

Submission to Planning Authority Notice

Council Planning Permit No.	DA0586/2015	Council notice date	2/12/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01910-LCC	Date of response	19/02/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
Development details			
Address	25 DUKE ST, WEST LAUNCESTON	Property ID (PID)	6638523
Description of development	Demolition & 8 multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Honed Architecture & Design	1508 A-DA-08		Nov 2015
Thomas - Mayne	1559C2 02	A	Feb 2016
Conditions			
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			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection / sewerage system and connection for this multiple unit development 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 a water meter must be installed to the satisfaction of TasWater. 			
ASSET CREATION & INFRASTRUCTURE WORKS (including realignment of existing sewer between TW1 & TW2 and extension of sewer to service this development at the rear of this property)			
<ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a registered professional engineer showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 			

7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a qualified engineer in accordance with TasWater's requirements.
8. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan are to be constructed at the expense of the developer with live connections performed by Taswater at the developer's cost to the satisfaction of TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage infrastructure works and prior to applying to TasWater for a Certificate of Water and sewerage Compliance (Building and Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month maintenance period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. The maintenance period will be deemed to be complete on issue of a "Certificate of Final Acceptance" from TasWater. To obtain a Certificate of Practical Completion:
 - a) Written confirmation from a qualified engineer certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b) A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c) Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d) As Constructed Drawings must be prepared by a qualified Surveyor to TasWater's satisfaction and forwarded to TasWater.
11. Upon completion, to TasWater's satisfaction, of the defects liability period the newly constructed infrastructure will be transferred to TasWater and the developer must request TasWater to issue a "Certificate of Final Acceptance".
12. 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.
13. Ground levels over the TasWater assets /easements must not be altered without the written approval of TasWater.

ADVICE :- Works on adjoining land

TasWater advises that civil law requires that prior to the commencement of any works on adjoining land by the Developer or the Developer's authorised agents, the Developer must obtain permission from the adjoining land owner(s).

TasWater's maintains that no sewerage infrastructure works can commence on adjoining property (where the Developer for the permit is not the owner of the land) in respect of which the permit is required, without the adjoining land owner's consent and any possible issues which may arise as a result of the adjoining land owner's refusal to grant such permission is a civil matter between the Developer and the

adjoining land owner(s).

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made;
15. Pipeline and service easements must be created over existing/proposed TasWater infrastructure on TasWater's standard easement conditions. Easement widths, location of easements relative to infrastructure, and terms and conditions must be to TasWater's satisfaction.

56W CONSENT

16. 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.
17. Footings of proposed buildings located over or within 2.0m from TasWater pipes 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. Plans submitted with the application for Certificate for Certifiable Work (Building) and/or (Plumbing) must 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.

DEVELOPMENT ASSESSMENT FEES

18. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice as follows:
 - a. \$327.00 for development assessment.

Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

This development is located in the combined drainage area, which TasWater is responsible for, at the building stage special consideration must be designed for the stormwater from this site.

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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