

Non-Urban Wastewater Connection Policy

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MIN22.332, MIN25.395

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Related Legislation: Water Management Act and Regulations, Local Government Act
1993, POEO Act, EP&A Act

Associated Policies/Documents: Water Services Association of Australia NSW Regional
Gravity Sewerage Code, Non-Urban Water Supply Connection, Liquid Trade Waste
Discharge to Sewerage System

Responsible Owner: Manager - Water Asset Planning & Development

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1 Policy Purpose

The objectives of the policy are to:

- Detail the circumstances in which non-urban properties may be considered for connection to Council's sewerage system
- Detail the circumstances in which properties will be exempt from the sewer availability charge.
- Provide direction to property owners making application for connection to Council's sewerage system.
- Provide direction to staff assessing applications for connection of properties to Council's sewerage system.

2 Objectives

2.1 Statement

This policy statement is based on Council Minute 02.968 of 23 July 2002.

This policy does not apply to major extensions relating to rezoning's and other major developments. This policy should be read in conjunction with Council's Non-Urban Water Supply Policy and Liquid Trade Waste Discharge to the Sewerage System Policy.

3 Definitions

Term	Meaning
Non-Urban	any rural zone, environmental zoned or other zones specified in the current Shoalhaven Local Environment Plan (RU1 – RU5) which are not currently within the existing wastewater service area.
Property/Land	A parcel of land comprised of a lot in a DP.
Easement	Legal restriction placed over a parcel of land to benefit another property/s or authority/s.
Availability Charges	Annual charge levied by Council for the provision of a water supply or wastewater service under the Local Government Act.

4 Roles and Responsibilities

4.1 Provisions

4.1.1 Applications

Applications for connection to Council's sewerage system must be made in writing to Shoalhaven Water's Development and Regulatory Team. As part of the written application the property owner/s as a minimum shall provide the following information:

- Details of the property/s to be served including all owner names,
- What infrastructure is required,
- Copy of building entitlement (if required),
- Description of the development that exists upon the land/s (if developed),
- Copy of Occupation Certificate where granted for the existing development,
- A scaled plan showing the location of the property and nearest existing Council infrastructure and which infrastructure the applicant seeks connection to,
- Any other information that is pertinent to the application.

4.1.2 Exemption Circumstances for Sewer Availability Charge.

Properties shall be exempt from the sewer availability charge in the following circumstances:

- The land which is more than 75 metres from a sewer of the council and is not connected to the sewer,
- Land from which sewage could not be discharged into any sewer of the council.

Properties will not be exempt from the sewer availability charge in the following circumstances:

- The property is connected to Council's sewerage system (by gravity or pressure sewer systems).
- The property is within 75 metres of Council's sewerage system and can be connected to the system by a gravity sewer or pressure sewer.

Consideration for exemption from the wastewater availability charge will be given, upon written application, in all circumstances not included above. The determination of an application shall be at the discretion of the Chief Executive Officer or Director Shoalhaven Water.

4.1.3 Criteria For Determination of an Application for a Property to Connect to Council's Sewerage System

Connection to Council's sewerage system will only be made available to properties upon written application in the following circumstances:

- Where capacity exists in the existing system, and
- Where the current levels of service can be provided, and
- Where the property is paying the wastewater availability charge.

Properties not paying the wastewater availability charge will only be considered for connection to Council's sewerage system if;

- it is not possible to manage wastewater by on site treatment and,
- The application is supported by a detailed report from a suitably qualified professional and,
- The application is approved or recommended by Council Environmental Services team

Approval in this situation is subject to Council resolution.

4.1.4 Other Conditions

- The applicant(s) shall meet all costs associated with the provision of the wastewater service including:
 - Connection from the property to the sewer reticulation system,
 - Written provision of access and necessary easements;
 - Any other conditions considered applicable for the particular application, e.g. separate system connection fees, Trade waste Agreement etc.
- Any sewer reticulation extensions are to be designed and constructed to the current Council standards at the applicant's cost.
- Where private pipelines are to be extended in a road reserve approval must be obtained from Asset Custodian or Council's Property team.
- A Service by Agreement may be necessary.

4.2 Implementation

The Water Asset Planning & Development Section of Shoalhaven Water has responsibility to implement this policy.

5 Related Legislation, Policies and Procedures

This policy should be read in conjunction with the following documents:

- Water Management Act and Regulations
- Local Government Act 1993
- POEO Act
- EP&A Act
- Water Services Association of Australia NSW Regional Gravity Sewerage Code
- Non-Urban Water Supply Connection
- Liquid Trade Waste Discharge to Sewerage System

6 Risk Assessment

Risk Category	Risk	Notes
Reputation	Inconsistent or unclear application of policy could lead to community dissatisfaction, in non-urban areas.	The policy provides defined criteria and exemptions, helping Council staff deliver consistent and transparent decisions, improving stakeholder confidence.
Financial	Failure to collect appropriate connection or availability charges may result in revenue shortfalls.	Cost recovery is built into the policy through owner-funded extensions and conditions for exemptions; any exemptions are clearly defined and discretionary.
People	Misunderstandings regarding eligibility, charges, or requirements	The application process and conditions are clearly outlined, helping both applicants and staff

	could lead to disputes or lack of compliance.	avoid confusion and ensure compliance.
Environment	Failure to connect non-urban properties to sewerage where onsite treatment fails could pose public health and environmental risks.	The policy promotes connection in situations where onsite treatment is unviable, supporting environmental protection and public health under ESD principles.
Property and Infrastructure	Inadequate management or design of connections could affect infrastructure quality or service levels.	Connections must meet Council standards and be applicant-funded, reducing risks of substandard infrastructure and ensuring proper integration into the existing system.
Governance	Poor record-keeping or discretionary application without oversight may raise concerns of bias or inconsistency.	The policy requires written applications and approval through formal channels, including Council resolution, enhancing procedural fairness and auditability.

7 Monitoring and Review

In accordance with S165 (4) of the Local Government Act 1993, this policy will be reviewed within one year of the election of every new Council.

8 Ownership and Approval

8.1 Public Policy

Responsibility	Responsible Owner
Directorate	Shoalhaven Water – Water Asset Planning & Development
Endorsement	CEO
Approval/Adoption	Council