

Sewer Policy

1 Document Information

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|--|--|
| Version Date <i>(Draft or Council Meeting date)</i> | 24 July 2018 |
| Author | Manager Water and Waste |
| Owner <i>(Relevant director)</i> | Director of Engineering & Technical Services |
| Status – <i>Draft, Approved, Adopted by Council, Superseded or Withdrawn</i> | Adopted by Council |
| Next Review Date | Within 12 months of Council being elected |
| Minute number <i>(once adopted by Council)</i> | 18/07/14 |

2 Summary

This policy takes into account the new sewage schemes in Cudal, Manildra, Cumnock and Yeoval and is used to determine issues detailed in the Scope.

3 Approvals

| Title | Date Approved | Signature |
|--|---------------|-----------|
| Director of Engineering & Technical Services | | |

4 History

| No. | Minute No. | Summary of Changes | Impact on this policy | New Version Date |
|-----|------------|--|-----------------------------|------------------|
| 1 | 00/04/21 | Canowindra Sewerage Scheme | Included | 17/04/00 |
| 2 | 00/08/52-8 | Capital Contribution Payments – Eugowra and Canowindra Sewerage Schemes | Included | 21/08/00 |
| 3 | 99/10/14 | Cudal Sewerage Scheme | Included | 18/10/99 |
| 4 | 01/02/23-6 | Eugowra Sewerage – Additional Cost of House Connections due to Flat Grades | Excluded | 19/02/01 |
| 5 | 01/06/35 | Eugowra Sewerage - Connection | Excluded | 18/06/01 |
| 6 | 00/06/22 | Eugowra Sewerage – Headworks Fees | Excluded | 19/06/00 |
| 7 | 93/6/98-9 | Sewer Main Extension – Rural 1(c) Zones | Excluded | 07/06/93 |
| 8 | 91/4/84-10 | Sewer Main Extension | Included | 15/04/91 |
| 9 | 2010/02/17 | Combined into one policy and adopted by Council | Items No. 1, 2, 3 and 8 are | 15 Feb 2010 |

| | | | | |
|----|----------|---|---|-------------------|
| | | | Included. No. 4, 5, 6 and 7 are excluded. | |
| 10 | 13/06/21 | Comprehensive review and update to current practices | | 25 June 2013 |
| 11 | 13/09/30 | Readopted as per s165(4) | | 17 September 2013 |
| 12 | 16/02/22 | Mains Subsidy Clause amended with a cap on the council's \$ contribution. Author of policy also updated | Variation to clause | 23 February 2016 |
| 13 | 18/07/14 | Readopted as per s165(4) | | 24 July 2018 |

5 Objective of the Policy

The objectives of the Sewer Policy are as follows:

1. To follow CSP 5.3 Sustainable waste management practices are in a place across Cabonne;
2. Protection of public health;
3. Protection of the environment and State's water Resource;
4. Protection of Cabonne sewage scheme assets;
5. To provide Council with clear direction on the appropriate application of all sewer fees and charges;
6. To provide clear direction on conditions where a sewer main may be extended; and
7. To provide clear direction on conditions where a property may be connected to sewer.

6 Scope

The policy is applicable to all towns within the Cabonne Council LGA that are serviced by a sewage scheme operated by Cabonne Council, which include: Molong; Canowindra; Eugowra; Cudal; Manildra; Cumnock and Yeoval.

Note that Cumnock and Yeoval are expected to be commissioned in the middle of 2015 and will be governed by this Policy.

This policy is used to determine the following issues:

1. All issues related to sewer main extensions
 - a. Fees and charges regarding sewer mains extensions
 - b. Permissibility of sewer main extensions
 - c. Application for mains extensions
2. All issues related to sewer connections in gravity sewage schemes
 - a. Fees and charges related to connection to gravity sewage schemes
 - b. Conditions for compulsory sewer connection
 - c. Permissibility of sewer connection

- d. Application for sewer connections
- 3. All issues related to sewer connections in low pressure sewage schemes
 - a. Fees and charges related to connection to low pressure sewage schemes
 - b. Application for sewer connections
 - c. Conditions for compulsory sewer connection
 - d. Permissibility of sewer connection

