

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 18 July 2016

PE3 – Onsite Sewage Management Policy – Proposed Amendments

PE3

Onsite Sewage Management Policy – Proposed Amendments

258293

TRIM 1956

EXECUTIVE SUMMARY

- The Draft Onsite Sewage Management Policy was reported to the Ordinary Meeting of Council on 16 May 2016.
- Council resolved to place the Draft Onsite Sewage Management Policy on public exhibition for twenty-eight (28) days with a submission period of fourteen (14) days following the expiration of the exhibition period.
- The Draft Onsite Sewage Management Policy was placed on public exhibition and at the time of writing this report two submissions were received. These changes related to a name change for the Department of Health and the renaming of a Health Guideline. These changes are documented in a table annexed.
- It is recommended that the draft On-Site Sewage Management System & Greywater Reuse Policy be adopted by Council, subject to these minor amendments.

REPORT

Council's "Onsite Sewage Management Policy" (PLA 0033) was adopted in May 2011. The Policy outlines the design criteria to achieve sustainable on-site sewage management practices within the Shire. The Policy serves to inform assessment officers and residents as to the criteria, relevant legislation and guidelines for the design and installation of suitable systems.

Whilst the Policy does not include any new requirements it has been significantly rewritten in accordance with Council's Plain English initiative. The revised document now flows in a consistent format making it easier to understand and use. These changes are detailed in Attachment 1 to this report.

CONSULTATION

The Policy was rewritten in accordance with comments by Council's risk assessment auditor, Inconsult Pty Ltd. Consultation has also been undertaken with the Manager Compliance, Manager Development and relevant State Agencies, other Council's and waste water consultants. The following is a list of agencies/consultants/Council's consulted:

- Harris environmental consulting
- SEEC Consulting
- Harvest Wastewater
- Envirotech
- Bio septic
- Septic solutions
- Envirocycle NSW

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- Sydney Water
- Sydney catchment authority
- Georges river combined councils
- Hawkesbury Nepean management authority
- Camden Council
- Wingecarribee Council
- Liverpool Council
- NSW Health
- Highland Tanks.

The document was circulated to Council’s assessment team for review with appropriate comments included in the Draft Policy.

The Draft Onsite Sewage Management Policy was placed on Public Exhibition. At the time of writing this report two submissions were received requesting minor changes to the Department and document reference used in the draft Policy. These changes are shown in the table below:

Location	Previous Wording	New Wording	Reasoning
Section 4 - Guidelines	Department of Health	Ministry of Health	The Department of Health have become the Ministry of Health.
Section 6 - Related documents	<i>Septic Tank and Collection Well Accreditation Guidelines, NSW Health (2001)</i>	<i>Sewage Management Facility Vessel Accreditation Guideline, NSW (2016)</i>	This document has recently been updated.

Any further submissions received will be tabled and incorporated in the report.

FINANCIAL IMPLICATIONS

This matter has no financial impact on Council’s adopted budget or forward estimates.

ATTACHMENTS

1. Summary of proposed Changes Table
2. Draft Onsite Sewage Management Policy

RECOMMENDATION

That Council adopt the Draft On-Site Sewage Management System & Greywater Reuse Policy.

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Policy Changes table for Council Reports:

SUMMARY OF CHANGES – ON-SITE SEWAGE MANAGEMENT AND GREYWATER REUSE POLICY

Location	Previous Wording	New Wording	Reasoning
Policy Objectives	<p>The objective of this policy is to outline the framework to best ensure that on-site sewage management facilities are installed, operated and maintained correctly to meet all appropriate performance objectives and legislative requirements.</p> <p>This policy aims to provide a consistent approach in the assessment and approval process of on-site sewage management facilities.</p> <p>The policy also aims to provide the community with the necessary information to make an informed decision as to the most suitable method of effluent disposal for each particular site.</p>	<p>The purpose of this policy is to -</p> <ul style="list-style-type: none"> • Provide a consistent approach in the assessment and approval process of on-site sewage management systems. • Ensure that new on-site sewage management systems are only installed on sites that are suitable for effluent disposal. • Provide information to the community so they can make an informed decision on the most suitable method of effluent disposal for each particular site. 	<p>Included additional reasoning for the document and removed some wording to read more concisely</p>
Background	<p>The Wollondilly Local Government Area has one of the highest number of on-site sewage management facilities within New South Wales. A large proportion of the Shire is also designated water catchment area, subject to the provisions of the Drinking Water Catchment State Environmental Planning Policy (2011). Many residential, commercial and industrial premises rely on wastewater treatment and effluent disposal via various methods including aerated wastewater treatment systems (AWTS), septic tanks, wet or waterless composting systems, pumpout systems, absorption beds or trenches and irrigation for effluent disposal. Greywater treatment and diversion systems may also be implemented.</p> <p>It is Council's responsibility to determine whether proposed on-site sewage management facilities are suitable for the site where they are to be installed. In order to make an informed assessment as to the suitability of a proposed system for a particular site, certain performance criteria and requirements are to be satisfied prior to the approval for the installation and operation of the system.</p>	<p>The Wollondilly Local Government Area has one of the highest number of on-site sewage management systems within New South Wales. There are currently over 5000 systems, with this number increasing as more development occurs in the rural and semi-rural areas. Sydney Water Corporation provides and manages the reticulated sewer system within Wollondilly Shire. This sewer system is available to most smaller lots within the towns and villages of the Shire. Areas where the sewer is unavailable are generally larger lots on the fringes of these towns, semi-rural and rural areas, the villages of Menangle, Yanderra, Nattai and Mount Hunter and isolated streets where Sydney Water's sewer has not been provided.</p> <p>A large part of the Shire lies within the Sydney Drinking Water Catchment, with the region being the main source of water for Sydney. As such, it is important that we protect our waterways from potential pollution from effluent disposal. To do this, Council must manage and monitor the cumulative environmental impacts and</p>	<p>Reworded for ease of reading, to reflect different legislation, and provide a more informative introduction. Removal of guidelines and standards list as this is provided in the related documents section.</p>

