
Planning Scheme Policy 16 On-site Sewerage

1.1 Purpose of the Policy

The purpose of this Planning Scheme Policy is to outline Council's requirements for information that should be included in an On-site Wastewater Treatment and Effluent Disposal Report.

1.2 Information Requirements

Submit an on-site wastewater treatment and effluent disposal report carried out in accordance with the On-site Sewerage Code and the Australian Standard AS/NZS 1547-2000 to indicate the suitability of the proposed development to accommodate on-site sewerage facilities. Each lot shall be provided with its own on-site treatment and disposal system and shall be located above the Q100 flood height and be contained wholly within the lot it serves.

The following topics provide a minimum for consideration to achieve a compliant report under the relevant Standards, Codes and Guidelines:

- (a) Site Evaluation Report
 - (i) Site Information;
 - (ii) Site Description;
 - (iii) Water Supply;
 - (iv) Climate;
 - (v) Water Table;
 - (vi) Soil Assessment.
- (b) Design Report
 - (i) Means of Compliance;
 - (ii) Effluent Load;
 - (iii) Sludge Management;
 - (iv) Nitrogen and Phosphorous Management;
 - (v) Surface and Roof Water Management;
 - (vi) Ground Water Management;
 - (vii) Dispersive Soils and Sodicity;
 - (viii) Long Term Acceptance Rate (LTAR);
 - (ix) Water Balance;
 - (x) Effluent Disposal Area;
 - (xi) Reserve Area;
 - (xii) Horizontal Setback distances;
 - (xiii) Report on Existing system.
- (c) Installation and Commissioning Requirements
 - (i) Installation;
 - (ii) Commissioning and Inspection;
 - (iii) Training.
- (d) Operational and Maintenance Requirements
 - (i) Operation;
 - (ii) Maintenance;
 - (iii) Failing Septic system.
- (e) Plans

Property plans should be drawn at a recognised scale and indicate the location of the effluent disposal area and reserve areas in relation to the top of bank of any waterways and the Q100 flood level (where applicable). 5.0 metre contours should be shown on the plan. Details of revegetation for effluent disposal areas and waterway buffer areas should be provided in a plan prepared by a suitable qualified environmental/landscape professional (refer to the Landscape Planning Scheme Policy for a Guide on details to be included in a landscape plan for revegetation).