



Hawkesbury City Council

attachment 1  
to  
item 77

Draft Glossodia, Freemans  
Reach, Wilberforce and  
Agnes Banks Sewerage  
Scheme Connection Policy

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# **Glossodia, Freemans Reach, Wilberforce and Agnes Banks Sewerage Scheme Connection Policy**

April 2010

**DRAFT**



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## 1. Introduction

In 1997 the New South Wales Government announced the Priority Sewerage Program and in 2001 identified the communities of Glossodia, Freemans Reach, and Wilberforce as three townships that required sewerage. In 2007, Sydney Water prepared a Review of Environmental Factors (REF) for the proposed scheme and this was approved November 2008.

In March 2009, Sydney Water decided to proceed with the Agnes Banks Sewerage Scheme, and the Review of Environmental Factors was displayed in mid 2008.

Both schemes will utilise pressure sewerage technology to service the villages of Glossodia, Freemans Reach, Wilberforce and Agnes Banks. Sydney Water has commenced construction of the schemes, and they will be liaising with Council regarding connections to the system. It is anticipated that connections to the sewerage systems will be made available progressively from mid to late 2010.

On Tuesday, 31 March 2009, Council resolved to adopt a policy for connection of all pumpout properties, Council properties, commercial properties and properties with failing or inadequate onsite sewage management systems that are able to connect to the proposed sewerage scheme for the Glossodia, Freemans Reach, and Wilberforce areas. This Policy has been amended to include Agnes Banks. Alternatively 'best practice' sustainable onsite sewage management systems will be required to encourage recycling and promote ecological sustainability.

## 2. Objectives

The objectives of this Policy are:

- To outline the requirements and options for property owners when connecting to the Glossodia, Freemans Reach, Wilberforce, and Agnes Banks Sewerage Schemes.
- To assist Council in ensuring that those properties which are required to connect to the sewer are connected.
- To promote the sustainable reuse of wastewater utilising 'best practice' onsite sewage management.

## 3. Legal Requirements

An inspection will be undertaken of all properties wishing to retain their existing onsite sewage management system. If the system complies with 'best practice' requirements it will be classified as high risk and will be issued with an 'Approval to Operate' on an annual basis. 3 year medium risk licences may be issued in appropriate circumstances, otherwise annual licences will apply.

Under the *Local Government Act 1993*, an 'Approval to Operate a Sewage Management System' is required for the operation of all onsite sewage management systems. Properties within Glossodia, Freemans Reach, Wilberforce, and Agnes Banks were issued with an 'Approval to Operate' their onsite sewage management system for a period of 12 months, 3 years or 5 years dependent upon their assessed risk factors.

Notwithstanding the existence of a licence, once sewer becomes available, properties with existing 'Approval to Operate' onsite sewage management systems that are able to connect to the sewerage scheme within Glossodia, Freemans Reach, Wilberforce, and Agnes Banks will be expected to connect. Should a property owner wish to retain their existing onsite sewage management system they will be required to have it inspected. During the inspection, it will be

determined if the system meets 'best practice' onsite sewage management. A system may be classified as failing for the following reasons:

- a) An undersized disposal area.
- b) Soggy ground around or below the disposal area.
- c) The system, or sewerage pipes within the dwelling discharge to the stormwater system, river or through an open pipe to the ground surface.
- d) The site is limited in disposal area by shallow soils, rocky outcrops and available area.
- e) The disposal area fails to meet buffer distances in accordance with *The Environment & Health Protection Guidelines Onsite Sewage Management for Single Households* prepared by the *NSW Department of Local Government 1998*.
- f) The system has not been serviced and maintained in good working order, and in accordance with the conditions of approval.

If a system fails to meet 'best practice' onsite sewage management standards then a recommendation will be made to the property owner outlining the works required to upgrade the onsite sewerage management system.