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Location	Previous Wording	New Wording	Reasoning
	<p>Prior to approving any sewage management facility, consideration must be given to various standards and guidelines (including updated reviews of these) such as:</p> <ul style="list-style-type: none"> -Australian Standard AS/NZS 1547:2000 On-site domestic wastewater management -The Department of Local Government's Environment and Health Protection Guidelines – On-Site Sewage Management for Single Households 2001 -The NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises produced by the former Department of Water and Energy (DWE) -NSW Health Domestic Greywater Treatment System Accreditation Guidelines (February 2005) -The Sydney Catchment Authority's Water Quality Information Requirements (2010). 	<p>reduce the risk of failing or inadequately designed on-site sewage management systems.</p> <p>It is Council's responsibility to determine whether proposed on-site sewage management systems are suitable for the site where they are to be installed. This policy outlines the design criteria to achieve sustainable on-site sewage management practices within the Shire. In order to make an informed assessment as to the suitability of a proposed system the following design criteria must be demonstrated prior to Council approving the systems installation.</p>	
Applicability	<p>Land To Which This Policy Applies</p> <p>This Policy applies to ALL land not served by a reticulated sewerage system in the Wollondilly Local Government Area.</p> <p>This Policy applies to ALL proposed subdivisions and rezonings within the Wollondilly Local Government Area.</p>	<p>This Policy applies to all developments not serviced by a reticulated sewerage system in the Wollondilly Local Government Area.</p> <p>This Policy applies to all proposed unsewered land within the Wollondilly Local Government Area.</p>	<p>Minor rewording to cover all unsewered areas.</p>
Guidelines	<p>This Policy lays down a framework that will ensure that new on-site sewage management facilities are only installed on sites that are deemed suitable for the type of disposal proposed. The policy aims to provide a consistent approach to the assessment of new systems and will provide a mechanism to inform the community of Council's requirements for their installation. The policy has been developed to achieve the goal of ensuring that on-site sewage management facilities, through proper planning, installation and management, will provide a safe and effective method</p>	<p>Domestic On-site Sewage Management</p> <p>4.1 The installation and operation of any new on-site sewage management system requires an approval. For approval to be granted, the owner of the property must apply to Council.</p> <p>4.2 All applications to install or alter on-site sewage management systems shall include-</p> <p>A site plan with the following -</p>	<p>Condensed and rewritten to flow in a more sequential order for ease of reading, greater depth and in accordance with plain English guidelines</p>

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	<p>of effluent disposal.</p> <p>Each existing on-site sewage management facility must be appropriate for long term use on the site and meet the following performance objectives contained in the policy:</p> <p>prevention of public health risk – ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned; the prevention of the spread of disease by micro-organisms;</p> <p>protection of waters - on-site sewage management systems should be selected, sited, designed, constructed, operated & maintained so that waters (surface & ground) are not contaminated by any flow from treatment systems or effluent disposal areas;</p> <p>conservation & reuse of resources – if appropriate, provision for the re-use of resources (including nutrients, organic matter & water);</p> <p>protection of community amenity – the prevention of the spread of foul odours; the prevention of degradation of soil & vegetation; the discouragement of insects & vermin; & the minimisation of any adverse impacts on the amenity of the premises & surrounding lands.</p> <p>The performance standards in this Policy have been developed to minimise any adverse impact on the environment and community members. In order to achieve this, all new applications to install an on-site sewage management facility will be assessed on their merits with consideration given to:</p> <p>4.3.1 the nature and scale of the development;</p> <p>4.3.2 the site characteristics and suitability;</p> <p>4.3.3 protection of surface waters;</p> <p>4.3.4 protection of ground waters;</p>	<ul style="list-style-type: none"> The location of the effluent disposal area(s) with amount of land available. The location of the sewage management system. The location of all current and/or proposed buildings. All property boundaries, driveways, gardens, paved areas etc. Distances to any environmentally sensitive areas e.g. rivers, creeks, bores, drainage depressions, farm dams etc. <p>Details of the sewage management system proposed to be installed.</p> <p>Certificates of Accreditation from Department of Health for the system to be installed.</p> <p>Floor plans clearly showing the number of bedrooms in the dwelling and any other habitable rooms that may be used or converted into a bedroom.</p> <p>4.3 All new domestic applications are classified into categories determined by the amount of suitable effluent disposable area available. The categories determine the type of effluent management permissible. Each category varies in terms of the potential risk of installing an on-site sewage management system on that site and require different amounts of information to be submitted with the application to install.</p> <p>Please note - The suitable effluent disposal area does not include buffer distances, these must be provided in accordance with Section 4.8 of this policy.</p> <p>All systems will be classified into one of the three categories shown below:</p> <p>Category 1 - Lots with 1500 m2 or more of suitable effluent disposal area</p> <p>Category 2 - Lots with between 300</p>	

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	<p>4.3.5 protection of land & natural vegetation;</p> <p>4.3.6 prevention of any public health risk;</p> <p>4.3.7 enhancing community amenity;</p> <p>4.3.8 ensuring conservation & reuse of water;</p> <p>4.3.9 achieving ecologically sustainable development.</p> <p>4.4 An application to install or construct a sewage management facility on any land must be accompanied by a Wastewater Report, prepared by a suitably qualified wastewater consultant or geotechnical engineer, consistent with the guidelines and documents listed in section 2.3. This will allow Council to assess the suitability of each site for the proposed system. The report must consider the nature of the proposed development, on-site wastewater treatment system, wastewater load and an evaluation of the site and soil constraints.</p> <p>4.5 Where located in the designated drinking water catchments, the Wastewater Report must address the SCA's Water Quality Information Requirements (2010), demonstrating that the proposed development will have a neutral or beneficial effect on water quality. See: http://www.sca.nsw.gov.au/publications/publications/developments-in-sydneys-drinking-water-catchments-water-quality-information-requirements.</p> <p>4.6 A site plan drawn to an appropriate scale must be submitted with all applications and show the location of the following:</p> <p>4.6.1 The on-site sewage management facility proposed to be installed or constructed on the premises. This includes all tanks, equipment and related effluent disposal areas.</p> <p>4.6.2 The location of the proposed or</p>	<p>m2 and 1500m2 of suitable effluent disposal area</p> <p>Category 3 - Lots with less than 300 m2 of suitable effluent disposal area</p> <p>4.4 Category 1 - Lots with 1500 m2 or more of suitable effluent disposal area:</p> <ul style="list-style-type: none"> • Surface irrigation with a movable line is permissible. • Effluent disposal areas of this size are expected to be able to satisfactorily cope with domestic wastewater loads of up to 10 persons. • Only a minimum site assessment is required for sites in this category where an Aerated Wastewater Treatment System (AWTS) is proposed. A more detailed report may be requested by Council if considered necessary. <p>A detailed wastewater report prepared by a suitably qualified and experienced wastewater consultant outlining how the system will comply with the relevant legislation and guidelines is required if –</p> <ul style="list-style-type: none"> • The land is located within the Sydney Drinking Water Catchment. • Sub-soil disposal systems (i.e. trenches, beds, mounds, etc.) are proposed. • Alternate systems such as biological filter systems, greywater treatment systems, or wet and waterless composting system are proposed. • The land is located on a steep slope (more than 10%) <p>4.5 Category 2 - Lots with between 300 m2 and 1500m2 of suitable effluent disposal area:</p> <ul style="list-style-type: none"> • Only sub-surface irrigation is permissible. • A detailed wastewater report prepared by a suitably qualified 	

