

Local Planning Policy 3 – Effluent Disposal (Ancillary Accommodation in Middle Helena Catchment) (LPP3)

Management Procedure

Relevant Delegation

Purpose

To provide guidance on the requirements for the development of ancillary accommodation in relation to effluent disposal in order to protect the Middle Helena Catchment Area drinking water source with respect to the requirements of the Department of Water.

Policy Statement

1. Application

This policy applies to the Priority 2 areas of the Middle Helena Catchment Area.

2. Definitions

Priority 2 (P2) areas are defined within PDWSAs by the Department of Water and are managed to maintain or improve the quality of the drinking water source with the objective of risk minimisation.

Public drinking water source area (PDWSA) means an area that provides a source of drinking water and is proclaimed under legislation. Middle Helena Catchment Area is a PDWSA, and is proclaimed under the *Country Areas Water Supply Act 1947*.

Secondary treatment means the biological processing and settling or filtering of effluent received from a primary treatment unit (for example Aerobic Treatment Unit). The quality of effluent after secondary treatment is higher than after primary treatment.

Wastewater disposal system means any sewage treatment system, such as a composting toilet or septic tank system, approved by the Department of Health (WA).

3. Principle

The objective of Priority 2 areas within PDWSA is 'risk minimisation'. All proposals within Priority 2 areas of the Middle Helena catchment area should therefore aim to maintain or improve water quality.

4. General Provisions

Only one wastewater disposal system will generally be permitted on the lot to service all development (maximum load of system is not to exceed 10 people or 6 bedrooms). Preference is for a new secondary treatment system with nutrient retention to be installed to connect both existing and new buildings.

Bores for private household/drinking water use shall not be located within 30m of a wastewater system.

A wastewater disposal system shall not be located within 100m of a waterway or other water body including dams and wetlands. This may be reduced to 30m for a secondary wastewater treatment system with proven nutrient retention performance.

The lowest component of any wastewater disposal system shall be located at least 2 metres above the end of wet season groundwater level.

On-site wastewater disposal shall not occur on land with a slope of greater than one in five (vertical: horizontal).

Secondary wastewater treatment systems, where approved by the Department of Health, may be accepted with ongoing maintenance commitments. Lesser buffer distances than those stated in provisions 4.2, 4.3, 4.4 and 4.5 may be accepted if site factors (such as soil type, permeability, vegetation cover) and/or system design have been investigated and proven to have a low risk of contamination to public drinking water sources.

Effluent from on-site wastewater systems should be dispersed (irrigated by above or below ground systems) over an area able to deal with issues such as nutrient loading, erosion, distances to sensitive water resources etc, consistent with the requirements of *AS/NZS 1547 On-site domestic wastewater management*.

A wastewater disposal system is to be located outside any area subject to inundation and/or flooding in a 1 in 10 year average recurrence interval (ARI) event.

The management of stormwater should be in accordance with the *Stormwater management manual* for Western Australia (Department of Water 2004-07).

Ancillary Accommodation will be limited to a plot ratio area of 70m² however consideration may be given to Ancillary Accommodation with a plot area of up to 100m² subject to no objection being raised by the Department of Water.

5. Application Requirements

Compliance with the requirements of this policy does not exempt the applicant from meeting the requirements of other policy, legislation and/or regulation, nor guarantee approval of the proposal by the City of Kalamunda.

It is the applicant's responsibility to demonstrate that the site is suitable for long-term on-site wastewater disposal and that the proposal will maintain or improve water quality within the Priority 2 areas of the Middle Helena Catchment Area. This may be demonstrated through a pre- and post- development contaminant balance which considers all sources of contaminants on the site.

Applications that do not meet the requirements of this policy will be assessed on a case-by-case basis and referred to the Department of Water for advice in their role as manager of the catchment area of proclaimed PDWSAs through by-laws created under the *Country Areas Water Supply Act 1947 (WA)*.

Any application for an Ancillary or caretakers dwelling should be accompanied by the following:

- a) Building plan showing footprint of proposed dwelling i.e. square meters, number of bathrooms, toilets, kitchens, laundry and bedrooms, outbuildings and associated setbacks, and paved surfaces including driveways, carpark, garages, verandahs and alfresco areas.
- b) Maximum number of people (permanent and temporary) residing in existing and proposed development.
- c) A site plan showing the features of the site including remnant vegetation cover, existing and proposed development areas including existing and proposed wastewater system(s) and onsite water features and sources including waterways, wetlands, drains, dams and bores.
- d) Details of site investigation of soil strata and end of wet season groundwater level (if applicable).
- e) Details of any proposed vegetation clearing, environmental buffers, site earthworks and services, including for water supply, wastewater management and stormwater management.
- f) Wastewater management system to be installed including the location, type and performance of the system; any setbacks prescribed under the Code of Practice for *Onsite Sewage Management*; and the area proposed for disposal, demonstrating that this is sufficient to distribute the effluent and address contamination risks. This should be supported by a nutrient/chemical budget that describes the types, quantities and quality of solid and liquid waste (if applicable) that will be generated or disposed of pre- and post-development.

- g) Stormwater management plan that addresses flood risk and erosion and sediment control from run-off during construction and ongoing operation.
- h) Planned operational and equipment maintenance procedures. It should be noted that Alternative wastewater treatment systems must be serviced by a qualified technician, typically four times a year. Each service is required to be reported to the City's Health Services.

Further information is provided in the following water quality protection notes which are available on the Department of Water website (www.water.wa.gov.au)

WQPN 6 - Vegetation buffers to sensitive water resources

WQPN 9 - Community drinking water sources - protection and management

WQPN 22 - Irrigation with nutrient rich wastewater

WQPN 25 – Land use compatibility tables for PDWSAs

WQPN 39 - Ponds for stabilising organic matter

WQPN 41 - Private drinking water supplies

WQPN 48 - Water supplies for rural lots (non-potable use)

WQPN 60 - Tanks for mobile fuel storage in PDWSA

WQPN 70 - Wastewater treatment – onsite domestic system

Legislation	<i>City of Kalamunda Local Planning Scheme No.3</i>
Adopted	23 May 2016 OCM 83/2016
Reviewed	
Next Review Date	