Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2026/009

LOCATION OF AFFECTED AREA

95 WILLIAM STREET, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

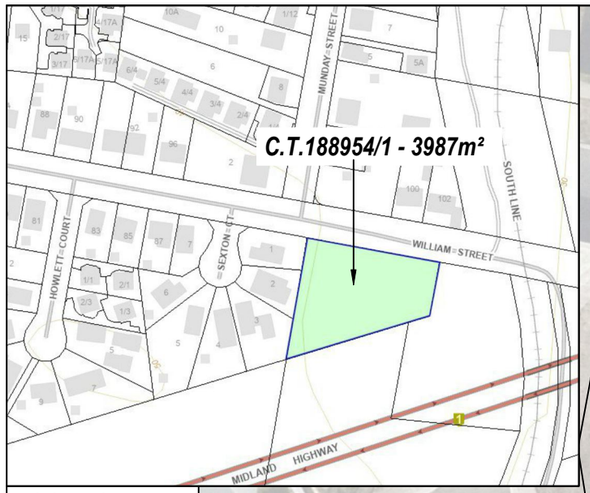
SUBDIVISION (4 LOTS)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **20/07/2026**. 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



LOCATION PLAN

WILLIAM STREET

existing Telstra line

extent of BAL 12.5 HMA

(14m from southern boundary)

1	1,321m²
2	1,012m²
3	847m²
4	807m²

Brighton Council

8.0 General Residential Zone

8.6 Development Standards for Subdivision

8.6.1 Lot Design

A1

(a)- All lots comply - Min. 450m²

(i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5

a- All lots comply - All required setbacks

b- All lots comply - Clear of easements

A2- All lots comply - Min. 12m frontage

A3- All lots comply - vehicular access directly from road

8.6.2 Roads

A1- Subdivision complies - no new roads

8.6.3 Services

A1- TasWater Water supply to be provided (see Engineering plans)

A2- TasWater Sewerage to be provided (see Engineering plans)

A3- Council Stormwater to be provided (see Engineering plans)

- 4.5m front setback
- 10m x 15m rectangle (8.6.1-A1)
- Hazard Management area (as per bushfire assessment)
- Indicative Statutory Easement over existing telstra cable

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	BAL 12.5 HMA added to Lots 1, 2 & 3	AB	27-2-26	AB

ROGERSON & BIRCH SURVEYORS

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: Homes Tasmania

TITLE REFERENCE: C.T.188954/1

LOCATION: Lot 1 William Street

BRIGHTON

Proposed Subdivision

Date: 20-2-2026

Reference: HOMES07 16062-10

Scale: 1:500 (A3)

Municipality: Brighton

CLIENT / ARCHITECT:

AWC - HOMES TASMANIA

PROJECT DETAILS:

SUBDIVISION DEVELOPMENT
WILLIAM STREET, BRIGHTON

PROJECT No:

256034

DISCIPLINE:

CIVIL

DRAWINGS:

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
C	REVISED DEVELOPMENT APPLICATION	SCP	18-05-26
B	REVISED DEVELOPMENT APPLICATION	SCP	20-04-26
A	DEVELOPMENT APPLICATION	SCP	13-02-26

COLLECTIVE CONSULTING

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Level 1, 10-14 Paterson Street
Launceston TAS 7250
P (03) 6334 0834
collectiveconsulting.com.au

CLIENT / ARCHITECT:
AWC - HOMES TASMANIA

PROJECT DETAILS:
SUBDIVISION DEVELOPMENT
WILLIAM STREET, BRIGHTON

DRAWING TITLE:
CIVIL COVER SHEET

DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:
JTA	-	SCP	-	

SCALE @ A1:	PROJECT No:	DRAWING No:	REVISION:
-	256034	COV-C	C

GENERAL NOTES

1 // GENERAL

A. THE CONTRACTOR SHALL ENSURE THAT ALL CIVIL WORKS, MATERIALS, INFRASTRUCTURE AND WORKMANSHIP COMPLY WITH PLANNING PERMIT XXXXX, THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC), AUSTRALIAN STANDARDS (AS), DEPARTMENT OF STATE GROWTH (DSG), INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) - TAS DIVISION, LOCAL GOVERNMENT ASSOCIATION TASMANIA (LGAT), WATER SERVICES ASSOCIATION OF AUSTRALIA (WSAA) AND ANY OTHER STATE / TERRITORY / LOCAL GOVERNMENT REGULATIONS.
B. ALL AUSTRALIAN STANDARDS REFERENCED IN THESE DRAWINGS ARE TO BE NOTED AS THE CURRENT VERSIONS.
C. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.
D. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE SPECIFICATION OR DRAWING NOTES.
E. ALL SET OUT DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.
F. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.
G. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURVEY LEVELS, WHICH ARE IN METRES.
H. THE CONTRACTOR IS TO ENSURE THAT ANY PROFESSIONALS, TRADESMEN OR SUPPLIERS ENGAGED THROUGHOUT THE DURATION OF THE CONTRACT ARE ACCREDITED AND QUALIFIED FOR THEIR DUTY OF WORK AND CARRY ALL NECESSARY PERMITS REQUIRED BY ANY STATUTORY AUTHORITY.
I. INSTALL ANY AND ALL PROPRIETARY ITEMS IN ACCORDANCE WITH SPECIFIC MANUFACTURERS REQUIREMENTS, SPECIFICATIONS AND RECOMMENDATIONS.

2 // NOTICE TO CONTRACTOR / TENDERER

A. THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL AND THE DEPARTMENT OF STATE GROWTH (DSG) STANDARDS FOR CIVIL WORKS. TENDERER IS TO ALLOW FOR THESE STANDARDS DURING PRICING.
B. CONSTRUCTION IS TO BE CARRIED OUT IN ACCORDANCE WITH THESE STANDARDS THROUGHOUT THE DURATION OF THE CONTRACT.
C. COPIES OF THESE STANDARDS ARE AVAILABLE UPON REQUEST FROM THE LOCAL COUNCIL AND DSG'S WEBSITE.

4 // SCOPE OF WORKS

A. THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION.
B. THE CONTRACTOR IS EXPECTED TO RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN THESE DOCUMENTS, IN CONJUNCTION WITH THE SUPERINTENDENT / PRINCIPAL.

5 // DISPOSAL OF EXCAVATED MATERIAL

A. DISPOSE OF EXCAVATED MATERIAL TO A LICENSED WASTE FACILITY OR APPROVED LAND FILL SITE.

EXISTING INFRASTRUCTURE

1 // LOCATION OF EXISTING INFRASTRUCTURE

A. LOCATE ALL EXISTING UNDERGROUND INFRASTRUCTURE PRIOR TO COMMENCING ANY SITE AND DEMOLITION WORKS WITH THE FOLLOWING METHODS:
A.1. THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING INFRASTRUCTURE NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME.
A.2. THE CONTRACTOR IS TO COMPLETE A 'BEFORE YOU DIG'.
A.3. THE CONTRACTOR IS TO REVIEW ALL SURVEY AND UNDERGROUND ASSET DATA.
A.4. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICES LOCATIONS FOR ALL UNDERGROUND INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO; COMMUNICATIONS, TASNETWORKS, TASGAS, TASWATER AND COUNCIL INFRASTRUCTURE (IE SEWER, STORMWATER, WATER ETC.) IN THE AREA OF NEW WORKS. CONFIRM LOCATIONS USING CABLE LOCATORS, POT HOLING, SUCTION TRUCK, HAND DIGGING AND UNDERGROUND CCTV CAMERA INSPECTIONS.
A.5. THE CONTRACTOR IS TO WALK SITE AND IDENTIFY ANY ASSETS THAT MAY HAVE BEEN MISSED AND REPORT TO SUPERINTENDENT.

2 // GENERAL

A. ANY CLASHES WITH DESIGNED INFRASTRUCTURE ON THE FOLLOWING DESIGN DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.
B. ALL EXISTING INFRASTRUCURE IS TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING INFRASTRUCTURE IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
C. TRENCHES WHERE SERVICES ARE REMOVED ARE TO BE FILLED WITH AN APPROVED COMPACTED MATERIAL AND TO ENGINEERS COMPACTION SPECIFICATIONS. MATCH AND MAKE GOOD SURFACES TO MATCH EXISTING SURROUNDINGS.

SAFETY IN DESIGN

1 // GENERAL

A. THE 'SAFETY IN DESIGN' RISK MITIGATION MEASURES FOR THIS PROJECT DO NOT ACCOUNT FOR ALL DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION ASSESSMENTS.
B. THEY DO NOT REDUCE OR LIMIT THE OBLIGATIONS OF THE CONTRACTOR, CONSTRUCTOR, USER, OPERATOR, MAINTAINER OR DEMOLISHER TO PERFORM THEIR OWN SAFETY IN DESIGN RISK ASSESSMENTS.
C. CONSTRUCTION AND INSTALLATION SAFE WORK METHOD STATEMENTS ARE TO BE REVIEWED BY A QUALIFIED PERSON TO ELIMINATE AND MINIMISE INSTALLATION RISKS.

DEMOLITION WORKS

1 // GENERAL

A. CONTRACTOR TO MAKE ALL NECESSARY ALLOWANCES FOR REQUIRED DEMOLITIONS, REMOVALS AND RELOCATIONS TO SUIT NEW WORKS.
B. ALL EXISTING INFRASTRUCTURE IS TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING INFRASTRUCTURE IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
C. CAP, TERMINATE AND REMOVE REDUNDANT DISUSED INFRASTRUCUTRE TO SATISFACTION OF ENGINEER, LOCAL AUTHORITIES AND IN ACCORDANCE WITH AS3500.
D. TRENCHES WHERE SERVICES ARE REMOVED ARE TO BE FILLED WITH AN APPROVED COMPACTED MATERIAL AND TO ENGINEERS COMPACTION SPECIFICATIONS. MATCH AND MAKE GOOD SURFACES TO MATCH EXISTING SURROUNDINGS.
E. CONTRACTOR TO ALLOW TO MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION WORKS TO SUPERINTENDENT / PRINCIPAL / LOCAL COUNCIL'S SATISFACTION.

EXISTING SURVEY

1 // EXISTING SURVEY DETAILS

A. THE FOLLOWING ARE THE SURVEY DETAILS USED AS A BASIS FOR THE DESIGN:

SURVEYOR:	
SURVEY REFERENCE NUMBER:	
SURVEY DATE:	
SITE LOCATION:	
COORDINATION SYSTEM:	
LEVEL DATUM:	
SERVICE MARKER:	

SITE SETOUT

1 // GENERAL

A. SETOUT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SURVEYOR.
B. THE CONTRACTOR IS TO ARRANGE AND PAY FOR A REGISTERED SURVEYOR TO SETOUT THE ROADS, CIVIL INFRASTRUCTURE AND ANY OTHER COMPONENT.
C. COLLECTIVE CONSULTING TAKE NO RESPONSIBILITY FOR THE SETOUT OF ROADS, CIVIL INFRASTRUCTURE AND ANY OTHER COMPONENT.
D. ALL SETOUT DIMENSIONS ON THESE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.
E. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.
F. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURVEY LEVELS, WHICH ARE IN METRES.

EARTHWORKS

1 // GENERAL

A. GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE SPECIFICATION, THE CURRENT EDITION OF THE SAA CODE FOR EARTHWORKS, AS3798, THE NCC, SAFE WORK AUSTRALIA CODE OF PRACTICE FOR EXCAVATION WORK, TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFEREED TO THEREIN.
B. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT VERSION OF AS3798 AND ANY OTHER REQUIRED CODES, STANDARDS AND REGULATIONS ON SITE.

2 // TESTING & INSPECTIONS

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENGAGING AND PAYING ALL COSTS FOR AN APPROVED CONSTRUCTION MATERIALS TESTING COMPANY TO CARRY OUT TESTING OF ALL EARTHWORKS INCLUDING, BUT NOT LIMITED TO:

TESTING TYPE:	TESTING REQUIREMENTS:
SUBGRADE	LEVEL 2 TESTING
BACKFILLING OF SERVICE TRENCHES	LEVEL 2 TESTING
FILLS	LEVEL 2 TESTING
PAVEMENTS	LEVEL 2 TESTING

CERTIFICATION OF THESE ELEMENTS ARE TO BE PROVIDED PRIOR TO PRACTICAL COMPLETION.

