



The City with Spirit

NOTICE OF MEETING

Notice is hereby given that a **Planning Authority Committee** meeting of the Devonport City Council will be held in the Council Chambers, on Monday 6 March 2017, commencing at 5:15pm.

The meeting will be open to the public at 5:15pm.

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports in this agenda contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

Paul West
GENERAL MANAGER

1 March 2017

**AGENDA FOR A MEETING OF THE PLANNING AUTHORITY COMMITTEE OF
DEVONPORT CITY COUNCIL HELD ON MONDAY 6 MARCH 2017
AT THE COUNCIL CHAMBERS AT 5:15PM**

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Agenda of a meeting of the Devonport City Council's **Planning Authority Committee** to be held at the Council Chambers, 17 Fenton Way, Devonport on Monday 6, March 2017 commencing at 5:15pm.

PRESENT

		Present	Apology
Chairman	Ald S L Martin (Mayor)		
	Ald C D Emmerton		
	Ald G F Goodwin		
	Ald J F Matthews		
	Ald L M Perry		

IN ATTENDANCE

All persons in attendance are advised that it is Council policy to record Council Meetings, in accordance with Council's Audio Recording Policy. The audio recording of this meeting will be made available to the public on Council's website for a minimum period of six months. Members of the public in attendance at the meeting who do not wish for their words to be recorded and/or published on the website, should contact a relevant Council Officer and advise of their wishes prior to the start of the meeting.

1.0 APOLOGIES

2.0 DECLARATIONS OF INTEREST

3.0 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED/REFUSED UNDER DELEGATED AUTHORITY - 7 FEBRUARY 2017 - 28 FEBRUARY 2017

ATTACHMENTS

- [1.](#) Planning Applications approved/refused under Delegated Authority 7 February 2017 - 28 February 2017

RECOMMENDATION

That the list of delegated approvals/refusal be received.

Author:	Jennifer Broomhall	Endorsed By:	Brian May
Position:	Planning Administration Officer	Position:	Development Manager

Planning Applications Approved/Refused Under Delegated Authority – 7 February 2017 – 28 February 2017				
Application No.	Location	Description	Approval Date	Refusal Date
PA2016.0162	23 Hillcrest Road, Devonport	Utilities - telecommunications facility (monopole and associated infrastructure)		15/02/2017
PA2016.0183	2 Barker Street, Devonport	Residential (single dwelling)	17/02/2017	
PA2017.0003	220 Kelcey Tier Road, Spreyton	Residential (dwelling and shed) - assessment against performance criteria for Environmental Living Provisions – 14.4.1, 14.4.2 & 14.4.3	15/02/2017	
PA2017.0004	16 North Caroline Street, East Devonport	Educational and occasional care - employment training centre	7/02/2017	
PA2017.0006	19 Ellice Hill Drive, Spreyton	Residential - as constructed additions	8/02/2017	
PA2017.0007	2 Sherston Road, Eugenana	Residential – outbuilding	27/02/2017	
PA2017.0008	135 Don Heads Road, Don	Demolition of dwelling and outbuildings	27/02/2017	
PA2017.0010	5a Linden Heights, Don	Garage	20/02/2017	

4.0 DEVELOPMENT REPORTS

4.1 PA2017.0001 - TWO LOT SUBDIVISION (ONE ADDITIONAL LOT) - 98 NORTH STREET DEVONPORT

File: 33578 D462274

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 2.1.1 Apply and review the *Devonport Interim Planning Scheme 2013* as required, to ensure it delivers local community character and appropriate land use
- Strategy 2.1.2 Provide high quality, consistent and responsive development assessment and compliance processes

PURPOSE

The purpose of this report is to enable Council's Planning Authority Committee to make a decision regarding planning application PA2017.0001.

BACKGROUND

Planning Instrument:	<i>Devonport Interim Planning Scheme 2013</i>
Applicant:	Jamie Goodwin
Owner:	Mr JM Goodwin & Mrs VJ Goodwin
Proposal:	Two lot subdivision (one additional lot)
Existing Use:	Residential (single dwelling)
Zoning:	General Residential
Decision Due:	18/03/2017

SITE DESCRIPTION

The subject site is identified by Certificate of Title (CT)120689/27 with the property address of 98 North Street, Devonport. The property is rectangular in shape and has road frontages to North Street and Chalmers Lane. The land falls from North Street to Chalmers Lane with a gradient of approximately 10%. Located on the site is a weatherboard dwelling that was constructed in the 1950s.

