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## ~~PROVISION OF WATER AND SEWERAGE INFRASTRUCTURE - REZONINGS, MAJOR DEVELOPMENTS AND SEPP 5 DEVELOPMENTS~~ PROVISION OF WATER AND SEWERAGE INFRASTRUCTURE – REZONINGS, MAJOR DEVELOPMENTS AND SENIORS LIVING DEVELOPMENTS

*Policy Number: POL08/251 • Adopted: 1/9/2003 • Minute Number: MIN03.1202, MIN04.1655 • File: 12039 • Produced  
By: Shoalhaven Water Group • Review Date: 1/12/2012*

### 1. PURPOSE

Provide direction to developers contemplating rezoning applications, major developments or SEPP5 developments in water and sewerage requirements. This policy does not apply to those development areas covered by Council's Development Servicing Plans for Water and Sewerage.

### 2. STATEMENT

Council adopted this policy on 1<sup>st</sup> September 2003 (Minute 03.1202) and reaffirmed it in its revised format on 21<sup>st</sup> December 2004 (Minute 04.1655). The policy applies to any rezoning in the City, SEPP5 developments or other major developments (including subdivisions) that are not included in Councils Development Servicing Plans (DSP's) for Water and Sewerage.

In general terms, the water and sewerage infrastructure has been designed to provide appropriate levels of service to properties within the "rateable area".

The annual charges contribute towards the operation, maintenance, renewal and upgrade of the infrastructure to provide an appropriate level of service for development within the rateable area. As new development occurs within the rateable area, the appropriate augmentation of the existing water and sewerage infrastructure is undertaken under Section 64 of the Local Government Act, which provides for financial contributions from developers towards works to service the development.

It is recognised that the spare capacity in the existing system has been paid for by the existing users and whilst it may be available for new development it is generally not available for rezonings, SEPP5 developments or major developments which have not been taken into account in the water and sewerage strategies-DSP's.

Rezonings, SEPP5 developments and major developments are considered extraneous to existing water and sewerage infrastructure, which has not been designed to cater for the proposed use of the system.

*Shoalhaven City Council - Provision of Water and Sewerage Infrastructure - Rezoning, Major Developments and SEPP 5 Developments*

Therefore, infrastructure required to support the rezoning or development must ensure that there is no cross subsidy or use of spare capacity paid for by existing customers.

### Definitions

**rateable area** - Urban zoned land, or land associated with urban uses, under Shoalhaven City Council Local Environment Plan 1985 (as amended)

**“major” development** is defined as any development loading the water and sewerage infrastructure with anything greater than the design loading in the most recent water or sewer strategy report for the area. If no water or sewer strategy exists, then all developments will be defined as “major”.

### 3. PROVISIONS

The following are principles should be followed for the provision of water and sewerage infrastructure for the rezoning or development which are external to the “rateable area”:

- 3.1. A strategy report for water and/or sewerage will be required at the applicant’s cost to determine the impact on the existing system, associated cost to the existing ratepayer, and the proposed capital works to fully cater for the ~~rezoning~~ subject area.
- 3.2. Rezoning, SEPP5 Developments and major developments should not physically or financially impact on the existing components of a scheme or use existing spare capacity without Council Approval to do so.
- 3.3. For sewerage schemes, all work upstream of the nominated pump station and/or nominated point (and including the pump station), will be at the applicant’s full cost.
- 3.4. For water supply schemes, all work downstream of the nominated trunk main (nominated point) will be at the applicant’s full cost.
- 3.5. ~~SA standard Section 64 contributions shall may apply only where the impact of the rezoning or development is insignificant for the upgrading of headworks (beyond the nominated point).~~
- ~~3.6. If a particular headworks facility is required as a result of unplanned or significant impact on the headworks, then a special Section 64 contribution will apply, to cater for the development.~~
- ~~3.7. In calculating contributions, only the capital cost will be included in the calculation.~~
- ~~3.8. 3.6. All land acquisition and easements required to augment the system as a result of the rezoning or development will be the applicant’s responsibility and cost.~~
- ~~3.9. Where an upgrade of an existing facility has been planned to serve the existing “rateable area” upgrading cost could be shared on a pro-rata basis, subject to the financial impact not being significant.~~
- ~~3.10. 3.7. In determining priority for capital works expenditure and use of existing infrastructure, priority will be given in the following order:-~~
  - a. To infill development
  - b. New development within the existing zoned areas
  - c. Rezoning or commencement of negotiations as from the date of Council resolution to make a Local Environmental Plan Land identified in Councils Development Servicing Plans (DSP’s).
  - d. New ~~rezoning~~ proposals outside of the “rateable area” not considered in Councils DSP’s.

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3.11.3.8. That the above be determined at rezoning or DA stage.

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*Note:* As all rezonings and developments have individual issues relating to a particular area, the above are to be used as general guidelines for the provision of water and sewerage infrastructure as a result of rezonings and developments.

#### **4. IMPLEMENTATION**

Subject to application in writing by a developer. Timing is subject to available resources in the Planning and Development Section of Shoalhaven Water Group.

#### **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 for Integrating the Principles of Ecologically Sustainable Development".



## Local Approvals Policy

# PRESSURE SEWERAGE SYSTEM POLICY

*Policy Number: POL08/250*

*Adopted: 1/09/2003*

*Amended: 22/02/2005, 29/08/2006, 24/10/2006, 27/02/2007*

*Minute Number: MIN03.1193, MIN05.235, MIN06.1433, MIN07.223*

*File: 12039*

*Produced By: Shoalhaven Water Group*

*Review Date: 1/12/2012*

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**APPENDIX 2 – EXAMPLE of PRESSURE SEWERAGE SERVICE AGREEMENT**

*Shoalhaven City Council - Pressure Sewerage System Policy*

**PURPOSE**

To provide information in respect to the installation, operation and maintenance of pressure sewerage systems within the areas of responsibility of Shoalhaven City Council.

**STATEMENT**

Pressure Sewerage Systems have been used in the United States for since about 1975 and in Europe since about 1985, but have only been introduced to Australia in the last few years. It is estimated that there are around 500,000 of these pressure pumping units installed internationally and feedback from international referees confirms that these pressure sewerage systems are a reliable central sewerage system, providing another alternative to more traditional approaches such as gravity based systems and vacuum systems.

In Australia, the major water utilities and local government have already embraced this technology with several thousand already installed and many more planned. Initial installations have been in applications considered less viable for the more traditional approaches, as pressure represent a lower cost option and/or better environmental and social solutions in these applications. As Pressure Sewer also has the additional benefit of causing the minimum disturbance to existing properties and environmentally sensitive areas they are becoming increasingly specified in the backlog sewerage program for many water authorities.

Council has adopted a technology supplier to be used in backlog sewer areas and new developments (where approved). Where pressure sewer proves to be the most appropriate technology for a particular application, it may be adopted as the means of providing sewerage to that area.

**RELATED DOCUMENTATION**

This is a policy document only and is further supported by the following documents that also pertain to the use of pressure sewerage systems in the Shoalhaven Area:

- Shoalhaven Water Technical Specification on Pressure Sewerage Systems
- The Technology Suppliers Installation Instructions (Specific to application)
- The Technology Suppliers Warranty (Specific to application)
- The Water Authorities of Australia "Pressure Sewer Code".

**DEFINITIONS**

**boundary kit** – A valve box at the property boundary incorporating an isolating valve, non return valve and inspection tee.

**house drain** - The internal plumbing drain pipe connecting into the pressure sewer unit (PSU).

**discharge pipe** – The pipeline from the PSU to the pressure sewer main via the boundary kit.

**Council** - Shoalhaven City Council.

*Shoalhaven City Council - Pressure Sewerage System Policy*

**control panel** - The box incorporating the alarm controls for the pump and the emergency generator connection point.

**emergency storage** - That capacity in the pressure sewer unit above the high level alarm point

**high level alarm** – An alarm activated when the volume of wastewater in the storage vessel exceeds the normal level that controls the pump by a pre-determined amount.

**overflow relief gully** - Overflow control device to prevent overflows occurring in the dwelling.

**pressure sewerage system** - A overall system including the PSU, control panel, discharge pipe, boundary kit and pressure sewer pipes up to a discharge point in a conventional sewer system.

**pressure sewer pipe** - A central reticulation system comprising small diameter pipelines primarily located in public lands to convey wastewater from the property via the PSU to a manhole, area pumping station or treatment plant.

**pressure sewer unit (PSU or unit)** – a unit comprising pump, storage vessel, control panel, pressure switches and other ancillary equipment.

**storage vessel** - The container in which the pump is located and is typically made from plastic compounds or fibreglass.

**split system** – a system involving disposal to septic via blackwater or greywater.

## **PART 1. EXEMPTION CIRCUMSTANCES**

None Applicable

## **PART 2. CRITERIA FOR DETERMINATION OF AN APPLICATION**

### **GENERAL**

The following general arrangements will apply to all pressure sewerage applications within the Shoalhaven City area.

#### **2.1. Ownership of the Units**

The ownership of the pumping unit for single dwellings, which includes the following, will reside with Council.

- Pump
- Storage vessel
- Ancillary fittings
- Connection pipe/s



*Shoalhaven City Council - Pressure Sewerage System Policy*

- Control panel, including electrical wiring to the unit
- Boundary kit

The resident is not to interfere with the operation of this equipment nor should the resident seek to gain access to any component of the system. Any damage to the system by the resident will be paid for by the resident as will the loss of any warranty through unauthorised entry.

Council will not seek to take out an easement over any part of the above installation, so as to leave the resident the ability to subsequently relocate the unit if required to accommodate house extensions, property modifications etc.

The units are to be connected to the property power board.

The ownership (including design, installation, maintenance and replacement) of units for other than single dwellings will be the responsibility of the property owner.

## **2.2. Supply of the Unit**

Council will supply the system components described in 2.1 to all single dwellings properties where a pressure sewerage system is to be installed. Council will supply pumps for non-residential properties included in backlog areas.

Council will discuss the requirements of the property, with the property owners and will design a system that will accommodate their reasonable needs (see section 2.3).

## **2.3. Design of the Household Connection**

Council will require that the installer of the pumping units contact the property owner and endeavour to accommodate the property owner's reasonable needs in the "on property" layout design. The resident will be shown the design drawing of the property at least 5 days before any installation occurs on the property and requested to sign the drawing to confirm they have sighted the drawing.

As a principle "on property" design of the discharge pipe will closely parallel property boundaries so as to minimise the impacts on the property. However these directions may diverge to meet specific onsite needs particularly where they are fitted to existing houses. The unit is to be located in close proximity to the "on property" dwelling so as to further maximise "on property" flexibility.

The units are to also be installed to the requirements of the local energy supplier. Where "power boards" are not to current standards they are to be upgraded by the owner to meet these standards at the owners cost.

Existing property house drains are to be inspected for compliance with current regulations. If not the owners will be required to engage a plumber to rectify the drainage prior to installation of a unit.

*Shoalhaven City Council - Pressure Sewerage System Policy*

**2.4. Agreement for Maintenance of the PSU**

Council will provide all residents with a unit that has a proven track record of reliability and performance. Based upon overseas experience these units do not require any preventative maintenance and as such Council will maintain the unit on behalf of the resident. It will therefore be a condition of being connected to the Council pressure sewer system that the resident enters into a service agreement with Council. That agreement will define what is expected of both parties in the operation and maintenance of the units.

Council will maintain an after hours call centre service to facilitate this maintenance agreement. Council will also provide a homeowner's manual to the resident to set out what to do in terms of maintaining and operating the unit. The resident is not to attempt to carry out any repairs themselves.

**2.5. Levels of Service**

Council will endeavour to mirror the services provided for traditional sewerage services, particularly during business hours. For after hours service Council will offer the following additional services.

- Next day repairs (for after hours responses to high level alarms) to minimise inconvenience to the resident, by utilising the emergency storage in the unit.
- Immediate responses to any emergency situation that will likely have potential for an overflow.

Service Standards are to be detailed in the Service Agreement between Council and the Resident, whilst what to do in response to any emergency (or alarm) situation will be detailed in the homeowner's manual.

**2.6. Operation of the PSU**

Pumping units operate automatically with no input from the resident. However the resident is to be provided with a manual on how the units operate. In relation to the overall operation the following will apply:

- Council will meet all operational costs and recover these through the annual sewerage charges (see 2.33).
- The resident will meet the power costs to operate the unit.

**2.7. PSU Storage Vessel Size**

Council's technical specification will detail exact storage vessel and pump configuration based upon an appropriate sizing of those units to the needs of a single dwelling. Any other development will require a specific design. However in general these units are to be designed to:

- Facilitate next day repairs without undue inconvenience to the property residents.
- Provide sufficient storage to meet household needs during what might be considered a reasonable power outage that would typically be experienced in that area.
- Potentially allow for peak load shedding to flatten diurnal peaks.

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Where the units are installed in locations that might be subject to unusual power outages such as bushfire damage to supply lines, the units are to be installed with a generator point such that they can be manually operated through a Council generator source.

