

## Submission to Planning Authority Notice

Council Planning Permit No.	DA0049/2019	Council notice date	22/02/2019	
<b>TasWater details</b>				
TasWater Reference No.	TWDA 2019/00238-LCC	Date of response	08/10/2019	
TasWater Contact	Sam Bryant	Phone No.	(03) 6237 8642	
<b>Response issued to</b>				
Council name	LAUNCESTON CITY COUNCIL			
Contact details	planning.admin@launceston.tas.gov.au			
<b>Development details</b>				
Address	45-47 THISTLE ST, LAUNCESTON	Property ID (PID)	2546904	
Description of development	Subdivision & Rezoning – 1 Lot & Balance			
<b>Schedule of drawings/documents</b>				
	Prepared by	Drawing/document No.	Revision No.	Date of Issue
	PDA Surveyors	Plan of Subdivision L18023-P01A	B	29/08/2019
<b>Conditions</b>				
<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><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit.  <i>Advice: Due to the private sewer pump station being installed on Lot 1, the site has been deemed high hazard and requires high hazard boundary backflow protection on the proposed TasWater property water connection.</i></li> <li>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.</li> <li>Prior to commencing construction of the subdivision, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b></p> <ol style="list-style-type: none"> <li>Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i></li> <li>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.</li> <li>In the event that the property sewer connection for affected lots cannot control the lot for a gravity</li> </ol>				

connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater’s sewerage system.

*Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point*

**DEVELOPMENT ASSESSMENT FEES**

7. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee of \$211.63 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. \$211.63 for development assessment; and
  - b. \$149.20 for Consent to Register a Legal Document

The payment is required by the due date as noted on the statement when issued by TasWater.

**Advice**

**General**

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-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 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
- 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.

**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**

Email	development@taswater.com.au	Web	www.taswater.com.au
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Mail	GPO Box 1393 Hobart TAS 7001		
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