

TEMORA SHIRE COUNCIL



TEMORA

The Friendly Shire

RETICULATED SEWERAGE SERVICE

ACTIVE

Review Details

ABOUT THIS RELEASE

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REVIEW

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June 2022			
September 2022		15 September 2022	GCL

PLANNED REVIEW

Planned Review Date	Revision Description	Review by
July 2024	General review	Eng Asset Manager

1.0 Purpose

The purpose of the Reticulated Sewerage Service policy is to provide framework to Council stakeholders pertaining to the provision of reticulated sewerage services to the Temora community.

2.0 Scope

This policy shall apply to all property within the Temora Shire Council reticulated sewer Serviced Area and all development requiring connection to Council's sewerage system.

3.0 Definitions

Property Connection – Point of connection between the service line and the customer sanitary drain. Also called Property Connection point.

Inspection Shaft – A sewer structure at the end of a service line to allow insertion into the sewer of equipment for inspection and maintenance.

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).

Sewer Service Line – A short length of sewer pipe, owned and operated by Council, which connects a sewer main pipe to a property connection and customer sanitary drain. The sewer service line includes a service junction on the main sewer line.

Easement – A right held by one party to make use of the land of another for certain purposes.

Equivalent Tenement (ET) – The demand or loading a development will have on infrastructure in terms of the sewage discharge for an average residential dwelling or house.

Liquid Trade Waste – All liquid waste other than sewage of a domestic nature.

Serviced Area – Defined service extent of Council's reticulated sewerage system.

4.0 Policy Detail

4.1 Sewer Connection and Disconnection

General

Council has a defined area serviced by Council's reticulated sewerage system (see Appendix A). This area is known as the Serviced Area.

Section 124 of the Local Government Act 1993 states Council may order a landowner to connect to Council's sewerage system subject to the premises being situated within 75m of Council's sewer system.

Council will generally not permit land outside of the defined Sewage catchment to connect to reticulated sewerage system unless extenuating circumstances are evident. Any

connection outside the defined serviced area shall be considered a “private” connection, with the property owner responsible for all maintenance of connection infrastructure.

Where Council sewer infrastructure is required to be constructed on private property, a minimum 2m easement benefiting Council shall be established over Council’s infrastructure.

All sewer infrastructure construction works subject to approval under the Local Government Act 1993 shall be carried out in accordance with the Council approval, Local Government (General) Regulation 2005, Australian Standard 3500, NSW Code of Practice – Plumbing and Drainage.

All cost associated with construction of sewer infrastructure relating to new development / new connections is to be borne by the applicant / developer.

Residential Dwellings

Residential dwellings within the Serviced Area shall be serviced by a single sewer connection per lot.

Strata Title and Dual Occupancy Dwellings

Multiple properties (dwellings / units) on a single lot located inside the Serviced Area shall be serviced by either a single sewer connection for the property, or sewer connections for each dwelling / unit.

If multiple properties with a single sewer connection are subdivided onto separate titles, each lot shall be serviced by its own single sewer connection.

Community Title Dwellings

Community title dwellings shall be serviced by a single sewer connection per lot.

Commercial / Industrial Dwellings

Industrial and Commercial properties within the serviced area shall be serviced by a single sewer connection per lot, unless a secondary service is permitted by Council.

Industrial and commercial premises may require approval to discharge liquid trade waste into Council’s sewerage system and may be required to enter into a liquid trade waste service agreement in accordance with Council’s Liquid Trade Waste Policy.

Subdivision of land

Subdivision of land within the Serviced Area will require newly created lots to be serviced by a single sewer connection per lot.

Subdivision of land outside the Serviced Area may require provision of reticulated sewerage infrastructure, dependant on the development type, proximity to the Serviced Area and current land zoning.

Disconnection

A property owner may request that a sewer service be disconnected from Council’s sewerage system if the property becomes vacant or is to be redeveloped. Disconnection

from Council's sewerage systems will require approval from Council and shall be carried out by Council or a licenced plumber.

Disconnection from the system may not necessarily result in the property no longer being subject to sewer access charges. Owners should confirm if annual access charges will still be payable when seeking to disconnect a service.

4.2 Asset Ownership and Maintenance Responsibility

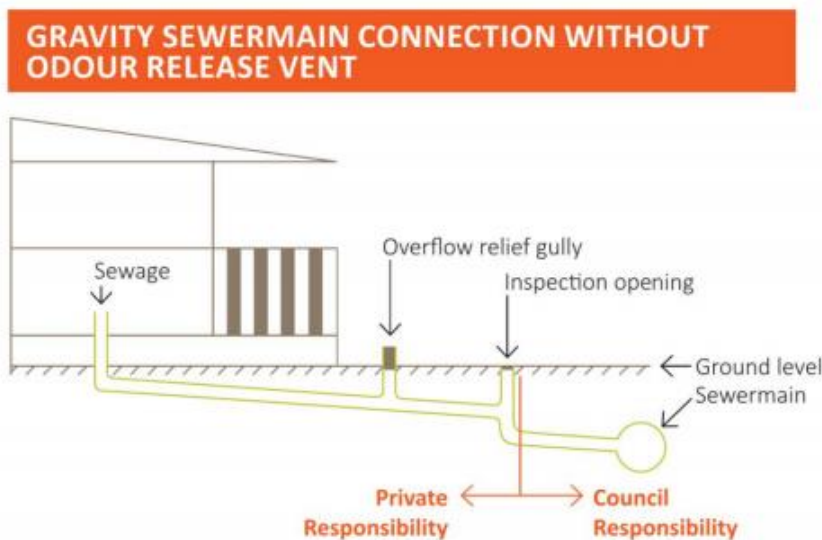
Council Ownership and Maintenance Responsibility

- Sewer system – Council is responsible for sewerage reticulation and treatment infrastructure including sewerage treatment plant, sewer reticulation pump stations, sewer main pipes and sewer service lines leading from the sewer main towards the property connection (generally the Inspection Shaft), with Council's responsibility ceasing on the private / public lot boundary.

