Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2024/021

LOCATION OF AFFECTED AREA

28 BURROWS AVENUE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

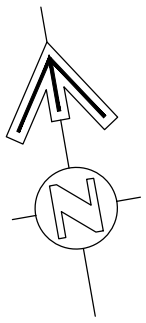
2 LOT SUBDIVISION (1 LOT + BALANCE)

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 **23/04/2026**. 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

SCAN ME

Brighton
going places



W/B Building
S/W grate
Power pole
S/W
S/W
0.60Ø
S/W grate
RACECOURSE
ROAD
Fire plug
S/W M/H
Telstra
S/W M/H SEP
S/W M/H
S/W grate
No 66 Racecourse Road
Fire hydrant
S/V
STREET
Proposed Sewer and Stormwater connection along existing Drainage easement 3.00 wide
S/W M/H
Existing Sewer M/H
S/W grate
75.00
40.2
Proposed M/H 3
Proposed M/H 2
Proposed M/H 1
74.00
Existing Sewer M/H
73.54 top
72.65 inv
BALANCE
2425m²
52.5
BROOKE
No 64 Racecourse Road
75.2
75.00
15.0
10.0
76.00
26.5
LOT 1 600m²
4.77
V
76.95
Floor level
Iron shed to be removed
Car port
No 28
22.7
3.84
dp
76.33 dp
Deck
75.99
76.00
5.04
13.6
26.6
4.73
Existing Water meter
Proposed conc access 5.50 wide
Proposed conc access 3.60 wide
Sewer I/O
S/W grate
76.55
75.70 inv
BURROWS
AVENUE
150Ø
Existing 100 PVC-u water (approx location)
S/W SEP
76.75
75.58 inv

Legend

- Edge of Bitumen
- Kerb & gutter
- Inv drain
- Drain edge

NOTES:-
Contour interval 0.25m.
All measurements subject to final survey.

Michael Kenneth Gordon Owner
Certificate of Title 182278/1

PROPOSED SUBDIVISION
28 BURROWS AVENUE,
BRIGHTON

SCALE 1:500 (A3) | DATE: FEBRUARY 2026 | DRAWN: IDS/TNW | DWG NO. D3128-7

T. N. WOOLFORD & ASSOCIATES
LAND & ENGINEERING SURVEYORS
72 GRAHAMS RD, MT. RUMNEY
m: 0418 248 569
e: tnwoolford@tassie.net.au

CLIENT:
MICHAEL GORDON

PROJECT:
2 LOT SUBDIVISION

ADDRESS:
28 BURROWS AVE, BRIGHTON

PROJECT No:
251043

STATUS:
PRELIMINARY / INFORMATION

ISSUED FOR / DESCRIPTION:
PLANNING APPROVAL

DRAWINGS:

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
C	FOR REVIEW	JWG	26-02-26
B	RESPONSE TORAI	JWG	11-09-25
A	ISSUE FOR PLANNING APPROVAL	BL	18-07-25

STATUS: **PRELIMINARY / INFORMATION**

APPROVED: **R. JESSON** ACRED. No: **CC48581**

DESIGN BY: **JWG**
DESIGN CHK: **JF**
DRAWN BY: **JWG**
DRAFT CHK: **JF**
DATE: **18-07-25**

rare.
22–24 Paterson Street
Launceston TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **MICHAEL GORDON**
PROJECT: **2 LOT SUBDIVION**
ADDRESS: **28 BURROWS AVE, BRIGHTON**

TITLE: **COVER SHEET**
SCALE: - SHEET SIZE: **A1** DWGs IN SET: **7**
PROJECT No: **251043** DWG No: **COV** REV: **C**

GENERAL

1. NOTICE TO TENDERER
THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL, TASWATER AND THE DEPARTMENT OF STATE GROWTH (D.S.G.) STANDARDS FOR CIVIL WORKS. CONSTRUCTION IS TO BE CARRIED OUT TO THESE STANDARDS. TENDERER IS TO ALLOW FOR THESE STANDARDS DURING PRICING. COPIES OF THE STANDARDS ARE AVAILABLE FOR INSPECTION UPON REQUEST FROM THE LOCAL COUNCIL OR D.S.G.'s WEB SITE.

2. NOTIFICATION
THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME.
ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

3. DRAWINGS AND SPECIFICATIONS
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING COUNCIL APPROVAL AND CALLING OF TENDERS. THEY ARE NOT TO BE USED FOR CONSTRUCTION. A CONSTRUCTION SET OF DRAWINGS STAMPED "CONSTRUCTION SET" WILL BE ISSUED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. COMMON TRENCHING
WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:
HORIZONTALLY:
- 300mm ALONG A LENGTH GREATER THAN 2 METRES.
- 500mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
- 150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.

VERTICALLY:
- 150mm MINIMUM
- 300mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.

ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

5. TASNETWORKS TRENCHING
THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF TASNETWORKS CABLES. CONTRACTOR IS TO LIAISE WITH THE TASNETWORKS FOR THE EXTENT OF CABLE TRENCHING, CONDUITS & PITS.

6. COMMUNICATION TRENCHING
THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF COMMUNICATIONS CABLES. CONTRACTOR IS TO LIAISE WITH COMMUNICATION AUTHORITY FOR THE EXTENT OF CABLE TRENCHING.

7. EXISTING SERVICES
LOCATE EXISTING SERVICES 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 COMMUNICATIONS, TASNETWORKS, TASWATER (WATER & SEWER) AND COUNCIL SERVICES (ie: STORMWATER) 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.

8. COUNCIL & AUTHORITIES APPROVALS
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING APPROVALS:
- NIL

9. SIGNAGE
ALL SIGN WORKS AND INSTALLATION TO BE IN ACCORDANCE WITH CURRENT VERSION OF MUTCD & AUSTROADS FOR SIGNAGE DETAILS.

