

Submission to Planning Authority Notice

Council Planning Permit No.	SA 2023 / 00010	Council notice date	27/06/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00828-BTN	Date of response	19/02/2024
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	33 ELDERSLIE RD, BRIGHTON	Property ID (PID)	9029664
Description of development	Subdivision - 109 Lots and Associated Works		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Burbury Consulting	Lot Layout Plan	B	02/10/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/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. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or 			

upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and also any additional sewer infrastructure to connect to TasWater's existing sewer network, are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

9. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

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

11. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
12. 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.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal

Document be issued directly to them on behalf of the applicant.

16. Pipeline easements, to TasWater’s satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater’s standard pipeline easement conditions.
17. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

18. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,263.70, and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.
The payment is required within 30 days of the issue of an invoice by TasWater.
19. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

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>

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.

Boundary Conditions

The total boundary heads (HGL), not pressures, at the single nominated connection point into A204645 are:

	HGL (m)
Peak Day	125

Peak Day plus 10 L/s Fire Flow	127		
<p>It should be noted that these are the boundary heads in the water main itself at the proposed connection point and do not include losses through the actual connection or associated pipework.</p>			
Declaration			
<p>The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.</p>			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

CLIENT:
HOMES TASMANIA

ATTACHMENT
AGENDA ITEM 12.1

PROJECT:
SUBDIVISION OF 109 LOTS

ADDRESS:
33 ELDERSLIE ROAD, BRIGHTON

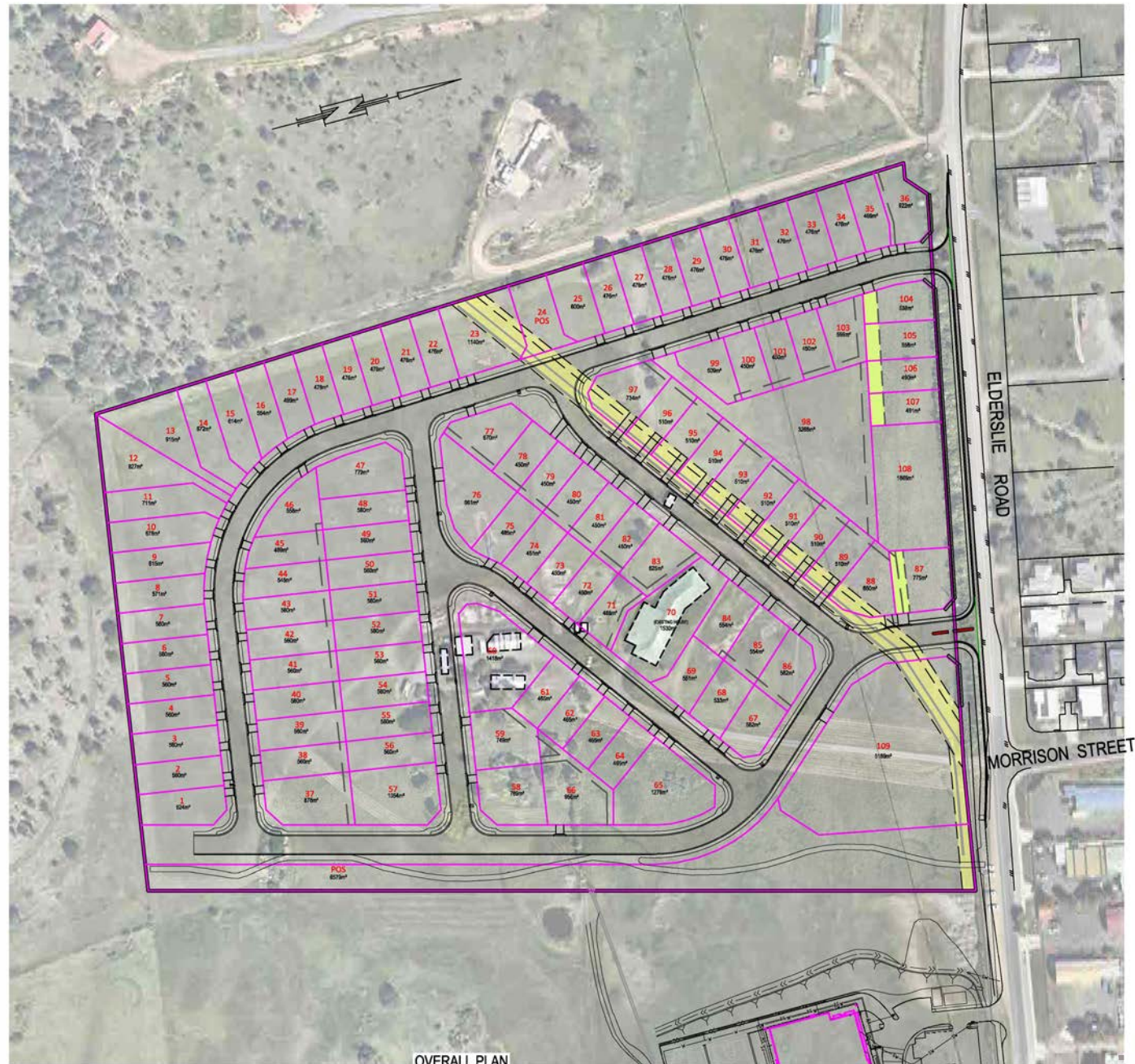
ISSUED FOR:
DEVELOPMENT APPLICATION

DRAWING LIST

DRAWING	TITLE	REV	DATE
1847-P01	OVERALL PLAN, NOTES & INDEX	H	05/09/2024
1847-P02	GENERAL ARRANGEMENT LAYOUT	F	05/09/2024
1847-P03	ROAD LAYOUT PLAN	D	05/09/2024
1847-P04	AERIAL IMAGE & CONTOUR PLAN	C	05/09/2024
1847-P10	BUILDING ENVELOPS & LOT DIMENSIONS	C	05/09/2024
1847-P20	CONCEPT STORMWATER SERVICING PLAN	D	05/09/2024
1847-P21	OVERALL STORMWATER PLAN	D	05/09/2024
1847-P30	CONCEPT SEWER SERVICING PLAN	C	05/09/2024
1847-P40	CONCEPT WATER SERVICING PLAN	C	05/09/2024
1847-P41	TASWATER WATER CROSSING DETAILS - SHEET 1	B	05/09/2024
1847-P42	TASWATER WATER CROSSING DETAILS - SHEET 2	B	05/09/2024
1847-P50	BUSHFIRE HAZARD MANAGEMENT PLAN	C	05/09/2024
1847-P60	LANDSCAPING INTENT PLAN	D	05/09/2024
1847-P90	ELDERSLIE ROAD FRONTAGE ASSESSMENT	B	05/09/2024

GENERAL NOTES:

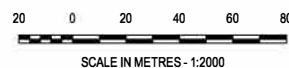
- THIS PLAN HAS BEEN PREPARED AS A PRELIMINARY DEVELOPMENT PROPOSAL PLAN TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- LOT SIZE AND LAYOUT SUBJECT TO FINAL LAYOUT AND FINAL PLAN OF SURVEY.
- THIS PLAN SHOULD NOT BE USED FOR ANY OTHER PURPOSE APART FROM OBTAINING A PLANNING PERMIT.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA STANDARD DRAWINGS AND SPECIFICATIONS, (WSAA SEWERAGE CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCILS DEVELOPMENT ENGINEER.
- NO TOP SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE CONSENT OF COUNCIL. TOP SOIL DISTURBED OR REMOVED AS A RESULT OF WORKS SHALL BE STOCK-PILED ON SITE AND LATER USED FOR REDRESSING ANY DISTURBED SURFACES.
- EXCAVATED AND IMPORTED MATERIAL USED AS FILL TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
- CONTRACTOR TO OBTAIN CLEARANCES AND COORDINATE WORK WITH ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED 'FOR CONSTRUCTION' AND AUTHORISED FOR ISSUE ACCORDINGLY.
- EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS"
- SITE SURVEY UNDERTAKEN BY WOOLCOTT SURVEYORS
- INFRASTRUCTURE LAYOUT IS CONCEPT ONLY AND MAY BE ALTERED DURING DETAILED DESIGN UPON APPROVAL OF THE DEVELOPMENT PROPOSAL
- FURTHER DETAILS AND NOTES TO BE PROVIDED IN FUTURE DETAILED ENGINEERING PLANS
- TASWATER SEWERAGE LOADS ARE ANTICIPATED TO BE ACCOMMODATED IN THEIR EXISTING INFRASTRUCTURE AND ARE AS FOLLOWS:
 - SEWER ET = 109
 - SEWER $Q_{dwf} = 0.57$ L/s
 - SEWER $Q_{dwf} = 2.32$ L/s
 - SEWER $Q_{dwf} = 5.89$ L/s
 - SEWER TO BE DISCHARGED TO TASWATER NETWORK VIA PUMP STATION AND RISING MAIN



