

PLEASE QUOTE

Your Ref:

Our Ref: SBB:CF DA 2024/65

Enquiries: S Byster-Bowles

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	DA 2024/65
Development Site: -	Mount Street Road Reserve adjacent to land identified in CT 54452/202
Proposal: -	Utilities - Construction of a Water Main
Discretionary Matter: -	Reliant on performance criteria for grant of a permit - Clauses 26.4.2 (P1), C7.6.1 (P1.1) and C7.6.2 (P1.1 & P1.2)

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie**

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,
Burnie City Council,
PO Box 973, Burnie 7320**

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **9 September 2024**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

S Byster-Bowles

MANAGER DEVELOPMENT SERVICES

Date of Notice: - **24 August 2024**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address

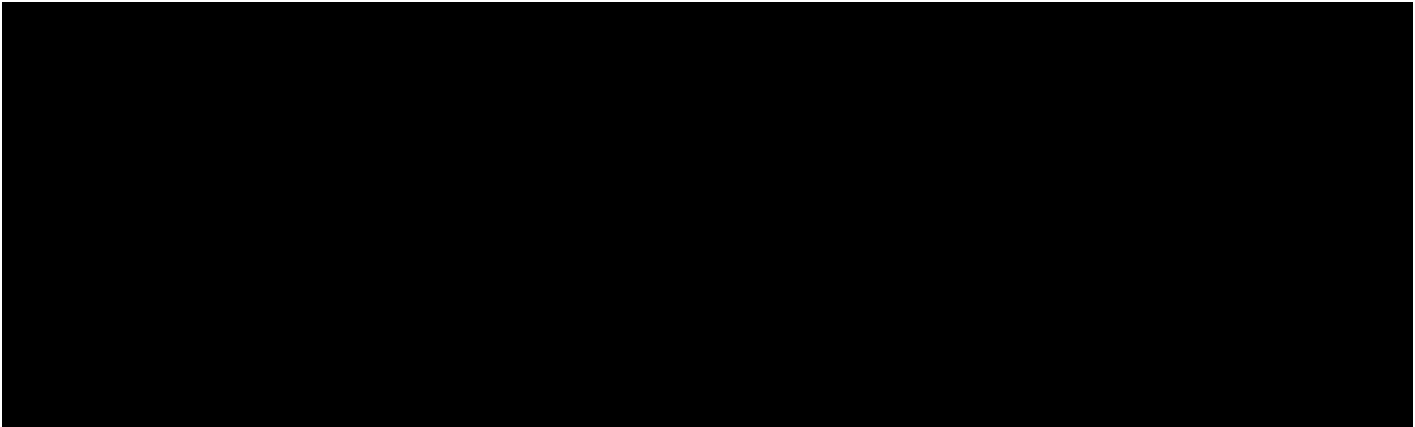
Certificate of
Title Reference

Applicant

First Name

Second
Name

Surname

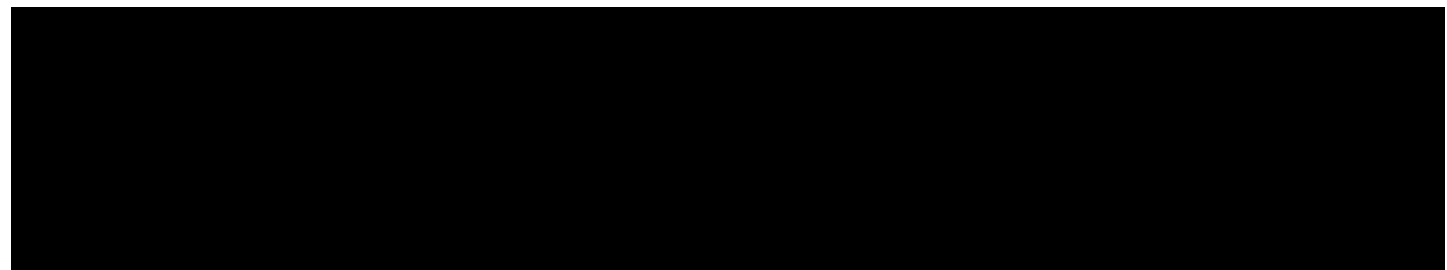


Owner (note – if more than one owner, all names must be indicated)

First Name

Second Name

Surname



Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class

Documents included with the permit application to describe the Use

Proposed Development

Use class to which the development applies

Documents included with the permit application to describe the Development

Provisions and Standards relied upon for grant of a Permit

Notification of Landowner/s

If land is not in applicant's ownership

I, _____, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature)



Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

Applicant Declaration

I, _____, declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant

Date

PLEASE QUOTE

Your Ref:

Our Ref:

Enquiries:

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

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7 August 2024

Sarah Silva



Dear Sarah

LAND USE PERMIT APPLICATION: Mount Street Road Reserve, ROMAINE

As General Manager of Burnie City Council, I provide permission to the making of the above application in accordance with section 52 (1B) (b), of the *Land Use Planning and Approvals Act 1993*.

Yours sincerely

A handwritten signature in black ink, appearing to read "S Overland", is positioned below the "Yours sincerely" text.

Simon Overland APM
GENERAL MANAGER

Enc. Signed Permit Application

Burnie Drinking Water Main

Supporting Planning Report | 23 July 2024

ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

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Job Number: 2122-035

Document Status

Document Version	Date	Author	Reviewer
DRAFT	8 July 2024	Sarah Silva	Clare Hester
DRAFT	8 July 2024	Sarah Silva	Client
FINAL	23 July 2024		

Overview

Permit application details

Applicant	TasWater CDO on behalf of Tasmanian Water & Sewerage Corporation Pty Ltd
Owner	City of Burnie (Council)
Address	Works are contained entirely within the Mount Street road reserve
Lot description	n/a
Description of proposal	Construction of a watermain over Romaine Creek. The water main will be supported by a steel or concrete plinth to be constructed on either side of the creek.

Relevant Planning Provisions

Applicable planning scheme	<i>Tasmanian Planning Scheme – Burnie</i>
Zone(s)	Utilities Zone
Codes	<ul style="list-style-type: none">• C2.0 Parking and Sustainable Transport Code• C7.0 Natural Assets Code
Discretions	C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area, P1.1

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Appendix A – Planning application form

Appendix B - Proposed development plans

1 Introduction

1.1 Purpose of the report

Taswater CDO¹ is currently in the planning phase for the future construction of a water main from TasWater's Ridgely Highway concrete lined reservoir (located at 13 Amanda Crescent, Romaine – CT 155736/1 and CT 155736/2) through to Three Mile Line Road. A small section of the proposed pipeline will cross over Romaine Creek. As this section of the pipeline is aboveground it cannot be considered as prescribed works under the *Water and Sewerage Industry Act 2008* and accordingly, a planning permit is required for this section of the works. ERA Planning and Environment (ERA) has been engaged by Taswater CDO to provide a supporting planning report for the subject section of exposed pipeline. A more detailed description of the proposed works is provided in section 2.1 of this report.

This report provides relevant background material, project details and an assessment of the relevant planning scheme provisions.

1.2 Enquiries

Enquiries relating to this planning report should be directed to:

Sarah Silva
Senior Planner
ERA Planning Pty Ltd trading as ERA Planning & Environment



1.3 Planning authority

The Planning Authority is the Burnie City Council (Council)

1.4 Planning scheme

The application must be considered against the provisions of the *Tasmanian Planning Scheme – Burnie* (the planning scheme).

1.5 The proponent

The proponent is the Tasmanian Water and Sewerage Corporation Pty Ltd.

1.6 Title documentation

The works are entirely contained within the Council road reserve and there is no associated title for this land.

¹ TasWater has established a Capital Delivery Office ("CDO") with the following Alliance partners to manage the planning, development, design, construction and commissioning of a program of Capital Projects.

1. UGL Engineering Pty Ltd
2. CPB Contractors Pty Ltd
3. WSP Australia Pty Ltd (Sub-Alliance Contractor)

The CDO is an agent working on behalf of TasWater, and operates as a partnership approach, shares project risks and rewards, makes joint decisions, and works as an integrated team. Any applications for permits and approvals attributed to TasWater assets are obtained for TasWater and in TasWater's name.

2 The proposal

2.1 Project background

TasWater are in the process of constructing a water main from Ridgely Highway TasWater concrete lined reservoir (13 Amanda Crescent, Romaine – CT 155736/1 and CT 155736/2) to Three Mile Line Road. As part of this construction, sections of the pipe will need to be above ground for the purpose of crossing Romaine Creek at Romaine. The subject area of exposed pipe is highlighted in Figure 1 and Figure 2 below.

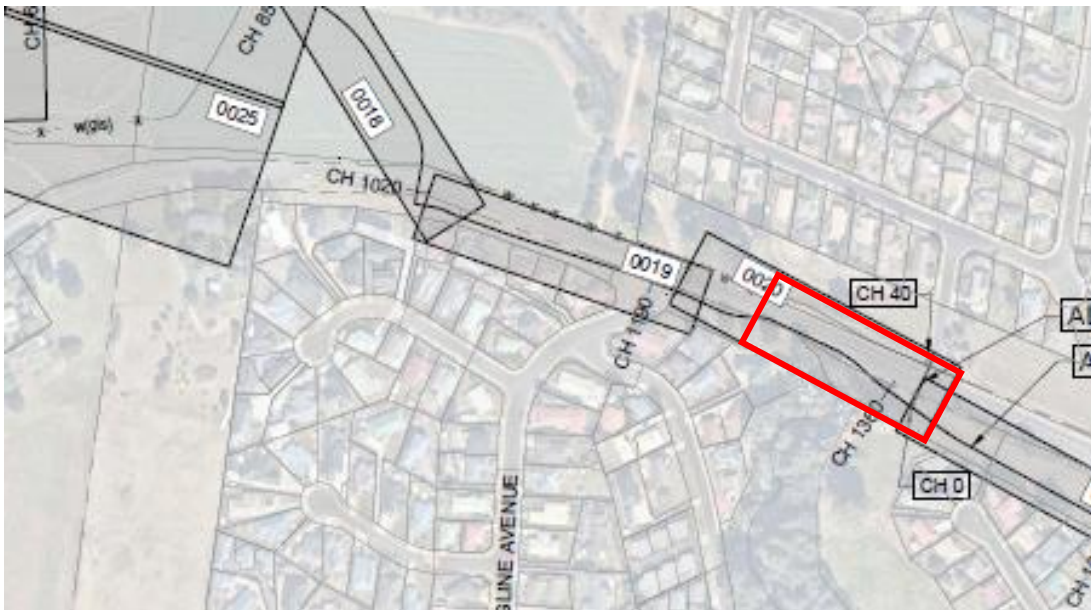


Figure 1: proposed development area highlighted in red below (source: TasWater CDO)

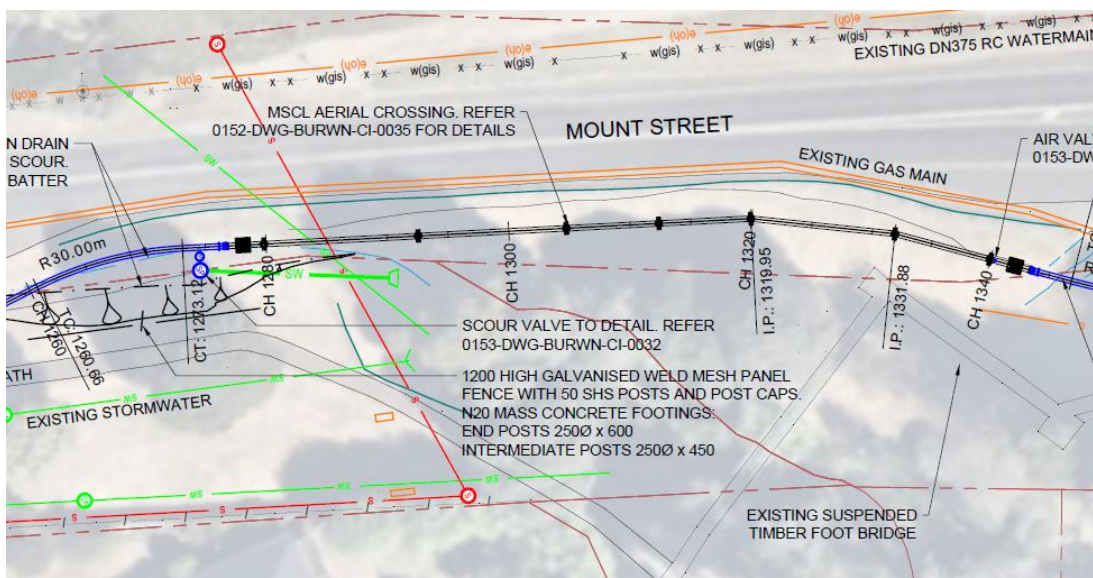


Figure 2: Proposed section of pipeline highlighted in black. The property boundaries of adjacent land to the east are highlighted by the perforated red line. The works are entirely contained within the Council Road reserve (source: TasWater CDO)

A full copy of the proposed development plans is provided at Appendix B. The proposed location of works is highlighted in Drawing No. 0153 - DWG - BURWN - CI - 0006 in box reference 20. Additional details of the pipeline are provided at Appendix B.

Landowner consent has not been applied for separately for the works on Council land and consent is sought via the lodgement of this planning application.

