

Request to Seal

Final Plan of Subdivision

Applicant:

Contact person:

Contact details: (phone) (mobile)

..... (fax) (email)

Property address:

Certificate of Title numbers of all lots involved:

Owner/s details: (name)

Owner/s details: (postal address)

Planning Permit Number:	P /		
If a staged subdivision, specify stage number			
Are all access works required by the permit complete?	Yes	No	N/a
Are all stormwater works required by the permit complete?	Yes	No	N/a
Are all water and sewer works required by the permit complete?	Yes	No	N/a
Have water and sewer headworks charges been paid to TasWater?	Yes	No	N/a
	Date paid:		
Have as-constructed plans relating to water, sewer and stormwater been provided to TW / NMC?	Yes	No	N/a
Has hydraulic separation certification relating to stormwater been provided to NMC?	Yes	No	N/a
Has hydraulic separation certification relating to water and sewer been provided to TW?	Yes	No	N/a
Are all other works required by the permit complete?	Yes	No	N/a
Sealing fee paid (as per fee schedule when final plan submitted)	Yes	No	N/a
Has a Part 5 Agreement, Notification of Agreement & LTO fee been provided to Council (if a condition on permit)?	Yes	No	N/a
Has the public open space contribution been paid (as per current policy when FP submitted - \$1200 per new lot @ 1.7.11)?	Yes	No	N/a
Other works required by permit?	Yes	No	N/a

Office use only:

Sealing fee: \$ paid (date) (receipt)

POS: \$ paid (date) (receipt)

Subdivision No: 27/003/.....

Planning Permits are mailed to applicants (usually a surveyor) and a copy mailed to the owner. E-copies in pdf format are available.

A planning permit expires after 2 years if substantial works are not commenced. One 2-year extension may be available if requested more than 1 month prior to expiry of permit.

Prior to submission of final plans (FP) of subdivision to Council for sealing, all conditions specified in the Planning Permit must be completed.

Prior to commencement of works, an application must be made to the relevant authority:

- TasWater (TW) - water & sewerage.
- Northern Midlands Council Works & Infrastructure Department - stormwater & access/works to Council roads.
- DIER – access/works to State roads.

Works are to be overseen and approved by the relevant authority.

Council's standard drawings are available on our website.

Easements must be shown over NMC/TW services, to the approval of the relevant authority.

Maintenance bonds may be required for works to NMC/TW infrastructure.

Final plans must be accompanied by:

- Sealing fee.
- Schedule of Easements.
- Part 5 Agreement, Notification of Agreement & LTO fee (if required by permit).
- Public open space contribution
- Written confirmation that all works are complete and as-constructed plans (sewer, water & stormwater) have been submitted to TW and Council.

If a final plan is submitted without all documentation and/or if works have not been completed to the relevant authority's satisfaction, documents will be returned to the applicant, and the sealing fee may be forfeited.

Engineering fees are invoiced - \$275 when application submitted and, if over 3 lots, \$100 per lot when design drawings submitted.

TasWater

If water and/or sewer infrastructure is involved, TasWater's Consent for Registration of Legal Documents is required.

(Final plans are referred to TW asap after receipt of the final, but it usually takes from 2 – 7 days (depending on work schedules). TW's certification similarly depends on their workloads and typically takes at least 7 days.)