### **2.8. Spa Baths and Swimming Pools**

Council requires that any resident owning a spa bath/swimming pool regulate their normal operational discharge from the spa bath/swimming pool, so as to not exceed the capacity of the pumping unit and to avoid alarms being generated (as well as the possible overflow of the unit). There are a number of ways to overcome this, as set out in the Council Technical Specification, but in general these will be dealt with on a case-by-case basis. Any additional equipment costs over and above the basic unit required, will be met by the resident.

Where it is desired to fully drain a large spa bath/swimming pool Council will provide, (for a nominal hire fee), a pump that matches the discharge rate of the pumping unit. Details in respect to how to use this pump will be available in Council's Pressure Sewerage Technical Specification. Residents may purchase their own pump and Council will advise residents wanting to do this on the details of that pump.

### **2.9. Owners Manual**

Council will supply (and keep up to date) to all owners of properties where pressure systems are installed a manual on the operation and maintenance of the units. The manual is to include:

- Details on the operation of the unit and appropriate contact numbers for further enquires
- Emergency contact phone numbers
- What to do if the alarm sounds
- What to do in the case of a power failure
- How to minimise wastewater generation in the case of emergencies
- How to go about draining spa baths and/or swimming pools
- What can be safely discharged into the sewerage system
- Copy of the home sewerage connection details to assist with locating any pipelines.

Spare copies of the homeowner manual will be available from Council, at a nominal fee that will be set in Council's annual fees and charges.

### **2.10. Relocation of the PSU's**

Pressure systems allow considerably more "on property" flexibility to accommodate extensions to the home, installation of swimming pools, garden structures etc. If the resident wishes to relocate the "on property" pipelines or the unit, Council will undertake the relocation of tanks subject to:

- The hydraulics on the property allowing the unit to be moved.
- The associated costs of the relocation being met by the owner.
- Any other technical requirements as specified in Council's Technical Specification.

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Residents wanting to relocate the pumping unit or connection pipe are required to contact Council for advice on what will be required. Council will provide a quote to carry out these works. Council will modify the property drawing (at the owners cost) to show the modified service after it has been constructed as well as issuing an updated homeowner manual.

Residents modifying these lines without notifying Council may be subject to prosecution under the Local Government Act, meeting any cost for rectification as well as meeting any costs arising from the loss of warranty on the unit or damage to the service.

**2.11. Change of Ownership**

Properties in a pressure sewer area will be required to enter into an agreement for maintenance of the unit to be specified on Section 149 Certificates or 88B certificates in new developments where buildings have not been constructed.

When applying for a sewer diagram (a conveyancing requirement) an initial copy of the plan and a homeowner's manual will be provided at no cost to the resident.

**2.12. Identification of Employees and Contractors**

As this work involves working on the residential property any Council employee entering that property will have appropriate authorisation and photographic identification, which they must show to the resident on entering the property.

Where Council uses external agencies they will be issued to those individuals with photographic identification and authorisation as proof that they have been engaged by Council to carry out the pressure sewerage work. Any such identification will also set out the nature of that work ie the Contractor is engaged on installation work or for general maintenance etc. These agencies will be required to hand this identification back to Council at the completion of their period of engagement.

**2.13. Confidentiality**

Any third party engaged by Council to install or maintain these units will be required to sign a formal confidentiality agreement not to disclose any information provided to them to assist with their roles, in the installing or maintaining of pressure sewerage systems.

**2.14. Overflow Relief Gully**

The installation of the pressure system will be connected to a controlled overflow mechanism such as an overflow relief gully. Details of these will be set out in the Technical Specification. These will be identified as overflow relief gullies on the property plan.

The resident is not under any circumstances to block these overflow relief points, such that the relief gullies are unable to perform their normal operation.

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In flood prone areas special arrangements will need to be made in relation to overflow relief gullies to prevent the intrusion of floodwater. These arrangements are detailed in the Pressure Sewerage Technical Specification.

**2.15. Multi Residential or Non Residential Developments**

Where pressure sewerage systems are to be provided to multi residential or non-residential developments, Council will provide a design service to assist the property owner with installing the appropriate unit. The Council will retain the Technology Supplier to advise it in relation to these design needs.

The owner may choose to obtain an independent design but will need approval from Council as to the adequacy of these units and the design provided.

The property owners will be responsible for the installation, maintenance and future replacement of the "on property" system, however owners may enter into agreement with Council for installation and the maintenance.

In properties included in sewerage scheme backlog areas the pumps and control panel will be provided by Council to ensure the pump discharge characteristics will be consistent with the pressure sewer design. The owners will be responsible for all other materials supply, installation and maintenance of their system.

**2.16. Risk Management**

Council requires the following aspects be adopted in installing any pressure sewerage system to minimise the risks to the resident as well as Council.

- Only technology that is approved by the NSW Health Department is to be used for pressure sewerage systems.
- Any system must have a proven track record of performance in other locations.
- A warning alarm (audible and visual) is incorporated to provide notice of possible overflows
- The units be adaptable for generator operation
- That a long term warranty (in excess of three years be obtained with the supply) is to be provided in the purchase of a pressure sewerage unit.

**BACKLOG SEWER AREAS**

The following are specific requirements for properties to be connected to pressure sewer systems in backlog sewer areas such as the Conjola Region, Tabourie Lake, Currarong, Kangaroo Valley and Woollamia village urban zoned areas. Other villages may be added to this list from time to time. The following details the specific requirements pertaining to backlog areas.

Pressure sewerage has been identified as the most appropriate technology for these areas and Council has run a series of consultation exercises in the period leading up to the commencement of the installation process. Council will ensure that this consultation continues through a series of newsletters to the residents to report progress as well as specific aspects in relation to pressure sewerage systems they might need to know.

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The general conditions in relation to pressure sewerage, as set out in the section headed "General" will be applied to these backlog areas, as well as the following more specific backlog applications.

**2.17. Tendering Procedures**

Council preference is that the following two step contractual process be pursued:

- A separate supply and design tender wherein the technology supplier takes the responsibility for not just the adequacy of the pumping units but also for the performance of the system as a total entity.
- A separate installation tender for the construction of the pipelines and the installation of the pumping units as a means of maximising local content and expediting post installation service.

Both of the above will be selected by an open tendering processes.

**2.18. Cost of Supply and Installation**

In the backlog areas Council will meet the supply and installation costs of the pressure sewer system and single dwelling "on property" units. The homes will be connected to the sewerage system as part of the backlog program. The resident will be required to pay for all costs for connecting the existing plumbing pipes to the unit for lengths greater than 5m.

Backlog properties with a split system (ie blackwater to septic and greywater to sullage pit) the unit will be installed to drain both systems. The owner is to engage a plumber to connect the internal system.

For multi residential and other non residential properties included in sewerage scheme backlog areas the pumps and control panel will be provided by Council to ensure the pump discharge characteristics will be consistent with the pressure sewer design. The owners will be responsible for all other materials supply and installation of their system.

**2.19. Residential Notification and Property Design**

The Contractor will contact the homeowner and organise to meet them on site and carry out the residential design as set out in section 2.4. The contractor will provide the resident with a minimum of 10 days notice of that site meeting. If the homeowner is unable to make those meetings they may nominate an agent to act on their behalf.

The contractor will undertake "on property" design in consultation with the home owner, who will be required to sign off on the design. The contractor is to provide a minimum of 5 days notice before entering the property to commence the installation of the pressure sewer unit.

**2.20. Connection from the Reticulation Main to the Property**

The property is to be connected to the system at the time of the backlog installation with the property connection to terminate at the outlet to the boundary kit.

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For existing vacant single dwelling residential lots at the time of construction funding approval from the Minister for Utilities, a pumping unit will be supplied and installed in the same way as for new developments (see heading “NEW DEVELOPMENTS”).

“Vacant single dwelling residential lots”:

For existing vacant single dwelling residential lots at the time of gazettal of this scheme, the on-property pressure sewer systems will be supplied and installed in the same way as for new developments (see heading “NEW DEVELOPMENTS”) and charge as below:

The vacant lot new development charge phased in as follows:

1. No charge corresponding to the number of spares provided under the individual backlog sewerage scheme subsidy.
2. For up to five years from gazettal each owner contributing 45% (Tabourie) and/or 43% (Lake Conjola) of the charge.
3. After 5 years, as per the new development charge.

#### **2.21. Audit of Property**

The installation tenderer is to conduct an audit of the existing property’s electrical power board and house drains. If these need to be upgraded the work will be identified to the resident and they will be given the choice of:

- Having the upgrading works carried out by the installation contractor, or
- Engaging their own tradespeople to carry out this work.

The resident is to arrange and meet the costs of this upgrading work.

#### **2.22. Disturbance to Residence**

As a principle, the minimum disturbance to the resident is the goal of the installation contractor and to achieve this, the following conditions apply to all installation contracts:

- Maximum time limits for on site/ property activities by the contractor.
- Appropriate plant and equipment to be used on all properties.
- Use of directional drilling where appropriate.

#### **2.23. Design of Reticulation Systems**

The Technology Supplier will carry out this design work under the supply and design tender. The Technology Supplier to be responsible for the adequacy of those designs.

The “as constructed” mains will be adequately marked to indicate the location of these mains and will remain within the appropriate road reserve allocation.

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**2.24. Construction**

The following general directions will apply to the construction activities for the reticulation works:

- All sealed roads will be directional drilled rather than excavated.
- There will be minimal disturbance to the area and that it be restored back to condition as near as can be achieved to what existed prior to the excavation.
- Appropriate plant is to be used.
- A minimal amount of trench is to be left open at any time.
- All road permits and other formal approvals must be obtained prior to the commencement of any construction and their requirements observed during the construction phase.
- A contact name provided to the residents for any concerns to be raised during the construction process.

**2.25. Existing On-Site Treatment System**

Council will, as part of installing a pressure sewerage unit under these backlog schemes, disconnect the existing pipes from the septic system.

The resident will be required to meet all health requirements to decommission the septic system. Generally this entails de-sludging and disinfecting the tanks and either breaking them in and filling the hole with sand or maintaining them for rainwater storage for garden watering purposes. Council will provide detailed requirements at time of connection.

**2.26. Communications**

Once the Installation Tender has been let Council will communicate this and other relevant information (including anticipated installation process and program) to the residents by newsletter and the Shoalhaven Water web site.

**2.27. Installation in Existing Septic or Pump-out Tanks**

In certain areas where it is impractical (ie rocky areas) to install standard units as above, special units could be installed in the existing septic tank or pump-out tank. Special storage vessels are available for this purpose. Specific arrangements will be made with owners regarding the logistics about change over from existing septic system to permit the installation of the special unit.

**2.28. Septic Cisterns and Pans**

When connecting to a conventional gravity system in backlog areas all septic cisterns and pans require replacement. This is because the 50mm water seal at the pan can be “sucked” out by wastewater flowing past the property by a “venturi” action. Also more water is required to flush the longer lengths of internal pipe work into the sewer.



*Shoalhaven City Council - Pressure Sewerage System Policy*

In pressure sewer systems, because the pumping units are installed close to the septic tanks, the operation of the septic cistern and pan is not altered. Council Development Services Group has accepted that there is no need to replace septic cisterns and pans.

Therefore in backlog areas where pressure sewers are installed on properties septic cisterns and pans will not be required to be replaced.

### **NEW DEVELOPMENTS**

Pressure sewer systems may be permitted in the following circumstances:

- Elimination of pump station (s)
- Where soils are sandy with deep excavation.
- All rock excavation.
- Where ground water is high in sandy areas.
- Where native flora and fauna habitat may be endangered.
- And other circumstances considered warranted.

The use of pressure sewer systems must be approved by Shoalhaven Water taking into account the above criteria and other operational and administration matters.

Pressure sewers will only be permitted in urban zone land, or where commercial, industrial or public uses support urban activities.

The following specific policies set out in the sections below will apply to private developments desiring to use pressure sewerage technology. In general all of the conditions, as set out in Part 2 in the section headed "GENERAL", will also apply to this section as well.

#### **2.29. Conditions of Consent**

For Development Applications (including subdivisions), an assessment will be undertaken of the applicability of using a pressure sewer system in accordance with this policy. Specific conditions including the below will be applied to the development consent requiring the Developer to:

- Be responsible for and meet all costs associated with the design and construction of the pressure sewer reticulation system. (See Note 1.)
- Pay charges for the future design and installation of pressure sewer units within individual properties. (See Note 2.)
- Pay a head works contribution. (See Note 3.)
- Place a section 88 B instrument on the title requiring owners of properties to make application at least six weeks prior to installation of the tanks by Council and enter into a maintenance agreement for the unit. (See Appendix 2.)
- Supply 'work as executed' drawings for the pressure sewerage reticulation system in a format acceptable to Council.

*Shoalhaven City Council - Pressure Sewerage System Policy*

- Note 1. The design of the pressure sewer reticulation system shall be in accordance with the relevant standards and be approved by Shoalhaven Water.
- Note 2. Shoalhaven Water will be responsible for the design and installation of pressure sewer units on individual properties in consultation with future property owners.
- Note 3. Charges for the design and installation of pressure sewer units on properties and headworks charges shall be as determined by Council and/or as per the management Plan Fees and Charges.

