Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/041

LOCATION OF AFFECTED AREA

20 ARBIE LANE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS X 2 (NDIS HIGH PHYSICAL SUPPORT HOUSING)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **17/11/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

SPACE·DESIGN·ARCHITECTURE

20 ARBIE LANE NDIS HOUSING

2025-027H
20 ARBIE LANE, OLD BEACH TAS 7017

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LEGEND

LEGEND:

AC	AIR CONDITIONING
AP	ACCESS PANEL
AP	APRON FLASHING
ASD	ASPIRATING SMOKE DETECTOR
BCAP	BARGE CAPPING
BSN1	BASIN - TYPE 1
BSN2	BASIN - TYPE 2
BT1	BENCHTOP - TYPE 1
CF	CEILING FAN
COL	COLUMN
CON1	CONCRETE - TYPE 1
CR1	CORNICE - TYPE 1
CT1	COOKTOP - TYPE 1
CUR1	SHOWER CURTAIN - TYPE 1
DL1	DOWNLIGHT - TYPE 1
DP	DOWNPIPE
DRY	DRYER
DW	DISHWASHER
EG	EAVES GUTTER
EL	EMERGENCY LIGHT
EXH	EXHAUST FAN
FC	FIBRE CEMENT
FDCIE	FIRE DETECTION CONTROL & INDICATING EQUIPMENT
FT1	FLOOR TILE - TYPE 1
FW1	FLOOR WASTE - TYPE 1
HT	HOSE TAP
HWU	HOT WATER UNIT
LM1	LAMINATE - TYPE 1
LM2	LAMINATE - TYPE 2
LWC1	LIGHTWEIGHT CLADDING - TYPE 1
LWC2	LIGHTWEIGHT CLADDING - TYPE 2
LWC3	LIGHTWEIGHT CLADDING - TYPE 3
MIR1	MIRROW - TYPE 1
MR-PB	MOISTURE RESISTANT PLASTERBOARD
MRS1	METAL ROOF SHEETING - TYPE 1
~~OVN~~	~~OVEN~~
PB	PLASTERBOARD
PT#	PAINT - TYPE #
PTY	PANTRY
PVP	PHOTOVOLTAIC PANEL
REF	REFRIGERATOR
RF1	RESILIENT FLOORING - TYPE 1
RWP	RAINWATER PUMP
RWT	RAINWATER TANK
SA	SMOKE ALARM
SHR	SHOWER ROSE
SK1	SKIRTING - TYPE 1
SNK1	SINK - TYPE 1
SNK2	SINK - TYPE 2
SSC1	SHOWERSCREEN - TYPE 1
SWM	SUB WATER METER
SWP	STORMWATER PIT
TAP1	TAPWARE - TYPE 1
TMV	THERMOSTATIC MIXING VALVE
TPH1	TOILET PAPER HOLDER - TYPE 1
TRP	THRESHOLD RAMP
TRS1	TRANSLUCENT ROOF SHEETING - TYPE 1
VMD	VALVE MONITORING DEVICE
WC1	WC - TYPE 1
WC2	WC - TYPE 2
WM	WASHING MACHINE
WM	WATER METER
WPM	WATERPROOF MEMBRANE
WT1	WALL TILE - TYPE 1
WT2	WALL TILE - TYPE 2
WT3	WALL TILE - TYPE 3

NOTES

SITE AREA	1008M²
ZONING	General Residence
HEIGHT LIMIT	8.5
MIN PRIVATE OPEN AREA	24M²
PROPOSED GFA	331.87M²
MAXIMUM SITE COVERAGE	50%
PROPOSED SITE COVERAGE	43%
HERITAGE	N/A
LAND RESERVATION ACQUISITION	N/A
FORESHORE BUILDING LINE	N/A
ACID SULFATE SOILS	N/A
MINES SUBSIDENCE DEVELOPMENT	N/A
BUSHFIRE	BAL = LOW

DRAWING LIST

DD	**DRAWING REGISTER**	
DD	**TRANSMITTAL**	**G - WIP**
DD000	**COVER PAGE**	**B**
DD001	**LEGEND | NOTES | DRAWING LIST**	**F - WIP**
DD002	**3D PERSPECTIVES - SHEET 1**	**E**
DD100	**SITE ANALYSIS PLAN**	**B**
DD101	**SITE PLAN**	**G - WIP**
DD102	**EXISTING | DEMOLITION SITE PLAN**	**B**
DD200	**ROOF PLAN**	**D**
DD201	**GROUND FLOOR PLAN DWELLING...**	**E - WIP**
DD202	**GROUND FLOOR PLAN DWELLING...**	**E**
DD300	**ELEVATIONS - SHEET 1**	**D**
DD301	**ELEVATIONS - SHEET 2**	**D**
DD400	**SECTIONS - SHEET 1**	**C**
DD500	**SHADOW DIAGRAMS - SHEET 1**	**C**
DD700	**BUILDING ENVELOPE PERSPECTIVE**	**E**

LOCATION MAP

P:\2025\2025-027 Kunama NDIS Projects\02 Drawings\02_d Milestone\02_d04 Developed Design - DA\CAD\Arbie Lane\2025-027H_20_Arbie Street_BA V25.pln

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ISSUE	DESCRIPTION	BY	CHK	DATE
E	DA MINOR AMENDMENT_ AMENDED	GR		15/10/2025
F	DA MINOR AMENDMENT_ AMENDED		GR	20/10/2025

PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
LEGEND | NOTES | DRAWING LIST

PROJECT NO.
2025-027H

SCALE
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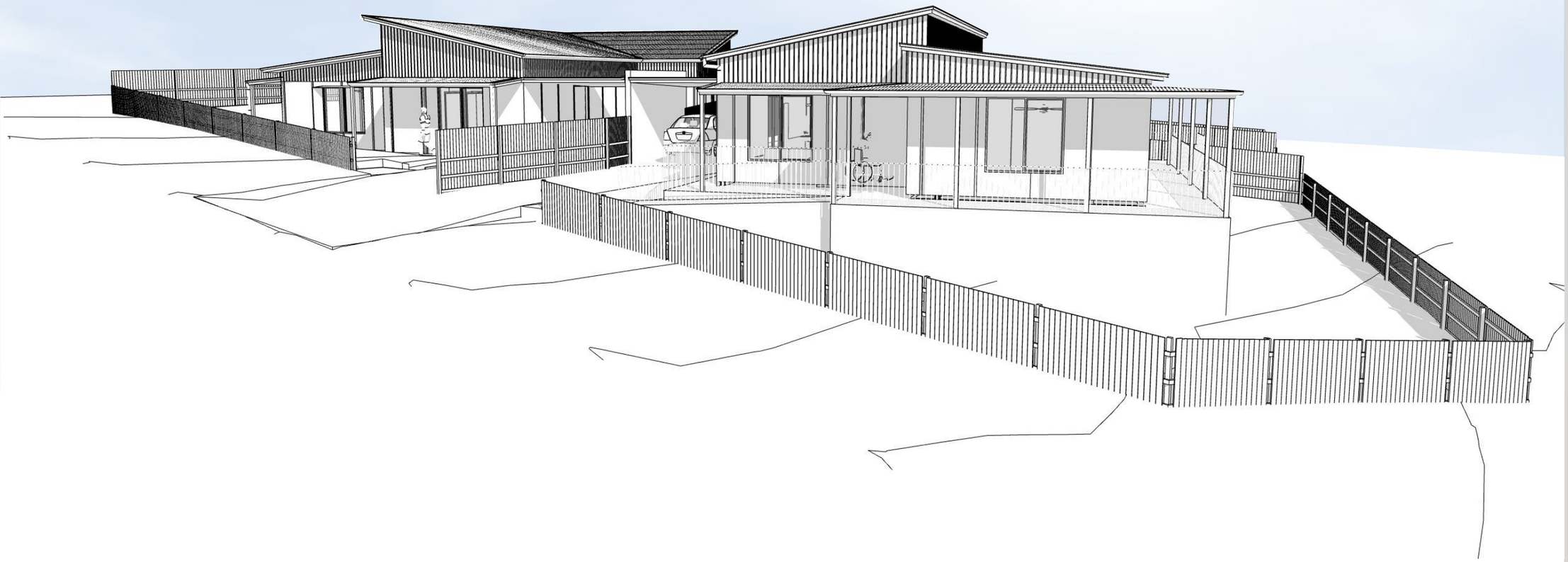
DRAWING NO.
DD001

ISSUE NO.
F

SPACE·DESIGN·ARCHITECTURE



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PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
3D PERSPECTIVES - SHEET 1

PROJECT NO.
2025-027H

SCALE
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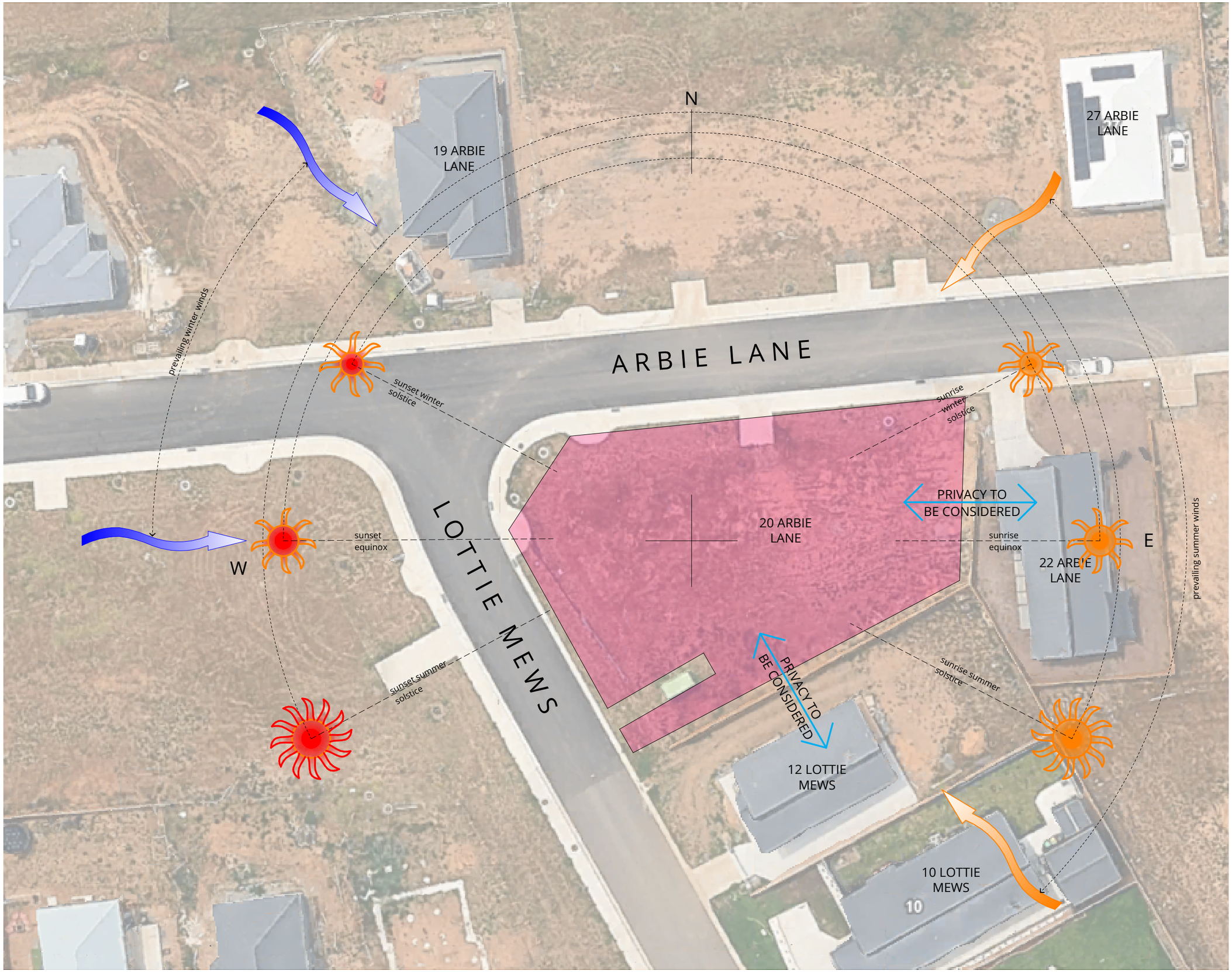
DRAWING NO.
DD002

ISSUE NO.
F

SPACE·DESIGN·ARCHITECTURE



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PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
SITE ANALYSIS PLAN

PROJECT NO.
2025-027H

SCALE
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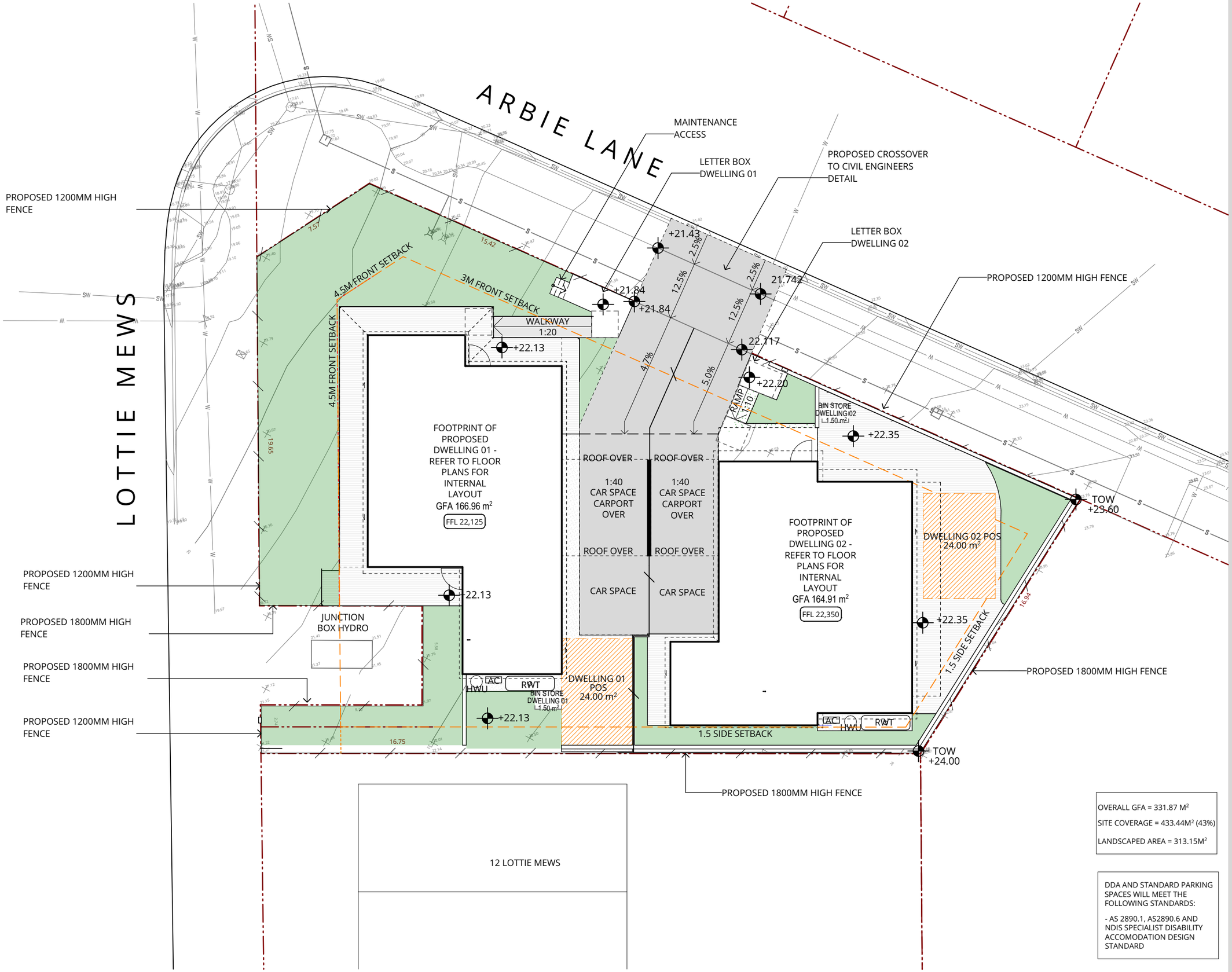
DRAWING NO.
DD100

ISSUE NO.
B

SPACE·DESIGN·ARCHITECTURE

NOMINATED ARCHITECTS Leigh Richardson NSW 8340 QLD 4955, James Clarence NSW 7927 TAS 933



OVERALL GFA = 331.87 M²

SITE COVERAGE = 433.44M² (43%)

LANDSCAPED AREA = 313.15M²

DDA AND STANDARD PARKING SPACES WILL MEET THE FOLLOWING STANDARDS:

- AS 2890.1, AS2890.6 AND NDIS SPECIALIST DISABILITY ACCOMODATION DESIGN STANDARD

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GRAPHIC LEGEND

- LANDSCAPED AREA
- DECKING
- PERMEABLE DRIVEWAY
- PROPOSED FENCE
- PRIVATE OPEN SPACE
- —S— SEWER
- —SW— STORMWATER
- OUTLINE OF BUILDING

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PROJECT
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LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
SITE PLAN

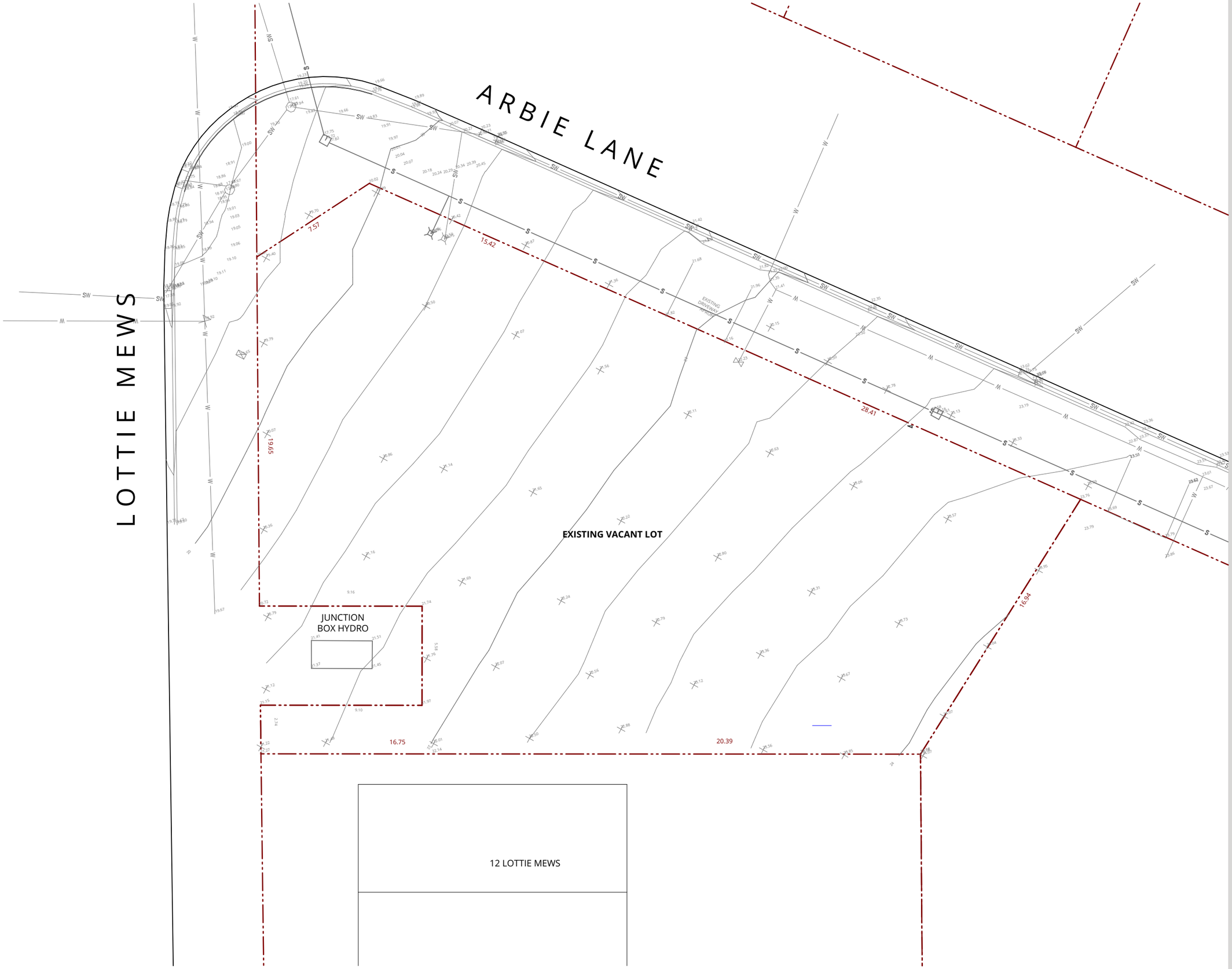
PROJECT NO.
2025-027H

SCALE
1:200@A3

DRAWING NO.
DD101

ISSUE NO.
G

SPACE·DESIGN·ARCHITECTURE



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PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
EXISTING | DEMOLITION SITE PLAN

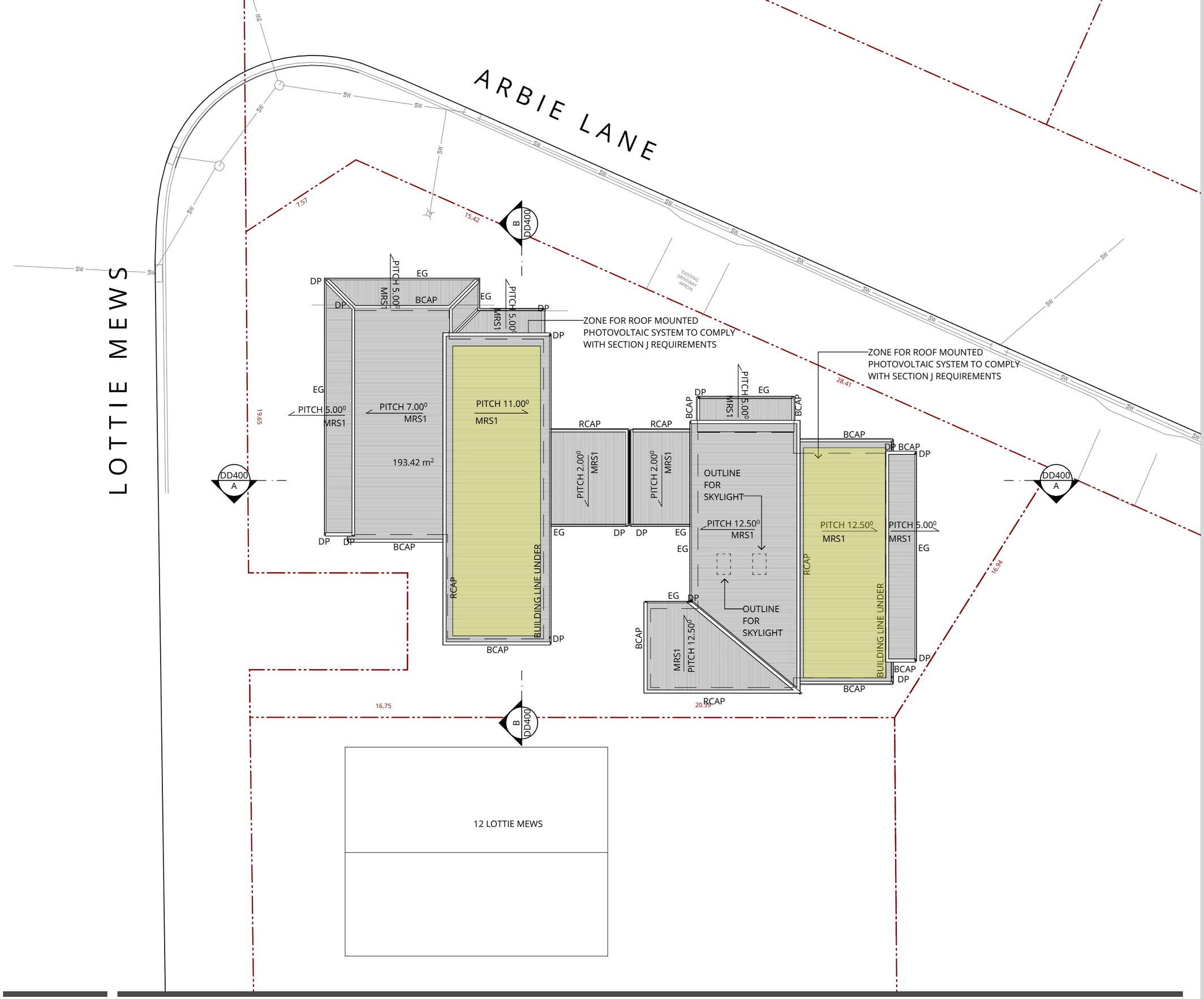
PROJECT NO.
2025-027H

SCALE
1:200@A3

DRAWING NO.
DD102

ISSUE NO.
B

SPACE·DESIGN·ARCHITECTURE



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PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
ROOF PLAN