OVERALL PLAN
SCALE 1:2000

PRELIMINARY - NOT FOR CONSTRUCTION

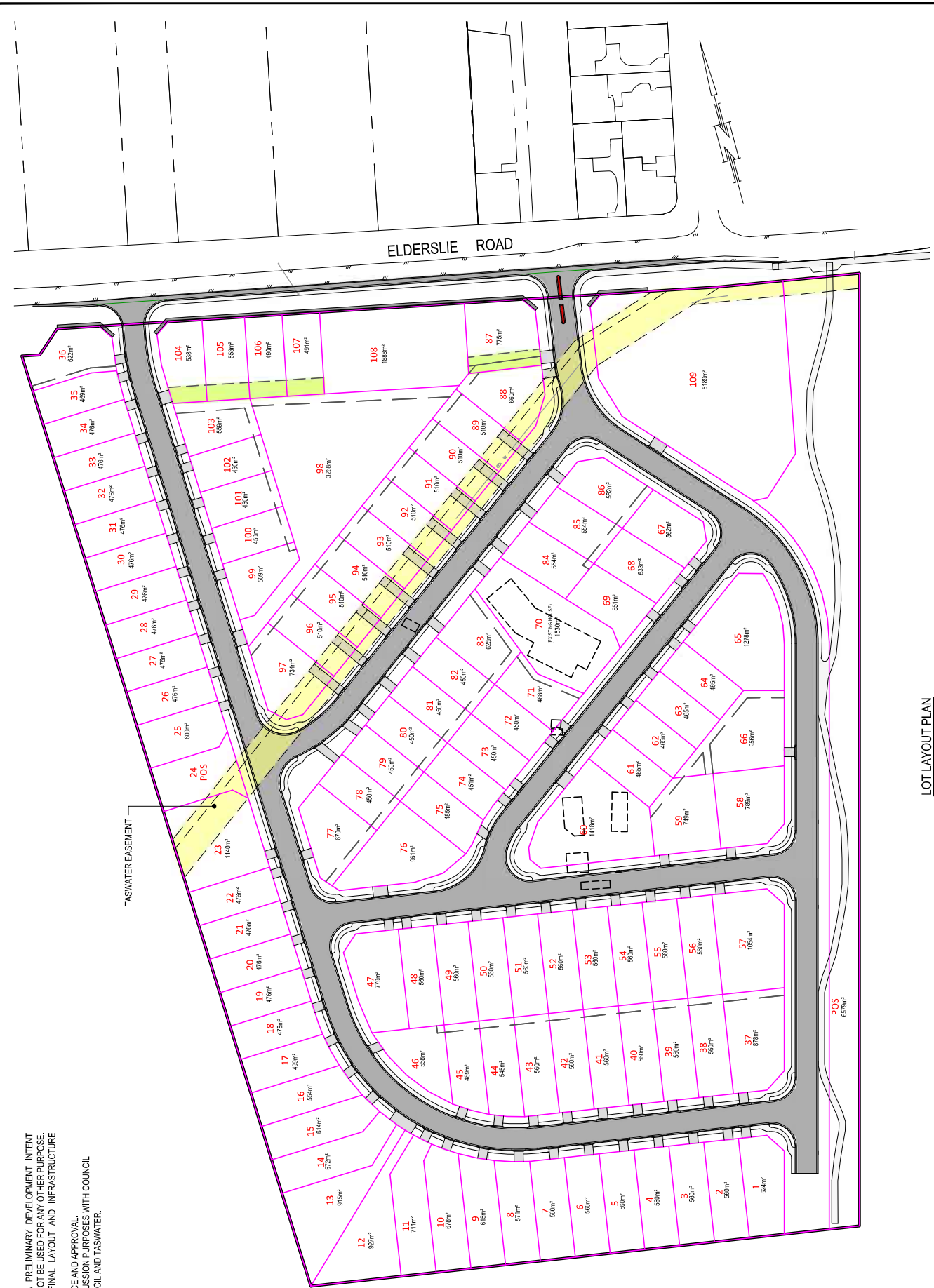
REVISIONS	Rev No	Revise on note	Date	Checked	Approved
	E	ISSUED FOR DEVELOPMENT APPROVAL	02/10/2023	MM	MM
	F	ADDRESSED RFI. ISSUED FOR DEVELOPMENT APPROVAL	31/01/2024	MM	MM
	G	COUNCIL RFI REQUESTED REDUCED OUTFLOW AND LANDSCAPING	05/03/2024	MM	MM
	H	ISSUED FOR DEVELOPMENT APPROVAL	05/09/2024	MM	MM



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Drawn By: M. MCQUIRE	Date: 08/03/2023	Client: HOMES TASMANIA
Designed By: M. MCQUIRE	Date: 15/08/2023	Project: ELDERSLIE ROAD SUBDIVISION
Checked By: ...	Date: ...	Title: OVERALL PLAN, NOTES & INDEX
Approved By: ...	Date: ...	Scale: 1:2000
		Sheet: A3
		Project No: 1847 - P01
		Revision: H



NOTES

1. THIS PLAN HAS BEEN PREPARED AS A PRELIMINARY DEVELOPMENT INTENT LAYOUT PLAN TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. LOT SIZE AND LAYOUT SUBJECT TO FINAL LAYOUT AND INFRASTRUCTURE ASSESSMENT/INVESTIGATION.
3. LOT LAYOUT SUBJECT TO PLANNING ADVICE AND APPROVAL.
4. THIS PLAN IS ONLY TO BE USED FOR DISCUSSION PURPOSES WITH COUNCIL.
5. LAYOUT SUBJECT TO APPROVAL OF COUNCIL AND TASWATER.

LOT LAYOUT PLAN
SCALE 1:1500

PRELIMINARY - NOT FOR CONSTRUCTION

Rev No	Revision note	Date	Checked	Approved
A	ISSUED TO CLIENT FOR DISCUSSION PURPOSES ONLY	09/02/2023	MM	MM
B	ISSUED TO CLIENT FOR REVIEW AND COMMENT	20/02/2023	MM	MM
C	ISSUED TO PLANNER FOR ASSESSMENT AND REPORTING	11/02/2023	MM	MM
D	ISSUED UPON LOT LAYOUTS	09/02/2023	MM	MM
E	ISSUED FOR DEVELOPMENT APPROVAL	02/02/2023	MM	MM

Client	HOMES TASMANIA
Project	15/02/2023
Date	15/02/2023
Drawn By	M. MCCURRY
Checked By	M. MCCURRY
Approved By	
Scale	1:1500
Drawn	4/3
Project	1847-P02

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SCALE IN METRES = 1:1500

15 0 15 30 45 60

NOTES

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PRELIMINARY - NOT FOR CONSTRUCTION

LOT LAYOUT PLAN - TRAFFIC LAYOUT
SCALE 1:1500

Rev No	Revision Note	Date	Checked	Approved
A	ISSUED TO TRAFFIC ENGINEER FOR PRELIMINARY REVIEW	14/02/23	MM	MM
B	ISSUED TO TRAFFIC ENGINEER FOR REVIEW	11/02/23	MM	MM
C	ISSUED FOR DEVELOPMENT APPROVAL	02/10/23	MM	MM
D	ISSUED FOR DEVELOPMENT APPROVAL	28/02/24	MM	MM

Client	HOMES TASMANIA
Project	ELERSLIE ROAD SUBDIVISION
Date	15/02/23
Drawn By	M. MCCURIE
Checked By	M. MCCURIE
Scale	1:1500
Drawn	15/02/23
Checked	15/02/23
Scale	1:1500
Drawn	15/02/23
Checked	15/02/23
Scale	1:1500

