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10 August 2020

The Chairperson  
Board of Environment Protection Authority  
GPO Box 1550  
Hobart TAS 7001

By email: [assessments@epa.tas.gov.au](mailto:assessments@epa.tas.gov.au)

Dear Mr Jones,

### **Selfs Point Sewage Treatment Plant Expansion Notice of Intent**

TasWater is seeking to expand the existing Selfs Point Sewage Treatment Plant (STP) to accommodate predicted flow from the existing Selfs Point and Macquarie Point catchments, once Macquarie Point STP is decommissioned, allowing for the future development of the Macquarie Point precinct.

This Notice of Intent (NOI) has been prepared in accordance with the Environment Protection Authority (EPA) guidelines and is submitted to the Board of the EPA to seek guidance on the EPA assessment pathway for the project.

#### **1. The name and contact details of the person lodging the application**

This application is made by CPB UGL Joint Venture (Joint Venture for TasWater Capital Delivery Office) on behalf of TasWater (the proponent). CPB UGL Joint Venture was formed in 2019 as part of the TasWater Capital Delivery Office to assist in the delivery of the TasWater capital works program.

The contact person nominated below, lodging this NOI and any future council planning application, is a CPB UGL Joint Venture representative working on behalf of TasWater.

Contact details for this Notice of Intent are:

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Street Address: 169 Main Road Moonah, TAS, 7009

## 2. The name of the proposed project and its location

The proposed project is the Selfs Point STP Expansion, located at the existing Selfs Point STP site at 12 Selfs Point Road, New Town, Tasmania.

The project includes the existing STP site (TasWater owned) and neighbouring land in the ownership of Hobart City Council and the Crown (refer Section 5). All project works, including construction, will be contained within the area delineated on Figure 3:



Figure 1: Location map showing project site in blue (Source: The LIST)

## 3. Background of the project proponent, including contact details and the proponent's experience and financial capacity to undertake the project

The project proponent is Tasmanian Water and Sewerage Corporation Pty Ltd, trading as TasWater (TW).

TW is responsible for the provision of water, wastewater and recycled water services throughout Tasmania. TW was formed on 1 July 2013 and manages over \$2 billion in assets. TW owns and

operates 110 sewage treatment plants (STPs) and has significant experience and capacity to undertake the proposed project.

TasWater currently have an approved capital works program to delivery approximately \$150M in infrastructure over the next four years, with similar magnitudes of capital investment realised over the previous two price and services periods. The State Government have publicly committed to supporting the project financially, with an additional contribution provided by TasWater to allow for future capacity and to off-set renewal expenditure associated with the decommissioned infrastructure.

Proponent Details:

Organisation (legal entity): TasWater

ABN: 47 162 220 653

Registered Address: 163-169 Main Road Moonah, TAS, 7009

Contact Details:

Contact Name: Kate Westgate, Leader Environmental Performance

Phone: 0436 625 550

Email: kate.westgate@taswater.com.au

#### **4. A description of the proposed project**

The project objective is to relocate the Macquarie Point STP through an expanded Sels Point STP to accommodate predicted flow from the existing Macquarie Point and Sels Point Catchments.

##### **Background**

The Macquarie Point STP is located at Macquarie Point near the Cenotaph in Hobart. The State Government is progressing the redevelopment of the Macquarie Point site as one of Hobart's key precincts. The redevelopment will incorporate a range of sensitive land uses which are incompatible with the continued operation of the Macquarie Point STP. TasWater have signed a Memorandum of Understanding (MoU) with the Macquarie Point Development Corporation (MPDC) and Crown to undertake planning, design and approvals for relocation of the Macquarie Point STP, to allow development of the adjacent former rail-yard site including proposed residential, commercial and other uses.

The decommissioning of the Macquarie Point STP necessitates an alternative treatment location for wastewater currently treated at that site. It has been established by TasWater that the most viable solution is redirection of flows currently received at Macquarie Point to the existing Sels Point STP.

The key elements required to achieve this outcome are decommissioning of the existing Macquarie Point STP, construction of a new sewage pumping station (SPS) at Macquarie Point, construction of a new pipeline from Macquarie Point to Sels Point and expansion of Sels Point to accommodate predicted flows.

The scope of this NOI is the expansion of the Sels Point STP only. The other project components (Macquarie Point decommissioning, Macquarie Point SPS and pipeline) are excluded from this NOI and will be addressed through other approval pathways. These other components therefore are not addressed further in this NOI.



A previous NOI for an earlier iteration of this project was lodged with the EPA in 2016 and Project Specific Guidelines issued at that time. This NOI addresses several changes that have occurred since the submission of the previous NOI (including an increase in predicted flows) and this NOI reflects a similar, but updated project concept. Some information contained herein is drawn from assessment work undertaken at the time of the previous application and will be further updated as the project progresses.

Refer to Figure 2 for an illustration of the Selfs Point STP site in the context of Macquarie Point STPs and outfalls.

