
From: TasWater Development Mailbox <Development@taswater.com.au>
Sent: Monday, 7 July 2025 11:51 AM
To: Council
Subject: Submission to Planning Authority Notice - Conditions DA 2025 00672-WWC for 319 MURCHISON HWY, SOMERSET PSA 1/2025
Attachments: 319 MURCHISON HWY.pdf; PD25 54691 319 MURCHISON HWY, SOMERSET 5 - Submission to Planning Authority Notice - Conditions DA 2025 00672-WWC(4).pdf

Dear Planning Authority,

Please find attached TasWater Submission to Planning Authority Notice as mentioned above. A copy of the attached document(s) should be referenced in and appended to the council permit.

If you have any queries, please contact me.

Cheers

David Boyle
Senior Assessment Officer



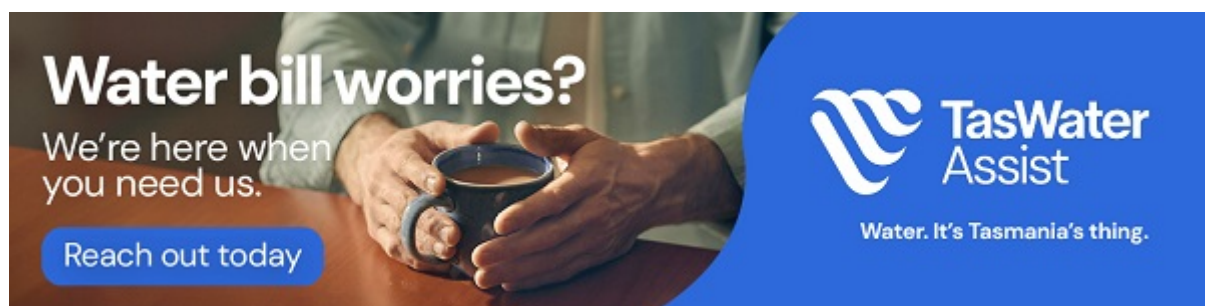
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Submission to Planning Authority Notice

Application details

Council Planning Permit No. PSA 1/2025
Council notice date 17/06/2025
TasWater Reference No. TWDA 2025/00672-WWC
Date of response 7/07/2025
TasWater Contact David Boyle
Phone No. 0436 629 652

Response issued to

Council name WARATAH WYNYARD COUNCIL
Contact details council@warwyn.tas.gov.au
Development details
Address 319 MURCHISON HWY, SOMERSET
Property ID (PID) 3018847
Description of development Planning Scheme Amendment – Rezoning

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
TasWater	Location Plan		July 2025

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56S(2) TasWater makes the following submission(s):

1. TasWater does not object to the draft amendment to planning scheme and has the following formal comments below for the Tasmanian Planning Commission in relation to this matter.

Water Supply Feasibility at 319 Murchison Highway

The proposed development site at 319 Murchison Highway is located directly across the road from the Murchison Reservoir (SOMWS09), which serves the local pressure zone. While proximity to a reservoir may seem advantageous, in this case it presents a significant challenge due to the elevation of the site relative to the reservoir's water levels.

- a) Elevation and Pressure Considerations
- b) Top Water Level (TWL) of Murchison Reservoir: 103.5 metres
- c) Bottom Water Level (BWL) of Murchison Reservoir: 96.5 metres
- d) Lowest elevation at the site: approximately 75 metres

Highest elevation at the site (most disadvantaged location): approximately 90 metres

In general, for a site to be reliably supplied with water directly from a reservoir, the elevation of the connection point should be at least 30 metres below the reservoir's water level when it is one-third full. For the Murchison Reservoir, this design supply head is approximately 98.5 metres. The elevation difference at this site ranges from only 8.8 to 23.8 metres, which is significantly below the recommended minimum. This means that water pressure at the site would be insufficient for standard service requirements.

Existing Infrastructure and Limitations

Other properties in the vicinity have encountered similar issues and have been connected to a dedicated pressure zone supported by a booster pump system. However, preliminary assessments suggest that this system is outdated and was not designed to extend service to 319 Murchison Highway. Both the pump station and associated piping appear to be undersized and would likely require substantial upgrades or complete replacement to support any new development on the proposed rezoned land.

