



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/019

LOCATION OF AFFECTED AREA

14 WOODRIEVE ROAD, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

MECHANICAL SERVICING & WORKSHOP

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 **26/08/2026**. 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



Brighton
going places

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS APPROVED BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY 'CONDITIONS OF APPROVAL' ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ON TO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT, ASK CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

SITE IS LOCATED WITHIN THE AREAS OF THE TASMANIAN PLANNING SCHEME (BRIGHTON)):

- 19.0 GENERAL INDUSTRIAL ZONE.
- BUSHFIRE PRONE AREA.
- SUBSTATION FACILITY BUFFER AREA.
- ATTENUATION AREA - BRIDGEWATER QUARRY.

SITE COVERAGE (as per Tasmanian Planning Scheme - Brighton)

PROPOSED SHED (truck servicing + repairs) - 1062.50m²

PROPOSED VEHICLE WASH BAY - 84.00m²

TOTAL AREA - 1146.50m²

SITE AREA - 5 869m²

TOTAL SITE COVERAGE - 19.53%

SITE SOIL & WATER MANAGEMENT

BEFORE ANY WORK COMMENCES INSTALL TEMPORARY RUN-OFF, EROSION AND SEDIMENT CONTROLS AND MAINTAIN THESE AT FULL OPERATIONAL CAPACITY UNTIL THE LAND IS EFFECTIVELY REHABILITATED AND STABILISED AFTER COMPLETION OF THE DEVELOPMENT IN ACCORDANCE WITH 'THE GUIDELINES SOIL AND WATER MANAGEMENT ON BUILDING AND CONSTRUCTION SITES', BY THE DERWENT ESTUARY PROGRAMME AND NRM SOUTH AND TO THE SATISFACTION OF COUNCIL'S GENERAL MANAGER.

LANDSCAPING SCHEDULE				
SYMBOL	NAME	SIZE (h x w)	QUANTITY	EXAMPLE IMAGE
AB	ACER BUERGERIANUM (trident maple)	6.0m H x 6.0m W	8No.	
LL	LOMANDRA LONGIFOLIA (tanika)	0.6m H x 1.0m W	35No.	
- STRIP TOP SOIL OF EXISTING WEEDS AND GRASS COVER. - INSTALL NEW TOP SOIL WHERE NECESSARY, AND NEW GARDEN DRIP SYSTEM (with fitted timer device) TO ALL NEW LANDSCAPED AREAS. - MULCHING SHALL BE PROVIDED TO ALL GARDEN BEDS. BUILDER TO CONFIRM TYPE TO BE USED, PROVIDE 75 - 100mm LAYER FOR ORGANIC TYPE or 50mm LAYER IF PEBBLES ARE USED. - PROVIDE TREE GUARDS (nom. 500mm high) TO PROTECT YOUNG PLANTS UNTIL ESTABLISHED. MINIMUM 3No. TREATED PINE STAKES (driven into ground), PLASTIC or GEO-FABRIC SURROUND. - REGULAR WEEDING & FERTILIZING SHOULD BE CARRIED OUT.				



SITE PLAN 1:200

PO BOX 224 LINDISFARNE
TASMANIA 7015

matt.gilley@bigpond.com
0437 499 238
LICENCE No. CC5666C

PROJECT:
**TRUCK SERVICING +
REPAIRS SHED**

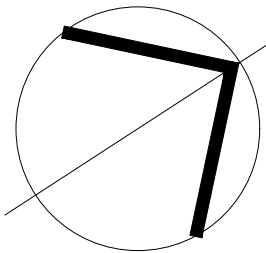
**No. 14 WOODRIVE ROAD
BRIDGEWATER**

**PEROTTI BROS.
PROPERTY PTY. LTD.**

DATE: **JUL 2026**
PROJECT No. 1910

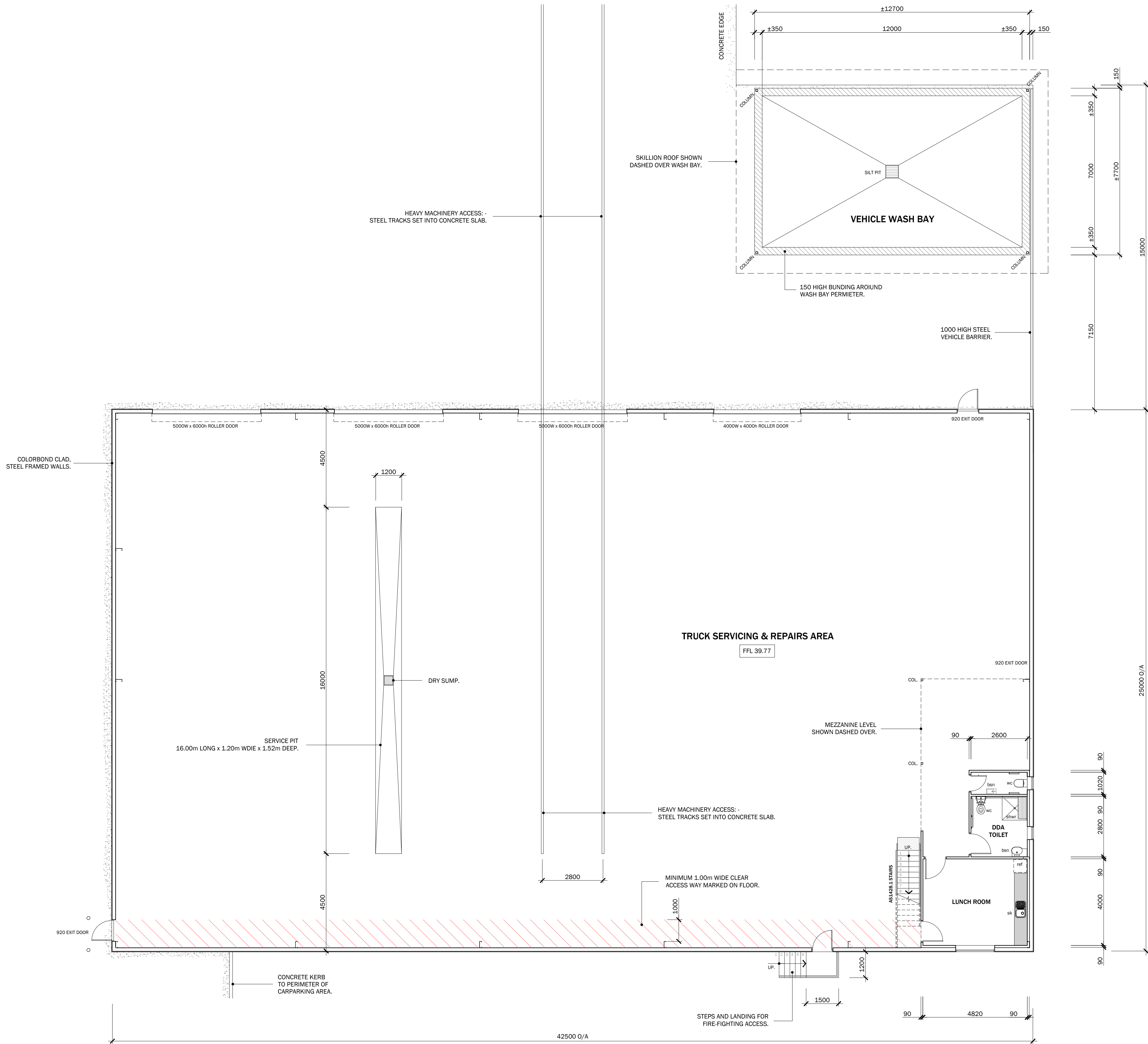
ISSUE/REV:

A. PRELIM ISSUE.	11.11.24
B. PRELIM ISSUE.	13.11.24
C. PRELIM ISSUE.	16.11.24
D. PRELIM ISSUE.	27.11.24
E. PRELIM ISSUE.	30.11.24
F. PRELIM ISSUE.	5.12.24
G. REV. PLAN.	18.4.25
H. PLANNING RFI.	2.5.25
J. HYDRANT ACCESS.	2.7.25
K. CURRENT DWG SET.	2.2.26
L. PLANNING RFI.	1.7.26
M. GRAVEL DELETED.	27.7.26



TITLE:
SITE PLAN

SCALE: **1:200 (A1)**
DRAWING No:



GROUND FLOOR PLAN 1:100

TOTAL BUILDING AREA (measured to external walls) - 1062.50m²

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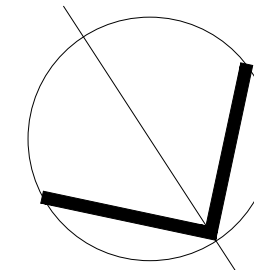
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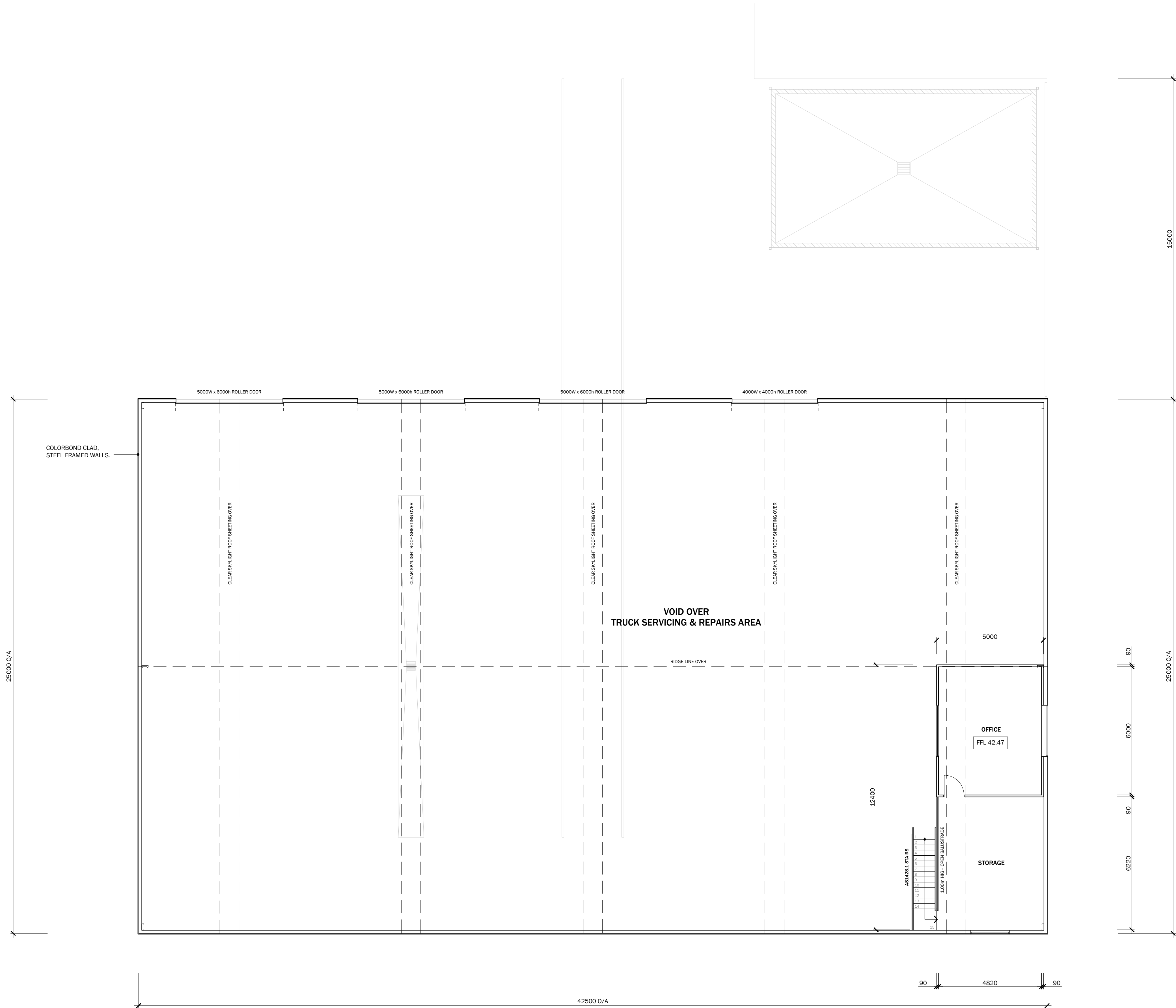
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TITLE:
**GROUND
FLOOR PLAN**

SCALE: 1:100 (A1)
DRAWING No:

A02



MEZZANINE FLOOR PLAN 1:100

TOTAL FLOOR AREA - 62.00m²

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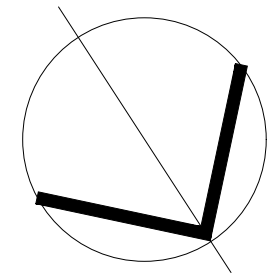
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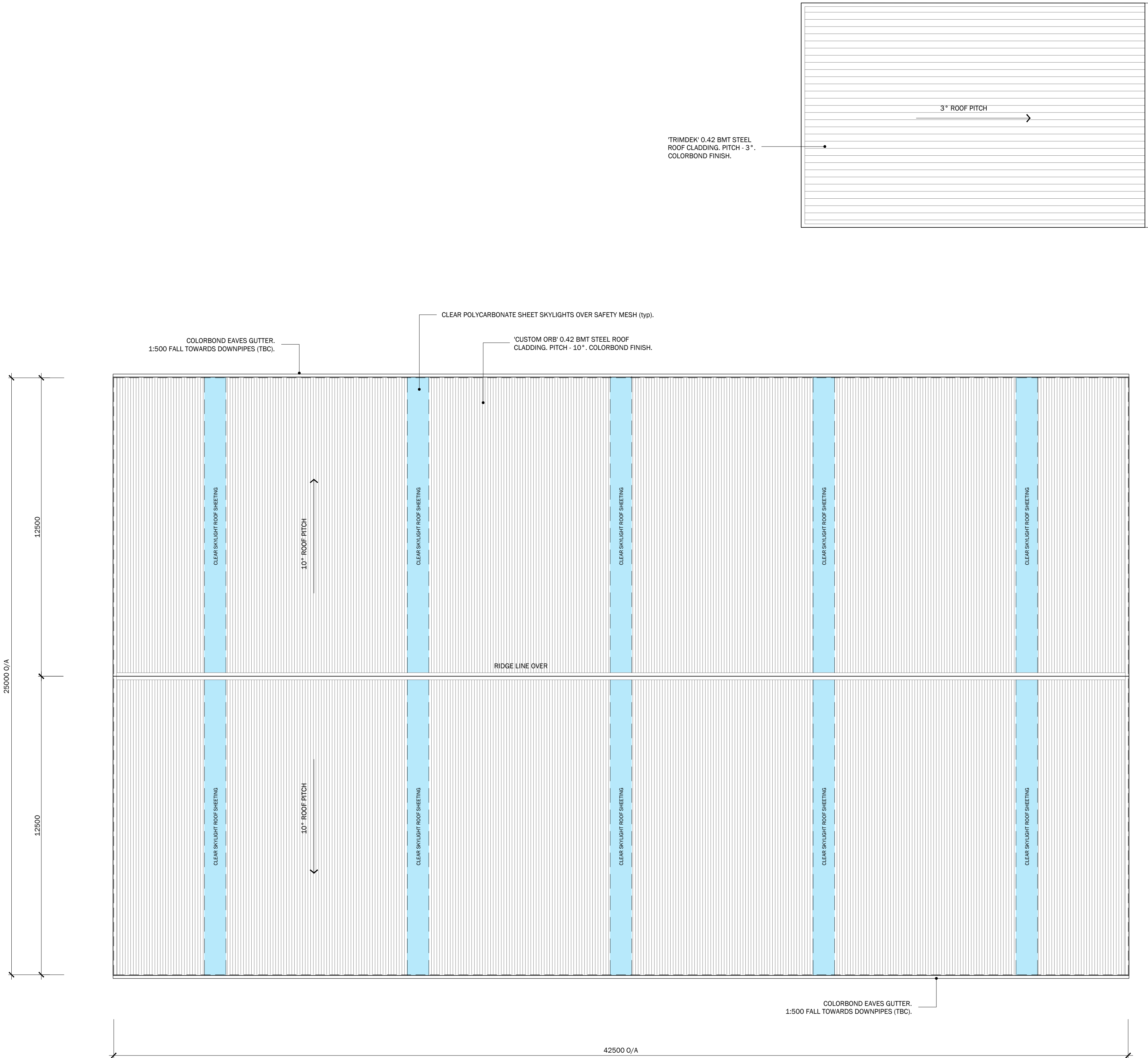
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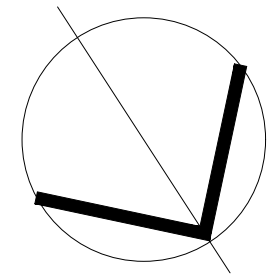
TITLE:
**MEZZANINE
FLOOR PLAN**

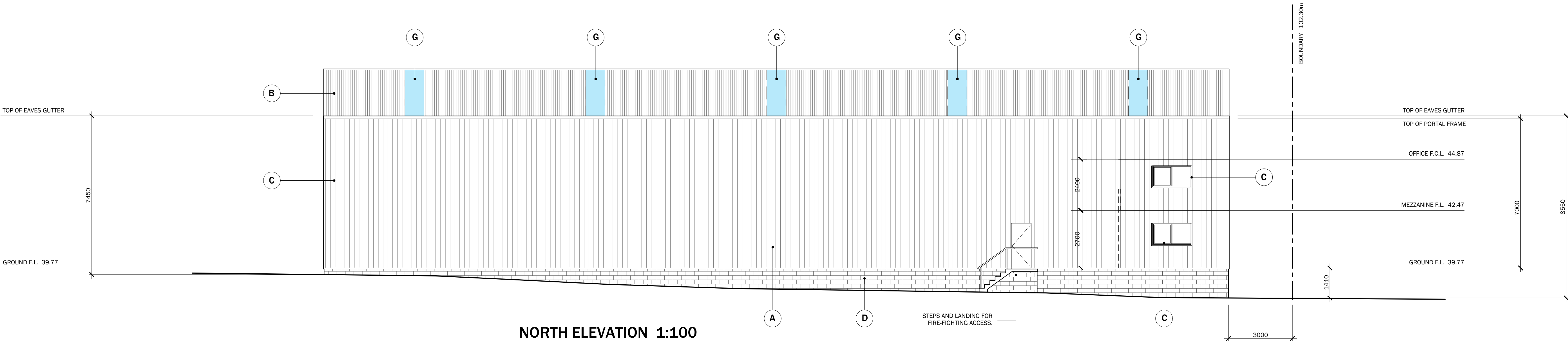
SCALE: **1:100 (A1)**
DRAWING No:

A03

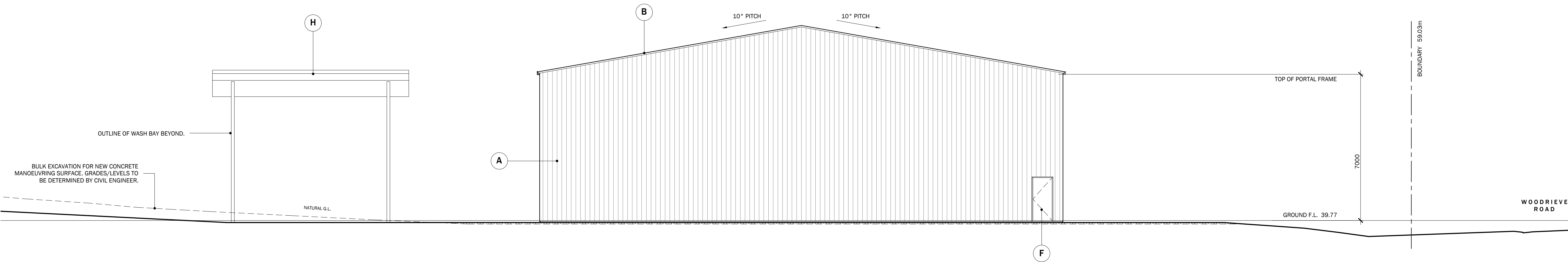


ROOF PLAN 1:100





NORTH ELEVATION 1:100



EAST ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- A** "TRIMDEK" 0.42BMT METAL SHEET CLADDING OVER WALL GIRTS. COLORBOND FINISH T.B.C.
- B** "CUSTOM ORB" 0.42BMT METAL SHEET ROOF CLADDING OVER STEEL FRAMING. COLORBOND FINISH T.B.C. PITCH - 10° COLORBOND EAVES GUTTER.
- C** ALUMINIUM WINDOW & DOOR FRAMES. SINGLE GLAZED. POWDERCOAT FINISH.
- D** REINFORCED FACE BLOCKWORK WALL.
- E** 6000 HIGH x 5000 WIDE INDUSTRIAL ROLLER DOOR. COLORBOND FINISH. INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
- F** EXTERNAL GRADE 920mm WIDE EXIT DOOR(S). SWING IN DIRECTION OF EGRESS (outwards). PAINT FINISH.
- G** CLEAR POLYCARBONATE ROOF SHEETS OVER SAFETY MESH. TRIMDEK ROOF PROFILE.
- H** WASH BAY ROOF: - "TRIMDEK" 0.42BMT METAL SHEET ROOF CLADDING OVER STEEL FRAMING. COLORBOND FINISH T.B.C. PITCH - 3°

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TITLE:
**EXTERIOR
ELEVATIONS**

SCALE: 1:100 (A1)
DRAWING No:

SHEET: **6** OF 6

PROPOSED DEVELOPMENT

14 WOODRIEVE ROAD

BRIDGEWATER

DRAWING INDEX

C001 DRAWING INDEX & GENERAL NOTES
C002 SAFETY IN DESIGN

C101 LEVELS & GRADES
C102 SITEWORKS NOTES AND DIMENSIONS
C103 STORMWATER PLAN

C104 LONGITUDINAL SECTIONS
C105 CL1 CROSS SECTIONS PLAN 1
C106 CL1 CROSS SECTIONS PLAN 2
C107 CL1 CROSS SECTIONS PLAN 3
C108 CL2 CROSS SECTIONS PLAN 3

C109 TYPICAL DETAILS

C110 SW LONG SECTION
C111 TRUCK TURNING PLAN 1

GENERAL

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

EARTHWORKS

- All earthworks shall be in accordance with AS3798 "Guidelines on earthworks for commercial and residential developments" with testing methods in accordance with AS1289 "Methods of testing soils for engineering purposes"
- All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Top soil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill. Top soil to be ameliorated to S&E's specification. Additives to be inspected by Superintendent prior to adding to topsoil.
- For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m³ per hour using a standard 20 tonne excavator attached with a rock breaker.
- Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H.
- All excavations shall be inspected by the Engineer and/or the Local Authority before proceeding any further. Inspection and testing shall occur after each lift during filling. Testing (in accordance with Table 8.1 of AS3798.1) shall be arranged by the contractor such that results are available at time of inspection.
- Subgrade shall be compacted to achieve 95-98% standard density ratio for cohesive soil, and 75% density index for cohesionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of witnessing soil deflection from the tyre of a single rear axle truck driven at walking speed with a minimum 8 tonne rear axle load and a tyre pressure of 550 kPa. The allowable deflection of subgrade shall not be more than is just visible to an observer standing still as the test vehicle passes, and no visible movement is allowed for sub-base and base tests. Other vehicles that may be allowed by the Engineer are a 12 tonne static roller with 6 tonne/m load, or 20 tonne plant with 450 kPa tyres and greater than 0.035 m² contact area per tyre. Fill shall be placed in horizontal layers of 200 to 300 mm deep loose measurement, unless testing can demonstrate to the Engineer that compaction is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Maximum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear density testing as directed to achieve 98% standard density ratio. For material 60 mm and courser, in-lieu of density testing a test by deflection to done using spot level difference at representative locations before and after rolling three times with 12 tonne roller, with acceptable differences being less than 2 mm.
- Cohesionless (granular) fill to be used unless otherwise approved by the Engineer. Cohesionless (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesionless fill shall be compacted to the requirements of Table 5.1 of AS3798. Cohesive fill shall have a minimum 4 day soaked CBR of 5% and a maximum CBR swell of 1%. Minimum standard density ratios for cohesive material shall be as per Table 5.1 of AS3798. Reactive clay shall have a maximum standard density ratio of 100%. Landscaping zones should be compacted to standard density ratio of 85% unless noted otherwise. Site fill to be inspected by Engineer and to be deemed suitable before use.

ROADWORKS

- All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.
- It is assumed roads accessing the development site are adequate to take the design traffic load during the design life of 40 years.
- Pavement depth shall be as shown on the typical cross section but shall be subject to CBR testing of subgrade or proof rolling, with final depth shall be confirmed by the Engineer.
- Kerb and channel shall be formed on a minimum of 100mm sub-base (see note R7) which shall extend a minimum 150 mm beyond the back of the kerb.
- Subsoil drains shall be formed as shown on the drawings and in accordance with AS/NZS3500.
- All radii are to the back of kerb.
- The road profile and cross-fall shall be finished to the satisfaction of the Engineer and shall be to line and level indicated on the drawings, free of any local high or low areas which may hold water.
- All gravel to comply with the following DIER specifications:
 - Base course: R40 class A - 19 mm Fine Crushed Rock (FCR)
 - Sub-base course: Sub-base 1 - 40 mm FCR
- Sub-base shall have a minimum modified density ratio of 95% and base to have a minimum modified density ratio of 98%, with nuclear density test results available at proof roll inspection. Tests to be taken at a frequency based on AS3798 (typically the greater of four tests per inspection or one test per 1000 m²).
- Proof roll shall be with a Truck using a single rear axle, tyres at 550 kPa, and the load over rear axle shall be 8 tonnes.
- All landscaped areas affected by the works are to be reinstated to match existing. Refer Landscape Architect for specific requirements.
- Concrete footpaths and driveways are to be constructed to the Municipal Standard drawings unless noted otherwise.

APPROVALS

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

CONCRETE

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

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

STORMWATER

- All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.
- All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by-laws and AS/NZS3500.
- Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within Local Authority infrastructure for 20 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to protected future climate change in Tasmania (above the 30-years-to-1983 intensities compared to projected ones in approximately 2080).
- Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type H52 support.
- Below ground pipework and fittings to be PVC-U SWHD, joints shall be of solvent cement type or flexible joints made with approved rubber rings.
- Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally shaped to drain to grated pits and trenches without ponding (acceptable limit is 3 mm under a 2 m straight edge).
- Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as detailed or as specified by the manufacturer. Grated pits to have 150 mm sumps. Pits and lids to be Class A in non-trafficked areas, and pre-cast concrete Class C elsewhere. Convey trench water into pits/manholes through weep holes on upstream side using 2 m of DN100 ag-drain with filter sock.
- Install all agricultural drains to the requirements of AS/NZS3500 and part 3.1.2. of the BCA.
- All hydraulic connections and tapings to be clear of driveways and trafficked areas.
- Where both stormwater and sewer lines are along rear and side boundaries they shall be located to fit inside a 3.0 m easement unless noted otherwise. A single line shall fit within a 2.0 m easement.
- All manholes to be located clear of future fencelines.
- Property connections to be clear of driveways and clear of future fencelines.

WATER

- All works in accordance with the Water Supply Code of Australia W.S.A. 03-2011-3.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013)
- Single house connections to be DN25 HDPE class 16 to TasWater's standard drawing TW-S0-W-20 series with meter, backflow device and box to each lot. Located 500 mm inside boundary and 500 mm from edge of driveway on middle side of lot.
- All water mains to be tested and witnessed by the relevant water corporation inspector to static pressure plus 50% prior to backfilling.
- All hydraulic connections and taping to be clear of driveways and trafficked areas.
- For minimum cover over pipes refer to Clause 7.4.2 of the above Supplement.
- All trenches under trafficked areas to be back filled with approved compacted FCR including future driveway extensions.
- Flushing of mains to be carried out in accordance with the manufacturer's recommendations.
- Electromagnetic tracker tape to be placed in all water main trenches above the pipe.
- Taping and takeoffs to be separated by at least 1000 mm.
- Water mains to be bedded on 80 mm approved 7 mm clean metal.
- Concrete anchor blocks to be provided at all sudden changes of direction, both vertically and horizontally at tees and end of lines. Refer to above code drawings MRWA-W-205B and MRWA-W-205C.
- Road crossings:
 - DN100 PVC-U conduits for all HDPE.
 - DICL with PE wrapping sleeve as per City West Water approved products catalogue.
- For valve and hydrant surface box markings refer to Clause 8.10.3 of the above Supplement. Hydrant road markings to comply with the Institute of Municipal Engineering Australia Tasmania Division document titled Fire Hydrant Guidelines - refer section 8. All valves and hydrants to be resilient seated powder coated class 16 and all components to be DN100.

SEWER

- All works in accordance with the Sewerage Code of Australia WSA 02-2014-3.1 M.R.W.A. Edition - Version 2.
- Property connections to be DN150 uPVC with a minimum grade of 1 in 83 (Commercial Connections). To be located clear of trafficked areas, driveways and fences.
- Where both stormwater and sewer lines are along a rear or side boundary they shall be located in an easement that wholly contains both services. Refer TasWaters Supplement Clause 4.2.5. and Clause 4.4.5.2 for clearances to other services.
- All manholes to be located clear of future fence lines with end of lines to be 1.2 m past the boundary for any future extension. Refer Clause 4.3.6.

RETAINING WALLS

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

TASWATER

- All works are to be in accordance with the water supply code of australia wsa 03 -2011-3.1
- Version 3.1 mrwa edition v2.0 and sewerage code of australia melbourne retail water agencies
- Code wsa 02—2014-3.1 mrwa version 2 and taswater's supplements to these codes

LEGEND

- 9.40 Existing surface level (surveyed)
- 9.60 EX Existing surface level (interpolated)
- 9.80 Proposed bulk earthworks level
- 9.80 Proposed finished surface level
- ex wm Existing water supply external to building
- WM Proposed water supply external to building
- EX FS Existing fire supply
- FS Proposed fire supply
- ex S Existing sewer drain
- S Proposed sewer drain
- GW Proposed sewer drain (greasy waste)
- TW Proposed sewer drain (trade waste)
- ex SW Existing stormwater drain
- SW Proposed stormwater drain
- Proposed stormwater (larger)
- Proposed DN100 ag. drain and geofabric sock
- CW Proposed cold water supply internal to building

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	28/08/25
1	REVISED FOR BUILDING APPROVAL	16/11/25
2	REVISED FOR BUILDING APPROVAL	27/06/26
3	REVISED FOR BUILDING APPROVAL	4/08/26

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&
E

CLIENT: PEROTTI BROS. PROPERTY PTY LTD	SHEET: DRAWING INDEX & GENERAL NOTES	DRAWN: NE	DESIGNED: NE	CHECKED: -	DATE: 28/08/25
ADDRESS: 14 WOODRIEVE ROAD BRIDGEWATER	PROJECT NAME: PROPOSED DEVELOPMENT	SCALE: -	DATE: -	DATE: A1	
SHEET NO: BUILDING APPROVAL		SHEET NO: 25078	DRAWING NO: C001	REVISION: 3	

CONSTRUCTION RISK ASSESSMENT

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

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

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

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

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

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

		Severity (S)			
		H	M	L	
Likelihood (L)	H	Certain or near certain	3	3	2
	M	Reasonably likely	3	2	1
	L	Very seldom	2	1	1

Risk Rating (R)

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

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

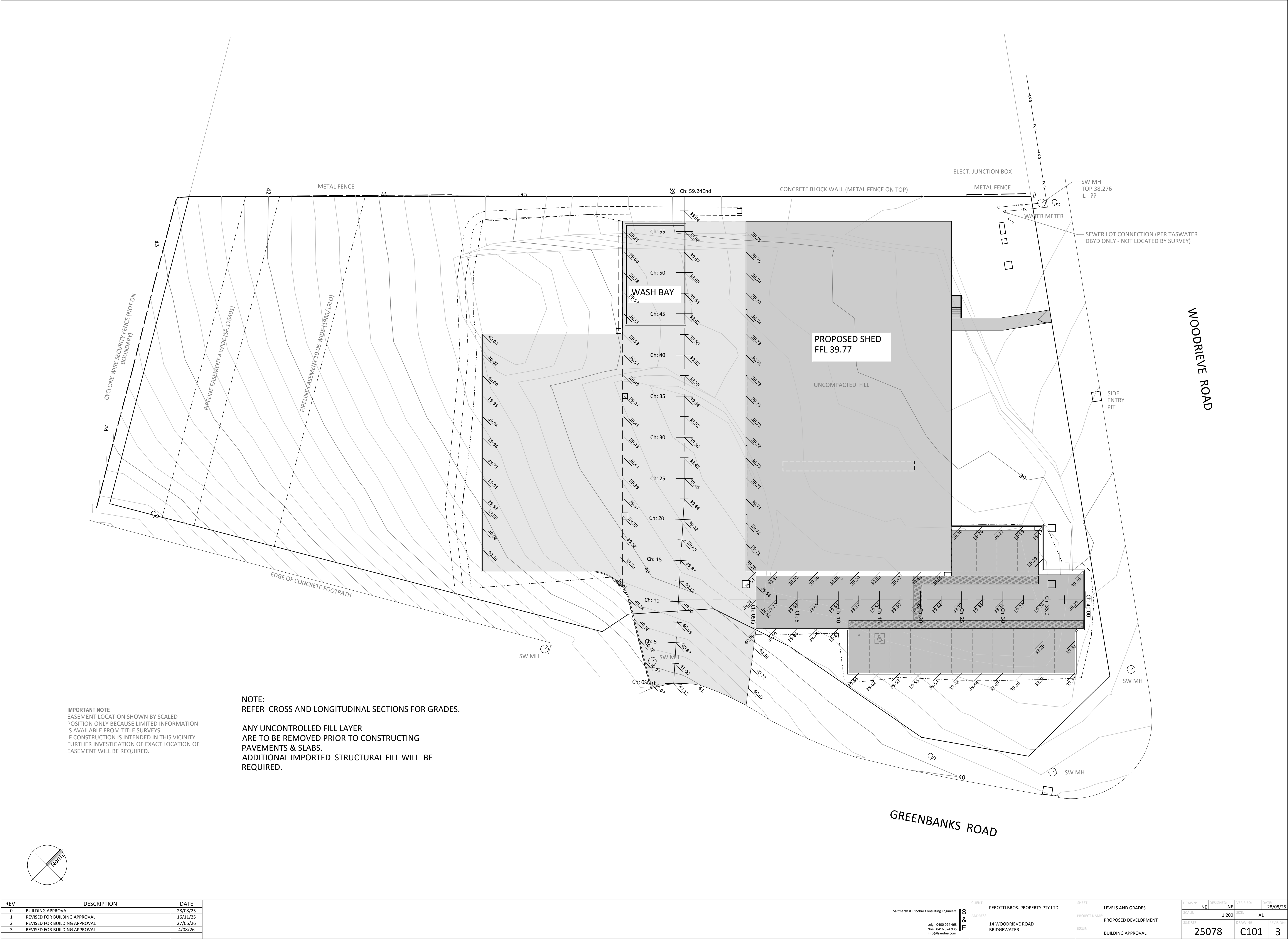
REV	DESCRIPTION	DATE
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1	REVISED FOR BUILDING APPROVAL	16/11/25
2	REVISED FOR BUILDING APPROVAL	27/06/26
3	REVISED FOR BUILDING APPROVAL	4/08/26

