

Wastewater tankering

Development Services fact sheet

What is tankering?

Tankering is the removal of wastewater by carting. Tankering may be negotiated to allow a subdivision to proceed in situations where the commissioning of wastewater infrastructure such as pumping stations or connecting link sewers aren't completed.

There are several risks associated with tankering wastewater such as:

- the risks of overflows to the environment
- impact on residents by frequent tanker movements
- financial liability and ongoing costs
- possible conflicts between developers when a tankering point needs to be shared.

Prior to seeking clearance of subdivision conditions: it is our preference that all necessary works be completed and the developer to make every endeavour to connect their new development to the existing wastewater scheme.

Please note: Tankering is only allowed on gravity schemes and only as a last resort. The maximum number of houses/connections allowable for tankering shall be no more than 150.

Process

To be able to tanker wastewater from your development you need to enter into a 'Tankering performance agreement'.

Firstly you need to provide us with information that allows us to make an assessment of whether your development is suitable for tankering (eligibility criteria).

Once your eligibility has been approved, you will need to provide a strategy containing the specific details of the proposed tankering arrangements.

Please note: You are required to have your eligibility approved before we will review your strategy.

Eligibility

We require developers to demonstrate all other options have been considered (including constructing downstream outfall works) and that tankering is the only viable option.

To assess your tankering request, you need to provide the following information:

a) Detail of the works that connects the development to the existing wastewater scheme

For headworks assets, define:

- the project (WAPC and project number plus scope, i.e. type 40 WWPS, DN450 gravity sewer)
- Planning information pack (Date issued)
- Scoping report (Date accepted/Developer Constructed Works Scoping Agreement signed)
- Engineering Summary report (Date accepted/Developer Constructed Works Agreement executed)
- Planned project practical completion (PPC) date
- Number of weeks from desired subdivision clearance date to PPC date of the headworks
- Planned project takeover date (Asset transfer)
- Who is funding the works (Water Corporation or fully developer funded)



For reticulation works, define:

- length/diameter of pipe required
 - constraints preventing this pipe being designed and installed prior to desired subdivision clearance date that are beyond the developers control
 - planned Project Practical Completion (PPC) date
 - number of weeks from desired subdivision clearance date to PPC date of the reticulation works.
- b) Detailed explanation of why tankering is a viable option and what are the ramifications for the developer if the tankering proposal is refused.
- c) Detailed explanation of how the residents will not be impacted by tankering operations and how public safety will be maintained. Refer to the Environmental Protection Authority (EPA) guidelines, specifically Guidance Note 3. Applicants are expected to have a thorough understanding of EPA guidelines in relation to Tankering of Wastewater.
- d) Estimated tankering duration (should not exceed 12 months).
- e) Detailed explanation of what the developer will do if other developers want to discharge wastewater to the same tankering point.
- f) Confirmation that the proposed tankering point is not located within a wellhead protection zone. No tankering will be considered within a wellhead protection zone.
- g) Developers details (including ABN).

If there are other options that haven't been considered or fully investigated, the developer will be required to pursue those other options prior to subdivision clearance. The developer should demonstrate why the outfall works can't be constructed

Consideration of tankering eligibility is dependent on past performance of delivering outfall works and prompt payment of all associated tankering bills. A developer will not be eligible for tankering where they have failed to deliver agreed works or any Company or Company Director associated with a tankering proposal has failed to pay any bills on time.

Tankering strategy

Once a development is considered eligible for tankering, the developer must then provide a strategy that outlines the specific details of the tankering.

The following points are to be included and addressed in the tankering strategy:

1. Name of Site Supervisor and their contact details.
2. Number of lots requiring clearance of subdivision conditions.
3. Timeframe – anticipated progress of the development, e.g. timing of subdivision clearance, issuing of Certificate of Titles, lot sales and construction of dwellings etc.

