

SOR–S2.0 Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan

SOR–S2.1 Plan Purpose

The purpose of the Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan is:

- SOR-S2.1.1 That development requiring on-site waste water management on lots with an area of less than 1,500m² has sufficient land available for on-site waste water management.
- SOR-S2.1.2 That stormwater quality and quantity is managed to protect natural assets, infrastructure and property.

SOR–S2.2 Application of this Plan

- SOR-S2.2.1 This specific area plan applies to the area of land designated as the Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan on the overlay maps.
- SOR-S2.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of:
- (a) Low Density Residential Zone;
 - (b) Village Zone;
 - (c) Local Business Zone; and
 - (d) Rural Living Zone,
- as specified in the relevant provision.

SOR–S2.3 Local Area Objectives

This sub-clause is not used in the specific area plan.

SOR–S2.4 Definition of Terms

SOR-S2.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
intensification	means a substantial and continuing increase in the number of persons occupying or capable of occupying, a dwelling or the number of persons visiting or working at a business premises.
land application area	means an area of land used to apply effluent from a waste water treatment unit and reserved for future waste water application.
suitably qualified person (onsite waste water management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge, expertise or practice in undertaking onsite waste water management system design in accordance with AS/NZS 1547.

SOR–S2.5 Use Table

This sub-clause is not used in this specific area plan.

SOR–S2.6 Use Standards

SOR-S2.6.1 Uses within the Southern Beaches On-site Waste Water Management Specific Area Plan

This clause is in addition to Low Density Residential Zone – clause 10.3 Use Standards, Rural Living Zone – clause 11.3 Use Standards, Village Zone – clause 12.3 Use Standards, and Local Business Zone – clause 14.3 Use Standards.

Objective:	That on-site waste water management for residential or business use does not cause any adverse environmental impact or impact on public health.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No change, expansion or intensification of residential or business use on the site.</p>	<p>P1</p> <p>The change, expansion or intensification of a residential or business use on the site does not cause any adverse environmental impact or impact on public health, having regard to:</p> <p>(a) the extent and nature of the land available on the property to accommodate an on-site waste water management system (including the land application area) for the proposed development; and</p> <p>(b) the land application area is setback a sufficient distance from watercourses, property boundaries and groundwater.</p>

SOR – S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site waste water

This clause is in addition to the Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and 10.5 Development Standards for Non-Dwellings, Rural Living Zone – clause 11.4 Development Standards for Building and Works, Village Zone – clause 12.4 Development Standards for Buildings and Works, and Local Business Zone – clause 14.4 Development Standards for Buildings and Works.

Objective:	That the site has a sufficient and suitable area of land available for on-site waste water management.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Development must:</p> <ul style="list-style-type: none"> (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map in the relevant Local Provisions Schedule, as within: <ul style="list-style-type: none"> (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located on a site with a soil depth of at least 1.5m; (d) be located on a site where the average gradient of the land does not exceed 10%; and (e) in the case of a dwelling, provide 65m² of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary. 	<p>P1</p> <p>The site must provide sufficient area for management of on-site waste water, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground, surface and coastal waters; (h) any adverse environmental impact on surrounding properties and the locality; and (i) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system.
<p>A2</p> <p>An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.</p>	<p>P2</p> <p>An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new on-site waste water management system.</p>

SOR-S2.7.2 Stormwater management

This clause is in addition to the Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings, Village Zone – clause 12.4 Development Standards for Buildings and Works, and Local Business Zone – clause 14.4 Development Standards for Buildings and Works.

Objective:	That development provides for adequate on-site stormwater management.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Development must be capable of connecting by gravity to a public stormwater system.</p>	<p>P1</p> <p>Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to:</p> <ul style="list-style-type: none"> (a) topography of the site; (b) the size and shape of the site; (c) soil conditions; (d) any existing buildings and any constraints imposed by existing development on the site; (e) any area of the site covered by impervious surfaces; (f) any watercourses on the land; (g) stormwater quality and quantity management targets identified in the <i>State Stormwater Strategy 2010</i>; and (h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion. 	

SOR – S2.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

SOR – S2.9 Tables

This sub-clause is not used in this specific area plan.