

To:	Kingborough Council		
Project:	Kingston Beach Golf Club	Date:	14/08/2025
From:	Morgan McGuire	Job No.	1843
Subject:	Connection to TasWater Sewer		

Please find below points covering engineering or drawing related aspects of the request for further information. Drawings have been amended to show the relevant Planning Scheme Code Overlays.

RFI #6:

Part of the sewer pipeline is located within the Environmental Management Zone. As installation of the sewer line relies upon fill and excavation within this zone and the extent is not limited to the area required for the construction of buildings and vehicular access, the fill and excavation must satisfy Clause 29.4.3 P3 of the Scheme. No further information is required to demonstrate compliance with Clause 29.4.3 P3 (b) and (c), however, it is unclear how the works satisfy (a) and (d).

Accordingly, please submit sufficient information by a suitably qualified person to demonstrate how the fill and excavation within the Environmental Management Zone satisfies the following:

- (a) there is no adverse impact on natural values; and*
- (d) does not affect land stability on the lot or adjoining land.*

Engineering Response:

Please refer to updated plans which shows the Environmental Management Zone which is covering Browns River. All works within this zone involved directionally boring beneath the river bed with no trenching works.

RFI #7:

Under the Landslide Hazard Code (Code E3.0), works in a Landslide Hazard Area must satisfy Clause E3.7.1 P1 of the Scheme. In addition, major works in a Landslide Hazard Area must satisfy Clause E3.7.3 P1 of the Scheme. Major works means any of the following:

- excavation of 100 m³ or more in cut volume;*
- excavation or soil disturbance of an area of 1,000 m² or more;*
- clearance of vegetation involving an area of more than 1,000 m²;*

A section of the sewer pipeline is located within a Landslide Hazard Area (low). As there is no Acceptable Solution for Clause E3.7.1 and the proposal involves works within a Landslide Hazard Area, the works must be assessed against the Performance Criteria. Where major works are proposed, the works must be assessed against the Performance Criteria for Clause E3.7.3.

Engineering Response:

1. The Landslide Hazard Band is Low Risk
2. The removal of the septic system UPSLOPE of the Hazard Bands will reduce any landslide risk
3. The total length of the sewer within the Low Risk hazard band is 52m with approximate trench dimensions of 600mm wide x 700mm deep. Total volume of earthworks within the Low Risk Landslide Hazard Band is approximately 23m³ and excavation area of 31m². Significantly less than the threshold.
4. The new sewer line is near perpendicular to the low band slope and therefore will not reduce the overall stability of the existing slope.

RFI #9:

The construction of the sewer line involves works within the Waterway and Coastal Protection Area and requires assessment against Clause E11.7.1 P1 of the Scheme. It is noted that the submitted Site Plan states that the private rising main will be located 450mm below Browns River bed level and backfilled with river wash. It is also noted that the as constructed plan confirms the pipe is contained within a 100mm UPVC sleeve. However, it is unclear how works were undertaken to not have an unnecessary or unacceptable impact on natural values, as required by the objective of Clause E11.7.1.

Engineering Response:

The engineering plans have been amended to show that works below Browns River to be directionally bored.

RFI #10:

The proposed sewer line and associated works are partially located within a Coastal Erosion Hazard Area shown on the planning scheme maps. As there is no acceptable solution for buildings and works in a Coastal Erosion Hazard Area, the works must satisfy Clause E16.7.1 P1 of the Scheme.

Engineering Response:

The Coastal Erosion Hazard Area is now shown on the drawings. Trenching through this zone will involve laying of pipework and backfilling on a daily nature with the trench not open for prolonged periods of time. Backfill material above the haunch zone will be the same material excavated.

RFI #11:

The proposed sewer line and associated works are partially located within the Potential Acid Sulfate Soils overlay (Code E20.0) of the Scheme. This code applies to excavation of more than 100m³ of soil or sediment.

Engineering Response:

The new sewer line will traverse through the Potential Acid Sulfate Soils overlay by a total of 57m. This overlay is now shown in the drawings. 44m of this area is by directionally boring to be beneath Browns River leaving only 13m of this area traditional trenching with similar trench dimensions as previously stated this results in a volume of approximately 6m³ of excavation – far less than the 100m³ excavation trigger defined in E20.2.1(a). Trenching through this zone will involve laying of pipework and backfilling on a daily nature with the trench not open for prolonged periods of time minimising disturbance. Backfill material above the haunch zone will be the same material excavated. The pipework is not too indifferent to any private irrigation lines the golf club have through their fairways that are within this zone that show no signs of settlement or otherwise.

Yours faithfully,



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