



Land Development

Planning Referrals, Sub-divisions,
Development Applications and Mains
Extensions

March 2007

Planning Permits

Planning Referrals

If you are planning to subdivide property, you need to submit an 'Application for Planning Permit' to Council. Council may refer your application to various authorities including electricity, telephone, water, sewer, gas and power. Each authority will specify their respective conditions, which Council may include on the issue of the Planning Permit. Coliban Water comments on water and/or sewerage services, on issues associated with works in close proximity to our assets, on developments within our water supply catchment, or on easement issues.

Note: If within the Coliban system reservoirs' catchment:

All Planning Permit applications to sub-divide or construct a dwelling within the "Coliban system reservoirs' catchment area" will require a Land Capability Assessment (LCA) before submitting your Planning Application with Council. Getting an LCA is your responsibility, and you can get advice from Council on the LCA assessors available in your Shire. Keep in mind that approval of a development in un-sewered areas within Coliban Water's reservoirs' catchment is not automatic. The process is managed by many controls within the planning system.

We recommend you check with Coliban Water's Planning Group (Environmental Department) before purchasing un-sewered land within the "Coliban system reservoirs' catchment area", to get early advice on site and area constraints before you proceed. Visit www.coliban.com.au environment section to view a map of our catchment area.

Coliban Water's Conditions

Conditions depend upon the size, location and impact that the development may have on Coliban Water assets or areas of interest, and whether or not water and/or sewer services are available to your property.

Coliban Water may require construction of a water and/or sewer mains extension to be placed as a condition on your Planning Permit.

Coliban Water will also assess your development proposal in terms of catchment protection and the ongoing protection of Coliban Water assets (such as our treatment plants, pipelines, rural supply channels etc). Conditions may be placed on the degree of sub-division allowed, consolidation of remaining lots, storage/river frontage fencing, revegetation requirements, the type and use of on-site wastewater treatment/disposal systems, specific monitoring and evaluation requirements, title protection conditions to protect the land in perpetuity, and setbacks from waterways and rural supply channels and dams/waterbodies present on site. If the proposed development is close to and located down-slope of our rural supply channel, we may require the landowner to pipe our channel as a condition for the development.

You need to consider the conditions on your Planning Permit carefully and decide if you want to proceed. The conditions placed on your Planning Permit may be very general in nature. For example they may say "The applicant is required to reach agreement with Coliban Water for the provision of reticulated water and sewerage services to each of the lots...". You or your consultant will need to contact Coliban Water to talk about the works that will be required to satisfy this condition.

Certification of Subdivision Plans

If you decide to proceed with a subdivision you will need to engage a surveyor who will prepare a plan for certification. The surveyor will send the plan to Council. Plans for the proposed subdivision will then be sent by Council to the various referral authorities, including Coliban Water, if applicable, for our comments and/or approval. Once easements and other plan details have been checked and approved, Coliban Water will consent to Council certifying the plans.

Mains Extensions

Coliban Water may indicate that a mains extension is required for water and/or sewerage services to service the land or new subdivision. If a mains extension is required you will need to engage a Registered Consultant to manage the works on your behalf. Registered Consultants are qualified engineers who are familiar with Coliban Water's design and construction specifications and requirements. They manage the survey, design, construction, contract administration, insurance, supervision and safety of the works on your behalf. A list of Registered Consultants is available from Coliban Water on 1300 363 200 or www.coliban.com.au

You or your consultant can obtain an Asset Plan showing the location of our existing water and/or sewer mains in relation to your property directly from Coliban Water. These can be obtained from our offices, through email: coliban@coliban.com.au or by faxing your request on (03) 5434 1341. These are available free of charge.

When a mains extension is required, the land owner typically provides the reticulation assets to service the development and connect to Coliban Water's network. These assets are 'gifted' to Coliban Water. In certain circumstances a land owner may also be required to install works connecting the development to Coliban Water's network on a temporary basis whilst the long-term works are being completed.

Acceptance and Ownership of Works

On completion of the works your registered consultant will lodge a 'Construction Certification' form to Coliban Water with a final copy of the 'as-constructed' plans. Coliban Water will check that:

- the 'Project & Administration' fee and 'New Customer Contribution' charges have been paid;
- all works have been completed in accordance with Coliban Water's design and construction specifications and requirements;
- all lots are independently serviced with a reticulated water and/or sewerage supply as required; and
- all plans have been checked and approved.

When the above requirements have been met, Coliban Water will issue Council a 'Certificate of Compliance' letter declaring that Coliban Water's conditions have been met and that the land is serviced.

Once constructed, connected to our system and certified as 'compliant', the works become the property of Coliban Water, ie. 'gifted' assets.

Defects Liability Period and Operational Responsibility

You need to be aware that normally for 12 months from the date the works are completed to our satisfaction, you will be required to pay for any remedial work that needs to be done to the newly constructed assets (for example; bursts/leaks due to faulty workmanship and/or material failure; reinstatement of trenches in the event of a subsidence; damage to property etc). This 12 month period is known as the 'Defects Liability Period'. At the end of this period, the Registered Consultant will inspect the works and submit an 'End of Defects Liability' form to Coliban Water indicating that the constructed works comply with Coliban Water's standards and requirements.

Coliban Water is normally responsible for the operation of the new assets from the time that they are successfully connected to our system.

Fees & Charges

As the property owner you will be required to pay all fees and charges associated with the subdivision approval. You also need to pay a 'Project & Administration' fee and a 'New Customer Contribution' charge to Coliban Water.

Your registered consultant is able to advise you of these fees and charges and when payment is

due. A schedule of fees is available from Coliban Water on 1300 363 200 or www.coliban.com.au

Cost of Works

The landowner in almost all cases will pay for **all** costs associated with the works and the consultant fees. In some situations, some or all of the cost of building large diameter mains and/or pump stations may be funded by Coliban Water depending on the size and location of the development.

This will be assessed on a case by case basis according to rules set out by the Essential Services Commission, Victoria. Refer to "Water Industry New Customer Contributions" guideline from www.esc.vic.gov.au

Compliance of Subdivision

We may place conditions on subdivisions other than mains extensions (covered above). Provided all of our conditions have been met, Coliban Water will consent to Council granting a Statement of Compliance to the Subdivision in relation to our conditions.

Service Connections

Even though Coliban Water's reticulated water and/or sewer mains may have been extended to provide a service to your property, you or your representative will need to submit an application seeking Coliban Water's consent to connect before your plumbing and/or drainage contractor physically connects a private service pipe to a water main or a private drain to a sewer main.

Commercial developers can apply directly to Coliban Water, while applications for residential connections should be made via a Quick Connect Agent. A list of Quick Connect Agents is available from Coliban Water on 1300 363 200 or www.coliban.com.au

The Quick Connect Agent will submit your application to connect with Coliban Water and provide you with a registered water meter (if connecting water) which must be installed by a licensed plumber.

A water service charge will apply from the date an application to connect has been approved. Sewer service charges are billed from 90 days after the approval to connect is granted.

Note: Any mains fronting your property need to be first checked to see if they are either of sufficient size or are available for your connection.

Recycled Water Connections

For all enquiries about recycled water service connections please contact Coliban Water on 1300 363 200.

Wanting to know more?

For further information about planning application referrals, subdivision or mains extensions please contact Coliban Water on 1300 363 200.