



Gladstone Regional Council

Council Policy

Title	PROPRIETARY STORMWATER QUALITY IMPROVEMENT DEVICES (SQIDS)
Policy Number	P-2014/44
Responsible Directorate	ENGINEERING SERVICES
Responsible Officer	DIRECTOR ENGINEERING SERVICES
Date of Adoption	16 DECEMBER 2014
Resolution Number	G/14/2281
Date Review Due	16 DECEMBER 2017

1.0 PURPOSE:

This policy has been developed to provide direction to Developers / Planning Consultants / Engineers when approval is sought to use proprietary Stormwater Quality Improvement Devices (SQIDs) as a part of a development's stormwater management strategy. It seeks to set out Council's requirements for the design, construction, and maintenance of SQIDs.

2.0 SCOPE:

This policy applies to all SQIDs which have been approved under Development Approvals issued under the Sustainable Planning Act 2009 for developments on privately controlled property in the Council area.

3.0 RELATED LEGISLATION:

- Environmental Protection Act 1994
- Environmental Protection (Water) Policy 2009
- Sustainable Planning Act 2009

4.0 RELATED DOCUMENTS:

- State Planning Policy
- Council's Regional Stormwater Management Strategy
- Council's engineering specifications for stormwater management
- Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (published by Healthy Waterways Pty)
- Maintaining Vegetated Assets (published by Healthy Waterways Ltd)

5.0 DEFINITIONS:

To assist in interpretation of this policy the following definitions apply:

Bioretention System - A well-vegetated, open water retention cell, pond or basin designed to enhance the degree of water filtration through a specially prepared sub-surface filter medium. Typically formed in grass or vegetated swales through the inclusion of regularly spaced flow control barriers such as check dams or elevated driveway culvert crossings.

Development Approval - means any approval issued under the Sustainable Planning Act 2009.

Gross Pollutant Trap (GPTs) - A pollution trap designed to intercept coarse particulate material (by settlement) and gross pollutants such as litter and organic debris (by screens or booms).

Maintenance Plan - means the maintenance plan as set out in part 6.2 of this Policy.

Stormwater Quality Improvement Devices (SQIDs) - A collective term referred to physical device/s or component/s of a stormwater network used to protect the health of local waterways by reducing the amounts of pollutants that enter the waterways. The term includes such devices as trash racks, baskets, gross pollutant traps, stormwater filters, bioretention systems, and constructed wetlands.

Stormwater Filter - A stormwater treatment system that incorporates confined or unconfined filters, such as sand filters, cartridge filters.

6.0 POLICY STATEMENT:

6.1 Design & Construction Requirements

Key issues and design criteria for common types of SQID's are detailed in Councils engineering specifications for stormwater management, and Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (published by Healthy Waterways Pty).

Where a SQID is approved under a Development Approval it must be installed under the supervision of Registered Professional Engineer of Queensland (RPEQ). The RPEQ must also provide Council with an engineering certificate upon completion of the construction works stating that the SQID has been designed, constructed and tested in compliance with the relevant engineering guidelines and specifications.

6.2 Requirement for Maintenance Plan

In order to ensure that maintenance of a SQID is considered in sufficient detail at the design stage, designers will be required to submit a Maintenance Plan for the SQID to Council for Council's approval.

The time in which this Maintenance Plan must be submitted will be set out in the Development Approval.

The Maintenance plan should be in the form of a short report and include the following information:

- The designer of the stormwater treatment system/s;
- The location and type of device to be regularly inspected and maintained;
- The details of the manufacturer/s or the supplier/s of the SQID, if applicable;
- Details of what parts of the SQID are to be cleaned or replaced and how, and what if any qualifications are required to undertake this work;
- What, if any, machinery is required to maintain the SQID;
- Expected maintenance and inspection frequency;
- Outline of any physical, chemical or observatory indicators that would trigger maintenance;
- Expected maintenance costs;
- Access issues;
- Any environmental safeguards required during cleaning;
- Advice as to how any Occupational Health and Safety issues are to be addressed;
- Waste disposal location and method; and
- Any other information that is important for the routine maintenance of the device.

6.3 Requirement for Ongoing Maintenance

Where a Development Approval allows for a SQID within a private property, the conditions of the Development Approval will require that the land owner (person, company or body corporate) remains responsible for implementation of the approved Maintenance Plan as the Development Approval conditions with respect to the SQID remain as long as the SQID is in place and required.

The Development Approval conditions will also state, where the SQID is on land controlled by a body corporate or a community management plan, that the need for an approved Maintenance Plan must also be included in the body corporate by-laws and/or community management scheme and the associated maintenance costs must be clearly outlined in the body corporate fee.

6.4 Maintenance Records and Certificate

Development Approvals will also require that the land owner submit a maintenance certificate, signed by a RPEQ, to Council each year to confirm that the maintenance has been carried out in accordance with the approved Maintenance Plan. Records of all maintenance activities undertaken must also be provided to Council along with the maintenance certificate.

For vegetated SQIDs, the checklists in the Healthy Waterway's Maintaining Vegetated Assets must be used when undertaking inspections and maintenance in order to record the condition of SQIDs, the maintenance undertaken and any additional maintenance or rectification* that may be required.

** Note: Rectification is required when there is a problem with the SQIDs' ability to treat stormwater that maintenance activities cannot address. Examples include a design flaw, poor construction, the collapse of a hydraulic structure, or mass plant failure.*

For Stormwater Filter types, the SQIDs must be routinely checked, serviced and cleaned in accordance with the manufacturer's recommendations.

Where the land owner has entered into a long-term maintenance agreement for the SQID with a stormwater filter's manufacturer, or an appropriate entity, a copy of the current

maintenance agreement entered into may substitute for the maintenance certificate and record of maintenance activities undertaken.

Council will undertake spot inspections to ensure adequate maintenance is being undertaken.

6.5 Monitoring

In order to ascertain if SQIDs are operating as designed, water quality monitoring may need to be undertaken both before and after SQIDs are constructed. The need for water quality monitoring will be considered by Council on a case by case basis but will generally be required where:

- The discharge waterway is considered to be particularly environmentally sensitive; or
- A new technology is being used to treat stormwater from the site for which little performance data is available.

7.0 ATTACHMENTS:

Nil

8.0 REVIEW TRIGGER:

This policy will be reviewed when any of the following occur:

1. The related legislation/documents are amended or replaced.
2. Other circumstances as determined from time to time by a resolution of Council
3. Periodic Review – 3 years from date of adoption.

TABLE OF AMENDMENTS		
Originally Adopted	16 December 2014	G/14/2281
Amendment 1	<INSERT DATE COUNCIL MEETING>	<INSERT RESOLUTION NUMBER>
Amendment 2	<INSERT DATE COUNCIL MEETING>	<INSERT RESOLUTION NUMBER>
Amendment 3	<INSERT DATE COUNCIL MEETING>	<INSERT RESOLUTION NUMBER>

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STUART RANDLE
CHIEF EXECUTIVE OFFICER