

**GLENORCHY PLANNING AUTHORITY**  
**ATTACHMENTS**  
**MONDAY, 5 SEPTEMBER 2022**



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**PLANNING**

**5. PROPOSED USE AND DEVELOPMENT - 8 LOT SUBDIVISION -  
GARFIELD ROAD & 46 ELLIOT ROAD, GLENORCHY**

1: GPA Attachment - Garfield Road & 46 Elliott Road,  
Glenorchy ..... 2

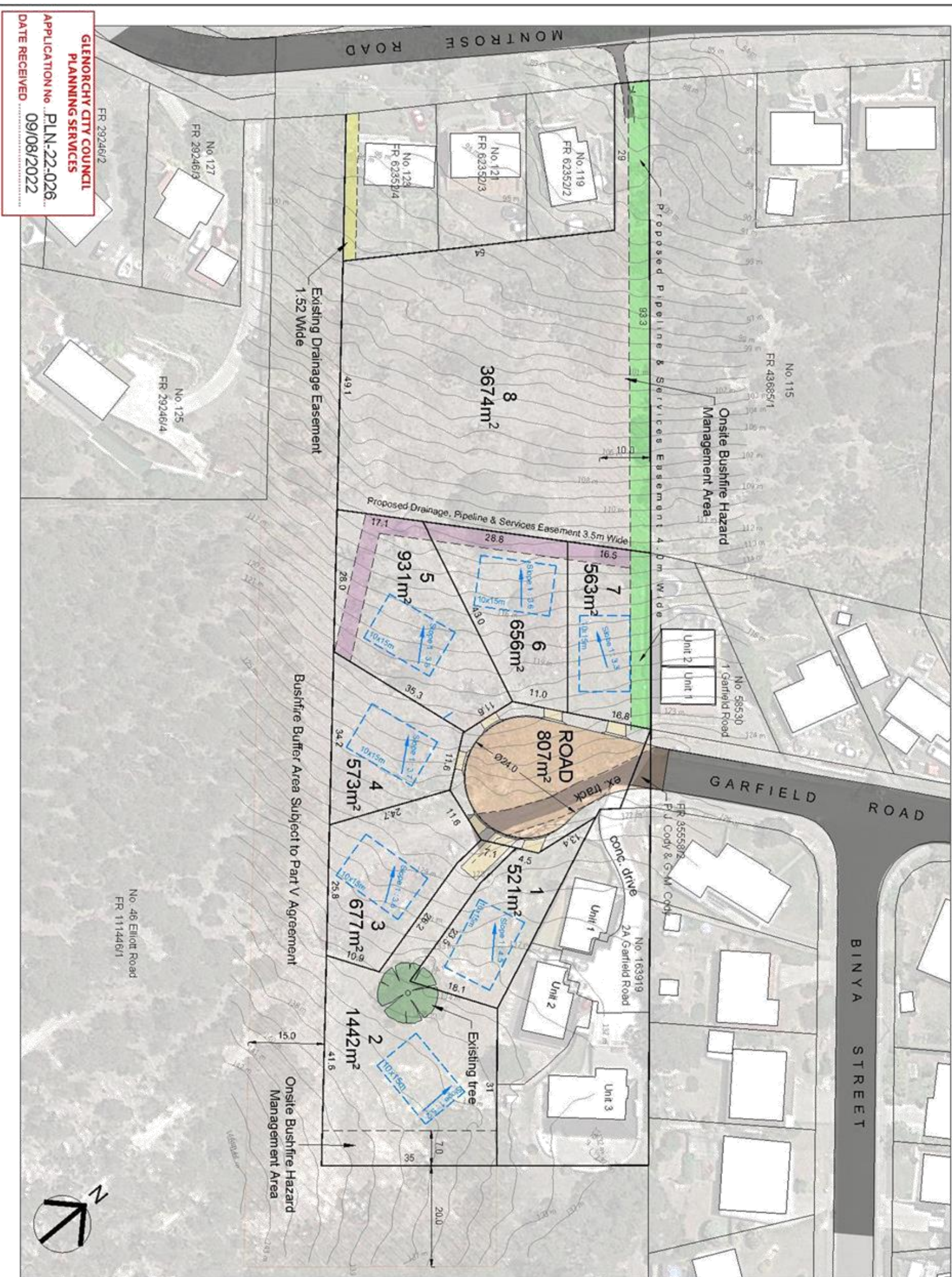
**6. PROPOSED USE AND DEVELOPMENT - ASSISTED HOUSING  
WITH ASSOCIATED SUPPORT SERVICES (RESIDENTIAL) - 15-21  
BELLETTE PLACE CHIGWELL**

1: GPA Attachment - 15-21 Bellette Place, Chigwell ..... 19



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 Version: 1 Version Date: 20/08/2022





**Access**  
This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the council and the information shown hereon should be used for no other purpose, all measurements and areas are subject to final survey.

