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Objective

The Objectives to this policy are to:

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

Statement

Mid-Western Regional Council has adopted pressure sewer technology as an acceptable alternative to conventional gravity systems in certain circumstances.

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

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

Although pressure sewerage may, in some locations, have a lower construction cost than conventional gravity systems, this will not necessarily mandate its use.

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

Related policies and plans

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 Mid-Western Regional Council area:

- The Technology Suppliers Installation Instructions and Warranty (specific to application)
- A home owner's manual to inform the resident of what they can and cannot do in relation to the pressure sewerage system on their property, as well as what to do if their system should fail.
- The Water Services Association of Australia "Pressure Sewer Code."

Definitions

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

Building Envelope – Area under roofline of the existing occupied building with waste fixtures

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 – Mid-Western Regional Council

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

Out Buildings – Sheds or enclosure that are deemed not habitable under the building code and do not contain compliant waste fixtures as per AS3500

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.

Property Audit Defect – Inspection where it is discovered that the existing electrical or house drainage system is not compliant with regards to AS3500, AS3000 and local power supply rules

Policy

Council 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 the following will apply:

Consultation

Council staff will undertake consultation to inform the community of all aspects of the proposed scheme.

Scheme Design and Infrastructure Supply

Council's contractor will carry out the design of all pressure sewer system reticulation 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 for existing habitable buildings on single residential properties within the scheme boundary.

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 out-buildings (as defined in this Policy)
- 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.

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 determined by Council, irrespective of the development status.
- Council will cover the cost of the connecting pipe work (from the existing 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 building envelope
- Where relevant development approval is granted by Council, servicing of non-residential properties may be designed by Council's contractor (when timing corresponds with backlog pressure sewerage scheme implementation only). Council will not undertake the ownership and maintenance of on-property infrastructure. Costs associated with construction, ongoing operation and maintenance will be the responsibility of the property owner.

Property Audits

Council's contractor will conduct audits of the property's existing electrical and house drains. If these audits identify defective or non-compliant system(s) Council's contractor will undertake the following rectification or upgrade works where identified via the contractor's audit:

- Replacement of defective Earth Stakes
- Provide additional Neutral Link to electrical meter box
- Remove 2 pole RCD/MCB and install single pole RCD/MCB combination
- Installation of 3 phase main switch to safely isolate supply
- Installation of 1 phase main switch to safely isolate supply
- Drainage work to alter, extend, modify or renew the existing onsite sewerage drain of the building envelope to connect to the PSU.

For any defects identified but not covered by the above list, the property owner is required to arrange for timely rectification and meet the costs of these 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 the completion of the scheme (e.g. continued pump out costs, existing system decommissioning costs & availability charges).

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.

Commercial and Industrial Applications

Pressure sewer servicing development other than a single residential dwelling (such as in commercial or industrial applications) may be permissible in certain circumstances, but these PSUs will not be owned or maintained by Council.

Decommissioning On-Site Treatment Systems

Once the occupied building is connected to the scheme. Council's contractor will decommission the existing on-site system including removal of liquid waste, crushing in of tank structure, treatment with lime, perforation of drainage holes in tank base and backfill with compactible material.

Stormwater

If stormwater drainage was unlawfully directly connected or cross connected to the existing on-site system, Council's contractor will remove such connection(s) from the drainage system as part of the property connection work. The responsibility and costs associated with the redirection of stormwater drainage to an approved point of discharge will be the responsibility of the property owner. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the Plumbing Code of Australia. All stormwater is to discharge to the road reserve, a minimum 3.0m from any building and in a way that as to not adversely affect adjoining properties.'

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 sewerage service availability charge.

Ongoing 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 home owner's manual to assist with troubleshooting and the process to follow in time of alarm or system failure.

Implementation

Mid-Western Regional Council is responsible for the implementation of this policy.

Review

In accordance with S 165 (4) of the Local Government Act 1993, this policy will be reviewed within the term of each elected Council.