7 Associated Legislation

- Local Government Act 1993
- Water and Sewerage Industry Act 2008
- NSW Plumbing and Drainage Act 2011
- NSW Plumbing and Drainage Regulation 2012
- Protection of Environment Operations Act 1997

8 Definitions

| | |
|--|--|
| <i>4 Towns Sewer Scheme</i> | Refers to the sewer schemes of Cudal, Manildra, Cumnock and Yeoval, which operate using the low pressure sewer system. |
| <i>Access/Availability Charge</i> | Charge that is paid on an annual basis on a property/allotment that is within the village zone and within 75m of a practical connection to a sewer main. Access charge should not be levied on an allotment that cannot be serviced by sewer due to the terrain. |
| <i>Boundary kit</i> | The boundary kit is used to isolate on property connections from the sewer mains in low pressure sewer schemes. The assembly consist of the boundary box, isolation valve, check valve and inspection tee piece assembly. |
| <i>Boundary Shaft</i> | It is the equivalent of a boundary kit used in gravity sewage schemes. |
| <i>Community use</i> | A non-profit facility that is used for the benefit for the community. This includes showgrounds, sports ovals, public amenities buildings, such as community halls and libraries. |
| <i>Commercial use</i> | Commercial developments which include golf clubs, motels, hotels, hospitals. |
| <i>Customer Sanitary Drain</i> | Gravity sewer connecting the property wastewater discharge points to the PSU. |
| <i>Developer Charges</i> | Developer charges are typically applicable to provide water and sewer services to a new allotment within a general residential/village zone area. The developer charges do not include the cost of mains extension. Refer to Council's current Fees and Charges for developer charges cost. |
| <i>Fees and Charges</i> | Refer to Councils Current Fees and Charges. |
| <i>General residential Gravity sewage scheme</i> | Designated village zone based on the current LEP. Conventional sewer system which relies on gravity to transport waste water to the sewage treatment plant. Pump stations are used to provide sufficient dynamic head to transfer waste water to the sewage treatment plant. Gravity sewage schemes in Cabonne Council consist of Molong, Canowindra and Eugowra. |
| <i>LGA</i> | Local Government Area. |

| | |
|---|---|
| <i>Low pressure sewage scheme</i> | Low pressure sewer schemes are the sewage schemes used to service the towns of Cudal, Manildra, Cumnock and Yeoval (4 Towns Sewage Scheme). |
| <i>Low pressure sewer unit (PSU)</i> | Low pressure sewer unit (PSU) are small waste water pump stations used to operate the low pressure sewage schemes in the 4 Towns Sewer Scheme. Each low pressure pump system would consist of a pump, waste water tank, level sensor and control panel. |
| <i>LEP</i> | Local Environmental Plan |
| <i>Original 4 Towns Village Zone/Original designated village zone</i> | The original 4 Towns Village Zone refers to the sewer schemes of Cudal, Manildra, Cumnock and Yeoval where all the property owners received 60% federal funding for their sewer connection. Prior to this, the towns were not serviced by sewer. Note that vacant land owners in the Cudal village zone did not pay any pre-construction levy, which was paid by vacant land owners in the village zones of Manildra, Cumnock and Yeoval. |
| <i>Occupied land in original scheme rateable</i> | These are developer charges and refer to allotments in the 4 Towns Sewer Scheme where owners paid a pre Construction Levy. The allotments were within the original designated village zone during the time of sewer scheme introduction. This does not apply to new subdivision that may occur within the boundaries of the original designated village zone Cudal \$5,250 (2012/2013) Manildra \$4,800 (2012/2013) |
| <i>Occupied land not in original scheme</i> | These are developer charges and refer to allotments in the 4 Towns Sewer Scheme where owners did not pay a pre Construction Levy because they were outside the designated village zone during the time when the scheme commenced. |
| <i>Pre-construction levy</i> | This is the amount paid by each property owner in the 4 Towns Sewer Scheme to help fund the scheme. The pre-construction levy was paid annually for a period of 10 years before commencement of construction of the scheme. <ul style="list-style-type: none"> • Cudal, Cumnock and Yeoval paid the same pre-construction levy annually. • Manildra paid a reduced levy over a longer period but at a reduced rate. |
| <i>Pressure Reticulation Sewer</i> | Network pressure mains located outside the property boundary. |
| <i>Property Discharge Line</i> | Pipeline connecting the property boundary to the PSU. |
| <i>Section 64 Developer Charges</i> | Section 64 Developer charges are upfront charges used to recover part of the sewage infrastructure cost incurred from servicing new developments or additions. Developments introduce new demand for services and it is equitable that new developments pay a contribution to cover the capital cost of new infrastructure. |
| <i>Sewer main extensions</i> | Sewer mains are extended to service a previously unserved area within the village zone/general residential area. |
| <i>Sewer connection</i> | A sewer connection connects the property to Council's sewer asset, which may be in the form of sewer mains or a low pressure sewer system. |
| <i>Vacant Land</i> | Land that is unoccupied by a building (residential or commercial) |

