



## The Rock Sewer Extension – Property Owners Information

Council has commenced design works on the sewer extension in The Rock. Council's consultant may have already contacted property owners to gain access to properties to undertake survey works.

There have been several enquires to Council about the system and who pays for various components of connection to the sewer, especially for existing developed lots. Council at its meeting 21 March 2016 resolved that Lockhart Shire Council adopts a similar policy to that of Shoalhaven City Council; being that:

- Council pays for connection/conversions costs (as detailed below) for existing developed Lots only.
- Property owners are responsible for: (i) property's electrical and internal sewers being adequate, (ii) decommissioning of existing on site systems (septic or aerated systems).
- All pressure sewer infrastructure installed remains the property of Council, same as Yerong Creek system.

**More specifically, the following provides further information to property owners:**

### Scope of works:

#### Council's responsibility?

All works construction works and supply and installation of new pressure sewer unit (PSU), connection to new sewer line and restoration.

#### Home owner's responsibility?

Repair of internal plumbing and/or electrical where required, and sewer drainage connection to PSU more than 5m in length.

#### Cost Structure:

##### Council pays for?

All works except as outlined below.

##### Home owner pays for?

- Repair of property plumbing and /or electrical if upgrade is required. If repairs are not completed by a defined date then owner could be required to pay for their connection and installation, i.e. Council will not pay for the construction contractor to return after their contracted period expires.
- All plumbing upgrades and connection of the house gravity line where greater than 5 metres to pumping unit. (**Council will pay for all connections from existing plumbing to the pressure sewer unit if the proposed unit is within 5 metres of the existing septic/pump out tank.**)
- Disconnection, pump out and abandonment of the existing septic tank, including any rain water pipes from grey water drains.

#### Grey water connections, who pays for plumbing works?

Council and home owner, conditioned per above.

#### If plumbing upgrades are required, who pays?

Home owner

**If electrical upgrades are required, who pays?**

Home owner

**Pump Unit electrical consumption, who pays?**

Home owner, estimated to be between \$30 and \$50 per year.

**If there's a sound design requirement for the PSU to be located further than 5m of the existing septic/pump out, then council will pay for the extra pipework?**

Council will accept the cost in addition to the 5m only if there is a sound design requirement. Council to be informed of each occurrence as it arises.

**If the existing electrical's comply meaning that typically no upgrades will be required, however due the pressure sewer requiring a separate circuit, if there's no room in the existing Main switchboard, council will cover this cost?**

Council will cover the cost for electrical modification in the above situation. Again, Council to be informed of each occurrence as it arises.

**Will vacant lots be connected?**

The street mains will have capacity for vacant lots within the scheme area however no physical connection will be made until the property owner contacts Council at the time of development.

**What is the property connection cost if any?**

Nil for existing lots with onsite sewer system. Sewer rates will be charged upon connection to scheme

**Who is responsible for maintenance of pumps and service calls how are they handled?** Council is responsible for maintenance of pumps and service calls.

**Who is responsible for tidying up disturbed areas during construction works?**

Council will restore private property back to condition prior to works commencing. Council staff will undertake a dilapidation survey prior to any works occurring on private property.

**Will Council be producing Home owner manuals about PSU?**

Yes, a 'Household Owner's manual' is located on Council's website.

**Sewer Rates payment history?**

Residential sewer rates are \$495 per annum (2017/18 rate). No sewer rates to be applied until system is available for that lot. \$250 per annum is charged for sewer availability where residential assessments without a dwelling, for which the service is available, but is not yet connected.

**Do I have to connect to the system?**

No, property owners do not have to connect to the system however, as stated under the Local Government Act, the property owner will have to pay the sewer availability charge whether connected or not if within 75m of the sewer. In addition, Council will only pay for the conversion cost at the time of the construction works. If the property owner chooses not to connect at time of construction but then changes mind later on, then full conversion and connection costs will be charged to the property owner.

**What is Council's planned construction program?**

It is hoped construction works will commence September 2017 with connection late 2017 until April 2018 for Stage 1 area.

Further information can be obtained by visiting Council's website [www.lockhart.nsw.gov.au/environment/water-sewerage](http://www.lockhart.nsw.gov.au/environment/water-sewerage), or by contacting Council's engineering staff on 02-69205305.

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