



15 June 2023

Mr Dan Ford
Chair
GPO BOX 1691
HOBART TAS 7001
Email: tpc@planning.tas.gov.au

Dear Mr Ford

**Tasmanian Planning Scheme – Brighton
Draft Amendment RZ-2022-05**

I refer to the draft amendment above and your letter dated 25 May 2023.

I provide the following submission on the matters requiring clarification.

- a. I note that TasWater's SPAN dated 31/01/2023 clearly stated that TasWater does not object to the proposal.

However, TasWater suggested that the GHD Infrastructure Assessment be updated to include all the land included in the draft amendment to show a combined servicing approach.

The landowner of 69 Brighton Rd (and other properties) has provided Council with a copy of a combined servicing approach prepared by Pitt & Sherry which they had commissioned in partnership with the owners of 40 Brighton Rd (See Attachment 1). Whilst not necessarily consistent with the layout shown in the South Brighton Master Plan, it does demonstrate that all the land included in the draft amendment can be serviced through a combined servicing approach.

The Pitt & Sherry concept has been forwarded to TasWater who have provided an amended SPAN (Attachment 2)

- b. A consolidated plan of the proposed amendment showing the extent of the proposed and existing Specific Area Plans (SAPs), and proposed rezonings is provided at Attachment 3.

The consolidated plan has revealed that there is an unintended error on 69 Brighton Rd as it shows a gap between the proposed General Residential Zone and BRI-S11.0 overlay between the existing BRI-S10.0 overlay. The intention was for these two

boundaries to align and Council intend to provide an amended plan to reflect this once it receives it from our GIS consultant.

It is hoped that the Commission can consider an amended plan in its deliberations during the Hearings. Council submit that this is a minor amendment and is not a substantial modification as it was implied in the South Brighton Master Plan and has no significant impact on the overall outcome or any adjoining landowners.

As requested, I can confirm that Tim Leaman from North Barker Eco System Services will be available as an Ecological expert on the morning of the 14th August for the scheduled hearing of the draft amendment. Council's engineer will also be available for the entirety of the hearings if required.

The Commission has indicated that it would like to explore matters relating to infrastructure delivery and contributions. In preparation for this matter, a copy of Council's existing "Key Infrastructure Investments and Defined Infrastructure Charges" Policy is provided at Attachment 4. Also provided is a recently rescinded Addendum to that Policy as an example of how the Policy may be implemented (Attachment 5).

At this stage Council is not committed to developing further Addendums to the Policy for the South Brighton area but is open to the possibility if needed subject to cost and the infrastructure needed. I look forward to discussing this matter further at the Hearing.

If you require any further information please contact me on david.allingham@brighton.tas.gov.au or 6268 7021.

Yours sincerely



David Allingham
ACTING GENERAL MANAGER

ATTACHMENTS

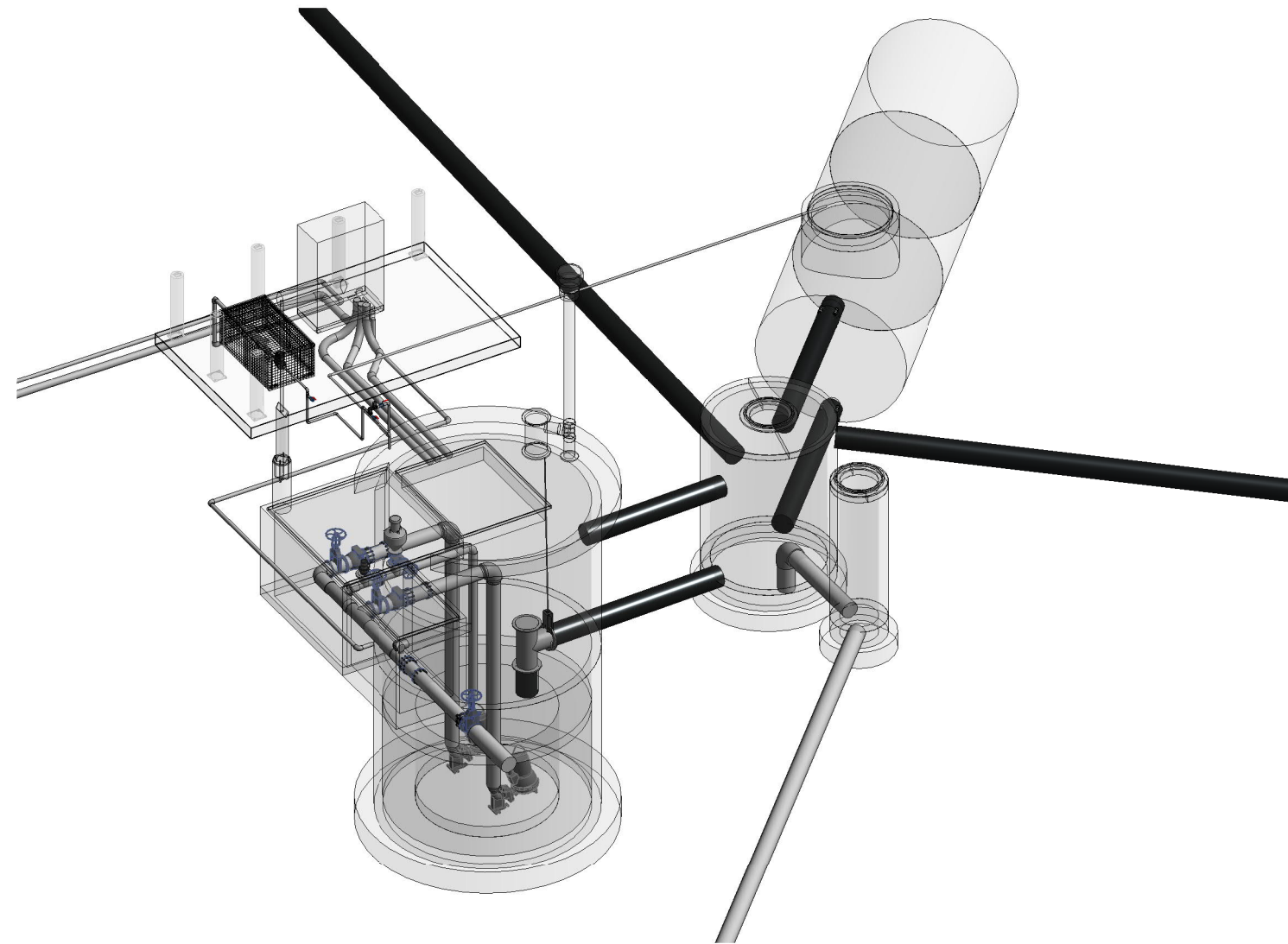
- 1 - Pitt & Sherry - Concept Design Sketches
- 2 - Taswater Amended SPAN
- 3 - Consolidated Zoning and SAP Plan
- 4 - Key Infrastructure Investments and Defined Infrastructure Charges Policy
- 5 - Rescinded Addendum to Policy



Concept Design Sketches

Appendix B



BRIGHTONMATTA PTY LTD DYLAN STREET, BRIGHTON SEWAGE PUMP STATION




DRAWING LIST		
NUMBER	REVISION	DRAWING
3000	D	COVER SHEET AND DRAWING LIST
3102	B	GENERAL NOTES SHEET 1 OF 2
3103	B	GENERAL NOTES SHEET 2 OF 2
3104	D	SITE SETOUT PLAN
3107	B	PROCESS AND INSTRUMENTATION DIAGRAM
3108	C	GENERAL ARRANGEMENT PLAN
3109	B	PUMP PIT - ELEVATION 5
3110	B	PUMP PIT - ELEVATION 6

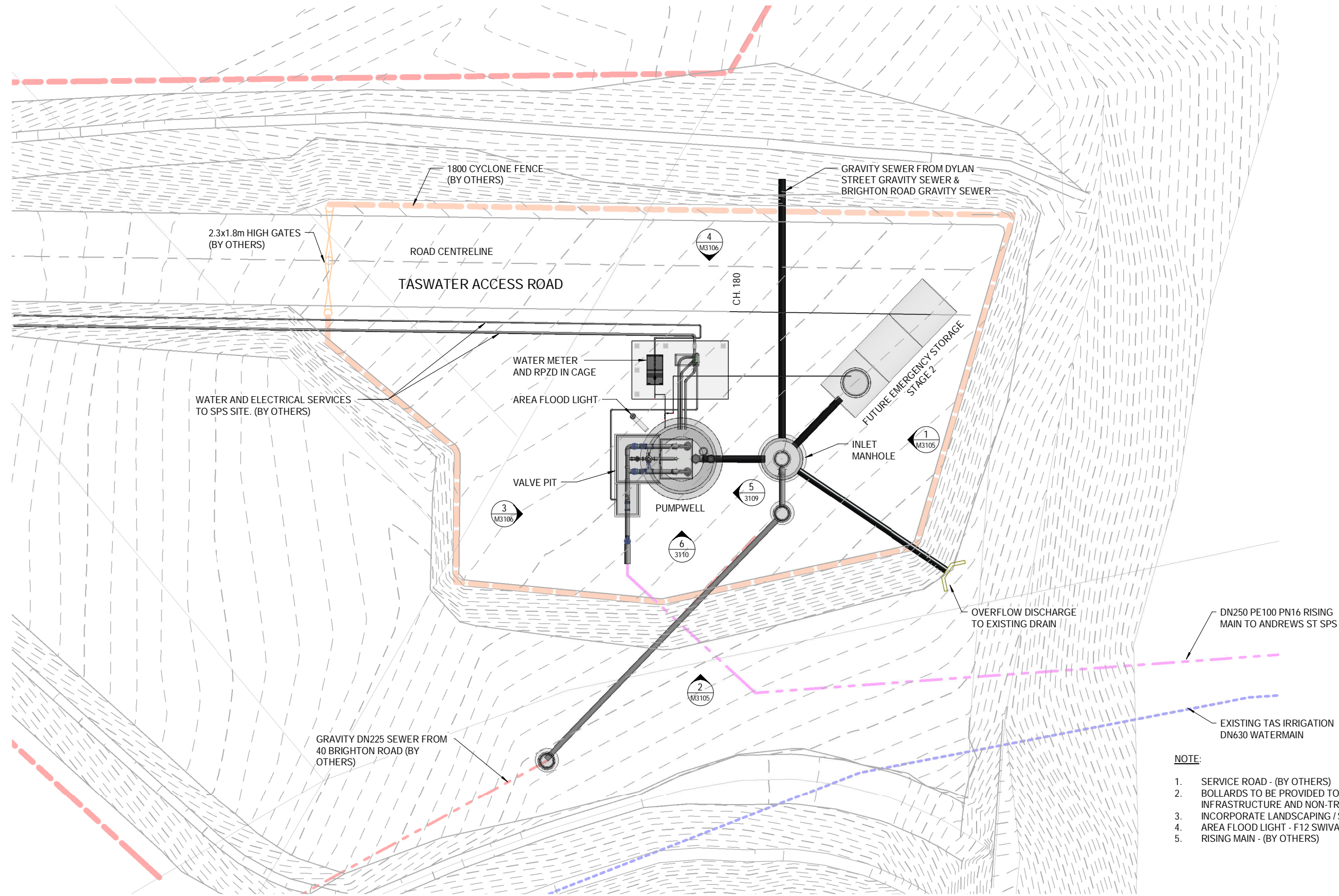
DRAWING REVISION HISTORY						SCALE (PLOTTED FULL SIZE)	SHEET SIZE A3	CLIENT BRIGHTONMATTA PTY LTD	DRAWING TITLE		
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE				APPROVED	PROJECT	STATUS
D	PRELIMINARY DESIGN	W.B.	R.C.		30/06/2021	ORIGINAL COPY ON FILE "e" SIGNED BY	pitt&sherry pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309 © 2021 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION	PRELIMINARY	DATUMS: AHD / GDA PLANE	CLIENT No.
C	PRELIMINARY DESIGN	A.C.	R.C.	C.M.	31/05/2021					DRAWING No. B-P.21.0707-00-MEC-DRG-3000	REVISION D
B	PRELIMINARY DESIGN	A.C.	R.C.	C.M.	25/05/2021					30/06/2021 2:15:07 PM	B-P.21.0707-00-MEC-DRG-3000
A	PRELIMINARY DESIGN	W.B.	R.C.	C.M.	17/05/2021						
		E.FERGUSSON	C.MASKREY	C.MASKREY	17/05/2021	DATE					

