

## Submission to Planning Authority Notice

Council Planning Permit No.	43.2019.3.1	Council notice date	9/09/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/01413-SOR	Date of response	15/09/2020
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
<b>Response issued to</b>			
Council name	SORELL COUNCIL		
Contact details	sorell.council@sorell.tas.gov.au		
<b>Development details</b>			
Address	5 ARTHUR HWY, SORELL	Property ID (PID)	5935200
Description of development	Planning Scheme Amendment (Inc PID 5935219)		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Irene Inc & Smtih Street Studio Planning & Urban Design	Planning Scheme Amendment Request Sorell Interim Planning Scheme 2015		22/04/2020
<b>Conditions</b>			
<p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL</b></p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):</p> <p>TasWater does not object to the draft amendment to the planning scheme and does not require to be notified of nor do we wish to attend any subsequent hearings.</p> <p>The following is offered as advice only on the servicing for water/sewerage.</p> <p>For water, prior investigations by TasWater has determined that TasWater infrastructure external to the subdivision must be upgraded so that ultimate development of the subdivision complies with TasWater requirements. In particular, the following water supply works would need to be undertaken in any future subdivision application.</p> <ol style="list-style-type: none"> <li>1) A DN250 water main along Cole Street/Arthur Highway between Walker Street and Pawleena Road would be required;</li> <li>2) The relocation of TasWater's water pump station at the eastern end of Cole Street to Arthur Highway closer to Nugent Road would need to be undertaken;</li> <li>3) Construction of a 150mm water main along Arthur Highway to the relocated water pumping station;</li> <li>4) Construction of a 200mm water main in Pawleena Road to the subdivision;</li> </ol> <p>The works external that will be required at any time will depend upon the number of lots in each stage of development and whether the stage is in the low level or high level zone. The developer may request TasWater to consider staging proposals so as to minimize works external costs.</p> <p>Sorell is part of the Greater Hobart strategy and there are currently no Board approved strategies for the Sorell area. However, when they are drafted they will fit into the Sorell council's strategy plans for growth</p>			





## 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>

### 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

(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 [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies

(c) TasWater will locate residential water stop taps free of charge

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

### Metering Vacant Lot

TasWater records indicate this property does not have a water meter installed on the connection to the TasWater water supply.

Prior to obtaining Building/Plumbing Approvals from council, the owner should make application to TasWater for the supply & installation of a water meter. TasWater will proceed to install a water meter on the water connection and forward an invoice for \$266.72.

**NOTE:** In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

(a) a meter; and

(b) installing a meter.

### 56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to 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 will need to 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.

### Boundary Trap Area

The proposed development is within a boundary trap area and the developer will need to provide a boundary trap that prevents noxious gases or persistent odours back venting into the property's sanitary

drain. The boundary trap is to be contained within the property boundaries and the property owner remains responsible for the ownership, operation and maintenance of the boundary trap.

**Advice to Planning Authority (Council) and developer on fire coverage**

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

**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.

*TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit <http://www.taswater.com.au/News/Outages---Alerts> for a current list of these areas.*

**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