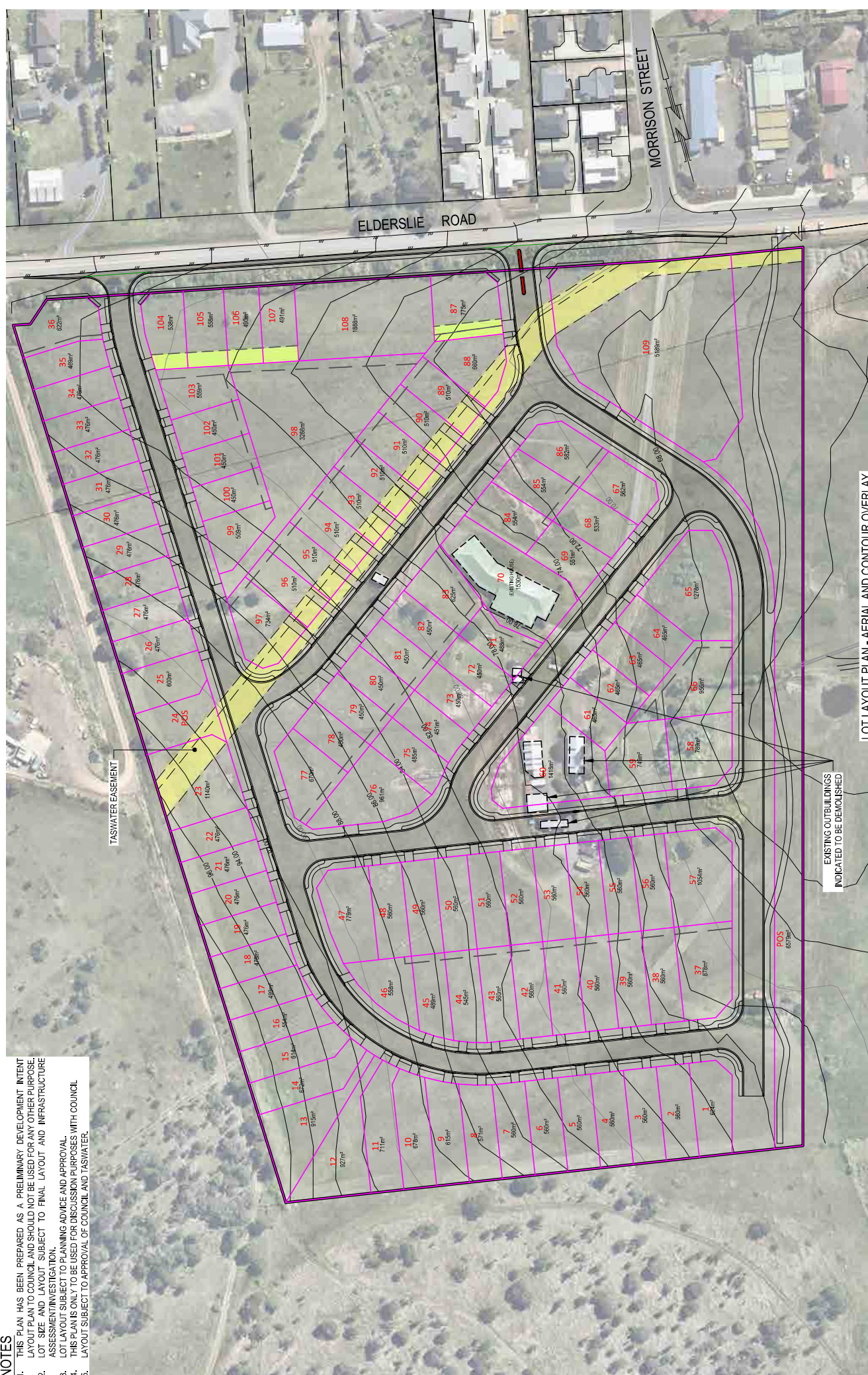
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15 0 15 30 45 60

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4. THIS PLAN IS ONLY TO BE USED FOR DISCUSSION PURPOSES WITH COUNCIL.
5. LAYOUT SUBJECT TO APPROVAL OF COUNCIL AND TSWATER.



LOT LAYOUT PLAN - AERIAL AND CONTOUR OVERLAY
 SCALE 1:1500

Rev No	Revision note	Date	Checked	Approved
A	ISSUED FOR APPROVAL	13/02/23	MM	MM
B	ISSUED FOR DEVELOPMENT APPROVAL	02/02/23	MM	MM
C	ISSUED FOR DEVELOPMENT APPROVAL	15/02/23	MM	MM

Client	HOMES TASMANIA
Project	ELDELSLIE ROAD SUBDIVISION
Drawn By	M. MCCURRY
Checked By	M. MCCURRY
Approved By	
Date	15/02/23
Scale	1:1500
Drawn	15/02/23
Checked	15/02/23
Approved	15/02/23
Drawn	15/02/23
Checked	15/02/23
Approved	15/02/23
Drawn	15/02/23
Checked	15/02/23
Approved	15/02/23

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Burburly

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15 0 15 30 45 60

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES

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2. LOT LAYOUT SUBJECT TO PLANNING ADVICE AND APPROVAL.
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4. LAYOUT SUBJECT TO APPROVAL OF COUNCIL AND TASFATER.

LEGEND

DEMONSTRATION THAT LOTS ARE ABLE TO CONTAIN A MINIMUM AREA OF 10m x 15m RECTANGLE.



LOT LAYOUT PLAN
SCALE 1:1500

PRELIMINARY - NOT FOR CONSTRUCTION

Rev No	Revision Note	Date	Checked	Approved
A	ISSUED TO BURBURY HAZARD PRACTITIONER	13/02/23	MM	MM
B	ISSUED FOR DEVELOPMENT APPROVAL	02/10/2023	MM	MM
C	ISSUED FOR DEVELOPMENT APPROVAL	05/09/2024	MM	MM

Client	HOMES TASMANIA
Project	ELDERSLIE ROAD SUBDIVISION
Title	LOT LAYOUT PLAN
Drawn	M. MCCURE
Checked	M. MCCURE
Scale	1:1500
Drawn By	M. MCCURE
Checked By	M. MCCURE
Approved By	
Scale	1:1500
Page	43
Sheet	1847-P10

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15 0 15 30 45 60

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STORMWATER TREATMENT

1. THE TREATMENT TRAIN PROPOSED MEETS THE OBLIGATIONS OF THE 80/46/45% FOR TSS/PTM/TARGET REDUCTIONS. DURING DETAILED DESIGN OTHER ALTERNATIVES MAY BE PROPOSED OR INVESTIGATED.
2. THE NINE BIOFILTERS (OR APPROVED EQUIVALENT) WILL BE DESIGNED TO FUTURE DETAILED ENGINEERING DESIGN ON THE UPSTREAM SIDE OF SIDE ENTRY PITS FOR THE SELECTED ROAD CATCHMENTS.
3. THE EIGHT ENVIROPODS WILL BE SELECTIVELY PLACED BASED ON ROAD CATCHMENTS THAT ARE NOT CONTRIBUTING TO THE BIOFILTERS AND WILL BE SUBJECT TO FUTURE DETAILED DESIGN.



PRELIMINARY - NOT FOR CONSTRUCTION

Client	HOMES TASMANIA
Project	ELDERSLIE ROAD SUBDIVISION
Title	CONCEPT STORMWATER SERVICING PLAN
Date	15/08/2023
Scale	1:1500
Drawn By	M. MCCURRY
Checked By	M. MCCURRY
Approved By	
Scale	1:1500
Drawn	18/07/2023
Checked	15/08/2023
Approved	
Drawn	
Checked	
Approved	

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Rev No	Revision Note	Date	Checked	Approved
A	ISSUED FOR DEVELOPMENT APPROVAL	12/10/2023	MM	MM
B	ADDRESSED RFI ISSUED FOR DEVELOPMENT APPROVAL	31/10/2024	MM	MM
C	STORMWATER DETENTION INCREASED FOR REDUCED OUTFLOW	05/02/2024	MM	MM
D	ISSUED FOR DEVELOPMENT APPROVAL	18/02/2024	MM	MM

Rev No	Revision Note	Date	Checked	Approved
A	ISSUED FOR DEVELOPMENT APPROVAL	12/10/2023	MM	MM
B	ADDRESSED RFI ISSUED FOR DEVELOPMENT APPROVAL	31/10/2024	MM	MM
C	STORMWATER DETENTION INCREASED FOR REDUCED OUTFLOW	05/02/2024	MM	MM
D	ISSUED FOR DEVELOPMENT APPROVAL	18/02/2024	MM	MM

REVISIONS

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PRELIMINARY - NOT FOR CONSTRUCTION

