



# **SHIRE OF MOORA SEWERAGE CONNECTIONS POLICY**

**DATE ADOPTED:**

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## **1 INTRODUCTION/BACKGROUND**

Wastewater in the Moora Township is managed, treated and disposed of by Shire of Moora Development Services Department, in accordance to legislation. The Moora sewerage system consists of a combination of old and new assets with some dating back to the 1970's. Therefore, a policy must be designed to manage and protect these essential assets to comply with best practise management guidelines and maintain a high level of service for Moora residents.

Connecting to the reticulated sewerage system can reduce environmental and health risks to the community as they create less diffuse pollution of soils, ground waters and surface waterways than on-site septic systems. This policy will outline Council's steps towards maintaining its sewerage system at optimal conditions in order to provide high standard services. It will also provide alternative options for accessing to our services, both in order to satisfy the needs of the whole community.

## **2 PURPOSE/OBJECTIVES**

Shire of Moora's policy objectives are:

- To guarantee that appropriate and reliable sewerage services are properly looked after, maintained and provided in order to protect the health and amenity of our shire.
- To provide the basic requirements for connections applicable to residential dwellings and subdivisions, as well as commercial and industrial buildings.
- To ensure that appropriate sewerage main connection and/or sewerage services are put in place (where possible) to all properties in the shire.

## **3 STATEMENT**

- Shire of Moora as the owner of the sewerage system is responsible for the condition of its gravity sewerage system.
- Moora Shire is developing projects to identify and address critical Unsewered areas as well ***proposed areas for developments***, where access to the sewer main is currently difficult and unfeasible.
- The Health Act 1911 Section 81.1, states that properties within ninety one (91) meters to the sewer main, are liable to pay connected sewer rates and can be forced to connect to the reticulated sewerage system.
- In order to diminish and eliminate any harm to public health, safety and the environment risks associated with sewerage connection as well as to comply with relevant legislation, Council therefore will:
  - a) Monitor and maintain Shire of Moora sewerage system as well as undertake the treatment and disposal of waste water for the community.
  - b) Undertake upgrades to sewerage system management assets, to ensure continuous improvement to the sewerage system. It is council's endeavour to achieve standards specified by legislation.
  - c) Gradually and if viable serve areas that are currently not connected to its sewer system. Priority would be given to areas with public health or environmental risks as well as areas with future potential for expansion and development.
  - d) Once approval for sewerage connection has been given, it is the property owner or developer's (applicant) responsibility to contact Young Shire

Council, prior to construction of the works to arrange for sewerage connection points to be established.

- e) Where physically feasible, all applications for connection will be required to meet the requirements of this policy.

## **4 POLICY**

### **4.1 General**

This following policy requires that all developments that have access to reticulated sewer be connected. Based on the premise above, all connections to Council's reticulated system will be approved and provided, subject to the following conditions:

- Connections to the sewerage system shall be in accordance with the requirements of Section 81.1 of the Health Act 1911 which states - Subject to the express provisions of section 72, when there exists in any district any sewer (whether constructed by or under the control of the local government or not) ready for use and suitable for the removal of sewage on the water-carriage system, then the local government may, by notice in writing, require the owner of any house or land situated in the district within 91 m of the sewer, and capable, in the opinion of the local government, of being drained into such sewer, to provide for the removal of sewage from such house or land, and for that purpose to construct and provide, within a time specified in the notice, such drains and fittings as the authority having control of such sewer shall deem necessary, and to connect such drains with the sewer.
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- All applications: residential, commercial and industrial properties, for connections to, and extensions to the sewer mains, shall be requested to and dealt with by Council's Department of Development Services' authorised personnel.
- A sewerage main connection form is completed and signed by both parties and the appropriate payment is made in accordance with Council's fees and charges.
- No connection to Council's sewerage system is to be made until the house drainage is completed and sealed to ensure that there is no ingress of waste and/or storm water.
- Council require one sewer connection to each property.
- All new developments, within areas designated for future extension to sewer or close to such areas, shall be connected to sewer unless it can be shown that it is impractical or economically unfeasible to do so. Such developments shall only be allowed to proceed without connection to sewer when it can be clearly demonstrated that:
  - a) An alternative can be suitably provided (PSS, Septic tanks) at the cost of developer.
  - b) Council may accept the alternative proposal, only if the developer has the resources to properly manage such an installation.
  - c) The developer enters into an agreement (which is necessary on any subsequent owners) that the facility must be converted to full sewer service, when this becomes available and all of the appropriate contributions made.

