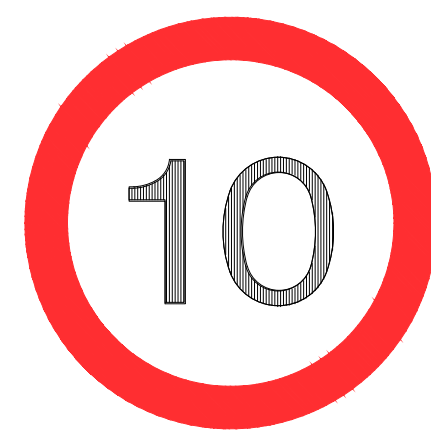
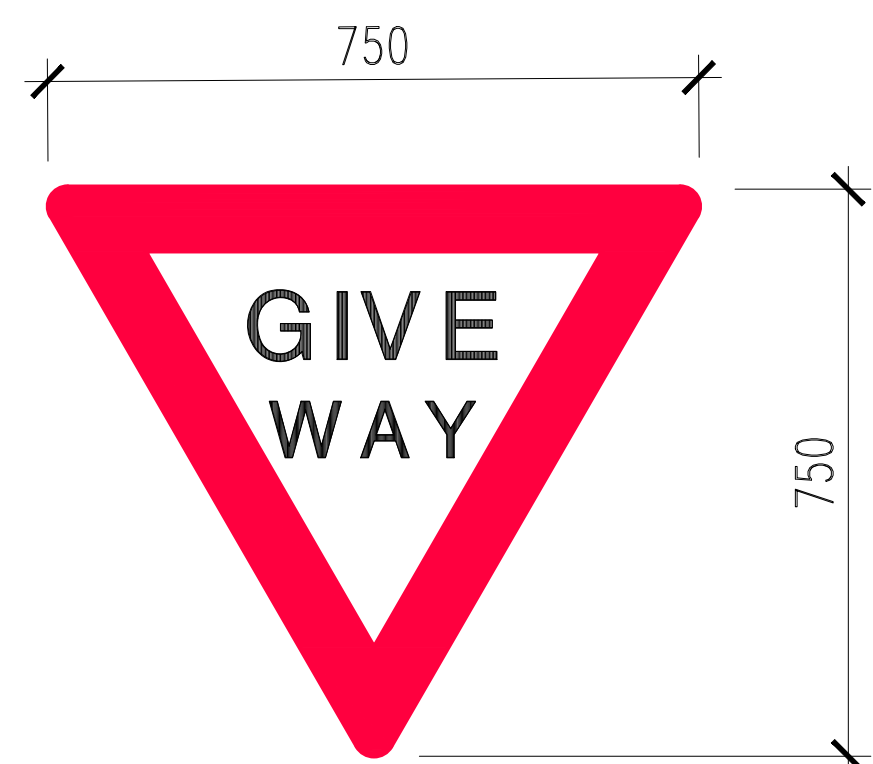
PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE
BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
DETAILED SITE PLAN
SHEET 11.

DESIGNED: CGB DRAWN: PAS CHECKED:

SCALES: 1:100 AT A0 SIZE DRAWING SHEET

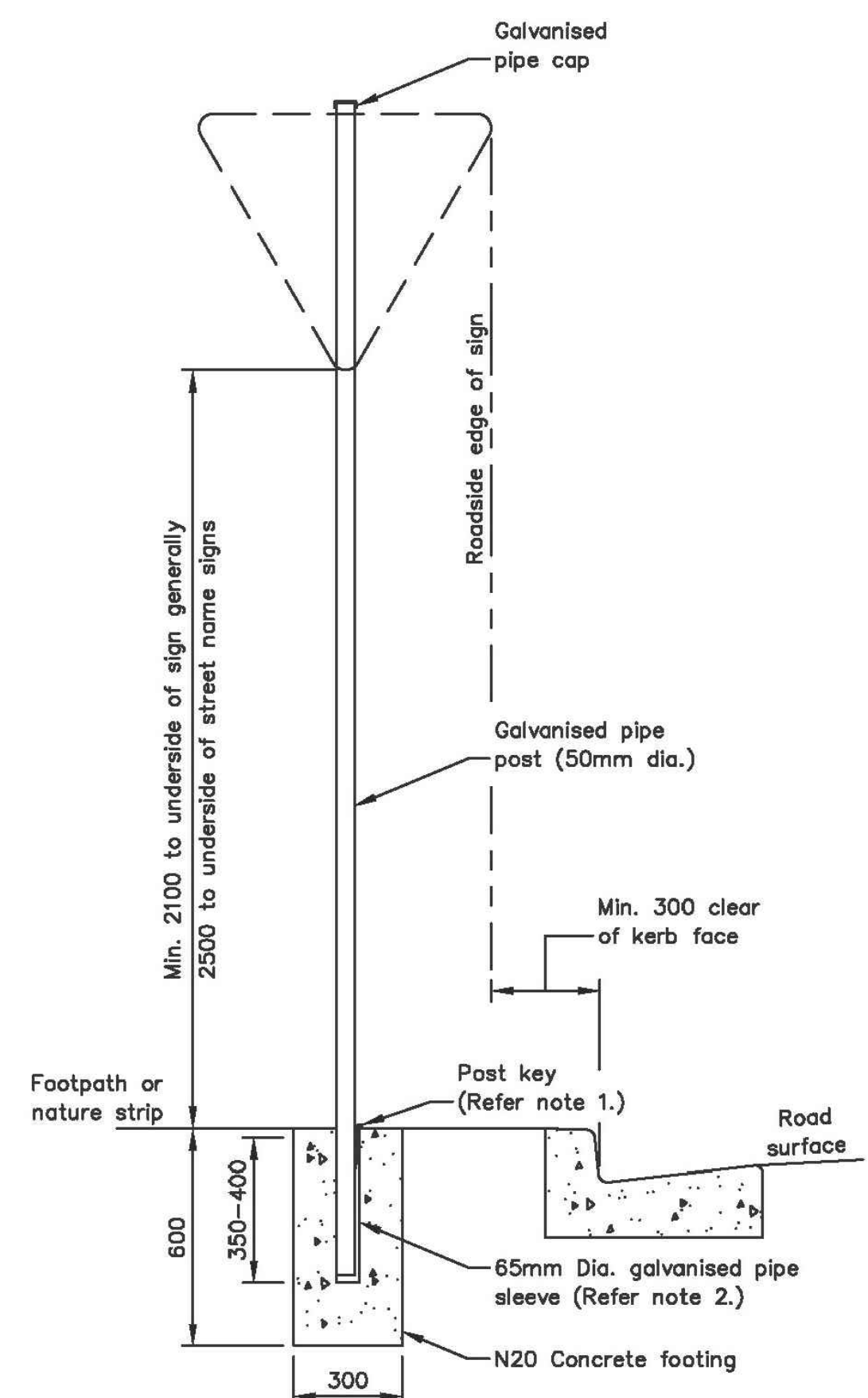
PROJECT No. 24.140 DRAWING No. CP13 REV. A