If a property owner fails to make a commitment to connect to Sydney Water's sewerage system and does not upgrade their onsite sewage management system in accordance with 'best practice' the following forms of action may be taken by Council:

- a) A Prevention Notice can be issued under the *Protection of the Environment Operations Act 1997*. This Prevention Notice will require the owner of the property to connect to the sewer or to upgrade the existing onsite sewage management system so it meets the requirements of 'best practice' onsite sewage management. The Prevention Notice carries a administration fee of \$320 as at the date of this policy.
- b) An Order can be issued under the *Local Government Act 1993*, requiring the property owner to connect to the sewer or to upgrade the existing onsite sewage management system to meet the requirements of 'best practice' onsite sewage management.

#### **4. Pump Out and Onsite Systems**

In accordance with this policy all pump out, Council, commercial properties, and properties with failing onsite sewage management systems that are able to connect to the proposed sewerage scheme will be required to upgrade their household plumbing to meet Sydney Water standards and commit to making a connection to the sewer within 6 months of the sewer being made available to the property. Those pump out, Council and commercial properties and properties with failing onsite sewage management systems who do not commit to connect to the sewer system will be issued with an Order under the *Local Government Act 1993* to connect.

#### **5. Requirements to Retain an Existing Onsite Sewage Management System**

If a property owner wishes to retain an onsite sewage management system it will be required to meet 'best practice' onsite sewage management, under the *Local Government Act 1993*.

##### ***Best Practice Requirements***

'Best practice' onsite sewage management is the sustainable disposal of household sewage in a manner which meets the requirements of NSW Health, Council, and the requirements of the *Environment & Health Protection Guidelines - Onsite Sewage Management for Single Households*, and the *Australian Standard 1547(2000) - Disposal Systems for Effluent from Domestic Premises*.

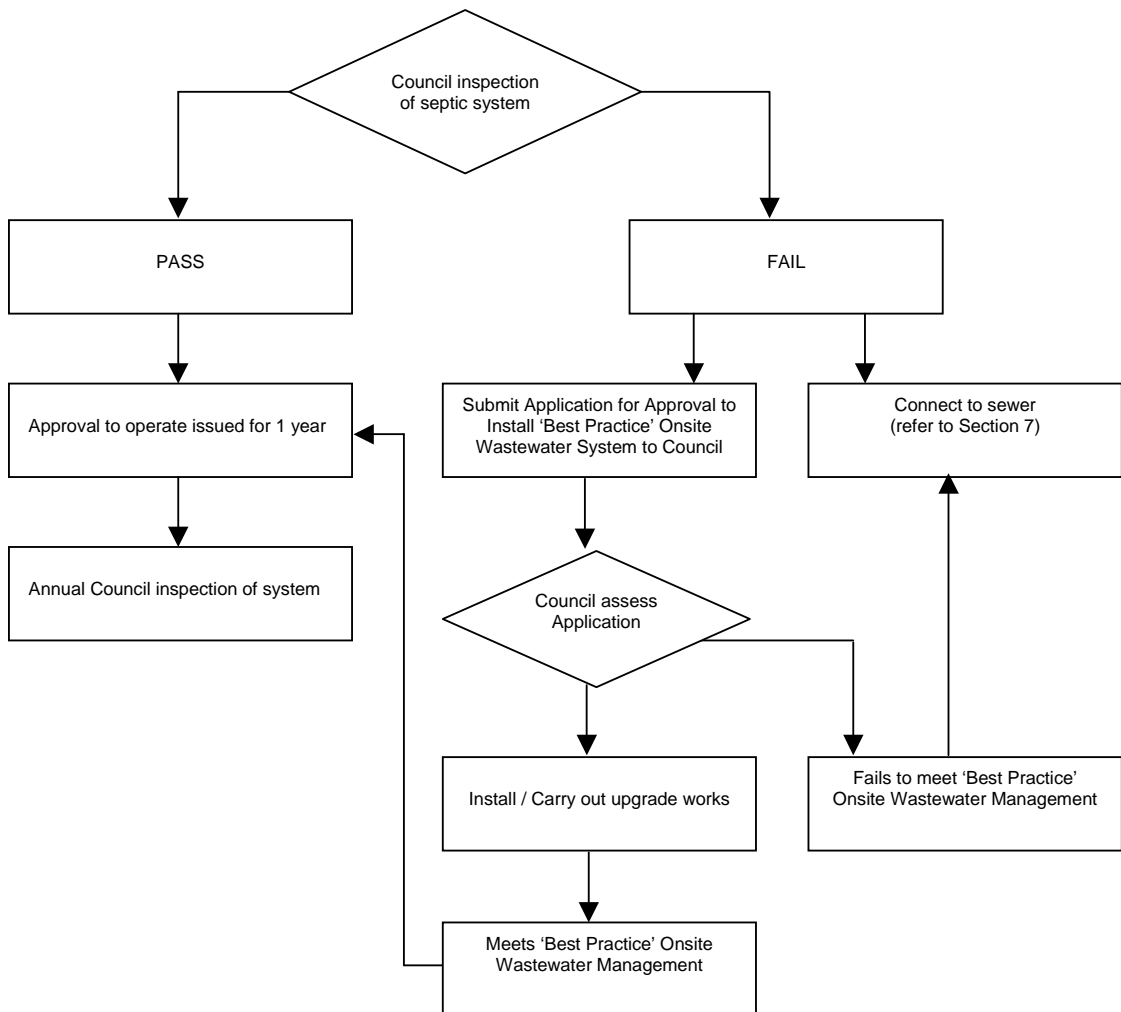
In order for an onsite sewage management system to be considered as meeting 'best practice' the following standards are to be met as a minimum:

