

Policy

Sewer and water capital contribution credits for properties not paying availability charges as at 28 June 2005

Responsible Manager (Title)	Manager Water Cycle		
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Community Plan Linkage	2 Infrastructure		
	2.1 We will have communities that are well serviced with appropriate infrastructure		
	2.1.1 Maintain and renew water and sewer networks		

1 Purpose

The purpose of this policy is to state Council's policy regarding sewer and/or water capital contribution credits. Additional sewer and/or water capital contribution credits may have been purchased either through payment of developer contributions or capital contributions associated with larger water meters.

2 Legislation

- Local Government Act and Local Government (General) Regulation. Clause 552 of the Local Government Act empowers Council to levy a sewer and water availability charge on land that is within 225 metres of a water pipe of the Council or 75 metres of a sewer of the Council.
- Environmental Planning Act and Environmental Planning Regulation

3 Background

On 28 June 2005 Clarence Valley Council adopted Developer Contributions Plans for Sewerage and Water. Each property that was paying a sewer and/or water availability charge as at the date of adoption was considered to have a minimum of one existing "credit" for the purpose of calculating sewer and water developer contributions. This was in recognition that the properties, through their sewer and/or water charges, were contributing to the capital cost of providing a service to that property. Council's annual fees

and charges indicate that the connection fee for properties not paying sewer and/or water availability charges as at 28 June 2005 includes a capital contribution.

4 Policy

4.1 Properties which were paying sewer and/or water availability charges as at 28 June 2005

Properties which were paying sewer and/or water availability charges as at 28 June 2005 have a capital contribution credit equivalent to the availability charge that they were paying plus any additional credits which they have subsequently purchased. Properties with several lots consolidated for ratings purposes do not receive any additional capital credit, regardless of whether the individual lots have a dwelling entitlement. Where several lots which have previously been consolidated for ratings purposes are deconsolidated, the property owner may nominate which lot(s) receive existing capital credits.

4.2 Properties which were not paying sewer and/or water availability charges as at 28 June 2005

Properties not paying sewer and/or water availability charges as at 28 June 2005 do not receive any capital contribution credit unless they have subsequently purchased capital credits. This recognises that these properties have not contributed towards the capital cost of providing a sewer and/or water service to that property. However, properties which could not be charged a sewer and/or water availability charge under the *Local Government Act, 1993* are considered to have a capital contribution credit of one equivalent tenement.

5 Review

This Policy will be reviewed on a periodic basis and particularly where new guidelines and/or management information dictates.