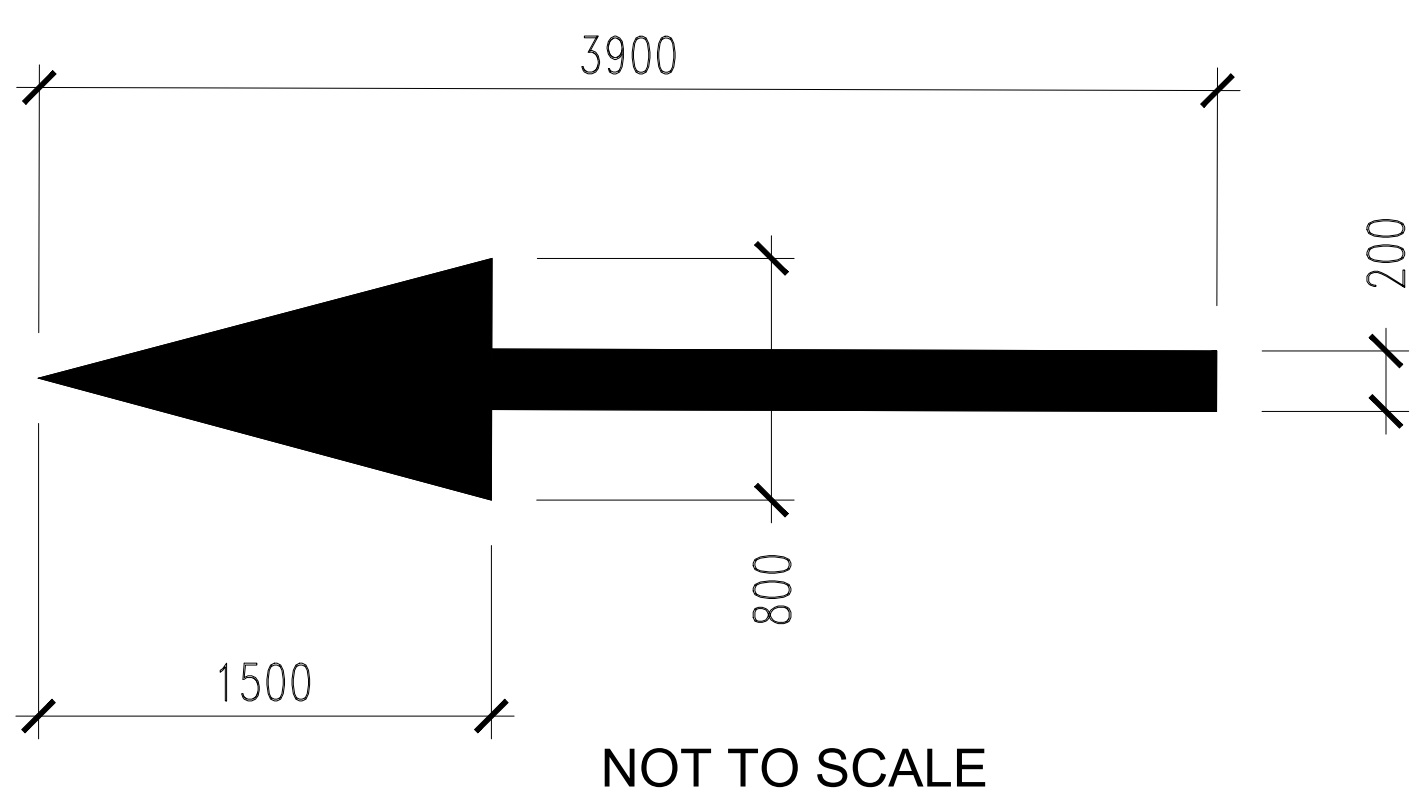
ONE
WAY

ONE
WAY

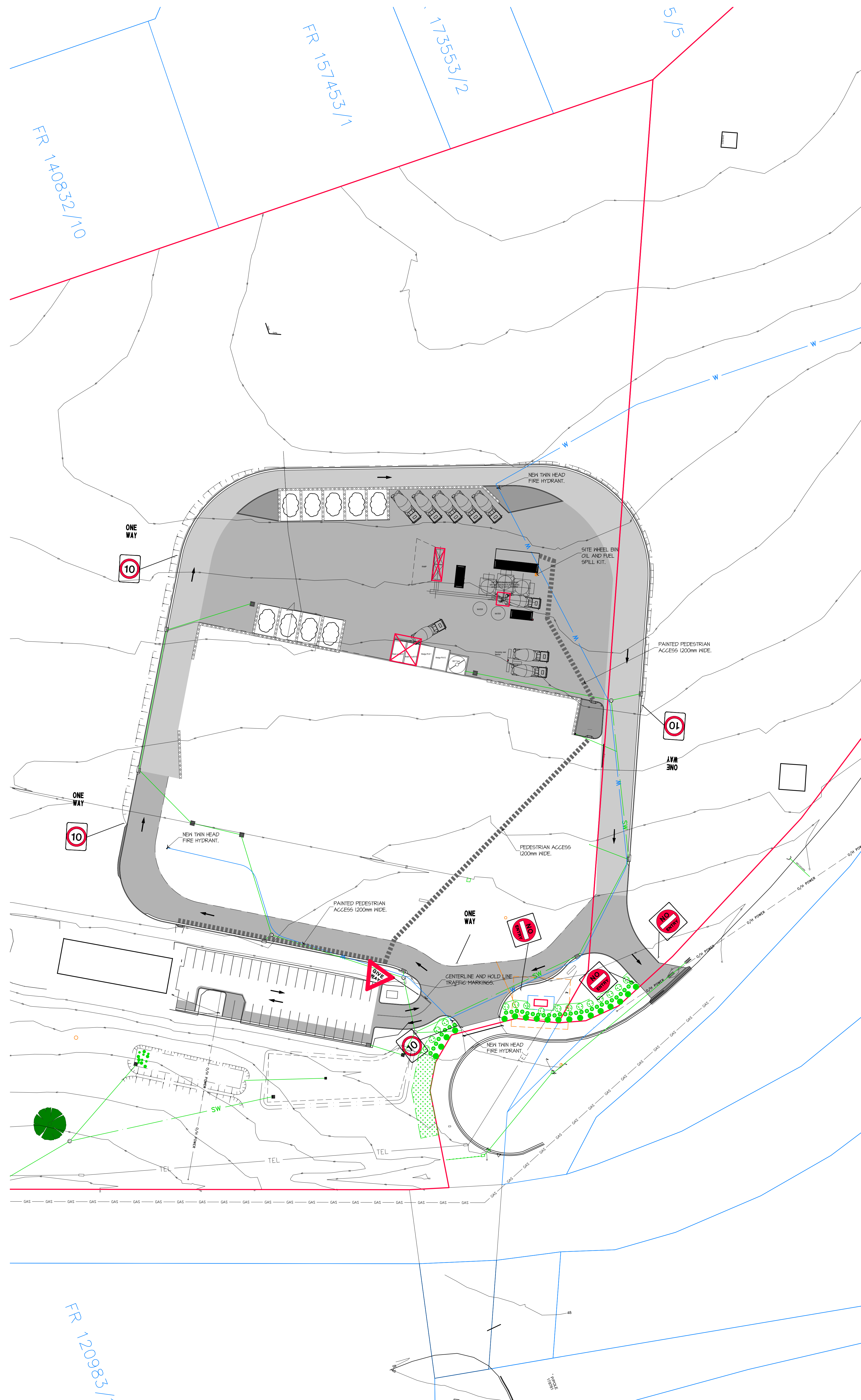
SIGNAGE DETAILS
SCALE: NTS



TRAFFIC / PARKING SIGNS
SCALE 1 : 20



NOT TO SCALE



6ty°

Postal Address
PO Box 13
Riverside
Tasmania 7250
W Rly.com.au
E admin@6ty.com.au

Tanner Suite 103
The Chimes
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 1761

Rly Pty Ltd
ABN 27 014 609 900
Architectural
ABP No. CC48747
Structural / Civil
ABP No. CC1633



CONTROLLED DOCUMENT

ISSUE	DATE	ISSUED FOR	REV
01	16.06.25	PLANNING APPROVAL	

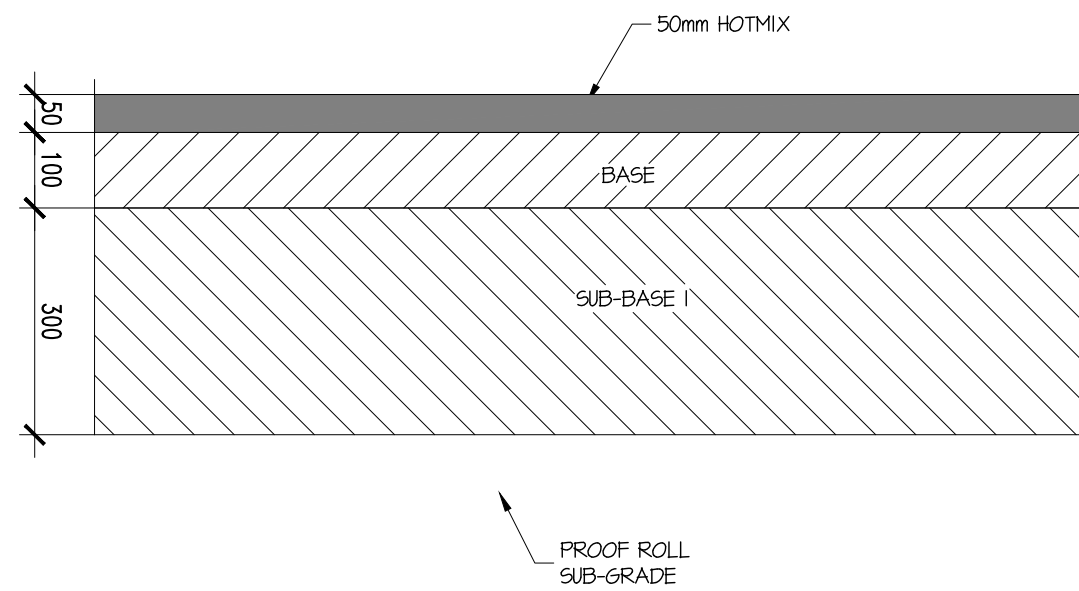
DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE
BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
OVERALL SITE PLAN
SITE SAFETY PLAN
DESIGNED: CGB DRAWN: PAS CHECKED:

SCALES: 1:500 AT A4 SIZE DRAWING SHEET

PROJECT No: 24.140 DRAWING No: CP14



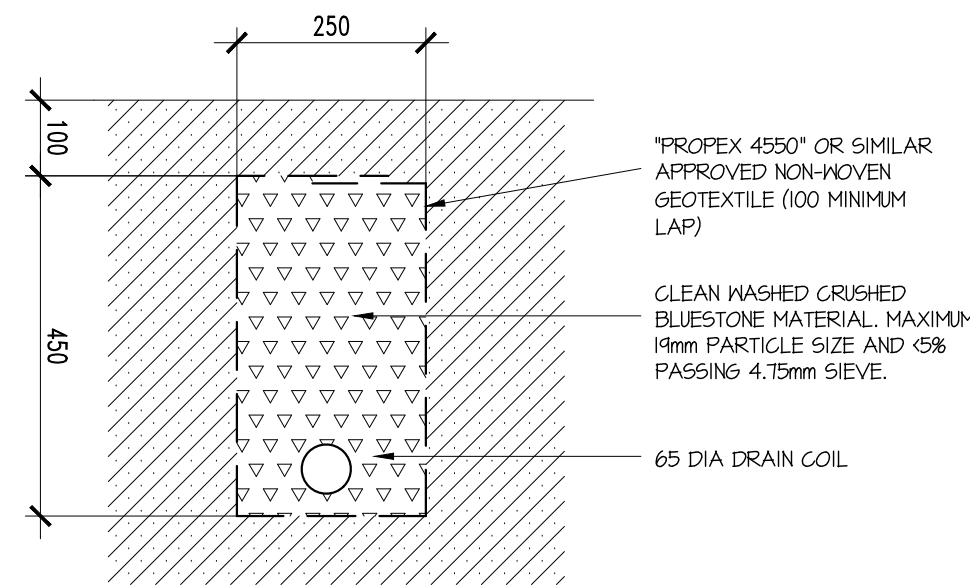
ASPHALT HARDSTAND PAVEMENT
SCALE 1:10

PAVEMENT COMPOSITION

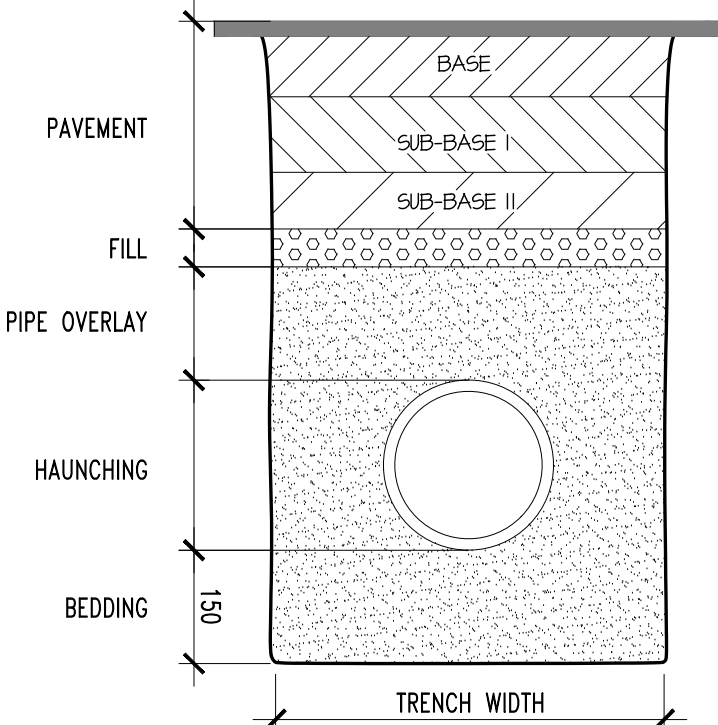
BASE CLASS A
100mm THICK MATERIAL CONFORMING TO AND PLACED AND TESTED IN ACCORDANCE WITH D.I.E.R. SPEC R40.
SUB-BASE I
300mm THICK MATERIAL IN 2 LAYERS CONFORMING TO AND PLACED AND TESTED IN ACCORDANCE WITH D.I.E.R. SPEC R40.
SUB-GRADE IMPROVEMENT
APPROVED MATERIAL EXCAVATED FROM SITE OR IMPORTED ONTO SITE AT CONTRACTORS EXPENSE CONFORMING TO AND PLACED AND TESTED IN ACCORDANCE WITH D.I.E.R. SPEC R20.

PREPARATION FOR HARDSTAND

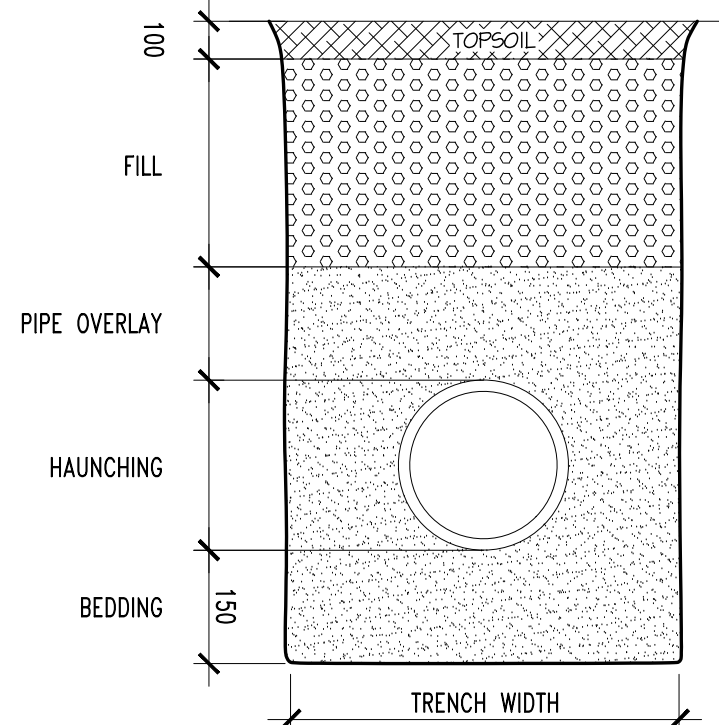
PROOF ROLL SUB-GRADE. EXCESS MATERIAL IS TO BE REMOVED FROM SITE BY THE CONTRACTOR UNLESS INSTRUCTED OTHERWISE BY THE SUPERINTENDENT.
BACKFILL TO THE UNDERSIDE OF SUB-BASE MATERIAL WITH APPROVED SUBGRADE MATERIAL FROM SITE.
WHERE REQUIRED, ANY SHORTFALL OF MATERIAL FOR THE FORMATION OF THE SUBGRADE IS TO BE IMPORTED AND BE OF EQUAL QUALITY TO THE EXISTING SUBGRADE. THE CONTRACTOR IS TO ALLOW FOR THE COST OF IMPORTING THE MATERIAL.
ALL IMPORTED MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT.



AG-DRAIN DETAIL
SCALE 1:10



TRENCHES UNDER ROADS
SCALE 1:10



TRENCHES OTHER AREAS
SCALE 1:10

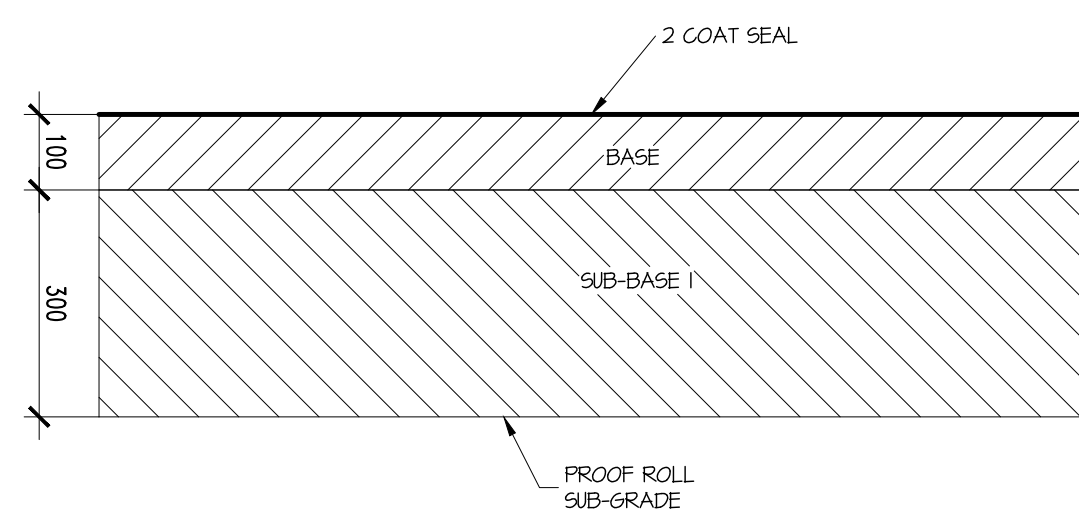
NOTES

TRENCH WIDTH (D + 200 DIA)
CONCRETE PIPES = D400
UPVC PIPES = D400
D.I.L. PIPES = D400
PIPE OVERLAY
WATERWAYS = 200mm MINIMUM
SEWER & STORMWATER = 300mm MINIMUM
COMPACTION OF BEDDING, HAUNCHING & OVERLAY
REFERS TO AS 3600-20
CONCRETE PIPES = MIN DENSITY INDEX=40/68 (85% STD. COMPACTION)
UPVC PIPES = DENSITY INDEX=40/68 (85% STD. COMPACTION)
D.I.L. PIPES = DENSITY INDEX=40/68 (85% STD. COMPACTION)