10. SCOPE OF WORKS
THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION. IT IS EXPECTED THE CONTRACTOR WILL RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN CONJUNCTION WITH THE SUPERINTENDENT.

GENERAL CONT.

11. LINE TYPE LEGEND
SW SW SW	DN100 AGG PIPE OR MEGAFLOW DRAIN AS NOTED @ 1:100 FALL TO STORM WATER SYSTEM
eSW	DENOTES EXISTING STORM WATER MAIN (CONFIRM EXACT LOCATION)
SW	DENOTES PROPOSED STORM WATER MAIN
eS	DENOTES EXISTING SEWER MAIN (CONFIRM EXACT LOCATION)
S	DENOTES PROPOSED SEWER MAIN
eW	DENOTES EXISTING WATER MAIN (CONFIRM EXACT LOCATION)
W	DENOTES PROPOSED WATER MAIN
eGAS	DENOTES EXISTING GAS MAIN (CONFIRM EXACT LOCATION)
GAS	DENOTES PROPOSED GAS MAIN
eCOM	DENOTES EXISTING UNDERGROUND TELECOM / FIBRE OPTIC LINE (CONFIRM EXACT LOCATION)
	DEMOLITION

12. SITE WORKS SYMBOLS LEGEND
PED	PEDESTRIAN RAMP
TYPE BK	BARRIER KERB
TYPE KC	KERB AND CHANNEL
TYPE KCS	KERB AND CHANNEL - SMALL
TYPE KCM	MOUNTABLE KERB AND CHANNEL
TYPE KCV	VEHICULAR CROSSING
BOL	BOLLARD, REFER DETAIL
WS1	HUDSON CIVIL PRECAST CONCRETE WHEEL STOP (2000 LONG x 100 HIGH)

13. BUILDING SERVICES SYMBOLS LEGEND
TEL-PIT	TELECOMMUNICATION PIT

14. SURVEY SYMBOLS LEGEND
e	EXISTING
10K 44.400	SPOT LEVEL WITH DESCRIPTION
44.330	EXISTING SPOT LEVEL

15. DRAINAGE SYMBOLS LEGEND
MHx-SW	STORMWATER MANHOLE
MHx-S	SEWER MANHOLE
GPx-SW	GRATED/GULLY PIT - STORM WATER
GDx-SW	GRATED DRAIN - STORM WATER
SEPx-SW	SIDE ENTRY PIT - STORM WATER
uPVC	UNPLASTICIZED POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE (OR FCR) CLASS 4 (Z)
DN	NOMINAL DIAMETER
CL	COVER LEVEL
IL	INVERT LEVEL
DP	DOWN PIPE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
	GRATED PIT

16. WATER RETICULATION SYMBOLS LEGEND
M	METER
CM	CHECK METER
FP	FIRE PLUG
	ISOLATION VALVE
	CHECK VALVE
	STRAINER
M	MONITORED VALVE
	BALANCE VALVE
SV	STOP VALVE
	DN100 REFLUX VALVE
RPZD	BACK FLOW PREVENTION DEVICE
A.B.kPa	PRESSURE REDUCING VALVE
HBC	HOSE BIB COCK
	FIRE HYDRANT
	DUAL HEAD FIRE HYDRANT
FHR	FIRE HOSE REEL

EARTHWORKS

1. GENERAL
GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THIS SPECIFICATION AND THE CURRENT EDITION OF THE S.A.A. CODE FOR EARTHWORKS AS 3798 TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFEREED TO THEREIN.

2. INSPECTIONS
THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 2 TESTING OF ALL EARTH WORKS TO AS 3798, INCLUDING
- SUBGRADE
- FILLS
- PAVEMENTS
- BACKFILLING OF SERVICE TRENCHES

CERTIFICATION OF THESE ELEMENTS IS TO BE PROVIDED PRIOR TO TO PRACTICAL COMPLETION

3. AREAS OF FILL
A. REMOVE TOP SOIL AND ORGANIC MATERIAL
B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDING
- 98% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

C. PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
D. SUB-GRADE IMPROVEMENT MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH DSG SPEC SECTION 204 FOR EMBANKMENT MATERIAL.

4. AREAS OF CUT
A. REMOVE TOP SOIL AND ORGANIC MATERIAL
B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 98% STANDARD DRY DENSITY UNDER ROADS AND CAR PARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

SOIL & WATER MANAGEMENT

1. GENERAL
ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM).

2. SOIL EROSION CONTROL
SOIL EROSION CONTROL IN ACCORDANCE WITH NRM GUIDELINES.
CONTRACTOR TO ALLOW TO:
- LIMIT DISTURBANCE WHEN EXACTING BY PRESERVING VEGETATED AREA'S AS MUCH AS POSSIBLE
- DIVERT UP-SLOPE WATER WHERE PRACTICAL
- INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORM WATER SYSTEM
- WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN TO STORM WATER SYSTEM
- PLACE STOCK PILES AWAY FROM ON-SITE DRAINAGE & UP-SLOPE FROM SEDIMENT FENCES
- LEAVE & MAINTAIN VEGETATED FOOT PATH
- STORE ALL HARD WASTE & LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY & WASHED INTO THE STORM WATER SYSTEM
- RESTRICT VEHICLE MOVEMENT TO A STABILISED ACCESS

3. NRM GUIDELINES
CONTRACTOR TO COMPLETE ALL WORKS IN ACCORDANCE WITH NRM SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITE USING THE FACT SHEETS:
- FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
- FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
- FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
- FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
- FACT SHEET 5: MINIMISE SOIL DISTURBANCE
- FACT SHEET 6: PRESERVE VEGETATION
- FACT SHEET 7: DIVERT UP-SLOPE WATER
- FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
- FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
- FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
- FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS
- FACT SHEET 12: STABILISED SITE ACCESS
- FACT SHEET 13: WHEEL WASH
- FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
- FACT SHEET 15: PROTECTION OF STORM WATER PITS
- FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
- FACT SHEET 17: SEDIMENT BASINS
- FACT SHEET 18: DUST CONTROL
- FACT SHEET 19: SITE RE-VEGETATION

ROAD WORKS

1. GENERAL
ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND D.S.G. STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR.

2. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- SUBGRADE PREPARATION
- SUB-BASE FOR ROADS, CARPARKS AND KERBS
- BASE COURSE
- FINAL TRIM PRIOR TO PLACING KERBS
- FINAL TRIM PRIOR TO SEALING

3. TESTING
THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING IN ACCORDANCE WITH D.S.G. SPEC SECTION 173-EXAMINATION AND TESTING OF MATERIALS AND WORK (ROADWORKS).

4. BASE COURSE LAYERS
- SUB-BASE TYPE 3 MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH DSG SPEC SECTION 304 FOR SUB-BASE CLASS 3 MATERIAL
- BASE CLASS 2 MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH DSG SPEC SECTION 304 FOR BASE CLASS 2 MATERIAL

5. HOTMIX
ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH D.S.G. SPEC SECTION 407-HOT MIX ASPHALT.

6. KERBS
ALL KERBS ARE TO BE AS SHOWN ON THE DRAWINGS AND BE IN ACCORDANCE WITH IPWEA LGAT STANDARD DRAWINGS.

7. ROAD RESERVE WORKS
ALL WORKS IN (OR REQUIRING OCCUPATION) IN THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTOR REGISTERED WITH COUNCIL'S (REGISTERED CONTRACTOR).

8. FOOTPATHS
CONSTRUCT FOOTPATHS INCLUDING EXPANSION / CONTROL / WEAKENED PLANE JOINTS IN ACCORDANCE WITH IPWEA STD DWG TSD-R11-v3

9. LANDSCAPE / STREET FURNITURE
- BOLLARDS, REFER DETAILS / SUPERINTENDENTS SPEC.
- LANDSCAPING & STREET FURNITURE BY CONTRACTOR - U.N.O

STORMWATER

1. GENERAL
ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND DSG STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR. ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A.S 3500.3:2003 STORM WATER DRAINAGE.

2. TESTING
ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. MANHOLES
MANHOLES ARE TO BE 1050 I.D. U.N.O PRECAST CONCRETE INSTALLED TO LOCAL COUNCIL STANDARDS. ALL MANHOLES IN TRAFFICED AREAS ARE TO BE FITTED WITH HEAVY DUTY GATIC COVERS AND SURROUNDS. ALL MANHOLES ARE TO HAVE A 5 METRE LENGTH OF 75mm AG-PIPE CONNECTED TO THEM AND LAID IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPE WORK.

4. SIDE ENTRY PIT (SEP)
- PIT INVERT DEPTHS VARY, REFER SITE PLAN.
- BENCH OUT IN A NEAT AND TIDY MANNER TO ENGINEERS APPROVAL.
- GRATED PIT - GULLY HINGED OR OTHER TYPE APPROVED
- CONCRETE KERB LINTEL - STEEL KERB LINTEL AND 1200 LONG GALV BAR

5. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LOCAL COUNCIL STANDARDS.

6. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. AS CONSTRUCTED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS CONSTRUCTED" DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING
CONTRACTOR SHALL CAMERA TEST ALL PIPES AND SUBMIT FOOTAGE TO LOCAL COUNCIL FOR APPROVAL.

9. REDUNDANT PIPE WORK
FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPa)

SEWERAGE

1. GENERAL
ALL SEWER WORKS TO BE IN ACCORDANCE WITH THE WSA SEWER CODE (WSA 02-2014-3.1 MRWA) AND AS AMENDED BY THE TASWATER SUPPLEMENT.
TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE HTTP://WWW.MRWA.COM.AU/PAGES/PRODUCTS.ASPX
ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND TASWATER FIELD SERVICES OFFICER.

2. TESTING
ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. SEWER MAIN CONNECTIONS
ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASWATER SEWER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SEWER MAINS / MANHOLES TO BE COMPLETED BY TASWATER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST.
INSTALL PROPERTY SEWER CONNECTIONS (STANDARD OR SLOPED) WITH SURFACE I.O. NOMINALLY 1.0m WITHIN EACH NEW LOT IN ACCORDANCE WITH SECTION 5 OF WSA 02-2014-3.1.

4. MANHOLES
MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO WSA STANDARDS. CONSTRUCT ALL MANHOLES (MH) AND MANHOLE COVERS IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE - WSA 02-2014-3.1 MRWA VERSION 2.0 AND TASWATER'S SUPPLEMENT TO THIS CODE. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS.
ALL MANHOLES IN NON-TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS.
BENCHING TO BE FULL DEPTH OF PIPE DIAMETER AS PER DETAILS IN WSA 02-2014-3.1 MRWA VERSION 2.0

5. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.

CEMENT STABILISED EMBEDMENT:

FOR SEWER MAINS THE FOLLOWING CHANGES SHOULD BE APPLIED TO THE MRWA SEWERAGE STANDARDS DRAWINGS MRWA-S-202 AND MRWA-S-205
MRWA-S-202
THE REQUIREMENT IDENTIFIED IN THE THIRD DOT POINT FOR TYPE B IN THE NOTES REGARDING TABLE 202-A SHALL BE AMENDED TO READ "WHERE SEWER AT GRADE > 1 IN 10"
MRWA-S-205
NOTE C REMAINS VALID "WHEN SOCKETED MAINS ARE LAID AT >1 IN 20 SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILIZED EMBEDMENT SHALL BE USED AS PER MRWA-S-202"

6. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT (LIAS WITH TASWATER) . 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. AS CONSTRUCTED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING
CONTRACTOR SHALL CCTV ALL PIPES AND SUBMIT FOOTAGE TO TASWATER FOR APPROVAL.

