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From: Brett Woolcott <brett@woolcottsurveys.com.au>
Sent: Friday, 8 September 2017 4:38 PM
To: two
Subject: Submission to Tas. Water Inquiry

Rosemary Armitage
 Chair, TasWater Inquiry

Submission to Tas. Water Inquiry – Woolcott Surveys

Please accept this submission on behalf of Woolcott Surveys in regards to the Tas. Water inquiry and take over by State Government.

Woolcott Surveys is a Land & Aerial Surveying and Town Planning company with offices State-wide who acts on behalf of many developers. Our clients range from private home owners carrying out small developments on their own properties to large scale residential, commercial, and tourism developments. Current developments include staged multi-lot Residential and Rural Living Subdivisions & large Tourism ventures.

Over the past years we have had many developments held up or even made un-economical to complete due to issues with Tas. Water and their sewer and water infrastructure. A very brief summary of a few of these issues we constantly encounter include the following:

- 1) Developers being asked to locate and identify Tas. Waters own existing assets at the developers expense due to lack or inaccuracy of data in Tas. Waters own GIS system.
- 2) Development in Western Perth stalled with no further capacity in the sewer system. TAS Water have advised that the next developer will need to spend tens of thousands of dollars upgrading pump stations. Thus no one wants to be the first to develop so no development.
- 3) Launceston Combined Drainage System no longer able to accept any more stormwater into the combined system. Despite pre planning discussions with TAS Water this has not been brought to the general development community or general communities knowledge. No further development allowed in the combined system area unless there is onsite stormwater detention.
- 4) Water Supply for Abel's Hill Road area of St. Leonards is simply not up to standard. Owners along the upper elevations of this road have been told they cannot further subdivide without installing a new watermain several hundred meters in length despite the fact that there is no current water supply. This is contradictory to Council's strategic intention for future residential/low density development in the area.
- 5) Developers are continually told that they need to upgrade existing infrastructure which is in perfectly good working order because it does not meet today's TAS Water standard adding thousands of dollars to development and making many developments unviable. We have dozens of examples of this.
- 6) Black and White Implementation of policy and standards without regard to context, situation or discretion.
- 7) Policy of creating easements TAS Water easements over the top of existing TAS Water Easements purely because the existing easement does not meet the current preferred wording. This is causing irreparable damage to Cadastre/Title Boundary framework by creating layers of unnecessary easement restrictions across land making the possible future removal of these easements difficult and costly.
- 8) Increasing paperwork, forms and fees charged by TAS Water which has increased development time by months for standard projects. Extreme levels of red tape and bureaucracy.

Developers are being asked not only to fund 100% of their own sewer and water infrastructure but also expensive upgrades to Tas. Water's existing infrastructure where it is not up to standard. It would appear from our point of view that this is a result of lack of funding available to Tas. Water under the current business structure. This is hampering and bringing to a standstill development in the State.

We support a change to the Tas. Water business Structure. Hopefully the proposed changes, if successful, will allow a better allocation of resources by State Government moving forward, upgrades in the existing infrastructure and importantly much added confidence for Developers.

Yours Sincerely,

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