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COMMUNITY WASTEWATER MANAGEMENT SCHEME PRICING POLICY STATEMENT

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References and related Policies, Procedures and Forms: Local Government Act 1999 Water Industry Act 2012 DCSB Rating Policy 2026/2027		

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1. Introduction

The following information is provided for the information of the customers of District Council of Streaky Bay Community Waste Water Management Systems (CWMS) of the current charges for the service as per the requirements of the Essential Services Commission of South Australia (ESCOSA).

Council provides a Community Wastewater Management Scheme (CWMS) to the Streaky Bay Township.

2. Definitions

Access to CWMS means the ability for an allotment to be physically connected to the scheme via the installation of a CWMS connection point to the allotment boundary.

Council means the District Council of Streaky Bay.

CWMS means Community Wastewater Management System; a system for the collection and management of wastewater generated in a town, regional area, or other community, but does not include SA Water sewerage infrastructure.

CWMS Infrastructure means all facilities owned by the Council and used for the purposes of collecting, treating and re-use of wastewater. It includes the connection point provided to each property.

CWMS Augmentation Charge means a charge raised by Council pursuant to Section 188 (1)(a) and (b) of the Local Government Act 1999.

CWMS Connection Point means the infrastructure that joins the CWMS Mains to a specific allotment. The extent of a 'connection point' runs from the CWMS Main to the property boundary and does not include any mains line extensions. An excessive length may constitute both a line extension and connection point.

CWMS Service Fee means an annual service fee imposed by the Council pursuant to Section 155 of the Local Government Act 1999 to recover the costs of providing and maintaining the CWMS in a sustainable manner.

Effluent means the treated liquid leaving a septic tank or being collected by a wastewater collection system. Sewage means the solids/sludge collected in the septic tank or being collected by a wastewater collection system.

Sewerage means the infrastructure that conveys effluent into Council's CWMS system.

STED means a community-based septic tank effluent drainage scheme (it does not apply to individual properties that manage their wastewater on site).

Vacant Allotment means an allotment upon which no dwelling, structure commercial or industrial premises (or any other habitable structure) is located or encroaches.

Wastewater means water which is collected and transported through waste pipes and sewers, and includes water from domestic, commercial, and industrial sources. It includes effluent.

3. Service Charge

To fund the provision of this service Council imposes an annual service charge to recover the cost to Council for establishing, operating, maintaining, improving and replacing infrastructure.

Council will recover the cost of this service through the imposition of a uniform service charge on each of the relevant assessments (including non-rateable land) for the disposal and treatment of residential waste.

The CWMS service charges will be as follows for 2026-2027

All Allotments - $627.00

This was an increase of 8%, which equates to $46.00 from the 2025-2026 financial year.

In the case of a single residential household a 'Property Unit' will equal one. In the case of higher use properties (such as schools, hospitals, hotels and other multiple tenancy properties) an equivalent unit charge is calculated. In calculating property units Council adhere to the Community Wastewater Management Systems Code issued in April 2006.

4. CWMS Fees

4.1 Connection Fee

A connection fee will be applied per allotment (or per connection for multiple units) on all additional allotments created by a land division and per allotment on all additional allotments connected through an extension of a new or existing scheme. The fee will be reviewed through the schedule of fees and charges annually.

A CWMS Connection Fee applies to any property that is to be connected to the CWMS. This fee can be considered as buying the right to connect to the main system, which has been funded by other CWMS users (sometimes supplemented by grants).

4.2 Application Fee

An application fee will be applied per allotment for all connections to CWMS. The fee will be reviewed through the schedule of fees and charges annually. The fee will cover the cost of the administration of the application.

4.3 Augmentation Charge

Pursuant to Section 188 of the Act, the Council requires a person who obtains development authorisation in respect of a land division application, to pay an augmentation fee to the Council for each new allotment that will utilise Council's CWMS infrastructure and where multiple dwellings are to be sited on a single allotment and it is a requirement for each dwelling to connect to the CWMS.

This fee is payable by the applicant/developer where additional wastewater is generated for disposal into the CWMS Main. The charge can be considered as a monetary contribution to fund an expansion to accommodate the increased amount of wastewater generated by the new development and/or to fund an extension to the scheme.

4.3.1 The CWMS Augmentation Charge shall apply for each new allotment created as part of a land division (including boundary realignments) where a connection to the CWMS is required.

4.3.2 Augmentation Charges will also apply on the application for connection to the CWMS in the following circumstances:

- To each existing vacant allotment that has been created prior to the commencement of this policy and where the landowner has immediate access to the CWMS infrastructure and the allotment is not currently subject to tan annual CWMS service charge
- Where multiple dwellings are to be sited on a single allotment and it is a requirement for each dwelling to connect to the CWMS
- To each existing allotment that, subject to the installation of a CWMS connection point has the availability to access the CWMS main as a result of the an extension to the common effluent drainage infrastructure
- Where a change of land use identifies a net increase in the total flows than the previous approved connection

An Augmentation Charge will be paid as a condition of approval of a development application where applicable in accordance with this policy. The charge will be payable as follows.

- If the charge applies to land division - before Section 138 (of the Planning, Development and Infrastructure Act) Clearance is issued.
- If the charge applies to building work - before the building is occupied.
- If the charge applies to a change of use - before the change of use occurs. The change of use is deemed to take effect when the development is occupied.

The Augmentation Charge does not cover any internal wastewater infrastructure required to connect to the CWMS. Such costs shall be for the account of the developer. Where additional external works are required to enable the proposed development to connect to the CWMS, such works shall be at the cost of the developer and will require the developer to enter into an Infrastructure Agreement with Council.

The Augmentation Charge will be calculated based on the Code for Establishing and Applying Property Units as a Factor for the Imposition of Annual Service Charges for Community Wastewater Management Systems (the "Code"), which was developed by the Local Government Association and published on 20 April 2006. The Code defines what is referred to as a "Property Unit" and establishes that a single residential dwelling comprises the basis of a single Property Unit (PU). For the purposes of this policy the value of a PU is equivalent to the Augmentation Charge reflected in Council's Register of Fees and Charges. This means that the connection of a single residential dwelling to the CWMS Main will have an Augmentation Charge of 1 x PU which is the same as the Augmentation Charge in the Register of Fees and Charges.

5. Records Management

All records shall be kept and disposed of in accordance with Councils Records Management Policy & procedure and the current General Disposal Schedule.

6. Further Information and Policy Availability

This policy will be available for inspection at the Council offices listed below during ordinary business hours and available to be downloaded, free of charge, from Council's internet site: www.streakybay.sa.gov.au.

District Council of Streaky Bay
29 Alfred Terrace
Streaky Bay SA 5680

Copies will be provided to interested parties upon request. Email dcstreaky@streakybay.sa.gov.au

7. Document History

Version No	Issue Date	Description of Change	Date Endorsed
9.00	August 2022	Amended Service Fee	9 August 2022
10.0	June 2023	Amended Service Fee	20 June 2023
11.0	June 2024	Amended Service Fee and Augumentation Fee	18 June 2024
12.0	June 2025	Amended Service Fee and Augumentation Fee	17 June 2025
12.1	August 2025	Amended Augmentation Fee and Introduced Application and Connection Fees	28 August 2025

13.00	June 2026	Amending Service Fee	16 June 2026