2.2 Buildings and works

The key elements are as follows:

- A section of TasWater’s water main pipeline is to be constructed above ground to cross Romaine Creek. While the pipe will be located above the water level, it will be sited at ground level, as viewed from any pedestrian path or public road.
- The exposed section of pipeline will be located a sufficient distance down the embankment to avoid any impacts to the iron barrier located along Mount Street (the setback ranges from 2.11 m to 2.62 m) and the adjacent gas main.
- The pipe will be supported on either side of Romaine Creek by pier structures or similar (this will be determined in the detailed design stage).
- The pipe will be protected from public access either side to prevent people walking along the pipe.
- The proposed siting of the pipe has been carefully considered to avoid any impact to the existing adjacent pedestrian walkway, road, or any Council drainage infrastructure.
- A small amount of vegetation may require removal to accommodate the pipeline.

In summary, the purpose of this application is to seek approval for the above ground elements of the pipeline, including any associated support and protective structures proposed to prevent public access along this pipe. The general proposal layout is provided at Figure 1 and Figure 4. A photo of the proposed development area is provided at Figure 3.



Figure 3: view of the subject development area, as viewed from Mount Street (source: google maps)

2.3 Application documentation

The planning permit application includes the following documents that are provided in the appendices in support of this report:

- Planning application form, Appendix A
- Proposed development plans, Appendix B.

3 Subject site and surrounds

3.1 The site

The Project will occur across the Mount Street Road reserve managed by Council. No works will occur on the adjoining parcels.

Refer below to Figure 4 for an aerial image of the subject site.



Figure 4: Aerial image showing the area proposed for development within the Council road reserve as a blue line (source: The List, 21.06.2024)

3.2 Surrounding area

The Project site is in Romaine, a suburb of Burnie, directly adjacent to the Romaine Creek. The site is directly adjacent to Mount Street and is predominantly surrounded by residential dwellings and the Romaine Creek reserve. An aerial image providing site context is at Figure 5.



Figure 5: Locality plan showing the area proposed for development within the Council road reserve as a blue line (source: The List, 21.06.2024)

4 Assessment framework

4.1 Prescribed works

Section 56I of the *Water and Sewerage Industry Act 2008* is relevant to this proposal. It states:

Where –

- (a) *a regulated entity proposes to carry out work on the construction, installation, modification, maintenance, demolition or replacement of water infrastructure or sewerage infrastructure; and*
- (b) *the work is of a kind prescribed in the regulations and meets the criteria specified in the regulations –*

the work is not to be regarded as development or use for the purposes of the Land Use Planning and Approvals Act 1993 and is not subject in any other way to that Act.

TasWater is the regulated entity responsible for the provision of water and sewer infrastructure in Tasmania.

Section 11 of the *Water and Sewerage Industry (General) Regulations 2019* identifies the types of works that are prescribed under Section 56I(b) of the *Water and Sewerage Industry Act 2008*. They are:

- (a) *the removal, repair, maintenance, modification, installation, erection or use of a pump station associated with the distribution or removal of water or sewage;*
- (b) *the removal, repair, maintenance, modification, installation, erection or use of a fluoridation station associated with the provision of water;*
- (c) *the removal, repair, maintenance, modification, installation, erection or use of a chlorination station associated with the provision of water, if the chlorine used or stored is not at any time in a gaseous form;*
- (d) *the laying, removal, repair, maintenance, modification or use of any underground pipeline for the removal or distribution of water or sewage;*
- (e) *the installation, removal, repair, maintenance, modification, replacement or use of a meter for water infrastructure, whether the meter is above or below ground, if the installation, removal, repair, maintenance, modification, replacement or use is associated with the provision of water by a regulated entity;*
- (f) *the clearing or lopping of trees, branches or other vegetation to the extent necessary to protect water infrastructure, sewerage infrastructure or water quality, except if those trees are on –*
 - (i) *the Register of the National Estate kept by the Australian Heritage Commission; or*
 - (ii) *the National Trust Register.*

The proposed elements of the proposal do not comply with the prescribed works set out in Section 11 of the Regulations and subsequently require planning approval.

4.2 Planning scheme exemptions

Clause 4 of the Tasmanian Planning Scheme – Burnie sets out exemptions for certain use and development from requiring a planning permit. The following works can exempt under Clause 4 of the planning scheme:

- Any vegetation removal (if required) to construct the pipeline within existing infrastructure.

Vegetation removal works can exempt under clause 4.4.1(f) if the infrastructure was lawfully constructed. The clause states that 'vegetation removal for safety or in accordance with other Acts' can exempt if for

clearance within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities, for maintenance, repair and protection;

As the pipe is not yet constructed this exemption does not apply and the minimal amount of vegetation required to be disturbed/cleared to accommodate the new pipeline, will require a planning permit.

The works requiring a planning permit include:

- The construction of the exposed section of pipeline, including any initial vegetation removal, support structures, and protective structure erected to prevent public access.

These elements of the proposal are addressed in section 5 of this report below.

5 Planning controls

5.1 Zoning

The subject site is subject to the provisions of the *Tasmanian Planning Scheme - Burnie* (the planning scheme). Specifically, the site is zoned Utilities. There will be no works within the General Residential or Environmental Management zones directly to the east of the site of works. Zoning for the site is depicted in Figure 6.

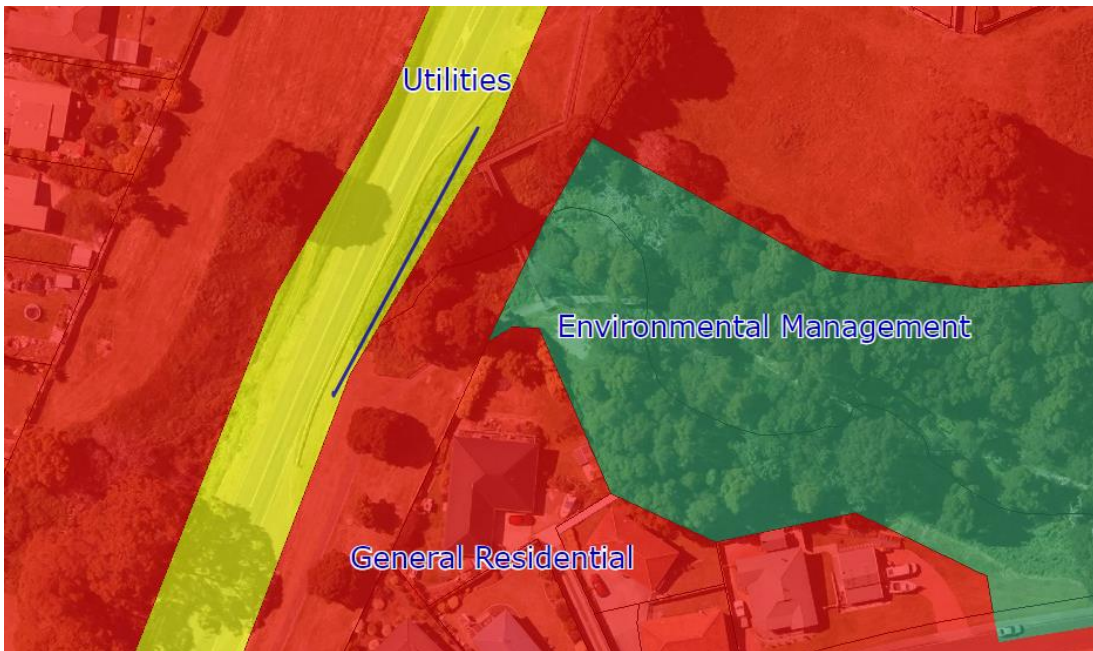


Figure 6: Zoning map showing the area proposed for development within the Council road reserve as a blue line (source: The List, 21.06.2024)

5.2 Overlays

The site is affected by two overlays; the priority vegetation area overlay and the waterway and coastal protection area overlay. Subsequently, the following codes will apply to any development application:

- C2.0 Parking and Sustainable Transport Code
- C7.0 Natural Assets Code

5.3 Use status

The proposed development is classed as 'Utilities', which is defined in Table 6.2 of the planning scheme as:

Use of land for utilities and infrastructure including:

- telecommunications;*
- electricity generation;*
- transmitting or distributing gas, oil, or power;*
- transport networks;*
- collecting, treating, transmitting, storing or distributing water; or*
- collecting, treating, or disposing of storm or floodwater, sewage, or sullage.*

Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.

Table 3.1 of the planning scheme further defines 'minor utilities' as:

means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substations and power lines up to but not exceeding 110kV

The proposed pipeline does not meet the definition of minor utilities as it is for a water main; accordingly the use classification is for Utilities.

5.4 Utilities Zone

5.4.1 Zone purpose

Section 26.1 of the planning scheme provides for the Zone Purpose Statements for the Utilities Zone. It states that the purpose of the Utilities Zone is:

26.1.1 *To provide land for major utilities installations and corridors.*

26.1.2 *To provide for other compatible uses where they do not adversely impact on the utility*

Utilities is a permitted use under the Utilities Zone, no further assessment is required.

5.4.2 Applicable standards

Not all standards in the Utilities Zone are applicable to the Project. Table 1 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 1: Applicable standards in the Utilities Zone

Clause	Applicability
Use standards	
Clause 26.3.1 Hours of operation (A1/P1)	Not applicable. The use is Utilities.
Clause 26.3.1 Hours of operation (A2/P2)	Not applicable. The use is Utilities.
Clause 26.3.1 Hours of operation (A3/P3)	Not applicable. The use is Utilities.
Clause 26.3.2 Discretionary uses	Not applicable. The use is permitted use.
Development standards for buildings and works	
Clause 26.4.1 Building height (A1/P1)	Applicable.
Clause 26.4.1 Building height (A2/P2)	Applicable.
Clause 26.4.2 Setback (A1/P1)	Applicable.
Clause 26.4.2 Setback (A2/P2)	Not applicable. No air extraction, refrigeration systems, compressors or generators are proposed.
Clause 26.4.3 Fencing (A1/P1)	Not applicable. No fencing proposed.
Clause 26.4.3 Fencing (A2/P2)	Not applicable. No fencing proposed.
Clause 26.4.4 Outdoor storage areas (A1/P1)	Not applicable. No outdoor storage areas are proposed.
Subdivision	
Clause 26.5 Development Standards for Subdivision	Not applicable. No subdivision is proposed.

5.4.3 Clause 26.4.1 Building height

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than:</p> <ul style="list-style-type: none"> (a) 10m; or (b) 15m if for a structure, such as a tower, pole or similar. 	<p>P1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) be necessary for the operation of the use and not cause unreasonable impact on adjoining properties, having regard to: <ul style="list-style-type: none"> (i) the bulk and form of the building; (ii) separation from existing buildings on adjoining properties; and (iii) any buffers created by natural or other features; and (b) not unreasonably impact on the visual character of the area, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; (ii) any existing vegetation; and (iii) visibility from adjoining roads and public open space.

Planner Response

The maximum height of all proposed structures² is approximately 1 m above natural ground level.

As such, the proposed development complies with the Acceptable Solution.

The acceptable solution (A1) is satisfied.

Acceptable Solutions	Performance Criteria
<p>A2</p> <p>Building height, excluding a structure such as a tower, pole or similar:</p> <ul style="list-style-type: none"> (a) within 10m of an adjoining property in a General Residential Zone, Low Density Residential Zone or Rural Living Zone, must be not more than 8.5m; or (b) within 10m of an adjoining property in an Inner Residential Zone, must be not more than 9.5m. 	<p>P2</p> <p>Building height, within 10m of an adjoining property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, excluding a structure such as a tower, pole or similar, must not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) compatibility with buildings on established properties in the adjoining zone; (b) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (c) overlooking and reduction of privacy to adjoining properties; and (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property

Planner Response

The proposed structure will be within 10 m of the General Residential Zone. The maximum height of all proposed structures is approximately 1 m above natural ground level.

As such, the proposed development complies with the Acceptable Solution.

The acceptable solution (A2) is satisfied.

² The Building Act 2016 defines a 'building' as meaning:

(a) a building or a proposed building; and
(b) a part of a building or proposed building; and
(c) a structure or a proposed structure; and
(d) a part of a structure or proposed structure;

5.4.4 Clause 26.4.2 Setback

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings, excluding a structure such as a tower, pole or similar, must have a setback from all boundaries of not less than:</p> <ul style="list-style-type: none">(a) 5m; or(b) an existing building on the lot.	<p>P1</p> <p>Buildings, excluding a structure such as a tower, pole or similar, must be sited to not cause an unreasonable loss of amenity to adjoining properties,</p> <p>having regard to:</p> <ul style="list-style-type: none">(a) the topography of the site;(b) the size, shape and orientation of the site;(c) the setback of existing buildings on the site and on adjoining properties;(d) the bulk and form of proposed buildings;(e) overlooking and reduction of privacy of dwellings on adjoining properties;(f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and(g) any existing screening or the ability to implement screening.

Planner Response

The proposed pipeline and ancillary structures will be sited less than 5 m from a boundary and for this reason the performance criteria must be considered. In response to the performance criteria, the proposed pipeline will be at or close to ground level, thereby minimising the bulk of the structure. Given the nature of the structure, the pipeline will not cause any overlooking or overshadowing.

The performance criteria (P1) are satisfied.

6 Code assessment

6.1 Applicable Codes

Some of the planning scheme codes are applicable by way of overlay while others are applicable by way of textual application clause.

In summary, the relevant codes against which the Project requires consideration are:

- C2.0 Parking and Sustainable Transport Code
- C7.0 Natural Assets Code

6.2 Parking and Sustainable Transport Code

6.2.1 Application of the Code

This code applies to all new use and development. No development can exempt from this code.

