

DUNGOG DEVELOPMENT CONTROL PLAN No 1

PART C.23 – ON-SITE SEWAGE MANAGEMENT

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23.1 INTRODUCTION

This Part applies to development that is not connected to a *reticulated* sewerage system within the Dungog Local Government Area.

23.2 AIMS & OBJECTIVES

To facilitate development by ensuring development is accompanied by the essential service of On Site Sewage Management provisions that are designed, operated and maintained in a manner that has appropriate consideration to the environmental and public health impacts of such services.

23.3 REQUIREMENTS

23.3.1 Unsewered Allotments to be Provided with an Onsite Sewage Management System

Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage.

Developments without access to the reticulated sewer of the local water and sewer authority must demonstrate that the proposal for the disposal and management of sewage is adequate and sustainable and how it satisfactorily addresses the Dungog Shire On-site Sewage Management Policy. The Policy incorporates technical tools including the Development Assessment Framework (DAF) and Technical Manual for On-site Sewage Management Systems.

23.3.2 The Development Assessment Framework (DAF)

The DAF sets out the required levels of investigation, acceptable solutions (deemed to satisfy) and minimum standards for sewage management in unsewered areas. All unsewered allotments in Dungog Shire have been assigned an On-site Sewage Management Hazard Class. This Hazard Class (Low to Very High) determines the level of detail required for supporting information submitted with development applications and applications to install or alter sewage management systems.

Sewage management hazard mapping has been completed using a risk based approach and enables Council to approve lower risk applications with limited delay or the need for detailed studies. High and very high risk sites will require a high level of scientific and engineering input to demonstrate a proposed on-site system is sustainable.

23.3.3 Requirements for Submitting an Application

Prior to preparing an application to install an onsite sewage management system, applicants should contact Council to confirm the On-site Sewage Hazard Class for their property and obtain the relevant documentation.

Applicants should use the table below to determine whether the services of an on-site system installer is only required, or if more detailed assistance from an environmental / engineering consultant is required. Applicants should then contact potential technology providers and environmental / engineering consultants to obtain quotes for the necessary work. Local installers and consultants are familiar with Council's DAF and will be able to advise on specific requirements.

Under Section 68 of the *Local Government Act 1993*, Council are the responsible authority for approval to install, alter and operate systems of sewage management not licensed under the *Protection of Environment Operations Act (1997)*. This can include systems receiving up to 750 kL/day or 2,500 Equivalent Persons (EP).

Table 1 -Application submission requirements and Relevant DAF Reference

Development Type	Hazard Class	OSSMS Application Form and Fee	Supporting Information for DA	Installer Assistance	Consultant Assistance	DAF Section
Domestic On-site Sewage Management Systems (incl. greywater treatment systems)	Low	Yes	N/A	Yes	Limited ¹	1.1
	Medium					1.1
	High				Yes	1.3
	Very High					1.4
	Effluent Pump-out				No	1.5
	Pump to Sewer					1.6
Subdivision / Increasing Building Entitlements	Low	N/A	Yes	Yes	Limited ¹	2.1
	Medium					2.2
	High			Yes	Yes	2.3
	Very High					2.4
	Consolidating Lots			Yes	Possible	2.5
Non-domestic On-site Wastewater Management Systems	Low (<10 kL/day)	Yes	Yes	Yes	Yes	3.1
	Medium (<10 kL/day)					
	High					3.2
	Very High					
	All 10-100 kL/day systems					
	>100 kL/day systems					

Note 1: A suitably qualified consultant will be required to complete the Site and Soil Pro-Forma in these cases. However a full Wastewater Management Report will not be required.

23.3.4 The Process for Submitting an Application

- Council's application form must be completed. This may be completed by the property owner in consultation with an installer or consultant (depending on property Hazard Class).
- The application form must be submitted to Council with all required supporting information (in accordance with the DAF) along with the relevant fee in accordance with the current schedule of fees and charges.
- Applications for Low and Medium Hazard allotments prepared in accordance with the Acceptable Solution criteria and Minimum Standards will be assessed and approved promptly. Failure to meet these criteria and standards will result in longer assessment periods, requests for additional information and potential refusal of the application.
- Council may request a site meeting to discuss the application.
- Council will assess the application based on the final information submitted and issue a determination. In the majority of circumstances, the application will be approved subject to a set of conditions to be satisfied before different stages of the development process can occur however there may be circumstances where the information submitted does not adequately satisfy the concerns of Council or in fact may demonstrate that a particular proposal is not sustainable.