Rev No	Revision Note	Date	Checked	Approved
A	ISSUED FOR DEVELOPMENT APPROVAL	12/10/2023	MM	MM
B	ADDRESSED RFI ISSUED FOR DEVELOPMENT APPROVAL	21/10/2024	MM	MM
C	STORMWATER DETENTION INCREASED FOR REDUCED OUTFLOW	28/02/2024	MM	MM
D	ISSUED FOR DEVELOPMENT APPROVAL	28/02/2024	MM	MM

Client	HOMES TASMANIA
Project	ELDERSLIE ROAD SUBDIVISION
Title	CONCEPT STORMWATER SERVICING PLAN
Scale	1:2000
Drawn By	M. ACCURE
Checked By	M. ACCURE
Drawn Date	15/08/2023
Checked Date	15/08/2023
Drawn No	1847-P21
Checked No	1847-P21

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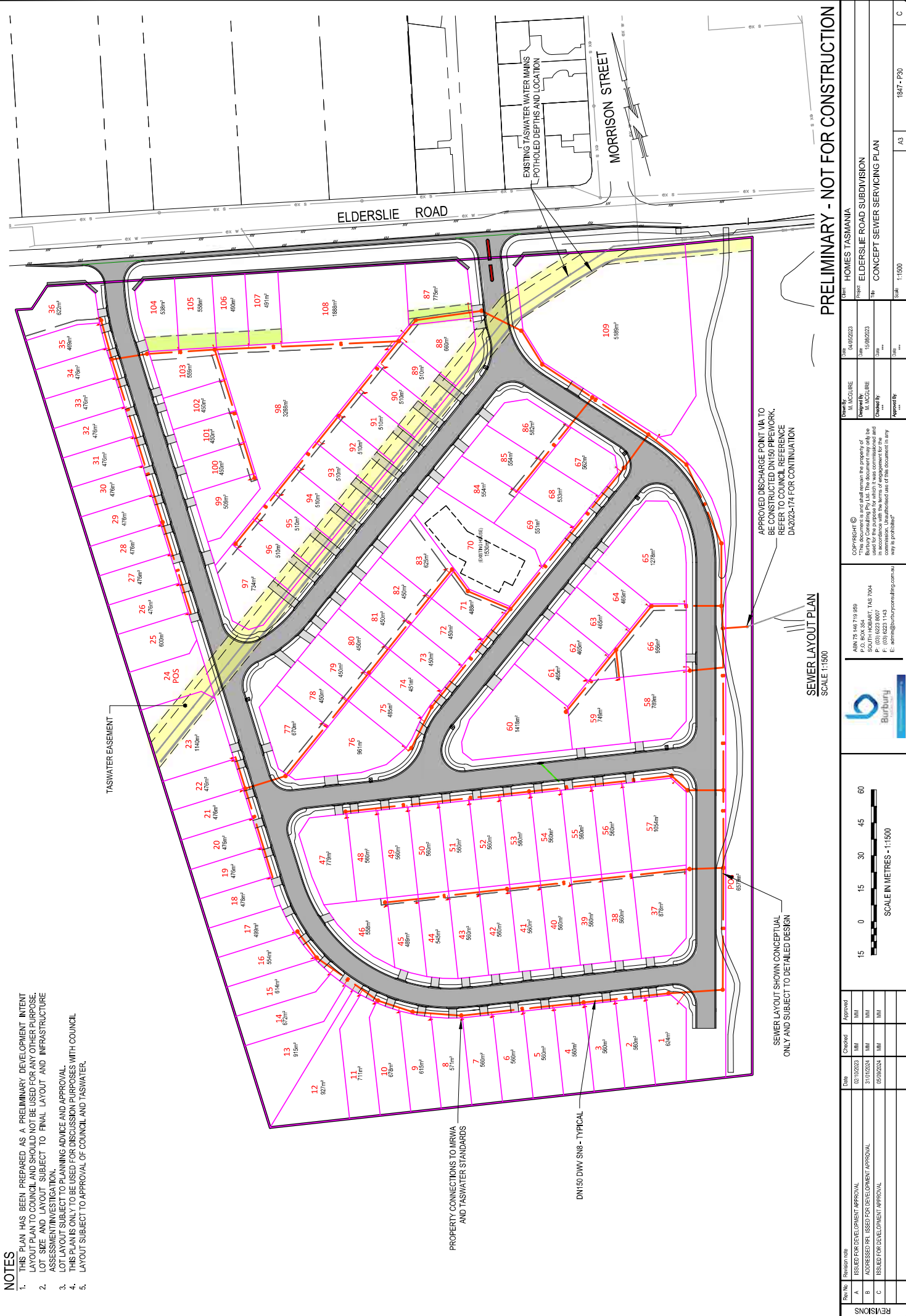
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SCALE IN METRES - 1:2000

0 20 40 60 80

NOTES

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PRELIMINARY - NOT FOR CONSTRUCTION

SEWER LAYOUT PLAN
SCALE 1:1500

APPROVED DISCHARGE POINT VIA TO BE CONSTRUCTED DN150 PIPEWORK. REFER TO COUNCIL REFERENCE DA24223-174 FOR CONTINUATION

SEWER LAYOUT SHOWN CONCEPTUAL ONLY AND SUBJECT TO DETAILED DESIGN

Rev No	Revision Note	Date	Checked	Approved
A	ISSUED FOR DEVELOPMENT APPROVAL	12/10/2023	MM	MM
B	ADDRESSED REVISIONS FOR DEVELOPMENT APPROVAL	21/10/2024	MM	MM
C	ISSUED FOR DEVELOPMENT APPROVAL	15/02/2024	MM	MM

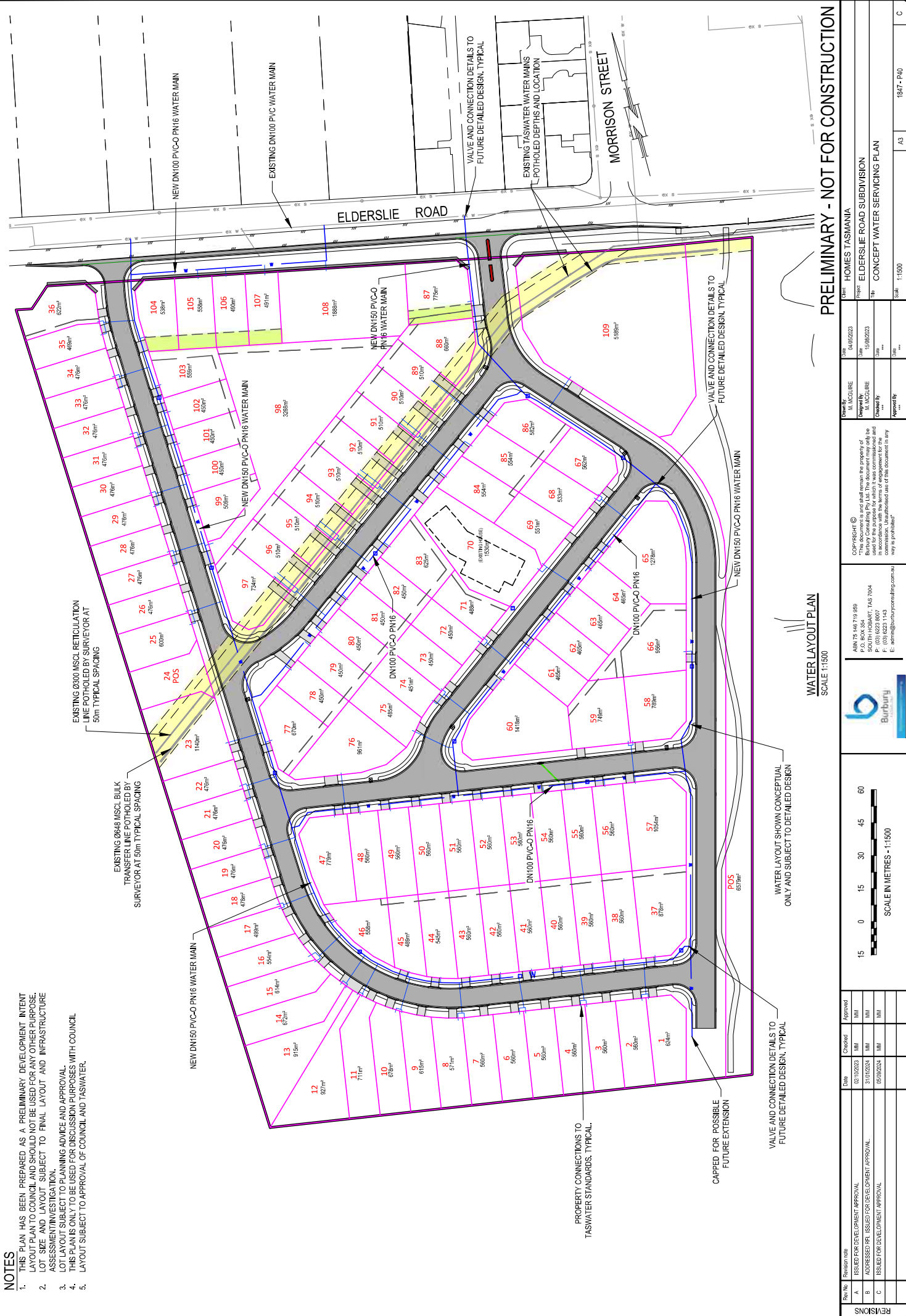
Project	1847-P30
Client	HOMES TASMANIA
Drawn By	M. MCCURRY
Checked By	M. MCCURRY
Scale	1:1500
Drawn	15/02/2023
Checked	15/02/2023
Drawn	15/02/2023
Checked	15/02/2023

