

Assessment Requirement Notice

Referral details

Referral reference	DOC/24/133326
Referral date	23/10/2024
TasWater Reference No.	TWDA 2024/01264-CCC
Date of response	20/11/2024
TasWater Contact	Phil Papps
Phone No.	0474 931 272

Notice issued to

Authority	TASMANIAN PLANNING COMMISSION
Contact details	tpc@planning.tas.gov.au

Major Project details

Description	Kangaroo Bay Hotel
Address	78 CAMBRIDGE RD, BELLERIVE
Property ID (PID)	3531800

Assessment Matters

The following TasWater related matters are required to be addressed by the Major Project impact statement:

1. The degree to which the project increases the demand for water supplied by TasWater.
Reason: *To allow TasWater to determine if the existing water network has sufficient capacity to service the project and if not what works external upgrades will be required and to calculate water Developer Charges.*
2. The degree to which the project increases the amount of sewage or toxins that is to be removed by, or discharged into TasWater's sewerage infrastructure.
Reason: *To allow TasWater to determine if the existing sewerage network has sufficient capacity to service the project and to determine trade waste pre-treatment requirements.*
3. The degree to which the project will require new connections or modifications to existing connections to be made to TasWater infrastructure.
Reason: *To allow TasWater to determine if the proposed servicing requirements will comply with TasWater's standards.*

4. The degree to which the project may have the potential to damage or interfere with TasWater's works.

Reason: *To allow TasWater to determine what measures will be required to eliminate or mitigate the potential to damage or interfere with TasWater's works.*

5. The degree to which the project may adversely affect TasWater's operations.

Reason: *To ensure measures are implemented to eliminate or mitigate the potential for the project works to adversely affect TasWater's operations, including with respect to existing TasWater access rights over the developer's land to the Bellerive Sewage Pump Station.*

6. The degree to which the project works may be within two metres of TasWater's infrastructure or within any TasWater easement.

Reason: *To ensure ground forces generated by the project will be outside of the zone of influence of TasWater's infrastructure.*

7. The degree to which the project works may require existing TasWater infrastructure to be relocated.

Reason: *To ensure proposed realignment of TasWater infrastructure will comply with TasWater's standards.*

Declaration

The matters stated above constitute TasWater's Assessment Requirement Notice.