OWNERS  
ZARCHIE DEVELOPMENTS PTY  
LTD

Title References  
FR 36090/1

Address  
Garfield Road, Glenorchy, Tasmania

Council  
Glenorchy City Council

Planning scheme  
Tasmanian Planning Scheme 2021

Zone  
8.0 General Residential

MAP reference  
5225-21

PD  
75227/17

Point of Interest GDA94 MGA05  
520580E, 5257650N

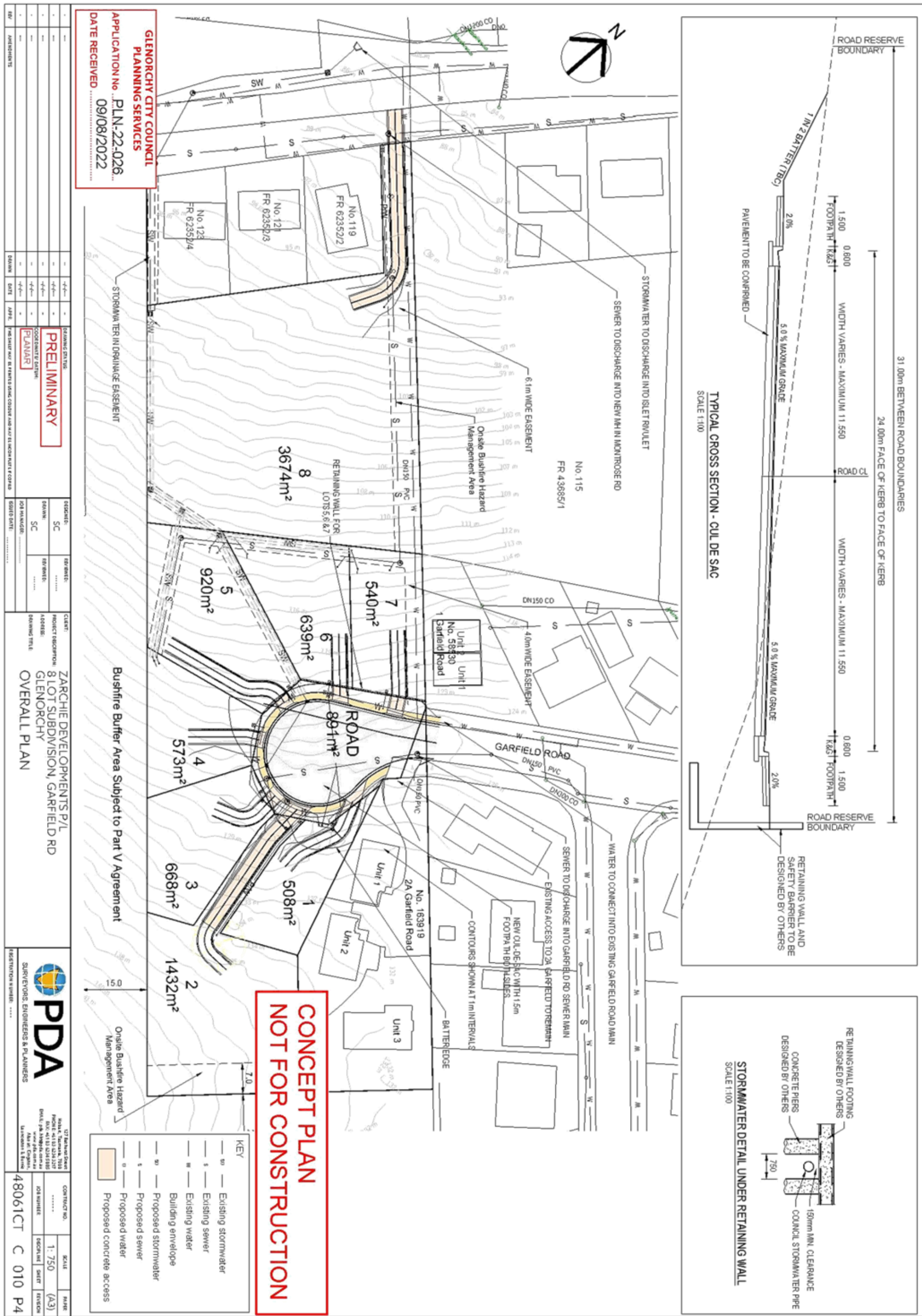
Schedule of Easements  
Existing Drainage Easement  
1.52 Wide over FR 62352/4

Proposed Drainage, Pipeline and  
Services as shown.

**KEY**  
 Proposed concrete access

[illegible]

