

Land Development Policies

1 July 2018



Policy approval and Responsibilities

The Chief Executive Officer of TasWater is responsible for implementing these policies.

Approved by the Board at its meeting on of 2018.

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Chairman

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1 Introduction

This document provides our policies relevant to land development, including developer charges, and service extension and expansion.

Information regarding connections to our water infrastructure and sewerage infrastructure can be found in our *Water and Sewerage Network and Charges Policies* document.

This document incorporates a number of policies required by the Act, the *Water and Sewerage Industry (Pricing and Related Matters) Regulations 2011* and by the Regulator in connection with our Price and Service Plan for the period 1 July 2018 to 30 June 2021.

We have, or are developing, long-term capital works strategies for each of our water and sewerage systems. We refer to these as Growth and Capacity Plans. These will be used as the basis for determining whether capacity is available for development.

1.1 Further Information

For further information about these policies and how they apply to your circumstances, please contact our Development Services Department on 13 6992 or development@taswater.com.au.

1.2 Relevant Legislation

- *Land Use Planning and Approvals Act 1993*
- *Water and Sewerage Industry Act 2008*
- *Water and Sewerage Industry (Pricing and Related Matters) Regulations 2011*

1.3 Customer Charter

Our Customer Charter explains our obligations consistent with the requirements under the Act, *Water and Sewerage Industry (Customer Service Standards) Regulations 2009* and the Code issued by the Regulator. It also outlines the rights and responsibilities of our customers and our commitment to providing reliable water services and sewerage services. It explains our business practices and provides the customer with reasonable expectations around our services, pricing, processes and responsibilities.

2 Developer Charges Policy

2.1 Aim

The aim of this Policy is to specify how and when we will impose developer charges and development assessment fees for new developments approved by the relevant planning authority.

2.2 Policy

2.2.1 Developer Charges

Developer charges may apply to new developments/uses approved by the relevant planning authority, where we decide to provide water and/or sewerage services to a development/use. If applicable, developer charges will be imposed as follows:

Developments within serviced land where:

- The existing water and/or sewerage infrastructure can accommodate the demands of the proposed development/use (capacity) – developer charges will not apply for the available capacity; or
- Capacity is not available - will require the developer to pay the cost of expansion of the system to the level of capacity required to service the development/use.

Developments outside serviced land where:

- Capacity is available within an existing system - the developer pays the costs of extension, including connection, to that system and may access the available capacity in that system at no additional charge; or
- Insufficient capacity is available within an existing system - the developer pays the costs of extension, including connection, to that system and expansion of the system to the level of capacity required to service the development/use. Any existing spare capacity in that system that is less than the total required for the development will be made available at no additional charge; or
- Isolated Developments - all costs are paid by the developer.

In our absolute discretion, we may contribute to the costs of development/use in accordance with section 2.2.3 below.

For new developments we refer to two types of water and/or sewerage infrastructure:

- Works Internal:
- Works External.

Additional charges may apply under our Price and Service Plan and our *Water and Sewerage Network and Charges Policies* document.

This approach is summarised in the following table:

	Sufficient System Capacity	Insufficient System Capacity
Works Internal	Developer pays all costs	Developer pays all costs
Works External – Extension	Developer pays costs of Extension required for the development*	Developer pays costs of Extension required for the development*
Works External – Expansion	Not applicable	Developer pays costs of Expansion required for the development**

* Any development connecting to an existing system will as a minimum pay for the cost of connection to the mains of the existing system.

** We will refer to the system’s Growth and Capacity Plan (where available) regarding capacity upgrades or other works planned. We will discuss these plans with the developer.

2.2.2 Advice Regarding Works Required

Works external required for a development/use will be assessed by us on a case by case basis. A developer will only pay Works External costs directly attributable to servicing their specific development/use.

As assessment is on a case by case basis, we will, upon request, provide details of the works required to service a proposed development/use (including mains connection costs) relating to any extension. The total works can then be independently costed by the developer.

2.2.3 Strategic Opportunities

In assessing a proposed development/use, we will consider any potential strategic benefits, such as alleviating public health issues or supporting economic development. If we believe there are sufficient strategic benefits we may fund any marginal cost over and above the cost of assets required to service the proposed development/use. The developer will pay the costs for assets required to support the development.

2.2.4 Development Services Fees

The following fees apply in relation to assessments, approvals and compliance activities for developments/use. Invoices will be issued when the fees become payable and are due within 30 days of issue.

- **Section 56W Consent Fee:** payable when we issue consent to build within two metres of our infrastructure
- **Property Information Plan fee:** recovering costs associated with preparing an information plan that details TasWater’s services surrounding a property, outside the standard “Dial before you dig” process.
- **Certificate for Certifiable Work (CCW) and Certificate of Compliance (CoC) fee:** payable when you apply to us for a CCW that requires a CoC for either building and/or plumbing works
- **Development Application fee:** payable when you act on a planning permit which contains our conditions and prior to the issue of any other approval from TasWater
- **Engineering Design Approval and Development Compliance fee:** payable when you apply to us for our approval:
 - Of an engineering design for a development; or
 - To construct water and sewerage assets for a development that are to be transferred to us
- **Consent to Register a Legal Document fee:** payable when we issue our Consent to Register a Legal Document, such as a consent for registration of title documents for a subdivision development.

