

## POLICY

### WATER SUPPLY – POLICY- Rural Property Connections to Rising and Trunk Mains

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| Date adopted by Council       | 28 October 2024   |
| Minute & Item number          | 24/112<br>H.10.1.1.f  |
| Endorsed by                   | Senior Management Group on 16 October 2024  |
| CM Ref                        | CD-44/24  |
| Due for review                | 4 years from adoption date  |
| Related documents             | <ul style="list-style-type: none"> <li>• Asset Management Plans</li> <li>• DEVELOPMENT &amp; BUILDING CONTROLS – POLICY – Building near water, sewer and stormwater services</li> </ul> |
| Responsible officer           | Manager Water and Sewer   |
| Department/Section            | Infrastructure Services / Water and Sewer   |
| Category                      | Water Supply  |
| Community Strategic Plan goal | <p><b>Goal 6</b> Increase, enhance and maintain civil infrastructure, community assets and open spaces to meet the needs of current and future generations.</p>                         |
|                               | <p><b>CS26</b> Provide safe and reliable water and sewerage services to meet the demands of current and future generations.</p>   |



## Policy Statement

Council is committed to providing affordable access to reliable non-potable water supplies to residences and businesses outside the water reticulation area on a case-by-case basis within the Upper Hunter Shire.

## Objective

The objective of this policy is to:

1. Provide clear direction to which properties are able, or not able, to connect to water supply rising and trunk mains within the Upper Hunter Shire Council.
2. Provide appropriate controls and conditions for water connections to inform the users of the likely water supply performances.
3. Establish appropriate and consistent fees and charges for water connections to rising or trunk mains.

## Scope

This policy applies to technical/professional staff involved in planning, development, property and land matters where connections of rural properties to water mains infrastructure is applicable.

## Definitions

|                          |  |
|--------------------------|--|
| <b>Rural property</b>    | Property that is location outside of existing town water supply areas.   |
| <b>Reticulation</b>      | The network of pipes and water storages that supplies town water.  |
| <b>Bulk Water Supply</b> | The infrastructure used to transfer water from the source (e.g. dam or river) to a water treatment site, storage or reticulated network.   |
| <b>Raw Water</b>         | Water that has been extracted from a source and delivered to customers without any sanitisation treatment or insufficient chlorine contact time. This relates to the water supplied by trunk mains between Glenbawn Dam and Gundy Road,  |
| <b>Rising Main</b>       | A water main that is used to transfer a pumped water supply, typically part of bulk water supply infrastructure.   |
| <b>Trunk Main</b>        | A large water main that is used to transfer water under gravity – i.e. from a water storage to a reticulated network.  |
| <b>Rural Water</b>       | Water that has been treated to achieve initial sanitation, however, it may be re-contaminated or does not contain sufficient chlorine to categorise it as potable water under the Australian Drinking Water Guidelines. This relates to the water supplied by trunk mains between Scone Reservoirs and Murrurundi as well as the Scone to Aberdeen Hunter River Pump Station |
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## Policy Details

1. This policy is only applicable to properties that are located adjacent to a Council trunk water main or rising main, or properties that have a Council trunk water main or rising main running through them. A residence is not considered adjacent if it is located on the opposite side of the road to the water main. For the purposes of this policy, any property located outside of a reticulation zone will be referred to as a 'Rural Property' including the townships of Blandford, Wingen and Parkville.

NOTE : This policy does not apply to properties within an identified reticulation zone or adjacent to a water main that forms part of a water reticulation network

All Rural Property connections to a Council operated water supply shall be subject to the acceptance of the Rural Water Service Agreement, signed by the owner, on application to the Council, and at each renewal application.

2. All Rural Water Service Agreements for connection to a rising or trunk main will expire seven (7) years from the date of acceptance of the agreement. Upon expiration, renewal of the Rural Water Service Agreement will be required to be undertaken by application if the consumer wishes to continue with water supply. This renewal process will not have a fee.
3. Rural Water Service Agreements may include restrictions regarding intended water use; for example, using the water to fill a dam or undertake commercial irrigation activities would not be permissible.
4. Council reserve the right to cease water supply to a Rural Property immediately if the property is determined by Council to be in breach of any of the conditions of the Agreement, or the connection is otherwise determined to be an unacceptable risk to the security of the water supply.
5. Rural Properties able to connect to rising or trunk mains will not ordinarily be water rated under Section 124, Local Government Act (NSW) 1993. However, initial connection will require payment of 50% of the applicable Headworks Charge and properties will be water rated during the period of connection. Requests to disconnect water supply to an existing property from a rising or trunk main will mean the property will no longer attract an annual water rating following disconnection.
6. The cost of providing a new water connection to a Rural Property will also incur a private works charge and 20mm water meter connection fee, similar to any other domestic water connection.
7. Disconnection from the water supply will incur a disconnection fee whether disconnection has occurred at the request of the property owner, or due to a breach of the conditions of the Water Service Agreement.
8. In the event of a property having been disconnected, any subsequent reconnection applications will result in the property being required to pay all appropriate fees applicable at the time to facilitate water connection. In the event of the reconnection



request occurring after two (2) years of disconnection, 50% of the applicable Headworks Charge at the time shall be payable in addition to connection fees and charges.

