

PLANNING SCHEME POLICY 24— EFFLUENT DISPOSAL

Introduction

Noosa Shire Council will ensure that the quality of ground and surface waters within the Shire are not adversely affected by the installation or operation of on-site effluent disposal systems. Protection of the Shire's major water supply storage (Lake Macdonald) is especially important.

The purpose of this Policy is to—

- a) ensure that where development is not served by reticulated sewage infrastructure, there is no adverse impact on ground and surface water quality, human health and amenity as a consequence of the on site disposal of effluent;
- b) ensure that land use decisions favour the protection of ground and surface water quality where there is doubt regarding the likely impacts of on-site disposal of effluent; and
- c) provide guidance to the public, developers and Council staff to assist in assessing development applications.

1. Application

This Policy applies to development that is—

- a) outside of sewerage *service areas*; and
- b) a material change of use or reconfiguring of a lot.

2. Design

An on site *effluent disposal system* is installed that—

- a) is designed, approved and installed by a licensed plumber or drainer or other person who has been accredited by the State Government; and
- b) is calculated assuming waste water flows for standard water fittings¹.

2.2 If the *effluent disposal system* uses surface irrigation, it has permanently installed pipework that evenly distributes effluent.

2.3 Systems using holding tanks and requiring a regulated pump-out service have a storage capacity of not less than seven days peak demand.

3. Siting

3.1 The *effluent disposal system* is located on land—

- a) at least 15m from any potable water supply tank;
- b) above the 1% AEP (1:100 ARI) flood level; and

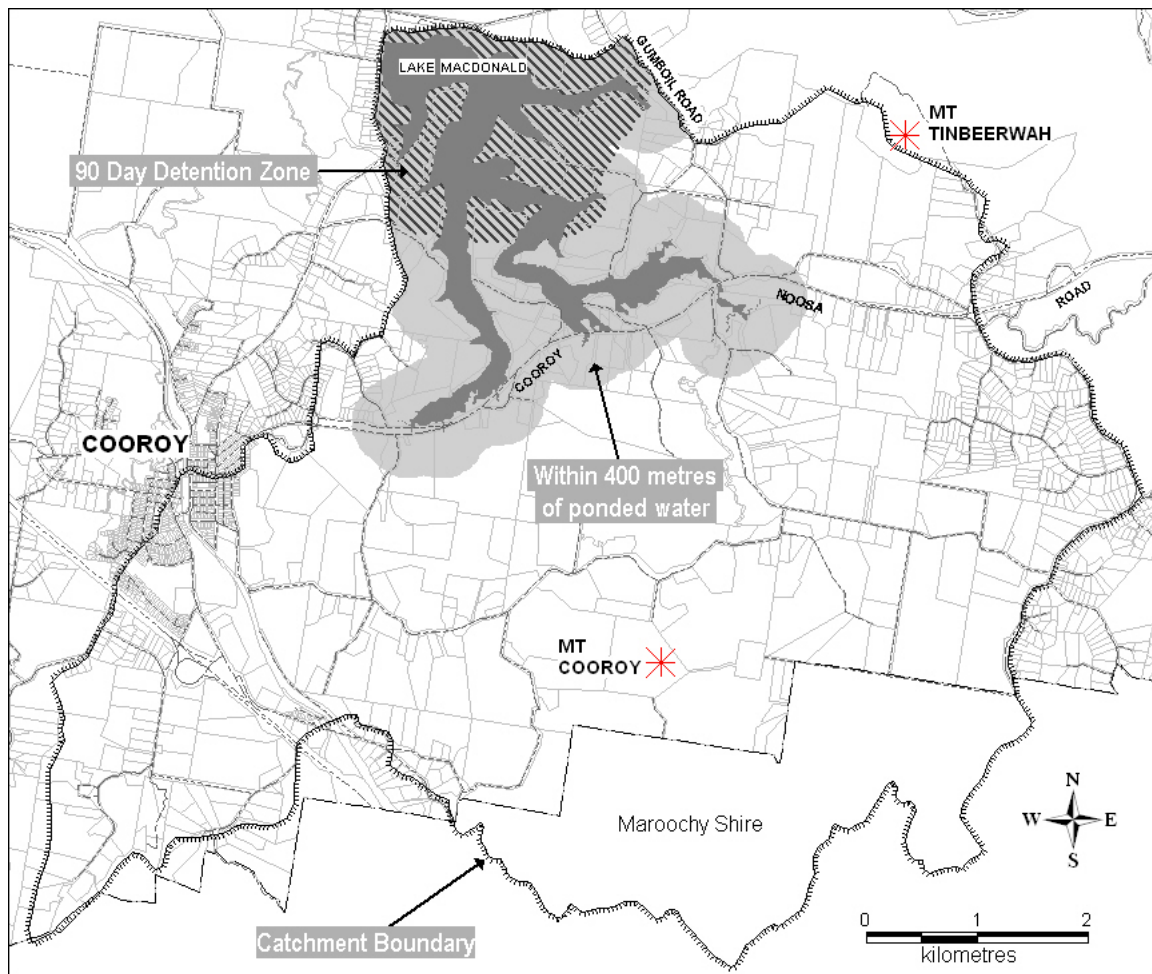
¹ Council encourages the use of water conservation fittings.

- c) more than 40m horizontally from the level of the Highest Astronomical Tide (HAT);

3.2 Within the Lake Macdonald Water Supply Catchment (see **Figure 1**)—

- a) No on site effluent treatment and disposal system is located within the 90-day detention zone (see **Figure 1**); **or**
- b) Outside the 90-day detention zone but within 400m of the full level of Lake Macdonald (see **Figure 1**), the disposal area (land application area) for any on site effluent treatment and disposal system must be located to achieve the greatest possible setback, but not less than 100m from any permanent or intermittent *watercourse*; **or**
- c) For areas not referenced in a) or b) above—the disposal area for any on site effluent treatment and disposal system is not less than 100m from any permanent or intermittent *watercourse*.

Figure 1 - Lake Macdonald Catchment, 90 day detention zone and 400m of ponded water



POLICY HISTORY

PSP24 adopted by Council on 3 November 2005 and took effect 3 February 2006.

It is based on a superseded planning scheme policy dating back to 1998.