An aerial image and title plan of the property is reproduced respectively as Figure 1 and 2 on the following page.



Figure 1 – Aerial image of subject site and surrounds
DCC Geocortex, 2015

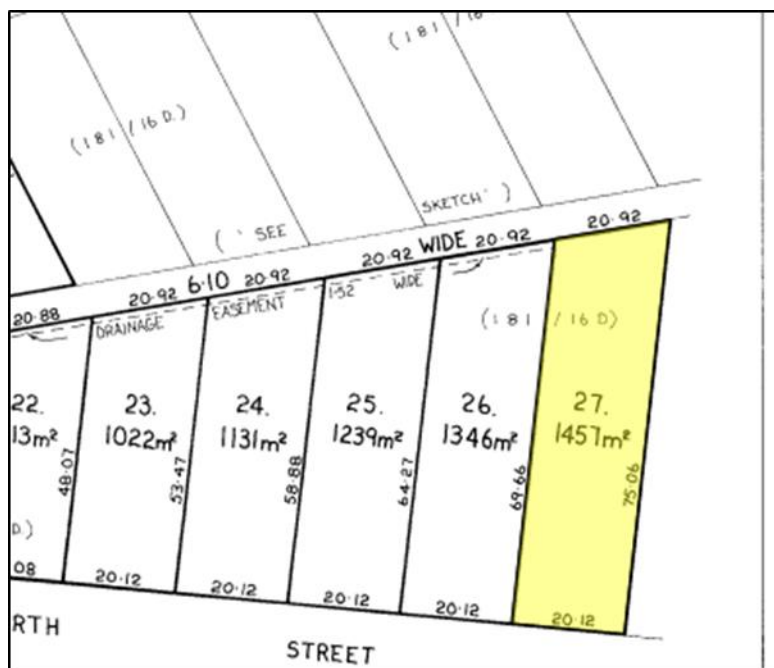


Figure 2 - Title of Plan of Subject Site – CT 120689/27
The List

The applicant is seeking approval to divide the subject land by creating an additional lot.

Lot 2 is proposed to have an area of 645m² and will have a road frontage to Chalmers Lane.

A copy of the proposed subdivision layout is shown in Figure 3 below. A full copy of the application documentation is appended as **Attachment 1**.

*It is noted the initial subdivision plan that was subject to the 14 day public scrutiny period did not include a walkway to Chalmers Lane as part of lot 1. The walkway was included so the applicant could satisfy a TasWater stipulation. The change to the subdivision layout was considered of no consequence and it did not require the application to be re-advertised.