**2.30. Procurement of Pressure Sewer ~~Infrastructure~~Units**

~~For single dwelling developments (including residential subdivisions) a Council standard pumping unit will be supplied. For other developments, such as multi residential and non residential, the following procurement methodology will apply:~~

- ~~• Purchase the pre requisite number of pumping units from Council~~
- ~~□ Purchase the technology directly from an appropriate Technology Supplier. (Council will provide details of the technology to be permitted). For approved single dwelling residential developments all infrastructure shown in the diagram at Appendix 2 as "Limit of works by Council" and the alarm panel and power supply line will be installed by Council in accordance with Clause 2.33 following payment in accordance with Council's current Management Plan (Fees and Charges). In summary the infrastructure to be supplied and installed by Council includes:~~
  - ~~• Boundary Kit~~
  - ~~• Pressure Sewer Service Line from Pressure Sewer Unit to Boundary Kit~~
  - ~~• Pressure Sewer Unit~~
  - ~~• Up to 5 metres of Gravity Drainage Line~~
  - ~~• Alarm panel and power supply line~~

~~Note: It is the owners responsibility to arrange power supply installation from the house meter box to the alarm panel.~~

**2.31. Size of Pressure Sewer Units**

The units will in accordance with the Council Technical Specification or as specifically designed for multi residential or non-residential development. Council approval to the proposed tank size will be required.

**2.32. Design of Reticulation Mains**

The pressure sewer reticulation system design shall be in accordance with the relevant standards and as approved by Shoalhaven Water.

**2.33. Property Installation**

For single detached residential development the following will be required for unit installation:

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- The owner must provide six weeks notice to arrange the installation of the unit where these are to be installed by Council.
- The will be installed after storm water and sewer lines have been installed and prior to paving and landscaping.
- The location of the unit will be determined in consultation with the property owner.
- The installation will be subject to the owner entering into a maintenance agreement with Council.

**EXISTING PROPERTIES IN CLOSE PROXIMITY TO RETICULATED AREAS**

Individual existing properties not likely to be part of a dedicated backlog sewerage program and where “on site” systems are failing, may apply to Council to be considered for connection using a pressure sewerage unit. Any application will be examined on a case-by-case basis.

Accordingly Council will provide:

- Verification if a pressure sewerage connection can be made.
- An estimate as to the costs for the property to be connected
- Initial contact with any nearby neighbours who might be in a similar situation and who might share any reticulation main costs.
- Timetable of when such a connection can be made.
- Preliminary property design.

In all other aspects these more individual existing homes should have the clauses under the headings “GENERAL” and “BACKLOG SEWER AREAS”, apply to them as for other applications.

**ADMINISTRATION**

The following is to be undertaken by Shoalhaven Water to support the operation, maintenance and supply of pressure sewer systems.

**2.34. Operation Records**

Council will maintain records of the operation of the pressure sewer systems including each pumping unit to build a history of performance. Any specific information from these records will be communicated to residents connected to a pressure sewer system. Information will also be used in any future design and installation.

**2.35. Long Term Procurement Contract**

Council will enter into a long-term procurement contract to obtain consistent technology at a lower price for individual residents, and developers. Council is to offer an installation service to persons /organisations wanting to install pressure sewerage units in the Shoalhaven area.

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**2.36. Property Diagrams**

Council will, on behalf of the residents, maintain a copy of all house service details for their records and copies of these may be obtained from Council during normal office hours. Any costs associated with obtaining an additional copy of these diagrams will be set in Council's annual fees and charges. These plans will be available to residents through the Council GIS system.

During the construction/installation phase Council will also require that a package of information be compiled with the drawings such as the date of installation, commissioning etc and that information will also be available if required.

**2.37. Spares**

Replacement pumps and other spares component will be maintained for emergency maintenance. A number of pump/tanks units for installation in new developments will be also be made available as indicated in section headed "NEW DEVELOPMENTS" but it is recognised that there is a significant delivery time to obtaining additional units and those requiring larger numbers will need to provide Council with appropriate early advice on these.

**PART 3. OTHER MATTERS**

**3.1. Implementation**

Shoalhaven Water is responsible for the implementation of this policy.

**3.2. 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.

**3.3. Application of ESD Principles**

To reduce the impact on the environment by:

- Eliminating stormwater inflow and ground water infiltration;
- Eliminating area pumping stations;
- Substantially reducing potential overflows of the sewerage system; and
- Reducing the footprint for installation and thus reducing clearing of vegetation.



**Appendix 1**

**Pressure Sewerage Service**  
**HOUSEHOLD OWNER'S MANUAL**

**Including House Design And Maintenance Agreement**

*Shoalhaven City Council – Pressure Sewerage Service – Household Owner’s Manual*

### **Important Information**

1. Keep this manual in a safe place and provide it to future owners and tenants.
2. Don’t put anything into the sewer that you wouldn’t put into a septic tank. See page 1.
3. If the alarm activates, silence the audible alarm and check that the alarm light goes out after a few minutes (1 hour after a power failure). Ring Council if the alarm doesn’t turn off. See page 2.
4. If you are going on holidays, flush the tank using procedure on page 3.
5. See the back page for emergency information.

### **Welcome to Your Pressure Sewerage Service**

Shoalhaven City Council would like to welcome you to pressure sewerage services. This system uses a small grinder pump on your property to pump wastewater under pressure through a street reticulation system, for treatment and reclaimed water management. This system was selected to serve areas where conventional sewer is not viable and/or there have been problems operating on-site wastewater treatment systems.

While the operation of these systems needs virtually no special attention there are some things that the users of the systems should be aware of. This manual tells you about these things.

### **What Can I use the Sewer for?**

Compared to septic systems, pressure sewerage systems are quite tolerant of what is discharged into them. Hard solids can cause excessive wear to the pump, and in some rare cases can lead to blockage.

Here are some examples of things that must NOT be discharged into your pressure sewer system:

- Rainwater, roof water, stormwater
- Sanitary napkins, tampons
- Glass
- Kitty litter, coffee grinds
- Metal
- Explosive substances
- Plastic objects
- Seafood shells
- Flammable liquids
- Aquarium gravel
- Lubricating oil and greases
- Nappies, socks, rags, cloths
- Petrol, diesel or kerosene
- Strong chemicals

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If these types of materials are discovered in the pump well, the property owner will be liable for the cost of any repairs that are required.

### **If the Alarm Sounds**

The pump in pressure sewerage system turns “on” and “off” depending on the water level in the tank. If the water level in the tank gets too high, an alarm in the control panel is activated.

There can be a few reasons why the alarm goes off:

- The pump has broken down and isn’t pumping;
- There has been a power failure and the water level has risen higher than the alarm level;
- Water is entering the tank faster than it can be pumped out (eg draining a pool or spa without a balance tank)

### **How to Silence the Audible Alarm**

If the audible alarm sounds, turn it off by pressing the button on the bottom of the alarm panel. The audible alarm will also turn off automatically after 10 minutes. The red alarm light on top of the control box will stay on until the water level in the tank drops below the alarm level.

### **If the Alarm Doesn’t Clear**

When the alarm sounds, think if there is an explainable cause for the alarm activating. If there has been a power failure or you have disposed of a large volume of water into your house sewer, the pump should recover and the alarm light will turn off.

If the alarm light does not turn off, something may be wrong with the pump. Contact Council on (02)4429 3244 (office hours) or (02) 4421 3100 (after hours) to arrange attendance by Shoalhaven Water personnel.

Please limit your usage of sewer (ie no clothes washing or automatic dishwasher, and have short showers) until Council has returned the service. If the pump needs repairing it will be replaced by a spare pump to immediately return the service.

### **If There Has Been a Power Failure**

During power failures the pump will not operate. When the power is restored, the alarm may sound.

After power failures it may take up to 1 hour for alarms to turn off. This is because when many pumps attempt to use the system at once, some pumps will automatically cut out and try again a few minutes later.

If the alarm light does not turn off, something may be wrong with the pump. Contact Council on (02)4429 3244 (office hours) or (02) 4421 3100 (after hours) to arrange attendance by Shoalhaven Water personnel.

Please limit your usage of sewer (ie no clothes washing or automatic dishwasher, and have short showers) until Council has returned the service. If the pump needs repairing it will be replaced by a spare pump to immediately return the service.

If the power failure is for an unusually long period of time (more than a day), Council will make temporary arrangements to maintain the service.

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## **Maintenance**

### ***Owner’s Responsibilities***

As the owner you are responsible for:

- Maintaining the house’s sewer drainage to the standards in the NSW Plumbing Code;
- Making sure that no damage occurs to the connection pipe between the pump well and the boundary kit, and the boundary kit itself (Council will repair at your cost)
- Making sure the system isn’t abused by discharging substances that damage the pump or are unsuitable for sewer;
- Keeping the vent on the top of the pump well clear;
- Ensuring that the pump well is accessible in case future maintenance is needed;
- Ensuring that no one attempts to access the pump well or control unit, unless authorised by Council;
- Providing electricity to operate the “on-site” pump.

### ***Council’s Maintenance Contract***

Part of your annual sewerage charges is dedicated towards the maintenance of the pump on your property. Council will cover the cost of any pump maintenance required, and will replace the pump if it fails. This includes any maintenance of the pumping unit, vent, control unit, associated cabling between the control unit and the pump, the connection pipe and boundary kit.

This maintenance arrangement is dependent on the system being used appropriately, as outlined in this manual. Any evidence of abuse or damage (either deliberate or through negligence) will result in the full cost of repairs being borne by the property owner.

**Please note that any unauthorised access to the pump well or alarm panel will void the pump warranty, and will mean that breakdowns will not be covered under Council’s maintenance contract with the supplier.**

### **Going on Holidays**

If no one will be in the house for a few days it is a good idea to flush out the pump well. This will avoid the possibility of the system becoming smelly in your absence. If Council needs to flush your system due to neighbour complaints, this will be at your cost.

You can flush the system by running water in a sink, etc for about 10 minutes.

**Do not turn off the power to the pumping unit while you are on holidays.** If the power is off, there is a risk that dripping taps etc could fill the tank and cause an overflow. The pumping unit is wired separately to the rest of your house.

## **House Extensions and Renovations**

### **Extensions**

Your pressure sewerage service is designed to have enough capacity to manage the majority of house extensions. Any house extension would connect into your house sewer drainage, as is the case for normal sewerage systems.

Similarly “Temporary Aged and Disabled Units” can usually be accommodated by connection into your house sewer drainage.



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### **Relocating the Pressure Sewer Unit and/or Discharge Pipe**

Unlike normal sewerage systems, it is quite easy to relocate the pressure sewer unit and/or the discharge pipeline from the unit to the boundary kit. The work would need to be done by Council at the owner’s cost. You must not build over the unit or discharge pipe.

The discharge pipe has been installed with a tracer wire and marking tape. This tracing wire can be used to locate the pipeline with special locating equipment. A piece of metal plate has also been installed on the bends in the line to allow location with a metal detector.

### **The Pump Well and Alarm Panel**

The pump well and alarm panel must not, as a result of new building work, be located in an enclosed space (eg shed, courtyard or pergola). The control box must remain in a place that is highly visible and where residents and neighbours could hear the alarm. If necessary, the pump well and control box must be relocated at the owner’s cost.

### **Pools and Spas**

Many pumps attached to pools and spas discharge water at a faster rate than the pressure sewerage system is designed to accept. This results in nuisance alarms and potentially could cause the system to overflow.

You will need to contact Council to determine what measures are needed to appropriately manage these discharges. Pool and spa pumps can usually discharge by connecting the discharge into a balancing tank, and discharging the balancing tank into a sewer gully at a controlled rate.

### **In Case of an Emergency**

#### **Alarms**

- Silence the audible alarm by pressing the button at the bottom of the alarm panel;
- Wait a few minutes to see if the alarm clears (1 hour in the case of power failure).
- If the alarm doesn’t clear, ring Council on (02) 4429 3244 (office hours) or (02) 4421 3100 (after hours) to arrange a service visit.

#### **Power Cuts**

- In extended power cuts, minimise water usage (short showers, bucket water out of baths etc).
- Once power is restored, clear the audible alarm if it activates, and make sure the alarm light goes out within 1 hour.
- A generator connection point has been located near the alarm panel in bushfire prone areas. In major events such as bushfires, Council will provide a pump-out using portable generators to maintain a minimal level of service to prevent overflows.

#### **Floods**

- Your alarm panel is located above the flood level, which should allow your pump to run provided the pump well isn’t submerged.
- Council’s staff may disable your pump if your house sewer drainage is submerged.
- Council will re-activate the pump once the flood has receded far enough.

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### **Burst Discharge Pipe**

- If the discharge pipe is cut or bursts for some other reason, turn off your pump at your electrical switchboard.
- Ring Council on (02) 4429 3244 (office hours) or (02) 4421 3100 (after hours) to arrange the repair. If the pipe bursts from being damaged the repairs will be at your cost.

### **How the System Works**

You don’t need to understand how the system works to operate it effectively. We have provided this information for those interested in understanding how the system works.