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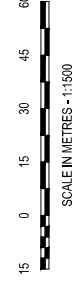
ABN 75 149 719 989
 10/100 HARBOR TOWER
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NOTES

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3. THIS PLAN IS ONLY TO BE USED FOR DISCUSSION PURPOSES WITH COUNCIL. LOT LAYOUT SUBJECT TO PLANNING ADVICE AND APPROVAL.
4. THIS PLAN IS ONLY TO BE USED FOR DISCUSSION PURPOSES WITH COUNCIL. LAYOUT SUBJECT TO APPROVAL OF COUNCIL AND TASWATER.
- 5.



WATER LAYOUT PLAN
SCALE 1:1500



PRELIMINARY - NOT FOR CONSTRUCTION

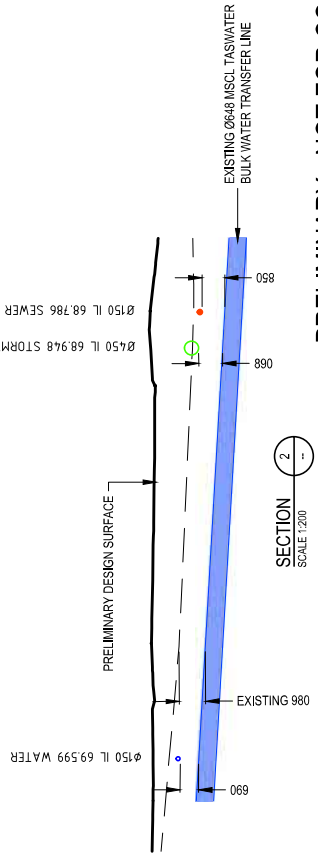
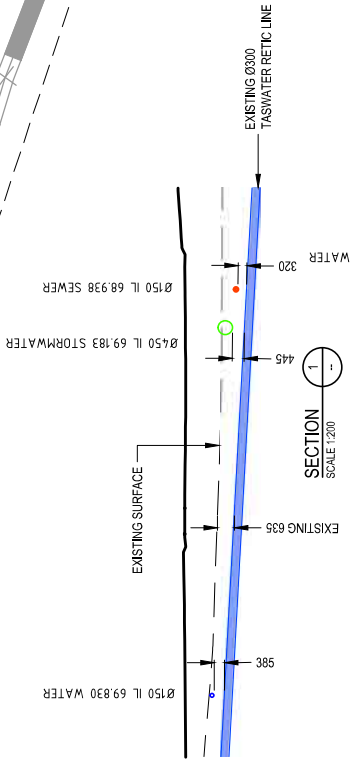
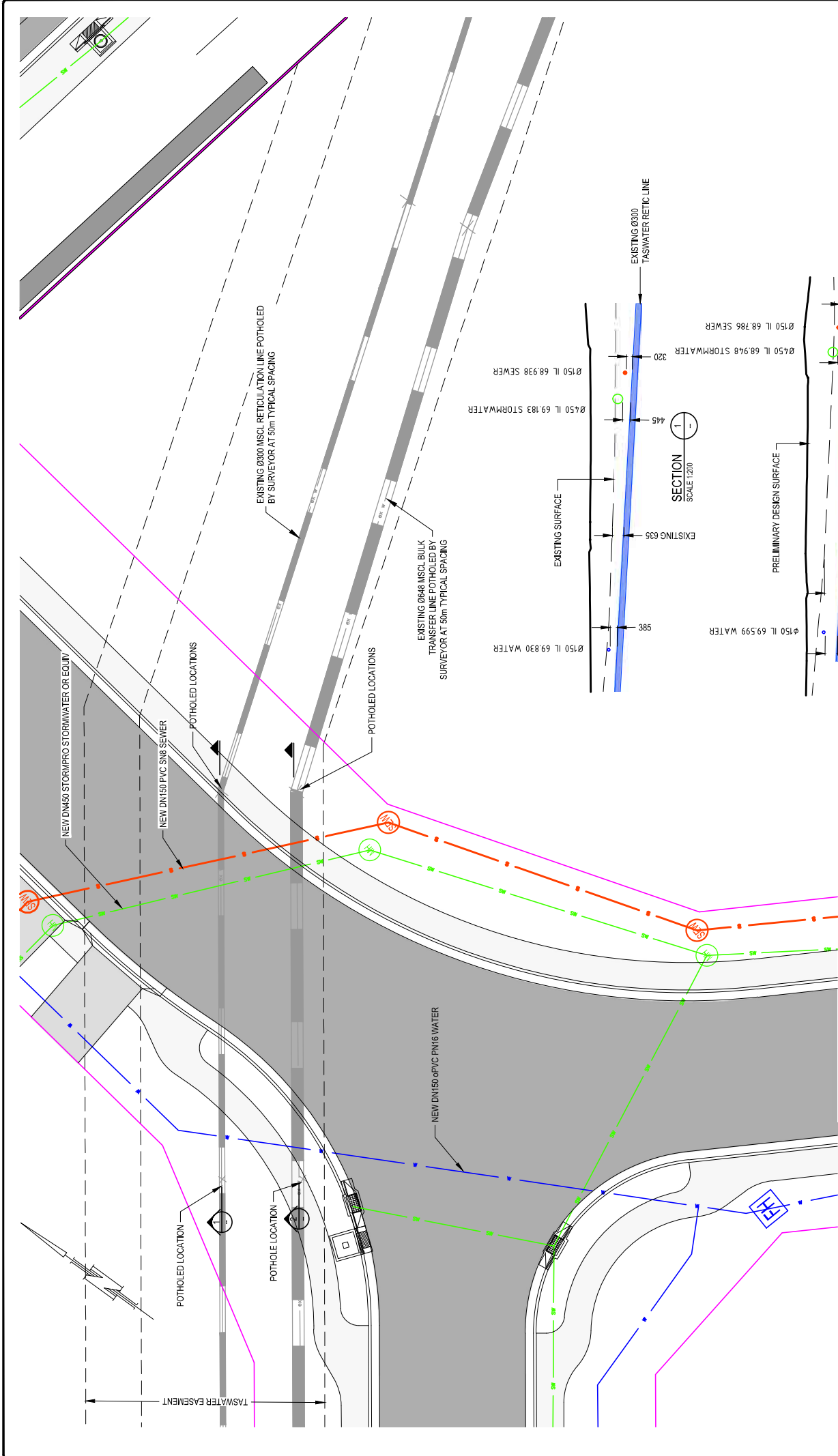
Rev No	Revision note	Date	Checked	Approved
A	ISSUED FOR DEVELOPMENT APPROVAL	12/10/2023	MM	MM
B	ADDRESSED RFI, ISSUED FOR DEVELOPMENT APPROVAL	31/10/2024	MM	MM
C	ISSUED FOR DEVELOPMENT APPROVAL	15/01/2024	MM	MM

Client	HOMES TASMANIA
Project	ELDERSLIE ROAD SUBDIVISION
Title	CONCEPT WATER SERVICING PLAN
Scale	1:1500
Sheet	43
Page	1847 - P40

Drawn By	M. MCCURRY
Checked By	M. MCCURRY
Drawn By	M. MCCURRY
Checked By	M. MCCURRY
Drawn By	M. MCCURRY
Checked By	M. MCCURRY

