



Community Wastewater Management System (CWMS), Connection and Augmentation Charge Policy

Reference Number:	Section 10 No. 2
Responsible Department:	Strategy & Development
Related Policy/Procedure:	
Date of Adoption:	17 July 2007
Current Review Date:	22 October 2015
Minute Reference:	27 October 2015 2015/356
Version Number:	Amendment No. 3
Applicable Legislation:	S188(1)(a)&(b) Local Government Act 1999.
Next Review Date:	August 2019
Review Frequency:	Within 12 months of Council election (every 4 years)

1. Purpose

This policy has been formulated to address the financial impact on the CWMS Infrastructure as a result of increasing wastewater flows from new developments or changing land use. The policy is intended to ensure an equitable system whereby new development does not financially disadvantage ratepayers who have made financial contributions to the scheme over a period of years.

Council may under section 155 of the Local Government Act, 1999 raise a service rate or charge for the purpose of establishing, operating, maintaining, improving and replacing (including by future capital works) effluent schemes within its area.

Council has elected as part of its annual rating policy to raise appropriate revenues required to manage and service Council's effluent schemes.

2. Policy Definitions

- 2.1 **Council** - Council means Light Regional Council.
- 2.2 **CWMS** – Community Wastewater Management System.
- 2.3 **CWMS Infrastructure** – all facilities owned by the Council and used for the purposes of collecting, treating and re-use of septic wastewater.
- 2.4 **CWMS Service Charge** – an annual service charge imposed by the Council pursuant to Section 155 of the Local Government Act 1999 to recover the costs of providing the CWMS.
- 2.5 **CWMS Augmentation Charge** – a charge raised by Council pursuant to Section 188(1)(a) and (b) of the Local Government Act 1999.
- 2.6 **CWMS Connection Point** - the infrastructure that joins the CWMS mains to a property boundary.
The extent of a 'connection point' runs from the CWMS main to the property boundary, and does not include any mains line extensions. An excessive length may constitute both a line extension and connection point.
- 2.7 **CWMS Main** - any drainage line or pipe associated with the CWMS excluding the connection point.
- 2.8 **Access to CWMS** - the ability for an allotment to be physically connected to the scheme (via the installation of a CWMS connection point).
- 2.9 **Vacant Allotment** – an allotment upon which no dwelling, structure commercial or industrial premises (or any other habitable structure) is located or encroaches.

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3. Application of the CWMS Augmentation Charge

- 3.1 The CWMS Augmentation Charge shall apply for each new allotment created as part of a land division (including boundary realignments) where a connection to the CWMS is required. The charge will be outlined in Council's Schedule of Fees and Charges.
- 3.2 The CWMS Augmentation Charge will also apply on the application for connection to the CWMS in the following circumstances:
- 3.2.1 To each existing vacant allotment that has been created prior to the commencement date of this policy, and where the landowner has immediate access to the CWMS infrastructure and the allotment is not currently subject to an annual CWMS Service Charge.
- 3.2.2 Where multiple dwellings are to be sited on a single allotment and it is a requirement for each dwelling to connect to the CWMS, a separate CWMS Augmentation charge will be payable on each individual dwelling sited on the allotment.
- 3.2.3 (To each existing allotment that, subject to the installation of a CWMS connection point has the availability to access the CWMS main as a result of an extension to the common effluent drainage infrastructure.
- 3.2.4 Where a change of land use identifies a net increase in the total flows than the previous approved connection

4. Rebates

- 4.1 A rebate will apply to offset the CWMS Augmentation Charge in the following circumstances:
- 4.1.1 For each existing vacant allotment that has been created prior to the commencement of this policy and where the landowner has had immediate access to the CWMS infrastructure, a rebate equal to the aggregate value of all previous CWMS service charges raised and paid against the vacant allotment will be given up to the value of the CWMS Augmentation Charge.

5. Exemptions

- 5.1 Council will, in the following circumstances, provide an exemption to the applicant in respect to the CWMS Augmentation Charge;
- 5.1.1 For each new allotment resulting from land divisions, where the CWMS Augmentation Charge has been applied under another clause in this policy.

[Note: This would include situations where the CWMS Augmentation Charge was applied previously for multiple connections to service multiple dwellings on a single allotment and the land division seeks only to provide additional allotments for each of the existing dwellings].

6. Installation of CWMS Connection Points and CWMS line extensions and/or modifications

- 6.1 Applications for the installation of all new CWMS Connection Points and CWMS line extension and/or modification must be received by Council.
- 6.2 All connections associated with and required as part of a land division or land use Development Application, will be attached and form part of the Decision Notification Form outlining the physical works required.

7. Connection to CWMS

- 7.1 Where an existing CWMS connection services a vacant allotment or an allotment for multiple dwellings, Council must receive the CWMS Augmentation Charge applicable as outlined in this policy, prior to Council approving the installation of any new waste control system(s) that will be connected to the existing CWMS.
- 7.2 Where CWMS connection point(s) are required to be installed to service a vacant allotment or an allotment for multiple dwellings, the Council must receive the CWMS Augmentation Charge applicable as outlined in this policy and the CWMS infrastructure must be installed in accordance with this policy prior to Council approving the connection of any new waste control system(s) connected to the existing CWMS.

8. Other

- 8.1 Application of this policy will apply to all development. For development that requires an immediate upgrade to Council's treatment facilities, the developer may undertake such works and Council may consider a negotiated CWMS Augmentation Charge.
- 8.2 Council is not responsible for the provision of the physical Connection Point to any allotment or pipe work extensions from allotments to existing main CWMS lines, or extensions to existing main CWMS lines. All works are to be undertaken in accordance with SA Water guidelines, the relevant Australian Standards and Council's standard drawings by a suitably qualified and licenced person

9. Policy Review and Procedure

- 9.1 The General Manager, Infrastructure & Environment will be responsible for the administration and review of this Policy.

Policy History

1. Policy adopted at Council meeting held 16 March 2004, refer Minutes Reference 10.2.3, Page 2004/50.
2. Policy Amendment No. 1 adopted at Council meeting held 16 August 2005, refer Minutes Reference 9.2.1, Page 2005/350.
3. Policy Amendment No. 2 adopted at Council meeting held 17 July 2007, refer Minutes Reference 10.2.3, Page 2007/213.
4. Policy Amendment No. 3 adopted at Council meeting held 27 October 2015, refer Minutes Reference IC9.5.1/2015 Page 2015/356