9. REDUNDANT PIPE WORK
FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPa)

WATER RETICULATION

1. GENERAL
ALL WATER SUPPLY CONSTRUCTION TO:
- WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION
- WATER SERVICES ASSOCIATION OF AUSTRALIA - TASWATER SUPPLEMENT
- TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES
- WATER METERING POLICY/METERING GUIDELINES
- TASWATER'S STANDARD DRAWINGS TWS-W-0003 - FOR PROPERTY SERVICE CONNECTIONS - CAGE FOR WATER METER ASSEMBLY
- BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2003.

ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL WATER AUTHORITY WORKS SUPERVISOR.

2. TESTING
ALL WATER RETICULATION WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. FIRE HYDRANTS
FIRE HYDRANTS ARE TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

4. THRUST AND ANCHOR BLOCKS
THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASWATER STANDARDS.

5. TRENCHING AND BACKFILL
ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.

CEMENT STABILISED EMBEDMENT:

THE LATEST VERSION OF DRAWING MRWA-W-208 (REV 3) INCLUDES TABLE 208_A WITH NOTE G INDICATING THAT WHEN TRENCHSTOPS OR BULKHEADS ARE USED (GRADES GREATER THAN 5%) CEMENT STABILISED EMBEDMENT MUST BE USED. THIS IS NOT TASWATER'S PREFERRED STANDARD.
FOR PIPES UP TO 10% GRADE TASWATER WILL ACCEPT THE PREVIOUS REVISION OF MRWA (REV 2). IE. PIPES UP TO 10% GRADE DO NOT REQUIRE CEMENT STABILISED EMBEDMENT UNLESS THE CONDITIONS OF NOTE H APPLY. "WHEN SOCKETED MAINS ARE LAID AT >5% SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILISED EMBEDMENT SHALL BE USED. "
FOR PIPES AT GRADE GREATER THAN 10% MRWA-W-208 REV 3 REMAINS VALID.
THE LATEST VERSION OF MRWA-W-203 (REV 2) EMBEDMENT SHALL BE ADOPTED NOTING THAT THE REQUIREMENT IDENTIFIED IN THE THIRD DOT POINT FOR TYPE B IN THE NOTES REGARDING TABLE 203-A SHALL BE AMENDED TO READ "WHERE WATER MAIN GRADE >10%".

FURTHER TO THIS IT SHOULD BE NOTED THAT MOST WATER MAINS ARE LIKELY TO REQUIRE A TYPE A EMBEDMENT SYSTEM. THE VARIOUS MATERIALS AVAILABLE FOR THIS SYSTEM ARE IDENTIFIED IN TABLE 203-B

6. INSPECTIONS
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.
- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. PIPE CLEANING - 'DISINFECTION'
THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY THE LOCAL AUTHORITY.

8. AS CONSTRUCTED DRAWINGS
THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING "AS INSTALLED" DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

9. PROPERTY WATER CONNECTIONS
ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110 AND MRWA-W-111 AND TASWATER STANDARD DRAWING
TW-W-0002 SERIES. THEY SHALL BE DN25(I.D.20) HDPE (PE100) SDR 11 PN16 PIPE. WHERE UNDER ROADS PIPES SHALL BE SLEEVED IN DN100 SN4 PIPE FITTED WITH TRACE AND TIGHT FITTING RUBBER WRAPS AT 2M CENTRES TO PREVENT WATER HAMMER

10. WATER MAINS CONNECTIONS
ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASWATER WATER INFRASTRUCTURE TO BE COMPLETED BY TASWATER AT OWNERS COST.

11. MINIMUM COVER
MINIMUM COVER FOR WATER LINES ARE TO BE:
- UNDER ROAD WAYS (EXCLUDING MAJOR ROADS) AND VEHICULAR CROSS OVERS - 750mm
- RESIDENTIAL LAND - 450mm
- NON-RESIDENTIAL LAND - 600mm

SURVEY

1. SURVEY DETAILS
FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:
- SURVEYOR: T. N. WOOLFORD & ASSOCIATES LAND & ENGINEERING SURVEYORS
- SURVEY REF. NO. D3128-1
- SURVEY DATE: OCTOBER 2024
- SITE LOCATION: 28 BURROWS AVENUE, BRIGHTON
- COORDINATE SYSTEM: GDA20 MGA55
- LEVEL DATUM: AHD 83
- SERVICE MARKER: -

2. SETOUT
1. SETOUT RESPONSIBILITY
   - CONTRACTOR TO ARRANGE AND PAY FOR REGISTERED SURVEYOR TO SETOUT THE PROJECT. RARE WILL PROVIDE CAD FILES TO ASSIST.

IMPORTANT NOTE:
THESE CAN BE READ IN BLACK AND WHITE, HOWEVER THESE DRAWINGS ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY OF NEW AND EXISTING PIPE WORK.
A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
A	ISSUE FOR PLANNING APPROVAL	BL	18-07-25

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APPROVED: **R. JESSON** ACRED. No: **CC48581**