- a) All sewage must be treated to the standards outlined by *NSW Health* in Section 6.2.2 and 6.2.3 of the *Sewage Management Facility Sewage Treatment Accreditation Guideline, May 2005*.
- b) All household plumbing must be certified by a licensed plumber to meet the requirements of the *National Plumbing Code AS3500:2000* and a certificate of compliance must be submitted to Council from a licensed plumber.
- c) The treated sewage from the system can be reused for toilet flushing and/or surface or subsurface garden irrigation or discharged into a conforming trench system.
- d) There must be sufficient land available for the disposal of treated sewage, that meets the requirements of *The Environment & Health Protection Guidelines Onsite Sewage Management for Single Households* prepared by the NSW Department of Local Government 1998 and the *Australian Standard 1547(2000) - Disposal Systems for Effluent from Domestic Premises*.
- e) The site must not be restricted by size, rock, bushland, waterways, or built structures to prevent the likelihood of significant environmental impacts from occurring.
- f) The irrigation area must not be used for recreational activities, growing of fruit or vegetables, vehicle movements or the keeping of agricultural animals.
- g) The treatment tanks are to be in good working order and are to be fitted with baffles and an outlet filter.

If a system is to be retained and it meets 'best practice' onsite sewage management it will be classified as high risk under Council's Onsite Sewage Management Strategy and will be issued with an approval to operate for 12 months (3 year medium risk licences may be issued in appropriate circumstances, otherwise annual licences will apply). An annual inspection will be undertaken of the system and providing it still meets 'best practice' onsite sewage management a new annual Approval to Operate will be issued.