23.3.5 How to Use the Development Assessment Framework (DAF)

The Development Assessment Framework (DAF) sets out the minimum requirements and Acceptable Solutions for proposed on-site sewage management systems and any increase in unsewered building entitlements within the Dungog Shire Council Local Government Area (LGA). It is designed as a ready reference for system installers and environmental consultants who design on-site systems. The DAF also refers to other Council policy and guideline documents in addition to external technical publications that will assist in meeting Councils Minimum Standards. These requirements vary depending on whether an allotment is classified as Low, Medium, High or Very High Hazard. The minimum standards also vary for different types of development.

All property owners wishing to submit an application to install an on-site sewage management system will require assistance from an installation firm and (as a minimum) completion of a basic site and soil assessment by. In some cases, a more comprehensive Wastewater Management Report will need to be prepared by a suitably qualified environmental / engineering consultant. Development applications resulting in an increase in existing unsewered building entitlements will always require a Wastewater Management Report as will non-domestic on-site systems.

The DAF provides a checklist for each Hazard class that can be used to confirm whether the proposed on-site sewage management system or unsewered subdivision is an Acceptable Solution based on Councils planning, development and on-site sewage management policies. **Where an application fits Acceptable Solution criteria approval will be granted promptly. If not, further information will be requested by Council to demonstrate that the proposal meets Minimum Standards.**

Minimum Standards apply to all aspects of the assessment, design and approval process and are divided into the following components:

- Site and Soil Assessment:
- System Selection and Sizing:
- Constructability:
- Cumulative Impacts.

The DAF document sets out how applications to install an on-site sewage management system and development applications that increase existing building entitlements can meet Minimum Standards and recommends resources, tools, standards and guidelines to be used in demonstrating compliance.

An application to install an individual on-site system or unsewered subdivision is unlikely to be approved where an applicant fails to use the recommended resources, tools, standards and guidelines to demonstrate compliance. Notwithstanding, the DAF does provide flexibility for individual applicants to develop innovative or site specific on-site system designs by allowing for a performance based approach where clear justification is provided and a specific level of assessment and design is undertaken.

In the majority of cases, the DAF will reduce the uncertainty associated with how much information is required for approval and streamline / expedite the approval process. However, where specific applications conflict with Council's objectives for sustainable and cost appropriate on-site sewage management, the DAF will also make it clear what additional information is required for Council to further consider the system / development.

23.3.6 Usable Land

Proposed Subdivision developments without access to the reticulated sewer services of the local water and sewer Authority must demonstrate a minimum of 4,000m² of usable land per allotment for the purpose of sustaining an *On-site Sewage Management System (OSSMS)* in accordance with the On-site Development Assessment Framework.

Subdivision developments that cannot demonstrate 4,000m² of usable land for the purpose of sustaining an OSSMS must provide connection to a reticulated sewer system or if not within a drinking water catchment, demonstrate through more site specific investigations how the proposal provides a long term sustainable wastewater management solution in accordance with the Dungog On-site Sewage Development Assessment Framework.

Subdivision developments within a drinking water catchment area that cannot demonstrate 4,000m² of usable land for the purpose of sustaining an OSSMS must provide connection to a reticulated sewer system.

Usable land (for the purposes of on-site sewage management) is considered to be the total allotment area excluding dams, intermittent and permanent watercourses and open storm water drains and pits in addition to the relevant buffer distances prescribed in the Dungog Shire Council Development assessment Framework for those objects.

23.4 REFERENCES

The following documents may be found on Councils website at www.dungog.nsw.gov.au

- Dungog Shire Council Onsite Sewage Management **Policy** 2015
- Dungog Shire Council On-site Sewage **Development Assessment Framework** 2015
- Dungog Shire Council On-site Sewage **Management Technical Manual** 2015