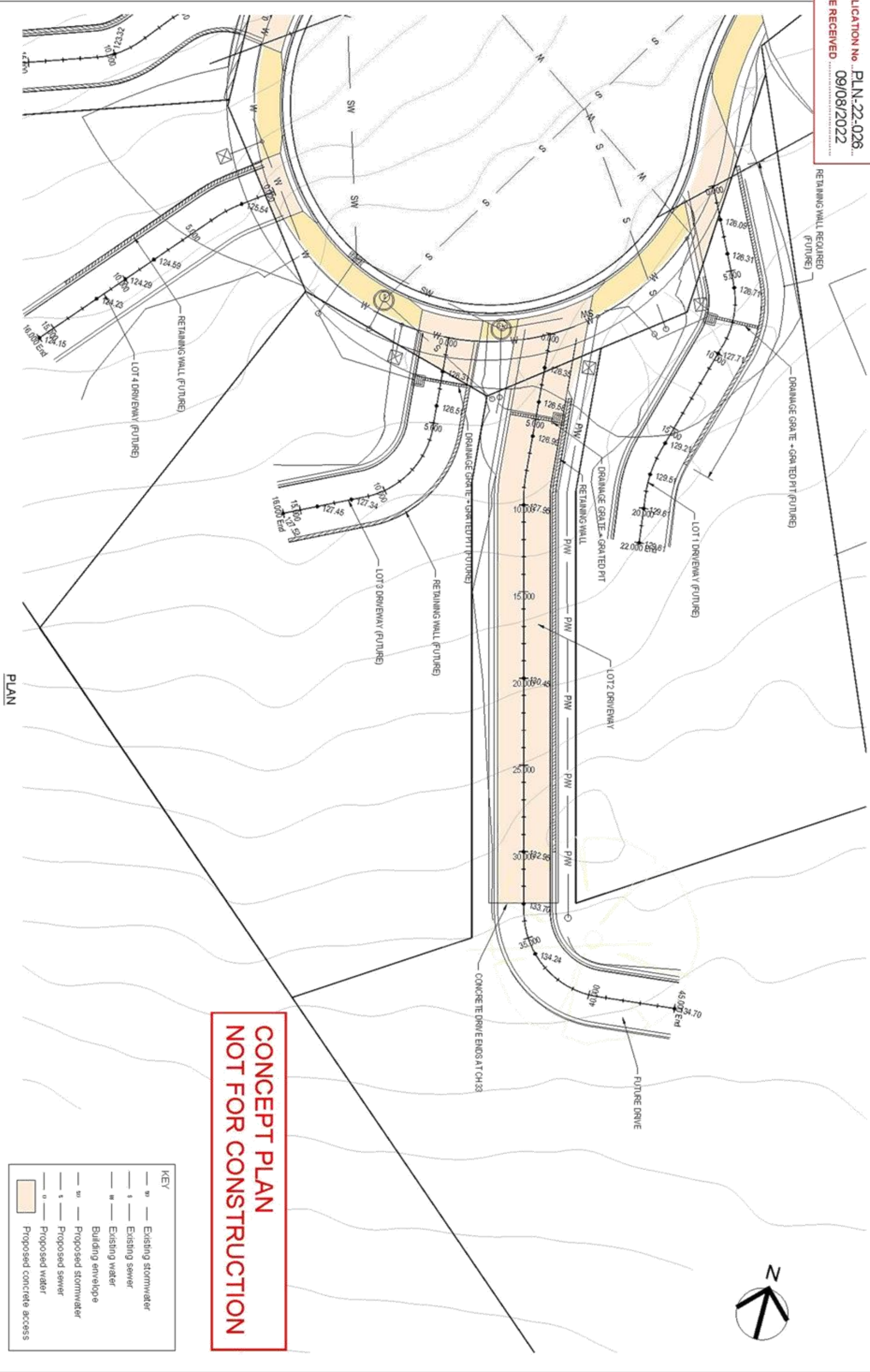




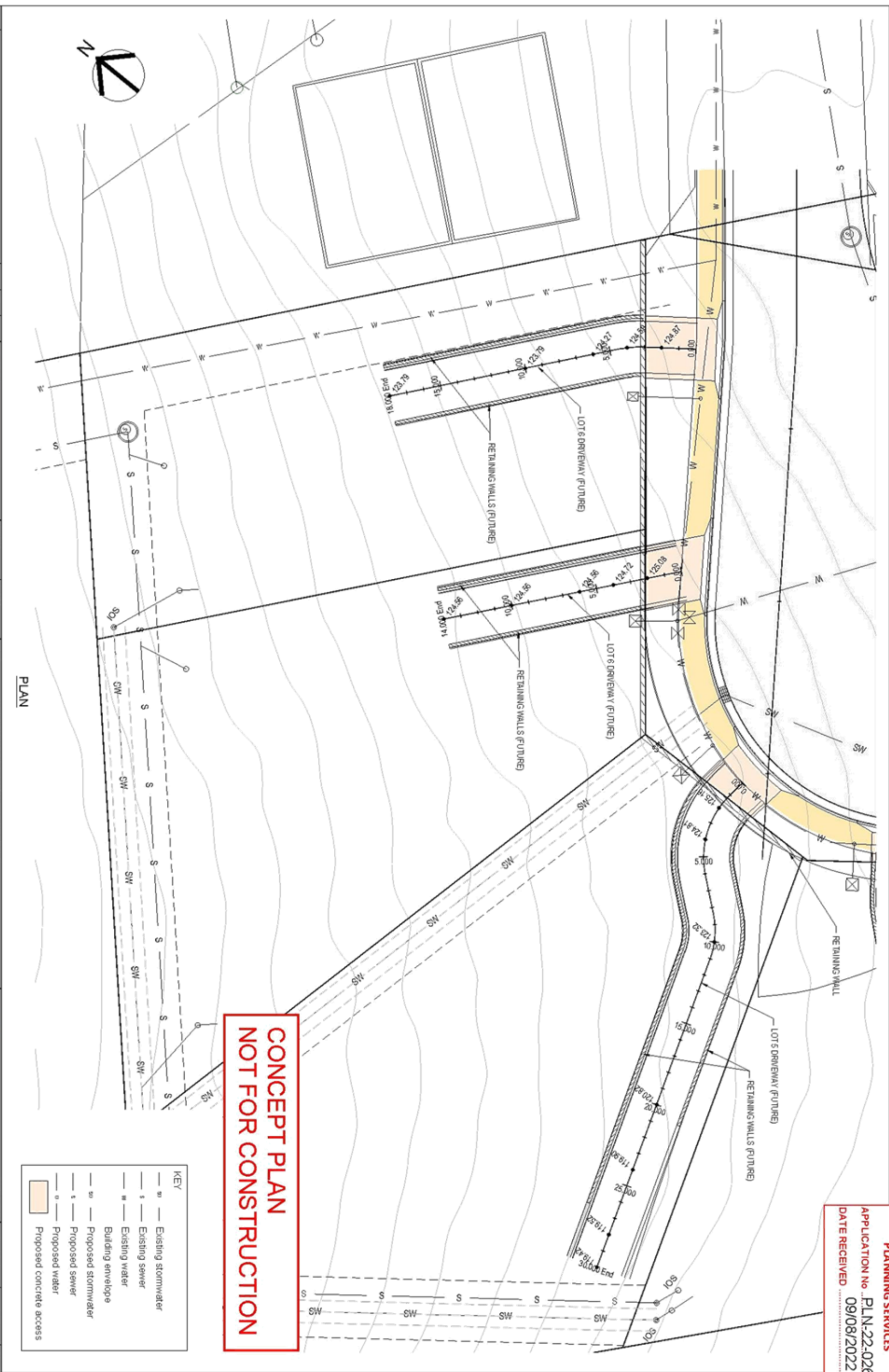


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Version: 9 Version Date: 29/08/2022

