

Sewer and water connection

Policy, procedure, protocol	Policy
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Related documents	Privacy Management Plan Pressure Sewerage Policy
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Section / Department	Water Cycle
Linkage to Our Community Plan	2 Infrastructure
Objective	2.1 We will have communities that are well serviced with appropriate infrastructure
Strategy	2.1.1 Maintain and renew water and sewer networks

Table of contents

1.	Purpose	1
2.	Definitions	1
3.	Background/legislative requirements	1
4.	Policy statement	2
	4.1 Requirements for new developments	2
	4.2 Water and Sewer Connection Eligibility and Costs	3
	4.3 Ownership and Maintenance Responsibility of Sewer and Water Connections	7
5.	Procedures	7
6.	Appeal/objections process	7
7.	Attachments	7
	7.1 Gravity Sewer Diagrams Detailing Private vs Council Responsibility	8

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

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..
- If a single meter servicing the whole property is installed, Council recommends individual isolation valves be installed on each dwelling unit. The policy does not preclude a property installing privately owned water meters within the property, but such private meters will be the responsibility of the property and will not be read or maintained by Council.
- Should the property in future decide to change the metering to multiple meters instead of a single meter (or vice versa) Council fees and charges will apply.

Note: Under Section 3.3.3 of the State Government's "Water Supply, Sewerage and Trade Waste Pricing Guidelines, 2002", where a property has a single meter servicing the whole property Council is required to charge each dwelling unit as if it was a single residential assessment with a 20mm service connection

Commercial/industrial properties are to consult with Water Cycle section regarding their connection requirements.

4.1.2 *Sewer requirements*

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

For properties with multiple dwellings units Council will permit either a single sewer connection for the property or sewer connections for each dwelling unit. Note that if multiple dwelling unit properties with a single sewer connection are subdivided, additional sewer connections may be required to meet the requirement of a single sewer connection for properties with one dwelling unit. Should the property in future change the sewer connection arrangement Council fees and charges will apply.

Commercial/industrial properties are to consult with Water Cycle section regarding their connection requirements.

4.2 Water and Sewer Connection Eligibility and Costs

4.2.1 *Water*

Flowchart 1 has been developed to explain the water connection eligibility and costs. Only properties within 225 meters of Council watermains via public access road or easement in Council's favour are eligible to connect to Council's water supply. As per Council resolution 15.027/16 (April 2016) Council's Private Water Line Connection Policy was revoked, noting however that "grandfathering" conditions will continue to apply for existing services and properties serviced by private services which are being charged water availability.

No new connections will be permitted to the untreated water supply. Properties with existing untreated water connections will be permitted to maintain those connections. If a property with an existing untreated water connection is subdivided the existing connection can be transferred to one of the created lots.

Requests for temporary water service connections are processed in accordance with Flowchart 1, with the following exceptions applying for temporary connections only:

- The consumption of water for temporary connections is charged at the "Sundry Water Sales – Per Kilolitre" as per Council's Fees and Charges.
- Contribution to Capital (Section 64) charges not applicable.
- Temporary connections are permitted for a maximum of 5 years.
- Council reserve the right to refuse (or restrict diameter size) temporary connection applications if it is expected that the connection will negatively impact on the flow rates and pressure of surrounding water customer.
- The temporary connection applicant must pay for disconnection of the meter.

4.2.2 *Sewer*

Flowchart 2 has been developed to explain the sewer connection eligibility and costs.