### **4.2 Responsibilities**

- The property owner will be responsible for ensuring that:
  - a) No trade waste enters Council's sewer system, without Council's approval (refer

to the *Discharge of Liquid Trade Waste Policy*).

- b) Stormwater does not enter Council's sewer system.
  - c) Seepage and subsoil water does not enter Council's system.
  - d) The sewer main connection as well as appropriate pipe work and fittings are adequately protected.
  - e) The inspection opening (IO) is readily accessible at all times and covered by a commercially available screw cap fitted proud of the ground level.
- Council will recover from the property owners any costs that Council incurs as a result of the following:
    - b) The property owner damaging any pipe work owned by Council.
    - c) Council having to locate IOs that are not readily accessible.
    - d) Council having to clear above ground obstructions located above a sewer connection point on private property.
    - e) Council having to clear its sewerage system as a result of debris cleared from a property owners blocked pipeline and that debris being the result of damage from tree roots or other causes emanating from the property. The property owner will be required to adjust their own pipework at their own cost.

#### **4.3 Blockages**

- Any pipes and fittings on the owner's side of the Moora Shire Council connection point including the Boundary Trap (BT) and the Inspection Opening (IO) are the responsibility of the property owner. This means any repairs, replacement or maintenance costs associated with these pipes and fittings are the responsibility of the property owner.

- Council will clear blockages in sewerage mains and connections between the main and property boundaries.
- Residents are required to engage a private plumber to clear blockages on the property side of the boundary. If investigation by private plumber reveals a blockage to be not within the property, Council will clear the blockage but not be responsible for the cost of investigation.
- Where a Council tree is discovered or suspected to be the cause of a blockage, or is in such proximity as to be the possible cause of a blockage, the property owner shall refer the matter to Council.
- If the location of the blockage is unclear, Shire of Moora will make an assessment to determine who is responsible.
- Shire of Moora will not accept automatic liability for either sewer pipeline clearing or pipeline replacement, and will investigate any claims that roots from trees that belong to Council may be blocking a line.

#### **4.4 On Site Septic tanks**

Council will only consider applications for the use of an appropriate on-site Septic Tank in areas where access to gravity reticulation main is not feasible.

#### **4.5 Pressure Sewerage Systems (PSS)**

Council will only consider applications for the use of an appropriate PSS in areas where access to the gravity reticulation main is not feasible.

#### **4.6 Sewer Main Availability**

Once sewerage service lines become available all existing 'Approval to Operate' on-site sewerage management systems have to be withdrawn from properties and disposed of as required by legislation.

If a property owner fails to make a commitment to connect to Moora's sewerage system the following forms of action may be taken by Council:

- a) A notice may be issued under the Health Act, requiring the owner of the property to connect to the sewer.
- b) An order, notice may be issued under the Health Act 1911, requiring the property owner to connect to Council's sewer main.

## **5 RESPONSIBILITY**

Development Services Department of the Shire of Moora is responsible for the reviewing of this policy every year, particularly where new guidelines and/or management information dictates.

## **6 RELATED LEGISLATION**

*Health Act 1911*

*Draft Country Sewerage Policy*

*Water Services Act 2012*

*Environmental Protection Act 1986*

*Plumbing Code of Australia 2012*

*Local Government Act 1995.*

**Date Reviewed:      Resolution No.**