GENERAL	EXCAVATION AND BACKFILL	CONCRETE	CONCRETE (CONTINUED)																																																																																												
<p>G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION, STRUCTURAL, CIVIL AND RELEVANT ENGINEERING SERVICES, DOCUMENTS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED.</p> <p>G2. ALL DIMENSIONS SHOWN SHALL BE VERIFIED ON SITE. ENGINEER'S DRAWINGS MUST NOT BE SCALED.</p> <p>G3. DURING CONSTRUCTION THE RESPONSIBLE CONTRACTOR SHALL MAINTAIN THE STRUCTURE IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.</p> <p>G4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATION.</p> <p>G5. UNLESS OTHERWISE NOTED ALL DIMENSIONAL UNITS ARE MILLIMETRES EXCEPT REDUCED LEVELS AND DISTANCES (CHAINAGES) WHICH ARE METRES.</p> <p>G6. ALL COORDINATES ARE IN METRES UNO.</p> <p>G7. UNO DENOTES UNLESS NOTED OTHERWISE.</p> <p>G8. ALL DIMENSIONS WHICH TIE INTO OR OTHERWISE RELATE TO EXISTING STRUCTURES SHALL BE VERIFIED ON SITE PRIOR TO THE START OF CONSTRUCTION BY THE CONTRACTOR.</p> <p>G9. SITE SET-OUT IS BASED ON THE SITE SURVEY UNDERTAKEN BY VERIS SURVEYORS.</p> <p>G10. ANY DISCREPANCIES WITHIN PROJECT DOCUMENTATION SHALL BE REFERRED TO THE SUPERINTENDENT FOR RESOLUTION.</p>	<p>E1. THESE NOTES SHALL BE READ IN CONJUNCTION WITH THE SITE GEO-TECHNICAL INVESTIGATION.</p> <p>E2. ALL EXCAVATION SHALL BE CARRIED OUT IN SUCH A MANNER AS TO PRESERVE UNDISTURBED CONDITIONS AT THE UNDERSIDE OF THE COMPACTED FCR AS APPROPRIATE.</p> <p>E3. ALL FOOTINGS SHALL BE CONSTRUCTED ON COMPACTED FILL FOUNDATION MATERIAL WITH A SAFE BEARING CAPACITY AS SHOWN IN FOUNDATIONS NOTE 'F1' AND TO THE APPROVAL OF THE ENGINEER.</p> <p>E4. IF FOOTING EXCAVATIONS ARE LOWER THAN THOSE SHOWN ON DESIGN DRAWINGS. THE OVER EXCAVATION SHALL BE BACKFILLED WITH COMPACTED FOUNDATION MATERIAL AS PER NOTE 'E3' ABOVE.</p> <p>E5. FINISHED EARTHWORK SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL AND 1 VERTICAL UNO.</p> <p>E6. APPROVED BACKFILL MATERIAL SHALL BE PLACED UNIFORMLY AROUND ALL FOOTING SIDES IN 200 MAXIMUM LOOSE LAYERS AND COMPACTED IN ACCORDANCE WITH SPECIFICATION.</p>	<p>C1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE SPECIFICATION AND AS3600, AS3735 AND AS3972 (CLASS SR).</p> <p>C2. CONCRETE QUALITY SHALL BE AS FOLLOWS (UNO):</p> <table border="1" data-bbox="1486 264 2110 432"> <thead> <tr> <th>ITEM</th> <th colspan="2">CHARACTERISTIC CONCRETE STRENGTH f_c (MPa)</th> </tr> </thead> <tbody> <tr> <td>GENERAL</td> <td>32</td> <td></td> </tr> <tr> <td>PAD AND STRIP FOOTINGS</td> <td>25</td> <td></td> </tr> <tr> <td>PRECAST CONCRETE</td> <td>40</td> <td></td> </tr> <tr> <td>FOOTING - PIER</td> <td>25</td> <td></td> </tr> <tr> <td>PEDESTALS</td> <td>32</td> <td></td> </tr> <tr> <td>BLINDING</td> <td>15-20</td> <td></td> </tr> </tbody> </table> <p>C3. UNLESS SPECIFIED UNABBREVIATED TO AS4671 ALL REINFORCEMENT ON THIS PROJECT IS DESIGNATED AS FOLLOWS:</p> <table border="1" data-bbox="1486 485 2110 632"> <thead> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> <th>TYPE</th> </tr> </thead> <tbody> <tr> <td>SL</td> <td>MESH - SQUARE GRID</td> <td>D500L TO AS4671</td> </tr> <tr> <td>RL</td> <td>MESH - RECTANGULAR GRID</td> <td>D500L TO AS4671</td> </tr> <tr> <td>TM</td> <td>TRENCH MESH</td> <td>D500L TO AS4671</td> </tr> <tr> <td>R</td> <td>PLAIN BARS</td> <td>R250N TO AS4671</td> </tr> <tr> <td>S</td> <td>DEFORMED BARS</td> <td>D250N TO AS4671</td> </tr> <tr> <td>N</td> <td>DEFORMED BARS</td> <td>D500N TO AS4671</td> </tr> </tbody> </table> <p>DESIGNATION EXAMPLE SL82 REINFORCING MESH D500L 8 DIA. RIBBED BARS AT 200 CRS 4-L12TM TRENCH MESH D500L 4 No 12 DIA. RIBBED BARS. (300 WIDE) 4-R10-300 PLAIN BARSR 250N 4 No 10 DIA. BARS AT 300 CRS 4-S12-300 DEFORMED BARS D250N 4 No 12 DIA. BARS AT 300 CRS 4-N16-200 T DEFORMED BARS D500N 4 No 16 DIA. BARS AT 200 CRS NOTE: NUMBER OR SPACING SPECIFIED - GENERALLY NOT BOTH</p> <p>C4. CLEAR COVER TO REINFORCEMENT (INCLUDING FITMENTS) SHALL BE AS FOLLOWS UNO.</p> <table border="1" data-bbox="1486 869 2110 974"> <tbody> <tr> <td>CAST AGAINST BUILDING OR FORMWORK</td> <td>: 40</td> </tr> <tr> <td>CAST AGAINST GROUND PROTECTED BY WATERPROOF MEMBRANE</td> <td>: 50</td> </tr> <tr> <td>CAST AGAINST GROUND NOT PROTECTED BY WATERPROOF MEMBRANE</td> <td>: 60</td> </tr> <tr> <td>CAST AGAINST BLINDING CONCRETE</td> <td>: 50</td> </tr> <tr> <td>TOP COVER</td> <td>: 50</td> </tr> </tbody> </table> <p>C5. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF ANY APPLIED FINISHES.</p> <p>C6. BEAM DEPTHS ARE NOTED FIRST AND INCLUDE THE THICKNESS OF THE SLAB IF ANY.</p> <p>C7. CONSTRUCTION JOINTS WHERE NOT SHOWN ON THE DRAWINGS SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER, JOINTS TO BE SEALED WITH 'NITROSEAL 280' OR EQUIVALENT.</p> <p>C8. FORMS SHALL BE CHAMFERED FOR RE-ENTRANT ANGLES AND FILLETED FOR CORNERS. WHERE THESE WILL BE EXPOSED TO VIEW IN THE COMPLETED PROJECT THE FACE OF THE BEVEL IN EACH CASE SHALL BE 25 WIDE UNO.</p> <p>C9. NO HOLES, CHASES OR EMBEDMENTS OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.</p> <p>C10. NO ALLOWANCE HAS BEEN MADE FOR STACKED MATERIALS ON THE CONCRETE STRUCTURE UNO.</p> <p>C11. CONCRETE FLOOR FINISH SHALL BE MONOLITHIC, STEEL TROWEL FINISH INTERNAL AND BROOM FINISH EXTERNAL UNO.</p> <p>C12. NO REINFORCEMENT SPLICES SHALL BE MADE IN POSITIONS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.</p> <p>C13. MINIMUM LAP FOR FABRICS SHALL BE TWO TRANSVERSE WIRES PLUS 25. MINIMUM LAP LENGTHS FOR DEFORMED BARS SHALL BE IN ACCORDANCE WITH AS3600 UNO.</p> <p>C14. WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.</p> <p>C15. TOP AND BOTTOM REINFORCEMENT IN SLABS SHALL BE SUPPORTED ON APPROVED PLASTIC TIPPED CHAIRS, IN BOTH DIRECTIONS AT MAXIMUM CENTRES OF ; 600 FOR 10 DIA. BARS, 900 FOR 12 AND 16 DIA. BARS, 1200 FOR 20 DIA. BARS 750 CENTRES FOR MESH.</p> <p>C16. ALL FORMWORK AND PROPS UNDER SUSPENDED CONCRETE WORK SHALL BE REMOVED BEFORE ANY BRICKWORK OR BLOCKWORK IS BUILT ABOVE.</p>	ITEM	CHARACTERISTIC CONCRETE STRENGTH f _c (MPa)		GENERAL	32		PAD AND STRIP FOOTINGS	25		PRECAST CONCRETE	40		FOOTING - PIER	25		PEDESTALS	32		BLINDING	15-20		SYMBOL	DESCRIPTION	TYPE	SL	MESH - SQUARE GRID	D500L TO AS4671	RL	MESH - RECTANGULAR GRID	D500L TO AS4671	TM	TRENCH MESH	D500L TO AS4671	R	PLAIN BARS	R250N TO AS4671	S	DEFORMED BARS	D250N TO AS4671	N	DEFORMED BARS	D500N TO AS4671	CAST AGAINST BUILDING OR FORMWORK	: 40	CAST AGAINST GROUND PROTECTED BY WATERPROOF MEMBRANE	: 50	CAST AGAINST GROUND NOT PROTECTED BY WATERPROOF MEMBRANE	: 60	CAST AGAINST BLINDING CONCRETE	: 50	TOP COVER	: 50	<p>C17. THE MINIMUM CLEAR SPACING BETWEEN CONDUITS, CABLES, PIPES AND BARS SHALL BE AS REQUIRED BY AS3600 BUT NOT LESS THAN THREE DIAMETERS HORIZONTALLY FOR HORIZONTAL CONDUITS ETC. IN SLABS WALLS AND FOOTINGS AND NOT LESS THAN ONE DIAMETER FOR ALL OTHER CONDUITS ETC.</p> <p>C18. BARS SHALL BE LAPPED AS FOLLOWS UNLESS NOTED OTHERWISE:</p> <table border="1" data-bbox="2228 285 2801 499"> <thead> <tr> <th colspan="5">MINIMUM LAP LENGTHS</th> </tr> <tr> <th>BAR</th> <th colspan="2"><300 CONCRETE DEPTH (UNDER LAP)</th> <th colspan="2">>300 CONCRETE DEPTH (UNDER LAP)</th> </tr> </thead> <tbody> <tr> <td>N12</td> <td>385</td> <td>350</td> <td>500</td> <td>450</td> </tr> <tr> <td>N16</td> <td>600</td> <td>525</td> <td>775</td> <td>700</td> </tr> <tr> <td>N20</td> <td>850</td> <td>750</td> <td>1100</td> <td>975</td> </tr> <tr> <td>N24</td> <td>1100</td> <td>1000</td> <td>1450</td> <td>1285</td> </tr> <tr> <td>N28</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>CONCRETE</td> <td>N32</td> <td>N40</td> <td>N32</td> <td>N40</td> </tr> </tbody> </table> <p>* THE CONCRETE DEPTH IS MEASURED BELOW THE BAR LAP * THE NOTED LAP LENGTHS RELATE TO GRADE OF THE CONCRETE NOTED ABOVE Cd = 40mm. CONSULT THE ENGINEER FOR BAR LAPS IN OTHER CONCRETE GRADES.</p> <p>C19. THE LAP LENGTH OF BUNDLED BARS SHALL BE INCREASED FROM THE VALUES SHOWN IN THE TABLE AS FOLLOW: 3 BAR BUNDLE - 20% 4 BAR BUNDLE - 33%.</p> <p>C20. INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE TERMINATED AT DIFFERENT POINTS STAGGERED BY AT LEAST 40 TIMES THE DIAMETER OF THE LARGER BAR.</p> <p>C21. LAPS IN REINFORCEMENT SHALL BE STAGGERED SO THAT NO MORE THAN 50% OF BARS ARE LAPPED IN ANY ONE CROSS SECTION AND THAT NO TWO ADJACENT BARS ARE LAPPED AT THE SAME LOCATION.</p> <p>C22. WHERE STAGGERED BAR SPLICES ARE NOT POSSIBLE, THE MINIMUM LAP LENGTH SHALL NOT BE LESS THAN 1.3 TIMES THE STANDARD LAP LENGTH OR AS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.</p>	MINIMUM LAP LENGTHS					BAR	<300 CONCRETE DEPTH (UNDER LAP)		>300 CONCRETE DEPTH (UNDER LAP)		N12	385	350	500	450	N16	600	525	775	700	N20	850	750	1100	975	N24	1100	1000	1450	1285	N28	-	-	-	-	CONCRETE	N32	N40	N32	N40
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<p style="text-align: center;">FOUNDATION</p>	<p style="text-align: center;">ELECTRICAL AND INSTRUMENTATION</p> <p>E11. REFER TASWATER SEWAGE PUMP STATION - TYPE 2 ELECTRICAL DRAWINGS TSW-E-0003 (18 SHEETS) FOR TYPICAL SWITCHBOARD DETAILS.</p> <p>E12. PUMP WET WELL SETTINGS AS PER TASWATER STANDARD DRAWING TSW-E-0007.</p> <p>E13. TELEMETRY CONNECTIVITY TO BE CONFIRMED WITH TASWATER.</p>	<p style="text-align: center;">PIPING</p> <p>P1. ALL FLANGES TO BE PN16.</p> <p>P2. ALL PE AND PVC-O FLANGE CONNECTION TO BE STUB END AND BACKING RING TYPE UNO.</p> <p>P3. ALL NEW PIPE TRENCHING TO BE IN ACCORDANCE WITH WSA STD DRAWING SEW-1201.</p> <p>P4. ALL VALVE CHAMBER COMPONENTS TO BE SUPPORTED WITH MASS CONCRETE SUPPORTS. REFER WSA STD DRGS SPS1306 AND SPS1307.</p> <p>P5. ENSURE MIN 100 CLEARANCE AROUND ALL PIPEWORK AND FLANGES TO INSIDE VALVE CHAMBER FOR BOLTING.</p> <p>P6. ALL PIPE PENETRATIONS THROUGH CONCRETE ARE TO INCLUDE A PUDDLE FLANGE AND GROUT EPOXY ENSURING THAT AN ACCEPTABLE BOND IS FORMED BETWEEN ALL SURFACES.</p> <p>P7. PROVIDE PIPE SUPPORT TO AT 6m CRS FOR DICL PIPE AND 2m CRS FOR PE PIPE.</p> <p>P8. ONLY USE PRODUCTS WITH WATERMARK CERTIFICATION AND APPROVED FOR USE BY TASWATER AND LISTED WITHIN CITY WEST WATER'S APPROVED PRODUCTS CATALOGUE.</p> <p>P9. INSTALLATION MUST COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS.</p> <p>P10. ALL VALVES MUST BE RESILIENT SEATED CLOCKWISE CLOSE TO AS1628 OR FLANGED GATE VALVES WITH GEARBOX. WITH 316 STAINLESS STEEL BOLTS AND WASHERS.</p> <p>P11. UNLESS APPROVED OTHERWISE THE MINIMUM PRESSURE CLASS OF ALL FITTINGS TO BE PN16.</p> <p>P12. ALL DIMENSIONS TO BE CONFIRMED ON SITE.</p>	<p style="text-align: center;">PRECAST CONCRETE</p> <p>PC1. NO PANEL FABRICATION MAY COMMENCE BEFORE THE PANEL AND STEELWORK SHOP DRAWINGS ARE APPROVED BY THE ENGINEER. ALL PRECAST CONCRETE PANELS ARE TO BE CHECKED FOR VISIBLE CRACKS UPON DELIVERY TO THE SITE AND THE ENGINEER ADVISED IMMEDIATELY IF ANY VISIBLE CRACKS ARE EVIDENT. ANY PANEL WITH ANY VISIBLE CRACKING WILL BE REJECTED WHETHER INSTALLED OR NOT.</p> <p>PC2. PRECAST PANELS MAY NOT HAVE BEEN DESIGNED TO ACCOMMODATE LIFTING LOADS. THE CONTRACTOR MUST UNDERTAKE THEIR OWN ASSESSMENT OF THE PANEL DESIGN TO ENSURE IT CAN WITHSTAND THE PROPOSED LIFTING LOADS.</p> <p>PC3. ALL FERRULES, BOLTS AND STEEL USED FOR CONNECTIONS AND FASTENING ARE TO BE HD GALVANISED.</p> <p>PC4. WHERE CHEMICAL ANCHORS ARE SPECIFIED USE HILTI HVU ADHESIVE WITH HAS ROD TO MANUFACTURERS SPECIFICATIONS OR APPROVED EQUIVALENT.</p> <p>PC5. REFER TO WSA SPS-1303 FOR PUMP WET WELL CONSTRUCTION FOR PRECAST CONCRETE COMPONENTS.</p>																																																																																												
<p style="text-align: center;">DESIGN LOADS</p>																																																																																															
<p>L1. FLOOR AND ROOF DEAD AND LIVE LOADS SHALL COMPLY WITH AS/NZS1170.1, STRUCTURAL DESIGN ACTIONS, EXCEPT AS NOTED BELOW</p> <p style="text-align: center;"><u>BUILDING LIVE LOADS</u></p> <table border="1" data-bbox="121 1423 744 1472"> <tbody> <tr> <td>FLOORS</td> <td>NA</td> </tr> <tr> <td>STEEL STAIR, LANDINGS</td> <td>NA.</td> </tr> </tbody> </table> <p>L2. WIND LOADS RELATE TO THE AS/NZS1170.2 DESIGN WIND SPEED FOR ULTIMATE STRENGTH LIMIT STATE. V_{des,θ} = 34.0 m/s (VARIES DEPENDING ON HEIGHT), NOTING THE FOLLOWING: HEIGHT = 7 METRES TERRAIN CATEGORY 'TC2.5' IMPORTANCE LEVEL 2 DESIGN SERVICE LIFE 50 YRS REGION A3.</p> <p>L3. EQUIPMENT LOADS GENERAL TRAFFIC SURCHARGE (AS5100.2) 20 kPa STANDARD TRUCK AXLE LOAD (AS5100.2) 160 kN MOBILE CRANE 8t SWL (MAX). BARRIER IMPACT FROM LOADER TRAVELLING AT 2.5 km/hr MAX.</p> <p style="text-align: center;">REFER TO THE DESIGN REPORT FOR DESIGN LOADS.</p>	FLOORS	NA	STEEL STAIR, LANDINGS	NA.																																																																																											
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		E.FERGUSSON	C.MASKREY	C.MASKREY	17/05/2021	DATE						

STRUCTURAL STEELWORK	STRUCTURAL STEELWORK (CONTINUED)	SITE SAFETY	SAFETY IN DESIGN (SID)
<p>S1. ALL STEEL, STEELWORK, CONNECTIONS AND CORROSION PROTECTION OF STEELWORK SHALL BE IN ACCORDANCE WITH THE NOTES, SPECIFICATION AND AS4100.</p> <p>S2. ALL STEELWORK SHALL BE GRADE 250 EXCEPT USE GRADE 450 FOR COLD FORMED LIGHT GRADE SECTIONS, GRADE 350 FOR HOLLOW SECTIONS, AND GRADE 300 FOR HOT ROLLED SECTIONS, UNO.</p> <p>S3. BOLT TYPES SHALL BE AS FOLLOWS: 4.6/S HEXAGON HEAD BOLTS TO AS1111.1, SNUG TIGHTENED 8.8/S HIGH STRENGTH STRUCTURAL BOLTS, WITH BOLT, NUTS AND HARDENED WASHERS TO AS4100, SNUG TIGHTENED 8.8/TB HIGH STRENGTH STRUCTURAL BOLTS AS ABOVE, FULLY TENSIONED TO AS4100 IN A BEARING TYPE JOINT 8.8/TF HIGH STRENGTH STRUCTURAL BOLTS AS ABOVE, FULLY TENSIONED TO AS4100 IN A FRICTION TYPE JOINT AND WITH FAYING SURFACES LEFT UNCOATED, UNO.</p> <p>BOLTS SHALL BE 4.6/S UNLESS NOTED OTHERWISE.</p> <p>DESIGNATION EXAMPLE 6 M20 8.8/S.</p> <p>S4. ALL CONNECTIONS SHALL BE SHOP DETAILED IN ACCORDANCE WITH THE SPECIFIED CONNECTION TYPES ON EACH OF THE STEELWORK FRAMING DRAWINGS. THE CONNECTIONS SHALL BE IN ACCORDANCE WITH THE STANDARD CONNECTION DETAIL DRAWINGS UNLESS NOTED OTHERWISE ON THE FRAMING DRAWINGS.</p> <p>S5. ALL DETAILS, GAUGE LINE ETC, WHERE NOT SPECIFICALLY SHOWN ARE TO BE IN ACCORDANCE WITH ASI DESIGN CAPACITY TABLES FOR STRUCTURAL STEEL AND ASI STANDARDISED STRUCTURAL CONNECTIONS.</p> <p>S6. THE MINIMUM CONNECTION REQUIREMENTS SHALL BE AS FOLLOWS: PURLINS AND GIRTS - 2 PBM12 OR 2 M16 4.6/S BOLTS WITH A 8 PLATE CLEAT UNO SECTIONS < 210 DEEP - 2 M16 8.8/S BOLTS WITH A 8 PLATE CLEAT UNO SECTIONS > 220 DEEP - 2 M20 8.8/S BOLTS WITH A 10 PLATE CLEAT, UNO.</p> <p>S7. BOLT HOLES IN STEEL TO STEEL, AND STEEL TO CONCRETE CONNECTIONS SHALL BE BOLT DIAMETER PLUS 2mm AND BOLT DIAMETER PLUS 6mm FOR BASE PLATES UNO.</p> <p>S8. ALL HOLDING DOWN BOLTS SHALL BE EITHER COMMERCIAL BOLTS OR BE MADE FROM MILD STEEL BARS WITH A MINIMUM 'f_{sy} = 250 MPa' UNO.</p> <p>S9. E41XX ELECTRODES SHALL BE USED FOR ALL WELDS ON GRADE 250 STEELWORK. E48XX ELECTRODES SHALL BE USED FOR ALL WELDS ON ≥ GRADE 300 STEELWORK. LOW HYDROGEN ELECTRODES ARE RECOMMENDED.</p> <p>S10. WELDS SHALL BE 6 CFW (UNO) CATEGORY SP (AS DEFINED IN AS1554.1) REFER TO THE DRAWINGS FOR WELD CATEGORY GP LOCATIONS.</p> <p>S11. BUTT WELDS WHERE INDICATED SHALL BE COMPLETE PENETRATION WELDS AS DEFINED IN AS1554, UNO.</p> <p>S12. TESTING OF WELDS SHALL BE IN ACCORDANCE WITH SPECIFICATION.</p> <p>S13. HOT DIP GALVANISE STEELWORK WHERE NOTED ON THE DRAWINGS. HOT DIP GALVANISING SHALL BE IN ACCORDANCE WITH AS4680.</p> <p>S14. HOT DIP GALVANISED STEEL SHALL BE SUITABLY PREPARED FOR GALVANISING. THE PREPARATION SHALL INCLUDE GRIT BLASTING TO CLASS 2.5, AS1627.4.</p> <p>S15. FABRICATION OF STRUCTURAL STEEL ELEMENTS TO BE HOT DIPPED GALVANISED MUST TAKE INTO ACCOUNT THE RECOMMENDATIONS OF AS2312.2 APPENDIX A. ALL FULLY SEALED HOLLOW OR BOX SECTIONS CONTAINING TOTALLY ENCLOSED AREAS MUST BE VENTED NEAR EACH END WHEN THE MEMBER IS TO BE GALVANISED. THE MINIMUM DIAMETER OF THE VENT HOLE IS TO BE 25% OF THE INTERNAL DIAMETER OR DIAGONAL DIMENSION FOR SECTIONS UP TO 150. FOR LARGER MEMBERS VENTING DETAILS SHALL BE PROVIDED BY THE GALVANISER FOR THE APPROVAL OF THE ENGINEER PRIOR TO GALVANISING.</p> <p>S16. ALL STEELWORK BELOW GROUND SHALL BE ENCASED BY CONCRETE 75 MIN ALL ROUND.</p> <p>S17. PRIOR TO BOLTING PLATES AGAINST OR SITE WELDING PLATES TO EXISTING STEELWORK, ALL CONTACT AREAS SHALL HAVE CORROSION AND EXISTING LOOSE PAINT ETC REMOVED TO EXPOSE CLEAN BASE METAL. THIS SHALL BE ACHIEVED WITH A PROCESS TO MATCH THE NEW STEELWORK IF THIS IS PRACTICABLY FEASIBLE.</p> <p>S18. ALL BOLTS SHALL BE HOT DIP GALVANISED UNO.</p> <p>S19. AFTER TIGHTENING, EXPOSED FACES OF NUTS, BOLTS AND WASHERS SHALL BE PREPARED AND COATED AS SPECIFIED OR AS FOR ADJACENT WORK.</p>	<p>S20. THE CONTRACTOR SHALL PREPARE AND SUBMIT 3 COPIES OF ALL WORKSHOP DRAWINGS TO THE ENGINEER FOR APPROVAL. FABRICATION SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED.</p> <p>S21. REFER TO THE SPECIFICATION FOR PREPARATION, PRIMING AND FINISH COATS ON EXTERNAL STEELWORK. IF NO SPECIFICATION IS AVAILABLE ALLOW TO PREPARE THE STEELWORK BY CLEANING WITH POWER TOOLS TO AS1627.2 AND PROTECT WITH ONE COAT OF ZINC PHOSPHATE PRIMER (MIN 50 MICRONS DFT), UNO.</p> <p style="text-align: center;">STEELWORK ABBREVIATIONS</p> <p>ALL DRAWING ABBREVIATIONS CONFORM TO AS1100 AND AS1101 UNO.</p> <p>ADDITIONAL ABBREVIATIONS ARE: BS BOTH SIDES CFW CONTINUOUS FILLET WELD CONTS CONTINUOUS MS MILD STEEL PL PLATE FSBW FULL STRENGTH BUTT WELD (CATEGORY SP) TOS TOP OF STEEL TOP TOP OF PLATE TOG TOP OF GRATE</p>	<p>SS1. ALL WORK SITES CAN BE POTENTIALLY HAZARDOUS TO PEOPLE, PROPERTY AND EQUIPMENT. ALL PEOPLE WHO ARE AUTHORISED TO BE ON A WORK SITE MUST CAREFULLY CONSIDER, DOCUMENT AND ADOPT SUITABLE SAFE WORK PROCEDURES FOR ALL REQUIRED ACTIVITIES.</p> <p>SS2. <u>CURRENT LEGISLATION:</u> CURRENT LEGISLATION REQUIRES THAT ALL PERSONS ARE TO CONSIDER THEIR ACTIONS OR INACTION ON THE HEALTH AND SAFETY OF OTHERS AND THEMSELVES.</p> <p>SS3. THE CONTRACTOR SHALL ABIDE WITH AND IS BOUND BY THE CURRENT SAFE WORK AUSTRALIA ACT, REGULATIONS AND CODES OF PRACTICE ISSUED BY STATE GOVERNMENTS AND / OR THEIR AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION, DOCUMENTATION AND MAINTENANCE OF WORK SAFETY PROCEDURES AND OTHER RELEVANT DOCUMENTATION. THE CONTRACTOR SHALL ENSURE THAT ALL SUB CONTRACTORS AND OTHER AUTHORISED PEOPLE COMPLY WITH THE ABOVE.</p> <p>SS4. THE CONTRACTOR SHALL BE ALERT AND PROACTIVE TO IDENTIFY HAZARDS AND MANAGE THE ASSOCIATED RISKS TO ELIMINATE THEM OR MINIMISE THEM TO AN AGREED RISK LEVEL.</p> <p>SS5. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER IF THERE IS ANY PERCEIVED RISK RELATING TO THE DESIGN OR CONSTRUCTION OF THE DESIGN. THE CONTRACTOR SHALL ENGAGE SUITABLY QUALIFIED ENGINEERS TO CERTIFY ALL TEMPORARY STRUCTURAL WORKS.</p> <p>SS6. THE CONTRACTOR SHALL ENGAGE WITH THE SUBCONTRACTOR AND OTHER AUTHORISED PEOPLE WHO USE THE SITE TO IDENTIFY THEIR RISKY WORK PROCEDURES AND OTHER ACTIVITIES.</p> <p>SS7. SUBCONTRACTORS AND OTHER AUTHORISED PEOPLE SHALL PROVIDE DOCUMENTATION ABOUT THEIR RISK ASSESSMENTS AND RISK MINIMISATION.</p> <p>SS8. <u>PUBLIC SAFETY:</u> A LIVE SITE THAT HAS WORK UNDERWAY OR IS UNATTENDED HAS A STRONG ATTRACTION TO THE PUBLIC IN GENERAL. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT UNAUTHORISED PEOPLE ENTERING THE SITE. EXCAVATIONS, STRUCTURES AND ACCESS EQUIPMENT SHALL BE LEFT IN A SECURE MANNER AS IS REASONABLY PRACTICABLE TO PREVENT ANY UNAUTHORISED PEOPLE FROM ENTERING, CLIMBING OR FALLING. THE SITE SHALL HAVE CLEAR WARNING SIGNS IN APPROPRIATE LOCATIONS, E.G. - "DANGER KEEP OUT" AND BE SECURELY BARRICADED AND WHEN UNATTENDED LEFT IN A LOCKED CONDITION AS IS REASONABLY PRACTICABLE.</p> <p>SS9. SPECIFIC ATTENTION SHALL BE PAID TO RISKY ACTIVITIES INCLUDING BUT NOT LIMITED TO: SITE ESTABLISHMENT DEMOLITION, RECYCLING AND REMOVAL TEMPORARY WORKS EXCAVATION AND TRENCHING - UNSTABLE GROUND WELDING - EYE PROTECTION CONSTRUCTION PROCESSES TRIPS AND FALLS (GENERAL) UNSTABLE TEMPORARY FOOTINGS WORKING AT HEIGHT.</p>	<p>SD1. SID GENERALLY THIS STRUCTURE HAS BEEN DESIGNED TO ELIMINATE HAZARDS TO HEALTH AND SAFETY WHEREVER POSSIBLE. WHERE THIS HAS NOT BEEN POSSIBLE, THE RISK TO HEALTH AND SAFETY OF PERSONS HAS BEEN MINIMISED TO BE REASONABLY PRACTICABLE FOR THE 50 YEAR DESIGN LIFE OF THE STRUCTURE.</p> <p>SD2. WORK HEALTH AND SAFETY: THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION OF THIS PROJECT IS CARRIED OUT UNDER A WORK HEALTH AND SAFETY CO-ORDINATION PLAN AND COMPLIANT WITH ANY 'SAFETY IN THE WORKPLACE LEGISLATION' APPLICABLE IN THE STATE IN WHICH THE WORK IS CARRIED OUT.</p> <p>SD3. IDENTIFY HAZARDS: THE CONTRACTOR SHALL MAKE EVERY EFFORT TO ENSURE THAT ALL PERSONS WHO ENTER THE CONSTRUCTION SITE ARE MADE AWARE ABOUT THE RISK OF HAZARDS AND POTENTIAL HAZARDS WHICH MAY OCCUR ON THE SITE. ANY SUCH HAZARD SHALL BE ISOLATED AND CLEARLY IDENTIFIED. THE CORRECT LEVEL OF TRAINING SHALL BE MANDATORY BEFORE ANY PERSON ENTERS THE CONSTRUCTION AREA. ALL PERSONS SHALL WEAR THE APPROPRIATE SAFETY PROTECTION APPAREL SPECIFIED BY THE CONTRACTOR BEFORE ENTERING THE SITE. A QUALIFIED GUIDE SHALL ACCOMPANY ALL NEW CONSTRUCTION WORKERS DURING THEIR INITIATION AND ALL SITE VISITORS WHILE ON THE SITE.</p> <p>SD4. STABILITY OF THE STRUCTURE: TEMPORARY MEASURES ARE REQUIRED DURING CONSTRUCTION AND DEMOLITION TO ENSURE THE STABILITY OF THE STRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR'S ERECTION DESIGN ENGINEER TO TAKE ALL MEASURES NECESSARY TO MAINTAIN STRUCTURAL INTEGRITY DURING ALL PHASES OF DECONSTRUCTION AND CONSTRUCTION. TEMPORARY SUPPORT IS EXPECTED TO BE NECESSARY.</p> <p>SD5. TEMPORARY SUPPORT REQUIRED: SOIL AND ROCK EXCAVATION CONCRETE FORMWORK TO FACILITATE CONCRETE PLACEMENT PRECAST CONCRETE WORK STRUCTURAL STEEL FRAMING TIMBER FRAMING STATIC OR OPERATING PLANT AND EQUIPMENT STORED MATERIALS STABILITY OF THE EXISTING STRUCTURE.</p> <p>SD6. SPECIALIST CONTRACTOR: SOME ACTIVITIES REQUIRED TO BE CARRIED OUT DURING THE CONSTRUCTION</p> <p>ARE NOT CONSIDERED TO BE NORMAL BUILDING PRACTICE. THEREFORE ENGAGEMENT OF A SPECIALIST CONTRACTOR, IS EXPECTED TO BE NECESSARY FOR THE FOLLOWING ACTIVITIES, BUT NOT LIMITED TO</p> <p>LIFTING AND PLACEMENT OF HEAVY ELEMENTS USE OF HAZARDOUS MATERIALS USE OF HEAVY EQUIPMENT DEMOLITION WORKS MOVING MASS CONCRETE BLOCKS ACCESS USING WORK PLATFORMS, STEPS, FALL ARREST SYSTEMS AND LADDERS DRILLING ANCHOR INSTALLATION WORK NEAR LIVE EQUIPMENT, INCLUDING ELECTRICAL EQUIPMENT.</p>

