

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 5 DECEMBER 2022



TABLE OF CONTENTS:

PLANNING

5. Proposed Use and Development - Seven lot subdivision and associated works - 3A Aquila Street and 6 Merton Street, Glenorchy

1: GPA Attachment - 3A Aquila Street and 6 Merton Street, Glenorchy 2

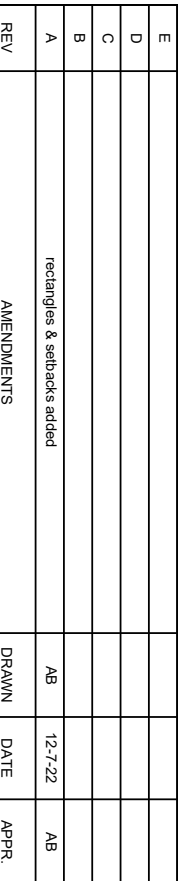


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OWNER: BRANSCOMBE PROPERTY PTY LTD
TITLE REFERENCE: C.T.149435/2 & C.T.51350/1
LOCATION: 3A Aquila Street & 6 Merton Street
GLENORCHY

Proposed Subdivision	
Date: 12-7-2022	Reference: BRANS01 14041-01
Scale: 1:500 (A3)	Municipality: GLENORCHY

3A AQUILA ST, GLENORCHY - STORMWATER DETENTION

PSD 20	0.0636	m3/s	Total Site Area (m2)	6450	m2
using 5min tc for development site catchment					
		20 year ARI	PSD 20	Actual 20 year	Actual 20 year
		Intensity (mm/hr)	(m3/s)	Volume	Volume
Time Minutes					20 year Storage
1	144	0.1032	3.818	0.174	10.44
2	116	0.0831	7.637	0.140	16.81
5	88.8	0.0636	19.092	0.107	32.18
6	82.9	0.0594	22.910	0.100	36.05
10	66.1	0.0474	38.184	0.080	47.90
20	45.6	0.0327	76.368	0.055	66.09
30	35.9	0.0257	114.552	0.043	78.05
60	23.9	0.0171	229.104	0.029	103.92
120	16.4	0.0118	458.208	0.020	142.62
180	15.7	0.0113	687.312	0.019	204.80
360	9.64	0.0069	1374.624	0.012	251.50
720	6.93	0.0050	2749.248	0.008	361.60

Formulas Used

PSD (m3/s) = Cundev. x I x Area / (3600 x 1000 unit conversion)
PSD (volume) = selected PSD for crit. Storm equal to tc x time (storm duration) x 60 (unit conversion)
Actual (m3/s) = Cdev. x I x Area / (3600 x 1000 unit conversion)
Actual (volume) = Actual flow x time (storm duration) x 60 (unit conversion)
Storage = Actual volume - PSD volume

Runoff coefficients	=C ₁₀ X Freq. Fact	Frequency factors	
C20 (undeveloped)	0.4	ARI (years)	F
C20 (developed)	0.6741	1	0.8
		2	0.85
		5	0.95
		10	1
		20	1.05
		50	1.15
		100	1.2
Runoff coefficient of 0.4 adopted for undeveloped site based on 100% pervious area, from rate supplied in Glenorchy City Council Stormwater Management Policy			
70% Impevious area assumed for future developed site			
fraction impervious (f) (0-1.0)			
undeveloped 0			
developed 0.7			
C ₁₀ pervious area 10 year ARI runoff coefficient			
= 0.1 + (0.0133x(1 ¹⁰ -25))			
0.04015			
10 year ARI, 1 hr rainfall intensity			
20.5 mm/hr			
C ₁₀ = (0.9xI)+(C ₁₀ ¹ x(1-f))			
0.0831425 undeveloped			
0.642045 developed			

Note:
Upstream catchment considered at the advice of Glenorchy City Council based on a 30min time of concentration (individual peak catchment times also assessed). Refer to Figure 1 for the approximate catchments identified. Using council supplied stormwater GIS information, capacity of the stormwater piped system was determined and compared against runoff volumes from the upstream catchments to determine if overflows are likely to occur and overtop into the development site during the 5% AEP storm event. A summary of flows and pipe capacity is provided below. Pipe capacity alone is found to be able to convey the 5% AEP flows without overtopping into the development site. Additional drainage capacity within the road reserve would also be available above piped capacity. 100% capture efficiency of pits was assumed, pipe capacity assessed only. Therefore, it is unlikely the upstream catchment flows into the development site during the 5% AEP storm event.

Catchment	Area (m2)	% Impervious	Runoff Coefficient	Intensity (mm/hr)	5% AEP Flow (L/s) (30min)	5% AEP Flow (L/s) (peak tc's)	Pipe Capacity (L/s)
1	51,400	11	0.455	35.9	233	260	305
2	7,150	54	0.67	35.9	48	88	366
3	11,200	65	0.725	35.9	81	177	326

CLIENT:
KOORYONG DEVELOPMENT UNIT TRUST

PROJECT:
SUBDIVISION

ADDRESS:
3A AQUILA ST, GLENORCHY

PROJECT No:
221020

STATUS:
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:
DEVELOPMENT APPLICATION

DRAWINGS:

- COV - COVER SHEET
- C000 - CIVIL NOTES
- C401 - CIVIL WORKS PLAN
- C501 - DRAINAGE PLAN
- C511 - STORMWATER LONG SECTION
- C512 - SEWER LONG SECTION
- C601 - WATER RETICULATION PLAN
- C701 - SECTIONS & DETAILS - SHEET 1
- C702 - SECTIONS & DETAILS - SHEET 2
- C703 - DRIVEWAY DETAILS

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-300
02 Nov 2022
DATE RECEIVED

		STATUS:		DESIGN BY: KL	
		CONTROLLED DOCUMENT		DESIGN CHK: RJ	
		DO NOT SCALE, IF IN DOUBT ASK		DRAWN BY: KL	
		THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 39 257		DRAFT CHK: RJ	
2	COUNCIL RT RESPONSE	KL	20-06-22	DATE: 11-07-22	
1	COUNCIL RT RESPONSE	KL	31-08-22		
0	DEVELOPMENT APPLICATION	KL	11-07-22		
REV	ISSUED FOR / DESCRIPTION	BY:	DATE:	APPROVED: R. JESSON	ACED: No. C246581

