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C25**EFFLUENT DISPOSAL AND WASTE WATER MANAGEMENT IN UNSEWERED AREAS**

This policy applies to proposed development within the Shire that is not presently serviced with reticulated sewerage and to any use or development which may impact upon water quality.

Policy Basis

Developments without adequate infrastructure provision can cause an adverse impact on the environment. This policy seeks to ensure the issue of effective effluent disposal and water quality is monitored and provided for by appropriate performance standards and requirements on new developments.

Objectives

- To ensure that uses and development seek to avoid, mitigate or repair degradation of natural resources
- To ensure that use and development comply with the relevant State requirements and guidelines, in particular:
 - State Environment Protection Policy (Waters of Victoria), EPA, 2004
 - Septic Tank Code of Practice, EPA, 2003
 - Australia/New Zealand Standard - On-site Domestic Wastewater Management
- To ensure developments are able to adequately treat and dispose of water on-site and that surface and ground water quality is not adversely affected by development through:
 - Land capability assessment
 - Best practice standards
 - On-site waste water management programs
- To ensure that the density of effluent disposal systems is suitable to the soil type and topography of the site
- To ensure that surface and ground water quality is not adversely affected by development
- To prevent the discharge of effluent off site
- To enable alternative effluent disposal systems that treat effluent to a higher quality, such as package treatment plants, sand filters and composting toilets to be used where environmental conditions prevent the disposal of waste by traditional septic tank, or setback distances cannot be effectively achieved
- To facilitate responsible management of on-site waste water disposal systems through 'Waste Water Management Programs' so that householders are aware of their responsibilities in maintaining their septic tank system

Implementation

It is policy that:

- A Land Capability Assessment by a reputable provider is required for all subdivisions that are not serviced by reticulated sewer
- The Land Capability Assessment Report must demonstrate that the proposed on-site effluent disposal system:

- Is capable of retaining all waste water on-site
- Will not detrimentally effect the surrounding environment
- Is designed and located appropriately to account for the environmental characteristics of the site
- Where a Land Capability Assessment for a subdivision confirms that that area is suitable for on-site waste water disposal and the soil conditions are uniform across the subdivision, then Council may exempt individual lots within the subdivision from the requirement for a Land Capability Assessment. The proponent of the subdivision must provide evidence to the Council to verify that soils are uniform and show proposed effluent disposal envelope/s
- Where a Land Capability Assessment for a subdivision confirms that the area is suitable for on-site waste water disposal but the soil conditions are variable across the subdivision, each lot within the subdivision must have an individual Land Capability Assessment
- All new use and development of land that proposes or requires waste water treatment, locate effluent disposal systems and irrigation fields so as to avoid contamination of surface waters, supply channels and domestic water supply reservoirs and catchments
- Proposals for commercial, residential or industrial land uses or development not connected to an approved wastewater treatment system demonstrate that there will be no decrease in the quality of water in any adjacent or nearby watercourse
- Applicants be required to provide a Land Capability Assessment report demonstrating that the proposed density of septic tanks (effluent disposal system) will not overload the natural environment with effluent and lead to pollution of watercourse or other properties and that the design and location of septic tanks is appropriate to the site and environmental characteristics of the allotment
- Before deciding on an application to use, subdivide or develop land or carry out works, the Responsible Authority consider any relevant Land Capability Assessment report
- A Waste Water Management Program must be submitted along with a Land Capability Assessment
- Waste Water Management Programs must:
 - Contain ongoing maintenance and monitoring that are integral parts of the program;
 - Be feasible, that is whether current and future owners of the on-site waste water system could implement the program;
 - Address potential risks identified in a Land Capability Assessment. (i.e. When a Land Capability Assessment identifies a level of risk associated with a proposed development)
- When seeking development approvals Council will not approve applications when:
 - The proponent(s) supporting information (including the Land Capability Assessment) is inadequate;
 - If a Land Capability Assessment has highlighted that there is a high or very high risk associated with the proposed development, Council may deem the development as unsuitable for small lot subdivision, unless Council is satisfied that the wastewater management program will be practicable and achievable.
 - The proposed Waste Water Management Program is impracticable, that is, beyond the capacity of those who will be responsible for operating on-site treatment systems.