

Submission to Planning Authority Notice

Application details

Council Planning Permit No. DA0140/2024 PSA-LLP0021
Council notice date 13/05/2024
TasWater Reference No. TWDA 2024/00561-LCC
Date of response 27/06/2025
TasWater Contact David Boyle
Phone No. 0436 629 652

Response issued to

Council name CITY OF LAUNCESTON
Contact details Planning.Admin@launceston.tas.gov.au
Development details
Address 40768 TASMAN HWY, WAVERLEY
Property ID (PID) 6934699
Description of development Combined Application Subdivision – 23 Lots and New Road + Planning Scheme Amendment

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
6ty°	22.257 Dwg. Cp01	G	21/05/2025
TasWater	Infrastructure Plan		27/06/2025

Comments / Conditions

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

TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does require to be notified of attending 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 connection to each lot of 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 of the subdivision/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 the commencement / use or development, and prior to the Issue of a Consent to Register a Legal Document for the first lot, the developer must design and construct an upgrade of the existing DN100mm trunk water main (assets A33525551 and A3352549) from TasWater's Distillery Creek water treatment plant to the junction of Whiskey Road and Boomer Road. The upgraded main must be DN150 and extend approximately 700 metres.
5. Prior to applying for Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
6. 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.
7. Prior to applying for a Permit to Construct new TasWater 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 water to TasWater's satisfaction.
8. Included with the application for Engineering Design Approval, must be a hydraulic model prepared by a suitably qualified person, that reflects the ultimate development scenario and must be in accordance with Appendix B of TasWater's Supplement to the Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition.
9. 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.
10. Prior to undertaking any works related to water 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.
11. 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.
12. 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/documents and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
13. After testing/disinfection, 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.
14. 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.

15. 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.
16. 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.
17. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
18. 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 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.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

19. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

DEVELOPER CHARGES

20. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$40,411.00 to TasWater for water infrastructure for 23 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
21. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges

commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

22. The applicant or landowner as the case may be, must pay a development assessment fee of \$775.39 and a Consent to Register a Legal Document fee of \$256.99 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.

In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

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 Model

- a. Included with the water model must be, but not limited to:
- b. Boundary Conditions – As specified below.
- c. Pipe Information – Including:
 - i. A table detailing pipe diameter, roughness coefficients, lengths, materials, unit head loss, and peak time velocity.
 - ii. Thematic network screenshots showing diameter, head loss, and velocity.
- d. Node Information – Including a table of node elevations, demand values, and minimum pressure requirements.

Boundary Conditions

Total boundary heads (HGL) and pressure at the proposed connection point(s) are:

Location	H.G.L. Peak hour	H.G.L Peak day + 10l/s Fire Flow	Pressure kPa Peak day + 10l/s Fire Flow
A3384572	192	183	618

These are heads within the TasWater network, so they do not account for losses in customer piping and fittings. This result is based on a sound but imperfect knowledge of conditions on the field and those who use this information should allow an appropriate margin of error in their design.

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.



TasWater Infrastructure	Private Infrastructure	Abandoned Infrastructure
— Water Reticulation Main	— Water Mains - Private	- - - Water Abandoned Line
-P Sewer Pressure Reticulation Main	-P Sewer Pressurised Main - Private	- - - Sewer Abandoned Line
R Sewer Rising Main	-G Sewer Gravity Main - Private	- - - Recycled Water Abandoned Line
— Sewer Gravity Reticulation Main	— Stormwater Gravity Main - Private	
R Stormwater Rising Main	- - - Recycled Water Main - Private	
— Stormwater Gravity Reticulation Main		
— Recycled Water Distribution Main		

NOTE:
The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.

1: 3,354



Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

For information on Developer Charges please visit the following webpage –
<https://www.taswater.com.au/building-and-development/developer-charges>

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.