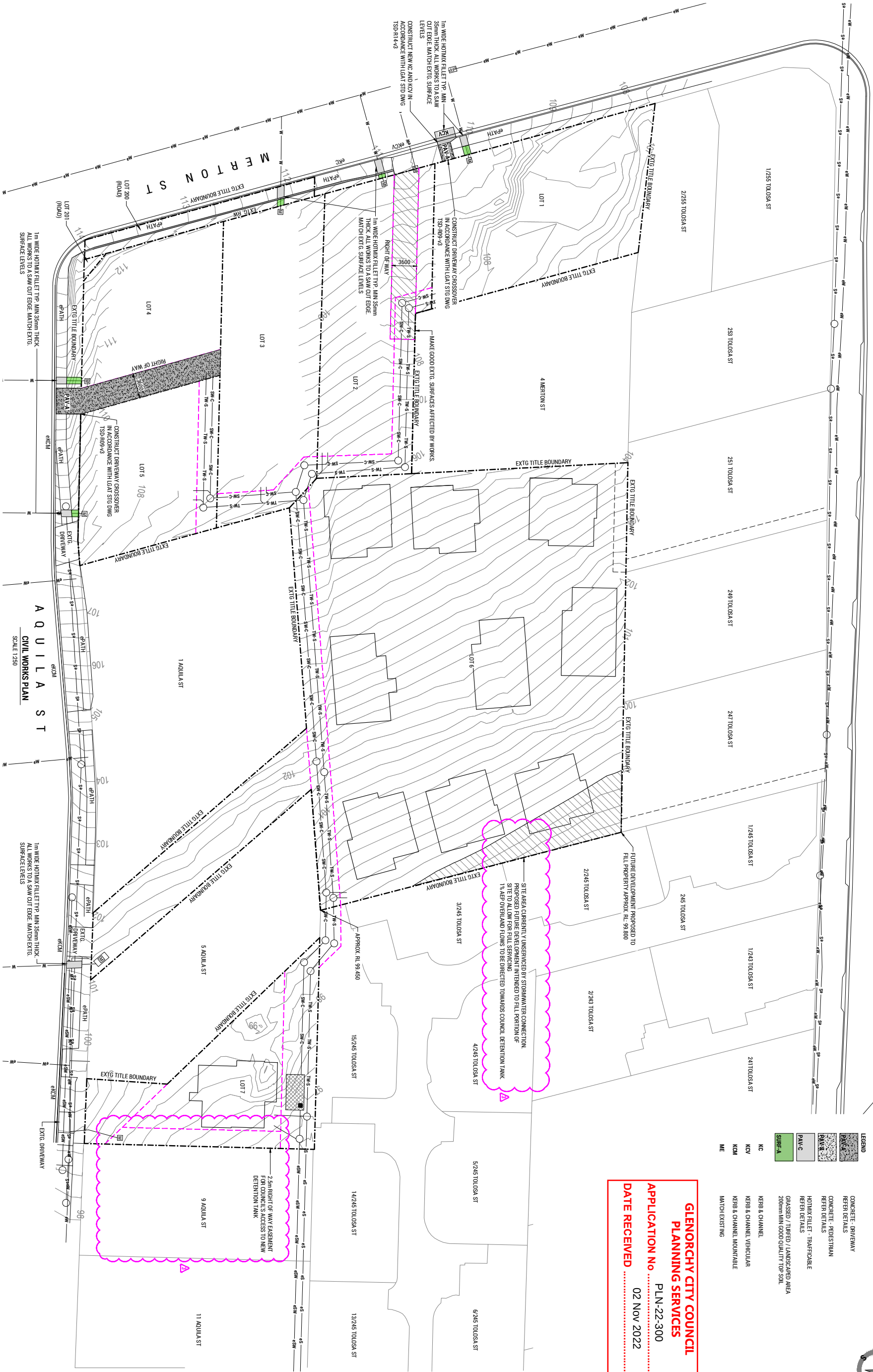


22-24 Poterson Street
Launceston TAS 7250



R.03 6398 9200

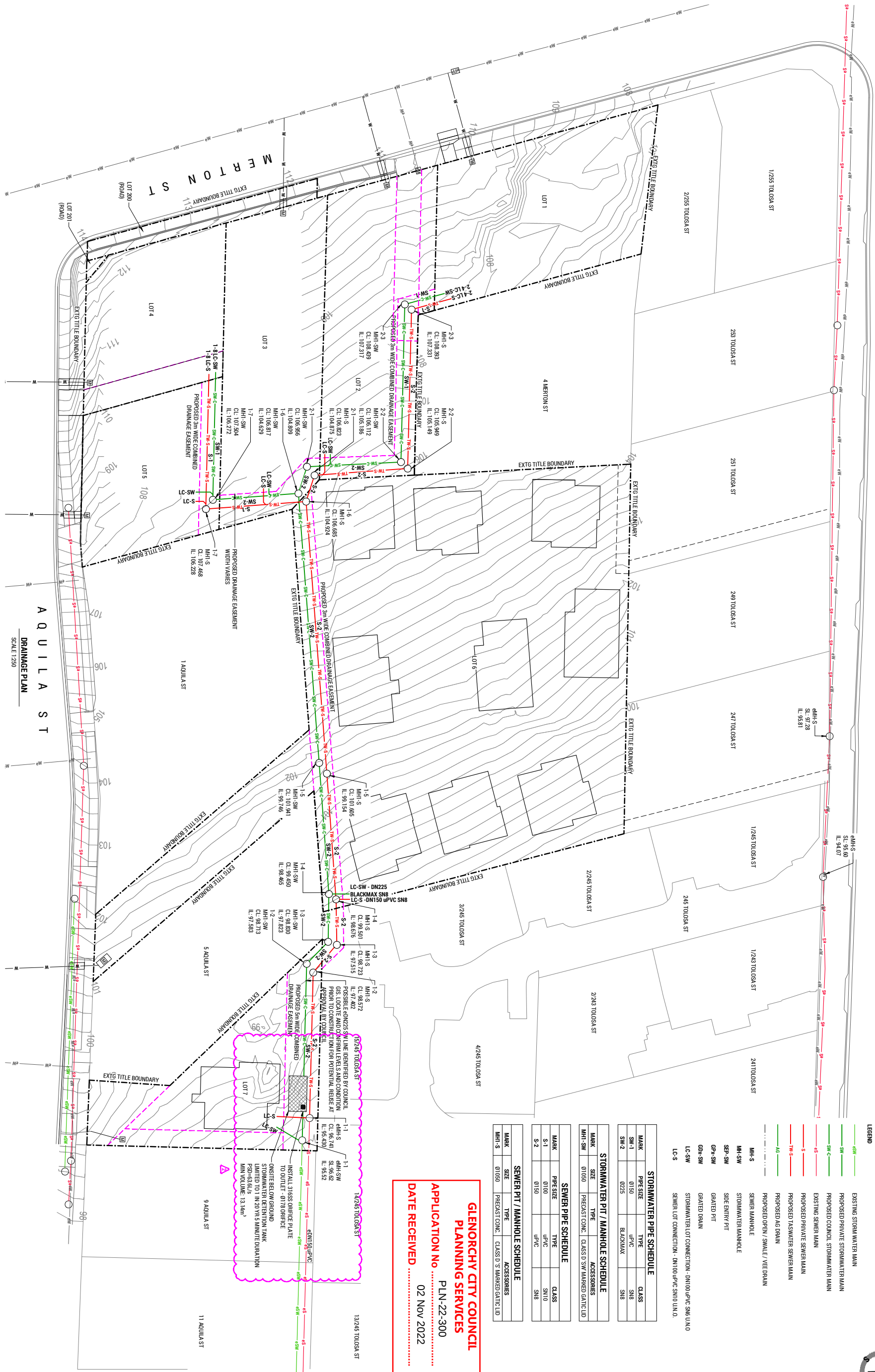
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PROJECT: SUBDIVISION		SCALE: -	
ADDRESS: 3A AQUILA ST, GLENORCHY		SHEET SIZE: A1 DWG IN SET: -	
		PROJECT No: 221020 DWG No: COV REV: 2	