6.2.2 Applicable standards

Given the nature of the development, for a Utilities use within a Utilities zone, no Parking and Sustainable Transport Code standards are applicable to the proposal, as identified in Table 2 below.

Table 2: Applicable standards in the Parking and Sustainable Transport Code

Clause	Applicability
Use standards	
Clause C2.5.1 Car parking numbers	Not applicable. A Utilities use, has 'no requirement' for car parking.
Clause C2.5.2 Bicycle parking numbers	Not applicable. A Utilities use, has 'no requirement' for bicycle parking.
Clause C2.5.3 Motorcycle parking numbers	Not applicable. A Utilities use, has 'no requirement' for motorcycle parking.
Clause C2.5.4 Loading bays	Not applicable. This clause does not apply to a Utilities use.
Clause C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone	Not applicable. The site is in the Utilities zone.
Clause C2.6.3 Number of accesses for vehicles	Not applicable. No new access proposed.
Development standards for buildings and works	
Clause C2.6.1 Construction of parking areas	Not applicable. No parking areas required.
Clause C2.6.2 Design and layout of parking areas	Not applicable. No parking areas required.
Clause C2.6.3 Number of accesses for vehicles	Not applicable. No vehicular accesses proposed.
Clause C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable. The site is in the Utilities zone.
Clause C2.6.5 Pedestrian Access	Not applicable. No parking areas required and subsequently no pedestrian access required.

Clause	Applicability
Clause C2.6.6 Loading bays	Not applicable. No loading bays required as use is Utilities
Clause C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable. A Utilities use, has 'no requirement' for bicycle parking.
Clause C2.6.8 Siting of parking and turning areas	Not applicable. No parking areas required.
Parking precinct plan	
Clause C2.7.1 Parking precinct plan	Not applicable. The site is not subject to a parking precinct plan.

6.3 C7.0 Natural Assets Code

6.3.1 Application of the code

This code applies to development on land within the following areas:

- a waterway and coastal protection area
- a future coastal refugia area
- a priority vegetation area

This code does not apply to use.

The following overlays apply to the site:

- A mapped priority vegetation overlay applies to the area proposed for development in its entirety, refer to Figure 7.
- A mapped waterway and coastal protection area applies to the area proposed for development, refer to Figure 8.



Figure 7: Priority vegetation overlay highlighted in green hatching. Proposed location of pipeline is highlighted in blue (source: The List, 21.06.2024)



Figure 8: Waterway and coastal protection area highlighted with blue hatching. Proposed location of pipeline is highlighted in blue (source: The List, 21.06.2024)

6.3.2 Applicable standards

Not all standards within the Natural Assets Code are applicable to the project. Table 3 identifies the applicable standards below.

Table 3. Applicable standards in the Natural Assets Code

Clause	Applicability
Use standards	
There are no use standards in this code	
Development standards for buildings or works	
Clause C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	Applicable.
Clause C7.6.2 Clearance within a priority vegetation area	Applicable.
Development standards for subdivision	
Clause C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area	Not applicable. No subdivision proposed.
Clause C7.7.2 Subdivision within a priority vegetation area	Not applicable. No subdivision proposed

An assessment against Clause C7.6.1 of the planning scheme is provided below.

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and works within a waterway and coastal protection area must:</p> <ul style="list-style-type: none"> (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date. 	<p>P1.1</p> <p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and

(n) the guidelines in the Tasmanian Coastal Works Manual.

P1.2

Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:

- (a) the need to access a specific resource in a coastal location;
- (b) the need to operate a marine farming shore facility;
- (c) the need to access infrastructure available in a coastal location;
- (d) the need to service a marine or coastal related activity;
- (e) provision of essential utility or marine infrastructure; or
- (f) provisions of open space or for marine-related educational, research, or recreational facilities.

Planner Response

The proposal does not meet the acceptable solution and therefore requires assessment against the performance criteria.

The following applies to the proposed works in the waterway and coastal protection area:

- The works within the waterway and coastal protection area are for an essential utility – being a water main.
- The works will have no effect on the natural flow, drainage, and fish passage.
- There will be no landfilling, with all cut and fill being minimised to the extent possible.
- The works are minimal and include a pipeline supported by several concrete piers. Any impacts caused by erosion, siltation, sedimentation and runoff will be minimised through a soil and water management plan that will have specific regard to the Tasmanian Coastal Works Manual. It is recommended that this is included as a condition of approval.
- Earthworks will be kept to the minimum required and undertaken in accordance with the approved soil and water management plan.

The performance criterion (P1.1) is satisfied.

A2

Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.

P2.1

Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:

- (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas;
- (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;
- (c) allowing the coastal processes of sand deposition or erosion to continue to occur;
- (d) the need to group new facilities with existing facilities, where reasonably practical;
- (e) the impacts on native vegetation;
- (f) minimising cut and fill;
- (g) building design that responds to the particular size, shape, contours or slope of the land;
- (h) the impacts of sea-level rise on natural coastal processes and coastal habitat;
- (i) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and
- (j) the guidelines in the Tasmanian Coastal Works Manual.

P2.2

Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:

- (a) the need to access a specific resource in a coastal location;
 - (b) the need to operate a marine farming shore facility;
 - (c) the need to access infrastructure available in a coastal location;
 - (d) the need to service a marine or coastal related activity;
 - (e) provision of essential utility or marine infrastructure; and
 - (f) provision of open space or for marine-related educational, research, or recreational facilities.
-

Planner Response

There are no proposed works within a future coastal refugia area.

Not applicable.

A3

Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.

P3

Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) the need to minimise impacts on water quality; and
 - (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.
-

Planner Response

No new stormwater point discharge is proposed by the application.

The acceptable solution (A3) is met.

A4

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.

P4.1

Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to:

- (a) impacts caused by erosion, siltation, sedimentation and runoff;
- (b) impacts on riparian or littoral vegetation;
- (c) the need to avoid land filling of wetlands;
- (d) impacts on sand movement and wave action; and
- (e) the potential for increased risk to inundation of adjacent land.

P4.2

Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:

- (a) to continue an existing use or development on adjacent land; or
 - (b) for a use which relies upon a coastal location to fulfil its purpose, having regard to:
 - (i) the need to access a specific resource in a coastal location;
 - (ii) the need to operate a marine farming shore facility;
 - (iii) the need to access infrastructure available in a coastal location;
-

- (iv) the need to service a marine or coastal related activity;
- (v) provision of essential utility or marine infrastructure; and
- (vi) provision of open space or for marine-related educational, research, or recreational facilities.

Planner Response

No dredging or reclamation is proposed.

The acceptable solution (A4) is met.

A5

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.

P5

Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to:

- (a) impacts on sand movement and wave action; and
- (b) the potential for increased risk of inundation to adjacent land.

Planner Response

Coastal protection works, watercourse erosion or inundation protection works are not proposed.

The acceptable solution (A5) is met.

An assessment against Clause C7.6.2 of the planning scheme is provided below.

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.</p>	<p>P1.1</p> <p>Clearance of native vegetation within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p>

Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of buildings and works and any constraints such as topography or land hazards;
- (b) any particular requirements for the buildings and works;
- (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- (e) any on-site biodiversity offsets; and
- (f) any existing cleared areas on the site.

Planner Response

The proposal does not meet the acceptable solution and requires assessment against the performance criteria.

- The works within the priority vegetation area are within existing disturbed areas and will support development associated with long term social and economic benefits, through the provision of adequate infrastructure. There is no feasible alternative location or design
- The works are minimal and include a pipeline supported by several concrete piers. Any impacts to priority vegetation will be the minimum required to construct the section of pipeline.

The performance criterion (PI.1) is satisfied.

7 Conclusion

This planning permit application seeks approval for use and development associated with the provision of a new TasWater water main. An assessment against all relevant standards is outlined in Sections 5, and 6 of this report. A total of four standards within the planning scheme are applicable to the proposal, and the proposal relies on the planning authority to exercise its discretion in relation to three of these applicable standards. The relevant standards, and whether the proposal complies with the acceptable solution or relies on the performance criterion, is outlined in Table 4.

Table 4: Summary of the applicable standards and whether the proposal relies on the acceptable solution or performance criterion

Clause	Standard	Acceptable solution or performance criteria
Utilities zone		
26.4.1	Building height	Complies with A1
26.4.2	Setback	Complies with P1
Natural Assets Code		
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area	Complies with P1.1
C7.6.2	Clearance within a priority vegetation area	Complies with P1.1

The design and scale of the proposed water main is considered appropriate within the context of the site, and the application demonstrates the capability of the site to meet the relevant acceptable solutions and performance criteria of the Utilities Zone. The application is recommended for approval subject to a condition requiring a soil and water management plan.

Appendix A Application form

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address

Certificate of
Title Reference

Applicant

First Name

Second
Name

Surname

Owner (note – if more than one owner, all names must be indicated)

First Name

Second Name

Surname

Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class

Documents included with the permit application to describe the Use

Proposed Development

Use class to which the development applies

Documents included with the permit application to describe the Development

Provisions and Standards relied upon for grant of a Permit

Notification of Landowner/s

If land is not in applicant's ownership

I, _____, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature)



Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

Applicant Declaration

I, _____, declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant

Date

Appendix B Proposed development plans

BURWN - BURNIE

0153 - BULK TRANSFER AND DISTRIBUTION WATER MAINS



BURNIE LOCALITY PLAN
SCALE: NTS

NOT FOR CONSTRUCTION

DRAWING REGISTER		
DRAWING NAME	DISCIPLINE	DRAWING NUMBER
COVER SHEET AND DRAWING REGISTER	CI	0001
NOTES SHEET 1	CI	0002
NOTES SHEET 2	CI	0003
NOTES SHEET 3	CI	0004
LEGEND	CI	0005
SHEET LAYOUT PLAN	CI	0006
WATER MAIN SHEET 1	CI	0007
WATER MAIN SHEET 2	CI	0008
WATER MAIN SHEET 3	CI	0009
WATER MAIN SHEET 4	CI	0010
WATER MAIN SHEET 5	CI	0011
WATER MAIN SHEET 6	CI	0012
WATER MAIN SHEET 7	CI	0013
WATER MAIN SHEET 8	CI	0014
WATER MAIN SHEET 9	CI	0015
WATER MAIN SHEET 10	CI	0016
WATER MAIN SHEET 11	CI	0017
WATER MAIN SHEET 12	CI	0018
WATER MAIN SHEET 13	CI	0019
WATER MAIN SHEET 14	CI	0020
WATER MAIN SHEET 15	CI	0021
WATER MAIN SHEET 16	CI	0022
WATER MAIN SHEET 17	CI	0023
WATER MAIN SHEET 18	CI	0024
WATER MAIN SHEET 19	CI	0025
WATER MAIN SHEET 20	CI	0026
CONNECTIONS DETAIL SHEET 1	CI	0027
CONNECTIONS DETAIL SHEET 2	CI	0028
CONNECTIONS DETAIL SHEET 3	CI	0029
TYPICAL TRENCH DETAILS	CI	0030
AIR VALVE DETAILS	CI	0031
SCOUR VALVE DETAIL 1	CI	0032
SCOUR VALVE DETAIL 2	CI	0033
SCOUR VALVE DETAIL 3	CI	0034
CREEK CROSSING DETAIL 1	CI	0035
CREEK CROSSING DETAIL 2	CI	0036
CREEK CROSSING PIPE SPECIALS 1	CI	0037
CREEK CROSSING PIPE SPECIALS 2	CI	0038
DETAILS SHEET 10	CI	0039
PROPERTY PLAN	CI	0040
NOTES SHEET 1	ST	0001
NOTES SHEET 2	ST	0002
PIPE SUPPORT BLOCK DETAILS SHEET 1	ST	0003
PIPE SUPPORT BLOCK DETAILS SHEET 2	ST	0004

Rev.No.	Amendment	Date	Authorised
B	100% DESIGN ISSUE	28.06.2024	CJM
A	70% DESIGN ISSUE	23.05.2024	JMB



TASMANIAN WATER & SEWERAGE CORPORATION PTY LTD
ABN: 47 162 220 653 © 2024

Scale	N/A
Datum	AHD (TAS)
Sheet Size	A3
References	

DESIGN		DATE	REVIEW		DATE
Drawn	JFB	28.06.2024	Checked	JMB	28.06.2024
Designed	BHL	28.06.2024	Approved	CJM	28.06.2024

This drawing and the information it contains is, and remains the property of TasWater and must not be disclosed to third parties, or copied or reproduced wholly, or in any format without the written consent of the owners. The information contained herein is also correct and up-to-date, but all details should be verified on site by the user prior to construction. This drawing is produced on an A3 size sheet, DO NOT SCALE a sheet plotted at any other size.

