

GLENORCHY PLANNING AUTHORITY

PLANNING PERMIT

TASMANIAN PLANNING SCHEME - GLENORCHY

Application No:	PLAM-24/02
Applicant:	SJM Property Development
Proposed Use/development:	Demolition of existing dwelling and construction of 42 Multiple Dwellings and associated infrastructure works
Address:	271 and 273 Main Road, Austins Ferry and the adjacent road reservation

This permit allows the use/development of the land, subject to the conditions set out below.

This permit will lapse if the use/development is not substantially commenced within 2 years of the permit date, unless the Planning Authority has granted an extension of the permit.

Please Note: This is NOT a Building Permit.

THIS PERMIT IS NOT EFFECTIVE UNLESS AND UNTIL APPROVED BY THE TASMANIAN PLANNING COMMISSION.

CONDITIONS

Planning

1. Use and development must be substantially in accordance with combined planning scheme and planning permit application No PLAM-24/02 and the endorsed documents except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No TWDA 2025/00145-GCC, dated 19 September 2025, form part of this permit.
3. The development must occur in the stages set out in the endorsed staging plan.
4. Acoustic fencing must be constructed along the boundaries as shown in Figure GLE-S15.1 of GLE-S15.0 Ten Mile Ridge Specific Area Plan prior to the issue of Occupancy Permits for any of the dwellings. The fencing must be constructed as a continuous mass barrier using a panel system, to the lengths and heights specified in Figure GLE-S15.1.
5. Privacy screening must be installed to the decks associated with Units 7 and 32 as shown on the endorsed plans prior to the issue of the Occupancy Permits for these units. The

screening must be permanently fixed to a height of not less than 1.7 metres above the finished surface or floor level and must have a uniform transparency of no more than 25%.

6. Privacy treatment measures shown on the endorsed plans, including obscure glazing, sill heights of 1.7m above the finished surface or floor level, and fixed external screening to a height of 1.7m and uniform transparency of not more than 25%, must be installed prior to the issue of the Occupancy Permits for the relevant units. The privacy treatment measures must be maintained for each dwelling for the duration of the use.
7. Privacy treatment measures such as obscure glazing, sill heights of 1.7m above the finished surface or floor level, or fixed external screening to a height of 1.7m and uniform transparency of not more than 25%, to the satisfaction of Council's Lead Statutory Planner, must be installed prior to the issue of the Occupancy Permits for the following windows:
 - Unit 4 – W7 (Bedroom 3)
 - Units 22–25 – W6 (Kitchen windows)
 - Unit 31 – W6 (Bedroom 1), and
 - Unit 33-34 – W7 (Ground Floor Bedroom).

The privacy treatment measures must be maintained for each dwelling for the duration of the use.

8. Internal fencing must be installed in accordance with the endorsed Landscape Plan for each dwelling, and completed prior to the issue of the Occupancy Permit for that dwelling under the relevant stage of development.
9. Fencing within 4.5 metres of the front boundary, including any fencing along the side boundaries within this area, must not exceed the heights shown on the endorsed Landscape Plan.
10. The waste storage area must be constructed as shown in endorsed plans prior to the issue of the Occupancy Permit for any of the dwellings and be:
 - a) Setback at least 4.5m from the front boundary;
 - b) Setback more than 5.5m from any dwelling; and
 - c) Screened from the front boundary and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.

Engineering

General

11. Prior to the issuing of a Building Approval for each stage or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au/stormwater/

12. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
13. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
14. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
15. Provide written certification from a licensed civil engineer certifying that all civil works have been completed in accordance with the engineering drawings approved by Council's Development Engineer and to the applicable Australian Standards prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner
16. Arrange a compliance inspection with Council of the civil works that have been approved by Council's Development Engineer prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner. Note that a minimum of five (5) business days notice must be given to Council for a compliance inspection.
17. A detailed estimate for the works must be provided and payment of the engineering drawing approval fee must be made prior to the issue of approved engineering drawings for condition endorsement or the issuing of the building approval (whichever occurs first). Under Council Schedule of fees and charges 2025/2026, the engineering drawings approval fee is \$265 per dwelling unit. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
18. The applicant must pay Council the amount of \$275.30 to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the completion. This amount is subject to annual adjustment with the Council Fees and Charges Register.
19. The as-constructed drawing prepared by a suitably qualified person must be submitted to Council and approved by Council's Development Engineer prior to the issuing of a Completion Certificate under the Building Act 2016 and the final sign off.