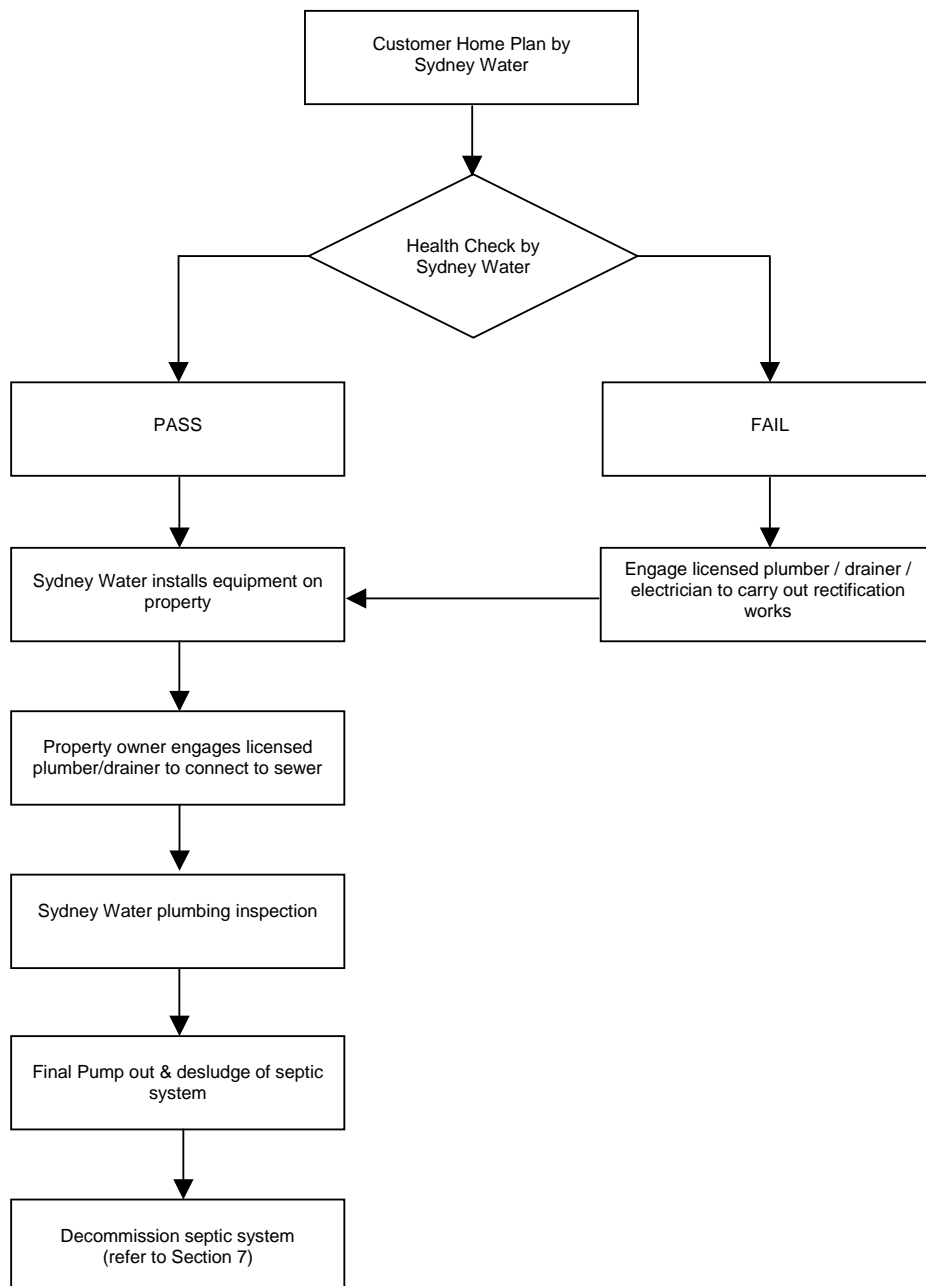
Figure 1: Requirements to retain an existing onsite sewage management system.



## 6. Requirements for Residential Properties to Connect to the Sewer

The following requirements are to be met by all property owners who have a pump out system, or a failing onsite sewage management system and the property is able to connect to the sewerage scheme, or anyone else who wishes to connect to the sewerage system. Additionally all connections are to be made in accordance with Sydney Waters requirements.