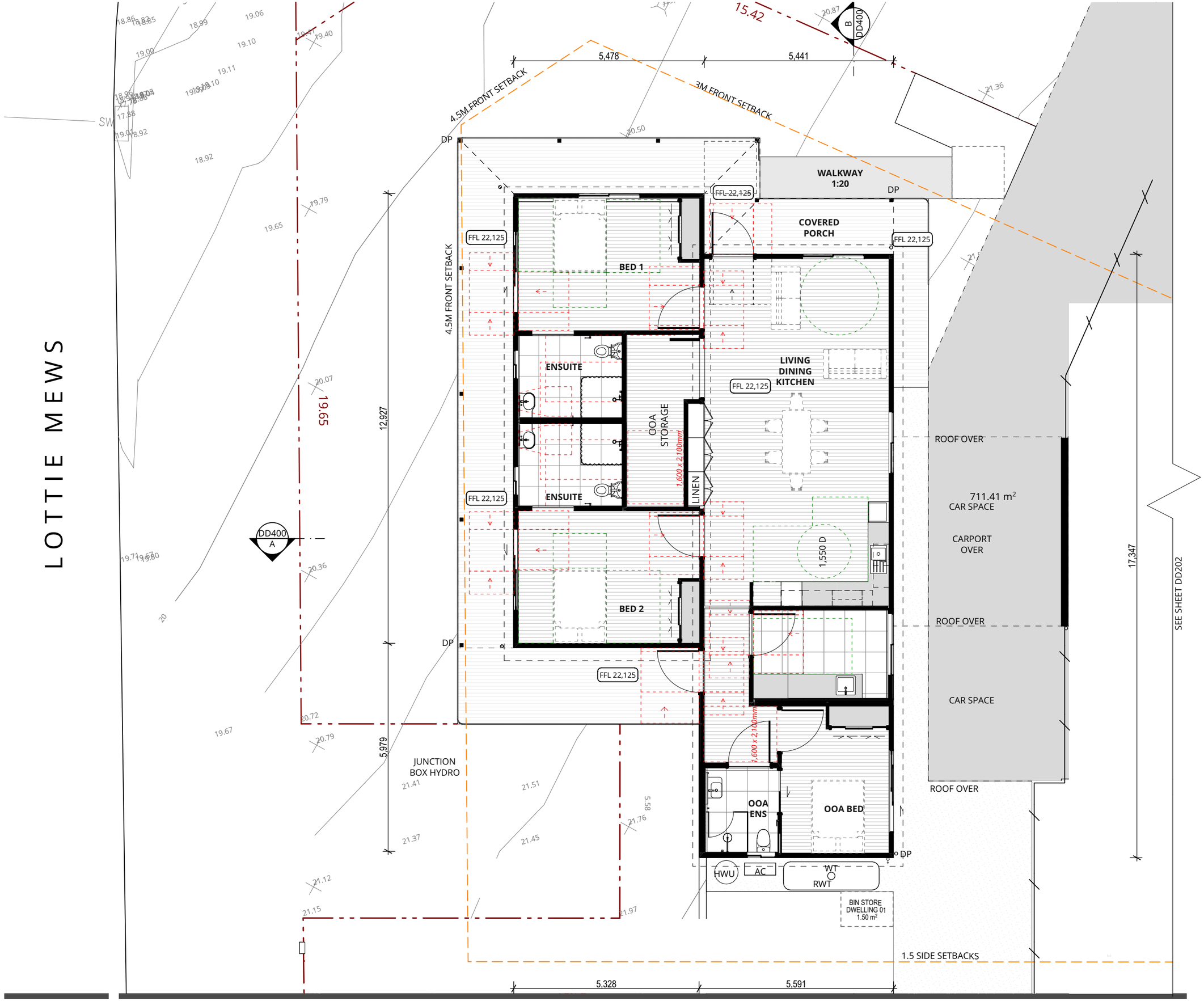
PROJECT NO.
2025-027H

SCALE
1:200@A3

DRAWING NO.
DD200

ISSUE NO.
D

SPACE·DESIGN·ARCHITECTURE



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PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH
TAS 7017

CLIENT
KUNAMA

DRAWING
GROUND FLOOR PLAN
DWELLING 01

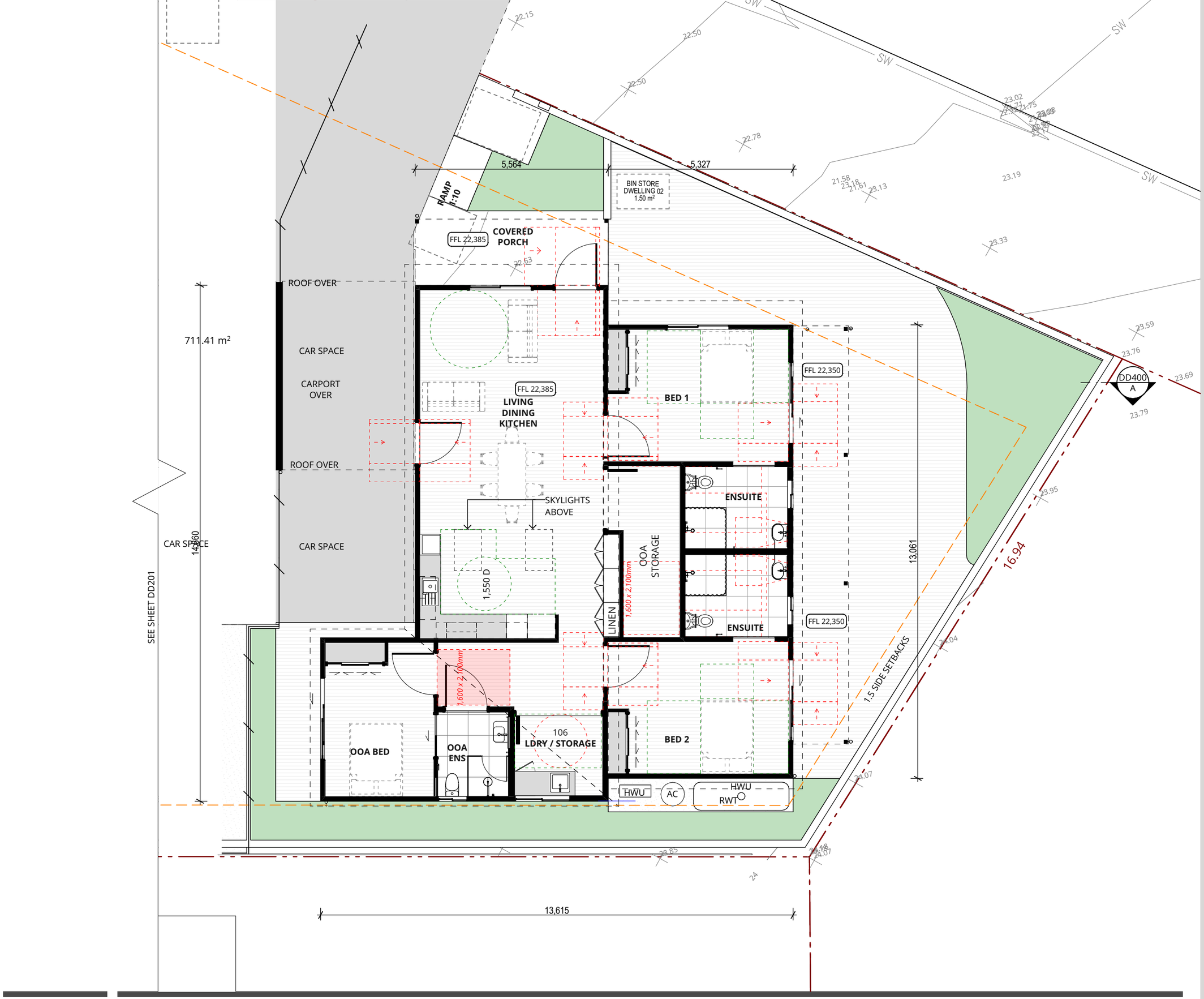
PROJECT NO.
2025-027H

SCALE
1:100@A3

DRAWING NO.
DD201

ISSUE NO.
D

SPACE·DESIGN·ARCHITECTURE



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PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
GROUND FLOOR PLAN DWELLING 02

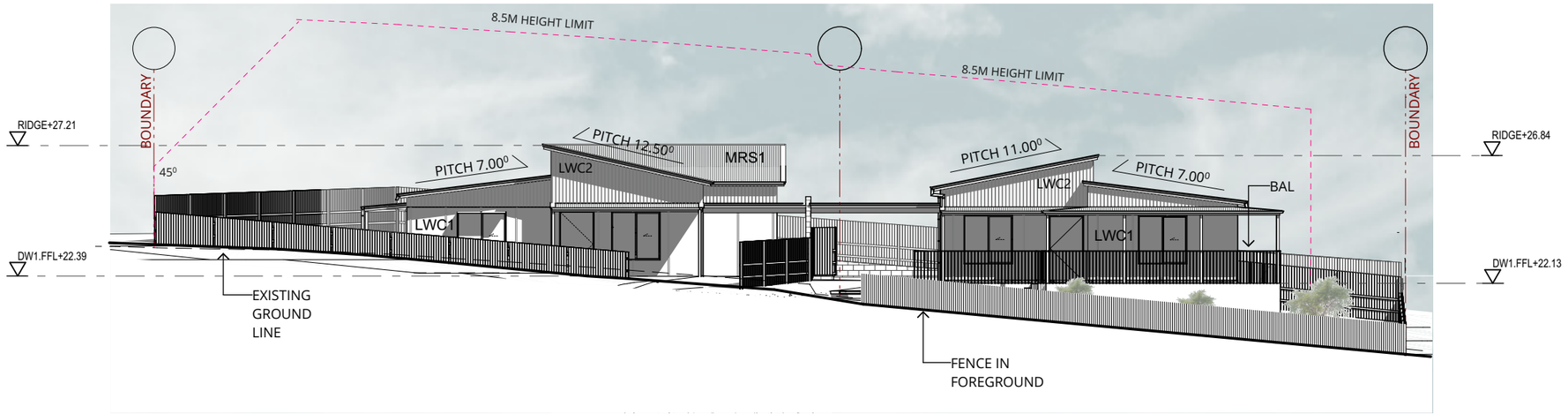
PROJECT NO.
2025-027H

SCALE
1:100@A3

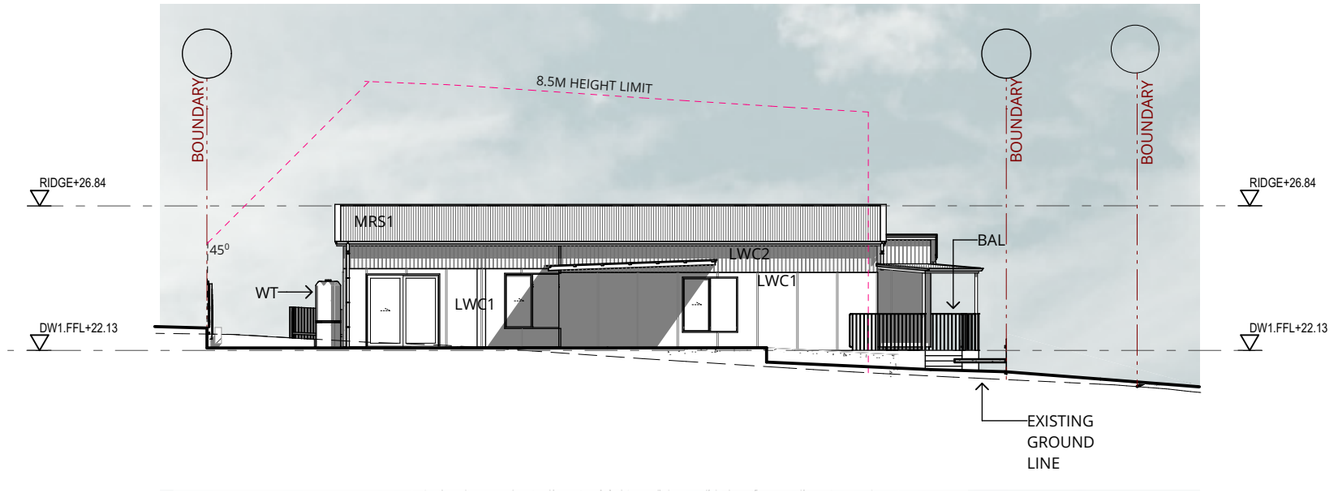
DRAWING NO.
DD202

ISSUE NO.
F

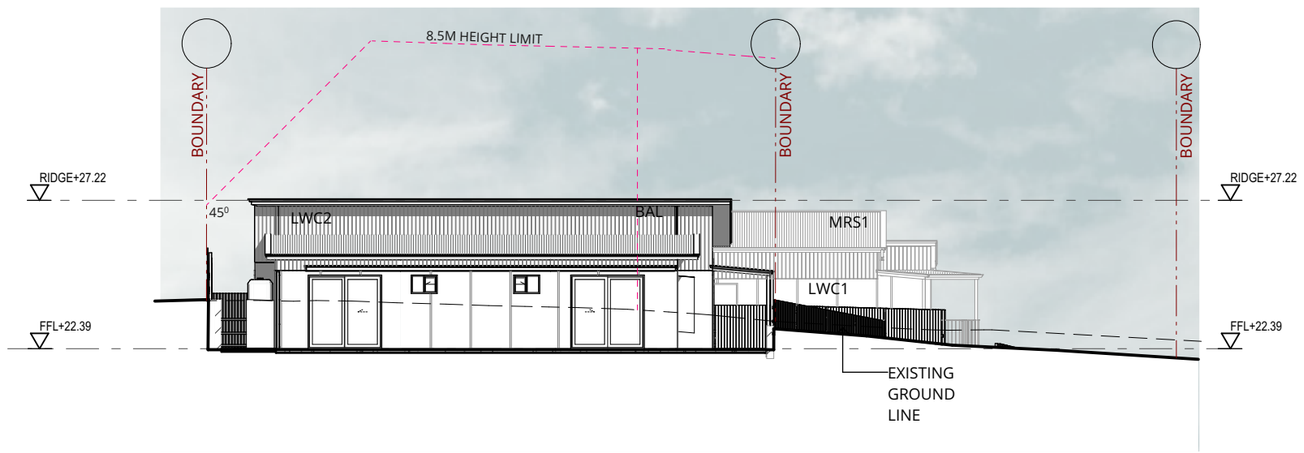
SPACE·DESIGN·ARCHITECTURE



NORTH ELEVATION 1:200



EAST ELEVATION DWELLING 01 1:200



EAST ELEVATION DWELLING 02 1:200

ARBIE LANE

LOTTIE MEWS

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PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
ELEVATIONS - SHEET 1

PROJECT NO.
2025-027H

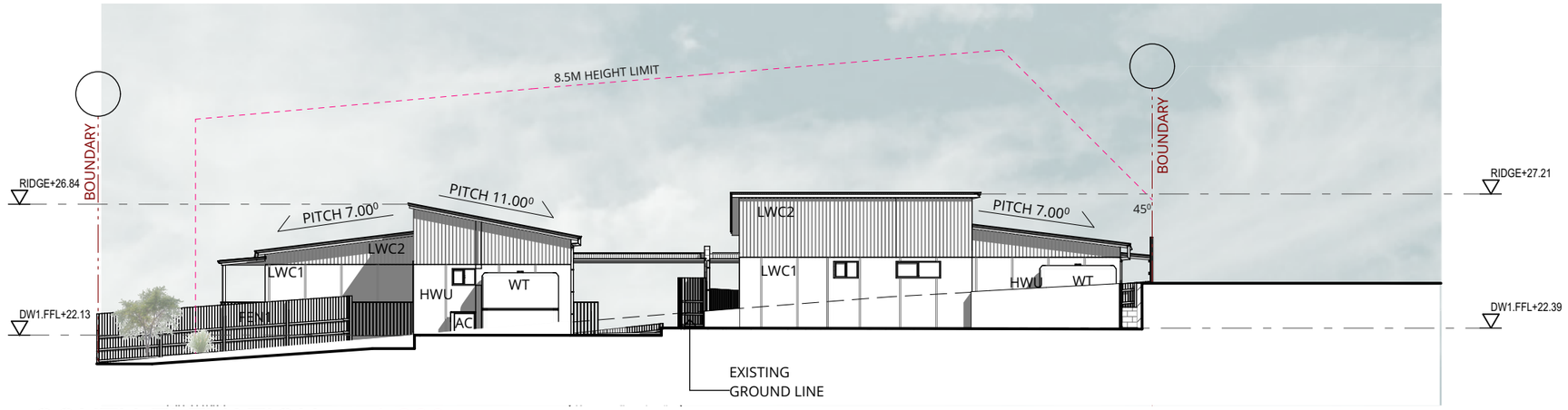
SCALE
1:200@A3

DRAWING NO.
DD300

ISSUE NO.
D

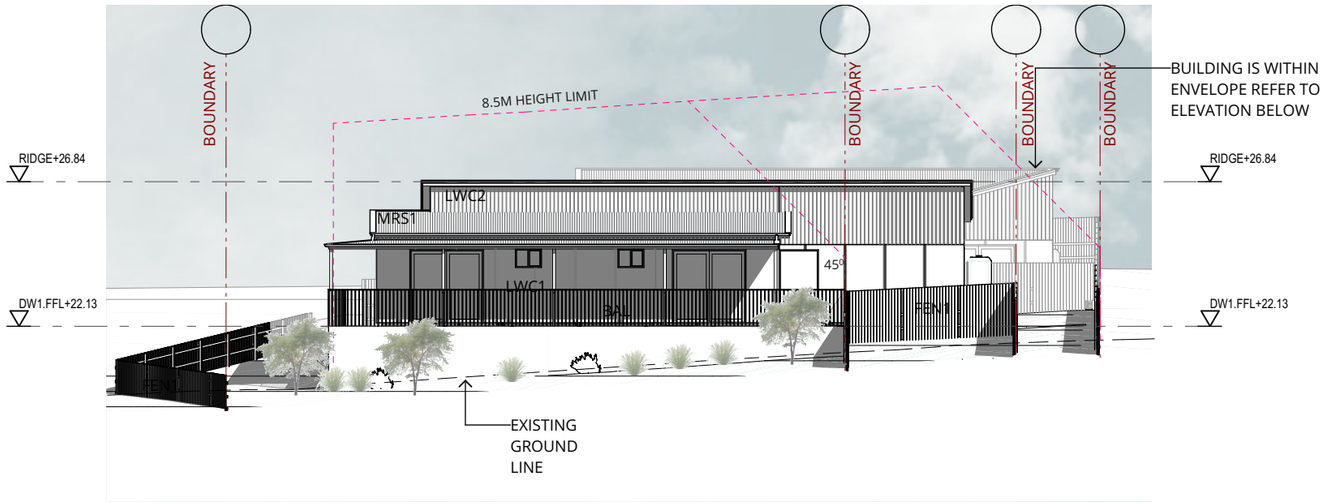
SPACE·DESIGN·ARCHITECTURE

LOTTIE MEWS



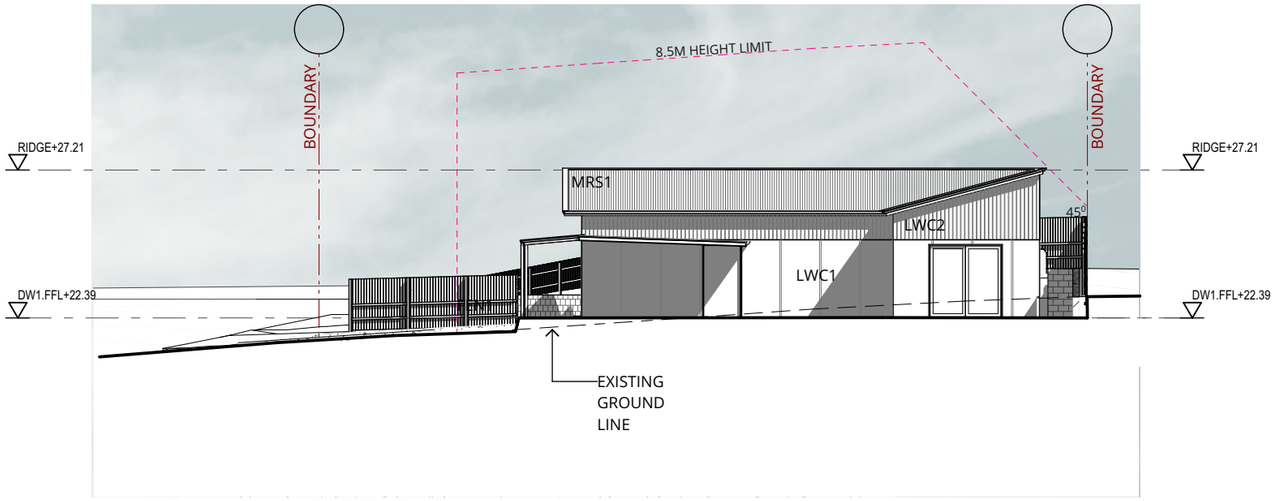
SOUTH ELEVATION 1:200

ARBIE LANE



WEST ELEVATION DWELLING 01 1:200

ARBIE LANE



WEST ELEVATION DWELLING 02 1:200

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PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
ELEVATIONS - SHEET 2