Traffic and parking

20. Parking and driveway must be installed and completed in the following order:

- a) Stage 1: provide two (2) car parking spaces each for unit 1 to unit 8 and unit 42, six (6) visitor car parking spaces and the temporary turning area at the end of the driveway.
- b) Stage 2: provide two (2) car parking spaces each for unit 9 to unit 20, two (2) car parking spaces each for unit 22 to unit 25, four (4) visitor car parking spaces and the temporary turning area at the end of the driveway.
- c) Stage 3: provide two (2) car parking spaces each for unit 21 and unit 26 to unit 41 and four (4) visitor car parking spaces.

Prior to the occupancy of the dwellings in each stage, parking and driveway areas and associated drainage works must be provided and approved by Council's Development engineer.

21. The design and construction of the parking, access and turning areas must generally comply with the *Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004*, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site at each stage. The proposed driveway and parking must comply with the following:-

- a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%.
- b) A total of ninety-eight (98) clearly marked car parking spaces must be provided. Each dwelling must be provided with 2 car parking spaces.
- c) Of the proposed number of car parking spaces, fourteen (14) visitor parking spaces must be provided, clearly line-marked and always kept available for these purposes.
- d) Vertical alignment must include transition curves (or straight sections) at all grade changes greater than 12.5%.
- e) A 1-metre-wide pedestrian path must be provided, signed and line-marked at points of crossing.
- f) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- g) Parking areas must be provided with adequate lightings in accordance with the standard requirements.
- h) For the relevant units, the garages openings must be in accordance with the vehicle turning drawing no. 15 of 143 dated 11/07/2025 drawn by G. Tilley.
- i) The gradient of any parking areas must not exceed 5% and
- j) Minimum carriageway width is to be no less than 5.5 metres.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit. All works required by this condition must be installed prior to the occupancy of the dwellings for each stage.

22. A 6m wide vehicle crossing must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer

prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval for stage 1. The developer must contact Council's Development Engineers to arrange an inspection of the driveway formwork prior to the pouring of any concrete. A minimum of 48 hours' notice is required.

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>

23. Barrier compliant with the *Australian Standard AS 1170.1* must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling(s).

Hydraulics

24. The development must incorporate both on-site detention (OSD) the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as set out in the Stormwater Management Plan. Detailed design demonstrate compliance to the requirements must be submitted for approval as part of the condition endorsement. Both elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwellings.
25. Prior to the commencement of the use or development, detailed design plans for the stormwater connection must be submitted to and approved by Council. These plans must demonstrate compliance with the following requirements:
 - a) A new stormwater connection, equivalent to a 3000mm diameter pipe, must be installed from the property boundary to Council's public stormwater system in accordance with the approved plans.
 - b) The stormwater connection must be constructed by a suitably qualified person, inspected by Council's Plumbing Surveyor, and completed to the satisfaction of Council. The applicant must notify the relevant Council officer for an inspection prior to backfilling.
 - c) Stormwater connections to underground mains must comply with TSD-SW25-v3, TSD-SW26-v3, and TSD-SW27-v3.

No works must commence until the detailed design plans have been approved by Council. This condition requires further information to be submitted with a Condition Endorsement process.

Advice: If the stormwater connection works are not left exposed for inspection, Council may require the Applicant to undertake a CCTV inspection at the Applicant's cost. A digital copy of the CCTV inspection video, along with the associated report(s), must be submitted to Council prior to the issuance of any Certificate of Completion.

26. Engineering design drawings must be submitted and approved, prior to the construction or the issue of Building/Plumbing Permit, whichever occurs first. The engineering drawings must:
 - a) be certified by a qualified and experienced Engineer;
 - b) Clearly distinguish between public and private infrastructure;

- c) Show any existing connections. Any redundant connections must be sealed by the Council at the owner's expense prior to sealing of the final plan;
- d) Show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings;
- e) Provide details of the design measures to safely convey overland flows for major rain event;
- f) Provide details of the proposed On-site detention device (OSD) including inlet, outlet, orifice control, overflow mechanism and access points for maintenance;
- g) Provide details of the proposed Stormwater quality treatment devices including inlet, outlet, orifice control, overflow mechanism/ hi flow bypass and access points and path for maintenance.
- h) Public infrastructure be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013.

All work required by this condition must be undertaken in accordance with the approved engineered drawings.

