



Submission to Planning Authority Notice

Council Planning Permit No.	DA0380/2019	Council notice date	12/08/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01160-LCC	Date of response	19/08/2019
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
Development details			
Address	5 NAPIER ST, YOUNGTOWN	Property ID (PID)	6880969
Description of development	Multiple dwellings x 18		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
DOUGLAS DESIGN & DRAFTING PTY LTD	190701 Sheets A0.01 to A16.3		06/08/2019
Michell Hodgetts Surveyors	281075 Proposed Subdivision Sheet 1	2	30/04/2019
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
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:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit 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.			
ASSET CREATION & INFRASTRUCTURE WORKS			
4. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) a sewerage extension / connection to the property, over 390 HOBART RD, YOUNGTOWN (C.T. 163579/1), must be completed and issued with practical completion to TasWater's satisfaction.			
NOTE: TasWater Reference Number for the sewer extension/connection is PA 2019/00124-LCC.			
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 <i>Water and Sewerage Industry Act 2008</i> for its consent for the existing dwelling at 15			

HUBERT WAY, YOUNGTOWN (C.T. 131359/7) within two metres of the proposed TasWater infrastructure.

The plans submitted with the application for the Certificate for Certifiable Work (Building and/or Plumbing) must take into consideration the Director's Guideline Protection Work and show existing footings for the building located within 2.0m from TasWater pipes 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. 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.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

7. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

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.

- 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.

Declaration

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

Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
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