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	<p>existing development and the amount of land potentially available for effluent disposal must also be indicated.</p> <p>4.6.3 All property boundaries.</p> <p>4.6.4 Driveways, gardens, vegetation, paved areas or facilities existing on or proposed, and any sensitive areas of any land that has the potential to affect or be affected by the proposed facility.</p> <p>4.6.5 Any buildings or facilities existing on, and any environmentally sensitive areas of any land located within 100 metres of the sewage management facility or effluent disposal areas.</p> <p>4.6.6 Buffer distances to relevant features (refer to table in Section 4.16).</p> <p>4.6.7 The orientation and slope of the effluent disposal area and its surrounding area.</p> <p>4.6.8 North point.</p> <p>4.7 The following information is to be provided in relation to the specifications of the proposed on-site sewage management facility:</p> <p>4.7.1 Full specifications of the on-site sewage management facility to be installed are to be submitted with all applications. The specifications, including manufacturer and model number, are to be legible and clear. They must also be of a standard that permits a person to be able to identify all parts of a system including the location of components and their use.</p> <p>4.7.2 A plan and section view of the on-site proposed sewage management facility is also required.</p> <p>4.8 An application to install or construct an on-site sewage management facility must be accompanied by a copy of the current certificate of accreditation issued by the Director-General of the NSW Department of Health for the proposed system.</p> <p>4.9 For domestic systems, a</p>	<p>and experienced wastewater consultant detailing how the system will comply with the relevant legislation and guidelines must be submitted.</p> <p>4.6 Category 3 - Lots with less than 300 m2 of suitable effluent disposal area:</p> <ul style="list-style-type: none"> Only pump-out systems are permissible. A greywater treatment system may be installed; a detailed wastewater report is required for the installation of these systems. <p>4.7 Potential Bedrooms</p> <p>For domestic systems the design daily flow calculations are based on the number of potential bedrooms, the following table is used –</p> <table border="1"> <thead> <tr> <th>Design Wastewater loading for each potential bedroom</th> <th>Reticulated/Bore Water</th> <th>Tank Water</th> </tr> </thead> <tbody> <tr> <td>1-2 potential bedrooms</td> <td>600 L/d</td> <td>400L/d</td> </tr> <tr> <td>3 potential bedrooms</td> <td>900L/d</td> <td>600L/d</td> </tr> <tr> <td>4 potential bedrooms</td> <td>1200L/d</td> <td>800L/d</td> </tr> <tr> <td>More than 4 potential bedrooms</td> <td>1200L/d plus 150 L/d for each additional bedroom</td> <td>800L/d plus 100L/d for each additional bedroom</td> </tr> </tbody> </table> <p>Note - Council maintains the discretion to classify studies and other rooms that have the potential to be used as sleeping rooms as bedrooms. Council will assess each application based on its merits.</p> <p>4.8 Buffer Distances</p> <p>The following buffer distances apply to all categories unless otherwise specified:</p> <table border="1"> <tbody> <tr> <td>All land application Systems</td> <td> <ul style="list-style-type: none"> 100 metres to permanent surface waters (e.g. river, streams lakes etc.) 250 metres to domestic groundwater well 40 metres to other waters (e.g. farm dams, intermittent waterways & drainage channels etc.) </td> </tr> <tr> <td>AWTS spray</td> <td> <ul style="list-style-type: none"> 0 metres if area up gradient & 3 metres if area down gradient of driveways & property boundaries 15 metres to dwellings 3 metres to paths & walkways 0 metres to swimming pools </td> </tr> <tr> <td>AWTS surface drip & trickle irrigation</td> <td> <ul style="list-style-type: none"> 0 metres if area up gradient & 3 metres if area down gradient of swimming pools, property boundaries, driveways & buildings 12 metres if area up gradient & 0 metres if area down gradient of property boundary 0 metres if area up gradient & 3 metres if area down gradient of swimming pools, driveways & buildings </td> </tr> <tr> <td>Market Gardens</td> <td> <ul style="list-style-type: none"> AWTS only permitted with 20 metres if area is up gradient & 10 metres if area is down gradient, of any marked garden </td> </tr> </tbody> </table> <p>4.9 Residential Systems with more than 10 people and Commercial Systems</p> <p>Any on-site sewage system not used</p>	Design Wastewater loading for each potential bedroom	Reticulated/Bore Water	Tank Water	1-2 potential bedrooms	600 L/d	400L/d	3 potential bedrooms	900L/d	600L/d	4 potential bedrooms	1200L/d	800L/d	More than 4 potential bedrooms	1200L/d plus 150 L/d for each additional bedroom	800L/d plus 100L/d for each additional bedroom	All land application Systems	<ul style="list-style-type: none"> 100 metres to permanent surface waters (e.g. river, streams lakes etc.) 250 metres to domestic groundwater well 40 metres to other waters (e.g. farm dams, intermittent waterways & drainage channels etc.) 	AWTS spray	<ul style="list-style-type: none"> 0 metres if area up gradient & 3 metres if area down gradient of driveways & property boundaries 15 metres to dwellings 3 metres to paths & walkways 0 metres to swimming pools 	AWTS surface drip & trickle irrigation	<ul style="list-style-type: none"> 0 metres if area up gradient & 3 metres if area down gradient of swimming pools, property boundaries, driveways & buildings 12 metres if area up gradient & 0 metres if area down gradient of property boundary 0 metres if area up gradient & 3 metres if area down gradient of swimming pools, driveways & buildings 	Market Gardens	<ul style="list-style-type: none"> AWTS only permitted with 20 metres if area is up gradient & 10 metres if area is down gradient, of any marked garden 	
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	<p>statement is to be submitted with all applications indicating that the design wastewater load was determined by the number of potential bedrooms on the premises and shall include any other factors relevant to the capacity of the proposed on-site sewage management facility and the fixtures to be installed in the associated dwelling, building or structure. For commercial, industrial and other forms of development, the design wastewater load should be based on design allowances from AS/NZS 1547:2000 On-site domestic wastewater management and/or NSW Health's Septic tank and collection well accreditation guideline (2001).</p> <p>4.10 All applications shall include the operation and maintenance requirements for the proposed on-site sewage management facility including servicing arrangements and the action to be taken in the event of a breakdown, or other interference with its operation.</p> <p>4.11 Each proposed new on-site sewage management facility will need to be classified into one of three categories at the planning stage. The amount of suitable (ie. usable) effluent disposal area will determine which of the three categories the system will be classified under. The dimensions of suitable effluent disposal areas must be supplied and clearly delineated on a site plan at the application stage. Each category has different requirements regarding the amount of information that is to be submitted at the application stage. The categories will also determine the type of system which will be permitted on a particular site.</p> <p>All systems will be classified into one of the three categories shown below:</p> <p>Category 1 - Lots with 1500 m2 or more of suitable effluent disposal area</p> <p>Category 2 - Lots with between 300 m2 and 1500m2 of suitable effluent disposal area</p> <p>Category 3 - Lots with less than 300 m2 of suitable effluent disposal area</p>	<p>for domestic purposes or that is expected to receive an equivalent daily wastewater volume between 10 EP and 2500 EP is typically regarded as a commercial sewage management system, or a package wastewater treatment plant.</p> <p>These systems are to be designed by a suitably qualified and experienced wastewater consultant. Individual design, water quality details and calculation of peak flow and average flow rates must be submitted to Council as part of the application. Effluent disposal areas are required to be calculated in accordance with these flow rates.</p> <p>Typically industrial premises are required to install a pump out system due to the high level of chemical and physical contaminants.</p> <p>Miscellaneous requirements</p> <p>4.10 The requirements of this policy become applicable where property owners propose dwelling alterations or additions that increase the number of potential bedrooms or the existing effluent disposal area has been reduced.</p> <p>4.11 Wastewater reports prepared for subdivision applications must evaluate wastewater irrigation areas for a minimum of a 5 bedroom dwelling.</p> <p>4.12 Effluent pump-out should not be used to enable inappropriate or unsustainable development. Pump out systems will only be considered for existing unsewered building entitlements where a sustainable on-site sewage management option is not viable.</p> <p>4.13 Grey water diversion devices require the submission of a wastewater report in all unsewered area. If the property is connected to sewer a grey water device that has a WaterMark licence and is listed by NSW Health can be installed without</p>	