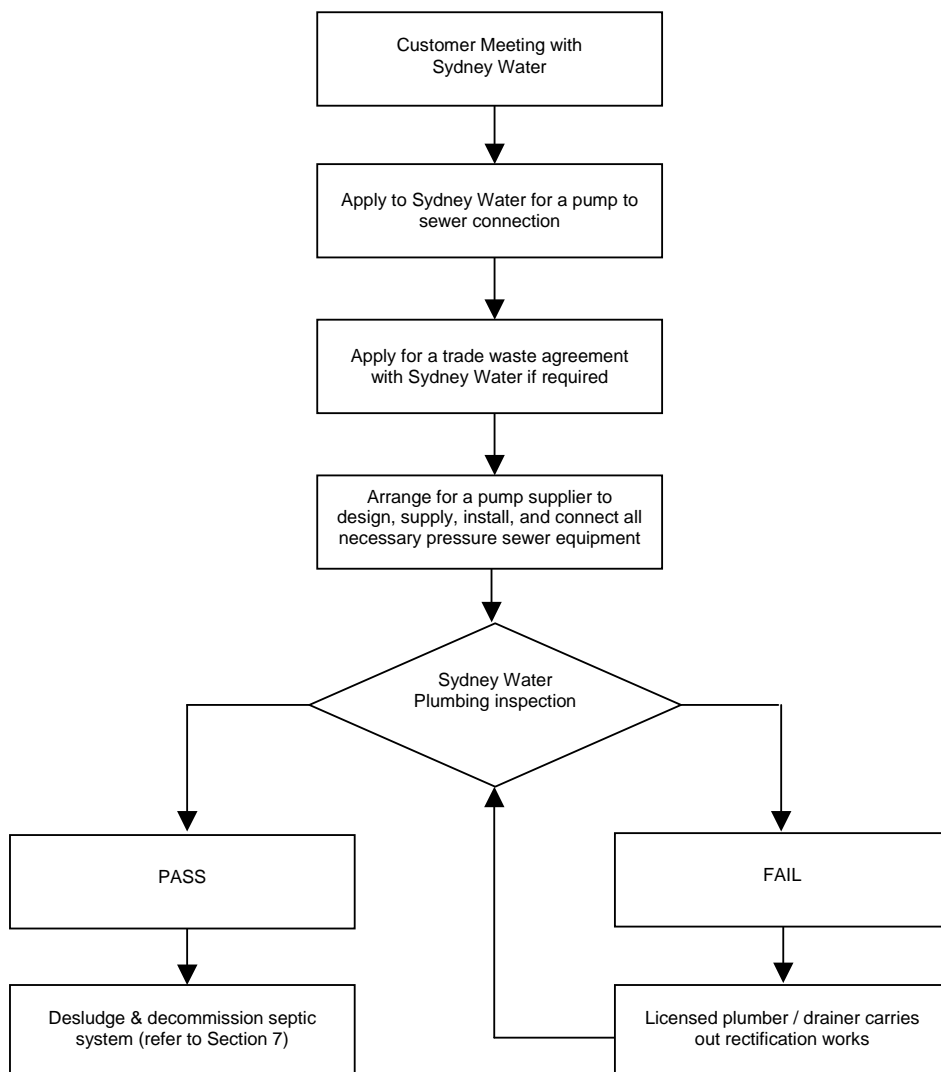
Figure 2: Requirements for residential properties to connect to the sewer.



## 7. Requirements for Commercial Properties to Connect to the Sewer

For the connection of a commercial property to the sewerage system there will be a number of requirements to ensure that the internal plumbing of the premises is compatible with the pressurised sewerage system and that all connections are made in accordance with Sydney Water's requirements.

