POLICY 10.06
Community Facilities & Services
Community Wastewater Management Scheme
Connections & Infrastructure Charges

Version: 3 | Next Review: August 2030

DISTRICT COUNCIL of TUMBY BAY

1. INTRODUCTION

The District Council of Tumby Bay (the Council) operates Community Wastewater Management Systems (CWMS) to provide safe, efficient, and environmentally responsible collection, treatment, and disposal of wastewater within serviced townships.

This Policy establishes a clear and consistent framework for:

- determining when properties must connect to a CWMS,
- recovering the costs associated with CWMS infrastructure and services, and
- managing access to and pricing of treated wastewater.

The Policy supports sustainable development, protects public health and the environment, and ensures equitable allocation of costs across CWMS users in the Tumby Bay area.

2. POLICY OBJECTIVE

The objectives of this Policy are to:

a) ensure that development within CWMS serviceable areas connects to Council infrastructure where it is practical, efficient, and environmentally appropriate,

b) provide a transparent, equitable, and financially sustainable approach to recovering the costs associated with CWMS infrastructure, operation, maintenance, and expansion,

c) establish consistent and equitable charges for new connections, based on the impact of development on the system,

d) promote efficient and sustainable use of treated wastewater by establishing clear pricing and allocation priorities,

e) support long term asset planning, system capacity management, and growth within the Council area, and

f) ensure compliance with relevant legislation and best-practice wastewater management principles.

3. LEGISLATIVE REQUIREMENTS

This Policy is made in accordance with the following legislation:

3.1 Section 155 of the *Local Government Act 1999* enables Council to impose a service rate, service charge, or a combination of both to recover costs associated with CWMS services. Council may also determine the basis upon which such charges are applied.

3.2 The *Local Government (Financial Management) Regulations 2011* establish principles for financial management, including cost recovery, transparency, and accountability in setting fees and charges.

3.3 The *South Australian Public Health Act 2011* provides a framework for protecting public health, including wastewater management and reuse.

3.4 The *Environment Protection Act 1993* regulates environmental impacts of wastewater treatment and reuse, including licensing requirements where applicable.

Council adopts a *user-pays principle*, where charges reflect the level of benefit received and demand placed on the CWMS. The Property Unit system is applied in accordance with Council Policy 10.05 to ensure equitable distribution of costs across different types of users, recognising that higher wastewater generators impose greater demand on the system.

4. DEFINITIONS

For the purpose of this Policy:

CWMS means a Community Wastewater Management System operated by Council.

Allotment means a parcel of land created through land division.

Connection Point means the location at which a property connects to the CWMS infrastructure.

Developer means any person or entity undertaking land division or development.

Extension of Drain means any extension of CWMS pipework required to service new development.

Property Unit means a rating unit representing the relative wastewater load generated by a property.

Treated Wastewater means an effluent treated through a CWMS and suitable for approved reuse.

5. CONNECTION TO CWMS

5.1 Mandatory Connection Requirement

Each new development within Council's CWMS serviced areas must connect to the system where:

a) the property is located within 100 metres of the nearest practicable connection point, or

b) connection is otherwise required by the Council, based on technical, environmental or public health considerations.

Distance will be determined along the most practical infrastructure alignment as determined by Council.

5.2 Multiple Allotment Developments

For land divisions creating multiple allotments, Council may extend the connection distance specified in Clause 5.1 where, at the Council's discretion, the scale of development justifies the provision of additional CWMS infrastructure.

5.3 Council Discretion

Council, having regard to system capacity, infrastructure costs, environmental and public health outcomes, reserves the right to:

a) require connection outside these distances where justified,

b) refuse or defer connection where system capacity is limited or infrastructure is inadequate, and

c) impose conditions to ensure system integrity and compliance.

6. CONNECTION COSTS

6.1 General Principles

Connection charges are applied on a once only basis per additional allotment and reflect the cost of providing access to CWMS infrastructure.

Connection charges will be indexed annually on 1 July in accordance with the published annual change in the Consumer Price Index (CPI), All Groups, Adelaide, as published by the Australian Bureau of Statistics at the March quarter.

Future reviews of connection charges may result in alternative charges being implemented. Such charges will be subject to compliance with relevant legislative obligations and require formal adoption by the Council.

6.2 Standard Connection

A per allotment charge will apply as adopted in Council's Schedule of Fees and Charges.

6.3 Developments Requiring System Upgrades

a) Where existing CWMS infrastructure (including pump stations or pipework) is insufficient to cater for the new allotments, in addition to the per allotment charge the developer will be required to meet the full cost of system extension or upgrade costs.

b) The Developer must engage a suitably qualified hydraulic engineering consultant to:

- assess existing infrastructure capacity,
- provide a report with recommended upgrades and costings,
- prepare detailed plans and specifications for the works

and

- obtain all regulatory and Council approvals prior to works.

c) All costs are the responsibility of the Developer.

6.4 Tumby Bay Township Requirement

All new allotments (Torrens Title or Community Title) within the Township of Tumby Bay must be assessed for permanent CWMS connection in accordance with this Policy.

6.5 Payment Terms

Payment of any service charge must be made within 90 days.

Council reserves the right to recover unpaid charges in accordance with legislative provisions and any debt outstanding greater than 90 days will be referred to Council's debt collection agents for collection.

6.6 Infrastructure Standards

All CWMS works must comply with Council nominated specifications and standards, be approved prior to construction, be inspected and accepted by Council prior to connection, and be vested in Council (where applicable).

7. SYSTEM CAPACITY & RISK MANAGEMENT

Council reserves the right to:

a) limit, defer or refuse connections where system capacity is constrained,

b) stage development to align with infrastructure availability, and

c) impose conditions to protect system performance and environmental compliance.

8. APPEALS PROCEDURE

Applicants may request a review of a decision made under this policy

9. POLICY REVIEW

This Policy will be reviewed every four (4) years or earlier where legislative or operational changes require. The Council has the right to review this policy at any time, if considered desirable.

10. AVAILABILITY OF THIS POLICY

This Policy will be available for inspection at the Council's Office during ordinary business hours and via the Council's website, www.tumbybay.sa.gov.au. Copies will also be provided to the public upon request and upon payment of a fee in accordance with the Council's Schedule of Fees and Charges.

11. FURTHER INFORMATION

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Applicable Legislation	*Local Government Act 1999* *Local Government (Financial Management) Regulations 2011* *Public Health Act 2011* *Environmental Protection Act 1993* Local Government Price Index
Related Policies	
Related Procedures	

AUTHORITY:

Adopted by Council:	10/11/2015	{Motion 7c/112015}
Reviewed by Council:	10/03/2020	{Motion 5c/32020}
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SIGNED: ....
Responsible Officer

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