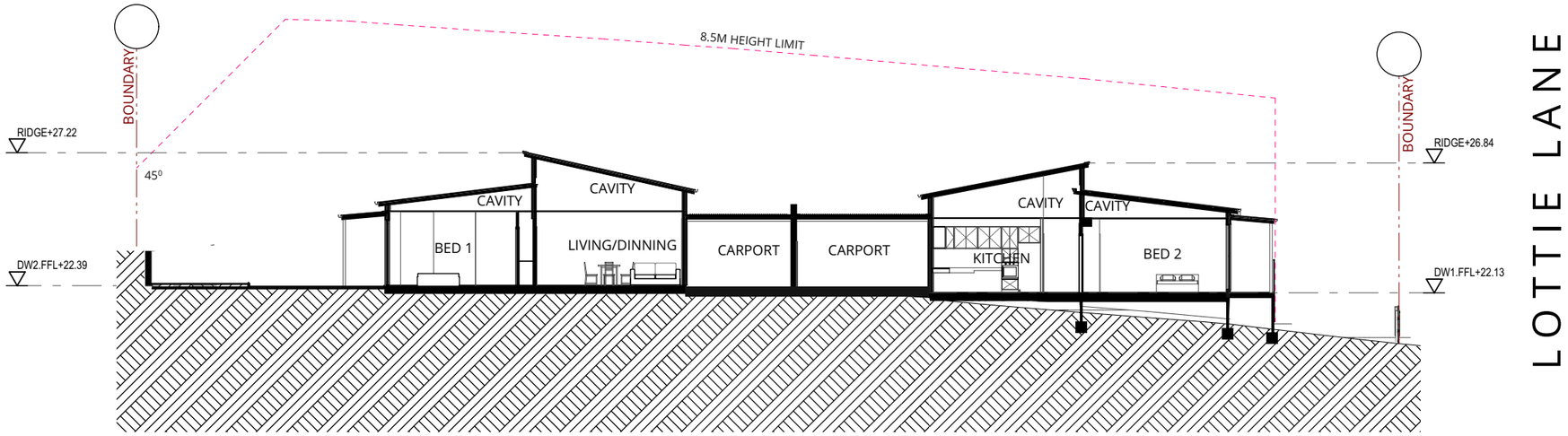
PROJECT NO.
2025-027H

SCALE
1:200@A3

DRAWING NO.
DD301

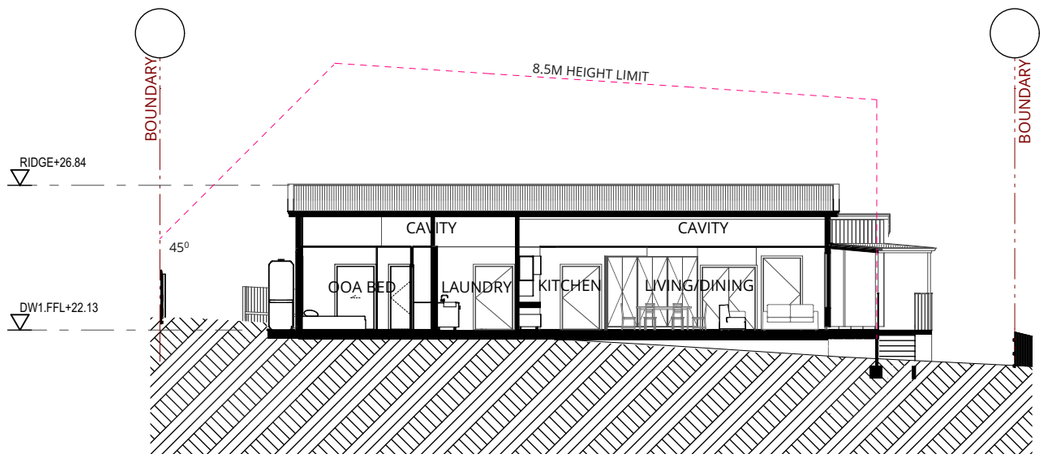
ISSUE NO.
D

SPACE·DESIGN·ARCHITECTURE



LOTTIE LANE

SECTION A-A 1:200



ARBIE LANE

SECTION B-B 1:200

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LOCATION
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CLIENT
KUNAMA

DRAWING
SECTIONS - SHEET 1

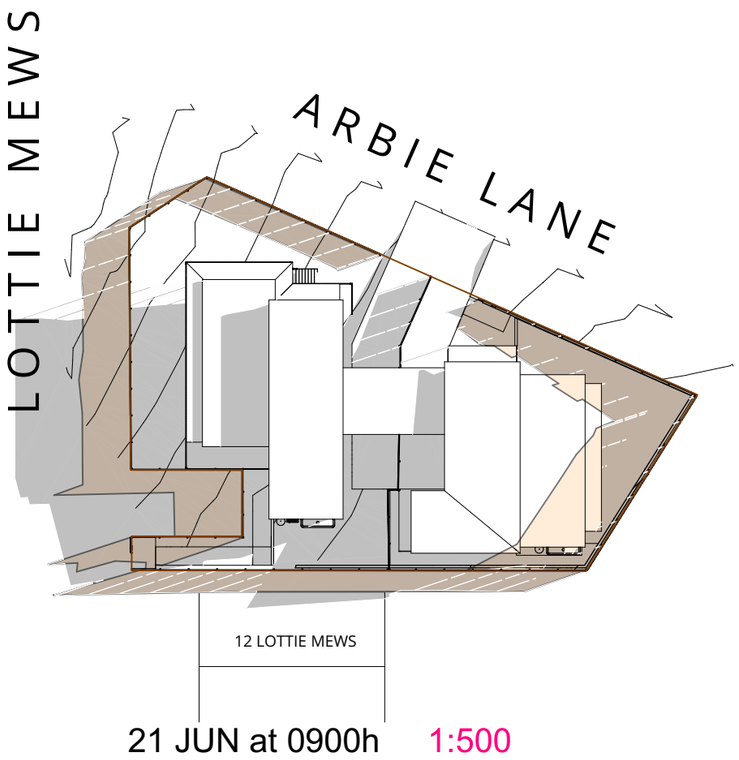
PROJECT NO.
2025-027H

SCALE
1:200@A3

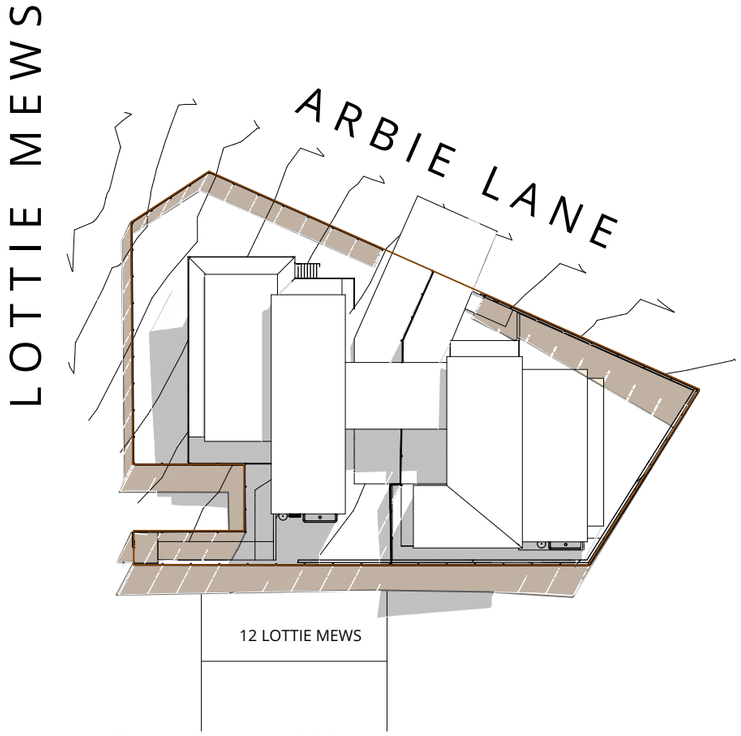
DRAWING NO.
DD400

ISSUE NO.
C

SPACE·DESIGN·ARCHITECTURE



21 JUN at 0900h 1:500



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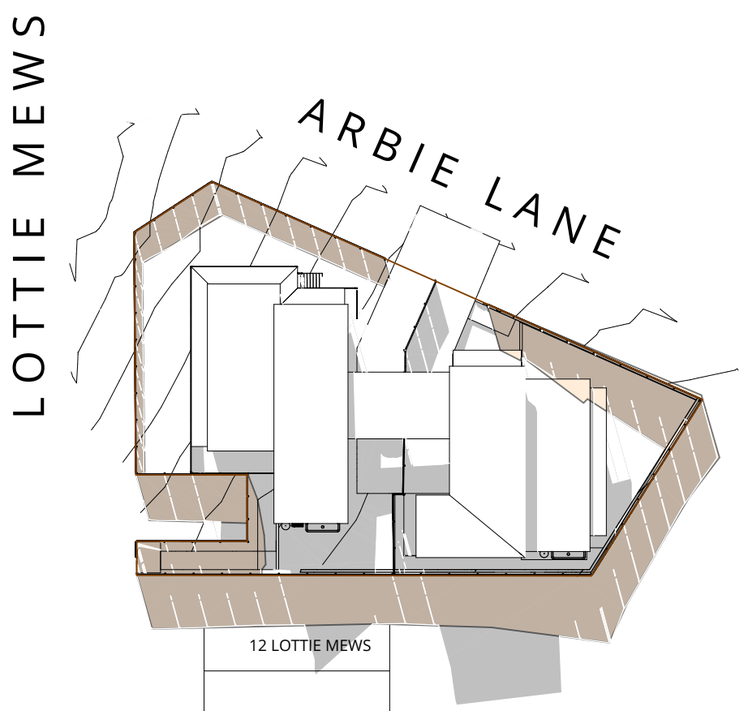

21 JUN at 1500h 1:500

P:\2025\2025-027 Kunama NDIS Projects\02 Drawings\02_b Working Files\[H] 20 Arbie Lane\2025-027H_20_Arbie Street_BA V25.pln

EXISTING FENCE

PROPOSED DWELLING

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CLIENT
KUNAMA

DRAWING
SHADOW DIAGRAMS - SHEET 1

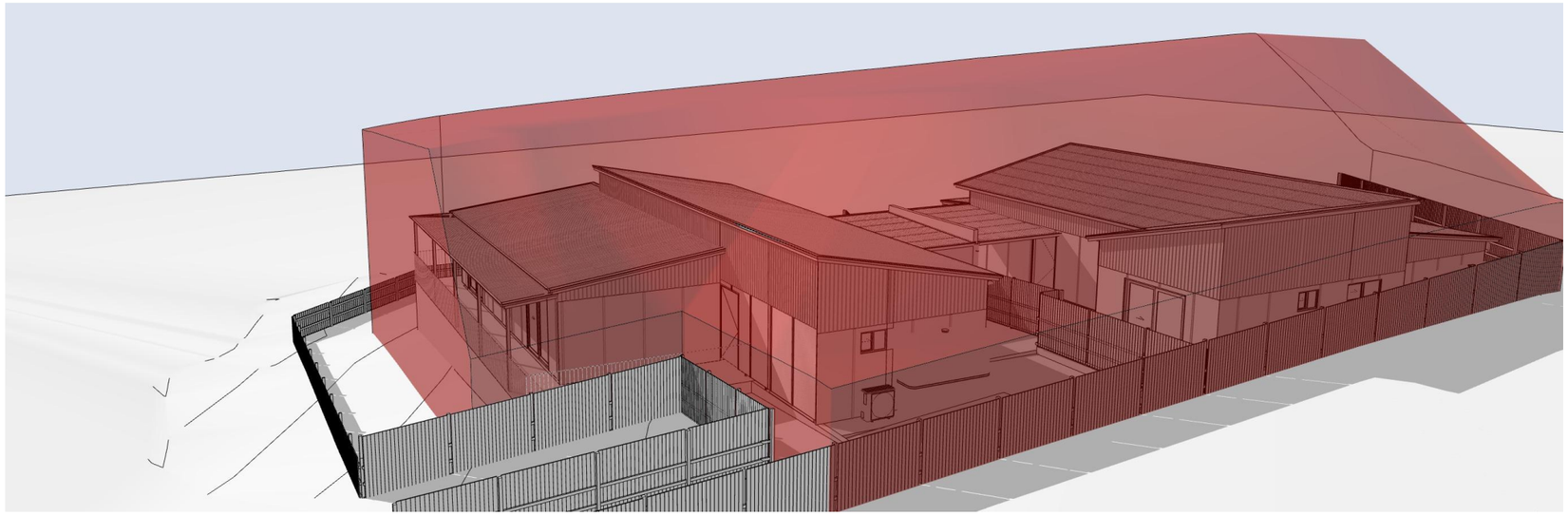
PROJECT NO.
2025-027H

SCALE
1:500@A3

DRAWING NO.
DD500

ISSUE NO.
C

SPACE·DESIGN·ARCHITECTURE



P:\2025\2025-027 Kunama NDIS Projects\02 Drawings\02_d Milestone\02_d04 Developed Design - DA\CAD\Arbie Lane\2025-027H_20_Arbie Street_BA V25.pln

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	DA MINOR AMENDMENT	RM	RM	4/09/2025
C	DA MINOR AMENDMENT	AF		4/09/2025
D	DA MINOR AMENDMENT	JM		19/09/2025
E	DA MINOR AMENDMENT_ AMENDED	GR		2/10/2025

PROJECT
20 ARBIE LANE NDIS HOUSING

LOCATION
20 ARBIE LANE, OLD BEACH TAS 7017

CLIENT
KUNAMA

DRAWING
BUILDING ENVELOPE PERSPECTIVE

PROJECT NO.
2025-027H

SCALE
1:196.11, 1:362.21@A3

DRAWING NO.
DD700

ISSUE NO.
E

SPACE·DESIGN·ARCHITECTURE

ireneinc
PLANNING & URBAN DESIGN

21 October 2025

Brighton Council
1 Tivoli Road
Old Beach TAS 7017

FURTHER INFORMATION RESPONSE AND CHANGES TO THE PROPOSAL – 20 ARBIE LANE, OLD BEACH

The following has been prepared in response to councils further information request dated 9 October 2025.

In this correspondence we provide the following documentation for councils consideration:

- revised Sheet 4 (Revision E) for the Stormwater Concept Plans prepared by SGC Consultants (October 2025); and
- revised Proposal Plans (Issue F) prepared by Space Design Architecture (SDA) (October 2025).

A summary addressing the outstanding further information request is provided below and should be read in conjunction with the documents above.

Item 1

Please confirm the extent of works proposed within the road reservation for the installation of the underground OSD tank. CEO consent is required for any works within Council land, pursuant to s.52 (1B) of LUPAA.

Advice: To support granting a CEO consent, detailed plans must be provided showing all expected activities, such as excavation and relocation of existing street trees.

Comment: The development also requires a wider crossover and driveway, which will result in the removal and replacement of recently installed infrastructure. Council will not accept partial widening; full sections must be removed at specific panel joints with matching finishes. Asphalt repairs will also be necessary where kerb and channel replacement may cause damage. These requirements can be dealt through permit conditions.

We confirm no works are proposed within the road reservation for the installation of the underground OSD tank, nor does the OSD tank extend beyond the extent of the lot.

However, to remove any doubt, we provide a revised Sheet 4 (Revision E) for the Stormwater Concept Plans prepared by SGC Consultants (October 2025) which provides for the OSD tank to be located 200mm further within the boundary of the site. This revised

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plan is intended to replace Sheet 4 (Revision C) previously submitted to council as part of previous responses to further information requests.

Consequently, it is also proposed to replace the previously proposed steps at the frontage with a ramp to provide an access from the driveway to the dwelling, which will be clear of the OSD tank. It is also noted that this access dwelling 01 is in addition to the access already provided from the eastern side of the dwelling. To ensure continued access to the front yard, as small set of steps from the letterbox access is also proposed, which will also be clear of the revised OSD tank location.

This revision has been incorporated into the revised Proposal Plans prepared by Space Design Architecture (SDA) (20 October 2025 – Issue F) which have been provided with this response. It is intended that this package of proposal plans replace the package previously submitted to council as part of previous responses to further information requests, noting that the only change in this package relates to the amendments which provide for the revised ramp/steps access.

Based on the above, we do not consider that CEO consent in relation to the OSD tank or associated works is required. However do note that CEO consent has been requested in relation to widening the driveway cross over and acknowledge councils comments flagged in the further information request around the proposed widening.

We trust this information is sufficient to satisfy councils queries. However, if you have any further questions in relation to the above, please do not hesitate to contact Michela Fortini or myself on 6234 9281.

Yours sincerely,

Kate Heckelmann

Senior Planner

IRENEINC PLANNING & URBAN DESIGN

COUNCIL REF: DA 2025/041

20 ARBIE LANE, OLD BEACH STORMWATER CONCEPT DESIGN

LOCALITY PLAN
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DRAWING INDEX			
SHEET No.	DWG. No.	DRAWING TITLE	REV.
01	S01-SW100	COVER SHEET & DRAWING INDEX	C
02	S01-SW101	NOTES & LEGEND	C
03	S01-SW201	EROSION & SEDIMENT CONTROL PLAN & DETAILS	C
04	S01-SW301	STORMWATER CONCEPT DESIGN SITE PLAN	C
05	S01-SW401	STORMWATER CONCEPT DESIGN DRAINS CATCHMENT PLAN & DETAILS	C
06	S01-SW402	STORMWATER CONCEPT DESIGN DETAILS SHEET	C
07	S01-SW403	STORMWATER CONCEPT DESIGN DRAINS RESULTS	C

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Brighton
going places

Project No. 20250072 Drawing No. S01-SW100 Revision No. C

ISSUED FOR DA
NOT FOR CONSTRUCTION

SITEWORKS LEGEND

SWD	STORMWATER LINE
RW RW	STORMWATER LINE TO RAINWATER TANK
SS SS SS	SUBSOIL LINE
SWRM SWRM	STORMWATER RISING MAIN
S S	AUTHORITY SEWER LINE
W W	AUTHORITY WATER LINE
G G	AUTHORITY GAS LINE
OH OH	AUTHORITY OVER HEAD ELECTRICITY LINE
E E	AUTHORITY UNDERGROUND ELECTRICITY LINE
T T	AUTHORITY COMMS LINE
	GRATED SURFACE INLET PIT
	GRATED SURFACE INLET PIT WITH ENVIROPOD INSERT
	JUNCTION PIT
	GRATED TRENCH DRAIN
RWO	RAINWATER OUTLET
CO	CLEAR OUT POINT
DDO	DISH DRAIN OUTLET
PD	PLANTER DRAIN
	DOWNPIPE DROP
DP	DOWNPIPE
	WARNING LIGHT
00.00	FINISH SURFACE LEVEL

ABBREVIATIONS:

Ø or DIA	DIAMETER
CO	CLEAR OUT
DDO	DISH DRAIN OUTLET
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
GTD	GRATED TRENCH DRAIN
GSIP	GRATED SURFACE INLET PIT
IL	INVERT LEVEL
KIP	KERB INLET PIT
NGL	NATURAL GROUND LEVEL
OFP	OVERLAND FLOWPATH
OSD	ON-SITE DETENTION
RCP	REINFORCED CONCRETE PIPE
RL	REDUCED LEVEL
RWT	RAINWATER TANK
SW	STORMWATER
SWP	STORMWATER PIT
SWRM	STORMWATER RISING MAIN
SWS	STORMWATER SUMP
TOK	TOP OF KERB
TOW	TOP OF WALL
UPVC	

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GENERAL

G1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE AND THE TO THE RELEVANT SERVICE CODES.

G2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

G3. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS (U.N.O.). DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

G4. BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LINE AND LEVEL.

G5. SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.

G6. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SZZ CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

G7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.

G8. NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.

G9. WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.

G10. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THESE SPECIFICATIONS.

G11. DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES).

G12. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A N.A.T.A. REGISTERED SURVEYOR.

G13. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

G14. THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE.

G15. THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.

G16. S&G CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWING SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

G17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

G18. VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.

G19. THE CONTRACTOR SHALL PREPARE ACCURATE WORK-AS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.

G20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.

G21. CONTRACTOR TO PROVIDE WORKSHOP COORDINATED DRAWINGS PRIOR TO COMMENCING WORKS ON SITE. WORKSHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGN ENGINEER.

STORMWATER

S1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE AS3500.3-2003: 'STORMWATER DRAINAGE'.

S2. FOR STORMWATER DRAINAGE PIPES THAT EXCEED 1:5 GRADE, REINFORCED CONCRETE ANCHOR BLOCKS SHALL BE INSTALLED. ANCHOR BLOCKS TO BE CONSTRUCTED TO SPECIFICATIONS SET OUT IN AS3500.3-2018 SECTION 8.10.

S3. EXISTING SERVICES SHOWN IN APPROXIMATE LOCATIONS ONLY. CONFIRM EXACT LOCATIONS ON SITE PRIOR TO COMMENCING WORK.

S4. COORDINATE THE INSTALLATION OF NEW SERVICES WITH ALL NEW & EXISTING SERVICES & STRUCTURAL PROVISIONS AS DETERMINED ON SITE.

S5. ALL PIPEWORK TO BE SUPPORTED IN ACCORDANCE WITH AS3500.3-2018.

S6. ALL PIPEWORK IS TO BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS AS SET DOWN IN AS3500.3-2003. ALL IN-GROUND PIPEWORK TO BE INSPECTED BY THE SUPERINTENDENT UNDER TEST CONDITIONS PRIOR TO BACKFILLING. BACKFILLING AND BEDDING TO AS3500.3-2018.

S7. PIPES SHALL BE TRUE TO GRADES SHOWN AND ALIGNED SO THAT THE CENTRE OF THE INLET PIPE INTERSECTS WITH THE CENTRE OF THE OUTLET PIPE AT THE DOWNSTREAM FACE OF THE PIT.

S8. BED ALL PIPES FIRMLY AND EVENLY WITH IMPORTED FILL ONLY. THICKNESS OF BEDDING LAYER SHALL BE 75mm IN SOIL AND 200mm IN ROCK.

S9. LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS3725-2007.'DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES.

S10. ALLOW TO TEST ALL PIPES AND PITS TO LOCAL AUTHORITY'S REQUIREMENTS.

S11. EXCAVATE TRENCHES AND STOCKPILE ALL MATERIAL FOR INSPECTION WITH REGARD TO REUSE FOR TRENCH BACKFILL. REMAINING MATERIAL TO BE REMOVED FROM SITE.

S12. BACKFILL PIPES WITH IMPORTED FILL. PROVIDE 200mm SIDE SUPPORT AND 150mm OVERLAY ABOVE PIPE CROWN. TRENCH FILL ABOVE THE EMBEDMENT ZONE TO THE UNDERSIDE OF THE ROAD PAVEMENT OR THE FOOTWAY SHALL BE AS FOLLOW:

UNDER ROADWAY
TRENCH FILL MATERIAL SHALL CONSIST OF IMPORTED FILL AS SPECIFIED HEREIN OF EITHER HIGH GRADE COMPACTION SAND OR APPROVED CRUSHED ROAD GRAVEL CONFORMING TO RMS QA SPECIFICATION 3051 OR SIMILAR.

OTHER THAN ROADWAY
TRENCH MATERIAL EXCAVATED SHALL CONSIST OF SELECT FILL AS SPECIFIED HEREIN AND SHALL NOT CONTAIN MORE THAN 20% OF STONES OF SIZE BETWEEN 25mm AND 75mm AND NONE LARGER THAN 75mm. PRIOR TO USE OF THE EXCAVATED MATERIAL IT SHALL BE INSPECTED AND APPROVED BY THE ENGINEER.

S13. COMPACT BEDDING. EMBEDMENT AND TRENCH FILL MATERIALS AS FOLLOW:
EMBEDMENT:
FOR GRANULAR FILL MATERIAL (NON-COHESIVE SOIL) e.g. COARSE AGGREGATE FILL, THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%.

TRENCH FILL:
FOR GRANULAR MATERIAL (NON COHESIVE SOILS). THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%. FOR NON-GRANULAR FILL MATERIAL (COHESIVE SOILS), THE DRY DENSITY RATIO (RD) SHALL BE NOT LESS THAN 95%.