3 // AREAS OF CUT

A. STRIP EXISTING TOP SOIL, VEGETATION, HARD SURFACES AND OTHER MATERIAL TO SUBGRADE LEVEL.
B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 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

4 // AREAS OF FILL

A. STRIP EXISTING TOP SOIL, VEGETATION, HARD SURFACES AND OTHER MATERIAL TO SUBGRADE LEVEL.
B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 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.

5 // DISPOSAL OF EXCAVATED MATERIAL

A. DISPOSE OF EXCAVATED MATERIAL TO A LICENSED WASTE FACILITY OR APPROVED LAND FILL SITE.

SOIL AND WATER MANAGEMENT

1 // GENERAL

A. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM) AND DETAILS SUPPLIED IN THESE DESIGN DRAWINGS.
B. COMPLY WITH ALL REQUIREMENTS TO LIMIT STORMWATER RUNOFF FROM THE SITE DURING CONSTRUCTION.
C. IT IS STRONGLY RECOMMENDED THAT THE DEVELOPER RE-COVERS ANY DISTURBED AREAS WITH TOPSOIL AS QUICKLY AS POSSIBLE AFTER BULK EARTHWORKS ARE COMPLETED, TO PREVENT SOIL DISPERSION.

2 // SOIL EROSION CONTROL

A. CONTRACTOR TO ALLOW TO;
A.1. LIMIT DISTURBANCE WHEN EXCAVATING BY PRESERVING VEGETATED AREAS AS MUCH AS POSSIBLE
A.2. DIVERT UP-SLOPE WATER WHERE PRACTICAL
A.3. INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORMWATER SYSTEM
A.4. WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN TO STORMWATER SYSTEM OR NATURAL DRAINAGE LINES
A.5. PLACE STOCK PILES AWAY FROM ON-SITE DRAINAGE & UP-SLOPE FROM SEDIMENT FENCES
A.6. LEAVE AND MAINTAIN VEGETATED FOOTPATHS
A.7. STORE ALL HARD WASTE AND LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY AND WASHED INTO THE STORMWATER SYSTEMS
A.8. RESTRICT VEHICLE MOVEMENT TO A STABILISED ACCESS

3 // NRM GUIDELINES

A. CONTRACTOR TO COMPLETE ALL WORKS IN ACCORDANCE WITH NRM SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITE USING THE FOLLOWING 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 - STORMWATER 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 STORMWATER 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

SEWER INFRASTRUCTURE

1 // GENERAL

A. ALL SEWER INFRASTRUCTURE WORKS TO BE IN ACCORDANCE WITH THE WSAA SEWER CODE 02-2014-3.1 GRAVITY SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED (MRWA) VERSION 2.0 AND AS AMENDED BY THE TASWATER SUPPLEMENT.
B. TASWATER APPROVED PRODUCTS CAN BE FOUND AT THE FOLLOWING WEBSITE:
https://mrwa.com.au/Pages/Products.aspx
C. ANY DEPARTURE FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND TASWATER'S FIELD SERVICES OFFICER.

2 // TESTING

A. ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY TASWATER.
B. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.
C. ONCE DRAINAGE INFRASTRUCTURE HAS BEEN INSTALLED, CONTRACTORS SHALL CCTV ALL PIPES AND SUBMIT FOOTAGE TO SUPERVISING ENGINEER PRIOR TO SENDING TO TASWATER FOR APPROVAL.

3 // SEWER MAIN CONNECTIONS

A. ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASWATER SEWER INFRASTRUCTURE INCLUDING, BUT NOT LIMITED TO SEWER MAINS AND MANHOLES, ARE TO BE COMPLETED BY TASWATER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST.
B. INSTALL PROPERTY SEWER CONNECTIONS (STANDARD OR SLOPED) WITH A SURFACE INSPECTION OPENING (IO) NOM. 1.0m WITHIN EACH NEW LOT IN ACCORDANCE WITH SECTION 5 OF WSAA SEWER CODE 02-2014-3.1 GRAVITY SEWERAGE CODE OF AUSTRALIA (MRWA) VERSION 2.0.

4 // MANHOLES (MH)

A. MANHOLES ARE TO BE Ø1050 ID (U.N.O.) PRECAST CONCRETE, INSTALLED IN ACCORDANCE WITH WSAA STANDARDS.
B. CONSTRUCTION AND INSTALLATION OF ALL MANHOLES AND MANHOLE COVERS TO BE IN ACCORDANCE WITH THE WSAA SEWER CODE 02-2014-3.1 GRAVITY SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED (MRWA) VERSION 2.0 AND AS AMENDED BY THE TASWATER SUPPLEMENT.
C. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS (U.N.O).
D. ALL MANHOLES IN NON-TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS (U.N.O.).
E. BENCHING TO BE FULL DEPTH OF PIPE DIA. AS PER DETAILS IN WSAA SEWER CODE 02-2014-3.1 GRAVITY SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED (MRWA) VERSION 2.0 AND AS AMENDED BY THE TASWATER SUPPLEMENT.

5 // TRENCHING AND BACKFILLING

A. ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THESE DRAWINGS AND TASWATER STANDARDS, INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.
B. CEMENT STABILISED EMBEDMENT:
FOR SEWER MAINS, INA CCORDANCE WITH MRWA SEWERAGE STANDARDS DRAWING RWA-S AND AS AMENDED BY THE TASWATER SUPPLEMENT.

6 // INSPECTIONS

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT - LIAISE WITH TASWATER.
B. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:

REQUIRED SITE INSPECTIONS:
PIPEWORK BEDDING
INSTALLED PIPE PRIOR TO BACKFILLING
BACKFILLING

C. THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF ANY ADDITIONAL INSPECTIONS REQUIRED BY TASWATER TO ACHIEVE PRACTICAL COMPLETION AND NOTIFY COLLECTIVE CONSULTING.
D. COLLECTIVE CONSULTING REQUIRE MIN. 48 HOURS NOTICE PRIOR TO ALL REQUIRED INSPECTIONS.

7 // AS CONSTRUCTED DRAWINGS

A. THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY TASWATER.
B. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR.
C. COLLECTIVE CONSULTING CAN PROVIDE THIS SERVICE, AT AN ADDITIONAL FEE. THIS HAS NOT BEEN ALLOWED FOR AS PART OF THESE WORKS / CONTRACT.

8 // REDUNDANT PIPEWORK

A. FILL ALL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPa), U.N.O.

STORMWATER INFRASTRUCTURE

1 // GENERAL

A. ALL STORMWATER INFRASTRUCTURE WORKS TO BE IN ACCORDANCE WITH THE LOCAL COUNCIL AND DSG STANDARDS AND REGULATIONS.
B. ALL STORMWATER PLUMBING INFRASTRUCTURE AND DRAINAGE TO COMPLY WITH AS3500.3.
C. ANY DEPARTURE FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND LOCAL COUNCIL'S WORKS SUPERVISOR / INSPECTOR.

2 // TESTING

A. ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES WHO HAVE JURISDICTION OVER THE VARIOUS SERVICES.
B. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.
C. ONCE DRAINAGE INFRASTRUCTURE HAS BEEN INSTALLED, CONTRACTORS SHALL CCTV ALL PIPES AND SUBMIT FOOTAGE TO LOCAL COUNCIL FOR APPROVAL.

3 // MANHOLES (MH)

A. MANHOLES ARE TO BE Ø1050 ID (U.N.O.) PRECAST CONCRETE, INSTALLED IN ACCORDANCE WITH WSAA STANDARDS.
B. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS (U.N.O).
C. ALL MANHOLES IN NON-TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS (U.N.O.).
D. ALL MANHOLES ARE TO HAVE A 5m LENGTH OF Ø75mm MIN. AGRICULTURAL DRAIN CONNECTED TO MANHOLE AND LAID IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPEWORK.

4 // TRENCHING AND BACKFILLING

A. ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THESE DRAWINGS AND LOCAL COUNCIL STANDARDS, INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.

6 // INSPECTIONS

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT - LIAISE WITH LOCAL COUNCIL.
B. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:

REQUIRED SITE INSPECTIONS:
PIPEWORK BEDDING
INSTALLED PIPE PRIOR TO BACKFILLING
BACKFILLING

C. THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF ANY ADDITIONAL INSPECTIONS REQUIRED BY THE LOCAL COUNCIL TO ACHIEVE PRACTICAL COMPLETION AND NOTIFY COLLECTIVE CONSULTING.
D. COLLECTIVE CONSULTING REQUIRE MIN. 48 HOURS NOTICE PRIOR TO ALL REQUIRED INSPECTIONS.

7 // AS CONSTRUCTED DRAWINGS

A. THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL.
B. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR.
C. COLLECTIVE CONSULTING CAN PROVIDE THIS SERVICE, AT AN ADDITIONAL FEE. THIS HAS NOT BEEN ALLOWED FOR AS PART OF THESE WORKS / CONTRACT.

8 // REDUNDANT PIPEWORK

A. FILL ALL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPA), U.N.O

INFRASTRUCTURE IN EMBANKMENT FILL

1 // GENERAL

A. WHERE THE LOCATION OF SEWER OR STORMWATER INFRASTRUCTURE REQUIRING FILL OR CONSTRUCTION IN AN EMBANKMENT, ALONG THE ROUTE SHOWN IN THE DESIGN DRAWINGS, PROCEED AS FOLLOWS;
A.1. PREPARE THE FOUNDATION FOR THE FILL BY CLEANING AWAY ALL DEBRIS, VEGETATION, ORGANIC MATERIAL AND TOPSOIL FOR THE FULL WIDTH OF THE FILL AREA.
A.2. COMPACT THE CLEARED SOIL SURFACE TO NOT LESS THAN 95% OF IT'S STANDARD MAXIMUM DRY DENSITY (AS3798).
A.3. PLACE THE FILL IN LAYERS NOT EXCEEDING 200MM THICKNESS AND COMPACT EACH LAYER TO NOT LESS THAN 95% OF IT'S STANDARD MAXIMUM DRY DENSITY (AS3798).
A.4. BRING THE COMPACTED FILL LEVEL UP TO A HEIGHT OF AT LEAST 300MM ABOVE THE DESIGN LEVEL OF THE TOP OF THE PIPE.
A.5. PLACE THE REMAINDER OF THE FILL IN LAYERS NOT EXCEEDING 300MM THICKNESS AND COMPACT EACH LAYER TO NOT LESS THAN 95% OF IT'S STANDARD MAXIMUM DRY DENSITY (AS3798).
B. NOTE THAT ALL EARTHWORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS3798.

WATER RETICULATION INFRASTRUCTURE

1 // GENERAL

A. ALL WATER INFRASTRUCTURE WORKS TO BE IN ACCORDANCE WITH THE FOLLOWING:
A.1. WSAA WATER SUPPLY CODE 03-2011-3.1 WATER SUPPLY CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED (MRWA) VERSION 2.0 AND AS AMENDED BY THE TASWATER SUPPLEMENT.
A.2. TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES.
A.3. WATER METERING POLICY / METERING GUIDELINES.
A.4. TASWATER'S STANDARD DRAWINGS TWS-W-0003 SERIES - FOR PROPERTY SERVICE CONNECTIONS - CAGE FOR WATER METER ASSEMBLY.
A.5. BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1.
B. ANY DEPARTURE FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND TASWATER'S FIELD SERVICES OFFICER.

2 // TESTING

A. ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES WHO HAVE JURISDICTION OVER THE VARIOUS SERVICES.
B. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.

3 // FIRE HYDRANTS (FH)

A. INSTALLATION, COMMISSIONING AND TESTING OF FIRE HYDRANTS TO BE IN ACCRORDANCE WITH AS2419.
B. 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

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

5 // TRENCHING AND BACKFILLING

A. ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THESE DRAWINGS AND TASWATER STANDARDS, INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.
B. CEMENT STABILISED EMBEDMENT:
B.1. 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.
B.2. 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...'
B.3. FOR PIPES AT GRADE GREATER THAN 10% MRWA-W-208 REV 3 REMAINS VALID.
B.4. 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%'.
B.5. 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

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT - LIAISE WITH LOCAL COUNCIL.
B. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:

REQUIRED SITE INSPECTIONS:
PIPEWORK BEDDING
INSTALLED PIPE PRIOR TO BACKFILLING
BACKFILLING

C. THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF ANY ADDITIONAL INSPECTIONS REQUIRED BY TASWATER TO ACHIEVE PRACTICAL COMPLETION AND NOTIFY COLLECTIVE CONSULTING.
D. COLLECTIVE CONSULTING REQUIRE MIN. 48 HOURS NOTICE PRIOR TO ALL REQUIRED INSPECTIONS.