Advice

General

For information on TasWater development standards, please visit

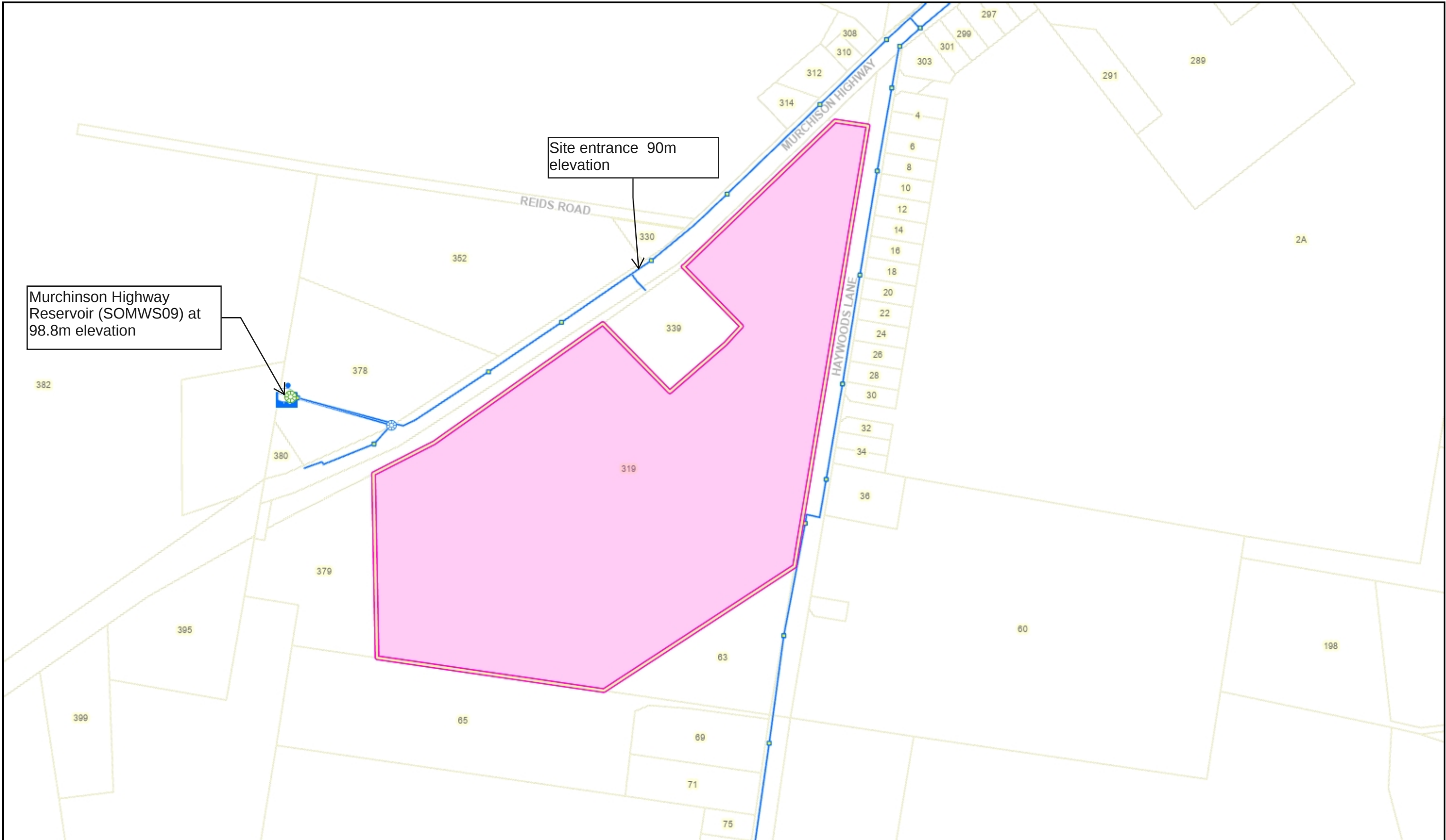
<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

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

Declaration

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



TasWater Infrastructure

- Water Reticulation Main
- Sewer Pressure Reticulation Main
- Sewer Rising Main
- Sewer Gravity Reticulation Main
- Stormwater Rising Main
- Stormwater Gravity Reticulation Main
- Recycled Water Distribution Main

Private Infrastructure

- Water Mains - Private
- Sewer Pressurised Main - Private
- Sewer Gravity Main - Private
- Stormwater Gravity Main - Private
- Recycled Water Main - Private

Abandoned Infrastructure

- Water Abandoned Line
- Sewer Abandoned Line
- Recycled Water Abandoned Line

NOTE:

The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.

1: 3,354