9. All water connections shall be metered with the meter located within the first 1m of the property along the road frontage that contains the water main, or within 1m of the location of the water main within the property. Water connections will only occur if a property is adjacent to the location of the water main or the water main runs through the property itself. No water service will be allowed by gaining access through another property to the main, nor by running a service under TfNSW managed roads or rail corridors.
10. Only one metered connection per property will be allowed. Individual Rural Water Service Agreements will be required for each water connection.
11. The water meter shall be protected by the property owner (e.g. from activities such as cattle grazing, crop production or freezing), but shall always remain readily accessible for the purpose of meter reading by Council Officers and agents. Specific protection requirements will be noted within the Rural Water Service Agreement.
12. On-site storage with a minimum capacity of 5,000 litres must be provided by the property owner. Council cannot guarantee continuous supply of water with trunk or rising mains. The pipeline will not be pumping continuously or may be out of service for maintenance. Therefore, a storage tank is required.
13. Council cannot guarantee that there will be sufficient pressure to supply water to an elevated storage tank, it is the responsibility of the property owner to place the storage tank in a suitable location.
14. Council does not guarantee that the raw and rural Water provided to Rural Properties is safe for human consumption without suitable onsite treatment prior to drinking.

The connection between the metering point and the storage tank is the responsibility of the property owner, as is the maintenance of this service line. A minimum air gap of 100mm must be maintained between the tank filling inlet and tank overflow. There shall be no other supply points connected to the service line (such as taps, water troughs, etc.) prior to the storage tank. Discovery of such supply points may result in immediate disconnection of the service from the water supply.

15. It is to be noted that parts of the water mains network cannot be connected to due to high operating pressure and these include the connection of Rural Properties between Wingen Reservoir and Warlands reservoir. Council's Water & Sewer team will make that determination during the application process.
16. Parts of the network may have very low pressures, especially during non-pumping times (most of the day). These areas include Scone Reservoir to Wingen, Togar Reservoir to Aberdeen Pump station. The pressure may be as low as 6m head. Council will not be able to support with any alternative solution to the resident in this regard.



17. Where Council has installed a pressure-reducing valve or flow control device on Council's side of the meter. Maintenance and replacement of this device will be the responsibility of the Council. In any agreed instances where these devices are required, initial installation costs will be payable by the property owner. Should it be determined that these devices are required subsequent to the initial connection, installation will still be payable by the property owner.

Water supply will only be available for domestic purposes and/or the watering of livestock. No water shall be used for irrigation purposes.

Council accepts no responsibility for providing adequate firefighting water supply. It is the responsibility of the property owner to ensure they are meeting all relevant guidelines and/or requirements for fire protection/compliance. The Council water supply may be used to keep any reserve storages for emergency use full, but cannot be relied upon during emergencies.

## Responsibilities

### Councillors

Councillors will review and adopt the policy

### Senior Management Group

The Senior Management Group will support this policy and ensure their relevant areas are implementing it consistently.

### All Managers

All Managers will support this policy and ensure it is implemented when applicable to their area.

### All Coordinators and Supervisors

All Coordinators and Supervisors will support this policy and ensure it is implemented when applicable to their area.

### All Staff

Relevant Council officers will have responsibility to ensure the policy is implemented and all procedures are adhered to.

## References and Related Legislation

- Local Government Act 1993
- Australian and New Zealand Standards 3500
- Australian Drinking Water Guidelines
- The UHSC Engineering subdivision guidelines



## Version History

| Version No. | Date       | CM Ref #    | Reason for Review |
|-------------|------------|-------------|-------------------|
| 1           | 23/11/2009 | INT-5652/15 |                   |
| 2           | 29/02/2016 | INT-5129/16 |                   |
| 3           | 26/06/2017 | CD-111/21   |                   |
| 4           | 05/08/2019 | CD-115/21   |                   |
| 5           | 30/08/2021 | CD-134/21   | Timed review      |
| 6           | 28/10/2024 | CD-44/24    | Timed review      |
|             |            |             |                   |
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