# Submission to Planning Authority Notice

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| **Council Planning Permit No.** | PDPSPAMEND-2022/028417 | **Council notice date** | 12/07/2022 |
| **TasWater details** | | | |
| **TasWater Reference No.** | TWDA 2022/00888-CCC | **Date of response** | 05/07/2024 |
| **TasWater Contact** | Elio Ross | **Phone No.** | [redacted] |
| **Response issued to** | | | |
| **Council name** | CLARENCE CITY COUNCIL | | |
| **Contact details** | cityplanning@ccc.tas.gov.au | | |
| **Development details** | | | |
| **Address** | 647 EAST DERWENT HWY, RISDON | **Property ID (PID)** | [redacted] |
| **Description of development** | Planning Scheme Amendment and Permit Application, Rezoning and Specific Area Plan and 53 Additional Units | | |

**Schedule of drawings/documents**

| Prepared by | Drawing/document No. | Revision No. | Date of Issue |
|---|---|---|---|
| ireneinc | s.40T Combined Planning Permit & Scheme Amendment Submission | -- | April 2022 |
| JSA | Project: 17E99-118<br>Sheets: C00, N01 to N03, C01 to C06. | A | 25/10/2023 |
| JSA | Water Supply Design Report | -- | 30/05/2024 |

**Conditions**

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater makes the following submission(s):

1. TasWater does not object to the draft amendment to the planning scheme has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

**CONNECTIONS, METERING & BACKFLOW**

1. A suitably sized water supply with metered connections and sewerage system and connections to the 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 /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.

**ASSET CREATION & INFRASTRUCTURE WORKS**

4. Prior to applying for a Certificate for Certifiable Works & Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

   *Advice: Refer to advice section below for additional details and comments around the bulk water mains.*

5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) & Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

6. Prior to applying for a Permit to Construct 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 water and sewerage to TasWater's satisfaction.

7. 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.

8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

9. 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.

10. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

11. 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.

12. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, 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. 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. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

    Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

13. 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". TasWater will release any security held for the defect's liability period.

14. The developer must take all precautions to protect the 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.

15. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

16. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining the current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

**EASEMENTS & ENDORSEMENTS**

17. 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 and requirements.

18. Prior to the issue of a Certificate of Water & Sewerage Compliance (Building and or Plumbing) / Certificate of Practical Completion from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) to cover existing/proposed TasWater infrastructure as required by condition 17. All costs and expenses related to the transfer of easement(s)/lots to TasWater are to be paid by the developer.

**DEVELOPMENT ASSESSMENT FEES**

19. The applicant or landowner as the case may be, must pay a development assessment fee of $1,263.70 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

**Advice**

**Existing Infrastructure & Asset Creation**

Prior to completing the detailed engineering design;

a. The DN100 water main (id: A248221) should be site investigated and TasWater consulted as to its future requirement. As there may be an opportunity to remove this connection and not be reinstated/realigned. At the time of writing this, the connection point has been proposed to have a hydrant placed as flushing point (painted black) and used as a scour valve at the connection to the bulk main and DN100 line abandoned. Consideration to be given so this flushing point gets directed to stormwater and other remedial works that may be required.
b. Water pits (ID A248612, A248613, A248614) on the DN495 bulk main must be site investigated and locations confirmed with all access, drains, sours, and discharge locations that may be required for continued operation must addressed appropriately.
c. Other considerations relating to the bulk main. Prior to detailed design the bulk main should be accurately located and pot-holed. TasWater should present be given the opportunity to view the condition of the bulk main once uncovered. It is likely that bands would be required to be placed on joints to provide security for any leaks around joints, particularly in the in trafficable zones. As

well and detailed plans and long section will be required showing the levels and supporting information confirming all landscaping in the zones of the bulk mains.

**Water**

Modelling indicates there is capacity in the existing network at Piper Road (pipe A248225 and pipe A248538) to supply this proposed development without impacting adversely on the existing infrastructure or customers. Total boundary heads (HGL), not pressures, at the proposed connection point(s) are:

| Location | H.G.L. Peak hour | H.G.L Peak day + 10 l/s fire flow |
|---|---|---|
| A248225 and A248538 | 103 | 103 |

These are heads within the Taswater network, so they do not account for losses in customer piping and fittings. This is a result from modelling of the conditions in question and those who use this information should allow an appropriate margin of error in their design.

**General**

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

**Water Submetering**

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

**Service Locations**

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.

(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

**Declaration**

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

**TasWater Contact Details**

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