7 // PIPE CLEANING - 'DISINFECTION'

A. THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORITE (OR SIMILAR), AS DIRECTED BY THE LOCAL AUTHORITY.

8 // AS CONSTRUCTED DRAWINGS

A. THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY TASWATER.
B. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR.
C. COLLECTIVE CONSULTING CAN PROVIDE THIS SERVICE, AT AN ADDITIONAL FEE. THIS HAS NOT BEEN ALLOWED FOR AS PART OF THESE WORKS / CONTRACT.

9 // PROPERTY WATER CONNECTIONS

A. ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110, MRWA-W-111 AND TASWATER TW-W-0002 SERIES STANDARD DRAWINGS.
A. UNLESS NOTED OTHERWISE, PROPERTY WATER CONNECTIONS SHALL BE DN25 (Ø20 ID) HDPE (PE100) SDR 11 PN16 PIPES. WHERE INSTALLED UNDER ROADS, PIPES SHALL BE SLEEVED IN DN100 SN4 PIPES, FITTED WITH TRACE AND TIGHT FITTING RUBBER WRAPS AT 2M MAX. CENTRES TO PREVENT WATER HAMMER.

10 // WATER MAINS CONNECTIONS

A. ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASWATER WATER INFRASTRUCTURE ARE TO BE COMPLETED BY TASWATER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST.

11 // MINIMUM COVER

A. MINIMUM COVER FOR WATER LINES ARE TO BE:

CONDITIONS / POSITION:	MINIMUM COVER:
UNDER ROADWAYS AND VEHICLE CROSSOVERS (EXCLUDING MAJOR ROADWAYS)	750mm
RESIDENTIAL LAND	450mm
NON-RESIDENTIAL LAND	600mm

12 // TASWATER APPLICATIONS AND SIGN-OFF

A. THE CONTRACTOR IS RESPONSIBLE FOR LODGING ALL FURTHER APPLICATIONS FOR THE CONNECTION OR DISCONNECTION OF ANY LIVE TAPPINGS, PROPERTY CONNECTIONS, ETC.
B. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL FINAL SIGN OFF BY TASWATER.

TRENCHING

1 // COMMON TRENCHING

A. WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED INFRASTRUCTURE SERVICE LINES;
1. HORIZONTALLY:
- 300mm MIN. ALONG A LENGTH GREATER THAN 2 METRES.
- 500mm MIN. FROM ANY SERVICE LINE / MAIN GREATER THAN Ø200mm.
- 150mm MIN. ALONG A LENGTH LESS THAN 2 METRES.
2. VERTICALLY:
- 300mm MIN. FROM ANY SERVICE LINE / MAIN GREATER THAN Ø200mm.
- 150mm MIN. OTHERWISE.

B. ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPPOSITE SIDE OF THE STREET.
C. WHERE THIS IS NOT POSSIBLE, A 400mm MIN. DISTANCE MUST BE OBSERVED, OF WHICH 300mm SHOULD BE IN NATURAL UNDISTURBED MATERIAL.

2 // TASNETWORKS TRENCHING

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

3 // COMMUNICATIONS TRENCHING

A. THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF COMMUNICATIONS CABLES.
B. THE CONTRACTOR IS TO LIAISE WITH THE COMMUNICATIONS AUTHORITY FOR THE EXTENT OF CABLE TRENCHING, CONDUITS, PITS, ETC.

CONTRACTOR SPECIFIC WORKS - PLUMBING

1 // GENERAL

A. DUE TO THE AGE OF BUILDING AND THE REQUIREMENTS FOR NEW BUILDING WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC), AUSTRALIAN STANDARDS (AS), DEPARTMENT OF STATE GROWTH (DSG), INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) - TAS DIVISION, LOCAL GOVERNMENT ASSOCIATION TASMANIA (LGAT), WATER SERVICES ASSOCIATION OF AUSTRALIA (WSAA) TASMANIA FIRE SERVICE REQUIREMENTS AND ANY OTHER STATE / TERRITORY / LOCAL GOVERNMENT REGULATIONS, CONTRACTORS ARE TO COMPLETE ALL NECESSARY CHECKS AND ASSESSMENTS LISTED BELOW TO ENSURE THE BUILDING WORKS ARE READY FOR CERTIFICATE OF OCCUPANCY & CERTIFICATE OF COMPLETION.
B. ON-SITE TESTING IS TO BE CARRIED OUT DURING ESTABLISHMENT AND PRIOR TO COMMENCEMENT OF NEW WORKS. PROVIDE LATENT CONDITIONS REPORT TO ENGINEER FOR PRICING. THIS REPORT IS TO IDENTIFY INFRASTRUCTURE UPGRADE WORKS AT THE FRONT END OF THE PROJECT.
C. NO VARIATION WILL BE PAID FOR LATENT PLUMBING CONDITIONS THAT HAVE NOT BEEN IDENTIFIED DURING THE ON-SITE TESTING & LATENT CONDITIONS REPORT.
D. THESE WORKS ARE TO BE INCLUDED IN CONTRACTORS TENDER AS AGREED WITH SUPERINTENDENT.
E. LOCATE EXISTING INFRASTRUCTURE USING CABLE LOCATORS, POT HOLING, SUCTION TRUCK, HAND DIGGING AND UNDERGROUND CCTV CAMERA INSPECTIONS.

2 // COMPLIANCE WORKS

A. CONTRACTORS ARE TO COMPLETE THE FOLLOWING WORK:
A.1. FLOW TEST ALL EXTERNAL & INTERNAL FIRE HYDRANTS FOR COMPLIANCE WITH AS 2419.1. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
A.2. FLOW TEST ALL FIRE HOSE REELS FOR COMPLIANCE WITH AS1851.9. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
A.3. UPGRADE FIRE HOSE REEL & HYDRANTS TO ACHIEVE COMPLIANCE WITH CURRENT STANDARDS TO ALLOW ISSUE OF CERTIFICATE OF OCCUPANCY & COMPLETION.
A.4. PRESSURE TEST & DIE TEST EXISTING SEWER SYSTEM PRIOR TO COMMENCING WORKS & CHECK FOR LEAKS OR DEFECTS. MAKE GOOD DEFECTIVE AREAS & PROVIDE CERTIFIED RESULTS TO ENGINEER FOR APPROVAL AS PART OF LATENT CONDITIONS REPORT PREPARED AT FRONT END OF PROJECT. RE-TEST AFTER COMPLETION OF WORKS & PROVIDE RESULTS PRIOR TO HAND OVER.

CIVIL WORKS

1 // GENERAL

A. THE CONTRACTOR SHALL ENSURE THAT ALL CIVIL WORKS, MATERIALS AND WORKMANSHIP COMPLY WITH PLANNING AND BUILDING PERMITS, THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC), AUSTRALIAN STANDARDS (AS), DEPARTMENT OF STATE GROWTH (DSG), INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) - TAS DIVISION, LOCAL GOVERNMENT ASSOCIATION TASMANIA (LGAT), AND ANY OTHER STATE / TERRITORY / LOCAL GOVERNMENT REGULATIONS.
B. ANY DEPARTURE FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND THE WORKS SUPERVISOR / INSPECTOR.

2 // INSPECTIONS

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT.
B. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:

REQUIRED SITE INSPECTIONS:
SUBGRADE PREPARATION
SUBBASE FOR ROADS, CARPARKS AND KERBS
FINAL TRIM PRIOR TO PLACING KERBS
FINAL TRIM PRIOR TO SEALING

C. THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF ANY ADDITIONAL INSPECTIONS REQUIRED BY THE LOCAL COUNCIL TO ACHIEVE PRACTICAL COMPLETION AND NOTIFY COLLECTIVE CONSULTING.
D. COLLECTIVE CONSULTING REQUIRE MIN. 48 HOURS NOTICE PRIOR TO ALL REQUIRED INSPECTIONS.

3 // TESTING

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENGAGING AND PAYING ALL COSTS FOR AN APPROVED CONSTRUCTION MATERIALS TESTING COMPANY TO CARRY OUT TESTING IN ACCORDANCE WITH DSG SPEC. SECTION 173 - EXAMINATION AND TESTING OF MATERIALS AND WORK (ROADWORKS).

4 // HOTMIX ASPHALT

A. ALL HOTMIX ASPHALT IS TO BE BLACK IN COLOUR (U.N.O.) AND IS TO BE PLACED IN ACCORDANCE WITH AND MEET THE REQUIREMENTS OF DSG SPEC. SECTION 407 - HOTMIX ASPHALT.

5 // KERBS AND CHANNELS

A. ALL KERBS AND CHANNELS AND ACCESS RAMPS SHOWN ON THE DRAWINGS ARE TO BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-R14-v3 TO TSD-R18-v3.

6 // FOOTPATHS

A. CONSTRUCT FOOTPATHS (INCLUDING EXPANSION JOINTS, CONTROL JOINTS, WEAKENED PLANE JOINTS, ETC.) IN ACCORDANCE WITH LGAT STANDARD DRAWING TSD-R11-v3.

7 // LANDSCAPE / STREET FURNITURE

A. LANDSCAPE AND STREET FURNITURE DESIGN AND DETAILING BY OTHERS.

8 // ROAD RESERVE WORKS

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

SIGNAGE AND LINE MARKING

1 // GENERAL

A. LINE MARKING AND SIGNAGE SHOWN ON THE DESIGN PLANS ARE FOR INFORMATION ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
B. CONTRACTOR TO INSTALL ALL SIGNAGE AND LINE MARKING AS PER THE ARCHITECTURAL PLANS.
C. CAR PARKING SPACE/S AND LINE MARKING TO BE IN ACCORDANCE WITH AS2890.
D. ACCESS CAR PARKING SPACE/S, SIGNAGE. SHARED AREA, BOLLARD AND LINE MARKING TO BE IN ACCORDANCE AS2890.6.
E. ALL LINE MARKING TO BE WITH THERMOPLASTIC U.N.O.
F. ALL LINE MARKING TO BE INSTALLED BY A SUITABLY QUALIFIED CONTRACTOR APPROVED BY DSG.
G. ALL SIGN WORKS AND INSTALLATION TO BE IN ACCORDANCE WITH CURRENT VERSION OF 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD) & AUSTROADS FOR SIGNAGE DETAILS.

THESE DRAWINGS ARE TO BE PRINTED AND READ IN COLOUR.
A FULL SIZED PRINTED COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS AND SUB-CONSULTANTS COMPLETING THE WORKS.

