



Department of **Planning,**
Lands and Heritage

Government Sewerage Policy 2019

17 September – 1 October 2019

Today's presentation

- Policy development
- Policy and explanatory notes
- Protecting public health – Richard Theobald,
Department of Health
- Protecting the environment – Peta Kelsey,
Department Water and Environmental
Regulation
- Questions

Policy background

- On-site sewage in Western Australia has resulted in significant health, environmental and amenity issues
- Single state-wide policy required to guide planning decisions related to sewerage
- Policy manages risks associated with sewage treatment and disposal in accordance with *ASNZS 1547 On-site domestic wastewater management*



Policy background

1982, 1990,
1995, 1996

DRAFT COUNTRY SEWERAGE POLICY
2003

DRAFT from 22 September 2002 SOCWM meeting
Amended September 2003

FOREWORD

Growth in many country centres, and progress with the Government's Infill Sewerage Program in country towns, have brought recognition of the need for a Country Sewerage Policy to improve amenity and foster the development of townships through the orderly provision of sewerage services.

This Policy sets out the wastewater disposal requirements for new subdivisions and developments to proceed. It has been endorsed by the Cabinet Committee on Waste Management following a three-month public comment period during which numerous submissions were received and taken into consideration in the development of this Country Sewerage Policy by the Senior Officers Committee on Waste Management.

Under the Policy reticulated sewerage is required for all subdivision or development, the Perth Metropolitan Metropolitan Region' in and development

located with on-site reliable, efficiently disposal. It also ensures treatment be quality of treated with minimal impact reticulated sewerage is other towns, and has

the environment, and e infill sewerage and age in country towns be, whilst improving cannot always be necessary to find a te public health and



GOVERNMENT SEWERAGE POLICY PERTH METROPOLITAN REGION



We're working for
Western Australia.

Government Sewerage Policy

September 2019

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2019

Consultation outcomes

- Emphasis on requirement to connect to reticulated sewerage
- Policy restructured
- Greater acknowledgment of innovation in on-site sewage technology and private service providers



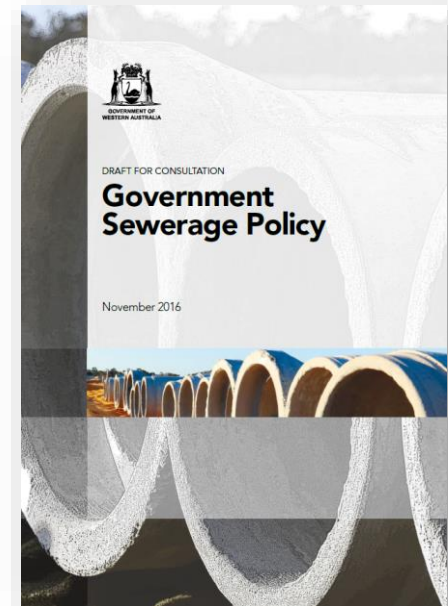
Consultation outcomes

- Land application areas – calculations are consistent with AS1547
- Sewage sensitive areas – some revision to the map with retention of 1ha minimum lot size
- Minimum lot sizes of on-site disposal
 - Urban/industrial lots 2000m²
 - flexibility for survey strata



Consultation outcomes

- Guidance on provision on reticulated sewerage to individual survey strata lots
- Servicing of industrial land – retained requirement to connect to sewerage, clarification of trade waste requirements
- Clarification of roles and responsibilities
 - agency roles and
 - maintenance requirements for secondary treatment systems



Policy Outline

1. Policy intent
2. Introduction
3. Policy objectives
4. Policy application
5. Policy measures
6. Implementation
7. Definitions
8. Schedules

- 1: Supporting information and requirements at various stages of the planning system
- 2: Site requirements for on-site sewage systems
- 3: Localities outside Perth metropolitan region scheme and Peel region scheme areas with established reticulated schemes
- 4: Model subdivision conditions, notifications and advice notes



1. Policy intent

- To require reticulated sewerage to be provided during the subdivision and development of land
- Where reticulated sewerage cannot be provided, a best practice approach to the provision of on-site sewage treatment and disposal should be undertaken in accordance with *Australian/New Zealand Standard 1547 On-site domestic wastewater management*



2. Introduction

- Requirement to connect to reticulated sewerage since 1981
- Reticulated sewerage
 - Lowest risk
 - Supports future intensification of land use
 - Private service providers
 - Opportunities for re-use and innovation
- On-site systems technology has advanced - risks associated with their use