DRAWING REVISION HISTORY						SCALE (PLOTTED FULL SIZE)	NOT TO SCALE	SHEET SIZE A3	CLIENT BRIGHTONMATTATA PTY LTD	DRAWING TITLE GENERAL NOTES SHEET 2 OF 2	
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE	APPROVED ORIGINAL COPY ON FILE e" SIGNED BY		 <p>pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309 © 2021 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.</p>	PROJECT DYLAN STREET, BRIGHTON SEWAGE PUMP STATION	DATUMS: AHD / GDA PLANE	CLIENT No.
B	PRELIMINARY DESIGN	A.C	R.C	C.M	25/05/2021	-			STATUS PRELIMINARY	DRAWING No. B-P.21.0707-00-MEC-DRG-3103	REVISION B
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		E.FERGUSSON	C.MASKREY	C.MASKREY	17/05/2021	DATE					



- NOTE:**
1. SERVICE ROAD - (BY OTHERS)
 2. BOLLARDS TO BE PROVIDED TO PROTECT ABOVE GROUND INFRASTRUCTURE AND NON-TRAFFICABLE AREAS.
 3. INCORPORATE LANDSCAPING / SCREENING AS APPROPRIATE.
 4. AREA FLOOD LIGHT - F12 SWIVAL POLE, 4m. REFER DRG TWS-E-0016
 5. RISING MAIN - (BY OTHERS)

SITE SETOUT PLAN
SCALE: 1 : 200

DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
D	PRELIMINARY DESIGN	W.B	R.C		30/06/2021
C	PRELIMINARY DESIGN	A.C	R.C	C.M	31/05/2021
B	PRELIMINARY DESIGN	A.C	R.C	C.M	25/05/2021
A	PRELIMINARY DESIGN	W.B	R.C	C.M	17/05/2021
		W.BELL	R.CASIMATY	C.MASKREY	17/05/2021

SCALE (PLOTTED FULL SIZE) 1 : 200

SHEET SIZE A3

SCALE IN mm - 1:200

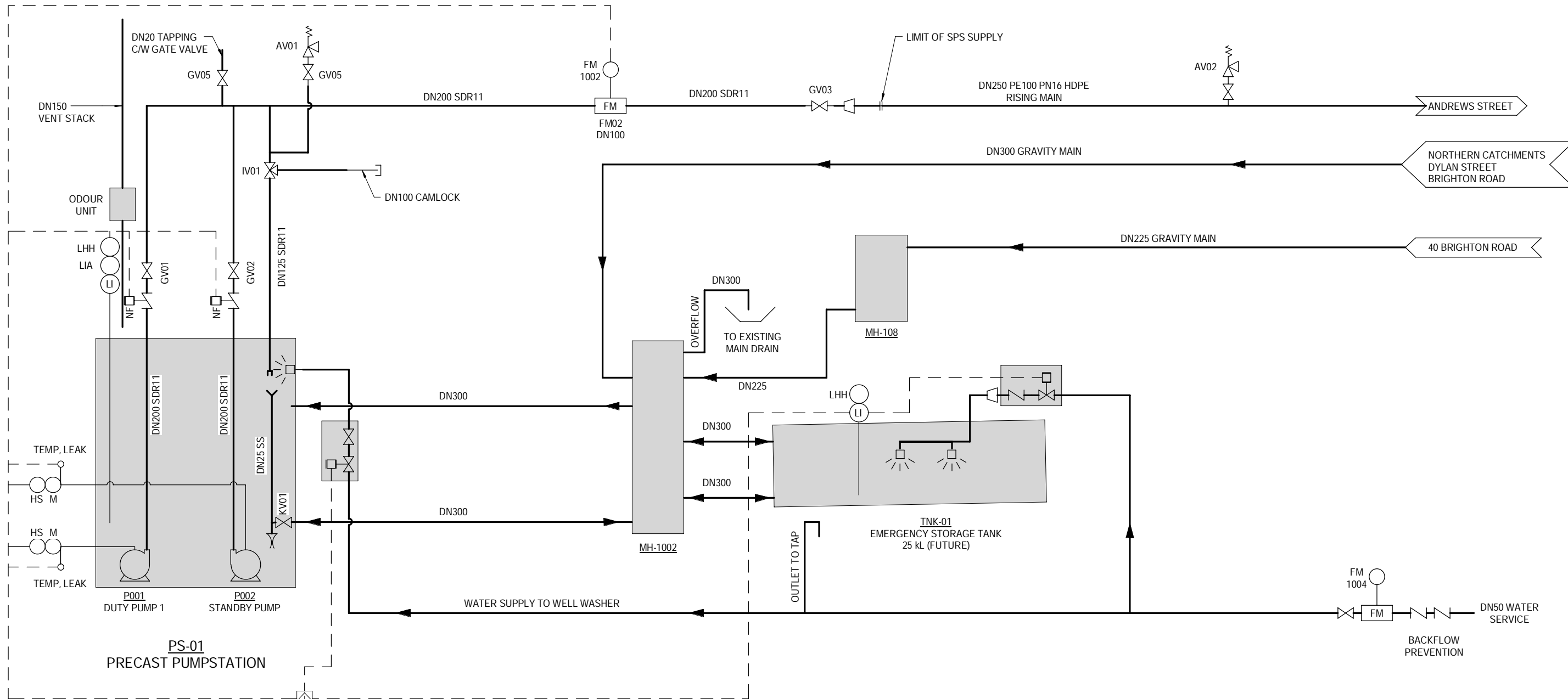
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PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS	PRELIMINARY

DRAWING TITLE		SITE SETOUT PLAN	
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30/06/2021 2:15:12 PM	B-P.21.0707-00-MEC-DRG-3104		



LEGEND	
	FLOW METER
	SUBMERSIBLE PUMP
	MANUAL ISOLATION VALVE
	CHECK VALVE
	CHECK VALVE WITH SWITCH
	REDUCER / TAPER
	SOLENOID ISOLATION VALVE
	CAMLOCK SUCTION CONNECTION
	CHECK VALVE - RED VALVE TIDE FLEX VALVE
	SPIRAL FULL CONE NOZZLE
	AIR VALVE
	THREE-WAY ISOLATION VALVE

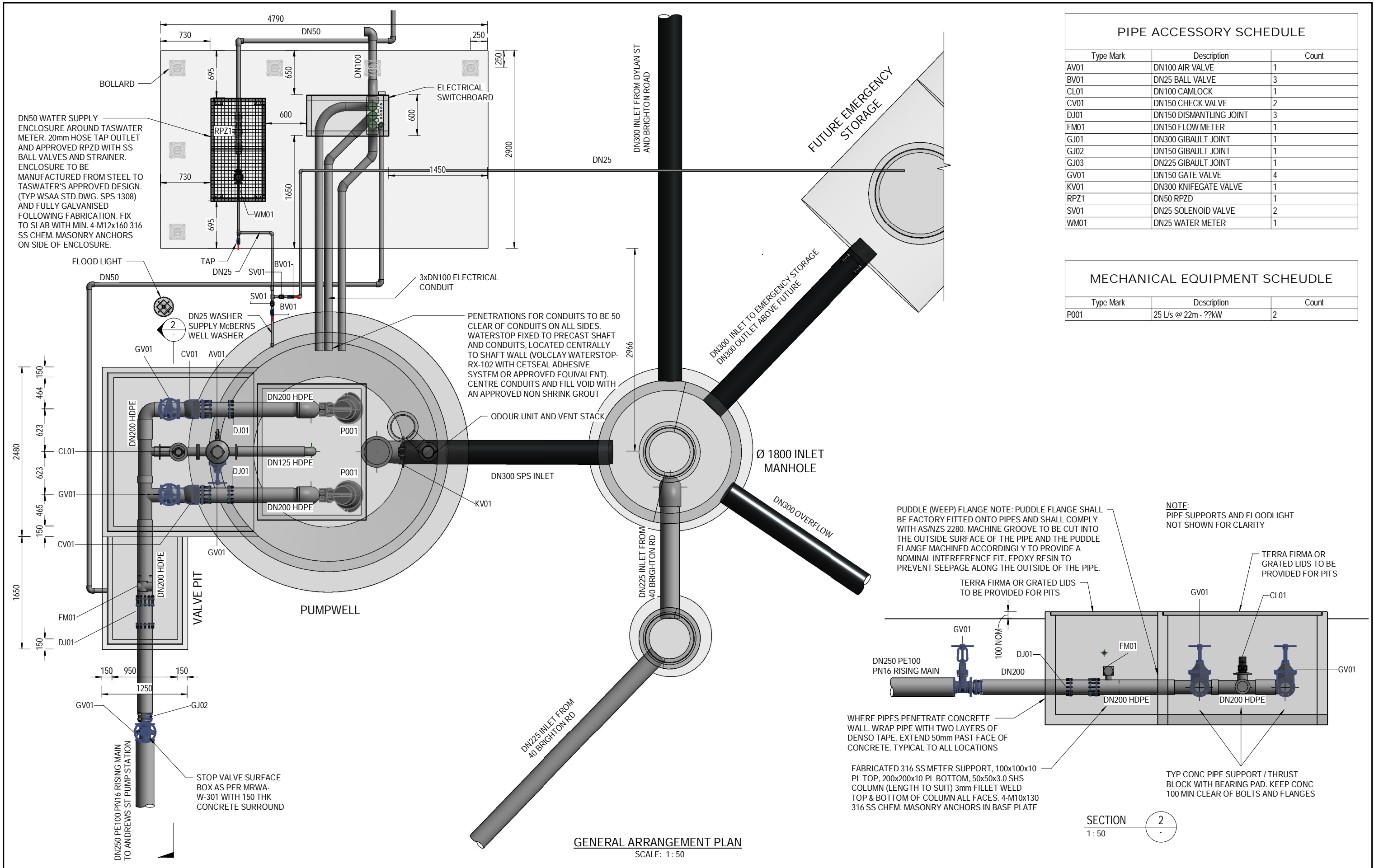
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		W.BELL	C.MASKREY	C.MASKREY	17/05/2021

SCALE (PLOTTED FULL SIZE)	NOT TO SCALE	SHEET SIZE A3
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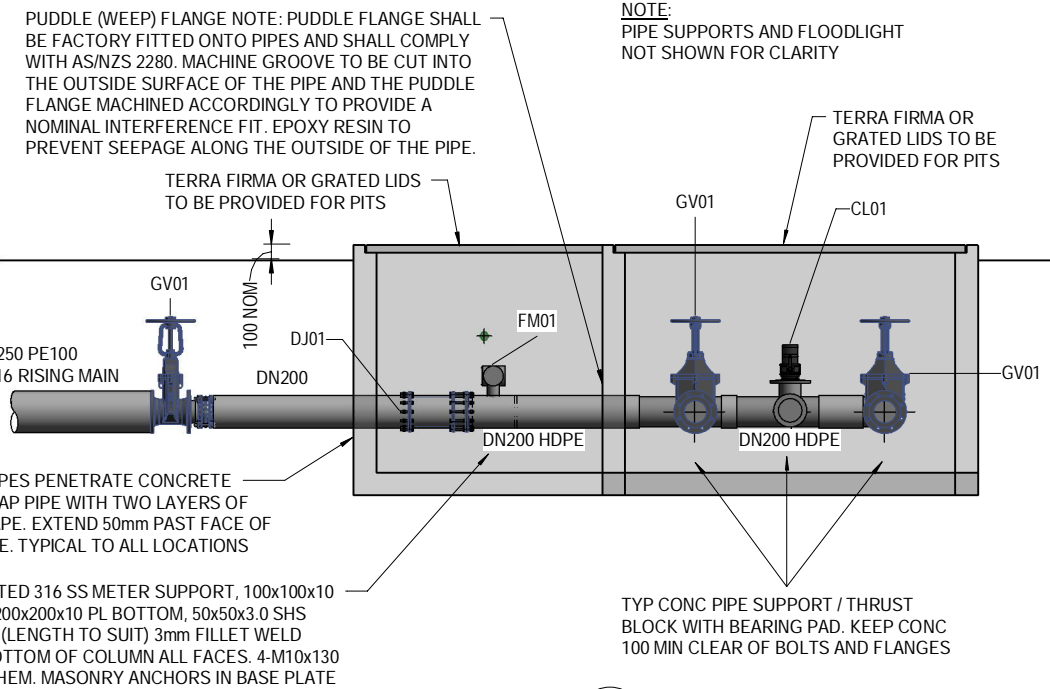
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PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS	PRELIMINARY

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PIPE ACCESSORY SCHEDULE		
Type Mark	Description	Count
AV01	DN100 AIR VALVE	1
BV01	DN25 BALL VALVE	3
CL01	DN100 CAMLOCK	1
CV01	DN150 CHECK VALVE	2
DJ01	DN150 DISMANTLING JOINT	3
FM01	DN150 FLOW METER	1
GJ01	DN300 GIBAULT JOINT	1
GJ02	DN150 GIBAULT JOINT	1
GJ03	DN225 GIBAULT JOINT	1
GV01	DN150 GATE VALVE	4
KV01	DN300 KNIFEGATE VALVE	1
RPZ1	DN50 RPZD	1
SV01	DN25 SOLENOID VALVE	2
WM01	DN25 WATER METER	1

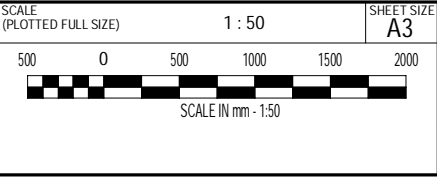
MECHANICAL EQUIPMENT SCHEDULE		
Type Mark	Description	Count
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GENERAL ARRANGEMENT PLAN
SCALE: 1 : 50

SECTION 2
1 : 50

DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
C	PRELIMINARY DESIGN	A.C.	R.C.	C.M.	31/05/2021
B	PRELIMINARY DESIGN	A.C.	R.C.	C.M.	25/05/2021
A	PRELIMINARY DESIGN	W.B.	R.C.	C.M.	17/05/2021
		W.BELL	R.CASIMATY	C.MASKREY	17/05/2021