Drawing Issue
FOR REVIEW

BURWN - BURNIE		
BULK TRANSFER AND DISTRIBUTION WATERMAINS MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL COVER SHEET AND DRAWING REGISTER		
Drawing Number	0153 - DWG - BURWN - CI - 0001	Revision
Sheet Number	0001	B

GENERAL

- DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, DESIGN REPORT AND SID HAZARD REGISTER.
- ALL WORKS ARE TO BE TO TASWATER APPROVAL IN ACCORDANCE WITH THE WATER SERVICES ASSOCIATION OF AUSTRALIA WATER SUPPLY CODE OF AUSTRALIA (MELBOURNE RETAIL WATER AGENCIES EDITION) INCLUDING STANDARD DRAWINGS REFERENCED THEREIN AND ALSO TO TASWATER'S SUPPLEMENT TO THIS CODE AND THE STANDARD DRAWINGS REFERENCED THEREIN. ALL PRODUCTS MUST BE SELECTED FROM THE CITY WEST WATER APPROVED PRODUCTS CATALOGUE.
- ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH TASWATERS ENVIRONMENTAL REQUIREMENTS RELATING TO TOP SOIL MANAGEMENT, EROSION AND SEDIMENT CONTROL, WEED CONTROL, FLORA AND FAUNA MANAGEMENT
- THE LOCATION AND DEPTH OF ALL EXISTING SERVICES SHALL BE IDENTIFIED AND PROVEN ON-SITE PRIOR TO COMMENCING EXCAVATIONS.
- PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONCRETE DRIVEWAYS AFFECTED BY THE WORKS TO BE REINSTATED TO IPWEA STD DRG TSD-R09. CONCRETE FOOTPATHS AFFECTED BY THE WORKS TO BE REINSTATED TO IPWEA STD DRG TSD-R11. KERB & CHANNEL AFFECTED BY THE WORKS TO REINSTATED TO IPWEA STD DRG TSD-R14. INSTALL N12 x 500 LONG DOWELS AT 400 CENTRES DRILL AND EPOXY 200 INTO EXISTING SLAB.
- SUBMIT TO THE PROJECT MANAGER PRIOR TO THEIR USE, MATERIAL PROPERTIES AND SOURCE FOR ALL BEDDING, HAUNCHING, BACKFILL AND ROAD PAVEMENT MATERIALS. PAVEMENT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF DSG SPECIFICATION R40 FOR BASE CLASS A AND SUB-BASE 1 MATERIALS.
- REINSTATE ALL FENCES TO MATCH EXISTING. ENSURE TEMPORARY GATES AND FENCES ARE INSTALLED AND MAINTAINED DURING CONSTRUCTION TO MAINTAIN PROPERTY SECURITY.
- REINSTATE ALL GROUND SURFACES TO MATCH EXISTING. STOCKPILE STRIPPED TOPSOIL FOR SPREADING ON TRENCHES AND DISTURBED AREAS AND PROVIDE IMPORTED MATERIAL AS REQUIRED TO ENSURE MINIMUM TOPSOIL DEPTHS AS SHOWN ON THE DRAWINGS. TOPSOIL TO BE WEED FREE FROM AN SOURCE APPROVED BY THE PROJECT MANAGER. ALL EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTORS COST UNLESS APPROVED OTHERWISE BY THE PROJECT MANAGER.
- NO SOIL SHALL BE IMPORTED INTO THE RIDGLEY HIGHWAY AND MOOREVILLE ROAD RURAL FARM PROPERTIES. TOP SOIL AND SPOIL SHALL BE SEPARATED AND STOCKPILED ON THE PROPERTY IT WAS EXCAVATED FROM AND USED AS TRENCH BACKFILL WITHIN THE PROPERTY IT WAS EXCAVATED FROM
- ALL EARTHWORKS INCLUDING EMBANKMENTS SHALL BE PREPARED AND CONSTRUCTED TO DSG SPECIFICATION R22 & R23
- WHERE EMBANKMENTS ARE TO BE CONSTRUCTED ON NATURAL GROUND WITH SLOPES EXCEEDING 3 HORIZONTAL TO 1 VERTICAL (3:1) THE FOUNDATION SHALL BE CUT INTO HORIZONTAL BENCHES TO DSG SPECIFICATION R22.9.1 PRIOR TO THE COMMENCEMENT OF EMBANKMENT CONSTRUCTION
- LIAISE WITH ALL PROPERTY OWNERS PRIOR TO THE COMMENCEMENT OF THE WORKS WITHIN THEIR PROPERTIES. WHERE WORKS WILL AFFECT ACCESS TO PROPERTIES ENSURE WORKS ARE UNDERTAKEN TO MINIMISE DISRUPTION AND THAT OWNERS ARE FULLY AWARE OF WHAT DISRUPTIONS WILL OCCUR. PROVIDE TEMPORARY ACCESS AT END OF DAY IF WORKS CANNOT BE COMPLETED IN ONE WORKING DAY.
- LIAISE WITH AFFECTED PROPERTY OWNERS TO DETERMINE THE LOCATION OF ALL IN-GROUND SERVICES INCLUDING IRRIGATION PIPEWORK AND POWER SUPPLY MAINS. DAMAGE CAUSED TO ANY OF THESE SERVICES SHALL BE MADE GOOD BY THE CONTRACTOR AT HIS EXPENSE.
- PRIOR TO ANY SITE WORKS IN PUBLIC ROAD RESERVES, OBTAIN A ROAD OPENING PERMIT FROM THE RELEVANT ROAD AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PEDESTRIAN AND TRAFFIC MANAGEMENT DEVICES FOR THE DURATION OF THE WORKS.
- COMPLY WITH THE REQUIREMENTS OF ALL LAND OWNERS AND STAKEHOLDERS INCLUDING ANY RELEVANT PERMITS.

PIPELINES

- ALL PIPELINES TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATION AND MANUFACTURERS RECOMMENDATION AS INDICATED ON DRAWINGS AND IN THESE NOTES.
- INVERT LEVEL OF PIPE NOMINATED ON LONGITUDINAL PROFILES ARE TO INTERNAL PIPE INVERT. ALLOWANCE WILL NEED TO BE MADE FOR PIPE THICKNESS TO ENSURE THAT MINIMUM BEDDING THICKNESS IS ACHIEVED.
- ALL FLANGED JOINTS TO BE RATED PN16 WORKING PRESSURE SIZED AND DRILLED TO AS4087 FIGURE B5. ALL FLANGES, NUTS, BOLTS AND WASHERS TO BE 316 STAINLESS STEEL. REFER WSAA STANDARD DRAWING MRWA-W-306A AND 306B FOR DETAIL.
- ALL SOCKET-SPIGOT BENDS AND FITTINGS AND MECHANICAL COUPLINGS TO HAVE THRUST RESTRAINT AS PER WSAA STANDARD DRAWINGS MRWA-W-200/205A/205B AND WITH THRUST RESTRAINT AREA IN ACCORDANCE WITH A TEST PRESSURE OF 1000kPA
- ALL PIPE FITTINGS TO BE DUCTILE IRON EPOXY LINED TO AS2280 AND TASWATER APPROVED PRODUCT CATALOGUE.
- CORROSION PROTECTION AT JOINTS OF PIPES SHALL BE IN ACCORDANCE WITH DWG MRWA-W-400.
- AIR VALVES TO BE BERMAID FOX 3F RFP (OR APPROVED EQUIVALENT) WITH PN16 FLANGE TO AS4087 FIGURE B5.
- GATE VALVES SHALL BE RESILIENT SEATED SLUICE VALVES TO AS2638.2 RATED TO MINIMUM CLASS PN16

- ALL REDUNDANT PIPELINES TO EITHER BE DECOMMISSIONED IN ACCORDANCE WITH TASWATER REQUIREMENTS
 - THRUST BLOCKS SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH TASWATER STANDARD DRAWING TW-W-300W.
 - A DETECTABLE MARKER TAPE WITH THE WORDING 'WATER MAIN' SHALL BE PLACED OVER ALL WATER MAINS FOR FULL LENGTH ON TOP OF THE BEDDING.
 - CONTRACTOR TO AVOID PLACEMENT OF LOAD (INCLUDING VEHICLE TRAFFIC) OVER EXISTING TRUNK MAIN WHILE IT IS IN SERVICE. PROVIDE ADEQUATE TEMPORARY PROTECTION OVER THE MAIN IF CROSSING THE TRUNK MAIN IS NECESSARY.
 - CONTRACTOR IS ADVISED THAT EXISTING PIPE COATING MAY CONTAIN ASBESTOS AND SHALL INVESTIGATE THIS PRIOR TO CONDUCTING THE WORK. IF ASBESTOS IS PRESENT THE CONTRACTOR SHALL HANDLE APPROPRIATELY.
 - CLEAN, DISINFECT AND PRESSURE TEST ALL PIPEWORK IN ACCORDANCE WITH WSA STANDARD SPECIFICATION CONSTRUCTION CLAUSE 19 PRIOR TO CONNECTION TO EXISTING INFRASTRUCTURE. ALL PIPELINES MUST BE INSPECTED BY TASWATER PRIOR TO BACKFILL. CONTRACTOR TO FURNISH ANY TEMPORARY FITTINGS WITH PRESSURE GAUGE, FILLING AND AIR RELEASE APPURTENANCES FOR HYDROTSTING. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY RESTRAINTS AT PIPE ENDS FOR THE HYDROTEST.
- PRESSURE TEST TO THE SPECIFIED PRESSURE AT THE LOW POINT OF THE TEST SECTION. TEST SECTIONS SHALL BE AS FOLLOWS:
- ALN-DN225 WATER MAIN
TEST SECTION CH0 - CH33.8 TO 250KPa. DESIGN PRESSURE AT LOW POINT OF TEST SECTION (CH 33.8) IS 191KPa
- ALN-DN375 WATER MAIN
TEST SECTION CH0 - CH1030 (INLINE VALVE) TO 1000KPa. DESIGN PRESSURE AT LOW POINT OF TEST SECTION (CH 816) IS 702KPa
- ALN-DN450 WATER MAIN
TEST SECTION CH1030 (INLINE VALVE) - CH1759.2 TO 1000KPa. DESIGN PRESSURE AT LOW POINT OF TEST SECTION(CH 1274.5) IS 747KPa
- ALN-DN450 WATER MAIN
TEST SECTION CH0 - CH833 TO 1000KPa. DESIGN PRESSURE AT LOW POINT OF TEST SECTION (CH 833) IS 613KPa
- CONNECTIONS TO EXISTING TASWATER INFRASTRUCTURE TO BE PERFORMED BY AN ACCREDITED TASWATER CONTRACTOR AT CONTRACTORS COST. CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION OF CONNECTION WORKS WITH TASWATER. TRUNK MAIN WILL REMAIN LIVE DURING CONSTRUCTION UNTIL TIE IN CONNECTION WORK IS INITIATED.
 - THE CONTRACTOR SHALL ENSURE THAT PIPELINES INCLUDING ALL TEES, BENDS AND VALVES ARE LEFT EXPOSED UNTIL SUCH TIME AS THEY HAVE BEEN LOCATED BY THE SURVEYOR UNDERTAKING THE AS CONSTRUCTED SURVEY. THE SURVEYOR SHALL BE PROVIDED WITH AT LEAST 48HRS ADVANCE NOTICE TO ALLOW THEM TO ATTEND THE SITE. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR HAVING TO RE-EXPOSE ALL PIPEWORK TO ALLOW ACCURATE PICK UP OF THE SERVICE.
 - THE CONTRACTOR SHALL ENSURE THE AS-CONSTRUCTED DRAWINGS, SURVEY & CONTROL AND DATA COLLECTION IS UNDERTAKEN AND PROVIDED TO TASWATER IN ACCORDANCE WITH TASWATERS ASSET SPATIAL DATA SPECIFICATION.

POLYETHYLENE (PE) PIPELINES

- MATERIAL FOR POLYETHYLENE PIPES TO BE PN16 (SDR 11) PE100 NOMINATED BY THEIR OUTSIDE DIAMETER.
- ALL POLYETHYLENE JOINTS TO BE BUTT WELDED.
- THE MINIMUM BENDING RADIUS FOR PN16 PE SHALL BE LIMITED TO 20 x DN(m).
- ALL PROPRIETARY AND FABRICATED POLYETHYLENE FITTINGS INCLUDING OFF TAKES AND BENDS TO BE PN16 PRESSURE RATING.

DUCTILE IRON PIPELINES

- DUCTILE IRON PIPELINES AND FITTINGS SHALL BE MINIMUM PN16 OR FLANGE CLASS TO AS2280 AND EPOXY LINED.

MILD STEEL CEMENT LINED (MSCL) PIPELINES

- MATERIAL FOR STEEL PIPES TO BE MILD STEEL CEMENT LINED 5mm WALL THICKNESS SINTAKOTE SPHERICAL SLIP JOINT (SSJ) IN 12.2m EFFECTIVE LENGTHS.
- DEFLECTION AT PIPE JOINTS SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDATION IN ACCORDANCE WITH TASWATER SUPPLEMENT SECTION 5.12.6.1. FOR THE SPECIFIED PIPE, JOINT DEFLECTION SHALL BE LIMITED TO 2.25°.
- SPHERICAL SLIP JOINTS TO BE WELDED EXTERNALLY ONLY.

NOT FOR CONSTRUCTION

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ABN: 47 162 220 653 © 2024

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FOR REVIEW

BURWN - BURNIE
BULK TRANSFER AND DISTRIBUTION WATERMANS
MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL
NOTES SHEET 1

Drawing Number	0153 - DWG - BURWN - CI - 0002	Sheet Number	0002	Revision	B
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MILD STEEL CEMENT LINED (MSCL) PIPELINES (CONTD.)

