



INFO SHEET

SOUTHERN BEACHES ON-SITE WASTE WATER AND STORMWATER SPECIFIC AREA PLAN (SAP)

The planning scheme includes a SAP to ensure the sustainable provision of on-site wastewater and stormwater management systems.



PURPOSE

The SAP regulates how on-site services are provided in the Southern Beaches and is necessary given:

- Lack of water and sewerage infrastructure, and limited stormwater infrastructure;
- Small lot sizes resulting from the original development of the area;
- Several areas of localised flooding and inundation;
- Variability in the suitability of soils to safely provide onsite services.

WHERE?

The SAP is a mapped overlay and is shown on the planbuild and listmap websites. The SAP applies to all low density residential, village and local business zoned land and to some areas of rural living zoning.

WHAT DO I NEED TO DO?

Generally speaking, if you are doing development or increasing the number of bedrooms you will need to engage a suitably qualified and experienced wastewater and stormwater designer to prepare a Site and Soil Report that assesses the suitability of your site to accommodate the proposed development and to also provide a design for onsite wastewater and stormwater services.

The SAP, however, has specific requirements for wastewater and stormwater.

Wastewater

The acceptable solution for wastewater is that development:

- Covers no more than 20% of the site (inclusive of all existing or new buildings, driveways, and decks);
- Is not flood-prone or located in a landslide, coastal hazard or waterway overlay;

- Is on a site with a minimum depth of soil of 1.5m and a gradient less than 1 in 10;
- Retains 65m² per bedroom of land located at least 1.5m from upslope and side boundaries and 5m from downslope boundaries.

If one or more of the above cannot be met, the performance criteria will apply and a site and soil report and wastewater design is required which addresses the performance criteria.

Stormwater

The acceptable solution for stormwater is that development is capable of connecting by gravity to a public stormwater system. For this, capable includes consideration of if there is any public infrastructure in place and, if so, does that infrastructure have spare capacity.

As the piped stormwater system is limited, the acceptable solution is usually not relevant. Where a piped system does exist, constraints on the piped system such as flooding may mean that the system is not capable of receiving additional stormwater flows.

The performance criteria requires that development is capable of accommodating on-site stormwater having regard to lot size, topography, soil, watercourses or existing development and requires a Site and soil report and stormwater design.

WHO IS A SUITABLY QUALIFIED PERSON?

This refers to a person who has the qualifications, experience, knowledge and expertise in undertaking onsite wastewater and/or stormwater management system design.

Such a person will be a licenced practitioner, some onsite wastewater designers also undertake stormwater site assessment and design.

Given their knowledge with on-site wastewater systems, they are often well placed to design on-site stormwater systems. However, for complex sites or large development a hydraulic engineer or equivalent may need to be engaged.

This person may also be able to provide you with the necessary soil assessment for building foundation design and certification.

HOW IS A SITE AND SOIL REPORT PREPARED?

The suitably qualified person will drill or excavate the site at a number of locations for soil and water table profiles. They will then generally work with you and your designer to design a suitable onsite management system. This design includes the type of system, the land application area requirements and the positioning of the system within the lot. For wastewater, you must choose from one of several systems that are approved for installation in Tasmania.

CAN MY APPLICATION BE REFUSED DUE TO THE SAP?

Yes, to be approved the acceptable solution or performance criteria must be met. While there are design and siting options and various technological solutions, some sites may not be able to accommodate onsite management for the proposed development.

The suitability of any one site for onsite wastewater or stormwater management is varied and cannot be known until the necessary site and soil investigations have taken place.

WHAT IF MY ONSITE WASTEWATER AND STORMWATER SYSTEM IS IN A FLOOD-PRONE AREA?

Flood-prone sites are difficult to design onsite management for. It may be necessary to elevate the wastewater or stormwater management areas, similar to how the floor height can be raised. This option would involve a raised wastewater or stormwater land application area. Larger stormwater tanks with retention or detention areas will provide additional storage capacity and reduce stormwater overflow.

WHICH COMES FIRST?

THE SITE AND SOIL REPORT OR THE BUILDING DESIGNS

It is important that the suitability of onsite management is determined before building designs are complete. The onsite management systems will require a large area of the site free of buildings and driveways and with minimum setbacks from side boundaries, buildings and downslope and upslope boundaries. It can be difficult to fit these systems in after the building has been designed. We encourage you to engage a suitably qualified person to undertake the necessary testing and provide preliminary advice to you and your designer as to options and to then complete their assessment once the building design is finalised.

Version 2: January 2023