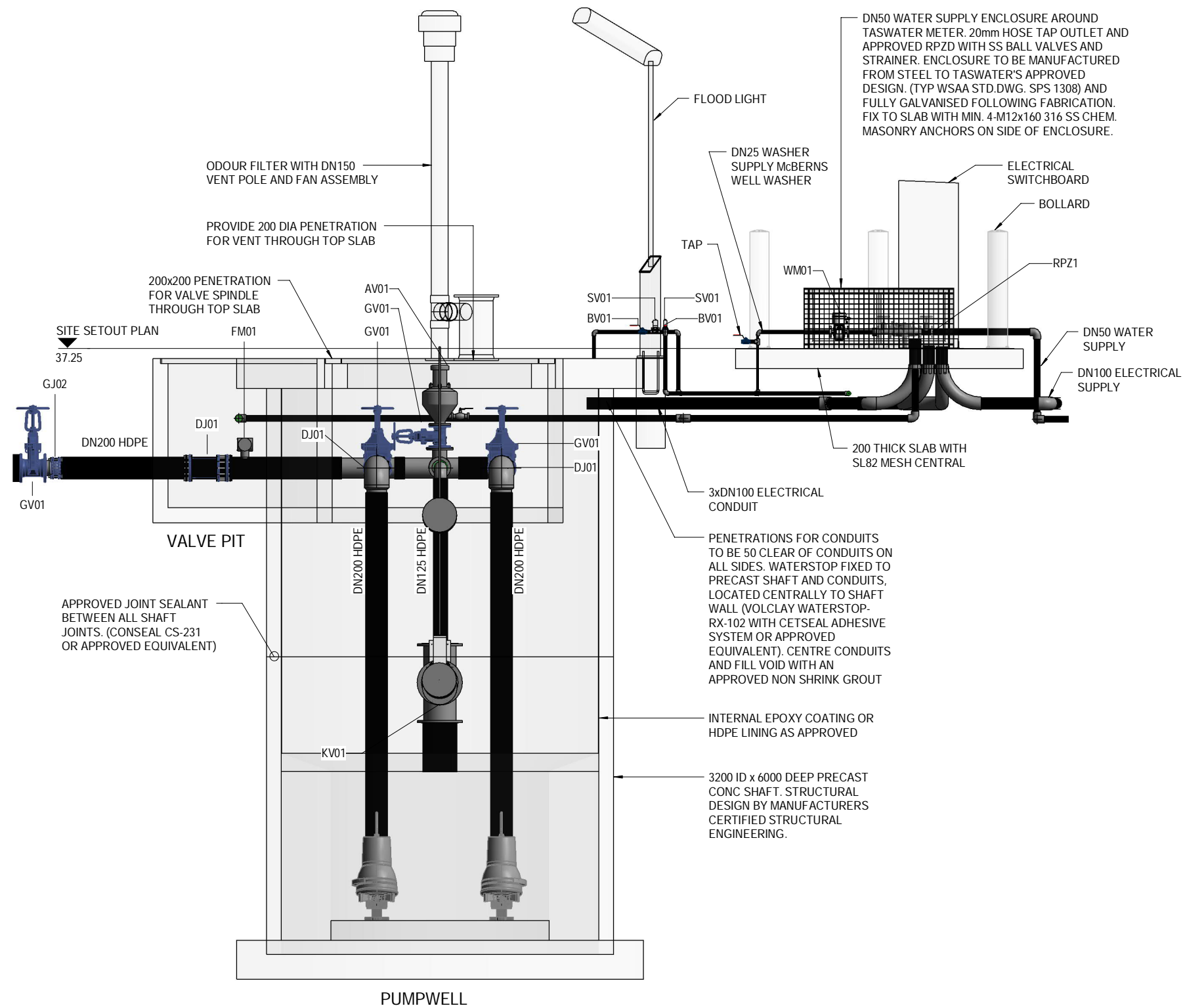
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PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS	PRELIMINARY

DRAWING TITLE		GENERAL ARRANGEMENT PLAN	
DATUMS:	AHD / GDA PLANE	CLIENT No.	
DRAWING No.	B-P.21.0707-00-MEC-DRG-3108	REVISION	C
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NOTE:

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3. WET WELL LEVEL SETTINGS REFER DRG HB17460-M3113.



ELEVATION 5
1 : 50

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		W.BELL	C.MASKREY	C.MASKREY	17/05/2021

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SCALE (PLOTTED FULL SIZE) 1 : 50

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SCALE IN mm - 1:50

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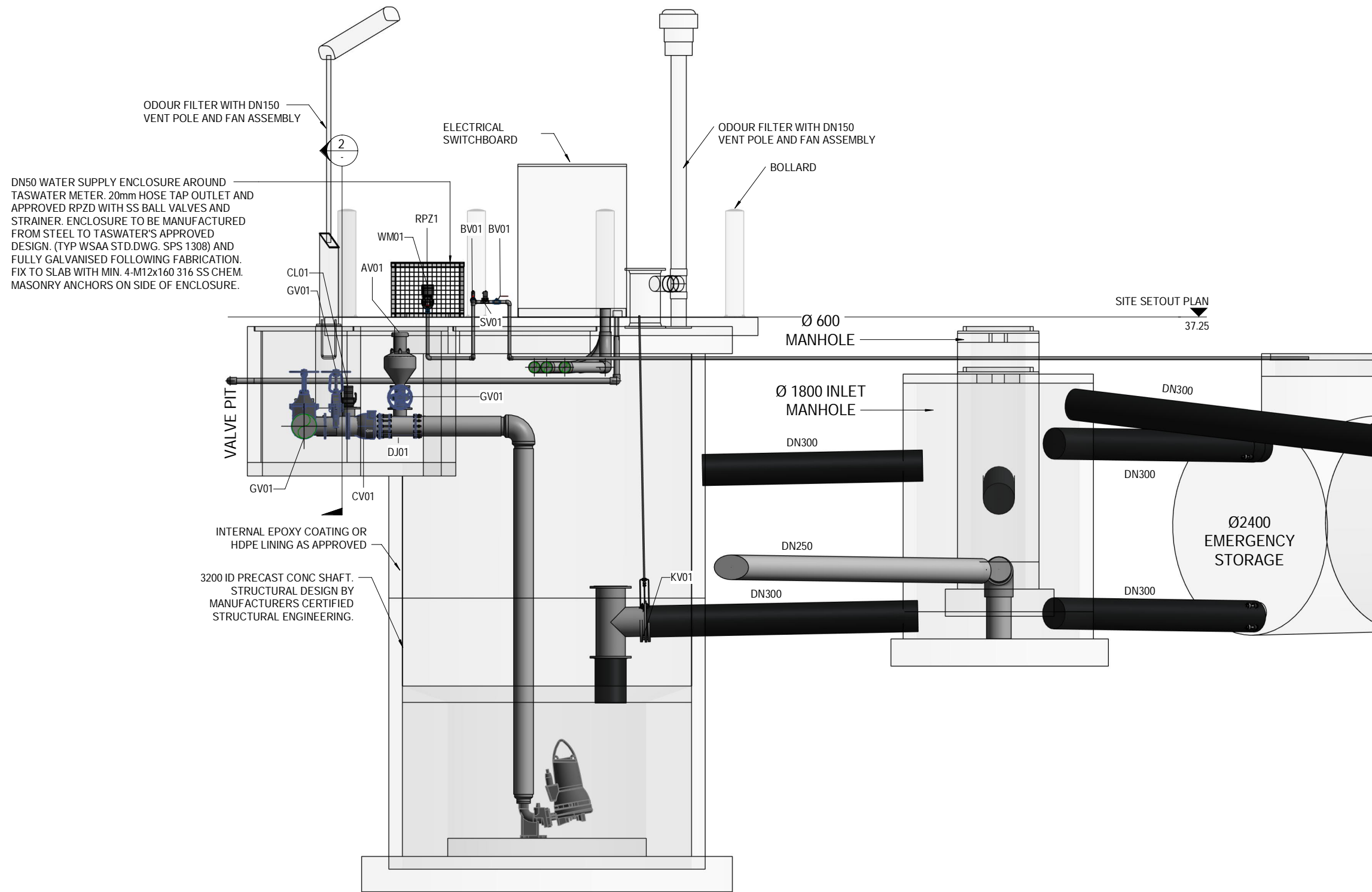
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DRAWING TITLE		PUMP PIT - ELEVATION 5	
DATUMS:	AHD / GDA PLANE	CLIENT No.	
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3. WET WELL LEVEL SETTINGS REFER DRG HB17460-M3113.



PUMPWELL

ELEVATION 6
1 : 50 3104

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A	PRELIMINARY DESIGN	W.B	R.C	C.M	17/05/2021
		W.BELL	C.MASKREY	C.MASKREY	17/05/2021

SCALE (PLOTTED FULL SIZE) 1 : 50

SHEET SIZE A3

SCALE IN mm - 1:50

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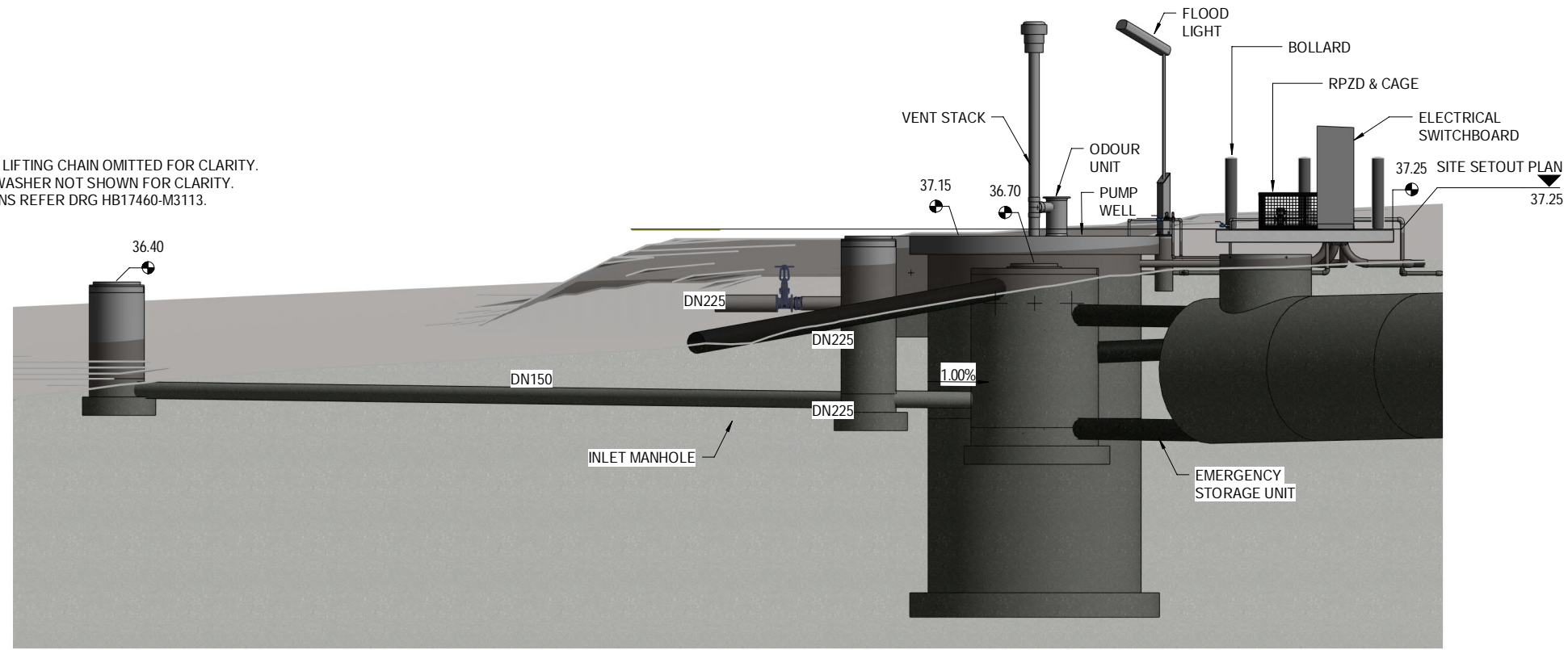
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CLIENT	BRIGHTONMATTA PTY LTD
PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS	PRELIMINARY

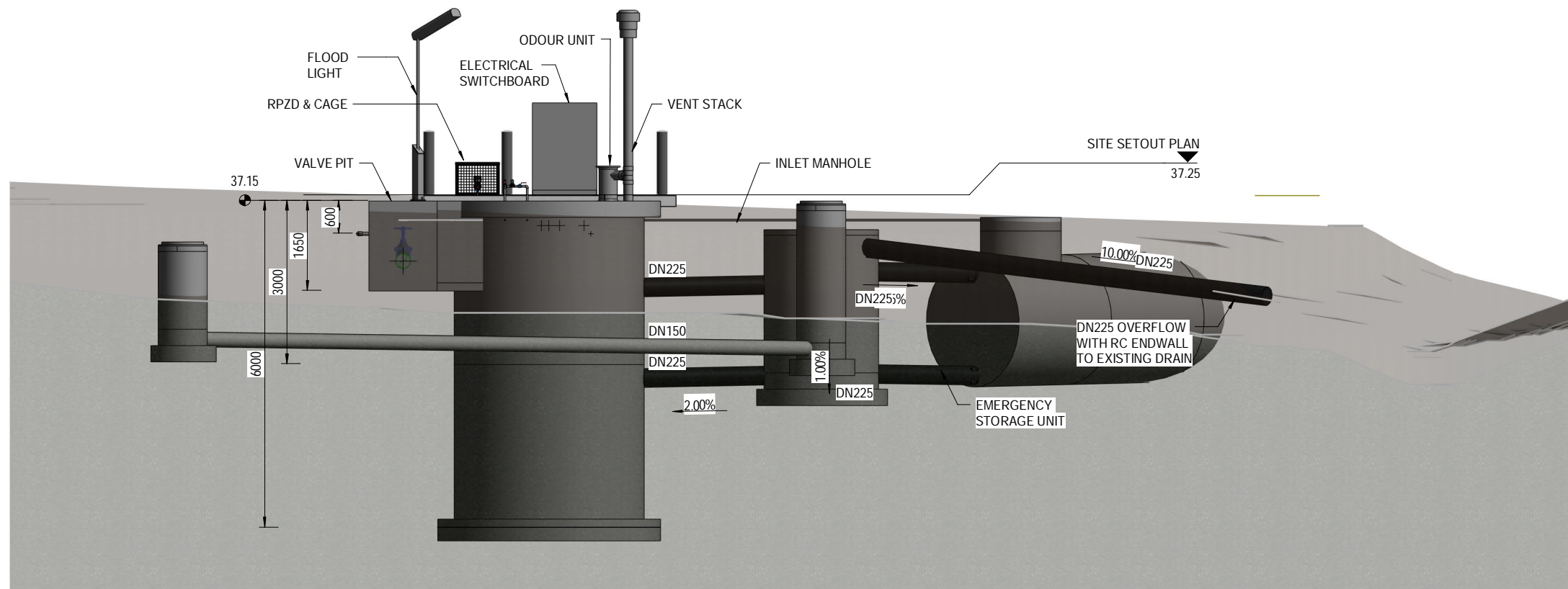
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ELEVATION 1
1 : 100



ELEVATION 2
1 : 100

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No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
A	PRELIMINARY DESIGN	E.FERGUSSON	C.MASKREY	C.MASKREY	25/05/2021

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SIGNED	DATE

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SHEET SIZE A3

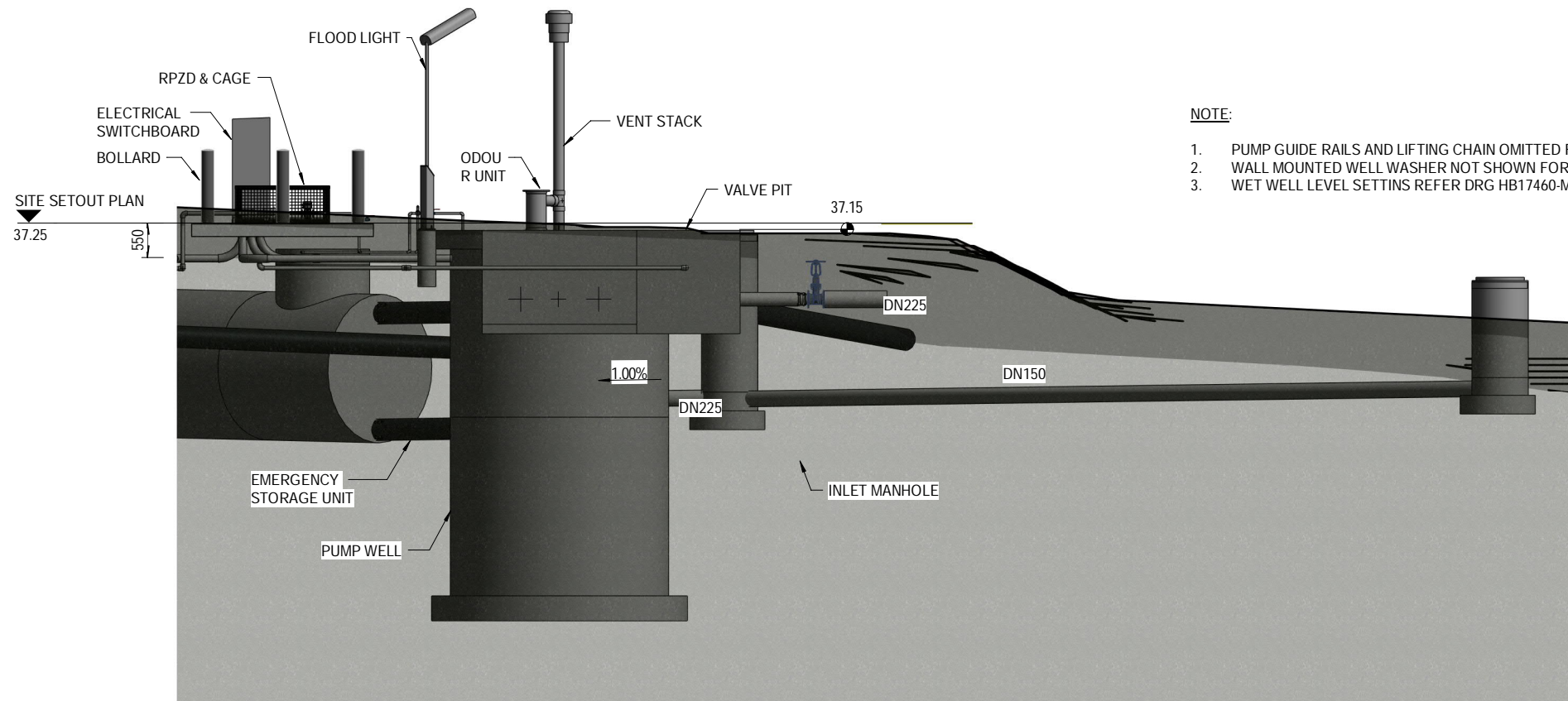
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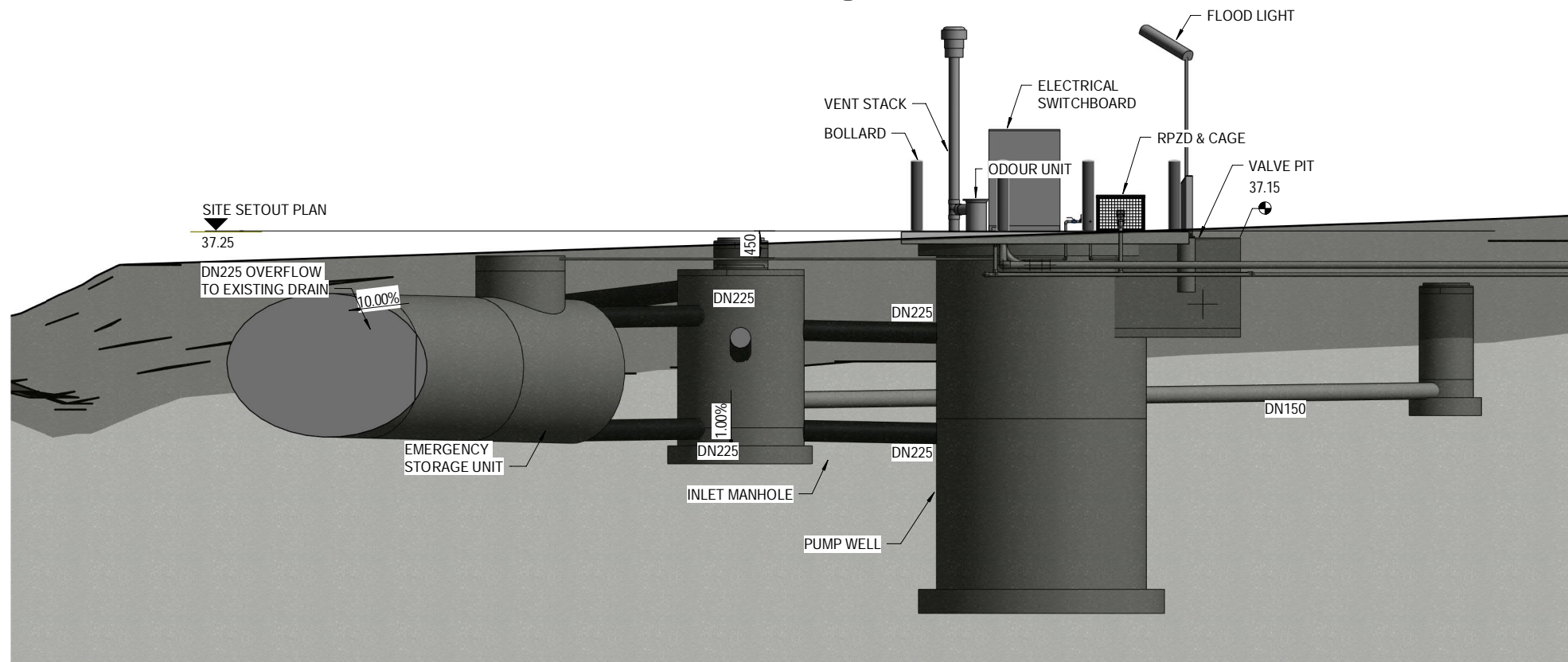
CLIENT	BRIGHTONMATTA PTY LTD
PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS	PRELIMINARY

DRAWING TITLE		ELEVATION 1 AND 2	
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 2. WALL MOUNTED WELL WASHER NOT SHOWN FOR CLARITY.
 3. WET WELL LEVEL SETTINGS REFER DRG HB17460-M3113.

