

 Adelaide Plains Council	Community Wastewater Management System Policy	
	Version Adoption by Council: 28 October 2019 Resolution Number: 2019/426 Current Version: V1	
	Administered by: General Manager - Infrastructure and Environment	Last Review Date: 2019 Next Review Date: 2021
Document No: D19/33207	Strategic Outcome: 4.3.1 Ensure that the Adelaide Plains Council area is well designed, planned and built to sustainably accommodate growth	

1. Objective

The purpose of this policy to establish a framework for the operations and maintenance of Council’s Community Wastewater Management Systems (CWMS). This policy will assist in ensuring the provision of a sustainable CWMS network throughout the Council area that meets the needs of the community while complying with relevant legislation and standards.

CWMS is a system designed to collect, treat, re-use and/or dispose of primary treated effluent from septic tanks on individual properties. Council as the manager of CWMS assets, is responsible for the operation, maintenance, upgrading and replacement of the existing systems within the Council area. Council will maintain a plan of its CWMS networks and schedule regular upgrades/maintenance of the systems.

2. Scope

This Policy applies to CWMS located in the townships of Mallala and Middle Beach, in addition to construction of new schemes. The policy aims to provide a framework for fees, service charges, rebates, connections periods, desludging programmes and additional connection points.

3. Definitions

Council – Adelaide Plains Council.

CWMS – Community Wastewater Management System for the disposal of wastewater.

CWMS Infrastructure – all facilities owned by the Council and used for the purposes of collecting, treating and re-use/disposal of wastewater. It includes the connection point provided to each property.

CWMS Connection Fee – applies when a property connects to the CWMS.

Note: Electronic version in TRIM is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.

CWMS Augmentation Charge – a charge raised by Council pursuant to Section 188(1)(a) and (b) of the Local Government Act 1999.

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.

CWMS Connection Point - the infrastructure that joins the CWMS mains to a specific allotment. 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.

Onsite CWMS Infrastructure – properties included within existing township and existing LGA funded scheme that received onsite CWMS Infrastructure:-Storage Tank, Domestic Pump, System Controller and Boundary Kit.

Septic tank - is a single or multiple chambered tank through which wastewater is allowed to flow slowly to permit suspended matter to settle and be retained, and that organic matter contained therein can be partially decomposed by anaerobic bacteria action. The term covers the tanks that are used to treat all wastewater, greywater and blackwater.

Wastewater – water that is collected and transported through waste pipes and sewer and includes water from domestic, commercial and industrial sources. It includes effluent.

Vacant Allotment – an allotment upon which no dwelling, structure commercial or industrial premises is located or encroaches.

Middle Beach - 52 individual onsite septic tanks and pumping chambers which pump into a pressure main which delivers effluent into the treatment plant.

Mallala is a full sewer system where households have no onsite septic tanks and discharge all waste direct into a gravity main, which are directed to 4 major pumping stations around the town, which then pump through a pressured rising main to the treatment plant.

4. Policy

4.1 Fees

4.1.1 Connection Fees

A connection fee will be applied per allotment (or per connection for multiple units) on all additional allotments created by a land division and per allotment on all additional allotments connected through an extension of an existing scheme. The fee will be reviewed through the schedule of fees and charges annually. This fee covers the right to connect to the system and does not cover any costs to physically install the connection.

4.1.2 Application Fees

An application fee will be applied per allotment for all connections to CWMS. The fee will be reviewed through the schedule of fees and charges annually. This fee covers the administration of the application.

4.1.3 Augmentation Charge

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.

Augmentation Charges will also apply on the application for connection to the CWMS in the following circumstances:

- 4.1.3.1 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.
- 4.1.3.2 Where multiple dwellings are to be sited on a single allotment and it is a requirement for each dwelling to connect to the CWMS.
- 4.1.3.3 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.
- 4.1.3.4 Where a change of land use identifies a net increase in the total flows than the previous approved connection

4.2 CWMS Service Charges

In accordance with the Local Government Act 1999, Council may impose a service charge on every property whereby access to the CWMS has been provided. This charge is an ongoing fee payable for the ongoing maintenance and repayment of the CWMS, it is based on the CWMS Accounting principles and the costing and pricing of CWMS developed by the LGA in November 2015. The fee will be reviewed through the schedule of fees and charges annually. This fee takes into account operating, maintenance and depreciation costs as well as providing funds for capital replacement of the networks.