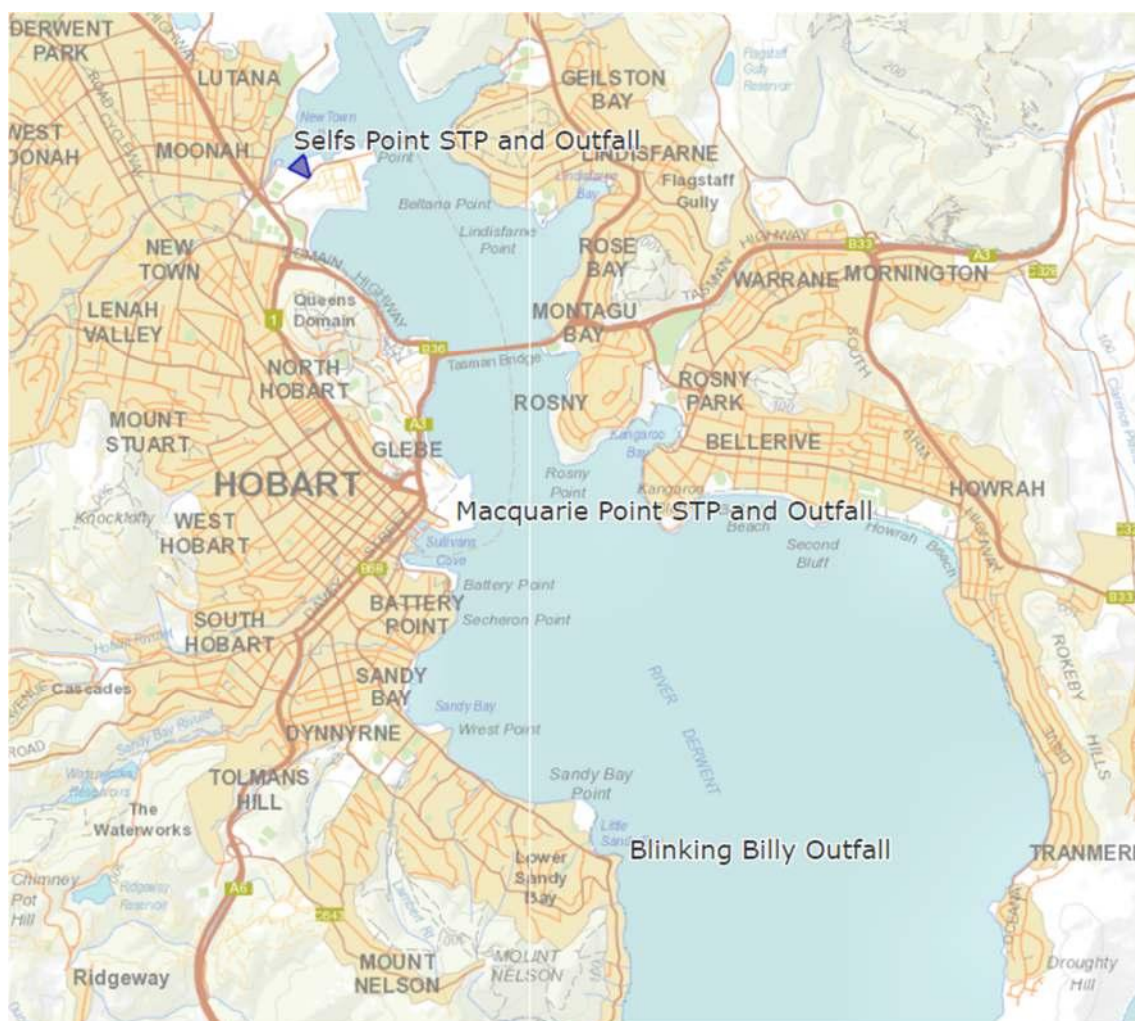


Figure 2: Overview map (Source: The LIST)

### Selfs Point STP - Existing

The Selfs Point STP is a Level 2 Tertiary Treatment facility located at Selfs Point Road, New Town. The STP is regulated under EPN8548/1 (issued March 2013), EPN 9797/1 (issued August 2018) and EPN 10344/1 (issued 15 January 2020).

The plant was commissioned in 1972 with a local discharge, providing only primary treatment. Upgrades occurred in 1978 to enable secondary treatment with a process train including trickling filters, a humus tanks and anaerobic digestion with sludge drying bed facilities. Further upgrade and augmentation works occurred in 1996 to incorporate a biological nutrient removal process and to relocate the main discharge location to further downstream within the Derwent Estuary.

Separate works have also occurred to rationalise Sandy Bay and Taroona STPs to the Selfs Point plant.

The STP currently receives an average daily flow of approximately 8.5ML/day (8,500 KL) of primarily residential wastewater from the suburbs of New Town, Lenah Valley, Sandy Bay and Taroona. This flow is below the current regulatory limit for the site of 13,000 KL/day ADFW as set out in the EPN.