- 27. Prior to the construction or the issue of Building/Plumbing Permit, whichever occurs first, submit an updated stormwater report and a relevant DRAINS model result file incorporating following design inputs;
 - a) Add a pit blockage factor for all grated and sag pits
 - b) Update and verify the design levels with all model nodes and pit/pipe inverts
 - c) Verify overland flow routes to ensure the grades are representative of site design.
- 28. The development must incorporate the On-Site Detention (OSD) as part of the development as presented in the Concept Stormwater Management report by Aldanmark dated 20.08.2025 and Concept Engineering Plans dated 20.18.2025. The onsite detention elements and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to the issue of occupancy certificate/ Completion Certificate. Any alternative design of upgrading the downstream public stormwater network in-lieu of OSD will need to be approved by Council's Senior Civil Engineer. This may also trigger an amendment, or a new planning permit and the applicant will require undertaking all necessary modelling works as well as administrative works should a new application or amendment is required.
- 29. The development must incorporate the Water Sensitive Urban Design (WSUD) as part of the development as presented in the Stormwater report by Aldanmark Engineers; Revision C dated 20.08 2025. The WSUD components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to the issue of occupancy certificate/ Completion Certificate.
- 30. Prior to the commencement of the use or development, a new stormwater connection as shown on approved concept engineering plans by Aldanmark, must be installed from the property boundary to Council's public stormwater network. The detailed design of the connection must comply with the LGAT drawing and be submitted for approval prior to the issuing of the building permit or the commencement of works (whichever occurs first). Any existing stormwater connections that are abandoned must be decommissioned and sealed at the owner's expense.
- 31. The applicant must ensure ongoing compliance with the approved WSUD Maintenance Scheme included in the Stormwater report by Aldanmark dated 20.08.2025.

32. Stormwater detention must be installed and retained on site as per the GENERAL MANAGER'S CONSENT – S.14 URBAN DRAINAGE ACT 2013 issued on 18 June 2025. Alternative stormwater detention measures may be installed provided equal capacity is retained and the works do not trigger the need for further approvals under the Land Use Planning and Approvals Act 1993.

Environmental Health

33. A Noise Verification Report must be submitted to Council's Senior Environmental Health Officer within:
- four weeks of an Occupancy Permit being issued for any of the units with respect to the acoustic fence, and
 - four weeks of the occupancy permit being issued for Units 17, 18 or 19.

The report must assess the noise in the habitable rooms of the second storeys of Units 17, 18 & 19 and the noise received within the acoustic boundary fence.

The report must demonstrate and certify that:

- (a) the acoustic fence provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above; and
- (b) second storey habitable room of Units 17, 18 and 19 meet AS2107:2016 –Acoustics - (Recommended Design Sound Levels and Reverberation Times for Building Interiors).

Should further noise mitigation measures be recommended to achieve the stated sound levels (as per Tarkarri Engineering, Environmental Noise Assessment, 16 July 2025) these measures must be installed within eight weeks of the date of the report.

A further noise verification check must be undertaken and submitted to the satisfaction of Council's Senior Environmental Health Officer. Noise mitigation treatments must be shown to be effective.

34. The construction of the acoustic fence as designed and specified by Tarkarri Engineering must be installed prior to the occupation of any of the dwellings at 271 Main Road, Austins Ferry.
35. Second Storey decks and balconies are to be kept to the south and west only and assessment of the construction by an acoustic engineer to ensure internal noise levels in accordance with AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors.
36. For the double storey units (17-19) proposed at 271 Main Road, Austins Ferry the upper level is to meet the requirements within the Environmental Noise Assessment by Tarkarri Engineering, including:
- a) Glazing – For the second storey glazing elements in the northern, southern and eastern facades glazing is to be a minimum $R_w 37 + C_{tr} -5$. A system such as the following:
 - (i) Exterior Glazing: 6.38 mm Laminated Glass
 - (ii) Thermal Gap: 12 mm Insulated Argon Gas Gap
 - (iii) Interior Glazing: 4 mm Toughened Glass
 - b) Walls
 - (i) Upgrade the plasterboard internal lining on the second storey external walls to 13 mm Frycheck plasterboard or equivalent (with a surface mass of 10.5 kg.m²) mounted to a resilient rail.

c) Roof / Ceiling

- (i) For utility and living spaces (dining / living / kitchen) on the second storey upgrade the plasterboard ceiling to 13 mm Frycheck plasterboard or equivalent (with a surface mass of 10.5 kg/m²) mounted to a resilient rail. For bedrooms and walk in robes x2 layers of 13 mm Frycheck plasterboard or equivalent (each layer with a surface mass of 10.5 kg/m²) mounted to a resilient rail.