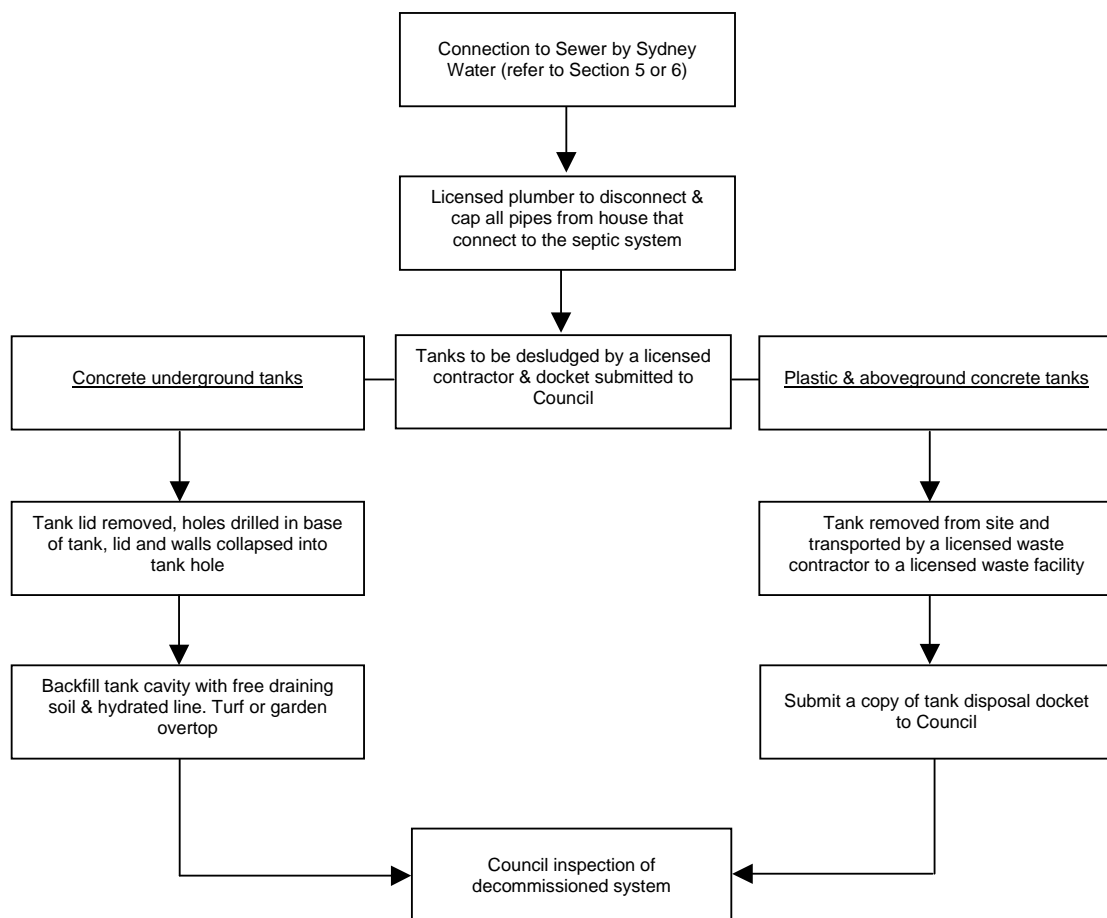
Figure 3: Requirements for commercial properties to connect to the sewer.



## 8. Requirements for Decommissioning an Onsite Sewage Management System

In order to protect public health, and the environment of Glossodia, Freemans Reach, Wilberforce, and Agnes Banks, it is essential to have all onsite sewage management systems on properties connecting to the proposed sewerage scheme, decommissioned in a safe manner. The system must be decommissioned in accordance with Council's requirements.

Figure 4: Requirements for decommissioning an onsite sewage management system.



## 9. Requirements for the Reuse of Existing Tanks for Collected Roofwater

Collected roofwater stored in a former septic tank or collection well can be reused for garden purposes **only**. The use of this roofwater through internal household fixtures, such as toilet flushing, laundry tubs, washing machines, bathroom, kitchen and topping up swimming pools is **not** permitted. If a property owner wishes to reuse roofwater for toilet flushing purposes a rainwater tank will be required to be installed which is not connected to the reused septic tank or collection well.

