

The Chair,
TasWater Committee
Parliament House.

7th September, 2017

I have been doing land Development in Tasmania since 1987 I have dealt with a number of Councils in that time.

Since Taswater has taken over from Councils I must say things have just become even more difficult regarding land development, Taswater is impossible to deal with, they always say no first hardly ever do their research first then once pressured by the Minister they miraculously can take additional sewage or have enough water pressure and so on.

One such instance was when, via our engineer Dale Luck put in an application to connect a new subdivision to the water mains, Taswater informed us that there wasn't enough water pressure vis Harley Prd they told us we would have to connect to the reservoir above the Launceston Casino which was at least a KM away going over property owned by others, that meant this subdivision was then unviable due to the distance, I then engaged Dale Luck to do his own analysis to access the pressure once that was done and was positive we went to Peter Gutwin who then met with Taswater, they then changed their minds.

That subdivision is now being developed in Buell Dr.

- When the rezoning at Harley Pde was first put to them their first reaction was that the Sewage Treatment Plant at Prospect didn't have the capacity to take any more subdivision in Prospect at all. We had to take that to Peter Gutwein as they were not prepared to discuss the issue. As it turned out, the plant did have enough capacity in the dry weather - the only problem was stormwater infiltration into the sewer mains during storms. Taswater were not prepared to fix these problems. They wanted developers to simply stop developing. They only changed their mind when pressured by the Ministers office
- Their design standards are very onerous. They have adopted a national standard, even when it is not appropriate for Tasmania, and won't entertain any deviations from it. On one subdivision they were taken to the Planning Tribunal on this issue, and the Tribunal agreed that their design numbers were over the top. Instead of accepting this, they are taking the Tribunal to Court over their decision.
- They are very difficult with what they want shown on design drawings. For example, they won't let the design engineer simply refer contractors to Taswater standard drawings, they want us to reproduce all the relevant ones on each design, even though they are standard. This adds to costs unnecessarily.
- When design are submitted for approval, even minor ones sometimes have to go to Hobart to be signed off. This is unnecessary
- When dealing with different Officers, their requirements are not consistent - you never know what they might want from job to job
- Taswater take the approach that they are a first and foremost a Business, who happen to sell Water and Sewerage services, instead of regarding themselves as a Public Authority, who's main job is to provide these services, but act as much like a business as is reasonably possible. This leads to a lot of their decision making philosophy being like it is

There are many other Developers who have simply given up its all to hard is what many say.
They are killing business in Tasmania with their costs and negativity.

Kind Regards,

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