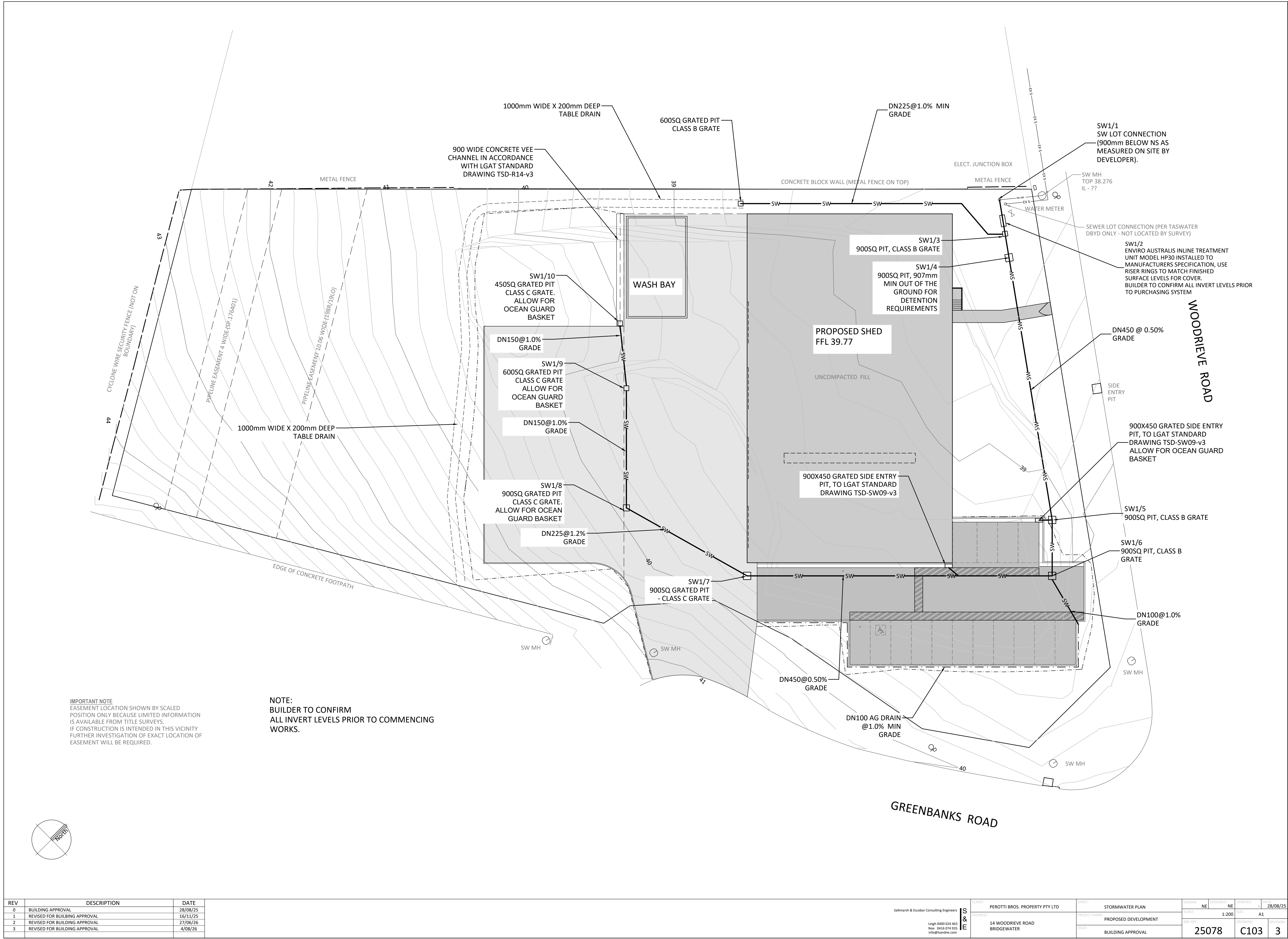
Saltmarsh & Ecobar Consulting Engineers

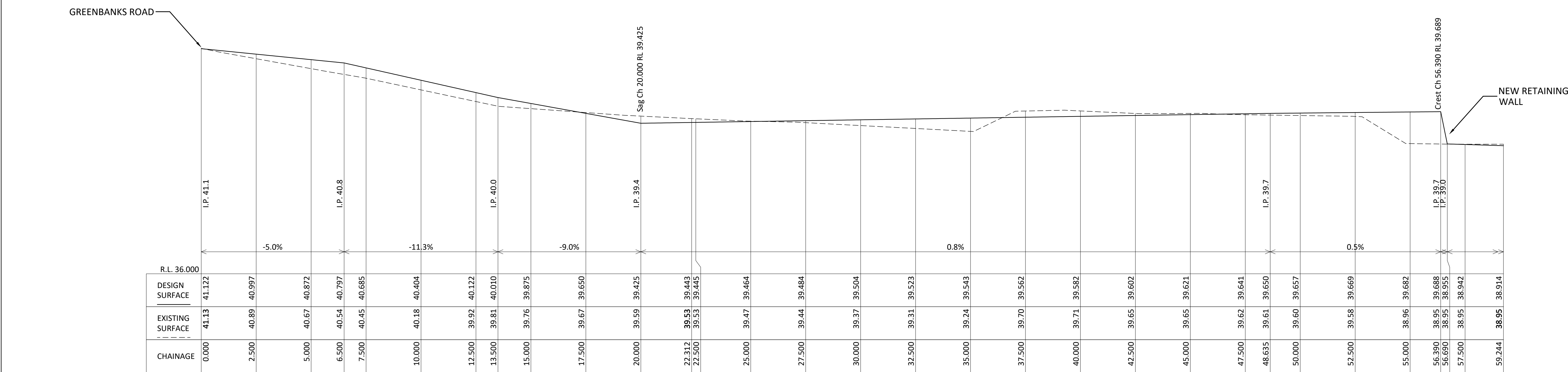
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S & E

CLIENT:	PEROTTI BROS. PROPERTY PTY LTD	SHEET:	CONSTRUCTION RISK ASSESSMENT	DRAWN:	NE	DESIGNED:	NE	VERIFIED:	NE	CHECKED:	NE	DATE:	28/08/25
ADDRESS:	14 WOODRIEVE ROAD BRIDGEWATER	PROJECT NAME:	PROPOSED DEVELOPMENT	SCALE:	-	DATE:	-	DATE:	-	DATE:	-	DATE:	-
SITE REF:		ISSUE:	BUILDING APPROVAL	SHEET NO:	25078	DRAWING NO:	C002	REVISION:	3				

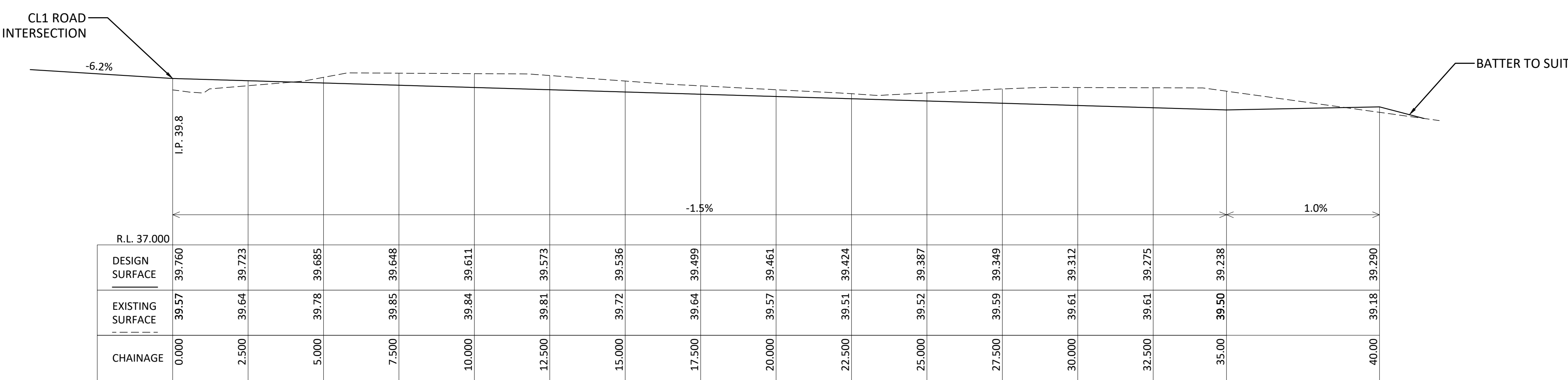






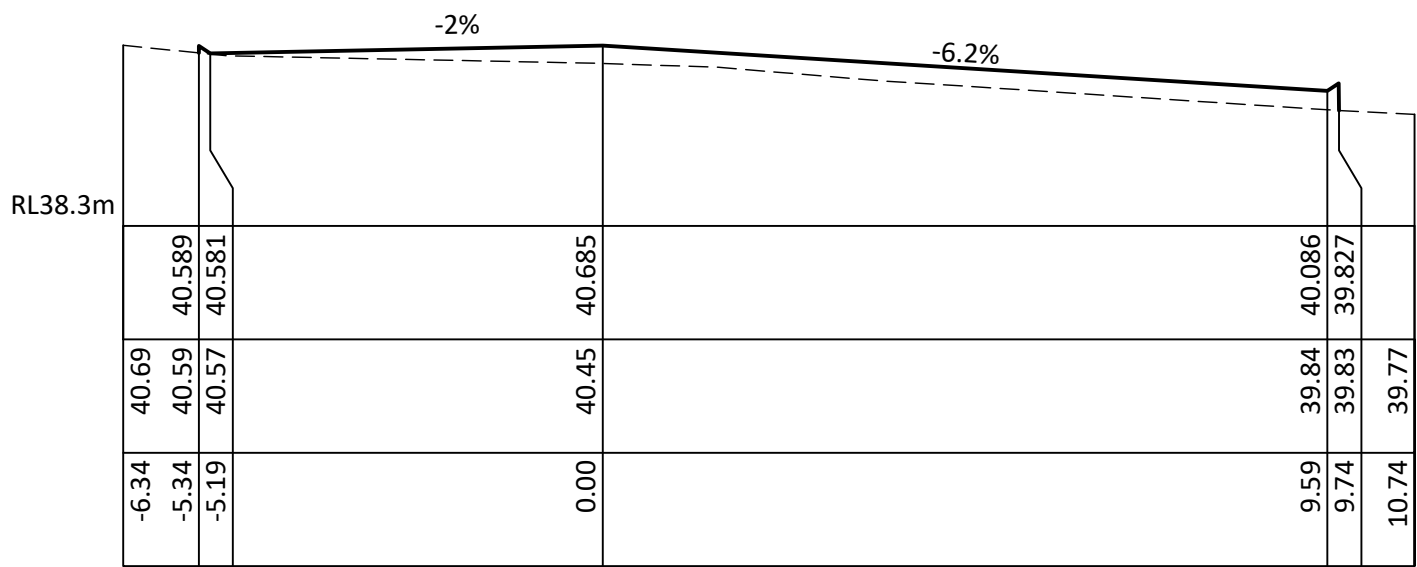
LONGITUDINAL SECTION - CL1

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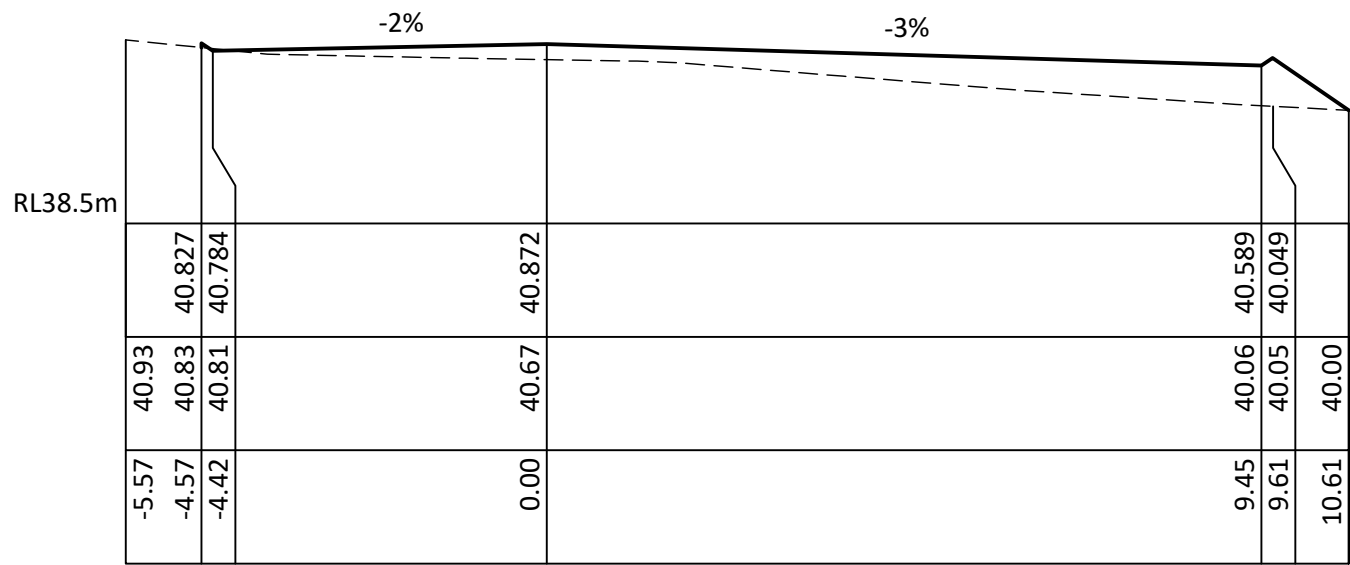


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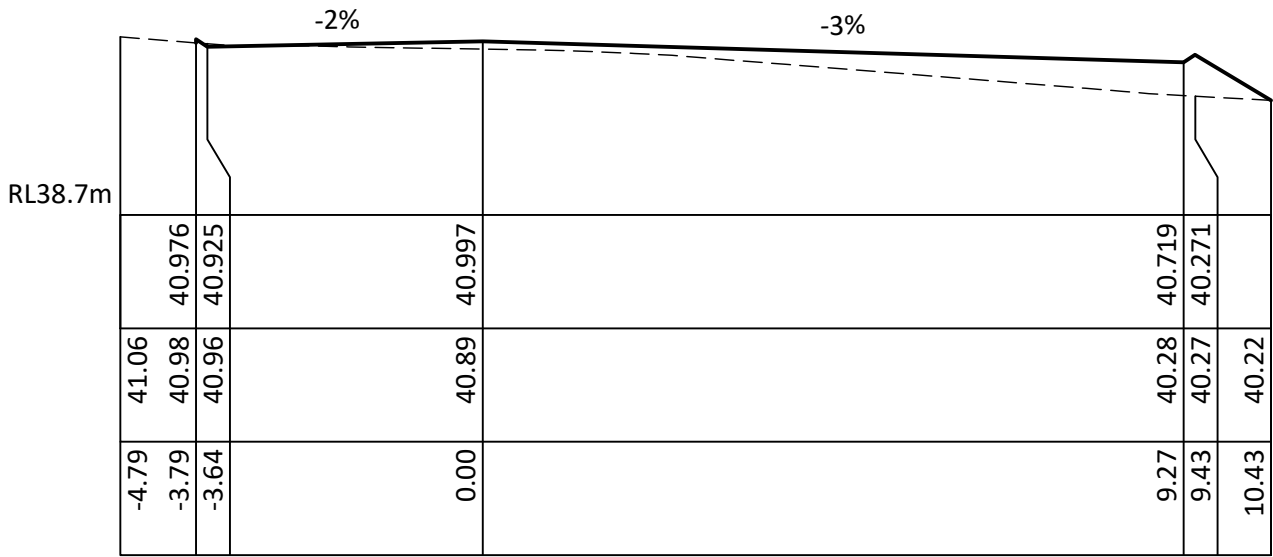
SCALES: HORIZONTAL 1:100 VERTICAL 1:50



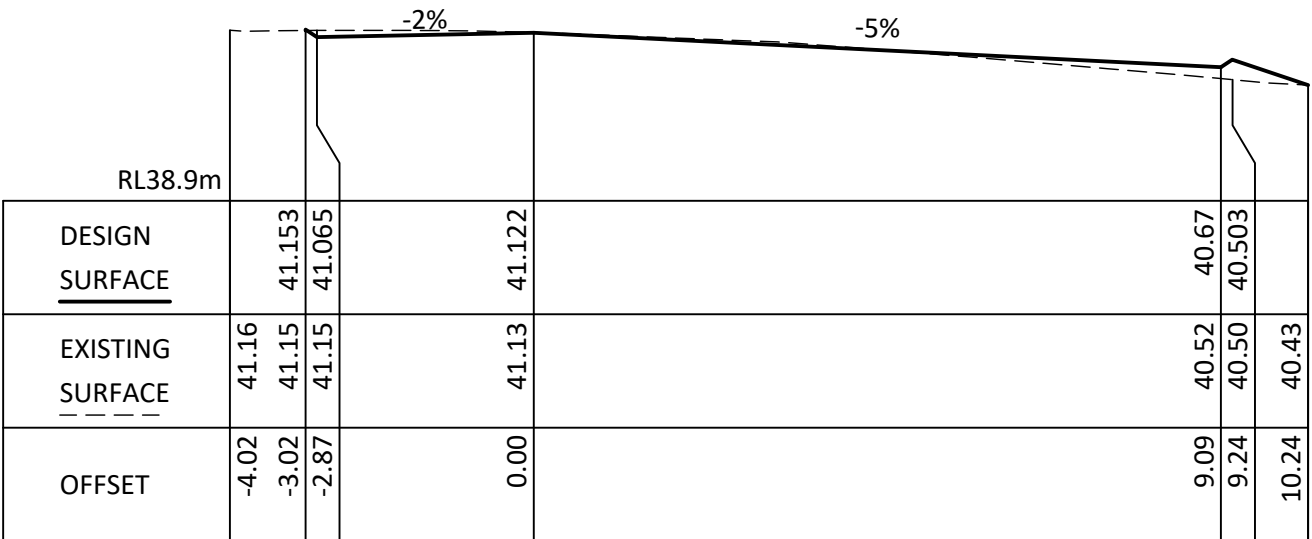
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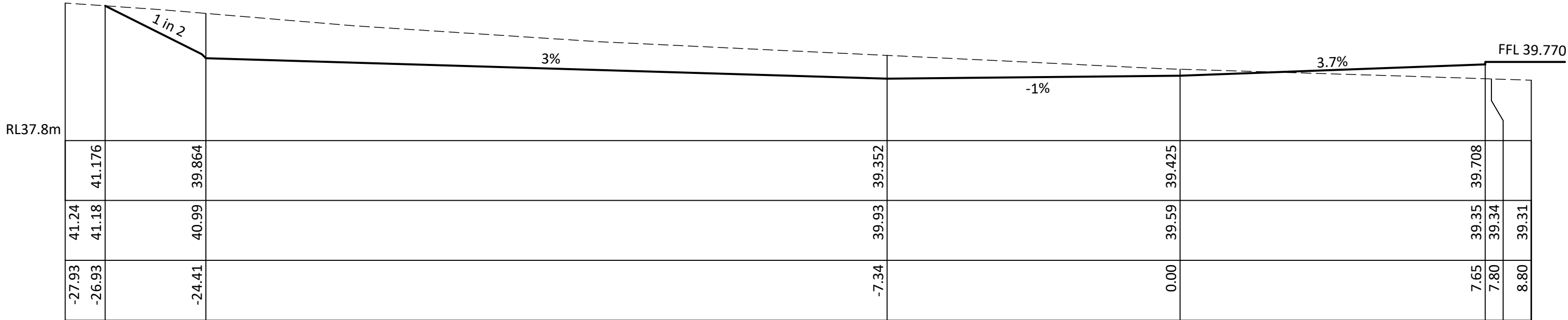
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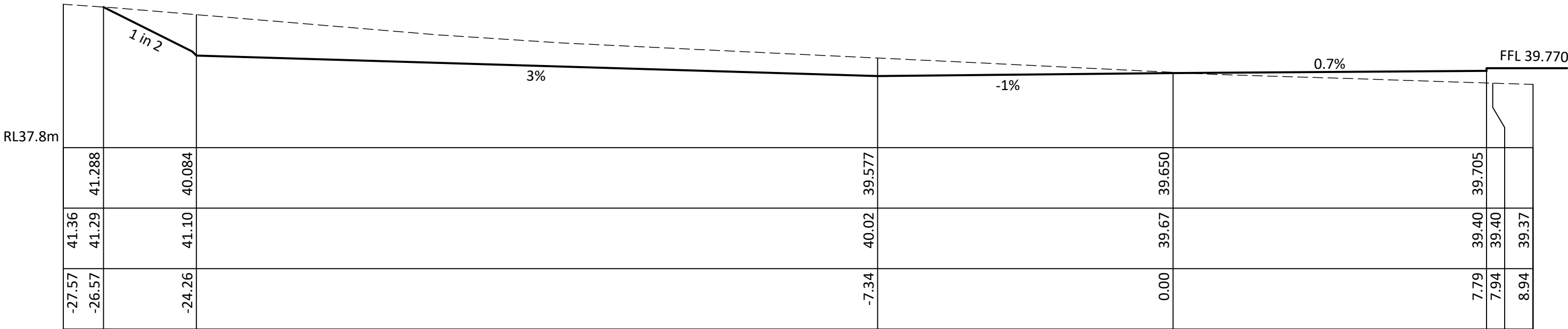
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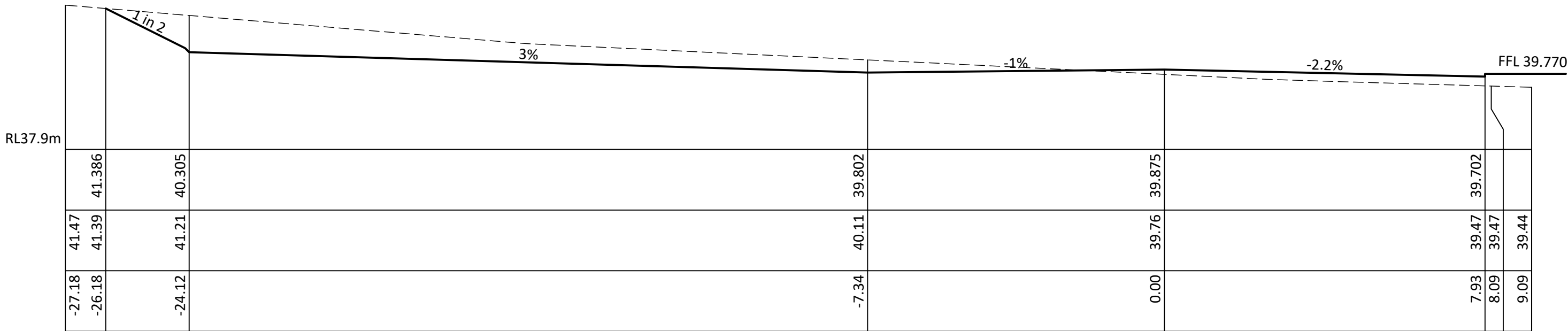
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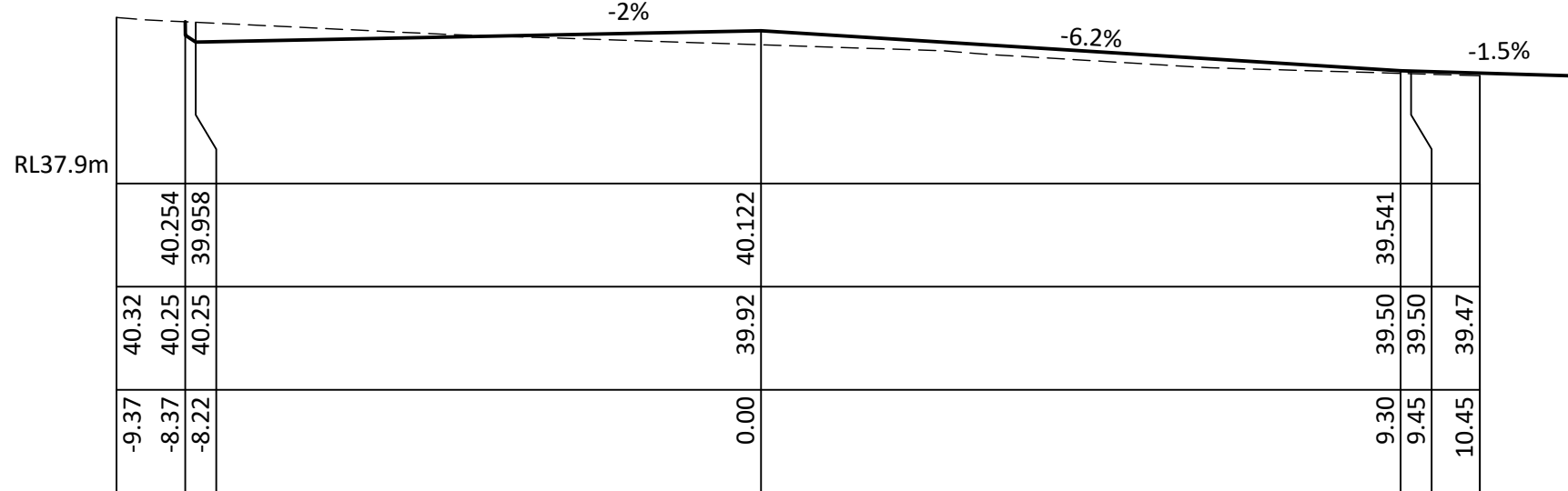
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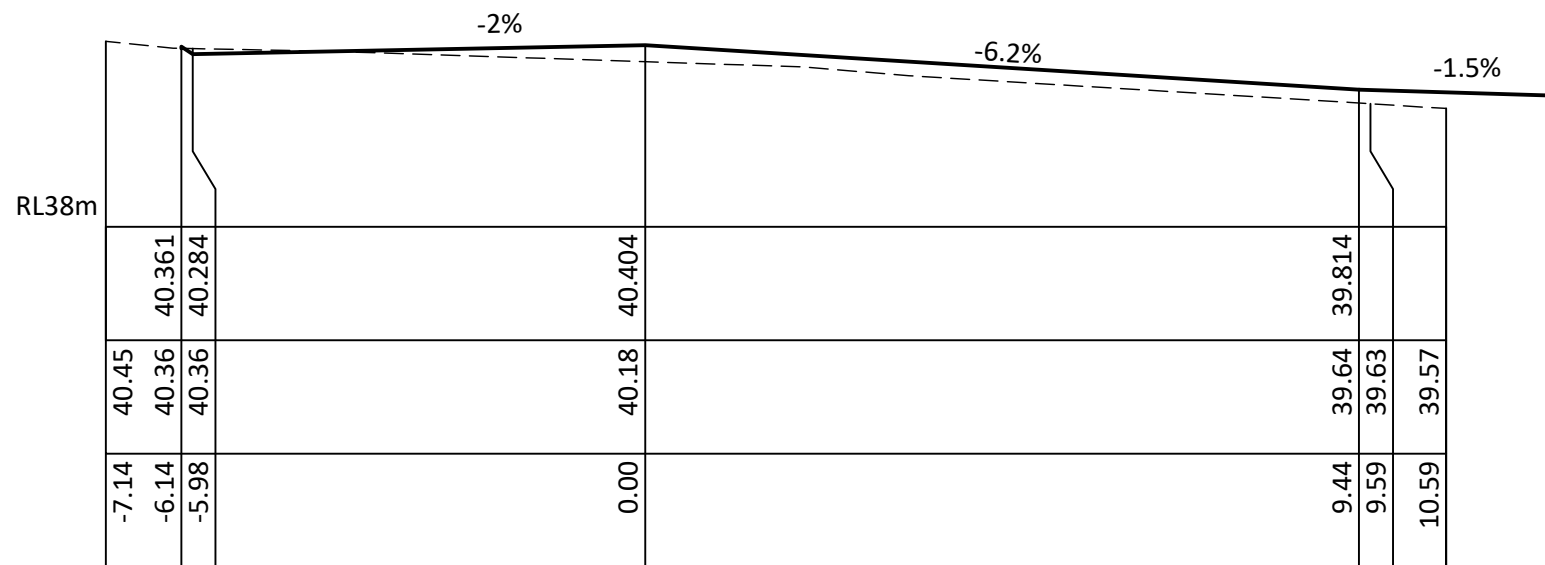
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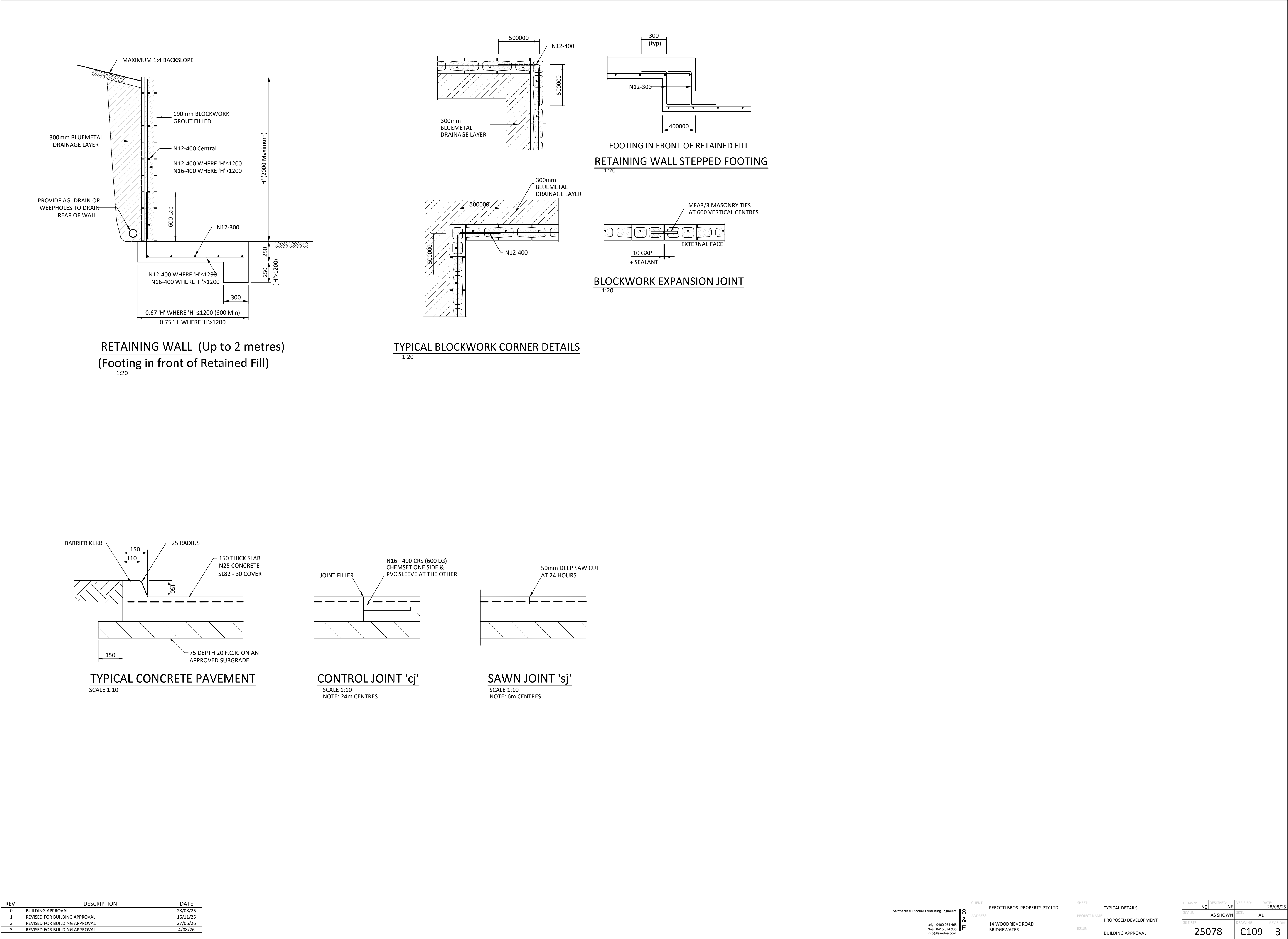
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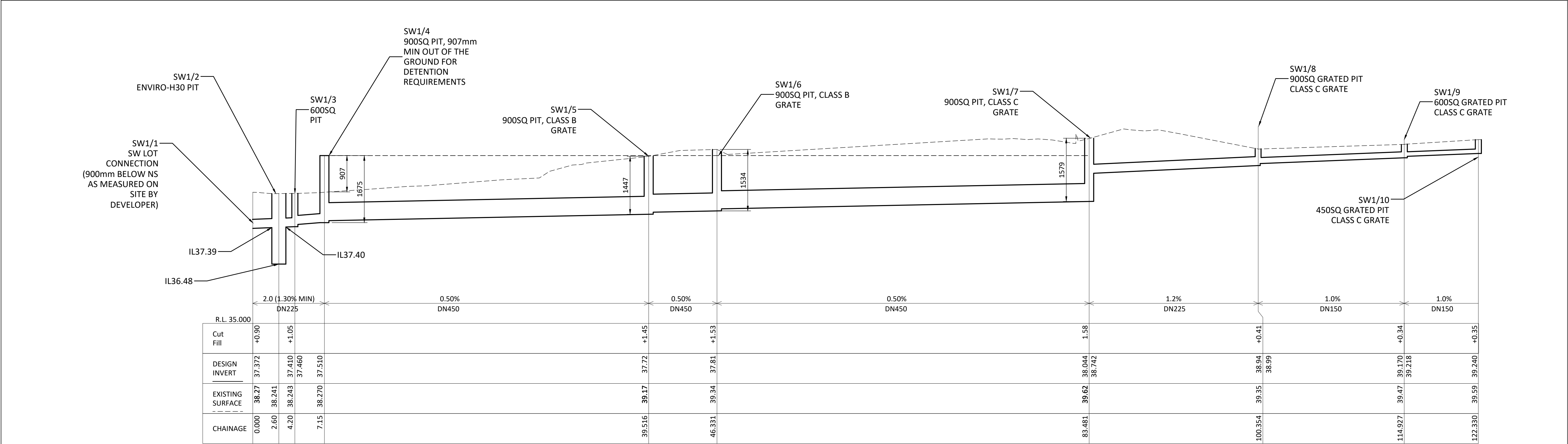
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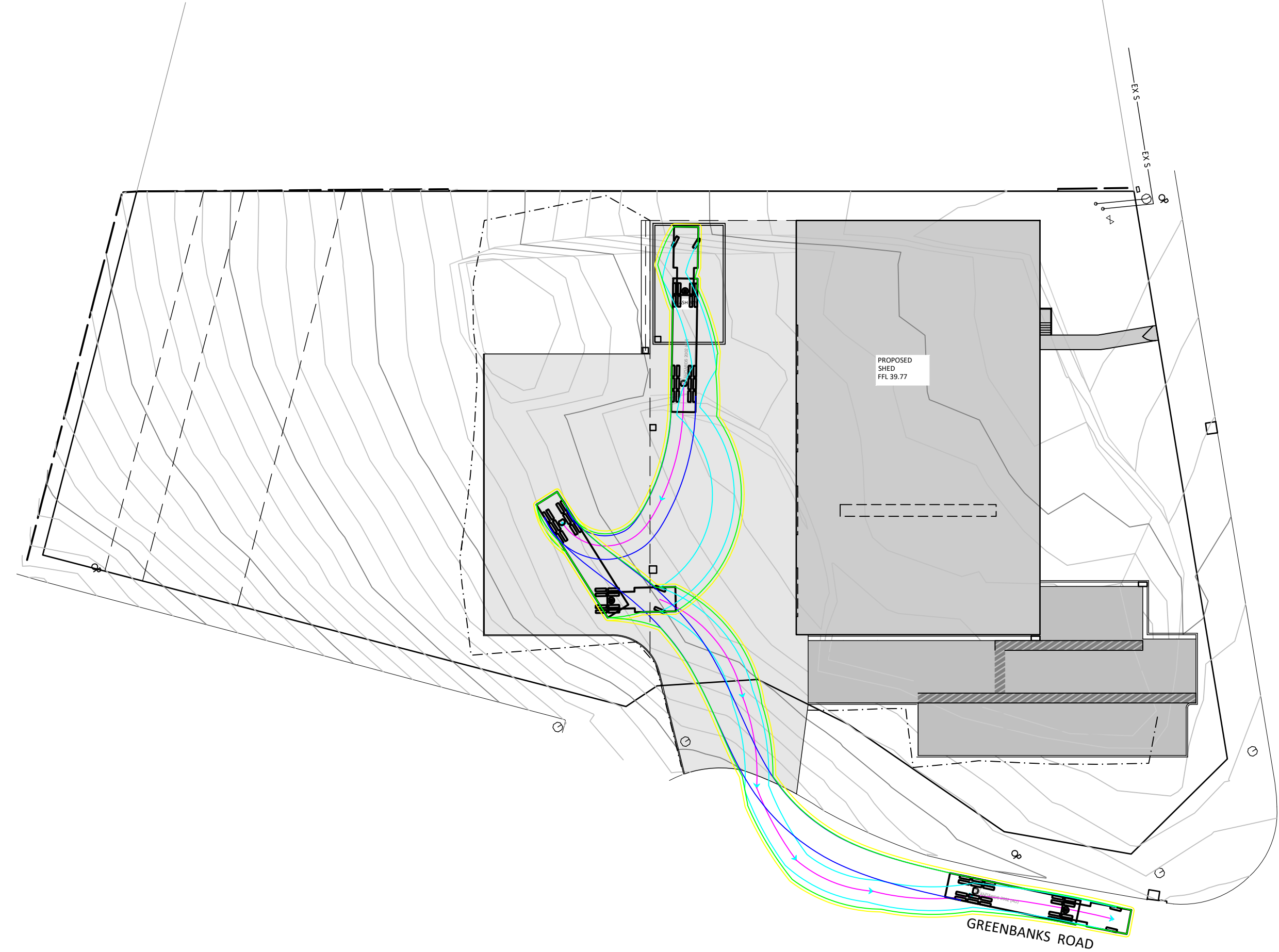
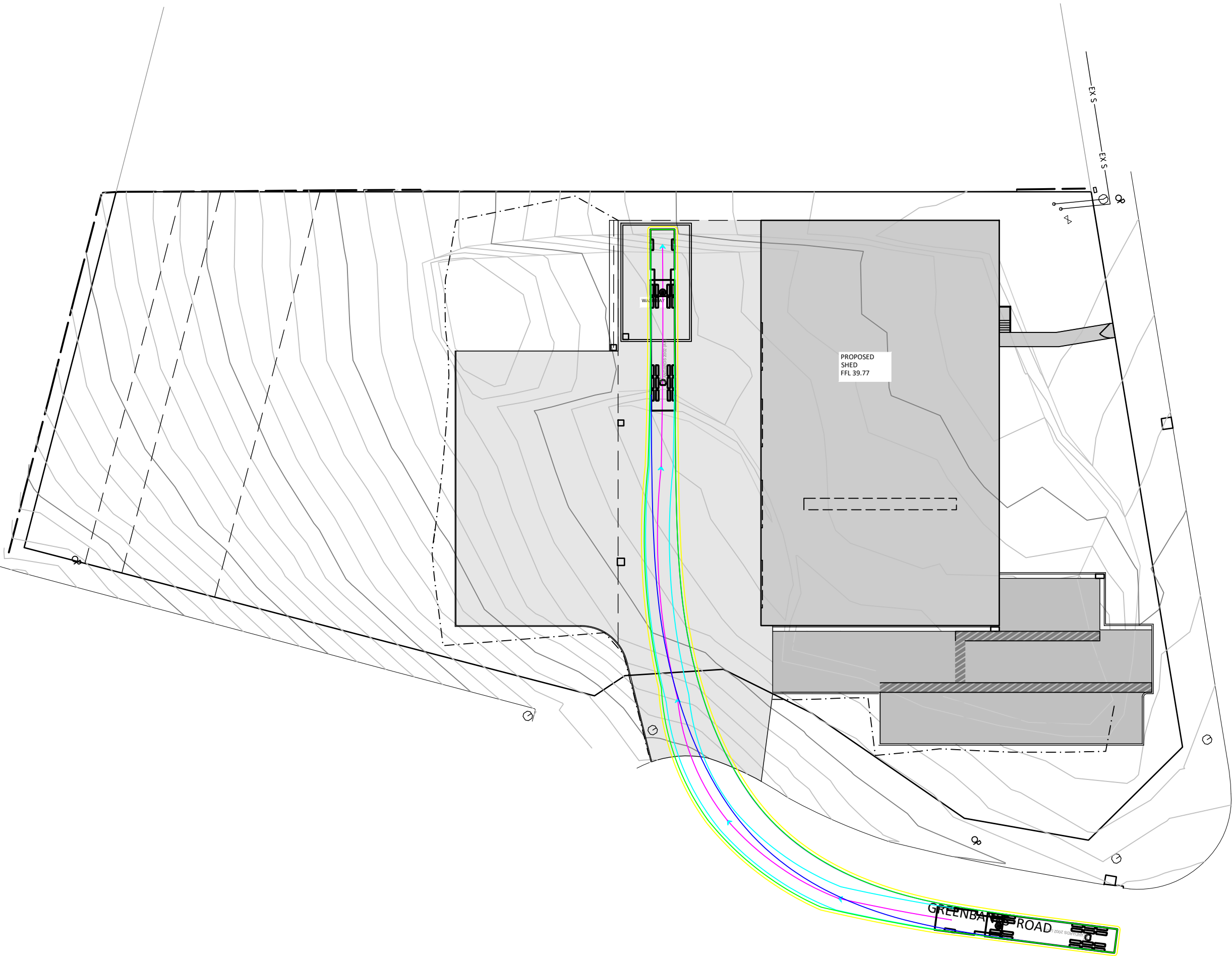


REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers				CLIENT	SHEET	DRAWN	DESIGNED	CHECKED	DATE
0	BUILDING APPROVAL	28/08/25	1st Floor 0400 024 463 Nole 0416 074 935 info@lsandne.com				PEROTTI BROS. PROPERTY PTY LTD	TYPICAL DETAILS	NE	NE	-	28/08/25
1	REVISED FOR BUILDING APPROVAL	16/11/25					ADDRESS	PROJECT NAME	AS SHOWN		A1	
2	REVISED FOR BUILDING APPROVAL	27/06/26					14 WOODRIEVE ROAD BRIDGEWATER	ISSUE	BUILDING APPROVAL			
3	REVISED FOR BUILDING APPROVAL	4/08/26							25078	C109	3	



LONGITUDINAL SECTION - SW

SCALES: HORIZONTAL 1:200 VERTICAL 1:50



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	28/08/25
1	REVISED FOR BUILDING APPROVAL	16/11/25
2	REVISED FOR BUILDING APPROVAL	27/06/26
3	REVISED FOR BUILDING APPROVAL	4/08/26

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

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&
E

CLIENT:	PEROTTI BROS. PROPERTY PTY LTD	SHEET:	TRUCK TURNING PLAN 1	DRAWING:	NE	DESIGNED:	NE	VERIFIED:	-	DATE:	28/08/25
ADDRESS:	14 WOODRIEVE ROAD BRIDGEWATER	PROJECT NAME:	PROPOSED DEVELOPMENT	SCALE:	1:250	DATE:	A1	REVISION:			
SHEET:	BUILDING APPROVAL			25078	C111	3					

PROPOSED DEVELOPMENT 14 WOODRIVE ROAD BRIDGEWATER

DRAWING INDEX

H001 DRAWING INDEX & NOTES

H100 DRAINAGE PLAN

H101 ROOF DRAINAGE PLAN

H102 SITE CHARACTERISTICS

H103 WATER SERVICES PLAN

H104 FIRE HYDRANT AND HOSE REEL COVERAGE

GENERAL NOTES:

1. THESE DRAWING ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT VERSION.
2. SEWER, STORMWATER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE TASMANIAN PLUMBING CODE, AS3500, WSAA CODES, TASWATER AND TO LOCAL AUTHORITY APPROVAL.
3. IT IS ASSUMED THAT ADJACENT TO THE DEVELOPMENT SITE IS ADEQUATE INFRASTRUCTURE PROVIDED BY THE LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES TO SUPPLY ROAD ACCESS, WATER AND POWER AS REQUIRED BY THIS DESIGN; AND THERE IS ADEQUATE INFRASTRUCTURE OR ENVIRONMENTAL CAPACITY TO RECEIVE STORMWATER AND SEWERAGE DRAINAGE. PARTICULAR ASSUMPTIONS ARE DESCRIBED IN THE FOLLOWING SECTIONS.
4. THE LOCATION OF EXISTING SERVICES AND CONNECTION POINTS WHERE SHOWN ON PLANS ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE.
5. FOLLOWING AGREEMENT WITH THE SUPERINTENDANT, TERMINATE AND ABANDON REDUNDANT EXISTING SERVICES DISCOVERED DURING CONSTRUCTION AND MAKE A NOTE ON AS-CONSTRUCTED DRAWING.
6. ALL EXISTING GAS, ELECTRICAL, TELECOMMUNICATIONS, WATER MAINS, SEWER MAINS AND STORMWATER MAINS ETC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ADVISE THE SUPERINTENDANT OF ANYTHING THAT APPEARS NOT TO BE HAD BEEN CONSIDERED IN THE DESIGN.
7. CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
8. HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT AND START WORKS NOTICE IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY HIS SUB-CONTRACTORS, ANY SERVICE DAMAGED IS TO BE REINSTATED IMMEDIATELY.
11. ON COMPLETION OF WORKS PROVIDE THREE SETS OF AS-CONSTRUCTED DRAWINGS AND SERVICE MANUALS ALONG WITH ELECTRONIC DRAWING FILES IN PDF AND DWG FORMATS SUITABLE FOR READING WITH A RECENT VERSION OF ADOBE/AUTOCAD TO THE SUPERINTENDANT.
12. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS NOMINATED WITHIN THE CONTRACT, BY THE BUILDING SURVEYOR OR PLUMBING SURVEYOR.
13. NOMINAL DIAMETERS FOR PIPES (DN) REFER TO THE INSIDE DIAMETER (ID BORE)
14. CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.
15. THE CONTRACTOR SHALL ALLOW TO COORDINATE WITH MECHANICAL AND REFRIGERATION SERVICES AND PROVIDE TUNDISHES CONNECTED TO SEWER OR STORMWATER AS APPROPRIATE TO ALL CONDENSATE DRAINAGE AND RELIEF VALVES. ALLOW TO PROVIDE AND INSTALL MAG IN-WALL TUNDISHES WITH STAINLESS STEEL COVER WINDOW (SUPPLIED BY MA GRIFFITH) OR EQUAL APPROVED TYPE.
16. TRENCHING FOR FLEXIBLE PIPEWORK SHALL BE IN ACCORDANCE WITH AS2566 AND AS3500.
17. ALL PIPEWORK UNDER TRAFFICABLE AREAS, SLABS OR PAVEMENTS IS TO BE FULLY BACKFILLED WITH COMPACTED FCR.

STORMWATER NOTES:

1. STORMWATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) AT A 5 MINUTE STORM DURATION, WITH OVERLAND FLOW PATHS PROVIDED FOR 1:100 ARI. IT IS ASSUMED THAT THE DOWNSIDE INFRASTRUCTURE AND/OR ENVIRONMENT CAN SAFELY RECEIVE THE 1:20 ARI EVENT WITH A 5 MINUTE STORM DURATION.
2. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCCA, TASMANIAN PLUMBING CODE, COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
3. ALL ROOF DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH AS3500, AND THE REQUIREMENT FOR OVERFLOWS DNE TO SATISFY THE REQUIREMENTS OF THE NCCA.
4. ALL PIPEWORK SHALL BE MINIMUM DN100 UPVC N4 AT 1:100 GRADE (1.00%) UNLESS NOTED OTHERWISE ON PLANS.
5. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE.
6. INSTALL ALL AG DRAINS TO THE REQUIREMENTS OF AS3500 AND PART 3.1.2 OF THE NCCA.
7. PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN ACCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN IN DRAWINGS.
8. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 100 YEAR ARI STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 20 YEAR ARI STORMS AND THE ROAD RESERVE FOR 100 YEAR ARI STORMS.
9. ALL MATERIALS AND WORKSMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S BY-LAWS AND AS/NZS3500.
10. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH THE CONCRETE PIPE ASSOCIATION OF AUSTRALIA INSTALLATION REQUIREMENTS FOR TYPE H52 SUPPORT.
11. BELOW GROUND PIPEWORK AND FITTINGS TO BE uPVC SWHD, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS.
12. PIPEWORK SHALL BE LAID IN POSITION AND AT THE GRADES SHOWN.
13. MINIMUM GRADE OF PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE (U.N.O.).
14. MINIMUM SIZE OF PIPEWORK SHALL BE DN100.
15. SURFACE WATER DRAINS, CATCHPITS/GRATED PITS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER..

SEWER NOTES:

1. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCCA, TASMANIAN PLUMBING CODE, COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
2. CONFIRM THE LOCATION AND LEVEL OF THE NOMINATED OUTLET PRIOR TO THE EXCAVATION OR LAYING OF ANY DRAINAGE. ASCERTAIN FROM THE ASWATERED ALL NECESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN ACCORDANCE WITH THESE REQUIREMENTS.
3. SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS2566.
4. ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500.
5. PIPEWORK SHALL BE CONSTRUCTED OF UNPLASTICISED POLYVINYL CHLORIDE (uPVC), U.N.O.
6. PIPEWORK SHALL HAVE BE MINIMUM CLASS SN4 UNLESS NOMINATED OTHERWISE ON PLANS.
7. PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY TO ENSURE NO LEAKS.
8. ALL PIPEWORK SHALL BE CONCEALED IN WALLS, VOID SPACE OR DUCTS UNLESS NOTED OTHERWISE.
9. MINIMUM GRADE OF PIPEWORK SHALL BE 1:40 FOR BRANCHES AND 1 IN 60 FOR DRAINS UNLESS NOTED OTHERWISE.
10. MINIMUM SIZE OF BRANCH DN65 AND MINIMUM SIZE OF DRAINS SHALL BE DN100.
11. ALL FITTINGS TO BE ISOLATED BY AN APPROVED TRAP PRIOR TO THE SEWER LINE.
12. PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH AS3500 REQUIREMENTS.
13. INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS3500.
14. ONE OVERFLOW RELIEF GULY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE.
15. WHERE PIPEWORK PENETRATES FIRE RATED WALLS OR FLOORS, A FIRE STOP COLLAR SHALL BE INSTALLED. ALL WORK SHALL BE STRICTLY INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS.
16. NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STACKS AS PER AS3500. INSTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.

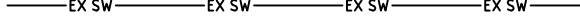
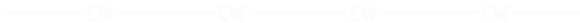
WATER NOTES:

1. WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1 TO 4 AND TO THE SATISFACTION OF COUNCILS (OR TAs WATER FOR EXTERNAL) DEVELOPMENT ENGINEER
2. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 PARTS 1 AND 4.
3. AS AN ALTERNATIVE TO SILVER SOLDERED JOINTS, PRESS FITTED JOINTS MAY BE USED. ALLOW TO USE THE VIEGA PROGRESS SYSTEM WITH INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND AS SPECIFIED.
4. ALL PIPEWORK SHALL BE CONCEALED WHERE POSSIBLE. WHERE PIPEWORK IS EXPOSED IT SHALL BE CHROME PLATED.
5. WHERE PIPEWORK IS IN CONTACT WITH DISSIMILAR METALS, THE METALS SHALL BE INSULATED AGAINST BI-METAL CORROSION
6. MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS; 600mm ELSEWHERE UNLESS NOMINATED OTHERWISE ON PLANS.
7. ALL TRENCHES UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, TO BE BACKFILLED WITH COMPACTED FCR.
8. ALL ISOLATION VALVES SHALL BE POSITIONED IN APPROVED ACCESSIBLE LOCATIONS.
9. ALL SCREWED STOP VALVES SHALL HAVE UNION COUPLINGS AND BE ACCESSIBLE. GROUP VALVES WHEREVER POSSIBLE.
10. ALL PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432.
11. ALL POLYETHYLENE PIPEWORK SHALL BE PN16 PE100 CONFORMING TO AS A432.
12. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED BY WSA AND AS3500.
13. HOT WATER TO BE STORED AT MINIMUM 60°C WITH TEMPERING DEVICE INSTALLED TO LIMIT OUTLET TEMPERATURE TO; 50°C TO ABUTION AREAS, 60°C TO KITCHEN SINK, CLEANERS SINK AND LAUNDRY TROUGH AND TEMPERED TO 45°C IN DISABLED, CHILD CARE AND AGED CARE FACILITIES.
14. TEMPERED, HOT WATER PIPEWORK AND VALVES SHALL BE LAGGED AS PER AS/NZS 3500.4:2003 SECTION 8 FOR CLIMATE REGION C. HOT WATER INSULULATING LINE TO BE LAGGED WITH SECTIONAL ROCKWOOL WITH FOIL OUTER COVER. EXTERNAL LAGGING TO BE UV PROTECTED, AND LAGGING EXPOSED TO MOISTURE NEEDS TO BE MOISTURE PROTECTED. SOLAR FLOW AND RETURN LAGGING SHOULD BE RATED FOR TEMPERATURES UP TO 150°C, OTHER LAGGING RATED TO 105°C. ALL LAGGING SHOULD BE FIRE RATED TO BCA REQUIREMENTS, PVC FREE, ZERO OZONE DEPLETING POTENTIAL, LOW VOLATILE ORGANIC COMPOUNDS.
15. ONE PRESSURE LIMITING VALVE SET TO 500 KPA SHALL BE PROVIDED TO ALL WATER PIPES AT THE POINT OF ENTRY INTO A BUILDING.
16. HOSE BIB COCKS SHALL BE 600MM ABOVE FINISHED SURFACE LEVEL AND SHALL BE 20MM IN SIZE, U.N.O., AND FITTED WITH APPROVED VACUUM BREAKERS.
17. THE WATER SUPPLY SHALL ARRANGE FOR ALL INSPECTIONS AND TESTING OF SERVICES REQUIRED BY THE LOCAL AUTHORITY PRIOR TO CONCEALMENT. PRESSURE TEST HOT AND COLD WATER SERVICES TO 1.5 TIMES NORMAL WORKING PRESSURE.
18. ALL TEMPERING AND THERMOSTATIC MIXING VALVES SHALL BE EASILY LOCATED FOR SAFE OH&S ACCESS.
19. FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER, CLEAN OUT AERATORS, STRAINERS, FILTERS, ETC.

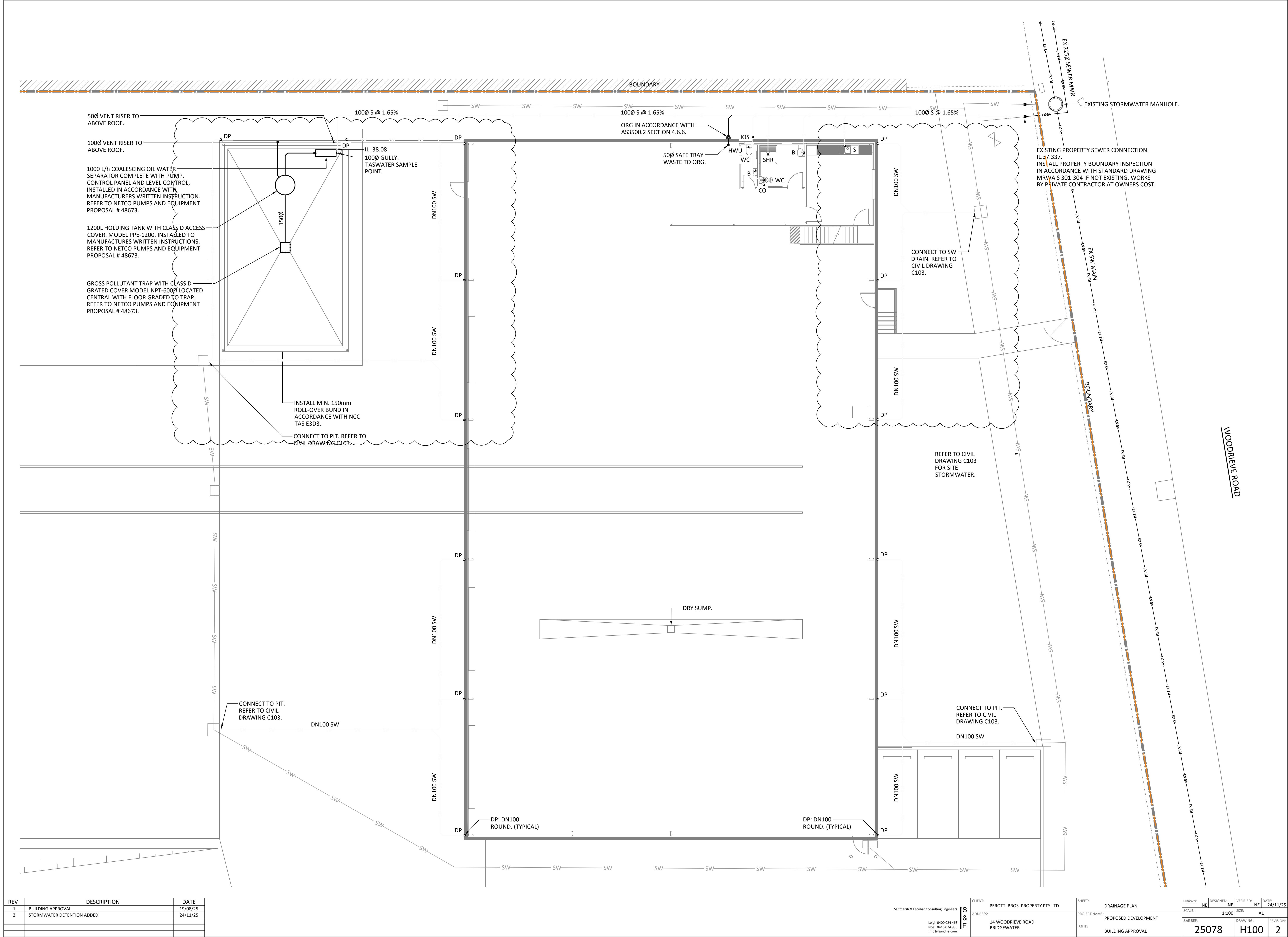
BUILDING HYDRAULICS:

1. ALL MATERIALS AND WORKSMANSHIP TO BE DONE IN ACCORDANCE WITH AS3500, THE TASMANIAN PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.
2. ALL DRAINAGE PIPEWORK SHALL BE UPVC CLASS SNG U.N.O., ALL WASTE AND VENT SHALL BE DWV CLASS PIPE.
3. DURING CONSTRUCTION TEMPORARILY SEAL ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER, DO NOT USE RAGS, PAPER OR WOODEN PLUGS.
4. SUPPLY AND INSTALL ALL FIXTURES, VALVES, TAPWARE AND SUNDRY ITEMS AS SCHEDULED WITHIN THE SPECIFICATION.
5. PROVIDE FIRE STOPS AS REQUIRED.
6. CONTRACT DRAWINGS ARE DIAGRAMMATIC AND AS SUCH SHOW THE INTENT OF DESIGN. INSTALLATION TO BE AS PER AS/NZS3500. ALLOW FOR ALL BENDS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES.
7. REFER TO ARCHITECTS DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS. THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE AND DRAIN PIPES, FLOOR DRAIN, WATER SERVICE, PIPEWORK, BRACKETS, SUPPORTS, ETC AND SEAL OFF EXISTING SERVICES. SEAL OFF AND MAKE GOOD ALL FLOOR, WALL AND ROOF PENETRATIONS.
8. THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE, WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, TELSTRA, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK.
9. ALL PENETRATIONS THROUGH EXISTING SUSPENDED FLOOR SLABS SHALL BE DRILLED TO LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER. DRILL PILOT HOLE PRIOR TO CORE DRILLING TO ENSURE CLEARANCE OF BEAMS AND OTHER SERVICES IN SLAB. ALL PENETRATIONS SHALL BE CORE DRILLED TO SUIT PIPE SIZE. ALLOWANCE FOR 10 MM CLEARANCES SHALL BE MADE FOR FIRE PROOFING.
10. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE AND SMOKE STOP WALLS. ALL PIPE PENETRATIONS SHALL BE SEALED WITH TWO HOUR FIRE STOP SEALANT. INSTALL FIRE STOP COVERS TO PVC-U PIPEWORK PASSING THROUGH FLOORS AND FIRE WALLS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
11. PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS TO PIPEWORK IN ACCORDANCE WITH AS1534S.
12. MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
13. MAINTAIN SERVICES TO EXISTING FIXTURES AT ALL TIMES. WHERE CHANGEOVER IS REQUIRED, LIAISE WITH THE ARCHITECT PRIOR TO THE SHUTTING DOWN OF ANY SERVICE.
14. CONTRACTOR TO PROVIDE ALL DOCUMENTS, APPROVALS, CERTIFICATES, WARRANTIES, LOG BOOKS, ETC. UPON COMPLETION OF WORKS TO THE ARCHITECT. ALL FEES AND INSPECTIONS TO BE INCLUDED AND ARRANGED BY THE CONTRACTOR.
15. REFER TO THE ARCHITECTS DRAWINGS FOR SANITARY FIXTURES AND TAP SELECTIONS. SUPPLY AND FIX ACCESSORIES NECESSARY FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.

HYDRAULIC LEGEND

	DIRECTION		OVERFLOW RELIEF GULLY
	PIPE RISER / DOWNPIPE		FIRE BOOSTER VALVE
	PIPE DROPPER		SINGLE FIRE HYDRANT
	CAPPED END		DUAL PILLAR HYDRANT
	LOCATE AND CONNECT		FIRE HOSE REEL
	CONTINUATION		ACCESS PANEL
	SWIVEL EXPANSION JOINT		GRATED CHANNEL DRAIN
	DISUSED PIPE		HOT WATER UNIT
	COLD OR HOT WATER POINT		INSPECTION OPENING
	THERMOSTATIC MIXING VALVE		PUMP
	ISOLATION / GATE VALVE		WATER SERVICE METER
	ISOLATION / GATE VALVE IN PIT		HOSE TAP
	CHECK / NON-RETURN VALVE		AIR ADMITTANCE VALVE
	DOUBLE CHECK VALVE		PRESSURE REDUCTION VALVE
	REDUCED PRESSURE ZONE DEVICE		FLOOR WASTE GULLY
	FLOW ARROW		
			
			
			
			
			
			
			
			
			
			

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REV	DESCRIPTION	DATE
1	BUILDING APPROVAL	19/08/25
2	STORMWATER DETENTION ADDED	24/11/25

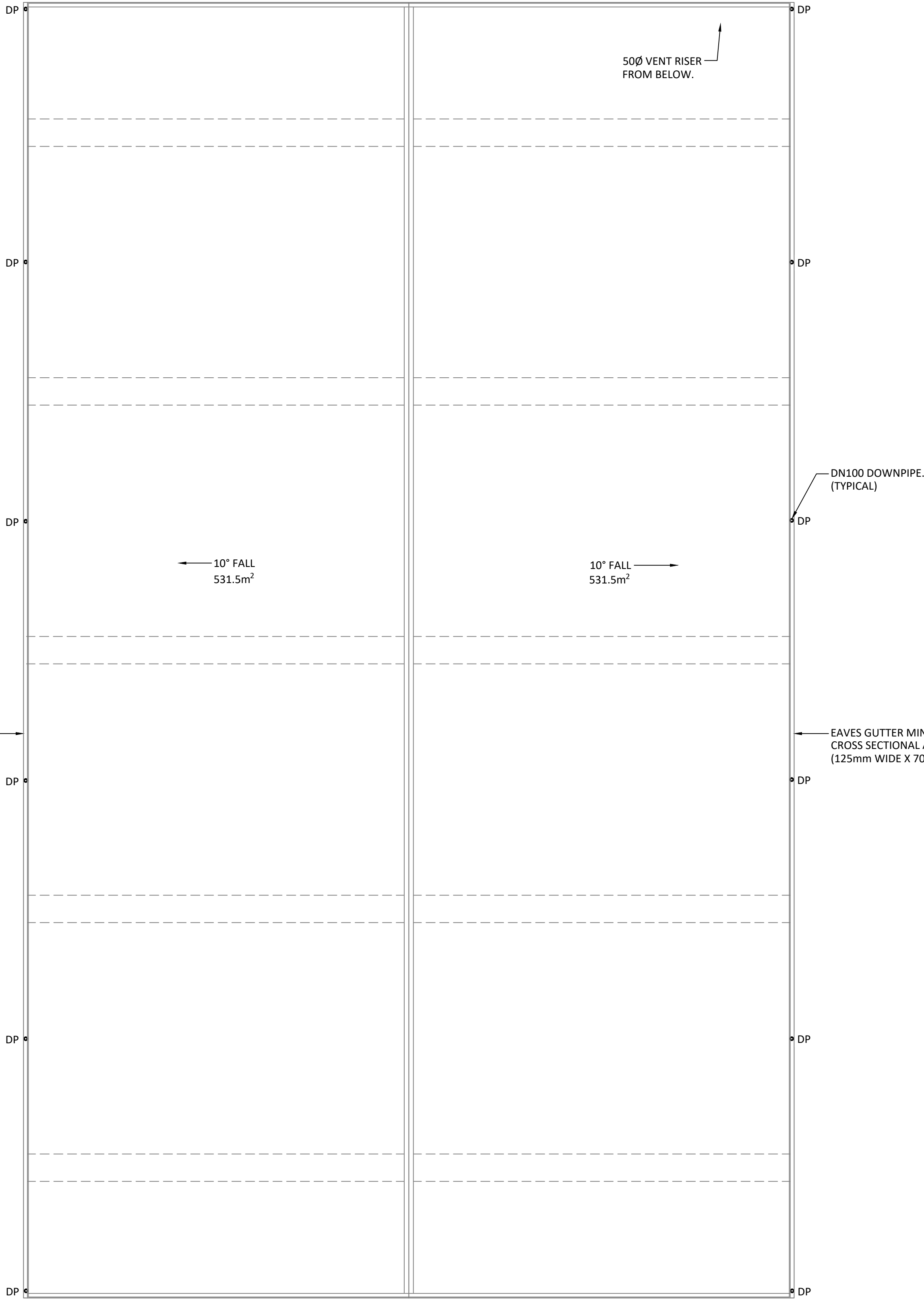
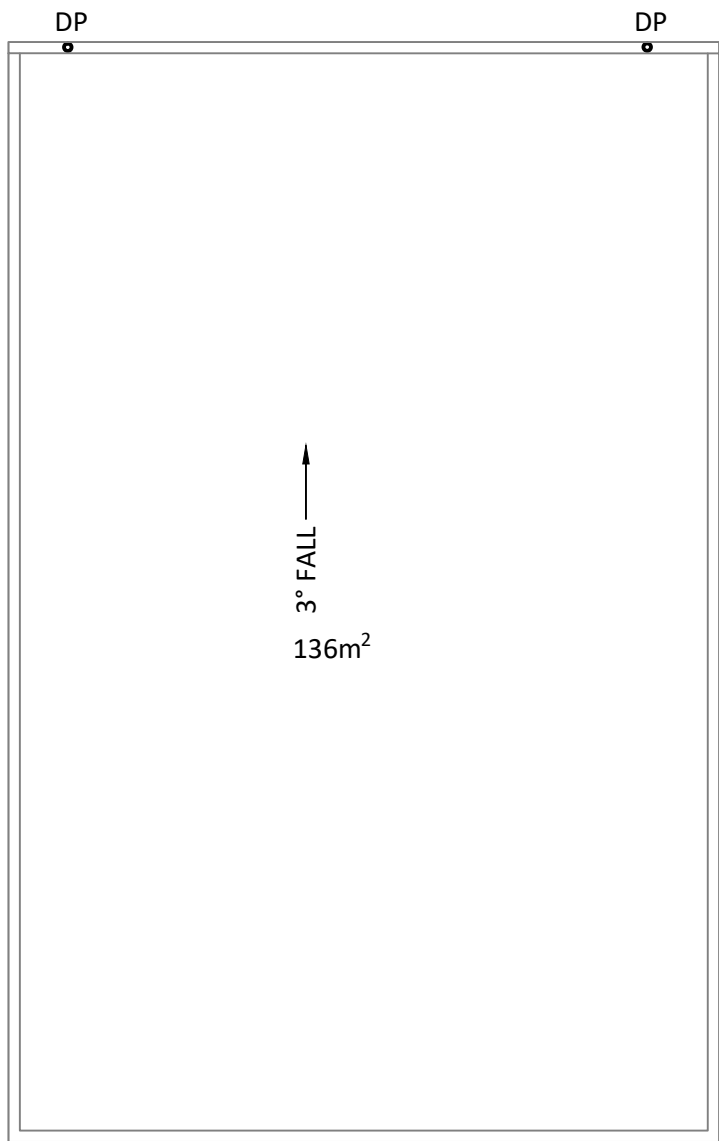
Saltmarsh & Escobar Consulting Engineers
14 Woodrievie Road
Bridgewater
WA 6155
Ph: 0816 074 935
info@lsandee.com

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CLIENT: PEROTTI BROS. PROPERTY PTY LTD
ADDRESS: 14 WOODRIEVIE ROAD
BRIDGEWATER

SHEET: DRAINAGE PLAN
PROJECT NAME: PROPOSED DEVELOPMENT
ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: NE	DATE: 24/11/25
SCALE: 1:100	SIZE: A1	DRAWING: H100	REVISION: 2

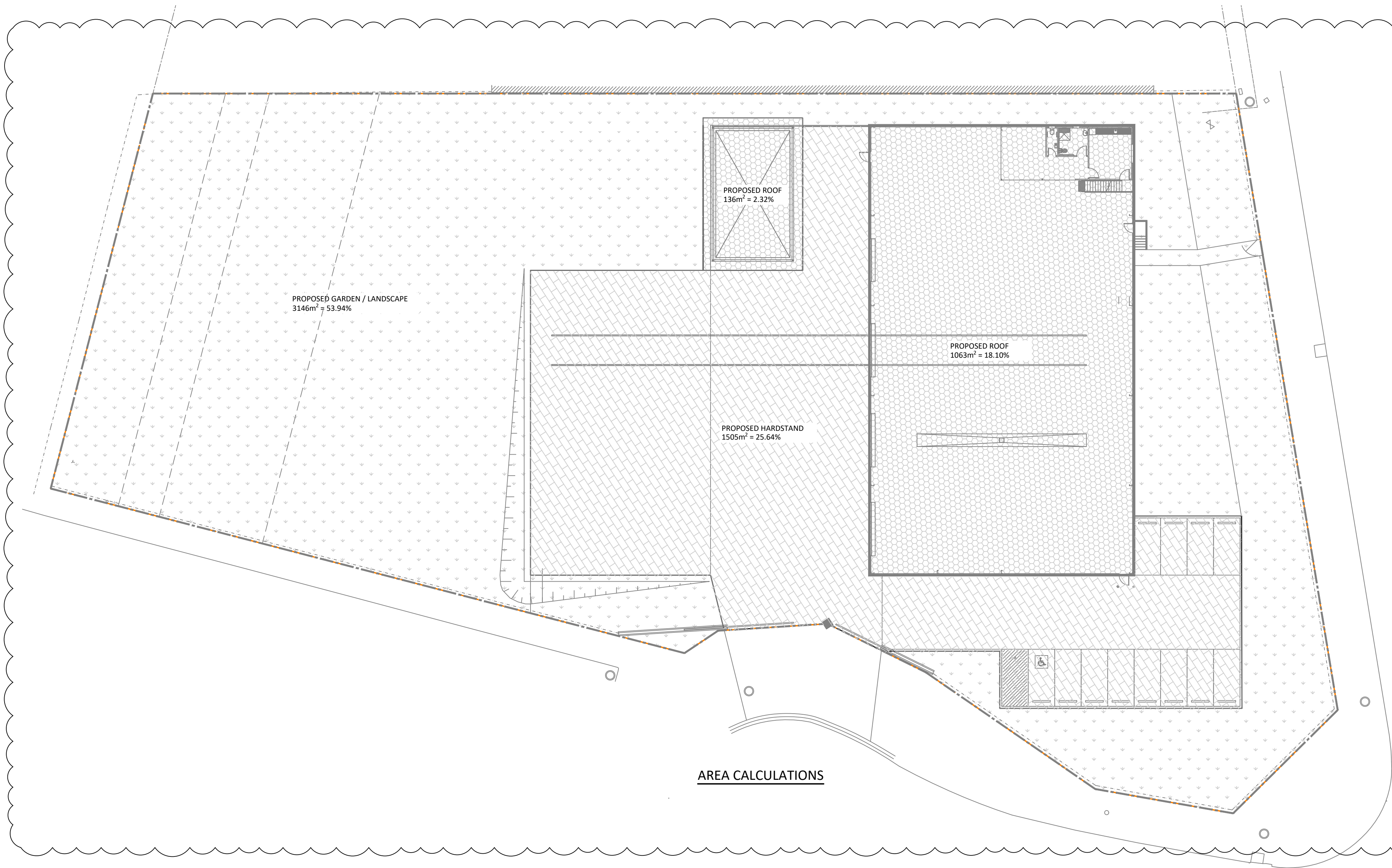


REV	DESCRIPTION	DATE											
1	BUILDING APPROVAL	19/08/25											

Saltmarsh & Escobar Consulting Engineers			CLIENT:	PEROTTI BROS. PROPERTY PTY LTD	SHEET:	ROOF DRAINAGE PLAN	DRAWN:	NE	DESIGNED:	NE	VERIFIED:	NE	DATE:	29/03/25
			ADDRESS:	14 WOODRIEVE ROAD BRIDGEWATER	PROJECT NAME:	PROPOSED DEVELOPMENT	SCALE:	1:100	SIZE:	A1	S&E			
			ISSUE:	BUILDING APPROVAL	S&E REF:	25078	DRAWING:	H101	REVISION:	1				

