

# Request for Additional Information

## For Planning Authority Notice

<b>Council Planning Permit No.</b>	PSA 2021-6	<b>Application date</b>	17/08/2022
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2022/01335-DVC	<b>Date of response</b>	24/08/2022
<b>TasWater Contact</b>	Ahmad Khateib	<b>Phone No.</b>	0476 184 094
<b>Response issued to</b>			
<b>Council name</b>	DERWENT VALLEY COUNCIL		
<b>Contact details</b>	dvcouncil@dvc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	LOT 5 POULTERS RD, NEW NORFOLK	<b>Property ID (PID)</b>	2529346
<b>Description of development</b>	Planning Scheme amendment	<b>Stage No.</b>	
<b>Additional information required</b>			
<p>In order for TasWater to support the rezoning of the land to General Residential, additional information is required. Please submit the following:</p> <ol style="list-style-type: none"> <li>The proposed development area is not located within a serviced land by TasWater for Water and Sewerage, and there is no reticulated water or sewer in proximity to the property. So, please provide a master concept servicing study for water &amp; sewer services (including plans, calculations, hydraulic models, etc.). <i>NOTE: the submitted Planning Report indicates in sections 1.4 and 4.2.2 that the development area has access to all necessary reticulated services. However, TasWater confirms that no reticulated services for water and sewer in the area (residential water supply cannot connect to existing Bulk Mains).</i></li> <li>The master servicing plan for water &amp; sewer must show the following: <ol style="list-style-type: none"> <li>The exact/indicative location of the existing property water &amp; sewer mains and connection(s);</li> <li>Indicative location of water and or sewer main extensions required to service the development;</li> <li>Indicative location of proposed TasWater easements in accordance with the relevant TasWater supplement (outline the minimum widths);</li> <li>The required tie-in locations of development main water &amp; sewer connection(s).</li> </ol> </li> <li>To allow TasWater to determine potential hydraulic service capacity limitations, please provide the following: <ol style="list-style-type: none"> <li>Average dry weather sewage flow (ADWF) at the point of connection;</li> <li>Peak dry weather sewage flow (PDWF) at the point of connection;</li> <li>Total sewage flow at the point of connection;</li> <li>A water model that satisfies TasWater's standards to ensure that the ultimate development (as shown on the master plan) can be serviced appropriately for domestic and fire purposes given the General Residential zoning proposal. Some of the land is elevated and may not be able to be serviced appropriately.</li> <li>The required Peak day flow rate in L/s and the required residual pressure (kPa) at the point of connection.</li> <li>Peak day usage in L/day</li> <li>Probable simultaneous water demand (PSD) for the proposed development;</li> </ol> </li> </ol>			

- h. The required fire flow rate in L/s and the required residual pressure (kPa) at the point of connection.

NOTE: The pressures will need to include losses through the actual connection, the associated pipework and the elevation changes.

- i. Calculations of the number of Equivalent Tenements.

NOTE: The engineering design calculations must comply with AS/NZS 3500.0:2003 Plumbing and Drainage and the Sewerage and Water Codes of Australia - Melbourne Retail Water Agencies Integrated Code version(s) published by the Water Services Association of Australia, and as amended by TasWater's Supplements.

4. A survey plan to determine serviceability for gravity sewer or any other proposed system as per the concept plans requested in the item-1.

### Advice

#### 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 permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- 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
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

To view our assets, all you need to do is follow these steps:

- 1) Open up webpage - <http://maps.thelist.tas.gov.au/listmap/app/list/map>
- 2) Click 'Layers'
- 3) Click 'Add Layer'
- 4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.
- 5) Search for property
- 6) Click on the asset to reveal its properties

#### TASWATER CONTACT DETAILS

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