Waste Services

37. The design for the bin enclosure must comply with the following:

- a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Council's approval.
- b) It must have concrete at the entrance to the bin enclosure.
- c) There must be no lip on the concrete slab of the bin enclosure.
- d) It is recommended the bin enclosure be built as a three bay partitioned enclosure, one bay for each bin type, waste, recycling and FOGO, each bay to house fourteen (14) bins.
- e) Each bay must suit fourteen (14) x 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin.
- f) Recommended minimum height of the bin enclosure is 1200mm and minimum recommended depth is 930mm.
- g) The front of the bin enclosure should face the internal access driveway and be left open throughout the length of the bin enclosure, it may be fenced and/or gated, but must enable wheelie bins to be removed, and returned in a safe and efficient manner.

Prior to occupancy of the dwellings the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Engineering

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Waste Services

The proposed multiple dwellings would be eligible for a maximum of forty two (42) x 240L wheelie bins. Fourteen (14) x 240L Waste Bins (Red lids), Fourteen (14) x 240L Recycling Bins (yellow lids), Fourteen (14) x 240L FOGO bins (lime green lids), collected weekly to be shared by all forty two (42) dwellings.

Storage and Collection of Shared Waste, Recycling and FOGO Bins

It is recommended bins are be stored in a three bay partitioned bin enclosure and not taken to individual dwellings. Each bin bay will house one bin type.

The bin enclosure would be built within the property boundary preferably at the entrance of the property allowing a 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site.

It is recommended that no bin enclosure be built closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising.

There would be a concrete bin collection area built in front of the bin bays for the placement and collection of fourteen x 240L shared wheelie bins for each bin type collection.

Councils Waste Services Contactor will enter the site for the collection of the shared wheelie bins from the concrete collection pad.

A Deed of Release between the Developer and Council must be signed prior to the collection vehicles entering the site.

[signature]

Lyndal Byrne

Coordinator Planning Services

[APPROVAL DATE]

Amended Submission to Planning Authority Notice

Application details

Council Planning Permit No.	PLAM-24/02
Council notice date	18/02/2025
TasWater Reference No.	TWDA 2025/00145-GCC
Date of response	04/03/2025
Amendment date	19/09/2025
TasWater Contact	Phil Papps
Phone No.	0474 931 272

Response issued to

Council name	GLENORCHY CITY COUNCIL
Contact details	gccmail@gcc.tas.gov.au

Development details

Address	271 MAIN RD, AUSTINS FERRY
Property ID (PID)	7657873
Description of development	Planning Scheme amendment and 42 Multiple Dwellings combined planning permit

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Greg Tilley	Site Plan / 01	3	11/07/2025
Greg Tilley	Staging Plan / 17	3	11/07/2025
Aldanmark	Civil Plans 21E116-1 Shts C301 - C308	F	12/06/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56S(2) TasWater makes the following submission(s):

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

1. 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 not require to be notified of nor attend 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(s) 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.
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/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 (Sewer Diversion)

4. Prior to applying for a Certificate for Certifiable Work/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
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.
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 and sewerage to TasWater's satisfaction.

Advice: *Design plans must show proposed easements centrally located over the proposed new sewerage infrastructure and all other services must cross the easement land at 90 degrees (+/- 15 degrees) and not occupy the easement.*

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.
8. Prior to undertaking any works related to water and sewerage, 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.

9. 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.
10. 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 constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
11. After testing 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.
12. 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.
13. 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". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
14. 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.
15. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

16. 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.

EASEMENTS & ENDORSEMENTS

17. 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.
18. Prior to the issue of a Certificate of Water & Sewerage Compliance (Building) and or (Plumbing) / Certificate of Practical Completion from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) to cover existing/proposed TasWater infrastructure as required by condition 17. All costs and expenses related to the transfer of easement(s) to TasWater are to be paid by the developer.

DEVELOPER CHARGES

19. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$54,115.60 to TasWater for water infrastructure for 30.80 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.
20. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$68,083.75 to TasWater for sewerage infrastructure for 38.75 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 Certificate(s) for Certifiable Work (Building) and/or (Plumbing) 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 \$1,307.93, 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>

Developer Charges

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of 1 July 2022, TasWater’s Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new strata 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.

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.

Declaration

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