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4. Beneficiary Lot details if there is a developer commitment not to connect beneficiary lots. A strategy will be required to ensure that no applications for connection of beneficiary lots are made until the outfall has been completed.
5. Total available storage i.e. 15m³ (Please note: detailed calculations are not required to be submitted).
6. Estimated frequency of tankering visits for duration of the tankering period, e.g. 1 truck a week for the first 3 months then 3 trucks a week for the next 6 months (include an allowance for flow from building).
7. Plan of tankering point:
 - tankering chamber location
 - tankering chamber depth – maximum 5 metres
 - tankering chamber access – shall be a minimum of a constructed track of no less than 6 metres wide with a turning circle capable of handling an 11,000 litre truck and have approval of the relevant local government authority. If the Tankering Strategy is based on the use of a 20,000 litre truck, please provide confirmation in writing from Western Resources Recovery of availability (track to suit 20,000 litre truck if approved by Western Resources Recovery)
8. Gradient of track to access chamber.
9. Camlock tankering chamber detail (refer to the diagrams on the following page)
10. Method statement for isolation (High Risk Isolation type is the preferred method – refer to the Isolation Guideline in the Developers Manual).
11. Demonstrate that access to the tankering access chamber will be available 24 hours a day, 7 days a week.
12. Traffic management requirements if any, and local government authority approval, where applicable.

Tankering performance agreement

Following acceptance of the tankering strategy the developer will be provided with a tankering performance agreement.

All subsequent stages of subdivision are required to follow the above process and confirm that the schedule for the outfall works is being maintained and that all tankering costs are being paid on time.

Where the schedule for the outfall works is not being met or tankering bills are not being paid, clearance of further stages will not be considered.

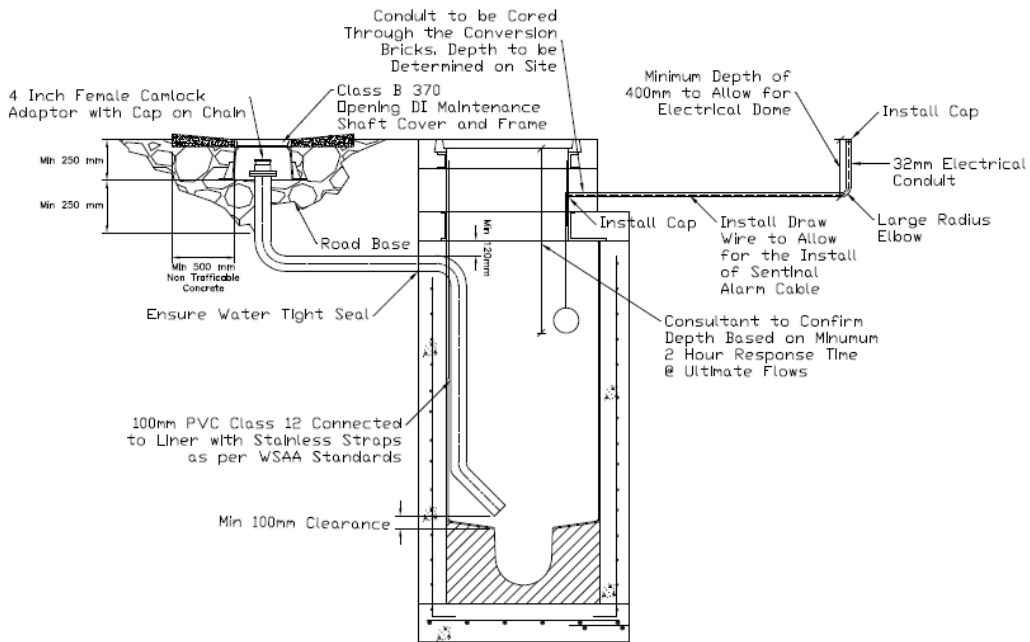
We will return the financial security after the takeover of the outfall works and when all tankering bills have been paid.

Please note: In the Perth Region, we manage the temporary carting of wastewater with the developer being held liable for all associated costs. In all country regions, the developer manages the temporary carting of wastewater at the developers cost.