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	<p>4.12 The three categories have different requirements in regards to the level of information required to be submitted with each application. This is due to the fact that each category varies in terms of the potential risk as a result of installing an on-site sewage management facility and subsequently the level of assessment required will vary.</p> <p>4.13 Category 1 - Lots with 1500 m2 or more of suitable effluent disposal area:</p> <p>4.13.1 Wet weather storage is not required for this category. A land application area of this size is expected to be able to satisfactorily cope with domestic land application rates.</p> <p>4.13.2 Only a minimum site assessment is required for sites in this category where an Aerated Wastewater Treatment System (AWTS) is proposed. A basic Wastewater Report prepared by a suitably qualified wastewater consultant or geotechnical engineer is to be submitted outlining (a) soil texture and (b) depth to groundwater or bedrock (as determined by bore hole testing). A more detailed report may be requested by Council if considered necessary.</p> <p>4.13.3 A detailed Wastewater Report prepared in accordance with AS/NZS 1547:2000 will be required for all sub-soil disposal systems (ie. trenches, beds, mounds, etc) and alternate disposal systems such as biological filter systems, wet and waterless composting systems, etc. A detailed report is also required for systems to be located in landslip and flood-prone areas.</p> <p>4.13.4 If located within the drinking water catchment, a detailed Wastewater Report is to be submitted for referral to the SCA.</p> <p>4.13.5 Buffer distances apply to the effluent disposal area (see Section 4.16).</p> <p>4.14 Category 2 - Lots with between 300 m2 and 1500m2 of suitable effluent disposal area:</p> <p>4.14.1 Only subsurface irrigation where</p>	<p>Council approval.</p> <p>4.14 At the completion of installation, construction or alteration of a system, the system is not permitted to be operated until such time as the Council has issued an 'Approval to Operate'. To obtain an Approval to Operate a Notice of Works, Certificate of Compliance and Sewer Service diagram must be submitted to Council. Failure to obtain an Approval to Operate and comply with the conditions of the Approval is an offence and may result in prosecution.</p> <p>4.15 It is a requirement that all AWTS are serviced on a regular basis and that an ongoing contract is maintained with a person who has appropriate qualifications and experience in monitoring, inspecting, servicing and maintenance.</p>	

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	<p>an AWTS is proposed is to be installed on sites in this category. This is to reduce runoff from disposal areas and reduce the risk of exposing residents to the effluent.</p> <p>4.14.2 A detailed Wastewater Report is required to allow Council to assess the suitability of a site for effluent disposal. Sites in this category have smaller land application areas, and subsequently a detailed evaluation is more crucial to determine the suitability of these sites.</p> <p>4.14.3 A minimum of four star WELS rated water saving devices must be installed to reduce the amount of effluent generated, and increase sustainability of the effluent disposal area, also reducing the cost to the householder.</p> <p>4.14.4 Buffer distances apply to the land application area (see Section 4.16).</p> <p>4.14.5 If located within the drinking water catchment, a detailed Wastewater Report is to be submitted for referral to the SCA.</p> <p>4.14.6 A reserve effluent disposal area may be required if deemed necessary by the Wastewater Report.</p> <p>4.14.7 The Wastewater Report shall be prepared by a suitably qualified Wastewater Consultant or Geotechnical Engineer and should include (but shall not be limited to) details of:</p> <p>Site</p> <ul style="list-style-type: none"> └ climate (including rainfall, frost, etc.); └ flood potential; └ exposure of site; └ slope of site; └ landforms; └ run-off, seepage potential and run-on; └ erosion potential; └ site drainage; └ fill └ buffer distances (refer to Section 4.16); └ land area; └ rock outcrops; 		

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	<ul style="list-style-type: none"> ┆ geology; ┆ vegetation cover. <p>Soil</p> <ul style="list-style-type: none"> ┆ soil profile (soil texture and soil structure); ┆ soil permeability based on soil profile information; ┆ depth to bedrock or C horizon, up to at least 1 metre where possible; ┆ depth to water-table if possible or if the information is available; ┆ course fragments; ┆ bulk density based on soil profile information; ┆ pH; ┆ electrical conductivity; ┆ sodicity; ┆ cation exchange capacity; ┆ phosphorus sorption capacity. <p>4.15 Category 3 - Lots with less than 300 m2 of suitable effluent disposal area:</p> <p>4.15.1 Only pump-out systems will be permissible on lots within this category. Less than 300 m2 of land application area would likely lead to run-off of effluent and create potential health risks.</p> <p>4.15.2 The site assessment for this category would only relate to the actual property details and to the actual installation of the pump-out tanks.</p> <p>4.15.3 A minimum of four star WELS rated water saving devices must be installed to reduce the amount of effluent generated, and increase sustainability of the effluent disposal area, also reducing the cost to the householder.</p> <p>4.13.4 A domestic greywater treatment system (DGTS) accredited by the NSW Department of Health may be installed to allow reuse for toilet flushing, laundry use, etc. A Wastewater Report prepared by a suitably qualified Wastewater Consultant or Geotechnical Engineer will be required for all proposed DGTS.</p> <p>4.16 Buffer distances are required to minimise the risk of contamination to the environment and the community from effluent disposal areas. It should be noted that land designated as a buffer can not be used for effluent disposal. The SCA's Wastewater Effluent Model</p>		

