

Service Authority Requirements in Subdivisions

Institution of
Surveyors Victoria
Winter Webinar Series

04/08/2020

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Agenda

1. DevConnect
2. Plan of Subdivision requirements
3. Drainage Easements
4. As-Constructed Plans & Certified Survey Plans
5. GDA2020

DevConnect

What is it?

- Melbourne Water's application management system
- Handles both formal referrals from Council (permits, certification) & direct applications from customers (pre-development advice, flood level certificates)

How does it work?

- Linked with SPEAR
- Automatically sends responses where there are no Melbourne Water requirements

When would you need to interact with it?

- Apply online for SOC
- Email link to check status/timeframes

The screenshot shows the 'Planning and building - Apply online' form on the Melbourne Water website. At the top, there is a navigation bar with the Melbourne Water logo, an 'Accessibility mode' link, and a 'Need help?' section with the phone number 'CALL 131 722' and a link to 'Enquire online'. Below the navigation bar is a progress indicator with five steps: 1. Application, 2. Location, 3. Documents, 4. Applicant, and 5. Summary and submit. The first step, 'Application', is currently active. The form content includes a note that applications will time out after 3 hours and that all fields are required unless marked as optional. Under 'Application details', there are dropdown menus for 'Applicant type' (set to 'Select...') and 'Application purpose' (set to 'Statement of compliance'). A paragraph explains that this is a Statutory application for Melbourne Water's consent to issue a Statement of Compliance for a subdivision. Below this, a 'Before you continue' section states that the application may take up to 15 minutes to complete and cannot be saved. A light blue box contains the 'Initial application fee: AUD 0.00' and a section titled 'Please have these documents ready to upload:' with a link to 'Supporting documents'. A large text area is provided for 'Please describe your request'. At the bottom, there is a 'Plan of subdivision' section with a text input field.

Plan of Subdivision (PoS) Requirements

PoS – Use by Melbourne Water

- Used to determine areas of lots, reserves and easements off the PoS to calculate Development Service Scheme Contributions.
- Accuracy of PoS information critical
- Inaccuracy may result in delays in us processing applications for your client. Need to go back to consultants for clarification.
- Currently rely on PDF versions of PoS from SPEAR and this does not enable us to do self analysis of areas and pick up any errors.

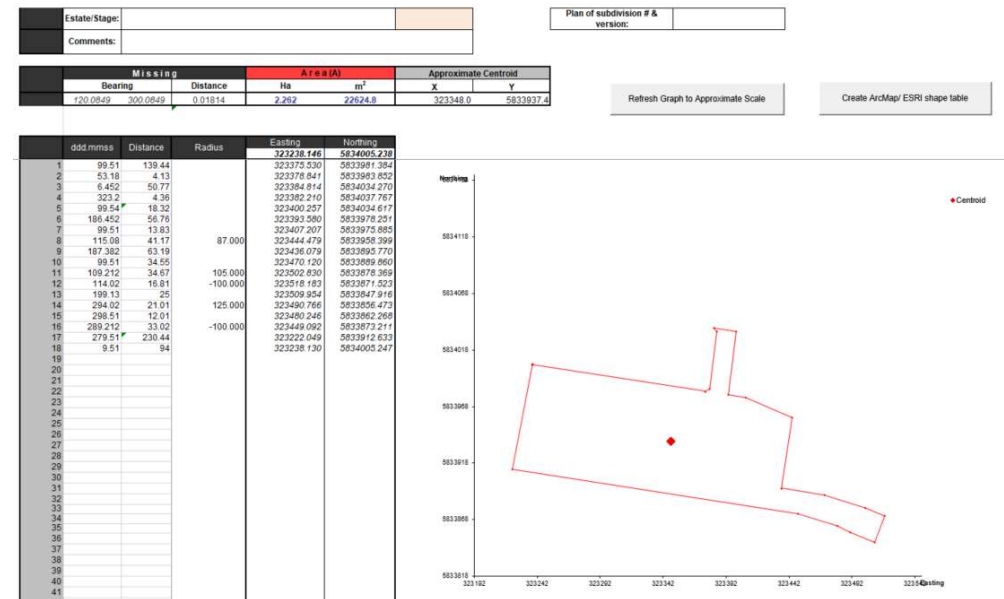
Providing CAD versions at PoS Certification

- Optional at this point in time. We may look to mandate submission of CAD versions.
- CAD versions can assist us in self determining areas ourselves without need to follow up customers.

Plan of Subdivision (PoS) Requirements Example

Discussion Topic

Without CAD and with only the PDF plan, current method to calculate areas is by long standing use of an **excel** spreadsheet. Must be a better way given large \$ involved. Any issues for us to mandate CAD versions of PoS prior to application of Agreements.



Drainage Easements

Easement Types

Melbourne Water typically applies one type of Drainage easement and this refers to MCP AA2741.

Required Wording on PoS

Any new easement which references MCP AA2741 must include the Purpose Wording:

CREATION & MAINTENANCE OF
WETLANDS, FLOODWAY AND DRAINAGE
AS SPECIFIED AND SET-OUT IN
MEMORANDUM OF COMMON PROVISIONS
No. AA2741.

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|---|---|----------------|---|-------------------------------------|
| E-1 | Drainage | See Diag. | This Plan | Whittlesea City Council |
| | Sewerage | | | Yarra Valley Water Corporation |
| E-2 | Drainage | See Diag. | This Plan | Whittlesea City Council |
| E-3 | Sewerage | See Diag. | This Plan | Yarra Valley Water Corporation |
| EASEMENTS E-4, E-5 & E-6 HAVE BEEN OMITTED FROM THIS PLAN | | | | |
| E-7 | Carriageway, Drainage, Sewerage, Supply of Water, Gas, Electricity and Transmission of Telecommunication Signals by Underground Cables. | See Diagram | PS805549K | Whittlesea City Council |
| | Sewerage & Water Supply | | | Yarra Valley Water Corporation |
| | Power Line | | PS805549K Sec 88 Electricity Industry Act 2000 | AusNet Electricity Services Pty Ltd |
| E-8 | Creation and maintenance of wetland, floodway and drainage as specified and set out in Memorandum of Common Provisions No. AA2741 | See Diagram | This Plan | Melbourne Water Corporation |

As-Constructed Plans & Certified Survey Plans

Use of Licensed Surveyors required for provision of as-constructed information for assets and site areas.

Certified Survey Plans Fill levels

Accurate and thorough provision of levels critical in assessing site levels vs modelled flood levels

Provide enough survey points for us to be confident that all the lot /area has met the required levels.

Sometimes require re-survey for additional or improved data point information.

Sign off requirements

Licensed Surveyors responsible for accuracy of as-constructed asset and site level information

Civil Consultant responsible for adequacy of levels to meet our requirements.

GDA2020

Transition timeframe

Indicatively second half of 2021 calendar year.

What's involved?

- 1150 corporate GIS datasets
- Asset details – Water, drainage, sewerage
- Development applications
- Flood overlays
- Development buffers
- LiDAR – Metro Melbourne region
- Survey Control Networks – 2 major treatment plants and 24 reservoirs
- Digital Cadastre Modernisation

Thank you

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