Sewer connections and extensions outside Development Servicing Plan areas

Scope
This procedure applies to connections, including extensions to new or existing development outside the existing sewer reticulation network as defined by the current Development Servicing Plan (DSP) for Sewerage Services. It should be understood that development outside of DSP areas is by definition “out of sync development” and accordingly Council has no plans for its servicing.

Purpose
To provide guidance to property owners regarding connection to existing sewerage systems or extension of Council’s reticulated sewerage system to service property located outside existing serviced areas as defined by the DSP for Sewerage Services.

Definitions
Connection
Means connection to Council’s sewer main either via a connection point or a new sewer reticulation pipework.

DSP for Sewerage Services
Development Servicing Plan for Sewerage Services (current edition). Defines the sewer service areas.

Sewer extension
Means extension of Council’s sewer system including trunk and reticulated mains.

Conditions for extension and connection
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 be considered to gain connection to the sewerage system extension. A separate procedure relating to private pumping stations is available (4.06.1 Private sewer pump station) and should be referred to.

4. Applications for sewer main extensions outside existing sewer service areas are subject to rigorous assessment to determine feasibility. Factors considered in each case include:
• Length and location of the extension
• Future development potential and number of lots likely to be connected
• Environmental impacts
• Technical feasibility
• Land zoning and planning considerations
• Economic considerations
• Risk to Council
• Capacity of Council’s sewerage system and treatment facilities
• Financial viability
• Liquid trade waste assessment
• Community benefit

5. Final approval of sewer main extension and connection proposals rests with the Manager Water and Sewerage Services. Council should be contacted to discuss the individual circumstance and requirements.

Cost
As an overall principle, property owners shall pay all costs to facilitate connection of their land to the reticulated sewerage system. The following costs 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. Developer contributions (Section 64 charges) shall be paid by the property owner prior to connection, in accordance with current Council Policy.
3. All construction and other costs associated with the extension works shall be borne by the property owner.
4. All other costs will be in accordance with Council’s adopted Fees and Charges.

Policy, procedures, guidelines and supporting documents

4.06.1 Private sewer pump station
4.06.2 Sewer extensions within Development Servicing Plan areas
4.07.5 Water supply and sewerage Section 64 charges
4.07.6 Water extensions within Development Servicing Plan areas
4.07.7 Water extensions outside Development Servicing Plan areas

Current fees and charges
Development Servicing Plan – Sewerage Services