

# Guidelines for TasWater CCW Assessments

## For Consultants, Customers and Councils/Permit Authorities

This document is to provide guidance for consultants, customers and councils/permit authorities to determine:

- What building and plumbing applications are required to gain approval from TasWater; and
- The required documents and details that are to be submitted with any Certificate for Certifiable Work (CCW) application.

Under the definitions contained within the *Water and Sewerage Industry Act 2008* and *Water and Sewerage Industry (General) Regulations 2009* only the following works are certifiable:

Where the proposed works will:

- a) increase the demand for water supplied by TasWater; or
- b) increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure; or
- c) require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure; or
- d) damage or interfere with TasWater's works; or
- e) adversely affect TasWater's operations.

**If proposed works do not fit into any of the above categories, no CCW is required.**

Works, including installation of services (other than those crossing perpendicular +/- 15o to TasWater infrastructure), must also be outside of TasWater easements as shown on title documents and not within 2m of TasWater infrastructure. Such works are considered certifiable under d) and e) above.

**Note:** Single residential dwellings and outbuildings on a lot with an existing sewer connection and metered water connection are not considered to increase demand and are not certifiable.

View TasWater's Serviced Land and Infrastructure Maps at <http://maps.thelist.tas.gov.au/listmap/app/list/map> by clicking *Layers* at the top right of the screen and then *Add Layer*, scrolling down to *Infrastructure and Utilities*, then *Water and Sewer* and turning on the required layers, by clicking on the green plus sign.

## Building and Plumbing Work as defined by the *Building Act 2016*

For Low Risk Work the property owner is responsible to ensure there are no certifiable works.

For Notifiable and Permit Work (as defined by the *Building Act 2016*) a Licenced Building Services Provider must certify using an Assessment of Building and Plumbing Works, that there are no certifiable works. This includes ensuring the property has a water meter. Alternatively a CCW or Exemption issued by TasWater must be submitted.

For works within 2m of TasWater infrastructure, this is **immediately** Permit Work, requiring a CCW.

The council/permit authority may, at its own discretion, request the customer to obtain TasWater approval for any circumstances where uncertainty exists.

Although a CCW may not be required, a section 56W consent and/or general consent based on the terms of any easement may be necessary.

Under TasWater's Draft Excluded Works Policy, the following items have also been deemed by TasWater as not requiring a Certificate for Certifiable Works:

- Demolition of structures, where the water and/or sewer services are capped internally; and
- New standard residential water and sewer connections, where there is no internal plumbing proposed to join the connection, provided that TasWater have previously assessed and approved the connection via a Planning Permit and/or Engineering Design Approval.

Additionally, under the Water and Sewerage Industry (General) Regulations 2009 the following are minor structures are permissible and do not require TasWater consent:

- a) a driveway;
- b) ...
- c) an outbuilding, if –
  - i. it is the only building of its type on the site; and
  - ii. the total area of the outbuilding does not exceed 9 square metres; and
  - iii. no side is longer than 3 metres; and
  - iv. no part is more than 2.4 metres above the ground;
- d) a pergola, garden arch, trellis or frame, if the structure –
  - i. does not exceed 20 square metres in total area; and
  - ii. is no more than 3 metres above the floor or ground; and
  - iii. is not covered or is covered only by open-weave material which allows water through;
- e) a swimming pool, if –
  - i. the maximum possible water surface area is not more than 9 square metres; and
  - ii. the maximum possible water depth is not more than 300 millimetres;
- f) ...
- g) a fence or wall constructed of masonry or concrete, if it is not higher than 1.2 metres;
- h) a fence constructed of a material other than masonry or concrete, if it is not higher than 2.1 metres;
  - i. a retaining wall, if –

- ii. it retains a difference in ground levels of less than one metre; and
- iii. it is situated more than 1.5 metres from a boundary or way;
- i) a water tank, if it has a capacity of less than 45 kilolitres;
- j) ...
- k) a builder's site shed, if it is to be –
  - i. used in connection with building work for which a building permit under the *Building Act 2000* is in force; or
  - ii. stored in a location permitted by the building surveyor;

A full list is included in the above Regulations (Reg. 13), including other uncommon minor structures.