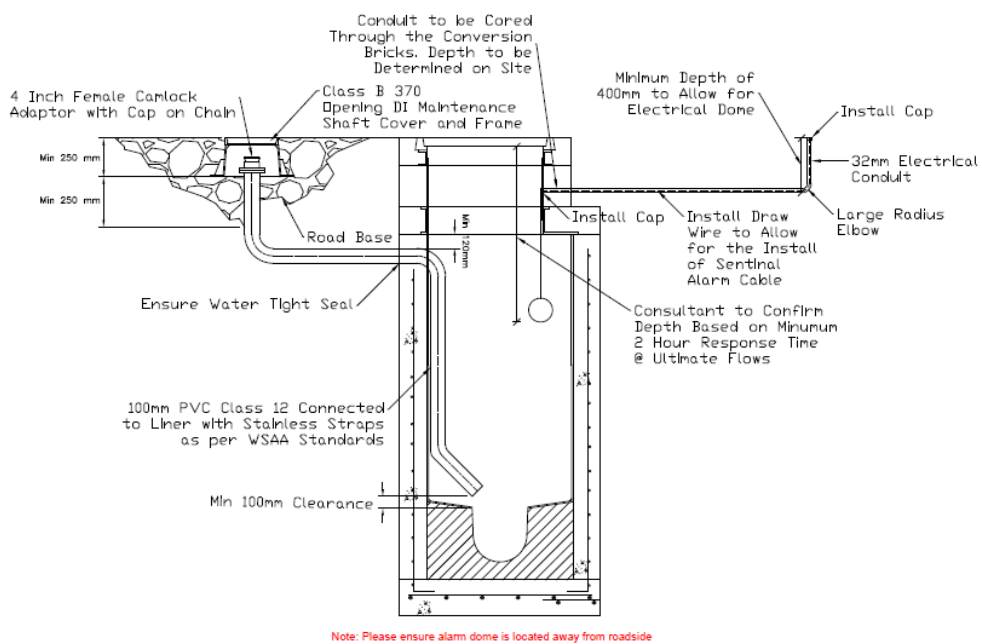
CAMLOCK TANKERING CHAMBER DETAIL

WITHIN PUBLIC DRINKING WATER SOURCE AREA



CAMLOCK TANKERING CHAMBER DETAIL

OUTSIDE OF PUBLIC DRINKING WATER SOURCE AREA



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Performance clearance milestones

If a tankering strategy is approved the developer must enter a tankering performance agreement and a Land Servicing Performance Agreement (if applicable) and supply a financial security.

The following table details the typical securities required for tankering:

Tankering	\$100,000* *Set at Water Corporation's discretion and may be altered depending on the application*
Sewer headworks assets and connecting reticulation links	
Sewer headworks assets - Where dependent works are funded and delivered by the developer ahead of Water Corporation's 5 year Capital Works Program	150% of the cost estimate of constructing the works
Sewer Connecting Links (outside WAPC application area) - Where the works are dependent on sewer reticulation works	150% of the cost estimate of constructing the works

Outfall milestones wastewater

Minimum milestones to be reached, prior to applying for clearance of conditions (for stage 1 only):

- Where the dependent works are **sewer headworks assets being delivered by Water Corporation**, the Engineering Summary Report (ESR) must be accepted prior to clearing any subdivision conditions.
- Where the dependent works are **sewer headworks assets being delivered under a Developer Constructed Headworks Project**, the ESR must be accepted AND the Developer Constructed Works Agreement must be executed prior to clearing any subdivision conditions.
- Where the dependent works are **sewer headworks assets being delivered and fully funded by the developer in advance of the Corporation's Capital Program**, the ESR must be accepted, the Developer Funded and Constructed Works Agreement must be executed AND works have commenced on site (start-up) prior to clearing any subdivision conditions.
- Where the dependent works are **sewer headworks assets being delivered and fully funded by the developer (temporary works)**, an acceptable stage will be no earlier than the date the ESR is accepted, the Developer Funded and Constructed Works agreement is executed and works have commenced on site (start-up) prior to clearing any subdivision conditions.
- Where the dependent works are **sewer headworks assets being delivered by another developer**, those works must have commenced on site (start-up) prior to clearing any subdivision conditions.
- Where the dependent works are **sewer connecting links**, works must have commenced on site (start-up) prior to clearing any subdivision conditions.

More information

For further information please email land.servicing@watercorporation.com.au or call us on (08) 9420 2099.