Landholder Ownership and Maintenance Responsibility

- Property connection and internal sanitary drainage pipes – The landowner is responsible for ownership and maintenance of the Property Connection / Inspection Shaft and internal sanitary drainage pipes.
- Ensuring the Inspection Shaft is not buried or broken. Council staff may have to access your Inspection Shaft in order to clear blockages in service line or sewer main.

In instances where the sewer line resides on private land within an easement, or the property connection resides on Council land, Council's maintenance responsibility will cease 500mm downstream from the property connection towards the sewer main. Where it is found a property connection resides on Council land, upon renewal, the property connection shall be moved inside the property boundary.



4.3 Sewer Chokes / Blockages

If there is a sewer blockage present on a premise, where possible, the property owner should first inspect the Inspection Shaft to see if it is full or empty. If the Inspection Shaft is full or overflowing, this indicates either the property connection itself is blocked, or the main downstream is blocked and Council will attend to inspect.

Council's 24-hour contact number is 02 69801100.

If the Inspection Shaft is empty, this indicates there is a blockage within the property and the property owner should call a private plumber.

Note: The property connection remains the maintenance responsibility of the landowner, however, Council will attend and in initial instances, may plunge or water jet clear the property connection to assess where the blockage is located and offer advice to the landholder regarding necessary repairs required to prevent reoccurrence.

Where Council is requested to attend property connection blockages that are reoccurring in nature due to lack of preventative action from the landowner, the landowner will be charged for work provided by Council as per Council's published fees and charges.

Common causes of chokes, surcharges and blockages.

- Tree root infiltration into pipes through pipe joints or pipe structural defects
- Structural damage to pipes due to age, damage, ground pressure, etc.
- Domestic products including rubbish, children's toys, tennis balls, nappies, clothing, sanitary pads, cooking waste, rocks or sand and other waste material not intended for processing by the sewer system.
- Illegal connection of stormwater pipes or property downpipes
- Poor or incorrect construction of sewer drainage components.

Cost responsibility associated with sewer maintenance.

Item	Cost
Clear sewer choke in sewer main	Council
Clear sewer choke in service line downstream of property connection (Inspection Shaft) to Council sewer main.	Council
Clear sewer choke upstream of property connection and including Inspection shaft.	Owner / contact plumber
Clear initial sewer choke in property connection (once only)	Council
Clear recurring sewer choke in property connection	Owner
Property connection repair or replacement	Owner
Service line or main junction repair or replacement	Council
Sewer main repair or replacement	Council

Council will undertake sewer maintenance works on a private works basis if requested by the landowner. Fees associated with private works are available in Council's published fees and charges.

4.4 Sewer Service Location Diagram

Upon request Council will provide sewer property service diagrams and Council sewer main diagrams in either hard copy or electronic copy formats.

Fees associated with supplying these documents are in Council's published fees and charges.

5.0 Connection Fees and Charges

Landowners are required to pay Sewage fees and charges on land within 75m of Council's sewerage systems. Sewage income is required to pay for:

- Operating expenses
- Infrastructure maintenance, renewal, and new infrastructure expenses
- Principal and interest on loans

General rates income is not used for Sewage services.

Section 552 of the Local Government Act 1993 states Council may charge a service availability charge to any land within 75 meters of Council's sewer system irrespective of connection status.

Residential Sewage Charge

The residential Sewage charge is a flat charge per year for all residential properties, strata title units and non-strata title units. This flat charge is known as the base access charge. The current base access charge is displayed in Council's published fees and charges.

Non-Residential Sewage Charge

Non-residential Sewage charges are levied using a two-part tariff, a Sewer Access Charge and Sewer Usage Charge billed quarterly within Council's rates notice.

These charges are levied in accordance with the recommended pricing methodology of the NSW State Government.

The non-residential Sewer Access Charge is proportional to the square of the size of the water supply service connection.

- Sewage access charge $AC = (AC_{20} \times \frac{D^2}{400})$

Where:

AC_{20} = Annual non-residential Sewage access charge for a 20 mm water service connection (\$)

D = Water supply service connection size (mm)

The non-residential Sewer Usage Charge is calculated by the formula:

- Non-Residential Sewage Bill $B = SDF \times (AC + C \times UC)$

Where:

B = Annual non-residential Sewage bill (\$)

C = Customer's annual water consumption (kL)

AC = Annual non-residential Sewage access charge (\$) (refer to s. 8.2.1)

SDF = Sewer discharge factor

UC = Sewer usage charge (\$/kL)

The current base access charge, SDF's, volume factors and usage charge rate are published in Council's adopted fees and charges.

6.0 Dispute Resolution

Council acknowledges that there may be situations that do not comply or fall outside this policy. Where a landowner cannot comply with this policy and is of the view, they have good reason to divert from this policy, the landowner is encouraged to contact Council for consideration.

7.0 Related Documents

Documents related to this policy are;

- Local Government Act and Local Government (General) Regulation
- Australian Standard 3500.2
- Plumbing Code of Australia
- Water Services Australia – Gravity Sewage Code of Australia
- NSW Department of Planning, Industry and Environment 2021 Liquid Trade Waste Management Guidelines
- Temora Shire Council Liquid Trade Waste Policy
- Temora Shire Integrated Water Cycle Management Strategy
- Temora Development Servicing Plan – Sewerage Services
- Temora Shire Council Fees and Charges