| | |
|---|---|
| <i>Vacant land sewer rates</i> | Rates that are paid on a vacant block of land that must connect to sewer if required under the LEP. |
| <i>Vacant land not in Original Scheme</i> | Synonymous with <i>unoccupied land not in the Original Scheme</i> . This refers to land that was outside the boundaries Original 4 Towns Sewer Scheme at the start of the scheme (refer to Table 5 for additional Sewer Scheme Details) |
| <i>Vacant land in Original Scheme</i> | Synonymous with <i>unoccupied land the in Original Scheme</i> . This refers to land that was within the boundaries Original 4 Towns Sewer Scheme at the start of the scheme (refer to Table 5 for additional Sewer Scheme Details). |
| <i>Vacant land pre-construction levy</i> | This is the levy paid for vacant allotments within the boundaries of original scheme (refer to Appendix A for relevant documents). Property owners who have paid the levy, which was approximately half the full pre-construction levy, would only have to pay a “catch up” levy for a sewer connection. Cudal was the only town which was not involved in Vacant land pre-construction levy, which meant that full head works cost would apply for any existing allotments in the Original Scheme. The applicable fees and charges are stipulated in this document. |
| <i>Vacant land “catch up” fee</i> | The vacant land “catch up” fee is the applicable developer charge on an allotment in the original scheme of the 4 Town Sewer Scheme whereby the owner had paid the full vacant land pre-construction levy. This would apply to residents in Manildra, Cumnock and Yeoval . It will not apply for residents in Cudal as owners of allotments in the original scheme had not paid vacant land pre-construction levy. |
| <i>Industrial use</i> | Business for commercial gain. |

9 Responsibilities

9.1 General Manager

The General Manager is responsible for the overall control and implementation of the Cabonne Sewage Scheme.

9.2 Directors and Managers

Directors and Managers are responsible for the control of the policy and procedures within their area of responsibility.

10 Related Documents

| Document Name | Document Location |
|---|-------------------|
| Cabonne Pressure Sewer Guidelines | InfoXpert |
| Liquid Trade Waste Policy | Policy Register |
| Request for Reduction in Water and/or Sewerage Consumption Costs Policy | Policy Register |
| Loans – Sewerage Connection Policy | Policy Register |

11 Policy Statement

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11.1 Overview

There are 7 sewer schemes in Cabonne. These are shown in Table 1.

