



## What Are Headworks?

### What Are Headworks?

Headworks are Cradle Mountain Water owned assets that provide water and wastewater infrastructure to north-west Tasmanians. This **excludes** reticulation services and private plumbing.

These assets are:

#### Water

- Dams
- Catchments
- Water Treatment Plants
- Service Reservoirs
- Elevated Storages
- Pump Stations
- Supply & Trunk Distribution Mains

#### Sewerage

- Treatment & Screening Facilities
- Settlement Ponds & Disposal Facilities
- Pumping Stations
- Rising Mains
- Sewer Mains

Reticulation systems around town **ARE NOT** included

### Who Pays Headworks Contributions?

They are paid by developers who increase demand on services and who stand to benefit financially from their development- eg:

- Subdividers - creating extra lots
- Unit/Apartment Developers - creating multiple dwellings on a single lot
- Industrial/Commercial Developers - use services to generate income, eg trade waste to sewer, increased water demand in manufacturing, production and cleaning.

They are **not paid** by Single Residential Developers (eg when you build your own home).

Simply put, if a development will make money from supplied services, we ask for a one-off contribution towards the upkeep, maintenance and upgrades of these major assets.

### How Are They Calculated?

How much you pay is determined by the type of development you're doing. Councils refer development applications to Cradle Mountain Water, we then assess the load the proposed development will place on our assets. The dollar value is calculated as an 'Equivalent Tenement' or ET (eg 1 house = 1 ET, 1 carwash = 9 ET).

From the above example, a carwash obviously demands more water and sewerage services than a house, and the carwash makes money from this increased demand on community services, therefore they have to pay for that increase.

Each water and sewerage system in north-west Tasmania differs due to location, system capacity, population and service area, so charges do differ slightly from area to area.





## What Are Headworks?

### When Are Headworks Charges Payable?

- Subdivisions - Prior to sealing the final plan or each proposed stage
- Units/Apartments - Prior to commencement of use or occupancy
- Industrial/Commercial - Prior to commencement of use or occupancy

### Can I Find Out The Charges Before Lodging An Application With Council?

*Of course you can!*

Cradle Mountain Water has qualified professionals who can assist you in answering your questions. They can also offer you detailed advice to get you on the right track and get your development happening. What's more, the advice is **FREE!**

If you want to speak to one of our Building & Development Officers, either call 13MYWATER (13 6992) or drop into one of our Customer Service Centres at:

- 23 Stewart Street, Devonport
- Shop 5, Columnar Court, Wilmot Street, Burnie

*For further information and advice please contact Cradle Mountain Water via:*

**13MYWATER (13 6992)**

**[www.cmwater.com.au](http://www.cmwater.com.au)**

**[enquiries@cmwater.com.au](mailto:enquiries@cmwater.com.au)**