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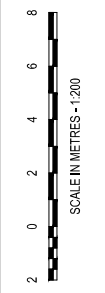


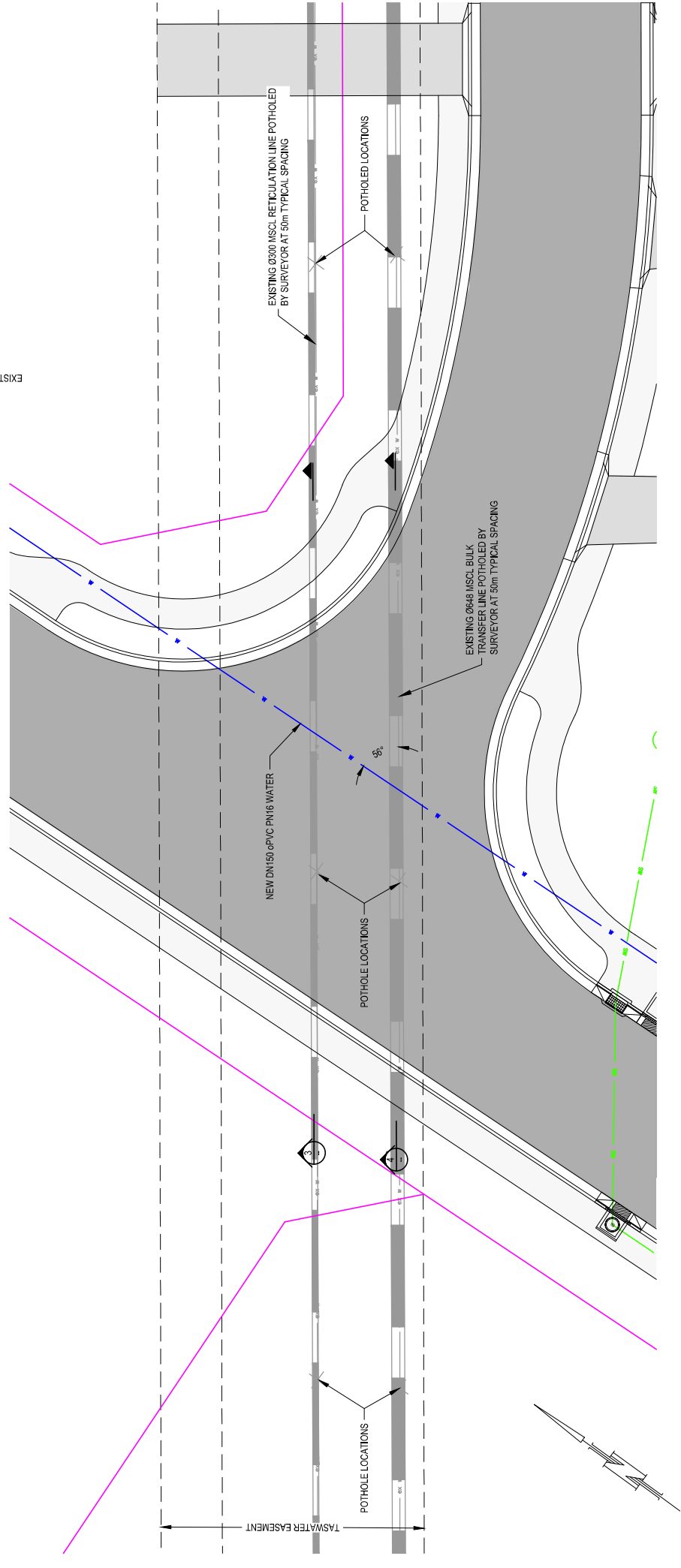
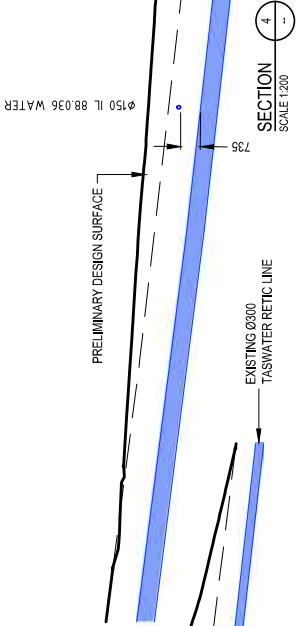
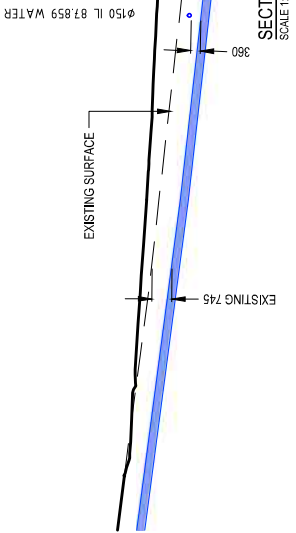
TASWATER WATER CROSSING DETAILS
SCALE 1:200

Rev No	Revision Note	Date	Checked	Approved
A	ISSUED FOR DEVELOPMENT APPROVAL	12/10/2023	MM	MM
B	ISSUED FOR DEVELOPMENT APPROVAL	05/02/2024	MM	JMI

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ABN 75 145 719 989 500 HUBBARD, TAS 7004 P: (03) 6223 8007 F: (03) 6223 1143 E: admin@burburly.com.au	Drawn By: M. McCURRY Checked By: M. McCURRY Approved By:
Date: 15/02/2023 Title: TASWATER WATER CROSSING DETAILS - SHEET 1	Client: HOMES TASMANIA Project: ELDERSLIE ROAD SUBDIVISION
Scale: 1:200	Sheet: 43 of 43

PRELIMINARY - NOT FOR CONSTRUCTION





TASWATER WATER CROSSING DETAILS
SCALE 1:200

PRELIMINARY - NOT FOR CONSTRUCTION

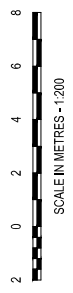
Rev No	Revision Note	Date	Checked	Approved
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B	ISSUED FOR DEVELOPMENT APPROVAL	05/02/2024	MM	MM

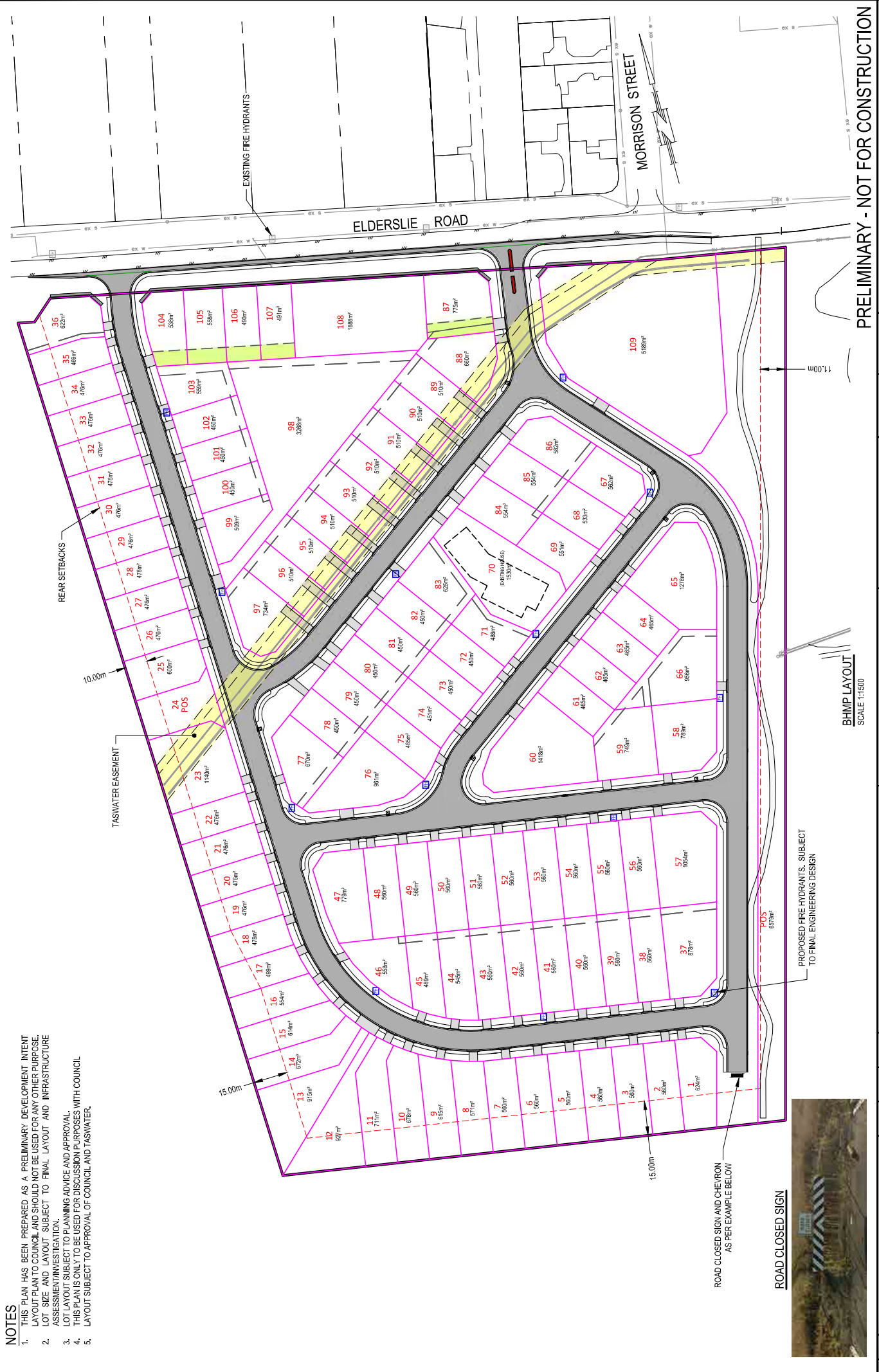
Client	HOMES TASMANIA
Project	ELDERSLIE ROAD SUBDIVISION
Title	TASWATER WATER CROSSING DETAILS - SHEET 2
Scale	1:200
Sheet	1847-P42