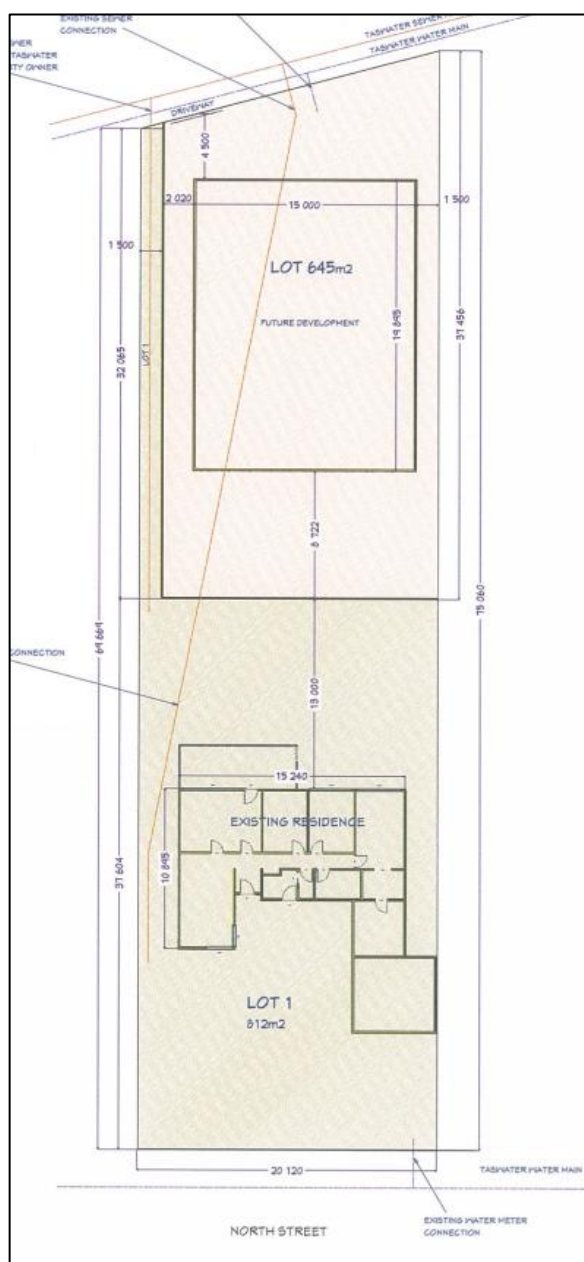


Figure 3 – Subdivision layout submitted by applicant
(ZACEDEN PROPERTIES)

PLANNING ISSUES

The land is zoned General Residential under the *Devonport Interim Planning Scheme 2013* (DIPS). A zoning map of the site and surrounding area is reproduced below as Figure 4. The principal intention of the General Residential zone is the following:

"To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided."

(DIPS, 2013)



Figure 4 – Zoning Map of subject site and immediate surrounds

DCC Geocortex, 2015

During the assessment period of this application, the Tasmanian Planning Commission approved Urgent Amendment DEV UA4/2016 to the DIPS. The implemented changes now allow a subdivision to be assessed as 'Permitted' if a proposal can satisfy all applicable Acceptable Solutions of the zone including lot size and infrastructure connections. Before the urgent amendment came into effect, an application for subdivision under the DIPS to create additional lots triggered the 'Discretionary' planning permit pathway (public scrutiny process) as the subdivision standard for each zone had no Acceptable Solutions, therefore requiring assessment against the corresponding Performance Criteria.

The urgent amendment came into effect on 8 February 2017. Section 51(3)(a) of the *Land Use Planning and Approvals Act 1993* (the Act) states that a *Planning Authority* is required to make a decision by reference, "to the provisions of the planning scheme as in force at the date of that decision". As a result, this application is required to be assessed under the provisions recently implemented as part of the urgent amendment.

In regard to this subdivision application, the proposal satisfies all of the applicable Acceptable Solutions prescribed within the DIPS and can be treated as 'Permitted'. For instance, compliance with 10.4.9 - *Suitability of a site or lot for use or development* is met as both lots are over the minimum Acceptable Solution lot size of 330m² and the vacant lot (lot 2) can comfortably achieve a 15m x 10m building envelope that is clear of the applicable building setbacks for the zone. In addition, each lot can meet the Acceptable Solutions in regard to infrastructure requirements which include stormwater drainage and access requirements. Lastly, the applicant has stated that the vacant lot is intended for residential purposes, therefore, satisfying the Acceptable Solutions for 10.4.13 *Subdivision*.

The DIPS at the time of this subdivision deemed the proposal 'Discretionary' and as a result, the application was advertised in accordance with the public exhibition requirements of the Act. During the public notification process two representations were received (refer to *Representations* section of the report). While the application was on hold due to TasWater requirements, the urgent amendment discussed earlier came into effect which changed the status of the application to 'Permitted' from 'Discretionary'. A *Planning Authority* must approve a 'Permitted' application, however, conditions can be included on the permit if deemed necessary.

COMMUNITY ENGAGEMENT

On 05/01/2017, Council received an application for the above development. Under Section 57(3) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority must give notice of an application for a permit. As prescribed at Section 9(1) of the *Land Use Planning and Approvals Regulations 2014*, the Planning Authority fulfilled this notification requirement by:

- (a) Advertising the application in *The Advocate* newspaper on 07/01/2017;
- (b) Making a copy of the proposal available in Council Offices from the 07/01/2017;
- (c) Notifying adjoining property owners by mail on 06/01/2017; and
- (d) Erecting a Site Notice for display from the 06/01/2017.

The period for representations to be received by Council closed on 23/01/2017.

*It is noted when the application was submitted it had a 'Discretionary' status which required the above-mentioned advertising processes to occur.

REPRESENTATIONS

Two representations were received within the prescribed 14 day public scrutiny period required by the *Land Use Planning and Approvals Act 1993*.