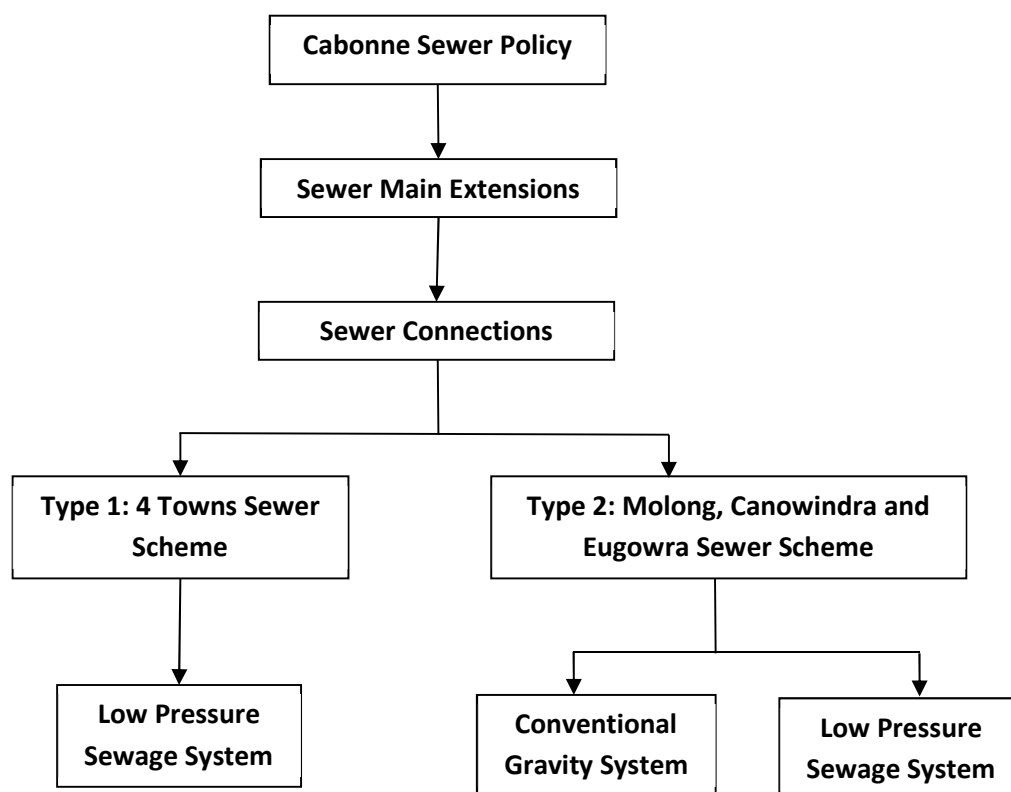
Table 1 Sewer Schemes within Cabonne

| | |
|----|-------------------------|
| 1. | Molong Sewer Scheme |
| 2. | Canowindra Sewer Scheme |
| 3. | Eugowra Sewer Scheme |
| 4. | Cudal Sewer Scheme |
| 5. | Manildra Sewer Scheme |
| 6. | Cumnock Sewer Scheme |
| 7. | Yeoval Sewer Scheme |

Sewer Schemes 1, 2 and 3 (Molong, Canowindra and Eugowra sewage schemes respectively) are gravity sewage schemes. PSUs may be used in these towns to transfer waste water into Council's sewer mains. The use of PSUs is permitted where all other forms of waste water management is ineffective or economically unviable, or where PSUs would offer particular environmental, economic and/or social benefit.

Sewer schemes 4, 5, 6 and 7 (Cudal, Manildra, Cumnock and Yeoval) are made up entirely of low pressure sewer systems.

The framework of this Policy consists of two separate sewer systems which are shown in the following chart.



11.2 Sewer Mains Extensions

The extension of mains is to the allotment boundary. The extension of mains may not be possible in some locations due to the site specific issues related to the topography and geography of the land. Sewer mains are extended to service blocks that are not currently serviced. This does not include the sewer connection from the dwelling/property. A sewer main may be extended to service multiple blocks. Sewer mains are a Council asset (refer to Table 2, Column 1 for additional information).

Mains Extension Subsidy

Any extension developed to serve land subdivision within the town and village zone will be shared on a 50/50 basis between Council and the applicant with any contribution by the council limited to \$5,000 provided Council is satisfied that such subdivision is in the interest of immediate residential development and any contribution will be limited to available funds in the Cabonne Sewer Fund in any one financial year.

Sewer connections are to connect the dwelling/property to the sewer mains. Sewer connections will only service one dwelling/vacant block/commercial premises (refer to Table 2, Column 2 for additional information).

