

Submission to Planning Authority Notice

Council Planning Permit No.	DA0040/2018	Council notice date	09/02/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00178-LCC	Date of response	05/03/2018
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
Development details			
Address	10 CROYDON AV, NEWSTEAD	Property ID (PID)	6593601
Description of development	Multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Louton Design Pty Ltd	AR442 P01 Services Plan	0	21/2/18
Louton Design Pty Ltd	AR442 P01 Site Plan/Roof Plan	0	17/1/18
Conditions			
<p>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:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit / lot of the 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/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>56W CONSENT</p> <ol style="list-style-type: none"> 4. 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 two metres of TasWater infrastructure. <p>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;</p>			

- 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.

COMBINED AREA

- a. In the event that the property has a combined stormwater & sewer drainage system then all new proposed 'internal' (private) stormwater drainage lines must be separated from the 'internal' (private) sewerage drainage lines up to the combined connection point where each respective service must include an inspection opening to surface within 2 metres of the boundary that abuts the main.
- b. In accordance with the above condition, a water (gas) seal must be installed on the 'internal' (private) stormwater immediately upstream of the 'combined' sewer connection.

DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$206.97 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

TasWater DN300 Sewer Main – Asset ID A672484

- It is noted that structures have been erected over TasWater's DN 300 Vitreous Clay Sewer (A672484)
- This sewer is currently programmed to be condition inspected by robotic CCTV in June 2018 when TasWater's contractor establishes in the area.
- While the vast majority of sewer repairs and renewals are completed by trenchless techniques, in some cases it may be necessary to carry out excavation repair or renewal based on the outcome of the CCTV survey.
- The above survey will be completed at TasWater's cost, however its timing may or may not suit the applicant's.
- Should the applicant wish to advance the completion of the CCTV survey at their own cost, TasWater can advise of suitable contractors who can complete the survey to TasWater's standards.

General

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>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location

services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies

- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Advice to the Drainage Authority

The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.

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.

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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