



## **RURAL RESIDENTIAL SEWERAGE POLICY**

Policy No: DC1.5      Version No: 4      Issue Date: 3<sup>rd</sup> May 2000

Last Review Date: 26th May 2009      Next Review Date: As Required

Authorised By: MidCoast County Council

Responsible Officer: Manager Planning & Development

Council is in the process of completing the last of the Rural Residential subdivisions within the Nabiac/Wallamba catchment. Once completed the following Rural Residential estates will be provided with sewerage services.

Cape Hawke  
Timbertops  
Riverview Place  
Failford Heights  
Paradise Park  
Homestead Estate  
Heritage Estate

The cost of these projects vary between \$10,450 and \$16,364 per lot. This does not take into consideration the cost of providing the headworks charges that are normally attributed to new subdivisions.

I have approached several Councils to ascertain if they have policies regarding the supply of sewerage services to rural estates and they have indicated that they do not encourage rural sewerage connections as they are uneconomic and usually lead to increased charges for the rest of the community.

With the completion of the Homestead and Heritage estates Council should draw the line and formulate a policy that offer a choice to any residents of rural subdivision that may approach Council regarding the supply of sewerage services.

Council's Manager of Development and Planning report No 9 of 99/00 on the Small Communities Wastewater Risk Assessment identified the following rural subdivisions that may need special attention as far as providing sewerage services:

Bungay Estate  
Cedar Party Estate  
Forest Downs Estate  
Shearwater Estate

It appears from this report that the cost of servicing an average rural lot would be in the order of \$29,000 compared with an average urban cost of between \$11,500 and \$14,500 per lot. These costs do not include headworks charges. The report concluded that the economics of sewerage rural residential lots is marginal and there is no assistance from Government.

With the current 'on-site' sewerage systems inspections in progress residents of rural estates will be able to make a choice between the cost of upgrading their existing systems or contributing to a conventional sewerage system.

The choice is theirs, as Council will not be able to fully finance such schemes at the expense of the rest of the community. If residents choose a rural lifestyle they must be prepared to pay for the cost of providing sewerage services.

Council has several options:

- Do nothing and wait to be approached;
- Be pro-active and run the risk of further opposition such as the Rural Residential Action Group;
- 
- Provide such services at full cost to Council.

**Recommended that:**

1. All new rural residential estates that require sewerage services be at full cost to the developer;
2. Subsidies for existing rural estates should not be more than the cost of an average urban development;
3. Headworks charges should be applied to all new and existing rural estates;
4. Homestead and Heritage Estates are the last rural estates under Council's existing policies.