

Planning Checklist for Building Developments, Extensions and Subdivisions

A proponent's contractor should complete this form and submit to Power and Water Corporation's (PWC's) Indigenous Community Development together with PWC approved drawings, JSEA or equivalent and safety management plan a minimum of **seven days prior** to start of works. For more information visit powerwater.com.au

Northern Region

In person Ben Hammond Complex
Iliffe Street, Stuart Park 0810
Mail PO Box 37471, Winnellie NT 0821
Phone 8924 5094
Fax 8924 5121

Email RemoteCommunityServicingNorth@powerwater.com.au

Southern Region

In person Sadadeen Valley
Berger Court, Alice Springs 0871
Mail PO Box 1521, Alice Springs NT 0871
Phone 8951 7273
Fax 8951 7347

Email RemoteCommunityServicingSouth@powerwater.com.au

1. Land Details

Lot No: _____ Street Address: _____

Community: _____

Project: _____

Description of works: Power Water Sewer (i.e. 2 x 3 brm units, extension to office, subdivision): _____

Is a construction camp required? Yes No

Will it form part of this application? Yes No

FaCHSIA/EDTL Reference No: _____ DAS PA No. : _____

DP No. : _____

2. Developer contact details

Name: _____ Company: _____

Phone: _____ Email: _____

Postal Address: _____

Signed: _____ Date: / /

3. Consultant Engineer/Designer contact details

Power and Water Corporation (PWC) Accredited: Yes No

If no, consultant to make application to PWC.

Name: _____ Company: _____

Phone: _____ Email: _____

4. What type of development activity does this checklist apply to?

This checklist applies to any proposed development activity that may impact on existing or future Power and Water Corporation (PWC) infrastructure or services. On Remote NT communities this includes:

- Subdivision works (amalgamation or creation of new allotments)
- Building development works (new buildings, extensions to existing buildings, building replacement, construction camps)

- Changes in land use
- Rezoning of land
- New connections, upgrade of connections, new or amended plumbing and electrical fixtures
- Increased or decreased hydraulic and power loads for premises
- Works and structures located in roads and in or adjacent to PWC utility accesses including elevated encroachments (awnings), subsurface encroachments and surface or pavements works including landscaping and planting
- Ground drilling works
- Road construction, ground compaction or filling, land clearing, erection of signage
- Works to utility services such as Telstra, Gas, Fuel, Water, Power and Sewer.

5. Checklist

PWC has developed procedural requirements for the design and approval of development activities. These requirements are designed to assist the developers' representative in meeting PWC obligations as detailed in the Indigenous Community Engineering Guidelines, and are supported by a range of documents and information handouts. It is the responsibility of the developer's representative to ensure PWC is consulted with to provide advice on the development activity including servicing requirements and constraints.

Planning Phase

The developer is required to:

- Approach the Department of Lands and Planning (DLP) Strategic Lands Planning for advice and guidance on site selection
 - Develop a site plan as per DLP requirements
 - Obtain DLP approval
 - Consult with land owner/FaCHSIA to secure land tenure approval to proceed with development proposal
 - Executive Director Township Leasing (EDTL)
 - FaCHSIA 5 Year Leases
 - Land Trust (through the relevant Land Council)
 - Other _____
 - Obtain a FaCHSIA / EDTL Reference No. (provide Ref no. on page 1)
 - Obtain approval from the relevant Shire Council
 - Obtain Aboriginal Area Protection Authority (AAPA) clearances (If applicable).
 - Perform a Dial Before You Dig enquiry 1100.com.au to obtain plan of existing services
 - Contact PWC for a preliminary impact assessment and initial advice on existing services
- Is the land:
- Zoned or does the proposal involve a lease of more than 12 years?
If yes, contact Development Assessment Services (DAS) for the issue of a development permit (provide PA and DP no. on page 1)
 - Unzoned?
If yes, contact DLP Strategic Lands Planning for the endorsement of the subdivision proposal

- The developer will need to appoint a surveyor as part of DAS process, or for a subdivision on unzoned land.

Design Phase

- The developer must engage an engineer/design consultant to design and prepare required PWC documentation (provide contact details on page 1)
- The engineer/designer must prepare and submit a site servicing plan to a PWC Indigenous Community Development Officer for review and comment

Refer to the PWC website powerwater.com.au/business for customer information and requirements:

- Planning Checklist for Building Developments, Extensions and Subdivisions
- Drawing Checklist for Building Developments, Extensions and Subdivisions
- Standard Notes for Building Developments, Extensions and Subdivisions
- Design Checklist for Building Developments, Extensions and Subdivisions
- Indigenous Community Engineering Guidelines
- Indigenous Community Asset Handover Guidelines
- Guidelines for Developers and Consulting Engineers for the Provision of Water and Sewerage Infrastructure in Subdivisions
- Power Distribution Design Brief and Specification
 - Network Policies
 - NP003 Installation Rules
 - NP007 Service Rules
 - NP010 Meter Rules
 - Sydney Water Board Sewer Design Manual
 - Standard Drawings
 - Master Specification
 - Products Manual
 - Notice of Intention to Start Work
 - Application for electricity connection
 - Application for Connection of Water and/or Sewer
 - Field Return Sheet for water and Sewer
- PWC requests lot number from DAS or Strategic Lands Planning
- Lot numbers are issued by DAS or Strategic Lands Planning
- PWC approves site servicing plan

Construction Phase

The contractor is required to:

- Be Power and Water Corporation (PWC) accredited.
- Perform a Dial Before You Dig enquiry 1100.com.au before commencing excavation.
- Submit Water and Sewer connection meter application forms and NIW 'Notice of Intention to Carry out Electrical Installation Works'. (Accounts will be in the name of the developers).
- Has PWC issued approval for connections?

- Collect water and power meters from PWC.
- Performs work to PWC and other requirements.

Once construction is completed:

- Power, water and sewer assets are connected and satisfactorily handed over to PWC.
- Clearance of the development permit can be made (DAS).
- Electricity connection can be applied for by the person responsible for the electricity account. Once connected, if a change in customer is required then a disconnection/connection electricity application will need to be submitted by both the outgoing and ingoing parties).

Useful Contacts

DLP Strategic Lands Planning

Ground Floor
Cavenagh House
38 Cavenagh Street
Darwin NT 0800
GPO Box 1680, Darwin NT 0801

Phone: 8999 1300
Fax: 8999 7189
Email: planning@nt.gov.au
Website: nt.gov.au/planning/landuse

FaHCSIA 5-Year Leases

Email: 5yearleases@fahcsia.gov.au

Office of Township Leasing

Assistant Director
Office of Township Leasing
GPO Box 3671
Darwin NT 0801

Phone: 8936 0462
Email: townshipleasing@otl.gov.au
Website: otl.gov.au

Northern Land Council

GPO Box 1222
Darwin NT 0801

Phone: 8920 5100
Website: nlc.org.au

Central Land Council

GPO Box 3321
Alice Springs NT 0871

Phone: 8952 6211
Website: clc.org.au

Catholic Diocese of Darwin

Diocesan office
GPO Box 476, Darwin NT 0800

Phone: 8942 6008
Website: darwin.catholic.org.au