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Location	Previous Wording	New Wording	Reasoning
	<p>(WEM) may require greater buffer distances based on modelled outcomes in the designated drinking water catchment area.</p> <p>The following buffer distances will apply to all categories unless otherwise specified:</p> <p>All land application Systems • 100 metres to permanent surface waters (e.g. river, streams lakes etc)</p> <ul style="list-style-type: none"> • 250 metres to domestic groundwater well • 40 metres to other waters (e.g. farm dams, intermittent waterways & drainage channels etc) <p>AWTS surface spray irrigation •</p> <ul style="list-style-type: none"> 6 metres if area up-gradient & 3 metres if area down-gradient of driveways & property boundaries • 15 metres to dwellings • 3 metres to paths & walkways • 6 metres to swimming pools <p>AWTS surface drip & trickle irrigation•</p> <ul style="list-style-type: none"> 6 metres if area up-gradient & 3 metres if area down gradient of swimming pools, property boundaries, driveways & buildings <p>Subsurface irrigation • 6 metres if area up-gradient & 3 metres if area down-gradient of swimming pools, property boundaries, driveways & buildings</p> <p>Absorption systems • 12 metres if area up-gradient & 6 metres if area down-gradient of property boundary</p> <ul style="list-style-type: none"> • 6 metres if area up-gradient & 3 metres if area down-gradient of swimming pools, driveways & buildings. <p>4.17 Greywater diversion can be achieved via gravity or pump to a sub-surface or sub-soil irrigation system and will generally require the prior approval of Council however in sewerred areas, greywater diversion devices (GDD) are permitted to be installed and operated without Council approval provided:</p> <p>4.17.1 It is carried out in accordance with the Plumbing and Drainage Code of Practice;</p> <p>4.17.2 An on-site sewage management facility is not installed and operating on the property concerned;</p>		

PE3 – Onsite Sewage Management Policy – Proposed Amendments

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Location	Previous Wording	New Wording	Reasoning
	<p>industrial premises due to the high level of chemical and physical contaminants although on-site sewage management facilities may be considered by Council however such systems will be subject to a more detailed assessment than domestic on-site sewage management facilities.</p> <p>4.22 Section 68 Part C (6) of the Local Government Act 1993 stipulates that approval is to be obtained from Council to operate a system of sewage management for both new and existing facilities. Failure to obtain an "Approval to Operate" and to comply with the conditions of the approval is an offence and may result in prosecution.</p> <p>4.23 Where property owners propose dwelling alterations, additions, or the erection of other property improvements such as swimming pools or detached garages, the requirements of this Policy becomes applicable to the consideration of the application submitted to Council. In this regard the existing effluent disposal area cannot be compromised or reduced and may require augmentation.</p> <p>4.24 Proposals for dwelling alterations or additions, or the erection of other property improvements, such as swimming pools, detached garages etc, are required to be accompanied by a Wastewater Report as set out in Category 2 of this policy.</p>		
	Department of Health	Ministry of Health	The Department of Health has become the Ministry of Health.
Responsibility/Accountability	<p>Manager – Compliance Team Leader – Compliance Team Leader – Building Senior Environmental Health Officer Environmental Assessment Officers – Building All staff providing information to the community in relation to on-site sewage management.</p>	<p>Manager – Compliance Manager – Development Team Leader – Compliance Team Leader – Building Assessment Senior Environmental Health Officer Senior Building Surveyors Building Surveyors Assistant Building Surveyors All staff providing information to the community in relation to on-site sewage management.</p>	Includes new roles or titles

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ATTACHMENT 1 – 1956– 18 JULY 2016

Location	Previous Wording	New Wording	Reasoning
Related Documents	Nil	<p>This Policy is in accordance with the following -</p> <p>6.1.1 <i>Designing and Installing On-site Wastewater Systems</i>, Sydney Catchment Authority (2012)</p> <p>6.1.2 <i>On-site Sewage Management Strategy</i>, Wollondilly Shire Council (2016)</p> <p>6.1.3 The Australian/New Zealand Standard AS1547:2012 On-Site Domestic Wastewater Management</p> <p>6.1.4 <i>Environment and Health Protection Guidelines: On-site sewage management for single households</i> New South Wales Department of Local Government (1998) (aka 'Silver Book')</p> <p>6.1.5 <i>Neutral or Beneficial Effect on Water Quality Assessment Guideline (NorBE)</i>, Sydney Catchment Authority, (2011).</p> <p>6.1.6 <i>NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises</i>, New South Wales Department of Energy, Utilities and Sustainability (2008)</p> <p>6.1.7 <i>Water Sensitive Design Guide for Rural Residential Subdivisions</i> Sydney Catchment Authority (2011)</p> <p>6.1.8 <i>Environmental Guidelines – Use of Effluent by Irrigation</i>, NSW Department of Environment & Conservation (2004)</p> <p>6.1.9 <i>Septic Tank and Collection Well Accreditation Guidelines</i>, NSW Health (2001).</p> <p>6.1.10 The Wollondilly Development Control Plan 2016</p>	Included new documents relevant today's standards and removed this list from the introduction
	<i>Septic Tank and Collection Well Accreditation Guidelines, NSW</i>	<i>Health (2001) Sewage Management Facility Vessel Accreditation Guideline, NSW (2016)</i>	This document has recently been updated
Related legislation	<p>8.1 Section 68 Part C of the Local Government Act 1993 (NSW)</p> <p>8.2 Part 2 Divisions 4 & 5 of the Local Government (General) Regulation 2005 (NSW)</p>	<p>This policy is to be read in conjunction with –</p> <p><i>The Local Government Act 1993; Local Government (General) Regulation 2005; Environmental Planning and Assessment Act 1979; Environmental Planning and Assessment Regulation 2000; Plumbing and Drainage Act 2011; Protection of the Environment Operations Act 1997; State Environmental Planning Policy</i></p>	Included more comprehensive list of legislative acts