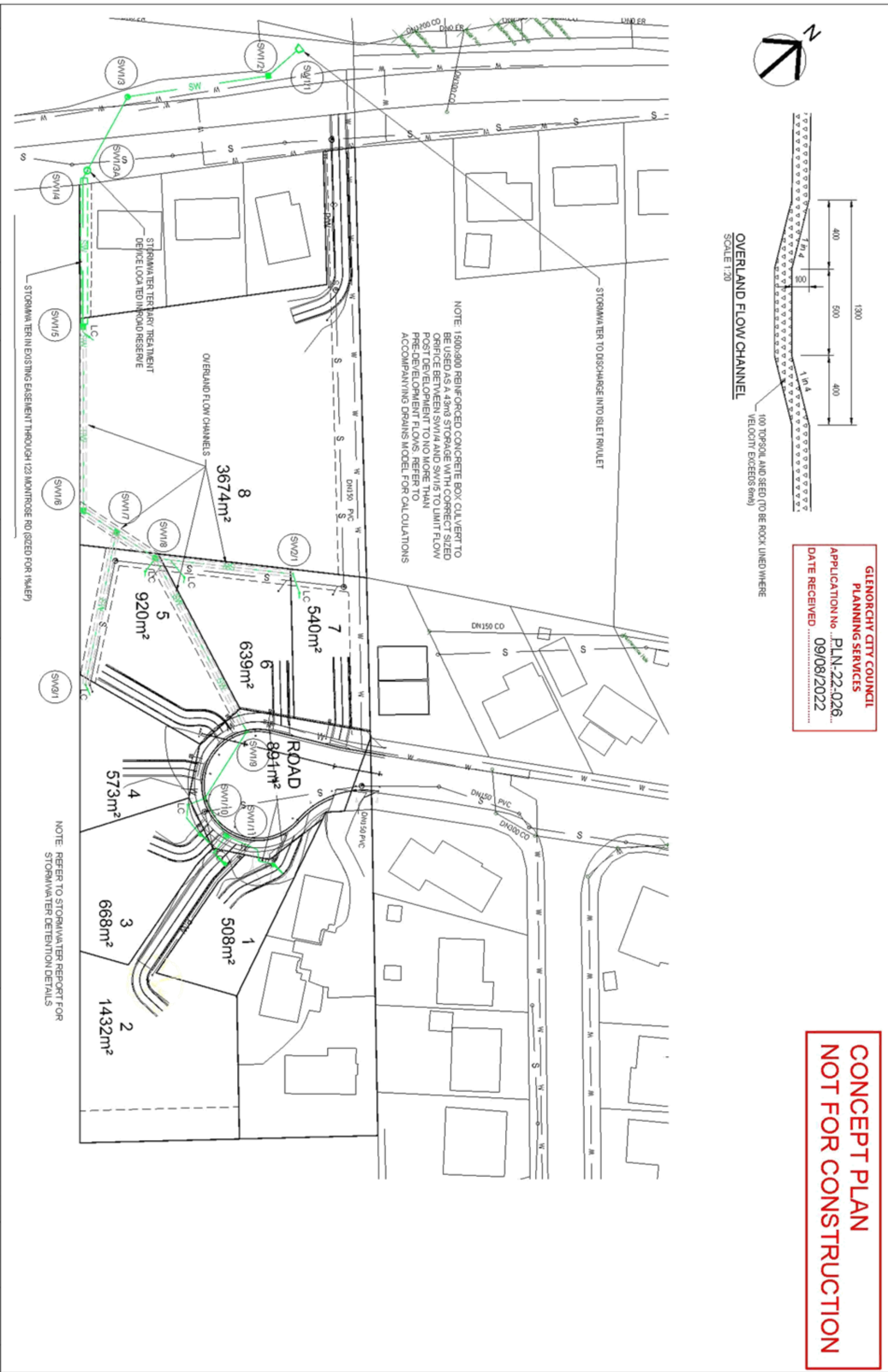






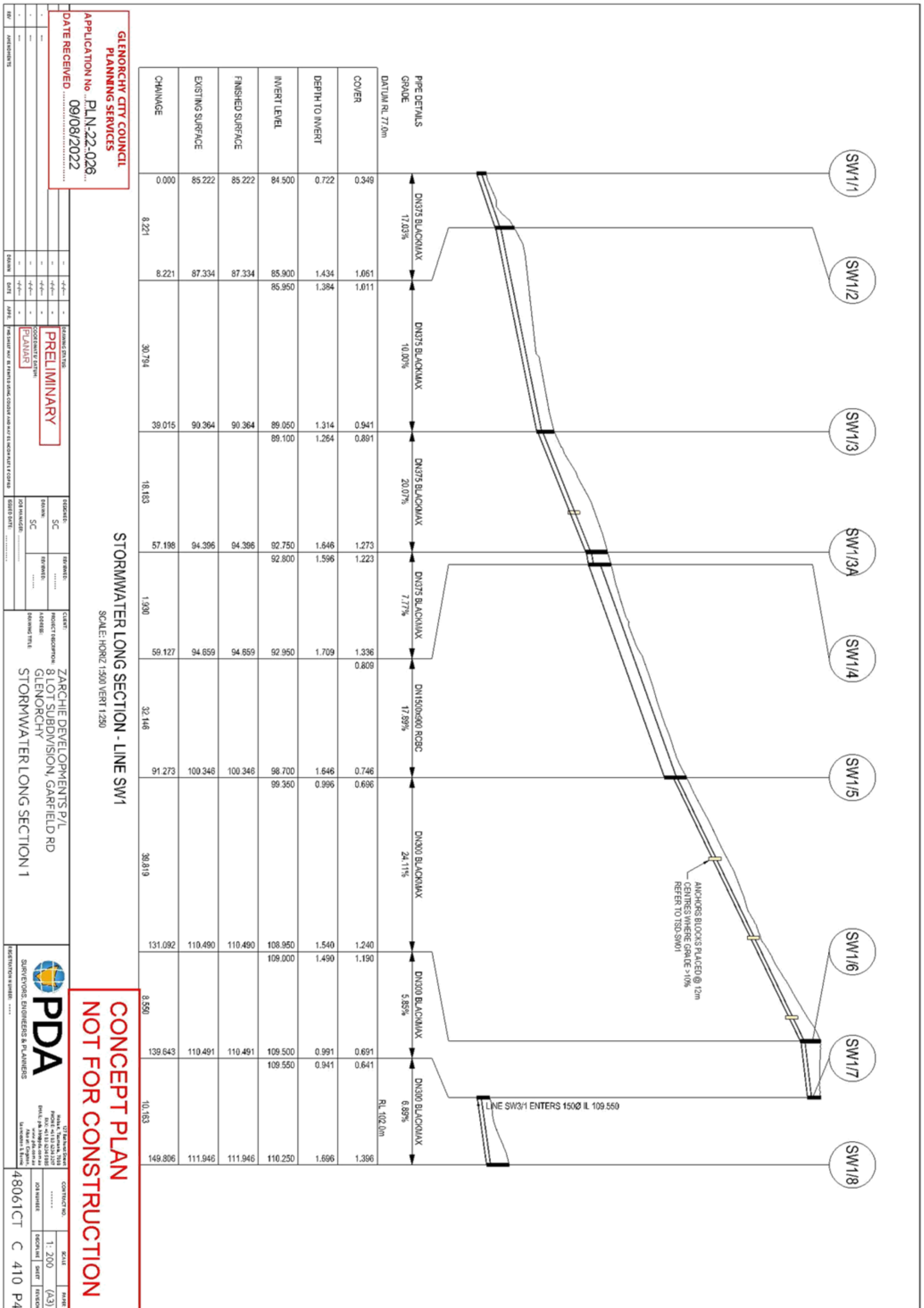




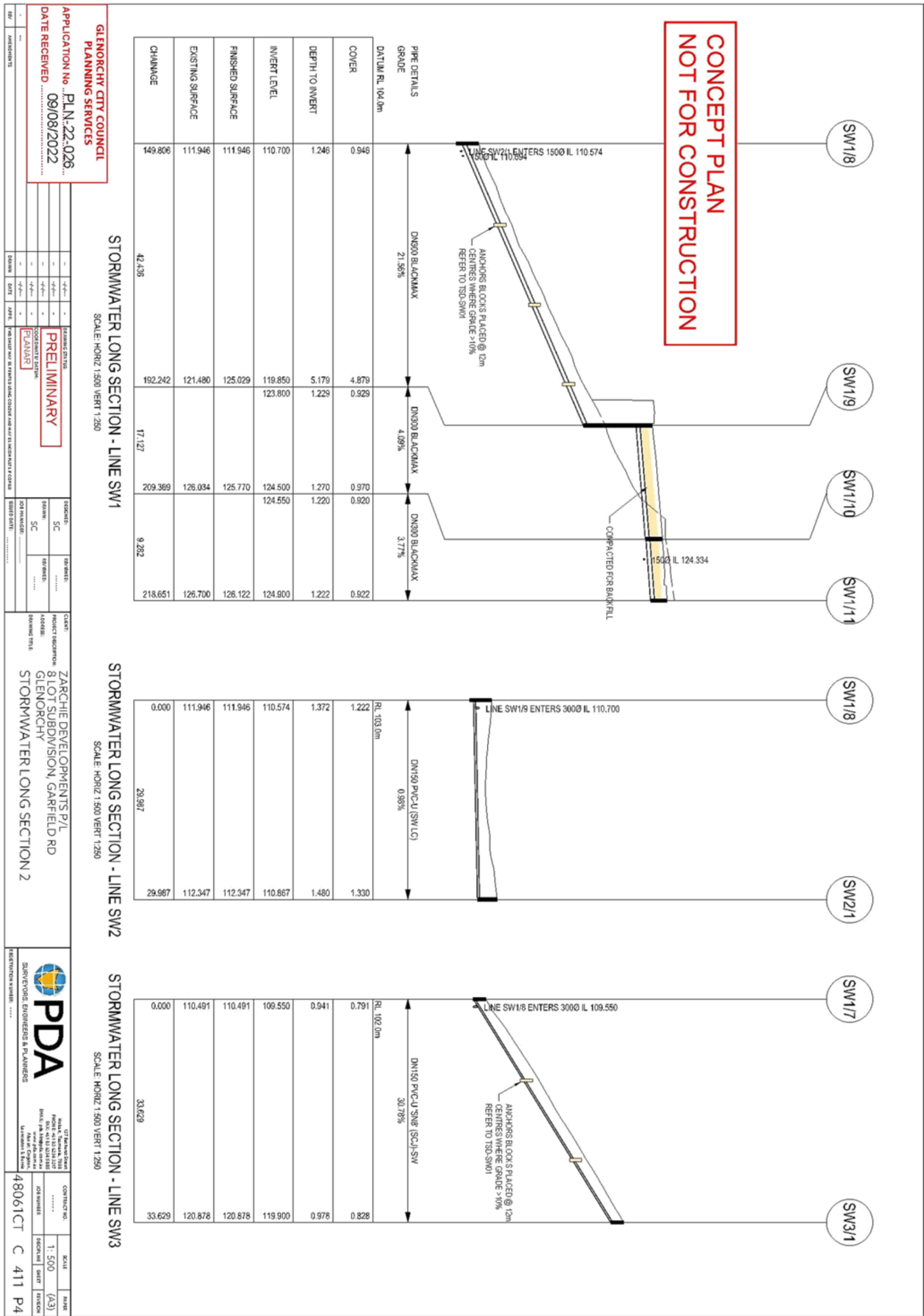




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Version: 3 Version Date: 20/08/2022

