

POLICY REGISTER

Sewerage Junctions, Connections, Maintenance and Responsibilities Policy

Policy adopted: 27th October 2022 Minute No. 272.10.22

Reviewed: 24th April 2025 Minute No. 110.4.25

File Ref: P13-1, S5-1, W1-1

DOCUMENT CONTROL

Issue	Prepared/Revised by and Date	Action/Amendment Description	Approved By and Date
1.0	Raymond Burns Town Services Manager	First Edition	Council Minute No. 272.10.22 (27th October 2022)
2.0	Sylvester Otieno, Divisional Manager Engineering Services	Second Edition	Council Minute No. 110.4.25 (24th April 2025)

1. PURPOSE

The objective of this policy is to ensure that all connections to Council's Sewerage System conform to Council's requirements and that the property owner's responsibilities in relation to the connection are clearly spelt out.

2. BACKGROUND

Council's Sewerage System transports sewage to Council's treatment plant. The integrity of the system allows council to manage its Public, Environmental and Health responsibilities.

3. POLICY

Council will provide and maintain one (1) (150mm diameter) connection (junction) to each separately assessable lot for the purpose of draining sewage upon application by the owner/applicant. Figure 1 illustrates the connection and responsibilities of Council and Property Owner.

The cost to the owner/applicant shall be the standard connection fee as applicable at the time.

The connection fee will cover Council installing all infrastructure from the exit point of the residence/buildings service line (includes boundary riser for the respective lot).

The owner/applicant is responsible for the installation of the service line from the residence/building to the entry point of the tee piece; to house the boundary riser (this work must be completed by a certified plumber and must meet all relevant regulations).

A Sewerage Service Application Connection form must be completed and paid for prior to the connection.

After connection, the property owner will be responsible for ensuring that all infrastructure within their property is adequately protected.

If the infrastructure is found to be damaged within the property, the owner will (at their cost) be required engage a licensed plumber to repair or replace any infrastructure damaged.

The property owner will (at their cost) be required to engage a licensed plumber to clear all blockages of any pipework that is on the residence/buildings side of the boundary riser.

All debris from any such blockage must be captured and removed from the pipe work and not simply pushed into Council's Sewerage System.

Council will recover from the property owner any costs that council incurs because of Council having to locate a boundary riser inspection opening that has been covered over by the property owner. OR Council having to clear its sewerage system because of debris being pushed downstream from the property owners blocked pipeline.

Should Council be required to provide a new connection point due to damage from tree roots or other courses emanating from the property, the property owner may be required to adjust their own pipework at their own cost.

From time-to-time Council will, carry out inspections and or testing to ensure that only approved/appropriate connections have been made to Council's Sewerage System. Where unapproved or inappropriate connections are discovered, such connections must be removed at the owner's cost

In any instant where the property owner wants any sewage connection infrastructure moved or installed in the first instance in a position that is not the most strategic for Council, these works will be completed at the property owners/applicant's cost.

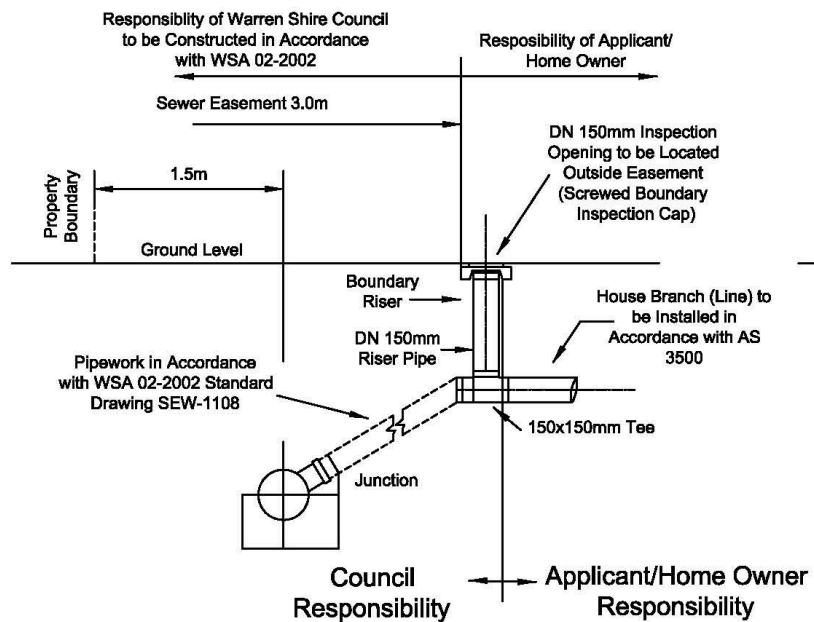
Where the applicant has created a subdivision, additional connections to the main are to be carried out by Council at the applicant's cost.

When the applicant's plumber exposes a boundary riser and finds it has been damaged, the applicant must advise Council who will be responsible for the rectification of the damage. Should the line between the junction point and the boundary riser be found to be damaged due to earth movement Council will repair the damage at its expense.

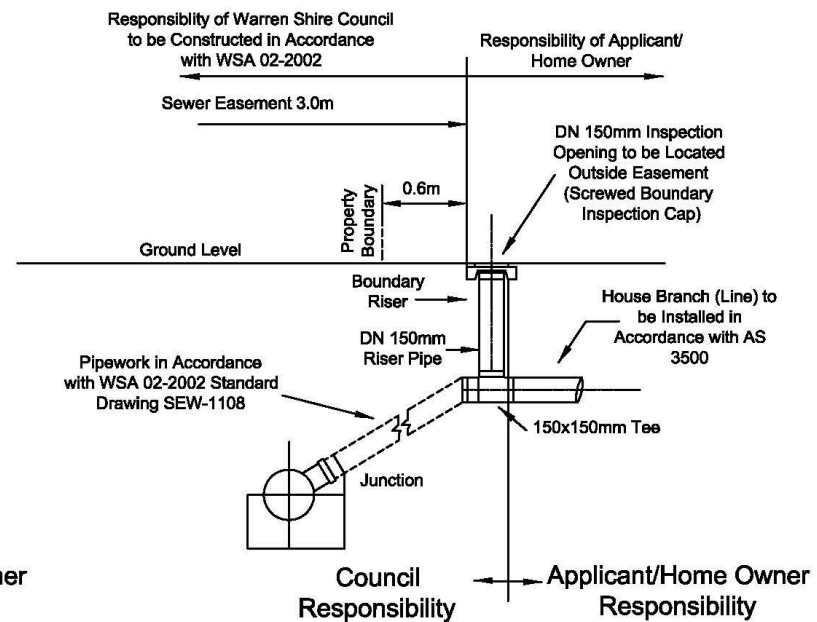
Where the applicant's agent damages the line between the junction point and the boundary riser when excavating to locate it Council will repair the damage at the applicants cost.

4. POLICY REVIEW

This Policy should be reviewed every 4 years or within 12 months following an election of Council. The Policy may be reviewed and amended at any time at Council's discretion (or if legislative changes occur).



SEWER MAIN LOCATED INSIDE THE PROPERTY



SEWER MAIN LOCATED OUTSIDE THE PROPERTY

Figure 1: Typical Sewerage Connection and Responsibilities