The STP is authorised to discharge to three licenced discharge points (as set out in the EPN), namely:

- To the River Derwent near Blinking Billy Point (Blinking Billy Point outfall)
- To the River Derwent near Selfs Point (Selfs Point outfall); and
- To the Hobart City reuse scheme as defined in the Wastewater Reuse EMP

Under normal conditions treated effluent from the STP is typically discharged to the first of these locations, the Derwent Estuary off Blinking Billy Point in lower Sandy Bay (approximately 8km south of the STP) via a transfer main from Selfs Point. This discharge point is via a multiport diffuser outfall located approximately 550m offshore at 32m depth. There have been no complaints registered for the STP over the past 2 years.

The second outfall location (the Selfs Point outfall) is used only infrequently during abnormal events. An emergency storage of approximately 650kL volume is available at the STP site for effluent during wet weather or emergency events. This provides approximately two hours storage during ADFW. Excess flows beyond this discharge to the Selfs Point outfall.

A small amount of recycled water (1% of 2018/2019 and 2019/2020 flows from Selfs Point) is provided to Hobart City Council and the Friends School for irrigation of sports grounds in New Town through the third licenced discharge location (reuse scheme).

### **Proposed Scope of Work**

The diversion of wastewater from the Macquarie Point STP (currently treating 10.5ML/day average daily flow FY20) to Selfs Point STP (currently treating 8.5ML/day average daily flow) will require an increase in the treatment capacity at Selfs Point. This increase will exceed the current design capacity at Selfs Point STP (current design capacity is 10.4ML/day ADFW) and also exceed the current regulatory limit for this site (13ML/day ADFW).

All flows required to meet a 1 in 1yr ARI discharge standard will be transferred from Macquarie Point. Meeting the performance criteria is a function of both the volume of pump station storage and the pump duty. At the present level of design development, this represents a pump duty of 580 L/s.

Peak diurnal flows are treated and balanced at the plant. A water balance model has been developed to predict the discharge frequencies and volumes under dry, peak dry, and wet weather flow scenarios.

To allow for future expansion in the catchments the project is seeking an increase in the regulatory limit for the Selfs Point STP site to 26 ML/day ADFW (30 year design horizon).

To accommodate the increased flows, new facilities, physical expansion and modifications will be required at the site to increase the current treatment capacity. Additionally, the influent composition is also expected to change as a result of the addition of Macquarie Point STP flows, which have a higher industrial, commercial and tankered trade waste load than Selfs Point STP.

The Selfs Point expansion is currently in design phase and therefore specifics of the works are yet to be determined.

Key elements of the expanded site are likely to include augmentation of the existing liquid and solid stream process units with new water retaining structures, buildings, and mechanical equipment that will be supplemented with appropriate levels of odour and noise mitigation. The exact nature of the expansion will be determined through the design development phase, with performance guarantees related to environmental impacts incorporated into the design and construction contract(s).

The discharge arrangements from the expanded Selfs Point STP are proposed to remain consistent with current arrangements, albeit with increased flows. Specifically, under normal operations the Selfs Point STP will continue to discharge to Blinking Billy Point via the existing pipeline, noting that there is sufficient capacity within this pipeline to accommodate the increased flows under dry weather (ADWF) and a range of wet weather operating conditions. Consistent with current operations, due to constraints in the Blinking Bill outfall pipeline, during certain high-intensity wet weather events and other abnormal operating scenarios (e.g. power / equipment failure), the STP will continue to discharge excess treated effluent via the Selfs Point outfall pipe.

In order to manage wet weather flows a treated effluent balance storage may be constructed within or adjacent the existing site, but within the boundaries of the land as marked on Figure 3:. This balance storage will be suitably sized to manage wet weather flows with occasional discharge to the existing Selfs Point outfall location.

The constraint resulting in discharge to the local outfall is dependent on the type of rainfall event, Blinking Billy Rising Main capacity and Plant Storage capacity. A water balance model is being developed to predict discharges during dry, peak dry, and wet weather conditions under commissioning and design horizon flow scenarios. This model includes discharge frequencies and volumes from the Macquarie Point SPS overflow, Selfs Point Local Outfall, and the Blinking Billy outfall.

There are currently no plans to make physical changes to either the Selfs Point or the Blinking Billy Point outfall. The need to make significant modification to the existing Selfs Point Local Outfall location and/or diffuser arrangement will be assessed based on the expected frequency of discharge, water quality, and the associated risks to the discharge environment which will be characterised through the assessment process.

Preliminary consideration has been made of the possibility of a reuse scheme to eliminate or reduce flows to the environment. This preliminary consideration indicates high salinity in the Macquarie Point STP effluent stream to be a limiting factor for successful reuse. Macquarie Point receives effluent from the Hobart waterfront, which suffers from considerable sea water ingress under certain tidal and weather conditions. This high salinity is problematic for most reuse operations.

Additionally, there are no major recycled water customers identified in close proximity to the Selfs Point STP, limiting the opportunities for reuse without costly piping to alternate locations. Consequently, the STP design will assume full<sup>1</sup> discharge to the Derwent Estuary, but provision may be made for diversion of treated effluent for reuse if there is demonstrated demand and

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<sup>1</sup> With the exception of the existing recycled water customers (Hobart Council and Friends School).



sufficient funding made available. Further work on this matter will be provided in the assessment documentation.

