

Response to Tasmanian Planning Commission

Tasmanian Planning Commission Application details

Notice Date. 26/09/2024 (DOC/24/108828)

TasWater Reference No. TWDA 2024/01135-HCC

Date of response 07/10/2024

TasWater Contact Anthony Cengia

Phone No. 0474 933 293

Response issued to

Authority name TASMANIAN PLANNING COMMISSION

Contact details tpc@planning.tas.gov.au

Development details

Address 10 EVANS STREET, HOBART

Property ID (PID) 9126826

Description of development Macquarie Point Multipurpose Stadium Project of State Significance – Integrated Assessment Notification and Consultation Request

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Macquarie Point Development Corporation	Project of State Significance (PoSS) Summary Report	01	September 2024
Macquarie Point Development Corporation	Appendix JJ Mac Point Precinct Plan Macquarie Point Development Corporation		August 2024
Cox Architecture/ Cumulus Studio	SITE PLAN EXISTING CONDITIONS – MPS-COX-DR-01-A11-1000	P1	18/08/2024
JMG	Appendix BB – Services Report – Macquarie Point – Infrastructure Strategy	8	21/08/2024

Response

Pursuant to the *STATE POLICIES AND PROJECTS ACT 1993 – SECT 21 (2)* TasWater makes the following submission(s):

TasWater has reviewed the formally submitted project documentation, including the 'List of Proposed Conditions' and does not object to the proposal and is generally supportive on the understanding that the development can be serviced and proceed with success so long as new connections/works external are undertaken by the developer at their cost.

Furthermore, I have briefly spoken with Ben Ikin recently to express our interest to participate in meetings that can assist the Commission with formalising their report. The best contact to arrange attending any meetings is myself either via email Anthony.cengia@taswater.com.au or phone number 0474 933 293.

Notwithstanding the above, we consider that list of proposed conditions does not protect TasWater's interest to the degree that a set of conditions could.

We would like to be provided with an opportunity to request the following information:

- **Land Titles**

We would like specific information as to how the different uses on the site will be managed against the existing title arrangements. Will the proposal involve a subdivision, or will the titles be dealt under a stratum for:

1. The multipurpose stadium
2. The Truth and Reconciliation Park and Antarctic facilities
3. The residential development including affordable housing for key workers in the health sector
4. The Northern Access Road

To understand how the titles are being treated will result in a specific servicing arrangement that can comply with TasWater standards. TasWater treat freehold and stratum titles differently.

The 'Northern Access Road' will likely play an integral role as there will generally be a need to include water and or sewerage services in the road reserve to service the Multipurpose Stadium.

With respect to water services, the JMG Infrastructure Strategy (Services Report) outlines:

"it is assumed that a minimum of three connections to the TasWater network will be required, as follows:

1. A DN200 connection at the current location on the Tasman Highway, adjacent to the Royal Engineers Building.
2. A DN150/200 connection off Evans Street adjacent to 12 Evans Street (the current TasNetworks substation).
3. A DN100/150 connection on the northern extent of the proposed Carpark, adjacent to the western boundary of the current Macquarie Point Sewage Treatment Plant.

These locations are shown in the drawings in Appendix A and in Figure 4 below."



Figure 4 - Modelled water connection locations

It is not practical, nor in accordance with TasWater standards, to have water mains located outside of a road reserve and inside titles. We need to avoid having connections

crossing boundaries. To understand if the proposal is able to meet our requirements, we need to see a proposal, prepared by a suitably qualified person, outlining the concept servicing arrangement relative to the proposed boundaries as follows:

1. A concept servicing plan for water & sewer services which shows:
 - a. The exact location and size of the existing property water & sewer connection(s).
 - b. Indicative location of water and or sewer main extensions required to service the development.
 - c. Indicative location of proposed TasWater easements in accordance with the relevant TasWater supplement (outline the minimum widths).
 - d. The required location and size of property water & sewer connection(s) accurately dimensioned relative to the existing/proposed boundaries noting that:
 - i. One sewer and one water property service connection must be provided to each lot.
 - ii. The property water service for each lot must be sized appropriately and located just inside the property boundary at the road frontage in accordance with the standard property connection details contained in TasWater's Water Metering Guidelines.
 - iii. The sewer property service connections for each lot must be sized appropriately and must be located at the low point of the lot just inside the property boundary.
 - iv. Redundant connections must be shown to be cut and sealed.