S14. EXISTING SERVICES
UTILITY INFORMATION SHOWN ON THE PLANS IS NOT INTENDED TO DEPICT MORE THAN THE PRESENCE OF ANY SERVICES. ACTUAL LOCATIONS SHOULD BE VERIFIED BY HAND EXCAVATION PRIOR TO CONSTRUCTION.

S15. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF ALL EXISTING SERVICES IN AREAS AFFECTED BY THE WORKS.

S16. THE CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED AT ALL TIMES. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING WHERE REQUIRED. ONCE THE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.

S17. DRAINAGE PIPES
EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR SEALED AS INDICATED ON THE PLANS. PIPES UP TO 300mm DIAMETER SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS (U.N.O.). ALL PIPE JUNCTIONS AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.

S18. WHERE DOWNPIPES PASS UNDER FLOOR SLABS, SEWER GRADE uPVC WITH RUBBER RING JOINTS ARE TO BE USED.

S19. MINIMUM GRADE TO DRAINAGE PIPES TO BE 1% (U.N.O.), MIN. SIZE 100mm DIAMETER (U.N.O.).

STORMWATER (CONTINUED)

S20. PIPES EQUAL TO AND LARGER THAN 375mm DIAMETER TO BE REINFORCED CONCRETE RUBBER RING JOINTED TYPE (CLASS 2) MANUFACTURED TO AS4058 (U.N.O.).

S21. PIPE INSTALLATION UNDER TRAFFICABLE AREAS SHALL BE IN ACCORDANCE WITH CONCRETE PIPE ASSOCIATION OF AUSTRALIA PUBLICATION "CONCRETE PIPE SELECTION & INSTALLATION" TYPE HS3 SUPPORT.

S22. EQUIVALENT STRENGTH FRC PIPES MAY BE USED SUBJECT TO AUTHORITY APPROVAL.

S23. MINIMUM PIPE COVER TO BE 600mm UNDER TRAFFICABLE AREAS AND 300mm ELSEWHERE (U.N.O.).

S24. CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.

S25. PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS.

S26. STORMWATER DRAINAGE CONNECTIONS TO COUNCIL'S SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL.

S27. DRAINAGE PITS
PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300 CENTRES TO AS1657-2013:'FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION'.

S28. ALL EXPOSED EDGES TO BE ROUNDED WITH 20mm RADIUS, OR CHAMFERED 20mm x 20mm.

S29. PIT REINFORCEMENT - MESH SL82 LAP TO BE 400mm MIN. CLEAR COVER 40 MIN. CAST AGAINST BLINDING OR FORMWORK. CORNER RETURNS MAY BE FABRIC OR EQUIVALENT BARS.

S30. BENCHING TO BE HALF OUTGOING PIPE DEPTH. CONCRETE FOR BENCHING TO BE 20MPa MASS CONCRETE.

S31. APPROVED PRECAST PITS MAY BE USED.

S32. 100mm DIAMETER HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3m UPSTREAM OF PIT (AT EACH INLET TRENCH) WITH THE UPSTREAM END SEALED.

S33. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.

S34. PIT GRATE, FRAMES AND SOLID COVERS SHALL BE CLASS B IN NON TRAFFIC AREAS AND CLASS D IN TRAFFICABLE AREAS IN ACCORDANCE WITH AS3996.

S35. ALL GRATES SHALL BE PROVIDED WITH A LOCKING CLIP.

S36. MAXIMUM FRONT ENTRY PIPE:-
STRAIGHT ENTRY - Ø750
SKEW ENTRY 45° - Ø525

S37. PIT GRATING TO BE GALVANISED STEEL TYPE 'WELDLOK' OR APPROVED EQUIVALENT.

S38. SUBSOIL DRAINAGE
SUBSOIL PIPES SHALL BE LAID AT A MIN GRADE OF 0.5% (U.N.O.).

S39. ADDITIONAL SUBSOIL DRAINAGE SHALL BE LAID TO SUIT SITE CONDITIONS AND GROUNDWATER PRESENCE AS DIRECTED.

S40. SUBSOIL PIPES SHALL BE LAID BEHIND KERBS IN CUT AREAS OF THE SITE.

S41. SUBSOIL DRAINAGE SHALL CONSIST OF A SLOTTED 100mm DIAMETER PLASTIC PIPE WRAPPED IN GEOTEXTILE AND PLACED A MINIMUM OF 600mm BELOW THE SUBGRADE LEVEL AND COVERED WITH 500mm OF 20mm GRAVEL. PROVIDE A MINIMUM OF 150mm GRAVEL AROUND SUBSOIL PIPE. TRENCH TO BE LINED WITH GEOTEXTILE FABRIC TYPE BIDIM A24.

S42. GRATES TO PITS IN FOOTPATH AREAS SHALL BE HEEL SAFE COMPLYING WITH THE DISABLED ACCESS CODE.

S43. CONTRACTOR TO PROVIDE WORKSHOP COORDINATED DRAWINGS PRIOR TO COMMENCING WORKS ON SITE. WORKSHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGN ENGINEER.

S44. ALL EXTERNAL AREA TO HAVE A MINIMUM 1% FALL TO OUTLETS PROVIDED.

S45. PROVIDE OVERFLOWS TO ALL AREAS TO ARCHITECT'S SPECIFICATIONS.

S46. ALL RAINWATER OUTLETS TO OPEN AREAS SHALL BE SPS TRUFLO TYPE TIA100F UNLESS NOTED OTHERWISE. DO NOT INSTALL BALCONY OUTLETS OR SIMILAR IN AREAS SUBJECT TO DIRECT RAINFALL.

S47. ALL PVC PIPES TO HAVE EXPANSION JOINTS IN ACCORDANCE WITH AS/NZS2032.

S48. CONNECT ALL TUNDISHES FROM MECHANICAL A/C UNITS INTO STORMWATER ONLY IF ACCEPTABLE BY THE LOCAL COUNCIL BUILDER TO VERIFY AND OBTAIN CONSENT.

S49. ALL GRATED TRENCH DRAINS IN FRONT OF FIRE EXIT DOORS TO BE SET 100mm AWAY FROM DOOR (TYPICAL).

EROSION CONTROL

EC1. BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

EC2. DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS, BY THE CONTRACTOR.

EC3. ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.

EC4. MINIMIZE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.

EC5. INSTALL EROSION/SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR EXCAVATION OPERATIONS.

EC6. PROVIDE SILT FENCE/STRAW BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.

EC7. ISOLATE EXISTING STORMWATER PITS WITH STRAW BALES OR SILT TRAPS TO FILTER ALL INCOMING FLOWS.

EC8. DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.

EC9. DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.

EC10. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

EC11. TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL

EC12. ADOPT TEMPORARY MEASURES AS MAY BE NECCESSARY FOR EROSION & SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

DRAINS:	TEMPORARY DRAINS AND CATCH DRAINS. SPREADER BANKS OR OTHER
STRUCTURES:	TO DISPERSE CONCENTRATED RUNOFF.
SILT TRAPS:	CONSTRUCTION AND MAINTENANCE OF SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.

EC13. AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.

EC14. REMOVE TEMPORARY EROSION &SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED.

EC15. COMPLY WITH THE REQUIREMENTS OF LANDCOM'S MANAGING URBAN STORMWATER SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION.

EC16. THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS.

Issue	Last revision title	By	Date	Status
C	ISSUE AS PER AMENDED LAYOUT	SH	10.01.25	02
B	ISSUED FOR DA APPROVAL	KF	03.07.25	02
A	ISSUED FOR DA APPROVAL	LD	17.06.25	02

Issuer internal sequence and revision history
1-preliminary 2-development application 3-construction certificate 4-tender 5-construction 6-other

Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

Quality Control	
DRAWN	DATE
KF	03.07.25
CHECKED	DATE
SH	03.07.25
DESIGNED	DATE
KF	03.07.25
VERIFIED	DATE
SH	03.07.25
APPROVED	DATE
SH	03.07.25

ENGINEERS AUSTRALIA
Chartered Professional Engineer
MEMBER

DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE, DO NOT SCALE OF THIS DRAWING. POSITIONS OF AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR DECISION/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONSULTANTS' DRAWINGS.

Scales

Client: KUNAMA ALL YOU NEED TO DEVELOP

Architect: KUNAMA ALL YOU NEED TO DEVELOP

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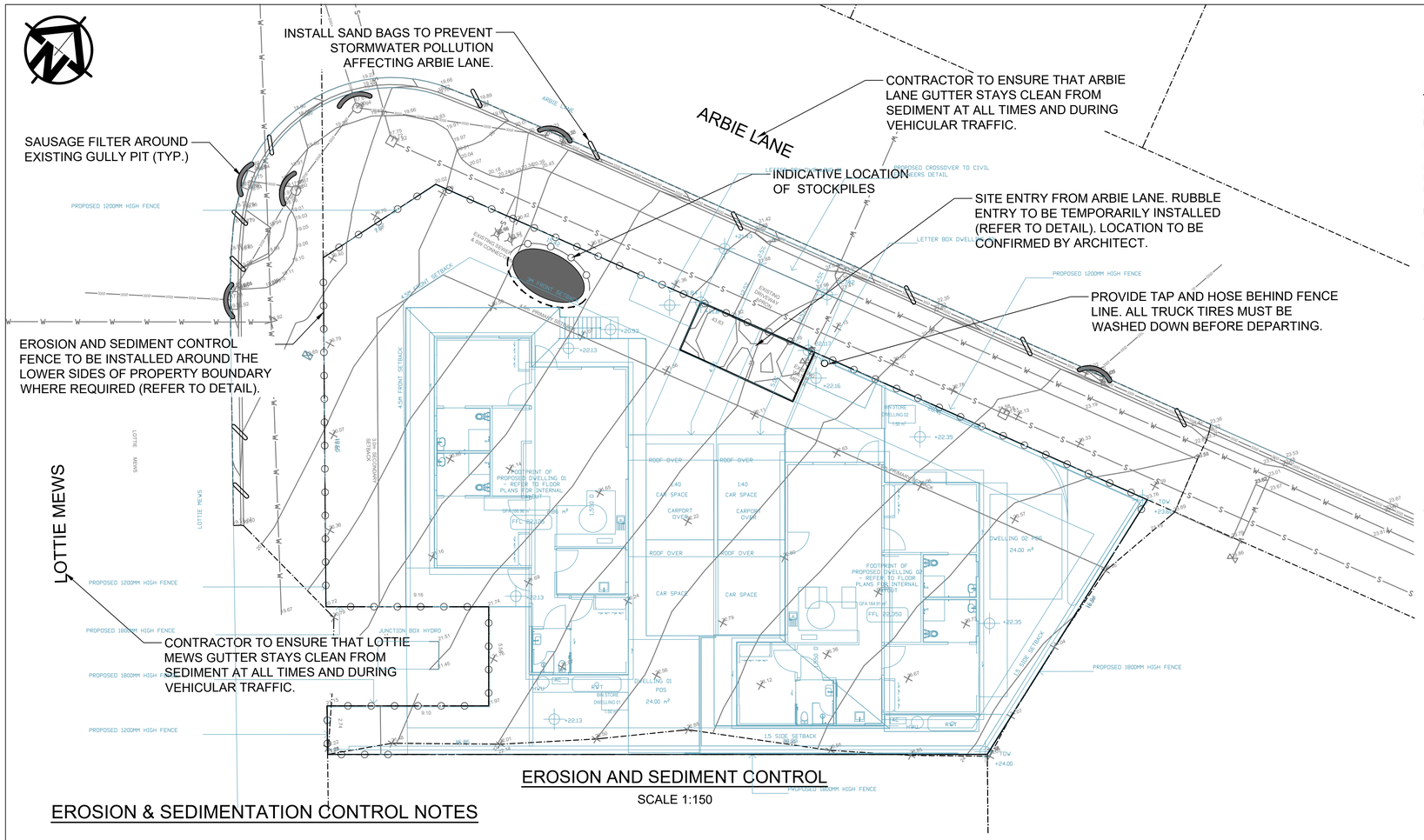
PROJECT
20 ARBIE LANE,
OLD BEACH
STORMWATER CONCEPT DESIGN

Status: ISSUED FOR DA
NOT FOR CONSTRUCTION

Drawing Title: NOTES & LEGEND

Grid	Datum	Sheet
-	A.H.D.	02

Project No.	Set No. - Drg No.	Revision No.
20250072	S01-SW101	C



EROSION AND SEDIMENT CONTROL

SCALE 1:150

CONSTRUCTION NOTES

FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAT THE LENGTH OF THE INLET PIT

FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL

FORM AN ELLIPTICAL CROSS-SECTION OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY

MAINTAIN THE OPENING WITH SPACER BLOCKS

FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER

FIT TO ALL KERB INLETS AT SAG POINTS

GENERAL NOTES

1. THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
2. ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

CLAY SOILS

A SYSTEM SHALL BE INSTALLED TO EITHER:

1. TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
2. TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL

DIAGRAMMATIC VIEW

TYPICAL SECTION

SEDIMENT FENCE

NOT TO SCALE

GEOTEXTILE INLET FILTER

GEOTEXTILE INLET FILTER IS PLACED IN EVERY PIT WITHIN THE SITE TO ENSURE THE RUNOFF WATER DURING CONSTUCTION NOT ENTER THE PITS.

EROSION & SEDIMENTATION CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

LEGEND

┄┄┄┄	SEDIMENT FENCE
▨	STABILISED SITE ACCESS
⧄	SANDBAGS

GEOTEXTILE INLET FILTER

NOT TO SCALE

GRAVEL INLET FILTER (SAUSAGE)

NOT TO SCALE

PLAN VIEW

TYPICAL SECTION

'CATTLE GRID' ALTERNATIVE

TEMPORARY CONSTRUCTION EXIT
NOT TO SCALE

A1 Plotted:Wednesday, 1 October 2025 5:47:39 PM By LEADER. File Name:Z:\Production\2025\20250072 20 Arbie Lane, Old Beach\Civil\CAD\S01-SW\20250072_S01-SW201.dwg

C	ISSUE AS PER AMENDED LAYOUT	SH	10.01.25	02
B	ISSUED FOR DA APPROVAL	KF	03.07.25	02
A	ISSUED FOR DA APPROVAL	LD	17.06.25	02
P01	PRELIMINARY	KF	22.05.25	01
Issue	Last revision title	By	Date	Status

Issuer internal sequence and revision history
1-preliminary 2-development application 3-construction certificate
4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

Quality Control

DRAWN KF	DATE 03.07.25
CHECKED SH	DATE 03.07.25
DESIGNED KF	DATE 03.07.25
VERIFIED SH	DATE 03.07.25
APPROVED SH	DATE 03.07.25

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PROJECT
20 ARBIE LANE,
OLD BEACH
STORMWATER CONCEPT DESIGN

Grid	Datum	Sheet
-	A.H.D.	03

Status
ISSUED FOR DA
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Drawing Title
EROSION & SEDIMENT CONTROL
PLAN & DETAILS

Project No.	Set No. - Drg No.	Revision No.
20250072	S01-SW201	C

SERVICES ON THIS DRAWING
ARE SHOWN BELOW SLAB U.N.O

LOTTIE MEWS

ARBIE LN

Ø150mm uPVC@ 1.0% MIN.

SW H/C
INV: 19.75

CONNECT TO EXISTING
SW CONNECTION.
IL: 19.78

EXISTING SERVICE & SW CONNECTION

CONNECTION TO S.W. IS INTERNAL
NO WORKS ARE PROPOSED
OUTSIDE THE BOUNDARY IN
COUNCIL'S RESERVE

UNDERGROUND OSD TANK:
RL: 21.00~20.70
SOFFIT RL: 20.75~20.45
TWL: 20.30
IL: 19.85~19.80

MINIMUM WATER HEIGHT: 0.45 m
MAXIMUM WATER HEIGHT: 0.50 m
AVERAGE WATER HEIGHT: 0.48 m

PLACED 200mm OFF THE BOUNDARY.

AREA: 13.37 m²
VOLUME REQUIRED: 5.99m³
VOLUME PROVIDED: 6.42 m³

20.70
21.00
IL20.20
IL20.40
IL20.75

PIPE SUSPENDED TO
UNDERSIDE OF DECK

Ø150mm uPVC@ 5.4%.

GTD
200x200

EXISTING DRIVEWAY APRON

EXISTING WATER METER

450X450
RL:22.15
IL:21.75

Ø150mm uPVC@ 1.0%

450X450
RL:22.30
IL:21.85

BIN STORE DWELLING 02

FOOTPRINT OF PROPOSED DWELLING 01 - REFER TO FLOOR PLANS FOR INTERNAL LAYOUT

FOOTPRINT OF PROPOSED DWELLING 02 - REFER TO FLOOR PLANS FOR INTERNAL LAYOUT

RAMP 1:20

RAMP 1:10

1:40 CAR SPACE CARPORT OVER

ROOF OVER

CAR SPACE

HOUSE 01
RL: 22.125

HOUSE 02
RL: 22.35

FFL 22,125

FFL 22,350

PITS UNDER DECK

Ø150mm uPVC@1%

450X450
RL:21.30
IL:20.90

450X450
RL:21.50
IL:21.00

JUNCTION BOX HYDRO

Ø150mm uPVC@ 5.7%

RWT

BIN STORE DWELLING 01
1.50 m²

450X450
RL:22.00
IL:21.40

450X450
RL:22.00
IL:21.50

Ø150mm uPVC@ 1.0%

450X450
RL:22.20
IL:21.70

RWT

100AG SUBSOIL LINE TO RUN BEHIND AND
IN FRONT OF RETAINING WALL(TYP.)

DENOTES FIRST
FLUSH (TYP.).

Ø100mm uPVC RWT
OVERFLOW (OF) (TYP.).

INDICATIVE ABOVE GROUND RWT
(1,500 LITERS) (TYP.). LOCATION TO
BE CONFIRMED BY THE ARCHITECT.

DESIGN NOTES & CALCULATIONS:

THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE BRIGHTON LOCAL GOVERNMENT AREA (LGA).

- THE OSD WAS DESIGNED USING DRAINS AND THE GOAL IS TO LIMIT THE OUTFLOW FROM THE DEVELOPED LAND TO PRE DEVELOPMENT CONDITIONS. CHECK THE OSD CATCHMENTS IN SHEET SW401 AND DRAINS RESULTS AND SECTIONS IN SHEET SW402.
- WATER SENSITIVE URBAN DESIGN (WSUD) MEASURES ARE REQUIRED FOR THIS PROJECT; HOWEVER, AS DIRECTED BY THE ASSESSING ENGINEER, MR. MARK SIMPSON, OFF-SITE TREATMENT WILL BE UTILISED VIA THE EXISTING TREATMENT INFRASTRUCTURE. ACCORDINGLY, NO ON-SITE TREATMENT MEASURES ARE PROPOSED AS PART OF THIS DEVELOPMENT.
- RAINWATER TANKS (RWTS) ARE NOT USED TO DETAIN OR OFFSET ANY REQUIRED SITE STORAGE VOLUME. THEY ARE INSTALLED AT THE FULL DISCRETION OF THE CLIENT AND ARE TO COLLECT WATER FROM NON-TRAFFICABLE ROOF AREAS ONLY. ALL OTHER ROOF AREAS ARE TO BE DIRECTED AND CONNECTED TO THE ON-SITE DETENTION (OSD) SYSTEM.

Issue	Last revision title	By	Date	Status
E	AMENDED TO LATEST ARCHS	SH	14.10.25	02
D	AMENDED TO COUNCIL RFI	SH	13.10.25	02
C	ISSUE AS PER AMENDED LAYOUT	SH	10.01.25	02
B	ISSUED FOR DA APPROVAL	KF	03.07.25	02
A	ISSUED FOR DA APPROVAL	LD	17.06.25	02
P01	PRELIMINARY	KF	22.05.25	01

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FIRE			
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CIVIL			
SURVEY			

Quality Control	
DRAWN	DATE
KF	03.07.25
CHECKED	DATE
SH	03.07.25
DESIGNED	DATE
KF	03.07.25
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SH	03.07.25
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Scales
0m 1 2 3 4 5
SCALE 1:100 ON ORIGINAL SIZE

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PROJECT
20 ARBIE LANE,
OLD BEACH
STORMWATER CONCEPT DESIGN

Grid	Datum	Sheet
-	A.H.D.	04

Status
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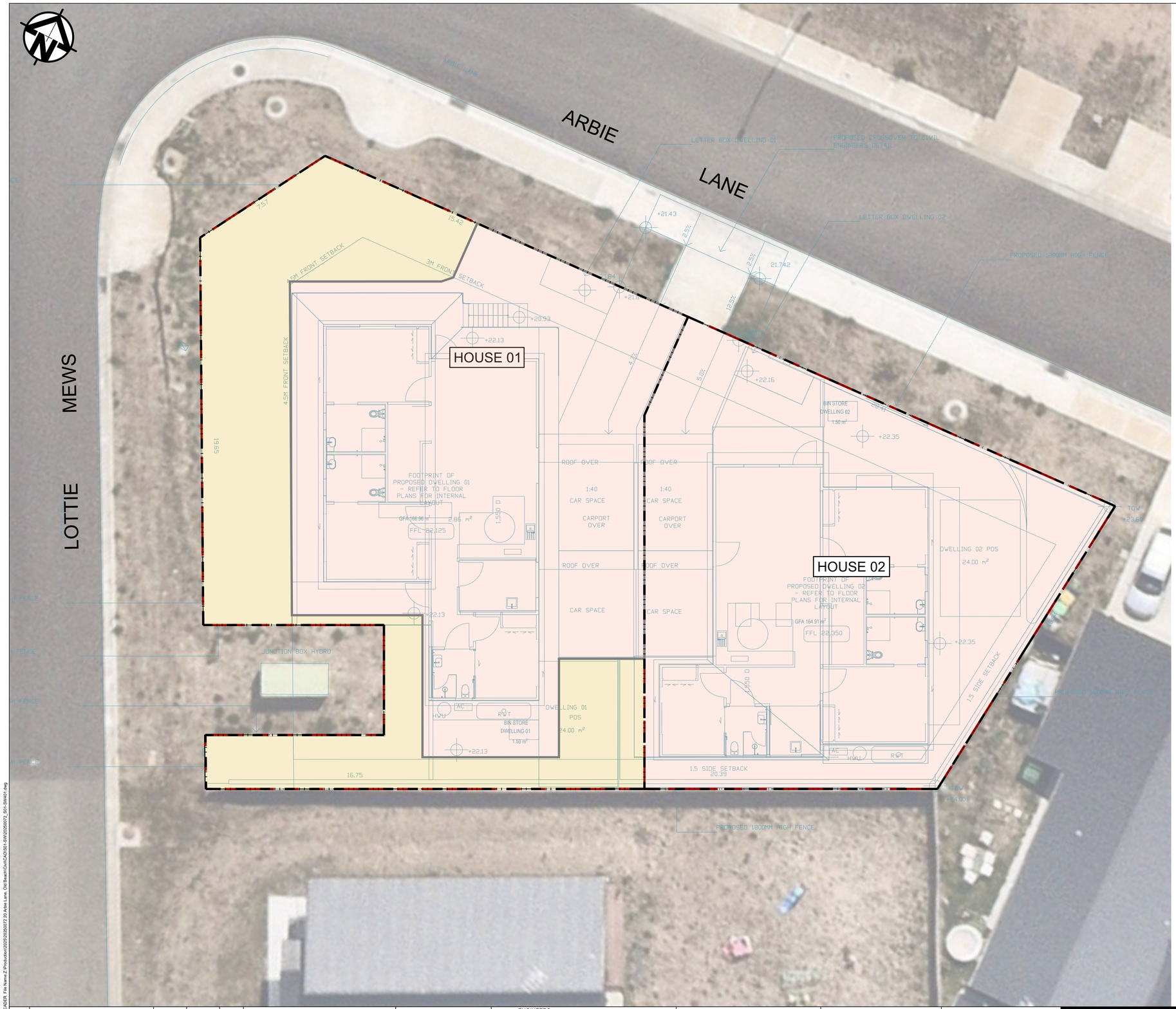
Drawing Title
STORMWATER CONCEPT DESIGN
SITE PLAN