- LEGEND**
CONCRETE - DRIVEWAY
REFER DETAILS
CONCRETE - PAVED AREA
REFER DETAILS
HOTMIX FILL - TRAFFICABLE
REFER DETAILS
GRASSSED / TURFED / LANDSCAPED AREA
200mm MIN GOOD QUALITY TOP SOIL
- PAV-C**
PAV-B
PAV-A
- ME**
KCM
KCV
KC
- MATCH EXISTING**
KERB & CHANNEL
KERB & CHANNEL VERTICAL
KERB & CHANNEL MOUNTABLE

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No
PLN-22-300
DATE RECEIVED 02 NOV 2022

CONTROLLED DOCUMENT		STATUS	
3	COUNCIL ART RESPONSE	KL	01-11-22
2	COUNCIL ART RESPONSE	KL	20-09-22
1	COUNCIL ART RESPONSE	KL	31-08-22
0	REDEVELOPMENT APPLICATION	KL	11-07-22
REV	ISSUED FOR DESCRIPTION	BY	DATE
DESIGN BY: KL		DESIGN CHK: RJ	
DRAWN BY: KL		DRAFT CHK: RJ	
APPROVED BY: JESSON		APPROVED NO: C24688	
DATE: 11-07-22		DATE: 11-07-22	
PROJECT: SUBDIVISION		CLIENT: KOOYONG DEVELOPMENT UNIT TRUST	
ADDRESS: 3A AQUILA ST, GLENORCHY		TITLE: CIVIL WORKS PLAN	
SCALE: 1:250		SHEET SIZE: A1	
PROJECT No: 221020		DWG No: C401	
REV: 3		REV: 3	



LEGEND

- EXISTING STORM WATER MAIN
- PROPOSED PRIVATE STORMWATER MAIN
- PROPOSED COUNCIL STORMWATER MAIN
- EXISTING SEWER MAIN
- PROPOSED PRIVATE SEWER MAIN
- PROPOSED TASMWATER SEWER MAIN
- PROPOSED AG DRAIN
- PROPOSED OPEN / SWALE / VEEDRAIN
- SEWER MANHOLE
- STORMWATER MANHOLE
- SEPT. SW
- GRATED PIT
- GRATED DRAIN
- STORMWATER LOT CONNECTION - DN100 uPVC SINK UNO
- SEWER LOT CONNECTION - DN100 uPVC SINK UNO

MARK	PIPE SIZE	TYPE	CLASS
SW-1	Ø150	uPVC	SN8
SW-2	Ø225	BLACKMAX	SN8

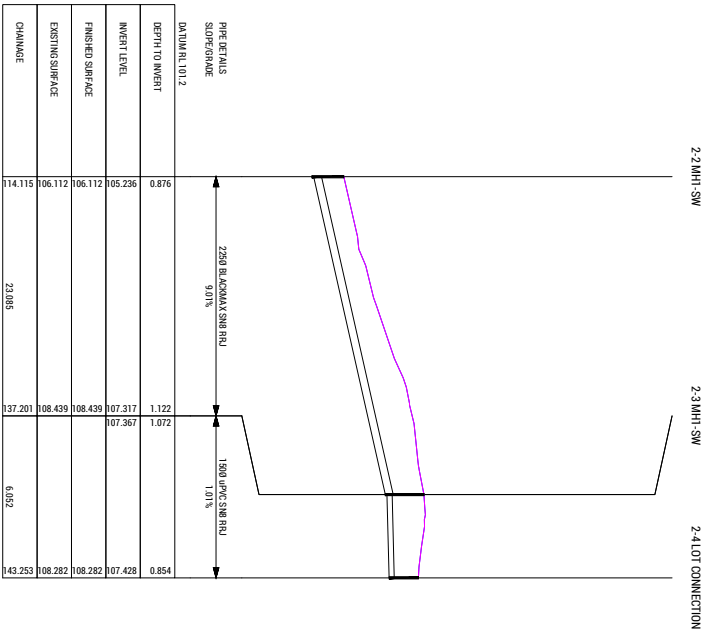
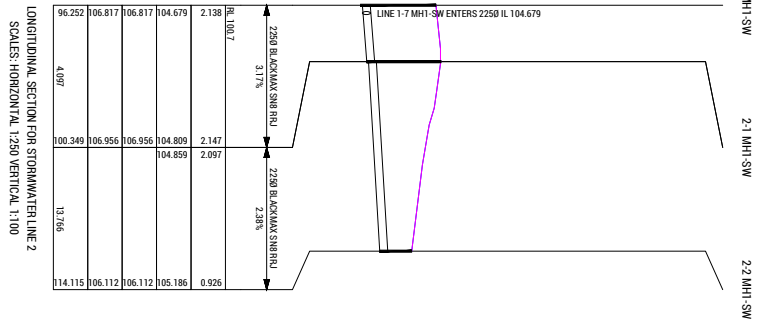
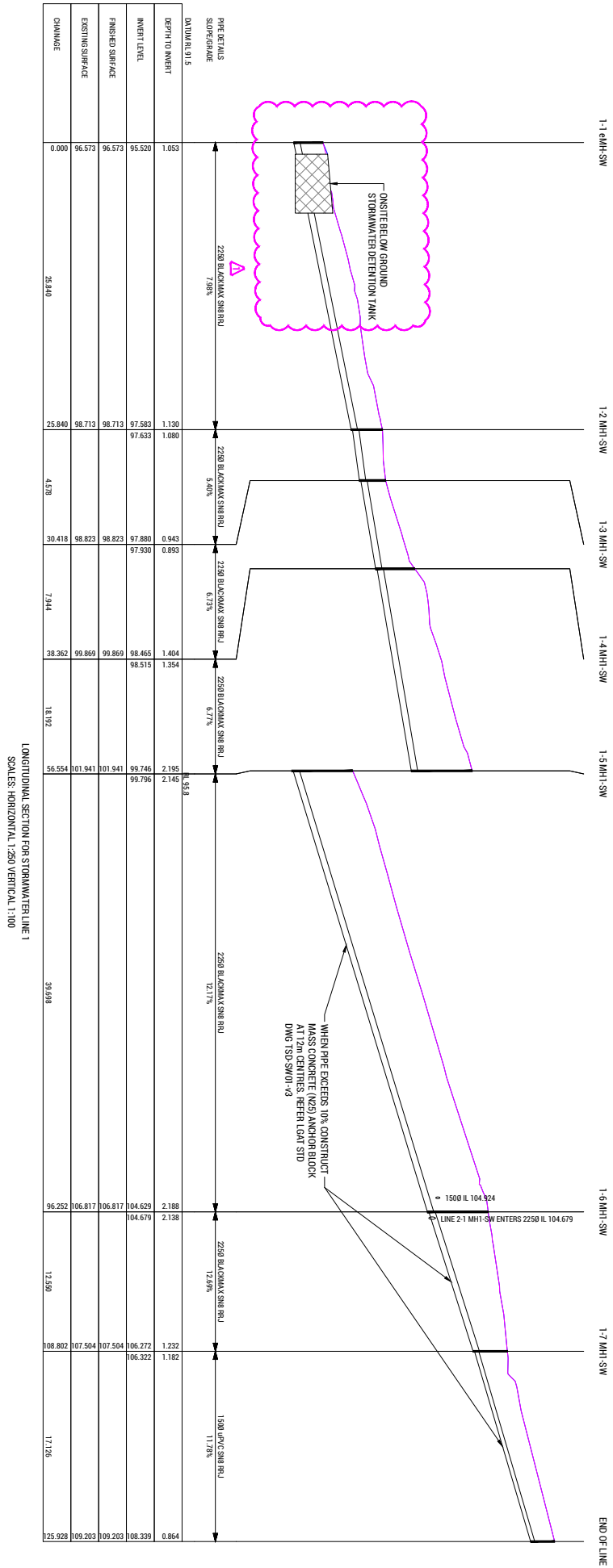
MARK	SIZE	TYPE	ACCESSORIES
MH-1	Ø1050	PRECAST CONC.	CLASS D SW MARKED GATIC LID

