

Domestic Wastewater System Contribution Program Policy

Corangamite Shire

July 2023



**CORANGAMITE
SHIRE**

Council Policy



Domestic Wastewater System Contribution Program Policy

Introduction

This policy provides details how Council will implement a Domestic Wastewater System Contribution Program (DWSCP).

Purpose

The purpose of the DWSCP is to provide a financial incentive for the development of housing in the Shire on lots in township areas that are not serviced by a reticulated sewage system (Darlington, Derrinallum, Lismore, Noorat and Princetown).

This financial incentive is being offered to encourage the construction of new housing in these towns as the high costs often associated with the installation of a wastewater septic system can be seen as a barrier to new developments in some townships, also taking into account the prevailing housing market conditions.

Scope

The program will be managed by Council's Growth and Engagement team with eligibility for funding through the DWSCP to be completed via a joint assessment process coordinated by Council's Environmental Health Unit in accordance with Corangamite Shire Domestic Wastewater Management Plan.

The assessment includes a variety of factors including township location, lot size and value, land zoning, soil type and type of wastewater system required for the property.

An internal panel would then meet to assess any applications made to the program and provide a decision on funding.

Funding would only be available to new dwellings and not extensions or additions to existing dwellings.

Definitions

Council – Corangamite Shire Council

Program – Domestic Wastewater System Contribution Program

References

Corangamite Shire Council Domestic Wastewater Management Plan.

Corangamite Shire Planning Scheme.

Policy Detail

Some of the towns in the north of the Corangamite Shire, (Darlington, Derrinallum, Lismore and Noorat) as well as Princetown in the south, do not have reticulated township sewage systems like other towns in the Shire.

This means that blocks in these towns require individual wastewater management systems which can be expensive for potential development, especially on small lot sizes.

The Corangamite Shire Council Domestic Wastewater Management Plan provides a risk based framework for assessing the wastewater capacity of every lot within the Shire.

The risk framework is based on collated information of environmental and built constraints including lot size, township zone, slope, soil type, flooding potential as well as the proximity to surface water, groundwater and bores. The Plan specifies that onsite wastewater system installed in a township must meet secondary treatment requirements to reduce the associated environmental and public health risks. Whilst secondary treatments systems achieve a higher treatment standard compared to primary treatments systems (i.e. septic tanks), they are more expensive to purchase and install.

This program aims to help address these issues by providing a financial incentive for the development of new housing in non-sewered towns in the Shire.

Under this program, the owner of a lot of land would be eligible for a one-off grant of up to \$5,000 if the completion of a Land Capability Assessment (LCA) and/or the installation of an EPA approved secondary wastewater treatment system is required.

To access funding through this program the following steps would occur:

1. The applicant's lot must be located in the township zone of Darlington, Derrinallum, Lismore, Noorat or Princetown.
2. The lot must not have a site value in excess of \$200,000.
3. The lot must be the applicant's primary place of residence.
4. The applicant must make contact with Council to have an assessment of the lot completed by Council's Environmental Health Team in accordance with the DWMP.
5. The lot be assessed as needing an LCA to design the secondary treatment system or a secondary wastewater system will be installed on the property.
6. An application form for the funds is completed by applicant.
7. A meeting of DWSCP panel is held (consisting of a member of the Environmental Health Team, Manager Environmental and Emergency and Manager Growth and Engagement), where the application is discussed and a funding recommendation is decided.
8. The applicant is advised of the decision within 28 days.
9. The applicant must then obtain all relevant permits including planning, building and Permit to Install.
10. Complete works in line with permit conditions under the *Environment Protection Act 2017*.
11. Complete installation of approved wastewater system. Proof of purchase and installation of the relevant system is required including invoices and photos of the works completed.
12. Obtain the final 'Approval to Use' certificate for the wastewater system from Council's Environmental Health Unit.
13. Obtain a 'Certificate of Occupancy' for the dwelling from the relevant building surveyor.
14. Acquittal form completed that provides relevant details for transfer of funding.
15. Funding transferred to applicant.

Council would only make payment to the applicant once the works are completed using an acquittal process similar to other grants programs in the Shire.

The funding would be made to the applicant and not the property meaning that if the lot was to be sold the new property owner would have to reapply for the grant.

Review Date

July 2025

It is considered that this Policy does not impact negatively on any rights identified in the *Charter of Human Rights and Responsibilities Act (2006)*.

It is considered that this policy does not adversely impact community members or employees of different genders and has been developed in accordance with the *Gender Equality Act 2020*.