

TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/34212
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3 April 2023

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**Tasmanian Planning Scheme – Devonport
Draft amendment AM2022.01 and permit PA2022.0024
133 Middle Road, Miandetta**

I refer to the above draft amendment and to a hearing held at the Paranaple Centre in Devonport on 6 and 7 March 2023, which was adjourned.

The Commission gives the following directions:

1. With regard to water and sewer infrastructure requirements, the applicant is to provide to the Commission by **12 May 2023** a submission detailing:
 - (a) the required ultimate peak day flow rate in L/s and the required residual pressure (kPa) at the point of connection;
 - (b) ultimate peak day usage in L/day;
 - (c) the required fire flow rate in L/s and the required residual pressure (kPa) at the point of connection;
 - (d) a water model that satisfies TasWater's standards to ensure that the ultimate development (as indicatively shown on the master plan) can be serviced appropriately for domestic and fire purposes given the residential zoning proposal;
 - (e) calculations of the estimated number of ultimate Equivalent Tenements; and
 - (f) a servicing plan for sewer demonstrating ability to service the entirety of the proposed lot 4 by gravity, or confirmation of areas not able to be serviced. Preliminary long sections, including inverts of existing infrastructure should be included.
2. TasWater is to provide to the Commission a submission in response to the applicant's submission by **26 May 2023**.

3. The planning authority is to provide to the Commission by **9 June 2023** a submission detailing its view on the draft amendment and any revised permit conditions as a result of the information submitted by the applicant and TasWater.
4. Any response submissions, including from TasWater regarding the planning authority's response submission, are to be provided to the Commission and other parties by **23 June 2023**.

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.

If the hearing is to be reconvened, the Commission will advise the parties and publish a notice.

If you require further information please contact Janelle Townsend, Planning Adviser, on 6165 6803.

Yours sincerely



Robin Nolan
Delegate (Chair)

cc Representors

¹ www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/AP-DEV-AM2022.01