In some properties within the General Residential area, it may not be possible to connect a dwelling/ commercial premises to sewer and a PSU may be used to service the block. The ownership and responsibility of the PSU is dependent on the town the unit is installed (refer to Table 2, Column 3 and 4 for additional information)

Note that sewer connections to commercial/industrial developments are subject to liquid trade waste approval from the NSW office of Water.

| Symbol | Description |
|--------|-------------|
| ✓ | YES |
| X | NO |

Table 2 Summary of Cabonne Sewer Policy Relating to Permissibility of Connections and Sewer Mains Extensions

| Column | 1 | 2 | 3 | 4 | |
|--|-----------------|---------------------|---|--|---------------------------|
| | Mains Extension | Connection to Sewer | Serviced by PSU (Owner Asset a& Responsibility) | Serviced by PSU (Council Asset & Responsibility) | Connection to Rising Main |
| Molong | | | | | |
| General Residential Area (Domestic use) | ✓ | ✓ | ✓ | X | X |
| General Residential Area (Commercial use) | ✓ ¹ | ✓ ¹ | ✓ | X | X |
| General Residential Area Vacant Land | ✓ | ✓ | ✓ | X | X |
| General Residential Area (Community use) | ✓ | ✓ | ✓ | X | X |
| Outside General Residential Area (Domestic and Commercial use) | X | X | X | X | X |

| Column | 1 | 2 | 3 | 4 | |
|--|------------------------|----------------------------|--|---|----------------------------------|
| | Mains Extension | Connection to Sewer | Serviced by PSU (Owner Asset a& Responsibility) | Serviced by PSU (Council Asset & Responsibility) | Connection to Rising Main |
| Outside General Residential Area (Community use) | √ ² | √ ² | √ ³ | X | X |
| Canowindra | | | | | |
| General Residential Area (Domestic use) | ✓ | ✓ | ✓ | X | X |
| General Residential Area (Commercial use) | ✓ ¹ | ✓ ¹ | ✓ | X | X |
| General Residential Area Vacant Land | ✓ | ✓ | ✓ | X | X |
| General Residential Area (Community use) | ✓ | ✓ | ✓ | X | X |
| Outside General Residential Area (Domestic and Commercial use) | X | ✓ ⁴ | ✓ ⁴ | X | X |
| Outside General Residential Area (Community use) | √ ² | √ ² | √ ³ | X | X |
| Eugowra | | | | | |
| General Residential Area (Domestic use) | ✓ | ✓ | ✓ | X | X |
| General Residential Area (Commercial use) | ✓ ¹ | ✓ ¹ | ✓ | X | X |
| General Residential Area Vacant Land | ✓ | ✓ | ✓ | X | X |
| General Residential Area (Community use) | ✓ | ✓ | ✓ | X | X |
| Outside General Residential Area (Domestic and Commercial use) | X | X | X | X | X |
| Outside General Residential Area (Community use) | √ ² | √ ² | √ ³ | X | X |
| Cudal | | | | | |
| General Residential Area (Domestic use) | ✓ | ✓ | X | ✓ | ✓ |
| General Residential Area (Commercial use) | ✓ ¹ | ✓ ¹ | X | ✓ | ✓ |
| General Residential Area Vacant Land | ✓ | ✓ | X | ✓ | ✓ |
| General Residential Area (Community use) | ✓ | ✓ | X | ✓ | ✓ |
| Outside General Residential Area (Domestic and Commercial use) | X | X | X | X | X |
| Outside General Residential Area (Community use) | √ ² | √ ² | √ ³ | X | √ ² |
| Manildra | | | | | |
| General Residential Area (Domestic use) | ✓ | ✓ | X | ✓ | ✓ |
| General Residential Area (Commercial use) | ✓ ¹ | ✓ ¹ | X | ✓ | ✓ |
| General Residential Area Vacant Land | ✓ | ✓ | X | ✓ | ✓ |
| General Residential Area (Community use) | ✓ | ✓ | X | ✓ | ✓ |
| Outside General Residential Area (Domestic and Commercial use) | X | X | X | X | X |
| Outside General Residential Area (Community use) | √ ² | √ ² | √ ³ | X | √ ² |
| Cumnock | | | | | |
| General Residential Area (Domestic use) | ✓ | ✓ | X | ✓ | ✓ |
| General Residential Area (Commercial use) | ✓ ¹ | ✓ ¹ | X | ✓ | ✓ |
| General Residential Area Vacant Land | ✓ | ✓ | X | ✓ | ✓ |
| General Residential Area (Community use) | ✓ | ✓ | X | ✓ | ✓ |
| Outside General Residential Area (Domestic and Commercial use) | X | X | X | X | X |
| Outside General Residential Area (Community use) | √ ² | √ ² | √ ³ | X | √ ² |