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B	REVISED DEVELOPMENT APPLICATION	SCP	20-04-26
A	DEVELOPMENT APPLICATION	SCP	13-02-26

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AWC - HOMES TASMANIA

PROJECT DETAILS:
SUBDIVISION DEVELOPMENT
WILLIAM STREET, BRIGHTON

DRAWING TITLE:
CIVIL NOTES

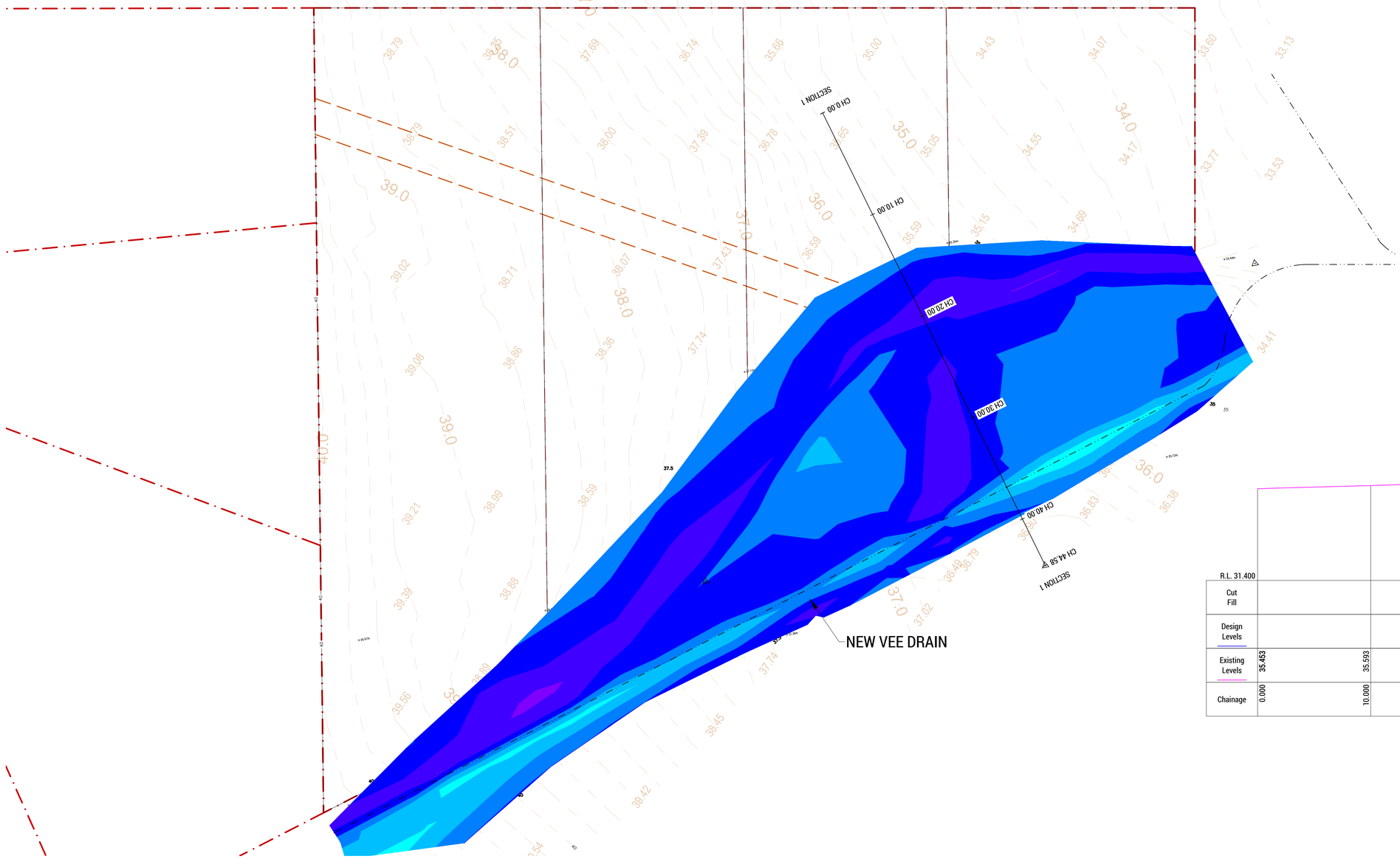
DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:	SCALE @ A1:	PROJECT No:	DRAWING No:	REVISION:
JTA	-	SCP	-		-	256034	C001	B

TRUE NORTH

PROJECT NORTH

LEVELS TABLE

NO.	FROM DEPTH	TO DEPTH	COLOUR	VOLUME
1	-0.750	-0.500		1.13m³
2	-0.500	-0.250		20.39m³
3	-0.250	0.000		89.82m³
4	0.000	0.250		123.97m³
5	0.250	0.500		22.54m³
6	0.500	0.750		0.08m³



LONGITUDINAL SECTION
Scales: H 1:200 V 1:100

SECTION 1

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A	REVISED DEVELOPMENT APPLICATION	SCP	20-04-26

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DRAWING TITLE:
BULK EARTHWORKS PLAN

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-	-	-	-	

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-	256034	C302	A

TRUE NORTH

PROJECT NORTH

NEW KC KERB.
ALIGNEMNT TO MATCH EXTG.

NEW KC KERB.
ALIGNEMNT TO MATCH EXTG.

NEW ROAD WIDENING AND FILLET
AS REQUIRED TO SUIT NEW KERB

12459

5500

5500

5500

5500

NEW DRIVEWAY CROSSOVER
IN ACCORDANCE WITH TASMANIAN
STANDARD DRAWING TSD-R09-v3, TYP.

LOT 1
1321 m²

LOT 2
1012 m²

LOT 3
847 m²

LOT 4
807 m²

NEW ALIGNMENT OF LOW POINT OF VALLEY

EXCAVATE AND RELOCATE FILL MATERIAL
DUMPED DURING CONSTRUCTION OF MIDLANDS HIGHWAY
AND REFORM VALLEY ALONG SOUTHERN BOUNDARY

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B	REVISED DEVELOPMENT APPLICATION	SCP	20-04-26
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WILLIAM STREET, BRIGHTON

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CIVIL WORKS PLAN

DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:
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1:200	256034	C401	C

TRUE NORTH

PROJECT NORTH

ADJUST EXTG. SIDE ENTRY PIT TO SUIT NEW KERB ALIGNMENT

2 x NEW D25mm DIA. PROPERTY CONNECTIONS
LAY CONNECTIONS IN SINGLE CONDUIT FOR ROAD CROSSING

2 x NEW D20mm DIA. PROPERTY CONNECTIONS.
LAY CONNECTIONS IN SINGLE CONDUIT FOR ROAD CROSSING

INV: 36.00

SW-300

SW-300

INV: 32.40

eINV: 38.10

eINV: 32.60

SW-300

LOCALLY SHAPE FINISHED SURFACE AROUND HEADWALL
TO ENSURE MINIMUM COVER IS MET OVER PIPE

INV: 32.00

NEW ID 25mm DOMESTIC ASSEMBLY WITH ID 20mm WATER METER IN
ACCORDANCE WITH TWS-W-0002 SHEET 6.

NEW DN150 STORMWATER LOT CONNECTION IN
ACCORDNCE WITH TASMANIAN STANDARD DRAWING
TSD-SW25-v3, TYP.

NEW DN100 SEWER LOT CONNECTION
IN ACCORDANCE WITH MRWA 300 SERIES, TYP.

NEW ID 20mm DOMESTIC ASSEMBLY WITH ID 20mm WATER METER IN
ACCORDANCE WITH TWS-W-0002 SHEET 6.

VD - 1

LOCALLY SHAPE FINISHED SURFACE TRANSITION FROM
VD1-VD2

VD - 1

VD - 2

EXISTING 2 X 375mm RCP UNDERNEATH RAIL
INFRASTRUCTURE, LOCATION INDICATIVE ONLY

NEW DRAIN ALIGNMENT

VD - 1

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DRAWING TITLE:
INFRASTRUCTURE PLAN

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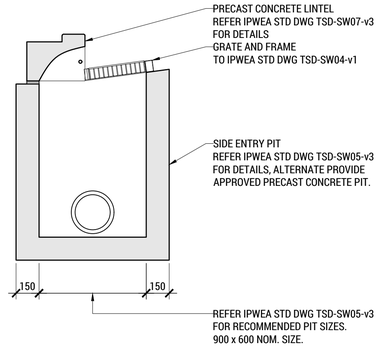
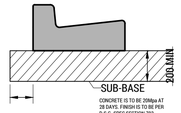


SIDE ENTRY PIT 'TYPE 1' - SEP

SCALE 1:20

REFER IPWEA STANDARD DRAWINGS FOR ADDITIONAL SIDE ENTRY PIT DETAILS

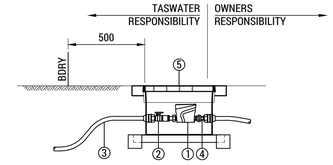


CONCRETE 15 TO BE 20MPa AT 28 DAYS. FINISH 15 TO BE PER D.S.G. SPEC SECTION 703.

KERB AND CHANNEL 'KC' (TYP.)

SCALE 1:10

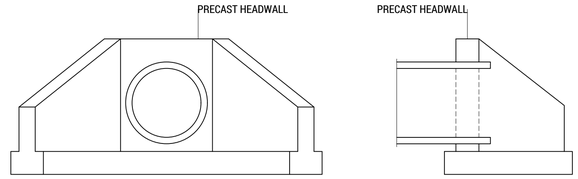
REFER IPWEA STD DWG TSD-R14-v3 FOR APPROVED KERB & CHANNEL PROFILES & DIMENSIONS



EQUIPMENT SCHEDULE (PER UNIT)	
ITEM	**DESCRIPTION**
1	SENSUS' WATER METER WITH DUAL CHECK VALVE - SUPPLIED BY TASWATER
2	20mm BALL VALVE - W/MRK LOCKABLE QUARTER TURN BRASS DZR, RESILIENT SEATED WITH EXTENDABLE NUT AND TAIL - SUPPLIED BY TASWATER
3	20mm PIPE AND FITTINGS (PN. 16 MINIMUM) - REFER SCHEDULE
4	20mm BRASS NUT & TAIL - SUPPLIED BY TASWATER
5	METER BOX - REFER TASWATER STD DWG TWS-W-0002 SH05 FOR METER BOXES IN NON-TRAFFICABLE (CLASS A) / FOOTPATH AND PAVED AREAS (CLASS B) & TRAFFICABLE AREAS

D01 - **20mm LOW HAZARD BELOW GROUND METER DETAIL**

SCALE 1:20

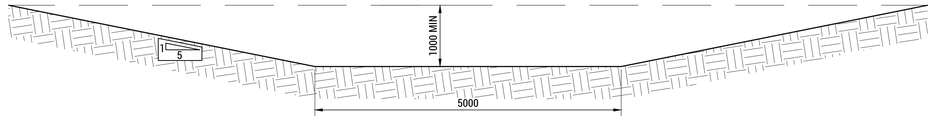


TYPICAL HEADWALL

SCALE 1:20

VD1 - DRAIN DETAIL

SCALE 1:20



VD2 - DRAIN DETAIL

SCALE 1:50

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C	**REVISED DEVELOPMENT APPLICATION**	**SCP**	**18-05-26**
B	**REVISED DEVELOPMENT APPLICATION**	**SCP**	**20-04-26**
A	**DEVELOPMENT APPLICATION**	**SCP**	**13-02-26**

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PROJECT DETAILS:
SUBDIVISION DEVELOPMENT
WILLIAM STREET, BRIGHTON

DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:
JTA	-	SCP	-	

DRAWING TITLE:
CIVIL SECTIONS & DETAILS - SHEET 1

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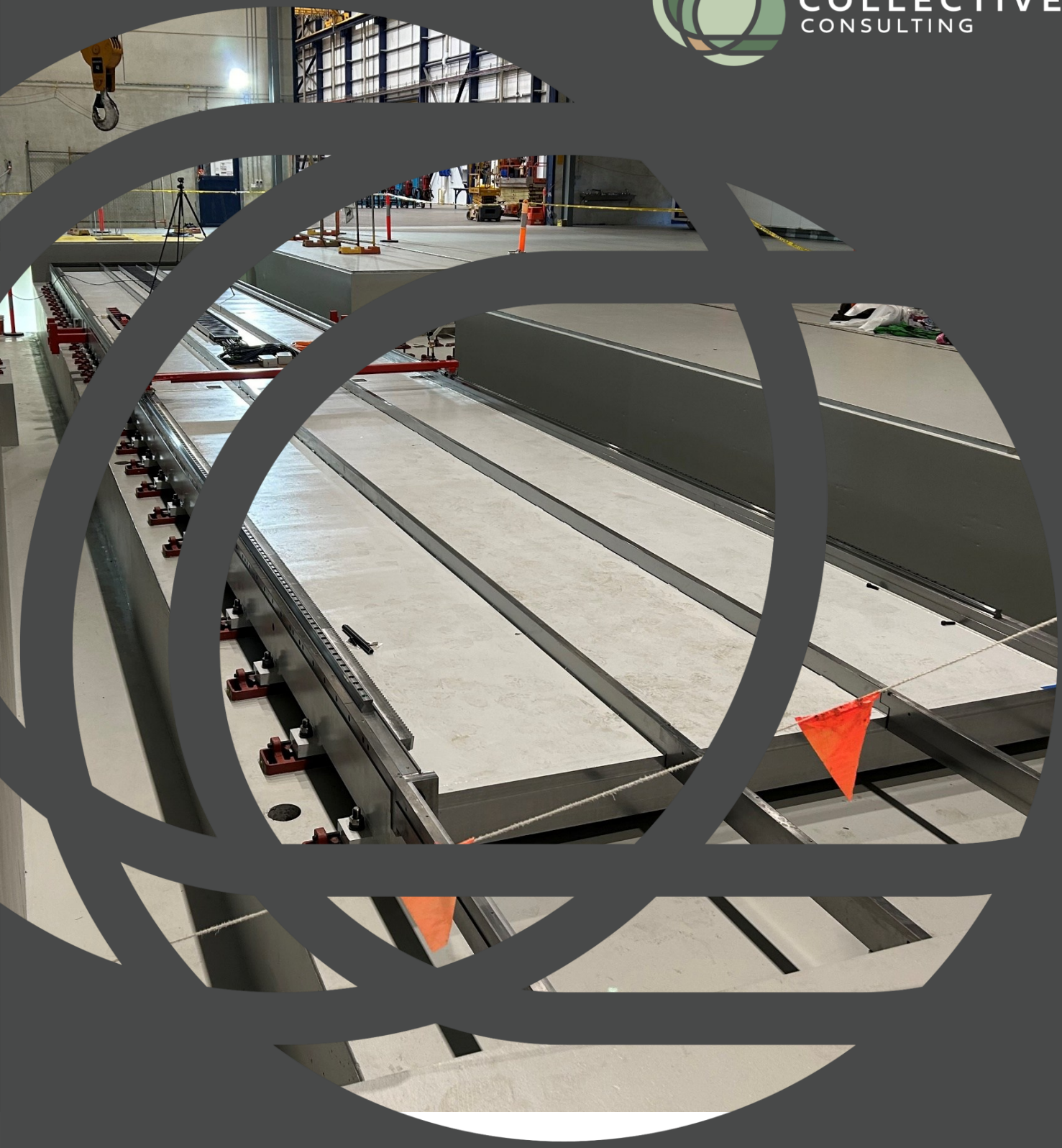

