



WATER AND SEWER SERVICING REQUIREMENTS FOR COMMUNITY TITLE DEVELOPMENTS



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GOVERNANCE AND PLANNING - DEVELOPMENT & COMPLIANCE

POLICY OBJECTIVES

To provide appropriate water and sewer servicing for community title developments and to protect the Authorities' interests.

POLICY STATEMENT

The developer is required to carry out all works necessary to service community title developments in addition to payment of Water and Sewer Development Charges of Policy WS5.03.

The developer shall provide details of the development for Council's evaluation of the provision of water and sewerage. Council will determine whether the development is to be classed as Category 1 or 2. The basis and requirements of each category are:

Category 1(a) – Council Water and Sewer Mains

Where a main will be part of future extensions to other properties external to the development, then Council shall, in principle, own the service to ensure continuity of supply/service to all customers. Therefore water and sewer mains should be constructed in accordance with Council's specification and standards.

Easements

Easements are to be created over the water/sewer mains with appropriate access rights for Council registered in the Community Development Management Statement.

A further requirement for water mains only is that the main must be constructed in community property or commonly administered private property or dedicated roadway with twenty-four (24) hour vehicular access along the easement.

Rating

Each property is to have a Council water meter and is subject to Council water and sewer rates for a single property.

Fire Hydrants

Fire hydrants must be provided to Council's standards.

Category 1(b) - Public Road within Residential Subdivision

Where a main will not be part of a future extension but constructed within a dedicated public road, and full access to the development will be available to Council, Council shall, in principle, own the service to ensure continuity of supply/service to all customers. Therefore, water and sewer mains should be constructed in accordance with Council's specifications and standards.

Easements

Easements are to be created over the water/sewer mains with appropriate access rights for Council registered in the Community Development Management Statement.

A further requirement for water mains only is that the main must be constructed in community property or commonly administered private property or dedicated roadway with twenty-four (24) hour vehicular access along the easement.

Rating

Each property is to have a Council water meter and is subject to Council water and sewer rates for a single property.

Fire Hydrants

Fire hydrants must be provided to Council's standards.

Category 2 – Private Water and Sewer Conduits

Where a main will not form part of future extensions, all water and sewer mains servicing individual lots within the development shall be private mains. Therefore the water and sewer conduits should be constructed in accordance with the appropriate Plumbing Code. The water service will be provided and the waste accepted at the property boundary.

In exceptional circumstances, where water quality could be compromised, Council may consider water meters being placed on a private main, e.g. cluster developments.

Easements

Appropriate easements are to be created over internal water/sewer conduits with appropriate access rights for the Community Association in the Community Development Management Statement.

The following wording is to be inserted in the Community Development Management Statement:-

Water reticulation for domestic and fire fighting purposes for the community development are by services provided and maintained by the original proprietor of the Community Association.

This provision of the preceding paragraph is not to be amended, varied or revoked without the express consent of Gosford City Council.”

Rating

The development will be serviced by one “bulk” meter at the property boundary. Council’s water and sewer rates will be based on this meter size.

Fire Hydrants

The developer is to satisfy any building code requirements for fire fighting services

(Minute No 239/2000 – 24 October 2000 – Review of Policies)

(Minute No 214/2005 - 8 March 2005 - Review of Policies)

(Minor amendments - 10 August 2006)

(Minute No 311/2009 - 5 May 2009 - Review of Policies)

(Min No 2013/388 - 16 July 2013 - Review of Policies)