ELEVATION 3
1:100 3104



ELEVATION 4
1:100 3104

DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
A	PRELIMINARY DESIGN	E.FERGUSSON	C.MASKREY	C.MASKREY	25/05/2021

SCALE (PLOTTED FULL SIZE) 1:100

SHEET SIZE A3

1000 0 1000 2000 3000 4000

SCALE IN mm - 1:100

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DATE

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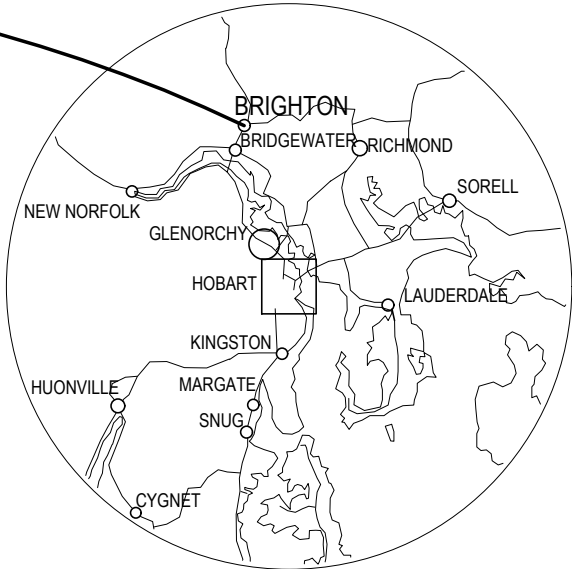
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CLIENT	BRIGHTONMATTA PTY LTD
PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS	PRELIMINARY

DRAWING TITLE		ELEVATION 3 AND 4	
DATUMS:	AHD / GDA PLANE	CLIENT No.	
DRAWING No.	B-P.21.0707-00-MEC-DRG-M3106	REVISION	A
30/06/2021 2:15:37 PM	B-P.21.0707-00-MEC-DRG-M3106		

BRIGHTONMATTA PTY LTD DYLAN STREET BRIGHTON SEWAGE PUMP STATION



DRAWING LIST		
NUMBER	REV	DESCRIPTION
S-P.21.0707-00-CIV-DRG-1000	D	COVER SHEET AND DRAWING LIST
S-P.21.0707-00-CIV-DRG-1005	A	GENERAL NOTES
S-P.21.0707-00-CIV-DRG-1022	E	SITE PLAN LAYOUT
S-P.21.0707-00-CIV-DRG-1603	B	GENERAL ARRANGEMENT SEWER MAIN - SHEET 1
S-P.21.0707-00-CIV-DRG-1604	B	GENERAL ARRANGEMENT SEWER MAIN - SHEET 2
S-P.21.0707-00-CIV-DRG-1605	B	GENERAL ARRANGEMENT SEWER MAIN - SHEET 3
S-P.21.0707-00-CIV-DRG-1606	B	GENERAL ARRANGEMENT SEWER MAIN - SHEET 4

REFERENCE FILES ATTACHED: HB17460-X1950; HB17460-X1110; HB17460-X1180; B-P.21.0707-DYLAN ST SPS

DRAWING REVISION HISTORY					APPROVED	SCALE (PLOTTED FULL SIZE)	AS SHOWN (A3)	SHEET SIZE A3	CLIENT BRIGHTONMATTA PTY LTD	DRAWING TITLE COVER SHEET AND DRAWING LIST	
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED							DATE
D	PRELIMINARY DESIGN	A.C	R.C	C.M	30.06.2021	ORIGINAL COPY ON FILE "e" SIGNED BY			PROJECT DYLAN STREET, BRIGHTON SEWAGE PUMP STATION	DATUMS: AHD / MGA	CLIENT No. -
C	PRELIMINARY DESIGN	A.C	R.C	C.M	01.06.2021						
B	PRELIMINARY DESIGN	A.C	R.C	C.M	31.05.2021						
A	PRELIMINARY DESIGN	A.C	R.C	C.M	25.05.2021						
					SIGNED				STATUS PRELIMINARY	DRAWING No. S-P.21.0707-00-CIV-DRG-1000	REVISION D
					A.CHISHOLM	R.CASIMATY	C.MASKREY	17.05.2021	Jun. 30, 21 - 13:59:23 Name: S-P.21.0707-00-CIV-DRG-1000.dwg Updated By: Wayne Bell		

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GENERAL NOTES

- UNLESS NOTED OTHERWISE THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORKS INCLUDING ANY WORKS IN THE ROAD RESERVATION AND ON ADJACENT PRIVATE PROPERTIES.
- THE CONTRACTOR SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS & CLEARLY IDENTIFY ALL DANGEROUS SERVICES UNDERGROUND & OVERHEAD.
- ALL DRAIN AND SERVICES TIE IN LEVELS & LOCATIONS ARE TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION WORK.
- ALL REDUNDANT SERVICE LINES SHALL BE CUT AND PLUGGED AT EXTERNAL BOUNDARIES. WITHIN THE SITE BOUNDARY ALL REDUNDANT SERVICES SHALL BE REMOVED AND DISPOSED OF.
- REDUNDANT SERVICE TRENCHES SHALL BE BACKFILLED WITH FULLY COMPACTED MATERIAL APPROPRIATE FOR THE AREA OF THE DEVELOPMENT SITE.
- ALL UNDERGROUND WATER AND SEWER WORKS MUST BE TESTED AND INSPECTED BY COUNCIL OR TASWATER PRIOR TO BACKFILL.
- FUTURE COUNCIL INFRASTRUCTURE (CONNECTOR ROAD AND ASSOCIATED STORMWATER) TO BE CONSTRUCTED IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES - OCTOBER 2013 AND THE TASMANIAN STANDARD DRAWINGS ISSUED BY IPWEA.

CIVIL WORKS

- THE CONTRACTOR SHALL PREPARE AND PROVIDE A SEDIMENT AND EROSION CONTROL PLAN FOR THE WORKS. NO WORK SHALL COMMENCE UNTIL THIS PLAN HAS BEEN APPROVED BY THE SUPERINTENDENT.
- NO MACHINERY IS TO BE PLACED ON OR HAVE ACCESS TO ANY AREA OUTSIDE THE LIMIT OF WORKS UNLESS APPROVED BY THE PRINCIPAL.
- THE LIMIT OF WORKS LINE SHALL BE TEMPORARILY FENCED WITH BUNTING BEFORE ANY WORKS COMMENCE.
- ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS
- NO CLEARING OF VEGETATION OR REMOVAL OF TOPSOIL IS PERMITTED IN ANY AREA NOT DIRECTLY RELATED TO THE CONSTRUCTION WORKS OR AS NOTED ON THE DRAWINGS OTHER THAN REMOVAL OF TREES IDENTIFIED AS IN A HAZARDOUS CONDITION.
- ALL STRIPPED TOPSOIL IS TO BE STORED IN AN APPROVED MANNER FOR REHABILITATION WORKS AND VEGETATION RESEEDING.
- SURFACE REINSTATEMENT & EROSION CONTROL.
ALL DISTURBED AND BARE GROUND INCLUDING ALL CUT & FILL SURFACES SHALL BE REHABILITATED AS FOLLOWS:
REPLACE TOPSOIL WITH THAT RESERVED WHEN THE SITE WAS STRIPPED (50 THICK). RE-SEED ALL DISTURBED GROUND USING SEED MIX APPROVED BY THE SUPERINTENDENT.
- CONCRETE FOOTPATH TO BE CONSTRUCTED IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-R11-V1.
- CONCRETE KERBS TO BE CONSTRUCTED IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-R14-V1.

GENERAL SERVICES NOTES

- SET OUT LOCATIONS AND LEVELS FOR EXISTING PIPES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO LOCATE AND CONFIRM ALL SET OUT DIMENSIONS PRIOR TO FABRICATION
- SETTING OUT DIMENSIONS FOR THE WORKS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- ANY SETTING OUT DIMENSIONS SHALL BE VERIFIED BY A LICENSED SURVEYOR BEFORE CONSTRUCTION COMMENCES.
- UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE IN METRES. ALL LEVELS ARE TO A.H.D IN METRES. ALL CO-ORDINATES ARE TO GDA 94 M.G.A 55.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS, OF THE RELEVANT AUSTRALIAN STANDARDS AND AUSTRALIAN CODES OF THE PRACTICE EXCEPT AS SPECIFICALLY VARIED BY THE SPECIFICATIONS AND THE BY-LAWS OF THE LOCAL GOVERNMENT AUTHORITY.
- TASWATER STANDARD DRAWINGS CAN BE DOWNLOADED FROM ("WWW.TASWATER.COM.AU/DEVELOPMENT/DEVELOPMENT-STANDARDS").
- A TRAFFIC MANAGEMENT PLAN SHALL BE PREPARED, BY A SUITABLY QUALIFIED PERSON, IN ACCORDANCE WITH DSG (JUNE 2004) TRAFFIC CONTROL AT WORK SITES CODE OF PRACTICE.
- ALL HOLD POINTS TO BE WITNESSED BY THE SUPERINTENDENT'S REPRESENTATIVE ENGINEER. HOLD POINTS ARE TO BE DETAILED IN THE CONTRACTOR'S INSPECTION AND TESTING PLAN AND INCLUDE: SET OUT, ESTABLISHMENT OF ENVIRONMENTAL CONTROLS, EXCAVATION PRIOR TO PIPE LAYING, PIPE AND BEDDING PRIOR TO BACKFILL, PRACTICAL COMPLETION AS WELL AS ANY OTHER SITE SPECIFIC ONES NOMINATED BY THE SUPERINTENDENT'S REPRESENTATIVE.
- TEST RESULTS FOR COMPACTION OR RAW MATERIALS SHALL BE SUPPLIED AT THE RELEVANT HOLD POINT.
- REMOVE ALL SURPLUS MATERIALS FROM SITE EXCEPT UNO.
- CONTROL EROSION AND RUNOFF FROM THE SITE DURING THE WORKS. THE BASIS FOR MANAGING THIS SHALL BE IN ACCORDANCE WITH LGAT STANDARD DRAWING TSD-SW28.
- TRENCH REINSTATEMENT SHALL BE IN ACCORDANCE WITH WSA 03-2011-3.1 MRWA VERSION 2.0 AND DRG MRWA-W-201.
- AS CONSTRUCTED DOCUMENTATION SHALL BE PROVIDED TO TASWATER STANDARD SPECIFICATION. REFER ASSET SPATIAL DATA SPECIFICATION ON TASWATER'S WEBSITE (www.taswater.com.au) UNDER DEVELOPMENT> DEVELOPMENT STANDARDS. "AS CONSTRUCTED" DOCUMENTS SHALL CONTAIN ANY VARIATIONS MADE TO THE WORK FROM THE DESIGN AND ACTUAL DIMENSIONS AND LEVELS OF ALL PIPES, STRUCTURES AND WORKS CONSTRUCTED. THE CONTRACTOR SHALL RECORD ALL REQUIRED AS-CONSTRUCTED DETAILS DISTINCTIVELY IN THE SAME FORMAT AS THE DESIGN DRAWINGS (IE. DWG). DWG FILE COULD BE PROVIDED UPON REQUEST. THE CERTIFICATE OF PRACTICAL COMPLETION WILL NOT BE ISSUED UNTIL THESE "AS CONSTRUCTED" DOCUMENTS ARE SUBMITTED AND ACCEPTED BY THE SUPERINTENDENT.

SERVICES NOTES:

SEWER

- ALL SEWER WORKS IN PUBLIC AREAS ARE TO BE IN ACCORDANCE WITH WSA 02-2014-3.1 MRWA EDITION 2.0 AND TASWATER'S SUPPLEMENT.
- UNLESS NOTED OTHERWISE ALL SEWER DRAINS SHALL BE PVC SEWER CLASS "SN8" TO AS1260.
- ALL SEWER MANHOLE LIDS TO BE GATIC TYPE, HEAVY DUTY FOR TRAFFIC AREAS, LIGHT DUTY FOR NON TRAFFIC AREAS.
- WHERE NECESSARY ALL EXISTING MANHOLE & PIT TOPS SHALL BE ADJUSTED TO SUIT NEW SURFACE LEVELS. PROVIDE AND INSTALL NEW APPROVED LIDS WHERE NECESSARY.
- PROVIDE ALL NECESSARY TESTING & INSPECTION OPENINGS TO PIPE WORK. WHERE RELEVANT PROVIDE ADDITIONAL INSPECTION OPENINGS TO ALLOW IDENTIFICATION OF THE ORIGIN OF BLOCKAGES.
- ALL MAINTENANCE STRUCTURES ARE TO BE IN ACCORDANCE WITH MRWA-S-300 DRAWING SERIES.
- NEW SEWER MAIN DRAINS SHALL BE DN150 UPVC CLASS 'SN8' TO AS 1260 - U.N.O.


SERVICES NOTES:

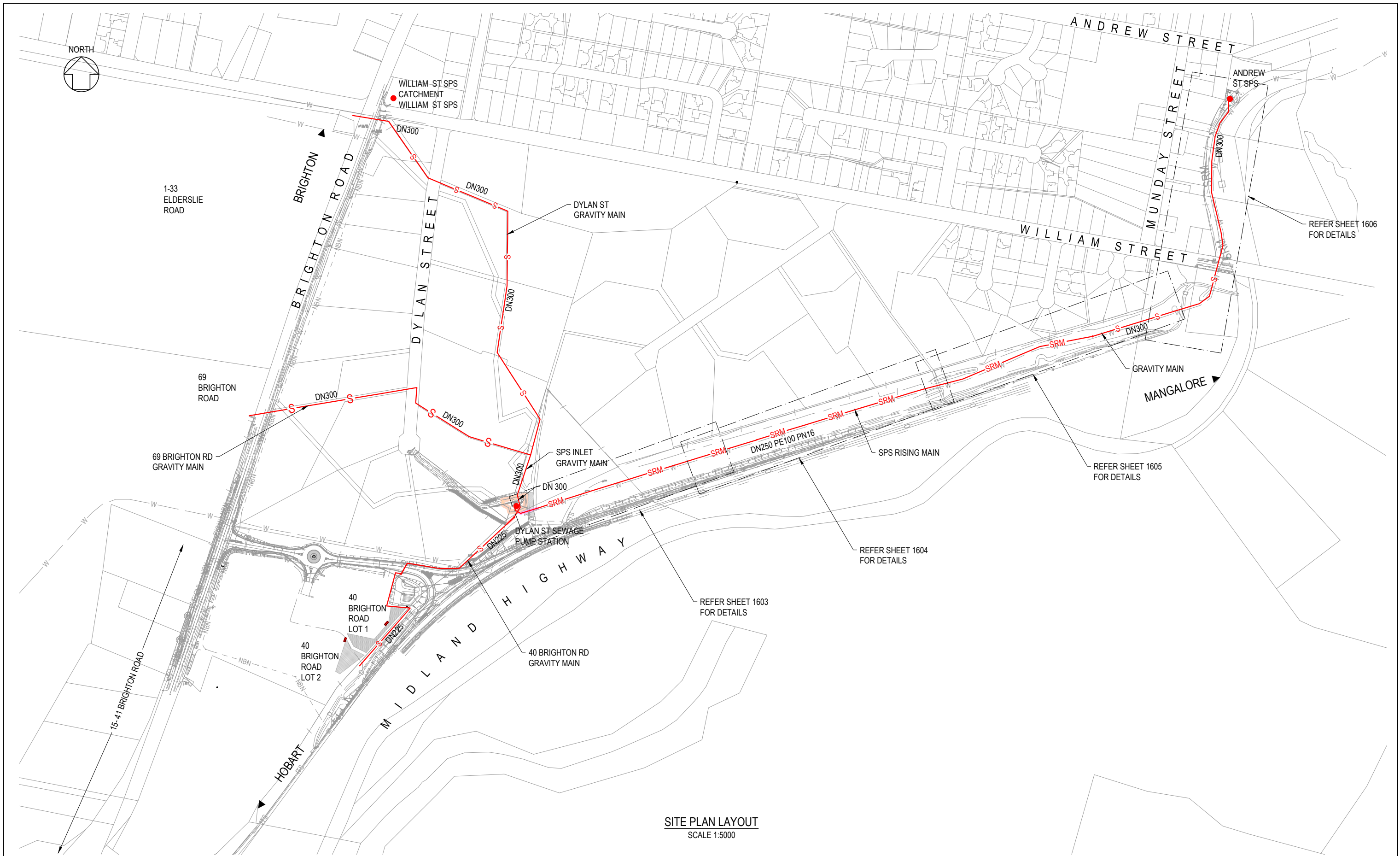
WATER SUPPLY

- WORKS IN GENERAL TO BE CARRIED OUT IN ACCORDANCE WITH: - WSA 03-2011-3.1, MRWA VERSION 2.0 - TASWATER'S SUPPLEMENT TO WSSA WATER SUPPLY CODE - PIPE SUPPLIER'S INSTALLATION MANUAL & SPECIFICATIONS
- PN DENOTES THE NOMINAL PRESSURE RATING OF THE WATER SERVICE. ALL PIPES AND ASSOCIATED FITTINGS SHALL BE PN16 UNLESS NOTED OTHERWISE
- DN DENOTES THE NOMINAL DIAMETER FOR THE WATER SERVICE OR FITTING. FOR POLYETHYLENE PIPES, THIS REFERS TO THE OUTSIDE DIAMETER OF THE PIPE. FOR ALL OTHER PIPES IT REFERS TO THE NOMINAL BORE OF THE PIPE.
- ON THE DRAWINGS, PIPE TYPES AND MATERIALS ARE SPECIFIED AS FOLLOWS
PE100 DENOTES POLYETHYLENE PIPE WITH A MINIMUM REQUIRED STRENGTH OF 10 MPA AT 20°C IN ACCORDANCE WITH AS 4130 AND FITTINGS IN ACCORDANCE WITH AS 4129
- ON THE DRAWINGS, PIPE JOINTS ARE SPECIFIED AS FOLLOWS
FL DENOTES FLANGED JOINTS IN ACCORDANCE WITH AS 4087 WITH PN TO MATCH PIPE MATERIAL. REFER MRWA -W-306B
CF DENOTES COMPRESSION FITTING FOR ALL METRIC POLYETHYLENE PIPE MANUFACTURED TO AS4130
SP-SOC DENOTES SPIGOT SOCKET JOINTS USING RUBBER RINGS
SSJ DENOTES SPHERICAL SLIP JOINTS WITH 6 MM FILLET WELDS IN ACCORDANCE WITH MRWA-W-400
WC DENOTES PLAIN END WELDED COLLAR JOINT IN ACCORDANCE WITH MRWA-W-400
BWJ DENOTES BUTT WELDED JOINT FOR POLYETHYLENE PIPES
EFC DENOTES ELECTRO FUSION COUPLING FOR POLYETHYLENE PIPES
- FL DENOTES FLANGED JOINTS IN ACCORDANCE WITH ANSI B16.5 PRESSURE CLASS ANSI 150.
- AIR RELEASE VALVES: ARE TO BE IN ACCORDANCE WITH AS 4956 AND INSTALLED IN ACCORDANCE WITH THE DRAWINGS.
- TB DENOTES THRUST BLOCK IN ACCORDANCE WITH THE DRAWINGS
- UNLESS NOTED OTHERWISE, ALL THRUST BLOCKS SHALL BE SUITABLE FOR 1,600 KPA PRESSURE AND SOIL SAFE BEARING CAPACITY OF 100 KPA, AND CONSTRUCTED IN ACCORDANCE WITH DRGS MRWA-W-204 AND MRWA -W-205A.
- FOR CHANGES IN HORIZONTAL AND VERTICAL ALIGNMENT GREATER THAN 3 DEGREES FOR SPIGOT SOCKET JOINTS PROVIDE BENDS OR DISTRIBUTE THE CHANGE IN ALIGNMENT OVER SEVERAL PIPE LENGTHS.
- THE CONTRACTOR SHALL PROVIDE TRENCH STOPS FOR PIPES LAID AT GRADES BETWEEN 5% AND 20% AS PER THE REQUIREMENTS OF DRGS MRWA-W-208 AND MRWA-W-209.
- THE CONTRACTOR SHALL PROVIDE CONCRETE BULKHEADS FOR PIPES LAID AT GRADES >20%.
- THE CONTRACTOR SHALL PRESSURE TEST ALL PIPEWORK IN ACCORDANCE WITH CLAUSE 19.4 OF WSA WATER SUPPLY CODE OF AUSTRALIA, PART 2 - CONSTRUCTION.
- WHERE MINIMUM COVER CANNOT BE ACHIEVED SUCH AS CROSSINGS OF EXISTING ASSETS SEEK DIRECTION FROM TASWATER.
- ALL MATERIALS ARE TO COMPLY WITH CITY WEST WATER APPROVED PRODUCTS PUBLICATION.
- DETECTOR TAPE / DETECTOR WIRE IS TO BE INSTALLED OVER ALL NON-METALIC WATER MAINS.
- MARKER POSTS TO BE INSTALLED IN ACCORDANCE WITH TASWATER STANDARDS REFER TW-W 311 AND TW-W-312.
- TEST PROCEDURE
TO BE TESTED AS PER;
'WATER SUPPLY CODE OF AUSTRALIA - WSA 03-2011-3.1 MRWA EDITION 2.0 PART 2 - CONSTRUCTION' CLAUSE 19.4
TEST PRESSURE 1600Kpa (AT LOWEST POINT)
TO BE CONDUCTED WITH TASWATER REPRESENTATIVE PRESENT
- FOLLOWING A SATISFACTORY HYDROSTATIC PRESSURE TEST ALL WATER MAINS TO BE DISINFECTED PRIOR TO COMMISSIONING IN ACCORDANCE WITH MRWA WATER QUALITY COMPLIANCE SPECIFICATION No. 04-02-2.1. NOTE TASWATER DOES NOT NECESSARILY REQUIRE MAINS TO BE SWABBED HOWEVER THIS MAY BE REQUIRED TO MEET THE WATER QUALITY TESTING.