Drawn By	M. MCCURIE
Checked By	M. MCCURIE
Drawn By	M. MCCURIE
Checked By	M. MCCURIE

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NOTES

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2. LOT LAYOUT SUBJECT TO PLANNING ADVICE AND APPROVAL.
3. THIS PLAN IS ONLY TO BE USED FOR DISCUSSION PURPOSES WITH COUNCIL.
4. LAYOUT SUBJECT TO APPROVAL OF COUNCIL AND TWSWATER.



PROPOSED FIRE HYDRANTS. SUBJECT TO FINAL ENGINEERING DESIGN

BHMP LAYOUT
SCALE 1:1500

Rev No	Revision Note	Date	Checked	Approved
A	ISSUED FOR APPROVAL	08/02/23	MM	MM
B	ISSUED FOR DEVELOPMENT APPROVAL	02/10/2023	MM	JMI
C	ISSUED FOR DEVELOPMENT APPROVAL	05/02/2024	MM	JMI

Project	18452023	Date	15/02/2023
Client	HOMES TASMANIA	Drawn By	M. MCCURIE
Project	ELDELSLIE ROAD SUBDIVISION	Checked By	M. MCCURIE
Title	BUSHFIRE HAZARD MANAGEMENT PLAN	Approved By	
Scale	1:1500	Page	43
		Sheet	1847-R-PS0

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SCALE IN METRES = 1:1500

15 0 15 30 45 60

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES

1. THIS PLAN HAS BEEN PREPARED AS A PRELIMINARY DEVELOPMENT INTENT LAYOUT PLAN TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. LOT SIZE AND LAYOUT SUBJECT TO FINAL LAYOUT AND INFRASTRUCTURE ASSESSMENT/INVESTIGATION.
3. LOT LAYOUT SUBJECT TO PLANNING ADVISE AND APPROVAL.
4. THIS PLAN IS ONLY TO BE USED FOR DISCUSSION PURPOSES WITH COUNCIL.
5. LAYOUT SUBJECT TO APPROVAL OF COUNCIL AND TASFATER.
6. TREES ARE SHOWN AT APPROX ACTUAL SIZE OF MATURITY.
7. STREET TREES IN THE ROAD FIT 'BIOPILTERS' ARE TO BE SELECTIVELY PLACED DURING DETAILED DESIGN AND WILL CONTRIBUTE TO THE LANDSCAPING.
8. EXACT PLACEMENT OF TREES TO BE DETERMINED DURING DETAILED DESIGN ONCE ALL SERVICES DESIGNED INCLUSIVE OF NBN AND TASNETWORKS UNDERGROUND CABLING.

LEGEND

- ASPHALT ROAD
- CONCRETE DRIVEWAY
- CONCRETE FOOTPATH
- GRASSED / TURFED / LANDSCAPED AREA
- KERB BLISTER LOW LYING PLANTINGS
- FUTURE SELECTED STREET TREE

STREET TREES ALONG FRONTAGE OF LOTS 9-16 RESTRICTED DUE TO PROPOSED SERVICES

16m WIDE TYPICAL ROAD RESERVE MODERATE HEIGHT TREES/SHRUBS PLANTED AND MAINTAINED FOR CLEAR STEMS ON BOTH SIDES OF ROAD TO FUTURE DESIGN. TYPICAL

TASSIE GOLD SURFACING WITH POA GRASSES OR EQUIV AT INTERSECTIONS

POTENTIAL OPEN SPACE SUITABLE GRASSES AND PLANTINGS TO FUTURE ENGINEERING DESIGN

POTENTIAL ADDITIONAL TREE PLANTINGS

STREET TREES / LANDSCAPING WHERE POSSIBLE. TREES TO BE CLEAR OF ALL SERVICES

STREET TREES ALONG FRONTAGE OF LOTS 88-97 OMITTED DUE TO TASFATER EASEMENT

SOUTHERN SIDE OF ELDERSLIE ROAD PROVIDED WITH KERB AND CHANNEL INCLUSIVE OF FOOTPATH

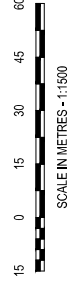
ELDERSLIE ROAD

MORRISON STREET



LANDSCAPE CONCEPT PLAN

SCALE 1:1500



Rev No	Revision Note	Checked	Date	Approved
A	CONCEPT LANDSCAPING PLAN ISSUED	MM	18/02/23	MM
B	ADDRESSED RFI ISSUED FOR DEVELOPMENT APPLICATION	MM	21/02/24	MM
C	LANDSCAPING STREET TREES INCLUDED FOR DA	MM	05/03/24	MM
D	ISSUED FOR DEVELOPMENT APPROVAL	MM	18/02/24	MM