DESIGN BY:	JWG
DESIGN CHK:	JF
DRAWN BY:	JWG
DRAFT CHK:	JF
DATE:	18-07-25

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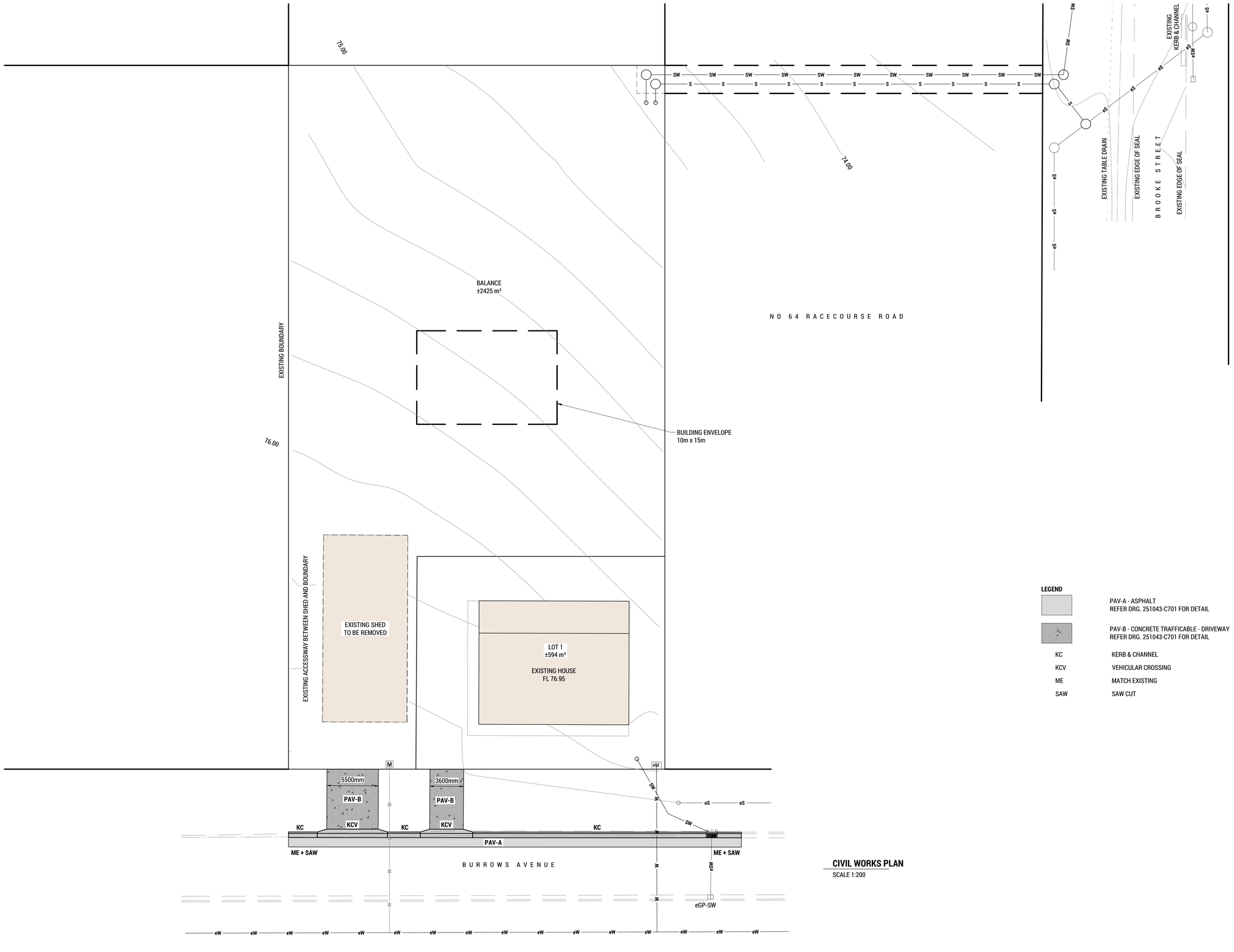
CLIENT: **MICHAEL GORDON**
PROJECT: **2 LOT SUBDIVION**
ADDRESS: **28 BURROWS AVE, BRIGHTON**

TITLE: **CIVIL NOTES**
SCALE: - SHEET SIZE: **A1** DWGs IN SET: **7**
PROJECT No: **251043** DWG No: **C001** REV: **A**



CIVIL WORKS PLAN
SCALE 1:200

LEGEND

	PAV-A - ASPHALT REFER DRG. 251043-C701 FOR DETAIL
	PAV-B - CONCRETE TRAFFICABLE - DRIVEWAY REFER DRG. 251043-C701 FOR DETAIL
KC	KERB & CHANNEL
KCV	VEHICULAR CROSSING
ME	MATCH EXISTING
SAW	SAW CUT

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
C	FOR REVIEW	JWG	26-02-26
B	RAI RESPONSE	JWG	09-09-25
A	ISSUE FOR PLANNING APPROVAL	BL	18-07-25