SEWER RISING MAIN NOTES:

- ALL PIPEWORK AND PIPE INSTALLATION IS TO COMPLY WITH WSA - SEWAGE PUMPING STATION CODE OF AUSTRALIA WSA 04 - 2005 SECOND EDITION, VERSION 2.1 AND THE TASWATER SUPPLEMENT
- ALL MATERIALS SHALL COMPLY WITH
OPVC-O PIPE: AS 4441
DICL AND DIEL PIPE: AS 2280
CICL AND CIEL PIPE AND FITTINGS: AS 2544
MSCL AND MSEL PIPE: AS 1479.
PIPE MATERIALS: AS4130
PIPE FITTINGS: AS 4129
GATE VALVES: AS 2638
- SET OUT LOCATIONS AND LEVELS FOR EXISTING PIPES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO LOCATE AND CONFIRM ALL SET OUT DIMENSIONS PRIOR TO FABRICATION.
- BACKFILL AND REINSTATEMENT OF PIPE TRENCHES TO BE IN ACCORDANCE WITH WSA SPS-1601 AND TASWATER REQUIREMENTS.
- THE REQUIRED MINIMUM COVER SHALL BE AS FOLLOWS:
HIGHWAY PAVEMENTS: 1,200mm
MAJOR SEALED ROADWAYS: 1,000mm
LOCAL SEALED ROADWAYS : 750mm
VERGES, OPEN SPACE AND AGRICULTURAL LAND: 600mm
WHERE THE ABOVE COVER CANNOT BE ACHIEVED ADJUST THE PIPE GRADES ACCORDINGLY.
- FOR CHANGES IN HORIZONTAL AND VERTICAL ALIGNMENT GREATER THAN 1 DEGREES PROVIDE BENDS OR DEFLECTION COUPLINGS OR DISTRIBUTE THE CHANGE IN ALIGNMENT OVER SEVERAL PIPE LENGTHS.
- PROVIDE TRENCH STOPS IN ACCORDANCE WITH DRAWINGS MRWA-S-205 AND S-206, DETAIL F FOR PIPES LAID AT VERTICAL GRADES BETWEEN 15% AND 29%. THE SPACING OF TRENCH STOPS SHALL BE AT 100/PIPEGRADE (%) (IN M).
- CONCRETE ENCASE ALL PIPES LAID AT GRADES STEEPER THAN 30%. ALL WORK TO BE IN ACCORDANCE WITH DRG MRWA-S-202 AND PROVIDE CONCRETE BULK HEADS IN ACCORDANCE WITH DRG MRWA-S-206 DETAIL A THE SPACING OF BULK HEADS SHALL BE AT 100/PIPEGRADE (%) (IN m).
- PRESSURE TEST ALL PIPEWORK IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION. DESIGN TEST PRESSURES IS 1,600 kPa.
- METAL TRACER TAPES FOR LOCATION AND IDENTIFICATION OF BURIED PRESSURE MAINS TO BE CREAM COLOURED POLYETHYLENE TAPE WITH THE INSCRIPTION: "CAUTION - SEWER MAIN BURIED BELOW". METAL TRACER TAPE TO BE LAID ALONG THE MAIN ON TOP OF THE PIPE EMBEDMENT MATERIAL, AND TO BE ATTACHED TO METAL SURFACE FITTINGS TO PROVIDE CONNECTION POINTS FOR LOCATING DEVICES.
- LOCATION OF SCOUR INSTALLATION TO BE AS SHOWN ON DESIGN PLANS.

DRAWING REVISION HISTORY					APPROVED	SCALE (PLOTTED FULL SIZE)	AS SHOWN (A3)	SHEET SIZE A3	CLIENT BRIGHTONMATT A PTY LTD	DRAWING TITLE GENERAL NOTES	
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED							DATE
								 <p>pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309</p> <p><small>© 2021 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.</small></p>	PROJECT DYLAN STREET, BRIGHTON SEWAGE PUMP STATION	DATUMS: AHD / MGA	CLIENT No. -
A	PRELIMINARY DESIGN	A.C	R.C	C.M	25.05.2021	SIGNED				STATUS PRELIMINARY	DRAWING No. S-P.21.0707-00-CIV-DRG-1005
		A.CHISHOLM	R.CASIMATY	C.MASKREY	17.05.2021	DATE					Jun. 30, 21 - 13:59:26 Name: S-P.21.0707-00-CIV-DRG-1005.dwg Updated By: Wayne Bell



SITE PLAN LAYOUT
SCALE 1:5000

REFERENCE FILES ATTACHED: HB17460-X1500; hb17460-x1900; HB17460-X1110; HB17460-X1180; HB17460-X1850; B-P.21.0707-DYLAN ST SPS

DRAWING REVISION HISTORY					APPROVED	SCALE (PLOTTED FULL SIZE)	AS SHOWN (A3)	SHEET SIZE A3
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED				
EE	PRELIMINARY DESIGN	A.C	R.C	C.M	30.06.2021	<p>SCALE IN METRES - 1:5000</p>	<p>pitt&sherry</p> <p>pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309</p> <p><small>© 2021 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.</small></p>	
D	PRELIMINARY DESIGN	A.C	R.C	C.M	01.06.2021			
C	PRELIMINARY DESIGN	A.C	R.C	C.M	31.05.2021			
B	PRELIMINARY DESIGN	A.C	R.C	C.M	25.05.2021			
A	PRELIMINARY DESIGN	A.C	R.C	C.M	17.05.2021			
					DATE			

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SCALE (PLOTTED FULL SIZE) AS SHOWN (A3) SHEET SIZE A3

50 0 50 100 150 200

SCALE IN METRES - 1:5000

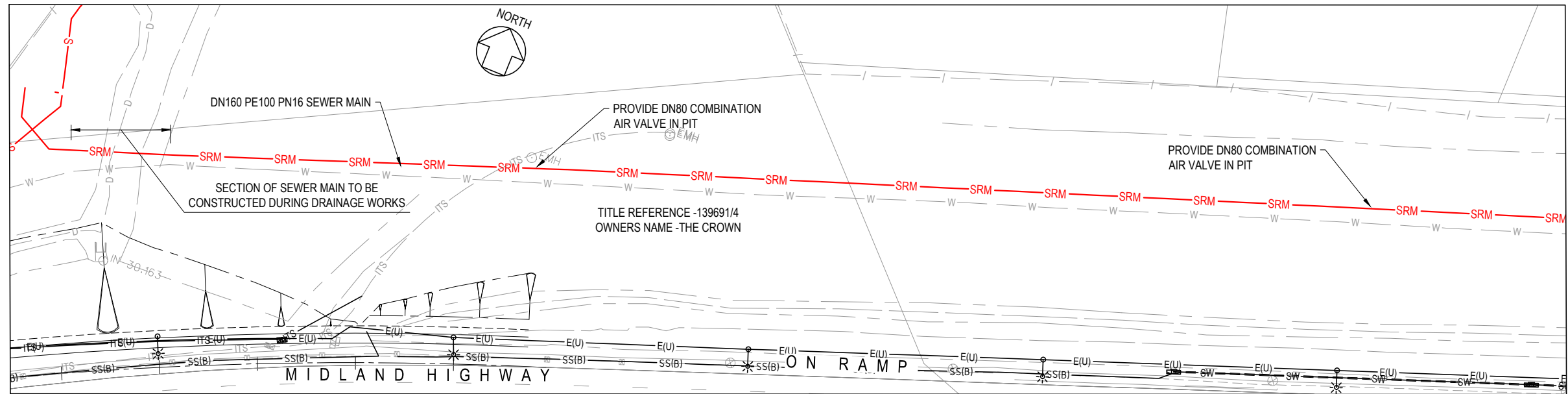
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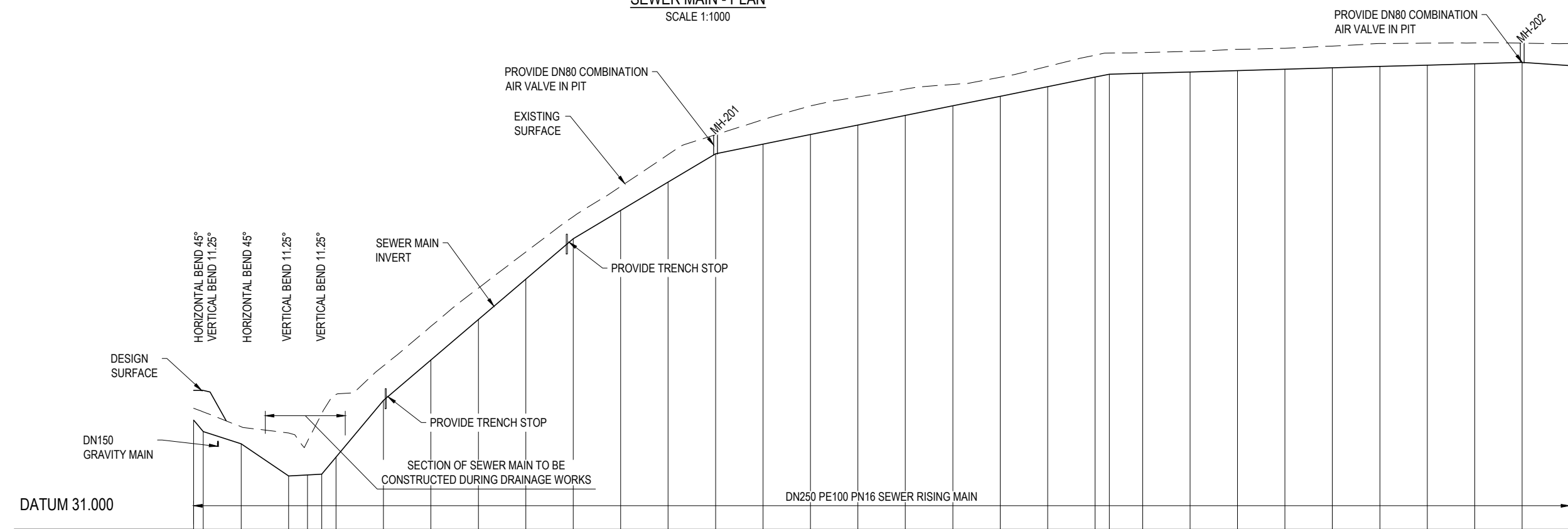
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CLIENT	BRIGHTONMATT A PTY LTD
PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
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DRAWING TITLE		SITE PLAN LAYOUT	
DATUMS:	AHD / MGA	CLIENT No.	
DRAWING No.	S-P.21.0707-00-CIV-DRG-1022	REVISION	E
Jun. 30, 21 - 13:59:35 Name: S-P.21.0707-00-CIV-DRG-1022.dwg Updated By: Wayne Bell			



SEWER MAIN - PLAN
SCALE 1:1000

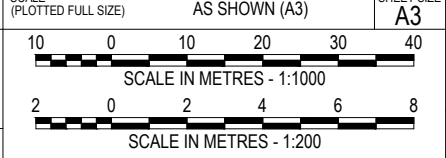


PIPELINE GRADE	L=8m L=10 L=7m L=13m				G=17.1% L=40m				G=11.9% L=30m				G=4.0% L=83m				G=0.6% L=87m				L=70m	G=-1.4%																																								
DEPTH TO INVERT	-1.250	-1.720	-0.719	-1.803	-2.680	-2.610	-1.460	-1.419	-1.328	-1.147	-0.932	-1.009	-1.158	-0.805	-1.033	-1.211	-1.183	-1.107	-0.902	-0.804	-0.658	-0.929	-0.894	-0.873	-0.868	-0.897	-0.884	-0.917	-0.969	-0.926	-0.880	-0.812	-0.933																													
SURFACE LEVELS	36.850	36.840	35.322	35.295	35.053	36.000	36.650	36.752	37.617	37.888	38.365	39.553	40.317	40.462	41.168	42.333	42.691	43.815	44.292	45.093	45.452	46.794	47.229	47.635	48.266	48.377	48.839	48.848	49.044	49.224	49.322	49.552	49.649	48.848	49.750	49.794	50.055	50.165	50.514	50.846	51.072	51.081	51.094	51.146	51.159	51.233	51.233	51.272	51.276	51.368	51.381	51.476	51.476	50.565	51.492	51.500	51.502	51.512	51.492	51.479	51.477	50.544
PIPE INVERT	35.600	35.120	34.604	33.250	33.320	34.040	36.429	38.134	39.839	41.545	43.250	44.443	45.637	46.830	47.234	47.637	48.041	48.444	48.848	49.252	49.655	50.059	50.180	50.220	50.278	50.335	50.393	50.450	50.508	50.565	50.623	50.680	50.737	50.794	50.851	50.908	50.965	51.022	51.079	51.136	51.193	51.250	51.307	51.364	51.421	51.478	51.535	51.592														
CHAINAGE	10.00	12.00	20.00	30.00	37.00	40.00	50.00	60.00	70.00	80.00	90.00	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00	190.00	200.00	203.00	210.00	220.00	230.00	240.00	250.00	260.00	270.00	280.00	290.00	300.00																													

REFERENCE FILES ATTACHED: hb17460-x1110; HB17460-X1500; HB17460-X1850; HB17460-X1180

DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
B	PRELIMINARY DESIGN	A.C	R.C	C.M	25.05.2021
A	PRELIMINARY DESIGN	A.C	R.C	C.M	24.05.2021
		A.CHISHOLM	R.CASIMATY	C.MASKREY	17.05.2021

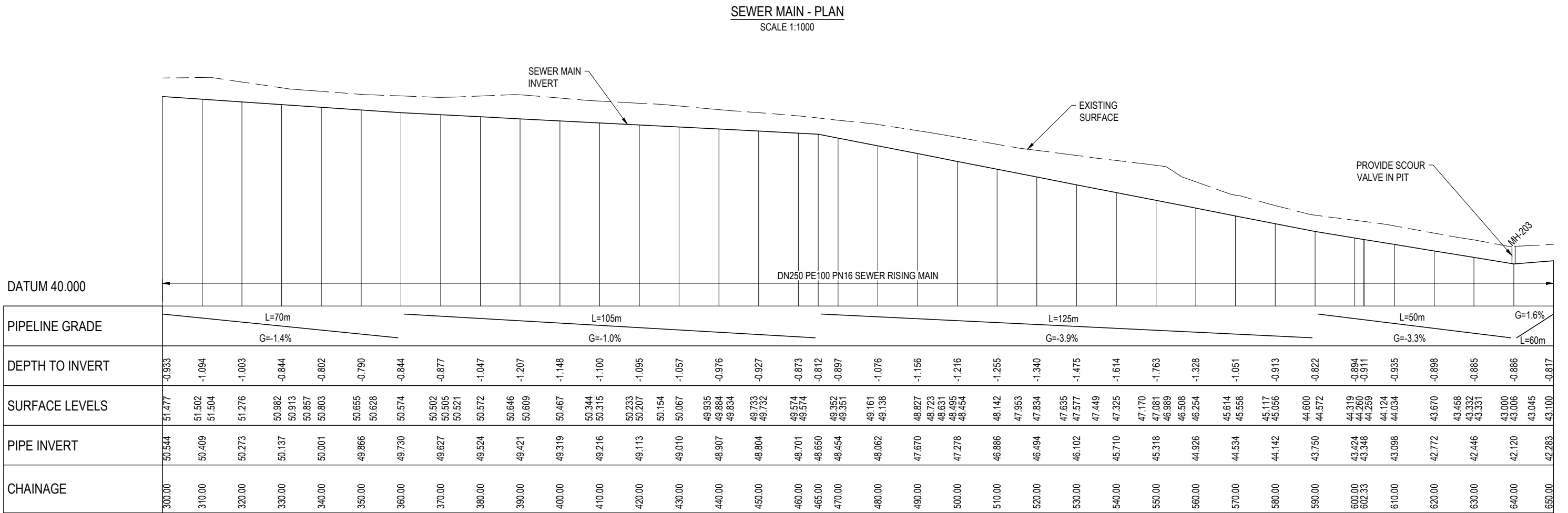
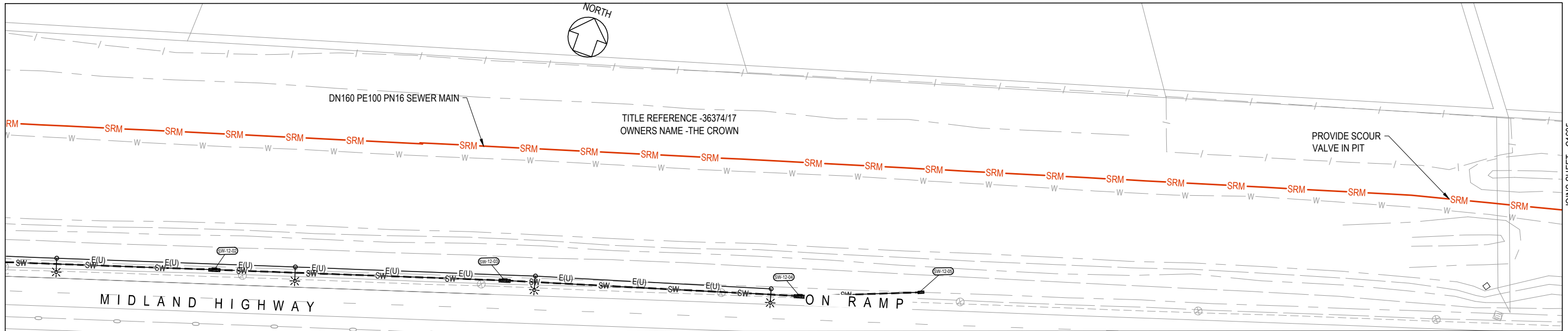
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CLIENT: BRIGHTONMATTA PTY LTD
PROJECT: DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS: PRELIMINARY