Project No.	Set No. - Drg No.	Revision No.
20250072	S01-SW301	E



LEGEND

- IMPERVIOUS AREA TO OSD BASIN
  750.91 m² (74.94%) OF THE TOTAL SITE AREA
- PERVIOUS LANDSCAPE AREA TO SF1 & OSD1
  251.17 m² (25.06% OF THE TOTAL SITE AREA)

C	ISSUE AS PER AMENDED LAYOUT	SH	10.01.25	02
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Issue	Last revision title	By	Date	Status

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Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
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HYD			
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SURVEY			

Quality Control

DRAWN	DATE
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PROJECT
20 ARBIE LANE,
OLD BEACH
STORMWATER CONCEPT DESIGN

Grid	Datum	Sheet
-	A.H.D.	05

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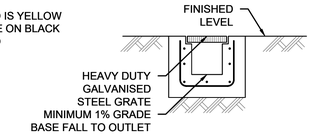
Drawing Title
STORMWATER CONCEPT DESIGN
DRAINS CATCHMENT PLAN & DETAILS

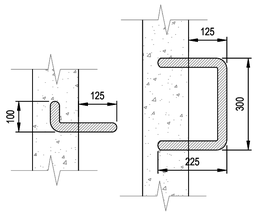
Project No.	Set No. - Drg No.	Revision No.
20250072	S01-SW401	C

LEGEND:
BACKGROUND IS YELLOW
TEXT IS WHITE ON BLACK BACKGROUND

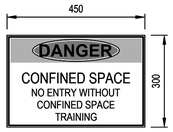
RAINWATER SIGN
SCALE 1: 20



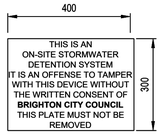
GRATED TRENCH DRAIN
SCALE 1: 20



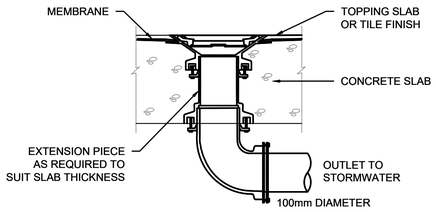
STEP IRONS
SCALE 1: 10



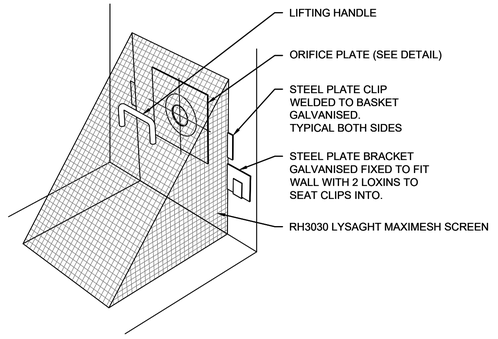
CONFINED SPACE SIGN
SCALE 1: 10



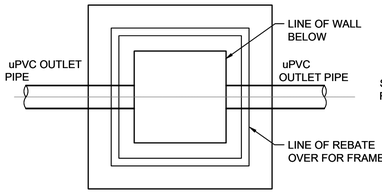
OSD SIGN
SCALE 1: 10



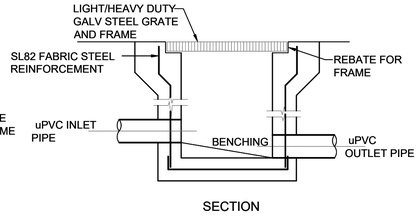
RAINWATER OUTLET
N.T.S.



DEBRIS SCREEN
N.T.S.

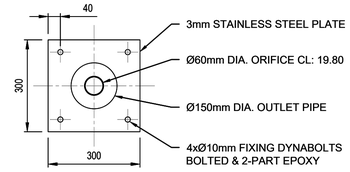


PLAN WITHOUT GRATE

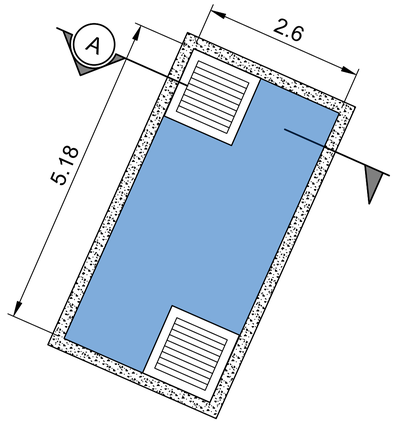


SECTION

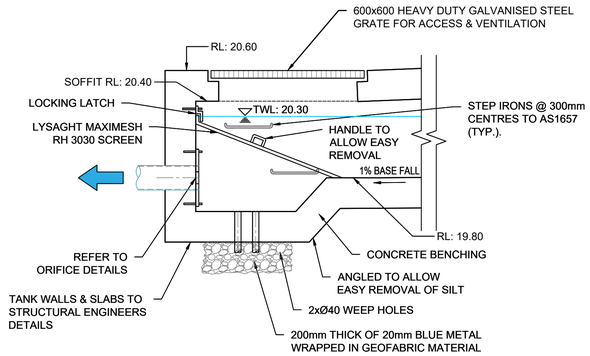
STORMWATER PIT
NOT TO SCALE



ORIFICE PLATE 1
SCALE 1: 10



UNDERGROUND OSD TANK PLAN VIEW
SCALE 1:50



OSD STORAGE
A
- -

C	ISSUE AS PER AMENDED LAYOUT	SH	10.01.25	02
B	ISSUED FOR DA APPROVAL	KF	03.07.25	02
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PROJECT
20 ARBIE LANE,
OLD BEACH
STORMWATER CONCEPT DESIGN

Status: ISSUED FOR DA
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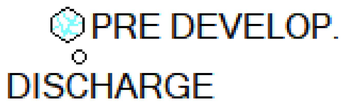
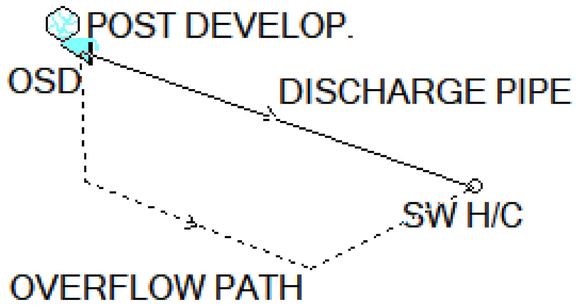
Drawing Title
STORMWATER CONCEPT DESIGN DETAILS SHEET

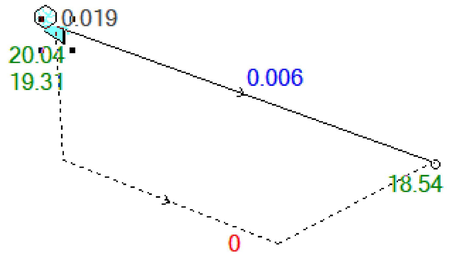
Grid	Datum	Sheet
-	A.H.D.	06

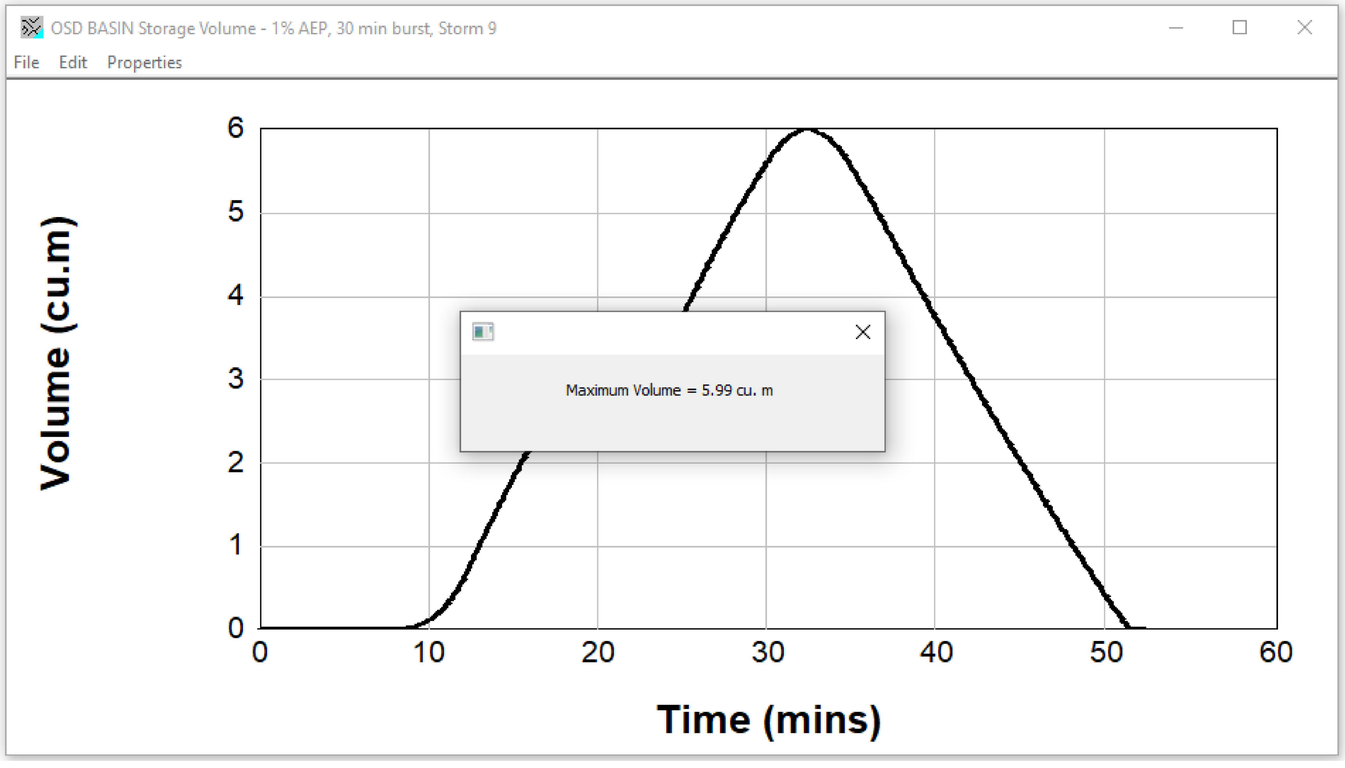
Project No.	Set No. - Drg No.	Revision No.
20250072	S01-SW402	C





Results for median storm in critical 1% AEP ensembles using Lite hydraulic model.





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VERIFIED	DATE
SH	03.07.25
APPROVED	DATE
SH	03.07.25

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PROJECT
20 ARBIE LANE,
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STORMWATER CONCEPT DESIGN

Grid	Datum	Sheet
-	A.H.D.	07

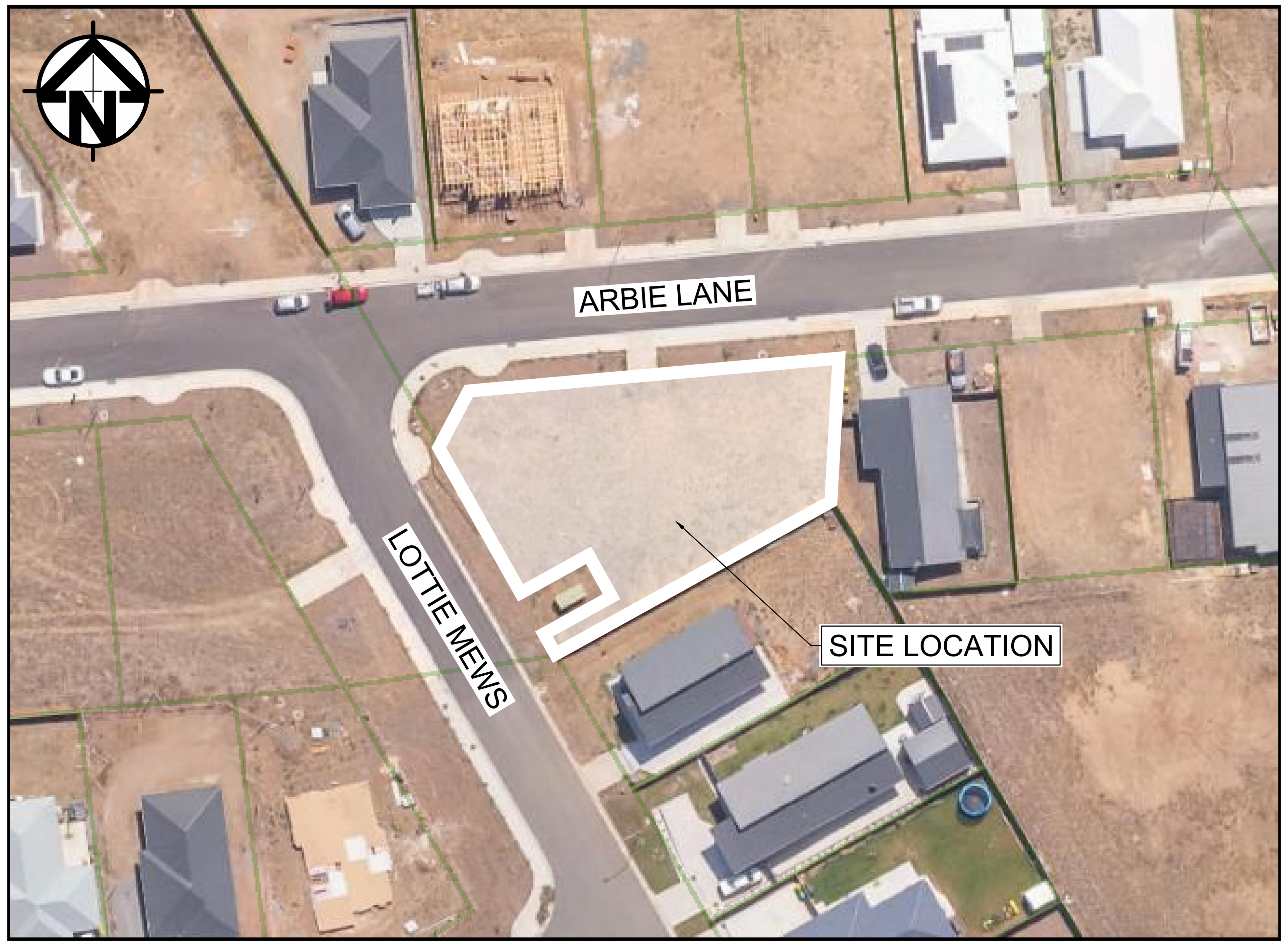
Status: ISSUED FOR DA
NOT FOR CONSTRUCTION

Drawing Title
STORMWATER CONCEPT DESIGN
DRAINS RESULTS

Project No.	Set No. - Drg No.	Revision No.
20250072	S01-SW403	C

COUNCIL REF:______________

20 ARBIE LANE
OLD BEACH
PUBLIC DOMAIN DESIGN



LOCALITY PLAN
NOT TO SCALE
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DRAWING INDEX			
SHEET No.	DWG. No.	DRAWING TITLE	REV.
01	S01-C100	COVER SHEET & DRAWING INDEX	C
02	S01-C101	NOTES & LEGEND	C
03	S01-C301	GENERAL ARRANGEMENT PLAN	C
04	S01-C401	DETAILS SHEET	C
05	S01-C501	SWEPT PATHS PLAN - HOUSE 01	A
06	S01-C502	SWEPT PATHS PLAN - HOUSE 02	A

PREPARED BY

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ARCHITECT

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LGA

Brighton going places

Project No. 20250072 Drawing No. S01-C100 Revision No. C

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SITEWORKS LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- RL: 0.0000 — DESIGN LEVEL (BULK EARTHWORK SPOT HEIGHT) NATURAL SURFACE
- 10 — ROAD CONTROL LINE
- KG — KERB & GUTTER
- IK — INTEGRAL KERB
- VC — VEHICULAR CROSSING
- PROPOSED CONCRETE COUNCIL FOOTPATH (REFER C501 FOR SECTIONAL DETAILS)
- PROPOSED SAW CUT
- E — AUTHORITY ELECTRICITY LINE
- T — AUTHORITY TELSTRA LINE
- W — AUTHORITY WATER
- G — AUTHORITY GAS
- NBN — AUTHORITY NBN
- OF — AUTHORITY OPTUS FIBER
- S — AUTHORITY SEWER
- W — AUTHORITY WATERMAIN
- 11.2 / 11.0 / 10.8 — PROPOSED CONTOURS
- LIMIT OF WORKS
- DENOTES EXPANSION JOINT
- DENOTES SAWCUT JOINT
- DENOTES ISOLATION JOINT

SURVEY LEGEND

- EXISTING GRATED SURFACE INLET PIT
- EXISTING JUNCTION PIT
- EXISTING KERB INLET PIT
- eTEL — EXISTING TELSTRA PIT
- eHYD — EXISTING HYDRANT
- eSV — EXISTING STOP VALVE
- eGAS — EXISTING GAS VALVE
- ePP — EXISTING POWER POLE
- eBT — EXISTING BOUNDARY TRAP
- eSMH — EXISTING SEWER MANHOLE

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GENERAL

G1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATIONS (REFER BELOW), BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE AND THE TO THE RELEVANT SERVICE CODES.

G2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

G3. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS (U.N.O.). DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

G4. BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LINE AND LEVEL.

G5. SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.

G6. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

G7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.

G8. NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.

G9. WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.

G10. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THESE SPECIFICATIONS.

G11. DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES)

G12. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A N.A.T.A. REGISTERED SURVEYOR.

G13. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

G14. THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE.

G15. THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.

G16. S&G CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWING SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

G17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE DEVELOPERS EXPENSE.

G18. VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.

G19. THE CONTRACTOR SHALL PREPARE ACCURATE WORK-AS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.

G20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.

G21. A ROAD OCCUPANCY APPLICATION SHALL BE APPROVED BY COUNCIL'S TRAFFIC SECTION PRIOR TO COMMENCEMENT OF WORKS WITHIN GREAT WESTERN HWY & ETTALONG ROAD.

NOTE

1. ALL DRAINAGE AND SERVICE PIT LIDS THROUGHOUT THE PUBLIC DOMAIN SHALL BE INFILL PIT LID TYPE AND BICYCLE SAFE, FINISH FLUSH WITH THE ADJACENT PAVEMENT TO AVOID TRIP HAZARDS AND BE CLEAR OF OBSTRUCTIONS FOR EASY CLEANING AND OPENING.

2. REFER LANDSCAPE ARCHITECT, LIGHTING TECHNICIAN AND TRAFFIC ENGINEER FOR PROPOSED WORKS RELATING TO LANDSCAPING LIGHTING AND TRAFFIC CONTROL.

3. SERVICES SHOWN ON PLAN ARE INDICATIVE, EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

4. RELOCATION/ADJUSTMENTS OF THE SERVICES SHALL BE UNDERTAKEN AT THE COST OF THE APPLICANT/DEVELOPER OF THE SITE.

SETTING OUT NOTES

SE1. THE CONSTRUCTOR SHALL USE A SUITABLY QUALIFIED SURVEYOR TO SET OUT ALL WORKS. THE SURVEYOR SHALL ISSUE A CERTIFICATE TO THE PRINCIPAL CERTIFYING AUTHORITY CERTIFYING THAT THE WORKS HAVE BEEN SET OUT IN ACCORDANCE WITH THE APPROVED DRAWINGS PRIOR TO THE WORKS BEING CONSTRUCTED.

SE2. THE SURVEY WORK ASSOCIATED WITH THE CONTRACT SHALL INCLUDE SETTING OUT THE FOLLOWING COMPONENTS OF THE WORK:
- -ROADS AND KERBS
- -DRAINAGE STRUCTURES

Issue	Last revision title	By	Date	Status
C	ISSUED FOR DA APPROVAL	SH	01.10.25	02
B	ISSUED FOR DA APPROVAL	LD	27.06.25	02
A	ISSUED FOR DA APPROVAL	LD	17.06.25	02
P01	PREIMINARY	LD	08.05.25	01

Issuer internal sequence and revision history
1-preliminary 2-development application 3-construction certificate
4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

Quality Control

DRAWN LD	DATE 01.10.25
CHECKED SH	DATE 01.10.25
DESIGNED LD	DATE 01.10.25
VERIFIED SH	DATE 01.10.25
APPROVED SH	DATE 01.10.25

ENGINEERS AUSTRALIA
Chartered Professional Engineer
MEMBER

DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE OF THIS DRAWING. POSITIONS OF AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR DECISION/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONSULTANTS' DRAWINGS.