INFRASTRUCTURE REPORT

FEBRUARY 2026

PREPARED FOR

AWC CONSTRUCTIONS – WILLIAM STREET, BRIGHTON

DOCUMENT TRANSMITTAL

RECORD OF ISSUE

Issue	Reason	Version	Date	Prepared By	Approved By
01	Development Application	01	18/02/2026	JTA	JTA
02	Revised Development Application	02	20/04/2026	JTA	JTA
03	Response to Council RFI	03	18/05/2026	SCP	JTA
04	Response to Council RFI	04	17/06/2026	SCP	JTA

RECORD OF ISSUE

Company	Name & Address	Contact	Copies
AWC Constructions	Brendan Moore 2 Whitestone Drive Austins Ferry TAS 7011	Ph: 0428 969 532 E: brendan.moore@awctas.com.au	1

1. INTRODUCTION

This infrastructure services report has been prepared to provide supplementary information to the planning authority for the purpose of assessing and approving the planned development.

The proposal is for a 4 lot residential subdivision at Lot 1 William Street, Brighton (CT: 188954/1).

Figure 1 – Location Plan

This report details the demand for water and sewer infrastructure services, as well as stormwater management for the development.

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2. WATER INFRASTRUCTURE

2.1. Water Introduction

This report should be read in conjunction with the development application drawings prepared by Collective Consulting, project number 256034 (Appendix A).

The existing lot is currently un-serviced however there is a 100mm cement lined cast iron main that runs along the northern side of William Street.

There are 2 fire plugs connected to the 100mm water main in the vicinity of the development, one near the intersection of Munday Street and one outside 102 William Street

2.2. Demand / Sizing

TasWater's supplement to Water Supply Code of Australia (WSA-03) specifies two methods to determine the required flow rate of a development depending on the number of equivalent tenements.

For developments under 100 ET, the probable simultaneous Demand (PSD) method, outlined in AS3500.1 Plumbing and Drainage – Part 1: Water Services, should be used.

Appendix A of TasWater's supplement to WSA-03 provides equivalent tenements (ET) for various residential, commercial and industrial developments. The supplement states 1 ET per lot for residential lots. This development has 4 lots.

The probable simultaneous flow rate for varying ET's (or dwellings) can be found in Table 3.2.3 of AS3500.1. For developments of 4 ET, a minimum flow rate of 1.03 L/s should be used. A residual pressure of 350kPa is required at the connection.

The existing fire plugs can service the proposed development.

2.3. Sizing

Given each lot will be a standard residential lot under 1500m^2, a 20mm water connection and water meter for each lot serviced off the 100mm main in William Street would be sufficient for this development, however based on the sizes of Lots 1 and 2, further development is possible and as such, 25mm water connections and water meters have been proposed for these lots.

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3. SEWER INFRASTRUCTURE

3.1. Sewer Introduction

This report should be read in conjunction with the development application drawings prepared by Collective Consulting, project number 2 56034 (Appendix A).

The existing lot is not serviced by TasWater's infrastructure. An existing DN150 uPVC sewer main runs along the southern boundary of William Street which can service this development. There is also a DN300 trunk main running down William Street, however this asset will not be utilised for this development.

3.2. Demand

Water Services Association of Australia – Sewerage Code of Australia (WSA 02) specifies the method to determine the average flow and peak flow of a development.

- The average dry weather flow (ADWF) = 0.0021 x EP and
- Peak dry weather flow (PDWF) = d x ADWF
- EP = Equivalent population = ET x 3.5

Appendix A of TasWater's supplement to WSA-03 provides equivalent tenements (ET) for various residential, commercial and industrial developments. The supplement states 1ET's per lot for residential lots. This development has 4lots.

Based on ET of 4,

- EP = 3.5 x 4 = 14
- ADWF = 0.0021 x 14 = 0.029 L/s

From Appendix C of WSA 02

- d = 0.01(log A)4 – 0.19(log A)3 + 1.4(log A)2 – 4.66log A + 7.57, where A is the land area.
- A = 3,987m^2
- d = 9.66
- PDWF = 9.66 x 0.029 = 0.28 L/s

3.3. Sizing

For sewer lines on gradients of 1.67% or steeper, the maximum ET for a DN150 is 275. Thus, a DN150 sewer pipe is sufficient to service this development.

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4. STORMWATER MANAGEMENT

4.1. Stormwater Introduction

This report should be read in conjunction with the Development Application drawings prepared by Collective Consulting project number, 256034 (Appendix A).

The stormwater drainage system on the development application documents in Appendix A, has been prepared with reference to the State Stormwater Strategy and the Tasmanian Planning Scheme – Brighton. The purpose of this report is to supplement the aforementioned documents to show compliance with the council and state policies and to ensure that the councils' downstream infrastructure and adjacent properties will not be negatively affected by the development.

4.1.1. Design Storm Events and Climate Effects

- Major Design Storm Event, 1% AEP
- Minor Design Storm Event, 5% AEP
- Climate Change Allowance as per AR&R scenario SSP 3-7.0 for the year 2100 equating to a maximum 66% increase in rainfall.

4.1.2. Stormwater Quality Targets

This development does not meet any of the exemptions stated within the Stormwater Strategy. As such the following Stormwater Quality Targets are allowed for: -

- 90% reduction in the average annual load of litter/gross pollutants based on typical urban stormwater concentrations; AND
- 80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations; AND
- 45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations; AND
- 45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.

4.2. Pre-development Hydrology

The existing property is a 3,987m^2 grassland site on the edge of a suburban area. The site in its predevelopment state consists of grasslands, shrubs and trees. The existing topography has a time of concentration of approximately 10 minutes. The existing lot has an overland flow path to the north-east towards the rail corridor.

The subdivision sits within a wider catchment area which discharges through twin DN375 concrete culverts under the rail line to the east of the development. This area is divided into two sub-catchments (see image 1 below).

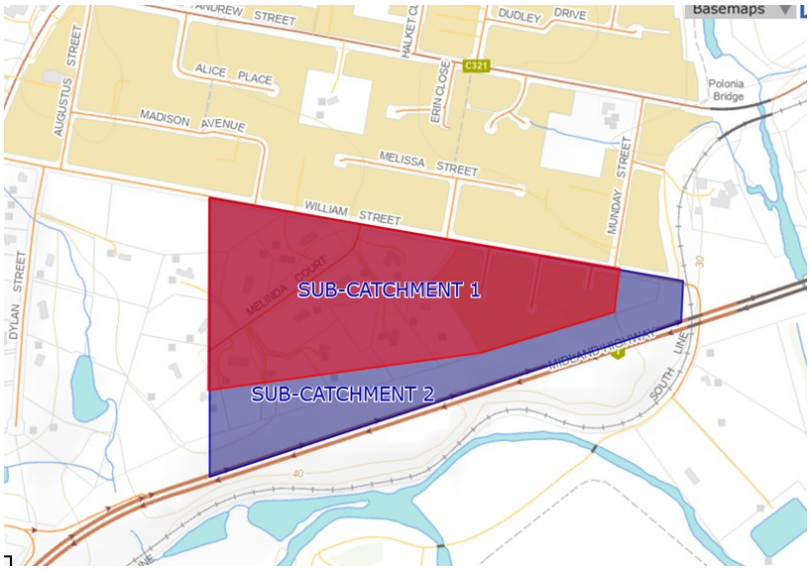

Image 1: Sub-catchments analysed in DRAINS model

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Sub-catchment 1 comprises mostly of developed land where runoff is concentrated in an underground pipe network. This runoff is mostly directed away from the twin DN375 concrete culverts via the underground network to the north of the site, however more extreme events cause overflow from William Street to continue on to the twin DN375 concrete culverts.

Sub-catchment 2 comprises of the existing green field site and an area to the north of the midland highway. The runoff in this area concentrates in an open drain / valley which currently flows through the development site and on to the twin DN375 concrete culverts. This open drain / valley has been created as a result of excess spoil from the construction of the Brighton Bypass (Midlands Highway). As part of this development the design team is liaising with State Growth to reshape the 'shoulders' of the Midlands Highway so that all of the fill is within the Midlands Highway road reserve. This 'reshaping' will allow the construction of an open drain within the road reserve to ensure the overland flows currently running through the site (majority of which comes from the Midlands Highway) is contained within the road reserve.

The 1% AEP overland flow and discharge through the rail corridor in the pre-developed state for the critical storm event (45 minute) is 0.983L/s. The twin culverts are at capacity and transfer 461Ls/ of the flow under the rial line and 520L/s overtop the rail line, the remainder is dammed behind the rail line.

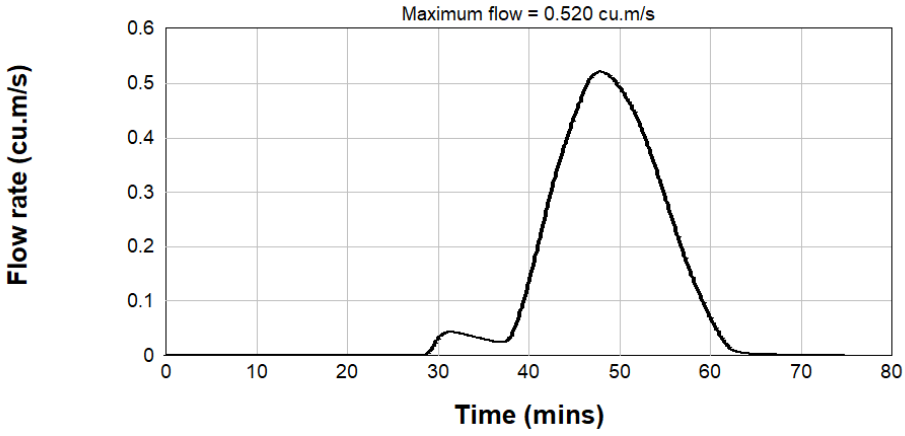

Image 2: Twin Culvert Overflow Critical Storm Hydrograph – Pre-development.

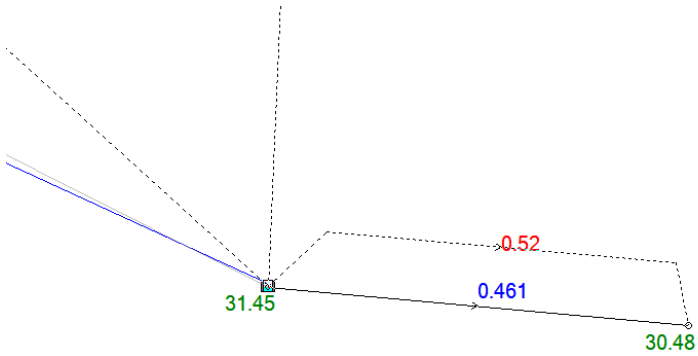

Image 3: Twin Culvert Discharge Flows – Pre-development.

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4.3. Post Development Stormwater Runoff

All lots, kerbs and nature strips of the developed area will discharge into a new underground network to be installed on the southern side of the William Street. This network will discharge through a headwall into a formed open drain in the Midlands Highway road reserve east of the lots. The open drain / valley that currently exists within the development site will be realigned so that concentrated flows are contained within the Midland Highway road reserve to the south of the new lots. Flows will converge together before discharging through the existing twin culverts under the rail line.