STATUS: **PRELIMINARY / INFORMATION**

APPROVED: **R. JESSON** ACRED. No: **CC48581**

DESIGN BY: **JWG**
DESIGN CHK: **JF**
DRAWN BY: **JWG**
DRAFT CHK: **JF**
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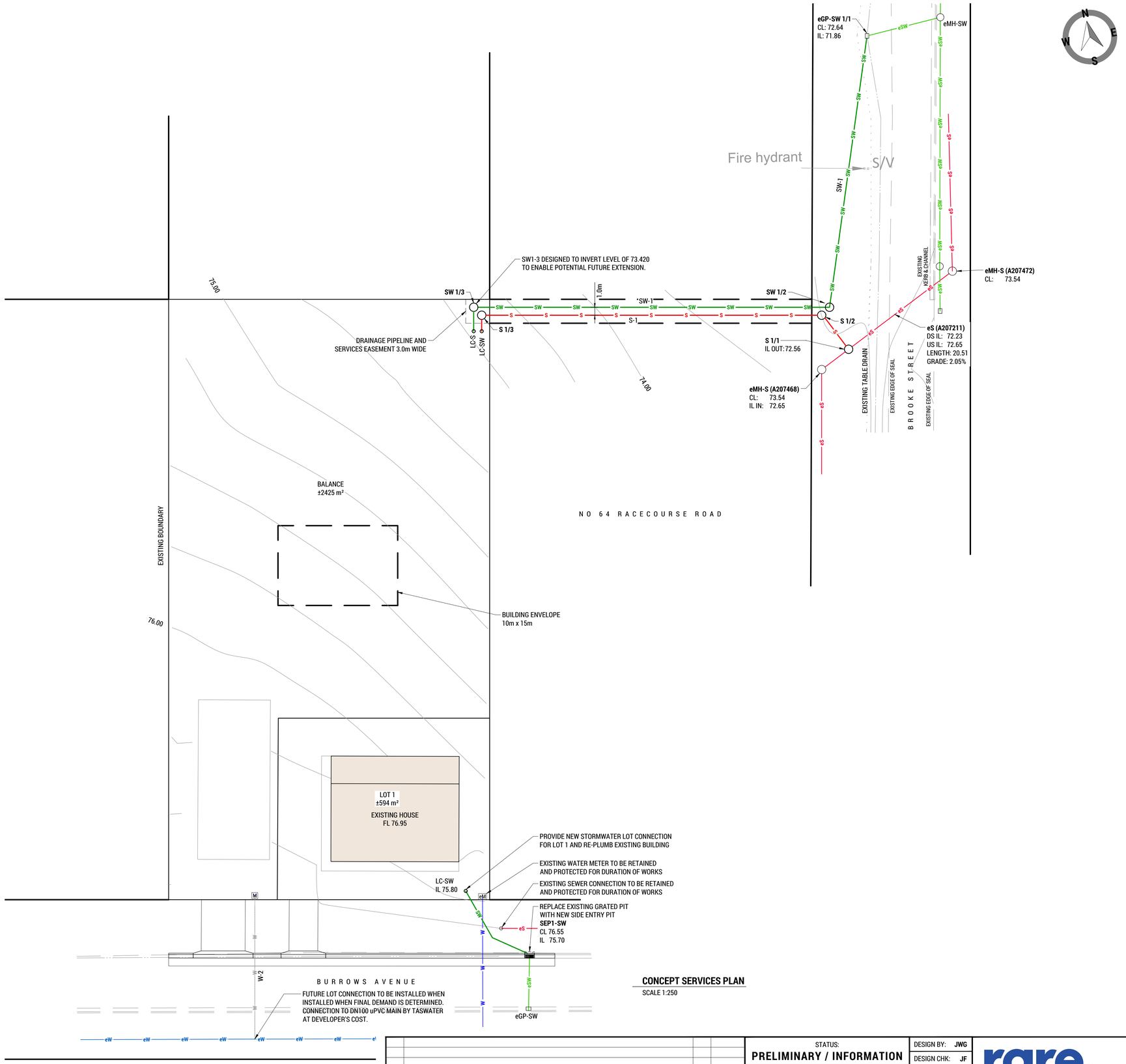
CLIENT: **MICHAEL GORDON**
PROJECT: **2 LOT SUBDIVION**
ADDRESS: **28 BURROWS AVE, BRIGHTON**

TITLE: **CIVIL WORKS PLAN**
SCALE: **1:200** SHEET SIZE: **A1** DWGs IN SET: **7**
PROJECT No: **251043** DWG No: **C401** REV: **C**



CONCEPT SERVICES PLAN

SCALE 1:250

LEGEND

eW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
eM	EXISTING WATER METER
M	PROPOSED WATER METER

WATER MAIN SCHEDULE

MARK	PIPE SIZE	TYPE
W-1	50mm	HDPE PN16
W-2	20mm	HDPE PN16

LEGEND

eSW	EXISTING STORM WATER MAIN
SW	PROPOSED STORMWATER MAIN
eS	EXISTING SEWER MAIN
S	PROPOSED SEWER MAIN
MH-S	SEWER MANHOLE
SEP-SW	SIDE ENTRY PIT
MH-SW	STORMWATER MANHOLE
eGP-SW	EXISTING GRATED PIT
LC-SW	STORMWATER LOT CONNECTION
LC-S	SEWER LOT CONNECTION

STORMWATER PIPE SCHEDULE

MARK	PIPE SIZE	TYPE	CLASS	GRADE
SW-1	225Ø	PVC-U	SN8	REFER LONG SECTION

STORMWATER PIT / MANHOLE SCHEDULE

STRUCTURE ID	SIZE	TYPE	ACCESSORIES
SW 1/2	1050Ø	PRECAST CONC. MANHOLE	CLASS B 'SW' MARKED GATIC LID
SW 1/3	1050Ø	PRECAST CONC. MANHOLE	CLASS B 'SW' MARKED GATIC LID
SW 1/4	600Ø	MAINTENANCE SHAFT	CLASS B LID REFER MRWA-S-305
SEP1-SW	1220	PRECAST CONC. TYPE 1	REFER LGAT STD DWG TSD-SW07-v3

SEWER PIPE SCHEDULE

MARK	PIPE SIZE	TYPE	CLASS	GRADE
S-1	150Ø	PVC-U	SN8	REFER LONG SECTION

SEWER PIT / MANHOLE SCHEDULE

STRUCTURE ID	SIZE	TYPE	ACCESSORIES
S 1/1	1050Ø	PRECAST CONC. MANHOLE	CLASS D 'S' MARKED GATIC LID
S 1/2	1050Ø	PRECAST CONC. MANHOLE	CLASS D 'S' MARKED GATIC LID
S 1/3	1050Ø	PRECAST CONC. MANHOLE	CLASS B 'S' MARKED GATIC LID
S 1/4	1050Ø	PRECAST CONC. MANHOLE	CLASS B 'S' MARKED GATIC LID

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APPROVED: R. JESSON | ACRED. No: CC48581