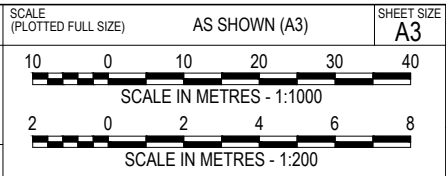
DRAWING TITLE: GENERAL ARRANGEMENT SEWER MAIN - SHEET 1
DATUMS: AHD / MGA
CLIENT No.:
DRAWING No.: S-P.21.0707-00-CIV-DRG-1603
REVISION: B
Jun. 30, 21 - 13:59:42 Name: S-P.21.0707-00-CIV-DRG-1603.dwg Updated By: Wayne Bell



REFERENCE FILES ATTACHED: hb17460-x1110; HB17460-X1500; HB17460-X1850; HB17460-X1180

DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
B	PRELIMINARY DESIGN	A.C	R.C	C.M	25.05.2021
A	PRELIMINARY DESIGN	A.C	R.C	C.M	24.05.2021
		A.CHISHOLM	R.CASIMATY	C.MASKREY	17.05.2021

APPROVED	
ORIGINAL COPY ON FILE	SIGNED BY



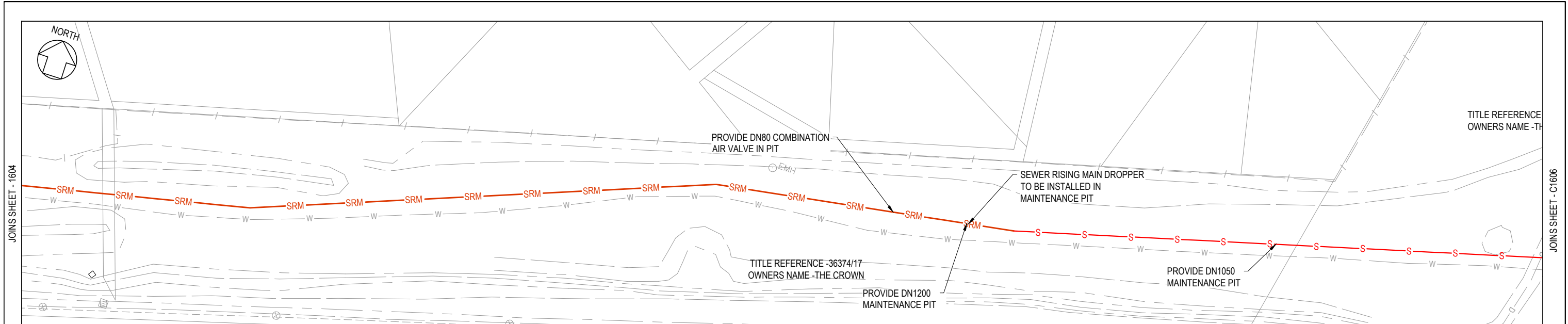
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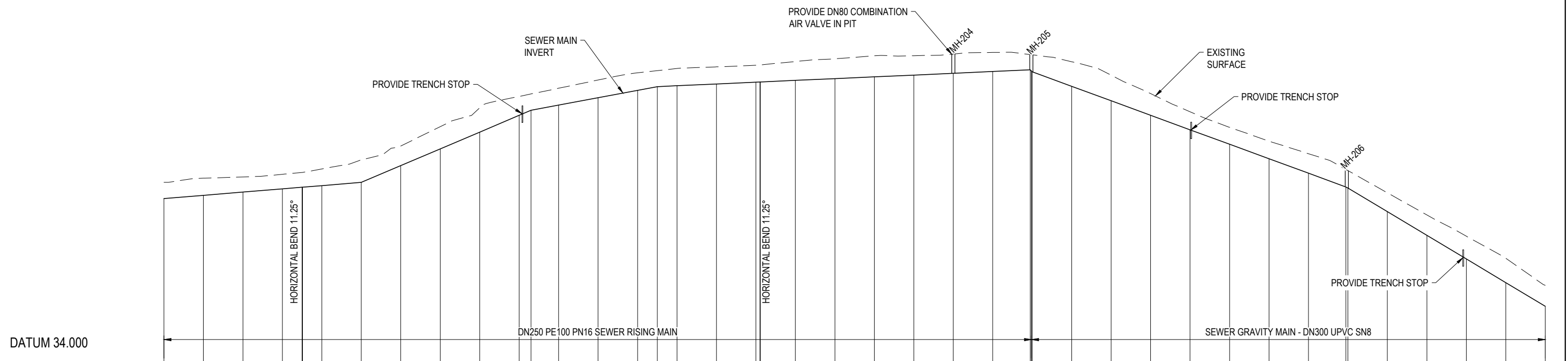
CLIENT	BRIGHTONMATT A PTY LTD
PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS	PRELIMINARY

DRAWING TITLE		GENERAL ARRANGEMENT SEWER MAIN - SHEET 2	
DATUMS:	AHD / MGA	CLIENT No.	
DRAWING No.	S-P.21.0707-00-CIV-DRG-1604	REVISION	B
Jun. 30, 21 - 13:59:49 Name: S-P.21.0707-00-CIV-DRG-1604.dwg Updated By: Wayne Bell			



SEWER MAIN - PLAN

SCALE 1:1000

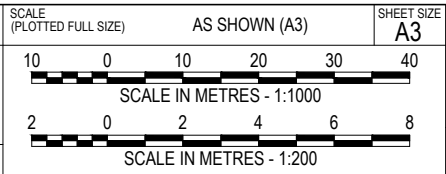


PIPELINE GRADE	G=1.6% L=60m										G=8.5% L=43m					G=3.7% L=32m					G=0.9% L=95m					L=79m G=-7.3%					L=54m G=-12.0%																																												
DEPTH TO INVERT	-0.817	-0.867	-0.767	-0.737	-0.744	-0.746	-0.846	-1.139	-0.993	-1.126	-1.233	-0.959	-0.828	-0.855	-0.897	-0.889	-0.808	-0.872	-0.867	-0.857	-0.866	-0.958	-1.002	-1.065	-0.983	-0.975	-0.966	-0.775	-0.861	-1.246	-1.295	-1.098	-0.912	-0.857	-0.889	-0.989	-0.888	-0.881	-0.952	-1.030	-1.154	-1.235	-1.062																																
SURFACE LEVELS	43.189	43.298	43.314	43.316	43.378	43.407	43.510	43.524	43.603	43.782	43.827	44.031	44.239	44.511	44.876	44.942	45.924	46.217	46.493	47.029	47.163	47.454	47.780	47.867	48.285	48.454	48.628	48.651	48.867	48.885	48.949	48.952	49.013	49.049	49.050	49.223	49.315	49.350	49.357	49.509	49.532	49.500	49.518	49.532	49.536	49.600	49.663	49.681	49.693	49.688	49.562	49.435	49.212	49.106	48.877	48.529	48.205	47.754	47.598	47.071	46.679	46.320	45.910	45.891	45.189	45.185	44.556	44.231	44.130	44.130	44.794	40.379	39.338	39.245	37.888
PIPE INVERT	42.283	42.447	42.610	42.773	42.855	42.857	42.937	43.100	43.949	44.798	45.647	46.495	46.750	47.012	47.387	47.762	47.950	47.995	48.085	48.175	48.185	48.265	48.355	48.445	48.535	48.625	48.715	48.800	48.700	47.967	47.233	46.500	45.767	45.033	44.300	43.567	42.870	42.820	41.622	40.424	39.226	38.027	36.829																																
CHAINAGE	650.00	660.00	670.00	680.00	685.00	685.10	690.00	700.00	710.00	720.00	730.00	740.00	743.00	750.00	760.00	770.00	775.00	780.00	790.00	800.00	801.10	810.00	820.00	830.00	840.00	850.00	860.00	869.50	870.00	880.00	890.00	900.00	910.00	920.00	930.00	940.00	949.50	950.00	960.00	970.00	980.00	990.00	1000.00																																

REFERENCE FILES ATTACHED: hb17460-x1110; HB17460-X1500; HB17460-X1850; HB17460-X1180

DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
B	PRELIMINARY DESIGN	A.C	R.C	C.M	25.05.2021
A	PRELIMINARY DESIGN	A.C	R.C	C.M	24.05.2021
		A.CHISHOLM	R.CASIMATY	C.MASKREY	17.05.2021

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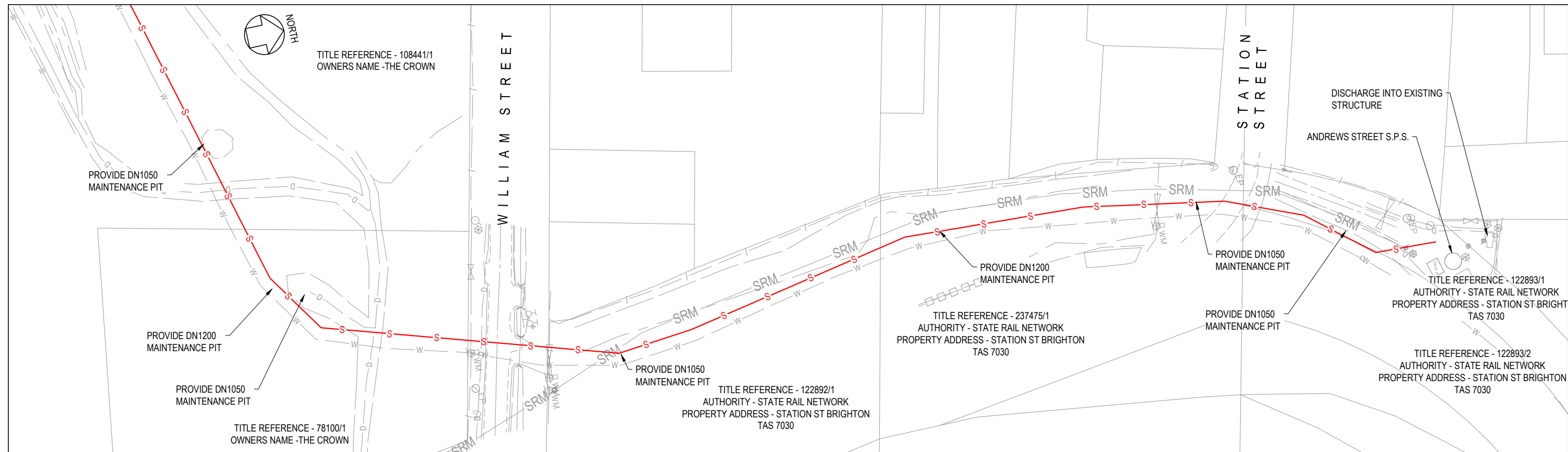
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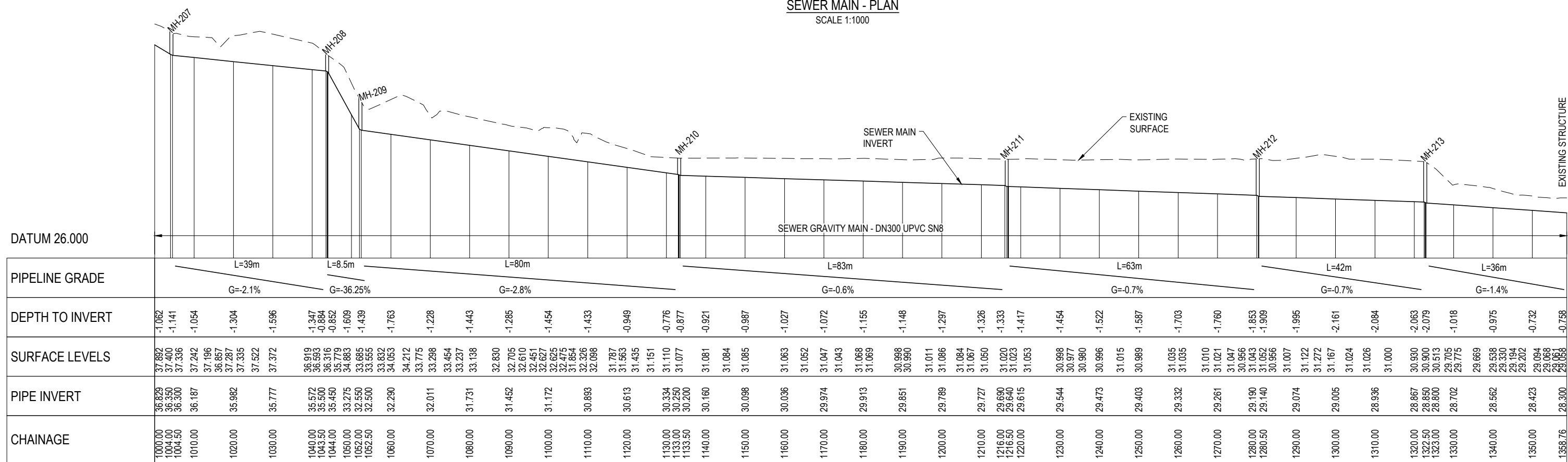
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CLIENT	BRIGHTONMATTATA PTY LTD
PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS	PRELIMINARY

DRAWING TITLE		GENERAL ARRANGEMENT SEWER MAIN - SHEET 3	
DATUMS:	AHD / MGA	CLIENT No.	
DRAWING No.	S-P.21.0707-00-CIV-DRG-1605	REVISION	B
Jun. 30, 21 - 13:59:56 Name: S-P.21.0707-00-CIV-DRG-1605.dwg Updated By: Wayne Bell			



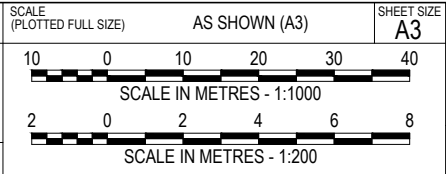
SEWER MAIN - PLAN
SCALE 1:1000



REFERENCE FILES ATTACHED: hb17460-x1110; HB17460-X1500; HB17460-X1850; HB17460-X1180

DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
B	PRELIMINARY DESIGN	A.C	R.C	C.M	25.05.2021
A	PRELIMINARY DESIGN	A.C	R.C	C.M	24.05.2021
		A.CHISHOLM	R.CASINATY	C.MASKREY	17.05.2021

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SIGNED	DATE



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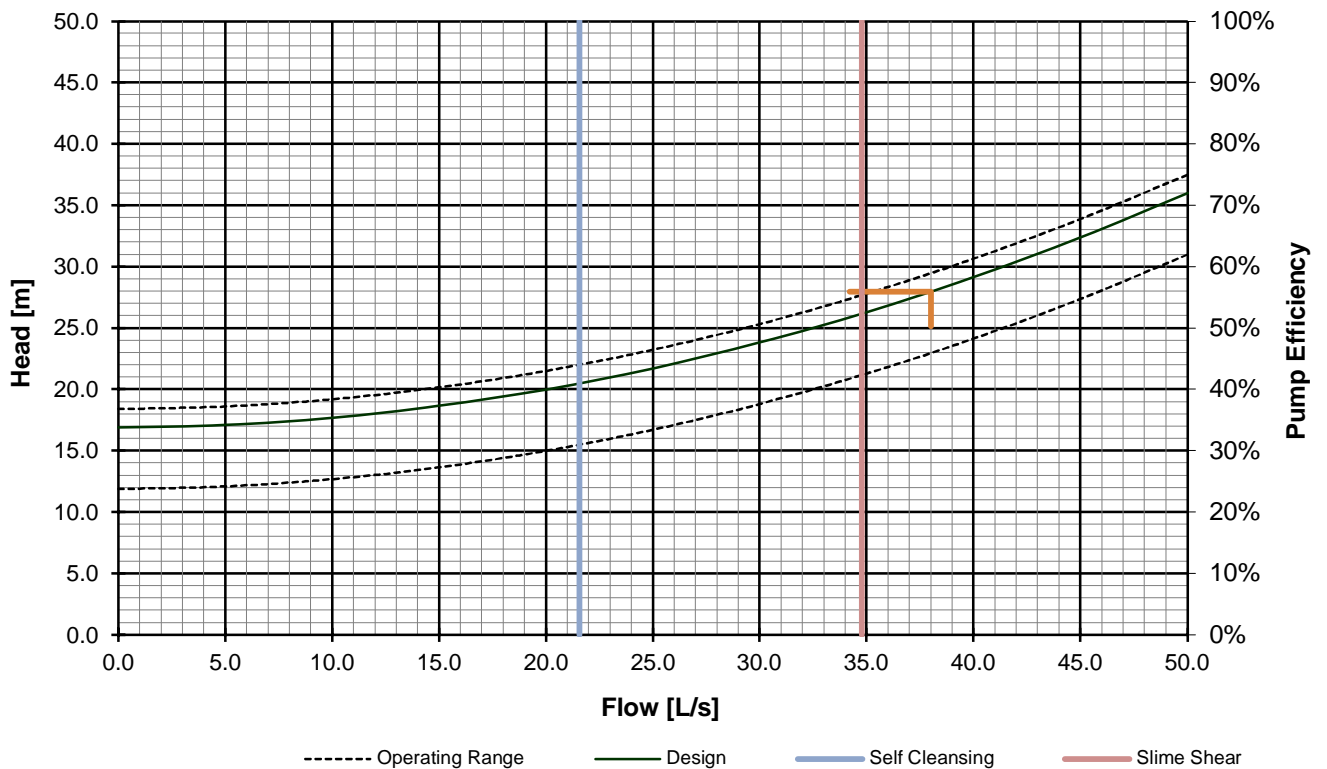
CLIENT	BRIGHTONMATTA PTY LTD
PROJECT	DYLAN STREET, BRIGHTON SEWAGE PUMP STATION
STATUS	PRELIMINARY

DRAWING TITLE		GENERAL ARRANGEMENT SEWER MAIN - SHEET 4	
DATUMS:	AHD / MGA	CLIENT No.	
DRAWING No.	S-P.21.0707-00-CIV-DRG-1606	REVISION	B
Jun. 30, 21 - 14:00:02 Name: S-P.21.0707-00-CIV-DRG-1606.dwg Updated By: Wayne Bell			

Pump System Curve

Appendix C

		Pump Manifold	Rising Main 1	Rising Main 2									
Pipe Dia	[m]	0.15	0.203	0.405		Static Design Head	[m]	16.9					
No Pipes		1	1	1		Static Minimum Head	[m]	11.9					
Pipe Friction k	[mm]	0.6	0.6			Static Maximum Head	[m]	18.4					
Pipe Length	[m]	10	870			Maximum Flow	[L/s]	50					
Pipe Fittings K		8	10			Specific Gravity		1.00					
Offtake flow	[m ³ /hr]					Dynamic Viscosity		0.001000					
Pump Speed	[rpm]	1,800					Self cleansing shear stress	[Pa]	1.5				
						Slime shear stress	[Pa]	3.85					
Pump Manifold	Q ₁	[L/s]	0.0	5.0	10.0	15.0	20.0	25.0	30.0	35.0	40.0	45.0	50.0
	v ₁	[m/s]	0.000	0.283	0.566	0.849	1.132	1.415	1.698	1.981	2.264	2.546	2.829
	R _{e1}		0	42,441	84,883	127,324	169,765	212,207	254,648	297,089	339,531	381,972	424,413
	h _{v1}	[m]	0.00	0.03	0.13	0.29	0.52	0.82	1.18	1.60	2.09	2.65	3.27
	S ₁		0.000	0.001	0.003	0.007	0.013	0.01970	0.028	0.038	0.050	0.063	0.078
	h _{f1}	[m]	0.00	0.01	0.03	0.07	0.13	0.1970	0.28	0.38	0.50	0.63	0.78
	h ₁	[m]	0.00	0.04	0.16	0.37	0.65	1.01	1.46	1.99	2.59	3.28	4.05
Rising Main 1	Q ₂	[L/s]	0.0	5.0	10.0	15.0	20.0	25.0	30.0	35.0	40.0	45.0	50.0
	v ₂	[m/s]	0.00	0.15	0.31	0.46	0.62	0.77	0.93	1.08	1.24	1.39	1.54
	R _{e2}		0	31,361	62,721	94,082	125,442	156,803	188,163	219,524	250,885	282,245	313,606
	h _{v2}	[m]	0.00	0.01	0.05	0.11	0.19	0.30	0.44	0.60	0.78	0.99	1.22
	S ₂		0.000	0.000	0.001	0.001	0.003	0.004	0.006	0.008	0.010	0.013	0.016
	h _{f2}	[m]	0.00	0.16	0.59	1.29	2.26	3.51	5.03	6.82	8.89	11.22	13.83
	h ₂	[m]	0.00	0.17	0.63	1.40	2.46	3.82	5.47	7.42	9.66	12.21	15.04
Rising Main 2	Q ₃	[L/s]	0.0	5.0	10.0	15.0	20.0	25.0	30.0	35.0	40.0	45.0	50.0
	v ₃	[m/s]	0.00	0.04	0.08	0.12	0.16	0.19	0.23	0.27	0.31	0.35	0.39
	R _{e3}		0	15,719	31,438	47,157	62,876	78,595	94,314	110,033	125,752	141,471	157,190
	h _{v3}	[m]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	S ₃		0.000	0.000	0.000	0.000	0.000	0.000	0.0001	0.000	0.000	0.000	0.000
	h _{f3}	[m]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	h ₃	[m]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dynamic	Max	[m]	18.41	18.62	19.21	20.18	21.52	23.24	25.34	27.82	30.67	33.90	37.51
	Design	[m]	16.90	17.11	17.70	18.66	20.01	21.73	23.83	26.30	29.16	32.39	35.99
	Min	[m]	11.90	12.11	12.70	13.66	15.01	16.73	18.83	21.30	24.16	27.39	30.99