- CONNECTIONS OF PIPE LENGTHS AND PIPE SPECIALS SHALL BE MADE BY EXTERNAL FULLY WELDED JOINTS IN ACCORDANCE WITH DWG-W-400. WELD COLLARS SHALL BE 150MM WIDE X 6MM THICK.
- STEEL PIPE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS - REFER "SINTAKOTE STEEL PIPELINE SYSTEMS HANDLING & INSTALLATION" GUIDELINE AVAILABLE FROM STEELMAINS.
- STEEL PIPE COATINGS SHALL BE TESTED FOR DEFECTS USING A 'SPARK TESTER' WITH A VOLTAGE OF 12KV IMMEDIATELY PRIOR TO INSTALLATION IN THE TRENCH. TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3894.1.
- COATING DEFECTS SHALL BE REPAIRED IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS AND TO THE APPROVAL OF THE PROJECT MANAGER.
- WELDING AND NON DESTRUCTIVE TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH CLAUSE "WELDING OF STEEL PIPELINES" IN PART 2 OF WSA03, MRWA EDITION.
- STEEL PIPE SPECIALS SHALL BE PLAIN ENDS UNO, BE MANUFACTURED IN ACCORDANCE WITH THE DIMENSIONS SHOWN ON THE DRAWINGS AND WITH CLAUSE "FABRICATION OF STEEL FITTINGS" IN PART 2 OF WSA03, MRWA EDITION. PROTECTIVE EXTERNAL COATINGS SHALL BE REINSTATED USING RAYCHEM WPCB HEAT SHRINK SLEEVES. CEMENT MORTAR LINING TO BE REINSTATED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

SURVEY CONTROL

- DATE OF SURVEY: MARCH 2024
- HORIZONTAL DATUM IS MGA 2020 PER SPM9722, WITH COORDINATES OF E 407344.439 AND N 5451673.19
- VERTICAL DATUM IS AHD83 PER SPM9722 (143.466m)
- WHILE REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES THAT WERE NOT LOCATED DURING THE SURVEY

HEALTH & SAFETY RISK MANAGEMENT
JOB SAFETY & ENVIRONMENT ANALYSIS
 TASWATER CDO PRE TASK ASSESSMENT AND CONTROLS ARE TO BE ADMINISTERED AND FOLLOWED AT ALL TIMES
PROTECTION
 CONSTRUCTORS, OPERATORS, MAINTAINERS AND DEMOLISHERS MUST COMPLY WITH ALL TASWATER HEALTH & SAFETY RISK MANAGEMENT POLICIES, PROCEDURES AND ANY ASSOCIATED SUPPORTING DOCUMENTATION.

WARNING
BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
PROTECTION
 THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING ALL MEASURES NECESSARY TO PROTECT AND MAINTAIN EXISTING UNDERGROUND SERVICES AT ALL TIMES.

WARNING
BEWARE OF ASBESTOS
 SOME UNDERGROUND SERVICES MAYBE CONSTRUCTED FROM ASBESTOS CONTAINING MATERIAL. REFER TO THE STATE AND NATIONAL CODES FOR SAFE PRACTICES IN THE HANDLING, CUTTING AND DISPOSAL OF ASBESTOS

GENERAL
WORK HEALTH & SAFETY NOTICE
 TASWATER CDO HAS CONSIDERED THE HAZARDS AND RISKS ASSOCIATED WITH THE CONSTRUCTION, OPERATION, MAINTENANCE AND EVENTUAL DEMOLITION OF THIS PROJECT. THERE ARE A NUMBER OF HAZARDS AND HENCE RISKS WHICH ARE NOT UNIQUE TO THIS PROJECT WHICH NEED TO BE MANAGED DURING THESE PHASES.
PROTECTION
 TASWATER CDO REMIND CONSTRUCTORS, OPERATORS, MAINTAINERS AND DEMOLISHERS OF THEIR RESPONSIBILITIES UNDER WORK HEALTH & SAFETY ACTS AND REGULATIONS. THE FOLLOWING RISKS HAVE BEEN IDENTIFIED WHICH ARE UNIQUE TO THIS PROJECT: NIL. SIGNIFICANT RISKS INCLUDE WORKING IN VICINITY OF OVERHEAD POWERLINES, EXISTING SERVICES AND TRAFFIC ON NEARBY ROAD.

WARNING
BEWARE WATER METERS
 SAFETY PRECAUTIONS NEED TO BE OBSERVED WHEN CUTTING INTO PIPEWORK, OR DISCONNECTING WATER METERS. WHERE ANY EXISTING METALLIC SERVICE PIPE IS TO BE REPLACED IN PART, OR IN IT'S ENTIRETY BY PLASTIC PIPE, OR OTHER NON-METALLIC FITTINGS, THE WORKS SHALL NOT COMMENCE UNTIL THE SERVICED PROPERTY EARTHING REQUIREMENTS HAVE BEEN CHECKED BY A QUALIFIED ELECTRICAL CONTRACTOR AND MODIFIED, IF NECESSARY.

NOTICE
ASSET SPATIAL DATA
 REFER TO THE ASSET SPATIAL DATA SPECIFICATION FOR REQUIRED AS-BUILT DETAILS PRIOR TO PROJECT COMPLETION.

WATER MAIN CLEARANCES		
EXISTING SERVICE	MINIMUM HORIZONTAL CLEARANCE mm	MINIMUM VERTICAL CLEARANCE ¹ mm
WATER MAIN ≤DN375	600	150
GAS MAINS	600	500
TELECOMMUNICATIONS CONDUITS AND CABLES	600	150
ELECTRICITY CONDUITS AND CABLES	1000	225 ⁵
STORMWATER DRAINS	600	150 ²
SEWERS - DRAINS	1000 ³ /600	500 ²
KERBS	300 ⁴	750
TASMANIAN GAS PIPELINE	NOT APPLICABLE - CROSSING TO BE PERPENDICULAR	500

- NOTES:
1. VERTICAL CLEARANCES APPLY WHERE WATER MAINS CROSS ONE ANOTHER AND OTHER UTILITY SERVICES. EXCEPT IN THE CASE OF SEWERS WHERE A VERTICAL SEPARATION SHALL ALWAYS BE MAINTAINED, EVEN WHEN THE MAIN AND SEWER ARE PARALLEL. THE MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER TO MINIMISE THE POSSIBILITY OF BACKFLOW CONTAMINATION IN THE EVENT OF A BREAK.
 2. WATER MAINS SHOULD ALWAYS CROSS OVER SEWERS AND STORMWATER DRAINS. FOR CASES WHERE THERE IS NO ALTERNATIVE AND THE MAIN MUST CROSS UNDER THE SEWER, THE DESIGN SHALL COMPLY WITH DETAIL E AND F OF DRAWING MRWA-W-203.
 3. WHERE A PARALLEL SEWER IS AT THE MINIMUM VERTICAL CLEARANCE LOWER THAN THE WATER MAIN (500mm), MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 1000mm. THIS MINIMUM HORIZONTAL CLEARANCE CAN BE PROGRESSIVELY REDUCED TO 600mm AS THE VERTICAL CLEARANCE IS INCREASED TO 750mm.
 4. CLEARANCES FROM KERBS SHALL BE MEASURED FROM THE NEAREST POINT OF THE KERB.
 5. AN ADDITIONAL CLEARANCE FROM HIGH VOLTAGE ELECTRICAL INSTALLATIONS SHOULD BE MAINTAINED ABOVE THE CONDUITS OR CABLES TO ALLOW FOR A PROTECTIVE BARRIER AND MARKING TO BE PROVIDED.

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Drawing Issue
FOR REVIEW

BURWN - BURNIE
 BULK TRANSFER AND DISTRIBUTION WATERMAINS
 MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL
 NOTES SHEET 2

0153 - DWG - BURWN - CI - 0003

Sheet Number	Revision
0003	B

LEGEND:

- | | | | | | |
|------|-------|-------|-------|-------|---|
| CH 0 | CH 20 | CH 40 | CH 60 | CH 80 | |
| | | | | | NEW WATER MAIN |
| | | | | | NEW WATER PROPERTY CONNECTION |
| | | | | | NEW STORMWATER LINE |
| | | | | | NEW EASEMENT |
| | | | | | NEW WATER AIR VALVE |
| | | | | | NEW WATER SCOUR VALVE |
| | | | | | NEW WATER SCOUR VALVE PIT |
| | | | | | NEW STORMWATER ENDWALL |
| | | | | | EXISTING WATER MAIN FROM SURVEY |
| | | | | | EXISTING WATER MAIN FROM TASWATER GIS |
| | | | | | EXISTING STOP VALVE FROM SURVEY |
| | | | | | EXISTING SURVEYED WATER TO BE MADE REDUNDANT |
| | | | | | EXISTING GIS WATER MAIN TO BE MADE REDUNDANT |
| | | | | | EXISTING SEWER MAIN FROM SURVEY |
| | | | | | EXISTING SEWER MAN HOLE FROM SURVEY |
| | | | | | EXISTING STORMWATER MAIN FROM SURVEY |
| | | | | | EXISTING STORMWATER MAN HOLE FROM SURVEY |
| | | | | | EXISTING GAS MAIN FROM SURVEY |
| | | | | | EXISTING GAS MAIN FROM DBYD |
| | | | | | EXISTING UNDERGROUND TELECOMMUNICATIONS FROM SURVEY |
| | | | | | EXISTING UNDERGROUND TELECOMMUNICATIONS FROM DBYD |
| | | | | | EXISTING OVERHEAD ELECTRICAL FROM SURVEY |
| | | | | | EXISTING OVERHEAD HIGH VOLTAGE FROM SURVEY |
| | | | | | EXISTING POWER POLE FROM SURVEY |
| | | | | | EXISTING UNDER GROUND TELECOMMUNICATIONS SURVEY |
| | | | | | EXISTING TELECOMMUNICATIONS PIT |
| | | | | | EXISTING PROPERTY BOUNDARIES |
| | | | | | EXISTING EASEMENT BOUNDARIES |
| | | | | | EXISTING FENCE |

TRENCH BACKFILL LEGEND (PROFILE)

- | | |
|--|---------------------------------|
| | BACKFILL TYPE 1 NON TRAFFICABLE |
| | BACKFILL TYPE 2 TRAFFICABLE |

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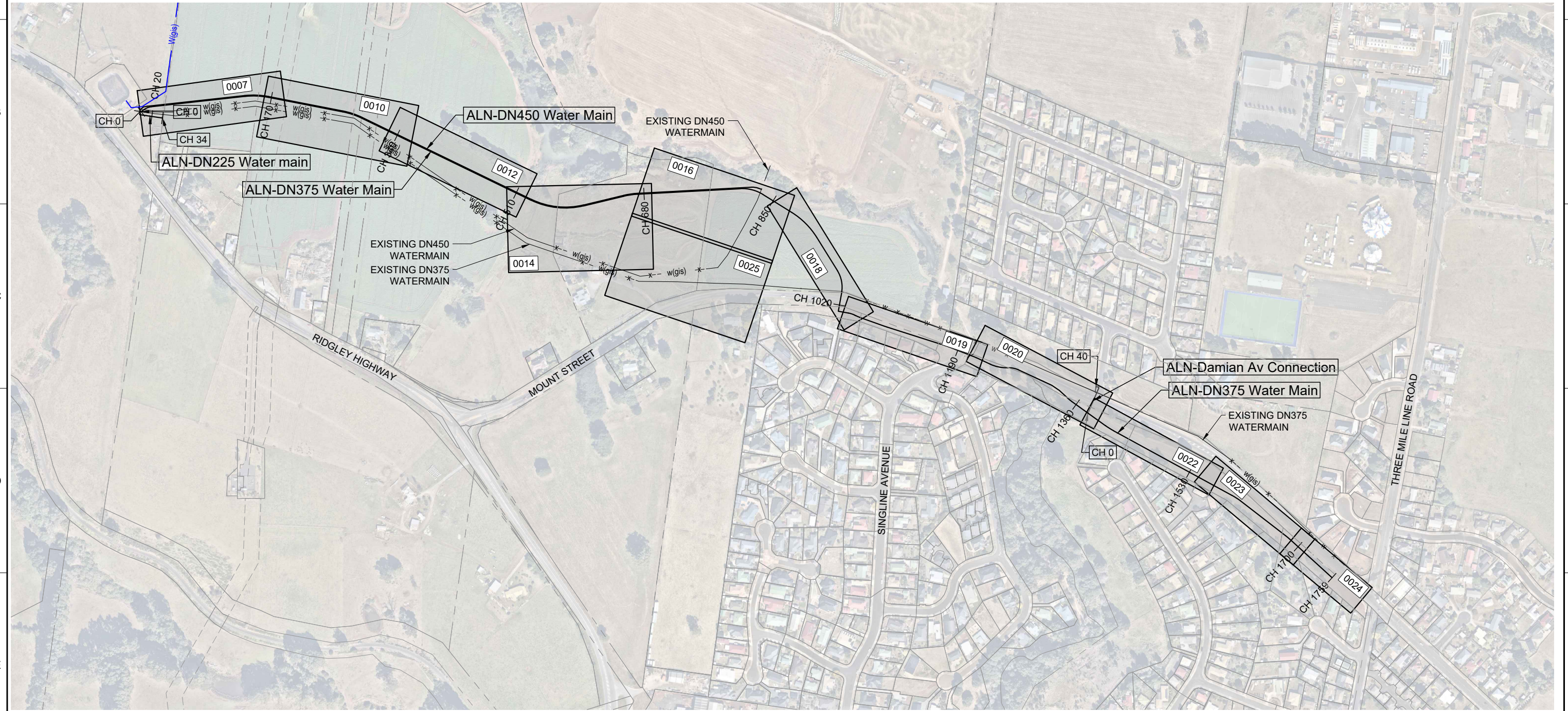
FOR REVIEW

BURWN - BURNIE			
BULK TRANSFER AND DISTRIBUTION WATERMAINS			
MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL			
LEGEND			
Drawing Number	0153 - DWG - BURWN - CI - 0005	Sheet Number	0005
Revision		Revision	B



