

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	L-PS001/2026
Council notice date	26/05/2026
TasWater Reference No.	TWDA 2026/00567-LC
Date of response	17/07/2026
TasWater Contact	Jake Walley
Phone No.	0467 625 805

Response issued to

Council name	LATROBE COUNCIL
Contact details	planning@latrobe.tas.gov.au
Development details	
Address	3232 RAILTON RD, LATROBE
Property ID (PID)	9962462
Description of development	Rezoning of part of land from Agriculture to General Residential (C.T. 188912/7)

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
6ty	25.303 Cp03	-	21/04/2026
6ty	Planning Report	-	22/05/2026

Response to Application

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

TasWater does not object to the draft amendment to planning scheme and does not require to be notified of nor attend any subsequent hearings.

The Tasmanian Planning Commission may be interested to consider the following comments in relation to this application.

SERVICING POSITION IN RELATION TO REZONING

Notwithstanding the servicing constraints identified within both the water and sewerage networks, TasWater does not object to the proposed rezoning of part of 3232 Railton Road, Latrobe, from Agriculture to General Residential.

The remainder of the following advice would be implemented at the time of a future permit or subdivision application and assessed against the Headworks Charges and Extension and Expansion Policies in effect at the time of application.

The proposed rezoning would ultimately facilitate approximately 74 equivalent tenements and therefore represents a significant increase in demand on both the water and sewerage networks servicing Latrobe. While servicing can potentially be achieved, infrastructure upgrades external to the development site are anticipated and will require further assessment as part of any future development application.

Summary of Infrastructure Responsibility

TasWater Responsibility

- Future regional water supply augmentation projects associated with the North West Water Supply Scheme.
- Strategic upgrades to water treatment and bulk water infrastructure that form part of TasWater's long-term capital program.
- Strategic sewerage upgrades identified through master planning that address existing network deficiencies unrelated to the development.
- Future upgrades to the Latrobe Sewage Treatment Plant undertaken as part of broader operational and compliance improvement programs.

Developer Responsibility

- Internal water and sewer reticulation infrastructure.
- External water main upgrades required to maintain network performance standards.
- Sewerage network augmentations required to accommodate additional flows generated by the development.
- Any development-specific pump station, gravity sewer and associated infrastructure required to service the subdivision.
- Contributions through applicable headworks charges.

WATER INFRASTRUCTURE

Overview of Supply Arrangements

The proposed development would be supplied from the Latrobe Supply Zone, which forms part of the broader Forth Water Supply System.

Water servicing is anticipated to be achieved via extensions of existing water mains connected to assets A143552 (Hamilton Street) and A135843 (Bradshaw Street). Modelling undertaken for the proposal indicates that the local reticulation network can provide appropriate pressures and fire flow performance, subject to the completion of identified network upgrades below.

Pressure and heads at the two connection points after completion of the network upgrades are:

Connection point	H.G.L. Peak hour (m)	H.G.L. Peak day +10 l/s (m)	Pressure Peak day + 10 l/s fire (kPa)
A143552 Hamilton Street	62	75	620
A135843 Bradshaw Street	62	75	620

Existing System Capacity

Modelling indicates that the local distribution network can accommodate the development without adverse impacts on existing customers following completion of identified augmentation works. Hydraulic modelling demonstrated residual pressures in excess of TasWater's minimum requirements under peak day plus fire demand conditions.

However, broader supply system constraints currently exist within the Forth Water Supply System. Assessment undertaken by TasWater indicates:

- The Forth Water Treatment Plant is currently under capacity to meet existing demand.
- The raw water supply system is required to support shortfalls within the Gawler and Ulverstone systems and is considered deficient under current operating conditions.
- Existing reservoirs within the supply scheme are constrained.
- The North West Water Supply Scheme has been identified as the preferred long-term solution to these issues, however the project remains unfunded and currently has an indicative completion horizon of 2035.

Required External Works

Hydraulic modelling has identified that existing water network performance does not fully comply with TasWater design requirements.

To facilitate the proposed development, upgrades to existing water infrastructure external to the development site are expected to be required, including:

- Upgrade of existing water main, A143476, to DN300.

These issues are understood to represent pre-existing constraints within the network, however they must be addressed prior to development proceeding.

SEWERAGE INFRASTRUCTURE

Existing Network Capacity

Assessment undertaken by TasWater indicates that there is currently no available capacity within the downstream gravity sewer network to accommodate the additional loads generated by the proposed rezoning.

While the immediate catchment pump station and local catchment infrastructure currently perform satisfactorily, the downstream gravity network within the Gilbert Street catchment is experiencing capacity issues, including:

- Existing surcharge conditions along the Gilbert Street trunk sewer.
- Modelled overflows at manhole A434367 under existing demand conditions.
- Existing downstream constraints previously identified through sewerage master planning.

Under TasWater's draft capacity assessment methodology, manhole A434367 is already exceeding network capacity and experiencing spill conditions during the design event without any contribution from the proposed development.

Latrobe Sewage Treatment Plant Capacity

The Latrobe Sewage Treatment Plant is currently operating beyond both hydraulic and biological capacity limits.

Assessment provided by TasWater's sewer planning team notes:

- Current average dry weather flow is approximately 1,400 kL/day.
- Existing environmental licence capacity is 1,000 kL/day.
- The treatment plant is therefore exceeding both hydraulic and biological capacity thresholds.

Required Network Augmentations

To facilitate the proposed rezoning, TasWater anticipates that significant external sewer upgrades will be required.

These are expected to include:

- Upsizing approximately 690 metres of DN150 gravity sewer between manholes A434367 and A434086 to DN225.
- Upgrades to the trunk sewer between manhole A434086 and Gilbert Street Sewage Pumping Station (LATSP04).
- Further assessment of downstream network performance and treatment capacity at subdivision application stage.

Preferred Servicing Approach

Future development applications should be supported by a comprehensive Sewer Servicing Strategy which:

- Assesses the ultimate demand generated by the development.
- Demonstrates how identified surcharge, overflow and environmental risks will be managed.
- Confirms that existing zoned residential land can be accommodated before allocating remaining capacity to newly rezoned land.
- Identifies all infrastructure upgrades required to maintain service standards and environmental compliance.

FUNDING AND COST RESPONSIBILITY

At this stage TasWater's position is that infrastructure upgrades required specifically as a result of the proposal would be developer funded.

TasWater's sewer planning assessment indicates that while some downstream constraints were already identified through master planning, the proposed development contributes to flows through sections of the affected catchment and will therefore be expected to contribute to the infrastructure required to support the further developable land as a result of the rezoning.

Advice

Headworks Charges

Water infrastructure – applied in line with the policy in place at the time of submission.

Sewer infrastructure – applied in line with the policy in place at the time of submission.

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/application-information/application-for-development-services-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 <https://www.taswater.com.au/building-and-development/service-locations> 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.