Dylan Street SPS - Catchment Demand Analysis

Contact

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rcasimaty@pittsh.com.au

**Pitt & Sherry
(Operations) Pty Ltd**
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Located nationally —
Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport



Amended Submission to Planning Authority Notice

Council Planning Permit No.	RZ 2022/05	Council notice date	2/11/2021
TasWater details			
TasWater Reference No.	TWDA 2023/00094-BTN	Date of response Amended	31/01/2023 15/06/2023
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	1 TIVOLI RD, GAGEBROOK	Property ID (PID)	1916619
Description of development	South Brighton Master Plan		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Date of Issue		
GHD	Report for Brighton Council - South Brighton Infrastructure Feasibility and Master Plan, 12532056		
Pitt & Sherry	Concept Design Sketches		30/06/2021
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):</p> <p style="color: red;">TasWater does not object to the proposal and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.</p>			
Advice			
<p>Servicing</p> <p style="color: red;">Subsequent to the original TasWater response, the Pitt & Sherry Concept Design Sketches were submitted. This information is not included in the GHD Infrastructure Assessment document but provides a recommendation for a combined servicing approach that considers all associated land needing reticulated sewerage.</p> <p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p> <p>Service Locations</p> <p>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</p>			

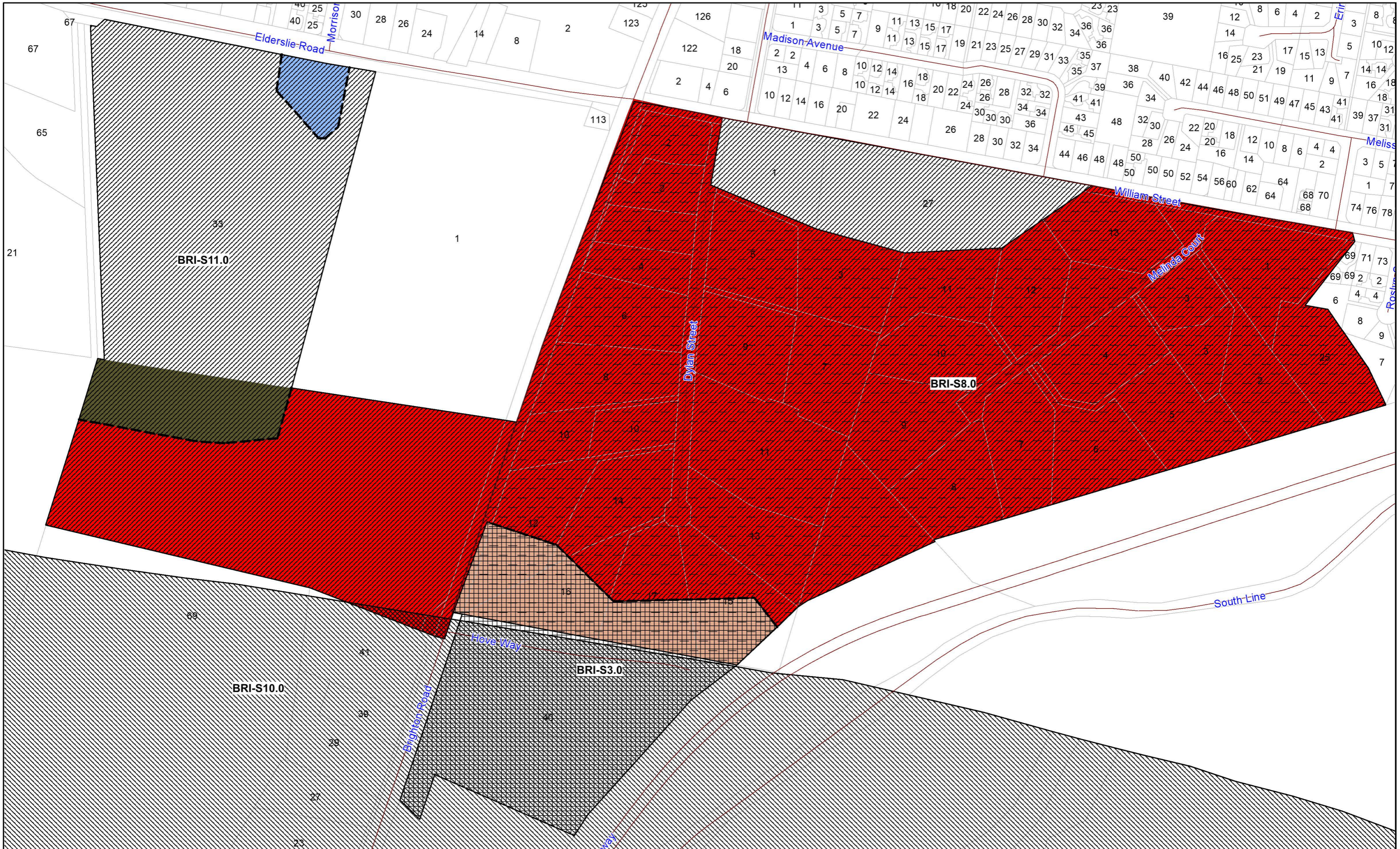
- and/or a private contractor engaged at the developers cost to locate the infrastructure.
- (a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
 - (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.
 - (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

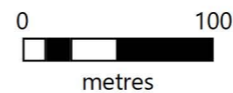
TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au








RZ5 South Brighton Master Plan

South Brighton Master Plan-Proposed and Existing Amendments







Date: 14.06.2023

Proposed Zones

-  Environmental Management
-  General Residential
-  Local Business
-  Rural
-  Proposed ZoneBdy

Legend

-  Specific Area Plan S8.0 (Existing)
-  Specific Area Plan S10.0 (Existing)
-  Specific Area Plan S11.0 (Proposed)
-  Specific Area Plan S3.0 (Proposed)



POLICY NAME: Key Infrastructure Investments and Defined Infrastructure Charges

POLICY No: 1.7

1. PURPOSE:

- 1.1. The purpose of this 'Key Infrastructure Investments and Defined Infrastructure Charges Policy' ('Policy') is to set guidelines by which Brighton Council ('Council') can make key infrastructure investments. Council will recoup these investments via the imposition of a charge on the creation of new lots or the intensification of land that benefits directly from these investments.

2. SCOPE:

- 2.1 This policy applies only to the Areas of land identified in the addendums to this Policy on the day following its adoption, as well as the Areas identified by the all future addendums adopted by Council and forming part of this Policy.

3. COMMENCEMENT:

- 3.1 This Policy will apply from the day immediately following its adoption by Council.

4. DEFINITIONS:

Area	The geographical location within Council's municipal area to which each addendum to the Policy apply.
Equivalent Tenement	A calculation of the real effect of the load or demand on infrastructure for a particular use as a proportion of a typical dwelling.
Development	The meaning provided for within the <i>Land Use Planning and Approvals Act 1993</i> or any other matter requiring a permit under that act.
Lot	Each individual area of land created by the subdivision of a parent title or strata scheme.
Investment	The monetary contribution made by Council towards the specific piece of infrastructure to which the Charge is to be applied.
Tenement	A single detached dwelling / residence.
Tenement capacity	The number of Tenements able to be serviced by an individual infrastructure investment when fully utilised.
Charge	The proportion of Council's investment to be recouped.

5. OBJECTIVE:

- 5.1 To ensure that strategically appropriate development is not unduly hindered by a lack of critical infrastructure or inhibitive upfront costs via the assistance of Council in investing in this infrastructure. Council will seek to recoup its investment as the development of land benefitting from that investment occurs.
- 5.2 Investments made by Council will:
- (a) ensure that services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment;
 - (b) ensure a more equitable system for infrastructure costs for land development;
 - (c) ensure that fair and orderly development in accordance with endorsed strategies and plans can occur in the most efficient manner;
 - (d) ensure legislative requirements for provision of infrastructure and for infrastructure-related charges are met;
 - (e) ensure operational processes are identified and responsibility for administering this policy is allocated; and
 - (f) demonstrate transparent and responsible support for key infrastructure.

6. POLICY:

Introduction

- 6.1 Council is committed to facilitating strategic development that aligns with its endorsed strategies and plans. Council recognises that substantial up front infrastructure costs can often lead to ad hoc and inefficient development, or stifle development all together.
- 6.2 It is particularly difficult to ensure that efficient long-term infrastructure is installed, when there are multiple land owners who share the benefits but not the costs of the construction of that infrastructure.
- 6.3 Council as an intermediary can play a role in removing this blockage by in ensuring that infrastructure costs associated with growth are equitably carried by the beneficiaries.

Background

- 6.4 The removal of the ability for TasWater to impose headworks charges has resulted in situations where the outlay costs of critical infrastructure has prohibited strategic development. Effectively TasWater has no means to recoup its costs and its investment in new capacity building infrastructure has been limited.
- 6.5 The result of this has meant that in the case of residential rezonings and subdivisions, the first to develop must incur major costs that then benefit all subsequent developers within that area.
- 6.6 Council can fill this void by acting as an intermediary and provide an investment in the upfront contribution to these infrastructure costs.
- 6.7 There may be cases where strategic infrastructure other than sewerage or water, such as roads, bridges, stormwater and the like, may be appropriate for such a strategic investment by Council.

- 6.8 This proactive approach by Council in the investment in infrastructure is likely to encourage development to occur in line with Council's strategies and plans and be in a more efficient and equitable manner.
- 6.9 This Policy is consistent with and supports Council's Strategic Plan. The Policy specifically supports the Strategic Plan in that it can be harnessed to ensure Brighton's preferred future will have:
- (a) a sustainable natural and built environment;
 - (b) infrastructure maintained at an appropriate level;
 - (c) a better image as a place where people want to live;
 - (d) an appropriate, affordable and accessible transport system; and
 - (e) practical and effective land use strategies.
- 6.10 A strategic approach to infrastructure investment and land use development will ensure that the Council delivers the highest appropriate opportunities for growth, whilst ensuring efficiency and amenity.

Principles

- 6.11 Council is not obliged to make infrastructure investments outside their normal responsibilities.
- 6.12 Council may consider investing in infrastructure where it is of the opinion there is a strong long-term benefit to the municipality and its community.
- 6.13 All relevant legislative requirements together with political, social and economic environments are to be taken into account when deciding to invest in infrastructure and recoup this investment via the imposition of a Charge on the benefitting land.
- 6.14 Any investments are to be consistent with Council's strategies, land use planning strategies and plans.
- 6.15 Investment agreements are to be appropriately structured so as to ensure that the relevant infrastructure will be completed to a satisfactory standard.
- 6.16 Charges for the recovery of Council's investment are to be calculated by reference to the total estimated benefit to an Area resulting from the infrastructure investment and is to be calculated by reference to the total sum of that investment, divided by the estimated number of Tenements that will ultimately share in the benefit of the investment.

Application

- 6.17 In applying the principals of this Policy to the individual investments made by Council, addendums to this Policy are to be made ('**Addendums**'). On adoption of these Addendums by Council, they are to be read as being part of this Policy.
- 6.18 The Addendums are to include the following detail:
- (a) a description of the specific infrastructure invested in by Council;
 - (b) the Area of land to which the Policy has application;
 - (c) the initial Investment made by Council;
 - (d) the financial year in which the Investment was made;
 - (e) the Equivalent Tenement of additional capacity supported by the specific investment and infrastructure (if applicable);

- (f) the formula by which the Charge is to be calculated and applied;
 - (g) the design assumptions and standards of the infrastructure invested in; and
 - (h) the equivalence factors to be applied for the relevant uses of the land and to be applied in calculating the Charge.
- 6.19 The infrastructure investments of Council may include but are not limited to the following general areas:
- (a) water;
 - (b) sewerage;
 - (c) roads and other transport;
 - (d) public open space infrastructure;
 - (e) stormwater drainage; or
 - (f) carparking.
- 6.20 Under each Addendum, the sum of Council's investment in the infrastructure is to be calculated and indexed to account for the Hobart CPI increase each financial year.
- 6.21 Equivalent tenement factors are to be calculated by applying industry guidelines and actual data.
- 6.22 The calculation of each Charge is to be based on the recovery of the total amount of Council's investment as a proportion to the number of additional tenements that can be serviced by that piece of infrastructure (where applicable).
- 6.23 Conditions imposed by Council on planning permits for infrastructure contributions are to read principally as follows:
- "The subdivider is to pay to the Council an infrastructure contribution of \$XX per lot in the subdivision, with such payment being made prior to the sealing of the final plan."*
- 6.24 Notwithstanding the above draft condition, developers can be given the opportunity to make an agreement with Council to allow payment at some other time.
- 6.25 The Charges under this Policy are to be indexed to the Hobart CPI and rounded to the nearest \$5, calculated at the time of payment.
- 6.26 Lots may be excluded from an Area at the discretion of Council.

7. PAYMENT:

- 7.1 Payment of the Charge shall be made as follows unless otherwise authorised by the General Manager:
- (a) **Subdivision** - prior to the sealing of the subdivision plans;
 - (b) **Strata Scheme** - prior to the issue of the Certificate of Approval; and
 - (c) **Intensified Use** - prior to the commencement of the intensified use.

8. ROLES & RESPONSIBILITIES

- 8.1 Councillors are to:
- (a) ensure the Policy is applied consistently;
 - (b) ensure this policy is utilised only for development that aligns to endorsed strategies and plans and that has significant long-term community benefits; and
 - (c) approve the Key Infrastructure Investment Policy.
- 8.2 Senior Management Team is to:
- (a) ensure the Policy is applied consistently.
 - (b) recommend additions or revisions to this policy.
- 8.3 Asset Services & Development Services is to:
- (a) ensure this policy is reflected in relevant Development Applications and Planning Permit conditions.

9. REFERENCES:

Local Government Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

Local Government (Highways) Act 1982

Land Use Planning and Approvals Act 1993

Urban Drainage Act 2013

Water and Sewerage Industry Act 2008

Strategic Plan 2023-2033

Brighton Structure Plan 2012

Brighton Town Centre Local Area Plan 2012

Asset Management Plans

Long Term Financial Management Strategy

Long Term Financial Management Plan

ADMINISTRATIVE DETAILS:

Policy compiled: September 2018

Adopted by Council: 18/09/2018; 21/02/2023

To be reviewed: February 2025

Responsibility: Manager Development Services



GENERAL MANAGER

Brighton Council Key Infrastructure Investments and Defined Infrastructure Charges Policy

Addendum 1: South Brighton Urban Growth Area

1. BACKGROUND

- 1.1. In the financial year 2017/2018, as part of the development of the 'Brighton Highways Services Centre', Council invested \$200,000.00 for the construction of a sewer pump station ('Pump Station').
- 1.2. Council invested in this piece of infrastructure as the Pump Station will provide additional capacity for approximately 146 additional Tenements to be serviced by the reticulated sewerage system.

2. APPLICATION

- 2.1. This addendum only applies to use and development occurring on land within the South Brighton Urban Growth Area ('Growth Area').

- 2.2. The Growth Area consists of the following parcels of land:

Volume 21500, Folio 4	Volume 143361, Folio 3
Volume 107930, Folio 1	Volume 143361, Folio 2
Volume 155994, Folio 1	Volume 143361, Folio 1
Volume 155994, Folio 2	Volume 36374, Folio 16
Volume 160067, Folio 1	Volume 36374, Folio 1
Volume 160067, Folio 2	Volume 36374, Folio 2
Volume 143361, Folio 15	Volume 36374, Folio 3
Volume 143361, Folio 14	Volume 36374, Folio 4
Volume 155743, Folio 1	Volume 36374, Folio 5
Volume 155743, Folio 2	Volume 36374, Folio 6
Volume 143361, Folio 12	Volume 36374, Folio 7
Volume 143361, Folio 11	Volume 36374, Folio 8
Volume 143361, Folio 10	Volume 36374, Folio 9
Volume 143361, Folio 12	Volume 36374, Folio 10
Volume 143361, Folio 8	Volume 36374, Folio 11
Volume 143361, Folio 7	Volume 36374, Folio 12
Volume 143361, Folio 6	Volume 36374, Folio 13
Volume 143361, Folio 5	Volume 36374, Folio 14
Volume 143361, Folio 4	Volume 139691, Folio 2

- 2.3. The following lots are excluded from the application of the Policy due to having already made a financial contribution to the Pump Station:

Volume 143361, Folio 8	Volume 143361, Folio 12
Volume 143361, Folio 9	Volume 139691, Folio 2
Volume 143361, Folio 10	

2.4. The below map specifies the Growth Area with its boundary marked in blue:



Figure 1: The South Brighton Urban Growth Area

2.5. The charge will only be applied to development within the Growth Area until such time as the capacity of the sewer pump station approved in Planning Permit DA2018/00063 has been reached (the first 146 tenements).

3. CALCULATING THE CHARGE

3.1. The calculation of the Charge is based on the recovery of the total amount of Council’s investment as a proportion to the number of Tenements that will be serviced by the Pump Station.

Investment: \$200,000.00

Investment year: 2017/2018

Tenements Capacity 146 tenements

3.2. The Charge is to be calculated by reference to the equivalence factors outlined in the following table:

Sewerage Supply		
Development	Equivalence factor	
	tenement	unit
Lot	1.0	lot
Dwelling	1.0	dwelling
Flats, units, townhouses (1 - 2 bedrooms)	0.84	residence
(3 or more bedrooms)	1.29	

Division of Land

- (a) The Charge is to be imposed on the subdivision or strata of the land contained in the Growth Area. One charge is to be applied per additional Lot that is created.

Intensification / Development of Land

- (b) On the development of a second dwelling or residence on any Lot, the Charge is to be imposed in accordance with the above table:

- 3.3. If a use or development is not contained in the above table, the General Manager or their nominee, is to determine the equivalence factor to be applied based on relevant industry information.

- 3.4. The Equivalent Tenement is to be calculated pursuant to the following formula:

Equivalent Tenement = no. of units of development x equivalence factor

Example: four townhouses (3 bedrooms each) equates to: $4 \times 1.29 = 5.16ET$

- 3.5. The Charge for that development is to be calculated as:

Charge = ((Investment x CPI) / Tenement Capacity) x Equivalent Tenement

*Example $(\$200,000.00 / 146) \times 5.16 = \$7,068.49$
 $= \$7,070.00$ [rounded to the nearest \$5.00]*

- 3.6. The intention of this Addendum is not to impose the Charge on the division of land as well as the construction of a single dwelling or residence on that land. The intention of this Addendum is to only impose the Charge where the capacity of the Pump Station is utilised.

- 3.7. A charge for the intensification of the use of land is only to be applied where a second dwelling or residence is sought to be constructed on a single Lot.

- 3.8. The Charge is only to be imposed on the subdivision of land and the intensification of that land where that intensification is greater than a single dwelling or residence.

- 3.9. The Charge will be imposed as a condition of planning permit for new Lots or for the intensification of the land.

4. Payment

- 4.1. Payment of the Charge shall be made as follows unless otherwise authorised by the General Manager:

- (a) Subdivision - prior to the sealing of the subdivision plans;
 (b) Strata Scheme - prior to the issue of the Certificate of Approval; and

(c) Intensified Use - prior to the commencement of the intensified use.

ADMINISTRATIVE DETAILS:

Policy compiled: September 2018

Adopted by Council: September 2018

Reviewed:

To be reviewed: September 2020

Responsibility: Manager Development Services



GENERAL MANAGER