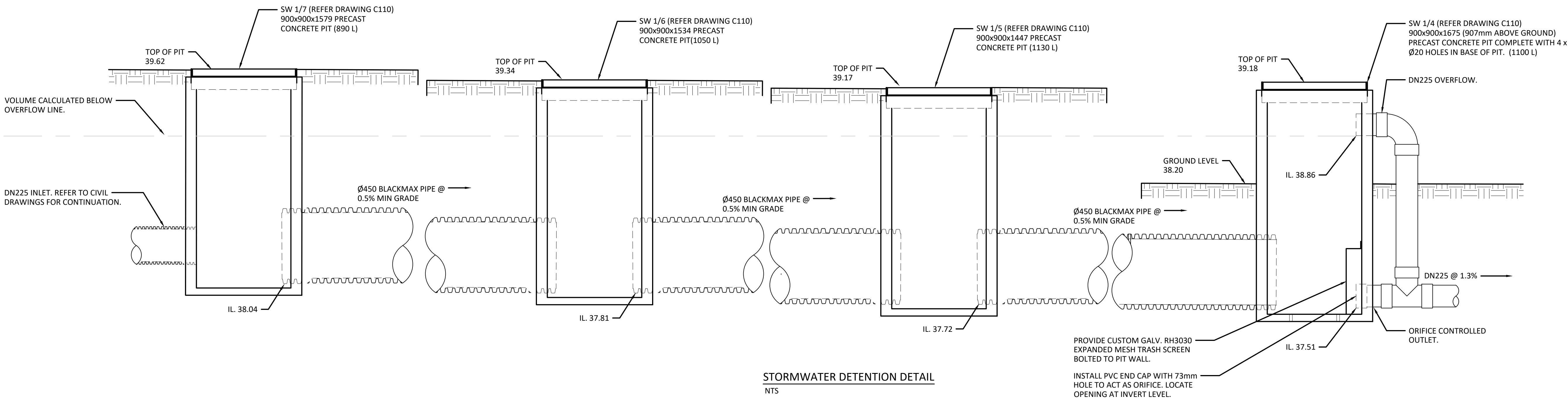
Leigh 0400 024 463
Nore 0416 074 935
info@lsandne.com

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&
E



ON-SITE STORMWATER DETENTION			
ASSESSED USING RATIONAL METHOD WITH 5% AEP 5 MINUTE DURATION DESIGN STORM			
TOTAL DEVELOPMENT AREA = 5869m ²			
PRE-DEVELOPMENT AREAS		DEVELOPMENT AREAS	
ROOF (C=1.0)	0m ²	ROOF (C=1.0)	1199m ²
IMPERVIOUS (C=0.9)	0m ²	IMPERVIOUS (C=0.9)	1505m ²
GARDEN (C=0.2)	5869m ²	GARDEN (C=0.2)	3146m ²
PERMISSIBLE SITE DISCHARGE	27.7 L/s	PEAK FLOW RATE	77.7 L/s
EQUIV. VOLUME	8320 L	EQUIV. VOLUME (L)	23,300 L
SITE STORAGE REQUIREMENT = 14,9801 L			
AREAS DETAINED		AREAS NOT DETAINED	
ROOF	1199m ²	ROOF	0m ²
IMPERVIOUS	1505m ²	IMPERVIOUS	0m ²
GARDEN	0m ²	GARDEN	3146m ²
PEAK FLOW TO DETENTION = 63.8 L/s		UNDETAINED PEAK FLOW = 13.9 L/s	
DETENTION DISCHARGE REQUIREMENT = 13.8 L/s MAXIMUM			
75m x DN450 BLACKMAX PIPE = 11,928 L + 4 x 900 SQ PITS = 4,170 L TOTAL DETENTION = 16,098L			
MAXIMUM OSD WATER DEPTH = 1350mm			
MAXIMUM CONTROLLED FLOW RATE WITH 73mm ORIFICE = 13.4 L/s			

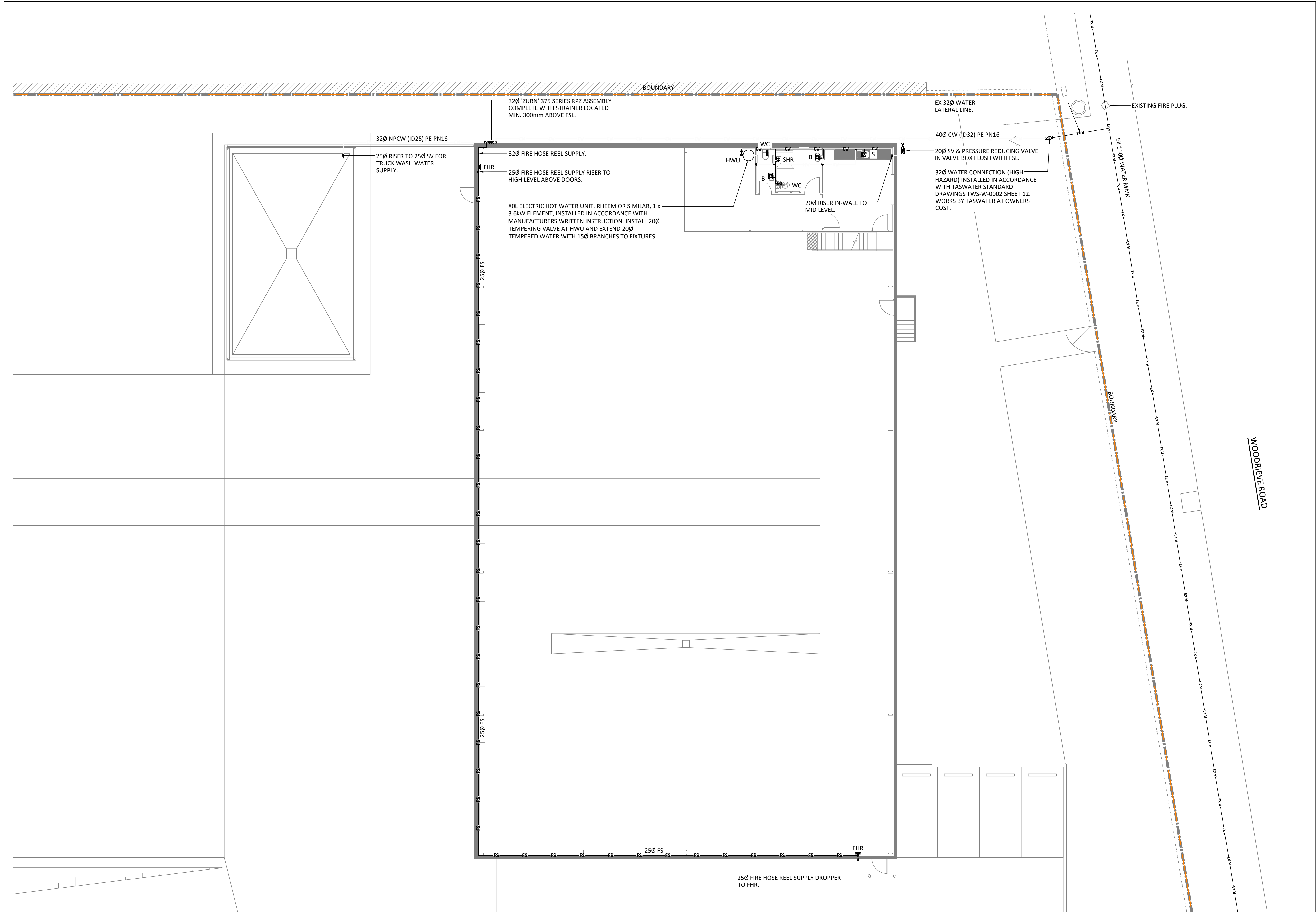
STORMWATER DETENTION GENERAL MAINTENANCE		
TASK	ACTION	FREQUENCY
INSPECT ORIFICE - OWNER	REMOVE ANY BLOCKAGES VIA THE INSPECTION OPENING.	4 TIMES PER YEAR
CLEAN GRATED PIT - OWNER	CLEANOUT AND REMOVE ANY SLUDGE AND DEBRIS IN THE GRATED PIT AT OUTLET OF TANK.	4 TIMES PER YEAR
INSPECT GUTTERS - OWNER	INSPECT GUTTERS OF BUILDING AND REMOVE ANY SLUDGE / DEBRIS.	4 TIMES PER YEAR
DETAILED INSPECTION - LICENCED PLUMBER	CLEAN DETENTION PIPE OF SLUDGE AND DEBRIS, CHECK ORIFICE DIAMETER FOR CORRECT SIZE AND RETAINS SHARP EDGE, INSPECT AND CLEAN ASSOCIATED PIPEWORK.	EVERY 5 YEARS



REV	DESCRIPTION	DATE
1	BUILDING APPROVAL	19/08/25
2	STORMWATER DETENTION ADDED	24/11/25
3	BUILDING APPROVAL	04/08/26

Saltmarsh & Escobar Consulting Engineers
14 Woodrievie Road
Bridgewater
WA 6155
Ph: 0816 074 935
info@saltmarsh.com.au

CLIENT:	PEROTTI BROS. PROPERTY PTY LTD	SHEET:	SITE CHARACTERISTICS	DRAWN:	NE	DESIGNED:	NE	VERIFIED:	NE	DATE:	04/08/26
ADDRESS:	14 WOODRIEVIE ROAD BRIDGEWATER	PROJECT NAME:	PROPOSED DEVELOPMENT	SCALE:	NTS	SIZE:	NTS	DRAWING:	A1	REVISION:	
ISSUE:	BUILDING APPROVAL	SSE REF:	25078	H102	3						



REV	DESCRIPTION	DATE
1	BUILDING APPROVAL	19/08/25

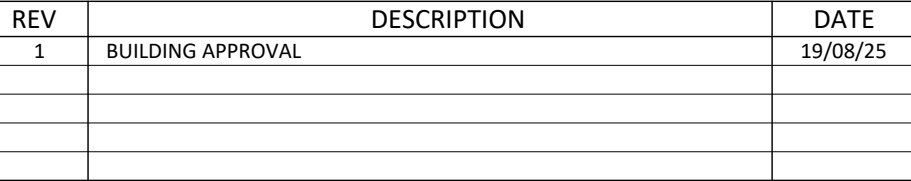
Saltmarsh & Escobar Consulting Engineers
Leigh 0400 024 463
Nore 0416 074 935
info@lsandne.com

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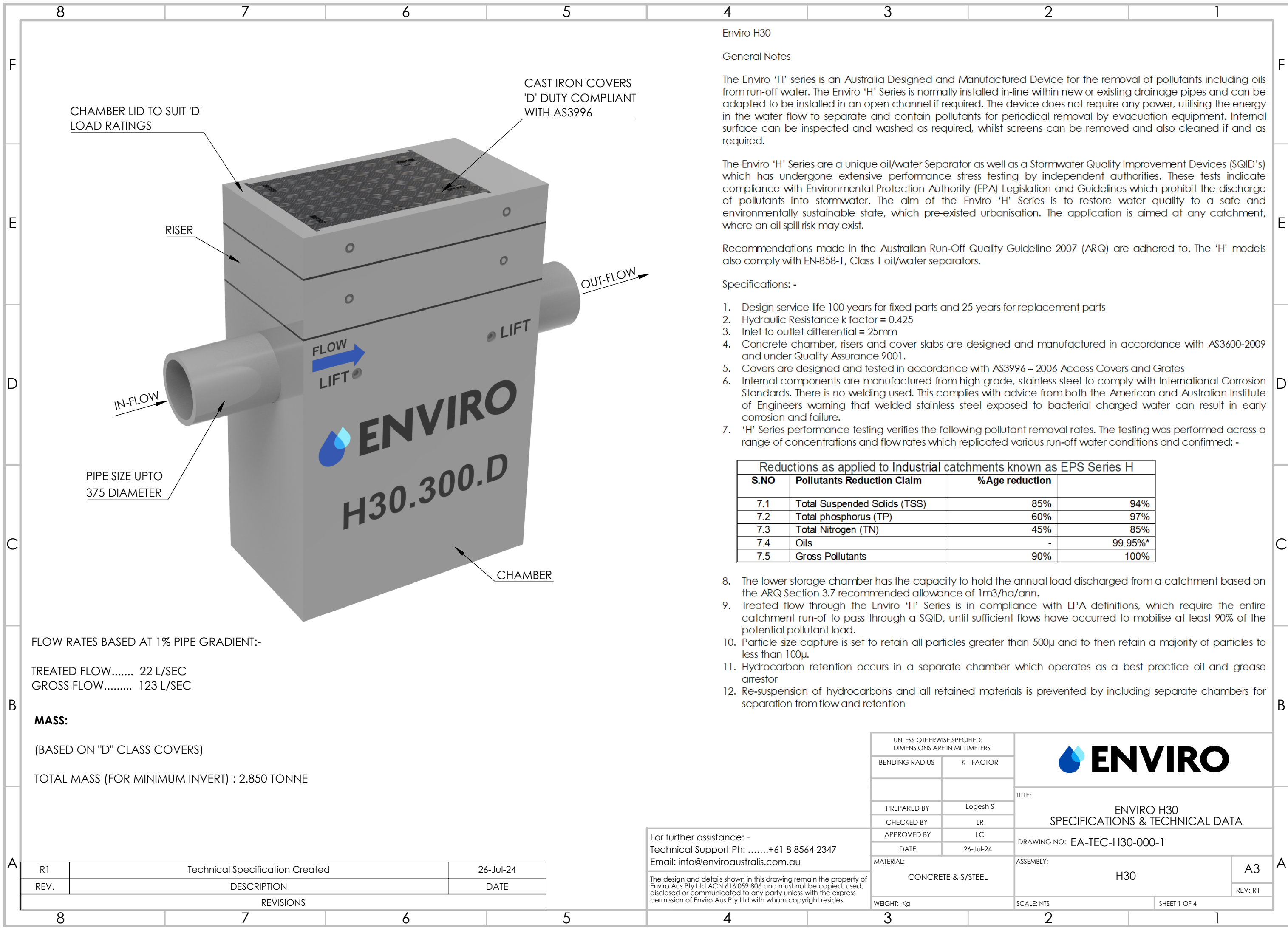
CLIENT: PEROTTI BROS. PROPERTY PTY LTD
ADDRESS: 14 WOODRIEVE ROAD
BRIDGEWATER

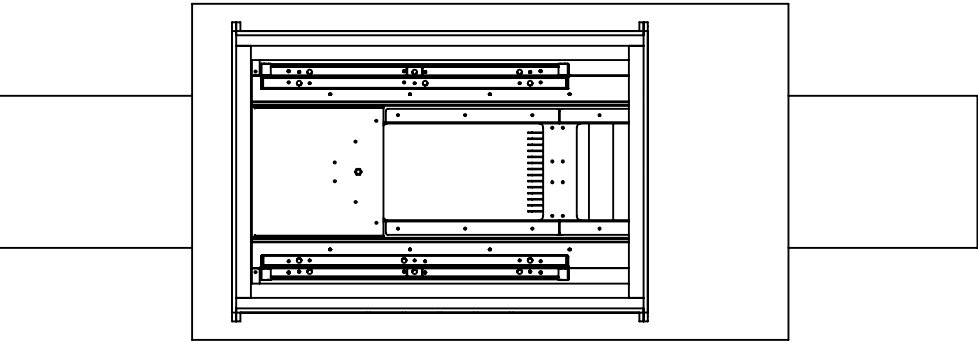
SHEET: WATER SERVICES PLAN
PROJECT NAME: PROPOSED DEVELOPMENT
ISSUE: BUILDING APPROVAL

DRAWN: NE	DESIGNED: NE	VERIFIED: NE	DATE: 29/03/25
SCALE: 1:100	SIZE: A1	DRAWING: H103	REVISION: 1

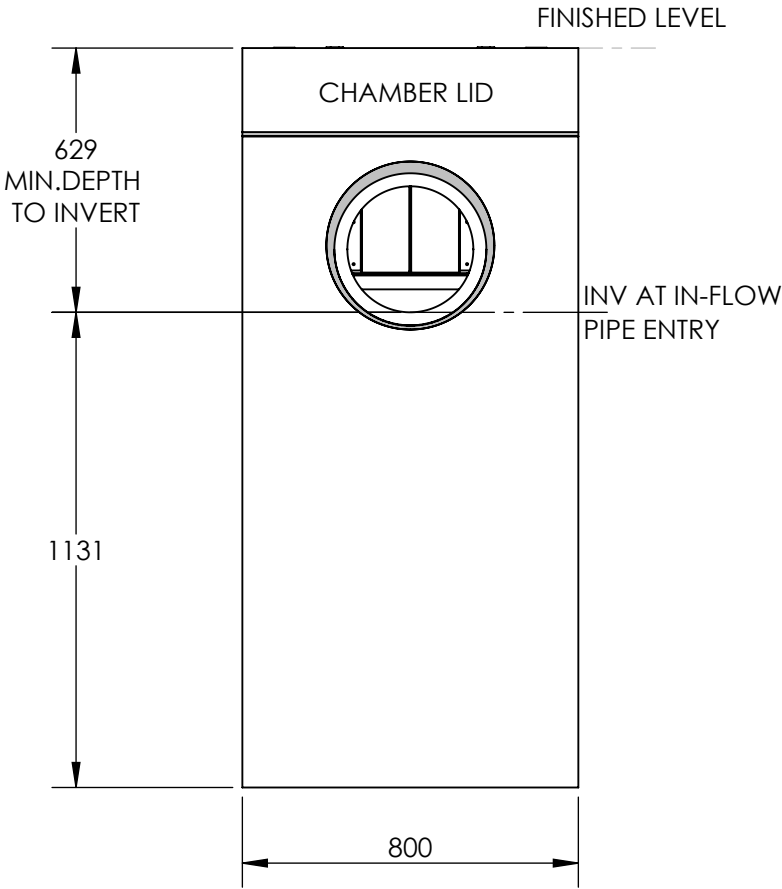
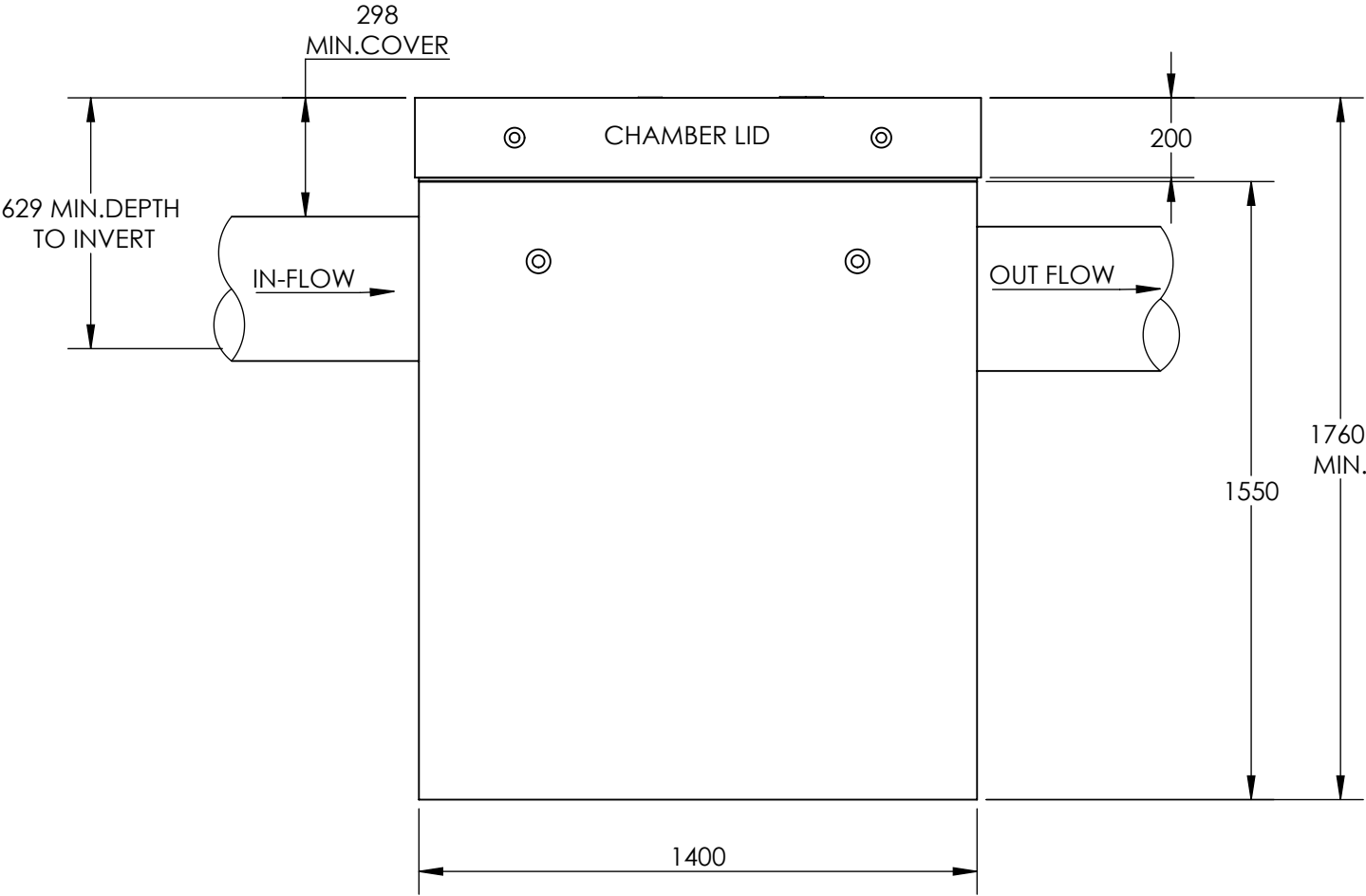


REV	DESCRIPTION	DATE											Salmarsh & Escobar Consulting Engineers S & E Leigh 0420 034 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	PEROTTI BROS. PROPERTY PTY LTD			SHEET:	FIRE HYDRANT & HOSE REEL COVERAGE			DRAWN:	NE	DESIGNED:	NE	VERIFIED:	NE	DATE:	29/03/25				
1	BUILDING APPROVAL	19/08/25												ADDRESS:	14 WOODRIVE ROAD BRIDGEWATER			PROJECT NAME:	PROPOSED DEVELOPMENT			SCALE:	1:100			SIZE:	A1						
														<th colspan="3"></th> <th>ISSUE:</th> <th colspan="3">BUILDING APPROVAL</th> <th>S&E REF:</th> <th colspan="3">25078</th> <th>DRAWING:</th> <th colspan="3">H104</th> <th>REVISION:</th> <th colspan="3">1</th>				ISSUE:	BUILDING APPROVAL			S&E REF:	25078			DRAWING:	H104			REVISION:	1		





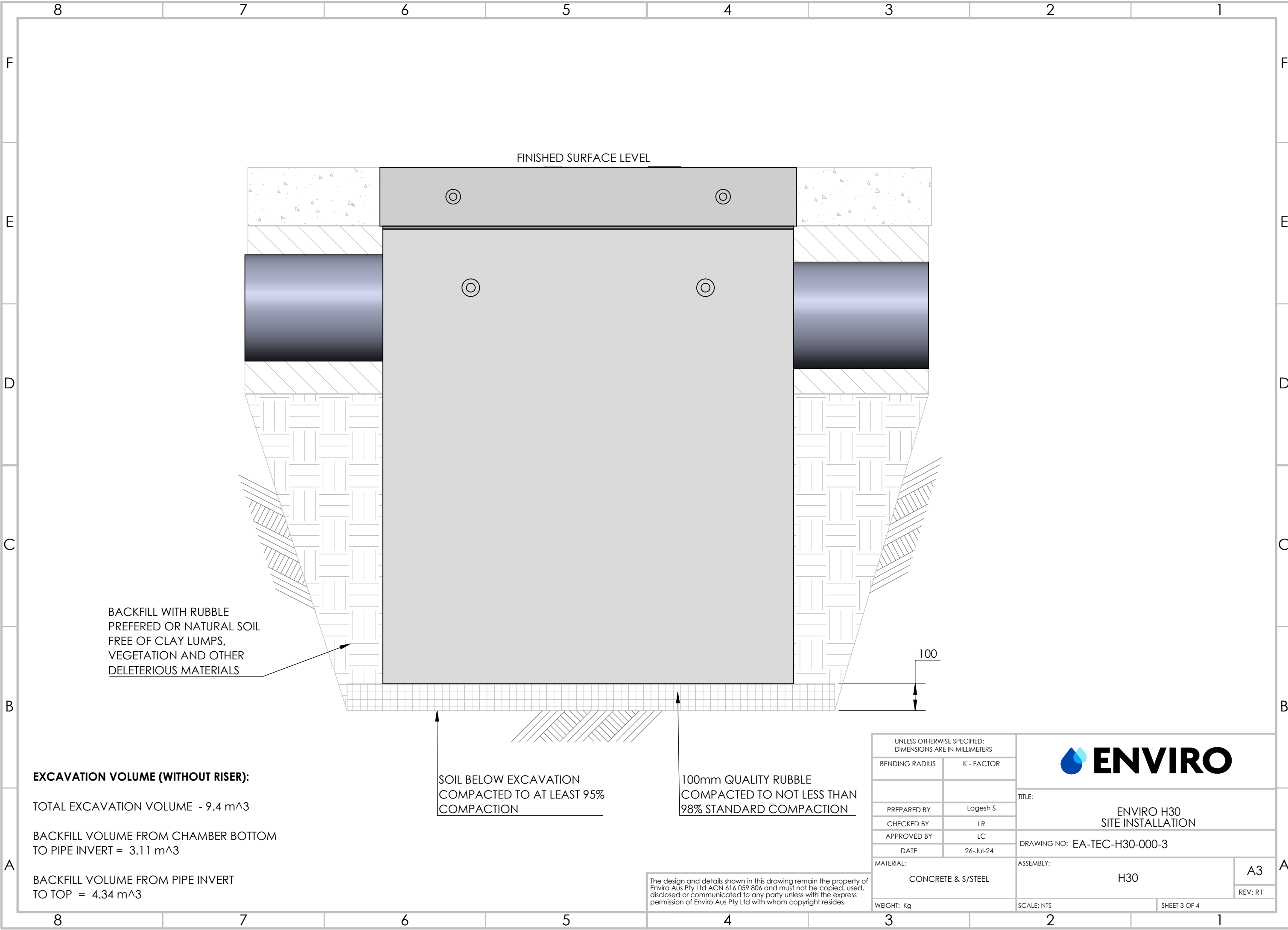
VIEW AS SEEN THROUGH COVERS OPENING
FOR SERVICE AND INSPECTION



CLASS	OVERALL HEIGHT (MIN.)	MIN. DEPTH TO INVERT
'D' CLASS	1760 mm	629 mm

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UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS		 ENVIRO	
BENDING RADIUS	K - FACTOR		
		TITLE: ENVIRO H30 GENERAL ARRANGEMENT	
PREPARED BY	Logesh S		
CHECKED BY	LR		
APPROVED BY	LC	DRAWING NO: EA-TEC-H30-000-2	
DATE	26-Jul-24		
MATERIAL: CONCRETE & S/STEEL		ASSEMBLY: H30	
WEIGHT: Kg		A3	
		REV: R1	
		SCALE: NTS	SHEET 2 OF 4



EXCAVATION VOLUME (WITHOUT RISER):

TOTAL EXCAVATION VOLUME - 9.4 m³

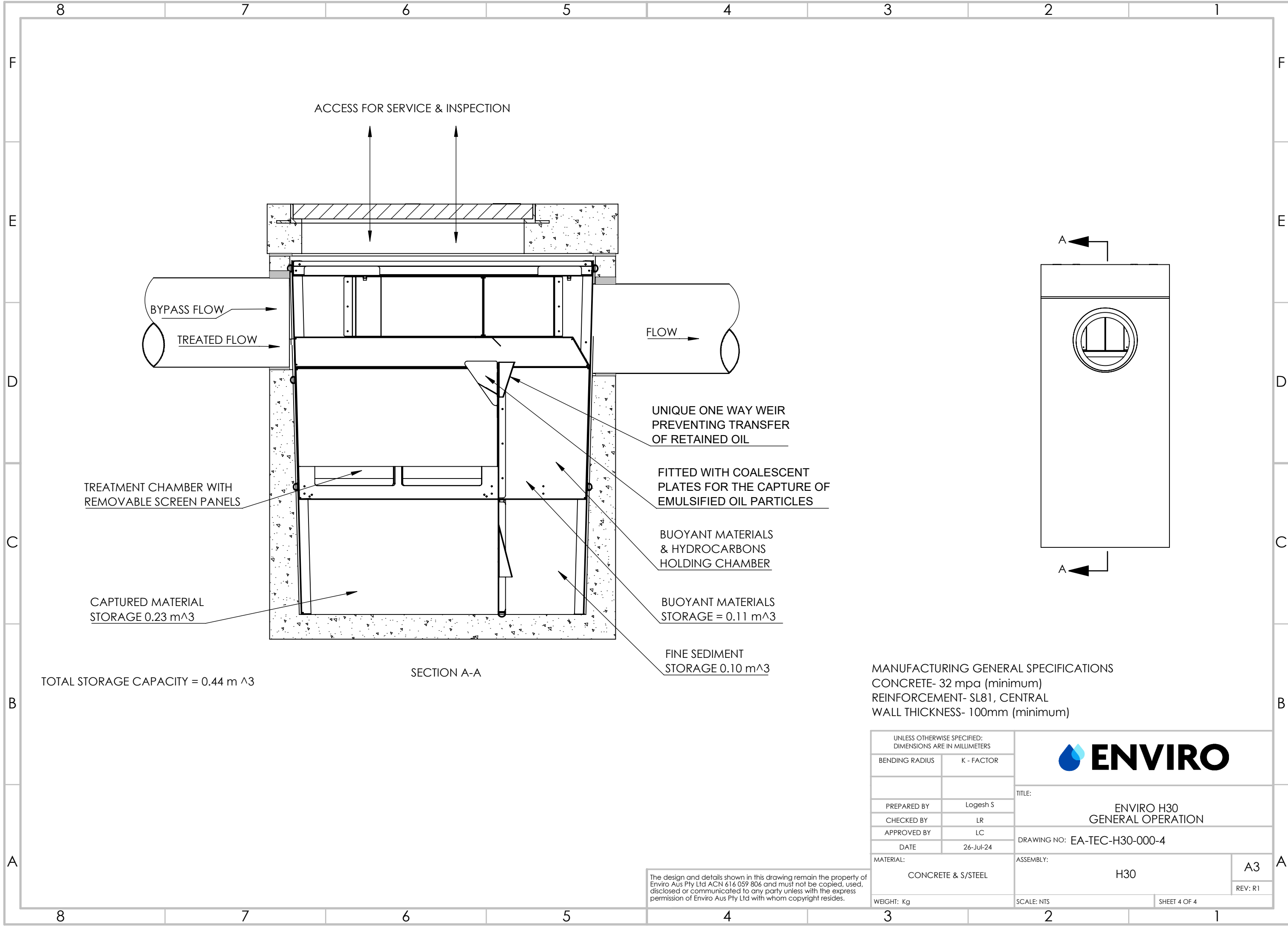
BACKFILL VOLUME FROM CHAMBER BOTTOM
TO PIPE INVERT = 3.11 m³

BACKFILL VOLUME FROM PIPE INVERT
TO TOP = 4.34 m³

SOIL BELOW EXCAVATION
COMPACTED TO AT LEAST 95%
COMPACTION

100mm QUALITY RUBBLE
COMPACTED TO NOT LESS THAN
98% STANDARD COMPACTION

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS		 ENVIRO	
BENDING RADIUS	K - FACTOR		
PREPARED BY	Logesh S	TITLE: ENVIRO H30 SITE INSTALLATION	
CHECKED BY	LR		
APPROVED BY	LC	DRAWING NO: EA-TEC-H30-000-3	
DATE	26-Jul-24		
MATERIAL: CONCRETE & S/STEEL		ASSEMBLY: H30	
WEIGHT: Kg		A3	
		REV: R1	
		SCALE: NTS	SHEET 3 OF 4





ENVIRONMENTAL MANAGEMENT PLAN

14 Woodrieve Road, Bridgewater

March 2026

For Perotti Brothers Enterprises Pty Ltd

1 CONTACTS REGISTER

1.1 Key Contacts

Site Owners	Mathew Perotti Perotti Bros Enterprises 44 Bluemetal Drive Bridgewater, 7030 M: 0400 267 113 E: mathew@perottibrothers.com
Site Operators	Mathew Perotti Perotti Bros Enterprises 44 Bluemetal Drive Bridgewater, 7030 M: 0400 267 113 E: mathew@perottibrothers.com
Environmental Consultants	Geo Environmental Solutions – GES 29 Kirksway Place Battery Point 7004 Contact: John Paul Cumming T: (03) 6223 1839 M: 0413 541 531

1.2 Emergency Procedure

Immediately after a person causes, or becomes aware of an environmental incident relating to activities described in this Environmental Management Plan (EMP) they should:

1. Ensure the site is safe	First, consider personal safety, and if <i>safe to do so</i> , prevent any further environmental impact from occurring.
2. Notify	Emergency Services if required on 000
3. Inform Regulator & Council	Inform EPA Tasmania of incident (1800 005 171) Inform Brighton Council (62687000)

Any significant environmental incidents/accidents or major breaches of undertakings during site operations must be reported to EPA Tasmania as soon as practically possible.

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EXECUTIVE SUMMARY

This Environmental Management Plan (EMP) has been prepared for Perotti Brothers Enterprises Pty Ltd (Perotti) by Geo Environmental Solutions Pty Ltd for the proposed development at the site, 14 Woodrieve Road, Bridgewater. The purpose of the report is to meet the Brighton Council's Development Applications planning requirements regarding the proposal of a Truck Servicing shed and Vehicle Wash Bay at the site.

This EMP primarily covers the management of environmental risks from operations at the site, and outlines management strategies associated with storage and disposal of potentially contaminating goods. A Complaints Register, a complaints handling system is recommended for the management of any issues arising from the operation of the site.