**Please note that any unauthorised access to the pump well or alarm panel will void the pump warranty, and will mean that breakdowns will not be covered under Council’s maintenance contract.**

Pressure sewerage systems differ from conventional systems in that they are not dependent on gravity. A small pump is installed on the property to pump the household sewage into a Council pressure sewer main in the street. Pressure systems are used where normal systems, which rely on gravity, are too expensive, will lead to either environmental constraints, and/or cause too much disturbance and inconvenience to existing residents.

### **The Pump Well and Pump**

Your house sewer drainage discharges into a pump well. The pump well fills with wastewater up to a certain depth. At this point the pump automatically turns on and pumps until the water level falls to a defined level, and the pump then switches off. The pump will typically run for one to two minutes in the cycle, and the pump will operate several times each day.

Sometimes the unit will turn on, but will cut out almost immediately. This happens when the pump detects that there is too much pressure in the system because other pumping units are running already. The pump will try again in a few minutes, and will keep trying until the pressure drops to a level where it can run.

If the pump fails to operate, the wastewater will continue to rise until it reaches an ‘alarm’ level where both an audible and visual alarm will be automatically operated. This level is at about the top of the pump.

Alarms also may be activated as a result of power returning after a power failure or due to sudden loading such as swimming pool backwashes or from large spas.

In all cases the alarm will automatically shut off when the water level drops below the alarm level. The alarm is in the small box that has been attached to the house and will be locked at all times.

The storage vessel has a capacity in excess of 660 litres and when combined with the household drains should give in excess of 750 litres of total storage (around one day’s discharge for a normal household). With reasonable care, this means that no overflow should occur. The majority of this storage capacity is above the alarm level activation point.

If repairs are required to the system, household pipelines or even to the pump itself then there is enough storage to allow this to occur without fear of overflows on the property. Residents however should minimise the production of wastewater until these repairs are conducted.

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**The Boundary Kit**

The ‘boundary kit’ is at the front boundary of your property and marks out the boundary between your house service and Council’s pressure sewer main network.

The boundary kit has three main parts:

- An isolation valve, used to isolate your property service from the mains system. This is used to prevent your sewer pump from discharging into the sewer main if there is a problem in the system (eg a burst main).
- A one-way valve, used to prevent wastewater from the Council’s pressure main from discharging back into your property..
- An inspection/flushing point, used to inspect and clear the system if necessary.

**The Council’s Pressure Sewer Main**

The Council pressure main is made using robust polyethylene pipes. The systems need to be carefully designed to make sure that the wastewater doesn’t cause blockages, and the water doesn’t become too septic in the lines.

**Glossary**

<b>Balancing Tank</b>	A tank used to store discharges from pool pumps etc and release to the house drains at a controlled rate
<b>Boundary Kit</b>	A combination ball valve, one-way valve and inspection point located near the property boundary. Marked “Pressure Sewer. Do Not Bury”. Denotes the junction between the house sewerage system and the Council sewer mains.
<b>Alarm Panel</b>	Used to control the alarm operation of the pressure pump and includes an alarm light, alarm siren, a silencing switch and a generator point.
<b>House Drain</b>	The gravity drained part of the house sewer service lines, upstream of the pump well.
<b>Owner</b>	The legal owner of the property.
<b>Discharge Pipe</b>	The pipeline connecting the pump well to the boundary kit
<b>Pressure Main</b>	Any pipeline downstream of the boundary kit, normally in the street.
<b>Pump well</b>	The well that houses the pump and stores wastewater for pumping.



## Appendix 2

# Pressure Sewerage Service Agreement

AGREEMENT FOR THE SUPPLY, INSTALLATION AND MAINTENANCE OF PRESSURE SEWERAGE PUMP UNITS AND ASSOCIATED EQUIPMENT

Agreement no: sample only

This agreement is made between

SHOALHAVEN CITY COUNCIL

and

(The property owner(s))

where as the property owner(s) are the current owners of the property being at Lot\_\_\_\_DP\_\_\_\_, commonly known as \_\_\_\_\_.

Council and the property owner(s) have come to an agreement regarding the provision of a sewerage service at the above property, as follows:

### **Council agrees to the following:**

1. Council or Council's contractors will install and maintain (including any replacement) a pump well, pumps, associated controls and reticulation for the above property in accordance with the attached design, previously agreed by the property owner(s).
2. Council will provide operating manuals to the property owner(s).
3. After the system becomes operational, Council will respond within one hour to any faults with the pump unit or alarms. "Response" means Council will assess the problem over the telephone and ensure that staff are available to rectify the fault before there is a significant risk of overflow, or within 2 hours of the initial contact with Council, whichever is the longer.
4. Expenses associated with responding to and rectifying faults are at Council's cost, unless it is shown that the cause of the fault was related to a breach of this agreement.

### **The property owner(s) agree to:**

5. Provide Council and its contractors reasonable access to the work site to allow installation of the system, and maintain the pump in the event of a fault.
6. Operate the system in compliance with the Owners Manual provided by Council, and to ensure that tenants or lessees comply with the manual. Any damage caused by the owner not operating the system in accordance with the Owners manual will render the property owner(s) liable for the full repair cost
7. Meet the costs of supplying electricity to operate the pump.
8. Ensure that Council is advised as soon as practicable if any fault is discovered with the pumping unit or associated equipment (eg the alarm activates, or the pump does not operate for some reason).
9. Ensure that they, or their agents, will not attempt to service any item contained in the pump well or electrical control box, inclusive of these items Any attempt will render the property owner(s) liable for the full repair cost.
10. Ensure that the future plumbing work will be completed in accordance with Council's Sewer Policy of the time.
11. Not to cause any damage to the Council's pressure sewer system. Any damage will render the property owner(s) liable for the full repair cost

### **The above is subject to the following:**

12. If the property is sold or transferred this agreement must be transferred to the new owners.
13. A new agreement is required if additional dwellings or serviced buildings are constructed on the property.
14. Any subdivision of the property results in this agreement being transferred to the new land parcel on which the pump is located.

*Shoalhaven City Council - Pressure Sewerage Service Agreement*

**Ownership of Pressure Sewer System**

16. Council owns the pump well, pump, associated controls, electrical control box, wiring to the control box and electrical switchboard, connection pipe system up to and including the 'boundary box'. The 'boundary box' is an arrangement of a one-way valve, isolation valve, maintenance port and surround which is located immediately inside the property between the pump unit and Council's sewer pressure main.
17. Council owns any pressure reticulation mains (being pressure sewer lines downstream of the boundary kit) on the property. The property owner owns the pipe work connected to and upstream of the pump well. This includes all gravity sewer drains and ventilation plumbing.

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Signed for and on behalf of

SHOALHAVEN CITY COUNCIL

\_\_\_\_\_  
Name, position

Signature

\_\_\_\_\_

\_\_\_\_\_  
Date

---

In the presence of

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature

---

Signed by the owner(s) of the property

\_\_\_\_\_  
Print name(s)

\_\_\_\_\_  
Signature(s)

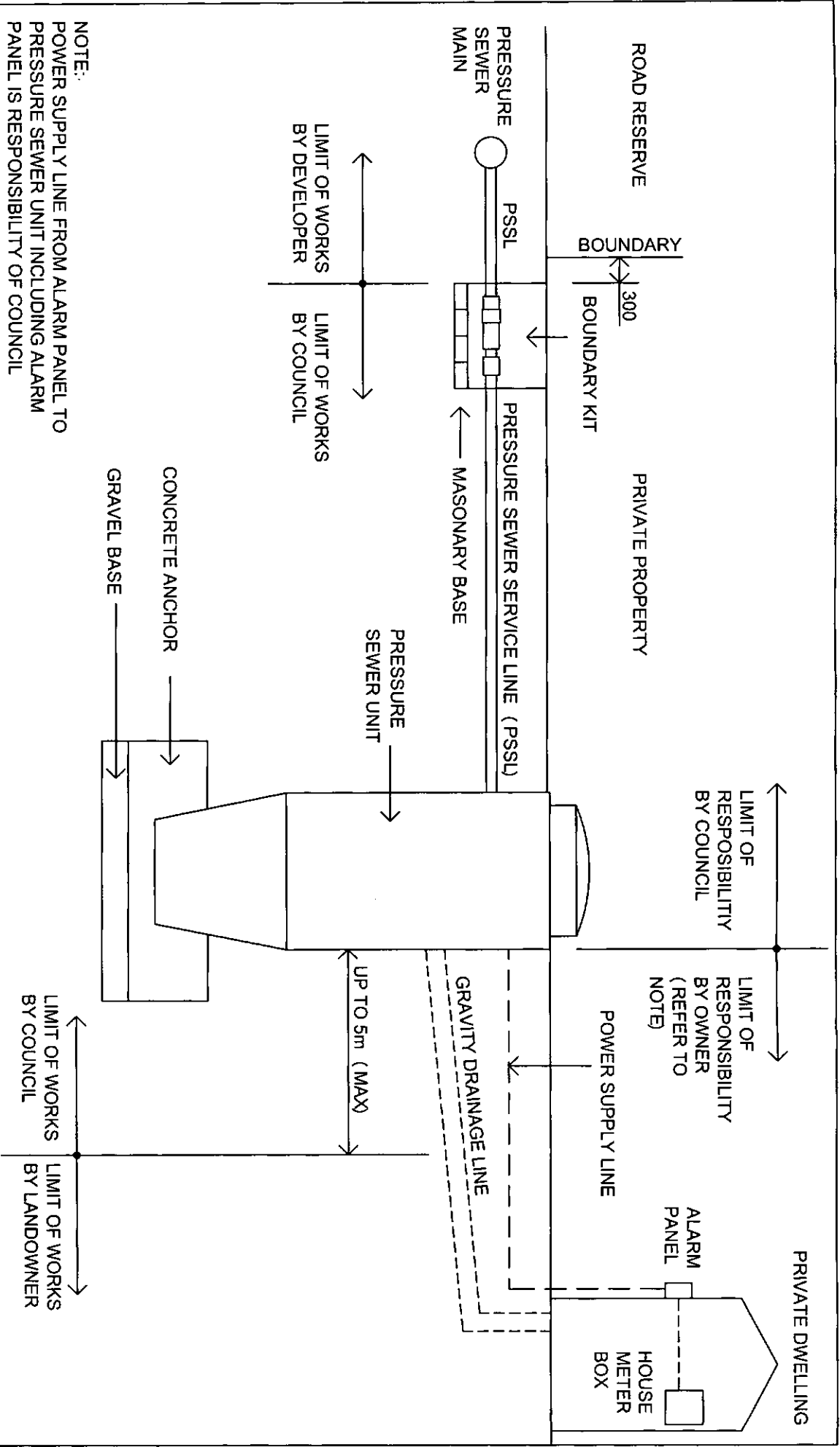
\_\_\_\_\_  
Date

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In the presence of

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature



NOTE:  
 POWER SUPPLY LINE FROM ALARM PANEL TO  
 PRESSURE SEWER UNIT INCLUDING ALARM  
 PANEL IS RESPONSIBILITY OF COUNCIL

APPENDIX 2: SKETCH PLAN OF PRESSURE SEWER COMPONENTS AND  
 LIMITS OF WORKS & RESPONSIBILITIES BY DIFFERENT PARTIES

WORK BY COUNCIL WHERE PRESSURE MAIN & SERVICE LINE EXIST



**City Administrative Centre**  
Bridge Road (PO Box 42), Nowra NSW Australia 2541 - DX 5323 Nowra  
Phone: (02) 4429 3111 - Fax: (02) 4422 1816

**Southern District Office**  
Deering Street, Ulladulla - Phone: (02) 4429 8999 – Fax: (02) 4429 8939

Email: [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

Website: [www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au)

**For more information contact the Shoalhaven Water Group**

## Local Approvals Policy

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# RURAL WASTEWATER CONNECTION POLICY

*Policy Number: POL08/263 • Adopted: 23/7/2002 • Reaffirmed: 21/12/2004 • Minute Number: MIN02.968, MIN04.1655 • File: 12039 • Produced By: Shoalhaven Water Group • Review Date: 1/12/2012*

## 1. PURPOSE

The objectives of the policy are to:

- Detail the circumstances in which rural properties may be considered for connection to Council's sewerage system
- Detail the circumstances in which rural properties will be exempt from the sewer availability charge.
- Provide direction to rural property owners making application for connection to Council's sewerage system.
- Provide direction to staff assessing applications for connection of rural 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 rezonings, SEPP5 Developments and other major developments. Refer Rezonings, Major Developments & SEPP5 Policy. This policy should be read in conjunction with Councils Rural Water Supply Policy, Tradewaste Discharge to Council's Sewer Policy.

## 3. PROVISIONS

### 3.1 EXEMPTION CIRCUMSTANCES FOR SEWER AVAILABILITY CHARGE.

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

- The property is beyond 75 metres of a Council sewer main and is not connected to Council's sewerage system.
- The property is located within 75 metres of a Council sewer main and cannot be connected by gravity means to Councils existing sewerage system.