The primary driver for relocation of the Macquarie Point STP is to allow redevelopment of the adjacent site. The conveyance and treatment system proposed will not preclude any secondary objectives associated with future recycled water use, although suitability of the treated effluent for reuse may be intermittent unless salt-water intrusion within the catchment can be mitigated.

It is noted that the Selfs Point STP currently provides a very small proportion (approximately 1% as no flow meter installed) of treated effluent to Hobart Council and Friends School for irrigation of sports fields (based on 2018/2019 and 2019/2020 flows). This arrangement can continue with mechanisms in place to manage the salinity issues for such a small volume of water (e.g. buffer storage, shandy with other water sources etc). TasWater will work with these stakeholders to determine the viability of meeting their required levels of service.

Although the final detail of the expansion works are not yet known, all proposed works will be contained within the boundaries shown on Figure 3.

## 5. An outline of the proposed location of the project and a general site location map

The proposed site for the Project is on the existing STP site on Selfs Point Road, New Town . The 2.9ha site includes the existing treatment plant, laboratory and depot. The footprint of the Project may extend beyond the boundaries of the existing STP site and two parcels have been identified for this expansion, one Hobart City Council owned parcel to the south west and one Crown owned parcel to the east (Figure 3).



Figure 3: Project site and land tenure showing the existing STP site in pink, the Council land in green and Crown land in blue (Source: The LIST)

The land parcel to the south west is owned by Hobart City Council and a portion of this parcel (approximately 2.3 ha) has been nominated for possible expansion of the STP. This part of the parcel was previously used as an artificial wetland receiving treated effluent flows from Selfs Point STP. However, the wetland is no longer operational and currently receives no inflow. TasWater has been in discussions with Council in relation to use of this land for the STP expansion. The arrangement is being formalised so that TasWater has first right to purchase the land. Land acquisition is subject to determination of the required STP footprint and further assessment of the suitability of the Council land for expansion. Only part of this land title is proposed for inclusion in the expansion (if required) and the remainder will be unaltered as shown on Figure 3.

The land parcel to the east is Crown and is leased to Viva Energy as a fuel depot (understood to have not been used for many years). As the project is still in design phase it is not yet known whether this parcel will be required for the expansion, however for the purposes of the NOI and preliminary site investigations this site will be included to facilitate its eventual inclusion if required. TasWater has contacted Viva Energy with regard to possible use of the land. Discussions with the Crown in relation to this parcel has also occurred and are ongoing.

Surrounding land uses include (refer Figure 4):

- To the north of the existing site is a small strip of Crown owned foreshore (outside of the STP fence line) and then the waters of New Town Bay.
- To the east of the existing STP site is the crown parcel (former fuel depot). Further east of this site is additional industrial land including gas and petroleum businesses.
- To the south and south east is the Cornelian Bay Cemetery, on the opposite side of Selfs Point Road.
- To the west and south west is the Council owned parcel of land which includes the former wetlands (proposed for inclusion in the STP expansion), council depot, the Ten Lives Cat Centre, New Town Bay Rowing Centre, Buckingham Rowing Club and Rugby Park.

The nearest residential properties are approximately 200m west of the existing STP site in Lutana, across the waters of New Town Bay.





Figure 4: Surrounding Land Uses (Source: The LIST)

An outline of the stakeholder consultation process undertaken or proposed to be undertaken, including the consultation method, stakeholders consulted or to be consulted and the issues raised or to be raised.

The following key stakeholders have been identified including regulators, landowners and adjacent land users who may have interest in the Sels Point STP expansion:

- Government Regulators (e.g. Environment Protection Authority)
- Hobart City Council
- Crown Land Services
- Derwent Estuary Program
- Cornelian Bay Cemetery (Millingtons Funerals)
- Residents of Queens Walk Apartments and Housing Tasmania
- New Town Rivulet Catchment Care Group
- Viva Energy (lessee of Crown land adjacent to Sels Point STP)
- Ten Lives Cat Centre
- Tasmanian Rugby Union
- Residents of Lutana (Risdon Road and surrounds)
- New Town Bay Rowing Centre
- Friends School Rowing Club (recycled water user)
- Tasmanian Bridge Association
- Leisure Inn Water Front Lodge

- Bridges House Riverfront Motel

Most of these stakeholders have already been engaged with, largely through one-on-one meetings during the early consultation phase. Additionally, TasWater have undertaken broader community engagement via online platforms, in relation to the Macquarie Point STP relocation project, during 2015 and 2016.

Stakeholder engagement undertaken over the course of the project to date has identified the following key issues for consideration in the design and assessment phase:

- Potential odour impacts
- Potential visual impacts
- Potential Water quality impacts
- Potential impacts on the former New Town Bay Wetland
- Public access along New Town Bay foreshore
- Potential interest in irrigation of effluent from the STP on recreational areas

These issues will be addressed in the design and the approvals process.

Further engagement will be undertaken with key stakeholders and the wider community including adjacent landholders to identify and address any specific concerns that may be raised during the design and approvals process.

