# Info Sheet

## Southern Beaches Onsite Wastewater and Stormwater Specific Area Plan

The planning scheme includes a Specific Area Plan (SAP) to regulate for the sustainable provision of on-site wastewater and stormwater management systems.

Council's Stormwater in New Developments Policy provides additional detail tailered to designers and engineers.

### PURPOSE

The SAP is necessary to address:

- cumulative environmental risk stemming from an absence of water and sewerage infrastructure, and limited stormwater infrastructure, across a large residential area
- the small sizes of many lots, that were intended for shacks rather than permanent occupation, and which predate modern standards
- localised flooding and coastal inundation together with high water tables
- limited natural runoff in certain locations that extend high water tables and ponding after heavy rainfall, and
- variability in the suitability of soils to safely provide onsite services.

### WHERE?

The SAP is a mapped overlay that can be viewed at www.planbuild.tas.gov.au and www.listmap.tas.gov.au. 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 extending, building a new structure and/or increasing the number of bedrooms you will need to engage a suitably qualified and experienced wastewater and stormwater designer(s). The designer will prepare a Site and Soil Report that assesses the suitability of your site to accommodate the proposal 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 impervious 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.



For further information please contact Council on 6269 0000 or sorell.council@sorell.tas.gov.au

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### Stormwater

The acceptable solution is that development is capable of connecting by gravity to a public stormwater system. That is, the site has a stormwater lot connection and the network has spare capacity. As the piped stormwater system is limited,the acceptable solution is usually not achievable.

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?

A SQP 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.

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?

Yes. 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. Flood-prone sites are particularly difficult in this regard.

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.

### WHICH COMES FIRST? THE SITE AND SOIL REPORT OR THE BUILDING DESIGN

Your designer should work together with a SQP on the suitability of onsite management 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.

Version 2: July 2025

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