MARK	PIPE SIZE	TYPE	CLASS
S-1	Ø100	uPVC	SN10
S-2	Ø150	uPVC	SN8

MARK	SIZE	TYPE	ACCESSORIES
MH-1	Ø1050	PRECAST CONC.	CLASS D SW MARKED GATIC LID

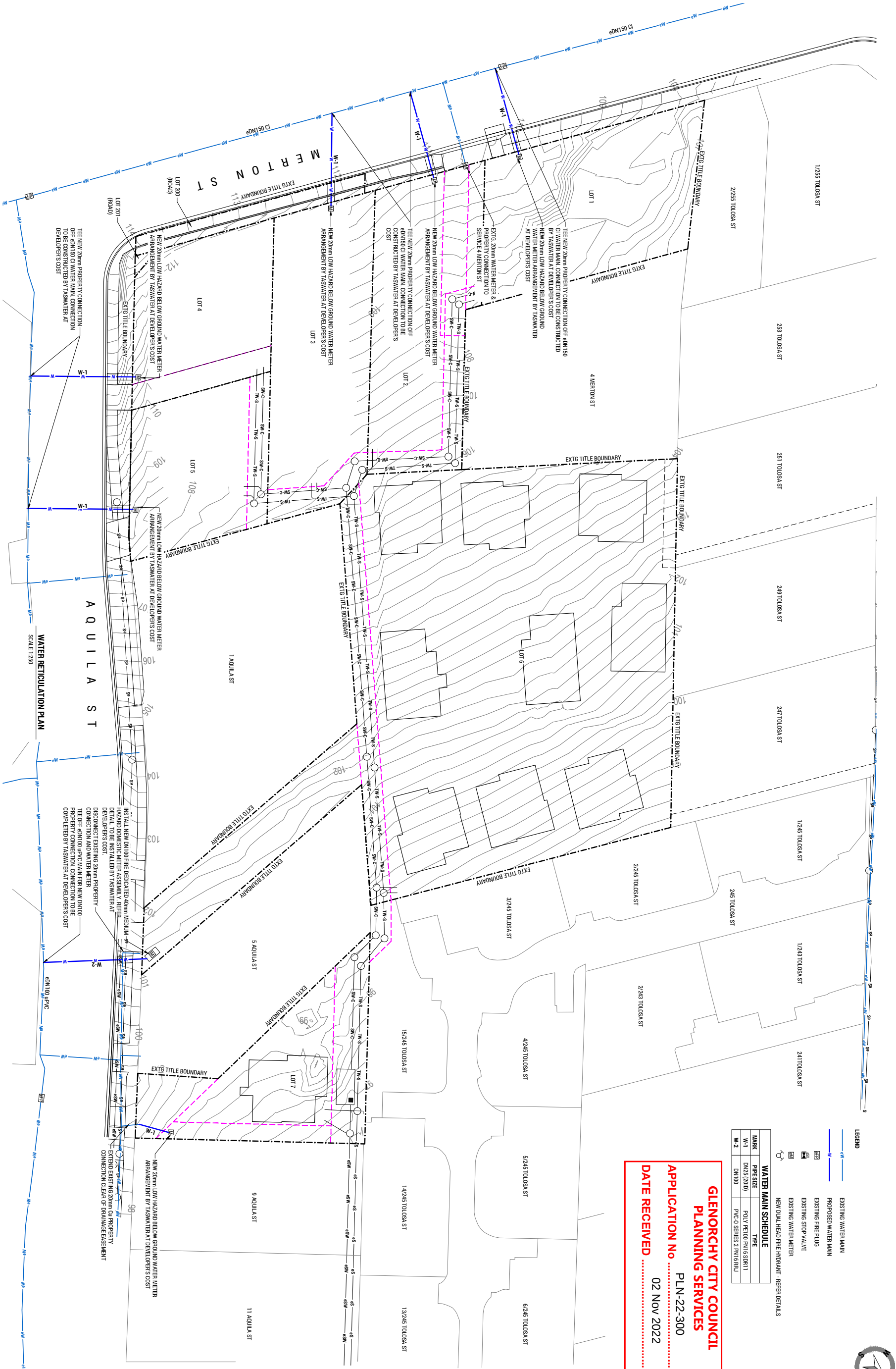
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No
PLN-22-300
DATE RECEIVED 02 Nov 2022