## **6. A general description of the physical environment that may be affected by the project**

### **Existing and proposed STP site**

The Sels Point STP is situated on reclaimed land near the mouth of the New Town Rivulet approximately 15m from the edge of New Town Bay. New Town Bay is situated in the middle section of the Derwent Estuary, between the Bowen and Tasman Bridge. The site is largely flat with vegetated earthen mounds located along the Crown land boundary along New Town Bay. Infrastructure on site includes the existing treatment plant, laboratory, depot, internal roads and car parking.

The Crown owned parcel to the east of the existing STP site, which may be used as part of the Project, is predominantly hard stand area with some buildings and fuel tanks. This site has relatively high potential for land contamination given its history as a fuel depot. This site is also relatively flat.

The area of the Council owned parcel to the west of the STP, which may be used as part of the expansion, is the site of the former STP wetlands and contains some native vegetation. The wetland was artificially constructed between 1988 and 2000 using spoil from the dredging of New Town Bay. The creation of the wetland, on an old historic tip site, was identified as a cost-effective and safe repository for dredge spoil at the time. The artificial wetland was constructed as a closed loop system including a series of lagoons which were maintained with a continuous supply of treated effluent from the Sels Point STP. The wetland was decommissioned by Hobart Council in 2012 due to concerns with poor water quality. Since decommissioning the wetland system has dried out. Part of this land is hardstand and appears to currently be used for storage/depot.

A flora and fauna survey of the existing STP site and the Council land to the west was undertaken in 2016 as part of earlier investigations for this project. That assessment found the site contains

an abundance of introduced plants, no threatened flora, no threatened vegetation communities and limited native fauna habitat. Several weeds, including declared weeds, were identified at the site and will need to be managed during and after construction. The crown owned parcel to the east has not been subject to field based ecological survey for this project, as yet. A desktop assessment suggest the potential for ecological values to be low, field investigations will be undertaken as required during the assessment process.

The existing STP site, council land to the west and crown land to the east all have potential for existing contamination which could be disturbed as a result of the project. In particular the crown land to the east was a fuel depot, possibly with underground tanks, which has the potential for hydrocarbon contamination. The artificial wetland on the council land to the west was formed using contaminated sediments from New Town Bay and is position on an old capped landfill. Parts of the site are currently used for storage/depot. These historical and current uses have potential for contamination risk, that would need to be managed if ground disturbance is required.

A desktop Aboriginal heritage assessment of the existing STP site and council land to the west was undertaken in 2016 and found no relics within or adjacent to the site and determined no further investigation of the site was required due largely to the historical disturbance at the site. A new desktop Aboriginal heritage assessment will be undertaken as part of the assessment process, including the previously excluded crown land parcel to the east.

Desktop European heritage investigations were also undertaken as part of 2016 assessment work and found no sites within the project footprint, but some adjacent. Further assessment will be undertaken on this matter.

### **Surrounding land**

Potential impacts of the proposal go beyond the immediate construction footprint and include potential noise and odour impacts in the surrounding area and possible aquatic impacts associated with the outfall (s) (existing).

Nearby surrounding land uses, that will require consideration with regard to noise, odour and construction impacts (including impacts to treatment process during construction) include:

- Industrial and business uses on immediately surrounding land (fuel depot, council depot and cat home)
- Recreational and supporting activities on Council land located to the west
- Funerals held at the Cornelian Bay cemetery to south
- Residential uses located in Lutana across New Town Bay, and to the south west on Queens Walk near the Brooker Highway

### **Outfall location**

Under normal operations the expanded STP will discharge via the existing outfall to Blinking Billy Point. This site has considerable dilution and mixing capacity to cater for increased flows. This matter is currently being investigated as part of the design process and further details of the receiving environment at the discharge point will be provided in the assessment documentation.

## **7. The key environmental, health, economic and social issues identified for the project to date.**

The design and assessment process for the project will involve a thorough analysis of potential impacts, issues, mitigation and management. At this stage the following key environmental, health and social issues identified for the project include:

- **Localised construction phase impacts including noise, dust and traffic.**

Deep pile foundations may be required for STP construction for large water retaining structures as the STP site is on reclaimed land. This pile driving has potential for short term noise generation during construction. Traffic impacts may be experienced along Selfs Point Road, which could affect industrial land uses but there are no residential properties accessing that road.

- **Potential for odour impact associated with the expanded footprint and capacity of the STP.**

Given the proximity of residential properties (as close as 200m from the STP), odour management is considered to be one of the primary environmental and social concerns to be addressed as part of the proposed expansion. While the current STP rarely has odour complaints from neighbours, consideration of odour control improvements will be undertaken to ensure the expansion does not cause unacceptable odour risk. Aurecon was engaged to undertake an odour assessment in 2016 and investigated several future scenarios demonstrating that no sensitive receptors would be impacted by odour. Further work will be undertaken on this matter during the design and assessment process.

