

Purpose

The purpose of this policy is to provide framework for the very limited use of low pressure sewerage reticulation in new and existing domestic/commercial/industrial development, in particular, the delineation of the ownership and responsibilities between developers, lot owners and Council regarding the construction, maintenance and operation of private onsite sewage pump stations

Scope

This policy is applicable to all new and existing domestic/commercial/industrial developments that utilise or propose to utilise a low-pressure sewerage network serviced by individual pump stations. This policy is supplemented by Whitsunday Regional Councils Development Manual. This policy is applicable to:

- All existing and new developments within the Whitsunday region;
- Land owners, developers, Council Business Units associated with this service;
- Whitsunday Regional Council Employees who assess applications; and
- All employees and/or contractors engaged to install the required infrastructure.

Policy Statement

1. Whitsunday regional Council may permit the installation of low pressure sewer systems where it can be shown, through a triple bottom line approach that gravity reticulation is not viable or where there is a particular environmental/social benefit making gravity reticulation undesirable that cannot be addressed with alternative engineering approaches.
2. This policy covers pressure sewers including all pipes and components required to operate the pump station contained wholly within the premises for which it serves up to and including the sewer rising main at the point of connection to Council's public sewerage reticulation system, being the boundary kit that is located inside the boundary of each property.
3. This policy does not include gravity sewerage reticulation, sewerage lifting stations used as part of a gravity reticulation system to reduce overall depth of gravity mains, or trunk sewerage pump stations and truck rising main used to convey sewerage from gravity networks to downstream networks or treatment plants.
4. Any proposed low-pressure sewerage network will need to address the requirements set out in the Whitsunday Regional Council's Design Manual Design Guidelines - D7 - Sewerage System and any other relevant guidelines (e.g. Water Service Association - Pressure Sewerage Code of Australia) or legislation applicable for its use, and be submitted to Council for approval.
5. For the purpose of this policy all pipes, tanks, pits, pumps, fittings, fixtures and components of the pressure sewer system on private property up to the boundary kit will be considered Private Assets and are the responsibility of the property owner for all repair, maintenance and replacement if necessary.
6. All sewer rising mains outside the property boundaries, downstream of the boundary kit will be considered Public Assets and shall be the responsibility of Whitsunday Regional Council, should they pass the conventional inspection/on maintenance processes.

7. Where it has been approved that a pressure sewer system is appropriate, the general proposition will be that the full costs of all works and administration of the property titles and ongoing operation and maintenance of the Private Asset components of the system shall be borne by the proponent or property owner.

Corporate Plan Outcome

1. Our organisation is innovative, efficient and financially sustainable
2. Our infrastructure supports our region's current and future needs.

Corporate Plan Strategy

1. Engage with the community to inform Council's decision-making process.
2. Develop and maintain effective water and waste water infrastructure, networks and facilities.
3. Develop a water and waste services and systems that ensure the integrity of the Whitsunday Region's natural environment.

Applicable Legislation

Local Government (Water, Sewerage and Drainage) Regulation 1993.

Definitions

CEO refers to the Chief Executive Officer of the Whitsunday Regional Council appointed in accordance with the *Local Government Act 2009*.

Council refers to the Whitsunday Regional Council

Employee refers to any employee, contractor, volunteer etc. of the Council

Low Pressure Sewerage Network refers to an underground reticulated sewerage network that utilises private pump stations on allotments that pump under pressure to a common rising main in public space (e.g. road reserve). This system generally does not include gravity sewers.

Gravity Sewers refers to underground sewers that use gravity force (via a continuous downwards gradient in the pipe) to convey sewerage away from a source.

Related Documents

Water Services Association of Australia, Sewerage Code of Australia.

Water Services Association of Australia, Sewerage Pumping Station Code of Australia.

Human Rights Compatibility Statement

This Policy has been assessed as compatible with the Human Rights protected under the *Human Rights Act 2019*.

Low Pressure Sewerage Reticulation Policy

Infrastructure Services - Whitsunday Water
DEVE_05

COUNCIL POLICY			
Date Adopted by Council	22 November 2017	Council Resolution	
Effective Date	22 November 2017	Next Review Date	22 November 2020
Responsible Officer(s)	Chief Operating Officer Whitsunday Water	Revokes	N/A
Public Consultation: Yes / No			