

**From:** TasWater Development Mailbox <[Development@taswater.com.au](mailto:Development@taswater.com.au)>  
**Sent:** Friday, May 12, 2023 10:08 AM  
**To:** Joanne Adlard <[JAdlard@dvc.tas.gov.au](mailto:JAdlard@dvc.tas.gov.au)>; dvcouncil <[dvcouncil@derwentvalley.tas.gov.au](mailto:dvcouncil@derwentvalley.tas.gov.au)>  
**Subject:** RE: Derwent Valley 2015 - draft amendment PSA 2021-6 - directions letter to planning authority

Hi Joanne,

I think there has been a mistake on our end for assessing this referral. As far as I'm aware we don't have any mechanism to seek additional information for draft amendments to planning schemes.

Unless we support the application, any advice we provide is seen by the commission as a representation. We aren't necessarily in the business of making representations.

All we aim to do is to provide advice that has the ability to provide the commission with informative information for them to make their determinations.

In this case, we asked for a master plan and some servicing information. We got the master plan and the sewer servicing information, but we did not receive any information on the water servicing arrangement.

The old subdivision approval that exists in the area requires the developer to construct a new reservoir. What this current rezoning application needs is consideration as to how that new reservoir can best service the newly created residential land.

Based on the master plan there is possible development at the 150m AHD elevation. This is very high and there isn't any current infrastructure in the area to support this.

There are always going to be engineering solutions for development of land.

So as an overview I can advise on the following:

- Water- There is no infrastructure in place in the area to service the land. This will involve establishing a new reticulated network inclusive of a pump that fills a new reservoir. The respective developers of the land will need to undertake infrastructure works in accordance with TasWater's developer charges policy that is in place at the time of development.
- Sewer - There is no infrastructure in place in the area to service the land. Aldanmark provided a concept servicing plan that identifies how this could happen. TasWater's Turriff Lodge (New Norfolk) Sewage Treatment Plant is a level 2 plant and has an EPN licence capacity of 4,100 kilolitres a day (average dry weather flow). The hydraulic design capacity is 2 megalitres a day. As of 2018/19 the average daily inflow (inclusive of wet and dry weather flows) was 1,733.94 kilolitres a day. Based on the sewerage loading figures provided by Aldanmark it does not appear that the rezoning application could not be serviced by the treatment plant, however there may well be requirements to upgrade reticulation infrastructure downstream of the proposed connection points. The respective developers of the land will need to undertake infrastructure works in accordance with TasWater's developer charges policy that is in place at the time of development.

Please find attached TasWater's Submission to Planning Authority Notice in response to the NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL.

If you have any queries, please contact me.

Regards,

[Anthony Cengia](#)

Development Engineering Technical Specialist



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## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PSA 2021-6	<b>Council notice date</b>	17/08/2022
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2022/01335-DVC	<b>Date of response</b>	12/05/2023
<b>TasWater Contact</b>	Anthony Cengia	<b>Phone No.</b>	0474 933 293
<b>Response issued to</b>			
<b>Council name</b>	DERWENT VALLEY COUNCIL		
<b>Contact details</b>	dvcouncil@dvc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	LOT 5 POULTERS RD, NEW NORFOLK	<b>Property ID (PID)</b>	2529346
<b>Description of development</b>	Planning Scheme amendment		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Kenton Cox Architect	2001 Sheet SK MP 01		06/10/2021
Aldanmark	Engineer's Advice		05/05/2023
Aldanmark	20E107-1 Sheet P1.01	A	23/04/2021
Aldanmark	20E107-1 Sheets C103 to C106	A	24/01/2022
<b>Conditions</b>			
<b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):			
TasWater does not object to the draft amendment and has the following comments for the Tasmanian Planning Commission in relation to this matter.			
<ul style="list-style-type: none"> <li>• Water- There is no infrastructure in place in the area to service the land. This will involve establishing a new reticulated network inclusive of a pump that fills a new reservoir. The respective developers of the land will need to undertake infrastructure works in accordance with TasWater's developer charges policy that is in place at the time of development.</li> <li>• Sewer - There is no infrastructure in place in the area to service the land. Aldanmark provided a concept servicing plan that identifies how this could happen. TasWater's Turriff Lodge (New Norfolk) Sewage Treatment Plant is a level 2 plant and has an EPN licence capacity of 4,100 kilolitres a day (average dry weather flow). The hydraulic design capacity is 2 megalitres a day. As of 2018/19 the average daily inflow (inclusive of wet and dry weather flows) was 1,733.94 kilolitres a day. Based on the sewerage loading figures provided by Aldanmark it does not appear that the rezoning application could not be serviced by the treatment plant, however there may well be requirements to upgrade reticulation infrastructure downstream of the proposed connection points. The respective developers of the land will need to undertake infrastructure works in accordance with TasWater's developer charges policy that is in place at the time of development.</li> </ul>			

## Advice

### General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

## Declaration

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

## TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
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