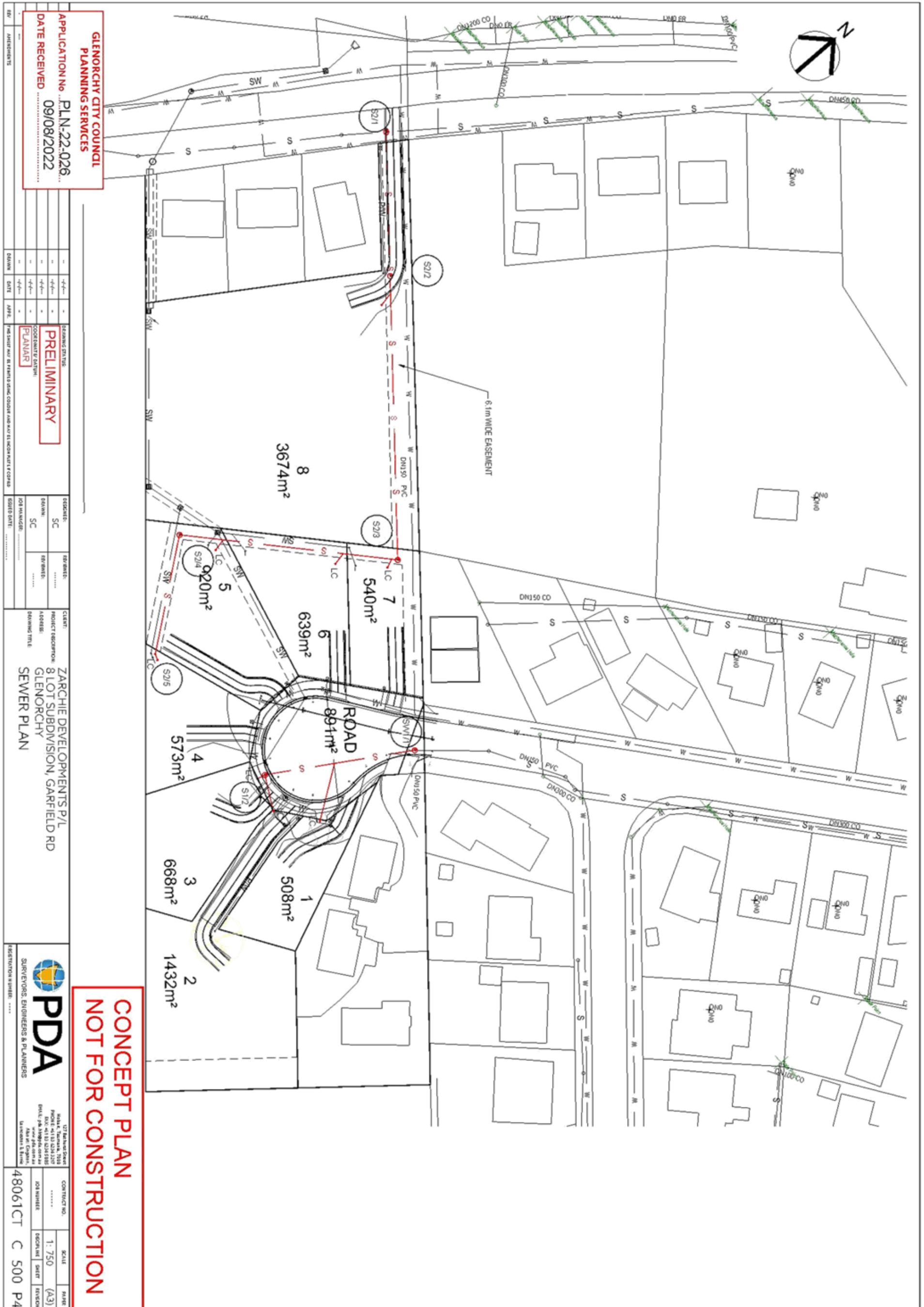




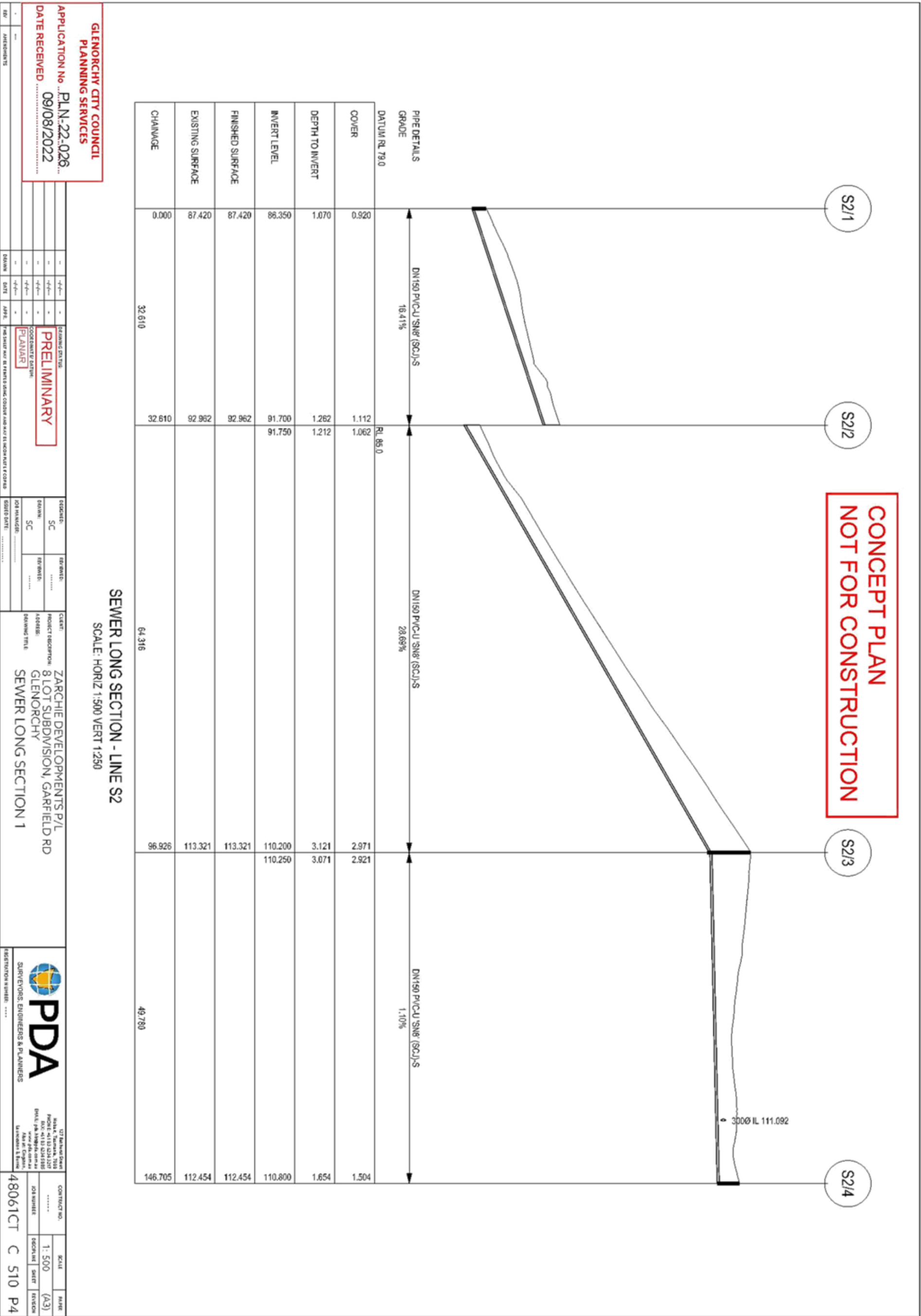




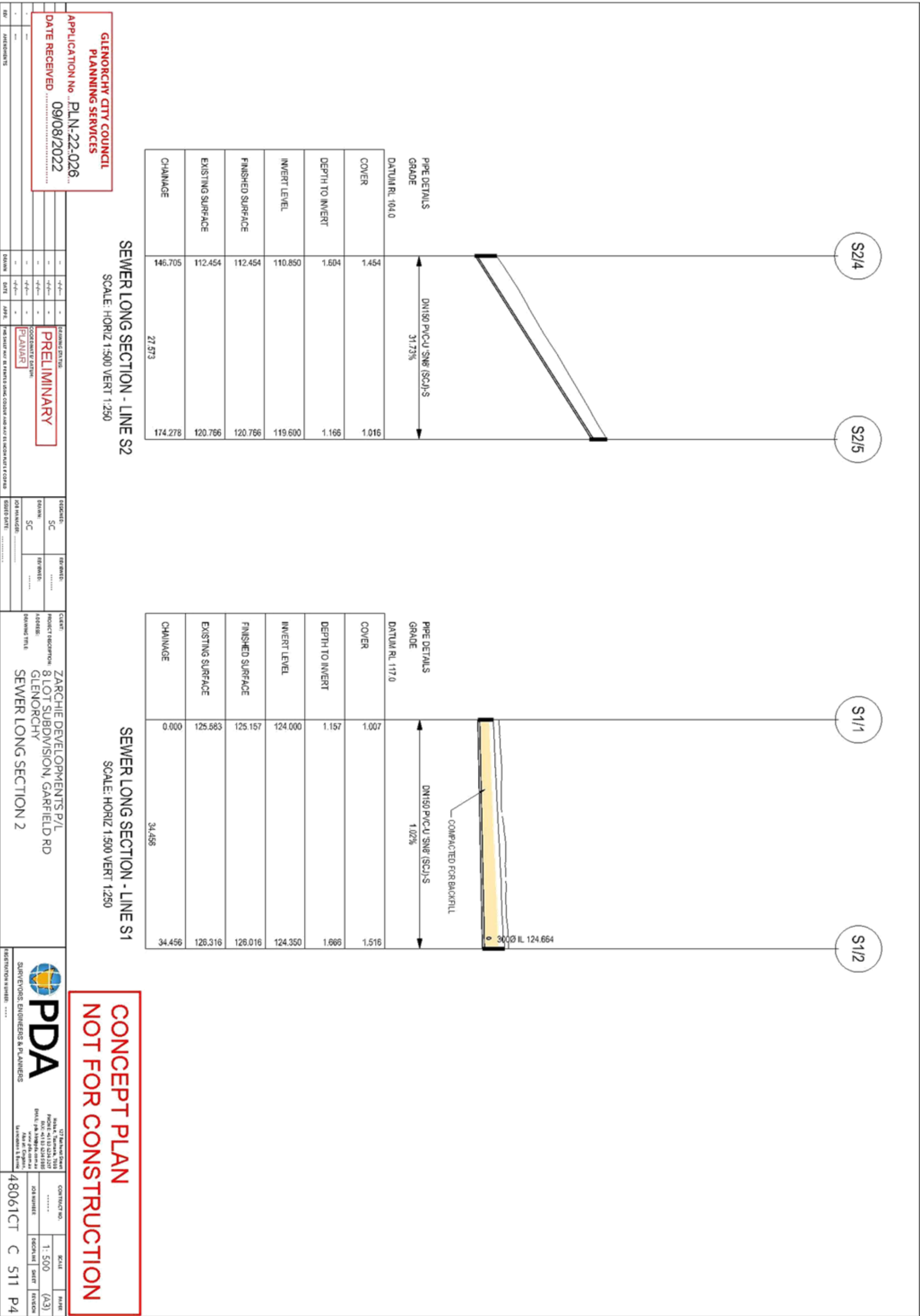
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Version: 3 Version Date: 20/08/2022













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## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-026	Council notice date	1/02/2022
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2022/00129-GCC	Date of response	21/06/2022
TasWater Contact	Al Cole	Phone No.	0439605108
<b>Response issued to</b>			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
<b>Development details</b>			
Address	GARFIELD RD, GLENORCHY	Property ID (PID)	7522717
Description of development	8 Lot Subdivision		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Overall Plan	P1	Rec 5/5/22
Zarchie Developments	Draft Part V Agreement	N/A	Rec 8/6/22
<b>Conditions</b>			
<p>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:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>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. <b>Advice:</b> The water meter and private water pipework for Lot 8 must be outside of the TasWater easement.</li> <li>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.</li> <li>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.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>Prior to applying for a Permit 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.</li> <li>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.</li> </ol>			





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.
14. 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.



