

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/24325
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29 February 2024

Mr Jason Taylor
Development Assessment Manager
TasWater
GPO Box 1393
HOBART TAS 7001

By email: development@taswater.com.au

Dear Mr Taylor

**Tasmanian Planning Scheme - Glamorgan Spring Bay
Draft amendment AM 2023-01 and permit SA2022-046
155 Rheban Road, Orford**

I am writing to confirm that a hearing into draft amendment AM2023-01 and permit SA2022-046 will be scheduled. Information regarding the hearing will be provided by separate letter.

The draft amendment proposes to apply the General Residential Zone to land at 155 Rheban Road, Orford. The permit proposes a 90-lot subdivision including roads and infrastructure.

A preliminary consideration of the draft amendment by the Commission identified issues which were raised with the planning authority in a subsequent directions letter.

TasWater provided a SPAN numbered TWDA 2022/01822-GSB dated 13 January 2022. The SPAN referenced council planning permit number SA2022-0046.

The planning authority's response of 31 January 2024 to the Commission's directions letter dated 1 December 2023, section A item number 5 is as follows:

"Taswater issued consent for the subdivision and rezoning in the form of Submission to Planning Authority Notice TWDA 2022/01822-GSB, dated 13/01/2022 (this may be an error, as documents in the Schedule refer to 2023).

Council has long standing issues with its understanding of the real capacity of water and sewerage infrastructure serving Orford, supported by the following:

- regular imposition of water restrictions to Orford on an annual basis;
- experience with the practical lack of capacity for water storage over recent years, which is understood to be exacerbated by the likely impacts of climate change that will be experienced across the area;
- the routine experiences of odour emissions from the sewerage treatment plant at certain times of the year;
- the Taswater published data on non-compliance with permit requirements and complaints and incident reporting in the 2021-2022 Annual Environmental Review Report for 2021-2022 from the Taswater website (provided as attachments A5-1 and A5-2); and

- the lack of any clear indication from Taswater on the timing of infrastructure upgrades to reflect recent and projected growth in the area.”

The Commission requests TasWater attend the hearing to provide a response and clarification on matters relating to water and sewer infrastructure in Orford.

While it is intended that these matters be discussed at the hearing, any party wishing to make written submissions must do so no less than seven days before the hearing.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment](#)¹ on the Commission’s website.

Please note that submissions will be published in full, without redaction.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Louise Blyth, Planning Adviser, on 6165 6818.

Yours sincerely



Roger Howlett
Delegate (Chair)

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/AP-GSB-AM-2023-01>