



Kingborough

THE KINGBOROUGH INTERIM PLANNING SCHEME 2015

Fact Sheet No. E23.0

On-Site Wastewater Management Code

Purpose of the Code

The purpose of this code is to ensure satisfactory and sustainable onsite treatment of wastewater for use and development that relies upon onsite wastewater management.

How does the Code apply to use or development in Kingborough?

This Code applies to all use and development that would rely upon onsite wastewater management. Onsite wastewater management is required where reticulated sewerage services are not available. Onsite wastewater management has traditionally been provided by septic tank and trench arrangements but other options such as Aerated Wastewater Treatment Systems (AWTS) are now available. These systems treat wastewater to a higher standard than traditional septic tank based systems before it is applied to a site.

Wastewater includes greywater and blackwater from domestic sources. The Code also applies to the onsite management of similar wastewater from non-domestic sources. For example, the Code would apply to the management of wastewater from toilets within a business. However, the Code does not apply to wastewater from industrial or manufacturing processes as this wastewater is not similar to domestic wastewater.

Are there any exemptions from the Code?

Use or development that is exempt from this code is:

- (a) Residential development upon sites greater than 5000m² provided multiple dwellings are not proposed and no part of the site is below 3m AHD and could accommodate a circle with a diameter of 50m;
- (b) Subdivision where all proposed lots would have a minimum area of 5000m².

The above exemptions assume that sustainable onsite wastewater for residential development is likely on sites that are greater than 5000m². An exception is where multiple dwellings are proposed as this type of development would place higher demand upon onsite wastewater management systems. The exemptions also do not apply on low lying or coastal sites as proximity to water can affect onsite wastewater management. The exemptions also do not apply on sites where it may be problematic to manage wastewater within the property boundaries, such as upon long narrow sites for example. Non-residential development is not exempt from the Code regardless of the area of the site.

What Zones does the Code relate to?

The Code applies to all zones wherever onsite wastewater management is proposed.



kingborough.tas.gov.au

Civic Centre, 15 Channel Hwy, Kingston, Tasmania 7050 Locked Bag 1, Kingston Tasmania 7050
AusDoc: DX 70854 T: (03) 6211 8200 F: (03) 6211 8211 E: kc@kingborough.tas.gov.au

How does the Code work?

The Code provides separate standards for residential and non-residential development. These standards generally require that adequate area is provided for onsite wastewater management on a site. The standards also attempt to ensure that there is sufficient separation between the area of land used for onsite wastewater management (called the Land Application Area in the Code) and sensitive features such as watercourses, the coast and marine environment, water supplies, and property boundaries. Where the separation between the land used for onsite wastewater management and these sensitive features is limited, then an AWTS is usually required rather than a traditional septic tank and trenches arrangement. The Code also has standards for subdivisions to ensure that future development upon proposed lots is likely to comply with the Code. There are no use standards contained in this Code.

What are the application requirements for this Code?

In addition to the usual application requirements, any application for approval for development requiring onsite wastewater management should be accompanied by a Site and Soil Evaluation prepared by an accredited consultant. A Site and Soil Evaluation includes a soil evaluation of the site and an assessment of the wastewater demand likely to be generated by the proposed development.

If it is proposed that the land that would be used for onsite wastewater management would be close to a building, Council may also require certification from a structural engineer that doing so would not affect the building's foundations.