A full schedule of our development fees is provided in section 5 and on our website at www.taswater.com.au >Development >Fees & Charges.

3 Service Extension and Expansion Policy

3.1 Aim

The aim of this Policy is to outline the circumstances, and the terms and conditions, under which we will extend and expand our water infrastructure and/or sewerage infrastructure, including the circumstances in which we will extend or expand our water infrastructure and/or sewerage infrastructure at the request of a person.

3.2 Policy

3.2.1 Extension

Extension to our water infrastructure and/or sewerage infrastructure may be permitted following a written request from an individual property owner or as a result of a proposed development/use which is outside serviced land.

We will consider the following in assessing a potential extension that is not as a result of a proposed development/use:

- Impacts on existing customers or potential customers within serviced land; and
- Strategic benefits, such as:
 - Social – for example a new school, community facilities, aged care facility;
 - Economic – local or regional land use plan, new enterprise (commercial, industrial or agricultural); and
 - Protecting human health.

We will provide the technical requirements of the extension following a written request for extension. Permitted extensions must meet these technical requirements which include demonstrating that there will be no service reduction to existing customers.

Costs associated with extension to enable connection of unserviced land will be determined in accordance with our Developer Charges Policy (Section 1 of this document); and Section 2 and Section 6 of our *Water and Sewerage Network and Charges Policies* document as relevant.

For information regarding requests, and associated costs, for the connection of property within the serviced land area to a current water system and/or sewerage system refer to Section 2 and 8 of our *Water and Sewerage Network and Charges Policies* document.

3.2.2 Expansion

Expansion may be permitted as a result of a proposed development/use that is to be serviced by connection to an existing water system and/or sewerage system that has insufficient capacity to service that development, in accordance with the laws relating to land use planning and approvals.

The terms and conditions and costs associated with expansion will be determined in accordance with our Developer Charges Policy (Section 1 of this document); and Section 2 or Section 6 of our *Water and Sewerage Network and Charges Policies* document as relevant.

4 Definitions

Table 1: Definitions

Term	Meaning
Act	Means the <i>Water and Sewerage Industry Act 2008</i> .
Certificate for Certifiable Work	Means a certificate referred to in section 56TC(3) or section 56TC(4) of the Act that is issued by us under section 56TC of that Act.
Code	Means the Tasmanian Water and Sewerage Industry Customer Service Code issued by the Regulator under the Act.
expansion	Means the augmentation of water infrastructure and/or sewerage infrastructure to accommodate the development of a property that cannot be catered for by a current water system's capacity and/or current sewerage system's capacity.
extension	Means the lengthening of water infrastructure and/or sewerage infrastructure to enable connection of unserved land to a current water system and/or current sewerage system.
isolated development	Means land that is proposed for development / change in use that is not designed to connect to our existing infrastructure.
planning authority	Has the same meaning as in section 3 of the <i>Land Use Planning and Approvals Act 1993</i> .
Price and Service Plan	Means a price and service plan approved under section 65 of the Act.
Regulator	Means the Regulator referred to in section 11 of the Act.
serviced land	<p>Means land that we will permit to be connected to our water infrastructure or sewerage infrastructure. We have identified this land by individual title, in accordance with section 56U(1)(b) of the Act.</p> <p>Note: Information about our serviced land boundaries, including maps, is available on our website www.taswater.com.au, The List Map (maps.thelist.tas.gov.au) and for inspection by customers at our offices. We can also be contacted during business hours on 13 6992 for further information.</p> <p>Serviced land boundaries will change over time as the capacity of the system changes.</p>
Works external	Means infrastructure that is external to a development site, for extension and/or expansion, required to service the development and is installed at a developer's cost and gifted to us.
Works internal	Means infrastructure that is within a development site that is installed at a developer's cost and gifted to us.

5 Development fees

Development Applications	FY2018/19	FY2019/20	FY2020/21
Minor	211.63	216.39	221.26
Medium	351.28	359.18	367.27
Major	675.71	690.91	706.46
Significant	1,139.79	1,165.44	1,191.66
Certificate for Certifiable Works (CCW) / Certificate for compliance (BAs & PAs)	FY2018/19	FY2019/20	FY2020/21
Minor	300.35	307.11	314.02
Medium	389.53	398.30	407.26
Major	438.76	448.64	458.73
Significant	553.71	566.17	578.91
CCW Exemption	39.68	40.58	41.49
Engineering design approval	FY2018/19	FY2019/20	FY2020/21
Minor	297.57	304.26	311.11
Medium	565.06	577.78	590.78
Major	1,419.11	1,451.04	1,483.69
Significant	2,024.99	2,070.55	2,117.14
Consent to Register and Legal Document	FY2018/19	FY2019/20	FY2020/21
Minor	149.20	152.56	155.99
Medium	149.20	152.56	155.99
Major	149.20	152.56	155.99
Significant	149.20	152.56	155.99
Sundry fees	FY2018/19	FY2019/20	FY2020/21
Section 56W Consent fee	46.08	47.11	48.17
Property Information Plan	45.49	46.51	47.56

