

Policy

Sewer and Water Connection

Responsible Manager (Title)	Manager Water and Sewer Operations		
Adopted by Council		Minutes:	
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Community Plan Linkage	2.3 Infrastructure - Communities that are well serviced with essential infrastructure (including transport services, water and sewage systems and public amenities)		

1 Purpose

A variety of sewer and water connection requirements have historically been approved by Clarence Valley and its predecessor Councils. Ownership of water meters, property connection sewers and property water service mains (and maintenance responsibility) has also varied depending on the connection requirements.

Like the previous Clarence Valley Council 'Sewer and Water Connection' policies, this policy details the connection requirements for new developments (for all development types). But in addition, this policy now includes detail regarding water and sewer connection eligibility, connection costs, as well as clarifying ownership and maintenance responsibility of sewer and water connections.

2 Definitions

Connection Point* – Point of connection between the property connection sewer and the customer sanitary drain. Also called Property Connection Point.

Customer Sanitary Drain* – A pipeline installed by a licenced plumber within the property boundary and operated by a property owner to convey sewage from the buildings to the connection point; constructed to Plumbing Code Standards (also called house drain, house service line, house sewer, sanitary connection, property drain, sanitary drain).

Defined Sewerage Catchment – Sewerage catchments as outlined in Plans within Council's adopted Development Servicing Plans for Sewerage Services.

Property Connection Sewer* – A short sewer, owned and operated by the Water Agency, which connects the main sewer with the customer sanitary drain; it includes a junction on the main sewer, a property connection fitting, in some cases a vertical riser and sufficient straight pipes to ensure the property connection fitting is within the lot to be serviced.

Property service* – Portion of a property water service from main to meter location. See service pipe.

Service Pipe* – A water pipe that supplies water from the reticulation main to the consumer. The portion of a service pipe under the control of a water agency generally terminates at the meter or, in the case of fire services, the isolating valve of the fire protection system.

Water Main or “water pipe of the Council” – Council defines a water main as a 100mm or greater water line (not a poly line or a smaller diameter water line). Smaller diameter cul-de-sac mains are also considered to be a watermain (in accordance with the Water Supply Code of Australia WSA03).

**These definitions are taken from the Water Supply Code of Australia WSA 03-2002 and the Sewerage Code of Australia WSA 02-2002:*

3 Background/legislative requirements

This Policy is supported by the following regulations and documentation:

- Local Government Act and Local Government (General) Regulation
- Plumbing Code of Australia
- Water Supply, Sewerage and Trade Waste Pricing Guidelines, 2002

Clarence Valley Council:

- Pressure Sewer Policy

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4 Policy statement

4.1 Requirements for new developments

The information below details the sewer and water connection requirements for new development types. All new applications for connection will be required to meet the requirements of this policy.

4.1.1 Water requirements

For residential properties with only one dwelling unit a single water connection is required.

For residential properties with multiple dwellings units Council require:

- Either a single meter servicing the whole property or individual meters for each dwelling unit (not both). However, for properties with more than ten dwelling units only a single meter servicing the whole property shall be installed.
- Water meters are required to be located at the property boundary.