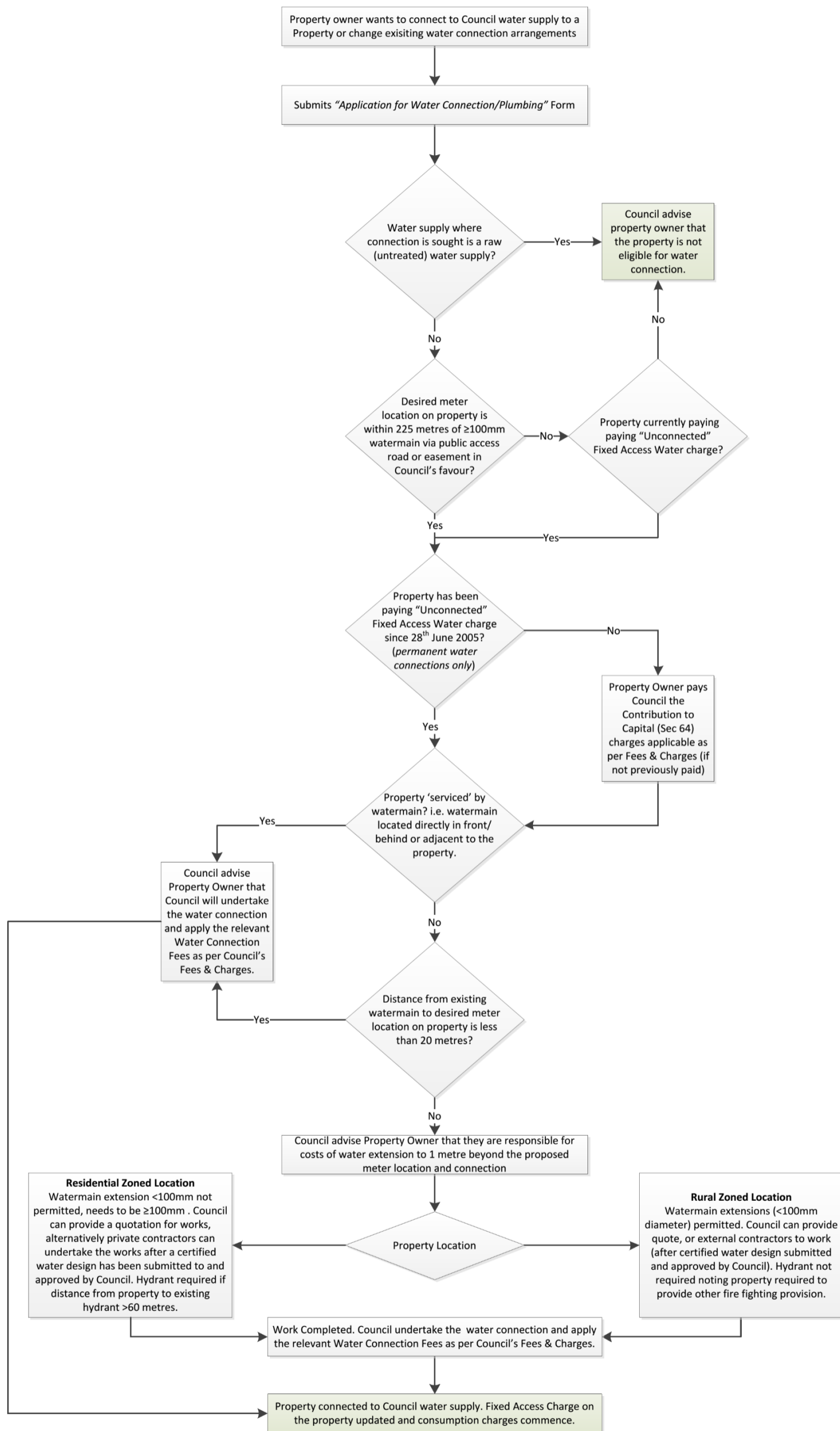
Through its Development Servicing Plan for Sewerage Services, Council has adopted defined sewerage catchments for towns and villages which are serviced with reticulated sewerage. Clarence Valley Council will generally not permit properties outside of its defined sewerage catchments to connect to reticulated sewerage. Connection of properties outside of defined sewerage catchments will only be permitted where there is an environmental or health issue with an existing on-site system such that Council issues an order for the property to connect to reticulated sewerage under Section 124 of the Local Government Act 1993. Such orders can only be issued on a property located within 75 metres of an existing Council sewerage main.

Where Council permits a property outside of defined sewerage catchments to connect to reticulated sewerage the following conditions will apply:

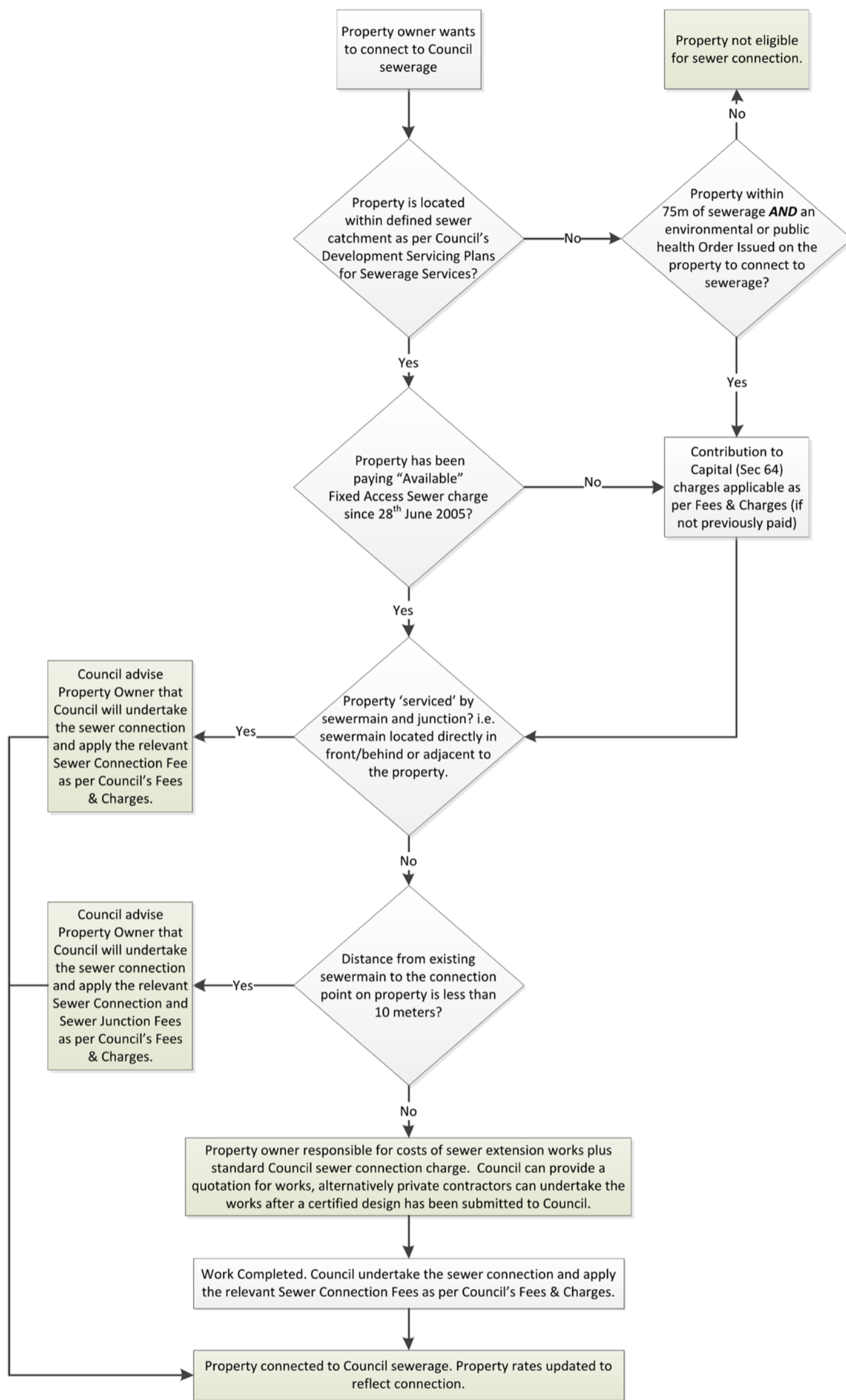
- All plumbing shall be in accordance with the provisions of the Local Government Act and Regulations.