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

- The property is connected to Council's sewerage system.
- The property is within 75 metres of Council's sewerage system and can be connected to the system by gravity mains.

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 General Manager (Shoalhaven Water).

### **3.2 CRITERIA FOR DETERMINATION OF AN APPLICATION FOR A RURAL PROPERTY TO CONNECT TO COUNCILS SEWERAGE SYSTEM**

3.2.1 Connection to Council's sewerage system will only be made available to rural 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 Councils sewerage system if it is not possible to manage wastewater by on site treatment. Approval in this situation is subject to Council resolution.

### **3.3 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;
  - Provision of access and necessary easements;
  - Any other conditions considered applicable for the particular application, eg headworks contributions, Tradewaste Agreement etc.
- Any sewer reticulation extensions are to be designed and constructed to the current Council standards.
- Where private pipes are to be extended in a road reserve approval must be obtained from Council's City Services and Operations Group.
- A Service by Agreement may be necessary.

## **4.0 APPLICATIONS**

Applications for connection to Council's sewerage system must be made in writing, providing a description of the land and what is proposed to be discharged to sewer (domestic waste or tradewaste).

The charges for Council services such as works, contributions and connections are shown in Council's Management Plan, Fees and Charges. The charges are those applicable at the time of payment.



## **5.0 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 on site systems by allowing extensions to Council's sewerage system under the provisions of this policy.



**City Administrative Centre**  
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**Southern District Office**  
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For more information contact the Shoalhaven Water Group

## Local Approvals Policy

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# WASTEWATER NON-URBAN AVAILABILITY POLICY

*Policy Number: POL04/106 • Adopted: 23/7/02 • Minute Number: MIN02.968 & MIN04.1655 • File: 12039 & 27448 •  
Produced By: Shoalhaven Water Group • Review Date: 29/09/2008*

## PURPOSE

The objectives of the policy are to:

- provide clear direction and information to existing and potential customers when making application for wastewater availability for land not within an urban area served by sewerage reticulation.
- clarify availability of wastewater services to non urban properties;
- minimise operation, maintenance and replacement costs;
- conserve the City's available water resources for urban areas only; and
- set conditions when and if availability is approved

## STATEMENT

Council first adopted this policy on 23<sup>rd</sup> July 2002 by Minute 02.968 and reaffirmed it in its revised format on 21<sup>st</sup> December 2004 by Minute 04.1655.

The policy relates to other common issues ie water availability charge and has a relationship to wastewater availability charge.

The policy does not apply to major extensions relating to re-zonings, etc. as resolved by Council.

## PART 1. EXEMPTION CIRCUMSTANCES

Nil

## PART 2. CRITERIA FOR DETERMINATION OF AN APPLICATION

### 2.1. Properties Paying an Availability Charge

2.1.1. Wastewater services will only be provided to properties, that:

- are paying an availability charge;
- are directly adjacent an existing sewer; or
- the land is within 75 meters of an existing sewer or
- can be connected to the sewer; and
- is located so the standard levels of service are available.

2.1.2. Where approved applicants are to meet all costs associated with provision of the wastewater availability including:

- connection from the property to the sewer reticulation system;
- any necessary extension and/or upgrade of the reticulation system; and
- any other condition(s) considered applicable for the particular application

A rebate toward the construction works will be given for up to the last 5 years wastewater availability charge (see Minor Mains Extension Policy – Minute 99.1236).

## **2.2. Properties Not Paying an Availability Charge**

2.2.1. Properties not paying an availability charge will not be provided with wastewater services unless:

- it is not possible to manage wastewater by on site treatment; or
- it will be of significant environmental benefit; or
- it will be of significant community social benefit; and
- it will be of economic benefit to the City; and provide a real rate of return of at least 8% p.a.; and
- it will not set a precedent for further properties to connect; and
- is subject to Council resolution

2.2.2. Where approved, applicants are to meet all costs associated with the provision of the wastewater service including:

- connection from the property to the sewer reticulation system;
- provision of access and necessary easements;
- any necessary extension and/or upgrade of the reticulation system;
- applicable headworks contributions; and
- any other condition(s) considered applicable for the particular application

The development will be subject to wastewater availability and wastewater usage charges (if non residential).

### **2.3. Other Conditions**

- 2.3.1. A Service by Agreement may be necessary.
- 2.3.2. Any sewer reticulation extensions are to be a gravity sewer a minimum of 150mm dia. in accordance with Shoalhaven Water requirements, or any other approved system.
- 2.3.3. Where private pipes are to be extended in a road reserve approval must be obtained from Council's City Services Division for the location of same.
- 2.3.4. A backflow prevention device and/or trade waste agreement may need to be entered into for other than residential purposes and must comply with Council's Cross Connection Control/Backflow Prevention Policy and Trade Waste Policy.

## **PART 3. OTHER MATTERS**

### **3.1. Implementation**

Shoalhaven Water Group's Planning & Development Section has responsibility through processing an application.

### **3.2. 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.

### **3.3. Application of ESD Principles**

To conserve the City's available water resources for urban areas only and to minimise operation of services on the environment.

### **3.4. Definitions**

**Availability** – An entitlement to connect to Council's wastewater (sewerage) collection system.

**Non Urban** – Any zone specified in the Shoalhaven Local Environment Plan 1985 (as amended) that does not relate to urban use (ie rural).

**Property/Land** – A parcel of land comprised in a lot in a DP.



## Local Approvals Policy

# WATER AVAILABILITY AND CONNECTION POLICY

*Policy Number: POL08/267*

*Adopted: 25/02/2003*

*Amended: 22/02/2005, 23/08/2005*

*Minute Number: MIN03.227, MIN05.235, MIN05.1170*

*File: 12039*

*Produced By: Shoalhaven Water Group*

*Review Date: 1/12/2012*

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## Purpose

The aim of this policy statement is to provide clear directions to customers and staff in relation to why and how water availability applies to properties and how various categories of properties can be connected to the water supply.

## Statement

This policy determines the levying of water availability charges on properties and the subsequent water meter connection entitlement.

Under the Water Management Act 2000, Council has a water entitlement from the State Government for a defined quantity of water. To ensure that this water is used efficiently and there is equity in pricing the following policy has been adopted.

Sizing of the water reticulation system is based on *urban* planning for current and future (residential and non-residential) equivalent tenements.

This policy has common provisions with the following policies:

- Rateable Land – Charges
- Rural Water Supply Policy
- Minor Mains Extension Policy
- Backflow Prevention Policy

## PART 1. EXEMPTION CIRCUMSTANCES

There are no circumstances where approval to connect to Council's reticulated water supply is exempt.

## PART 2. CRITERIA FOR DETERMINATION OF AN APPLICATION

### 2.1. Water Entitlements

Reticulated water is intended for urban residential, commercial and industrial uses. It is also available for fire fighting purposes.

Water supply has been provided in the past in rural areas and is primarily limited to existing lots paying a water availability charge. For lots in rural areas refer to the 'Rural Water Supply Policy' for further details.

*Where an assessment is levied with a Water Availability Charge, only a single lot within the assessment has an entitlement to reticulated water.*

In some circumstances where a lot with a water entitlement is not directly adjacent to a water main, the owner/developer may be required to extend the main to the lot. Refer to the Minor mains Extension Policy.

Connection to trunk mains in urban and rural areas is not permitted. Refer to the 'Rural Water Supply Policy'.

For each water availability charge paid, one first-step of an inclining-block tariff (where applied) is applicable.

Meters shall be made accessible by owners for maintenance and reading purposes at all times.

## **2.2. Single Dwelling Urban Residential Lots with a Water Entitlement**

A single dwelling urban residential lot with a water entitlement shall be serviced with a single connection and in accordance with Schedule 1.

## **2.3. Non-Residential Urban Single Premise Lots with a Water Entitlement**

A non-residential urban single premise lot with a water entitlement shall be serviced in accordance with Schedule 1.

The meter and service size shall be determined in accordance with Section 2.7.

## **2.4. Multi-Premise Urban Developments with a Water Entitlement**

Multi-premise urban developments can either be residential, commercial or industrial on a single lot or as part of a registered strata plan.

### **2.4.1. Multi-Premise Urban Developments on a Single Lot**

These lots are entitled to water and are levied one availability charge for each meter serving the lot. For each water availability charge paid, one first-step of an inclining-block tariff (where applied) is applicable

The development may be serviced in a number of ways depending on the individual circumstances. The following developments shall be serviced in accordance with schedule 1:

- Attached Dual Occupancies
- Detached Dual Occupancies
- Temporary Movable Dwellings for Aged or Disabled Persons
- Medium or High Density Development (3 or more premises/units)

The meter and service size shall be determined in accordance with Section 2.7.

Shoalhaven Water will read all meters and a single account will be issued for the total water consumption. The consumption from individual meters (where fitted) will be shown on the account. This will allow owners and tenants to manage their water consumption.

### **2.4.2. Multi-Premise Urban Developments**

Where a lot has been strata (or equivalent) subdivided, each lot (except common land) shall be entitled to water in the same way that a single residential lot is so entitled (see 2.2 above).

Subject to approval from Shoalhaven Water, connection may be undertaken as detailed in Schedule 1.

The meter and service size shall be determined in accordance with Section 2.7.



Where individual lots are metered Shoalhaven Water will read all meters and an account sent to each owner of a lot. Where common property is metered the Body Corporate (or equivalent) will be sent an account.

Where a bulk meter services the property and each lot is metered, the Body Corporate (or equivalent) will be sent an account for the balance of the bulk meter less the sum of the individual meters.

Where a single meter services the property Shoalhaven water will read the meter and a single account sent to the Body Corporate (or equivalent), that would be responsible for meeting all water charges.

## **2.5. Multi-Lot Assessments with a Water Entitlement**

A multi-lot assessment is an assessment comprising more than one lot under common ownership, which has been amalgamated by LPI for rating purposes. The lots in a multi-lot assessment may or may not share common boundaries with each other.

Multi-lot assessments will only be serviced by a single meter and service. Water may be distributed to any lot on the assessment except for residential, commercial and industrial development, through pipework (if physically possible) owned and maintained by the lot owner.

The meter and service size shall be determined in accordance with this policy relevant to the type of development proposed.

If any lot on the assessment is sold or subdivided, water will not automatically be available to all new lots. The following two cases exist:

- In rural areas, water will be available to one lot only, that will be the lot on which the water meter is located. Water will not be available to any other lots, unless by written approval from Shoalhaven Water. Any approval will set out the conditions to be complied with.
- In urban areas, if a lot is adjacent to a water main or if a lot has legal access/frontage to a road where a main exists and the property is within 225 meters of the same main (refer to the Minor Mains Extension Policy) the lot may have a water entitlement. Water will not be available to any other lot, unless by written approval from Shoalhaven Water. Any approval will set out the conditions to be complied with.

Refer to the 'Rural Water Supply Policy' and 'Minor Mains Extension Policy' for more details.

There may be some circumstances, where the availability of water can be transferred from one lot to another. This may require the removal and disconnection of existing meters and services and the installation of new meters and services, as well as water mains extension. Application must be made in writing. An approval if given, will set out the conditions to be complied with.

The process for subdivision of multiple lots on a single assessment results in LPI providing an identifying assessment up to 6 months after application is made. In cases where building or sale of the lot is intended and application for water service is submitted before an assessment number is provided, connection may be provided.

In these cases, approval for connection will be subject to confirmation by the LPI that the plan of subdivision has been submitted and the registration of that application made. If these conditions have been met, the Rates Section will provide a temporary assessment number and the meter will subsequently be recorded on this assessment until LPI issues a new assessment number. It will be the

responsibility of Shoalhaven Water to advise Rates to cancel the temporary assessment number and transfer the meter to the new assessment number.

## **2.6. Fire Services**

Fire services may be made available to developments with a water entitlement when specified by a hydraulic consultant.

Fire services are to be sized in accordance with Section 2.7.

All fire hose reels shall be connected to a metered service and shall be sealed to prevent unlawful use.

All fixtures connected to an un-metered fire service, including hydrants,

## **2.7. Sizing of Water Services**

If the water meter and service size is not stipulated in this policy, sizing shall be undertaken in accordance with NSW Code of Practice: Plumbing & Drainage and AS3500 Plumbing and Drainage Standard.

For more detail see Section 5 of Schedule 1.

## **2.8. Responsibilities Regarding Ownership, Installation and maintenance of Connections**

- All works shall be carried out in accordance with the NSW Code of Practice: Plumbing & Drainage.
- All meters and services remain the property of Shoalhaven Water. If private water meters are installed they will not be read or maintained by Shoalhaven Water.
- Shoalhaven Water shall install all meters and services (other than private).
- All installation costs shall be borne by the owner/developer.
- Shoalhaven Water shall undertake maintenance of it's meters and service connections.
- Backflow prevention and cross connection control shall be considered in accordance with Council's Backflow Prevention Policy.
- Any pipework downstream of the meter is the responsibility of the lot owner (or Body Corporate).

## **PART 3. OTHER MATTERS**

### **3.1. Implementation**

Shoalhaven Water Group has responsibility for implementation of this policy.