STATUS		DESIGN BY: KL		CLIENT: KOOYONG DEVELOPMENT UNIT TRUST		TITLE: DRAINAGE PLAN	
CONTROLLED DOCUMENT		DESIGN CHK: RJ		PROJECT: SUBDIVISION		SCALE: 1:250	
DO NOT SCALE, IF IN DOUBT ASK		DRAWN BY: KL		22-24 Poterson Street		SHEET SIZE: A1 DWGS IN SET: -	
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 392 557		DATE: 11/07/22		R.03 63398 9200		PROJECT No: 221020 DWG No: C501 REV: 2	
2 COUNCIL ART RESPONSE		KL 20/09/22		APPROVED BY: JESSON		APPROVED BY: JESSON	
0 DEVELOPMENT APPLICATION		KL 11/07/22		APPROVED BY: JESSON		APPROVED BY: JESSON	
REV: ISSUED FOR DESCRIPTION		BY: DATE		APPROVED BY: JESSON		APPROVED BY: JESSON	



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-300
02 NOV 2022
DATE RECEIVED

STATUS:		DESIGN BY: KL		rare. 22-24 Poterson Street Loughcasson TAS 7250 rare@rare.com.au R.03 6398 9200	CLIENT: KOOYONG DEVELOPMENT UNIT TRUST	PROJECT: SUBDIVISION	ADDRESS: 3A AQUILA ST, GLENORCHY	TITLE: STORMWATER LONG SECTIONS	
CONTROLLED DOCUMENT		DESIGN CHK: RJ							
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1 COUNCIL REF RESPONSE		DATE: 11/07/22							
0 DEVELOPMENT APPLICATION		KL 20/09/22		APPROVED BY: JESSON		ACRED No: C24680		DATE: 11/07/22	
REF: ISSUED FOR / DESCRIPTION		BY: DATE:		APPROVED BY: JESSON		ACRED No: C24680		DATE: 11/07/22	



LEGEND

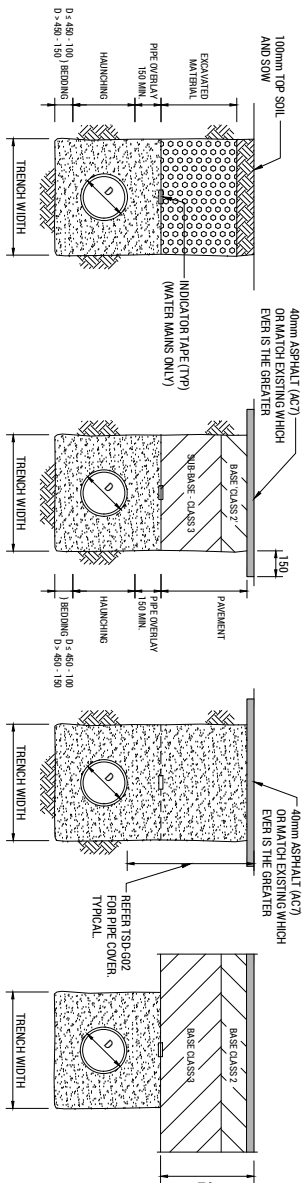
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE PLUG
- EXISTING STOP VALVE
- EXISTING WATER METER
- NEW DUAL HEAD FIRE HYDRANT - REFER DETAILS

WATER MAIN SCHEDULE

MARK	Pipe SIZE	TYPE
W-1	DN25 (200)	POLY PE100 PN16 SDR11
W-2	DN100	PVC-O SERIES 2 PN16 RRIJ

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No **PLN-22-300**
DATE RECEIVED **02 Nov 2022**

STATUS		CONTROLLED DOCUMENT		CLIENT: KOOYONG DEVELOPMENT UNIT TRUST		TITLE: WATER RETICULATION PLAN	
DESIGN BY: KL	DESIGN CHK: RJ	DO NOT SCALE, IF IN DOUBT, ASK	DESIGN BY: KL	PROJECT: SUBDIVISION	SCALE: 1:1250	SHEET SIZE: A1	DWG IN SET: -
DRAWN BY: KL	DRAWN CHK: RJ	THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 392 857	DRAWN BY: KL	ADDRESS: 34 AQUILA ST, GLENORCHY	SHEET SIZE: A1	DWG No: C601	REV: 0
DATE: 11-07-22	DATE: 11-07-22	APPROVED BY: JESSON	DATE: 11-07-22				
REV: ISSUED FOR DESCRIPTION							



TRENCH WIDTH		
PIPE TYPE	NOM. DIA (D)	TRENCH WIDTH
CONCRETE	≤ 1500	D + 300
	> 1500	DESIGN REQ.
	150	300
	100	450
OTHER PIPES	225-300	600
	450	750
	450-1500	DESIGN REQ.
	> 1500	DESIGN REQ.

BRIDGING, JAMMING AND OVERLAY MATERIAL
CONTAIN NO REINFORCING MATERIAL OR CLAY LUMPS AND
SHALL COMPLY WITH THE FOLLOWING STANDARDS
FOR PIPE AND DUCTILE IRON PIPES
SANDOR (SANDOR ROCK (STONE DUST)
TO AS 3122
6.7
2.26
0.3
0.15
0.075
% PASSING (BY MASS)
100
20-100
8-50
0-20
0-10

FOR CONCRETE PIPES
SANDOR (SANDOR ROCK (STONE DUST)
TO AS 3122
19
2.26
0.3
0.15
0.075
% PASSING (BY MASS)
100
20-100
8-50
0-20
0-10

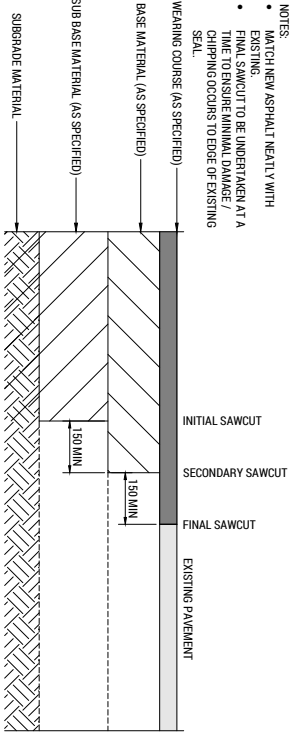
ALL MATERIAL SHALL BE PLACED AND COMPACTED IN
ACCORDANCE WITH AS 3722 AND TO THE SATISFACTION OF THE
SUPERINTENDENT.

