



**POLICY No 11  
WATER SUPPLY AND  
SEWERAGE HEADWORKS AND  
WORKS EXTERNAL  
CONTRIBUTIONS**



## **DOUGLAS SHIRE COUNCIL PLANNING SCHEME POLICY NO 11**

### **Water Supply and Sewerage Headworks and Works External Contributions**

#### **Intent**

The intent of this Policy is to ensure that the Council recovers appropriate contributions toward the cost of providing water supply headworks and sewerage headworks, water supply works external and sewerage works external when deciding a development application.

#### **Objectives**

The Objectives of this Policy are:

- to specify the method for calculating the amount of any contribution to be made as a condition of an approval of a development application;
- to specify the water supply and sewerage headworks for which contributions are sought;
- to provide for the regular review of the Policy to take account of augmentation of the schemes and other changes which affect the determination of contributions;
- to document these matters to ensure an accurate record is kept of contributions made.

#### **Definitions**

##### **Water Supply Headworks**

The infrastructure items are more fully described as follows:

##### ***Source Headworks***

Land acquisition, dams, weirs, intake structures, site access, communications, power supply, control and alarm systems, water treatment plants, trunk mains to reservoirs, and buildings required to collect, store and treat raw water and convey it to the intermediate storage.

##### ***Storage Headworks***

Land acquisition, storage reservoirs, interconnecting pipework, reservoir access and landscaping, control and alarm systems, power supply and communications, and all valves, meters and off-take mains required to store potable water prior to distribution.



### ***Distribution Headworks***

All trunk mains and associated control valves, meters and fittings required to convey potable water from intermediate storage to local reticulation.

### **Water Supply Works External**

All works, structures and equipment required to draw water from the water supply headworks and convey it at the required capacity to the relevant land.

### **Sewerage Headworks**

The infrastructure items are more fully described as follows:

#### ***Intra-catchment Collection Headworks***

All gravity sewers 225 mm diameter and larger, and any smaller diameter mains accepting discharge from pressure mains, pump stations, pressure mains, power supply, overflow works and control systems required for the collection of sewage.

#### ***Trunk Sewer Headworks***

Pump stations and pressure mains, power supply, control and alarm systems, buildings and equipment required to collect sewage from more than one catchment and convey it to the treatment facilities.

#### ***Treatment and Disposal Headworks***

Land acquisition, site access, sewage treatment plants, pumps, ponds, effluent outfalls, power supply and control systems, communications, buildings and landscaping associated with the treatment of raw sewage and the disposal of effluent, sludge and screenings.

### **Sewerage Works External**

All works, structures and equipment required to convey sewage at the required capacity from the relevant land to the sewerage headworks.

### **General**

#### ***Equivalent Domestic Connection (EDC)***

An Equivalent Domestic Connection (EDC) is a measure of the demand for water supply and sewerage services based on the service demands imposed by a separate house with an average number of occupants. Within this Policy, the service demands attributable to all types of land usage



are expressed in terms of the number EDC's which would impose similar service demands on the scheme.

### ***Register of Contributions***

The Register of Contributions is a register maintained by the Council which records all contributions made towards water supply and sewerage headworks and water supply and sewerage works external for each allotment within the Shire as attributed demand measured in terms of Equivalent Domestic Connections.

### ***Development Application***

A development application is an application for development made under the IPA.

### ***Relevant Land***

Relevant land means the land which is the subject of a development application, whether or not a building or other structure is proposed to be erected or used on that land.

### ***Determination of Contributions***

The method adopted by the Council to determine the amount of any contribution required to be paid as a condition of an approval of a development application is shown in Table 1 and detailed in the following sections.

### ***Initial Review***

- Upon receipt of a development application, the Council will review the proposed development and assess:
  - whether the Council determines that water or sewerage (or both) should be made available to the relevant land;
  - whether the Council has constructed, is constructing or is prepared to construct a water supply scheme or sewerage scheme (or both) capable of servicing the relevant land;
  - whether the Council has already provided or is prepared to provide headworks that are adequate to make available water or sewerage (or both) to the relevant land.
- The Council determines that as a condition of approval of a development application the applicant be required to pay a contribution pursuant to this Policy. The Council will then calculate the amount in accordance with the relevant sections of the Policy, as appropriate.



### ***Amount of Headworks Contribution***

Subject to the particular requirements of this Policy, the amount of the contribution required shall be:

$$C_w = (E_{w1} - E_{w2}) \times H_w$$

$$C_s = (E_{s1} - E_{s2}) \times H_s$$

Where:

$C_w$	=	Contribution for Water Supply Headworks
$E_{w1}$	=	demand for water supply services (derived from <b>Table 1</b> - Equivalent Demands) which is estimated to result from approval of the development application.
$E_{w2}$	=	previous demand for water supply services attributed to an allotment for which contributions have been received by the Council as recorded in the Register of Contributions.
$H_w$	=	water supply headworks cost per EDC for the relevant Water District as derived from the Council's Schedule of Fees and Charges.
$C_s$	=	Contribution for Sewerage Headworks
$E_{s1}$	=	demand for sewerage services (derived from <b>Table 1</b> - Equivalent Demands) which is estimated to result from approval of the development application.
$E_{s2}$	=	previous demand for sewerage services attributed to an allotment from which contributions have been received by the Council as recorded in the Register of Contributions.
$H_s$	=	sewerage headworks cost per EDC for the relevant Sewerage District as derived from the Council's Schedule of Fees and Charges.