- **Sewer Diversion**

The proposed re-alignment of the critical 1050mm Concrete Gravity Trunk Sewer Main is planned to occur inside the adjacent title C.T. 169069/1 which is owned by TasPorts. The PoSS Summary Report includes a copy of the current folios of the Register for all of the project site, including the plans and any schedule of easements which essentially outlines a list of existing easements, but does not include any recommendation for a proposed easement over the new sewer location (or any other proposed TasWater infrastructure).

The PoSS Summary Report outlines:

"As outlined in the Infrastructure Strategy prepared by JMG the following projects are either underway or will be required as 'Enabling' works, to be completed prior to the Multipurpose Stadium opening. The specific works associated with the upgrades are to be considered and approved outside the PoSS process. These works will be delivered prior to the final completion of the Multipurpose Stadium."

It is imperative that we understand the impacts of the proposed relocation including ongoing protection of this critical asset now under this assessment, and not separately. The documents include draft plans that show a new re-alignment of this Gravity Sewerage Trunk Main so that it is well outside of the area of works and we think it is important to make note that we cannot endorse a proposal to work around this existing critical main without an opportunity to assess the impact on this asset under construction (e.g. for appropriate exclusion zones ~10m either side of the main) and we think that it is only possible to undertake works on the Stadium if the diversions works occur first, before excavation of the site happens. It is important that this critical main is well protected/not damaged.

Proposed Conditions 7.1 & 7.2 outline the requirements for Public infrastructure and utilities to be installed to support the Stadium, but then proposed Condition 7.3 outlines *“Prior to the use of the Stadium commencing, the following projects which fall outside the scope of this approval must be progressed to enable use of the Stadium to the satisfaction of the Minister:*

- 7.3.1. the Northern Access Road to the north-east of the Project Land;
- 7.3.2. Sewer Trunk Main diversion to the eastern boundary of the Project Land;
- 7.3.3. upsized water connections to service the Stadium and broader precinct;
- 7.3.4. increase power supply to support demand generated by use of the Stadium, including relocation of existing substation(s); and
- 7.3.5. stormwater connections from the Project Land (to be provided and upgraded as necessary).”

Condition 7.3 in our view is conflicting to conditions 7.1 & 7.2.

The Stadium is reliant on these projects being completed and therefore cannot be treated separate to them and they need to be included in the scope of the overall project.

We also think that conditions 2 & 10 need to be modified to remove any exemptions for preparatory works which will then allow TasWater the opportunity to assess the proposal in detail before it is too late and potential damage occurs.

- **Developer Charges**

The proponent needs to submit a detailed outline of past and present uses of the site so that TasWater can understand the historical capacity that runs with the land and determine what developer charges are applicable to the project now. TasWater should be afforded the ability to condition that developer charges are due and payable at the construction approval stage, which will be prior to the issue of a Certificate for Certifiable Work (Building and or Plumbing).

The past and present uses should be outlined on a simple table, and attributed with Equivalent Tenements as described in TasWater’s Supplement to WSAA Sewerage Code of Australia – MRWA Edition found [HERE](#)

See below example:

Existing ET Calculations					
Use	ET Code	Units	Water	Sewer	Comments
Conference Centre	EFO4	Visitor			
Amenities	CF00	Shower/WC/ Urinal			
Office	BE04	GBFA(sqM)			

Proposed ET Calculations					
Use	ET Code	Units	Water	Sewer	Comments
Conference Centre	EFO4	Visitor			
Amenities	CF00	Shower/WC/			

		Urinal			
Office	BE04	GBFA(sqM)			
Retail shop	BE00	GBFA(sqM)			
Kiosk/Restaurant/Café	MP01	GBFA(sqM)			
Irrigation	CF07	L/s			Convert L/s into ET from daily usages

Upon receipt of the additional information listed above, TasWater can then provide more specific advice on conditions that should be included in the Commission's report to the Minister.

Advice

Developer Charges

For information on Developer Charges please visit the following webpage –
<https://www.taswater.com.au/building-and-development/developer-charges>