A basic overview of commitments arising from this plan are as follows:

- Surface Water and Groundwater. Ensure the site surfaces are always kept clean and free of debris, to minimise impact on water ways. There will be spill kits available inside the truck servicing shed and the undercover vehicle wash bay. Conduct inspections of the stormwater management system as per the manufactures requirements. Sump in the truck servicing workshop will be monitored by staff and pumped if required. Provide adequate signage detailing emergency procedures for any onsite personnel and clients. All vehicle maintenance oils and fluids will be kept on a storage bund or appropriate cabinets within the workshop shed on site. MSDS must be stored with all chemicals on site.
- Odour and Vapours. All dangerous goods such as grease, oils, hydraulic fluid and fuels will be stored in appropriate cabinets with appropriate signage. MSDS must be stored with all chemicals on site. If present, then the regular maintenance of the buildings ventilation system is recommended. There will be spill kits available inside the truck servicing shed and the undercover vehicle wash bay. These should be maintained and items replaced after use. Maintain a Complaints Register including any associated odor issues.
- Noise pollution. Impose speed limits for all traffic entering and exiting site to minimise noise from the use of truck brakes; Maintain a Complaints Register including any associated noise issues. Review the register on a regular basis in order to determine key characteristics and any requirement for further investigation and corrective actions; and if a complaint arises regarding ambient or nuisance noise, review requirements to engage a suitably qualified environmental

consultant to conduct a noise survey from a minimum of four locations, with one acting as a control location.

- Dust. If a complaint arises regarding dust, a review into dust requirements will be required by a suitably qualified environmental consultant and a dust monitoring survey may be required. Regular maintenance of the landscaped garden beds and non-concreted surfaces.
- Light. The site is anticipated to operate Monday to Friday, 5 days a week from 6:30am to 5:00pm requiring lighting during early morning and late afternoon, in particular during winter months. Conduct regular inspections of the lighting infrastructure (i.e. replacement of flickering or broken bulbs); ensure all lights are directed to the forecourt minimise light spill to nearby properties; and maintain a Complaints Register including any associated light pollution issues.
- Treated Trade Waste Wastewater will be treated on site using the Enviro OE Series H30.300D stormwater treatment infrastructure and the Class D Holding Tank system. There will be a sampling point before the legal point of discharge. Conduct regular inspections of the recycled water infrastructure including outflow and connection points to ensure spills are not occurring. Maintain a Complaints Register including any associated discharge pollution issues.
- Infrastructure Protection. The site is designed for two-way traffic movement with one access driveway on Greenbank's Road. The entry and exit point of the site will be adequately signed to manage onsite traffic movement. Impose speed limits for all traffic entering and exiting site to minimise potential impact damage resulting from a vehicle collision; and regularly inspect the condition of all traffic signage onsite.
- General Office Waste. General office waste will be contained within designated general waste and recycling wheelie bins. It is anticipated that that will be collected by Brighton Council kerbside collection.
- Industrial Waste Management. Industrial waste such as redundant engine parts, pipes and tubing will require disposal. These items should be stored in suitably sized skip bin and collected by a suitably qualified waste contractor such as JJ Richards or Cleanaway.
- Incident Response Notification. All incidents (including near miss incidents) occurring at the site must be immediately reported to the Facilities & Maintenance Co-Ordinator. If an incident

or accident that causes an impact to the environment occurs during the activities to which this Plan relates, the person responsible for the activities must: Immediately take all practicable action to minimise any adverse environmental effects from the incident; As soon as reasonably practicable, but no later than 24 hours, after becoming aware of the incident, notify the Facilities & Maintenance Co-Ordinator of the incident via a phone call (refer Contact Register); No later than 24 hours after becoming aware of the incident, provide written details of the incident to the Facilities & Maintenance Co-Ordinator via email or hand delivery; and in the event an incident is deemed to have the potential to cause environmental harm the person responsible for the release must notify the EPA Director and Brighton Council (refer Contact Register).

- Maintain A Complaints Register which should include but not limited to, any complaints regarding surface water, groundwater, odour and vapours, noise, dust, light, treated trade waste or potentially contaminating issues.

It should be noted that this document is only valid for the management of operations as currently understood by GES and any changes to site management, site infrastructure, or major changes to operations will require amendments to the plan and invalidate this document.

2 INTRODUCTION

2.1 Background Information

The Environmental Management Plan (EMP) has been prepared by Geo Environmental Solutions Pty Ltd for Perotti Brothers Enterprises Pty Ltd (Perotti) to outline and document management of activities and processes that occur on the site for the purposes of operating and maintaining machinery in line with current environmental standards.

Perotti are applying for planning permit to the Brighton Council, to construct a truck servicing Shed, Wash Bay and concrete hardstand area at 14 Woodrieve Road, Bridgewater. This report is the meet the EMP component of the Development Application.

The proposed Truck Servicing Shed is 42.5m by 25m and will have four large roller doors on the southern side of the building, accessed via a concrete manoeuvring area, approximately 32m x 42.5m. There will be asphalted carpark on the eastern side of the Truck Servicing Shed for up to 12 light vehicle parks and as part of the concrete manoeuvring area there will be a large Skillion Roof covered Vehicle Wash Bay 7m by 12 m with a 1.5m bund around the perimeter and a silt pit (Gross pollutant trap) in the centre with a Class D holding Tank (Netco Pumps and Equipment proposal # 48673) between the pit and the stormwater discharge point.

The Truck Servicing Shed will include but may not be limited to the following fixtures:

- Three fire exit doors for foot traffic.
- Service Pit: 18m x 1.2m x 1.5 deep with a dry sump.
- Heavy Machinery Access – Steel tracks set into the concrete slab
- Amenities including 2x Toilets and a lunchroom with hand washing facilities.
- Enviro OE Series H30.300D stormwater treatment infrastructure.
- Netco pumps and equipment (proposal #48673)

The site will be bordered on the northern and eastern side by plantings of a combination of trident maples (*Acer buergerianum*) trees and a groundcover *Lomandra longifolia*.

See Appendix 1 – Proposed Truck Servicing Shed and Vehicle Wash Bay Design.

2.2 Objectives

The objectives of this EMP are to address potential future environmental impacts of the proposed vehicle service and wash down operations including dust, noise and trade waste produced by the approved use, and anticipated potential leakages or spillages, and provide recommendations of how impacts are to be managed.

The recommendations provided in this report will form part of the planning permit (Development Application) requirements for the site.

This EMP addresses the operational phase of the development, and specific environmental management considerations during the Construction Phase of the project will be addressed under the Construction Management Plan (CMP).

2.3 Responsibilities and Obligations

A copy of the EMP must be available on site and Perotti Brothers Enterprises Pty Ltd head office.

2.3.1 Site Operator & owner

The site owner and operator (Perotti Brothers Enterprises Pty Ltd) are responsible for all on site infrastructure. In particular Perotti Brothers Enterprises Pty Ltd is responsible for the underground stormwater treatment system and all remaining infrastructure including concrete forecourt, lighting, and garden beds.

3 General Information

3.1 Legislative Framework

This EMP has been prepared in general accordance with Commonwealth, state and local government legislation, policies and guidelines, which include the following key references:

3.1.1 Commonwealth

1. Environment Protection and Biodiversity Conservation Act 1999.
2. Environment Protection and Biodiversity Conservation Regulations 2000.
3. Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC, January 1992).
4. National Environment Protection (Assessment of Site Contamination) Measure (NEPM),

2013.

3.1.2 Tasmania

1. Dangerous Goods Act 1998;
2. Dangerous Goods (General) Regulations 1998.
3. Workplace Health and Safety Act 1995;
4. Workplace Health and Safety Regulations 1998; and
5. Environmental Management and Pollution Control Act 1994.

3.2 Site Setting

The site is located at Lot 14 Woodrieve Road, Bridgewater, approximately 24 km north of the Hobart's CBD.

The site is part of the Bridgewater Industrial Estate, which consists of more than 100 hectares of industrial zoned land. The site is zoned as General Industrial and is bordered by adjacent industrial lots except to the south which is zoned Utilities which is the Bridgewater Transend Sub Station at 23 Weily Park Road, managed by Tasmanian Networks. Prior to subdivision the estate was agricultural land.

3.2.1 Topography

The site is gently sloping to the south, at an elevation of approximately 40m above sea level (asl).

3.2.2 Soil Type and Geology

According to The LIST website, the site consists of clay soils derived from Jurassic Dolerite (Jd).

3.2.3 Hydrology

Any rainfall onsite is expected to follow the local topography and fall towards drainage depression to the west; Ashburton Creek. Proposed stormwater infrastructure will connect with current existing stormwater and sewer lines in the industrial estate.

3.2.4 Hydrogeology

There is a groundwater bore at Weily Park, 300m to the southeast of the site (The LIST, *Groundwater Bore Hole and Features* layer accessed March 2026). Groundwater depth at the site is 36m below ground surface in Jurassic dolerite, therefore it is considered highly unlikely that groundwater will be encountered or impacted during site operations.

3.3 Site Activities

The proposed primary site activities will be Truck Servicing and Washing as part of Perotti's day to day operations. Trucks and other large vehicles will enter the site from Greenbank's Road into the concrete manoeuvring area where they will be directed into the large Truck Servicing Shed for maintenance. A total of 12 light vehicle parking options will also be available on site.

The site is anticipated to operate Monday to Friday 6:30AM to 5:00PM.

If deemed necessary CCTV cameras can be installed at the site to monitor all onsite activities and provide information in the event of any incidents involving vehicle damage to infrastructure.

It is anticipated that staff will be onsite daily for vehicle maintenance operations and administration activities. Infrastructure should be inspected at regular intervals at per the manufacturer's specifications.

3.4 Infrastructure and Design

Site infrastructure, in particular the shed and undercover wash bay including the *Envior H Series – H30.300.D* the oil water separator has been designed to minimise the potential risk of environmental impact at all stages of the truck and large vehicle servicing operation.

3.4.1 Proposed Site Layout

The proposed site consists of one large building divided, the Truck Servicing Shed and once small structure, the undercover Vehicle Wash Bay. There is large concrete manoeuvring area as you enter the site and asphalt light vehicle parking to the east of the Truck Servicing Shed. There will be garden beds on the northern and eastern side of the site with a combination of trident maples (*Acer buergerianum*) trees and a groundcover *Lomandra longifolia* planted in the beds. See Appendix 1 – Proposed Truck Servicing Shed and Vehicle Wash Bay Design.

3.4.2 Fixed Machinery

At the time of reporting, the author of this report did not know of any fixed machinery that would be operating at the site.

3.4.3 Mobile Plant

At the time of reporting, the author of this report did not know of any mobile machinery that would be operating at the site. If dedicated mobile plant is required on site then these vehicles will require regular maintenance inspections as recommended by the manufacturer.

4 Environmental Management

A series of management actions will be applied to on the site to mitigate potential environmental impact or nuisance.

4.1 Potential Environmental Impacts

4.1.1 Surface Water

The street connection to the stormwater and the sewer system is in the northwestern corner of the site, onto Woodrieve Road. The majority of the site is to be covered by a building with a concrete floor and the carpark surface will also be concrete. There are seven proposed stormwater pits that will collect runoff from the site. There will be a small portion of the site that will not be sealed. It is anticipated that surface water will be diverted into proposed Stormwater line and proposed drainage pits to link up with the existing sewer lines.

The Vehicle Wash Bay will be covered with a large Skillion Roof to prevent the accidental runoff of contaminates into the stormwater system. Runoff from the vehicle washing process will be directed into the silt pit (Gross pollutant trap) in the centre of the wash bay and will travel through the stormwater management solutions *Enviro H Series – H30.300.D*. This will be pumped out as required.

Management Actions

- Ensure the site surfaces are always kept clean and free of debris, to minimise impact on water ways.
- There will be spill kits available inside the truck servicing shed and the undercover vehicle wash bay. These should be maintained and items replaced as required.
- Conduct inspections of the stormwater management system as per the manufactures requirements.
- Sump in the truck servicing workshop will be monitored by staff and pumped if required.
- Provide adequate signage detailing emergency procedures for any onsite personnel and clients.
- If applicable, mobile and fixed plant machinery will be inspected as per the manufacturer's recommendations. Conduct regular inspections and routine servicing of all fixed and mobile plant to ensure all machinery are clean and free from spills or leaks.

- All vehicle maintenance oils and fluids will be kept on a storage bund or appropriate cabinets within the workshop shed on site. MSDS must be stored with all chemicals on site.

4.1.2 Groundwater

As the site will be sealed in the high traffic areas, including in the vehicle servicing shed, concrete manoeuvring area, the wash bay and the asphalt carpark and given the fact that groundwater is greater than 10m below the ground surface it is unlikely that groundwater would be impacted by potential contamination at the site. In the event of a fuel/oil spill or leak, all contaminants should be contained on a concreted or asphalt surface and cleaned up using absorbent pads from designated spill kits. This will minimise the risk of potential contamination to groundwater. Contamination of groundwater is most likely to occur due to failure of any underground infrastructure.

Management Actions

- Regular inspection of the concrete forecourt surface for cracks as a potential pathway of contaminants to groundwater.
- Ensure the site surfaces are always kept clean and free of debris, to minimise impact on water ways.
- There will be spill kits available inside the truck servicing shed and the undercover vehicle wash bay. These should be maintained and items replaced after use.
- Conduct inspections of the stormwater management system as per the manufactures requirements.
- If applicable, mobile and fixed plant machinery will be inspected as per the manufacturer's recommendations.

4.1.3 Odours and Vapours

As part of the vehicle servicing operations the operators of the site must store dangerous goods in suitable containers with sealed lids. All dangerous goods will be stored in suitable storage cabinets inside the workshop building, which will have a concrete floor. The workshop building will be well ventilated.

Management Actions

- Dangerous goods such as grease, oils, hydraulic fluid and fuels will be stored in appropriate cabinets with appropriate signage. MSDS must be stored with all chemicals on site.
- If present, then the regular maintenance of the buildings ventilation system is recommended.
- There will be spill kits available inside the truck servicing shed and the undercover vehicle wash bay. These should be maintained and items replaced after use.
- Maintain A Complaints Register including any associated odor issues. Review the register on a regular basis in order to determine key characteristics and any requirement for further investigation and corrective actions.

4.1.4 Noise

The Brighton Industrial Estate is a developing industrial area that does not have a history of complaints related to either ambient or nuisance noise. Noise generated by normal use of the site include traffic entering and exiting the site (i.e. truck air brakes, starting of motors) and day to day operation of vehicle servicing and wash down.

The operation of the site is not anticipated to produce any noise above and beyond typical background noise for an industrial area. At the control panel of the machines the noise generated is under 100 decibels (db).

Management Actions

- Impose speed limits for all traffic entering and exiting site to minimise noise from the use of truck brakes;
- Maintain a Complaints Register including any associated noise issues. Review the register on a regular basis in order to determine key characteristics and any requirement for further investigation and corrective actions; and
- If a complaint arises regarding ambient or nuisance noise, review requirements to engage a suitably qualified environmental consultant to conduct a noise survey from a minimum of four locations, with one acting as a control location.

4.1.5 Dust

The only anticipated dust generation associated with the proposed site activities is the truck washing process. This will be contained to the wash bay area. As all roads leading to the site are sealed and the forecourt is concrete-sealed, no routine activities onsite are expected to contribute to the generation of dust. Non-sealed areas of the site are landscaped to prevent the generation of dust.

Management Actions

- If a complaint arises regarding dust, a review into dust requirements may be required by a suitably qualified environmental consultant and a dust monitoring survey may be required.
- Regular maintenance of the landscaped garden beds and non-concreted surfaces.

4.1.6 Light

The site is anticipated to operate Monday to Friday, 5 days a week from 6:30am to 5:00pm requiring lighting during early morning and late afternoon, in particular during winter months. As the site is within an already established industrial estate, light pollution is not considered a potentially significant environmental impact to customers or adjacent operations.

Management Actions

- Conduct regular inspections of the lighting infrastructure (i.e. replacement of flickering or broken bulbs);
- Ensure all lights are directed to the forecourt minimise light spill to nearby properties; and
- Maintain a Complaints Register including any associated light pollution issues. Review the register on a regular basis in order to determine key characteristics and any requirement for further investigation and corrective actions.

4.1.7 Treated Trade Waste

Wastewater will be treated on site using the Enviro OE Series H30.300D stormwater treatment infrastructure and the Class D Holding Tank system. There will be a sampling point before the legal point of discharge.

Management Actions

- Conduct regular inspections of the recycled water infrastructure including outflow and connection points to ensure spills are not occurring.
- Maintain a Complaints Register including any associated discharge pollution issues. Review the register on a regular basis in order to determine key characteristics and any requirement for further investigation and corrective actions.

4.2 Site Access and Traffic

4.2.1 Infrastructure Protection

The site is designed for two-way traffic movement with one access driveway on Greenbank's Road. The entry and exit point of the site will be adequately signed to manage onsite traffic movement.

Management Actions

- Impose speed limits for all traffic entering and exiting site to minimise potential impact damage resulting from a vehicle collision; and
- Regularly inspect the condition of all traffic signage onsite.

4.3 Waste Management

4.3.1 General Office Waste

General office waste will be contained within designated general waste and recycling wheelie bins. It is anticipated that that will be collected by Brighton Council kerbside collection.

4.3.2 Industrial Waste

Industrial waste such as redundant engine parts, pipes and tubing will require disposal. These items should be stored in suitably sized skip bin and collected by a suitably qualified waste contractor such as JJ Richards or Cleanaway.

In the event of use of the site spill kits any materials contaminated by fuels or oils (such as sorbent pads or vermiculite) will need to be managed and disposed of off-site by a licensed waste management contractor, to an approved receiving facility. Spill kits are to be deployed in accordance with the

operational instructions on each kit and will require replacement of absorbent materials (absorbent bunding socks, pads and vermiculite) after use from the supplier.

5 Reporting and Review

5.1 Site Inspections and Maintenance

All infrastructures should be maintained as per the manufacturer's specifications. All routine inspections, maintenance visits, complaints and specific responses to incident should be recorded.

5.2 Incident Response and Notification

If an incident or accident that causes an impact to the environment occurs during the activities to which this Plan relates, the person responsible for the activities must:

- Immediately take all practicable action to minimise any adverse environmental effects from the incident;
- As soon as reasonably practicable, but no later than 24 hours, after becoming aware of the incident, notify the Facilities & Maintenance Co-Ordinator of the incident via a phone call (refer Contact Register);
- No later than 24 hours after becoming aware of the incident, provide written details of the incident to the Facilities & Maintenance Co-Ordinator via email or hand delivery; and
- In the event an incident is deemed to have the potential to cause environmental harm the person responsible for the release must notify the EPA Director and Brighton Council (refer Contact Register).

All incidents (including near miss incidents) occurring at the site must be immediately reported to the Facilities & Maintenance Co-ordinator.

5.3 Monitoring Commitments

Following an incident or accident with potential to cause impact to the environment, the Facilities & Maintenance Co-ordinator should engage a suitably qualified environmental professional (GES contact details in section 1.1) to assess the extent of impact to the environment and propose appropriate remedial actions to mitigate the risk to an acceptable level.

5.4 Review

The Plan should be reviewed by all relevant parties every three years or by mutual agreement.

6 Summary of Commitments

Table 1 – Summary of Commitments

Number	Commitment	Document Section Number
1	In the event of an incident please notify the below as soon as practically possible: Mathew Perotti Perotti Bros Enterprises. 44 Bluemetal Drive, Bridgewater, 7030 M: 0400 267 113 E: mathew@perottibrothers.com Geo Environmental Solutions – GES (John Paul Cumming) 29 Kirksway Place Battery Point 7004 T: (03) 6223 1839 M: 0413 541 531 jcumming@geosolutions.net.au	Contacts Register
2.	Emergency Procedure – Notify: Emergency Services if required on 000 Inform EPA TAS of incident (1800 005 171) Inform Brighton Council (6268 7000)	Contacts Register
3.	TIDY SITE Ensure the site surfaces are always kept clean and free of debris, to minimise impact on water ways. Regular maintenance of the landscaped garden beds and non-concreted surfaces.	4.1.1, 4.1.2, 4.1.5
4.	CONCRETE SURFACE INSPECTIONS Regular inspections of the concrete forecourt surface for cracks as a potential pathway of contaminants to groundwater.	4.1.2
5.	SPILL KITS There will be spill kits available inside the truck servicing shed and the undercover vehicle wash bay. These should be maintained and items replaced as required.	4.1.1, 4.1.2, 4.1.3
6.	STORMWATER INSPECTIONS Conduct inspections of the stormwater management systems as per the manufactures requirements.	4.1.1, 4.1.2, 4.1.7
7.	SUMP The sump in the truck servicing workshop will be monitored by staff and pumped if required.	4.1.1
8.	SINAGE AND SPEED LIMITS Provide adequate signage detailing emergency procedures for any onsite personnel and clients. Impose a speed limit for all traffic entering and exiting the site.	4.1.1, 4.1.4, 4.2.1
9.	PLANT If applicable, mobile and fixed plant machinery will be inspected as per the manufacturer's recommendations. Conduct regular inspections and routine servicing of all fixed and mobile plant to ensure all machinery are clean and free from spills or leaks.	4.1.1, 4.1.2
10.	DANGEROUS GOODS STORAGE Dangerous goods such as grease, oils, hydraulic fluid and fuels will be stored in appropriate cabinets with appropriate signage. MSDS must be stored with all chemicals on site.	4.1.1, 4.1.3
11.	VENTILATION If present, then the regular maintenance of the buildings ventilation system is recommended.	4.1.3

12.	LIGHTING Conduct regular inspections of the lighting infrastructure. Direct lighting inwards towards the forecourt to minimise light spill.	4.1.6
13.	COMPLAINTS REGISTER Maintain a Complaints Register including but not limited to, any complaints regarding water, odour and vapours, noise, dust, light, treated trade waste or any other potentially contaminating issues. - if noise complaints arise it may be necessary to engage a suitably qualified environmental consultant to conduct a noise survey - if a dust complaint arises it may be necessary to engage a suitably qualified environmental consultant to conduct a dust survey	4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.7
14.	GENERAL RUBBISH waste will be contained within designated general waste and recycling wheelie bins. It is anticipated that that will be collected by Brighton Council kerbside collection.	4.3.1
15.	INDUSTRIAL WASTE such as redundant engine parts, pipes and tubing will require disposal. These items should be stored in suitably sized skip bin and collected by a suitably qualified waste contractor such as JJ Richards or Cleanaway.	4.3.2
16.	THREE YEARLY REVIEW The Plan should be reviewed by all relevant parties every three years or by mutual agreement.	5.4

7 Appendix 1 – Proposed Truck Servicing Shed and Vehicle Wash Bay Design

IMPORTANT

1. SEE REPORT BY LANDSCAPE ARCHITECT
2. SEE REPORT BY CIVIL ENGINEER
3. SEE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AND STANDARDS FOR THE PROPOSED DEVELOPMENT AND THE PROPOSED LANDSCAPE DESIGN.
4. ALL WORK MUST BE COMPLETED BY THE DATE SPECIFIED IN THE REPORT BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
5. ALL WORK MUST BE COMPLETED BY THE DATE SPECIFIED IN THE REPORT BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
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10. ALL WORK MUST BE COMPLETED BY THE DATE SPECIFIED IN THE REPORT BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.

SITE IS LOCATED WITHIN THE AREAS OF THE TASMANIAN PLANNING SCHEME (DEVELOPMENT)

- 19-0 GENERAL INDUSTRIAL ZONE
- 19-0 GENERAL INDUSTRIAL ZONE
- 19-0 GENERAL INDUSTRIAL ZONE
- 19-0 GENERAL INDUSTRIAL ZONE
- 19-0 GENERAL INDUSTRIAL ZONE
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- 19-0 GENERAL INDUSTRIAL ZONE
- 19-0 GENERAL INDUSTRIAL ZONE

SITE COVERAGE

PROPOSED SHED (TRUCK SERVICING + REPAIRS) 3360.55m²
PROPOSED VEHICLE WASH BAY 84.35m²
TOTAL AREA 3444.90m²
SITE AREA 5.00m²
TOTAL SITE COVERAGE 19.68%

SITE SOIL & WATER MANAGEMENT

BEFORE ANY WORK COMMENCES INSTALL TEMPORARY RUN OFF, EROSION AND SEDIMENT CONTROLS AND MAINTAIN THESE AT ALL OPERATIONAL CAPACITY UNTIL THE LAND IS EFFECTIVELY REHABILITATED AND STABILIZED AFTER COMPLETION OF THE DEVELOPMENT IN ACCORDANCE WITH THE BEST PRACTICE SOIL AND WATER MANAGEMENT ON BUILDING AND CONSTRUCTION SITES, BY THE DEPARTMENT OF ENVIRONMENT AND NATURE SOUTH AND TO THE SATISFACTION OF COUNCIL'S GENERAL MANAGER.

LANDSCAPING SCHEDULE				
SYMBOL	NAME	SIZE (H x W)	QUANTITY	EXAMPLE IMAGE
NE	ACER (BLENDED) (SHRUB) (H10M)	8.0m H x 6.0m W	20%	
LE	LYONARDIA LONGIFOLIA (SHRUB)	12.0m H x 5.0m W	10%	

- STUMP TOP SOIL OF EXISTING DRIVE AND DRIVE COVER.
- INSTALL NEW TOP SOIL WHERE NECESSARY, AND NEW GARDEN DRIP SYSTEM (with fixed line) connect to ALL NEW LANDSCAPING AREAS.
- MULCHING SHALL BE PROVIDED TO ALL TENDER BEDS, SUBJECT TO SOIL TYPE TO BE USED. PREPARE 1% - 2% DOWN LAYER FOR ORGANIC TYPE OF SOIL LAYER IF POSSIBLE AND USED.
- PROVIDE TREE GUARDS (min. 100mm high) TO PROTECT YOUNG PLANTS UNTIL ESTABLISHED. MINIMUM 10% TREES PER 100m² OF LANDSCAPING AREA.
- REGULAR WEEDING & FERTILIZING SHOULD BE CARRIED OUT.



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BUILDING DESIGNER

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LICENCE No. CC56660

PROJECT:
TRUCK SERVICING +
REPAIRS SHED

No. 14 WOODRIVE ROAD
BRIDGEWATER

PEROTTI BROS.
PROPERTY PTY. LTD.

DATE: FEB 2026
PROJECT No. 1910

ISSUE/REV.

A. PRELIM ISSUE	11.11.24
B. PRELIM ISSUE	13.11.24
C. PRELIM ISSUE	16.11.24
D. PRELIM ISSUE	27.11.24
E. PRELIM ISSUE	30.11.24
F. PRELIM ISSUE	5.12.24
G. REV. PLAN	18.4.25
H. PLANNING RFL	2.5.25
J. HYDRANT ACCESS	2.7.25
K. CURRENT DWG SET	2.2.26

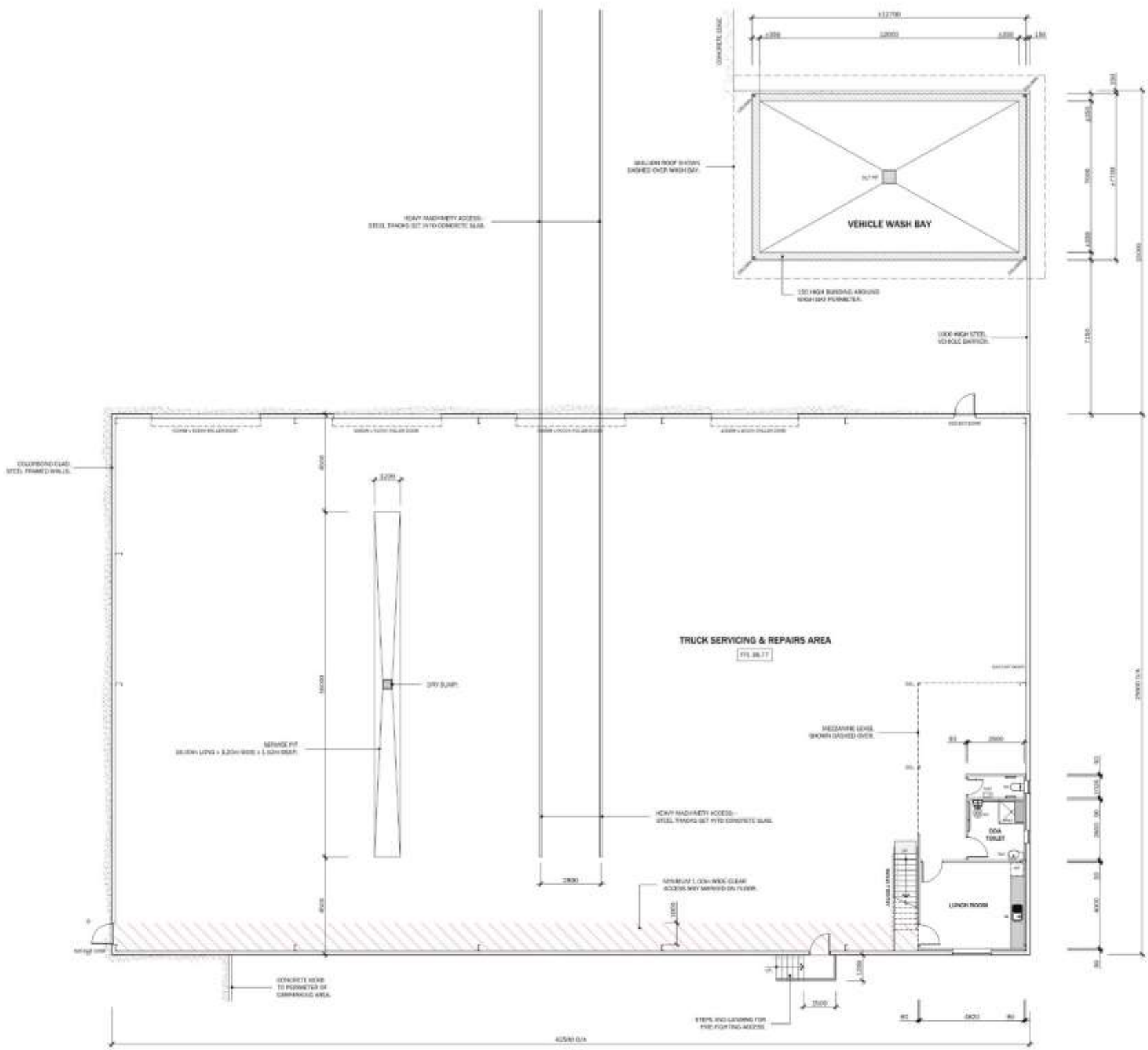


TITLE:
SITE PLAN

SCALE: 1:200 (A1)
DRAWING No.

A01

SHEET: 1 OF 6



GROUND FLOOR PLAN 1:100
TOTAL BUILDING AREA (measured to external walls) - 1306.50m²

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PROJECT:
**TRUCK SERVICING +
REPAIRS SHED**
No. 14 WOODRIVE ROAD
BRIDGEWATER

PEROTTI BROS.
PROPERTY PTY. LTD.

DATE: FEB 2026
PROJECT No. 1918

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A. PRELIM ISSUE	11.11.24
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C. PRELIM ISSUE	16.11.24
D. PRELIM ISSUE	27.11.24
E. PRELIM ISSUE	30.11.24
F. PRELIM ISSUE	5.12.24
G. REV. PLAN	18.4.25
H. PLANNING RFI	2.5.25
I. HYDRANT ACCESS	2.7.25
H. CURRENT DWG SET	2.2.26

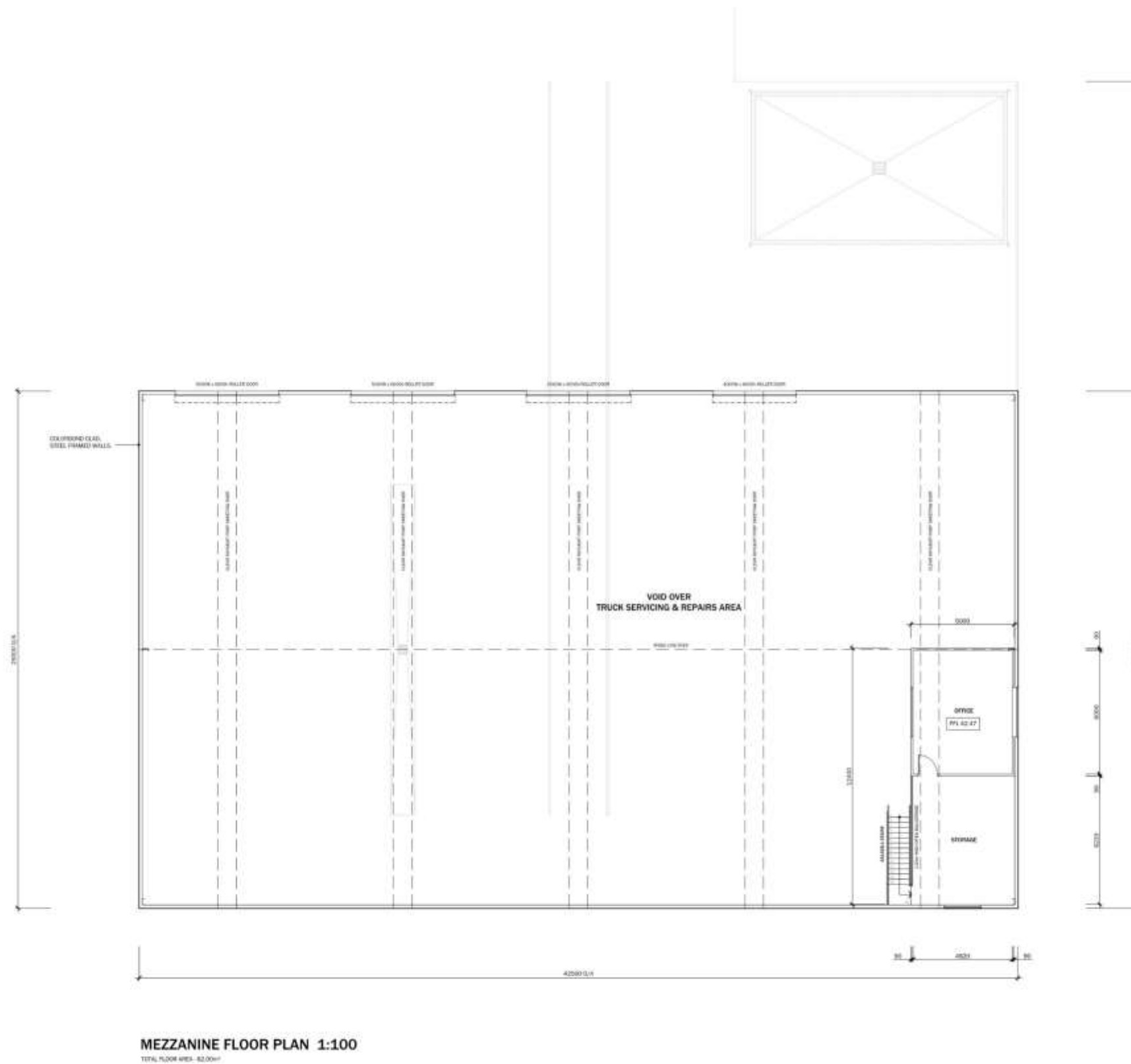


TITLE:
**GROUND
FLOOR PLAN**

SCALE: 1:100 (A1)
DRAWING No.

A02

SHEET: 2 OF 6



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PROJECT:

**TRUCK SERVICING +
REPAIRS SHED**

NO. 14 WOODRIVE ROAD
BRIDGEWATER

PEROTTI BROS.
PROPERTY PTY. LTD.