The following requirements should be followed if a property owner connects to the sewer but wishes to retain their existing septic tank and/or collection well for the collection and reuse of roofwater.

- a) A licensed plumber is to disconnect and cap all pipes from the household which connect to the existing onsite sewage management system.
- b) A licensed waste service provider is to carry out a desludge of the system within five (5) days of connecting to the sewer. The tank/s are to be desludged and the sides, lid, baffle and square junctions of the tank should be hosed down as the waste is being removed.
- c) A copy of the desludge docket is to be submitted to Council.
- d) The tank is to be filled with fresh water and disinfected to a minimum level of 5mg/L of free residual chlorine with a half hour contact time. The chlorine should be allowed to dissipate naturally and not be neutralised.
- e) The inlets and outlets may then be sealed. Pumps and other accessories may then be installed and connected to an irrigation system.
- f) The tank is to be mosquito proofed, fitted with a strainer to prevent the introduction of coarse materials and labelled as containing water unfit for human consumption.
- g) No cross connection is to be made with any potable water supply and backflow prevention devices may be required to be installed by a licensed plumber in accordance with Sydney Water requirements.

Note: Collected roofwater from these tanks may not be discharged into any external drainage or waterway.

## 10. Requirements for the Reuse of Greywater

A septic tank and collection well cannot be reused for storing greywater. If you wish to reuse greywater from your home (i.e. water from the shower, basins or laundry tub) you will need to install either a Greywater Diversion Device or a Greywater Treatment System.

### Greywater Diversion Devices

Greywater Diversion Devices **do not** require **installation approval**, or an **approval to operate** if the device meets the following requirements:

- 1) Your property is in a sewered area.
- 2) It is installed in accordance with the *National Plumbing and Drainage Code*.
- 3) It is installed in accordance with the requirements of NSW Health Greywater reuse in Sewered Single Domestic Premises, April 2000.
- 4) The following performance standards are to be achieved:
  - a) Prevention of the spread of disease by micro-organisms.
  - b) Prevention of the spread of foul odours.
  - c) Prevention of contamination of water.
  - d) Prevention of degradation of soil and vegetation.
  - e) Discouragement of insects and vermin.

- f) Ensuring that people do not come into contact with untreated sewage or effluent in ordinary activities on the premises concerned.
- g) The minimisation of any adverse impacts on the amenity of the property and surrounding lands.

### **Greywater Treatment System**

A Greywater Treatment System requires installation and operation approval from Council and it is required to meet 'best practice' onsite sewage management. This type of system must be accredited by NSW Health and requires **Council approval to Install** and **Operate** under the *Local Government Act 1993* and its Regulations.

Once a greywater reuse system is set up the wastewater must not leave the premises or be discharged into a position where it can flow into a stormwater drainage line or waterway as this is an offence under the *Protection of the Environment Operations Act 1997*. The reuse of greywater is to be carried out in accordance with Council's greywater requirements.

## **11. Further Information**

- NSW Health - [www.health.nsw.gov.au](http://www.health.nsw.gov.au)
- NSW Health - Sewerage Management Facility Sewerage Treatment Accreditation Guideline, May 2005.
- The Environment & Health Protection Guidelines Onsite Sewerage Management for Single Households, Department of Local Government 1998.
- Australian Standard 1547(2000) - Disposal Systems for Effluent from Domestic Premises.

Fact Sheets available from Hawkesbury City Council – [www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au)

- Use of Greywater.
- Decommissioning in ground concrete septic tanks.
- Decommissioning plastic and aboveground concrete septic tanks.
- Reusing a septic tank for stormwater collection.
- Retaining your existing onsite sewage treatment system.
- Glossodia, Freemans Reach, Wilberforce, and Agnes Banks Connection Policy Questions and Answers.