- The sewerage connection shall be considered a “private” connection, with the property owner responsible for all maintenance of the connection.

Owners of unsewered properties within defined sewer catchments which are in close proximity to existing reticulation areas may request consideration for connection to existing reticulated sewerage systems using pressure sewerage. Where Council receives such requests, it will undertake an initial determination as to whether a pressure sewerage system can be utilized. Applications will thus be examined on a case-by-case basis.



Flowchart 1. Water Connection



Flowchart 2. Sewer Connectio

4.3 Ownership and Maintenance Responsibility of Sewer and Water Connections

Council shall have ownership, and be responsible for maintenance of:

- Water – property service up to and including the water meter(s) and fire service up to and including the isolating valve of the fire protection system;
- Gravity sewer system – property connection sewer junction, including any extension required to reach the property boundary (see 7.2 for more detail);
- Pressure sewer service – collection/pump unit, property discharge line/s from the pump to the property boundary assembly, control/alarm panel, property boundary assembly, pump control/power cable and a one (1) metre stub of sanitary drain extending outside the pressure sewerage collection tank.

Ownership and maintenance on the property side of the assets identified above is the responsibility of the property owner.

5. Procedures

New developments and water and sewer applications are to be assessed in accordance with this policy.

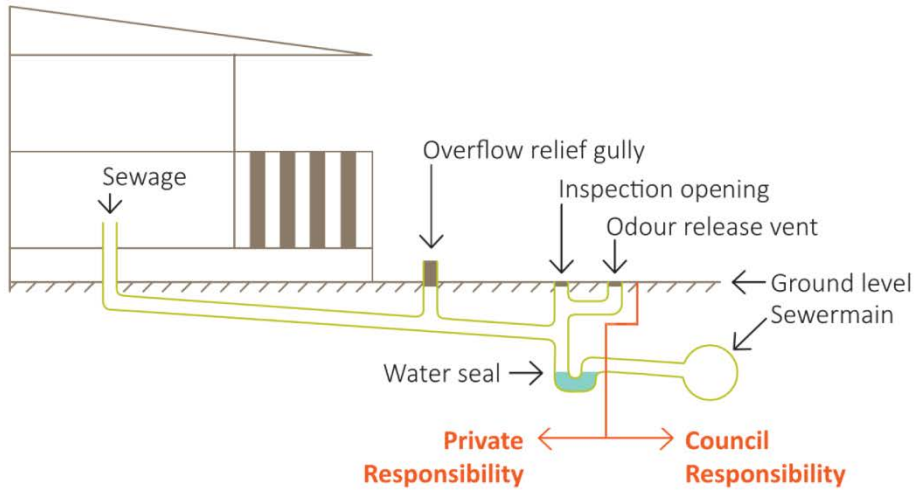
6. Appeal/objections process

Council acknowledges that there may be some situations that do not fall neatly into the categories detailed in this policy, therefore property owners who believe this is the case or feel there are extenuating circumstances can contact Council staff to have their unique situation brought before Council for determination.

7. Attachments

7.1 Gravity Sewer Diagrams Detailing Private vs Council Responsibility

GRAVITY SEWERMAIN CONNECTION WITH ODOUR RELEASE VENT



GRAVITY SEWERMAIN CONNECTION WITHOUT ODOUR RELEASE VENT