The specific use of the above formula for development applications shall be in accordance with the relevant sections of the Policy.

The relevant Water or Sewerage Schemes for the land subject to the development application can be determined by reference to the Water and Sewerage Plans held by the Council's Engineering Services. The details of the relevant monetary values of each district are outline in the Council's Schedule of Fees and Charges.

### ***Material Change of Use***

Contributions will be determined in accordance with the formula given above, unless insufficient information is available at the time of considering the development application for the Council to reasonably estimate the demand for water supply and/or sewerage services likely to be imposed as a result of the approval of the application.



In such cases, the Council may elect, at its discretion to estimate the demand for water supply and sewerage services,  $E_{w1}$  and  $E_{w2}$  respectively, using the following formula:

$$E_{w1} = A \times D_w \text{ and}$$

$$E_{s1} = A \times D_s$$

Where:

$E_{w1}$	=	demand for water supply services which is estimated to result from approval of the development application.
$E_{s1}$	=	demand for sewerage services which is estimated to result from approval of the development application.
A	=	gross area of the subject land in hectares.
$D_w$	=	equivalent demand per hectare for water supply services under existing/proposed Planning Area designation derived from <b>Table 1</b> - as Equivalent Domestic Connection per Hectare.
$D_s$	=	equivalent demand per hectare for sewerage services under existing/proposed Planning Area designation derived from <b>Table 1</b> - as Equivalent Domestic Connection per Hectare.

The values of  $E_{w1}$  and  $E_{s1}$  derived by this method are then used in the formula given above to calculate the amount of the contribution required.

### ***Reconfiguring a Lot***

Contributions shall be determined in accordance with the formula outlined above and by reference to the Water and Sewerage Plans held by the Council's Engineering Services. The details of the relevant values of each district are outlined in the Council's Schedule of Fees and Charges. The water supply headworks or sewerage headworks (or both) as the case may be, are available to service the relevant bond the contribution shall not exceed the cost of the works (calculated at the approval date determined by the Council) which the Council could lawfully impose under its local laws in existence at the relevant date which amount is outlined in the Council's Schedule of Fees and Charges.

### ***Works External Contributions***

If the Council requires the provision of works external of a capacity sufficient only to connect the relevant land, the cost of water supply works external and/or sewerage works external shall be:

$$W_w = C_w \text{ and}$$

$$W_s = C_s \text{ respectively.}$$



In the event that the Council, at its discretion, decides that works external should be constructed with capacity in excess of that required to connect the subject land, the Council may require the applicant to contribute to the cost of provision of those works as follows:

$$W_w = C_w \times \frac{D_{w1}}{D_{w2}} \quad \text{and} \quad W_s = C_s \times \frac{D_{s1}}{D_{s2}}$$

Where:

$W_w$	=	cost of water supply works external required to be paid by applicant.
$C_w$	=	the Council's estimate of the cost of water supply works external.
$D_{w1}$	=	design capacity of the water supply works external sufficient to connect the subject land to the water supply headworks, expressed in EDC's.
$D_{w2}$	=	design capacity of the water supply works external actually provided, expressed in EDC's.
$W_s$	=	cost of sewerage works external required to be paid by the applicant.
$C_s$	=	the Council's estimate of the cost of sewerage works external.
$D_{s1}$	=	design capacity of the sewerage works external sufficient to connect the subject land to the sewerage headworks, expressed in EDC's.
$D_{s2}$	=	design capacity of the sewerage works external actually provided, expressed in EDC's.

### Agreements for Specific Works

Where an Agreement for Specific Works is required, the agreement for the supply of services shall define:

- the nature and extent of works to be provided
- the amount of the contribution to be paid
- the time allowed for payment of the contribution
- the amount and form of security to be provided by the applicant
- a programme for construction of the works.

No contributions or payments are to be made or accepted by the Council until the agreement for specific works is signed by both the applicant and the Council.

### Time for Payment

The timing for payment identified on the notice/condition will depend on the nature of the proposed development and its infrastructure requirements. Generally, where infrastructure necessary to service the land or premises is available, the time for payment will be:

- For Reconfiguration of a Lot

Prior to the endorsement by the Council of any Plan of Survey.



- For a Material Change of Use

Prior to the issue of a Building Permit or if no building works are involved prior to the commencement of the use.

