
From: James Stewart <james@woolcottsurveys.com.au>
Sent: Friday, 12 May 2023 10:47 AM
To: TPC Enquiry
Cc: Justin Simons; Planning; Barlund, Paola; McCrossen, Samuel
Subject: FW: Potential Special Area Plan - TasWater Low Pressure System. Bell Buoy Beach

Good Morning

I am providing correspondence in relation to Directions Schedule for George Town LPS, in relation to Planning Authority 3.

The directions are as follows:

Planning Authority 3	Based on the advice from TasWater, provide a submission on how a minimum lot of 1000 m2 will decrease the timeframe taken for the sewerage treatment plant to be able to operate efficiently at Bellbuoy Beach (FR 183916/102). Provide a copy of the TasWater advice demonstrating how many dwellings are required (and whether these dwellings are permanent residents or holiday homes) to enable the sewerage treatment plant to function efficiently. <i>Response due Friday 12 May 2023.</i>
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Council officers met with TasWater to discuss the above directions. It became evident at this meeting that the advice TasWater previously provided to Council on the 3rd of October 2019 was no longer applicable.

Correspondence from TasWater (see below email from David Boyle) now confirms that additional properties connecting to the blivit system will lead to increased truck movements which generates noise and odour for residents and is a high cost to TasWater.

With no discharge location available for the system, the trucking of waste will still be required regardless of how many properties are connected.

Based on this advice from TasWater, and a clear indication that they didn't want future lots to connect to the system, Council is not pursuing the mandatory requirement for new lots to connect to the reticulated sewerage system.

I expect this most recent TasWater position negates the need for a Bell Buoy Beach SAP to be included in the LPS.

I am happy to discuss any of the above if there are further questions.

Regards

James Stewart
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From: TasWater Development Mailbox <Development@taswater.com.au>
Sent: Friday, 5 May 2023 1:42 PM
To: Justin Simons <justins@georgetown.tas.gov.au>
Cc: James Stewart <james@woolcottsurveys.com.au>
Subject: Potential Special Area Plan - TasWater Low Pressure System. Bell Buoy Beach

Hi Justin / James,

Please see our Asset Strategy Department response below.

Bell Buoy Beach

Thank you for meeting with us last week.

This email is to provide some take aways from the discussion and advice from TasWater.

Background

George Town Council is progressing a SAP for the Bell Buoy Beach area.

Based on previous advice from TasWater, provided in 2019, the Council believes that more tenements connected to the existing Blivet system will improve performance.

The Tasmanian Planning Commission (TPC) has asked Council to provide a submission based on advice from TasWater as below:

Based on the advice from TasWater, provide a submission on how a minimum lot of 1000 m2 will decrease the timeframe taken for the sewerage treatment plant to be able to operate efficiently at Bellbuoy Beach (FR 183916/102).

Provide a copy of the TasWater advice demonstrating how many dwellings are required (and whether these dwellings are permanent residents or holiday homes) to enable the sewage treatment plant to function efficiently.

TasWater advice

- Currently the Blivet system is not operating effectively. There is low loading (approximately 30 connected properties), well below the capacity of the system as originally designed.
- A connected recycled water scheme has not been used. The Blivet is not expected to produce effluent suitable for the reuse scheme. And, given the large number of holiday homes in the area, even if the scheme was utilised the volume of effluent disposed of by the scheme would likely be very minimal.
- An alternative discharge location is not available. This means all effluent needs to be collected and trucked to the George Town STP.
- The Blivet system is effectively at end-of-life and presently provides little treatment benefit. Capital expenditure is required to renew the STP components. If this occurred then additional connected lots may

be likely to produce a better-quality effluent, but with no discharge location the trucking of effluent would continue.

- Additional connected lots would therefore lead to increased truck movements which generates noise and odour for residents and is a high cost to TasWater.
- TasWater is currently investigating the options to rationalise the Bell Buoy Beach STP to the George Town STP via a pump station and pipeline connecting to the Low Head sewerage system. Until this occurs additional lots in Bell Buoy Beach will continue to add load to the Bell Buoy Beach STP and require increasing truck movements to tanker the effluent to George Town.
- TasWater will however need to plan for the ultimate development of the village to size the pipeline appropriately for future flows.

Regards,

David

David Boyle

Senior Assessment Officer

Currently working Tuesday to Friday

	Monday	Tuesday	Wednesday	Thursday	Friday
Location	RDO	Office	Office	Home	Home
Usual Hours	-	7am-5pm	7am-5pm	7am-5pm	7am-5pm



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