The representations are appended as **Attachment 2**.

The two representations received were from property owners who utilise Chalmers Lane to access their properties.

A summary of the issues mentioned within the representations are underlined and discussed in further detail below.

Additional Traffic Generation along Chalmers Lane

It is acknowledged that Chalmers Lane is a narrow carriageway and the proposed new lot accessed from Chalmers Lane will create additional traffic movements. As part of the application process, Council's City Infrastructure and Works Department have assessed the proposal and nothing of any detriment has been identified in terms of road issues, site visibility and anticipated traffic flow. Furthermore, when development occurs on the vacant lot, the DIPS has a requirement under the *Traffic Generating Use and Parking Code* to provide on-site parking. For example, if a dwelling is constructed on the site, a total of two on-site spaces will need to be incorporated as part of the development.

Pressure on Drainage Infrastructure in the Area

The application has been assessed by Council and TasWater in regard to stormwater, sewerage and water requirements. Conditions regarding these matters will be included in the permit to ensure applicable regulations are satisfied.

Notwithstanding, the *Planning Authority* can note the representations received, however, they have no bearing on the outcome of the subdivision application. This is because the subdivision now has a 'Permitted' status under the DIPS.

DISCUSSION

The application was referred to TasWater for comment as required by the *Water and Sewerage Industry Act 2008*. Initially the application was placed on hold by this authority, however, upon submission of further information by the applicant they have provided conditions that will be included in the final recommendation.

The application has also been referred internally to other Council departments with an interest in development applications. Comments received have also been included in the final recommendation.

Council's Policy on requiring 5% public open space or a financial contribution does not apply for subdivisions of one additional lot and no recommendation is submitted on this matter.

FINANCIAL IMPLICATIONS

No financial implications are predicted unless an Appeal is made against the Council's decision to the Resource Management and Planning Appeal Tribunal (RMPAT). In such instance, legal counsel may be required to represent Council. It is unknown at this stage if RMPAT could hear an appeal if one was lodged by the representors as the application has been assessed as a 'Permitted' under the DIPS. This will ultimately be determined by the Tribunal.

RISK IMPLICATIONS

Due diligence has been exercised in the preparation of this report and no associated risks are predicted.

CONCLUSION

The application has demonstrated compliance with the applicable zone and code standards prescribed within the DIPS. As the application is 'Permitted' it must be approved by the *Planning Authority*.

ATTACHMENTS

- 1. Application - PA2017.0001 - 98 North Street Devonport
- 2. Representations - PA2017.0001 - 98 North Street Devonport
- 3. TasWater Submission to Planning Authority Notice - PA2017.0001 - 98 North Street Devonport

RECOMMENDATION

That Council, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 58 of the *Land Use Planning and Approvals Act 1993*, approve application PA2017.0001 and grant a Permit to use and develop land identified as 98 North Street, Devonport for the following purposes:

- Two lot subdivision (one additional lot)

Subject to the following conditions:

1. The subdivision is to be undertaken generally in accordance with the submitted plans referenced as Drawing: ZEP98-001 - Revision 3, dated 8 February 2017 by ZACEDEN PROPERTIES. A copy of which is attached and endorsed as a document forming part of this Planning Permit.
2. The subdivider is to comply with the conditions contained in the Submission to Planning Authority Notice which TasWater has required to be included in the planning permit, pursuant to section 56P(1) of the Water and Sewerage Industry Act 2008 – refer to **Attachment 3**.
3. The subdivider is to take all reasonable steps during the required civil works to minimise off site environmental effects occurring that might result in a nuisance. This includes air, noise and water pollution and doesn't allow for burning of any waste materials.
4. A vehicular driveway access to the proposed lot 2 shall be generally constructed in accordance with IPWEA Tasmanian Standard Drawing TSD R09v1.
5. The development is to comply with the *Urban Drainage Act 2013*.
6. The existing private stormwater service lines servicing lot 1 are to be relocated to be entirely within lot 1 and/or the proposed service easement in favour of lot 1 through lot 2. Any redundant service lines and connections are to be located and decommissioned. A new connection into the existing stormwater main in Chalmers Lane is to be provided and is to be a minimum of 150mm diameter.
7. A new separate stormwater service connection for lot 2 is to be constructed in accordance with Tasmanian Standard Drawings. The minimum size of the proposed connection is to be 150mm diameter.
8. A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.