- **Potential for noise impacts associated with the expanded footprint and capacity of the STP.**

Potential for noise generation will also be a key consideration in the design process to protect amenity values of residential properties, visitors to the cemetery and recreational land users in the surrounding area. A noise assessment was undertaken in 2016 for a previous STP design and found full compliance with the Environment Protection Policy (Noise) 2009 and the EPA permit conditions at that time. This noise assessment will be revisited for the new design taking into account the current EPN limits

- **Contaminated land impacts associated with the existing and historical contaminating uses of the existing STP and neighbouring sites.**

Contamination assessments of the STP site and council wetlands was undertaken in 2016. Both the STP and wetlands are located on land reclaimed from New Town Bay (potentially contaminated), the wetlands overlay an historic landfill area and the site to the east is a former fuel terminal which also has potential for on site and offsite contamination. Additionally, historic deposition of dust containing heavy metals from the Nyrstar zinc smelter is also likely. Soil sampling undertaken in 2016 at the STP and wetlands site revealed lead levels above adopted criteria and identified the requirement for construction management measures and possible offsite disposal of excavated material due to contamination potential. Once the STP design is known the previous sampling will be reviewed and further sampling undertaken to quantify contamination risks and identify management measures, sampling regimes and reuse/offsite disposal solutions for excavated materials.

At this time, it is expected that the STP will be constructed with a balanced cut and fill approach, such that excavated material will be used on site as part of construction. Schedule 2 of EMPCA has a level 2 trigger for “waste depot” which involves the reception, storage, treatment or disposal of wastes designed to receive greater than 100 tonne or more of waste per year. The STP construction is likely to exceed 100 tonnes of excavated material (some or all of which may be contaminated) and this material would (assuming contamination levels and geotechnical requirements allow) be used on site as part of the construction work. As excavated material is intended to be used for construction (cut and



fill) it is not considered to fit the EMPCA definition of waste being “discarded, rejected, unwanted, surplus or abandoned material”. If the excavated material is not suitable for construction (due to composition or contamination) offsite disposal may be required, in which event material will be transported to a licenced facility in accordance with all relevant guidelines. TasWater does not intend to create any new waste depots to facilitate this project.

Soil samples collected during the 2016 investigation were also tested for acid sulfate chromium suite and found to have levels of net acidity (Sulfur Units) or net acidity (Acidity Units) below the limits within the Tasmanian Acid Sulphate Soil Management Guidelines. Based on these results it was concluded the buffering capacity of the soil on site is greater than its acid generating potential. This indicates low risk of acid sulfate soil impacts, but this matter will be reviewed based on the new STP design and footprint and further testing undertaken if required.

Groundwater was investigated as part of the 2016 phase 2 work, which showed flows to be towards the northwest of the site. Groundwater levels at the STP were between 1.3 and 1.6m below ground level with some tidal influence. Groundwater at the wetlands however was significantly deeper (6.5 to 6.7m below ground level). Sampling results indicated potential presence of light non-aqueous phase liquid which could be localised or could reflect a larger scale contamination issue. The former fuel terminal to the east and the council works depot to the west are both potential sources of offsite groundwater contamination. Groundwater contamination will be further investigated and management measures set out in the assessment documentation to manage potential risks during construction.

- **Possible visual impact of the final STP, dependant on design.**

The Selfs Point STP is visible from adjacent land including residential properties in Lutana across New Town Bay and the Cornelian Bay Cemetery. Opportunities to minimise visual impact, through design and screening measures will be considered during design development.

- **Potential for impact to the receiving environment as a result of increased and altered STP discharge.**

The decommissioning of Macquarie Point STP and redirecting flows from Macquarie Point to an expanded Selfs Point STP has implications for the aquatic environment of the Derwent Estuary. The Macquarie Point STP outfall will not discharge treated effluent and instead Blinking Billy Point, and Selfs Point during wet weather events, will experience increased flows. The Macquarie Point STP outfall will be converted to the discharge for the Macquarie Point Sewage Pump Station. This is one of the key environmental considerations for the project and has already been subject to considerable receiving environment characterisation and modelling. Two key reports were prepared in 2016 including Environmental Risk Assessment for the Macquarie Point STP Relocation (Jacobs, 2016) and Environmental Risk Assessment Selfs Point STP Effluent Discharge to Derwent Estuary, Macquarie Point Relocation: Scenario 6 (Jacobs, Nov 2016). These reports considered several discharge management options (i.e. specifics of the outflow characteristics to Blinking Billy Point and Selfs Point) and concluded that discharge to Blinking Billy with wet weather discharge to Selfs Point) posed a low to medium risk to the environmental values in the receiving environments. This assessment considered

both the localised impacts (at Blinking Billy and Selfs Point) but also the whole of estuary impacts associated with the altered outfall arrangements.

This receiving environment impact assessment work will be revisited and updated for the current project.

## **8. The surveys and studies proposed or underway in relation to the key issues for the project**

This project has been under investigation by TasWater for several years and as such several assessments have already been undertaken. Some of these investigations will remain valid and others will be revisited to address the elapsed time and the addition of the crown land parcel to the east of the STP site into the overall development footprint.