#### PART 5 AGREEMENT

15. Prior to applying to TasWater for our Consent to register a legal document, the Draft Part 5 Agreement referenced in the schedule of drawings/documents must be finalised and executed between the relevant parties.

#### 56W CONSENT

16. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

#### FINAL PLANS, EASEMENTS & ENDORSEMENTS

17. 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.*
18. 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.
19. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
- the exact location of the existing water infrastructure,
  - the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

#### DEVELOPMENT ASSESSMENT FEES

20. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57, and a Consent to Register a Legal Document fee of \$154.42 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.
21. 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>





#### 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 [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.

#### 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;

- (e) Existing pipe depth and proposed finished surface levels over the pipe;
- (f) 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;
- (g) A note on the plan indicating how the pipe location and depth were ascertained.

#### 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



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15-21 Bellette Place, Chigwell TAS 7011

29-Aug-2022



The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to council.

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Version: 1 Version Date: 20/08/2022





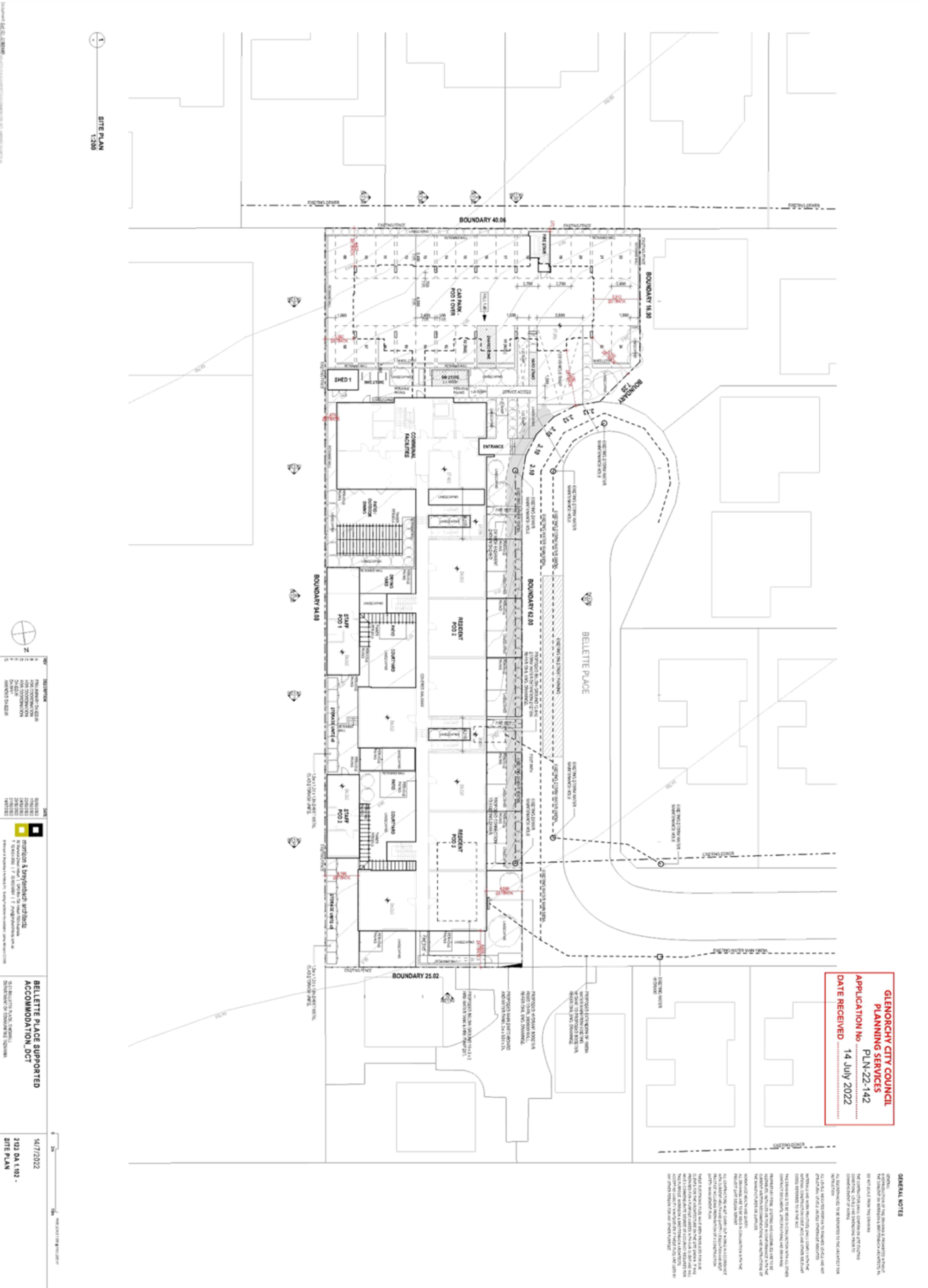
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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No **PLN-22-142**  
DATE RECEIVED **07 APRIL 2022**

















**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No PLN-22-142  
DATE RECEIVED 07 APRIL 2022

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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. PLN-22-142  
DATE RECEIVED 07 APRIL 2022









KEY	DEVELOPER	DATE
A	PHIL BARKER, DA, CH, JR	8/8/1983
B	DAVID COOPER, CH	11/6/1983
C	DAVID COOPER, CH	10/9/1983
D	DAVID COOPER, CH	10/9/1983
E	DAVID COOPER, CH	10/9/1983
F	DAVID COOPER, CH	10/9/1983





**morton & brynjack architects**  
 10000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210  
 Tel. (310) 276-1111  
 Telex: 154444

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14/7/2022  
2123 DA 1.106 -  
ROOF PLAN



# DEPARTMENT OF COMMUNITIES TASMANIA

## PROPOSED MENTAL HEALTH SUPPORTED ACCOMMODATION

SITE INFORMATION	
ADDRESS	15 - 21 BELLETTE PLACE, CROWELL, TAS 7011
PROPERTY ID	2098830
TITLE REFERENCE	67309 / 1
AUTHORITY	THE CROWN REPRESENTED BY THE DEPARTMENT OF COMMUNITIES TASMANIA
SITE AREA	2.6347m <sup>2</sup>
EXISTING BUILDING AREA	N/A
PROPOSED SITE COVERAGE	13.447m <sup>2</sup> - 49%
PROPOSED PERVIOUS SURFACE	39.647m <sup>2</sup> - 28%
PROPOSED GROUND FLOOR LEVEL	AHD 66.651
PROPOSED HIGHEST POINT	AHD 66.932
SEWER	NEW CONNECTION TO EXISTING SEWER ON BELLETTE PLACE
POWER	TBC
GAS	N/A
STORMWATER	ON SITE DETENTION, CONNECT TO EXISTING COUNCIL SYSTEM ON BELLETTE PLACE
WATER	CONNECT TO WOODIA WATER MAINS ON BELLETTE PLACE