D03 TRENCHES - NEW ROADS
SCALE 1:20

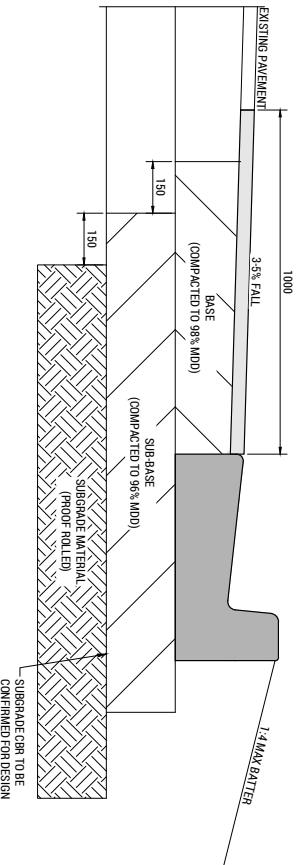
D02 TRENCHES - EXISTING ROADS
SCALE 1:20

D01 TRENCHES - NON-TRAFFICABLE
SCALE 1:20

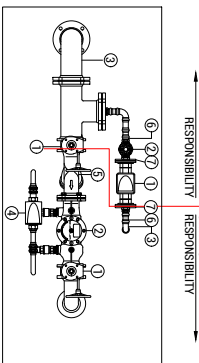
- NOTES
- MATCH NEW ASPHALT NEATLY WITH EXISTING
 - EXISTING ASPHALT TO BE UNDERLAIN AT A MINIMUM OF 150mm
 - TIME TO REPAIR MINIMUM DAMAGE / CHIPPING OCCURS TO EDGE OF EXISTING SEAL