All other proposed works must be assessed by TasWater, via an application for a Certificate for Certifiable Work. If TasWater determines there is no impact on TasWater infrastructure or operations, TasWater will issue an Exemption Certificate for a fee, as approved by the Economic Regulator. The application of a fee for an Exemption will commence on 1 January 2017. An Exemption for CCW will relieve the Permit Authority from the requirement to not issue a Certificate of Completion without a Certificate of Compliance being issued.

### **Required documents and details that must be submitted with any application for a CCW (from Directors Specified List):**

The following documents and details must form part of any application for a CCW. The list is derived from the Director of Building Control's Specified List, with minor modifications and deletions:

#### **Documents:**

- Certificate of Title, Schedule and Plan; (folio plan, text, council certification page and Schedule of Easements)
- Site plans (if and as required for a CLC by the Building Surveyor e.g. may not be required for internal work in existing buildings);
- Architectural Plans
- Certificates of the Responsible Designers (Building Work) (Approved Form 35A)
- Certificates of the Responsible Designers (Plumbing Work) (Approved Form 35B)
- Outline Plan and procedure of demolition works, if applicable
- Details of proposed work for the protection of persons or property, if applicable
- All certificates and reports relied on by the designer and the building surveyor
- Trade Waste Application (if applicable).

#### **Plans:**

1. A plan of the land, drawn to a scale of not less than 1:500, showing the following:

- a) the title boundaries, dimensions and directions of the land;
  - b) the position and dimensions of any easement which affects or runs with the land;
  - c) the name and level of any street or way onto which the land abuts;
  - d) the position of any existing and proposed buildings on the land and the purpose for which the building is, or is intended to be, used;
  - e) the location of the network utility operator's sewer system, stormwater system and water main and the approximate position of the branch of those systems to which proposed services are to be connected;
  - f) the size and approximate depth of the network utility operator's sewer system, stormwater system and water main;
  - g) the position of the proposed plumbing work.
2. For any sewerage, stormwater or trade waste installation on a single floor, complete drawings of the installation drawn to a scale of not less than 1:200, including dimensions, showing the following:
- a) the position of each building, in relation to the installation;
  - b) for each existing and proposed drain –
    - i. its location; and
    - ii. its status, existing or new; and
    - iii. its size; and
    - iv. any drainage vents; and
    - v. any fittings; and
    - vi. the type of material of which it is, or is proposed to be, made;
  - c) the approximate location of the proposed fixture.
3. For any sewerage, stormwater or trade waste installation on more than one floor, complete drawings of the installation drawn to a scale of not less than 1:200, including dimensions, showing–
- a) for each storey on which a proposed fixture is to be installed –
    - i. the nature and position of each fixture,
    - ii. the size and arrangement of stacks and discharge pipes; and
  - b) the intended use of each room in which a fixture is, or is to be, installed; and
  - c) the floor layout, indicating the position and pipe sizes of fixtures, ducts and stacks; and
  - d) for a building other than a Class 1 or 10, the plumbing system with stacks and discharge pipes indicated by a clearly labelled isometric or schematic plumbing layout.
4. For any water service, complete drawings of the installation drawn to a scale of not less than 1:200, including dimensions, showing –
- a) the location and size of any regulating device, flow control fitting or service pipe 20mm diameter or larger; and
  - b) details of any existing or proposed fire protection devices to be supplied with water from the proposed water service; and
  - c) the location and size of any storage tank; and

- d) the purpose for which water is conveyed, measured, supplied or regulated by the proposed water service is required.
5. Construction details of the plumbing work, drawn to a scale of not less than 1:20.

By utilising the Director's Specified List, these requirements are identical to those mandated by the Director for all Building and Plumbing Permit Applications (with the exception of 4a, being altered from 25mm to 20mm and the addition of a Trade Waste application if required) and will assist in gaining uniformity across the state.

This list is subject to change in accordance with any directive from the Director of Building Control.