



Wastewater Management Planning Issues

Neville Pash

Land division/land development / development of PARS

- Issues of mostly non complying development
- Large scale development
- Issues in water catchment areas where on-site wastewater disposal or collective wastewater systems are an issue.

Boundary Realignments

- Before catchment land division can be approved existing titles must be viable. They can be closed roads mining leases and small scale. Their viability can depend on titles created in the 19th Century.
- A major component of their viability depends on the waste control regulations/standards and more importantly rules within the development acts.

Rejected proposal

- Initial titles non viable
- Very ambitious proposals
- Verdun SA water pumping station
- Extra large scale acreage requested based on the surrender of a title of approximately 200 square metres. (see photo)



Response to DAC

- The role of environmental health in the planning process specifically with decisions controlled by the Development Assessment Commission.
- In assessment of development measurement is finite and not subject to a minor variation of the standard.
- Overrides conditions of approval in all wastewater standards.
- Refers to originally to Mount Lofty Ranges no 2 and in future, the development plan, this being specific to water catchment.

Planning Considerations

- Land division / primarily boundary re-alignments in the Water Catchment area.
- Titles exist within existing rural properties which if viable can be granted planning approval to be re-arranged to more valuable parcels for considerable financial gain.

Mount Crawford

- A large scale holding (see radio mast) above Barossa Valley where applicant rearranged titles to develop for housing.
- NOTE: Slope is measured on potential wastewater area and not complete allotment.
- DEFINITION: Angle measurement, accurate survey plan with close scale contours.



Crozier Hill

- Outside catchment above Victor Harbour.
 - ◆ Large scale allotment
 - ◆ Creek in front
 - ◆ House site above creek.
- Solution bench rear of site more than 50 metres from water course. Would be outside parameters for approval where planning consideration (development plan) over rides standard.



Definition of a watercourse

- DEFINITION 1.50000 MAP + Site Inspection especially where definition is poor due to vegetation compromising aerial photography.
- When it is not a watercourse?
- What happens with freeway when cuts and fills divert road water at top of hill which connects to an existing water course ie freeway at rear.



The Unusual

- The very rare example of changing the alignment of a water course.
- Houghton Hollow road / Main North Rd survey plan / drawing / see text
- A solution better than a holding tank / piping of a very small scale water course.
- The order of water courses an EPA issue. Very rare to be allowed.





Assessment Principles

Main criteria for existing CRITICAL ISSUES

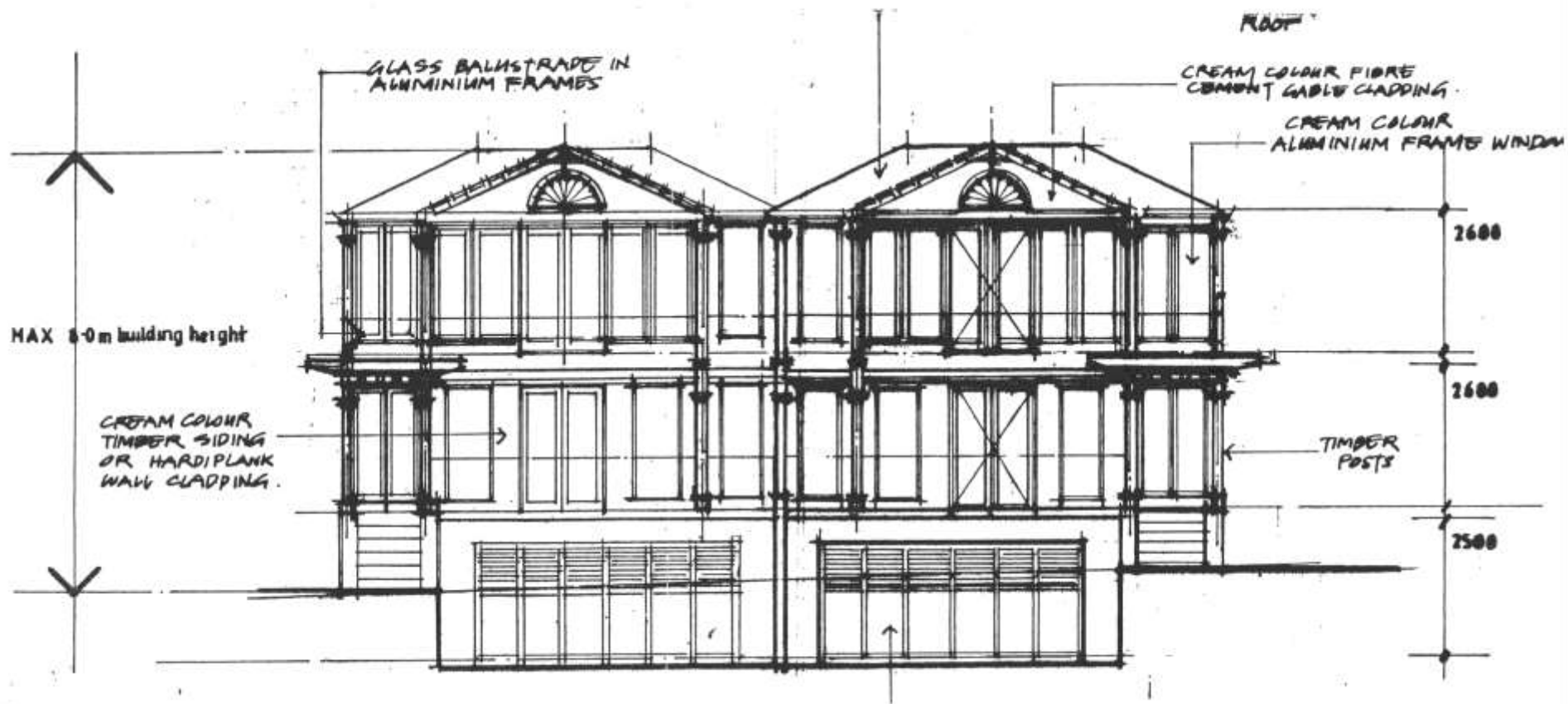
- Waste disposal area when measuring slope
- Depth to water table
- Plotting a water course