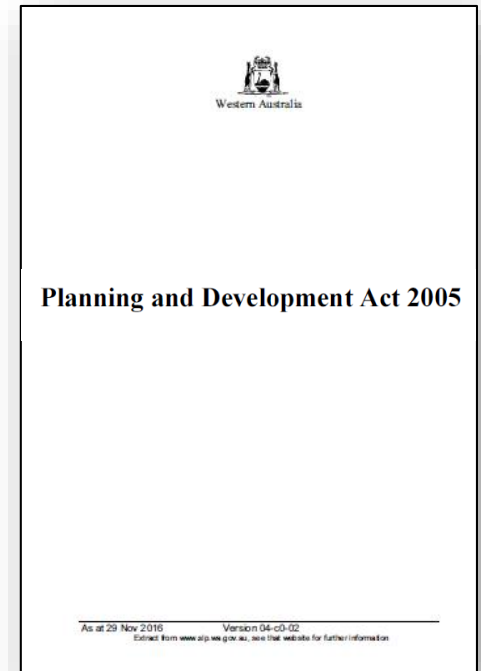


3. Policy Objectives

1. to generally require connection of new subdivision and development to reticulated sewerage
2. to protect public health and amenity
3. to protect the environment and the State's water and land resources
4. to promote the efficient use of infrastructure and land
5. to minimise costs to the broader community including by ensuring an appropriate level and form of sewage servicing is provided
6. to adopt the precautionary principle to on-site sewage disposal

4. Policy Application

- Only applies to planning proposals
 - Does not apply to building applications
 - Does not apply to applications to a install sewerage apparatus
- Does not apply to development applications for:
 - single house on a single lot
 - rural use



5. Policy measures

1. Reticulated sewerage
2. On-site sewage disposal
3. Information to support planning proposals
4. Trade waste management



5.1 Reticulated sewerage

Connection to reticulated sewerage when:

- required by a local planning scheme, policy, strategy or plan
- any stage or part of the subdivision or development is already connected
- the subdivision or development can be reasonably connected to reticulated sewerage
- the absence of reticulated sewerage will jeopardise future land uses
- absence may prejudice the ability to provide sewerage to the local area
- onsite disposal poses an unacceptable risk to public health, the environment or water resources (including cumulative impacts)
- residential development (<1ha) in an area with shallow groundwater (0.5m)

5.1 Reticulated sewerage

- Reticulated sewerage infrastructure and services must be provided in accordance the *Water Services Act 2012*
- Survey strata – arrangements to be made to ensure connection will be available to each lot



5.2 On-site sewage disposal

- each lot is capable of accommodating on-site sewage disposal without endangering public health or the environment
- the minimum site requirements for on-site sewage disposal can be met
- Lot sizes (5.2.1)
 - 1 - 4ha in PDWSAs
 - 1 ha in sewage sensitive areas
 - 2000m² for large lot urban/industrial subdivision (not in PDWSA or SSA)
 - 1000m² average (950m² minimum but possibly larger in heavy soils) - infill, towns with no scheme or in schedule 3
 - Survey strata for approved grouped dwelling , case-by-case basis



5.3 Information to support proposals

- Consider as early as possible
- Level of information required consistent with scale and nature of the proposal
- Site and soil evaluation consistent with *AS/NZS 1547 On-site domestic wastewater management* generally required up front



5.4 Trade waste

- general requirement for industrial development to be connected to reticulated sewerage – introduced in 2016
- disposal of trade waste can compromise operation of wastewater treatment plants - discharge of trade waste is subject to approval from sewerage service provider
- Where proposed industrial development cannot reasonably be connected to reticulated sewerage, applications for rezoning, subdivision and/or development for industrial use must demonstrate that the site has sufficient capacity to treat and dispose of sewage and contain associated buffers on site
- Guidance provided in DWER's *WQPN 51: Industrial wastewater management and disposal*



6.1 Agency Roles

Agency responsibilities in implementing the Policy

- Local governments
- Department of Health
- Department of Water and Environmental Regulation
- Department of Biodiversity, Conservation and Attractions
- Western Australian Planning Commission
- Wastewater treatment providers

6.2 Secondary treatment systems – maintenance requirements

- land owners and system providers are required to ensure appropriate maintenance
- local government - ensure systems are serviced and maintained so as to not cause a public health risk



Schedules

1. Supporting information and requirements at various stages of the planning system
2. Site requirements for on-site sewage systems
 - Minimum lot sizes for residential development in heavy soils
 - Determination of land application area (m²)
 - Land application areas for single houses
 - General site features for on-site sewage disposal
3. Localities outside Perth metropolitan region scheme and Peel region scheme areas with established reticulated schemes
4. Model subdivision conditions, notifications and advice notes

Model Conditions

- Changes to accommodate proposals where:
 - new service providers (i.e. not Water Corp) are proposed
 - Located in a PDWSA
 - Where on site disposal is proposed and secondary treatment systems are required
 - Where on site disposal is proposed and secondary treatment systems with nutrient removal are required
 - The site conditions are well known by Local government





Government Sewerage Policy

Explanatory notes

March 2019

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Explanatory notes

- Regulation of sewage treatment and disposal in Western Australia
- Rational/justification for objectives – based on risk management
- Policy application
- Policy measures
- Roles and responsibilities
- Definitions
- Schedules



