



Bellingen Shire Development Control Plan 2017

Chapter 10 **On-site Sewage Management**

Table of Contents

10.1 Introduction.....	4
10.2 Where This Chapter Applies	4
10.3 When This Chapter Applies	4
10.4 Definitions.....	4
10.5 Variations	4
10.6 Development Criteria.....	5
10.6.1 Relevant regulatory documents	5
10.6.2 Development application requirements - single dwellings and ancillary structures.....	5
10.6.3 Development application requirements – all other development types	5

Table of Amendments

Amendment	Date Adopted	Date Commenced
Minor review of DCP - DCP 2017 replaces DCP 2010	22 November 2017	6 December 2017

10.1 Introduction

- a) To ensure that adequate consideration is given to the ability of a particular site to dispose of the effluent generated by a particular development at the Development Application stage.
- b) To confirm the key regulatory documents that will inform Council's assessment of site suitability and to reduce the duplication of regulatory controls.
- c) To confirm the level of information needed for Council to make informed assessment of development applications that will ultimately involve the installation of new or revised on-site sewage management systems.
- d) To prevent risks to public health and to protect waters and land resources from adverse impacts related to effluent treatment and disposal.

10.2 Where This Chapter Applies

The provisions of this chapter apply throughout all areas of Bellingen Shire, unless any site specific development controls included in this chapter, or in later chapters of this DCP nominate alternative requirements. In this case, the provisions of the site specific development controls shall prevail.

10.3 When This Chapter Applies

The provisions of this chapter apply when any application for development is received by Council that will involve the installation of a new or altered onsite sewage management facility. It does not apply in respect of development identified as complying or exempt development in an environmental planning instrument applying to the land.

10.4 Definitions

Definitions of development are the same as those contained within Bellingen Local Environmental Plan 2010, unless otherwise noted.

Domestic wastewater means wastewater originating from household or personal activities including water closets, urinals, kitchens, bathrooms (including shower, washbasins, bath, spa bath but not spa) and laundries. Includes such wastewater flows from facilities serving staff/employees/residents in institutional, commercial and industrial establishments, but excluding commercial and industrial wastes, large scale laundry activities and any stormwater flows.

Suitably Qualified Person means a person who is currently listed on the Bellingen Shire Council OSMS Designers Register.

10.5 Variations

Council may consider variations to the standards required of development in this chapter when the overall aims of this chapter and any specific aims that may be detailed for that particular standard can be achieved.

10.6 Development Criteria

10.6.1 Relevant regulatory documents

Council will have regard to design guidelines and standards contained within the following documents in making an ultimate assessment of site suitability for any proposed on-site sewage management system.

Environmental Health and Protection Guidelines – On-site Sewage Management for Single Households, NSW Government (1998) ISBN: 0 7310 9496 4

Australian/New Zealand Standard AS/NZS 1547:2012 On-site domestic wastewater management ISBN: 0 7337 3439 1

10.6.2 Development application requirements - single dwellings and ancillary structures

In order for Council to make an informed assessment of the suitability of a dwelling site for On-site Sewage Management, the following information must be submitted to Council as part of the Development Application process.

- a) A detailed site plan identifying the location of all components of the proposed On-site Sewage Management System (OSMS). The site plan must also show the location of all of the following features on the site:
 - The distance of the OSMS to any waterway as defined by the BLEP 2010,
 - The slope of the land in the vicinity of the OSMS,
 - The location of the proposed dwelling and ancillary structures,
 - Existing vegetation in the vicinity of the OSMS,
 - Any geological features such as rocky outcrops, and
 - A reserve effluent management area.
- b) An investigation of soil characteristics in the proposed location for the OSMS, carried out in accordance with the provisions of AS/NZS 1547:2012.
- c) The required information need not be submitted by a suitably qualified person, provided that the level of detail is sufficient to inform Council's consideration of the Development Application.
- d) Upon consideration of the required information, Council may proceed with making a determination of the application or may determine that additional information is required to properly determine whether the site is suitable for the development as proposed.

10.6.3 Development application requirements – all other development types

This section applies to any development type that will generate domestic wastewater, including subdivision of land for residential purposes.

In order for Council to make an informed assessment of the suitability of a site for On-site Sewage Management, a comprehensive report from a suitably qualified person must be submitted to Council as part of the Development Application process. The report must;

- a) Reference all relevant components of the documents detailed in Section 10.6.1 of this chapter,
- b) Demonstrate that the site is suitable for the proposed development in terms of its wastewater generating qualities,
- c) Nominate a suitable OSMS having regard to the development and site characteristics, and
- d) Demonstrate that there is sufficient reserve area for effluent disposal.