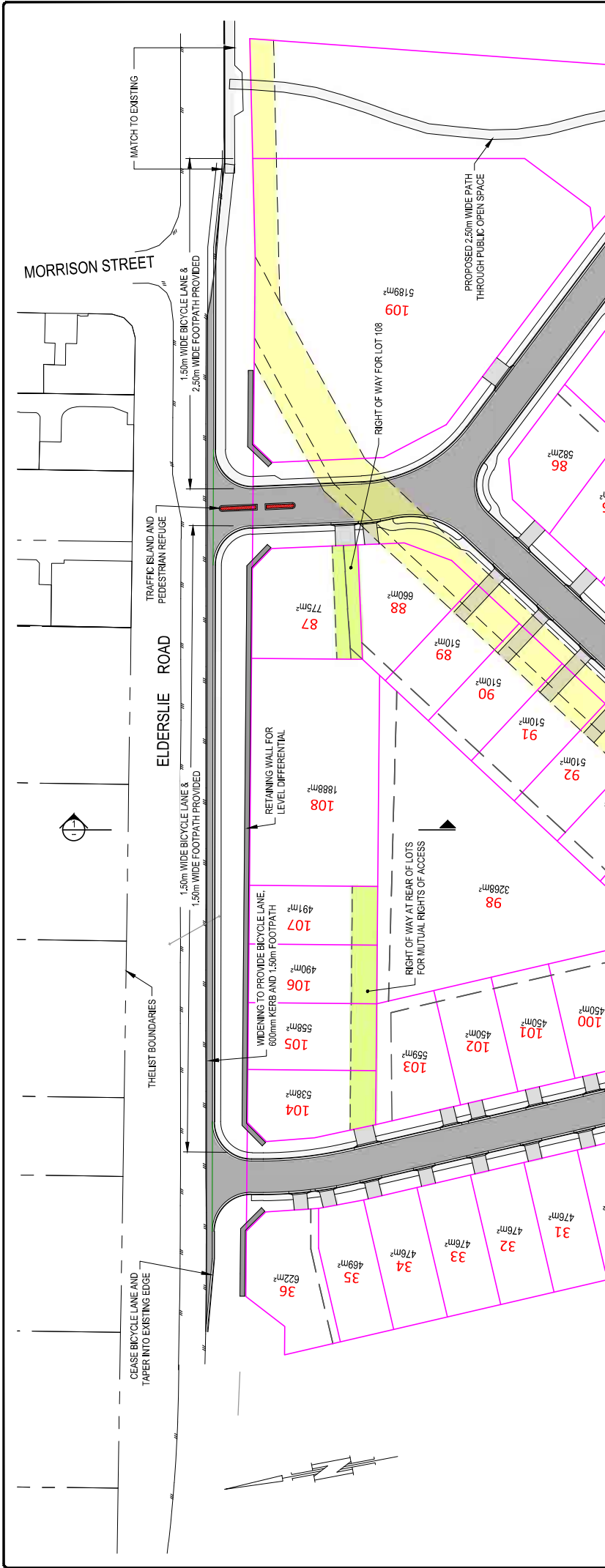
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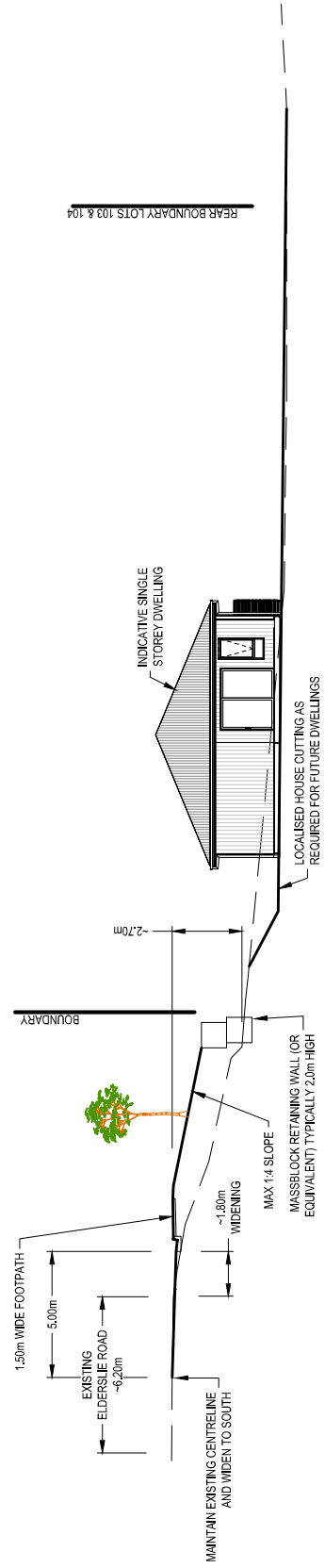
Drawn By: M. MCCURRY
Checked By:
Approved By:
Date: 15/08/2023
Scale: 1:1500

Client	HOMES TASMANIA
Project	ELDERSLIE ROAD SUBDIVISION
Title	LANDSCAPING INTENT PLAN
Scale	1:1500
Drawn	43
Checked	43
Approved	1847-PR8

PRELIMINARY - NOT FOR CONSTRUCTION



ELDERSLIE ROAD ARRANGEMENT
SCALE 1:1000










TYPICAL SECTION 1
SCALE 1:200

REVISIONS		Date		Checked		Approved	
Rev No	Revision Note						
A	FOR COUNCIL DISCUSSION		18/07/2024	MM	MM		
B	ISSUED FOR DEVELOPMENT APPROVAL		05/08/2024	MM	JAM		

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Drawn By: M. ACCIURE Checked By: M. ACCIURE Approved By:	Date: 04/05/2023 Date: 15/08/2023 Date:	Client: HOMES TASMANIA Project: ELDERSLIE ROAD SUBDIVISION Title: ELDERSLIE ROAD ASSESSMENT FRONTAGE UPGRADE Scale: 1:1500	43 1847 - P30 B

PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND:

-  Native street tree. See planting schedule.
-  Native street tree from tubestock. See planting schedule.
-  Garden bed. See planting schedule.
-  Grass.
-  Concrete footpath. Width varies, refer to Engineering drawings.
-  TasWater Easement. No planting within this zone.
-  Underground stormwater detention tanks. No planting in this zone.

NOTES:

- This plan has been prepared as a preliminary development intent layout plan to Council and should not be used for any other purpose.
- Lot size and layout subject to final layout and infrastructure assessment / investigation.
- Lot layout subject to planning advice and approval. This plan is only to be used for discussion purposes with Council.
- Layout subject to approval of Council and TasWater.
- Trees shown at approximate size of maturity.
- Street trees in the road pit biofilters are to be selectively placed during detailed design and will contribute to the landscaping.
- Exact placement of trees to be determined during detailed design once all services designed, inclusive of NBN and TasNetworks underground cabling.

Refer to Burbury drawings for subdivision, roadway, right of ways and lot layout.

**ELDERSLIE ROAD SUBDIVISION:
LANDSCAPING SURFACES PLAN**

Prepared for Homes Tasmania
SEPTEMBER 2024
1:11500 @ A3



0 15 30 45 60
SCALE IN METRES 1:1500

**PRELIMINARY -
FOR DEVELOPMENT APPLICATION
PURPOSES ONLY**

Elderslie Road Subdivision Planting Palette Trees:			
Botanical Name	Common Name	Size	Notes:
<i>Acacia dealbata</i>	Silver wattle	10m	Small tree, located in public open space * To complement planting palette of nearby Brighton Highschool
<i>Allocauarina littoralis</i>	Black sheoak	6m	Small tree, located in public open space. * To complement planting palette of nearby Brighton Highschool
<i>Eucalyptus viminalis</i>	White gum	>20m	Landmark tree to Elderslie Road.
<i>Eucalyptus pauciflora</i>	White peppermit	10-20m	Feature tree to public open space. * To complement planting palette of nearby Brighton Highschool
<i>Eucalyptus pulchella</i>	White peppermit	10-20m	Feature tree to Elderslie Road and public open space. * To complement planting palette of nearby Brighton Highschool
<i>Corymbia ficifolia</i>	Red flowering gum	12m	Robust street tree to new internal roads. Shade tree, round and compact form
<i>Eucalyptus pauciflora</i>	Cabbage gum	10m	Robust street tree to new internal roads. Fast growing, very drought tolerant
<i>Eucalyptus risdonii</i>	Risdon peppermint	10m	Robust street tree to new internal roads. Fast growing, very drought tolerant
<i>Eucalyptus torquata</i>	Coral Gum	4m	Small compact street tree to intersections of new internal roads to allow clear vehicle sight lines

*All plant species to comply with Appendix B 'Recommended Tree and Plant Species List' Brighton Council, Greening Brighton Strategy 2024-2033, and availability from Tasmanian plant nurseries.

Elderslie Road Subdivision Planting Palette Garden Beds			
Botanical Name	Common Name	Size	Notes:
<i>Correa alba</i>	White coastal correa	1.5m	Drought tolerant flowering shrub. Hardy, suitable for street plantings and ground stablation
<i>Diplarrena moraea</i>	White flag iris	80cm	Drought tolerant flowering shrub. Hardy, suitable for street plantings
<i>Disphyma crassifolium</i>	Pigface	Low, spreading	Drought tolerant. Spreading ground cover. Hardy, suitable for street plantings and ground stabilisation
<i>Ficinia nodosa</i>	Knobby club rush	30-60cm	Drought tolerant native grass. Suitable for rain garden beds. Hardy, suitable for street plantings
<i>Lomandra longifolia</i>	Matt rush	30-60cm	Drought tolerant native grass. Suitable for rain garden beds. Hardy, suitable for street plantings
<i>Myoporum parvifolium</i>	Creeping boobialla	Low, spreading	Drought tolerant. Spreading ground cover. Hardy, suitable for street plantings and ground stabilisation
<i>Poa libillardieri</i>	Common tussock grass	30-60cm	Drought tolerant native grass. Hardy, suitable for street plantings
<i>Westringia fruticosa</i>	Native rosemary	1m	Drought tolerant flowering shrub. Hardy, suitable for street plantings and ground stabilisation



0 15 30 45 60
SCALE IN METRES 1:1500

FOR DEVELOPMENT APPLICATION PURPOSES ONLY

ELDERSLIE ROAD SUBDIVISION: **PLANTING SCHEDULE**

Prepared for Homes Tasmania

SEPTEMBER 2024