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Location	Previous Wording	New Wording	Reasoning
Resources	<p>Local Government Act 1993 (NSW)</p> <p>Local Government (General) Regulation 2005 (NSW)</p> <p>Environment and Health Protection Guidelines – On-Site Sewage Management for Single Households</p> <p>Standard AS/NZS 1547: 2000 "On-site domestic wastewater management"</p> <p>Drinking Water Catchment State Environmental Planning Policy (2011)</p> <p>Sydney Catchment Authority - Water Quality Information Requirements (2010)</p> <p>Sydney Catchment Authority – Design and Installation of on-site wastewater systems manual (2011)</p> <p>NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises</p> <p>Wollondilly Shire Council's On-site Sewage Management Strategy</p>	<p><i>(Drinking Water Catchment) 2011.</i></p> <p>Sydney Catchment Authority – Design and Installation of On-site Wastewater Systems Manual (2012)</p> <p>Environment and Health Protection Guidelines – On-Site Sewage Management for Single Households</p> <p>Standard AS/NZS 1547:2012 "On-site Domestic Wastewater Management"</p>	<p>The provided documents are the documents all of the guidelines are based on.</p>
Definitions	<p>DEFINITIONS</p> <p>absorption - uptake of liquid into the soil</p> <p>aerated wastewater treatment system (AWTS): a wastewater treatment process typically involving:</p> <ul style="list-style-type: none"> ▪ settling of solids and flotation of scum ▪ oxidation and consumption of organic matter through aeration ▪ clarification - secondary settling of solids, and ▪ disinfection of wastewater before surface irrigation. <p>cation exchange capacity (CEC): a measure of the ability of a soil to attract and hold cations by electrical attraction; three important plant nutrients are the cations calcium (Ca₂₊), magnesium (Mg₂₊) and potassium (K⁺)</p> <p>disinfection: a process that destroys, inactivates or removes pathogenic micro-organisms</p>	<p>DEFINITIONS</p> <p>Aerated wastewater treatment system (AWTS): An aerated waste water treatment system treats all household waste water and involves the settling of solids, oxidation and consumption of organic matter, clarification of solids and disinfection using chlorination prior to irrigation.</p> <p>Buffer Distance: A distance measured in metres that represent the length of separation between an effluent disposal area and features like property boundaries, buildings, driveways, swimming pools and water courses.</p> <p>Effluent: Liquid discharge from a septic tank or aerated waste water treatment system.</p> <p>Effluent disposal area: the area designated for the disposal water from</p>	<p>Changed to reflect wording and most important definitions relevant to the document</p>

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Location	Previous Wording	New Wording	Reasoning
	<p>domestic wastewater: wastewater arising from household activities, including wastewater from bathrooms, kitchens and laundries</p> <p>effluent: any waste products (treated or untreated) from any process or human activity that is discharged into the environment,</p> <p>effluent disposal area (EDA): the primary disposal area for an on-site sewage management facility.</p> <p>electrical conductivity (EC): an electrical measure of the concentration of salts in solution; the salts that occur in significant amounts in domestic wastewater are the chlorides, sulphates and bicarbonates of sodium, potassium, calcium and magnesium; in water these salts dissociate into charged ions and the EC of the solution is proportional to the concentration of these ions. The units of EC are deciSiemens per metre (dS/m) at 25Oc</p> <p>greywater: (sullage) domestic wastewater, excluding toilet waste</p> <p>greywater diversion device: A device that diverts greywater generated by a household for subsurface irrigation reuse.</p> <p>groundwater: all underground waters</p> <p>nutrients: chemical elements that are essential for sustained plant or animal growth; the major nutrients essential for plant growth are nitrogen, phosphorus and potassium; in excess, nitrogen and phosphorus are potentially serious pollutants encouraging nuisance growths of algae and aquatic plants in waters and (in the case of nitrate) posing a direct human health risk</p> <p>pathogens: micro-organisms that are potentially disease-causing; these include but are not limited to bacteria, protozoa and viruses</p> <p>permeability: the general term used to describe the rate of water movement</p>	<p>on-site sewage management systems.</p> <p>Groundwater: all underground waters</p> <p>On-site Sewage Management System (OSSM): any facility that stores, treats and/or disposes of sewage and/or waste water on-site.</p> <p>Run-off: rain water and/or irrigated effluent that becomes surface flow because it is not immediately absorbed into the soil</p> <p>Run-on: surface water flowing on to an irrigation area as a result of run-off occurring higher up the slope</p> <p>Septic tank: wastewater treatment device that provides a primary treatment of wastewater, where solids settle at the bottom, oils and fats float to the top and liquid passes through the system.</p> <p>Sewage: waste matter which passes through sewers. Sewage includes any effluent of a kind referred to in paragraph (a) of the definition of waste in the Local Government Act.</p> <p>Sewage management: any activity carried out for the purpose of holding or processing, or reusing or otherwise disposing of, sewage or by-products of sewage.</p> <p>Soil absorption trench: Trenches are constructed below ground surface, from 300 to 900mm deep, and usually consist of a durable self supporting arch, gravel or sand.</p> <p>Sub-surface Irrigation: effluent dripper system with irrigation lines buried 100mm below the ground surface.</p> <p>Suitable effluent disposal area – An area of land specifically designated for the application of effluent, this land complies with all buffer distances, slopes and all other criteria to allow wastewater disposal.</p>	

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Location	Previous Wording	New Wording	Reasoning
	<p>through a soil</p> <p>pH: a measure of hydrogen ion concentration. It is an indicator of acidity or alkalinity and ranges from 0 - 14, where 0 is the most acid, 14 the most alkaline, and 7 neutral</p> <p>run-off: the part of the precipitation and/or irrigated effluent that becomes surface flow because it is not immediately absorbed into or detained on the soil</p> <p>run-on: surface water flowing on to an irrigation area as a result of run-off occurring higher up the slope</p> <p>septic tank: wastewater treatment device that provides a preliminary form of treatment for wastewater, comprising sedimentation of settleable solids, flotation of oils and fats, and anaerobic digestion of sludge</p> <p>sewage: waste matter which passes through sewers. Sewage includes any effluent of a kind referred to in paragraph (a) of the definition of waste in the Local Government Act.</p> <p>sewage management: any activity carried out for the purpose of holding or processing, or reusing or otherwise disposing of, sewage or by-products of sewage.</p> <p>wastewater: water that contains waste from residential, industrial or commercial premises which includes sewage and greywater.</p>	<p>Wastewater: water that contains waste wastewater arising from household activities, including wastewater from bathrooms, kitchens and laundries, which includes sewage and greywater.</p>	
Section 4 - Guidelines	Department of Health	Ministry of Health	The Department of Health have become the Ministry of Health.
Section 6 - Related documents	<i>Septic Tank and Collection Well Accreditation Guidelines, NSW Health (2001)</i>	<i>Sewage Management Facility Vessel Accreditation Guideline, NSW (2016)</i>	This document has recently been updated.

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On-site Sewage Management and Greywater Re-use Policy

1. POLICY OBJECTIVES

- 1.1 The purpose of this policy is to:
- Provide a consistent approach in the assessment and approval process of on-site sewage management systems.
 - Ensure that new on-site sewage management systems are only installed on sites that are suitable for effluent disposal.
 - Provide information to the community so they can make an informed decision on the most suitable method of effluent disposal for each particular site.

