



KEMPSEY
Shire Council

DIRECTOR SHIRE SERVICE'S REPORT

13 September 2005

DSS9	JERSEYVILLE SEWERAGE SCHEME
FILE: S8-1	SLM

SUMMARY:

Reporting on the progress of the Jerseyville sewerage system.



At the extraordinary council meeting of 26th April 2005 Council resolved to temporarily suspend the installation of a low-pressure grinder pump (LPGP) system until further investigation and consultation was completed.

Soil sampling was undertaken in June by Hackett Laboratory Service P/L to obtain evidence of acid sulphate soil in the area. Sampling was performed at various depths at four borehole locations, resulting in acid sulphate soils being found at a minimum depth of 0.8m from the surface.

A Resident Information Pack was compiled describing 6 sewerage systems, which have the capability of being utilised at Jerseyville, the advantages and disadvantages for each system, and approximate costs for each system. This document was delivered to each household and consultation was completed the following week with each property owner.

The household consultation provided mixed results. There were a number of residents who do not believe there is a problem with the septic system and do not wish to change from the existing septic tank system. Others believe that there is a problem with the septic systems and agree that they need to connect into a different system. The issue of which system is preferred by the local residents is difficult to alter. Some residents do not wish to have any system other than gravity, while it seems that the majority would be satisfied with the LPGP system if there is no extra cost for the maintenance agreement.

REPORT IMPLICATIONS:

- ***Environmental***

Due to the location of Jerseyville adjacent to the Macleay River, the existing septic tank systems are polluting the groundwater, which is just below the surface. This in turn is most likely to affect the adjacent river water quality, both from groundwater and surface water flows.

Acid sulphate soils have also been discovered only 0.8m below the surface.

Lot sizes are such that the required absorption trenching for septic systems cannot be provided.

The LPGP system has pipe work, which is considerably shallower to install than normal gravity systems, so there will be less environmental issues. Therefore the LPGP system is the preferred system for Jerseyville.

- *Social*

The landowners have been advised that the existing system should be upgraded to a system that has less environmental impacts. Public consultation has resulted in a split response from the local residents on which system is preferred.

The major issue appears to be the \$100/year maintenance fee in addition to the normal sewerage charge. For the number of properties involved, the level of aggravation and amount recovered it seems difficult to justify this charge.

Council needs to make a firm decision on how to progress this issue. It would appear that the Community have a preference that is not that of Council's Staff.

- *Economic (Financial)*

The current budget for the scheme is \$400,000, with approximately \$250,000 remaining to complete the project.

The estimated cost of LPGP sewer is estimated to be \$10,000 per lot. Council has accepted the proposal to charge an upfront installation fee of \$2,000 per lot but this could be increased to \$2,500 or \$3,000 per lot to reduce the burden to Council.

- *Policy or Statutory*

Nil

- *Director's Review*

The preferred option of provision of sewerage to Jerseyville is the LPGP System and Council is encouraged to support the recommendation.

RECOMMENDATION:

1. That the concept of installing a LPGP sewerage system for Jerseyville be confirmed.
2. That the ownership of the E-ONE system inside the property be by the property owner, with a maintenance agreement with Council regarding Council access and servicing requirements.
3. That the cost for the LPGP maintenance agreement be removed from Council's Fees and Charges.
4. That the installation fee be set at \$2,500 per lot.

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K J Finnie
DIRECTOR SHIRE SERVICES