

Minor Mains Extension

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

Associated Policies/Documents: Nil

Responsible Owner: Manager - Water Asset Planning & Development

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1 Policy Purpose

To provide equitable cost sharing of water and/or sewer mains extensions to un-serviced properties paying water and/or wastewater availability charges.

2 Objectives

2.1 Policy Statement

This policy statement is based on Council Minute 99.1236 of 20th July 1999.

3 Definitions

Term	Meaning
Property/ Land	A parcel of land comprised of a lot in a DP
Availability Charges	Annual charge levied by Council for the provision of a water supply or wastewater service under the Local Government Act.
Consumer Price Index (CPI)	A measure of average change over time in the prices paid by consumers for a representative basket of consumer goods and services.
Section 10.7 Certificate	A document issued by Council providing information about a property's zoning, planning controls and potential development constraints.

4 Roles and Responsibilities

4.1 Provisions

4.1.1 Exemption Circumstances

Nil.

4.1.2 Criteria for Determination of an Application

The following applies to properties that are subject to availability charge(s) and are un-serviced.

Upon application for connection to Council's water and / or sewerage system(s), the following process will apply:-

- The applicant is to meet their share of the cost of the water and / or sewer extension. For example, if an extension will potentially service the applicant's property and two other properties then the applicant will be required to pay one third the cost of the extension. Council will fund the other two thirds of the cost of the extension, and recoup this cost from the other two properties when they apply for connection.
- A rebate of up to 5 years previously paid availability charges will apply to the properties contributing to the extension.

- Normal charges for connection to the mains (water meter, sewer junction) will be met by the property owners. Charges are per Councils current Fees and Charges.
- Owners of properties able to connect to Councils water supply / sewerage system as a result of the extension will be advised of their obligation to pay a proportion of the cost of extension when making application to connect. The cost will be adjusted by the annual CPI up to the time of connection.
- The apportioned cost to other properties will be shown on the Section 10.7 Certificate at the completion of the main extension.
- Funding of mains extensions will be from the water supply / sewerage annual budget allocation.

4.2 Implementation

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

5 Related Legislation, Policies or 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

6 Risk Assessment

Risk Category	Risk	Notes
Reputation	Failure to equitably manage and communicate the cost-sharing mechanism for minor mains extensions may lead to community dissatisfaction.	The policy ensures fairness by outlining a clear cost-sharing model and providing transparency through official certificates and communication to affected property owners.
Financial	Lack of contribution recovery from benefitting properties may lead to budget shortfalls or misallocation of Council funds.	The policy allows Council to recoup extension costs from future applicants and adjusts costs by CPI, minimising financial risk and ensuring sustainability of funding mechanisms.
People	Misunderstanding or miscommunication about responsibilities and charges could lead to community confusion or disputes.	The policy provides clarity on property owner contributions, rebates, and responsibilities, which helps avoid disputes and maintain public trust.
Environment	Poorly managed or uncoordinated extension projects may disturb the	Responsible project implementation via Shoalhaven Water limits

	environment or delay broader sustainability goals.	unplanned environmental impacts.
Property and Infrastructure	Ineffective management of mains extension projects could result in incomplete or substandard infrastructure delivery.	The policy outlines shared funding responsibilities and clear implementation processes to ensure timely and proper infrastructure development.
Governance	Inconsistent application or lack of transparency in cost-sharing could undermine Council accountability and decision-making.	The policy is supported by Council resolutions and Section 10.7 Certificate annotations, ensuring compliance with legislative requirements and reinforcing procedural transparency and fairness.

7 Monitoring and Review

In accordance with S 165 (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

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