BEDDING, HAUNCHING AND OVERLAY MATERIAL		
BEDDING, HAUNCHING AND PIPE OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:		
FOR UPVC AND DIGITILE IRON PIPES		
SAND OR CRUSHED ROCK (STONE DUST)		
SIEVE APERTURE (mm)	% PASSING (BY MASS)	
TO AS 102		
6.7	100	
2.36	70-100	
0.6	20-40	
0.3	8-50	
0.15	0-20	
0.075	0-10	

FOR CONCRETE PIPES		
CRUSHED ROCK		
SIEVE APERTURE (mm)	% PASSING (BY MASS)	
TO AS 102		
14	100	
2.36	50-100	
0.6	20-40	
0.3	10-60	
0.15	0-25	
0.075	0-10	

ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3122 AND TO THE SATISFACTION OF THE SUPERINTENDENT.



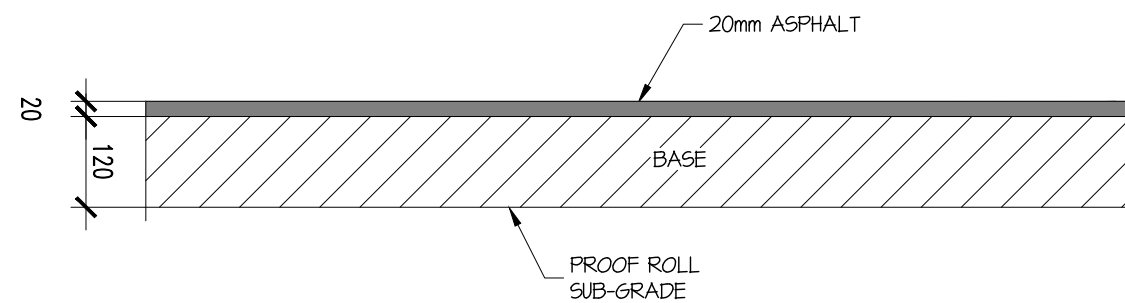
2 COAT SEAL LOOP ROAD PAVEMENT
SCALE 1:10

PAVEMENT COMPOSITION

BASE CLASS A
100mm THICK MATERIAL CONFORMING TO AND PLACED AND TESTED IN ACCORDANCE WITH D.I.E.R. SPEC R40.
SUB-BASE I
300mm THICK MATERIAL IN 2 LAYERS CONFORMING TO AND PLACED AND TESTED IN ACCORDANCE WITH D.I.E.R. SPEC R40.
SUB-GRADE IMPROVEMENT
APPROVED MATERIAL EXCAVATED FROM SITE OR IMPORTED ONTO SITE AT CONTRACTORS EXPENSE CONFORMING TO AND PLACED AND TESTED IN ACCORDANCE WITH D.I.E.R. SPEC R20.

PREPARATION FOR LOOP ROAD

PROOF ROLL SUB-GRADE. EXCESS MATERIAL IS TO BE REMOVED FROM SITE BY THE CONTRACTOR UNLESS INSTRUCTED OTHERWISE BY THE SUPERINTENDENT.
BACKFILL TO THE UNDERSIDE OF SUB-BASE MATERIAL WITH APPROVED SUBGRADE MATERIAL FROM SITE.
WHERE REQUIRED, ANY SHORTFALL OF MATERIAL FOR THE FORMATION OF THE SUBGRADE IS TO BE IMPORTED AND BE OF EQUAL QUALITY TO THE EXISTING SUBGRADE. THE CONTRACTOR IS TO ALLOW FOR THE COST OF IMPORTING THE MATERIAL.
ALL IMPORTED MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT.



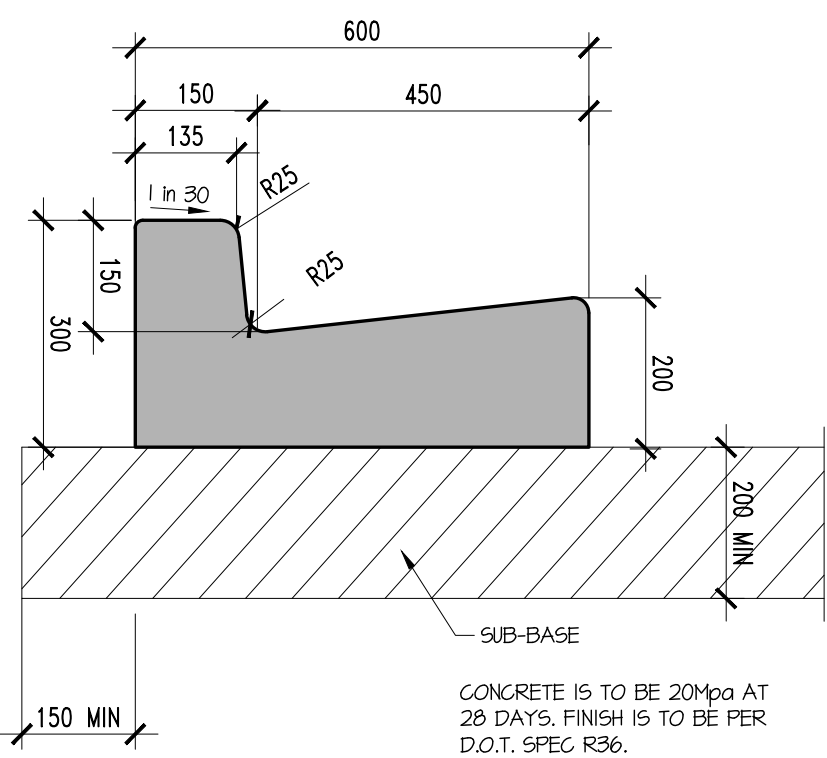
ASPHALT INFILL PAVEMENT DETAIL
SCALE 1:10

PAVEMENT COMPOSITION

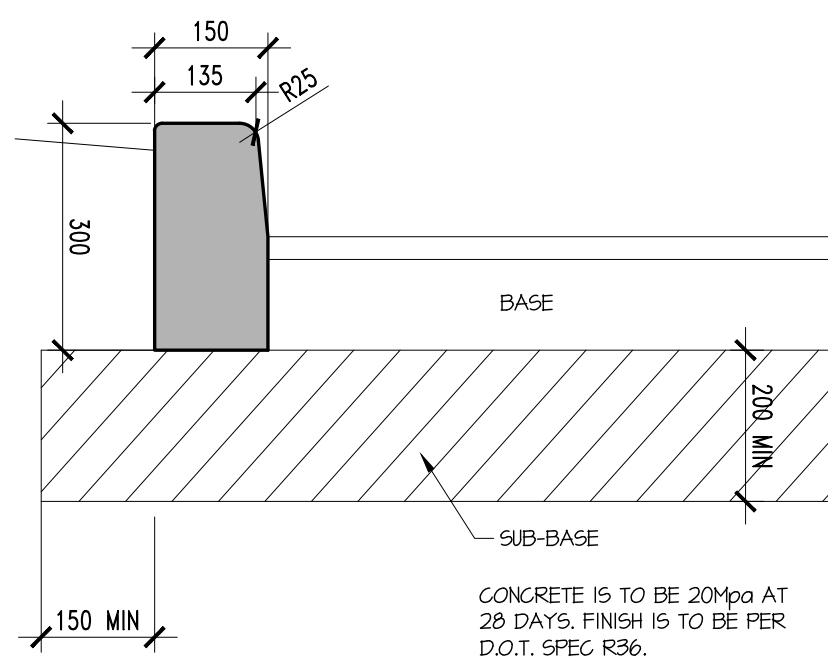
BASE CLASS A
100mm THICK MATERIAL CONFORMING TO AND PLACED AND TESTED IN ACCORDANCE WITH D.I.E.R. SPEC R40.
SUB-BASE I
300mm THICK MATERIAL IN 2 LAYERS CONFORMING TO AND PLACED AND TESTED IN ACCORDANCE WITH D.I.E.R. SPEC R40.
SUB-GRADE IMPROVEMENT
APPROVED MATERIAL EXCAVATED FROM SITE OR IMPORTED ONTO SITE AT CONTRACTORS EXPENSE CONFORMING TO AND PLACED AND TESTED IN ACCORDANCE WITH D.I.E.R. SPEC R20.