Note: The following is provided for information purposes.

Lot 1 is to remain 98 North Street and lot 2 is to be numbered 22 Chalmers Lane.

Prior to commencing any plumbing work the developer is contact the Council Permit

Authority to determine the category of plumbing approval required.

In regard to condition 2 the developer should contact TasWater – Ph 136 992 with any enquiries.

In regard to conditions 3-8 the developer should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

Enquiries regarding the other condition can be directed to Council's Development & Health Services Department – Ph 6424 0511.

Author:	Alex Mountney	Endorsed By:	Brian May
Position:	Cadet Planner	Position:	Development Manager

Office use

Application no. PA2017-0001

Date received: 4.1.2017

Fee: \$1150

Permitted/Discretionary

Devonport City Council

Land Use Planning and Approvals Act 1993

Devonport Interim Planning Scheme 2013

Application for Planning Permit

Use or Development Site

Street Address: 98 NORTH STREET DEVONPORT

Certificate of Title Reference No.: 120689

Applicant's Details

Full Name/Company Name: JAMIE GOODWIN

Postal Address: 46 APPLEDORE ST
DEVONPORT

Telephone: 0460 186 966

Email: jamie@tasgoodwin.com

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: HONORA HISCOCK

Postal Address: 98 NORTH ST
DEVONPORT

Telephone: _____

Email: _____



ABN: 47 611 446 016
PO Box 604
17 Fenton Way
Devonport TAS 7310
Telephone 03 6424 0511
Email
council@devonport.tas.gov.au
Web
www.devonport.tas.gov.au

Sufficient information must be provided with an application to demonstrate compliance with all applicable standards, purpose statements in applicable zones, codes and specific area plans, any relevant local area objectives or desired future character statements.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: LAND SUBDIVISION OF 98 NORTH ST INTO 2 LOTS.

Description of how the use will operate: RESIDENTIAL.

Use Class (Office use only):

Value of use and/or development

\$ _____

Notification of Landowner/s (s.52 Land Use Planning and Approvals Act, 1993)

If land is not in applicant's ownership

I, JAMIE GOODWIN declare that the owner /each of the owners of the land has been notified/will be notified within 7 days from date of making this permit application.

Applicant's signature: _____

Date: 3/1/17

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making this permit application.

General Manager's signature: _____

Date: _____

If the application involves land owned or administered by the Crown

Consent must be included with the application.

Signature

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected;
- more information may be requested within 21 days of lodgement; and
- The application may take 42 days to determine.

PUBLIC ACCESS TO PLANNING DOCUMENTS

I, the undersigned understand that all documentation included with this application will be made available for inspection by the public. Copies of submitted documentation, with the exception of plans which will be made available for display only, may be provided to members of the public, if requested.

Applicant's signature: _____

Date: 3/1/17

PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the Land Use and Planning Approvals Act 1993 and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

Fee & payment options – Please pay fee when lodging your completed application form

	Payment in Person Customer Service hours are between 8.30am and 5.00pm, Mon-Fri. Payment may be made by cash, credit card, cheque or EFTPOS.
	Payment by Mail Cheques should be made payable to Devonport City Council and posted to The General Manager, Devonport City Council, PO Box 604, Devonport, TAS, 7310.
	Credit Card Payment by Phone Please contact the Devonport City Council offices on 6424 0511. Customer Service hours are between 8.30am and 5.00pm, Monday to Friday.

Applications may be lodged by email to Council - council@devonport.tas.gov.au The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Application fee	
Completed Council application form	✓
Copy of certificate of title, including title plan and schedule of easements	✓
Demonstration of compliance with performance criteria and relevant codes	✓
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	✓
• The existing and proposed use(s) on the site	✓
• The boundaries and dimensions of the site	✓
• Typography including contours showing AHD levels and major site features	✓
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution, and trees and vegetation to be removed	
• The location and capacity of any existing services or easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, car parking areas and footpaths within the site	
• Any proposed open space, communal space, or facilities on the site	
• Main utility service connection points and easements	
• Proposed subdivision lot boundaries, where applicable	✓
• Details of any proposed fencing	
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
• The internal layout of each building on the site	✓
• The private open space for each dwelling	
• External storage spaces	
• Car parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to natural ground level, showing any proposed cut or fill	
• Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites	
• Materials and colours to be used on roofs and external walls	
A plan of the proposed landscaping including:	
• Planting concept	
• Paving materials and drainage treatments and lighting for vehicle areas and footpaths	
• Plantings proposed for screening from adjacent sites or public spaces	
Details of any signage proposed	

If all of the above information is not provided to Council at the time of lodgement the application will not be accepted.