Key studies previously undertaken (and available on request) include:

- General
  - Preliminary Advice for the Selfs Point WWTP Expansion (Aurecon, 2016)
- Effluent Discharge
  - Environmental Risk Assessment Selfs Point STP Effluent Discharges to Derwent Estuary, Macquarie Point Relocation: Scenario 6 (Nov 2016)
  - Environmental Risk Assessment for the Macquarie Point Relocation (Jacobs, October 2016)
  - Derwent STP Rationalisation Near-field Dispersion Modelling of Outflow (GHD, 2016)
  - An Investigation into Hydrodynamics in the Vicinity of the Blinking Billy (Long) Outfall, Derwent River (Marine Solutions, 2016)
  - Ambient Monitoring of Sewage Treatment Plant Discharges to the Derwent Estuary (Jacobs, 2016)
  - Wastewater Management Estuarine Discharge Stage 2 (CSIRO 2014)
  - Derwent Estuary Hydrodynamic and Geochemical Modelling Stage 1 (CSIRO, 2013)
- Contaminated Land
  - Phase 1 Environmental Site Assessment (CH2M HILL, 2013)
  - Phase 2 Environmental Site Assessment Selfs Point Sewerage Treatment Plant and New Town Bay Wetlands for Entura (Environmental Management and Consulting, 2016)
- Noise
  - Macquarie Point STP Relocation Noise Assessment of Selfs Point Waste Water Treatment Plant (Jacobs, 2016)
- Odour
  - Macquarie Point STP Relocation Project Odour Assessment Report (Aurecon, 2016)
- Ecology
  - Selfs Point Sewage Treatment Plant Redevelopment Flora and Fauna Assessment (North Barker, 2016)

- Reuse
  - Effluent Reuse Feasibility, Derwent Wastewater Treatment Plants (Pitt and Sherry, 2014)

Additional and revisited studies currently proposed include:

- Effluent discharge – Receiving environment impact assessment including characterisation of wastewater, characterisation of receiving waters and hydrodynamic dispersion modelling including near-field mixing zone definition and modelling of far field ecological impacts. This work will build upon the considerable existing information on this issue already undertaken.
- Ecology - Review and update to 2016 assessment including new land parcel to the east (not previously assessed).
- Noise – Noise impact assessment.
- Contamination – Review and update the previous site contamination and groundwater assessment work to include the additional land title to the east (not previously included) and with reference to new design.
- Reuse – Effluent reuse feasibility study.

## 9. The proposed timetable for the project

Completion of the Project is 4 years after signing of the funding agreement with the State Government. It is anticipated that the subject of this NOI, Selfs Point STP will be completed within 2-3 years. TasWater is currently completing concept design for the plant, preliminary design will commence with the detailed business case which is scheduled to be completed early next year.

## 10. Environment Protection and Biodiversity Conservation Act 1999 Considerations

Based on review of available desktop and prior field investigations there do not appear to be any matters of national environmental significance likely to be significantly impacted by the proposal. As such the proponent has not referred (and does not intend to refer) the project to the Commonwealth Government under the *Environment Protection Biodiversity Conservation Act 1999* and approval under that act is not expected to be required.

## 11. Land Use Planning and Approvals Act 1993 Considerations

A preliminary planning assessment has identified that a planning permit is required and this is likely to be pursuant to section 57 of the *Land Use Planning and Approvals Act 1993* as a discretionary use and development. At this time TasWater intend to lodge a single permit application to Council for the Selfs Point STP expansion. Additional permit applications may be made for other parts of the broader project (e.g. at Macquarie Point) but these are outside of the scope of this Notice of Intent.

Specifically, the site is subject to the provisions of the *Hobart Interim Planning Scheme 2015* (the planning scheme). The Selfs Point STP site is within the Utilities Zone, the possible expansion site to the south-west owned by the City of Hobart is zoned Recreation and the possible expansion

site to the north-east owned by the Crown is zoned Port and Marine. Existing zoning is shown in Figure 5 below.

A sewage treatment plant falls within the Utilities use class which is defined under Table 8.2 of the planning scheme as:

*use of land for utilities and infrastructure including:*

- (a) telecommunications;*
- (b) electricity generation;*
- (c) transmitting or distributing gas, oil, or power;*
- (d) transport networks;*
- (e) collecting, treating, transmitting, storing or distributing water; or*
- (f) collecting, treating, or disposing of storm or floodwater, sewage, or sillage.*

*Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.*

The Utilities use class (excluding Minor Utilities which are not relevant to this proposal) has the following use status in each of the applicable zones:

Utilities Zone:	Permitted
Recreation Zone:	Discretionary
Port & Marine Zone:	Permitted

By falling within the Utilities use class and being classified as a permitted use on an existing site, the STP is not a “non-conforming use”. The additional protection provided by section 12 of the *Land Use Planning and Approvals Act 1993* is therefore unnecessary and its continuation as per its current operations is provided for under its existing permit. Notwithstanding this it is noted that the proposed expansion is for “intensification and alternation” of an existing level 2 activity and would be considered a “substantial intensification” for the purposes of section 12(7) of the *Land Use Planning and Approvals Act 1993*.