Scales

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Architect
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PROJECT
20 ARBIE LANE
OLD BEACH
PUBLIC DOMAIN DESIGN

Grid	Datum	Sheet
	A.H.D.	02

Status: ISSUED FOR DA
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Drawing Title
NOTES & LEGEND

Project No.	Set No. - Drg No.	Revision No.
20250072	S01-C101	C

C	ISSUED FOR DA APPROVAL	SH	01.10.25	02
B	ISSUED FOR DA APPROVAL	LD	27.06.25	02
A	ISSUED FOR DA APPROVAL	LD	17.06.25	02
P02	PREIMINARY	LD	12.05.25	01
P01	PREIMINARY	LD	08.05.25	01
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ARCH			
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Quality Control

DRAWN LD	DATE 01.10.25
CHECKED SH	DATE 01.10.25
DESIGNED LD	DATE 01.10.25
VERIFIED SH	DATE 01.10.25
APPROVED SH	DATE 01.10.25

ENGINEERS AUSTRALIA
Chartered Professional Engineer
MEMBER

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Scales

0m 1 2 3 4 5
SCALE 1:100 ON ORIGINAL SIZE

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A.B.N. 21 118 222 530

PROJECT
20 ARBIE LANE
OLD BEACH
PUBLIC DOMAIN DESIGN

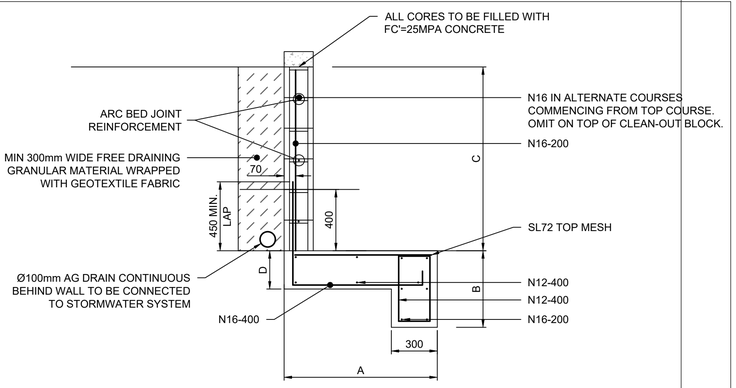
Grid	Datum	Sheet
	A.H.D.	03

Status: ISSUED FOR DA NOT FOR CONSTRUCTION

Drawing Title
GENERAL ARRANGEMENT PLAN

Project No.	Set No. - Drg No.	Revision No.
20250072	S01-C301	C

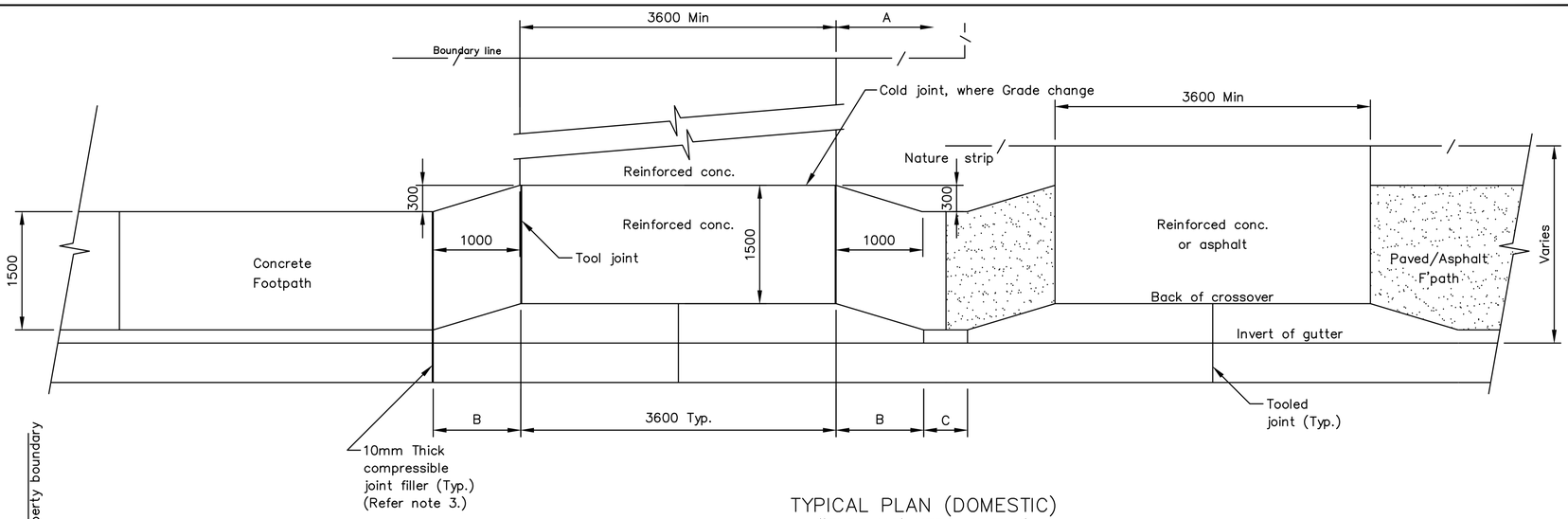
A1 Plotted:Wednesday, 1 October 2025 6:43:57 PM By LEONARDODACOSTASGC. File Name

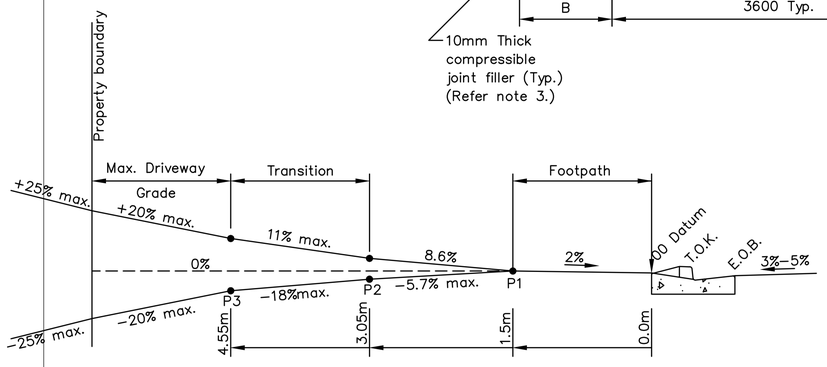


1 DETAIL
RETAINING WALL - TYPE C
(MAX.1200mm HEIGHT)
SCALE 1: 20

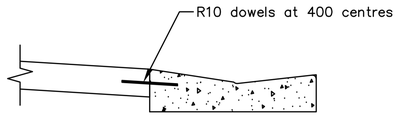
RETAINING WALL DIMENSIONS

BASE WIDTH 'A'	1000	1400	1600	1800	2000	2200	2400
KEY DEPTH 'B'	550	550	550	550	650	650	750
WALL HEIGHT 'C'	Max. 1200	Max. 1600	Max. 1800	Max. 2000	Max. 2200	Max. 2400	Max. 2600
FOOTING THICKNESS 'D'	250	250	250	250	300	300	300
300 SERIES BLOCKWORK 'E'	-	-	-	-	800	800	1000



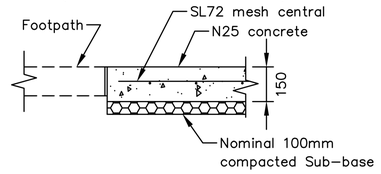


TYPICAL DRIVEWAY PROFILE
SUITS 'B85' / 'B99' VEHICLES
('TYPE KC' KERB / FOOTPATH AT KERB SHOWN)

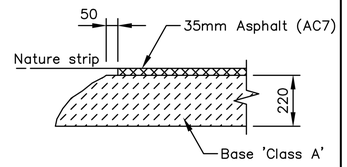


DIMENSION TABLE – PLAN VIEW		
Dim.	Description	Notes
A	Boundary Offset	New Subdivisions – 1000mm min. Established areas – Match existing
B	Transition (Wing)	Types 'KC' and 'KCM': B = 1000mm
C	Min. kerb Length	Delete transitions and construct continuous crossing if 'C' IS < 500mm

TYPICAL PLAN (DOMESTIC)
('TYPE KC' KERB SHOWN)



CONCRETE



ASPHALT

CONSTRUCTION NOTES

1. Concrete surfaces – Edge tooled, broom finish.
2. The Principal may increase depth of base course(s) for subgrade strength (C.B.R. < 4.0%)
3. Extend 10mm compressible joint filler through concrete footpaths only (Refer sheet TSD–R11, Footpaths).

DESIGN NOTES

4. Design driveway profiles (tabulated) are in accordance with the requirements of 'AS/NZS 2890.1 : 2004' using 'Standard Design Vehicles':
   - B85 Vehicle – Domestic driveways (including 1 – 2 units)
   - B99 Vehicle – Light commercial, large unit development.
5. An approved engineering design is required for varying site conditions and for driveways used by 'Non Standard' vehicles, detailing the structural, plan geometry and vertical profile requirements.
6. Maximum driveway width to be determined by a Council Officer
7. Fibre reinforcement is permissible but must be approved by the General Manager's delegated officer and the local council

SCALES: AS SHOWN
(All scales are correct at A3)

XRef File: TSD-R09-v2.dwg

REFERENCES

TAS Division
IPWEA
INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA

Local Government Association Tasmania

STANDARD DRAWING
URBAN ROADS
DRIVEWAYS

GPO Box 1521, Hobart Tasmania 7001 I 326 Macquarie Street, Hobart Tasmania 7000
T: 03 6233 5966 F: 03 6233 5986 Email: admin@lgat.tas.gov.au

ISSUE DATE: 28-04-2020
DWG No. TSD-R09-v2

Issue	Last revision title	By	Date	Status
C	ISSUED FOR DA APPROVAL	SH	01.10.25	02
B	ISSUED FOR DA APPROVAL	LD	27.06.25	02
A	ISSUED FOR DA APPROVAL	LD	17.06.25	02
P01	PREIMINARY	LD	08.05.25	01

Issuer internal sequence and revision history
1-preliminary 2-development application 3-construction certificate
4-tender 5-construction 6-other

Reference Coordination Drawing

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ARCH			
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SURVEY			

Quality Control

DRAWN LD	DATE 01.10.25
CHECKED SH	DATE 01.10.25
DESIGNED LD	DATE 01.10.25
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APPROVED SH	DATE 01.10.25

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PROJECT
20 ARBIE LANE
OLD BEACH
PUBLIC DOMAIN DESIGN

Grid | Datum A.H.D. | Sheet 04

Status: ISSUED FOR DA
NOT FOR CONSTRUCTION

Drawing Title: DETAILS SHEET

Project No.	Set No. - Drg No.	Revision No.
20250072	S01-C401	C

BushfireWise
DEVELOPMENT PLANNING

Bushfire Hazard Report

Location: 20 Arbie Lane, Old Beach.
Applicant: Kunama Properties
Date: September 2025
Certification number: BW032v2
Author: Mark Van den Berg – BFP-108

Contents

Disclaimer:
The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship:
This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

1.0 Purpose

This bushfire hazard report addresses the construction of two new class 3 dwellings, considering the surrounding bushfire environment. It demonstrates compliance with the *Director's Determination – Bushfire Hazard Areas*, Version 1.2, dated 16 July 2024, and includes a Certificate of Qualified Person (Form 55) as required by the Director of Building Control for bushfire hazards. The report also provides guidance on bushfire mitigation through a certified Bushfire Hazard Management Plan, outlining approved protection measures in accordance with the Chief Fire Officer of the Tasmania Fire Service.

2.0 Site Details

Title reference:	183730/606
Address:	20 Arbie Lane, Old Beach.
Applicant:	Kunama Properties
Municipality:	Brighton
Planning Scheme:	Tasmanian Planning Scheme - Brighton
Zoning:	General Residential
Land size:	~0.1 Ha (total)
Bushfire Attack Level:	BAL-12.5 – adopted
Certificate of others (form 55):	Complete and attached
Bushfire Hazard Management Plan:	Certified and attached
Compliance pathway:	Deemed to Satisfy

3.0 Introduction

New building work is proposed within a bushfire-prone area defined by the Tasmanian Planning Scheme - Brighton. This report will form part of supporting documentation for a building permit application for the construction of two new dwellings. A site-specific bushfire hazard management plan which includes measures to reduce the impact of bushfire attack on the new building work is provided for practical application and compliance purposes.

4.0 Proposal

Construction of two new dwellings with attached carports and decks for Specialist Disability Accommodation are proposed at 20 Arbie Lane, Old Beach. The sites are located in a bushfire-prone area and are to be constructed generally in accordance with the plans located at appendix C. The specifications required by this report will achieve compliance with the Deemed to Satisfy requirements of the Determination if implemented in accordance with this report and the bushfire hazard management plan.

5.0 Site Description

The proposals are located at 20 Arbie Lane, Old Beach, in the municipality of Brighton and is zoned General Residential under the Tasmanian Planning Scheme - Brighton. The site is ~0.1 Ha, is irregular in shape and is located approximately 1km east south-east of gage Cove (Figure 1). The lot is serviced by a two-way, sealed through road (Arbie Lane) and is provided with access to a reticulated water supply system which includes fire hydrants. Access to the sites from Arbie Lane and will be achieved via a new concrete crossover. The proposal involves the construction of two new dwellings with attached carports and decks. The lot is undeveloped vacant land and carries managed low threat vegetation. Adjacent lands to the south and west are developed for residential use and carry low threat vegetation in the form of dwellings and associated infrastructure with managed curtilages. Similarly lands to the north and east are considered low threat vegetation for a distance of ~50 metres before land use transitions to partially unmanaged lands carrying a cover of grassland vegetation which has linkages with landscape scale bushfire-prone vegetation units in the local area (figure 2). Adjacent lands are zoned General Residential. The lot has gentle slopes, with a generally north-westerly aspect.

Vegetation within and adjacent to the site was assessed in accordance with the vegetation classification system of AS3959-2018 and was classified as low threat and grassland vegetation. The classified vegetation with the potential to cause the greatest impact on the site occurs to the north of the site.

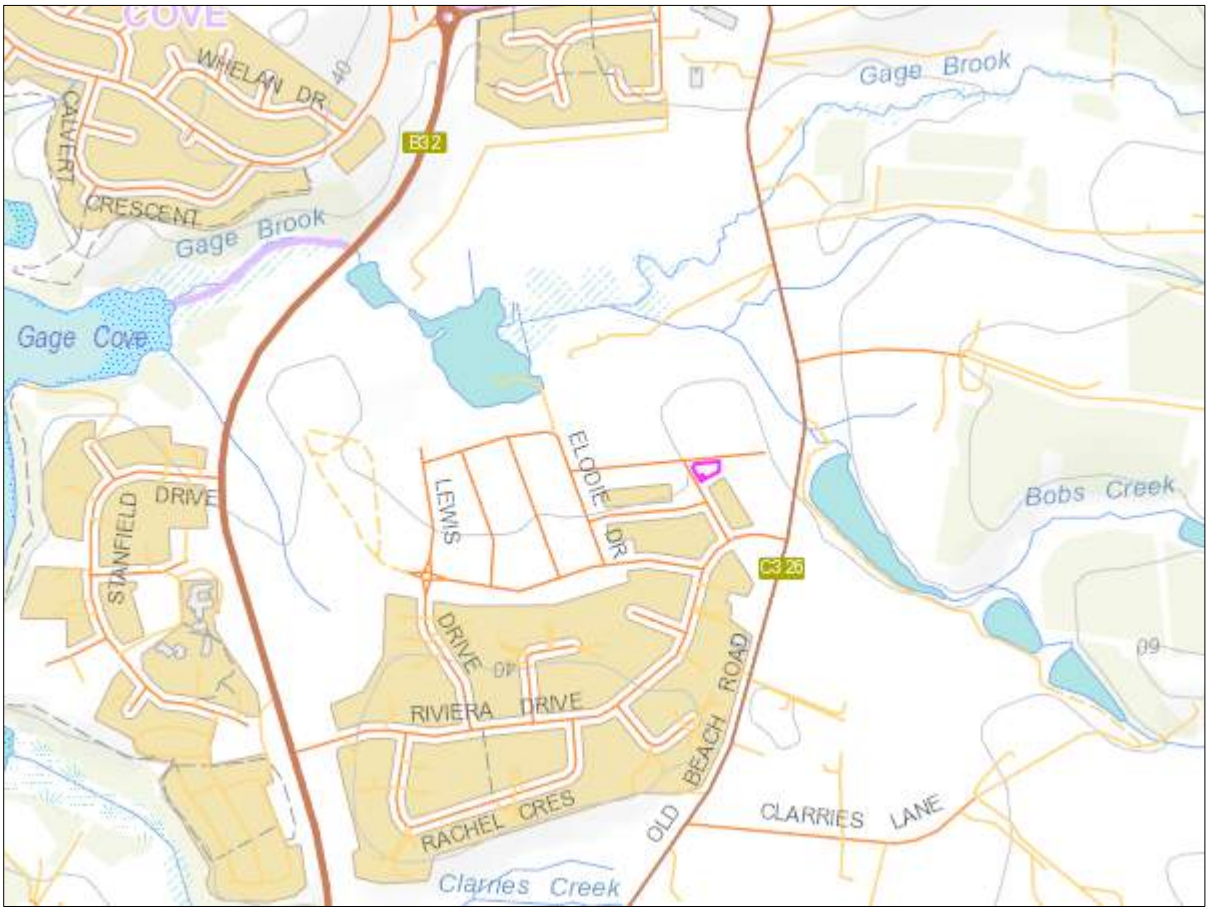


Figure 1. The location of the lot in a topographical context, the lot is outlined in pink.

Figure 2. Aerial image of the lot (pink line) showing forest and low threat vegetation within and adjacent to the site.

6.0 Bushfire Attack Level assessment

The Bushfire Attack Level (BAL) has been assessed in accordance with Section 2 of AS 3959-2018: '*Simplified Procedure*'. Vegetation has been classified using a combination of on-site observations and remotely sensed data, ensuring consistency with Table 2.3 of AS 3959-2018. Slope and distance measurements have been obtained through field surveys and/or the analysis of remotely sensed data, including aerial and satellite imagery and other publicly available data sources and processed using proprietary software. Where applicable the vegetation assessment has taken into account edge effects and the potential for changes in vegetation classification through natural processes. A detailed bushfire attack level assessment is located at appendix A. The bushfire attack level for the site has been determined as bal-low, however BAL-12.5 has been adopted .

7.0 Bushfire Protection Measures

The bushfire attack level for the new dwelling has been determined as bal-low. However, to enhance the safety of occupants, **BAL-12.5** construction standards are to be adopted to provide redundancy in the building fabric for circumstances where occupants may be required to shelter on-site. BAL-12.5 construction standards will be required to validate the Bushfire Hazard Management Plan, Emergency Management Strategy and Bushfire Emergency Plan.

7.1 Construction Standards

In accordance with the National Construction Code, Volume 1, sG5 and the Directors Determination s2.3.1, the proposal is to be constructed in accordance with AS3959 specifications for BAL-LOW. AS3959 does not provide construction requirements for buildings assessed as BAL-LOW.

7.2 Property Access

Property access is less than 30 metres in length and will not be required to access a firefighting water connection point. In this circumstance there are no minimum design or construction standards required to achieve compliance with s2.3.2 of the Determination.

7.3 Firefighting Water Supplies

The site is serviced by an existing reticulated water supply system which includes fire hydrants. Dedicated water supplies for firefighting are provided by fire hydrants connected to a reticulated water supply system managed by Tas Water. The hydrants conform with the following specifications;

• The building area to be protected is located within 120 metres of a fire hydrant; and

• The distance has been measured as a hose lay, between the firefighting water connection point and the furthest part of the building area.

In this circumstance there are no further requirements for the provision of firefighting water supplies, the existing firefighting water supplies are compliant with s2.3.3 and table 4.3A of the determination.

7.4 Hazard Management Areas

The size and management of the Hazard Management Area (HMA) directly influences the Bushfire Attack Level (BAL). The dimensions of the HMA are shown on the Bushfire Hazard Management Plan associated with this report to ensure appropriate protection. By reducing flammable material around a building, the HMA enhances the ability to defend the building, protects occupants, and supports firefighters. Combined with construction standards, firefighting water supplies and safe property access, the HMA forms part of an integrated approach to reducing the bushfire risk.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

An effective hazard management area can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid the use of flammable mulches (especially against buildings);

- Establish and maintain shrubs, bushes and garden plants to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

7.5 Bushfire Emergency Plan

A Bushfire Emergency Plan is required for the two class 3 buildings. The Emergency Plan must be consistent with the TFS emergency planning guidelines, the Emergency Management Strategy and be endorsed by the Tasmania Fire Service. The emergency plan will be required prior to occupancy.

8.0 Compliance

Table 3. Compliance with the Directors Determination – Bushfire Hazard Areas (transitional). 16th July, 2024. Version 2.3. A Deemed-to-Satisfy solution which complies with the following Deemed-to-Satisfy provisions is deemed to achieve compliance with the Performance Requirements in the Determination.

Requirements	Relevant Compliance Pathway
2.3.1 Design and Construction	(1) Building work in a bushfire-prone area is to be designed and constructed in accordance with the Deemed-to-Satisfy provisions of NCC Volume 1, Part G5 for Class 3 buildings. (a) The proposal involves a class 3 building. (b) The proposal is to be designed and constructed in accordance with the specifications of AS3959 for BAL-12.5. (2) There are no variations for design and construction proposed. (3) The proposed building is not subject to BAL-40 or BAL-FZ.
2.3.2 Property Access	(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway designed and constructed as specified in subclause (4) below: **(a) a new habitable building;** or (b) applicable to Class 10 buildings. (2) applicable to alterations and additions. (3) applicable to alterations and additions. (4) Vehicular access from the public road to the building must: (a) Comply with the property access specifications of Table 2. **Complies at element A**. (b) include access from a public road to a hardstand within 90 metres of the furthest part of the building as measured by a hose lay; **proposed property access complies**.

Requirements	Relevant Compliance Pathway
	(c) include access to the hardstand area for the firefighting water point, **existing hardstand adjacent to existing water connection point, complies.** (5) The proposal does not involve class 9 buildings.
2.3.3 Water Supply for Firefighting	(1) The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B: **(a) a new habitable building;** or (b) applicable to Class 10 buildings. (2) applicable to alterations and additions. (3) applicable to certain class 9 buildings. **The firefighting water supply complies with table 3A.**
2.3.4 Hazard Management Areas	(1) The following building work must be provided with a hazard management area of sufficient dimensions, and which provides an area around the building which separates the building from the bushfire hazard and complies with subclauses (2), (3), (4) and (5): (a) **a new habitable building;** (b) an existing building in the case of an addition or alteration to a building; or (c) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS3959. (2) The hazard management area must comply with the requirements specified in Table 4. **Complies, element A, HMA not smaller than that required for BAL-19 and element D, HMA not smaller than that required for BAL12.5, HMA to be established in accordance with the bushfire hazard management plan. Elements B & C and E to G have no application.** (3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959 (Method 1). **Complies.** (4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack. **To be established in accordance with the bushfire hazard management plan.** (5) applicable to certain class 9 buildings.
2.3.5 Bushfire Emergency Plan	(1) In a bushfire prone area, a bushfire emergency plan must be prepared for: **(a) a new building; Bushfire Emergency Plans required prior to occupancy.** (b) an existing building in the case of an addition or alteration to a building; (c) an existing building in the case of a change of building class; (l) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive. (i) clause (1) does not apply to following: (a) Class 1a Buildings; (b) Class 10a Buildings; or (c) decks associated with another class of building.

9.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia,* Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Tasmanian Planning Scheme - Brighton. Tasmanian Planning Commission, Hobart.

The Bushfire Planning Group 2005, Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania, Tasmania Fire Service, Hobart, Tasmania.

Directors Determination – Bushfire Hazard Areas (transitional). 16th July, 2024. Version 2.3. Consumer, Building and Occupational Services, Hobart, Tasmania 2024.

