



**CORANGAMITE  
SHIRE**

**Domestic Wastewater  
System Contribution  
Program Policy  
Corangamite Shire  
June 2019**

# Council Policy



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SHIRE

## 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 an 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, 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 recommendation to Council.

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

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

### Definitions

Council – Corangamite Shire Council

Program – Domestic Wastewater System Contribution Program

### References

Corangamite Shire Council Domestic Waste Water Management Plan 2014

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 Waste Water Plan provides a risk framework of the potential ability for sustainable wastewater management for 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 and identifies properties that require expensive design and/or wastewater treatment systems.

This program aims to help address these issues by providing a financial incentive for the development of new housing in non sewerred 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 \$120,000.
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 a LCA and/or a secondary wastewater system for 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 and then complete works in line with permit conditions under the *Environment Protection Act 1970*.
10. Proof of purchase of the relevant septic system including invoices, photos of the works provided and final 'Approval to Use' certificate issued in line with program guidelines.
11. Acquittal form completed that provides relevant details for transfer of funding. Works would need to be completed within 12 months.
12. 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.

The funding would be provided on a first in basis (for the financial 2019-2020 year) for the first six property owners who apply to the program (there is a current budget line of \$30,000 to implement the program).

If successful Council may look to complete further rounds of the program in future years to continue to encourage development in these towns while providing economic, environmental and social benefits to the Shire.

**Review Date**

June 2020.