Watercom Drains has been used to design the post developed scenario utilising an initial loss / continual loss (IL/CL) model. The modelling for the post development flows was undertaken based on a theoretical impervious area of 80% of the lot sizes. This is to account for the possibility of unit developments including roofed and driveway areas. The major storm events (1%) have been the basis of the design.

The modelling shows that the proposed development will slightly reduce the impact on the new open drains and the existing twin culverts for the critical storm event. This is due to the 'quick release' of the critical storm from the proposed development discharging through the open drains and twin culverts before the runoff from the Midlands Highway reaches the open drains. The flows overtopping the rail line has reduced from 520L/s to 506 L/s.

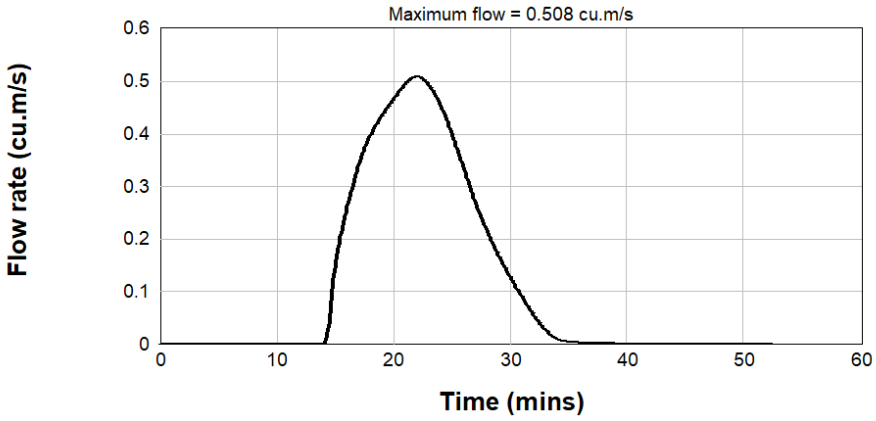

Image 4: Twin Culvert Overflow Critical Storm Hydrograph – Post-development.

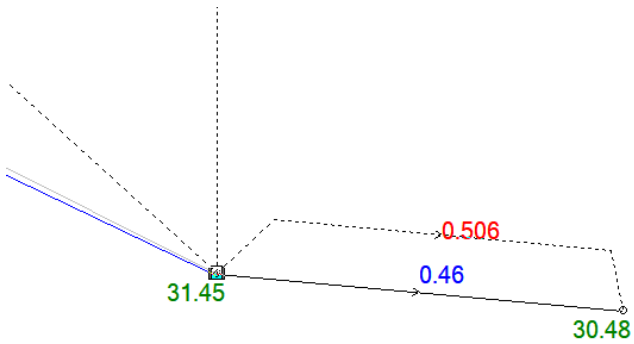

Image 5: Twin Culvert Discharge Flows –Post-development.

The new open drains within the Midlands Highway road reserve will be designed to cater for the critical 1% storm event.

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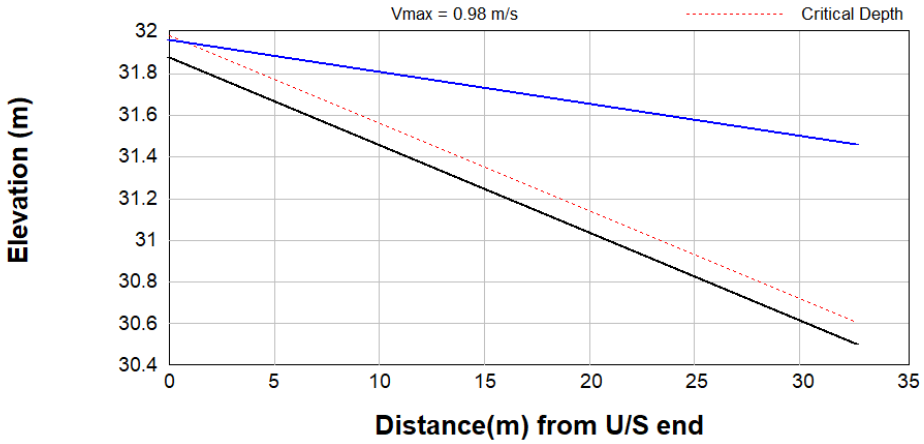

Image 6: Open Drain Long Section – Maximum 1% depth.

4.4. Stormwater Treatment

Along with stormwater volume management, stormwater quality management through treatments is an essential part of the stormwater design. Each development relies on the networks of stormwater infrastructure downstream to manage the runoff impacts. Effective water quality treatments as the source collection points are essential in improving water quality and minimising the potential harm caused to waterways, estuaries and the ocean environments.

Stormwater treatment is achieved through Water Sensitive Urban Design (WSUD). WSUD is as the integration of urban planning with the management, protection, and conservation of the urban water cycle, that ensures urban water management is sensitive to natural hydrological and ecological processes. The Environmental Protection Authority Tasmania (EPATAS) has prepared the State Stormwater Strategy (2010) which state the minimum stormwater quality targets as listed in 4.1.2 Stormwater Quality Targets.

Stormwater treatment is required for this development as it does not meet any of the exemptions as per clause 2.1 of the State Stormwater Policy.

Accordingly two options are available for this development

- Provision of stormwater treatment infrastructure within the Council-owned William st road reserve and/or the Crown Land; or
- Payment of a financial contribution to Brighton Council in lieu of installing a stormwater treatment system

4.5. Stormwater Summary

Stormwater runoff for the new lots will be captured and directed to new lot connections before discharging into the new open channel network and the existing twin DN375 culverts. The flows from the development will discharge to the twin culverts at a quicker rate than the pre-developed network allowing the higher flows from the critical events to pass under the rail line prior to flows from the rest of the catchment to flow through the open drains. As a result of the development, overtopping flows across the rail line are reduced.

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5. APPENDICES

5.1. Appendix A – Collective Consulting Drawings 256034-C

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BUSHFIRE ASSESSMENT REPORT

Proposed Subdivision (4 lots)

Address: Lot 1 William Street, Brighton TAS 7030

Title Reference: C.T.188954/1

Prepared by James Rogerson (of *JR Bushfire Assessments*), Bushfire Hazard Practitioner (BFP-161)
VERSION – 1.0
Date: 22/02/2026

Contents

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of *JR Bushfire Assessments* on behalf of the proponent to form part of supporting documentation for the proposed subdivision of four lots at Lot 1 William Street, Brighton. Under the Tasmanian Planning Scheme – Brighton (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site.
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson, am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners.* I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted.
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision of the current title C.T.188954/1 into 4 resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Homes Tasmania
Location	Lot 1 William Street, Brighton TAS 7030
Title Reference	C.T.188954/1
Property ID	9722805
Municipality	Brighton
Zoning	8 – General Residential
Planning Overlays	13 – Bushfire-prone Areas Code
Water Supply for Firefighting	The property is serviced by reticulated water. Two hydrants exist within the vicinity of the proposed development
Public Access	Access to the development is off William Street.
Fire History	Record fires within and surrounding the development from 2002-2003.
Existing Development	N/A

Figure 1 - Location of subject site and nearby hydrants. Source: The LIST, © State of Tasmania

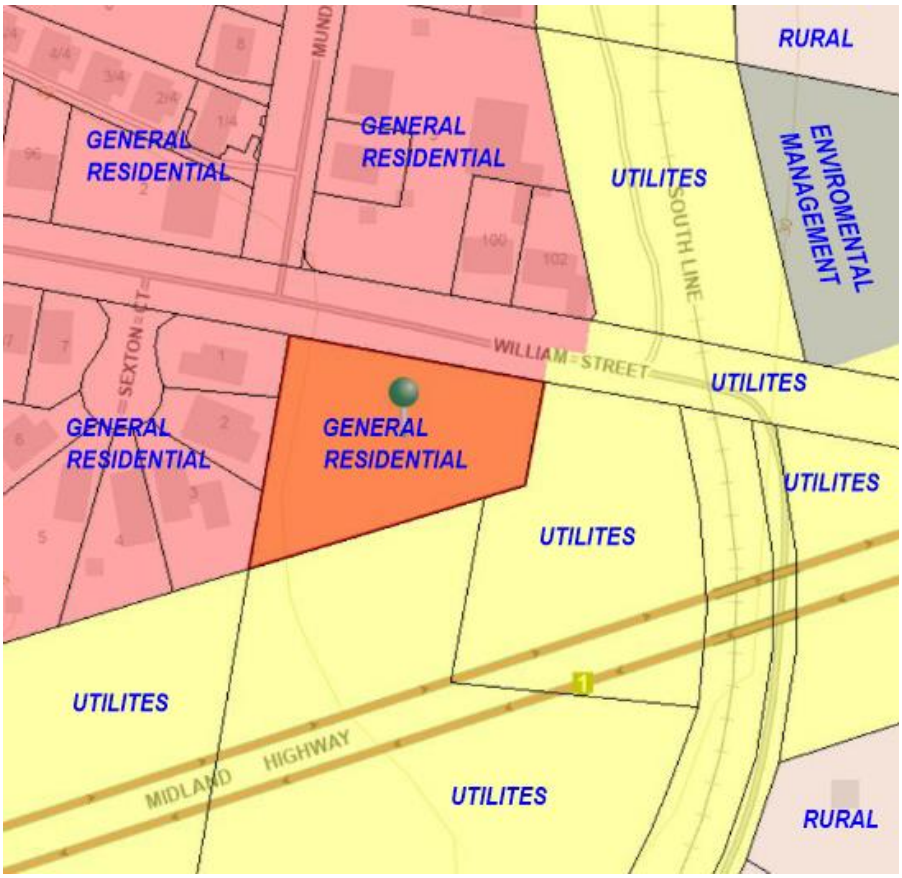


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

There are 2 classified vegetation communities on the subject site, and one additional community on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG Live (Source: The LIST).

Please note that TASVEG Live classification does not necessarily reflect ground conditions.

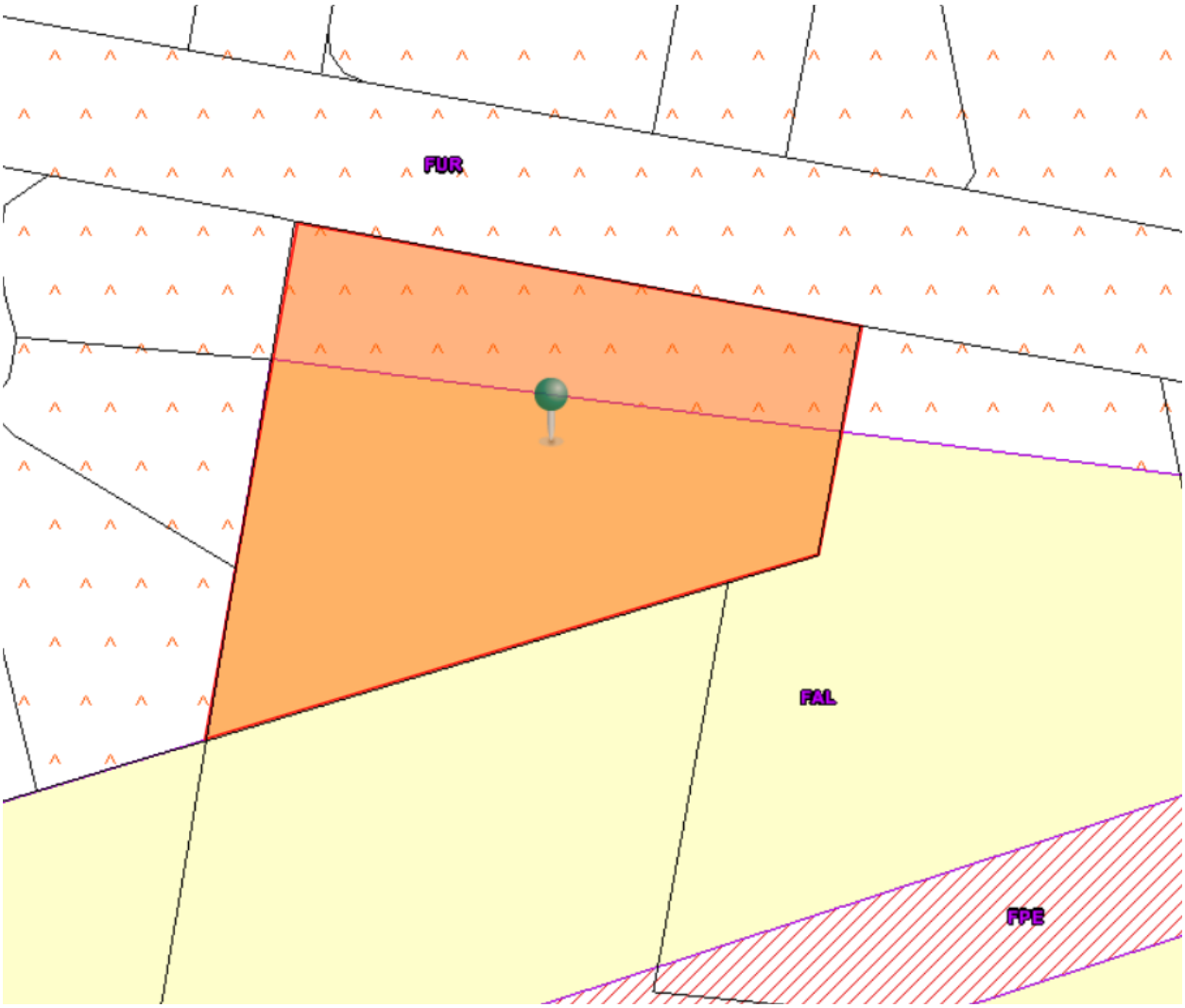


Figure 3 – TASVEG Live communities on subject site and surrounding land. FUR – Urban areas & FAL – Agricultural land & FPE – Permanent easements

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 17th of December 2026.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows.