DESIGN BY: JWG | DESIGN CHK: JF | DRAWN BY: JWG | DRAFT CHK: JF | DATE: 18-07-25

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CLIENT: MICHAEL GORDON

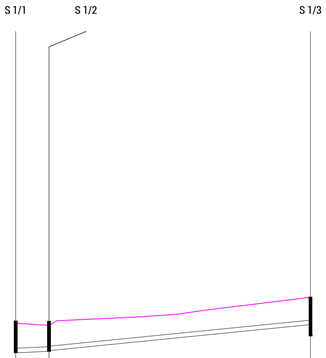
PROJECT: 2 LOT SUBDIVION

ADDRESS: 28 BURROWS AVE, BRIGHTON

TITLE: CONCEPT SERVICES PLAN

SCALE: 1:250 | SHEET SIZE: A1 | DWGs IN SET: 7

PROJECT No: 251043 | DWG No: C501 | REV: B



PIPE DETAILS		150Ø uPVC SN8 RRJ	150Ø uPVC SN8 RRJ
SLOPE/GRADE		0.94%	1.14%
DATUM RL 68.6			
EMBEDMENT TYPE			
EMBEDMENT MATERIAL			
DEPTH TO INVERT	1.044	0.980 / 0.961	1.268
INVERT LEVEL	72.560	72.611 / 72.630	73.115
FINISHED SURFACE	73.532	73.456	74.383
EXISTING SURFACE	73.532	73.456	74.383
CHAINAGE	0.000	5.440	48.126
	5.440	42.686	

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

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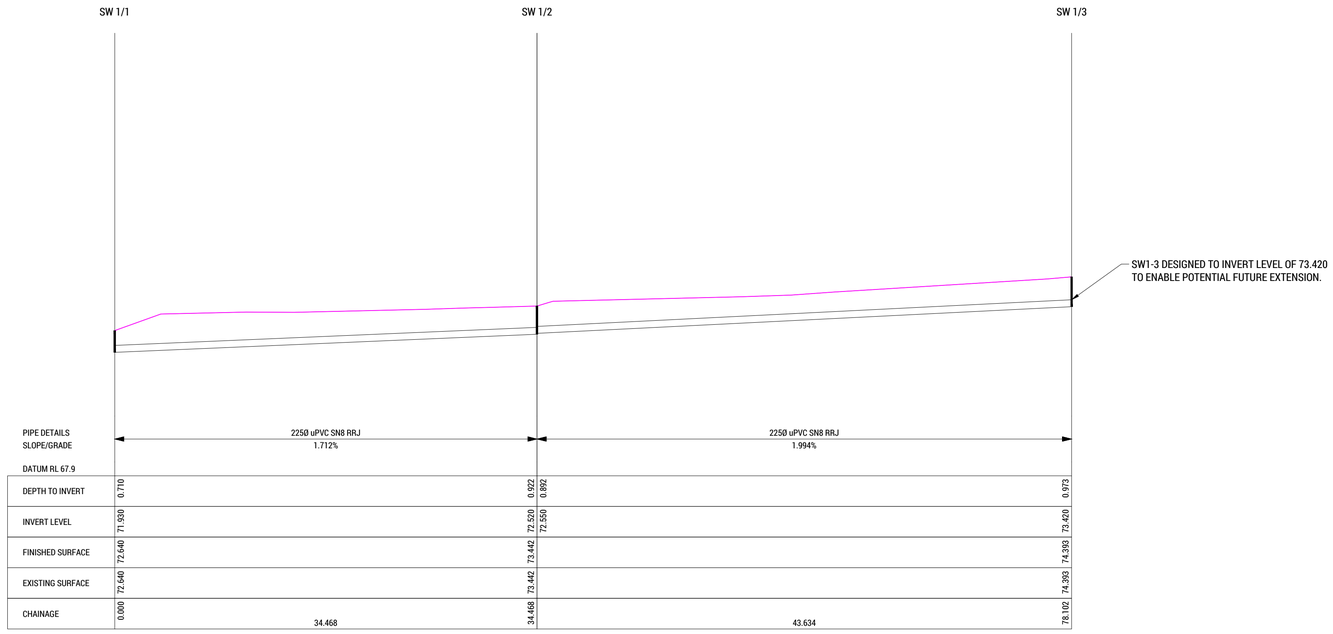
CLIENT: **MICHAEL GORDON**
PROJECT: **2 LOT SUBDIVION**
ADDRESS: **28 BURROWS AVE, BRIGHTON**

TITLE: **SEWER LONG SECTION**
SCALE: - SHEET SIZE: **A1** DWGs IN SET: **7**
PROJECT No: **251043** DWG No: **C601** REV: **B**



LONGITUDINAL SECTION FOR LINE 1
SCALES: HORIZONTAL 1:250 VERTICAL 1:100

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
B	FOR REVIEW	JWG	26-02-26
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STATUS:
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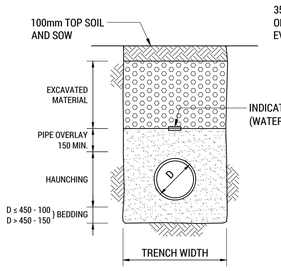
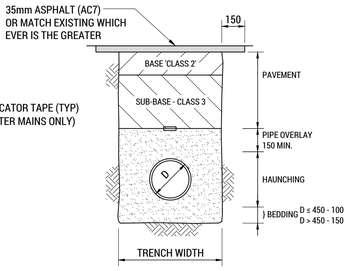
CLIENT: **MICHAEL GORDON**
PROJECT: **2 LOT SUBDIVION**
ADDRESS: **28 BURROWS AVE, BRIGHTON**

TITLE: **STORMWATER LONG SECTION**
SCALE: - SHEET SIZE: **A1** DWGs IN SET: **7**
PROJECT No: **251043** DWG No: **C602** REV: **B**

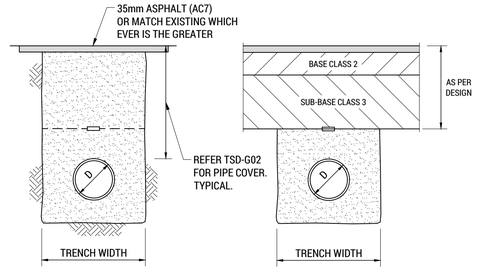


D01 - **TRENCHES - NON-TRAFFICABLE**
SCALE 1:20



CLASS 1, 2 AND 3 ROADS

D02 - **TRENCHES - EXISTING ROADS**
SCALE 1:20



CLASS 4 LOCAL ROADS
PARKING LANES - ALL ROADS
FOOTPATHS / DRIVEWAYS

D03 - **TRENCHES - NEW ROADS**
SCALE 1:20

TRENCH WIDTH		
PIPE TYPE	**NOM. DIA (D)**	**TRENCH WIDTH**
CONCRETE	≤ 1500	D + 300
	> 1500	DESIGN REQ.
OTHER PIPES	100	300
	150	450
	225-300	600
	450	750
	450-1500	D + 600
	> 1500	DESIGN REQ.