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Drawing Issue
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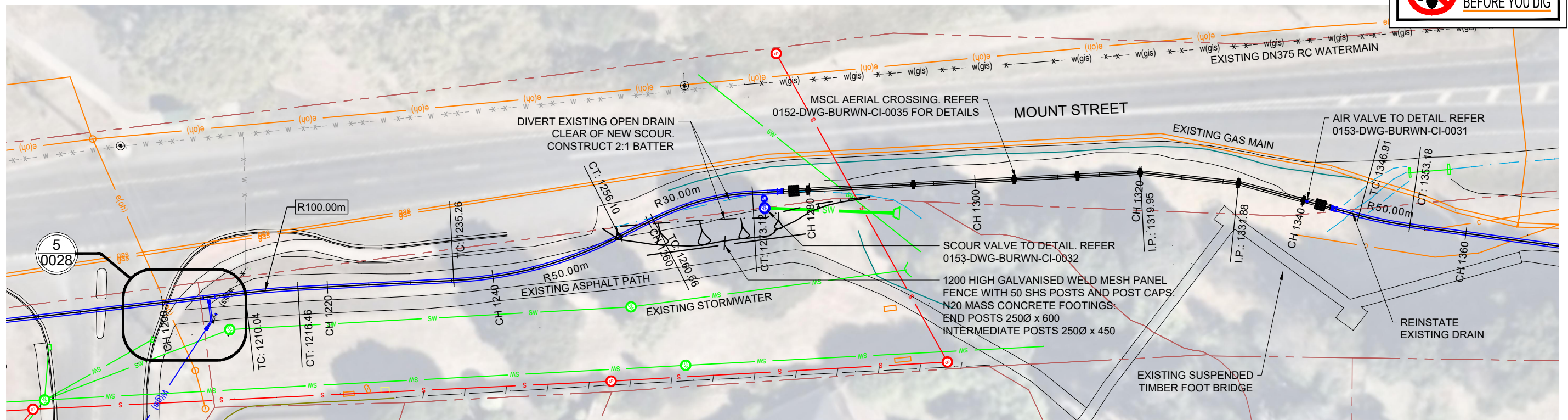
BURWN - BURNIE
BULK TRANSFER AND DISTRIBUTION WATERMAINS
MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL
SHEET LAYOUT PLAN

Drawing Number	0153 - DWG - BURWN - CI - 0006	Sheet Number	0006	Revision	B
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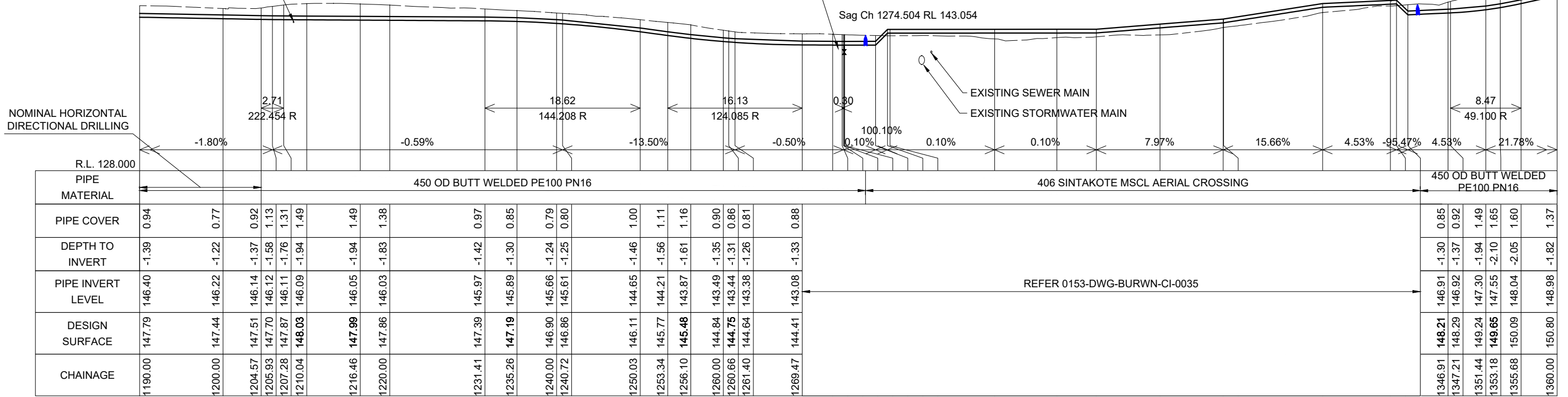


EXISTING DN150 ASBESTOS CEMENT WATER MAIN. PROTECT EXISTING MAIN AND PROVIDE TEMPORARY CLEARANCE PRIOR TO REDUNDANT WATER MAIN REMOVAL

SCOUR VALVE TO DETAIL. REFER TO 0153-DWG-BURWN-CI-0032

AIR VALVE TO DETAIL. REFER 0153-DWG-BURWN-CI-0037

Crest Ch 1340.729 RL 147.996
Sag Ch 1342.098 RL 146.689



Profile ALN-DN375 Water Main From 1190.000 To 1360.000
Scales: (H) 1:500 (V) 1:500

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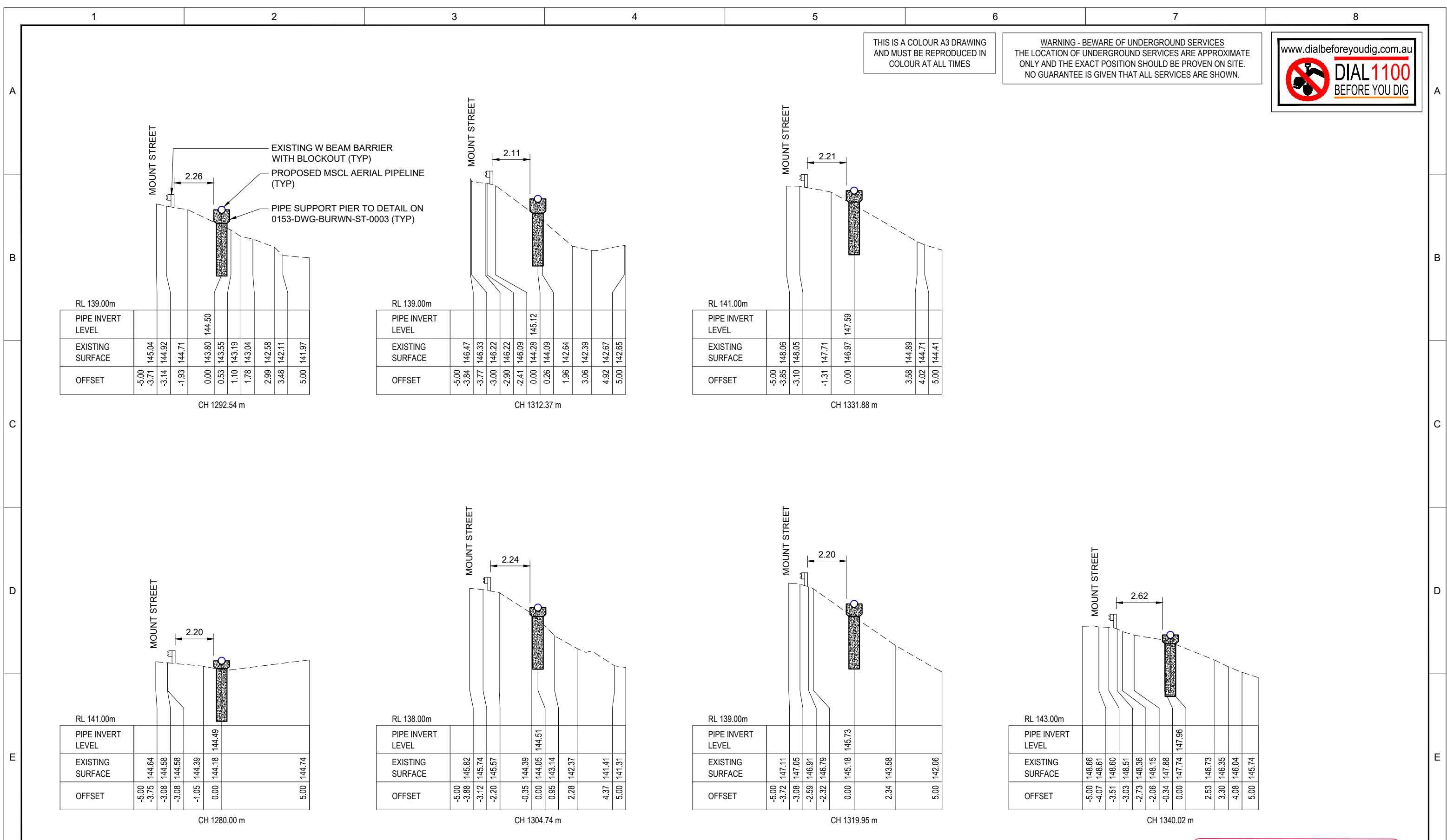
Drawing Issue
FOR REVIEW

BURWN - BURNIE
BULK TRANSFER AND DISTRIBUTION WATERMAINS
MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL
WATER MAIN SHEET 14

0153 - DWG - BURWN - CI - 0020	0020	C
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ALN-DN375 Water Main CROSS SECTIONS
SCALES: 1:200(H) 1:200(V)

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Drawing Issue
FOR REVIEW

BURWN - BURNIE
BULK TRANSFER AND DISTRIBUTION WATERMAINS
MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL
CREEK CROSSING DETAIL SHEET 2

0153 - DWG - BURWN - CI - 0036	0036	B
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GENERAL

- G1 IN THESE NOTES, APPROVED, DIRECTED, REQUIRED, REJECTED & SIMILAR EXPRESSIONS, SHALL MEAN APPROVED, DIRECTED, REQUIRED, REJECTED AND THE LIKE BY THE PROJECT MANAGER THROUGH THE CONTRACTOR.
- G2 READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS, SPECIFICATIONS, DESIGN REPORT AND SID HAZARD REGISTER.
- G3 SET-OUT AND DIMENSIONS ARE SHOWN ON GENERAL ARRANGEMENT & VERTICAL PROFILE DRAWINGS. DIMENSIONS EXPRESSED IN MILLIMETRES, UNO. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS. SETTING OUT DIMENSIONS SHALL BE VERIFIED BEFORE COMMENCING WORK. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE CIVIL OR OTHER DRAWINGS IS TO BE ADVISED BEFORE PROCEEDING WITH THE WORK.
- G4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVERSTRESSED.
- G5 24 HOURS NOTICE REQUIRED FOR WORK REQUIRING INSPECTION.
- G7 WORK HEALTH & SAFETY NOTICE:
JMG HAVE CONSIDERED THE HAZARDS AND RISKS ASSOCIATED WITH THE CONSTRUCTION, OPERATION, MAINTENANCE AND EVENTUAL DEMOLITION OF THIS PROJECT. THERE ARE A NUMBER OF HAZARDS AND HENCE RISKS WHICH ARE NOT UNIQUE TO THIS PROJECT WHICH NEED TO BE MANAGED DURING THESE PHASES. JMG REMIND CONSTRUCTORS, OPERATORS, MAINTAINERS AND DEMOLISHERS OF THEIR RESPONSIBILITIES UNDER WORK HEALTH & SAFETY ACTS AND REGULATIONS. THE FOLLOWING RISKS HAVE BEEN IDENTIFIED WHICH ARE UNIQUE TO THIS PROJECT: NIL
- G8 ALL WORKS ARE TO BE TO TASWATER APPROVAL IN ACCORDANCE WITH THE WATER SERVICES ASSOCIATION OF AUSTRALIA WATER SUPPLY CODE OF AUSTRALIA (MELBOURNE RETAIL WATER AGENCIES EDITION) INCLUDING STANDARD DRAWINGS REFERENCED THEREIN AND ALSO TO TASWATER'S SUPPLEMENT TO THIS CODE AND THE STANDARD DRAWINGS REFERENCED THEREIN. ALL PRODUCTS MUST BE SELECTED FROM THE CITY WEST WATER APPROVED PRODUCTS CATALOGUE.
- G9 ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH TASWATERS ENVIRONMENTAL REQUIREMENTS RELATING TO TOP SOIL MANAGEMENT, EROSION AND SEDIMENT CONTROL, WEED CONTROL, FLORA AND FAUNA MANAGEMENT
- G10 THE LOCATION AND DEPTH OF ALL EXISTING SERVICES SHALL BE IDENTIFIED AND PROVEN ON-SITE PRIOR TO COMMENCING EXCAVATIONS.
- G11 PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- G12 REINSTATE ALL GROUND SURFACES TO MATCH EXISTING. STOCKPILE STRIPPED TOPSOIL FOR SPREADING ON TRENCHES AND DISTURBED AREAS AND PROVIDE IMPORTED MATERIAL AS REQUIRED TO ENSURE MINIMUM TOPSOIL DEPTHS AS SHOWN ON THE DRAWINGS. TOPSOIL TO BE WEED FREE FROM AN SOURCE APPROVED BY THE PROJECT MANAGER. ALL EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTORS COST UNLESS APPROVED OTHERWISE BY THE PROJECT MANAGER.
- G13 ALL EARTHWORKS INCLUDING EMBANKMENTS SHALL BE PREPARED AND CONSTRUCTED TO DSG SPECIFICATION R22 & R23
- G14 PRIOR TO ANY SITE WORKS IN PUBLIC ROAD RESERVES, OBTAIN A ROAD OPENING PERMIT FROM THE RELEVANT ROAD AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PEDESTRIAN AND TRAFFIC MANAGEMENT DEVICES FOR THE DURATION OF THE WORKS.
- G15 COMPLY WITH THE REQUIREMENTS OF ALL LAND OWNERS AND STAKEHOLDERS INCLUDING ANY RELEVANT PERMITS

FOUNDATION

- F1 FOUNDING DEPTHS ARE REDUCED LEVELS TO UNDERSIDE OF FOOTINGS SHOWN ON DRAWINGS ARE FOR TENDERING PURPOSES. EXCAVATE THROUGH FILL AS REQUIRED TO PLACE FOOTINGS ACCORDINGLY. ALL EXCAVATIONS SHALL BE APPROVED BEFORE PLACEMENT OF STRUCTURAL FILL, HARDCORE, BLINDING AND/OR REINFORCEMENT.
- F2 FOUNDATION MATERIAL SHALL HAVE A UNIFORM BEARING CAPACITY OF 60KPa MINIMUM (THRUST BLOCK), 250KPa MINIMUM (BURIED PIER) AND 150KPa MINIMUM (CANTILEVERED THRUST).
- F3 BASES OF FOOTINGS SHALL BE HORIZONTAL, UNO.
- F4 EXCESS DEPTHS AND WIDTHS IN FOUNDATIONS TO THOSE SPECIFIED SHALL BE FILLED WITH MINIMUM A.S. GRADE 15 CONCRETE. THE CONCRETE FILL SHALL NOT BE BONDED TO THE CONCRETE UNLESS APPROVED. THE COST OF FILLING SHALL BE BORNE BY THE CONTRACTOR.
- F5 WHERE DETAILED ON THESE DRAWINGS & WHEREVER GROUND WATER IS ENCOUNTERED PROVIDE 50 CONCRETE BLINDING IMMEDIATELY AFTER APPROVAL OF FOUNDATION.