PREPARATION FOR INFILL

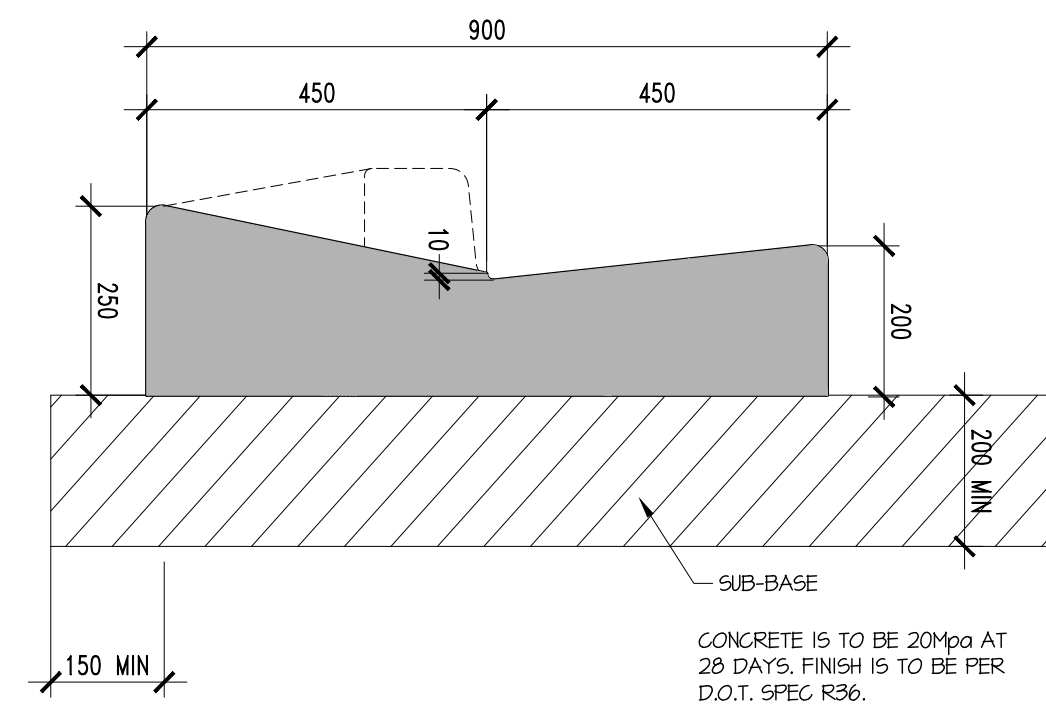
PROOF ROLL SUB-GRADE. EXCESS MATERIAL IS TO BE REMOVED FROM SITE BY THE CONTRACTOR UNLESS INSTRUCTED OTHERWISE BY THE SUPERINTENDENT.
BACKFILL TO THE UNDERSIDE OF SUB-BASE MATERIAL WITH APPROVED SUBGRADE MATERIAL FROM SITE.
WHERE REQUIRED, ANY SHORTFALL OF MATERIAL FOR THE FORMATION OF THE SUBGRADE IS TO BE IMPORTED AND BE OF EQUAL QUALITY TO THE EXISTING SUBGRADE. THE CONTRACTOR IS TO ALLOW FOR THE COST OF IMPORTING THE MATERIAL.
ALL IMPORTED MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT.



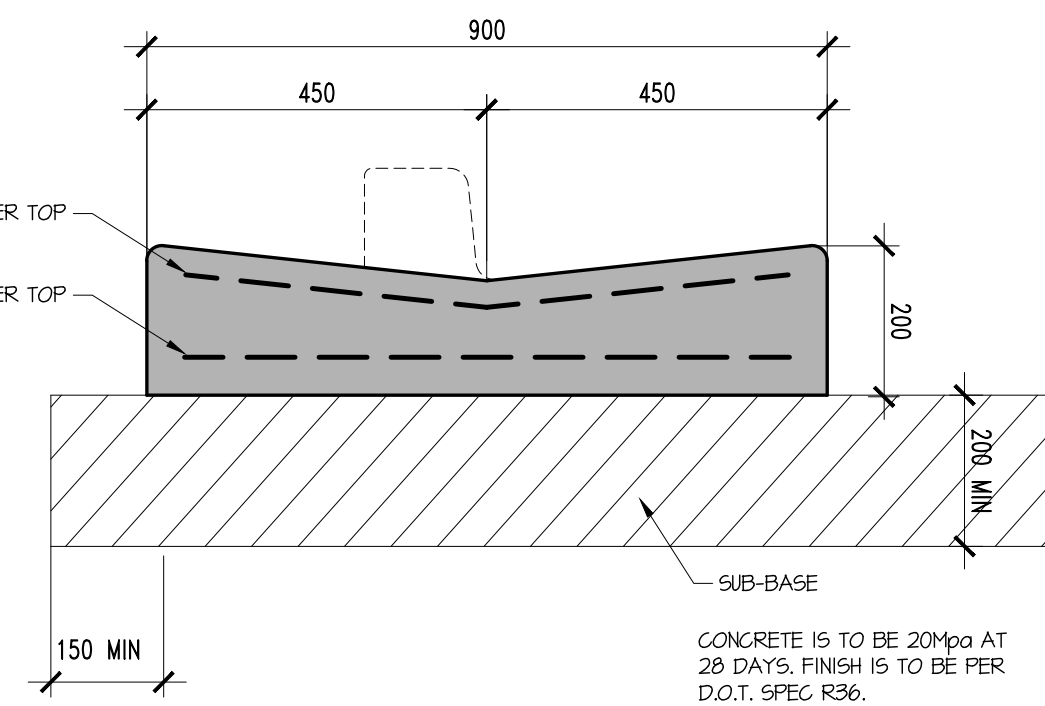
TYPE KC KERB
SCALE 1:10



TYPE BK KERB
SCALE 1:10



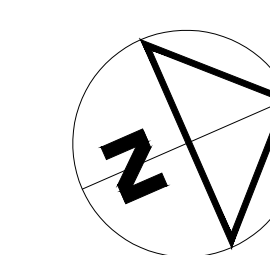
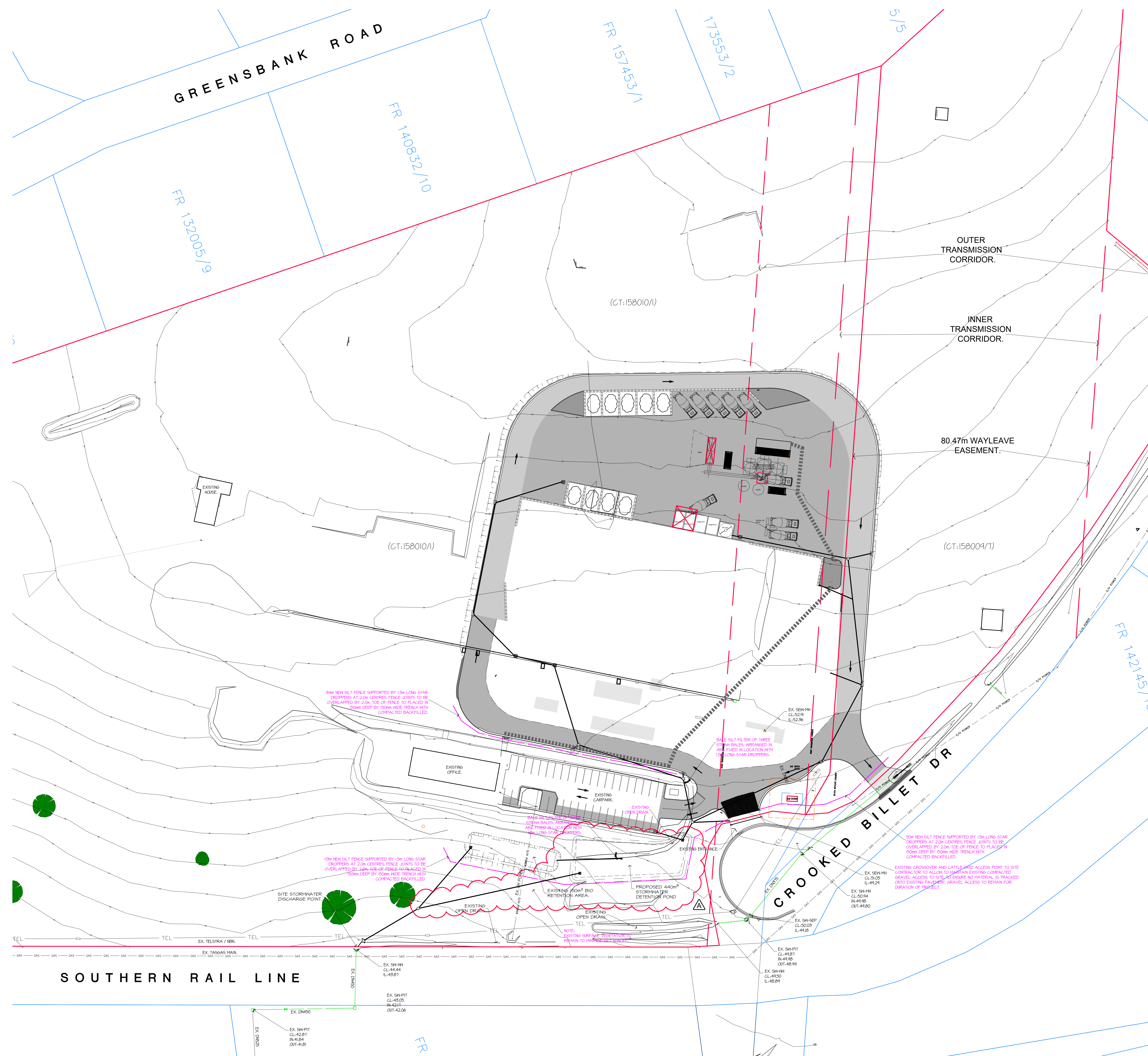
TYPE KCX KERB VEHICULAR CROSSING
SCALE 1:10