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 120689	FOLIO 27
EDITION 4	DATE OF ISSUE 17-Jan-2013

SEARCH DATE : 19-Dec-2016

SEARCH TIME : 09.05 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 27 on Plan 120689

Derivation : Part of 8A-1R-21Ps (Section D.10) Gtd to J Barrett

Prior CT 73838/27

SCHEDULE 1

D49238 M393118 ASSENT to HONORA MARGARET HISCOCK Registered
17-Jan-2013 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: A right of carriageway over the Road 20
feet wide marked E.F.G.H. on Diagram No. 75687

BENEFITING EASEMENT: A Right of Drainage over the Drainage
Easement shown passing through Lots 22 to 26 and the
land marked "Road" on P.120689

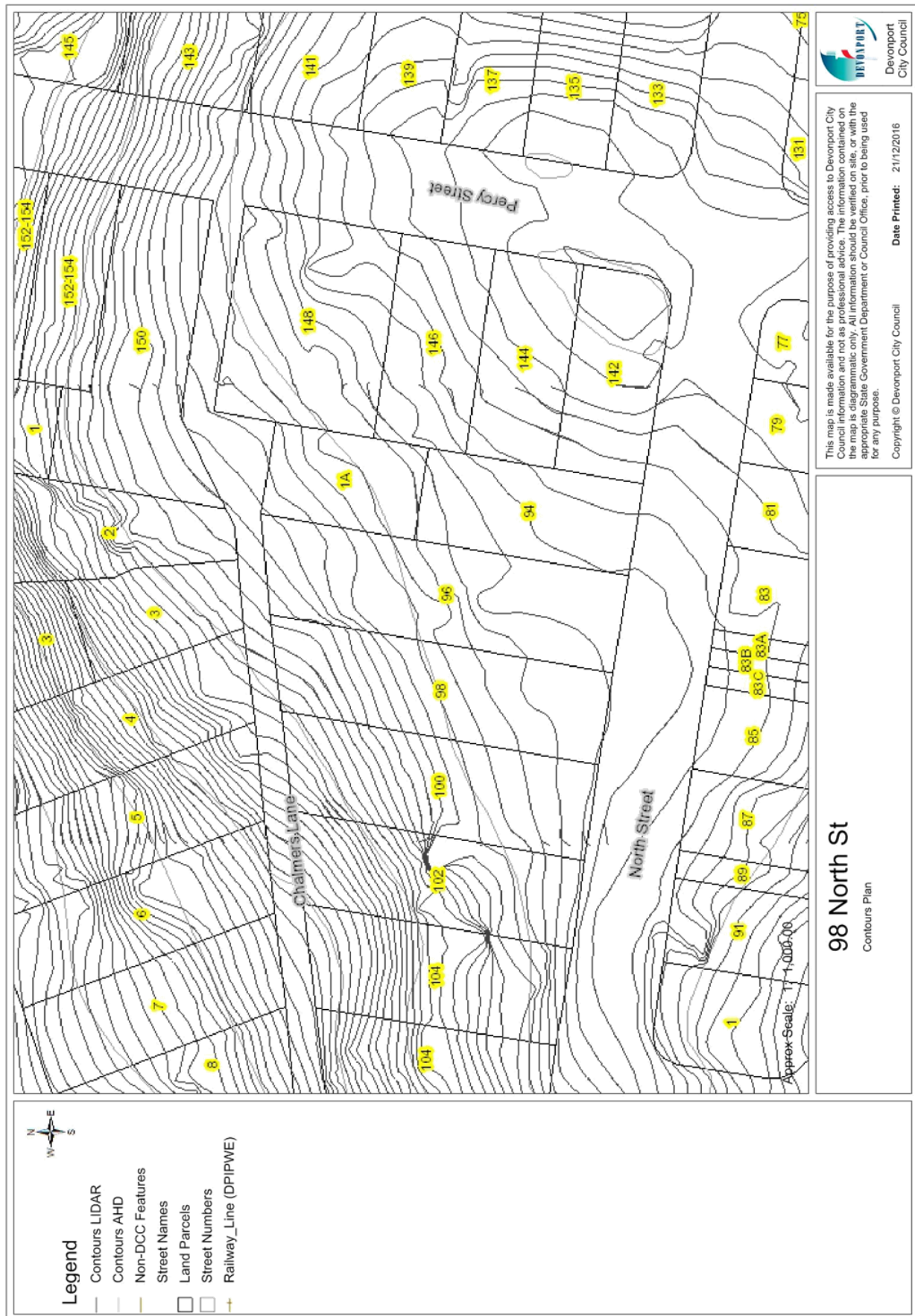
A86581 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

