

Submission to Planning Authority Notice

Application details

Council Planning Permit No. PLN-26-0081 24-2026
Council notice date 3/07/2026
TasWater Reference No. TWDA 2026/00778-NMC
Date of response 28/07/2026
TasWater Contact Elio Ross
Phone No. [REDACTED]

Response issued to

Council name NORTHERN MIDLANDS COUNCIL
Contact details Planning@nmc.tas.gov.au
Development details
Address 39 CHURCH ST, ROSS
Property ID (PID) 1961196
Description of development Draft Amendment – Ross Dark Sky Specific Area Plan

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Northern Midlands Council	DRAFT AMENDMENT 24-2026: ROSS DARK SKY SPECIFIC AREA PLAN	--	26/06/2026
Northern Midlands Council	Dark Sky Policy	--	XXXX

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 comments for the Tasmanian Planning Commission in relation to this matter in the advice section below.

Advice

TasWater does not object to Draft Amendment 24–2026 to insert the Ross Dark Sky Specific Area Plan.

However, TasWater notes that neither the draft Specific Area Plan nor the supporting Dark Sky Lighting Policy contains specific provisions relating to the operation, maintenance and development of essential water and sewerage infrastructure. TasWater owns and operates numerous assets within and adjacent to the Ross township, including water and sewer mains, sewer pumping stations (SPS), water storage facilities and wastewater treatment infrastructure. Existing and future utility assets may require lighting for operational, maintenance, safety and emergency response purposes.

While TasWater's operational lighting is generally minimal and, where practicable, could be designed to align with the objectives of the Specific Area Plan, there are circumstances where compliance may not be possible or appropriate. Planned maintenance activities, unplanned outages, emergency repairs, public health responses and critical infrastructure works may require temporary lighting installations or operational lighting that does not meet the proposed shielding, colour temperature or curfew requirements. The proposal currently provides exemptions for certain activities, including athletic field lighting and the use of searchlights by emergency personnel.

TasWater therefore requests that consideration be given to incorporating a specific exemption or provision for utility infrastructure and operational works. Such a provision could recognise the need for lighting associated with the construction, operation, inspection, maintenance, renewal and emergency repair of essential water and sewerage infrastructure, provided that lighting is used only where necessary and for the minimum duration required. This would be consistent with the intent of the existing exemptions contained within the Dark Sky Lighting Policy, including Section 8 relating to athletic field lighting and Section 10(iii) relating to emergency personnel.

TasWater recommends that additional guidance or provisions be included to clarify how the Dark Sky requirements apply to existing and future utility infrastructure, and to ensure that the safe and reliable operation of essential public infrastructure is not unintentionally constrained by the proposed controls.

Declaration

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