TYPE KCXR KERB VEHICULAR CROSSING
SCALE 1:10



ISSUE	DATE	ISSUED FOR	REV.
01	16.06.25	PLANNING APPROVAL	
02	25.08.25	COUNCIL RAI AMENDMENTS	A



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE
BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
EROSION AND SEDIMENT
CONTROL PLAN

SCALES: 1:500 AT A0 SIZE DRAWING SHEET

PROJECT No. 24.140 DRAWING No. CP16 REV. A

Postal Address
PO Box 13
Riverside
Tasmania 7250
W Rly.com.au
E admin@6ty.com.au

Tasman Suite 103
The Chimes
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 1161

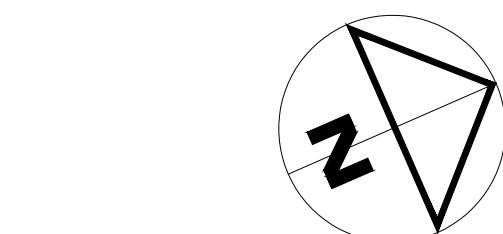
Rly Pty Ltd
ABN 27 014 609 900

Architectural
ABP No. CC48741
Structural / Civil
ABP No. CC1633



CONTROLLED DOCUMENT

ISSUE	DATE	ISSUED FOR	REV
01	16.06.25	PLANNING APPROVAL	



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

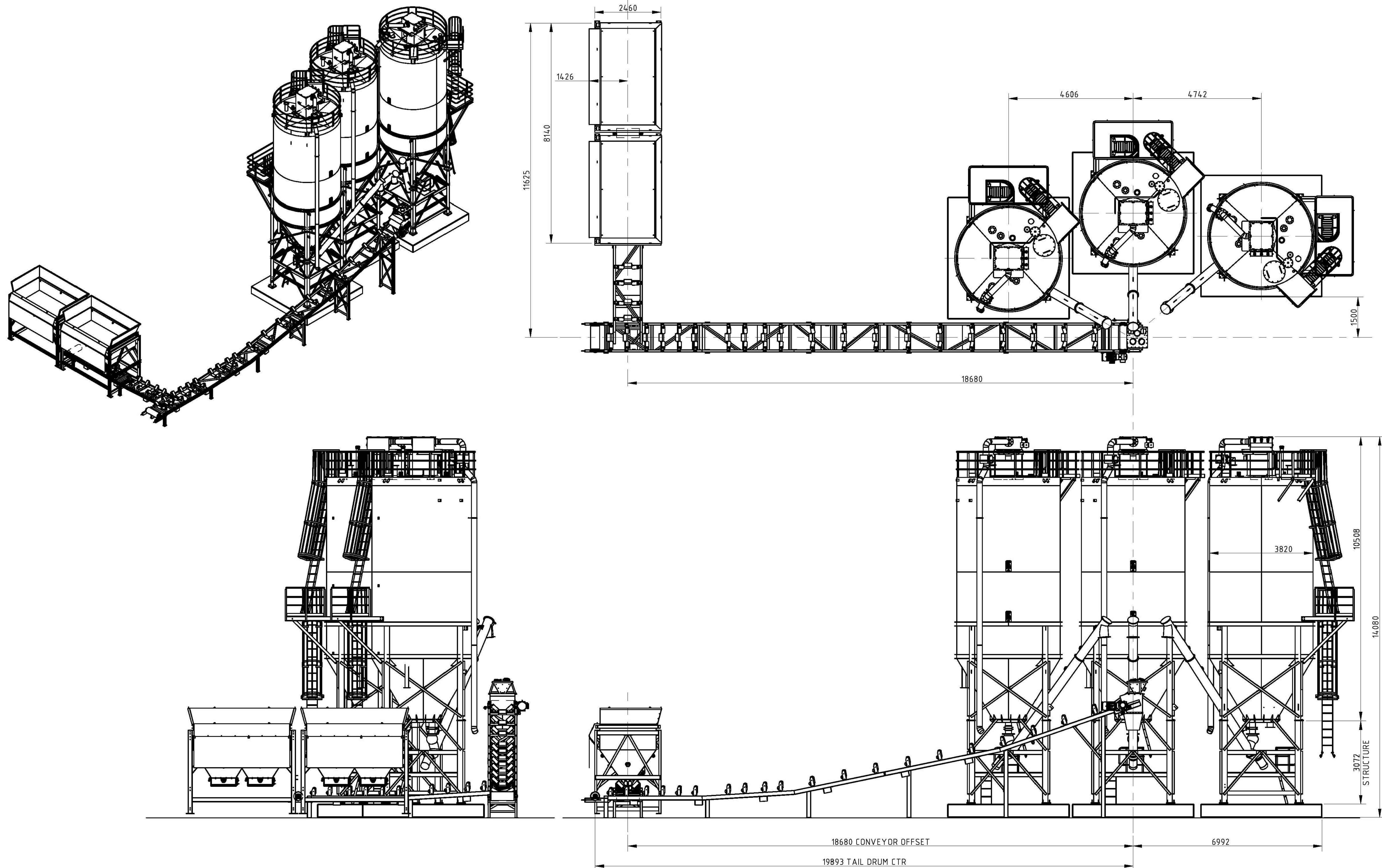
PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
CEA CONSOLIDATED INDUST.
750 CONV, 100T SILOS x 3