M608402 PRIORITY NOTICE reserving priority for 60 days
APP SEC99 Honora Margaret Hiscock to Michael George
Hiscock & Kenneth John William Hiscock
TRANSFER Michael George Hiscock & Kenneth John
William Hiscock to Vanessa Jean Alexandra Goodwin &
Jamie Martyn Goodwin
MORTGAGE Vanessa Jean Alexandra Goodwin & Jamie
Martyn Goodwin to Perpetual Limited Lodged by WALKER
HENDERSON LAW on 12-Dec-2016 BP: M608402

443







98 NORTH ST
DEVONPORT

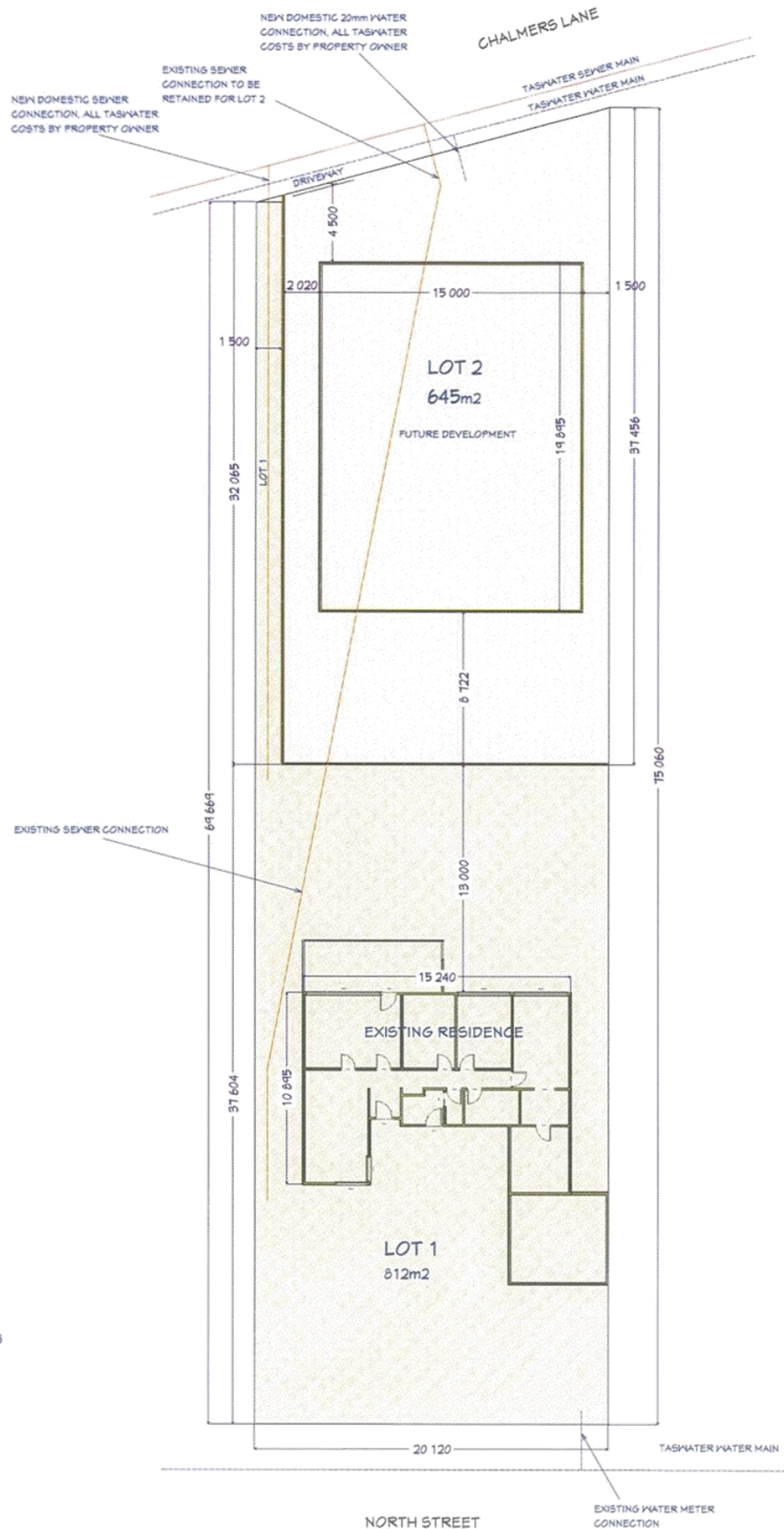
TOTAL AREA 1457m²

Proposed LOT 1 block 812m²
Proposed LOT 2 block 645m²

DRAWING: ZEP98-001 Rev 3

DATE: 8 February 2017

SCALE 1:250 @ A3



From: Graeme Moore <gmoore2611@hotmail.com>
Sent: Thursday, 19 January 2017 3:02 PM
To: council
Subject: PA 2017.001

Attention General Manager
Re PA 2017.001

Dear Sir,

We wish to voice our concern about this application.

Some years ago the residents of Chalmers Lane were assured by the council that no future development would be considered in the lane due to the inability of the storm water and sewerage to cope with more volume.

We now find that two new properties are about to commence. Has something changed ?

Access into these proposed properties will cause further problems for all, as there are no parking restrictions in the lane , only in the turning circle at the end. This of course is ignored and never policed. Why aren't there some restrictions on parking in the lane?

What hope have fire services or ambulances in gaining access to this area. Further development will further aggravate this problem.

As you would be aware, there are times when the waste removal service is unable to service this area due to inconsiderate, but legal parking.

We await your response.

Graeme and Jennifer Moore
150 Percy Street
Devonport

Sent from [Outlook](#)

David & Carolyn Watson
11 Chalmers Lane
Devonport 7310

January 23rd 2017

The General Manager
Devonport City Council
PO Box 604
DEVONPORT 7310

Dear Sir,

**Re:-APPLICATION NO. PA 2017.0001 - 98 North Street - Two lot
subdivision**

We wish to submit our representation in regard to the above application before Council.

We would ask you to take the nature of Chalmers Lane into account when making your decision.

If permission is granted for an additional lot to be created, would you impose adequate off street visitor parking be provided in the event that a building application will follow.

