4.07.2 Gravity Sewer Extensions within Development Servicing Plan Areas

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<th>Directorate</th>
<th>Assets and Operations</th>
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<tr>
<td>Responsible Officer</td>
<td>Manager</td>
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Scope

This procedure applies to the small number of properties that require an extension of the existing gravity sewerage reticulation network, within the service areas defined by the Development Servicing Plan (DSP) for Sewerage Services. This procedure does not apply to the following pressure sewer areas constructed during the Bega Valley Sewerage Program:

- Candeloo
- Wolumla
- Cobargo
- Kalaru
- Wallaga Lake area inclusive of Fairhaven and Beauty Point

Purpose

The purpose of this procedure is to provide guidance to property owners who require extension of Councils reticulated gravity sewerage system to service their property.

Definitions

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<th>Term</th>
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<tr>
<td>Connection</td>
<td>Means connection to Council’s sewer main via either a connection point or new sewer reticulation pipework.</td>
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<td>DSP for Sewerage Services</td>
<td>Means the current Development Servicing Plan for Sewerage Services. Defines the current sewer service areas.</td>
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<tr>
<td>Sewer extension</td>
<td>Means extension of Council’s sewer system including trunk and reticulation mains.</td>
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Conditions of sewer extension

The following conditions are required for a sewer extension to be considered:

1. Connection of the extended reticulated sewerage system shall only be permitted subject to the system having adequate hydraulic and treatment capacity.

2. Written agreement between property owners where the proposed sewer extension traverses other properties. In instances where there is a broad community benefit to extend reticulated sewerage across private land, then the provisions of the NSW Local Government Act 1993 may be utilised to effect the connection.

3. A private pumping station may also be considered to gain connection to the sewerage system extension. A separate procedure relating to private pumping stations is available should be referred to.

4. Sewer main extension proposals will be evaluated on a case by case basis. The following factors will be taken into consideration in determining whether a sewer main extension is approved:
   a. Length and location of the extension
   b. Future development potential and number of lots likely to be connected
c. Environmental impacts  

d. Technical feasibility  

e. Land zoning and planning considerations  

f. Economic considerations  

g. Risk to Council  

h. Commercial premises  

5. Final approval of sewer main extension proposals rests with the Manager Water and Sewerage Services.

Cost

As an overall principle, property owners shall pay all costs to facilitate connection of their land to the reticulated sewerage system. The following conditions apply:

1. All works to facilitate connection shall be undertaken by either the property owner or Council at the discretion of the Manager Water and Sewerage Services.

2. Section 64 charges shall be paid by the property owner prior to connection, in accordance with current Council Policy.

3. Where a single block of land is proposed to be serviced, all construction and other costs associated with the extension works shall be borne by the property owner.

4. Where multiple blocks of land are proposed to be serviced and are owned by a single legal entity, all construction and other costs associated with the extension works shall be borne by the property owner.

5. Where multiple blocks of land with differing ownership are involved then Council may consent to the works proceeding and act as the banker for funding of a proportion of the works. In this situation developers of land benefited by the works will pay construction and other costs on a pro rata basis prior to the land being connected.

6. All other payments will be in accordance with Councils adopted Fees and Charges.
Policies, procedures, guidelines and supporting documents

- 4.06.1 Private sewer pump station
- 4.06.6 Sewer extensions outside Development Servicing Plan areas
- 4.07.5 Water supply and sewerage Section 64 charges
- 4.07.6 Water extensions within Development Servicing Plan areas
- Current fees and charges
- Development Servicing Plan – Sewerage Services 2013