### 3.2. Review

This policy shall be reviewed within one year of the election of every new Council in accordance with Section 165 (4) of the Local Government Act 1993.

### 3.3. Application of ESD Principles

To ensure measurement of water consumption and limit excessive use and waste of water.

### 3.4. Definitions

**assessment** – A number issued by the LPI for a single parcel of rateable land. An assessment may be a single lot or multiple lots under the same ownership.

**Deposited Plan (DP)** – a plan registered with the LPI indicating the dimension of properties and any easements over the land.

**dual occupancy** – A development where two dwellings are located on one lot under single ownership. A Dual Occupancy can be *Attached* (two dwellings located in one building) or *Detached* (two dwellings located in two separate buildings). A dual occupancy also includes a *Temporary Movable Dwelling for Aged or Disabled Persons*.

**dwelling** - A place of living, building or part thereof.

**equivalent tenement** - The hydraulic loading of a typical single residential dwelling (Peak Day Demand = 2,500L/day and Peak Instantaneous Demand = 0.15L/s).

**lot** – A parcel of land with a separately valued title (including strata or equivalent).\

**moveable dwelling** – is defined by the Local Government Regulations as-

‘ (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation; or a manufactured home; or any conveyance, structure or thing of a class or description prescribed by the regulations for the purpose of this definition’

**temporary structure** - is defined by the Local Government Regulations as-

‘(a) a booth, tent or temporary enclosure, whether or not part of a booth, tent or enclosure is permanent; and a mobile structure.’

**owner** – Every person who jointly or severally is entitled to the land for any estate of freehold in possession.

**parcel of land** – Means a parcel within the meaning of the *Strata Schemes (Freehold Development) Act 1973* or the land comprised in a lot in a DP.

**parcel of rateable land** – One or more lots that have been amalgamated into one assessment for rating purposes.

### 3.5. Abbreviations/Acronyms

**DP** – Deposited Plan

**LGA** – Local Government Act 1993

***LPI*** - Land and Property Information New South Wales which is part of the Department of Information Technology and Management

***UTE*** - Unique Title Entity

## **WATER AVAILABILITY AND CONNECTION POLICY**

### **SCHEDULE 1**

#### **Preamble**

This schedule is to be read in conjunction with the Water availability and Connection Policy, as amended.

The schedule details how the connection of various classifications of properties with a water entitlement can be undertaken.

#### **1.0 Single Dwelling Urban Residential Lots with a Water Entitlement**

A single dwelling lot with a water entitlement is entitled to one (1) 20mm meter and service only. In low pressure areas a 25mm meter may be made available subject to approval by Shoalhaven Water.

The lot shall be directly and independently serviced, i.e. from a water main directly adjacent to the lot with the service perpendicular to the main.

#### **2.0 Non-Residential Urban Single Premise Lots with a Water Entitlement**

A non-residential single premise lot with a water entitlement is entitled to one (1) meter and service.

The meter and service size shall be determined in accordance with Schedule 1, Section 5.0.

Each lot shall be directly and independently serviced, i.e. from a water main directly adjacent to the lot with the service perpendicular to the main.

#### **3.0 Multi-Premise Urban Developments with a Water Entitlement**

##### **3.1**

##### **3.1.1 Dual Occupancies**

Attached and Detached dual occupancies shall be serviced in either of the following ways:

- a single 25mm meter and service serving both premises
- a separate 20mm meter and service to each premise

##### **3.1.3 Temporary Movable Dwellings for Aged or Disabled Persons**

A lot with a temporary movable dwelling (in addition to the permanent dwelling) for aged or disabled persons shall be serviced by the existing meter and service only.

#### 3.1.4 Medium or High Density Development

For developments of three (3) or more premises/units, subject to approval from Shoalhaven Water, connection may be undertaken as outlined below:

- a. **For 6 units or less:** Developments shall be serviced through a single service feeding separate 20mm meters for each unit mounted in a manifold assembly at the front of the lot (see diagram 1). If water is required for use on common property, an additional meter shall be installed to service the common property.
- b. **For more than 6 units:** Developments shall be serviced through a single bulk meter a at the front of the lot with a 20mm meter serving each unit (see diagram 2). The location of the 20mm meters must be easily accessible and agreed to by Shoalhaven Water prior to installation. If water is required for use on common property, an additional 20mm meter is not required. Water usage by the common property fixtures will be recorded on the bulk meter less the sum of the individual meters.
- c. **For complex developments:** If, due to the nature and/or size of the development, the above options are not practicable, Shoalhaven Water may allow the lot to be serviced through more than one manifold or through a single meter and service. If this option were allowed, the owner would be responsible for meeting all water charges.

#### 3.2 **Multi-Premise Developments as part of a Registered Strata Plan**

Where a lot has been strata subdivided (including Community and Neighbourhood, etc.), subject to approval from Shoalhaven Water, connection may be undertaken as outlined below:

- a. **For 6 units or less:** Developments shall be serviced through a single service feeding separate 20mm meters for each unit mounted in a manifold assembly at the front of the lot (see diagram 1). If water is required for use on common property, one additional meter shall be installed to service the common property. Shoalhaven Water will read all meters and an account sent to the owner of each unit for the individual water consumption. The account for water usage from the common property meter will be sent to the Body Corporate.
- b. **For more than 6 units:** Developments shall be serviced through a single bulk meter service at the front of the lot with a 20mm meter at each unit (see diagram 2). The location of the 20mm meters must be easily accessible and agreed to by Shoalhaven Water prior to installation. If water is required for use on common property, an additional 20mm meter is not required. Shoalhaven Water will read all meters and an account sent to the owner of each unit for the water consumption at each unit. Water usage from the common property fixtures will be recorded on the bulk meter, and an account will be sent to the Body Corporate for the difference between the consumption on the bulk meter and the sum of the consumptions on the 20mm meters.
- c. **For complex developments:** If, due to the nature and/or size of the development, the above options are not practicable, Shoalhaven Water may allow the lot to be serviced through more than one manifold or through a single meter and service. Shoalhaven

Water will read the meter and a single account sent to the body corporate, who would be responsible for meeting all water charges.

#### **4.0 Multi-Lot Assessments with a Water Entitlement**

A multi-lot assessment is an assessment comprising more than one lot under common ownership, which has been amalgamated by LPI for rating purposes. The lots in a multi-lot assessment may or may not share common boundaries with each other.

Multi-lot assessments will only be serviced by a single meter and service. Water may be distributed to any lot on the assessment except for residential, commercial or industrial development (if physically possible) through pipework owned and maintained by the lot owner.

The meter and service size shall be determined in accordance with the section relevant to the type of development proposed.

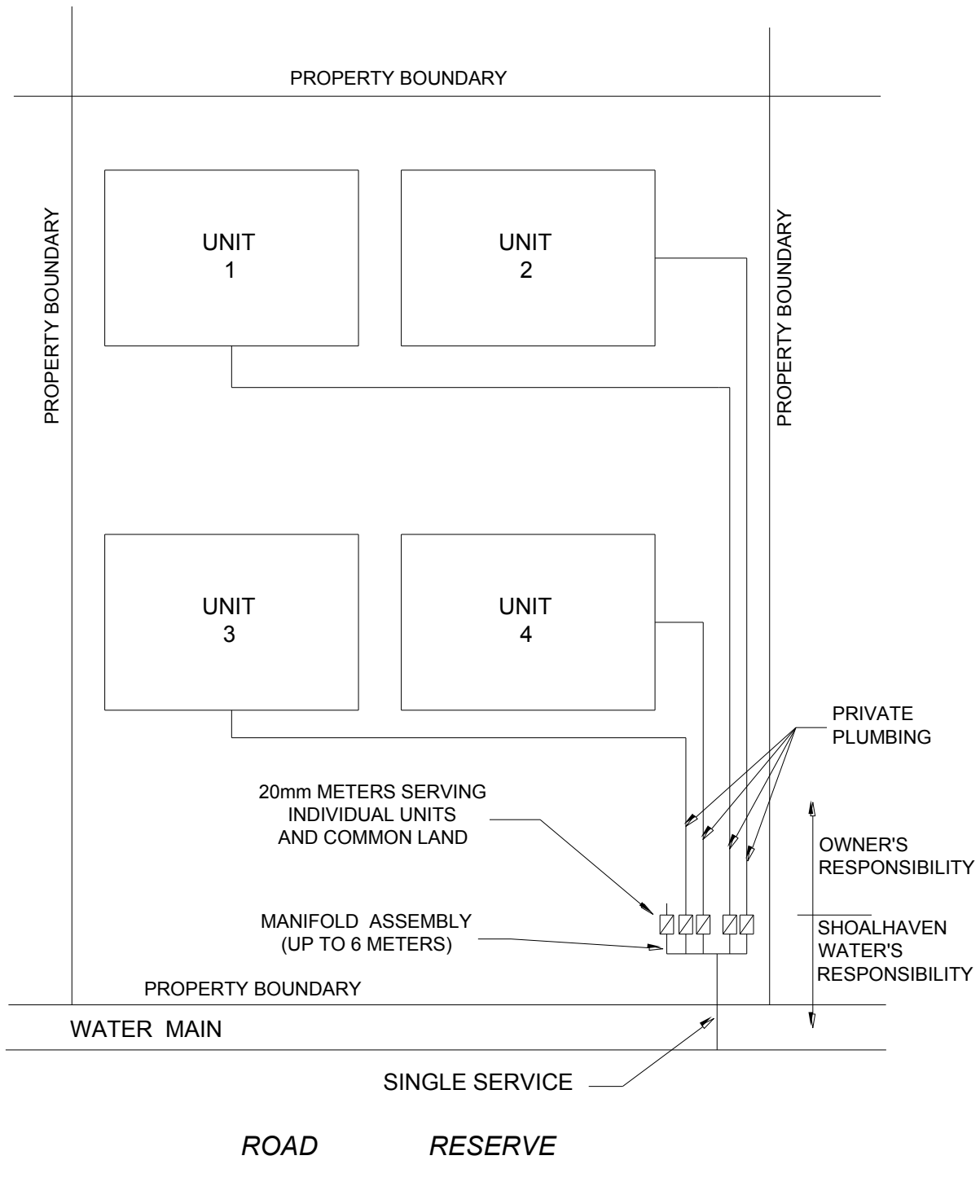
#### **5.0 Sizing of Water Services**

If the water meter and service size is not stipulated in this policy, sizing shall be undertaken in accordance with NSW Code of Practice: Plumbing & Drainage and AS 3500 Plumbing and Drainage Standard, by the persons nominated in the following:

- For 16 units or less - A licensed plumber or qualified hydraulic consultant
- For more than 16 units – A qualified hydraulic consultant in accordance with

For non-residential development the water meter and service size (if greater than 20mm) and fire service (if applicable) shall be determined by a qualified hydraulic consultant.

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FEB 2003		

**Shoalhaven Water**  
A Division of Shoalhaven City Council

MANAGER, SHOALHAVEN WATER \_\_\_\_\_ DATE: \_\_\_\_\_

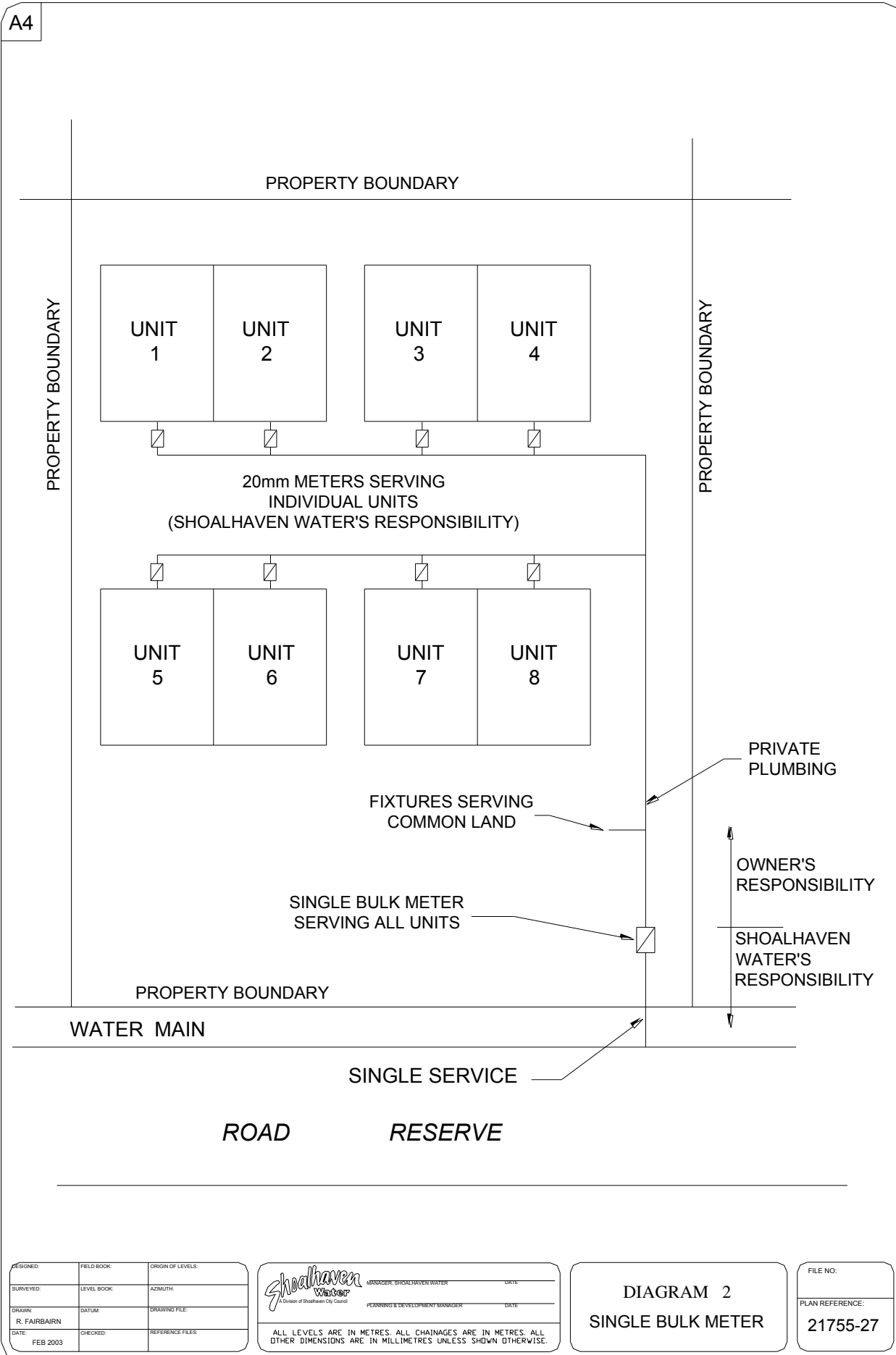
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ALL LEVELS ARE IN METRES. ALL CHAINAGES ARE IN METRES. ALL OTHER DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

