

SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL

Council Planning Permit No.	DA17097	Council notice date	3/05/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00637-GSB	Date of response	22 May 2017
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	GLAMORGAN/SPRING BAY COUNCIL		
Contact details	admin@freycinet.tas.gov.au		
Development details			
Address	488 FREESTONE POINT RD, TRIABUNNA	Property ID (PID)	2138476
Description of development	Planning Scheme Amendments & Marine Farming Shore Facility		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME <u>AND</u> PLANNING APPLICATION REFERRALS>></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater makes the following submission(s):</p> <p>TasWater does not object to the Planning Scheme Amendment but does provide the following formal comments for the Tasmanian Planning Commission in relation to this matter.</p> <ol style="list-style-type: none"> 1. There is an existing 50mm water service connection on the trunk water main which traverses the property. There is limited capacity within the existing water supply network to service additional development and any upgrade to the supply is subject to approval by TasWater and may not be available. Fish bathing using water drawn from TasWater infrastructure will not be permitted. 2. Connection to TasWater's sewerage system is not available and any development generating trade waste will have to provide its own private sewage treatment system. 3. TasWater has prepared a document titled 'Orford and Triabunna Water and Sewerage Strategy'. <p>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:</p> <p>INFRASTRUCTURE, CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. In the event that a larger or additional water service connection is sought, the developer must carry out an investigation and report to TasWater satisfaction of TasWater infrastructure and catchment yield to determine spare capacity and surplus catchment yield and recommend infrastructure upgrades to serve the development. In the event that TasWater approves infrastructure upgrades to increase capacity to meet demand, then the infrastructure upgrades must be carried out by TasWater at the developer's cost. <p>Advice: <i>The property is currently connected to TasWater water supply by a 50mm water service connection.</i></p> <ol style="list-style-type: none"> 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or 			

installation of new and modified water service connections must be carried out by TasWater at the developer's cost.

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.

56W CONSENT

4. 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 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

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$644.73 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

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>

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



Jason Taylor
Development Assessment Manager

TasWater Contact Details

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