| Column | 1 | 2 | 3 | 4 | |
|--|------------------------|----------------------------|--|--|----------------------------------|
| | Mains Extension | Connection to Sewer | Serviced by PSU (Owner Asset a& Responsibility) | Serviced by PSU (Council Asset & Responsibility) | Connection to Rising Main |
| Yeoval | | | | | |
| General Residential Area (Domestic use) | ✓ | ✓ | X | ✓ | ✓ |
| General Residential Area (Commercial use) | ✓ ¹ | ✓ ¹ | X | ✓ | ✓ |
| General Residential Area Vacant Land | ✓ | ✓ | X | ✓ | ✓ |
| General Residential Area (Community use) | ✓ | ✓ | X | ✓ | ✓ |
| Outside General Residential Area (Domestic and Commercial use) | X | X | X | X | X |
| Outside General Residential Area (Community use) | ✓ ² | ✓ ² | ✓ ³ | X | ✓ ² |

¹Subject to liquid trade waste approval

²Subject to approval by Council

³If for community use, ownership and responsibility is to the Committee managing the site

⁴ Molong has an industrial development outside General Residential that is already serviced by sewer (DP 1174587). In April 2013, there is only one connection, all other allotments are vacant but will be connected to sewer.

11.3 Installation of Sewer Mains

- Sewer mains extension require authorisation from Council;
- The installation of sewer mains must be supervised by Council staff trained in its installation;
- The installation of sewer mains must be in accordance to Council's specification and
- Tapping into Councils sewer mains must be performed by Council trained in the procedure.

11.4 Fees and Charges

The developer charges do not include the cost of mains reticulation. Community use facilities can make a submission to Council to request that developer charges be removed (This has been done successfully in Manildra Showground and Cudal Showground).

Connection fee refers to the fee paid to connect a single dwelling/business premises/vacant block to sewer mains as stated in Council's Fees and Charges. Connection Fee includes addition of junction, uncovering junction and extension of mains

It is not related to the purchase, installation, commissioning and connection of a PSU in any of the Cabonne Sewer Schemes. Table 2, the responsibility and ownership of the PSU for the various Cabonne Sewer Schemes.

| Symbol | Description |
|--------|-------------|
| ✓ | YES |
| X | NO |

Table 3 Applicable Fees and Charges relating to sewer for Molong, Canowindra, Eugowra, Cumnock and Yeoval

| Column | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|-------------------|----------------------------------|-------------------|----------------|---------------------|-----------------|---------------------------------------|---------------------------------|
| | Developer Charges | Vacant Land "catch up" Developer | Vacant Land Rates | Connection Fee | Availability Charge | Purchase of PSU | Installation and Commissioning of PSU | Consumption Charge ⁴ |
| Molong | | | | | | | | |
| General Residential Existing Allotment (Domestic use) | X | X | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| General Residential New Allotment from Subdivision (Domestic use) | ✓ | X | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| General Residential (Commercial use) | ✓ | X | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| General Residential (Community use) | X | X | N/A | ✓ | ✓ | ✓ | ✓ | ✓ |
| Outside General Residential (Domestic and Commercial use) | ✓ | X | X | ✓ | X | ✓ | ✓ | ✓ |
| Outside General Residential (Community use) | ✓ | X | X | ✓ | X | ✓ | ✓ | ✓ |
| Canowindra | | | | | | | | |
| General Residential Existing Allotment (Domestic use) | X | X | ✓ | ✓ | ✓ ⁵ | ✓ | ✓ | ✓ |
| General Residential New Allotment from Subdivision (Domestic use) | ✓ | X | ✓ | ✓ | ✓ ⁵ | ✓ | ✓ | ✓ |
| General Residential (Commercial use) | ✓ | X | ✓ | ✓ | ✓ ⁵ | ✓ | ✓ | ✓ |
| General Residential (Community use) | X | X | N/A | ✓ | ✓ ⁵ | ✓ | ✓ | ✓ |
| Outside General Residential (Domestic and Commercial use) | X ² | X | X | X ² | X | ✓ | ✓ | ✓ |
| Outside General Residential (Community use) | ✓ ² | X | X | ✓ ² | X | ✓ | ✓ | ✓ |
| Eugowra | | | | | | | | |
| General Residential Existing Allotment (Domestic use) | X | X | ✓ | ✓ | ✓ ⁵ | ✓ | ✓ | ✓ |
| General Residential New Allotment from Subdivision (Domestic use) | ✓ | X | ✓ | ✓ | ✓ ⁵ | ✓ | ✓ | ✓ |
| General Residential (Commercial use) | ✓ | X | ✓ | ✓ | ✓ ⁵ | ✓ | ✓ | ✓ |
| General Residential (Community use) | X | X | N/A | ✓ | ✓ ⁵ | ✓ | ✓ | ✓ |
| Outside General Residential (Domestic and Commercial use) | X ² | X | X | X ² | X | ✓ | ✓ | ✓ |
| Outside General Residential (Community use) | ✓ ² | X | X | ✓ ² | X | ✓ | ✓ | ✓ |

