Policy

PROVISION OF WATER & SEWER SERVICES: DEVELOPMENTS No.3.6

POLICY STATEMENT

Purpose

Council owns and operates water supply and sewerage disposal networks in accordance with relevant licences and legislation. Detailed requirements for the provision of water and sewer services can be found in legislation, standards, industry codes of practice and guidelines.

This policy aims to:

- Clearly communicate the requirements for the provision of water and sewer services to the public
- Ensure consistency and fairness when dealing with applications for the provision of water and sewer services
- Ensure compliance with Local Government Act 1993

Definitions

Trunk Water Main	A water main designed for bulk transfer e.g. supply to or from a reservoir and/or a supply zone.
Reticulation Main	A water main that connects a trunk main with service connections.
Water Service Connection	A pipe connecting the water main to individual properties.
Trunk Sewer Main	Principal sewer of a catchment system that drains to the point of treatment.
Sewer Main	A pipeline conveying sewerage from a sewer service connection to a truck main, pump station or treatment plant.
Sewer Service Connection	A pipe connecting the sewer main to a property boundary trap.
Construction Certificate	A certificate issued by Council to approve construction to begin.
Section 138 Certificate	Approval issued by Council to carry out work within a road reserve.
Development	A property or properties that are in the process of being subdivided or constructed or remodelled.
Developer	A person, organisation, local government authority or government authority (other than Council) responsible for the development of a property or properties.

This policy applies to any development that will be serviced by Council water supply or sewerage disposal scheme.

SECTION A: Pre-Construction Phase.

- All costs associated with the Development will be borne by the Developer.
- The Developer will, as part of the approval process, submit to Council a set of Design Plans for approval.
- A construction certificate will be issued following approval of design plans.
- All Council fees and charges shall be paid prior to work commencing.

SECTION B: Construction Phase.

- Any water and/or sewer construction works carried out as part of a Development shall be undertaken by a licenced plumber or Council approved contractor.
- The Developer is responsible for the supply and installation of all associated water and sewer infrastructure.
- Works associated with the Development shall be inspected by Councils Development Engineer. Any work found to not comply with the approved design and construction standards shall be rectified at the cost of the developer.
- Council reserves the right to undertake connections to its existing water and sewer infrastructure. This is undertaken at the cost of the developer.

SECTION C: Post Construction Phase.

- Once construction work is completed the developer will issue to Council a full set of Work as Executed plans.
- Council reserves the right, as part of the Development Application, to hold a maintenance bond for a period of 12 months (where applicable).

RELATED LEGISLATION, CIRCULARS OR GUIDELINES

- Local Government Act 1993 and Regulation
- Water Management Act 2000
- Environmental Planning and Assessment Act 2008
- Protection of the Environment Operations Act 2005
- Work Health and Safety Act 2011

DOES THIS DOCUMENT REPLACE AN EXISTING POLICY, PROCEDURE OR PLAN?

This Policy replaces:

- 3.24 Sewerage Policy
- 4.22 Water Supply Policy
- 4.23 Water Mains – Extensions Policy
- 4.24 Location of Sewer Junctions Policy
- Water Supply Connections Policy

RELATED COUNCIL POLICY OR PROCEDURE

- WSA 03-2011 Water Supply Version 3.1
- WSA 02-2014 Gravity Sewerage Version 3.1
- Wingecarribee Shire Council, Development Control Plans
- Community Strategic Plan
- Asset Management Strategy & Plans
- Policy 3.5 Provision of Water & Sewer Services: Existing Lots
- Building Code of Australia
- Water and Sewer Standard Drawings
- Backflow Prevention Policy
- Proposed Pressure Sewer System Policy

APPLICATION AND DISTRIBUTION

It is mandatory for all Council officials to comply with this Policy.

This policy and guidelines are available on Council's website under Policies.

APROVED BY: COUNCIL MN54/15	
EFFECTIVE: 25 February, 2015	**REVIEW DATE: February, 2018**
DISTRIBUTION: All Managers, Councillors, Intranet, Internet,	
RESPONSIBLE COUNCIL DEPARTMENT/OFFICER: Asset Coordinator Roads & Water	

KEY RESPONSIBILITIES

Position	Responsibility
Mayor	To lead Councillors in their understanding of and compliance with this Policy and Procedures.
General Manager	To lead employees (either directly or through delegated authority) in their understanding of and compliance with this Policy and Procedures. To approve resources to develop, implement and review this Policy and Procedures.
Responsible Officer	As the "principal officer" under the Government Information (Public Access) Act (GIPA), the General Manager is responsible for determining the outcome of GIPA applications. The General Manager has delegated their responsibility to other Council employees as outlined below. The GIPA employees are responsible for making initial decisions regarding release of information within the time periods stipulated in the GIPA Act. In this function, the GIPA employees may deal with prospective applicants and liaise with organisation units regarding access to information.
Deputy General Managers	To communicate, implement and comply with this Policy and related Procedures.
Deputy General Manager Corporate, Strategy & Development Control	To ensure (directly or through delegation) the distribution and communication of the Policy and Procedures to specified persons. To ensure (directly or through delegation) the approved Policy and Procedures are available in hard copy and electronically on Council's website.
Human Resources Unit Leader	Facilitate the provision of regular training to all Council officials on their role and responsibilities in relation to this Policy and related procedures.
Group Managers and Managers	To implement this Policy and related procedures. To lead emplyees in their understanding of, and compliance with, this Policy and Procedures
Information Technology Manager	To assist with the development of systems to support public access to this Policy, Procedures and related information. To ensure IT requirements are available to facilitate compliance with the Act.
All Council employees	To comply with this Policy and related procedures.