



## Part 7 Codes

### Division 3 Constraint Codes

#### Chapter 17 Unsewered Land

#### 1.0 Purpose

This code seeks to regulate development that is proposed to occur on unsewered land where an on-site sewerage facility is to be used. This code also seeks to avoid environmental harm and health risks caused by wastewater disposal systems and to require ecologically sustainable practices to be implemented through the planning, design and installation of wastewater disposal systems.

This is to be achieved by:

- ensuring that there will be a suitable area on the site for the installation and operation of an on-site sewerage facility and the disposal of wastewater to an environmentally acceptable standard having regard to the intended use of the site;
- requesting technical information to be submitted with the development application to determine the suitability of the site and surrounding environs for wastewater disposal;
- requiring the ongoing inspection and maintenance of the sewerage facility by the user to ensure compliance with the required health and environmental standards indicated in this code.

#### 2.0 Application

2.1 This code applies to development that is code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed.

2.2 Performance Criteria PC1-PC3 apply to all development subject to this code.

#### 3.0 Development Requirements

Performance Criteria	Acceptable Solutions
<b>Development that is Code Assessable or Impact Assessable</b>	
<b>General</b>	
<p>PC1 All development proposed to occur on unsewered land ensures that there is a suitable on-site wastewater disposal area that will not cause environmental harm or health risks.</p>	<p>AS1 No acceptable solution provided.</p> <p><b>Note:</b> <i>Information is submitted with the development application demonstrating that there is an area available on the site to dispose of wastewater to a standard consistent with the:</i></p> <ul style="list-style-type: none"> <li>a) <i>Department of Natural Resources and Mines On-site Sewerage Code and Australian and New Zealand Standard AS/ANZ 1547:2000 – On-site Domestic Wastewater Management;</i></li> <li>b) <i>Council’s Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users; and</i></li> <li>c) <i>Australian and new Zealand Guidelines for Fresh and Marine Water Quality (ANZECC &amp; ARMCANZ) 2000.</i></li> </ul>



Performance Criteria	Acceptable Solutions
<p>PC2 The proposed wastewater disposal area must be located in a position that is sufficiently removed from adjoining property boundaries and nearby watercourses.</p>	<p>AS2 The allotment size or lot configuration allows for the required separation distances of the disposal area from adjoining property boundaries, adjacent wastewater systems, nearby watercourses, inappropriate soil types and other general site constraints that would inhibit the disposal of wastewater to an acceptable environmental and health standard.</p>
<p><b>Operation and Servicing</b></p>	
<p>PC3 Any wastewater disposal system must not cause environmental harm or health risks through malfunction or lack of service.</p>	<p>AS3 No acceptable solution provided. <b>Note:</b> <i>Council will seek to condition the use of a positive covenant, registered on the title of the property, for the management of the wastewater disposal system in accordance with Department of Natural Resources and Mines On-Site Sewerage Code AS/ANZ 1547:2000 and Council's Local Law 42 and Guidelines.</i></p>