> *a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
>
> *b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the TPS, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the TPS.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND FUEL** within and external to the property. Additional threats are also from Forest southwest of the property.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE TITLE BOUNDARY (BDY) & PROPERTY DESCRIPTION

The property is a medium-sized, vacant, General Residential zoned property that is located at the southeastern area of the suburb of Brighton. The property is oriented north, northeast – south, southwest and is located on the south side of William Street. The property is surrounded by developed blocks to the north and west. Vacant land is to the west and south. The site north of the Midland Highway and boarders the title the highway sits in. The site is to the west of the South Line and the Jordan River. The terrain within the property is gentle, sloping to the east. The land within the site is covered with unmanaged pasture grass. (See Figure 4 for slopes).

The unmanaged pasture grassy areas have the grass >100mm with minimal to nil land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

NORTH, NORTHEAST OF THE TITLE BDY

To the north, northeast of the property (across slope) is various developed, vacant, General Residential & utilities zoned properties. The developed General Residential zoned properties all consist of Class 1a dwellings, in addition to Class 10a sheds, landscaped areas, gardens and formed driveways. The land directly surrounding the dwellings is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Further justification for the classified LOW THREAT VEGETATION for the 3 smaller properties in this aspect (100 William St, 102 William St & 1 Munday St is that they come under the Bushfire Hazard Advisory Note No 1 version 3 08/11/2017. (BHAN-01) from the Tasmanian Fire Service (TFS) website.

BHAN-01 states that vegetation may be assumed low threat vegetation if located on land that meets the following criteria:

a) The land is zoned Inner Residential, General Residential or Village;
b) The land within any given title has a maximum area of 1,500m^2; or
c) The vegetation is on land that is shown on a bushfire prone areas map, endorsed by the TFS, as not being within a bushfire prone area.

As the subject site meets a & b of the above it is justified that the site is classed as LOW THREAT VEGETATION.

The larger General Residential, developed property (3 Munday St) is well maintained outside of the POS. the grass backyard is regularly mowed and landscaped and is also therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The Utilities zoned block (C.T.122892/1) is owned by the CROWN and the south railway line runs through this land. There is a gravel parking area wets of the rail tracks and an old large steel structure. These are classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of this parcel is grassed, appearing unmanaged and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

EAST, SOUTHEAST OF THE TITLE BDY

To the east, southeast of the property (downslope >0°-5°) are various parcels that are zoned Utilities and owned by the CROWN and Brighton Council. In this aspect is the railway line, a portion of the Midland Highway and William Street Road. These areas are classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the land in this direction is grassed, appearing unmanaged and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

SOUTH, SOUTHWEST OF THE TITLE BDY

To the south, southwest of the property (upslope, across slope & downslope >5°-10°) is a parcel owned by the CROWN with the Midland Highway passing through. The highway formation is classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the land in this direction is grassed, appearing unmanaged and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

WEST, NORTHWEST OF THE TITLE BDY

To the west, northwest of the property boundary (upslope) are various developed, General Residential zoned properties, all consisting of Class 1a dwellings, Class 10a sheds, landscaped areas, gardens and formed driveways. All of these properties are used as POS, due to the small area of the land and are therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Further justification for LOW THREAT VEGETATION is that all of these properties can be covered under BHAN-01 as per above, as they're zoned General Residential and <1500m².

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

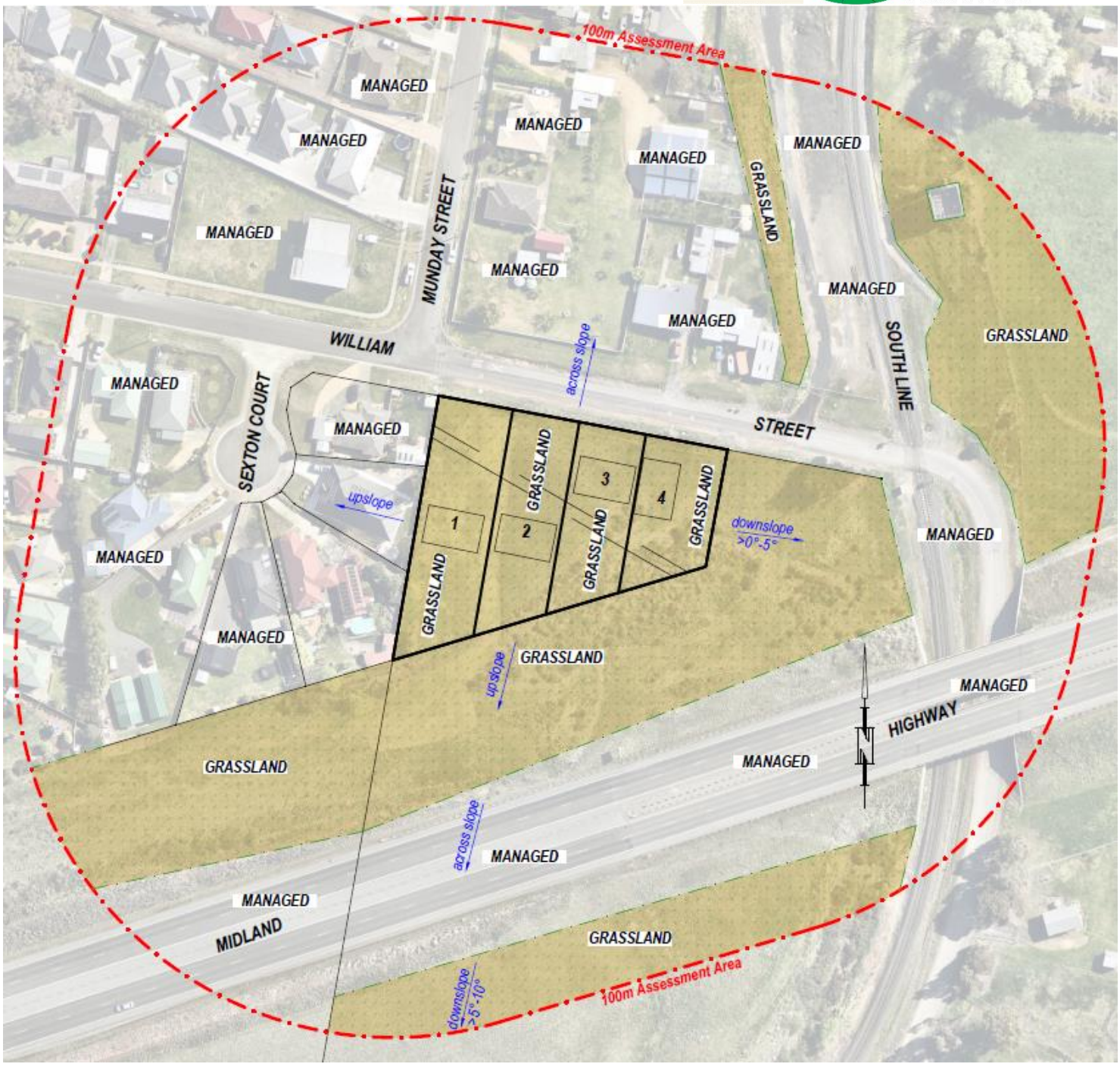


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 1 – VACNT (Building Area per Survey Plan)				
DIRECTION OF SLOPE	**N,NE**	**E, SE**	**S, SW**	**W, NW**
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-29m (G)	0m-100m (G)	0m-71m (G)	0m-2m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m
Current BAL rating	**BAL-FZ**			

	LOT 2 – VACNT (Building Area per Survey Plan)			
DIRECTION OF SLOPE	**N, NE**	**E, SE**	**S, SW**	**W, NW**
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-28m (G)	0m-94m (G)	0m-62m (G)	0m-22m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m
Current BAL rating	**BAL-FZ**			

	LOT 3 – VACNT (Building Area per Survey Plan)			
DIRECTION OF SLOPE	**N, NE**	**E, SE**	**S, SW**	**W, NW**
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-9m (G)	0m-71m (G)	0m-70m (G)	0m-40m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m
Current BAL rating	**BAL-FZ**			

	LOT 4 – VACNT (Building Area per Survey Plan)			
DIRECTION OF SLOPE	**N, NE**	**E, SE**	**S, SW**	**W, NW**
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-6m (G)	0m-58m (G)	0m-58m (G)	0m-56m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m
Current BAL rating	**BAL-FZ**			

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

a) Vegetation of any type that is more than 100m from the site.
b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Due to some existing developed and managed land, some separations distances are already achieved.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m² and 19 kW/m2	Increasing ember attack and windborne debris, radiant heat between 19kW/m² and 29 kW/m2	Increasing ember attack and windborne debris, radiant heat between 29 kW/m² and 40 kW/m². Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code "*maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire".* Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 "*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)".*

Compliance to C13.6.1

The building areas within all lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

All 4 lots are to be used as an HMA. The HMA's for each lot is to be implemented prior to occupancy of future habitable dwellings.

Interim HMA's are also to be used on each block until adjacent blocks are sold. Interim HMA's are to be implemented by the developer until the adjacent lots are sold to new owners.

Minimum separation distances for each lot are stated below.

LOT 1 – Separation Distances (Building Area per Survey Plan)				
Aspect	**N, NE**	**E, SE**	**S, SW**	**W, NW**
BAL-19	10m	11m	10m	10m
BAL-12.5	14m	16m	14m	14m

LOT 2 – Separation Distances (Building Area per Survey Plan)				
Aspect	**N, NE**	**E, SE**	**S, SW**	**W, NW**
BAL-19	10m	11m	10m	10m
BAL-12.5	14m	16m	14m	14m

LOT 3 – Separation Distances (Building Area per Survey Plan)				
Aspect	**N, NE**	**E, SE**	**S, SW**	**W, NW**
BAL-19	10m	11m	10m	10m
BAL-12.5	14m	16m	14m	14m

LOT 4 – Separation Distances (Building Area per Survey Plan)				
Aspect	**N, NE**	**E, SE**	**S, SW**	**W, NW**
BAL-19	10m	11m	10m	10m
BAL-12.5	14m	16m	14m	14m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts William Street. The road is public, is of bitumen seal and maintained by the Council. William Street has a nominal carriageway width of 7m.

No upgrades are required to the public road, and the public road complies with public access road requirements.

Property Access

Current Conditions:

Currently there is no proper access to the property. A small gate and pull off exists in front of proposed Lot 4.

Figure 5 – Existing access to the site

Compliance to C13.6.2

<u>All lots</u>

Access to all lots will be <30m and access isn't required for a fire appliance. Therefore, there are no design and construction requirements, and all lots will comply with the Acceptable Solution A1 and C13.6.2.

4.3 Water Supply for Fire Fighting

<u>Current Conditions:</u>

Site assessment confirmed the development is serviced by reticulated water. Two hydrants exist in William Street within the vicinity of the development.

