



## Submission to Planning Authority Notice

Council Planning Permit No.	DA0590/2016	Council notice date	2/12/2016
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2016/01837-LCC	Date of response	9/12/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
<b>Response issued to</b>			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
<b>Development details</b>			
Address	16-24 CHARLES ST, LAUNCESTON	Property ID (PID)	6672617
Description of development	New building, alterations & additions, Cafes & consolidation of lots		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
ArTas Architects	161059- A0001-DA01	2	7/12/2016
ArTas Architects	161059- A0002 – DA03	2	7/12/2016
ArTas Architects	161059- A0003 – DA03	2	7/12/2016
ArTas Architects	161059 – A0006 –DA01	2	7/12/2016
ArTas Architects	161059- A0004 – DA02	2	7/12/2016
ArTas Architects	161059- A0005 – DA01	2	7/12/2016
ArTas Architects	161059- A0004 – DA02	2	7/12/2016
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
1. A suitably sized water supply with metered connection / sewerage system and connection for this development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost.			
3. Prior to commencing construction a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater.			
<b>ASSET CREATION &amp; INFRASTRUCTURE RELOCATION WORKS</b>			
4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.			
5. Prior to applying for a Permit to Construct the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the			

- hydraulic servicing requirements for stormwater (council approval of designs will be required) and sewerage to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
  7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
  8. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "ArTas 16", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
  9. After disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
  10. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
    - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
    - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
    - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
    - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
  11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
  12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
  13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
  14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the

satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

15. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
16. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

#### **56W CONSENT**

17. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;

- a. Existing pipe depth and proposed finished surface levels over the pipe;
- b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- c. A note on the plan indicating how the pipe location and depth were ascertained.

#### **TRADE WASTE**

18. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
19. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
20. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

#### **DEVELOPMENT ASSESSMENT FEES**

21. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
  - a. \$644.73 for development assessment; and
  - b. \$221.40 for Consent to Register a Legal Document

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

## Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

### EXCAVATION WORKS

The developer is responsible for ensuring structural design considers relevant application of the "Excavation Work Code of Practice" (Safe Work Australia) for the serviceability of the existing TasWater infrastructure.

### TRADE WASTE

- A. Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:
- Location of all pre-treatment devices i.e. grease arrestor;
  - Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
  - Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.
  - Details of the proposed use of the premises, including the types of food that will be prepared and served; and
  - The estimated number of patrons and/or meals on a daily basis.
- B. At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the Food Supplement form is also required.
- C. If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

Further information regarding Trade Waste can be found at [www.taswater.com.au](http://www.taswater.com.au)

### ADVICE TO THE DRAINAGE AUTHORITY

The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.

Although a separate stormwater connection is available for this development the sewer connection is still nominally part of the combined system and is subject to surcharging in wet weather. Surcharging of the sewer system should be accommodated in any design, particularly low level floor wastes. Overflow relief gullies (ORG) should not solely be relied upon to prevent sewage surcharging inside the building.

**BILLING ADVICE**

Under TasWater’s billing principles, fixed service charges for each individual title and are applied as follows

**Amalgamation:** The six titles stay the same, with all having a common PID. TasWater continue to charge for fixed service charges (water and sewer, as applicable) for each property title.

**Consolidation:** Six titles are joined as one, with the same PID on a new plan of survey. TasWater alters the six properties in the billing system and join as one.

**Adhesion:** As with consolidation, however this is effectively an overlay and can simply be removed (discharged). TasWater alters the six properties in our billing system so that there is only one installation.

**Declaration**

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

**Authorised by**



**Jason Taylor**  
Development Assessment Manager

**TasWater Contact Details**

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