Appendix A – bushfire attack level assessment

Bushfire attack level assessment for House 1

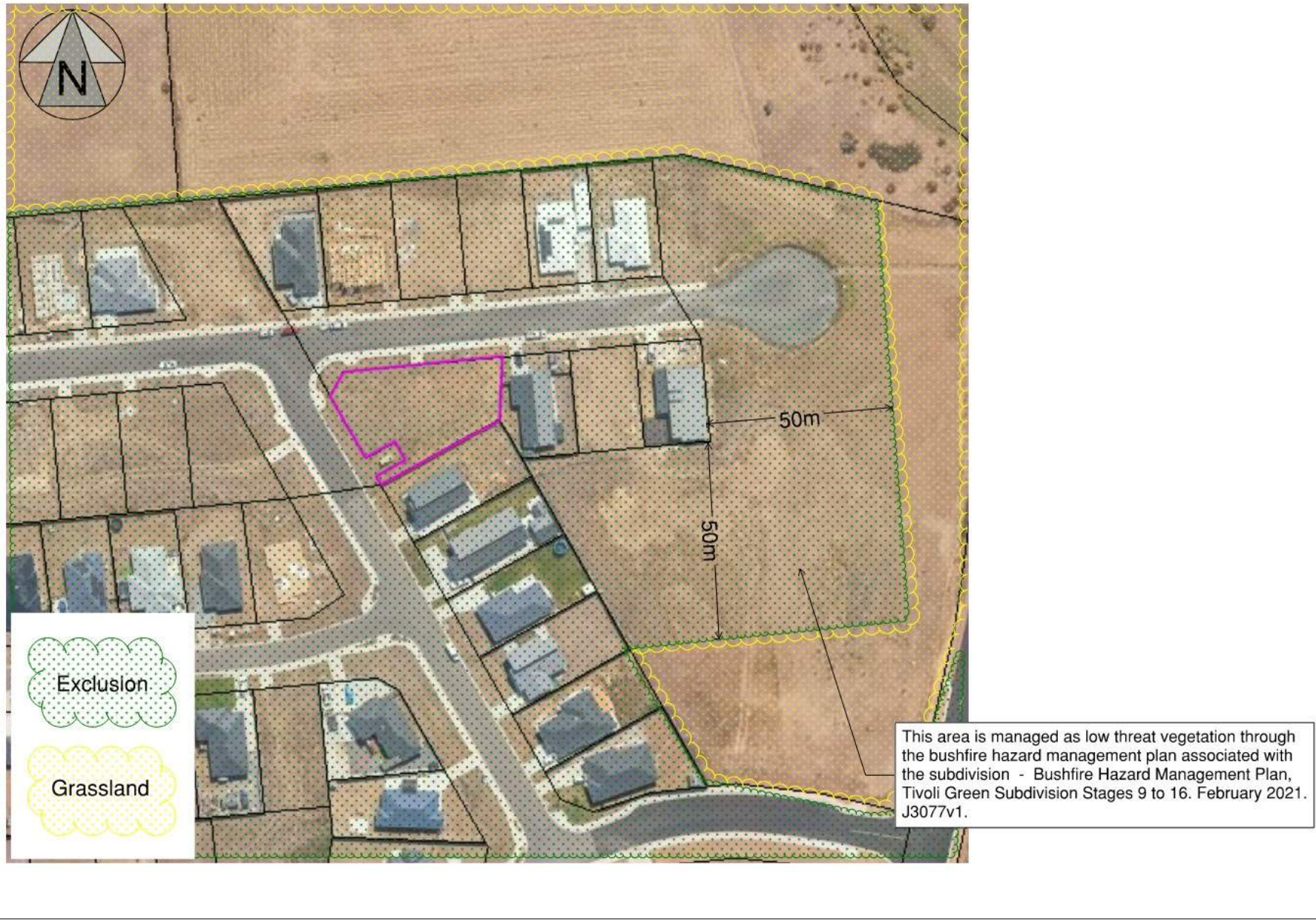
Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 52 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	Grassland^	>0 to 5º downslope	52 to 100 metres		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 75 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	75 to 100 metres		
South-east	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 65 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	--	--	65 to 100 metres		
South	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 100 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 100 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959.

Bushfire attack level assessment for House 2

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 50 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	Grassland^	>0 to 5º downslope	50 to 100 metres		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 75 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	75 to 100 metres		
South-east	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 63 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	--	--	63 to 100 metres		
South	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 100 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 100 metres	Lot boundary	~~BAL-LOW~~ **BAL-12.5 adopted**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).
^^ Exclusions as per AS3959


N
50m
50m
Exclusion
Grassland
This area is managed as low threat vegetation through the bushfire hazard management plan associated with the subdivision - Bushfire Hazard Management Plan, Tivoli Green Subdivision Stages 9 to 16. February 2021. J3077v1.

Appendix B – site images

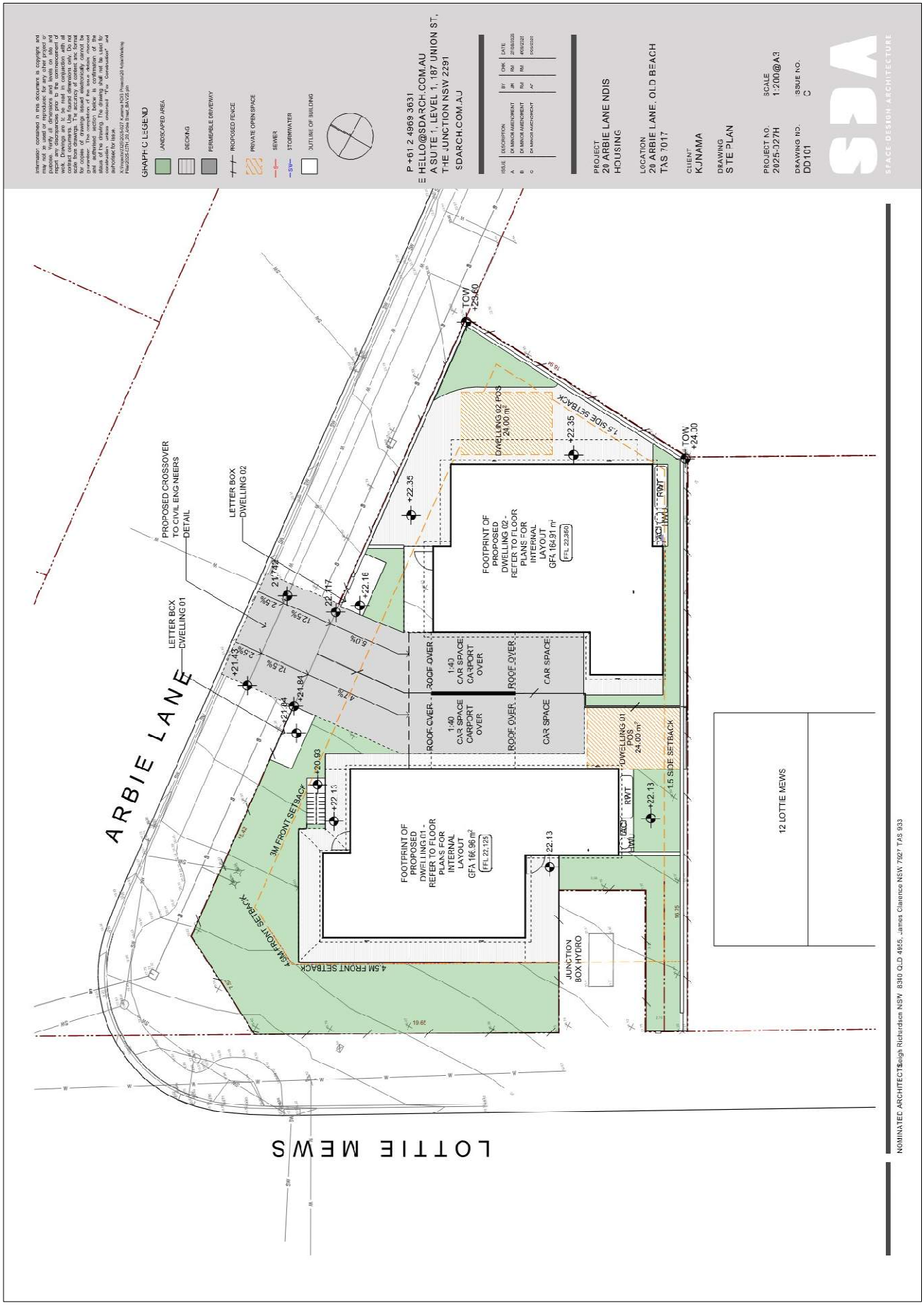
Figure 1. Low threat vegetation (foreground) and grassland vegetation (background) to the north of the site.

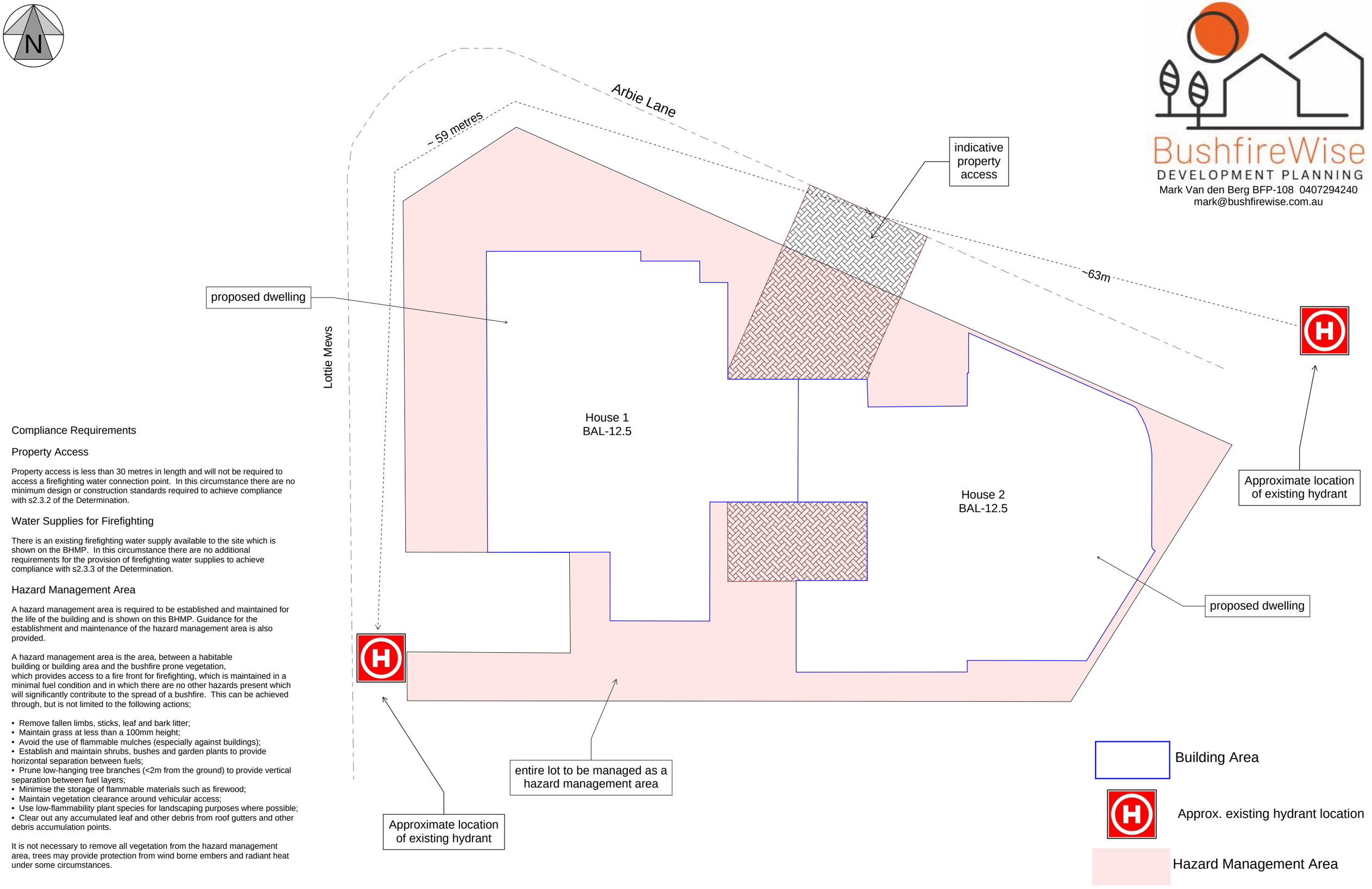
Figure 2. Low threat vegetation to the east of the site.

Figure 3. Low threat vegetation within and adjacent to the site on the southerly azimuth.

Figure 4. Low threat vegetation to the west of the site.

Appendix C – proposal plans





BushfireWise
DEVELOPMENT PLANNING

Mark Van den Berg BFP-108 0407294240
mark@bushfirewise.com.au

Compliance Requirements

Property Access

Property access is less than 30 metres in length and will not be required to access a firefighting water connection point. In this circumstance there are no minimum design or construction standards required to achieve compliance with s2.3.2 of the Determination.

Water Supplies for Firefighting

There is an existing firefighting water supply available to the site which is shown on the BHMP. In this circumstance there are no additional requirements for the provision of firefighting water supplies to achieve compliance with s2.3.3 of the Determination.

Hazard Management Area

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid the use of flammable mulches (especially against buildings);
- Establish and maintain shrubs, bushes and garden plants to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations.	Date : 9/09/2025 CT: 183730/606	Kunama Properties 2/5 Bayfield Street, Rosny Park. Tas., 7018	**Bushfire Hazard Management Plan** 20 Arbie Lane, Old Beach, September 2025. BW032v2. Tasmanian Planning Scheme - Brighton	Building Specifications to BAL-12.5 of AS3959-2018	Certification No. BW032v2 Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Kunama Properties *Owner /Agent*

2/5 Bayfield Street *Address*

Rosny Park, Tasmania 7018 *Suburb/postcode*

Qualified person details:

Qualified person: Mark Van den Berg

Address: 18 Marlborough Street

Sandy Bay 7005

Phone No: 0407 294 240

Fax No:

Licence No: BFP-108

Email address: mark@bushfirewise.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under the Fire Service Act 1979.
Insurance Policies:
NPP-34336-PI.
180U352645BPK -PL

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire prone areas.

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 20 Arbie Lane

Old beach, Tasmania 7017

Lot No: 606

Certificate of title No: 183730

The assessable item related to this certificate: Bushfire hazard management plan for construction of two class 3 buildings.

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Management Plan 20 Arbie Lane, Old beach. September 2025. BW032v2. Bushfire Hazard Report 20 Arbie Lane, Old beach. September 2025. BW032v2.
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment.
References:	AS 3959:2018.

Substance of Certificate: (what it is that is being certified)

1. The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate, will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Bushfire Hazard Areas v1.2

2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is BAL-LOW.

3. Bushfire Emergency Plans required prior to occupancy.

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the Director's Determination – Bushfire Hazard Areas v1.2

2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.

3. No guarantee can be provided that the building work will survive every bushfire event.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		BW032.v2.	9/09/2025

BushfireWise
DEVELOPMENT PLANNING

Emergency Management Strategy

(vulnerable use)

Facility: 20 Arbie Lane, New Old Beach.
Location: 20 Arbie Lane, New Old Beach
Date: August 2025
Author: Mark Van den Berg – BFP-108

Tasmania Fire Service

Endorsed
05 / 09 / 2025

Version	Prepared by	Description	EPC approval (name/date)
D1	Mark Van den Berg	first draft for TFS approval	Unknown, TBC.
V1	Mark Van den Berg	TFS endorsement	Unknown, TBC

Contents

1.0 Purpose, Scope and Application

This emergency management strategy applies to the development of an assisted housing facility located at 20 Arbie Lane, New Old Beach, Tasmania.

An endorsed emergency management strategy is required to demonstrate compliance with clause C13.5.1 A2 of the Tasmanian Planning Scheme – Brighton.

Emergency planning is a critical component of risk mitigation for Vulnerable Uses. Early consideration is necessary to ensure that practical and effective outcomes can be achieved. This strategy outlines how occupant risk will be managed to a tolerable level through site-specific emergency planning measures and has been prepared in accordance with the Tasmania Fire Service's Bushfire Emergency Planning Guideline. The strategy will provide the basis for a more detailed bushfire emergency plan, which will include specific procedures tailored to the site and its occupants.

The vulnerable use of the site includes two buildings one class 1a and one class 3. The use of this facility will be administered by the following structure:

- Buildings and land to be owned by third party/ies
- Building and land leased to a Specialist Disability Accommodation (SDA) provider
- Sublet to individual tenants by residential tenancy agreement
- Each tenant will have support for daily living tasks provided by a Supported Independent Living provider funded through their NDIS plan.

2.0 Facility Details

2.1 Occupancy characteristics

The facility is designed to provide assisting living to persons with a disability; support may be provided by staff (support workers) up to 24 hours a day. Typically, the facility will be home to 4 people with a disability who will be supported by up to 4 staff over day and 3 staff overnight. Table 1 provides a summary of the dominant occupant characteristics for the site.

Table 1. Dominant occupant characteristics for 20 Arbie Lane, New Old Beach.

Attribute	Description	
	Residents	Staff
No. of Occupants	4	1 to 4 (TBC dependant on resident needs)
Age Range	18 +	18 +
Location in Facility	May be located anywhere, most time spent within bedroom and living spaces	Whole of property
State During Occupancy	Awake and Asleep	Awake and alert

Attribute	Description	
	Residents	Staff
Physical Attributes	limited mobility to non-ambulatory	No limitation
Mental Attributes	May have impaired ability to respond to emergencies due to mental disability	No limitation
Language Barriers	May have impaired communication skills	No limitation
Site Familiarity	Familiar, may become confused and or stressed during in an emergency	Highly familiar with building and appurtenances
Potential Vulnerabilities (Before, During, After Emergency)	Delayed response time when asleep, delayed response due to reliance on others for mobility, potentially confused and or stressed during evacuation	Responsible for assisting residents; increased stress and workload during emergency
Communication or Response Limitations	May not understand verbal cues or alarms or be able to respond to verbal cues or alarms	May need to prioritise others over self-evacuation

2.2 Emergency management structure

The facility will be developed and owned by a third party and leased to a Specialist Disability Accommodation (SDA) provider. The SDA provider will sub-let the facility to NDIS participants under residential tenancy agreements. Each resident will receive daily living and personal care support from a Supported Independent Living (SIL) provider. At this stage, the identities of the future residents and the SIL provider are unknown, as is the provider's capacity to support emergency management activities. While the SIL provider's ability to assist with emergency response during a bushfire may influence some emergency management procedures, it is considered that this uncertainty does not materially affect the assessment of whether the proposed use and development is appropriate under the Bushfire-Prone Areas Code. A bushfire emergency plan, endorsed by the Tasmania Fire Service, will be required prior to occupancy. This plan will identify the Emergency Control Organisation (ECO), assess its capacity, and set out final emergency management arrangements accordingly.

2.3 Building and site vulnerability

2.3.1 Bushfire actions

The facility is separated from the bushfire risk by a distance of 51 metres and is downslope relative to the buildings. Bushfire design actions include direct flame contact, radiant heat, and ember attack. Basic modelling of the highest risk bushfire scenario (appendix 1) provides some insight about the level of risk the site and occupants may be exposed to. Modelled flame length is 5.48m, in this case there is no credible risk of flame contact with the building from bushfire. Modelled radiant heat flux at the building facades under GFDI 130 conditions is expected to be 3.45 kW/m^2 but does not take into account the effects of shielding by neighbouring or nearby buildings. Ember attack is likely to occur under any bushfire scenario where buildings are located down wind of a bushfire. Similarly, smoke may reduce air quality and visibility in and around the facility under all conditions.

A bushfire attack level assessment has determined a construction standard of BAL-LOW for the buildings. In this situation, the bushfire risk is from grassland vegetation located more than 50 metres from the site. The sites are currently partially shielded and will be fully shielded from the bushfire threat once adjacent residential development is complete. In addition, the land containing the bushfire-prone vegetation has recently been rezoned to *General Residential*, meaning it is highly likely that for the majority of the facility's design life (estimated at around 80%) that the bushfire risk will no longer be present. However, it is anticipated that the primary emergency management action for the facility will be to shelter on site, therefore a construction standard of BAL-12.5 will be adopted to minimise the facilities vulnerability to ember attack, particularly on days where the FDI exceed 50.

2.3.2 Site vulnerability

The site is most likely to be impacted by a bushfire approaching as a head fire moving upslope from the northern azimuth of the sites, or as a flank fire spreading across slope from the east or west. While bushfire attack or the effects of a nearby bushfires may be experienced at the facility, it is anticipated that the site would remain safe for occupation under all bushfire scenarios.

Egress from the site will direct evacuees initially away from the bushfire hazard, which is located to the north of the facility. However, the route to potential off-site refuges would mean evacuees would travel through areas of bushfire-prone vegetation and thus be exposed to greater risk than within the facility. The sites will be constructed to BAL-12.5 to provide additional resistance to ember attack and provide a level of redundancy in the building fabric to facilitate use of the sites as on-site refuges during a bushfire event.

2.4 Complementary bushfire protection strategies

To support the emergency response efforts of staff at the facility, the following measures will be implemented:

1. Buildings will be constructed to BAL-12.5 in accordance with AS 3959, enhancing resistance to ignition during bushfire events.

2. Hazard Management Areas will be established and maintained around buildings as specified in the Bushfire Hazard Management Plan.

3. Staff will receive training in bushfire emergency response procedures specific to the facility, and will obtain formal competency in Basic Wildfire Awareness (11318NAT).

The facility is serviced by a sealed two-way road (Arbie Lane & Lottie Mews), which connects to Old Beach Road and ultimately the East Derwent highway. The site is also connected to a reticulated water supply

network with fire hydrants, it has access to three hydrants which are located with 120 metres of the furthest part of the buildings. Firefighter intervention may be provided from the Bridgewater Fire Station (composite brigade) located 5.3km from the facility.

2.5 Potential bushfire scenarios

The facility falls under the influence of bushfire-prone vegetation located to the north of the site on the undulating slopes associated with Gage Brook. The vegetation consists generally of vegetation classified as grassland (G26 sown pasture), it occurs downslope and within 50 metres of the facility. Bushfire-prone vegetation also occurs to the east and south of the facility and is greater than 140 metres form the site and is classified as grassland under AS3959. There is no credible bushfire risk to the west of the facility.

2.5.1 Scenario 1: Large bushfire to the north and or north-west of the facility.

Under prevailing fire weather conditions from the north and north-west, the facility may be affected by a fully developed head fire or a flank fire travelling through grassland vegetation downslope of the site. Bushfire impacts are expected primarily through ember attack, both before and after the fire front passes, with smoke reducing visibility and air quality. Direct flame contact with buildings is unlikely, and radiant heat exposure is expected to remain below 12.5 kW/m².

2.5.2 Scenario 2: Nearby ignitions.

Nearby bushfire ignitions (within 500m of the facility) are possible, however, under most weather conditions including prevailing fire weather conditions the impacts on the facility are likely to be less than that under scenario 1. A nearby ignition will reduce the period to which the facility may be subject to ember attack and the impacts of smoke, a developing bushfire will emit lower levels of radiant heat and have a reduced flame length and is likely to move away from the facility following the slope.

2.5.3 Other considerations

Due to the residential use of the facility, its managed curtilage, and adjacent urban development, the likelihood of a bushfire ignition occurring on-site or adjacent to the site is considered low. Bushfire ignition sources and potential are not considered to be any higher than other typical peri-urban areas.

2.6 Bushfire emergency response

In this circumstance the primary emergency response will be to shelter-in-place within the dwellings which have additional bushfire protection features. Both dwellings may be used as onsite refuges and are accessible via level access from the street and suitable for wheelchair access. It is likely that if air quality inside the building is maintained, that the building will provide a safe refuge for occupants under all

bushfire conditions. It is anticipated that conditions under which the building may become unsafe would be those which can be predicted ahead of time such as the forecast of a CATASTROPHIC fire danger rating. Under this scenario pre-emptive procedures can be initiated.

Evacuation of the site will be only occur at the specific direction of Tasmania Police or the Tasmania Fire Service or as a pre-emptive action.

2.7 Firefighter intervention

See section 2.4. Complementary bushfire protection strategies.

3.0 Risk Analysis

3.1 Bushfire scenarios

The potential bushfire scenarios are described in section in 2.5 of this document.

3.2 Likelihood of bushfire scenarios

Bushfires are expected to occur over the lifespan of the proposed land use and development. While the highest likelihood is during the bushfire season from September to April, bushfires may still occur outside this period.

Under typical bushfire weather conditions, a fully developed, large-scale fire is most likely to approach the site from the north of the facility.

In the event of a bushfire, the buildings are expected to be exposed to smoke, ember attack, and radiant heat levels up to 3.5 kW/m². The risk of direct flame contact is considered very low.

3.3 Consequences for occupants and assets

Bushfires present serious risks to human life and property, resulting in both immediate and long-term consequences. Occupants may face life-threatening dangers such as injury, death, or displacement, while built assets, including homes, businesses, and infrastructure are at risk of damage or destruction. Environmental impacts include harm to ecosystems, with impacts on mental health and well-being due to trauma and loss.
Given the foreseeable risks that bushfires pose to life safety, built assets, and business continuity, emergency planning for the facility will prioritise protecting human life above all other considerations.
Occupants may be exposed to life-threatening conditions if:

- They are onsite but unprepared or unable to take appropriate protective action;

- The designated onsite refuge is inaccessible or compromised by fire;
- They attempt to evacuate too late, when safe evacuation is no longer possible.

