

Policy title:	PRESSURE SEWER SYSTEMS POLICY
Policy number:	5.17.9
Objective:	To provide developers, property owners and builders with guidance on the use and application of Pressure Sewer Systems.
Link to community vision/service:	Transport and Infrastructure
Program Area:	Development and Compliance
Policy created: 10/6/14	Council reviewed: 10/6/14
Last reviewed by staff: 10/6/14	TRIM Ref: ED13/32156 & ED16/27708

1. Objectives

- 1.1. This policy provides a framework for the provision of Pressure Sewer Systems within Lismore City Council local government area.
- 1.2. In particular this policy details the responsibilities of developers and individual property owners with respect to the construction, maintenance and operation of associated infrastructure and provides a basic guide to Council's expectations for design, construction and installation of such systems.
- 1.3. This Policy seeks to delineate between private assets and public assets as components of a Pressure Sewer System and applies only to properties where a Positive Covenant exists or is to be placed on the Title of the Land in the case of new developments.

2. Policy Statement

- 2.1 Lismore City Council will permit the installation of Pressure Sewer Systems to provide sewerage services to properties where standard gravity sewerage systems cannot be effectively or economically used, or where Pressure Sewers have particular environmental, economic or social benefits. Pressure Sewers are sufficiently different to gravity reticulation systems to require a separate policy statement.
- 2.2 This policy does not include gravity sewerage reticulation systems. These applications do not fall within the definition of a Pressure Sewer and this document is not intended to cover those applications.
- 2.3 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.
- 2.4 In all cases where it has been determined that a Pressure Sewer System is required to service the property, an application shall be submitted prior to carrying out any work and

approval granted by Council under the provisions of Section 68 of the Local Government Act and any other relevant legislation applicable to the proposal.

- 2.5 Creation of easements and positive covenants. Where Pressure Sewers are approved it will be conditional that a Positive Covenant is placed on the Title of the land. Where any Sewer Rising Main is laid downstream of the Boundary Kit, other than within the road reserve or other reserve under the care and control of Council, an easement will be required in accordance with Section 88B of the Conveyancing Act.

For the purposes of this Policy all pipes, tanks, pits, pumps, fittings, fixtures and components of the Pressure Sewer System on private property up to and including the Boundary Kit will usually be considered to be Private Assets and are the responsibility of the property owner for all repair, maintenance and replacement if necessary. (See note at the end of this policy)

All Sewer Rising Mains outside the property boundaries, downstream of the Boundary Kit will be considered Public Assets and shall be the responsibility of Lismore City Council.

- 2.6 In support of this Policy Council has developed Guidelines for Pressure Sewer Systems. Developers, property owner's and Builder's should refer to these Guidelines for further information in regard to design and installation of Pressure Sewers. A copy of these guidelines will be made available via Council's website.

Additionally, proponents for new developments should refer to the Water Services Association -Pressure Sewerage Code of Australia (WSA 2007 V1.1) for detailed information on the design and installation of Pressure Sewers.

- 2.7 Where it has been determined that a Pressure Sewer System is required, the general proposition will be that the full cost of all works and administration of the Property Title and ongoing operation and maintenance of the Private asset components of the system shall be borne by the proponent or property owner. (see note at the end of this policy)

- 2.8 Other Policies that relate to this Policy include:

- Private Sewage Pump Stations
- Building over or near Sewers and other underground pipelines or structures.

3. Review and variation of this Policy

- 3.1 Review of this Policy will be carried out on an annual basis. Minor variations may be required in line with new standards or practices that become available from time to time.
- 3.2 The General Manager (or his nominated delegate) has delegated authority from Council to vary the provisions of this policy subject to the proper exercise of decision making powers including record keeping of the reasons for decisions.

Note: Notwithstanding the above policy provisions, and dependent on the specific circumstances, size and scale of the proposed pressure sewer system, Council reserves the right to acquire an entire pressure sewer system (including components on private land) as a public asset where there are sound reasons for Council to accept those assets.