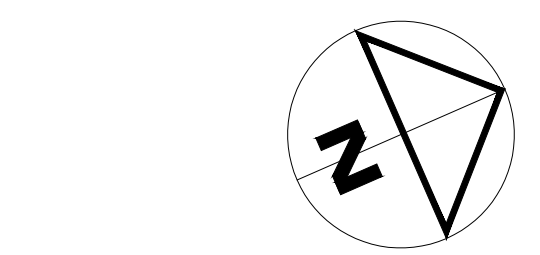
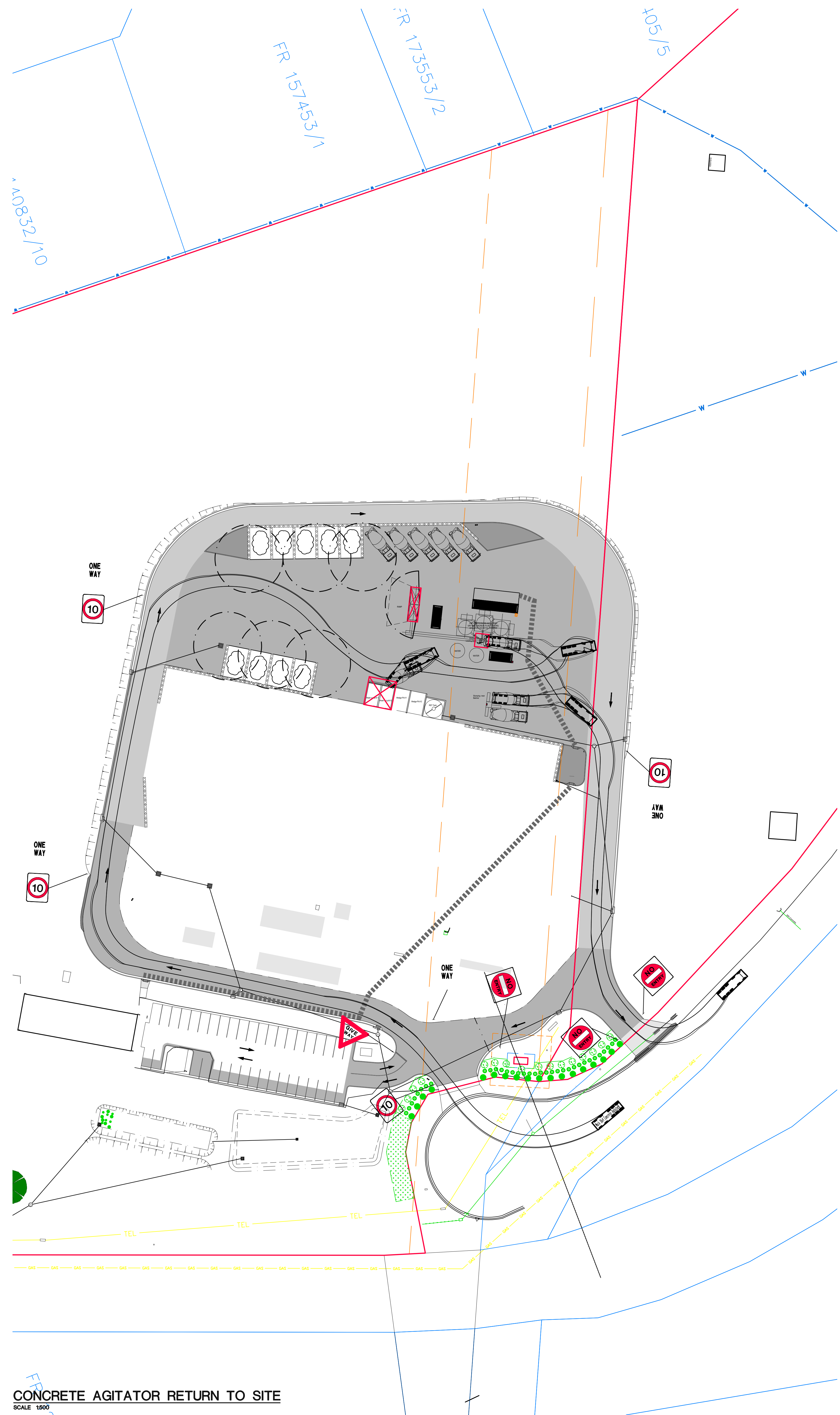
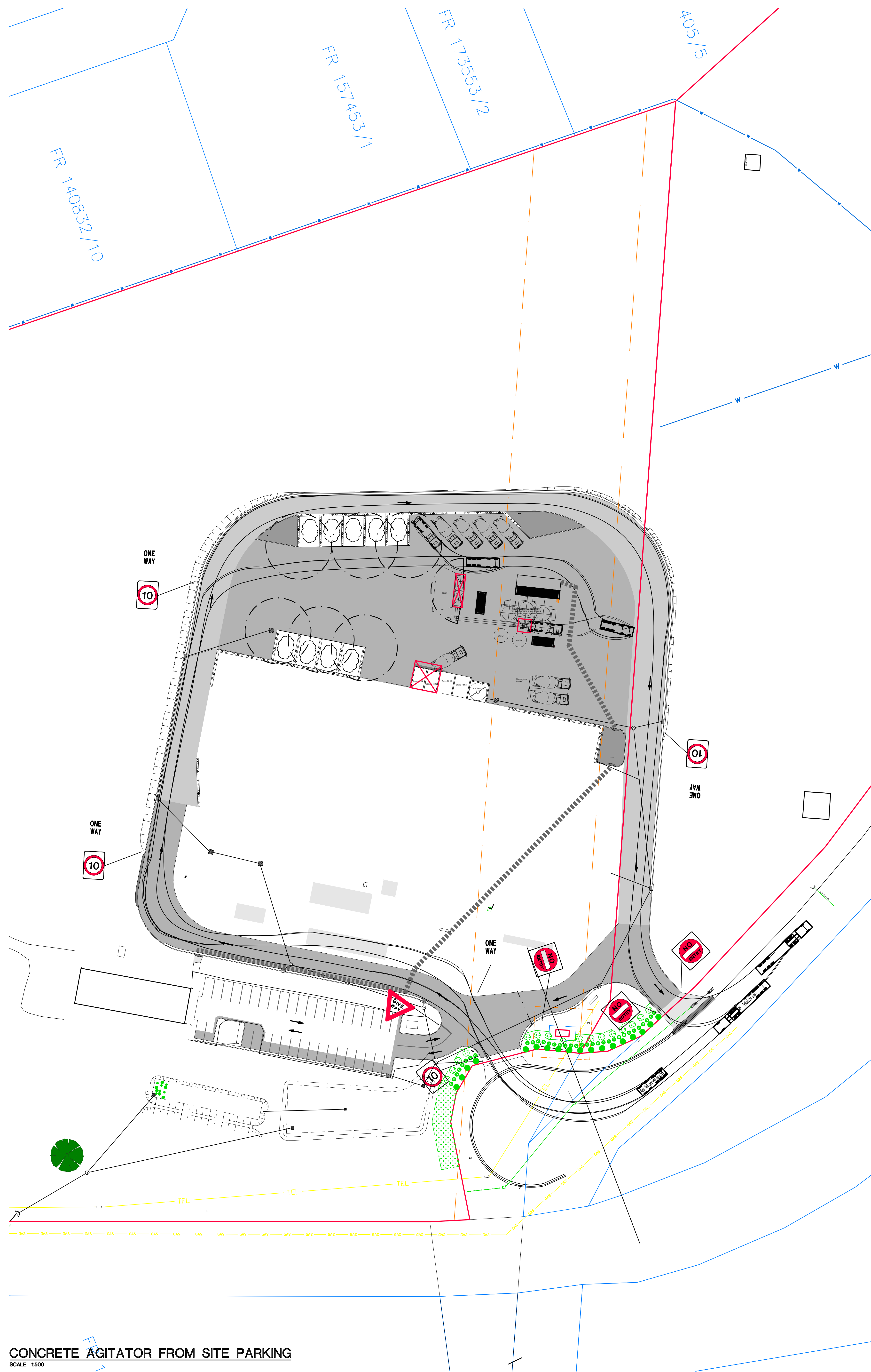
DESIGNED: DRAWN: CHECKED:
SCALES: NTS AT AS SIZE DRAWING SHEET

PROJECT No: 24.140 DRAWING No: CP17

© 2007 - 2018 CONCRETE EQUIPMENT AUSTRALIA (TRADING) P/L
THIS DESIGN AND DRAWING IS COPYRIGHT. NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF CEA CONSOLIDATED INDUSTRIES.



REGISTERED Building Practitioner		DECIMAL PLACES: LINEAR 0 ± 6 ANGULAR 0 ± 5 0.0 ± 2	TOLERANCE: ± 6 ± 1 ± 5 ± 2	IF IN DOUBT - ASK DO NOT SCALE FROM DRAWING ALL DIMENSIONS IN MILLIMETRES U.N.O. REMOVE ALL BURRS AND SHARP EDGES ALL WELDS 6 CFWU N.O.	FORMAT A3	TITLE HAZELL BROS GROUP
					SCALE NTS	ADDRESS 1/13 CROOKED BILLET DRIVE, BRIDGEWATER, TAS 7030
CEA CONSOLIDATED INDUSTRIES 136-140 MAFFRA ST, BROADMEADOWS, VIC, 3047 P.O. BOX 3200, BROADMEADOWS, VIC, 3047 PH: 61 3 93091500 FAX: 61 3 93091566 ABN 58 723 446 515					DESIGNED BY DAVIDL	DESCRIPTION 750 CONVEYOR, 100T X 3
					APPROVED BY	MATERIAL
					DATE DRAWN 3/04/2023	DRAWING/PART NO. N000-100-16721-00
						REVISION 1 / 1



ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE
BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
SAMPLE TURN PATHS
SHEET 1.