Figure 6 – Ex hydrant (east most hydrant on William St)

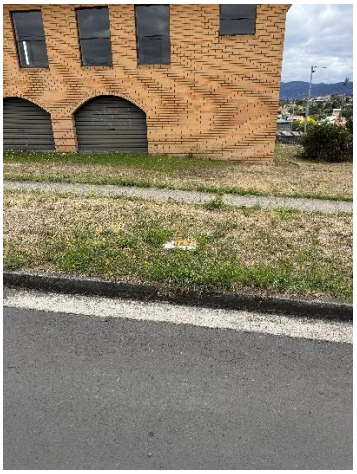


Figure 6.1 – Ex hydrant (west most hydrant on William St)

Compliance to C13.6.3

All lots

The building areas within all lots are within 120m (hose lay) of a hydrant and are therefore compliant with C13.6.3 A1 (b) and Table C13.4.

4.4 Construction Standards

Future habitable dwellings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

Future Class 10a buildings within 6m of a Class 1a dwelling/building must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas.* The BHMP demonstrates that all lots can accommodate a minimum BAL rating of **BAL-19**. The HMAs for all lots to be implemented prior to occupancy of future habitable dwellings. Interim HMA's to be implemented by the developer until adjacent lots are sold. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)
C13.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. All lots do not require design or construction requirements, as they will all be <30m and not required for a fire appliance.
C13.6.3 A2 Provision of water supply for firefighting purposes.	The building areas within all lots are within 120m (hose lay) of a hydrant. Therefore, compliant with C.13.6.3. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Brighton and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of **BAL-19 for all lots.** Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMAs within all lots to be implemented prior to occupancy of future habitable dwellings per section 4.1 of this report and the BHMP (Appendix C).
- Interim HMA's be implemented by the developers and maintained until adjacent lots are sold.
- Clarence Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed February 2026, www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Brighton* viewed February 2026, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110

8 APPENDIX A – SITE PHOTOS

Figure 7 – Grassland fuel within the property, view facing E, SE

Figure 8 – Grassland fuel within the property, view facing NE

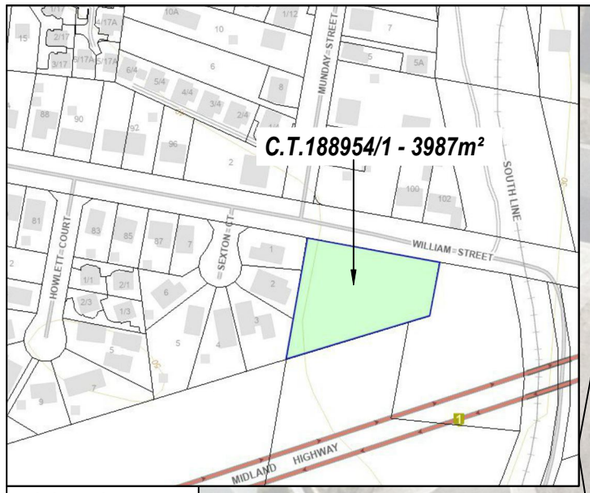
Figure 9 – Managed land within Sexton Court, west of the property, view facing S, SW

Figure 10 – Managed land north, northeast of the property, view facing NE

Figure 11 – Grassland fuel and managed land (highway) southeast of the property, view facing E, SE

Figure 12 – Grassland fuel east of the site, view facing E, SE

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN



LOCATION PLAN

WILLIAM STREET

existing Telstra line

1
1,321m²

2
1,012m²

3
847m²

4
807m²

20.0 | 18.0 | 18.0 | 22.0

71.1 | 60.9 | 51.8 | 42.6 | 31.6

(11m) | (11m) | (10m) | (10m)

22.3 | 20.1 | 20.1 | 24.1

Brighton Council

8.0 General Residential Zone

8.6 Development Standards for Subdivision

8.6.1 Lot Design

A1

(a)- All lots comply - Min. 450m²

(i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5

a- All lots comply - All required setbacks

b- All lots comply - Clear of easements

A2- All lots comply - Min. 12m frontage

A3- All lots comply - vehicular access directly from road

8.6.2 Roads

A1- Subdivision complies - no new roads

8.6.3 Services

A1- TasWater Water supply to be provided (see Engineering plans)

A2- TasWater Sewerage to be provided (see Engineering plans)

A3- Council Stormwater to be provided (see Engineering plans)

4.5m front setback

10m x 15m rectangle (8.6.1-A1)

Hazard Management area (as per bushfire assessment)

Indicative Statutory Easement over existing telstra cable

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: Homes Tasmania

TITLE REFERENCE: C.T.188954/1

LOCATION: Lot 1 William Street
BRIGHTON

Proposed Subdivision

Date: 20-2-2026

Reference: HOMES07 16062-10

Scale: 1:500 (A3)

Municipality: Brighton

10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

FH

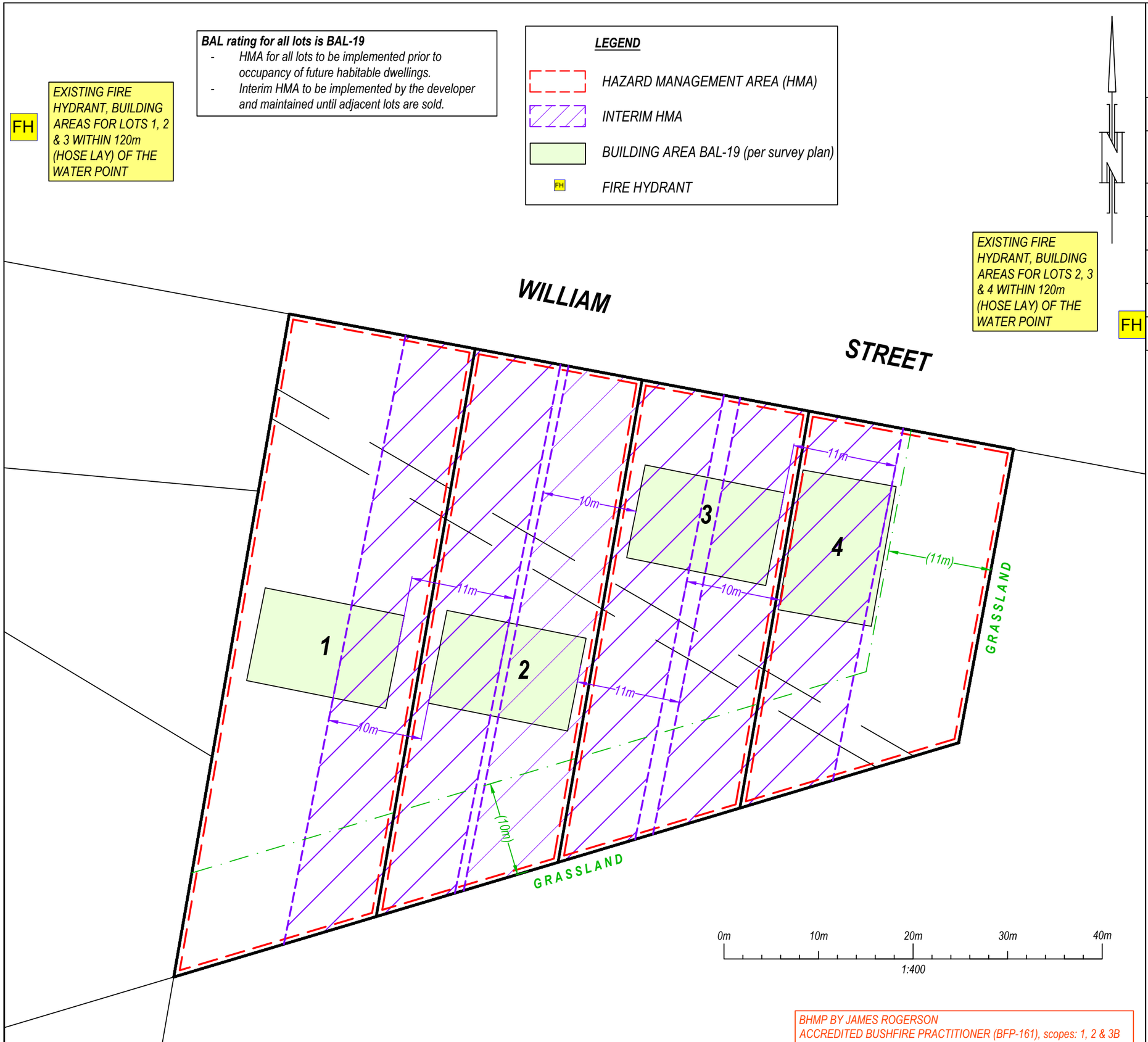
EXISTING FIRE HYDRANT, BUILDING AREAS FOR LOTS 1, 2 & 3 WITHIN 120m (HOSE LAY) OF THE WATER POINT

BAL rating for all lots is BAL-19

- *HMA for all lots to be implemented prior to occupancy of future habitable dwellings.*
- *Interim HMA to be implemented by the developer and maintained until adjacent lots are sold.*

LEGEND

- *HAZARD MANAGEMENT AREA (HMA)*
- *INTERIM HMA*
- *BUILDING AREA BAL-19 (per survey plan)*
- FH *FIRE HYDRANT*



EXISTING FIRE HYDRANT, BUILDING AREAS FOR LOTS 2, 3 & 4 WITHIN 120m (HOSE LAY) OF THE WATER POINT

FH

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	Lot 1 William Street, Brighton TAS 7030
TITLE REFERENCE:	C.T.188954/1
PROPERTY ID:	9722805
MUNICIPALITY:	Brighton
DATE:	26th of February 2026 (v1.0)
SCALE: 1:400 @ A3	REFERENCE: HOMES07

REQUIREMENTS

1. HAZARD MANAGEMENT AREAS (HMA)
   - 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
   - 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
   - 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
   - 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
   - 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
   - 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
2. CONSTRUCTION STANDARDS
   - 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
   - 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
   - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
4. RETICULATED WATER SUPPLY
   - 4.1 The reticulated water supply must be;
     - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed Subdivision (4 lots) Lot 1 William Street, Brighton" dated 22/02/2026.*

JR Bushfire Assessments
JAMES ROGERSON
BFP-161
PHONE: 0488 372 283
EMAIL:
jr.bushfireassessments@gmail.com

11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	**Lot 1 William Street, Brighton TAS 7030**
Certificate of Title / PID:	**C.T.188954/1 / 9722805**

2. Proposed Use or Development

Description of proposed Use and Development:	**SUBDIVISION (4 LOTS) OF C.T.188954/1**
Applicable Planning Scheme:	**Tasmanian Planning Scheme – Brighton**

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	20/02/2026	10
BUSHFIRE HAZARD REPORT – LOT 1 WILLAIM STREET, BRIGHTON	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	22/02/2026	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– LOT 1 WILLAIM STREET, BRIGHTON	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	26/02/2026	1.0

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	
☐	E1.5.1 A3 / C13.5.1 A2	

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	
☐	E1.5.2 A3 / C13.5.2 A3	

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')

☐	E1.6.1 A1(c) / C13.6.1 A1(c)	

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with the relevant Table.
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:	JAMES ROGERSON	**Phone No:**	0488372283
Postal Address:	UNIT 1-2 KENNEDY DRIVE, CAMBRIDGE PARK	**Email Address:**	JR.BUSHFIREASSESSMENTS@GMAIL.COM
Accreditation No:	BFP – 161	**Scope:**	1, 2, 3B

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate for lot 3.

Signed: *certifier*

Name: JAMES ROGERSON **Date:** 26/2/2026

Certificate Number:

(for Practitioner Use only)

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA 2026 / 00009
Council notice date	12/03/2026
TasWater Reference No.	TWDA 2026/00244-BTN
Date of response	19/03/2026
TasWater Contact	Huong Pham
Phone No.	0427 471 748

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	LOT 1 WILLIAM ST, BRIGHTON
Property ID (PID)	9722805
Description of development	Subdivision - 4 lots

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Rogerson & Birch Surveyors	HomeS07 16062-10	A	27/02/2026
Collective Consulting	256034 sheet C501	A	13/02/2026

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

FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. 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.

DEVELOPER CHARGES

5. 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 $10,542 to TasWater for water and sewerage infrastructure for 3 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 $417.63 and a Consent to Register a Legal Document fee of $265.98 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/application-information/application-for-development-services-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.