

## Submission to Planning Authority Notice

Council Planning Permit No.	DA0127/2019	Council notice date	22/03/2019
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2019/00391-LCC	Date of response	08/04/2019
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
<b>Response issued to</b>			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
<b>Development details</b>			
Address	123 PATERSON ST , LAUNCESTON	Property ID (PID)	2787978
Description of development	Hotel with Conference Centre, Bar/Restaurant (Stage 1) & Retail/Bottle Shop (Stage 2)		
<b>Schedule of drawings/documents</b>			
	Prepared by	Drawing/document No.	Revision No.
	CBG Architects	Stage 1 Site Plan / TP010	B
	CBG Architects	Stage 2 Site Plan / TP300	B
	GHD	Planning Report	--
<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 to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
<i>Advice: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network.</i>			
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.			
<b>PROTECTION OF TASWATER ASSETS DURING CONSTRUCTION</b>			
3. 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.			
4. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) a construction management plan must be submitted for each stage of the development. The construction management plan must detail how existing TasWater infrastructure will be protected during the construction of each stage of the development to ensure the current level of service is provided by TasWater to the community. The construction plans must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plans must			

be to the satisfaction of TasWater prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) for each stage.

**Advice:** *Stage 2 works are adjacent to a 2400mm "U" shaped brick sewer constructed in 1904.*

#### **56W CONSENT**

5. 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.
6. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located within 2.0m from TasWater pipes. The plans 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 location and depth relative to footings and proposed finished surface levels over the pipe;
  - b. Minimum above ground clearances to TasWater requirements must be provided where applicable;
  - c. Where a minimum clearance of 1.0m to the outside pipewall of TasWater infrastructure cannot be achieved and it can be demonstrated that the integrity of the TasWater infrastructure can be maintained during the construction phase the minimum clearance can be reduced to 700mm;
  - d. 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;
  - e. A note on the plan indicating how the pipe location and depth were ascertained.

#### **TRADE WASTE**

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

#### **DEVELOPMENT ASSESSMENT FEES**

10. The applicant or landowner as the case may be, must pay a development assessment fee \$1,139.79 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

#### **Advice**

##### **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.

The location of TasWater 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](http://www.taswater.com.au/Development/Service-location) for a list of companies

### Trade Waste

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.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.

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>

### 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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