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D. PRELIM ISSUE:	27.11.24
E. PRELIM ISSUE:	30.11.24
F. PRELIM ISSUE:	5.12.24
G. REV. PLAN:	18.4.25
H. PLANNING RFI:	2.5.25
J. HYDRANT ACCESS:	2.7.25
H. CURRENT DWG SET:	2.3.26

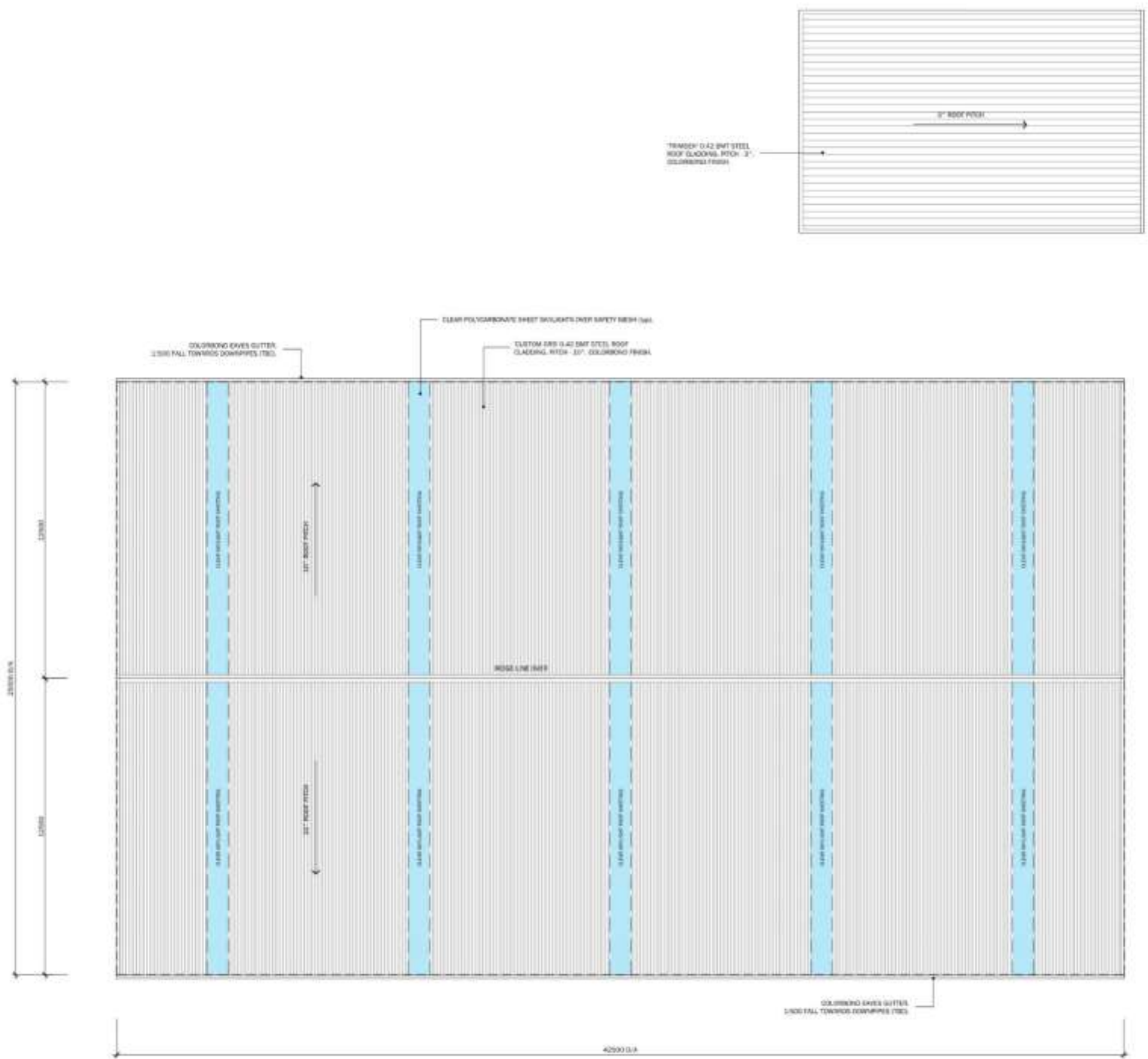


**MEZZANINE
FLOOR PLAN**

SCALE: 1:100 (A1)
DRAWING No. _____

A03

SHEET **3** OF 8



ROOF PLAN 1:100

MATT GILLEY
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0437 489 230
LICENCE No. CC59666C

PROJECT:
**TRUCK SERVICING +
REPAIRS SHED**
No. 14 WOODRIVE ROAD
BRIDGEWATER
PEROTTI BROS.
PROPERTY PTY. LTD.
DATE: FEB 2026
PROJECT No. 1918

ISSUE/REV.

A. PRELIM ISSUE	11.11.24
B. PRELIM ISSUE	13.11.24
C. PRELIM ISSUE	16.11.24
D. PRELIM ISSUE	27.11.24
E. PRELIM ISSUE	30.11.24
F. PRELIM ISSUE	5.12.24
G. REV. PLAN	18.4.25
H. PLANNING RFI	2.5.25
I. HYDRAULIC ACCESS	2.7.25
H. CURRENT DWG SET	2.2.26

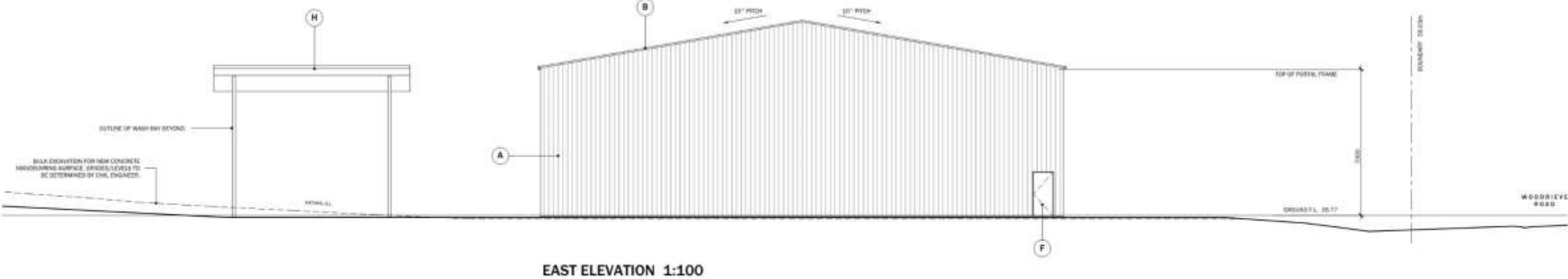
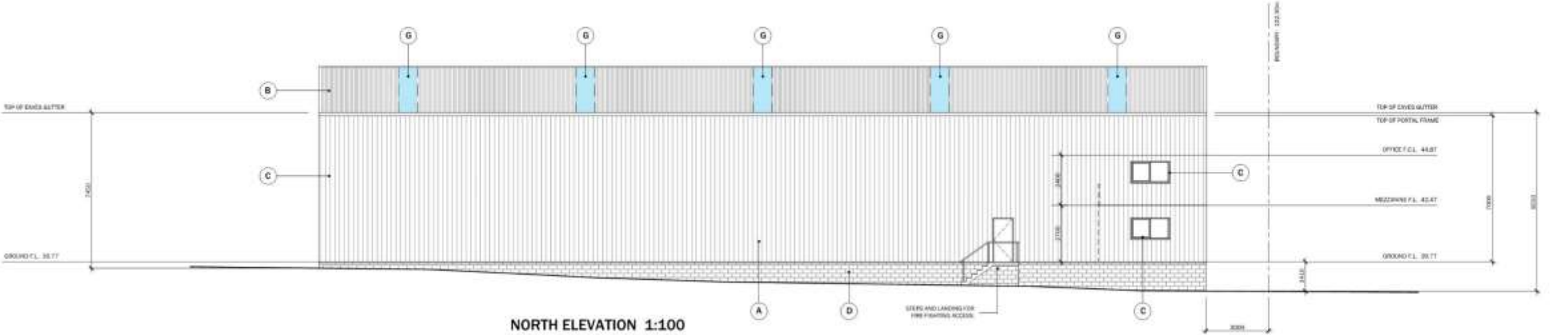


TITLE:
**GROUND
FLOOR PLAN**

SCALE: 1:100 (A1)
DRAWING No.

A04

SHEET: 4 OF 8



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PROJECT:
**TRUCK SERVICING +
REPAIRS SHED**
No. 14 WOODRIVE ROAD
BRIDGEWATER
PEROTTI BROS.
PROPERTY PTY. LTD.
DATE: FEB 2026
PROJECT No. 1910

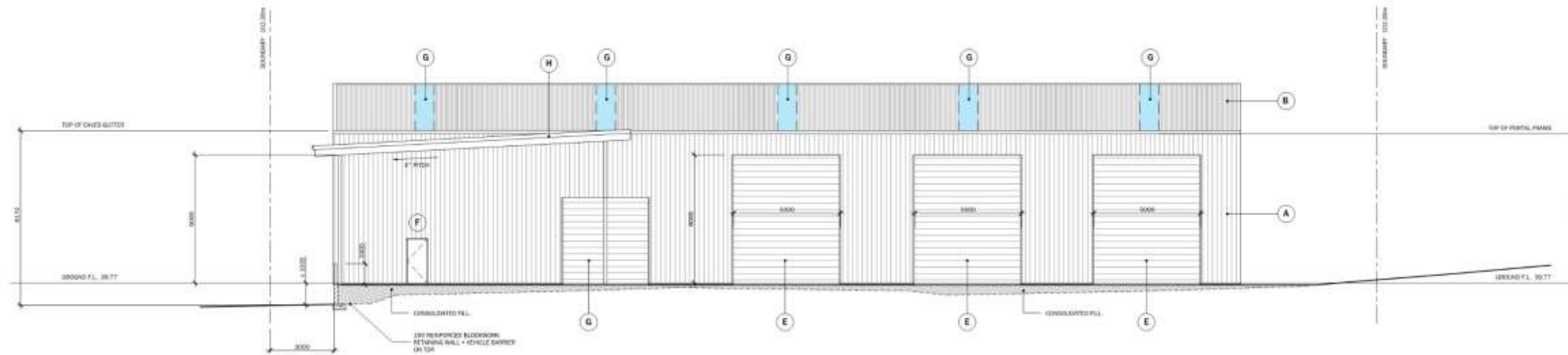
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B. PRELIM ISSUE	13.11.24
C. PRELIM ISSUE	16.11.24
D. PRELIM ISSUE	27.11.24
E. PRELIM ISSUE	30.11.24
F. PRELIM ISSUE	5.12.24
G. REV. PLAN	18.4.25
H. PLANNING RFL	2.5.25
J. HYDRANT ACCESS	2.7.25
K. CURRENT DWS SET	2.2.26

TITLE:
**EXTERIOR
ELEVATIONS**

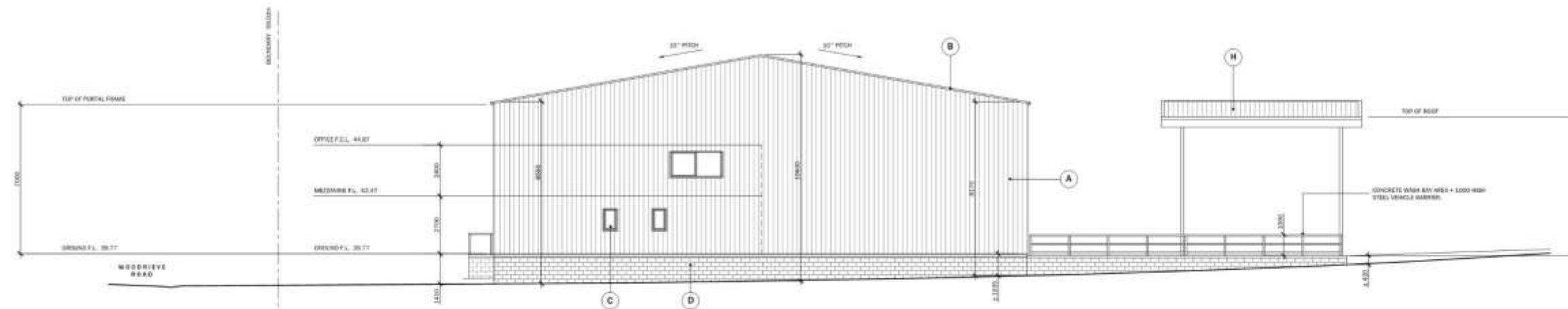
SCALE: 1:100 (A1)
DRAWING No:

A05
SHEET: 5 OF 6

EXTERNAL MATERIALS & FINISHES			
A. "TRIMARK" GLAZED METAL SHEET ROOF CLADDING OVER STEEL FRAMING. COLOUR: RAL 7016 - "SILVER".	C. ALUMINIUM WINDOW & DOOR FRAMES. SINGLE GLASS. POWDERCOAT FINISH.	E. 800H HIGH X 1000W WIDE INDUSTRIAL ROLLER DOOR. COLOUR: RAL 7016 - "SILVER".	G. GLAZED POLYCARBONATE ROOF SHEETS OVER SAFETY MESH. TRIMARK ROOF PROFILE.
B. "CUSTOM ONE" GLAZED METAL SHEET ROOF CLADDING OVER STEEL FRAMING. COLOUR: RAL 7016 - "SILVER".	D. REINFORCED FIBRE CEMENT WALL. POWDERCOAT FINISH.	F. EXTERNAL BRACKETS (200x100x100) (100x100). SLOTTED IN DIRECTION OF EXPOSURE. PAINT FINISH.	H. "TRIMARK" GLAZED METAL SHEET ROOF CLADDING OVER STEEL FRAMING. COLOUR: RAL 7016 - "SILVER".



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

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PROJECT:

**TRUCK SERVICING +
REPAIRS SHED**

No. 14 WOODRIVE ROAD
BRIDGEWATER

PEROTTI BROS.
PROPERTY PTY. LTD.

DATE: FEB 2026
PROJECT No: 1910

ISSUE/REV:

A. PRELIM ISSUE	11.11.24
B. PRELIM ISSUE	13.11.24
C. PRELIM ISSUE	16.11.24
D. PRELIM ISSUE	27.11.24
E. PRELIM ISSUE	30.11.24
F. PRELIM ISSUE	5.12.24
G. REV. PLAN	18.4.25
H. PLANNING RFI	2.5.25
J. HYDRAUNT ACCESS	2.7.25
H. CURRENT DWG SET	2.2.26

TITLE:

**EXTERIOR
ELEVATIONS**

SCALE: 1:100 (A1)

DRAWING No:

A06

SHEET: 6 OF 6

EXTERNAL MATERIALS & FINISHES

- | | | | | |
|---|--|---|--|---|
| A "TRIMARK" GLAZED METAL SHEET CLADDING OVER WALL BRIS. COLOURING FINISH T.B.C. | C ALUMINIUM WINDOW & DOOR FRAMES, SINGLE GLAZED, POWDERCOAT FINISH. | E 3000mm HIGH x 3000mm WIDE INDUSTRIAL ROLLER DOOR, COLOURING FINISH, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. | G CLEAR POLYCARBONATE ROOF SHEETS OVER SAFETY MESH, TRANSOM ROOF PROFILE. | G 3000mm HIGH x 3000mm WIDE INDUSTRIAL ROLLER DOOR, COLOURING FINISH, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. |
| B "CUSTOM ONE" GLAZED METAL SHEET ROOF CLADDING OVER STEEL FRAMING, COLOURING FINISH T.B.C. PITCH - 12° COLOURING FINISH (GUTTER). | D REINFORCED CONCRETE BLOCKWORK WALL. | F EXTERNAL BRICK VENTILATION WITH GUT DOORS, FINISH IN DIRECTION OF EXPOSED BRICKWORK, PAINT FINISH. | H "TRIMARK" GLAZED METAL SHEET ROOF CLADDING OVER STEEL FRAMING, COLOURING FINISH T.B.C. PITCH - 12°. | |

PROPOSED DEVELOPMENT 14 WOODRIEVE ROAD BRIDGEWATER

DRAWING INDEX

C001	DRAWING INDEX & GENERAL NOTES
C002	SAFETY IN DESIGN
C101	LEVELS & GRADES
C102	SITEWORKS NOTES AND DIMENSIONS
C103	STORMWATER PLAN
C104	LONGITUDINAL SECTIONS
C105	CL1 CROSS SECTIONS PLAN 1
C106	CL1 CROSS SECTIONS PLAN 2
C107	CL1 CROSS SECTIONS PLAN 3
C108	CL2 CROSS SECTIONS PLAN 3
C109	TYPICAL DETAILS
C110	SW LONG SECTION
C111	TRUCK TURNING PLAN 1

GENERAL

- These drawings shall be read in conjunction with all other contract drawings and specifications. Any discrepancies shall be referred to S&E for clarification.
- Setting out dimensions and levels shown on the drawings shall be verified by the Contractor prior to commencing work.
- Dimensions shall not be obtained by scaling these drawings.
- During construction the Contractor shall maintain excavations and structures in a stable condition and ensure that no part is overstressed under construction activities.
- The contractor is responsible for the creation and maintenance of temporary site access. Strengthening of design pavements to carry construction vehicles (in excess of the design allowance) shall be at the contractor's expense.
- Location and verification of existing services is the contractor's responsibility. Refer any services discovered on-site which are not shown on the drawings, or are in a different location to that shown to S&E. Seek confirmation from S&E that redundant services are able to be sealed and abandoned prior to doing so.
- Protect all existing services and other infrastructure from damage during construction. Should damage occur, advise S&E immediately along with details of proposed remedial action. The cost of remedial work (including redesign if required) shall be borne by the contractor.
- The contractor is responsible for undertaking whatever disruption surveys of existing buildings/infrastructure they consider necessary prior to construction commencing, and consultation with adjoining land owners to minimise disruption to services/occupies etc. during construction.
- All surplus construction materials (excluding excess cut and fill material) shall be removed from the site (unless restricted otherwise) at completion.
- Survey information has been supplied by others for the purposes of preparing the design drawings. All other survey required to select and construct the works shall be provided by the contractor.
- All works are to be undertaken by the contractor and his subcontractors unless noted otherwise on the drawings.
- Proposed changes to the design of any part of the works shall be submitted to S&E for review. The contractor shall bear all costs associated with the design change.
- On completion, the contractor is to supply as constructed drawings (approved by a licensed surveyor in accordance with AS1500-402) and a full service manual in both hard copy (3 sets) and electronic (pdf and .dwg) formats.
- The contractor is to allow for all testing of raw materials and constructed works that is required to demonstrate compliance with the relevant Australian Standards, specifications, and standard drawings.

EARTHWORKS

- All earthworks shall be in accordance with AS3798 "Guidelines on earthworks for commercial and residential developments" with testing methods in accordance with AS1289 "Methods of testing soils for engineering purposes".
- All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 100mm unless noted otherwise. Topsoil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill. The soil to be subsoiled to 300mm specification. All fills to be inspected by Superintendent prior to being topped.
- For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m³ per hour using a standard 30 tonne excavator attached with a rock breaker.
- Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H. All excavations shall be inspected by the Engineer and/or the Local Authority before proceeding any further. Inspection and testing shall occur after each lift during filling. Testing (in accordance with Table 8.3 of AS3798) shall be arranged by the contractor such that results are available at time of inspection.
- Subgrade shall be compacted to achieve 95-98% standard density ratio for cohesive soil, and 75% density ratio for cohesionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of advancing soil deflection from the type of a single rear axle truck driven at walking speed with a maximum 8 tonne rear axle load and a tyre pressure of 500 kPa. The allowable deflection of subgrade shall not be more than is just visible to an observer standing 100m as the test vehicle passes, and no visible movement is allowed for sub-base and base tests. Other vehicles that may be allowed by the Engineer are a 12 tonne static roller with 4 tonnes/tyre load, or 20 tonne plant with 450 kPa tyres and greater than 0.033 m² contact area per tyre.
- Fill shall be placed in horizontal layers of 200 to 300 mm deep loose measurement, unless testing can demonstrate to the Engineer that compaction is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Maximum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear density testing as directed to achieve 98% standard density ratio. For material 60 mm and coarser, in lieu of density testing a test for deflection is done using spot level difference at representative locations before and after rolling three times with 12 tonne roller, with acceptable differences being less than 2 mm.
- Cohesive (granular) fill to be used unless otherwise approved by the Engineer. Cohesive (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesive fill shall be compacted to the requirements of Table 8.3 of AS3798. Cohesive fill shall have a minimum 4 day settled CBR of 5% and a maximum CBR swell of 1%. Minimum standard density ratio for cohesive material shall be as per Table 8.3 of AS3798. Roadbed clay shall have a minimum standard density ratio of 100%. Landscaping zones should be compacted to standard density ratio of 85% unless noted otherwise. Site fill to be inspected by Engineer and to be deemed suitable before use.

ROADWORKS

- All works to be in accordance with Local Government Association Tasmania - IPWA standard drawings.
- It is assumed roads adjoining the development site are adequate to take the design traffic load during the design life of 40 years.
- Pavement depth shall be as shown on the typical cross section but shall be subject to CBR testing of subgrade or proof rolling, with final depth shall be confirmed by the Engineer.
- Sub-base and base shall be formed to a minimum of 200mm sub-base (see note R7) which shall extend a minimum 150 mm beyond the back of the kerb.
- Subsoil shall be formed as shown on the drawings and in accordance with AS3625:2006.
- All road to be to the back of kerb.
- The road profile and cross-fall shall be finished to the satisfaction of the Engineer and shall be to low and level indicated on the drawings, free of any local high or low areas which may hold water.
- All gravel to comply with the following CBR specifications:
Base course: 440 class A - 15 mm Fine Crushed Rock (FCR)
Sub-base course: Sub-base 1 - 40 mm FCR
- Sub-base shall have a minimum modified density ratio of 95% and base to have a minimum modified density ratio of 95%, with nuclear density test results available at proof roll inspection. Tests to be taken at a frequency based on AS3798 (typically the greater of four tests per inspection or one test per 1000 m²).
- Proof roll shall be with a Truck using a single rear axle, (type at 50 kPa), and the load over rear axle shall be 8 tonnes.
- All landscaped areas affected by the works are to be reinstated to match existing. Refer Landscape Architect for specific requirements.
- Concrete footpaths and driveways are to be constructed to the Municipal Standard drawings unless noted otherwise.

APPROVALS

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

CONCRETE

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

USE	GRADE
General	N15
Footings	N20
Building	N15
Pavement	N15
- Concrete shall not be poured when the site temperatures are below 5°C.
- Concrete shall be cured by continuous wetting (water spray, ponding or irrigated hosing) or application of an impermeable membrane (sealed plastic or curing compound) for an appropriate period of time that less than 7 days. In hot dry and windy weather spray the surface with aqueous alcohol while concrete is plastic, water cure for at least 24 hours then cover with impermeable membrane for continue to water cure for a further 2 days.
- Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer. Saw joints shall be cut one third of the way through a slab, through the top mesh for 100 mm slabs and in thicker slabs the mesh shall be placed to avoid being cut. Unless noted otherwise, saw joints shall be at 8 m centres at points of changes in geometry and construction joints at 24 m, with jointed areas to have a plan aspect ratio no less than 3:2.
- Cover to reinforcement shall be 40 mm for slabs and 50 mm for footings.
- Reinforcement shall be delivered, 500 MPa yield strength, normal (N) ductility in accordance with AS/NZS4603 for bars and low (L) ductility for mesh.
- Reinforcement shall be designed and constructed in accordance with AS3600, and is the responsibility of the contractor.
- All steel items to be cast into the concrete surface shall not slip galvanised.

STORMWATER

- All works to be in accordance with Local Government Association Tasmania - IPWA standard drawings.
- All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by laws and AS/NZS3500.
- Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within local Authority infrastructure for 20 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to projected future climate change in Tasmania (above the 20-year or 5000 return period compared to projected ones in approximately 2050).
- Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type 652 support.
- Below ground pipework and fittings to be PVC-U (VMP), joints shall be of solvent cement type or flexible joints made with approved rubber rings.
- Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally shaped to drain to grate pits and trenches without ponding (acceptable limit is 3 mm under a 3 m straight edge).
- Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as detailed or as specified by the manufacturer. Grated pits to have 150 mm screens. Pits and lids to be Class A in non-polluted areas, and pro-rated Class C elsewhere. Convey trench water into pits/membrane through weep holes on upstream side using 2 m of DN100 ag-drain with filter sock.
- Install all agricultural drains to the requirements of AS/NZS3500 and part 3.2.2 of the BCA.
- All hydraulic connections and tapings to be clear of driveways and trafficked areas.
- Where both stormwater and sewer lines are along rear or side boundaries these shall be located to fit inside a 3.0 m easement unless noted otherwise. A single line shall fit within a 2.0 m easement.
- All manholes to be located clear of future footpaths.
- Property connections to be clear of driveways and clear of future footpaths.

WATERS

- All works in accordance with the Water Supply Code of Australia W.S.A. 03-2013 4.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013).
- Single house connections to be DN150 HDPE (class 3B to TasWater's standard drawing TW-50-W-20 series with meter, backflow device and box to each lot. Located 100 mm inside boundary and 500 mm from edge of driveway on middle side of lot.
- All water mains to be tested and witnessed by the relevant water corporation inspector to static pressure up 50% prior to backfilling.
- All hydraulic connections and tapings to be clear of driveways and trafficked areas.
- For minimum cover over pipes refer to Clause 7.4.2 of the above Supplement.
- All trenches under trafficked areas to be back filled with approved compacted FCR including future driveway extensions.
- Backfill of drains to be carried out in accordance with the manufacturer's recommendations.
- Electromagnetic tracer tape to be placed in all water main trenches above the pipe.
- Taping and subsoils to be separated by at least 1000 mm.
- Water mains to be bedded on 50 mm approved 7 mm clear metal.
- Concrete anchor blocks to be provided at all sudden changes of direction, both vertically and horizontally at start and end of lines. Refer to above code drawings WPAWS-W-2500 and WPAWS-W-250C. Road crossings.
- DN100 PVC-U conduits for all HDPE, HDPE, with PE wrapping sleeve as per City Most Water approved products catalogue.
- For water and hydraulic surface box markings refer to Clause 8.30.1 of the above Supplement. Hydraulic road markings to comply with the Institute of Municipal Engineering Australia Tasmania Division document titled New Hydraulic Guidelines - refer section 8. All valves and hydrants to be readily visible powder coated class 1B and all components to be GR100.

SEWER

- All works in accordance with the Sewerage Code of Australia WSA 02-2014 3.1 M.R.W.A. Edition - Version 2.
- Property connections to be DN150 uPVC with a minimum grade of 1 in 80 (Commercial Connections). To be located clear of trafficked areas, driveways and fences.
- Where both stormwater and sewer lines are along a rear or side boundary they shall be located in an easement that wholly contains both services. Refer: TasWater's Supplement Clause 4.2.5. and Clause 4.4.5.2 for clearance to other services.
- All manholes to be located clear of future fence lines with end of knee to be 1.2 m past the boundary for any future extension. Refer Clause 4.2.5.

RETAINING WALLS

- Retaining walls shall be constructed in accordance with AS4678-2003.
- Backfill to walls shall be an approved granular material (say shall not be used). A 300mm wide free draining drainage layer shall be provided behind the wall.
- Provide a suitable waterproofing system to the rear of the wall, unless confirmed otherwise.
- The wall shall be drained with 100mm slotted PVC pipe installed at 1% fall (minimum) and be connected to the stormwater disposal system (or weephole installed at the base where appropriate).
- The Contractor shall maintain excavated barriers at a stable slope and provide (during to steeper excavations) until construction and backfilling of the wall is complete.
- Retaining walls that rely on other structural elements for stability shall be provided with temporary support until after those elements have been constructed.
- The Contractor shall allow a suitable curing period prior to backfilling. Backfilling shall be performed in a controlled manner which will not impose excessive stress on the wall.

TASWATER

- All works are to be in accordance with the water supply code of Australia WSA 03-2013-3.1
- Version 2.1 minor edition v2.0 and sewerage code of Australia Melbourne water water agencies
- Code new 02-2014-3.1 minor version 2 and Taswater's supplements to these codes

LEGEND

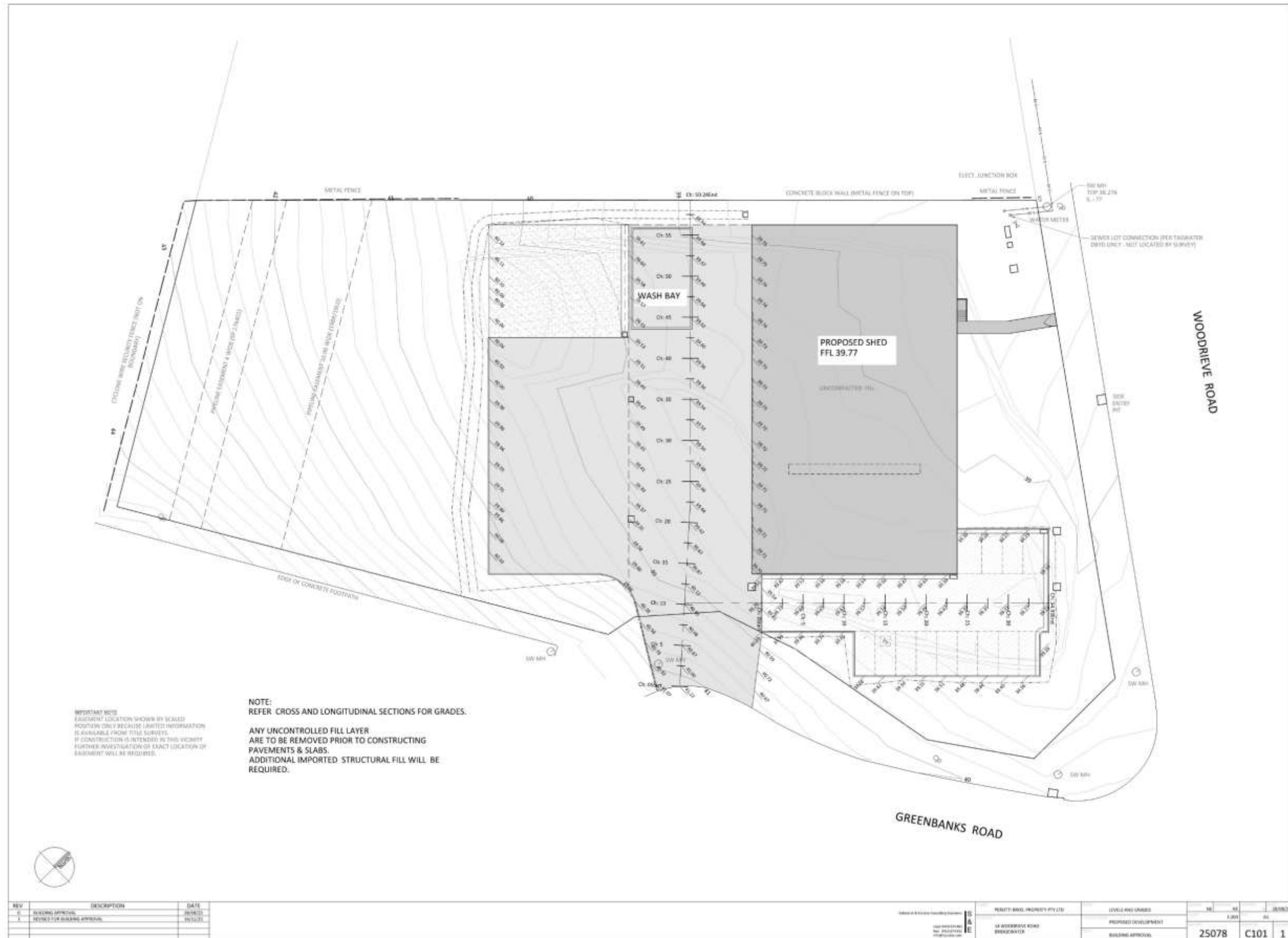
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	Existing surface level (interpolated)
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	Proposed finished surface level
	Existing water supply external to building
	Proposed water supply external to building
	Existing fire supply
	Proposed fire supply
	Existing sewer drain
	Proposed sewer drain
	Proposed sewer drain (greasy waste)
	Proposed sewer drain (trade waste)
	Existing stormwater drain
	Proposed stormwater drain
	Proposed stormwater (larger)
	Proposed DN100 ag drain and geotextile sock
	Proposed cold water supply internal to building