Each zone includes use standards relating to noise, lighting and other amenity impacts to nearby residential zones as well as development standards relating to height, siting and in the Utilities and Recreation zones landscaping and outdoor storage. The preliminary view is that the proposal is capable of satisfying most of the acceptable solutions (being the permitted standard) and where not is capable of satisfying the performance criteria (discretionary standard). In other words, no use or development standard within the applicable zones are considered to represent a significant approval issue.

In addition to the zone provisions, the following codes may be applicable to the proposal:

- Road and Railway Assets code – due to the potential intensification of the road access;
- Parking and Access code – applicable to all applications, but as there are no minimum on site parking requirements for the Utilities use class is likely to meet all the applicable acceptable solutions;



- Stormwater Management code – application to all applications requiring management of stormwater. This code may require water sensitive urban design measures to be included in the design;
- Attenuation code – the proposal is for a use with potential to cause environmental harm and is unlikely to satisfy the minimum attenuation distance of 400 metres to a sensitive use; and
- Waterway and Coastal Protection code – the proposal is likely to include development within deemed spatial extent of the Waterway and Coastal Protection area under Table E11.1 and therefore require consideration of impacts on the relevant natural values and demonstration that works are in accordance with the ‘Tasmanian Coastal Works Manual’.

While the Coastal Inundation overlay and the Coastal Erosion Hazard overlay do encroach onto the existing Selfs Point STP site and potential expansion sites, these are only minor encroachments and it is expected that they can be avoided through the siting of the use and development. As a result the Inundation Prone Areas code and Coastal Erosion Hazard code are unlikely to be applicable.

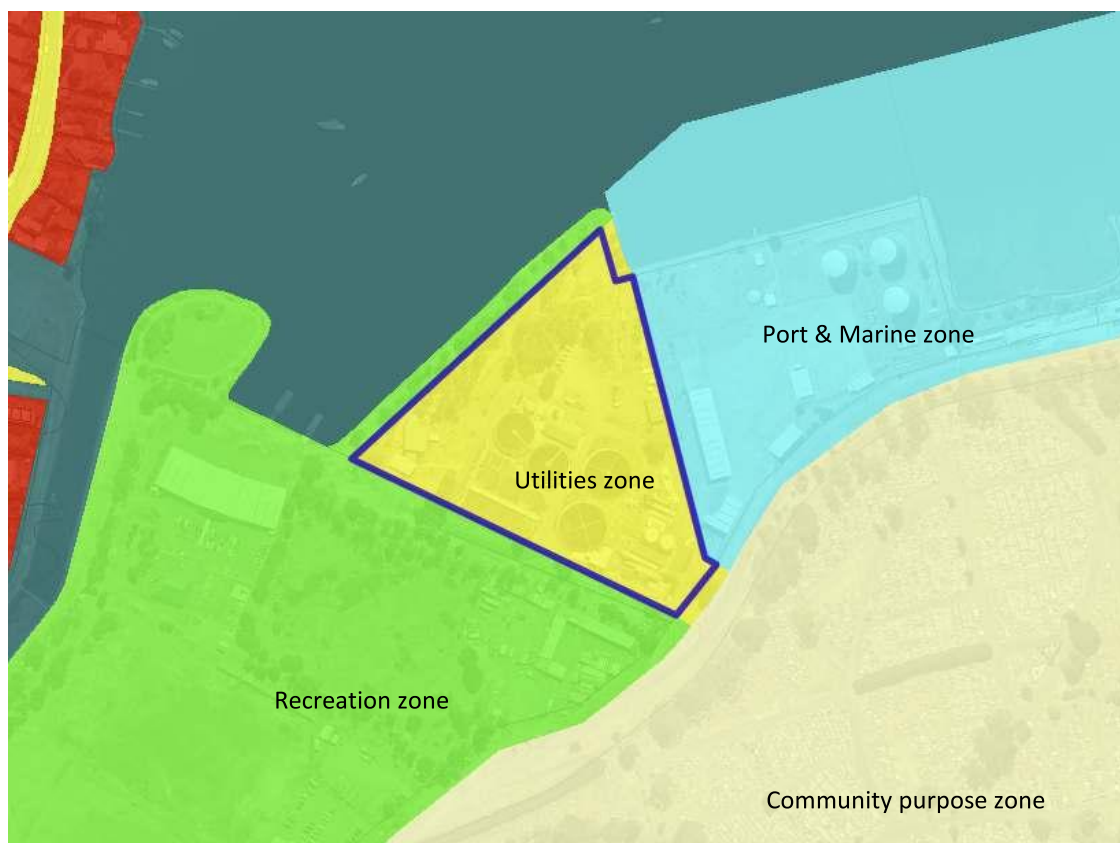


Figure 5: Zoning of the existing STP site and surrounding land (Source: The LIST)

## 12. Environmental Licence Applications

This project is not related to an Environmental Licence application as defined by the *Environmental Management and Pollution Control Act 1995*.

Thank you for your consideration of this Notice of Intent and please do not hesitate to contact the undersigned for further information.

Yours sincerely,



**Suki Hopgood**  
Senior Environmental Advisor