

Pressure Sewer System Policy - Backlog Sewerage Schemes

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1 PURPOSE

The objectives of this policy are to:-

- Detail the circumstances where pressure sewers may be considered as part of Council's sewerage system.
- Provide direction to staff, contractors and property owners as to the responsibilities each party has through the phases of a backlog pressure sewerage scheme implementation.

2 STATEMENT

Shoalhaven City Council has adopted pressure sewer technology as an acceptable alternative to conventional gravity systems in certain circumstances.

Council has adopted a pressure sewer technology supplier to be used in its sewerage schemes, where approved.

Where pressure sewer proves to be the most appropriate technology for a particular application, it may be adopted (by the Council) as the means for providing sewerage services to a wider area.

This policy may need to be altered for individual schemes in situations where State Government subsidies have certain conditions applied. The General Manager (Shoalhaven Water) has delegation to alter the policy to comply with subsidy rules where applicable.

3 PROVISIONS

This is a policy document only and is further supported by the following documents that also pertain to the use of pressure sewerage systems in the Shoalhaven Area:

- Shoalhaven Water Technical Specification on Pressure Sewerage systems
- The Technology Suppliers Installation Instructions (Specific to application)
- The Technology Suppliers Warranty (Specific to application)
- The Water Services Association of Australia "Pressure Sewer Code".

4 DEFINITIONS

Boundary kit – A valve box at the property boundary incorporating an isolating valve, non-return valve and inspection tee.

House drain – The internal plumbing drain pipe connecting into the pressure sewer unit (PSU).

Discharge pipe – The pipeline from the PSU to the pressure sewer main via the boundary kit.

Council – Shoalhaven City Council.

Control panel – The box incorporating the alarm controls for the pump and the emergency generator connection point.

Emergency storage – That capacity in the pressure sewer unit above the high level alarm point.

High level alarm – An alarm activated when the volume of wastewater in the storage vessel exceeds the normal level that controls the pump by a pre-determined amount.

Overflow relief gully – Overflow control device to prevent overflows occurring in the dwelling.

Pressure sewerage system – An overall system including the PSU, control panel, discharge pipe, boundary kit and pressure sewer pipes up to a discharge point in a conventional sewer.

Pressure Sewer Unit (PSU) – The container in which the pump is located and is typically made from plastic compounds of fibreglass.

5 EXEMPTION CIRCUMSTANCES

None applicable.

6 GENERAL

Council, along with its backlog sewerage scheme partner(s) (if applicable), will determine the appropriate technology for each backlog sewerage scheme. The determination will be made based, in part, on topography, geology, ground conditions and environmental sensitivity of the area to be served.

It is mandatory for all properties within the defined scheme boundary to be connected to the sewerage scheme.

Where a scheme has been determined to be served by a pressure sewer system (either fully or in part) the following will apply.

6.1 Consultation

Given that pressure sewer technology is relatively new to Shoalhaven, Council staff will undertake consultation to inform the community of all aspects of the proposed scheme. Consultation would be in accordance with Council's Community Engagement Policy.

6.2 Scheme Design and Infrastructure Supply

Council's contractor will carry out the design of all pressure sewer system reticulation (street mains) for the scheme, including connection to an existing system or treatment facility.

Council's contractor will carry out design of all on-property pressure sewer infrastructure in the following circumstances:-

- Existing buildings on single residential properties within the scheme boundary.
- Existing buildings on multi residential, commercial/light industrial properties.

All on-property designs will be undertaken in consultation with the property owner.

Council's contractor will not carry out design of on-property infrastructure in the following circumstances:-

- Any vacant properties.
- Any proposed buildings, whether or not they have development consent.

All on-property infrastructure will be provided by Council to the extent of the design completed in accordance with the above.

6.2.1 Specific Design Considerations

- All vacant properties within the scheme boundary (and identified to be serviced by the scheme) will be provided with a standard boundary kit at a location agreeable with the property owner, irrespective of the development status.
- Council will cover the cost of the connecting pipe work (from the on-site tank to the PSU) if it is agreed with the land owner that the PSU is to be located within 5 metres of the septic/pumpout tank.
- Council's designer will design existing split systems (black and grey water) to drain to the PSU.

6.3 Property Audits

Council's contractor will conduct audits of the existing property's electrical and internal sewer drains. If these audits identify defective or non-compliant system(s) the property owner is required to arrange for timely rectification and meet the costs for those works. Property owners will be notified of a period to rectify the defect(s) identified.

Property owners that have not rectified defects by the period nominated will need to arrange for completion of their pressure sewer installation and risk additional costs at completion of the scheme (eg. pumpout + availability charges).

6.4 Construction of Pressure Sewer System

Council's contractor will install and commission the pressure sewer system per the approved designs, which includes the full connection of the properties that have no outstanding defects from the audits. Property owners will be advised when their properties are fully connected to the new scheme.

6.5 Additional Pressure Sewer Units

If the backlog scheme has been provided with additional PSU's, the allocation of these will be on a 'first in first served' basis. Additional units will only be provided for single vacant (residential) lots existing at the time of scheme completion.

6.6 Decommissioning On-site Treatment Systems

Once connected to the scheme the property owner is required to meet all costs and health requirements associated with the decommissioning of their on-site system. At minimum the on-site tanks must be "de-sludged and cleaned out". Council will provide details with regard to decommissioning options and the associated costs as part of the consultation process.

When decommissioning of the onsite system has been completed, a final inspection of the property is to be arranged by the property owner with Planning, Environment and Development Group of Council.

6.7 Implementation of Availability Charge

At the completion of the scheme Council will provide written notification to all property owners within the scheme of the impending wastewater availability charge.

6.8 On-going Ownership, Maintenance and Repair

All pressure sewer infrastructure installed as part of a backlog scheme will remain in the ownership of Council. Residents will be provided with a detailed home owner's manual and a quick reference home owner's guide to assist with troubleshooting and the process to follow in time of alarm or system failure.

7 IMPLEMENTATION

Shoalhaven Water is responsible for the implementation of this policy.

8 REVIEW

In accordance with S 165 (4) of the Local Government Act 1993, this policy will be reviewed within one year of the election of every new Council.

9 APPLICATION OF ESD PRINCIPLES

To reduce the impact on the environment by:

- Eliminating stormwater inflow and ground water infiltration;
- Eliminating area pumping stations;
- Substantially reducing potential overflows from the sewerage system; and
- Reducing the footprint for installation and thus reducing clearing of vegetation.