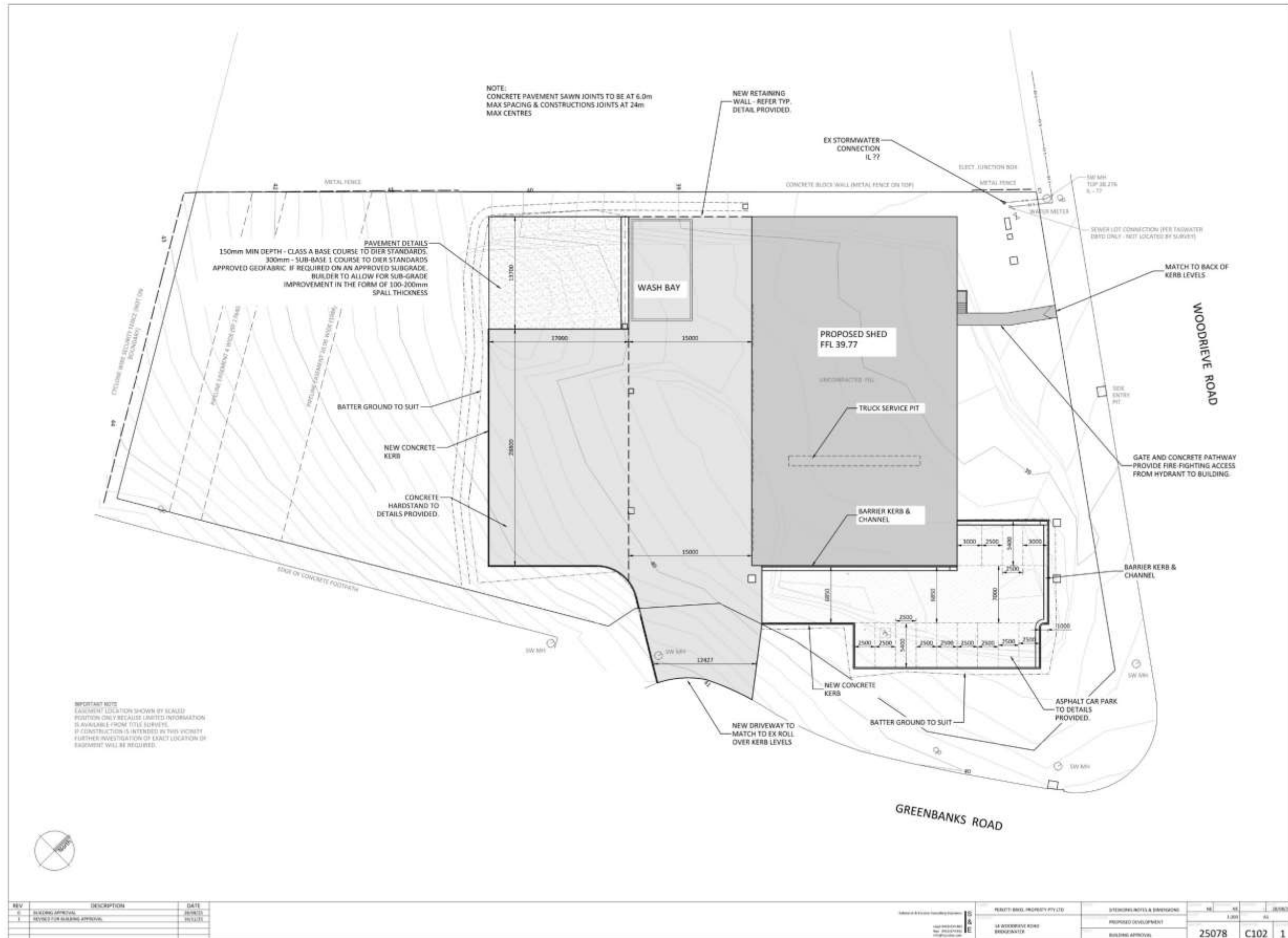
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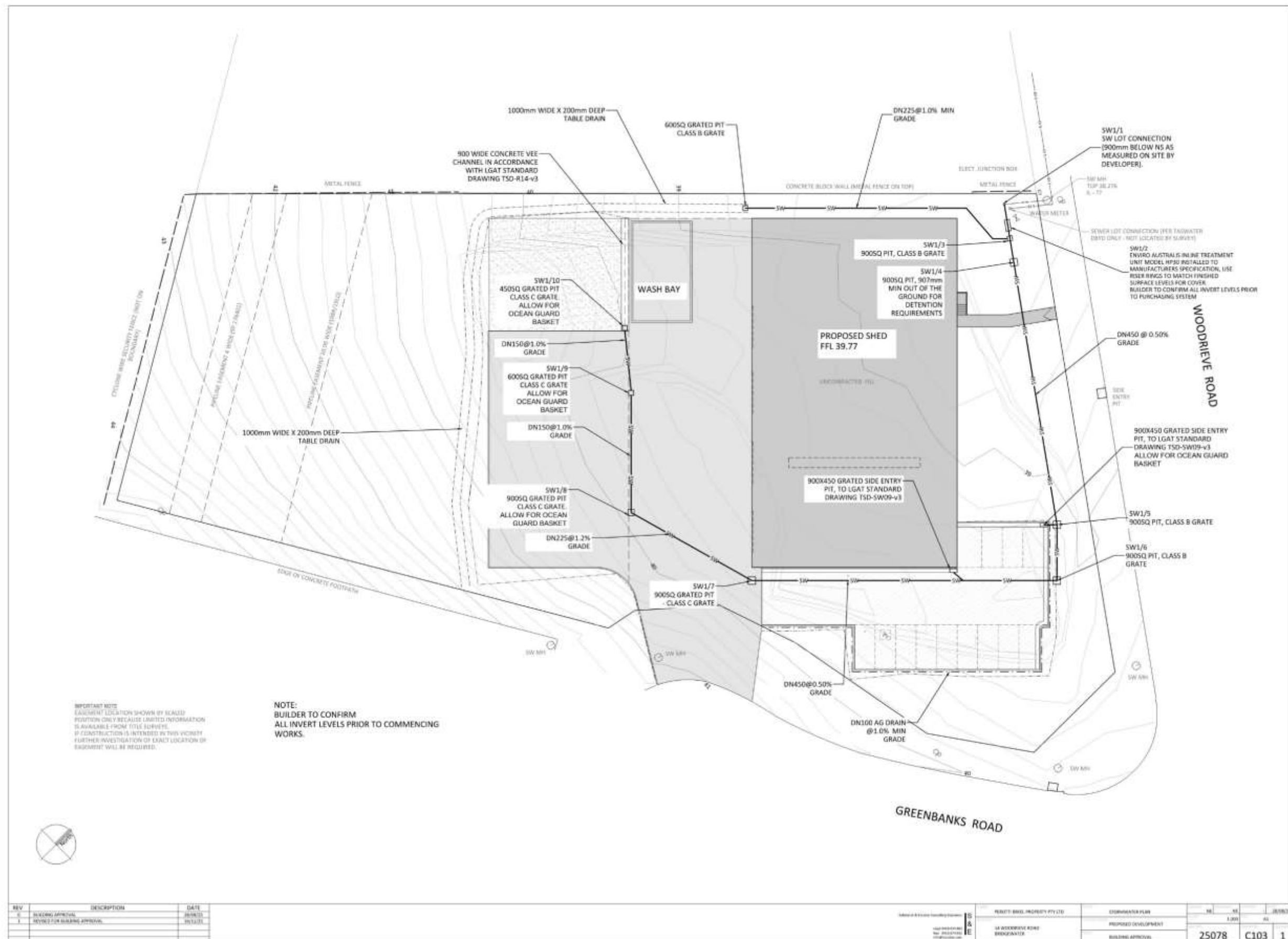
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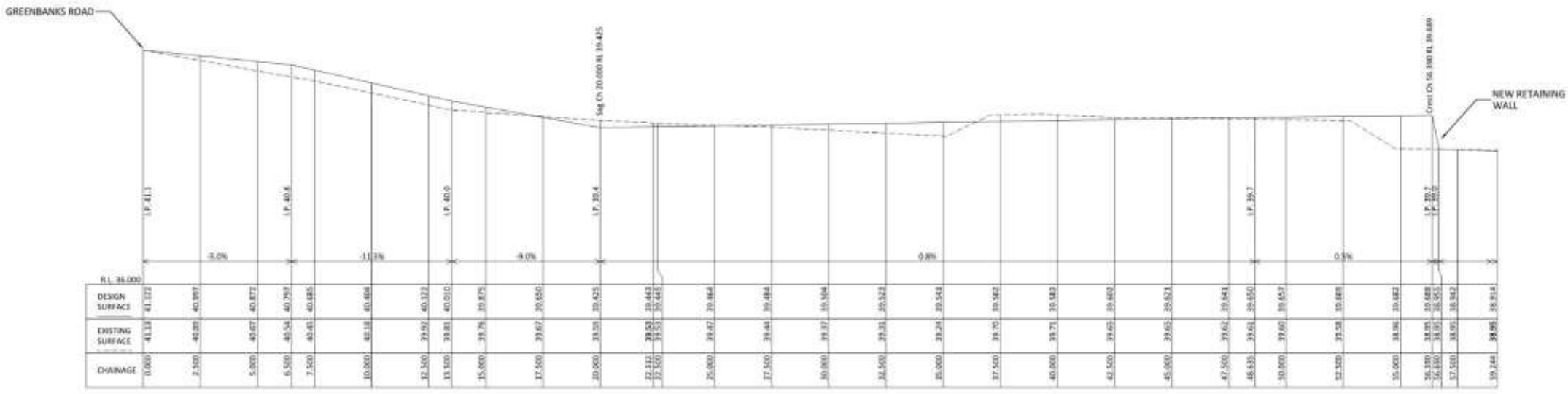
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PEROTTI BROS. PROPERTY PTY LTD	DRAWING INDEX & GENERAL NOTES	NO	REV	DATE
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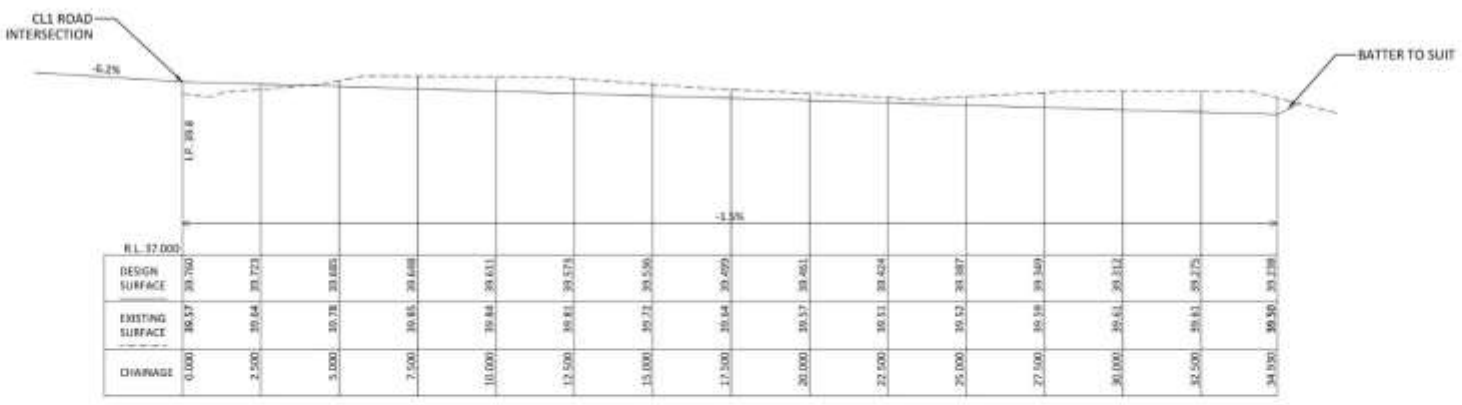








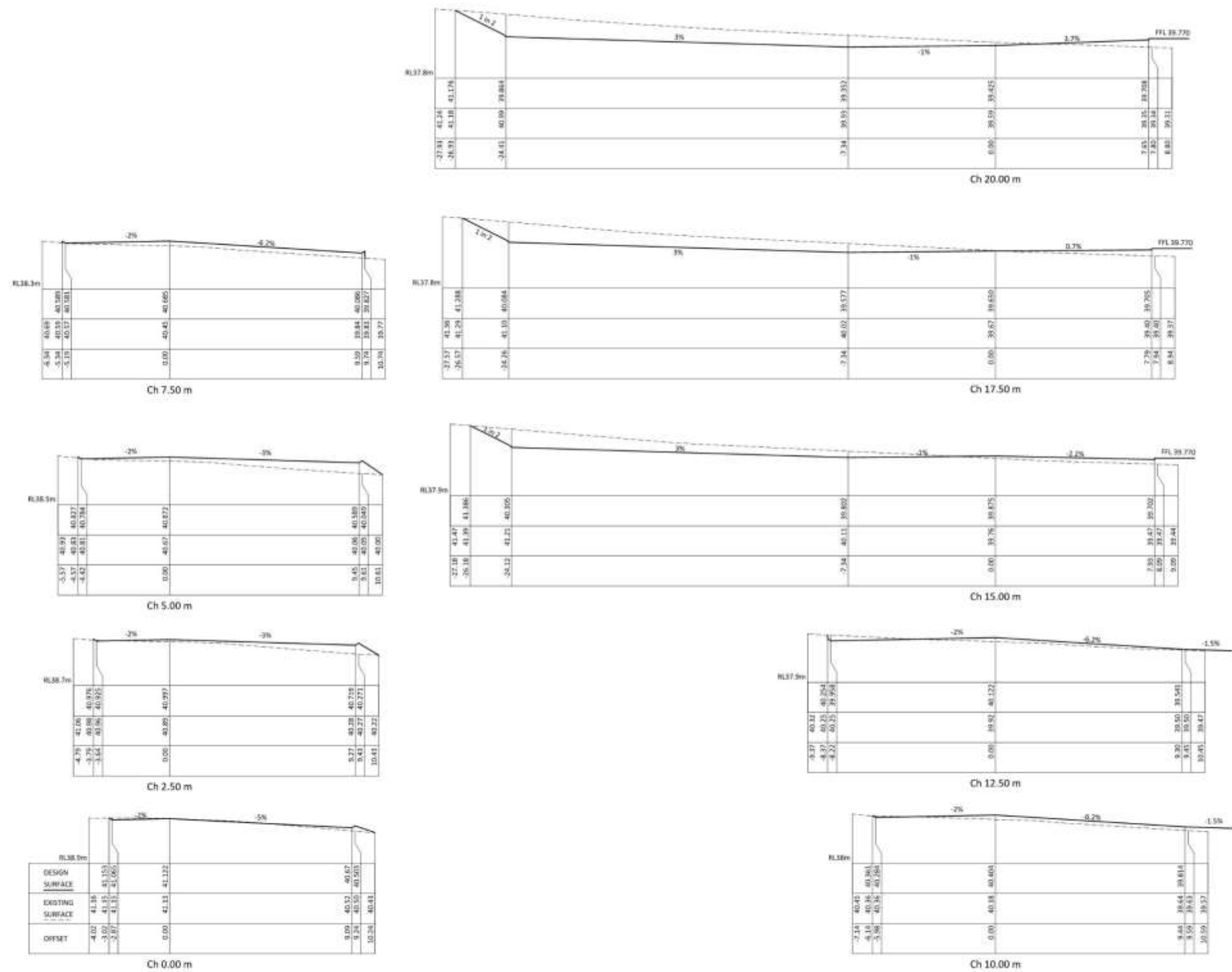
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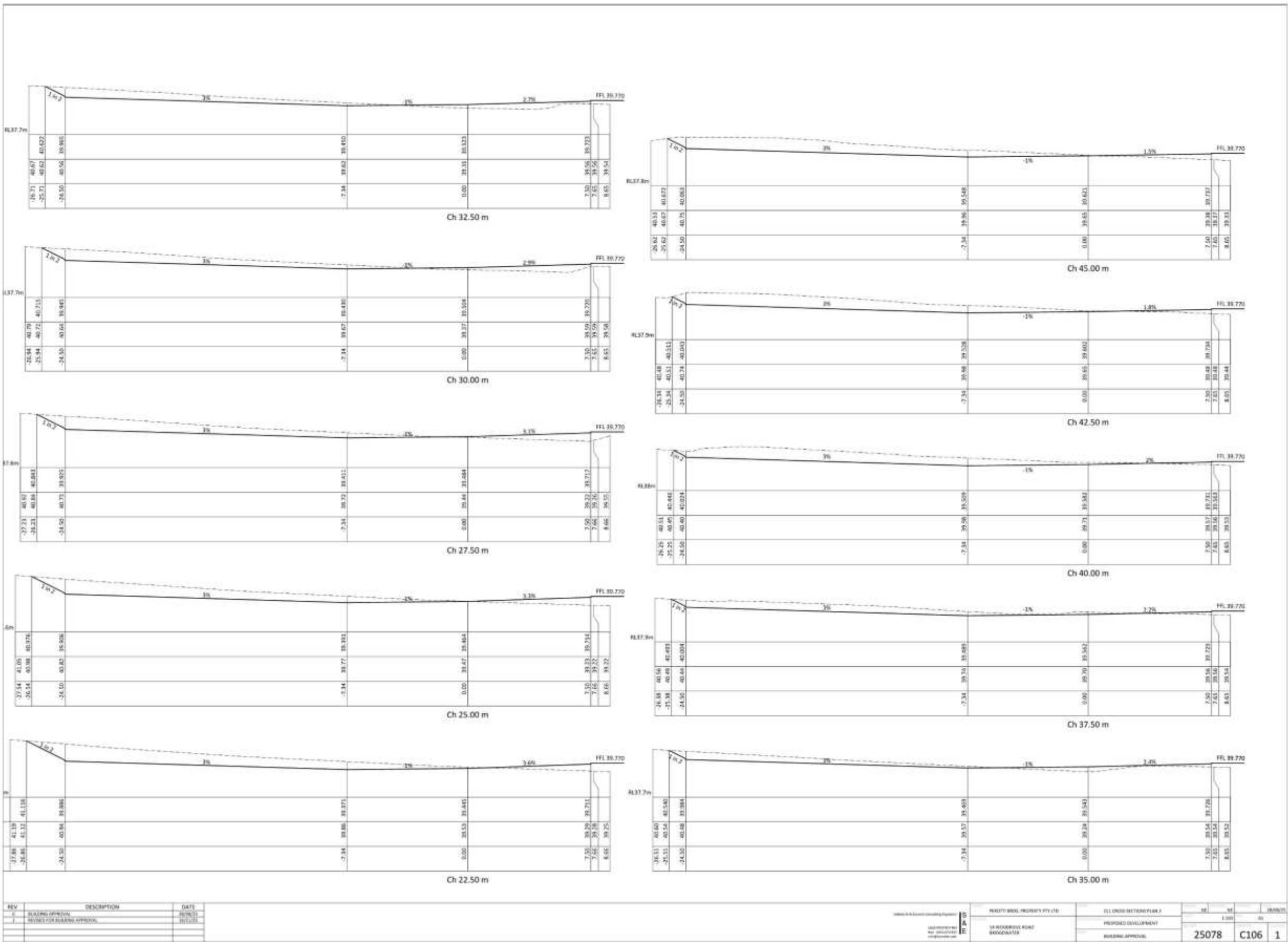
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1	REVISED FOR BUSINESS APPROVAL	15/08/25

25078	C104	1
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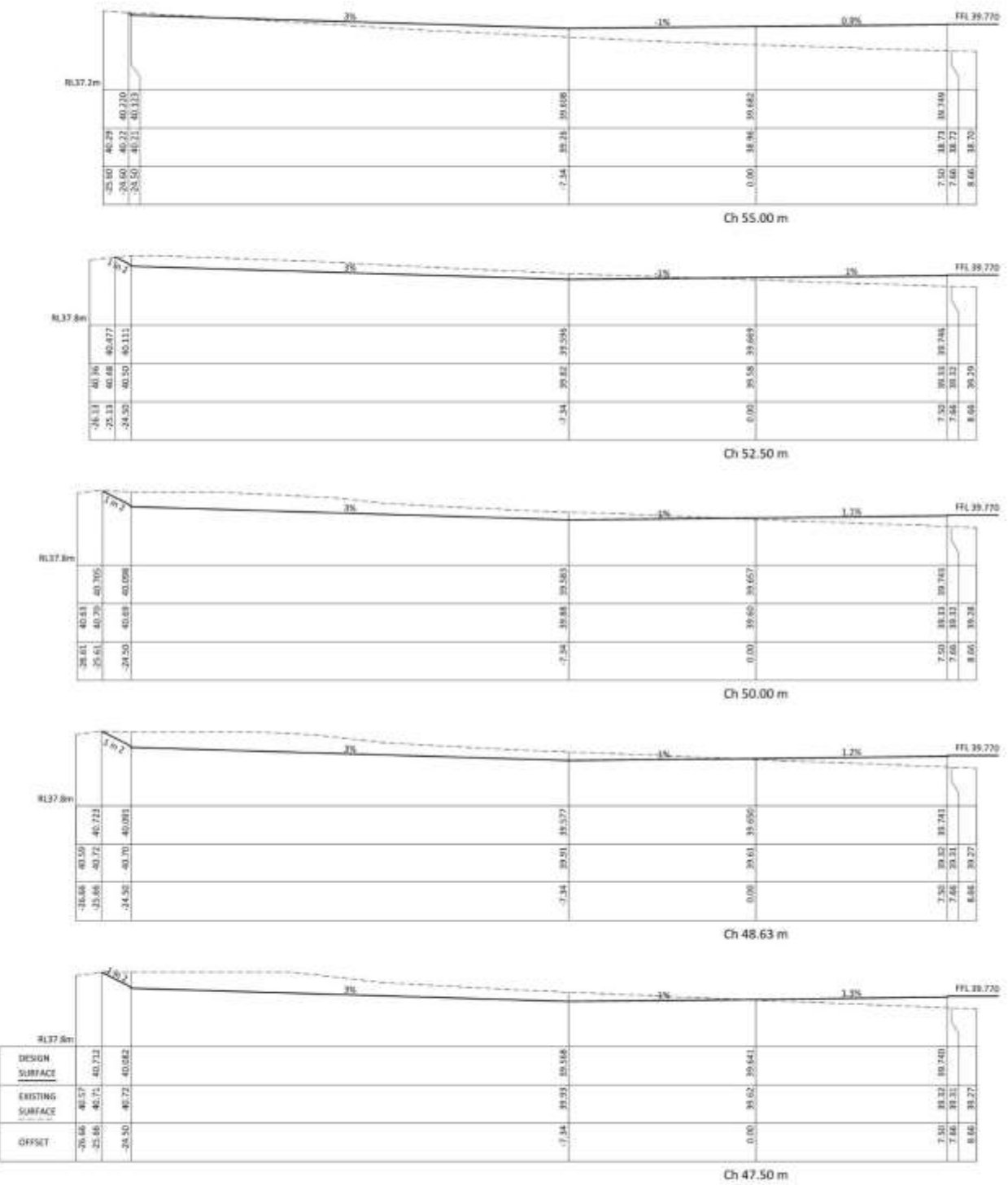
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0	BUILDING APPROVAL	10/26/15
1	REVISED FOR BUILDING APPROVAL	08/11/15

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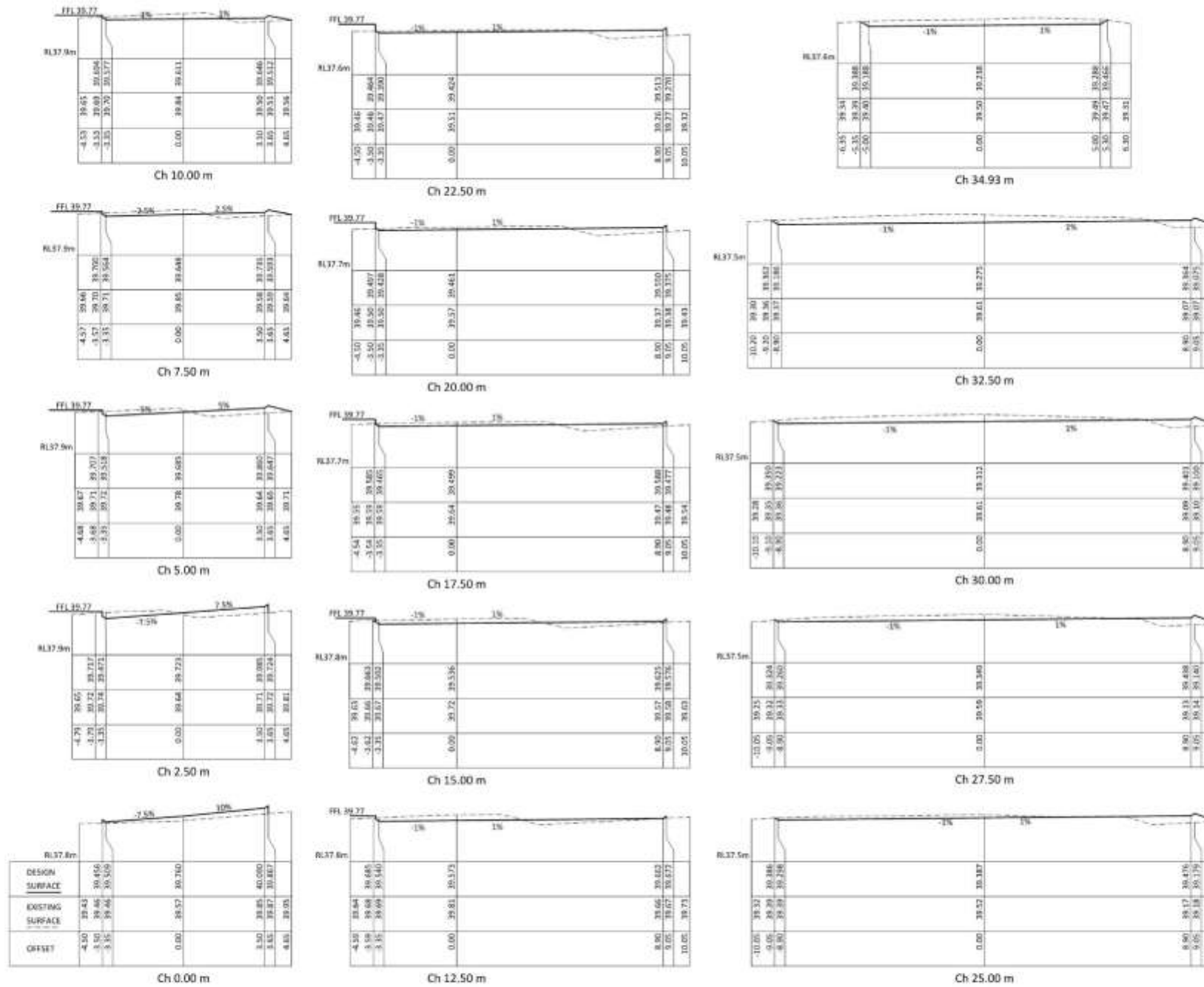
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2	REVISED FOR BUILDING APPROVAL	20/08/20

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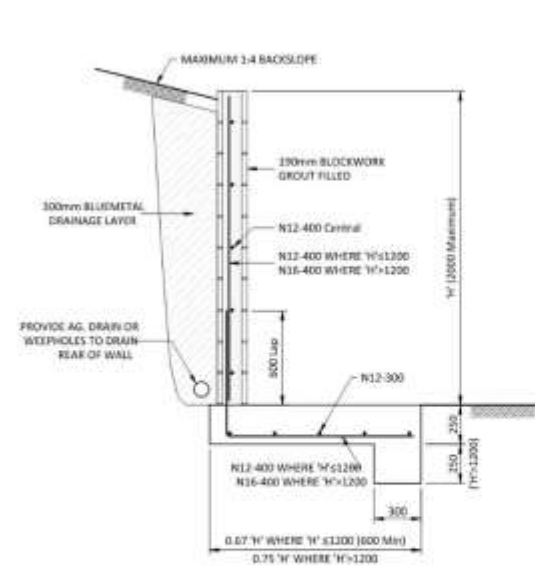
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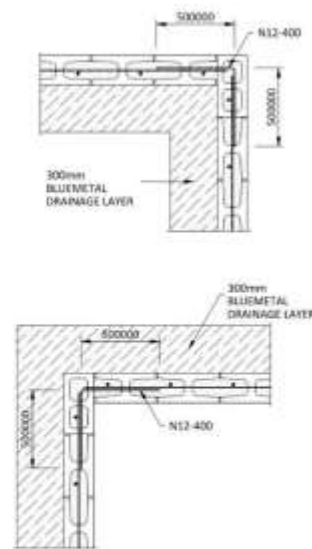
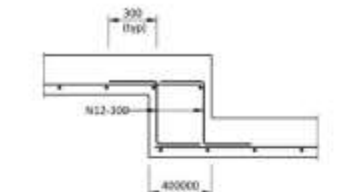


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1	REVISED FOR BUILDING APPROVAL	20/08/23

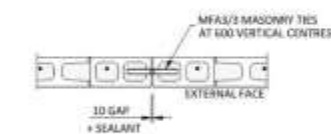
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25078	C108	1



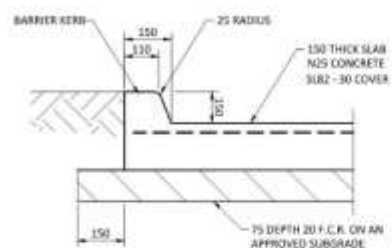
RETAINING WALL (Up to 2 metres)
(Footing in front of Retained Fill)

TYPICAL BLOCKWORK CORNER DETAILS
T30

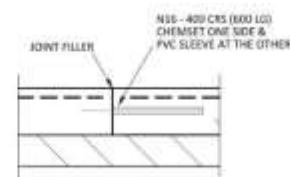
FOOTING IN FRONT OF RETAINED FILL
RETAINING WALL STEPPED FOOTING
1.20



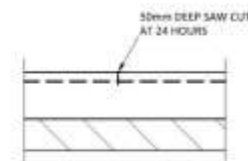
BLOCKWORK EXPANSION JOINT



TYPICAL CONCRETE PAVEMENT
SCALE 1:10



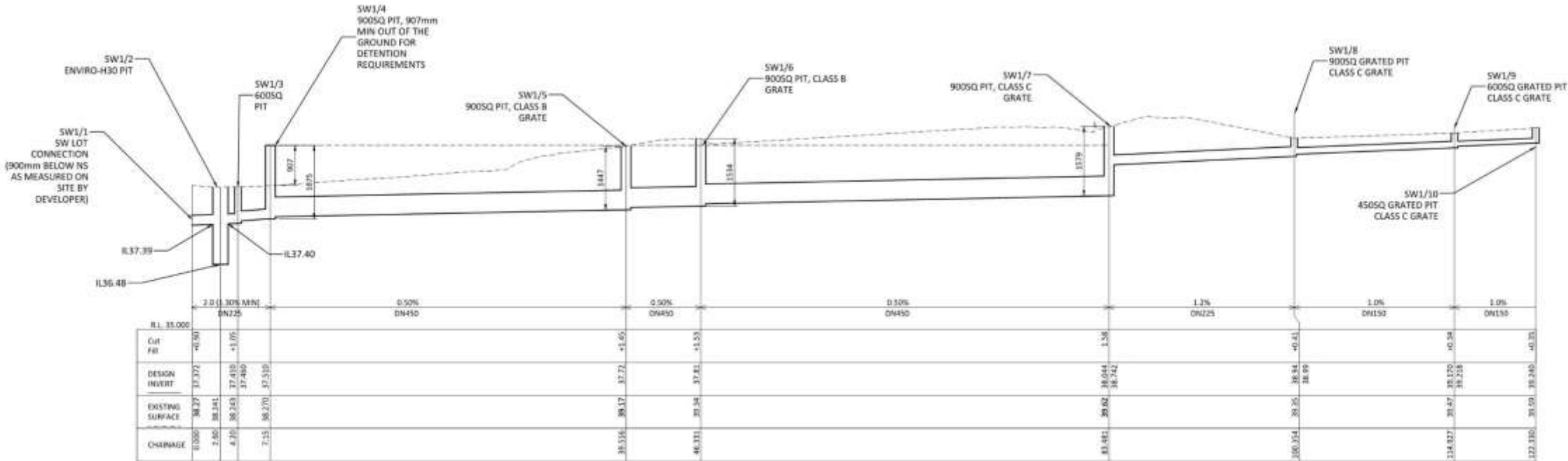
CONTROL JOINT 'cj'
SCALE 1:50
NOTE: 20m CENTRES



SAWN JOINT 'sj'
SCALE 1:10
NOTE: 6mm CENTRES

REV	DESCRIPTION	DATE
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1	REVISED FOR BLINDING APPROVAL	18/10/20

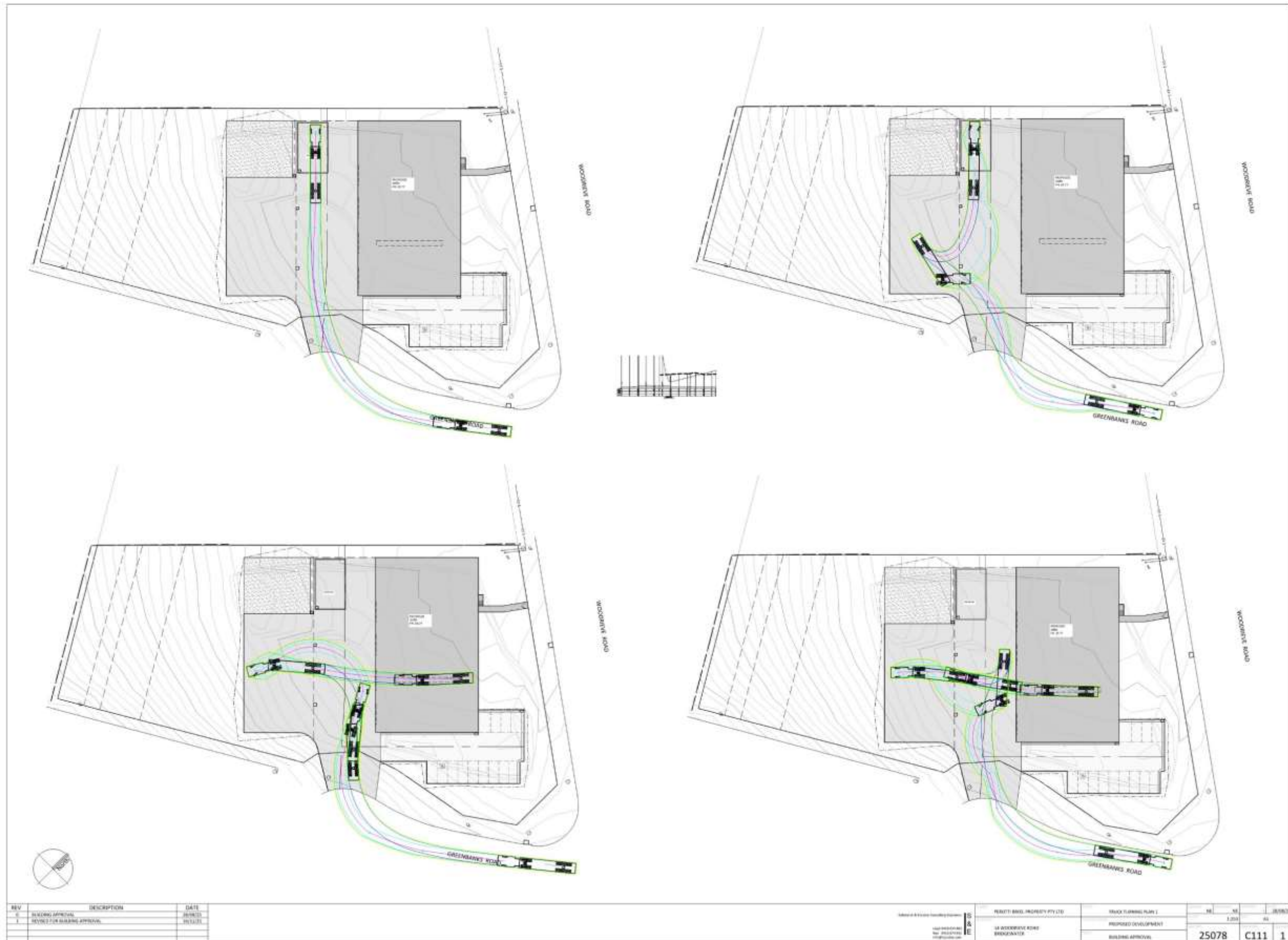
Schedule of Expenses 12/15/2010 12/15/2010 12/15/2010	SOUTH BAY PROPERTY, PTE LTD	TYPICAL DETAILS	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	3
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LONGITUDINAL SECTION - SW
SCALE: HORIZONTAL 1:200 VERTICAL 1:50

REV	DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	15/08/21
1	REVISED FOR APPROVAL	15/08/21
2		
3		
4		
5		

PEROTTI BROS. PROPERTY PTY LTD	ENVIRONMENTAL SECTION	15/08/21	15/08/21	15/08/21
M. ANDERSON	PROPOSED DEVELOPMENT	25078	C110	1
BRIDGEWATER	BUILDING APPROVAL			



PROPOSED DEVELOPMENT 14 WOODRIEVE ROAD BRIDGEWATER

DRAWING INDEX

- H001 DRAWING INDEX & NOTES
H100 DRAINAGE PLAN
H101 ROOF DRAINAGE PLAN
H102 SITE CHARACTERISTICS
H103 WATER SERVICES PLAN
H104 FIRE HYDRANT AND HOSE REEL COVERAGE

GENERAL NOTES:

- THESE DRAWING ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT VERSION.
- SEWER, STORMWATER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE TASMANIAN PLUMBING CODE, AS3500; WSAA CODES, TAWWATER AND TO LOCAL AUTHORITY APPROVAL.
- IT IS ASSUMED THAT ADJACENT TO THE DEVELOPMENT SITE IS ADEQUATE INFRASTRUCTURE PROVIDED BY THE LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES TO SUPPLY ROAD ACCESS, WATER AND POWER AS REQUIRED BY THIS DESIGN, AND THERE IS ADEQUATE INFRASTRUCTURE OR ENVIRONMENTAL CAPACITY TO RECEIVE STORMWATER AND SEWERAGE DRAINAGE. PARTICULAR ASSUMPTIONS ARE DESCRIBED IN THE FOLLOWING SECTION.
- THE LOCATION OF EXISTING SERVICES AND CONNECTION POINTS WHERE SHOWN ON PLANS ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE.
- FOLLOWING AGREEMENT WITH THE SUPERINTENDANT, TERMINATE AND ABANDON REDUNDANT EXISTING SERVICES DISCOVERED DURING CONSTRUCTION AND MAKE A NOTE ON AS-CONSTRUCTED DRAWING.
- LOCATE ALL EXISTING GAS, ELECTRICAL, TELECOMMUNICATIONS, WATER MAINS, SEWER MAINS AND STORMWATER MAINS ETC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ADVISE THE SUPERINTENDANT OF ANYTHING THAT APPEARS NOT TO HAVE BEEN CONSIDERED IN THE DESIGN.
- CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT AND START WORKS NOTICE IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY HIS SUB-CONTRACTORS, ANY SERVICE DAMAGED IS TO BE REINSTATED IMMEDIATELY.
- ON COMPLETION OF WORKS PROVIDE THREE SETS OF AS-CONSTRUCTED DRAWINGS AND SERVICE MANUALS ALONG WITH ELECTRONIC DRAWING FILES IN PDF AND DWG FORMATS SUITABLE FOR READING WITH A RECENT VERSION OF ADOBE/AUTOCAD TO THE SUPERINTENDANT.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS NOMINATED WITHIN THE CONTRACT, BY THE BUILDING SURVEYOR OR PLUMBING SURVEYOR.
- NOMINAL DIAMETERS FOR PIPES (DN) REFER TO THE INSIDE DIAMETER (ID BORE).
- CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.
- THE CONTRACTOR SHALL ALLOW TO COORDINATE WITH MECHANICAL AND REFRIGERATION SERVICES AND PROVIDE TUNDSHES CONNECTED TO SEWER OR STORMWATER AS APPROPRIATE TO ALL CONDENSATE DRAINAGE AND RELIEF VALVES. ALLOW TO PROVIDE AND INSTALL MAG IN-WALL TUNDSHES WITH STAINLESS STEEL COVER WINDOW (SUPPLIED BY MA GRIFFITH) OR EQUAL APPROVED TYPE.
- TRENCHING FOR FLEXIBLE PIPEWORK SHALL BE IN ACCORDANCE WITH AS2566 AND AS3500.
- ALL PIPEWORK UNDER TRAFFICABLE AREAS, SLABS OR PAVEMENTS IS TO BE FULLY BACKFILLED WITH COMPACTED FCR.