Risk management approach

- Considered risks associated with reticulated and on-site sewage
- In accordance with *AS/NZS 1547*, risks arising from the design and operation of on-site sewage disposal systems should be identified and managed proactively to avoid adverse effects on public health, the environment, economy and amenity
- Risk factors associated with onsite sewage disposal
 - Scale and nature of proposal and the potential for similar proposals
 - Proximity and sensitivity of receiving water resources
 - Site conditions – soil type, slope, depth to groundwater or bedrock, flood risk
 - Lot sizes
 - Climate
 - Type of system
 - LG administrative capacity

Objective	ID	Risk	Residential on-site		Residential ATU		Industrial on-site		Residential retic		Industrial retic	
			Initial rating	Final rating	Initial rating	Final rating	Initial rating	Final rating	Initial rating	Final rating	Initial rating	Final rating
Public health and amenity	1	Reduced amenity from odour from wastewater	LOW	LOW	LOW	LOW	LOW	LOW	MEDIUM	LOW	MEDIUM	LOW
	2	Acute impacts on public health	MEDIUM	LOW	HIGH	LOW	HIGH	LOW	MEDIUM	MEDIUM	MEDIUM	MEDIUM
	3	Chronic impacts on public health	MEDIUM	MEDIUM	HIGH	MEDIUM	HIGH	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM
	4	Contamination of land – nutrients and short-term pathogens	HIGH	MEDIUM	HIGH	LOW	HIGH	LOW	MEDIUM	LOW	MEDIUM	LOW
Protection of environment and water resources	5	Contamination of groundwater – nutrients and short-term pathogens	HIGH	MEDIUM	HIGH	LOW	HIGH	LOW	MEDIUM	LOW	MEDIUM	LOW
	6	Contamination of surface water – nutrients and short-term pathogens	MEDIUM	LOW	HIGH	LOW	HIGH	LOW	MEDIUM	MEDIUM	MEDIUM	LOW
	7	Impacts on health of flora/fauna and animals	LOW	LOW	HIGH	LOW	MEDIUM	LOW	MEDIUM	MEDIUM	MEDIUM	LOW
	8	Reduced development feasibility	EXTENSIVE	HIGH	EXTENSIVE	HIGH	EXTENSIVE	HIGH	EXTENSIVE	EXTENSIVE	EXTENSIVE	HIGH
Efficient use of infrastructure and land	9	Reduced performance of treatment system from uncontrolled discharges	LOW	LOW	HIGH	MEDIUM	HIGH	LOW	MEDIUM	MEDIUM	MEDIUM	LOW
	10	Restriction on land use	EXTENSIVE	EXTENSIVE	EXTENSIVE	EXTENSIVE	EXTENSIVE	EXTENSIVE	LOW	LOW	LOW	LOW
	11	Lower land value at resale	LOW	LOW	MEDIUM	LOW	MEDIUM	LOW	LOW	LOW	LOW	LOW
	12	Remediation of soil and/or groundwater	EXTENSIVE	HIGH	HIGH	LOW	HIGH	LOW	MEDIUM	LOW	MEDIUM	LOW
Cost to the broader community	13	Benefit of failed treatment system	MEDIUM	MEDIUM	HIGH	LOW	HIGH	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MEDIUM
	14	Increased complexity and timing associated with approvals	MEDIUM	LOW	MEDIUM	LOW	HIGH	MEDIUM	LOW	LOW	LOW	LOW
	15	Increased health costs	LOW	LOW	MEDIUM	LOW	MEDIUM	LOW	LOW	LOW	LOW	LOW
	16	Reduced access to employment					HIGH	HIGH			HIGH	HIGH

Sewage Sensitive Areas



Mapping available online at
<https://espatial.planning.wa.gov.au/mapviewer/Index.html?viewer=planwa>



Future directions

- Consolidation of State planning policies:

- 2.1 Swan Canning River System
- 2.2 Gnamptara Groundwater Protection
- 2.3 Jandakot Groundwater Protection
- 2.7 Public Drinking Water Source Protection
- 2.9 Water Resources
- 2.10 Peel Harvey Coastal Plain Catchment



- Implementation guidelines (*Better Urban Water Management*)
- Sewerage Policy to be incorporated into Draft Water Resources Policy and implementation guidelines

Supporting information

- Updates to policy will be reported on DPLH website www.planning.wa.gov.au
- SSA mapping on PlanWA

Quick Links

Aboriginal heritage inquiry system >

Email and newsletter subscriptions >

INHERIT heritage place search >

Pastoral lease annual returns >

Aboriginal land visitor permits >

ePlan online lodgement >

Large file transfer >

Planning application search >



Online Services

Committee members internet portal (CMIP) >

INCONTACT heritage specialist search >

Pastoral lands board members portal >

PlanWA interactive planning map >

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