



AMENDED Submission to Planning Authority Notice

Council Planning Permit No.	DA0472/2019	Council notice date	18/09/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01362-LCC	Amended Date of response	22/11/2019
TasWater Contact	David Boyle/Rachael Towns	Phone No.	6345 6323
Response issued to			
Council name	LAUNCESTON CITY COUNCIL		
Contact details	planning.admin@launceston.tas.gov.au		
Development details			
Address	40520 TASMAN HIGHWAY, ST LEONARDS	Property ID (PID)	3205335
Description of development	Subdivision - 30 lots and rezone land from rural resource to rural living		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	6ty°	19.060 P01	D
			Date of Issue
			3/09/2019
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):</p> <p>1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.</p> <p>TasWater does not object the proposed rezoning and considers the requirement of reticulated water to be unreasonable, due to the high cost of infrastructure for the corresponding small size of the development.</p> <p>In the event that Council determines that potable reticulated water must be provided for the proposed subdivision and subject to detailed design, the following infrastructure (at a minimum) will be required to be constructed, upgraded/augmented or duplicated (noting duplication is not favoured by TasWater):</p> <ol style="list-style-type: none"> 1) Reservoir (this needs further consideration on a possible location as the existing site is not currently large enough); 2) Pump station located at Distillery Creek Water Treatment Plant feeding reservoir above; 3) Pump station out of reservoir serving existing and proposed lots; 4) 360m of existing 100mm water main feeding existing and proposed lots upsized to 150mm; 5) A second feed line will be needed to the proposed lower level lots that do not require a pumped feed and can be serviced via gravity. <p>Such infrastructure is likely to exceed \$1million dollars, without considering reticulation mains to service the new lots. At a high level, each pump station and the reservoir could cost \$250,000 each.</p> <p>Further, TasWater would require the proponent to provide significant details as to how the proposed development is to be serviced, expanding upon the above, with a servicing plan and report to be submitted.</p> <p>The Planning Application would need to be amended to include a reservoir (and associated land if necessary) and TasWater would need to issue a further amended SPAN, conditioning the requirement of Asset Creation and other standard subdivision conditions.</p>			

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

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

Authorised by



Jason Taylor

Development Assessment Manager

TasWater Contact Details

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