| Column | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--|-------------------|----------------------------------|-------------------|----------------|---------------------|-----------------|---------------------------------------|---------------------------------|
| | Developer Charges | Vacant Land "catch up" Developer | Vacant Land Rates | Connection Fee | Availability Charge | Purchase of PSU | Installation and Commissioning of PSU | Consumption Charge ⁴ |
| Cudal¹ | | | | | | | | |
| General Residential Existing Allotment in Original Scheme (Domestic use) | X | X | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential New Allotment in Original Scheme from Subdivision (Domestic use) | ✓ | X | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential (Commercial use) | ✓ | X | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential (Community use) | ✓ | X | N/A | ✓ | ✓ | X | X | ✓ |
| Outside General Residential (Domestic and Commercial use) | X ² | X | X | X ² | X ² | ✓ | ✓ | ✓ |
| Outside General Residential (Community use) | ✓ ² | X | X | ✓ ² | X | ✓ | ✓ | ✓ |
| Manildra¹ | | | | | | | | |
| General Residential Existing Allotment in Original Scheme (Domestic use) | X | ✓ ³ | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential New Allotment in Original Scheme from Subdivision (Domestic use) | ✓ | X | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential (Commercial use) | ✓ | ✓ ³ | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential (Community use) | ✓ | X | N/A | ✓ | ✓ | X | X | ✓ |
| Outside General Residential (Domestic and Commercial use) | X ² | X | X | X ² | X ² | ✓ | ✓ | ✓ |
| Outside General Residential (Community use) | ✓ ² | X | X | ✓ ² | X | ✓ | ✓ | ✓ |
| Cumnock¹ | | | | | | | | |
| General Residential Existing Allotment in Original Scheme (Domestic use) | X | ✓ ³ | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential New Allotment in Original Scheme from Subdivision (Domestic use) | ✓ | X | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential (Commercial use) | ✓ | ✓ ³ | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential (Community use) | ✓ | X | N/A | ✓ | ✓ | X | X | ✓ |

| Column | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--|-------------------|----------------------------------|-------------------|----------------|---------------------|-----------------|---------------------------------------|---------------------------------|
| | Developer Charges | Vacant Land "catch up" Developer | Vacant Land Rates | Connection Fee | Availability Charge | Purchase of PSU | Installation and Commissioning of PSU | Consumption Charge ⁴ |
| Outside General Residential (Domestic and Commercial use) | X ² | X | X | X ² | X ² | ✓ | ✓ | ✓ |
| Outside General Residential (Community use) | ✓ ² | X | X | ✓ ² | X | ✓ | ✓ | ✓ |
| Yeoval¹ | | | | | | | | |
| General Residential Existing Allotment in Original Scheme (Domestic use) | X | ✓ ³ | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential New Allotment in Original Scheme from Subdivision (Domestic use) | ✓ | X | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential (Commercial use) | ✓ | ✓ ³ | ✓ | ✓ | ✓ | X | X | ✓ |
| General Residential (Community use) | ✓ | X | N/A | ✓ | ✓ | X | X | ✓ |
| Outside General Residential (Domestic and Commercial use) | X ² | X | X | X ² | X ² | ✓ | ✓ | ✓ |
| Outside General Residential (Community use) | ✓ ² | X | X | ✓ ² | X | ✓ | ✓ | ✓ |

¹Refer to Table 5 for additional information regarding the Original Scheme

²Under the Cabonne Policy, sewer connection outside the General residential for domestic or commercial purposes is not permissible. Refer to Table 2

³If the allotment was vacant land within the General Residential/Village Zone before scheme introduction, the owners would have been paying Vacant Land Pre-Construction Levy and the catch up developer charges should apply

⁴Consumption charges will only apply for allotments that are occupied and connected to Council Sewer System. Consumption charges may be metered or unmetered. Unmetered allotments are charges a fixed rate as stipulated in current Fees and Charges.