STORMWATER NOTES:

- STORMWATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) AT A 5 MINUTE STORM DURATION, WITH OVERLAND FLOW PATHS PROVIDED FOR 1:100 ARI. IT IS ASSUMED THAT THE DOWNSTREAM INFRASTRUCTURE AND/OR ENVIRONMENT CAN SAFELY RECEIVE THE 2:20 ARI EVENT WITH A 5 MINUTE STORM DURATION.
- ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NECA, TASMANIAN PLUMBING CODE, COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- ALL ROOF DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3 AND THE REQUIREMENT FOR OVERFLOWS DONE TO SATISFY THE REQUIREMENTS OF THE NECA.
- ALL PIPEWORK SHALL BE MINIMUM DN500 UPVC SMI AT 1:100 GRADE (1.00%) UNLESS NOTED OTHERWISE ON PLANS.
- MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE.
- INSTALL ALL AG DRAINS TO THE REQUIREMENTS OF AS3500 AND PART 3.1.2 OF THE NECA.
- PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN ACCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN IN DRAWINGS.
- PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 100 YEAR ARI STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 20 YEAR ARI STORMS AND THE ROAD RESERVE FOR 100 YEAR ARI STORMS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S BY-LAWS AND AS/NZS3500.
- STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH THE CONCRETE PIPE ASSOCIATION OF AUSTRALIA INSTALLATION REQUIREMENTS FOR TYPE H42 SUPPORT.
- BELOW GROUND PIPEWORK AND FITTINGS TO BE UPVC SWHD, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS.
- PIPEWORK SHALL BE LAID IN POSITION AND AT THE GRADES SHOWN.
- MINIMUM GRADE OF PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE (U.N.O.).
- MINIMUM SIZE OF PIPEWORK SHALL BE DN100.
- SURFACE WATER DRAINS, CATCHMENTS, GATED PITS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER.

SEWER NOTES:

- ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NECA, TASMANIAN PLUMBING CODE, COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- CONFIRM THE LOCATION AND LEVEL OF THE NOMINATED OUTLET PRIOR TO TRENCH EXCAVATION OR LAYING OF ANY DRAINS. ASCERTAIN FROM TAWWATER ALL NECESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN ACCORDANCE WITH THESE REQUIREMENTS.
- SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS2566.
- ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500.
- PIPEWORK SHALL BE CONSTRUCTED OF UNPLASTICISED POLYVINYL CHLORIDE (UPVC), U.N.O.
- PIPEWORK SHALL HAVE BE MINIMUM CLASS SMI4 UNLESS NOTED OTHERWISE ON PLANS.
- PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY TO ENSURE NO LEAKS.
- ALL PIPEWORK SHALL BE CONCEALED IN WALLS, VOID SPACE OR DUCTS UNLESS NOTED OTHERWISE.
- MINIMUM GRADE OF PIPEWORK SHALL BE 1:40 FOR BRANCHES AND 1 IN 60 FOR DRAINS UNLESS NOTED OTHERWISE.
- MINIMUM SIZE OF BRANCH DRAINS AND MINIMUM SIZE OF DRAINS SHALL BE DN100.
- ALL FITTINGS TO BE ISOLATED BY AN APPROVED TRAP PRIOR TO CONNECTION TO THE SEWER LINE.
- PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH AS3500 REQUIREMENTS.
- INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS3500.
- ONE OVERFLOW RELIEF GULLY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE.
- WHERE PIPEWORK PENETRATES FIRE RATED WALLS OR FLOORS, A FIRE STOP COLLAR SHALL BE INSTALLED. ALL WORK SHALL BE STRICTLY INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS.
- NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STAGES AS PER AS3500. INSTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.

WATER NOTES:

- WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1 TO 4 AND TO THE SATISFACTION OF COUNCILS FOR TAS WATER FOR EXTERNAL DEVELOPMENT ENGINEER.
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 PARTS 1 AND 4.
- AS AN ALTERNATIVE TO SILVER SOLDERED JOINTS, PRESS FITTED JOINTS MAY BE USED. ALLOW TO USE THE VEGA PROGRESS SYSTEM WITH INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.
- ALL PIPEWORK SHALL BE CONCEALED WHERE POSSIBLE. WHERE PIPEWORK IS EXPOSED IT SHALL BE CHROME PLATED.
- WHERE PIPEWORK IS IN CONTACT WITH DISSIMILAR METALS, THE METALS SHALL BE INSULATED AGAINST BI-METAL CORROSION.
- MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS, 800mm ELSEWHERE UNLESS NOTED OTHERWISE ON PLANS.
- ALL TRENCHES UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, TO BE BACKFILLED WITH COMPACTED FCR.
- ALL ISOLATION VALVES SHALL BE POSITIONED IN APPROVED ACCESSIBLE LOCATIONS.
- ALL SCREWED STOP VALVES SHALL HAVE UNION COUPLINGS AND BE ACCESSIBLE, GROUP VALVES WHEREVER POSSIBLE.
- ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432.
- ALL POLYETHYLENE PIPEWORK SHALL BE PN16 PE100 CONFORMING TO AS 4432.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED BY WSAA AND AS3500.
- HOT WATER TO BE STORED AT MINIMUM 60°C WITH TEMPERING DEVICE INSTALLED TO LIMIT OUTLET TEMPERATURE TO: 50°C TO ABUSITION AREAS, 60°C TO KITCHEN SINK, CLEANERS SINK AND LAUNDRY TROUGH AND TEMPERED TO 45°C IN DISABLED, CHILD CARE AND ASSED CARE FACILITIES.
- TEMPERED, HOT WATER PIPEWORK AND VALVES SHALL BE LAGGED AS PER AS/NZS 3500.4:2003 SECTION 8 FOR CLIMATE REGION C. HOT WATER CIRCULATING LINE TO BE LAGGED WITH SECTIONAL ROCKWOOL WITH FOL OUTER COVER. EXTERNAL LAGGING TO BE UV PROTECTED, AND LAGGING EXPOSED TO MOISTURE NEEDS TO BE MOISTURE PROTECTED. SOLAR FLOW AND RETURN LAGGING SHOULD BE RATED FOR TEMPERATURES UP TO 150°C OTHER LAGGING RATED TO 125°C. ALL LAGGING SHOULD BE FIRE RATED TO ICA REQUIREMENTS, PVC FREE, ZERO OZONE DEPLETING POTENTIAL, LOW VOLATILE ORGANIC COMPOUNDS.
- ONE PRESSURE LIMITING VALVE SET TO 500 KPA SHALL BE PROVIDED TO ALL WATER PIPES AT THE POINT OF ENTRY INTO A BUILDING.
- HOT R/B COCKS SHALL BE 600MM ABOVE FINISHED SURFACE LEVEL AND SHALL BE 200MM IN SIZE, U.N.O., AND FITTED WITH APPROVED VACUUM BREAKERS.
- THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND TESTING OF SERVICES REQUIRED BY THE LOCAL AUTHORITY PRIOR TO CONCEALEMENT. PRESSURE TEST HOT AND COLD WATER SERVICES TO 1.5 TIMES NORMAL WORKING PRESSURE.
- ALL TEMPERING AND THERMOSTATIC MIXING VALVES SHALL BE EASILY LOCATED FOR SAFE OHMS ACCESS.
- FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER, CLEAN OUT AERATORS, STRAINERS, FILTERS, ETC.

BUILDING HYDRAULICS:

- ALL MATERIALS AND WORKMANSHIP TO BE DONE IN ACCORDANCE WITH AS3500, THE TASMANIAN PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.
- ALL DRAINAGE PIPEWORK SHALL BE UPVC CLASS SMI4 U.N.O., ALL WASTE AND VENT SHALL BE DNVV CLASS PIPE.
- DURING CONSTRUCTION TEMPORARILY SEAL ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER. DO NOT USE RAGS, PAPER OR WOODEN PLUGS.
- SURVEY AND INSTALL ALL FIXTURES, VALVES, TAPWARE AND SUNDRY ITEMS AS SCHEDULED WITHIN THE SPECIFICATION.
- PROVIDE FIRE STOPS AS REQUIRED.
- CONTRACT DRAWINGS ARE DIAGRAMMATIC AND AS SUCH SHOW THE INTENT OF DESIGN. INSTALLATION TO BE AS PER SPECIFIED, ALLOW FOR ALL BENDS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES.
- REFER TO ARCHITECT'S DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS. THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE AND VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS, ETC AND SEAL OFF EXISTING SERVICES, SEAL OFF AND MAKE GOOD ALL FLOOR, WALL AND ROOF PENETRATIONS.
- THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE. WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, TELSTRA, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK.
- ALL PENETRATIONS THROUGH EXISTING SUSPENDED FLOOR SLABS SHALL BE DRILLED TO LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER. DRILL PILOT HOLE PRIOR TO CORE DRILLING TO ENSURE CLEARANCE OF BEAMS AND OTHER SERVICES IN SLAB. ALL PENETRATIONS SHALL BE CORE DRILLED TO SUIT PIPE SIZE. ALLOWANCE FOR 30 MM CLEARANCES SHALL BE MADE FOR FIRE PROOFING.
- REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE AND SMOKE STOP WALLS. ALL PIPE PENETRATIONS SHALL BE SEALED WITH TWO HOUR FIRE STOP SEALANT. INSTALL FIRE STOP COLLARS TO PVC-U PIPEWORK PASSING THROUGH FLOORS AND FIRE WALLS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
- PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS TO PIPEWORK IN ACCORDANCE WITH AS1540.
- MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
- MAINTAIN SERVICES TO EXISTING FIXTURES AT ALL TIMES. WHERE CHANGEOVER IS REQUIRED, LIAISE WITH THE ARCHITECT PRIOR TO THE SHUTTING DOWN OF ANY SERVICE.
- CONTRACTOR TO PROVIDE ALL DOCUMENTS, APPROVALS, CERTIFICATES, WARRANTIES, LOG BOOKS, ETC. UPON COMPLETION OF WORKS TO THE ARCHITECT. ALL FEES AND INSPECTIONS TO BE INCLUDED AND ARRANGED BY THE CONTRACTOR.
- REFER TO THE ARCHITECTS DRAWINGS FOR SANITARY FIXTURE AND TAP SELECTION. SURVEY AND FIX ACCESSORIES NECESSARY FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.

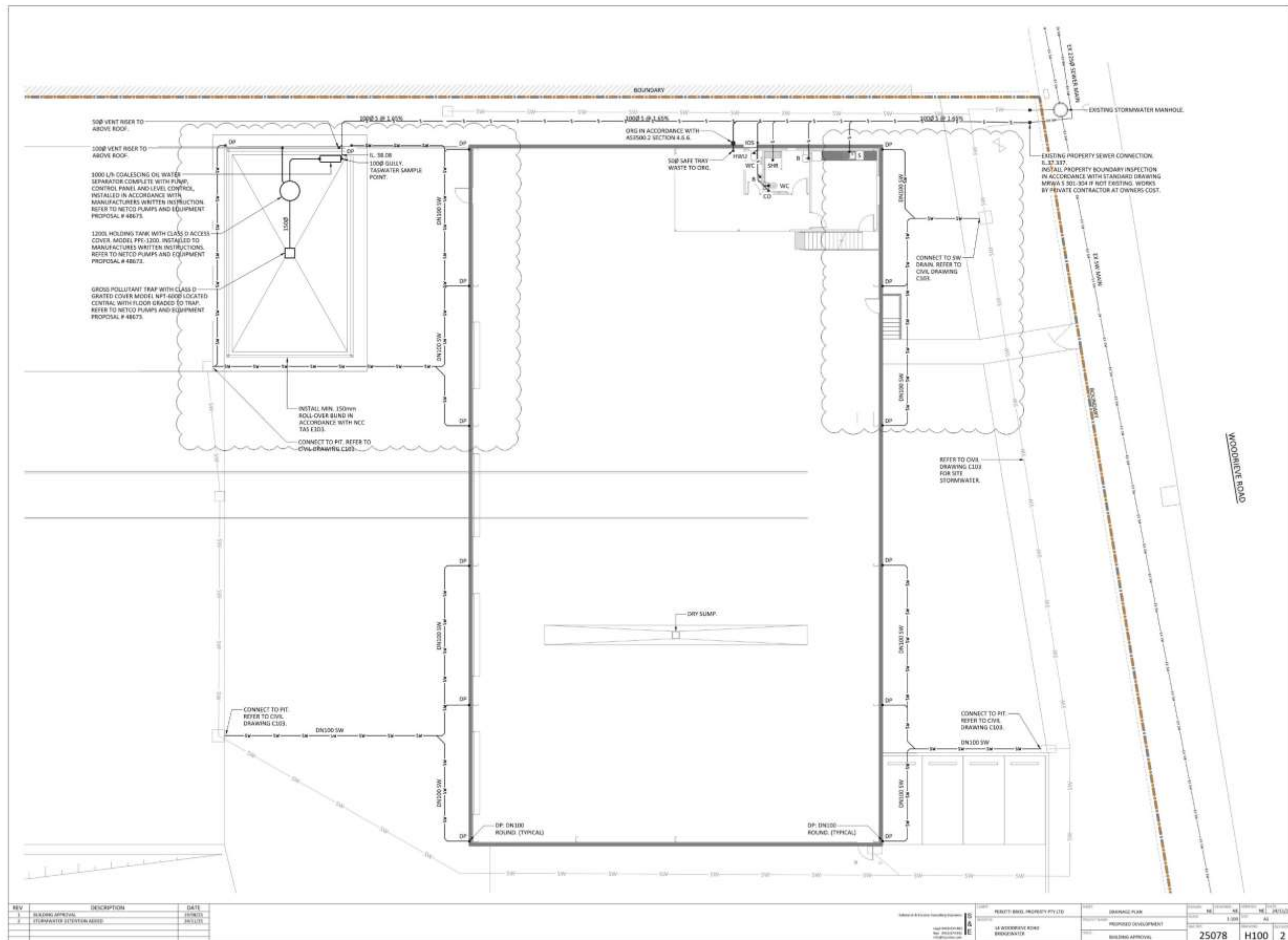
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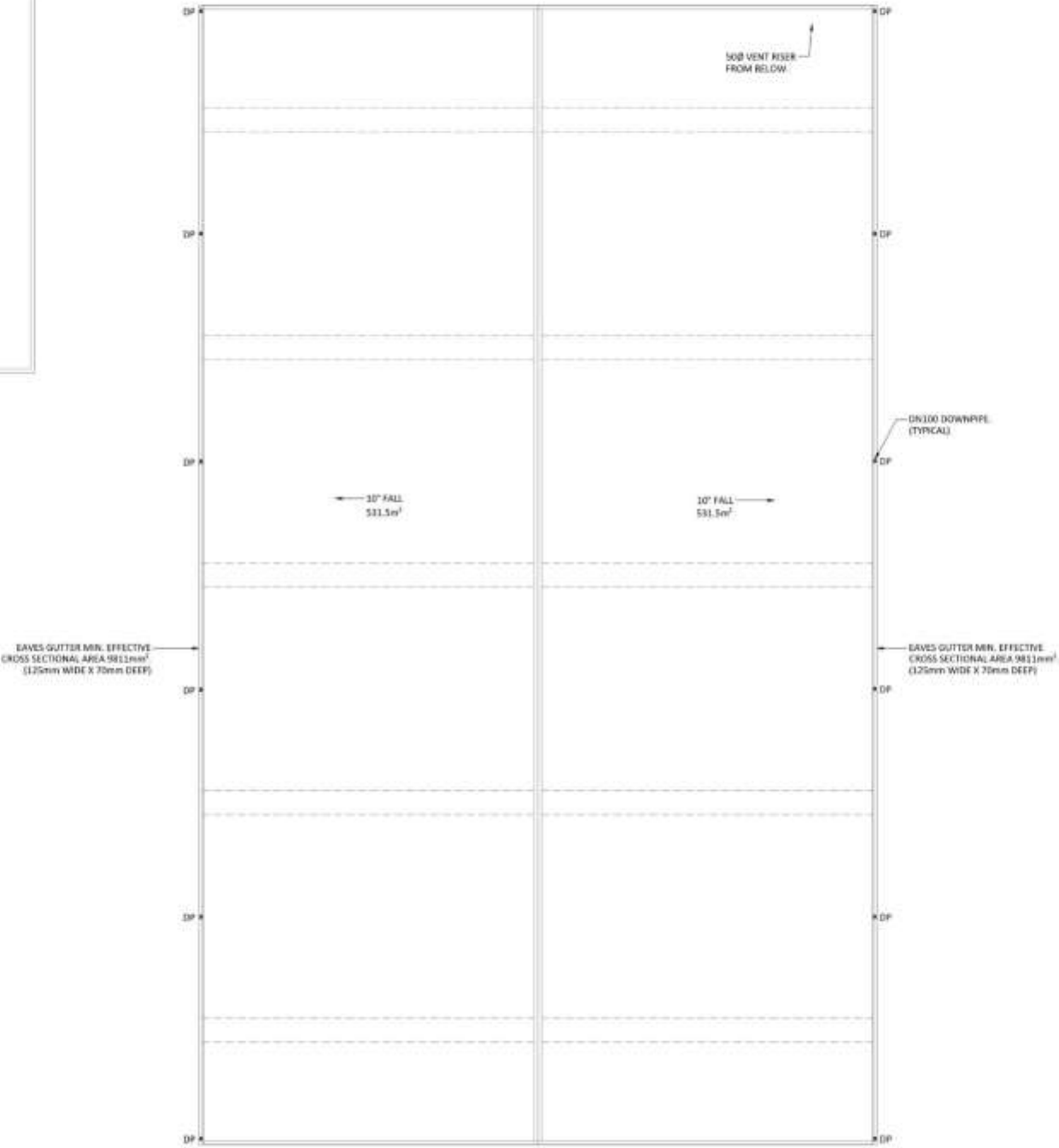
→	DIRECTION	⊗	OVERFLOW RELIEF GULLY
↑	PIPE RISER / DOWNPIPE	⊕	FIRE BOOSTER VALVE
↓	PIPE DROPPER	⊖	SINGLE FIRE HYDRANT
⊕	CAPPED END	⊖	DUAL FELLAR HYDRANT
→	LOCATE AND CONNECT	⊖	FIRE HOSE REEL
→	CONTINUATION	⊖	ACCESS PANEL
→	SWIVEL EXPANSION JOINT	⊖	GRATED CHANNEL DRAIN
→	DIS-SED PIPE	⊖	HOT WATER UNIT
→	COLD OR HOT WATER POINT	⊖	INSPECTION OPENING
→	THERMOSTATIC MIXING VALVE	⊖	PUMP
→	ISOLATION / GATE VALVE	⊖	WATER SERVICE METER
→	ISOLATION / GATE VALVE IN PIT	⊖	HOSE TAP
→	CHECK / NON-RETURN VALVE	⊖	AIR ADMITTANCE VALVE
→	DOUBLE CHECK VALVE	⊖	PRESSURE REDUCTION VALVE
→	REDUCED PRESSURE ZONE DEVICE	⊖	FLOOR WASTE GULLY
→	FLOW ARROW		

→	SEWER NEW
→	SEWER EXISTING
→	STORMWATER NEW
→	STORMWATER EXISTING
→	SUB-SOIL DRAIN NEW
→	COLD WATER NEW
→	COLD WATER EXISTING
→	HOT WATER NEW
→	HOT WATER EXISTING
→	PROPERTY BOUNDARY

REV	DESCRIPTION	DATE
1	BUILDING APPROVAL	20/07/23

Drawn by: G. Smith Check by: G. Smith Scale: 1:100 Project: 14 WOODRIEVE ROAD BRIDGEWATER	Client: PEROTTI BROS. PROPERTY PTY LTD Project: 14 WOODRIEVE ROAD BRIDGEWATER	Sheet: DRAWING INDEX & NOTES Project: PROPOSED DEVELOPMENT Project: BUILDING APPROVAL	Project: 25078 Project: H001 Project: 1
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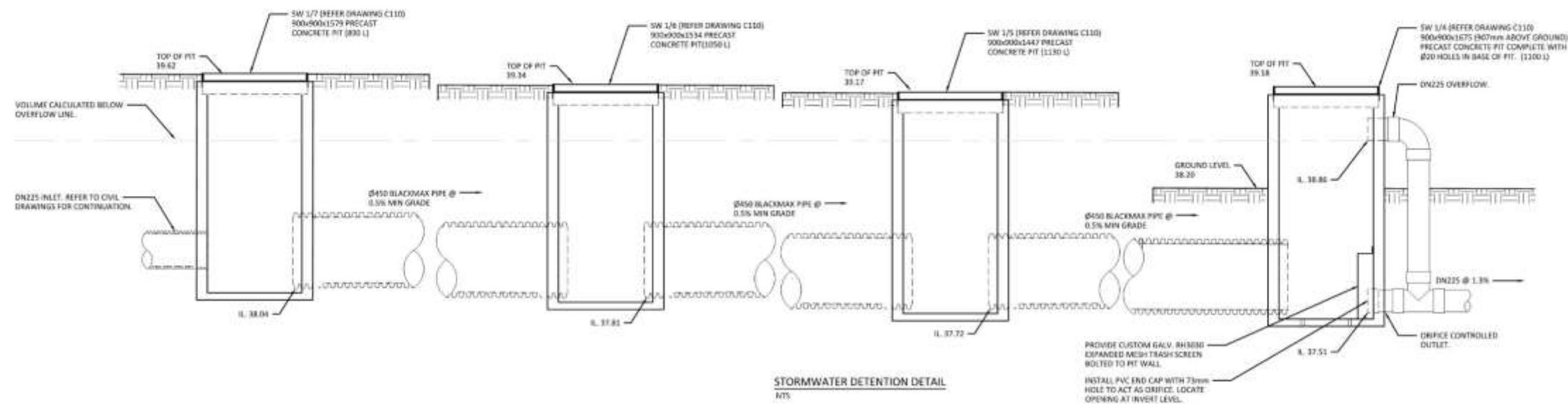
REV	DESCRIPTION	DATE
1	BUILDING APPROVAL	15/08/25

PROJECT: PEROTTI BROS. PROPERTY PTY LTD	DATE: 25/08/2025
PROJECT: 14 WOODRIVE ROAD, BRIDGEWATER	DATE: 15/08/25
PROJECT: BUILDING APPROVAL	DATE: 25/08/2025
PROJECT: 25078	DATE: H101
PROJECT: 1	DATE: 1



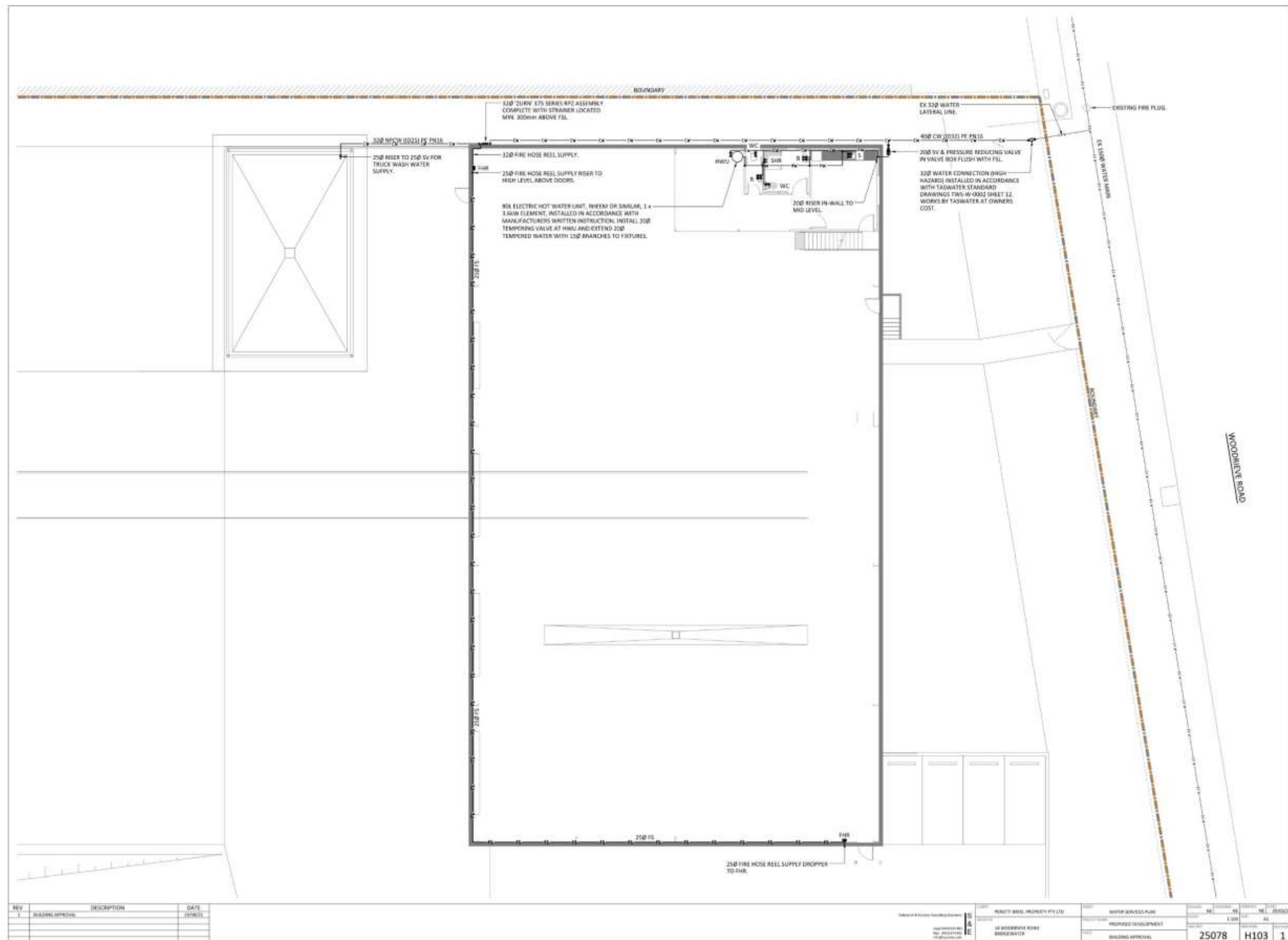
ON-SITE STORMWATER DETENTION			
ADAPTED - LEVINS RATIONAL METHOD WITH 30-MINUTE DURATION DESIGN STORM			
TOTAL DEVELOPMENT AREA = 5880m ²		TOTAL URBAN AREA	
PRE-DEVELOPMENT AREA		TOTAL URBAN AREA	
ROOF (241.8)	241.8m ²	ROOF (241.8)	241.8m ²
IMPERVIOUS (210.8)	210.8m ²	IMPERVIOUS (210.8)	210.8m ²
GARDEN (24.2)	24.2m ²	GARDEN (24.2)	24.2m ²
PERMEABLE (24.2)	24.2m ²	PERMEABLE (24.2)	24.2m ²
ROOF VOLUME	1000 L	ROOF VOLUME (2)	2000 L
SITE STORAGE REQUIREMENT = 10,000 L			
AREAS DETAINED		AREAS NOT DETAINED	
ROOF	241.8m ²	ROOF	241.8m ²
IMPERVIOUS	210.8m ²	IMPERVIOUS	210.8m ²
GARDEN	24.2m ²	GARDEN	24.2m ²
PERMEABLE TO DETENTION = 24.2 L/s		UNDETAINED RUN FLOW = 13.7 L/s	
DETENTION OCCURANCE REQUIREMENT = 10,000 L MINIMUM			
TYPICAL RAINFALL RATE = 11.5 L/s + 4.7 m/s L/s + 4.7 L/s = TOTAL DETENTION = 10,000 L			
RECOMMEND 200mm DIA. (200mm) DETENTION			
MAXIMUM CONTROLLED FLOW RATE WITH 75mm ORIFICE = 13.4 L/s			

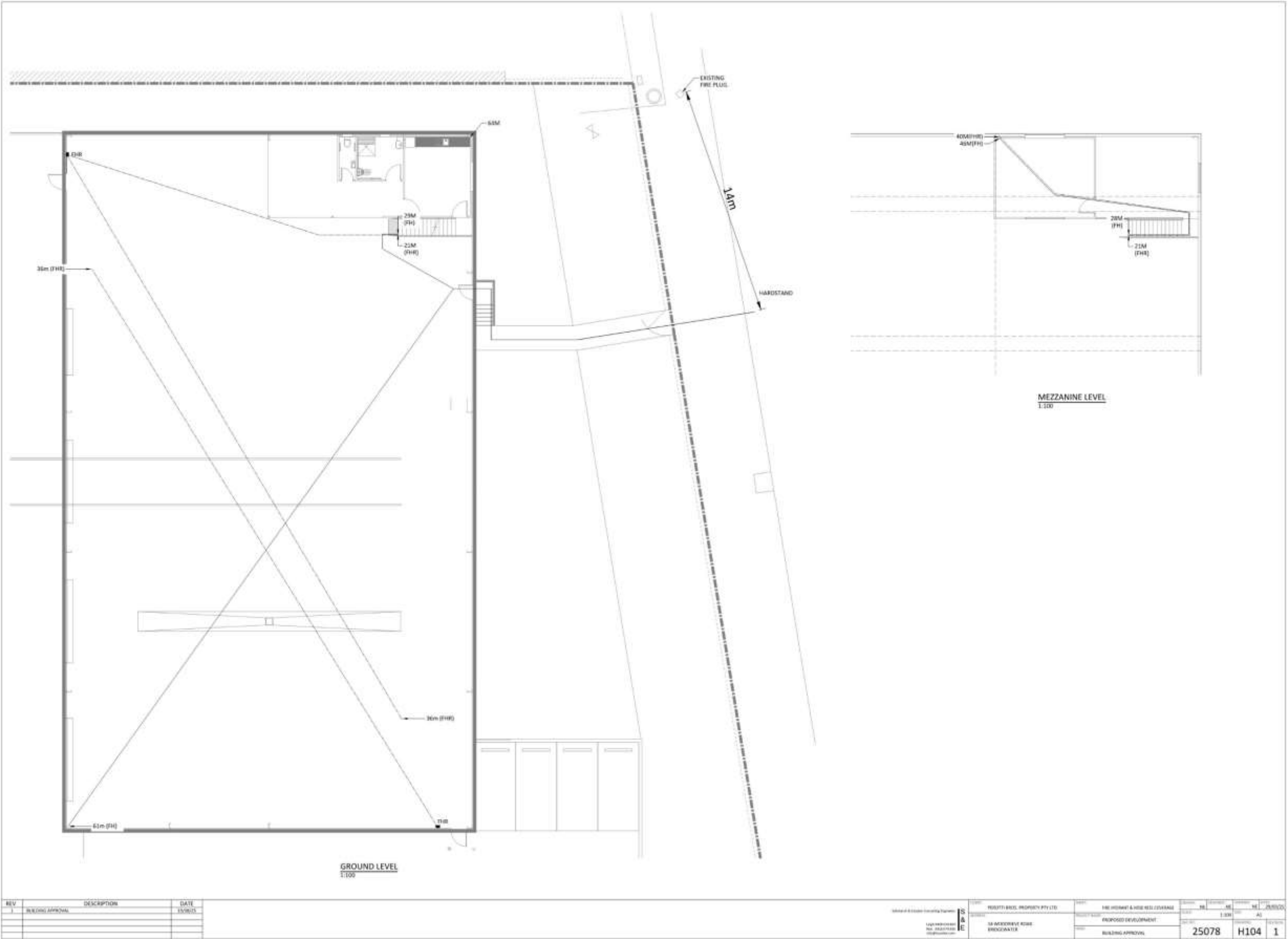
STORMWATER DETENTION GENERAL MAINTENANCE		
TASK	ACTION	FREQUENCY
DETENTION CHIEF - OWNER	REMOVE ANY DEBRIS AND THE DETENTION CHIEF	4 TIMES PER YEAR
CLEAN DETENTION PIT - OWNER	CLEAN AND REMOVE ANY DEBRIS AND DEBRIS FROM THE DETENTION PIT AT OUTLET OF TANK	4 TIMES PER YEAR
DETENTION CHIEF - OWNER	REMOVE DEBRIS OF BUILDING AND REMOVED ANY DEBRIS / DEBRIS	4 TIMES PER YEAR
DETENTION CHIEF - OWNER	CLEAN DETENTION PIT TO GROUND AND DEBRIS. CHECK LIMITED CHAMBER FOR CORROSION AND DEBRIS. CHECK AND REPAIR ANY CORROSION AND CLEAN DETENTION PIT	4 TIMES PER YEAR



REV	DESCRIPTION	DATE
1	ISSUING APPROVAL	20/01/20
2	STORMWATER DETENTION ASSESS	28/11/20

PEROTTI BROS. PROPERTY PTY LTD	PEROTTI BROS. PROPERTY PTY LTD	PEROTTI BROS. PROPERTY PTY LTD	PEROTTI BROS. PROPERTY PTY LTD
14 WOODRIVE ROAD	14 WOODRIVE ROAD	14 WOODRIVE ROAD	14 WOODRIVE ROAD
BRIDGEWATER	BRIDGEWATER	BRIDGEWATER	BRIDGEWATER
25078	H102	2	2





Amended Submission to Planning Authority Notice

Application details

Council Planning Permit No. DA 2025 / 00019
Council notice date 30/09/2025
TasWater Reference No. TWDA 2025/00178-BTN
Amended Date of response **09/07/2026**
TasWater Contact Jake Walley
Phone No. 0467 625 805

Response issued to

Council name BRIGHTON COUNCIL
Contact details development@brighton.tas.gov.au
Development details
Address 14 WOODRIVE RD, BRIDGEWATER
Property ID (PID) 9639796
Description of development Proposed Workshop

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
S & E	25078 All sheets	1	24/11/2025

Conditions

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

CONNECTIONS, METERING & BACKFLOW

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

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for a Certificate for Certifiable Works, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
7. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
8. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

TRADE WASTE

9. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
10. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
11. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

DEVELOPER CHARGES

12. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$351.40 to TasWater for sewerage infrastructure for 0.2 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

13. The applicant or landowner as the case may be, must pay a development assessment fee of \$417.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

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.
NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 – SECT 56ZB A regulated entity may charge a person for the reasonable cost of –
(a) a meter; and
(b) installing a meter.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will require a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

- Location of all pre-treatment devices (i.e Grease Arrestor/Dry Basket Arrestors/Oil Water Separator)
- Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design;
- Location of an accessible sampling point in accordance with the TasWater Trade Waste Sampling Specifications for sampling discharge.

At the time of submitting an application for Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is required.

If the nature of the business changes or the business is sold, TasWater is to be informed in order that pre-treatment may be reassessed

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

Declaration

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