



INFORMATION BULLETIN

Clarification on PSP – Water and Sewerage (CTM Water Alliance) Provisions

Issue Date

September 2023

Department

Development Services

Program

Development Planning and Engineering

NUMBER

DPE06

1 Purpose of this Information Bulletin

To alert industry representatives on clarifications to the Planning Scheme Policy - Water and Sewerage (CTM Water Alliance) v1.0 (the PSP) which were recently communicated to the Urban Development Institute of Australia (UDIA), Mackay, Isaac and Whitsunday Branch.

2 Details

Recently Council issued correspondence to the UDIA clarifying several provisions within the PSP. This was in response to matters raised by local industry representatives. Appendix One provides a summary of this.

Further review and refinement of the PSP is forthcoming.

3 Date of Effect

27 September 2023.

4 Enquiries

Please direct enquiries concerning this Information Bulletin to Council's Development Planning and Engineering Program by telephoning 1300 MACKAY (1300 622 529) or emailing development.services@mackay.qld.gov.au.

Issuer: Matthew Kelly

Issuer Position: Manager Development Planning and Engineering

Appendix One

Matter within PSP	Council Comment
Easements to be provided over any sewer main within private property	A three-metre-wide easement over any gravity sewer mains is required in private property regardless of the depth or the diameter of the main.
House connection branches	The maximum connection depth of four metres as per superseded Planning Scheme Policy 15.14 can be maintained. Connections deeper than four metres are subject to approval following further engineering and geotechnical assessment.
Minimum grade for gravity sewer mains	The first DN150 gravity sewer main (nominal length eighty (80) metres) must maintain a minimum 1:100 grade. Grades for subsequent lengths shall be per the minimum grades nominated within the PSP. This removes the need for a 1:100 grade for the first 10 allotments.
PSP requirement 4.7.2	Corrosion associated with the release of hydrogen sulphide is the highest risk for concrete corrosion in manholes. Accordingly, the position is to require protective coatings in manholes that directly receive pumped flow from a sewer pump station and that are one manhole downstream of a pumped flow. No other manholes will require internal coating other than referenced above.
Clarification of the parameters for the placement of sewers road reserves	Council is continuing to review the location of gravity sewers with road reserves and recognises that the amendment to the Planning Scheme Policy for Geometric Road Design may allow for alternative road design corridors/reserves that could allow for placement of gravity sewers in the road reserve.
Cover requirements and location of water services under roads	Council confirms a preference for deeper service crossings over the use of protection slabs where minimum cover requirements are unable to be achieved. Council will accept a reduced vertical clearance between water mains/services and stormwater drains in accordance with superseded Planning Scheme Policy 15.12. Council confirms that a minimum vertical clearance of 150mm between water mains/service and stormwater drains >300mm will be accepted.

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