Assessment Principles

cont ...

- Sweep out equidistant following flow and edge not centre
- Pool level and sea high water mark. If in doubt get surveyor to define.
- Surveyor can define pool level / sea level high water marks from bench marks of defined level and known water level even though situation is subject to change.





Other Planning Issues

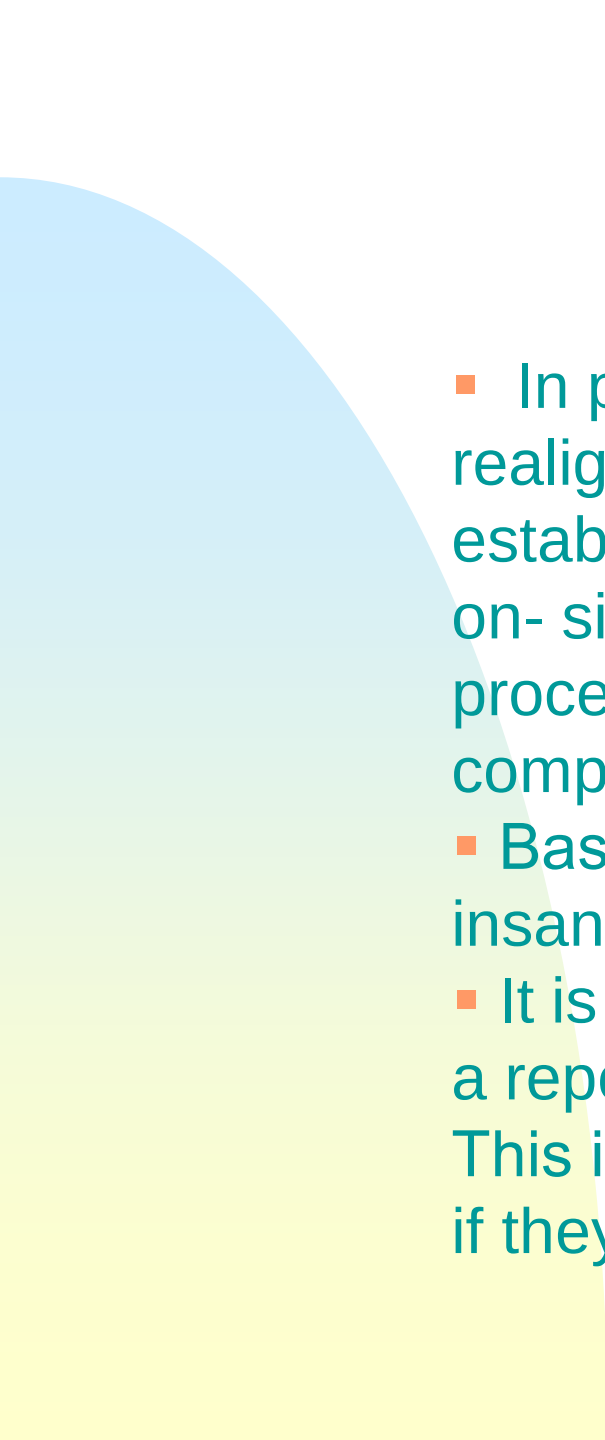
- Sellicks Beach subdivision
- Large scale storm water lagoons with over flow to a water course must have set back 50 METRES.
- IMPLICATIONS TO NEW AND EXISTING ?
- Efforts by Mid Murray Council to achieve set backs seen as positive. Capacity to initiate capital works / utilise easements, other land ETC.for disposal.

