

Submission to Planning Authority Notice

Council Planning Permit No.	DA0672/2017	Council notice date	19/12/2017
TasWater details			
TasWater Reference No.	TWDA 2017/02011-LCC	Date of response	22/12/2017
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	69-71 CIMITIERE ST, LAUNCESTON	Property ID (PID)	7705329
Description of development	New hotel		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Cumulus Studio Pty Ltd	T16283-DA104	14/12/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection / sewerage system and connection for this hotel 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. TasWater requires that all proposed 'internal' (private) stormwater drainage lines must be separated from the 'internal' (private) sewerage drainage lines. In the event that a combined shared connection point (sewer property connection) is to be utilised each respective service must include an inspection opening to surface within two metres of the connection. Accordingly a water (gas) seal must be installed on the 'internal' (private) stormwater immediately upstream of the 'combined' sewer connection. 4. Prior to commencing construction a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. 			
TRADE WASTE			
<ol style="list-style-type: none"> 5. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 6. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 7. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. 			

DEVELOPMENT ASSESSMENT FEES

8. The applicant or landowner as the case may be, must pay a development assessment fee 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. \$660.84 for development assessment.
9. The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

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>

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.

This site is at a low elevation and overland flow to the river is blocked by levee. The site may experience nuisance flooding during heavy rain and or pump station failure. The developer should be aware and take steps to mitigate the risks of damage from local flooding.

The boundary conditions are:

- *Elevation: 4 m AHD*
- *Pressure peak day, peak time: 92 m AHD or 860 kPa*
- *Pressure at 2/3 peak plus 10 l/s fire flow: 95 m AHD or 890 kPa*

Pressure at 2/3 peak plus 20 l/s fire flow: 93 m AHD or 870 kPa

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

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au