D06 NEW TO EXISTING HOT MIX TRANSITION
SCALE 1:10
NOTE - HOT MIX PAVEMENT - ROADWAYS FOR BASE MATERIAL TYPES & DEPTHS

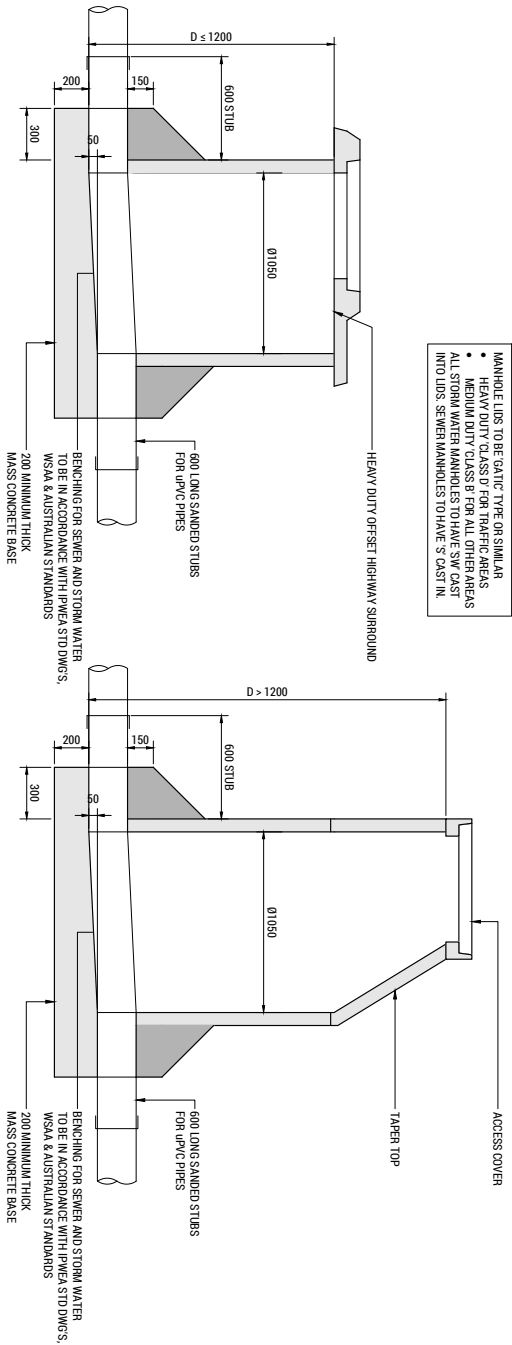


D07 TYPICAL KERB CUT IN DETAIL
SCALE 1:10
NOTE - HOT MIX PAVEMENT - ROADWAYS FOR BASE MATERIAL TYPES & DEPTHS

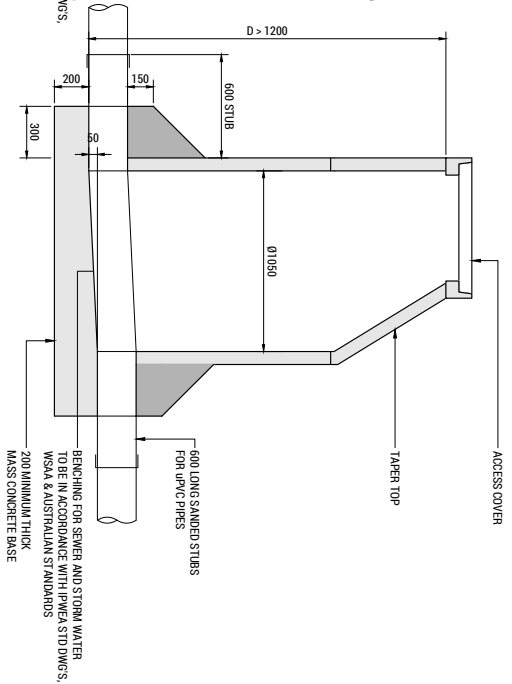


D04 TYPICAL 100mm FIRE x 40mm DOMESTIC METER ARRANGEMENT
SCALE 1:20

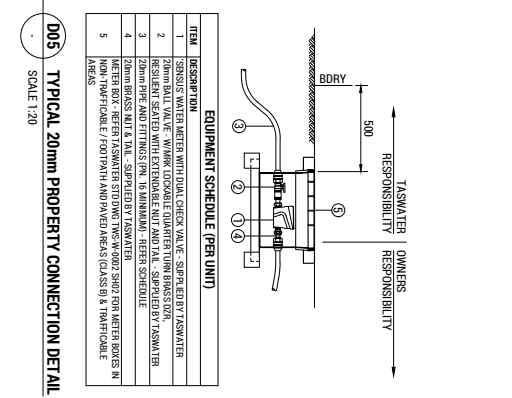
EQUIPMENT SCHEDULE (PER UNIT)	
ITEM	DESCRIPTION
1	100mm LB TYPE BUTTERFLY VALVE WITH WIND BREAK ADJUSTION - AMV OR
2	MEDIUM HAZARD VALVE CHECK 100mm SIGHT GLASS CHECK VALVE
3	100mm PIPES METALIC WATER PIPE
4	20mm SENSUS WATER METER LOW FLOW BRASS
5	100mm STRAINER - AMV OR SIMILAR
6	40mm SENSUS FERN WATER METER WITH TAIL CHECK VALVE
7	30mm LB TYPE BUTTERFLY VALVE WITH WIND BREAK ADJUSTION - AMV OR
8	40mm PIPES METALIC WATER PIPE
9	100mm THICK WIND CHECK VALVE 100mm SIGHT GLASS CHECK VALVE
10	100mm THICK WIND CHECK VALVE 100mm SIGHT GLASS CHECK VALVE
11	100mm THICK WIND CHECK VALVE 100mm SIGHT GLASS CHECK VALVE
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100	100mm THICK WIND CHECK VALVE 100mm SIGHT GLASS CHECK VALVE



D13 DETAIL OF MANHOLE - D ≤ 1200
SCALE 1:20
REFER IPWEA STD DWG TSD-SW02-V3
FOR STORMWATER MANHOLE DETAILS
REFER WSA STD DWGS FOR SEWER
MANHOLE DETAILS



D14 DETAIL OF MANHOLE - D > 1200
SCALE 1:20



D05 TYPICAL 20mm PROPERTY CONNECTION DETAIL
SCALE 1:20

		STATUS		DESIGN BY: KL		CLIENT: KOOYONG DEVELOPMENT UNIT TRUST		TITLE: SECTIONS & DETAILS - SHEET 1	
		CONTROLLED DOCUMENT		DESIGN CHK: RJ		PROJECT: SUBDIVISION			
		DO NOT SCALE, IF IN DOUBT ASK		DRAWN BY: KL					
		THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 29 257		DATE CHK: RJ		ADDRESS: 3A AQUILA ST, GLENORCHY		SCALE: 1:10, 1:20	
				DATE: 11-07-22		RARE INNOVATION 22-24 Poterson Street Launceston TAS 7250 R: 03 6398 9200		SHEET SIZE: A1 DWGS IN SET: -	
REVISIONS								PRODUCT No. 221020 DWG No. C701 REV: 0	
REV	ISSUED FOR / DESCRIPTION	BY	DATE	APPROVER: R. JESSON	ACRED No. C24681				
0	DEVELOPMENT APPLICATION	KL	11-07-22						

GLENORCHY CITY COUNCIL

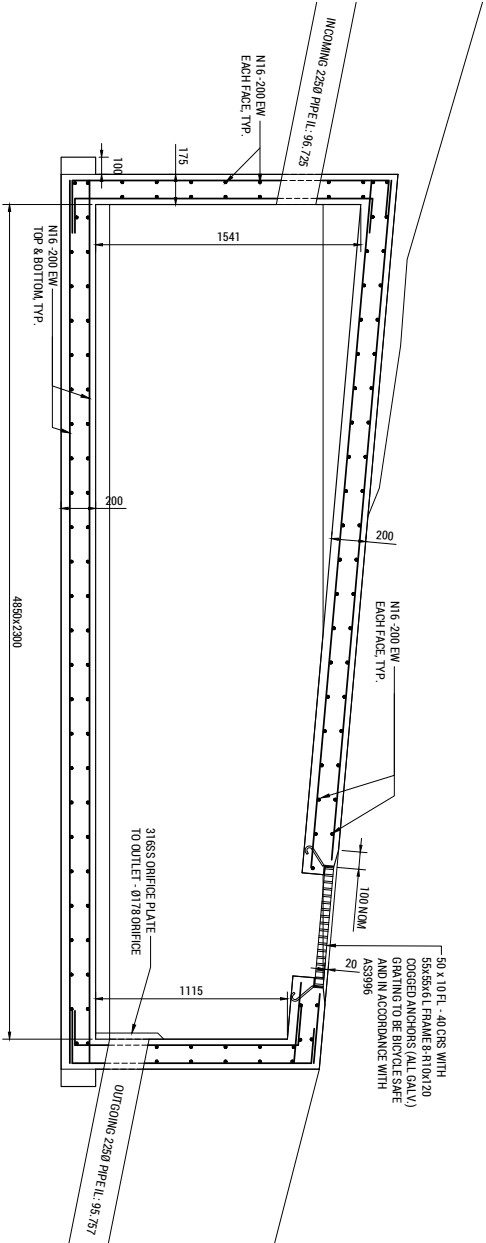
PLANNING SERVICES

APPLICATION No

PLN-22-300

DATE RECEIVED

02 Nov 2022



D01 TYPICAL STORMWATER DETENTION TANK DETAIL
SCALE 1:20

STATUS				DESIGN BY: KL			
CONTROLLED DOCUMENT				DESIGN CHK: RJ			
DO NOT SCALE, IF IN DOUBT, ASK				DRAWN BY: KL			
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0	COUNCIL RESPONSE	KL	22-09-22	APPROVED: R. JESSON	ACED: No. C24581	DATE: 11-07-22	
REV: ISSUED FOR / DESCRIPTION							

rare.

