

Non-Urban Wastewater Connection Policy

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1 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 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 Councils Rural Water Supply Policy and Liquid Trade Waste Discharge to the Sewerage System Policy.

3 PROVISIONS

3.1 Applications

Applications for connection to Council's sewerage system must be made in writing. 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.

3.2 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 Executive Manager Shoalhaven Water.

3.3 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.

3.4 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, eg separate system connection fees, Tradewaste 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 City Service or Property teams.
- A Service by Agreement may be necessary.

4 OTHER MATTERS

5.1 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.

5.2 Application of ESD Principles

To minimise the potential of environmental damage from onsite systems and improve public health, by allowing extensions to Council's sewerage system under the provisions of this policy.

5.3 Definitions

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.