



POLICY MANUAL

Policy title:	PRIVATE SEWAGE PUMP STATIONS POLICY
Policy number:	7.2.3
Objective:	To provide developers, property owners and builders with guidance on the use and application of Private Sewage Pump Stations
Link to community vision/service:	Strategic Planning, Assessment and Construction
Program Area:	Development and Compliance
Policy created: 8/4/14	Council reviewed: 8/4/14
Last reviewed by staff: 8/4/14	TRIM Ref: ED13/32150 & ED16/30329

1. Objectives

- 1.1 This policy provides a framework for the provision of Private Sewage Pump Stations 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 from such systems.

2. Policy Statement

- 2.1 Lismore City Council will permit the installation of private sewage pump stations to provide sewerage services where other forms of sewerage systems cannot be effectively or economically used, or where private sewage pump stations have particular environmental, economic or social benefits. Private sewage pump stations are sufficiently different to gravity reticulation systems and pressure sewerage systems to require a separate policy statement.
- 2.2 This policy does not include gravity sewerage reticulation systems or pressure sewerage systems. These applications do not fall within the definition of a private sewage pump stations and this document is not intended to cover those applications.
- 2.3 This Policy covers sewage pump stations including all pipes and components required to operate the pump station contained wholly within the premises for which it serves up to the point of connection to Council's public sewerage system. The point of connection must be either on the land or immediately adjacent to the land.
- 2.4 In all cases where it has been determined by Council that a pump station is required to service the property (following proper consideration of applicable Acts, Regulations, Construction Codes and this Policy and accompanying guidelines), 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 pump stations are approved it will be conditional that a Positive Covenant is placed on the Title of the land. Where any pipe work is permitted outside the property boundaries, 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.
- 2.6 In support of this Policy Council has developed Guidelines for Private Sewage Pump Stations. Developers, property owners and Builders should refer to these Guidelines for further information in regard to design and installation of Private Sewage Pump Stations. A copy of these guidelines will be made available via Council's website.
- 2.7 Where it has been determined that a Private Sewage Pump Station is required the full cost of all works and administration of the Property Title and ongoing maintenance of the system shall be borne by the proponent or property owner.
- 2.8 Other Policies that relate to this Policy include:
- Pressure Sewer Systems
 - 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.

