

Developer Charges Policy

Aim

The aim of this policy is, in relation to new developments approved by the relevant planning authority, to specify TasWater's application of developer charges and development assessment fees.

Legislation

- *Water and Sewerage Industry Act 2008*
- *Water and Sewerage Industry (Pricing and Related Matters) Regulations 2011*

Definitions

Developer charges are charges imposed on all new developments and consist of the following:

- **Works Internal:** any infrastructure which is internal within a development is installed at a developer's cost and gifted to TasWater
- **Works External:** any infrastructure which is external to a development, for Extension and/or Expansion, required to service the development installed at a developer's cost and gifted to TasWater.

Development assessment fees means fees that apply in relation to assessments and approvals for developments.

Expansion means 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 and/or sewerage system's capacity.

Extension means the lengthening of water infrastructure and/or sewerage infrastructure to enable connection of unserviced land to a current water system and/or sewerage system.

Isolated Development means a proposed development which is not to be connected to an existing scheme.

Serviced Land means land, whether identified by individual title or locality, that TasWater will permit to be connected to its water infrastructure or sewerage infrastructure. Serviced Land boundaries will change over time as the capacity of the system changes.

[Information concerning the currently established Serviced Land boundaries for TasWater, including maps, is available on TasWater's website www.taswater.com.au and for inspection by customers at any of TasWater's offices. Customers may also contact TasWater during business hours on 13MYWATER (13 6992) should they require further information regarding TasWater's Serviced Land boundaries.]

Policy

Developer Charges

Developer charges apply to all new developments approved by the relevant planning authority involving the provision of water and sewerage services by TasWater, and are applied as follows:

- developments within Serviced Land where capacity is available will take up that spare capacity at no additional charge

- developments within Serviced Land where capacity is not available will require the developer to install that capacity at its cost
- for developments outside of Serviced Land where capacity is available within a nearby existing system, the developer pay the costs of Extension, including connection, to that system but will access the capacity in that system at no additional charge
- for developments outside of Serviced Land where insufficient capacity is available within a nearby 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. Any spare capacity in that system that is less than the total required for the development will be made available at no additional charge
- for isolated developments all costs are paid by the developer. TasWater may review the development to assess whether any strategic benefits are delivered by the development and, if so, may at its complete discretion contribute to the development.

The policy 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**

Notes:

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

** If TasWater has a capacity upgrade or other works planned TasWater will discuss these plans with the developer.

Advice Regarding Works Required

Works External required for a development is assessed by TasWater on a case-by-case basis. A developer will only pay Works External costs directly attributable to servicing their specific development.

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

Strategic Opportunities

TasWater is developing long-term strategies for its water and sewerage systems, including long-term capital works programs. If TasWater has works programmed that would supply capacity for a development it will discuss this with the developer.

In assessing a proposed development, TasWater will consider any strategic opportunities that are presented and, in such instances, TasWater will fund any marginal cost over and above the cost of assets required to service the proposed development. The developer will only pay the costs required for the development (in terms of the assets required to support the development).

Development Assessment Fees

The following fees apply in relation to assessments, approvals and provision of service capacity for developments. Invoices will be issued when the fees are payable.

- **Certificate for Certifiable Work (CCW) fee:** payable when TasWater issues a CCW for either building or plumbing works
- **Certificate of Compliance fee:** payable when TasWater issues its Certificate of Compliance approving the specified works
- **Development Application fee:** payable when a planning authority (i.e. Council or Tasmanian Planning Commission) issues a Planning Permit
- **Engineering Design Approval fee:** payable when TasWater issues its approval of an engineering design for a development
- **Final Plan Sealing fee:** payable when TasWater issues its Consent to Register a Legal Document for a subdivision development
- **Incomplete Works Bond Assessment fee:** applies when TasWater accepts a bond for incomplete subdivision works and is payable when TasWater issues its Consent to Register a Legal Document for that subdivision
- **Asset creation inspection/data capture fee:** payable when TasWater issues its Permit to Construct for assets to be constructed by a developer (asset creation) and transferred to TasWater
- **Rezoning fee:** payable when the Tasmanian Planning Commission approves a Planning Scheme Amendment

Other TasWater fees and charges approved by the Economic Regulator may also apply.

A full schedule of TasWater's development fees is provided on TasWater's website and in its Price and Service Plan 2015-2018.

Responsibilities

The Chief Executive Officer of TasWater is responsible for implementing this policy.

Associated Documents/ References

- *TasWater's Connection Policy*
- *TasWater's Customer Charter*
- *TasWater's Service Extension and Expansion Policy*
- *Tasmanian Economic Regulator – 2015-18 Water and Sewerage Price Determination*
- *Tasmanian Water and Sewerage Industry Customer Service Code*
- *Water and Sewerage Industry Act 2008*
- *Water and Sewerage Industry (Pricing and Related Matters) Regulations 2011*
- Any other manuals and documents specific to TasWater and this policy

Approved by the Board at its meeting on of 2015.

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Chairman