⁵This is in regard to the Canowindra and Eugowra Sewage Scheme. Some property owners in Canowindra and Eugowra paid a sum upfront as their capital contribution to the construction of the sewage schemes in Canowindra and Eugowra. These allotments that paid the capital contribution were exempt \$120/annum which was subtracted from the standard availability charges as stated in the Fees and Charges.

11.5 Capital Contribution Payments Canowindra and Eugowra Sewage Scheme

That an amount of \$120 per annum be waived from the availability charge of each of the assessments listed in the document Capital Contribution Spreadsheet for Eugowra and Canowindra Sewage, Doc ID 479164 for from 2001 to 2021.

Note that the \$120 fee exemption is a fixed amount over the period 2001 to 2021.

The allotments that have paid the capital contribution are charged according to the “*Connected Capital Contribution Paid-Vacant and Residential/Commercial*” availability charges as stated in the Fees and Charges (appropriate charges dependent on the service size).

The allotments that had not paid the capital contribution are charged according to the “*Availability Charge- Vacant Land - Residential/Commercial*” availability charges as stated in the Fees and Charges (appropriate charges dependent on the service size).

Relevant documents are shown in the following table.

Table 4 Documents Related to Capital Contribution Payments for Canowindra and Eugowra Sewage Schemes

| Title | DOC ID | Summary of Contents |
|---|---------------|---|
| Capital Contribution Spreadsheet for Eugowra and Canowindra Sewage Scheme (2001_2021) | 479164 | List of allotments which had paid the “one-off” capital contribution to the Eugowra Sewage Scheme or Canowindra Sewage Scheme and would be exempt from the additional \$120 in the availability charge as stipulated in the fees and charges. |
| Letter to Canowindra Property Owners 2000/2001 | 478401 | Application form to owners to participate in the one off pre-construction payment for the Canowindra STP |
| Letter to Eugowra Property Owners 2000/2001 | 478398 | Application form to owners to participate in the one off pre-construction payment for the Eugowra STP |

11.6 Cost of Sewer Mains Extension

Refer to Council's current Fees and Charges for cost of sewer main extensions.

The following applies to all Cabonne Sewer Schemes:

Any extension developed to serve land subdivision within the town and village zone will be shared on a 50/50 basis between Council the applicant provided Council is satisfied that such subdivision is in the interest of immediate residential development and any contribution will be limited to available funds in the Cabonne Sewer Fund in any one financial year.

Note that the sewer main does not include the Low pressure sewage system (refer to Section 8: Definitions)

11.7 Loans

Under certain circumstances Council offers interest free loans to ratepayers for sewerage connection purposes. Refer to Council's Loans – Sewerage Connection Policy

11.8 Appendix A

Table 5 Relevant Documents for 4 Towns Sewer Scheme

| | Description | Doc ID: |
|--|---|----------------|
| Cudal Sewage Scheme | List of properties in original scheme | 464266 |
| | Full Map of original scheme | 465461 |
| | Street Maps of original scheme | 464505-464528 |
| Manildra Sewage Scheme | List of properties in original scheme | 448985 |
| | Manildra Sewage Scheme Work as Executed | 478427 |
| Cabonne Low Pressure Sewer Guidelines May 2013 | Guidelines for installation, operating and maintaining low pressure sewer systems | 479166 |
| Eugowra Sewage Scheme | Capital Contribution Spreadsheet for Eugowra and Canowindra Sewage Scheme (2001_2021) | 479164 |
| Canowindra Sewage Scheme | Capital Contribution Spreadsheet for Eugowra and Canowindra Sewage Scheme (2001_2021) | 479164 |