

HB.147-96.4

DEVELOPMENT CONTROL PLAN – DRAINAGE TO BUILDINGS

1. OBJECTIVE

To ensure that there is adequate provision for the control and disposal of roof waters; to specify the method of disposal of wastes from sanitary fittings; to ensure that Trade Wastes are adequately treated and to specify the method of disposal.

2. POLICY

The following will apply:-

2.1 Roofwater Drainage

All buildings, (except those exempted from the need to obtain approval in the circumstances listed in Part 1.2) shall be fitted with roof guttering, downpipes and drainage system connected to either:-

- 2.1.1 The street gutter (using an approved outlet); or
- 2.1.2 A Council stormwater main (at an approved point of connection or to Council's direction); or where is not possible to comply with Subclause 2.1.1 or 2.1.2.
- 2.1.3 An absorption trench (located a minimum of 3 metres from any buildings and the boundaries of the allotment); or
- 2.1.4 3 metres from the Building in a downhill direction and splayed for even distribution (buildings on rural land only).

2.2 Sanitary Drainage

Where an application is received to erect or alter a building, all soil and waste fixtures shall be connected to either:

- 2.2.1 The sewer if sewer is available or
- 2.2.2 A septic tank (or sullage trench in the case of approved waste fixtures) if sewer is not available.

2.3 Effluent Disposal

Effluent is to be piped to a transpiration area of a type specified in AS 1547 – Small Septic Tanks and NSW Department of Health Guidelines or disposed of in accordance with written directions given by Council's Environmental Services Department to suit the particular conditions of the site.

The number of persons deemed to occupy a dwelling shall be the greater of:-

- 2.3.1 the number of person specified in the application; or
- 2.3.2 one person for each bedroom plus one person.

2.4 Trade Waste

Liquid wastes, other than from dwellings or human sanitary facilities may require pre-treatment before it can be discharged into the sewer. For example:-

- Premises used for the preparation of food.
- Mechanical workshops, services stations, carwashing facilities.
- Photographic studios or processing.
- Dental surgery.
- Industrial waste etc.

Where sewer is not available, then approval of the Environmental Protection Authority is required to dispose of Trade Waste Effluent.