MINIMUM TRENCH WIDTHS MAY BE VARIED ABOVE THE PIPE OVERLAY ZONE TO MEET 'WORKPLACE STANDARDS' REQUIREMENTS.
ie EXCAVATIONS OVER 1.5m MAY REQUIRE RISK ASSESSMENT.

COMPACTION OF BEDDING, HAUNCHING & OVERLAY
REFER TO AS 1289-5.5
CONCRETE PIPES = MIN. DENSITY INDEX = 60% (85% STD. COMPACTION)
uPVC PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)
DICL PIPES = DENSITY INDEX = 65% (90% 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:

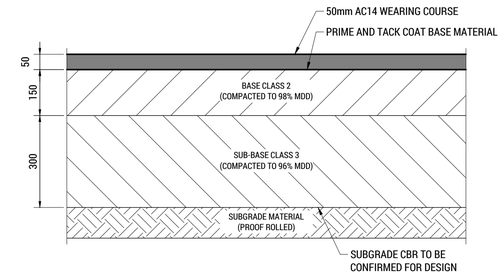
FOR uPVC AND DUCTILE IRON PIPES
SAND OR CRUSHED ROCK (STONE DUST)

SIEVE APERTURE (mm) TO AS 1152	% PASSING (BY MASS)
6.7	100
2.36	70-100
0.6	20-90
0.3	8-50
0.15	0-20
0.075	0-10

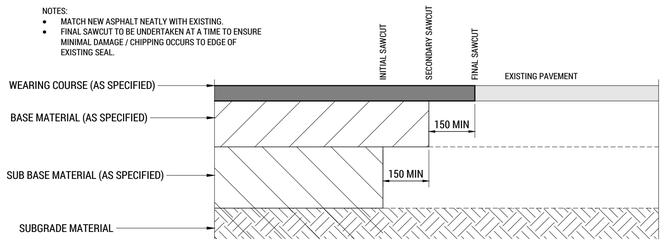
FOR CONCRETE PIPES
CRUSHED ROCK

SIEVE APERTURE (mm) TO AS 1152	% PASSING (BY MASS)
19	100
2.36	50-100
0.6	20-90
0.3	10-60
0.15	0-25
0.075	0-10

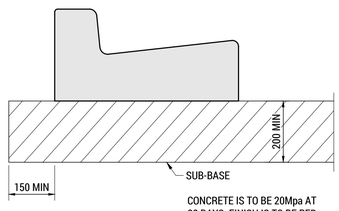
ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.



D04 - **HOT MIX PAVEMENT 'A' - ROADWAYS**
SCALE 1:10

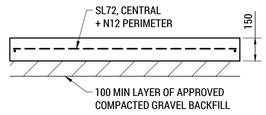


D05 - **NEW TO EXISTING HOT MIX TRANSITION**
SCALE 1:10
MIN CBR 4% (CONTRACTOR TO CONFIRM ONSITE)



CONCRETE IS TO BE 20Mpa AT 28 DAYS. FINISH IS TO BE PER D.S.G. SPEC SECTION 703.

D06 - **TYPE KC KERB**
SCALE 1:10
REFER IPWEA STD DWG TSD-R14-v3
FOR APPROVED KERB & CHANNEL PROFILES & DIMENSIONS



D07 - **SECTION DETAIL - PAVE 'B' (TYP.)**
SCALE 1:20
REFER IPWEA STD DWG TSD-R09-v3
FOR ADDITIONAL DRIVEWAY DETAILS

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
B	FOR REVIEW	JWG	26-02-26
A	ISSUE FOR PLANNING APPROVAL	BL	18-07-25

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P. 03 6388 9200

CLIENT: **MICHAEL GORDON**
PROJECT: **2 LOT SUBDIVION**
ADDRESS: **28 BURROWS AVE, BRIGHTON**

TITLE: **SECTIONS & DETAILS**
SCALE: **1:10, 1:20** SHEET SIZE: **A1** DWGs IN SET: **7**
PROJECT No: **251043** DWG No: **C701** REV: **B**

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA 2024/00021
Council notice date	16/07/2024
TasWater Reference No.	TWDA 2024/00827-BTN
Date of response	31/03/2026
TasWater Contact	Phil Papps
Phone No.	0474 931 272

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	28 BURROWS STREET, BRIGHTON
Property ID (PID)	7266274
Description of development	Subdivision - 2 lots (1 + Balance)

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
T.N. Woolford & Associates	Plan of Subdivision / D3 128-7	--	Feb 2026
rare	Concept Services Plan / C501	B	26/02/2026
rare	Sewer Long Section / C601	B	26/02/2026

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 each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for a Certificate for Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

6. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.

8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

9. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.

10. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

11. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.

12. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:

    a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.

    b. A request for a joint on-site inspection with TasWater's authorised representative must be made.

    c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.

    d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

13. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.

14. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

15. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

16. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

17. A Pipeline easement, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions and requirements.

DEVELOPER CHARGES

18. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling $3,514.00 to TasWater for water and sewerage infrastructure for 1.0 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

19. The applicant or landowner as the case may be, must pay a development assessment fee of $242.85 and a Consent to Register a Legal Document fee of $256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

    The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

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

Important Notice Regarding Plumbing Plans and Associated Costs
The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.
Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges
For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges

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.