4.3 Rebates

4.3.1 Properties with individual Pump Sumps

- 4.3.1.1 Existing properties connected to the Mallala CWMS (existing LGA funded scheme) who require a pump sump to pump into the system will receive an annual rebate for residential power use applicable to the pump sump and will be forwarded to the land owner on an annual basis. The rebate is outlined in Council's Schedule of Fees and Charges.
- 4.3.1.2 Existing properties connected to the Mallala CWMS (existing LGA funded scheme) who require a pump sump to pump into the system will have the maintenance and replacement costs for all on site CWMS Infrastructure funded (where appropriate) through the CWMS Reserves Fund: - Storage Tank, Domestic Pump, System Controller and Boundary Kit.

4.4 Compulsory Connection Period

In accordance with the Public Health Act 2011 (Waste Control Regulations 2013) where the CWMS network is operational and available for premises to connect to the system, owners of those premises can be forced to connect to the system.

A period for connection into new schemes has not been set. Connection progression will be monitored through the Mallala CWMS Connection Strategy. Council officers will assess the need to issue Notices on properties in accordance with Section 9 of the South Australian Public Health (Wastewater) Regulations 2013.

Upon sale of property, the new owner must apply to Council to connect to the CWMS and provide Council with a Certificate of Compliance within 6 months after the transfer of the premises to the new owner has occurred.

4.5 Septic Tank Desludging

Council will operate a septic tank desludging (pump-out) program and maintain a database of when septic tanks connected to the CWMS are desludged.

Any additional pump outs of septic tanks above the 2 provided within a 5 year cycle will be the responsibility of the landowner to make necessary arrangements with a private contract, including payment.

4.6 Additional connections to CWMS

- 4.6.1 All costs for the physical connection of a new allotment(s) to the CWMS main will be the responsibility of the applicant/owner or developer. Consultation with Council Officers is required prior to any works being carried out.
- 4.6.2 Applications for the installation of all new CWMS Connection Points and CWMS line extension and/or modification must be received by Council, with the associated fee.
- 4.6.3 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.
- 4.6.4 Any extensions or connections undertaken on public land will be undertaken in accordance with Specification 221 Undertake works on Council land.
- 4.6.5 All works are to be undertaken in accordance with the on-site wastewater systems code, the relevant Australian Standards and Council's standard drawings by suitably qualified and licensed persons.
- 4.6.6 In accordance with Licensing Conditions council is to inform the Department of Health Services of any addition connection points to the scheme.

4.7 New CWMS Schemes

Prior to any new schemes being considered by Council, a comprehensive assessment of capital costs and future life of scheme costs will be undertaken.

It is expected that any new scheme will be fully funded by landowners connected or able to be connected to the scheme, including full cost recovery of operational costs.

4.8 Exemptions

Council may, upon resolution, provide an exemption to an applicant in respect to the CWMS Connection, Augmentation or Service Charge.

5. Related Documents

Application to Alter a Public Road

Development Application

6. Records Management

All documents relating to this Policy will be registered in Council's Record Management System and remain confidential where identified.

7. Document Review

This Policy will be reviewed every two (2) years in accordance with Council's Policy Review Schedule.

8. References

Application to Alter a Public Road

Development Act 1993

Local Government Act 1999

Local Government Regulations 2013

South Australian Public Health Act 2011

South Australian Public Health (Wastewater) Regulations 2013

Environmental Protection Act 1993

9. Further Information

Members of the public may inspect this Policy free of charge on Council's website at www.apc.sa.gov.au or at Council's Principal Office at:

2a Wasleys Road, Mallala SA 5502

A copy of this Policy may be obtained on payment of a fee.

Any queries in relation to this Policy must be made in writing to info@apc.sa.gov.au to the attention of General Manager – Infrastructure and Environment.