

## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	DA0186/2021	<b>Council notice date</b>	23/04/2021	
<b>TasWater details</b>				
<b>TasWater Reference No.</b>	TWDA 2021/00632-LCC	<b>Date of response</b>	25/05/2021	
<b>TasWater Contact</b>	David Boyle	<b>Phone No.</b>	0436 629 652	
<b>Response issued to</b>				
<b>Council name</b>	CITY OF LAUNCESTON			
<b>Contact details</b>	PlanningAdmin@launceston.tas.gov.au			
<b>Development details</b>				
<b>Address</b>	4-6 BOLAND STREET, LAUNCESTON	<b>Property ID (PID)</b>	2853701	
<b>Description of development</b>	Six storey hotel with 134 rooms plus restaurant and gym.			
<b>Schedule of drawings/documents</b>				
	<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
	Rare.	210054 Dwg No. CP501	B	9/04/2021
<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>1. A suitably sized water supply with metered connection and sewerage system and connection for this proposed hotel development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>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.</li> <li>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.</li> </ol> <p><b>Trade Waste</b></p> <ol style="list-style-type: none"> <li>4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.</li> <li>5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.</li> <li>6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>7. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,139.79 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.</li> </ol> <p style="margin-left: 40px;">The payment is required within 30 days of the issue of an invoice by TasWater.</p>				

## Advice

**Note:** There have been historical problems with localised stormwater flooding at this address and nearby properties (8 Boland St and adjacent Tamar St addresses). These problems have been reduced by the upgrade of Tamar St Stormwater Ejector Pump Station but raising the ground floor level or having habitable areas on the 1<sup>st</sup> floor and above would be wise.

It would be beneficial to have a non return valve on the property's sewer connection after the inspection opening within the title boundary, that is easily cleanable to protect the property in the event of a surcharging system in a flood event.

### Boundary Conditions

*The boundary conditions for peak day demand to the main at 4-6 Boland Street are:*

- *Property elevation: 3 m AHD*
- *Pressure during peak: 92 m AHD or 870 kPa*

*Pressure at 2/3 peak plus 10 l/s fire flow: 90 m AHD or 850 m AHD*

### 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>

### 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>

### 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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