

Submission to Planning Authority Notice

Council Planning Permit No.	DA0711/2019	Council notice date	13/12/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01853-LCC	Date of response	24/12/2019
TasWater Contact	Daria Rech Tim Watson (Trade Waste)	Phone No.	(03) 6237 8222 (03) 6237 8336
Response issued to			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
Development details			
Address	19-25 CHURCHILL PARK DRIVE, INVERMAY	Property ID (PID)	7770550
Description of development	Change of use to recycling depot and new buildings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
David Denman + Associates	Proposed Site Plan / 1838_A01.02	I	13/12/2019
David Denman + Associates	Concept Services Plan / 1838_A01.05	A	21/11/2019
JMG Engineers & Planners	Drainage Services Report / J182164CL	1	29/10/2019
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (TAS) 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 to service the proposal and meet water supply demands for general and fire fighting requirements must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. A suitably sized sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 3. 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. 4. A high hazard backflow containment device (RPZD) must be provided above ground on the water service connection at the property boundary and the property owner must be responsible for the ownership, operation, maintenance, inspection and testing of the device(s) in accordance with AS3500.1 and AS2845.3 and TasWater's Boundary Backflow Containment Selection Guideline. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must include details of the RPZD in accordance with the TW Standard Drawings for water meter installations. 			

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 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 and/or piers of any proposed buildings, structures or bin storage bays 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

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

DEVELOPMENT ASSESSMENT FEES

9. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 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.

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 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.

Trees near TasWater Infrastructure

Section 56X of the Water and Sewerage Industry Act 2008 states: A regulated entity may, by notice in writing, require the owner of the land to remove any tree on that land if the regulated entity reasonably decides that the tree is obstructing or damaging the regulated entity's work or that it is likely to obstruct or damage them. All landscaping should ensure adequate clearances from trees to TasWater infrastructure.

Ownership of drainage pipes

It is suggested that prior to the detailed design of any internal plumbing works, a meeting is arranged between the developer, Council and TasWater to discuss ownership matters relating to existing drainage systems through the site, as per the Drainage Services Report dated October 2019 referenced above.

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.

TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit <http://www.taswater.com.au/News/Outages---Alerts> for a current list of these areas.

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. Oil Water Separator;
- 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.

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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