DRAWING REGISTER				
NUMBER	TITLE	REV	NAME	DATE
2123 DA 1,100	COVER PAGE	E	AMENDED DA ISSUE	14/07/2022
2123 DA 1,101	LOCATION PLAN	E	AMENDED DA ISSUE	14/07/2022
2123 DA 1,102	SITE PLAN	G	AMENDED DA ISSUE	14/07/2022
2123 DA 1,103	GROUND FLOOR PLAN	E	AMENDED DA ISSUE	14/07/2022
2123 DA 1,104	FIRST FLOOR PLAN	E	AMENDED DA ISSUE	14/07/2022
2123 DA 1,105	SECOND FLOOR PLAN	E	AMENDED DA ISSUE	14/07/2022
2123 DA 1,106	ROOF PLAN	E	AMENDED DA ISSUE	14/07/2022
2123 DA 1,200	ELEVATIONS	E	AMENDED DA ISSUE	14/07/2022
2123 DA 1,300	SECTIONS	E	AMENDED DA ISSUE	14/07/2022
2123 DA 1,400	SHADOW DIAGRAMS	E	AMENDED DA ISSUE	14/07/2022
2123 DA 1,500	3D PLANNING ENVELOPE	E	AMENDED DA ISSUE	14/07/2022



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No** PLN-22-142

**DATE RECEIVED** 14 July 2022

GLLENORCHY CITY COUNCIL IS AN EQUAL OPPORTUNITIES ORGANISATION  
AND DOES NOT DISCRIMINATE ON THE BASIS OF AGE, SEX, ETHNICITY, RELIGION, OR SEXUAL ORIENTATION

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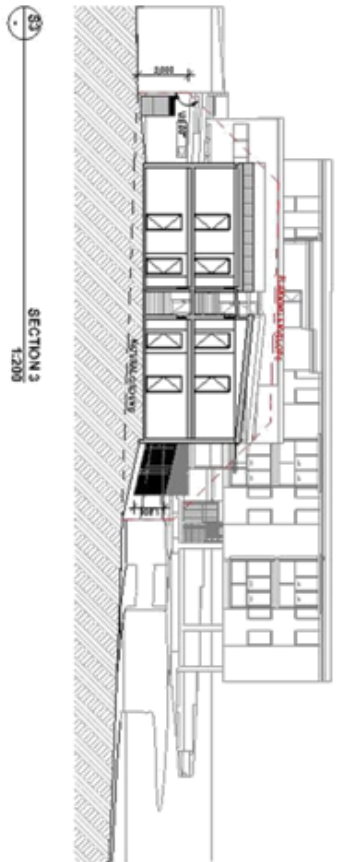
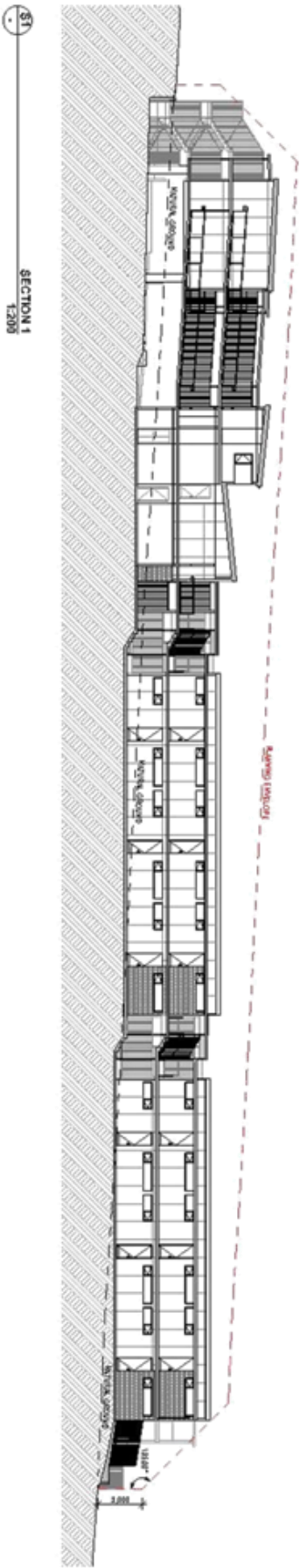
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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No PLN-22-142  
DATE RECEIVED 07 APRIL 2022





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Informational/Location Data: 26/08/2022



**GENERAL NOTES**

1. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET AND NOT TO BE USED IN ISOLATION. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET AND NOT TO BE USED IN ISOLATION.

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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No** PLN-22-142

**DATE RECEIVED** 07 APRIL 2022

NO.	DESCRIPTION	DATE
1	PRELIMINARY TO SUBMIT	7/4/2022
2	FOR CONSIDERATION	21/3/2022
3	FOR CONSIDERATION	21/3/2022
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## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PLN-22-142	<b>Council notice date</b>	13/04/2022
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2022/00550-GCC	<b>Date of response</b>	28/04/2022
<b>TasWater Contact</b>	Jake Walley	<b>Phone No.</b>	0467 625 805
<b>Response issued to</b>			
<b>Council name</b>	GLENORCHY CITY COUNCIL		
<b>Contact details</b>	gccmail@gcc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	15-21 BELLETTE PL, CHIGWELL	<b>Property ID (PID)</b>	2998839
<b>Description of development</b>	Proposed supported accommodation		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Aldanmark	Hydraulic Services – Ground Floor H1.01	A	07/04/2022
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
<ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>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.</li> <li>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.</li> <li>4. The plans submitted with an application for a Certificate for Certifiable Work (Building/Plumbing) must show the water main to be upgraded for a suitable distance so that the connection and meter assembly can be located beside the driveway.</li> </ol>			
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>			
<ol style="list-style-type: none"> <li>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.</li> <li>6. Prior to applying for a Permit 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 to TasWater's satisfaction.</li> <li>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.</li> </ol>			





8. 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.
9. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) 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 concept servicing plan "Aldanmark, Hydraulic Services – Ground Floor H1.01, A, 07/04/2022", and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. 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.
11. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), 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.
12. 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.
13. 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.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
15. 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.



#### 56W CONSENT

16. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.
17. The TasWater sewer connection/IO will need to be relocated to ensure it is a minimum of 1m away from any structure. This must be shown in the plans submitted with an application for a Certificate for Certifiable Work (Building/Plumbing).

#### DEVELOPMENT ASSESSMENT FEES

18. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 to TasWater, as approved by the Economic Regulator and the fee 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

##### 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>

##### 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.
- (d) The location of the property service connection and sewer inspection opening (IO).











3D ENVELOPE 3



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This material is not for release. Date: 26/02/2025

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