These risks to life are unacceptable and necessitate robust emergency planning procedures to reduce the potential for harm.

3.4 Existing controls

Existing controls are described in section 2.5 of this document.

3.5 Scenario testing

Final scenario testing will be completed as part of the development of the Bushfire Emergency Plan when the actual occupant characteristics are known.

4.0 Emergency Management Response

Section 4.2.2(4) of the TFS Bushfire Emergency Planning Guideline requires that suitable emergency responses are determined.

In response to the risk analysis, the bushfire emergency plan will include actions relevant to all stages of future bushfire emergencies. The proposed strategies outlined in this section will be translated into the Bushfire Emergency Plan in consultation with ECO or care provider/s.

4.1 Prevention

Pre-emptive procedures will be developed to reduce the likelihood of onsite ignition and the likelihood of occupants being present during dangerous conditions. This will include:

Annual procedures

- Annual audit of the facility against the requirements of the bushfire hazard management plan (September) and review of ongoing maintenance activities.
- Annual review and update (as necessary) of the bushfire emergency plan.
- Annual review of staff training, competencies and whole of facility preparedness

Ad-hoc triggers and actions

- Chief Warden to commence monitoring bushfire conditions from the beginning of September until the end of April annually.
- Fire Danger Ratings
    - Trigger: Forecast conditions of EXTREME and CATASTROPHIC fire danger for the Old Beach, Herdsmans Cove & Gage Brook localities (area).

- Action: Temporary closure of the facility for the peak risk period (between 11am and 5pm daily). Residents and staff to relocate to an alternative safer place during this period of increased bushfire risk.
- Tigger: Forecast conditions of HIGH fire danger for the Old Beach, Herdsmans Cove & Gage Brook localities (area) and there are active bushfires within 5km of the facility.
- Action: Temporary closure of the facility for the peak risk period (between 11am and 5pm daily). Residents and staff to relocate to an alternative safer place during this period of increased bushfire risk.

4.2 Preparedness

Site preparations and maintenance will be prescribed as part of the bushfire emergency plan and are to be implemented prior to the bushfire season. This will include:

- Staff training.
- Maintenance of hazard management areas.
- Maintenance and preparation of buildings.

Pre-emptive procedures will be developed to support ECO and occupant preparedness. This will include:

- Daily monitoring of fire weather conditions and warnings.
- Staff briefing when incidents are active in the local area and when forecasted FDR is High or above.

4.3 Response

Emergency response procedures will prioritise shelter-in-place providing evacuation as a contingency option.
It is estimated that approximately 1 hour will be required to initiate and complete full site evacuation to the designated offsite refuge. This is based on the following analysis of the required steps:

Step	**Estimated required time**
Detection	0 minutes
Raising the alarm	5 minutes
ECO briefing / coordination	15 minutes
Resident instruction and coordination	20 minutes
Facility check and closure	5 minutes

Movement to offsite refuge (Residents, non-ECO staff and ECO staff) (while an off-site refuge has not been identified at this time, it is assumed that it will be located in either Bridgewater or Old Beach on the basis that travel beyond these locations involves travel on roads (Old Beach Road and East Derwent Highway) that have a high probability of being impacted by bushfire and/or may be subject to closure for extended periods) It is envisaged that the only circumstance under which the site will be evacuated will be at the specific direction of the Tasmania Fire Service of Tasmania Police.	15 minutes

In some situations, it will be unsafe to evacuate the site, either because of the time required to complete evacuation or due to the egress route becoming compromised.
The primary emergency response for 20 Arbie Lane, New Old Beach will be to SHELTER IN PLACE. Due to occupant and facility characteristics, it has been determined that the safest course of action is to remain inside the facility and initiate shelter-in-place procedures. Shelter-in-place procedures will accordingly be triggered in all bushfire situations.

Evacuation of 20 Arbie Lane, New Old Beach will only occur at the specific direction of the Tasmanian Fire Service or Tasmania Police (not when a general Emergency Warning has been issued through TasAlert). If an Emergency Warning is issued for evacuation through TasAlert, the Chief Warden will notify TFS of the situation by non-emergency phone contact.

4.4 Recovery

The bushfire emergency plan will specify what needs to occur prior to re-occupying the facility. This will include verification of damage to buildings and identification of any hazards that require mitigation for safety purposes.
The bushfire emergency plan will specify actions to be taken after an emergency to support occupant wellbeing. This will include provision of support for occupants and staff who have been injured or traumatised by the incident.

5.0 Implementation

The strategies presented in this document will guide the development of a bushfire emergency plan, which will be prepared in accordance with the Tasmania Fire Service's *Bushfire Emergency Planning Guideline*.
The emergency plan will be developed in consultation with the Emergency Planning Committee (care provider) and the Tasmania Fire Service.
To enable the use of the primary dwelling at 20 Arbie Lane, New Old Beach as a designated on-site refuge, additional measures outlined in this document will need to be implemented. These requirements will be incorporated into the bushfire hazard management plan and will inform the detailed design phase.

The bushfire emergency plan must meet the requirements of the *Director's Determination – Bushfire Hazard Areas* and must be in place prior to occupancy.

20 ARBIE LANE, OLD BEACH

ireneinc & smithstreetstudio
PLANNING & URBAN DESIGN

PLANNING TAS PTY LTD TRADING AS IRENEINC PLANNING & SMITH STREET STUDIO PLANNING & URBAN DESIGN ABN 78 114 905 074

20 ARBIE LANE, OLD BEACH

Development application for multiple dwellings (assisted housing)

Last Updated – 2 October 2025 (**Version 2**)
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1 INTRODUCTION

Ireneinc Planning & Urban Design has been engaged to provide the following assessment against the relevant provisions of *the Tasmanian Planning Scheme – Brighton*, to accompany a planning application for multiple dwellings at the above site.

1.1 SITE

The site is located at 20 Arbie lane, Old Beach, and is formally identified as CT 183730/606. The site has a total land area of 1008m^2 and is identified as a corner lot with a primary frontage to Lottie Mews and secondary frontage to Arbie Lane. The site is currently vacant.

Figure 1: Aerial image with subject site identified. (Source: The LIST - www.theLIST.tas.gov.au, State of Tasmania)

2 PROPOSAL

The proposal is for the use and development of two (2) multiple dwellings. Each dwelling will feature 3 bedrooms, 3 bathrooms, and a carport.

The dwellings are intended to be used as NDIS High Physical Support Houses, designed in accordance with the relevant Australian Standards for disability housing.

Associated works include:

- each dwelling will have two parking spaces, totalling 4 parking spaces onsite;
- the existing crossover is proposed to be widened to 7m; and
- a timber fence and retaining wall to a maximum of 1.8m high above existing NGL.

3 PLANNING SCHEME REQUIREMENTS - ZONE

3.1 ZONE

The site is located within the General Residential Zone. The following provides assessment against the relevant provisions under the *Tasmanian Planning Scheme - Brighton*.

3.1.1 USE CLASS

Residential use is permitted if for multiple dwellings.

3.1.2 USE STANDARDS

The following provisions are not applicable:

- 8.3.1 Discretionary Uses
- 8.3.2 Visitor Accommodation

3.1.3 DEVELOPMENT STANDARDS

8.4.1 Residential density for multiple dwellings

OBJECTIVE *That the density of multiple dwellings:* *(a) makes efficient use of land for housing; and* *(b) optimises the use of infrastructure and community services.*
PLANNING SCHEME REQUIREMENTS
A1 *Multiple dwellings must have a site area per dwelling of not less than 325m2.*
COMMENTS **A1** Site area is defined by the scheme as: *the area of a site, excluding any access strip, divided by the number of dwellings on that site.* Each dwelling has a site area of 504m^2, therefore complying.

8.4.2 Setbacks and building envelope for all dwellings

OBJECTIVE *The siting and scale of dwellings:* *(a) provides reasonably consistent separation between dwellings and their frontage within a street;* *(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;* *(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and* *(d) provides reasonable access to sunlight for existing solar energy installations.*
PLANNING SCHEME REQUIREMENTS

A1

Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:

(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;

(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;

(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or

(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.

COMMENTS

A1

The proposal complies with both (a) and (b) as outlined below:

a) Both dwellings are set back more than 4.5m from the primary frontage along Lottie Mews, and also maintains this setback along corner truncation.

b) The dwelling is setback 3m from the secondary frontage along Arbie Lane.

A2

A garage or carport for a dwelling must have a setback from a primary frontage of not less than:

(a) 5.5m, or alternatively 1m behind the building line;

(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or

(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

COMMENTS

A2

A carport is provided for each dwelling is intended to be oriented towards Arbie Lane, which is classified as the secondary frontage. Consequently, the carports are setback the required 5.5m from Lottie Mews and complies with A2.

A3

A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:

(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and

(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and

(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:

(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or

(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

P3

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;

(ii) overshadowing the private open space of a dwelling on an adjoining property;

(iii) overshadowing of an adjoining vacant property; and

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) an adjoining property; or

(ii) another dwelling on the same site.

COMMENTS

A3

With the exception of minor protrusions of the roofed decking areas associated with Dwelling 2, the proposal is contained within the building envelope and the entire proposal is setback at least 1.5m from the lots side boundaries. Accordingly, the proposal is considered to comply with A3.

8.4.3 Site coverage and private open space for all dwellings

OBJECTIVE *That dwellings are compatible with the amenity and character of the area and provide:*

(a) for outdoor recreation and the operational needs of the residents;

(b) opportunities for the planting of gardens and landscaping; and

(c) private open space that is conveniently located and has access to sunlight.

PLANNING SCHEME REQUIREMENTS

A1

Dwellings must have:

(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and

(b) for multiple dwellings, a total area of private open space of not less than 60m2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).

COMMENTS

A1

a) Site coverage is defined by the scheme as:

means the proportion of a site, excluding any access strip, covered by roofed buildings.

The proposal will result in a site coverage of approximately 43% percent, thereby complying.

b) Each dwelling is provided with over 150m2 of private open space, ensuring compliance.

A2

A dwelling must have private open space that:

(a) is in one location and is not less than:

(i) 24m2; or

(ii) 12m2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);

(b) has a minimum horizontal dimension of not less than:

(i) 4m; or

(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);

(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and

(d) has a gradient not steeper than 1 in 10.

P2

A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

(a) conveniently located in relation to a living area of the dwelling; and

(b) orientated to take advantage of sunlight.

COMMENTS

A2

The proposal provides sufficient private open space, including providing both Dwelling 1 and Dwelling 2 with a 24m^2 area of private open space in a single location that has a minimum horizontal dimension of 4m and a flat gradient.

8.4.4 Sunlight to private open space of multiple dwellings

OBJECTIVE *That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.*

PLANNING SCHEME REQUIREMENTS

A1

A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):

(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):

(i) at a distance of 3m from the northern edge of the private open space; and

(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;

(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and

(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:

(i) an outbuilding with a building height not more than 2.4m; or

(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling

P1

A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.

COMMENTS

A1

Neither dwelling is located to the north of the other dwellings' POS, therefore this provision is not applicable.

8.4.5 Width of openings for garages and carports for all dwellings

OBJECTIVE *To reduce the potential for garage or carport openings to dominate the primary frontage.*

PLANNING SCHEME REQUIREMENTS

A1

A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).

COMMENTS

A1

The proposed carports face Arbie Lane, which is classified as the secondary frontage. As the carports do not face the primary frontage (Lottie Mews), this provision is not applicable.

8.4.6 Privacy for all dwellings

OBJECTIVE *To provide a reasonable opportunity for privacy for dwellings.*

PLANNING SCHEME REQUIREMENTS

A1

A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:

(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;

(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and

(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:

(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or

(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.

P1

A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:

(a) a dwelling on an adjoining property or its private open space; or

(b) another dwelling on the same site or its private open space.

COMMENTS

A1

DWELLING 1

The deck along the front of the house is able to meet the required setbacks.

DWELLING 2

Not applicable as the proposed deck will not be greater than 1m above existing NGL.

A2

A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):

(a) the window or glazed door:

(i) is to have a setback of not less than 3m from a side boundary;

(ii) is to have a setback of not less than 4m from a rear boundary;

(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and

(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.

(b) the window or glazed door:

(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;

(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or

(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

COMMENTS

A2

DWELLING 1

This provision pertains to the glazed doors of the living room, bedroom 2 and bedroom 1 that are 1m above NGL.

a) The windows to the living room, bedrooms 1 and 2 are all setback greater than 3m from a side boundary and 4m from a rear boundary. These windows are not within 6m of the POS of Dwelling 2.

DWELLING 2

Not applicable as the FFL is not greater than 1m above NGL.

A3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:

(a) 2.5m; or

(b) 1m if:

(i) it is separated by a screen of not less than 1.7m in height; or

(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

COMMENTS

A3

There are no shared driveways or parking spaces, as each dwelling and its respective car circulation space is separated by a fence. This delineation ensures that each dwelling has its own designated driveway and parking area.

8.4.8 Waste storage for multiple dwellings

***OBJECTIVE**: To provide for the storage of waste and recycling bins for multiple dwellings*

PLANNING SCHEME REQUIREMENTS

A1

A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations:

(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or

(b) a common storage area with an impervious surface that:

(i) has a setback of not less than 4.5m from a frontage;

(ii) is not less than 5.5m from any dwelling; and

(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.

COMMENTS

A1

Each dwelling has a waste storage area that is intended for the exclusive use of each dwelling, not in front of the dwelling. The bin storage area will satisfy the required dimensions of 1.5m^2.

The following are not applicable to this proposal:

- 8.4.7 Frontage fences for all dwellings, as all fences within 4.5m of the frontage are 1.2m in height, with the remaining fences standing at 1.8m. This design meets the exemptions under clauses 4.6.3 and 4.6.4 of the scheme.

- Development standards for non-dwellings
- Development standards for subdivision.

3.2 TIVOLI GREEN SPECIFIC AREA PLAN

The site is mapped under the Tivoli Green Specific Area Plan as Precinct B.

The following provisions are applicable:

This clause is in substitution for General Residential Zone - clause 8.4.1 Residential density for multiple dwellings.

OBJECTIVE: *The density of multiple dwellings:* *(a) is compatible with a transition of densities across the site from the higher density Precinct A through to the existing low density subdivision to the south; and* *(b) is compatible with the efficient utilisation of land and existing infrastructure.*
PLANNING SCHEME REQUIREMENTS
A1 *Multiple dwellings must have a site area per dwelling of not less than:* *(a) 300m² for Precinct A;* *(b) 400m² for Precinct B; and* *(c) 600m² for Precinct C.*
COMMENTS **A1** Each dwelling has a site area of 504m², therefore complying with A1 (b)

4 PLANNING SCHEME REQUIREMENTS - CODES

4.1 BUSHFIRE PRONE AREA CODE

The proposal can be classified as assisted housing, which is considered a vulnerable use. Accordingly, a bushfire hazard management plan and emergency evacuation plan have been provided to address the relevant provisions of this code. This is to be provided under a separate cover.

4.2 ROAD AND RAILWAY ASSETS CODE

This code applies to all use and development.

4.2.1 USE STANDARDS

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

OBJECTIVE *To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.*

PLANNING SCHEME REQUIREMENTS

A1.1

For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:

(a) a new junction;

(b) a new vehicle crossing; or

(c) a new level crossing.

A1.2

For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

A1.3

For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.

A1.4

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.

A1.5

Vehicular traffic must be able to enter and leave a major road in a forward direction.

COMMENTS

A1.1

Not applicable.

A1.2

No new junction or access is proposed. However, upgrades (including widening) are required to the existing access. General Managers Consent is sought as part of this application.

A1.3

Not applicable.

A1.4

As per the NSW RTA guidelines, traffic generation for a residential use results in 9 vehicle movements per day, thereby complying with the requirements of table C3.1.

A1.5

N/A neither Lottie Mews or Arbie Lane are identified as major roads.

The following provisions are not applicable:

- C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area
- C3.7 Development Standards for Subdivision

4.3 PARKING AND SUSTAINABLE TRANSPORT CODE

4.3.1 USE STANDARDS

C2.5.1 Car parking numbers

OBJECTIVE *That an appropriate level of car parking spaces are provided to meet the needs of the use*

PLANNING SCHEME REQUIREMENTS

A1

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:

(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;

(b) the site is contained within a parking precinct plan and subject to Clause C2.7;

(c) the site is subject to Clause C2.5.5; or

(d) it relates to an intensification of an existing use or development or a change of use where:

(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or

(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A +

(C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

P1.1

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;

(b) the ability of multiple users to share spaces because of:

(i) variations in car parking demand over time; or

(ii) efficiencies gained by consolidation of car parking spaces;

(c) the availability and frequency of public transport within reasonable walking distance of the site;

(d) the availability and frequency of other transport alternatives;

(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;

(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;

(g) the effect on streetscape; and

(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

(a) the nature and intensity of the use and car parking required;

(b) the size of the dwelling and the number of bedrooms; and

(c) the pattern of parking in the surrounding area.

COMMENTS

A1

As per table C2.1, the following parking is required:

If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	*2 spaces per dwelling*
Visitor parking for multiple dwellings in the General Residential Zone	*1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)*

Other Residential use in the General Residential Zone	*1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)*

The proposal generates the following parking requirement:

- Dwelling 1 is a 3-bedroom dwelling that can be classified as assisted housing. The parking generation is 2 spaces per 3 bedrooms, so 2 spaces are required.
- Dwelling 2 is a 3-bedroom dwelling that can be classified as assisted housing. The parking generation is 2 spaces per 3 bedrooms, so 2 spaces are required.
- For visitor parking, the requirement is 1 space per 10 bedrooms, which for a total of 6 bedrooms across both dwellings, rounds up to 1 visitor space.

A total of 5 parking spaces are required. As 4 are provided, assessment against the performance criteria is required.

P1.1

This provision is not applicable as the proposal is for multiple dwellings. Nonetheless, there is sufficient car parking available along Arbie Lane.

P1.2

The proposal provides the required resident parking spaces but is short one visitor parking space. The following justification for the shortfall is provided:

a) Residential units typically experience intermittent visitor traffic. It is considered that visitors to the site can utilise the ample on-street parking provided. Visitors can use this space without necessitating dedicated parking spots within the development, particularly given the proximity of both dwellings to the street front.

NDIS housing typically requires fewer parking spaces because the residents often have specific mobility needs and may rely on alternative transportation options, such as public transport, community transport services, or assistance from caregivers. Additionally, residents may not drive, reducing the overall demand for parking.

b) Both dwellings have three bedrooms. The proposal provides the required parking spaces for residents of each dwelling. Any visitors frequenting the site are able to park on the street, directly out the front of the site.

c) Most of the single dwellings along Arbie Lane have sufficient resident parking spaces on each respective lot. It appears that most parking is able to be accommodated within each lot. There do not appear to be any multiple dwelling developments within proximity to the site.

The following provisions are not applicable:

- C2.5.2 Bicycle parking numbers
- C2.5.3 Motorcycle parking numbers
- C2.5.4 Loading Bays
- C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone.

4.3.2 DEVELOPMENT STANDARDS

C2.6.1 Construction of parking areas

OBJECTIVE *That parking areas are constructed to an appropriate standard.*

PLANNING SCHEME REQUIREMENTS

A1

All parking, access ways, manoeuvring and circulation spaces must:

(a) be constructed with a durable all weather pavement;

(b) be drained to the public stormwater system, or contain stormwater on the site; and

(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

COMMENTS

A1

All parking and driveway spaces will:

a) be constructed with a durable all weather pavement;

b) be drained to the public stormwater system, or contain stormwater on the site; and

c) be surfaced with concrete.

C2.6.2 Design and layout of parking areas

OBJECTIVE *That parking areas are designed and laid out to provide convenient, safe and efficient parking.*

PLANNING SCHEME REQUIREMENTS

A1.1

Parking, access ways, manoeuvring and circulation spaces must either:

(a) comply with the following:

(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;

(iii) have an access width not less than the requirements in Table C2.2;

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;

(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.

A1.2

Parking spaces provided for use by persons with a disability must satisfy the following:

(a) be located as close as practicable to the main entry point to the building;

(b) be incorporated into the overall car park design; and

(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.

COMMENTS

A1

All parking and driveway areas will be designed to meet As 2890- Parking Facilities, Part 1-6.

A1.2

All parking and driveway areas will be designed to meet AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.

C2.6.3 Number of accesses for vehicles

OBJECTIVE

That:

(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;

(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and

(c) the number of accesses minimise impacts on the streetscape.

PLANNING SCHEME REQUIREMENTS

A1

The number of accesses provided for each frontage must:

(a) be no more than 1; or

(b) no more than the existing number of accesses, whichever is the greater.

COMMENTS

A1

No additional accesses are proposed. The existing access is proposed to be widened, and GM consent is sought as part of this application.

A2

Within the Central Business Zone…

COMMENTS

A2

Not applicable.

The following provisions are not applicable to the proposal:

- C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone
- C2.6.5 Pedestrian access
- C2.6.6 Loading bays
- C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone
- C2.6.8 Siting of parking and turning areas

5 CONCLUSION

The application is for multiple dwellings (two) at 20 Arbie Lane, Old Beach.

The proposed dwellings are to be utilised as NDIS High Physical Support Housing, designed to comply with the applicable Australian standards for disability housing. Each dwelling includes three bedrooms, three bathrooms, and a carport.

The proposal is permitted under the General Residential Zone under the *Tasmanian Planning Scheme –Brighton*. The site is subject to various codes, including the Parking and Sustainable Transport Code, the Bushfire Prone Area Code, and the Road and Railway Assets code. It is considered that the proposal can sufficiently satisfy the relevant provisions of these codes.

Amended Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA2025/041
Council notice date	01/04/2025
TasWater Reference No.	TWDA 2025/00316-BTN
Date of response	29/10/2025 ~~07/10/2025~~ ~~24/06/2025~~
TasWater Contact	03/04/2025
Phone No.	Timothy Carr 0419 306 130

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	20 ARBIE LANE, OLD BEACH
Property ID (PID)	9105509
Description of development	Multiple Dwellings x 2 (NDIS High Physical Support Housing)

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
SDA	Site Plan – DD101	G ~~E~~	20/10/2025 ~~2/10/2025~~
SDA	Ground Floor Plan Dwelling 01 & 02 – DD201 & DD202	D & F ~~C & D~~	15/10/2025 & 20/10/2025 ~~19/09/2025~~
~~KUNAMA~~	~~Proposed Site Plan – A0.02~~		~~16 May 2025~~ ~~13 March 2025~~
~~KUNAMA~~	~~Proposed Floor Plan – House 01 & 02 – A0.06 & A0.07~~		~~16 May 2025~~
~~KUNAMA~~	~~Proposed Floor Plan – House 01 & 02 – A0.05 & A0.06~~		~~13 March 2025~~

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com,.au
ABN: 47 162 220 653

Conditions

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

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to 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 development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

INFRASTRUCTURE

4. Prior to applying for a Certificate for Certifiable Works, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. 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.
7. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

DEVELOPER CHARGES

8. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $1,054.20 to TasWater for water infrastructure for 0.60 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
9. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $1,757.00 to TasWater for sewerage infrastructure for 1.00 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

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

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

Advice

General

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

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.
TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.
Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

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

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

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

Declaration

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