DESIGNED: CGB DRAWN: PAS CHECKED:

SCALE: 1:500 AT AS SIZE DRAWING SHEET

PROJECT NO: 24.140 DRAWING NO: CP18

Postal Address
PO Box 13
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Tasman Suite 103
The Chimes
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 1161

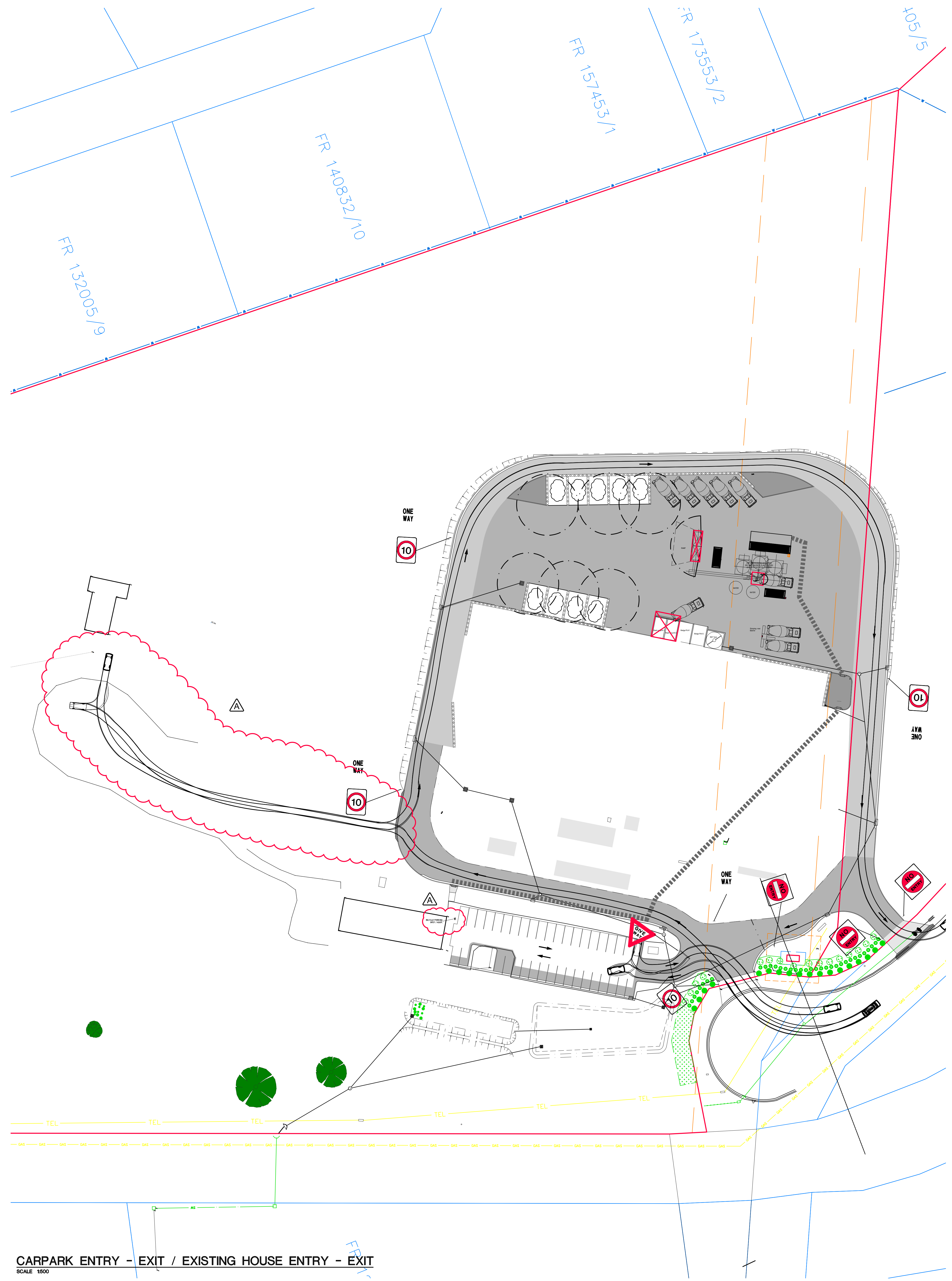
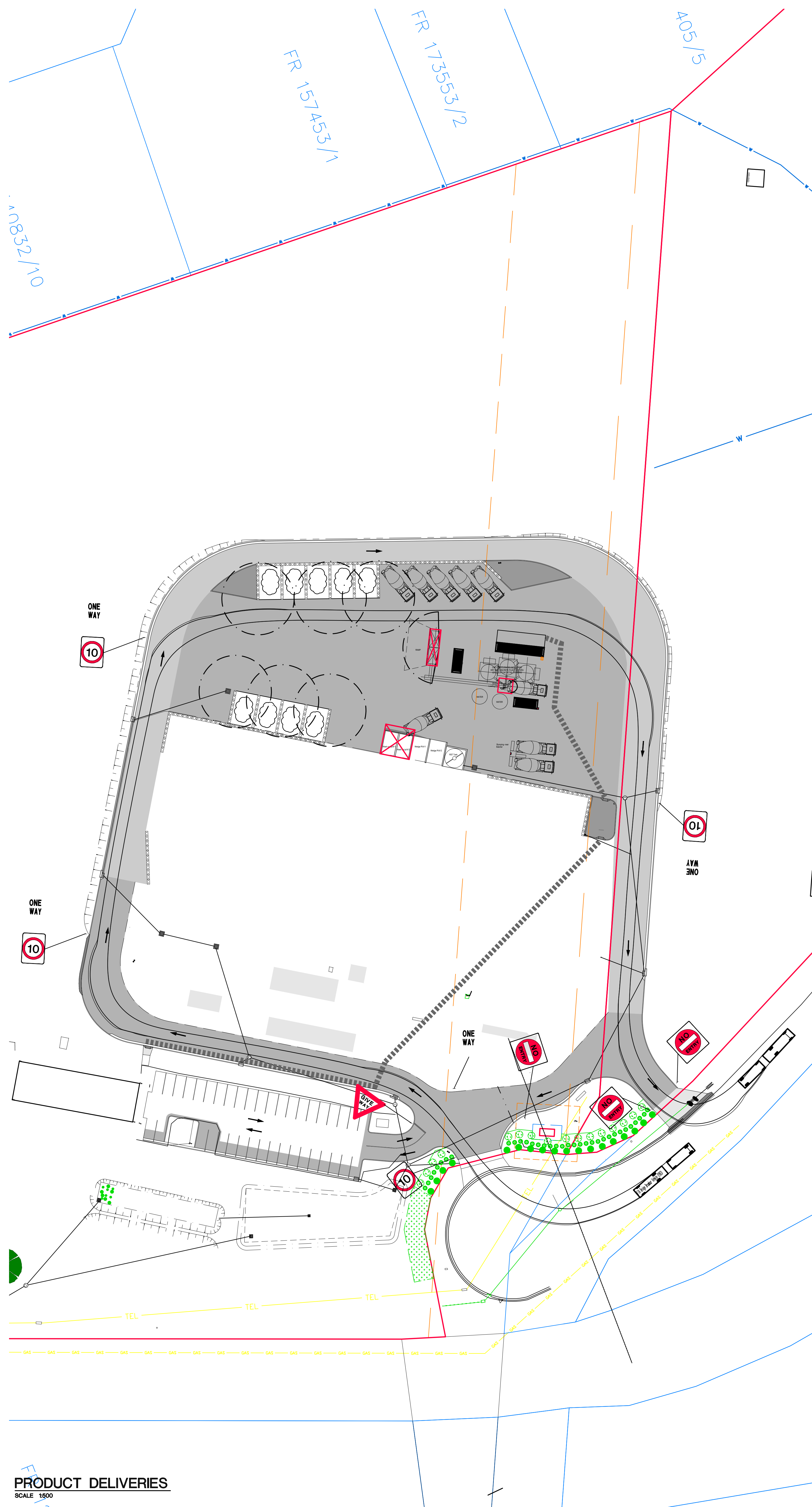
6ty Pty Ltd
ABN 27 014 609 900

Architectural
ABP No. CC48741
Structural / Civil
ABP No. CC1633



CONTROLLED DOCUMENT

ISSUE	DATE	ISSUED FOR	REV
01	16.05.22	PLANNING APPROVAL	
02	29.07.22	COUNCIL IN-HOUSE ACCESS BIKE PARKING	A



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: CONCRETE BATCHING PLANT
AT: 1 / 13 CROOKED BILLET DRIVE BRIDGEWATER
FOR: HAZELL BROS GROUP PTY LTD

DRAWING: CIVIL WORKS
SAMPLE TURN PATHS
SHEET 2.

DESIGNED: CGB DRAWN: PAS CHECKED:

SCALES: 1:500 AT AS SIZE DRAWING SHEET

PROJECT NO: 24.140 DRAWING NO: CP19 A