2. BACKGROUND

2.1 The Wollondilly Local Government Area has one of the highest number of on-site sewage management systems within New South Wales. There are currently over 5000 systems, with this number increasing as more development occurs in the rural and semi-rural areas. Sydney Water Corporation provides and manages the reticulated sewer system within Wollondilly Shire. This sewer system is available to most smaller lots within the towns and villages of the Shire. Areas where the sewer is unavailable are generally larger lots on the fringes of these towns, semi-rural and rural areas, the villages of Menangle, Yanderra, Nattai and Mount Hunter and isolated streets where Sydney Water's sewer has not been provided.

A large part of the Shire lies within the Sydney Drinking Water Catchment, with the region being the main source of water for Sydney. As such, it is important that we protect our waterways from potential pollution from effluent disposal. To do this, Council must manage and monitor the cumulative environmental impacts and reduce the risk of failing or inadequately designed on-site sewage management systems.

It is Council's responsibility to determine whether proposed on-site sewage management systems are suitable for the site where they are to be installed. This policy outlines the design criteria to achieve sustainable on-site sewage management practices within the Shire. In order to make an informed assessment as to the suitability of a proposed system the following design criteria must be demonstrated prior to Council approving the systems installation.

3. APPLICABILITY

- 3.1 This Policy applies to all developments not serviced by a reticulated sewerage system in the Wollondilly Local Government Area.
- 3.2 This Policy applies to all unsewered land within the Wollondilly Local Government Area.

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**On-site Sewage Management
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4. GUIDELINES

Domestic On-site Sewage Management

- 4.1 The installation and operation of any new on-site sewage management system requires an approval. For approval to be granted, the owner of the property must apply to Council.
- 4.2 All applications to install or alter on-site sewage management systems shall include-
- A site plan with the following:
 - The location of the effluent disposal area(s) with amount of land available.
 - The location of the sewage management system.
 - The location of all current and/or proposed buildings.
 - All property boundaries, driveways, gardens, paved areas etc.
 - Distances to any environmentally sensitive areas e.g. rivers, creeks, bores, drainage depressions, dams etc.
 - Details of the sewage management system proposed to be installed.
 - Certificates of Accreditation from Ministry of Health for the system to be installed.
 - Floor plans clearly showing the number of bedrooms in the dwelling and any other habitable rooms that may be used or converted into a bedroom.
- 4.3 All new domestic applications are classified into categories determined by the amount of suitable effluent disposable area available. The categories determine the type of effluent management permissible. Each category varies in terms of the potential risk of installing an on-site sewage management system on that site and require different amounts of information to be submitted with the application to install.

Please note - The suitable effluent disposal area does not include buffer distances, these must be provided in accordance with Section 4.8 of this policy.

All systems will be classified into one of the three categories shown below:

- Category 1 - Lots with 1500 m² or more of suitable effluent disposal area**
- Category 2 - Lots with between 300 m² and 1500m² of suitable effluent disposal area**
- Category 3 - Lots with less than 300 m² of suitable effluent disposal area**

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4.4 Category 1 - Lots with 1500 m² or more of suitable effluent disposal area:

- 4.4.1 Surface irrigation with a movable line is permissible.
- 4.4.2 Effluent disposal areas of this size are expected to be able to satisfactorily cope with domestic wastewater loads of up to 10 persons.
- 4.4.3 Only a minimum site assessment is required for sites in this category where an Aerated Wastewater Treatment System (AWTS) is proposed. A more detailed report may be requested by Council if considered necessary.

A detailed wastewater report prepared by a suitably qualified and experienced wastewater consultant outlining how the system will comply with the relevant legislation and guidelines is required if:

- 4.4.4 The land is located within the Sydney Drinking Water Catchment.
- 4.4.5 Sub-soil disposal systems (i.e. trenches, beds, mounds, etc.) are proposed.
- 4.4.6 Alternate systems such as biological filter systems, greywater treatment systems, or wet and waterless composting system are proposed.
- 4.4.7 The land is located on a steep slope (more than 10%)

4.5 Category 2 - Lots with between 300 m² and 1500m² of suitable effluent disposal area:

- 4.5.1 Only sub-surface irrigation is permissible.
- 4.5.2 A detailed wastewater report prepared by a suitably qualified and experienced wastewater consultant detailing how the system will comply with the relevant legislation and guidelines must be submitted.

4.6 Category 3 - Lots with less than 300 m² of suitable effluent disposal area:

- 4.6.1 Only pump-out systems are permissible.
- 4.6.2 A greywater treatment system may be installed; a detailed wastewater report is required for the installation of these systems.

Potential Bedrooms

4.7 For domestic systems the design daily flow calculations are based on the number of potential bedrooms, the following table is used:

Design Wastewater loading for each potential bedroom	Reticulated/bore Water	Tank Water
1-2 potential bedrooms	600 L/d	400L/d
3 potential bedrooms	900L/d	600L/d
4 potential bedrooms	1200L/d	800L/d
More than 4 potential bedrooms	1200L/d plus 150 L/d for each additional bedroom	800L/d plus 100L/d for each additional bedroom

Note - Council maintains the discretion to classify studies and other rooms that have the potential to be used as sleeping rooms as bedrooms. Council will assess each application based on its merits

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Buffer Distances

4.8 The following buffer distances apply to all categories unless otherwise specified:

All land application Systems	100 metres to permanent surface waters (e.g. river, streams lakes etc.) 250 metres to domestic groundwater well 40 metres to other waters (e.g. farm dams, intermittent waterways & drainage channels etc.)
AWTS surface spray irrigation	6 metres if area up-gradient & 3 metres if area down-gradient of driveways & property boundaries 15 metres to dwellings 3 metres to paths & walkways 6 metres to swimming pools
AWTS surface drip & trickle irrigation	6 metres if area up-gradient & 3 metres if area down gradient of swimming pools, property boundaries, driveways & buildings
Subsurface irrigation	6 metres if area up-gradient & 3 metres if area down-gradient of swimming pools, property boundaries, driveways & buildings
Absorption systems	12 metres if area up-gradient & 6 metres if area down-gradient of property boundary 6 metres if area up-gradient & 3 metres if area down-gradient of swimming pools, driveways & buildings.
Market Gardens	AWTS only permitted with 20 metres if area is up-gradient & 10 metres if area is down-gradient of any market garden

Residential Systems with more than 10 people and Commercial Systems

4.9 Any on-site sewage system not used for domestic purposes or that is expected to receive an equivalent daily wastewater volume between 10 EP and 2500 EP is typically regarded as a commercial sewage management system, or a package wastewater treatment plant.

These systems are to be designed by a suitably qualified and experienced wastewater consultant. Individual design, water quality details and calculation of peak flow and average flow rates must be submitted to Council as part of the application. Effluent disposal areas are required to be calculated in accordance with these flow rates.

Typically industrial premises are required to install a pump-out system due to the high level of chemical and physical contaminants.