CONCRETE

- C1 WORKMANSHIP, MATERIALS & DESIGN SHALL BE IN ACCORDANCE WITH AS 3600 & ASSOCIATED CODES LISTED THEREIN AND THE SPECIFICATION.
- C2 NO HOLES OR CHASES OTHER THAN THOSE SHOWN SHALL BE MADE WITHOUT APPROVAL.
- C3 DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN CONCRETE COVER.
- C4 WHERE REINFORCEMENT IS CONTINUOUS THROUGH A POUR BREAK, SCABBLE, REMOVE ALL LOOSE MATERIAL AND DAMPEN THE OLD FACE BEFORE POURING AGAINST IT.
- C5 THE USE OF BLENDED CEMENTS, FLY ASH AND OR CHEMICAL AD-MIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL.
- C6 UNFORMED EXPOSED CONCRETE SURFACES SHALL HAVE AN APPROVED STEEL TROWELLED FINISH UNLESS SHOWN OTHERWISE.

- C7 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
- C8 SPLICES IN REINFORCEMENT SHALL BE MADE ONLY AT LOCATIONS AND TO DETAILS SHOWN ON STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE.
- C9 CONCRETE COVER TO REINFORCEMENT (INCLUDING LIGS) SHALL BE AS FOLLOWS, UNLESS OTHERWISE SHOWN. 60 MIN. FIRE RESISTANCE PERIOD ASSUMED.

EXPOSURE ENVIRONMENT	A.S. 3600 CAT.	ELEMENT	#	CONCRETE AS GRADE	COVER B/T
BELOW GROUND	A2	FOOTINGS	1	25	75
ABOVE GROUND	B1	CONCRETE	2	25	40

- #1 = CAST AGAINST GROUND
- #2 = CAST AGAINST FORMWORK
- #3 = CAST AGAINST FORTECON MEMBRANE

- C10 REINFORCEMENT SHALL NOT BE CUT, WELDED, BENT OR HEATED ON SITE, NOR FITMENT OR SLAB STEEL BE DISPLACED MORE THAN 0.25 TIMES THE NOMINAL SPACING WITHOUT PRIOR APPROVAL.
- C11 PLACE INDIVIDUAL BAR CHAIRS AT THE RATE OF 25 PER 10M2 OF BOTTOM & TOP SLAB REINFORCEMENT AREA (750 CRS. APPROX) AND AS REQUIRED FOR ADEQUATE SUPPORT IN OTHER MEMBERS. ALL CHAIRS SUPPORTED ON APPROVED TYPE PLATES.
- C12 REINFORCEMENT SHALL BE SECURELY WIRED IN PLACE WITHOUT WELDING, UNLESS APPROVED OTHERWISE.
- C13 MESH ORIENTATION FOR WALLS - HORIZONTAL BAR TO BE PLACED TO THE OUTER FACE UNLESS OTHERWISE NOTED. WHERE FABRIC PLACEMENT IS NOT PRACTICAL REPLACE WITH N12@200 EW.
- C14 REINFORCEMENT SYMBOLS AND GRADES:

- R - DENOTES STRUCTURAL GRADE PLAIN ROUND (GRADE 250R)
- N - DENOTES HOT ROLLED DEFORMED BAR (GRADE D500N) TO A.S. 4671
- SL - DENOTES RIBBED REINFORCING FABRIC (GRADE D500L) TO A.S. 4671
- W - DENOTES HARD-DRAWN PLAIN WIRE (GRADE D500L) TO A.S. 1303

- C15 TRIMMING STEEL NOT DESIGNATED SHALL BE:

ELEMENT	LOCATION	TRIMMING REINFORCEMENT	EXTEND BEYOND CROSS OVER POINT
SLABS	-INTERNAL CORNERS -PENETRATIONS -SETDOWNS >25 DEEP	2/N16 EW TOP AT CORNERS	800

- C16 MASONRY OR CONCRETE WALLS OR SIMILAR ELEMENTS MUST NOT BE BUILT ON CONCRETE SLABS OR BEAMS UNTIL FORMWORK AND PROPS SUPPORTING THE SAME HAVE BEEN REMOVED.

NOT FOR CONSTRUCTION

A	100% DESIGN ISSUE	28.06.2024	RAJC
Rev.No.	Amendment	Date	Authorised



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ABN: 47 162 220 653 © 2024

Scale	N/A
Datum	AHD (TAS)
Sheet Size	A3
References	

DESIGN		DATE		REVIEW		DATE	
Drawn	JFB	JMG	28.06.2024	Checked	RAJC	JMG	28.06.2024
Designed	OTC	JMG	28.06.2024	Approved	CJM	JMG	28.06.2024

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FOR REVIEW

BURWN - BURNIE

BULK TRANSFER AND DISTRIBUTION WATERMANS

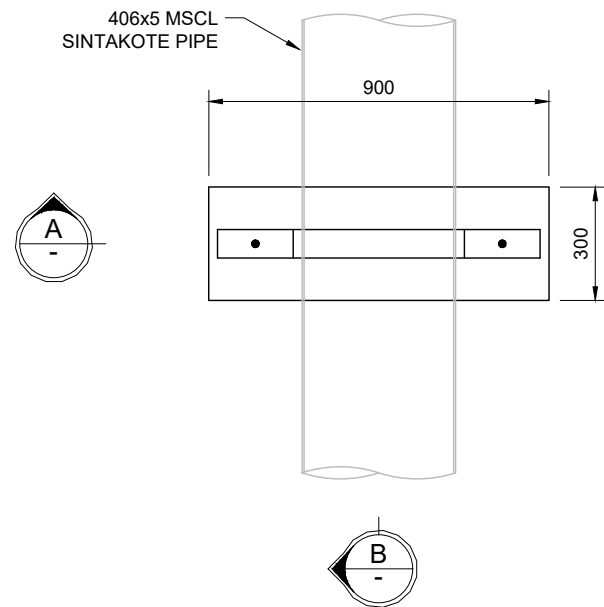
MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL

NOTES SHEET 1

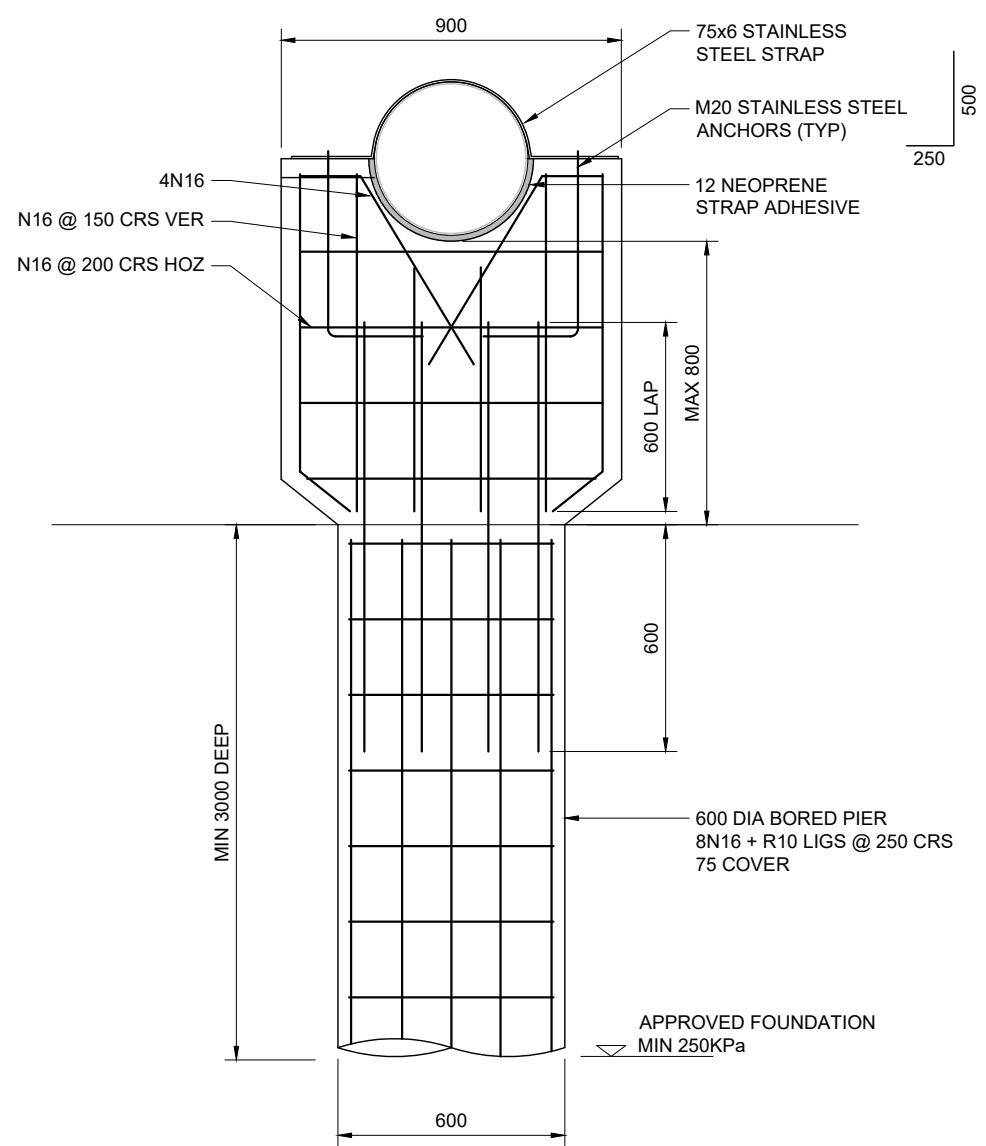
0153 - DWG - BURWN - ST - 0001	0001	A	
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COLOUR AT ALL TIMES

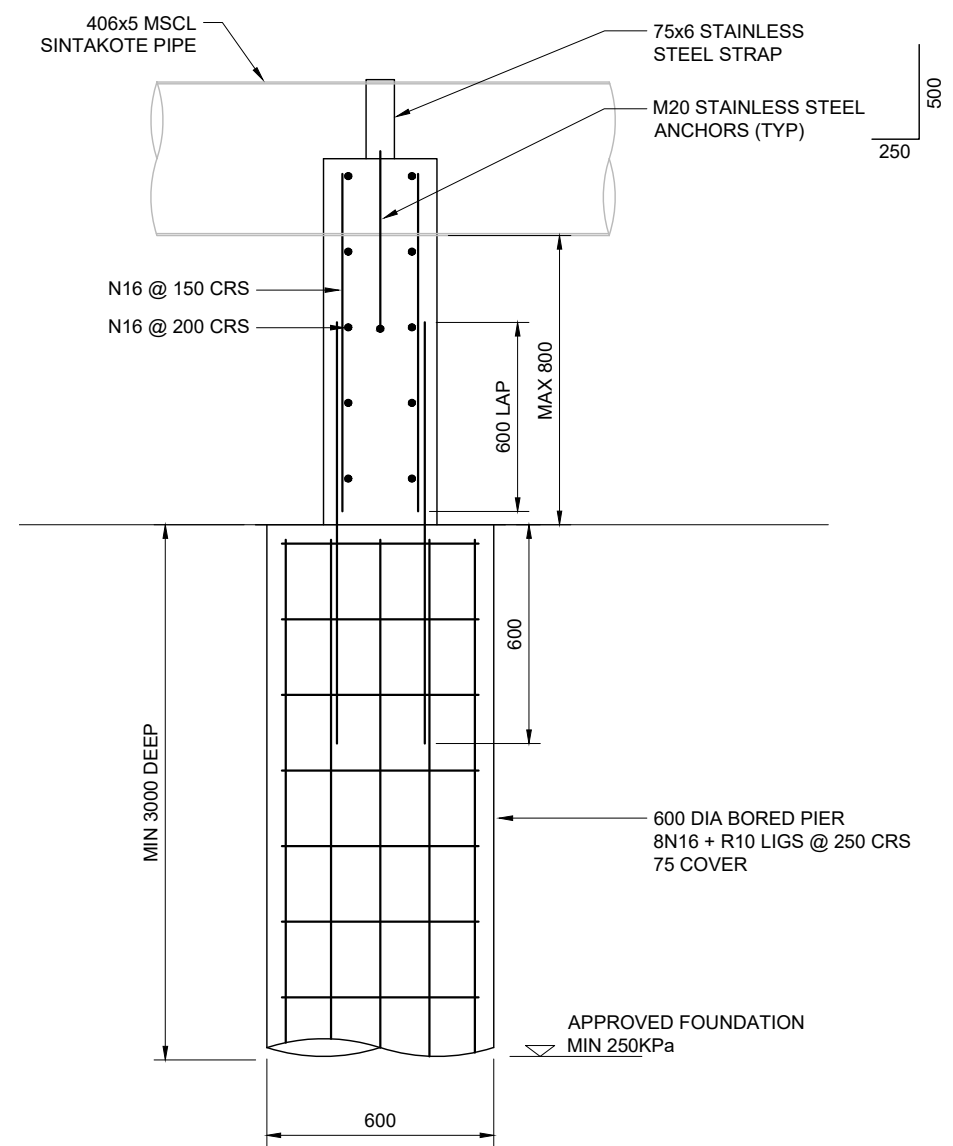
WARNING - BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE
ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE.
NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.



