

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

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MIN17.512, MIN22.261, MIN25.343

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Related Legislation: Local Government Act 1993, Water Management Act 2000,
Environmental Planning and Assessment Act 1979

Associated Policies/Documents: State Environmental Planning Policy (Exempt and
Complying Development Codes) 2008, Shoalhaven Water Development Information
Guide, Water and Sewerage Headworks Charges (Section 64 Contributions) –
Assistance for Developments

Responsible Owner: Water Asset Planning & Development Manager

Record Number: POL25/39

Contents

1	Policy Purpose	1
2	Objectives	1
2.1	Policy Statement.....	1
3	Definitions.....	1
4	Roles and responsibilities.....	1
4.1	Provisions	1
4.2	Implementation	2
5	Related Legislation, Policies or Procedures	2
6	Risk Assessment	2
7	Data and Reporting	3
8	Monitoring and Review	3
9	Ownership and Approval.....	3

1 Policy 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 Objectives

2.1 Policy Statement

This policy applies to any development within Shoalhaven City Council limits 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, as approved by Shoalhaven City Council.

3 Definitions

Term	Meaning
DSP	Shoalhaven Water Development Servicing Plans which detail the water and sewer infrastructure that will be provided by Council to support new developments and the associated Developer charges to be levied.
Section 64	Refers to Section 64 of the Local Government Act
Development	Development Application and/or a Complying Development Certificate approved under the Environmental Planning & Assessment Act or State Environmental Planning Policy (Exempt and Complying Development Codes)

4 Roles and responsibilities

4.1 Provisions

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

- 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.

- Developments covered by this policy should not propose to utilise any existing spare capacity in the schemes without Council Approval to do so.
- 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.
- Standard Section 64 contributions shall apply.
- All land acquisition and easements required to facilitate the proposal will be the applicant's responsibility.

4.2 Implementation

Shoalhaven Water is responsible for the implementation of this policy.

5 Related Legislation, Policies or Procedures

- Local Government Act 1993: This act allows councils to levy developer contributions for water supply and sewerage services under Section 64.
- Water Management Act 2000: Sections 305 to 307 of this act govern the conditions imposed to a development in relation to water supply and sewerage.
- Environmental Planning and Assessment Act 1979: This Act sets out the requirements for the assessment and determination of a proposed development application.
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: This State Policy provides for a streamlined assessment for developments that complies with specified development standards.
- Shoalhaven Water Development Information Guide: Provides detailed information on how Section 64 contributions are applied and managed
- Water and Sewerage Headworks Charges (Section 64 Contributions) – Assistance for Developments

6 Risk Assessment

Risk Category	Risk	Notes
Reputation	Community backlash that Council is allowing additional growth without required upgrades to the water and sewerage networks	This policy provides a consistent approach for developments not included in the Development Servicing Plans to connect to the network and their obligations to fund the required infrastructure upgrades to support the development
Financial	Additional operating and capital costs to Council's water and sewer network	If a development is permitted to connect without funding the required upgrades, then Council will incur additional operating costs (eg extra electricity and chemicals) and capital funds (eg

Risk Category	Risk	Notes
		additional pumps or larger mains) which will impact on Council's financial sustainability
People	Difficult for staff to calculate or assess the impacts on Council assets	The policy provides a framework for all staff to adhere to when a request is made
Environment	Inadequate sizing or overloading of various components of the network (eg wastewater overflows causing environmental damage)	Council utilises strategies, standards and hydraulic models to calculate the sizes of infrastructure for zoned and developable land to mitigate any environmental risks. When an unknown development is permitted to connect without assessing or funding any infrastructure upgrades then the system may become overloaded and may lead to wastewater overflows/spills to the environment
Property and Infrastructure	This policy does not impose a Property and Infrastructure risk	N/A
Governance (probity, transparency, resilience to scrutiny)	Lack of a clear policy would increase the risk to Council	Policy provides a methodology to apply when a development that has not been included in Council's strategies is requesting connection to the water and sewer networks.

7 Data and Reporting

Not applicable

8 Monitoring and Review

This policy will be reviewed within one year of the election of every new Council, or earlier should circumstances change to warrant a review.

9 Ownership and Approval

1.1. Public Policy

Responsibility	Responsible Owner
Directorate	Shoalhaven Water – Water Asset Planning & Development
Endorsement	CEO

Approval/Adoption	Council
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