Miscellaneous requirements

4.10 The requirements of this policy become applicable where property owners propose dwelling alterations or additions that increase the number of potential bedrooms or the existing effluent disposal area has been reduced.

4.11 Wastewater reports prepared for subdivision applications must evaluate wastewater irrigation areas for a minimum of a 5 bedroom dwelling.

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- 4.12 Pump-out systems may be considered for existing unsewered building entitlements where a sustainable on-site sewage management option is not viable. Requests to use a pump-out must include written evidence of why other systems are impracticable, why a pump-out is deemed to be an acceptable alternative and how it will meet the objectives of this policy and relevant legislative requirements.
- 4.13 Grey water diversion devices require the submission of a wastewater report in all unsewered area. If the property is connected to sewer a grey water device that has a WaterMark licence and is listed by NSW Health can be installed without Council approval.
- 4.14 At the completion of installation, construction or alteration of a system, the system is not permitted to be operated until such time as the Council has issued an 'Approval to Operate'. To obtain an Approval to Operate a Notice of Works, Certificate of Compliance and Sewer Service diagram must be submitted to Council. Failure to obtain an Approval to Operate and comply with the conditions of the Approval is an offence and may result in prosecution.
- 4.15 It is a requirement that all AWTS are serviced on a regular basis and that an ongoing contract is maintained with a person who has appropriate qualifications and experience in monitoring, inspecting, servicing and maintenance.

5. RESPONSIBILITY/ACCOUNTABILITY

- 5.1 Manager – Compliance
- 5.2 Manager – Development
- 5.3 Team Leader – Compliance
- 5.4 Team Leader – Building Assessment
- 5.5 Senior Environmental Health Officer
- 5.6 Senior Building Surveyors
- 5.7 Building Surveyors
- 5.8 Assistant Building Surveyors
- 5.9 All staff providing information to the community in relation to on-site sewage management.

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On-site Sewage Management and Greywater Re-use Policy

6. RELATED DOCUMENTS

- 6.1 This Policy Council will adhere to the following standards:
 - 6.1.1 *Designing and Installing On-site Wastewater Systems*, Sydney Catchment Authority (2012)
 - 6.1.2 *On-site Sewage Management Strategy*, Wollondilly Shire Council (2016)
 - 6.1.3 The Australian/New Zealand Standard AS1547:2012 On-Site Domestic Wastewater Management
 - 6.1.4 *Environment and Health Protection Guidelines: On-site sewage management for single households* New South Wales Department of Local Government (1998) (aka 'Silver Book')
 - 6.1.5 *Neutral or Beneficial Effect on Water Quality Assessment Guideline (NorBE)*, Sydney Catchment Authority, (2011).
 - 6.1.6 *NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises*, New South Wales Department of Energy, Utilities and Sustainability (2008)
 - 6.1.7 *Water Sensitive Design Guide for Rural Residential Subdivisions* Sydney Catchment Authority (2011)
 - 6.1.8 *Environmental Guidelines – Use of Effluent by Irrigation*, NSW Department of Environment & Conservation (2004)
 - 6.1.9 *Sewage Management Facility Vessel Accreditation Guideline*, NSW Health (2016).
 - 6.1.10 *The Wollondilly Development Control Plan 2016*

7. RELATED PROCEDURES

- 7.1 Nil

8. RELATED LEGISLATION

- 8.1 This policy is to be read in conjunction with:
 - 8.1.1 *The Local Government Act 1993*;
 - 8.1.2 *Local Government (General) Regulation 2005*;
 - 8.1.3 *Environmental Planning and Assessment Act 1979*;
 - 8.1.4 *Environmental Planning and Assessment Regulation 2000*;
 - 8.1.5 *Plumbing and Drainage Act 2011*
 - 8.1.6 *Protection of the Environment Operations Act 1997*
 - 8.1.7 *State Environmental Planning Policy (Drinking Water Catchment) 2011*.

9. ATTACHMENTS

- 9.1 Definitions

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10. RESOURCES

- 10.1 Sydney Catchment Authority – Design and Installation of On-site Wastewater Systems manual (2012)
- 10.2 Environment and Health Protection Guidelines – On-Site Sewage Management for Single Households
- 10.3 Standard AS/NZS 1547:2012 “On-site Domestic Wastewater Management”

11. IMPLEMENTATION STATEMENT

- 11.1 To ensure this policy is implemented effectively, Council will employ a variety of strategies involving awareness, education and training. These strategies will be aimed at Councillors, staff and council representatives and will involve:
 - 11.1.1 Placing the draft policy on public exhibition.
 - 11.1.2 Taking into consideration any submissions received in relation to the draft policy.
 - 11.1.3 Providing information sessions for the relevant staff who will directly use this policy in their duties.

12. POLICY HISTORY

- 12.1 Date First Adopted 16 May 2011
- 12.2 Last Amendment 2014
- 12.3 Most Recent Adoption 2016
- 12.4 Next Review Date 2018
- 12.5 Responsible Officer Manager Compliance
- 12.6 Document Control Number

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DEFINITIONS

Aerated wastewater treatment system (AWTS): An aerated waste water treatment system treats all household waste water and involves the settling of solids, oxidation and consumption of organic matter, clarification of solids and disinfection using chlorination prior to irrigation.

Buffer Distance: A distance measured in metres that represent the length of separation between an effluent disposal area and features like property boundaries, buildings, driveways, swimming pools and water courses.

Effluent: Liquid discharge from a septic tank or aerated waste water treatment system.

Effluent disposal area: the area designated for the disposal water from on-site sewage management systems.

Groundwater: all underground waters

On-site Sewage Management System (OSSM): any facility that stores, treats and/or disposes of sewage and/or waste water on-site.

Run-off: rain water and/or irrigated effluent that becomes surface flow because it is not immediately absorbed into the soil

Run-on: surface water flowing on to an irrigation area as a result of run-off occurring higher up the slope

Septic tank: wastewater treatment device that provides a primary treatment of wastewater, where solids settle at the bottom, oils and fats float to the top and liquid passes through the system.

Sewage: waste matter which passes through sewers. Sewage includes any effluent of a kind referred to in paragraph (a) of the definition of waste in the Local Government Act.

Sewage management: any activity carried out for the purpose of holding or processing, or reusing or otherwise disposing of, sewage or by-products of sewage.

Soil absorption trench: Trenches are constructed below ground surface, from 300 to 900mm deep, and usually consist of a durable self supporting arch, gravel or sand.

Sub-surface Irrigation: effluent dripper system with irrigation lines buried 100mm below the ground surface.

Suitable effluent disposal area – An area of land specifically designated for the application of effluent, this land complies with all buffer distances, slopes and all other criteria to allow wastewater disposal.

Wastewater: water that contains waste wastewater arising from household activities, including wastewater from bathrooms, kitchens and laundries, which includes sewage and greywater.