

Provision of Water and Sewerage Infrastructure - Developments not included in Development Servicing Plans

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1 PURPOSE

Provide direction to developers in regard to the provision of water and sewerage infrastructure for proposed developments not included in Council's Development Servicing Plans for Water and Sewerage (DSP's).

2 STATEMENT

This policy applies to all development within Shoalhaven proposing to connect to Council's water supply and/or sewerage schemes and have not been included in Council's DSP's.

It is recognised that any spare capacity in Council's existing water supply and sewerage systems has been allocated, in the first instance, to infill development, current zoned land and additional development areas identified in Council's DSP's. Any capacity beyond such allocation may be utilised by other development proposals.

3 PROVISIONS

The following principles are to be followed when considering the provision of water and sewerage infrastructure for development proposed under this policy:

- 3.1 A strategy report for provision of water and/or sewerage infrastructure will be required at the applicant's cost. The required content of such a report will be advised by Shoalhaven Water upon request. Note that information from Council's water supply and sewerage strategies, specific to the development proposal, can be provided to assist the developer with their strategy work.
- 3.2 Developments covered by this policy should not propose to utilise any existing spare capacity in the schemes without Council Approval to do so.
- 3.3 Any upgrade works proposed on Council's water supply and/or sewerage systems as a result of the proposal will be at the applicant's full cost.
- 3.4 Standard Section 64 contributions shall apply.
- 3.5 All land acquisition and easements required to facilitate the proposal will be the applicant's responsibility.

4 IMPLEMENTATION

Shoalhaven Water is responsible for the implementation of this policy.

5 REVIEW

This policy will be reviewed within one year of the election of every new Council.

6 APPLICATION OF ESD PRINCIPLES

ESD issues specific to each proposed rezoning or development will be considered at LEP or DA stage in accordance with Council's guidelines.