**DIAGRAM 1**  
**INDIVIDUAL METERS**

FILE NO:
PLAN REFERENCE:
21755-26







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For more information contact the Shoalhaven Water Group

## Local Approvals Policy

### MINOR MAINS EXTENSION

*Policy Number: POL08/264 • Adopted: 20/7/1999 • Amended: 22/2/2005 • Minute Number: MIN99.1236, MIN05.235 • File: 12039 • Produced By: Shoalhaven Water Group • Review Date: 1/12/2012*

#### PURPOSE

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

#### STATEMENT

This policy statement is based on Council Minute 99.1236 of 20<sup>th</sup> July 1999. Council reaffirmed the policy with minor amendments by Minute 05.235 on 22<sup>nd</sup> February 2005.

#### PART 1. EXEMPTION CIRCUMSTANCES

Nil.

#### PART 2. CRITERIA FOR DETERMINATION OF AN APPLICATION

~~Upon application for connection to a water supply main and/or a sewer main where a property is subject to an availability charge and is unserviced, the following process will apply—~~

- ~~•The applicant/owner is to meet the cost of the water and/or sewer main extension to service the lot based on the apportioned cost relevant to the number of lots serviced by the extension.~~
- ~~•In case of extensions over 60 metres the owner will meet all costs for the mains over 60 metres in addition to their cost apportion.~~
- ~~•A rebate of up to 5 years previous availability charges paid will be credited to the applicant/owner.~~
- ~~•Normal charges of connection to the mains (water meter, sewer junction) will be met by the applicant/owner.~~
- ~~•Owners of properties adjoining mains extensions will be advised of their obligation to meet their apportionment of costs when making application for connection of their property.~~
- ~~•The apportioned cost to other properties will be shown on Section 149 Certificate at the completion of the main extension.~~

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*Shoalhaven City Council - Minor Mains Extension*

~~• Future connection costs will be the apportioned actual cost of the mains extension adjusted by the annual CPI up to the time of connection.~~

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~~□ Funding of mains extensions will be from water supply and/or wastewater minor mains extensions annual budget allocation. The following applies to properties that are subject to availability charge(s) and are unserved.~~

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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 applicants 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 Management Plan, 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 show on the Section 149 Certificate at the completion of the main extension.
- Funding of mains extensions will be from the water supply / sewerage annual budget allocation.

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### **PART 3. OTHER MATTERS**

#### **3.1. Implementation**

Subject to application to the Planning & Development Section of Shoalhaven Water.

#### **3.2. 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.

#### **3.3. Application of ESD Principles**

Not applicable.

#### **3.4 Definitions**

**Availability Charge** – A charge levied annually on Rates and Charges Notice under Section 501 of the Local Government Act 1993 for water and/or wastewater (sewerage) services.

**Availability** – An entitlement to water and/or wastewater services.

**Property/Lot** – A parcel of land comprised in a lot in a DP.

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**REPORT OF GENERAL MANAGER**

**SHOALHAVEN WATER OPERATIONS & STRATEGIC REVIEW COMMITTEE**

**MONDAY, 14TH NOVEMBER 2005**

**SHOALHAVEN WATER**

**1. Development Areas - Minor Water Mains Extension Policy**

**File 12039**

**Summary**

It is proposed to introduce a new policy for properties within Development Areas which front two roadways where an existing water reticulation/supply main is only located within one of the two roadways, whereby an extension of water reticulation main to the development property is required within the road reserve of the roadway that does not currently have a water reticulation/supply main.

**Background**

As a result of the latest subdivision code, the minimum size that a residential lot can be created is 500m<sup>2</sup> (reduced from 650m<sup>2</sup>). Therefore existing residential lots in excess of 1000m<sup>2</sup> may be subdivided subject to approval. In recent times Planning & Development Section of Shoalhaven Water has received subdivision development applications for properties which have utilised the 500m<sup>2</sup> ruling and are fronting two roadways. Water supply connection, relating to this type of development application is for the owner/developer to create an easement for water supply burdening the property adjacent to the existing water reticulation/supply main. Initial analysis of this type of development appeared as though they were a 'one-off' situation but after further development applications being assessed (in the same area) a trend appears to be forming.

- # Examples of potential development areas fronting two roads are on Attachment 1(located in Culburra).

Currently Council is assessing a Development Application within one of these areas which will be affected by this new policy (Lot 768 DP12278 Allerton Avenue, Culburra(SF9739)).

**Proposed Policy**

If requested, a owner/developer may pay for the cost of extending a water reticulation/supply main that could pass one, two or more developable properties. If in the future these properties wish to connect then under the existing policy/practice the owners would pay no costs (other than normal connection and Developer charges/contributions) as they would be considered a serviced property. This appears not to be equitable to the owner/developer who paid the cost of extending the water main in the first instance.

- # It is proposed that the policy shown on Attachment 2 be adopted by Council and to apply immediately. This would require owners to meet their share of the main extension and Council would fund the other owner(s) share(s) and recover these costs from the other owner(s) when making application for connection.

Properties which could be served by the main extension will be identified and listed in Council's Section 64 program.

Council's costs (to be recovered by future connections) would be financed from the annual minor mains extensions provision in the water and wastewater budgets.

**RECOMMENDED that Council adopt the Development Areas – Minor Water Mains Extension Policy as shown on Attachment 1 to this report.**

J Gould  
**DIRECTOR SHOALHAVEN WATER**

R.D Pigg  
**GENERAL MANAGER**



**City Administrative Centre**  
Bridge Road (PO Box 42), Nowra NSW Australia 2541 - DX 5323 Nowra  
Phone: (02) 4429 3111 - Fax: (02) 4422 1816

**Southern District Office**  
Deering Street, Ulladulla - Phone: (02) 4429 8999 – Fax: (02) 4429 8939

Email: [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

Website: [www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au)

**For more information contact the Shoalhaven Water Group**

## Local Approvals Policy

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# DEVELOPMENT AREAS - MINOR WATER MAINS EXTENSION

*Policy Number: POL08/243 • Adopted: 29/11/2005 • Minute Number: MIN05.1682 • File: 12039 • Produced By: Shoalhaven Water Group • Review Date: 1/12/2012*

## PURPOSE

To provide equitable cost sharing of minor water main extensions to properties within development areas fronting two roadways and paying water availability charges.

## STATEMENT

This policy statement is based on Council Minute 1682 of 29<sup>th</sup> November 2005.

## PART 1. EXEMPTION CIRCUMSTANCES

Nil.

## PART 2. CRITERIA FOR DETERMINATION OF AN APPLICATION

Upon application for development of a property fronting two roadways where current connection to a water supply main is only from one roadway and where the developing property is subject to an availability charge, the following process will apply –

- The applicant/owner is to meet the cost of the water main extension to service the lot based on the apportioned cost relevant to the number of lots serviced by the extension.
- Normal charges of connection to the mains (water meter, Section 64/DSP contributions) will be met by the applicant/owner.
- The apportioned cost to other properties will be listed on Council's Section 64 program upon completion of the main extension.
- Future connection costs will be the apportioned actual cost of the mains extension adjusted by the annual CPI up to the time of connection.
- Funding of mains extensions will be from water supply minor mains extensions annual budget allocation.

### **PART 3. OTHER MATTERS**

#### **3.1. Implementation**

Subject to application to the Planning & Development Section of Shoalhaven Water.

#### **3.2. 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.

#### **3.3. Application of ESD Principles**

Not applicable.

#### **3.4 Definitions**

**Availability Charge** – A charge levied annually on Rates and Charges Notice under Section 501 of the Local Government Act 1993 for water services.

**Availability** – An entitlement to water services.

**Deposited Plan (DP)** – a plan registered with the LPI indicating the dimension of properties and any easements over the land.

**developing property** – property for which a development application has been lodged (including dual occupancy, subdivision, strata or equivalent).

**dual occupancy** – A development where two dwellings are located on one lot under single ownership. A dual occupancy can be *Attached* (two dwellings located in one building) or *Detached* (two dwellings located in two separate buildings). A dual occupancy also includes a *Temporary Movable Dwelling for Aged or Disabled Persons*.

**lot/property** – A parcel of land with a separate valued title (comprised in a lot in a DP also including strata or equivalent).

**owner** – Every person who jointly or severally is entitled to the land for any estate of freehold in possession.

#### **3.5 Abbreviations/Acronyms**

**CPI** – Consumer Price Index

**DP** – Deposited Plan

**DSP** – Development Servicing Plan.

**LPI** – Land and Property Information New South Wales is part of the Department of Information Technology and Management

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**4. Local Development Servicing Plan/Special Section 64 Contribution Plan for Water Main at Allerton Avenue, Culburra** **File 33961**

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**Summary**

It is proposed to introduce a local Development Services Plan for a local water main extension to support residential zoned lands within Allerton Avenue, Culburra which have the capacity for residential subdivision.

- # This report summarises the Special Section 64 (water main) contribution to be paid by applicants/developers whose development lies as bounded on Attachment 1.

**Background**

- # The lands shown on Attachment 1 have been identified as being able to be subdivided into two lots. As a result of this subdivision the rear lot (which has access to Allerton Avenue) does not have direct access to water supply. Previously approved subdivisions along Allerton Avenue were required to provide an easement for water supply over the front new lot.

To assist in the orderly development of these lands and allow subdivision development to progress Shoalhaven Water has prepared a local Development Services Plan (DSP) for a local water main to support Allerton Avenue.

**Applicant's Requirements**

Apart from payment of all section 64 contributions and special section 64 contributions and water service and/or meters no other water payments and/or infrastructure works will be required.

**Infrastructure Required**

To support future subdivision development along Allerton Avenue a 100 diameter nominal size water main will be constructed from Woodland St to North Crescent. This water main will be built in stages.

**Impact on the Existing Water Supply System**

No impact will be felt by the existing water supply system by this water main extension.

**Funding For Water Main Works**

Finance will be provided from the Section 64 Water Fund.

Stage 1 works involves the construction of approximately 95 metres of 100 diameter water main along Allerton Avenue from Woodland Street.

Other stages will take place as development progresses, and is subject to approval and funding by Council.

**Special Section 64 Contributions**



# A local DSP report “Local Development Servicing Plan – Allerton Avenue Culburra Beach Minor Water Main Extension & Special Section 64 Contributions Report – February 2006” has been prepared for this area. The report outlines the contribution amount payable by applicants/developers of the shaded lots (see attachment 1).

The Special Section 64 (water mains) contributions be set as follows:

DSP	Description of Works	Amount (\$) per development lot (05/06)
42WATR0018	Water Supply Mains	\$2,260.00

As a result of the newly adopted Sewerage developer charges where the Special Section 64 charge applies in future years it will be increased only by CPI until the full developer charge applies.