22-24 Poterson Street
Launceston TAS 7250

03 6398 9200

03 6398 9200

CLIENT: KOOTONG DEVELOPMENT UNIT TRUST

PROJECT: SUBDIVISION

ADDRESS: 3A AQUILA ST, GLENORCHY

TITLE: SECTIONS & DETAILS - SHEET 2

SCALE: 1:20

SHEET SIZE: A1

DWG IN SET: -

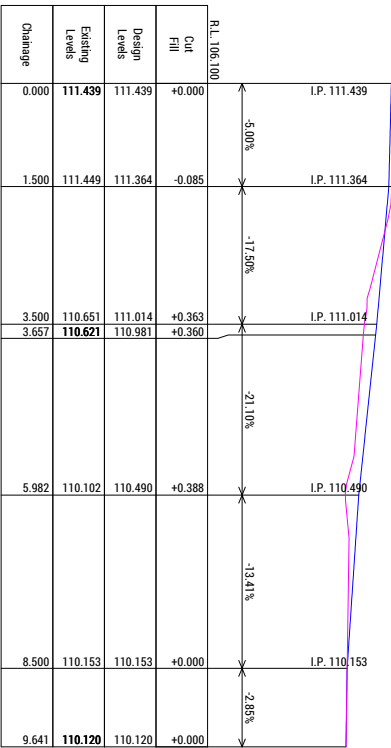
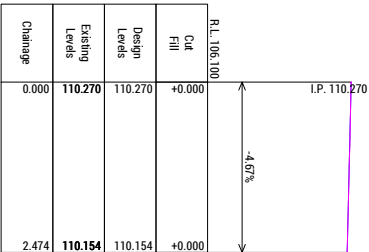
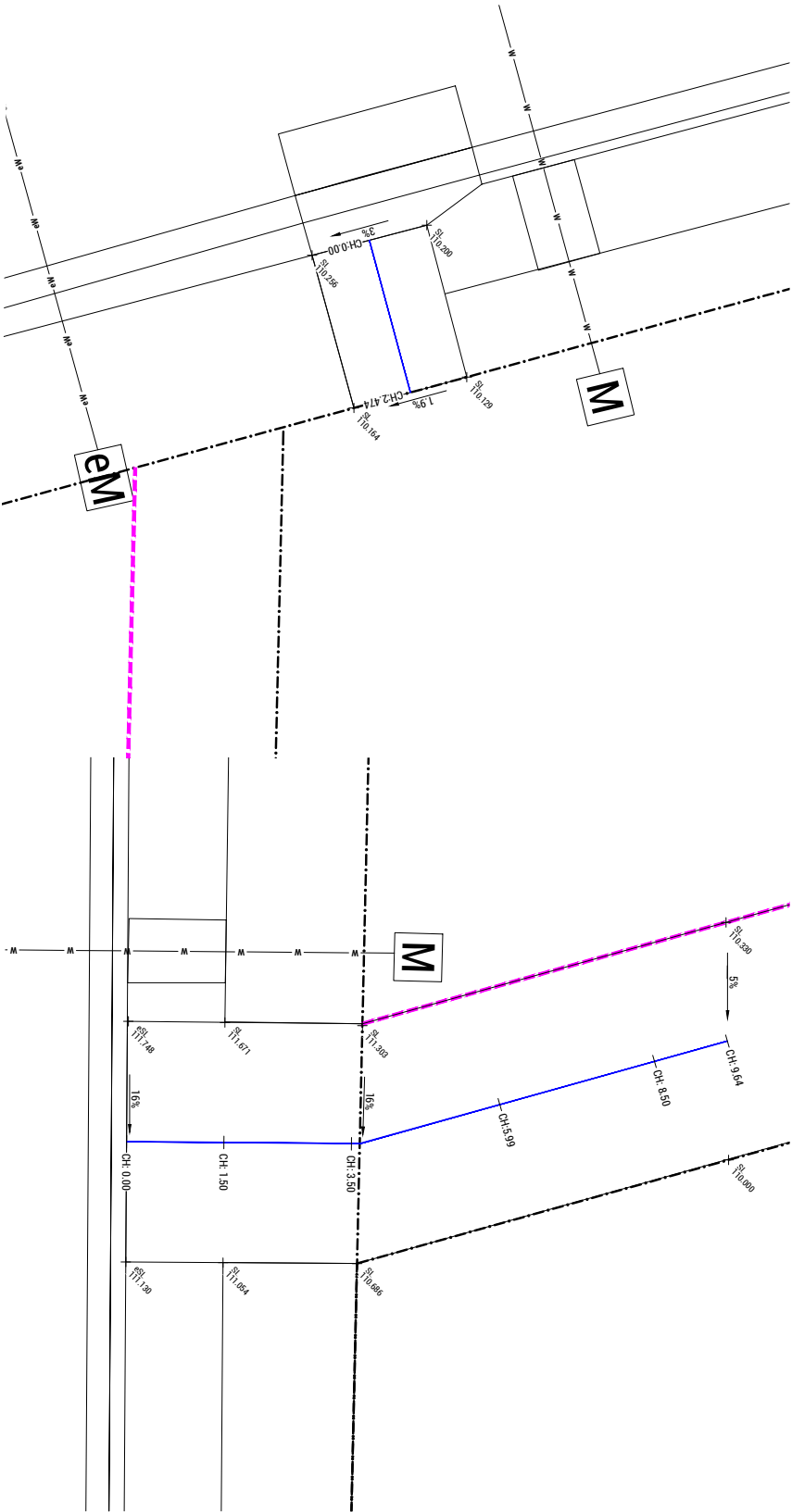
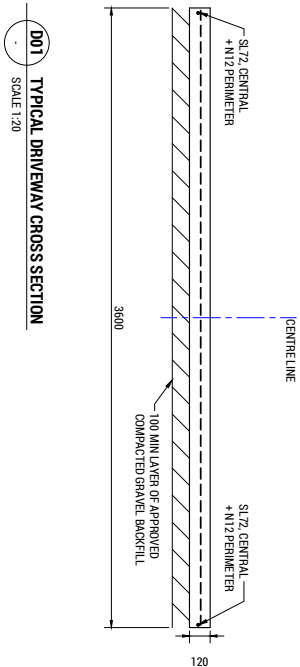
PROJECT No: 221020

DWG No: C701

REV: 0

NOTE:
LOTS 2 & 5,7 HAVE EXISTING DRIVEWAY CROSS OVERS.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-22-300
02 Nov 2022
DATE RECEIVED



STATUS:		DESIGN BY: KL		CLIENT: KOOTONG DEVELOPMENT UNIT TRUST		TITLE: DRIVEWAY DETAILS	
CONTROLLED DOCUMENT		DESIGN CHK: RJ		PROJECT: SUBDIVISION		SCALE: 1:20, 1:50	
DO NOT SCALE, IF IN DOUBT, ASK		DRAWN BY: KL		ADDRESS: 3A AQUILA ST, GLENORCHY		SHEET SIZE: A1	
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REV: ISSUED FOR / DESCRIPTION:		DATE: 11/07/22				REV: 1	
1 COUNCIL RESPONSE		KL 31/08/22					
REV: ISSUED FOR / DESCRIPTION:		DATE: 11/07/22					

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-300	Council notice date	25/07/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01190-GCC	Date of response	27/07/2022
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	3A AQUILA ST, GLENORCHY	Property ID (PID)	2753102
Description of development	7 Lot Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rare.	221020 Dwg. C501	0	11/07/2022
Rare.	221020 Dwg. C601	0	11/07/2022
Conditions			
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: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections and sewerage system and connections 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. 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. 5. Prior to applying for a Permit to Construct, to construct new 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 and sewerage to TasWater's satisfaction. 6. 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. 7. 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.			

8. 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.
9. 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.
10. 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.

11. 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.
12. 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.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. 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.
15. Pipeline easements and/or lots, 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/or lot creation requirements.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment fee of \$376.68 and a Consent to Register a Legal Document fee of \$239.90 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.
17. 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

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.

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>

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.

Declaration

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

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au