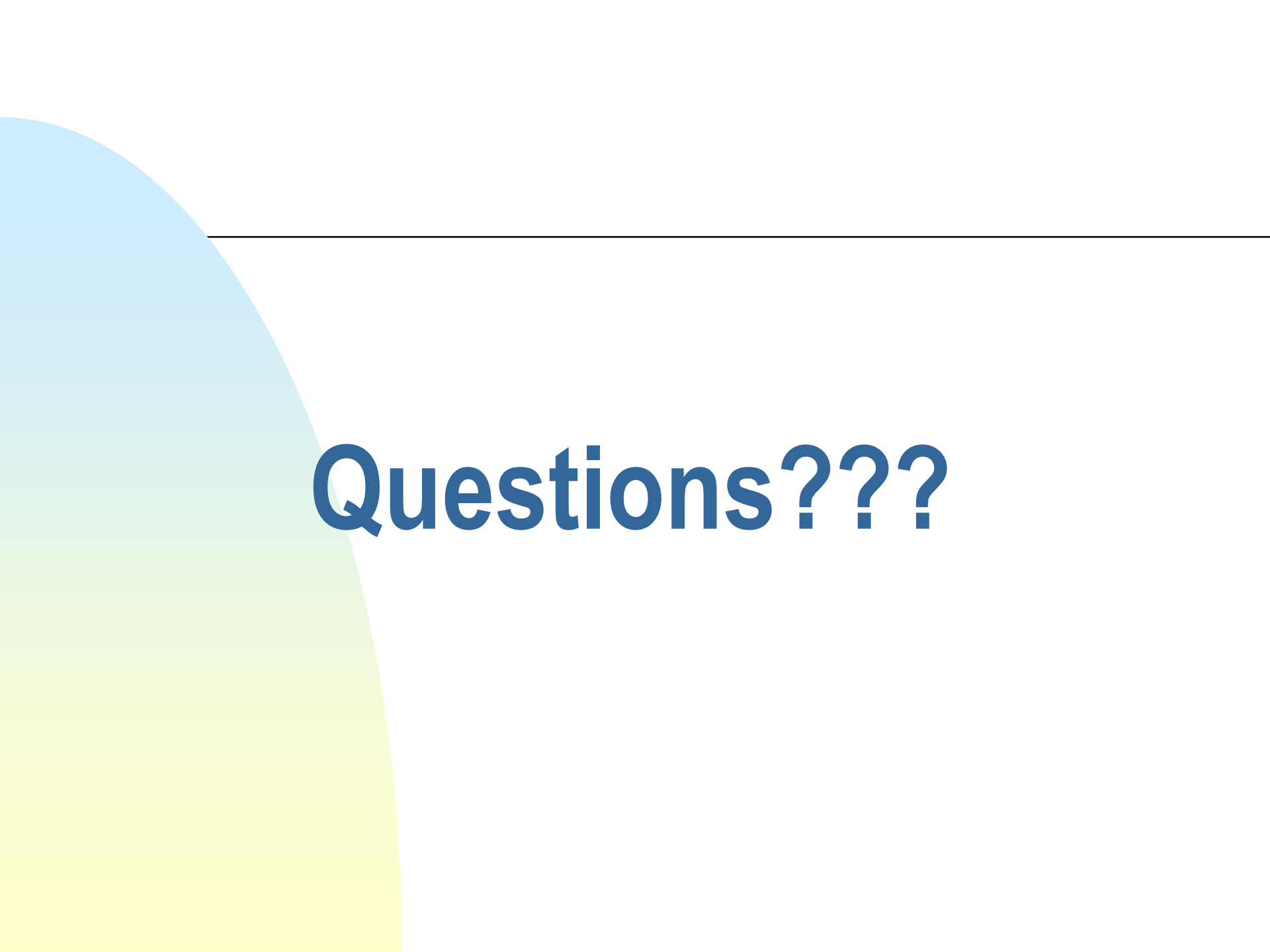
Next Steps

- Legal Aspects
- Form one Section 7
- Legal Case
- If a non-viable allotment is identified every effort should be made to inform potential owners.
- See text.

Introduction of EPA

- An organization that has a compulsory role in the planning approval process.
- DHS has only a compulsory referral for crematoriums.
- Subject to resources there may be an effort to have more referrals in catchment area.
- When council has a PAR initiative everybody is entitled to comment (ie banning holding tanks for new development in the council area.)

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- In previous times with (with boundary realignments in catchment) there was a move to establish criteria for upgrading and improving on-site wastewater systems within the planning process. This did not continue due to complications with the planning process.
 - Basically referred back to EHO'S under insanitary conditions.
 - It is always possible to refer planning issues for a report from Wastewater Management DHS. This is a no charge and allows EHO'S a back up if they are under pressure from developers.



Questions???