Without the provision of 'NO PARKING' signage in Chalmers Lane, no vehicles are currently parking illegally, however, there is extremely limited parking and at times it is impossible to enter or exit the lane without locating drivers of parked vehicles for safe passageway. There have been occasions when our garbage collection has been delayed because garbage trucks have not been able to access Chalmers Lane.

With each additional lot created, the traffic volume and pressure on the infrastructure significantly increases. Any day of the week during both summer and winter, water can be seen running from the southern properties across the laneway to the bottom side of Chalmers Lane. With natural springs in the area, this has been problematic for many years.

If you approve the above application, then please have consideration for the amenity of the residents of Chalmers Lane. Each additional allotment will affect residents, and your assurance is required to guarantee we will not be further compromised.

Yours faithfully,

David & Carolyn Watson



Submission to Planning Authority Notice

Council Planning Permit No.	PA2017.0001	Council notice date	05/01/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00023-DCC	Date of response	09/02/2017
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
Development details			
Address	98 NORTH ST, DEVONPORT	Property ID (PID)	6303950
Description of development	Subdivision 2 Lots		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Zaceden Properties	ZEP98-001	3	08/02/2017
Conditions			
<p>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:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection / sewerage system and 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 / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 4. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: <ol style="list-style-type: none"> a. \$246.00 for development assessment; and b. \$133.25 for Consent to Register a Legal Document <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p> 			



Advice

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit <http://www.taswater.com.au/News/Outages---Alerts> for a current list of these areas.

Declaration

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

Authorised by

A handwritten signature in black ink, appearing to read "J. Taylor".

Jason Taylor
 Development Assessment Manager

TasWater Contact Details

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

5.0 CLOSURE

There being no further business the Chairman declared the meeting closed at pm.