

5.DEVELOPMENT AND REGULATION POLICIES

5.1 HEALTH

5.1.12 WINDY HARBOUR SETTLEMENT ON SITE TREATMENT OF SEWAGE AND DISPOSAL OF EFFLUENT AND LIQUID WASTE

Policy Objective

To provide clarity where there is a need to upgrade, relocate or install new equipment for the onsite treatment of sewage and disposal of effluent and liquid waste to all dwellings, outbuildings or public conveniences at the Windy Harbour Settlement.

To encourage leaseholders to upgrade equipment to current statutory requirements in view of an increased occupancy rate of dwellings/cottages which subsequently gives rise to increased sewage, effluent and liquid waste volumes.

Background

Existing equipment for the onsite treatment of sewage and disposal of effluent and liquid waste servicing dwellings/cottages, largely consists of 1 x septic tank and 1 x soak well or leach drain. Shire records yield that this type of equipment installation occurred from 1979.

In 1990, the Department of Health WA withdrew concessions granted for 1 x tank and 1 x soak well installations and issued instructions that all new applications to install or construct apparatus for the treatment of sewage and disposal of effluent and liquid waste had to comply with *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* – as amended. This was based on increased occupancy of the dwellings / cottages and subsequent increased volumes of sewage, effluent and liquid waste.

This meant that a standard apparatus would consist of 2 x tanks and 2 x leach drains or equivalent soak wells.

Area of Application

In any case where sewage, effluent and liquid waste is generated.

Key Documents

- *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* – as amended.
- LPS4 6.1.7 Windy Harbour Design Codes – Clause 5.7.2 Sewerage.
- Windy Harbour Leaseholder Agreement.

Definitions

- Effluent – means the liquid discharge from the treatment tank.
- Liquid waste – means bathroom, kitchen and laundry wastes and any other domestic or trade wastes, other than effluent.

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Policy Measures

Triggers that require works to be undertaken in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* – as amended:

1. Any new dwelling/cottage, outbuilding or public convenience that generates sewage, effluent and/or liquid waste;
2. Evidence of existing equipment failure;
3. The relocation of equipment where required by the Shire as a result of Planning Approval conditions (e.g. where existing equipment for the treatment of sewage and disposal of effluent and liquid waste is located other than on the applicant's demised premise);
4. Any additions or improvements to existing dwellings/cottages, outbuildings or public conveniences that is likely to reflect increased occupancy/use and/or subsequent increase in the volume of sewage, effluent and/or liquid waste.

Administration

This policy is to be administered by the Development and Regulation Directorate.

Adoption and Date Due for Revision

**ADOPTED 24 JANUARY 2013
REVIEWED 13 JUNE 2019**

NEXT DUE FOR REVIEW JUNE 2023

The Administration of this Policy is by the Development and Regulation Directorate.