

## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-00587	Council notice date	1/06/2016
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2016/00760-HCC	Date of response	06/06/2016
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
<b>Response issued to</b>			
Council name	HOBART CITY COUNCIL		
Contact details	hcc@hobartcity.com.au		
<b>Development details</b>			
Address	141 HAMPDEN RD, HOBART	Property ID (PID)	5576797
Description of development	Alteration & addtion		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
MGA (Tas) Pty Ltd	Proposed Site Plan + Roof Plan DA-12A	--	24/05/2016
JSA Consulting Engineers	Site Drainage Plan 15E04-08 C03	A	13/05/2016
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.</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 / sewerage system and connection to the 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, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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 suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction.</li> <li>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.</li> <li>7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.</li> </ol>			

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 "JSA Consulting Engineers, 15E04-08 C03, rev A, dated 13/05/2016", are to be at the expense of the developer to the satisfaction of TasWater, with live connections performed by Taswater.
9. After testing, 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 works and prior to applying to TasWater for a Certificate of Compliance (Building) and/or (Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a) Written confirmation from the supervising suitably qualified person 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) TasWater may, at its discretion, require 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 suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. 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 defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
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 and/or easements must not be altered without the written approval of TasWater.

#### **EASEMENTS & ENDORSEMENTS**

14. Prior to the issue of a TasWater Certificate of Compliance (Building) and/or (Plumbing) 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 easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions prior to applying to TasWater for a Certificate of Compliance (Building) and/or (Plumbing).

#### **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 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 of proposed buildings 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.

#### **DEVELOPMENT ASSESSMENT FEES**

17. 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, as follows:

1. \$327.00 for development assessment; and
2. \$216.00 for Consent to Register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.

#### **Advice**

##### Planting within Proposed Pipeline and Services Easement -

It is noted on the abover referenced drawings that new planting is proposed within the proposed TasWater Pipeline and Services Easement. Your attention is drawn to the attached TasWater Pipeline and Services Easement Precedent which sets out the restrictions upon the easement land.

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

For information regarding 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.

#### **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			
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