Where infrastructure for which the Infrastructure Contribution is applied is necessary to service the land prior to the commencement of the use and the infrastructure is not yet available, the time for payment will be:

- For Reconfiguration of a Lot

Prior to the works for the reconfiguration commencing.

- For a Material Change of Use

Prior to the issue of a Building Permit or if no works are involved prior to the commencement of the use.

The Council may consider entering into an agreement with the Applicant to alter the time for payment or for the provision of Security in lieu of payment.

Where an agreement entered into between the Council and the Applicant specifies the time for payment, such agreement shall constitute an agreement made in accordance with this Policy.

An applicant may, subject to agreement with the Council, carry out works to the Council's satisfaction in lieu of making a contribution.

## **Ongoing Requirements**

### ***Register of Contributions***

The Council will maintain a register of contributions made in respect of water supply and sewerage headworks and water supply works and sewerage works external. The register will record the number of Equivalent Domestic Connections for which contributions have been received for each allotment in the Shire.

The Equivalent Demand of the relevant land which is recorded in the register as a result of a contribution being made shall be allocated amongst the individual allotments comprising the relevant land on the following basis:

- Where Equivalent Demand for the proposed use has been used to determine the amount of the contribution, the total nett increase in service demand for which contributions were required shall be apportioned between the allotments comprising the relevant land based on the Equivalent Demand attributed to the use on each allotment.





- Where Equivalent Demand per Hectare has been used to determine the amount of the contribution, the total nett increase in service demand for which contributions were required shall be apportioned between the allotments comprising the relevant land according to the area of each allotment.

### ***Trust Fund***

Monies collected by the Council for future headworks through contributions shall be receipted to the water supply and sewerage sections of the Trust Fund as appropriate. Headworks contribution monies shall be transferred from the Trust Fund to the Operating Fund when augmentation headworks are constructed. All interest earned by headworks contributions in the Trust Fund shall be applied to the relevant Trust Fund headworks section.

Monies collected by the Council for existing headworks through contributions shall be credited to the Operating Fund and transferred to the Future Asset Reserve as a source of funds for the provision of future civic infrastructure and other capital assets.

### ***Policy Review***

Subject to the clause below, this Policy will be reviewed periodically by the Council to take account of:

- revision of headworks capacity and allocation
- works completed during the year
- revision of augmentation programme
- population growth and changes in residential occupancy rates
- procedure for processing of development applications
- judicial interpretation of this Policy or relevant legislation
- any other matter the Council considers relevant.

The Council may review this Policy at any time where it considers it prudent to do so having regard to the matters set out in the clause above.



**TABLE 1  
EQUIVALENT DEMAND**

LAND USE	NO OF EQUIVALENT DOMESTIC CONNECTIONS	
	WATER SUPPLY	SEWERAGE
Short Term Accommodation - Per Bedroom	0.35	0.5
Camping Ground		
Per 10 Tent Sites	4	2
Caravan Park		
Per 10 Van Sites	5	2.5
Per Caravan/Cabin/Motorhome	1	0.5
Caretaker's Residence	0.8	0.8
Tavern - Per 100 m <sup>2</sup> GFA	1	1
Child Care Centre - Per 40 Children	1.0	1.0
Holiday Accommodation - Per Bedroom	0.35	0.5
House	1.0	1.0
Service Station	3.0	3.0
Laundromat - Per Machine	0.5	0.5
Multi-Unit Housing		
1 Bedroom	0.4	0.5
2 Bedrooms	0.5	0.7
3 Bedrooms	0.8	0.8
Exceeding 3 Bedrooms	1.0	1.0
Business Facilities	1.0	1.0
Place of Assembly	0.5	0.5
Educational Establishment		
Primary - Per 50 Students	1.0	1.0
Secondary - Per 30 Students	1.0	1.0
Restaurant Per 100 m <sup>2</sup> GFA	2.0	2.0
Retirement Facility		
1 Bedroom	0.4	0.5
2 Bedrooms	0.5	0.7
3 Bedrooms	0.8	0.8
Exceeding 3 Bedrooms	1.0	1.0
Shopping Facility - Per 250 m <sup>2</sup>	1.0	1.0
Shop	1.5	1.5
Industry - Per 250 m <sup>2</sup>	1	1
<b>PLANNING AREA</b>	<b>WATER SUPPLY</b>	<b>SEWERAGE</b>



	<b>EDC/ha</b>	<b>EDC/ha</b>
Rural Settlement	1.5	1.5
Residential 1	10	10
Residential 2	17	17
Tourist and Residential	17	17
Commercial	10	10
Industry	12	12
* Community and Recreational Facilities	10	10
* Conservation	1.5	1.5

\* The Council may reduce/increase the level of equivalence when it is satisfied that the proposed use will create a lesser/greater demand for water supply and/or sewerage headworks.

ADOPTED: 21 August , 2006.  
COMMENCEMENT: 04 September , 2006.  
DUE FOR REVIEW: June, 2007.  
REVOKED/SUPERSEDED: ....., .....