**RECOMMENDED that Council:**

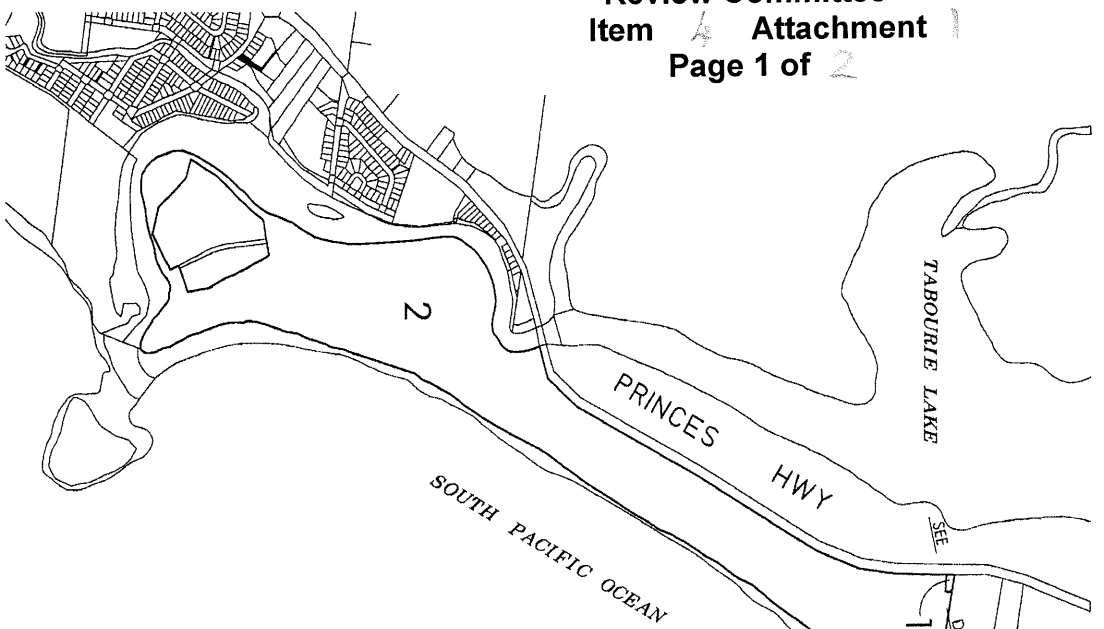
- a) **Endorse the “Local Development Servicing Plan – Allerton Avenue Culburra Beach Minor Water Main extension & Special Section 64 Contributions Report – February 2006.”**
- b) **Endorse and apply the following Section 64 (water main) contribution for the lots shaded in Attachment 1:**
  - i) **Section 64 (Water Headworks) Contribution \$2,441 per ET or newly created lot (for 2005/2006), and**
  - ii) **Special Section 64 (Water infrastructure) Contribution of \$2,260 per development lot (for 2005/2006).**

**But no more than the full Developer Water Supply Charge rate as expressed in the new Development Servicing Plan for Water Supply Report – November 2005.**

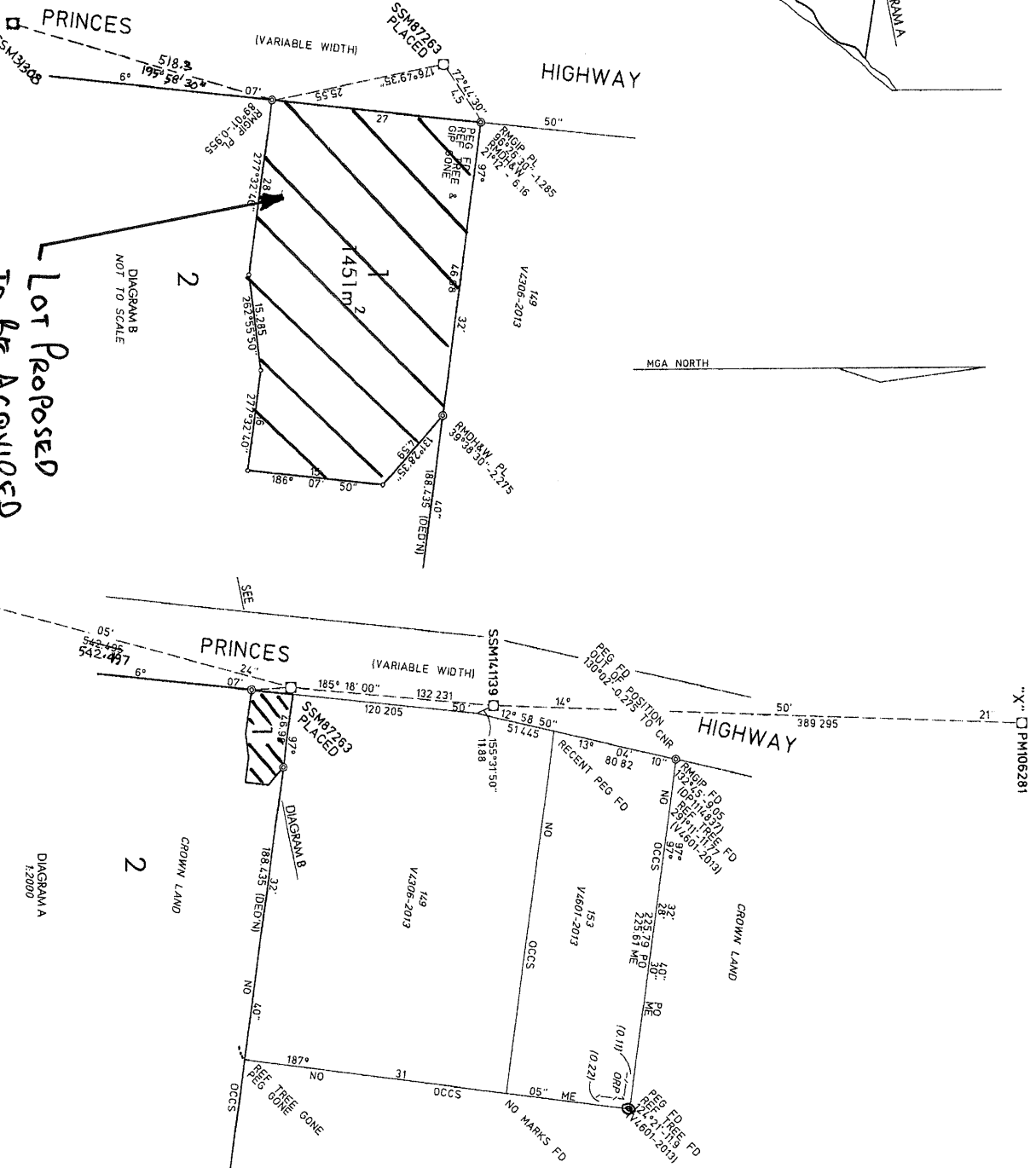
- c) **Advertise the “Local Development Servicing Plan – Allerton Avenue Culburra Beach Minor Water Main Extension & Special Section 64 Contributions Report – February 2006” report for a period of thirty (30) days throughout the City inviting written submissions.**
- d) **Revise the Standard Section 64 and Special Section 64 (water mains) contributions annually by CPI.**

J Gould  
**DIRECTOR SHOALHAVEN WATER**

R D Pigg  
**GENERAL MANAGER**



1:2000



Lot Proposed  
 To Be Acquired

DIAGRAM A  
 1:2000

SURVEYING REGULATION 2006 CLAUSES 35(1)(B) AND 6(12)  
 M.G.A. CO-ORDINATES

MARK	EASTING	NORTHING	CLASS	ORDER	ORIGIN
PM106281	265843.901	6 078035.193	B	2	SCIMS
SSM13108	265590.881	6 077003.153	B	2	SCIMS
SSM14139	265744.473	6 077658.778	B	2	
SSM87263	255731.959	6 077527.112			TRAVERSE

SOURCE : MGA CO-ORDINATES ADAPTED FROM SCIMS ON 07 JULY 2008  
 COMBINED SCALE FACTOR 1.000275 ZONE:56

Surveyor: STEPHEN CHARLES SAUNDERS  
 Date of Survey: 02/07/08  
 Surveyor's Ref: B56157

PLAN OF PROPOSED ACQUISITION OF LOT 1 AFFECTING CROWN LAND BEING LOT 7015 DP106618

LGA: SHOALHAVEN CITY  
 Locality: TABOURIE LAKE  
 Subdivision No: \_\_\_\_\_  
 Lengths are in metres. Reduction Ratio 1:12000

Registered:  
 28.1.2009

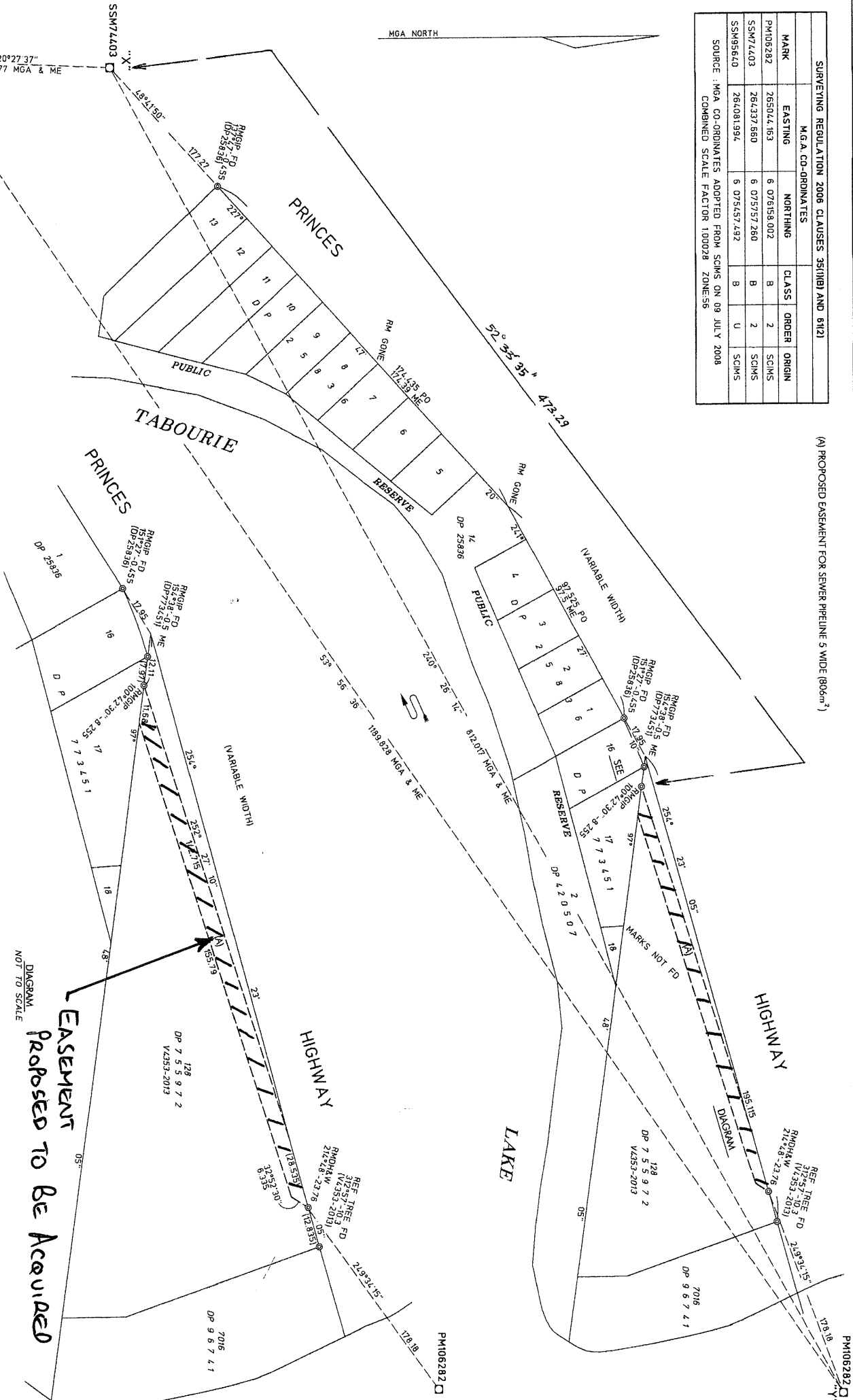
DP1134134 P

CONNECTIONS  
 SSM13108 - PM106281 134°47'08" 1062.359 MGA & ME

SURVEYING REGULATION 2006 CLAUSES 35(1)(B) AND 6(12)				
MARK	MGA CO-ORDINATES	NORTHING	CLASS	ORDER ORIGIN
PM106282	26504.163	6 076158.002	B	2 SCMS
SSM74403	264337.660	6 075757.260	B	2 SCMS
SSM95640	264081.994	6 075457.492	B	U SCMS

SOURCE : MGA CO-ORDINATES ADOPTED FROM SCMS ON 09 JULY 2008  
 COMBINED SCALE FACTOR 1.00028 ZONE:95

(A) PROPOSED EASEMENT FOR SEWER PIPELINE 5 WIDE (806m<sup>2</sup>)



Surveyor: STEPHEN CHARLES SAUNDERS  
 Date of Survey: 02/07/08  
 Surveyor's Ref: 355158

PLAN OF PROPOSED EASEMENT WITHIN LOT 128 DP755972

LGA: SHOALHAVEN CITY  
 Locality: TABOURIE LAKE  
 Subdivision No: \_\_\_\_\_  
 Lengths are in meters. Reduction Ratio 1:1000

Registered:  
 22.1.2009