PIPE SUPPORT DETAIL
SCALE 1:20



SECTION A
1:20



SECTION B
1:20

NOT FOR CONSTRUCTION

Rev.No.	Amendment	Date	Authorised
A	100% DESIGN ISSUE	28.06.2024	RAJC



Scale	AHD (TAS)
Datum	A3
Sheet Size	

DESIGN	DATE	REVIEW	DATE
Drawn JFB	JMG 28.06.2024	Checked RAJC	JMG 28.06.2024
Designed OTC	JMG 28.06.2024	Approved CJM	JMG 28.06.2024

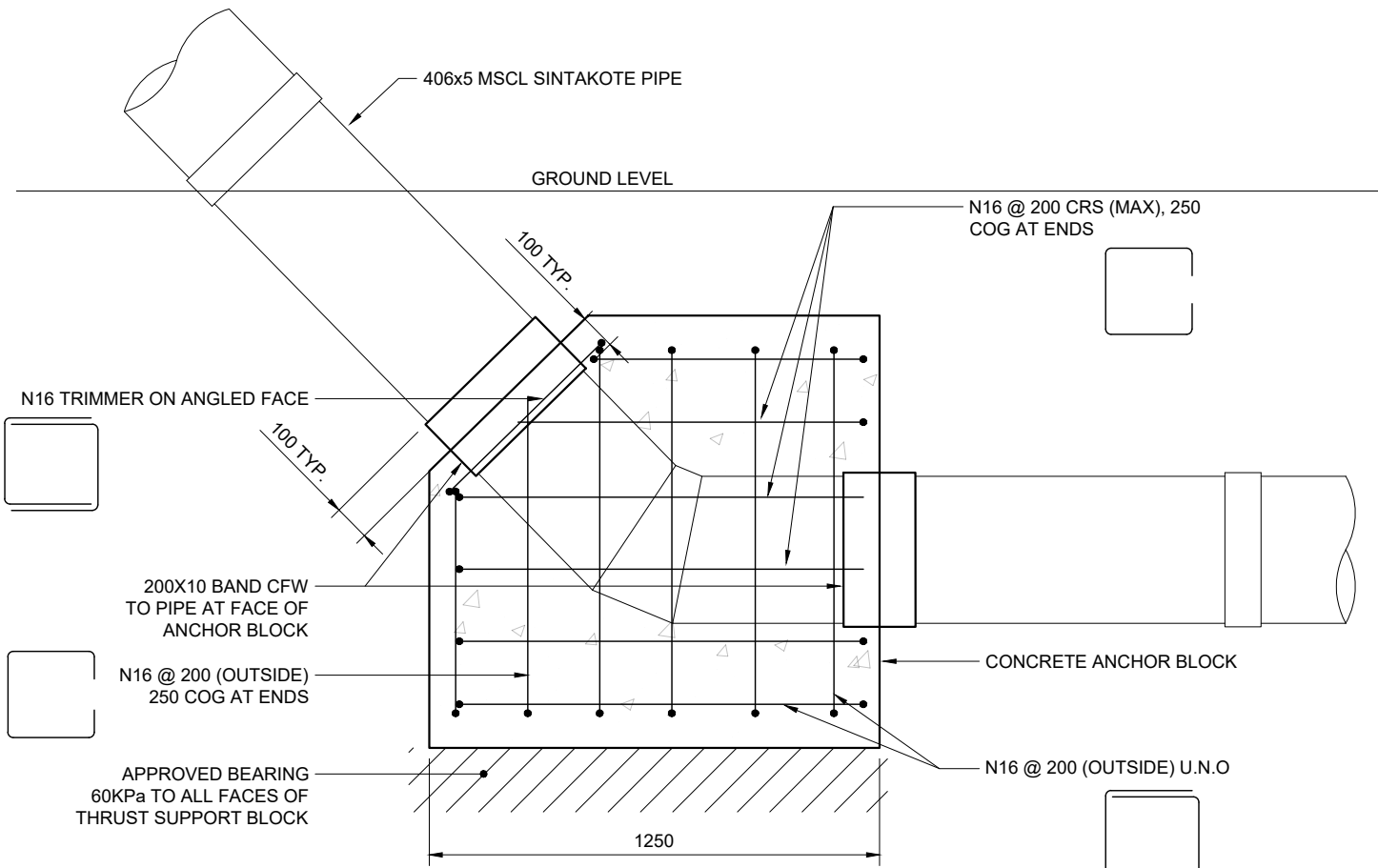
FOR REVIEW

BURWN - BURNIE	
BULK TRANSFER AND DISTRIBUTION WATERMAINS	
MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL	
PIPE SUPPORT BLOCK DETAILS SHEET 1	
Drawing Number	0153 - DWG - BURWN - ST - 0003
Sheet Number	0003
Revision	A

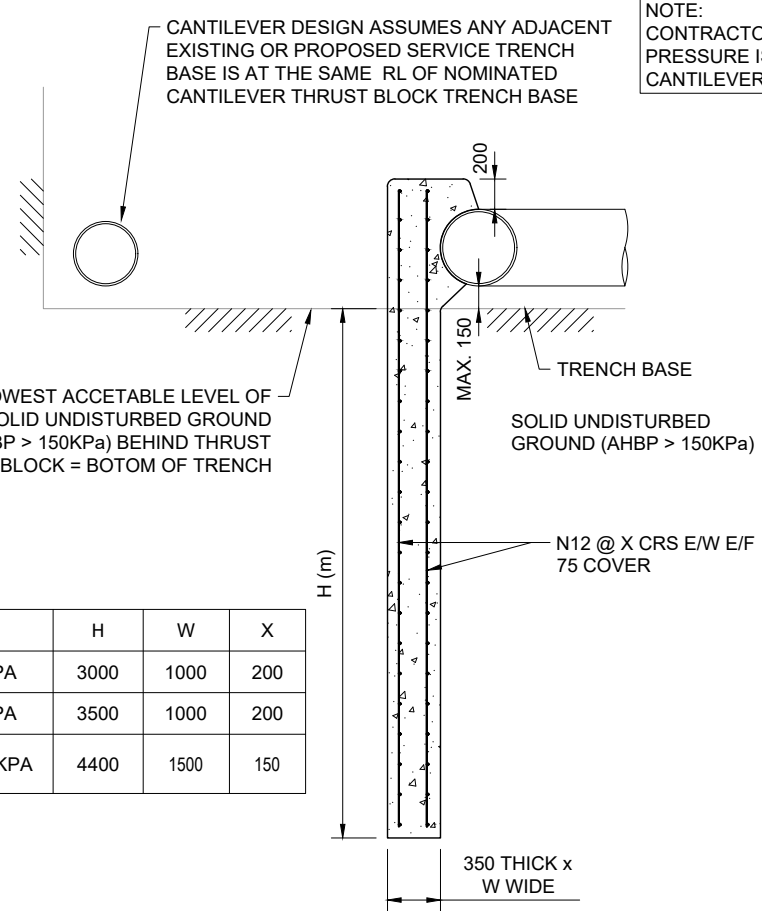
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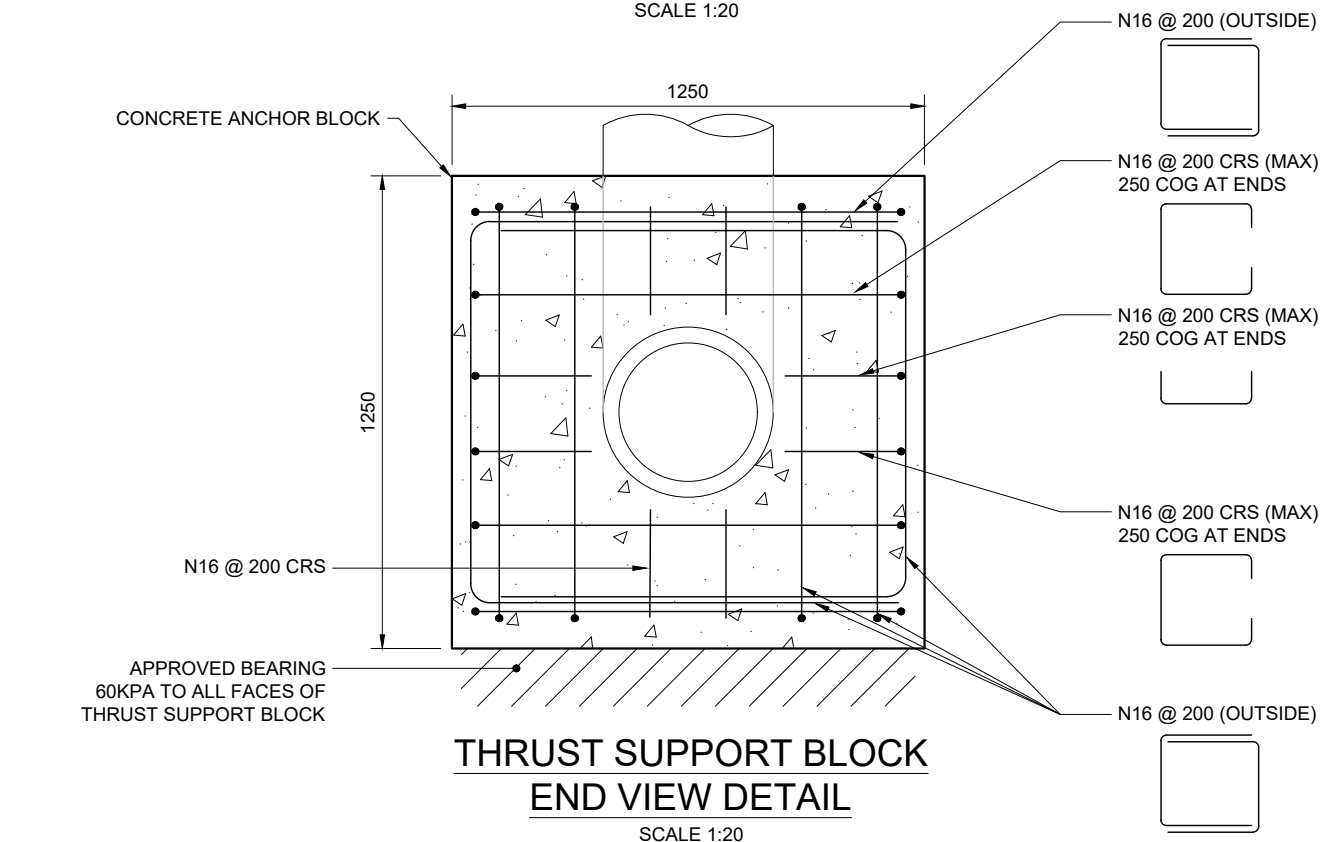
THRUST SUPPORT BLOCK SECTION DETAIL
SCALE 1:20



PIPE	H	W	X
ALN-DN375 CH0 TEST PRESSURE 500 KPA	3000	1000	200
ALN-DN450 CH0 TEST PRESSURE 500 KPA	3500	1000	200
ALN-DN450 CH830 TEST PRESSURE 1000 KPA	4400	1500	150

TYPICAL CANTILEVERED THRUST RESTRAINT DETAIL
SCALE 1:50

NOT FOR CONSTRUCTION



THRUST SUPPORT BLOCK END VIEW DETAIL
SCALE 1:20

Rev.No.	Description	Date	Authorised
A	100% DESIGN ISSUE	28.06.2024	RAJC
	Amendment		



Scale	AHD (TAS)
Datum	A3
Sheet Size	
References	

DESIGN		DATE		REVIEW		DATE	
Drawn	JFB	JMG	28.06.2024	Checked	RAJC	JMG	28.06.2024
Designed	OTC	JMG	28.06.2024	Approved	CJM	JMG	28.06.2024

Drawing Issue
FOR REVIEW

BURWN - BURNIE
BULK TRANSFER AND DISTRIBUTION WATERMAINS
MOUNT ROAD BASIN TO 3 MILE LINE ROAD RENEWAL
PIPE SUPPORT BLOCK DETAILS SHEET 2

0153 - DWG - BURWN - ST - 0004

0004 A

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& ENVIRONMENT

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