

**BEGA VALLEY SHIRE  
COUNCIL**

**Development Control Plan No.5  
On-site Sewage Management**

May 2008



**Bega Valley Shire Council**

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**Development Control Plan No.5 – On-site Sewage  
Management**

May 2008

I, Graham Faulkner, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No. 5 – On-site Sewage Management and was made pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and approved by Council at its meeting on 22 April 2008.

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Graham Faulkner  
General Manager

*Record of Amendments:*

Name of Amendment	Date Approved by Council	Date Plan Came into Force
Original Plan	22 April 20078	7 May 2008



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## 1. Title

This plan is Development Control Plan No. 5 – On-site Sewage Management (OSM).

## 2. Land to which this plan applies.

This plan applies to all land within the Bega Valley Shire.

## 3. Aim of the plan.

The aim of this plan is to safeguard and improve the quality of public and environmental health within the Bega Valley Shire. This will be accomplished by regulating the approval of systems of on-site sewage management and by specifying the information required for OSM assessments.

## 4. Relationship to other plans & policies.

This is a DCP within the meaning of Section 72 of the Environmental Planning and Assessment Act, 1979.

This plan should be read in conjunction with Bega Valley Local Environmental Plan 2002 and all other policies, procedures and guidelines relating to development of land or on-site sewage management in the Shire. Council's On-site Sewage Management Policy and related procedures, guidelines and forms should be specifically referenced.

Where there is an inconsistency between this plan and other Council policies or codes, or Australian Standards then this plan prevails.

## 5. When OSM is required

OSM is required for most developments on unsewered land.

## 6. Suitable OSM systems

Council will consider all forms of OSM systems proposed by applicants, however systems must be practical and be capable of easy maintenance by future owners.

## 7. Required information

The following information is required for most development applications (including subdivision) or applications for an approval under Section 68 of the Local Government Act 1993 requiring systems of OSM.

- a) A basic site and soil assessment addressing the minimum criterion as specified by the Local Government (General) Regulations 2005 and Council's On-site Sewage Management Policy; or
- b) A detailed site and soil assessment report, prepared by a suitably qualified soil scientist, engineer or consultant, assessing the suitability of the land for on-site sewage management in accordance with the following publications: -

*Environment and Health Protection Guidelines – On-site Sewage Management for Single Households; or  
Australian Standard 1547 – On-site Domestic Wastewater Management.*

- c) Options a) and b) above shall be supported by a detailed water balance using a rainfall allowance of the 70th percentile historic data for the appropriate locality.

## 8. Environmentally sensitive areas

In this plan an *environmentally sensitive area* is that land described in the Local Government (General) Regulations 2005 and Council's On-site Sewage Management Policy

## 9. Requirements for Development

### 9.1 Subdivision

- a) Subdivision creating one additional lot outside of an environmentally sensitive area may be supported with basic site and soil assessments provided by a licensed plumber.
- b) A detailed site and soil assessment is required for the subdivision of land for the purpose of multiple lots where the lot(s) created do not contain existing dwelling(s) with a current approval to operate a system of OSM. The base figure for the calculation of daily hydraulic load shall be a minimum of 1000L/day per lot.
- c) Where lots are created, and part of the lot is deemed unsuitable for on-site effluent re-use, this area shall be clearly identified on the lots in an S88B instrument. In this case, Council will be the authority nominated to release, vary or modify the instrument. Applicants who apply to Council to modify a S88B instrument for the purpose of constructing or installing an on-site sewer management facility must demonstrate consistency with the original site and soil assessment or provide a revised assessment in accordance with this plan.
- d) Council will not support the following types of subdivision proposals with OSM: -
- Where the proposed land application area/s are within 100m of an environmentally sensitive area; or
  - Where the proposed land application area/s are within 150m of a nominated waterway; or
  - Where the proposed land application area/s are within 2 kilometres flow path upstream from a town water supply; other than for subdivision creating one additional lot which are as for b).

### 9.2 Dwellings and dual occupancies

- a) The minimum hydraulic load for a single dwelling is generally based on a four person load with standard water reduction as defined in Australian Standard 1547.

- b) Where it is possible to locate the system of OSM facilities wholly outside of an environmentally sensitive area a basic site and soil assessment provided by a licensed plumber is required.
- c) Where feasible, dwellings or dual occupancy development that are proposed within 100m of an *environmentally sensitive area*, or 150m of a nominated waterway, or within a 2 kilometre radius upstream from a town water supply, shall have the final reuse of treated effluent from systems of OSM located outside of the environmentally sensitive area with an appropriate buffer area. Generally a minimum secondary treatment standard would be required. Such applications require a basic site and soil assessment provided by a licensed plumber.
- d) Where a dwelling or dual occupancy development is proposed on a lot that is wholly within an *environmentally sensitive area*, the applicant will submit a detailed site and soil assessment and a detailed, engineered design for the reuse of effluent on the site. Generally a minimum secondary treatment standard would be required if approved.
- e) Where the application is within 150m of a nominated waterway or within a 2 kilometre radius upstream from a town water supply the applicant will submit a detailed site and soil assessment and a detailed, engineered design for the reuse of effluent on the site. A minimum advanced secondary treatment standard including appropriate nutrient reduction is required.

### 9.3 Industrial development

- a) A basic site and soil assessment provided by a licensed plumber is required for any application for industrial development in unsewered areas.
- b) Routine pump-out systems are encouraged in Industrial Zones. Such proposals do not require a site and soil assessment for the purpose of OSM.
- c) The design of the on-site sewage system is to be specific for the intended use and concurrence from other relevant Government departments may be required.

### 9.4 Development for all other purposes or where the estimated volume of effluent exceeds 2000l/day.

- a) A detailed site and soil assessment is required for any applications for effluent-generating activities in unsewered areas. Reports provided for proposed developments shall also include at least one firm design proposal. The figure for the calculation of daily hydraulic load shall be based on the specific load of the proposal.
- b) The recommendations and designs of any such study shall be incorporated into the development proposal. Information relating to ongoing system maintenance is to be included.
- c) The design of the on-site sewer system is to be specific for the intended use and concurrence from other relevant Government departments may be required.