



BUSINESS PAPER

ORDINARY COUNCIL MEETING

Tuesday, 18 March 2025

PRIDE

PASSION | RESPECT | INNOVATION | DEDICATION | EXCELLENCE

OUR VISION: A resilient, vibrant and connected community.

OUR MISSION: Provide infrastructure and services
that meet the changing needs of our community.

OPENING MEETING

The Mayor will open the meeting and notify that this meeting is webcast live on the Council's website.

ACKNOWLEDGEMENT OF COUNTRY

The following acknowledgement will be made by the Mayor or Chief Executive Officer.

"I would like to Acknowledge and pay our respects to the Aboriginal Elders both past and present, as well as emerging leaders, and Acknowledge the traditional custodians of the Land on which we meet today."

COUNCILLORS DECLARATION AND/OR PRAYER

The Mayor will ask a Councillor to read either the following Declaration or Prayer on behalf of the Councillors present.

Declaration

"On behalf of the elected Councillors present here tonight I solemnly and sincerely declare and affirm that we will undertake the duties of the office of Councillor in the best interests of the people of Goulburn Mulwaree and that we will faithfully and impartially carry out the functions, powers, authorities and discretions vested in us to the best of our ability and judgement."

OR

Prayer

"We thank thee, Lord, for this position of honour and trust. Give us the courage to serve our Council and community with honesty and integrity; and to discharge the duties entrusted to us for the Common good of all mankind."

APOLOGIES

The Mayor will call for any apologies.

Council will resolve to accept any apology.

LATE ITEMS / URGENT BUSINESS

The Mayor will call for any Late Items, Information or Urgent Business.

Council may resolve to accept any late item, information or urgent business to be discussed and/or determined at this meeting.

DISCLOSURE OF INTERESTS

With reference to Chapter 14 *Local Government Act 1993*, and Council's Code of Conduct, Councillors are required to declare any conflicts of interest in the matters under consideration by Council at this meeting.

PUBLIC FORUM

- 1) In accordance with Council's Public Forum Guideline, Council permits members of the public to address Council meetings in open forum at every Ordinary Council meeting.
- 2) A person wishing to address a meeting must contact staff in Council's Executive Section by 5.00pm on the day of the meeting and provide their name, their contact details and summary details of the item they wish to speak about.
- 3) The Mayor or Chairperson will call members of the public to address the meeting in accordance with the order of business. The address should be for no more than 5 minutes duration.
- 4) Members of the public addressing Council must abide by similar standards that apply to Councillors under the Council's Code of Conduct and this Code of Meeting Practice.
- 5) If a member of the public addressing the meeting fails to comply with the Mayor or Chairperson's call to order, the Mayor or Chairperson may withdraw that person's right to address the meeting.
- 6) In making the address:
 - a) If the chairperson is the Mayor he or she should be addressed as 'Mr Mayor' or 'Madam Mayor' or 'Mayor Surname'.
 - b) When the chairperson is not the Mayor they should be addressed as Mr. or Madam Chair or Mr. or Madam Chairperson.
 - c) Councillors must be addressed as 'Councillor Surname'.
 - d) Officers must be addressed as Mr. or Madam e.g Mr. Chief Executive Officer.

The general standards that apply in Council's Code of Conduct and Code of Meeting Practice (Section 4) are applicable to addresses made by the public in Public Forum.

CLOSED SESSION

Council must resolve to move into Closed Session to deal with any items under s10 Local Government Act 1993.

We hereby give notice that an
ORDINARY COUNCIL MEETING
will be held on Tuesday, 18 March 2025, at 6:00 PM in Council
Chambers, Civic Centre
184 - 194 Bourke Street, Goulburn.

ORDER OF BUSINESS

1. OPENING MEETING
2. ACKNOWLEDGEMENT OF COUNTRY
3. COUNCILLOR DECLARATION AND/OR PRAYER
4. APOLOGIES
5. APPLICATION FOR A LEAVE OF ABSENCE BY COUNCILLORS
6. ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS
7. LATE ITEMS / URGENT BUSINESS
8. DISCLOSURE OF INTERESTS
9. PRESENTATIONS
10. PUBLIC FORUM
11. CONFIRMATION OF MINUTES
 - 11.1 CONFIRMATION OF COUNCIL MEETING MINUTES - 18 FEBRUARY 2025
12. MAYORAL MINUTE(S)
 - 12.1 MAYORAL MINUTE - NOTICE OF MOTION FOR NATIONAL GENERAL ASSEMBLY - 24 - 27 JUNE 2025
13. NOTICE OF MOTION(S)
 - 13.1 HOUSEHOLD BULKY WASTE COLLECTION
 - 13.2 GARBAGE TRUCK PURCHASE TO SERVICE RESIDENTIAL SERVICES DISCONTINUED 7 AUGUST 2024
14. NOTICE OF RESCISSION(S)
15. REPORTS TO COUNCIL FOR DETERMINATION
 - 15.1 POST EXHIBITION REPORT - PLANNING PROPOSAL - 292 ROSEMONT ROAD, GOULBURN
 - 15.2 NATURAL DISASTER - MOUNTAIN ASH ROAD VARIATION
 - 15.3 GOULBURN MULWAREE COMMUNITY STRATEGIC PLAN 2042 (2025 REVISION)
 - 15.4 DELIVERY PROGRAM 2022-2026 PROGRESS REPORT

- 15.5 RENEWAL OF THE ALCOHOL FREE ZONES IN GOULBURN
- 15.6 REQUEST FOR FINANCIAL ASSISTANCE - ROTARY CLUB OF GOULBURN
- 15.7 MONTHLY FINANCIAL REPORT
- 15.8 STATEMENT OF INVESTMENTS & BANK BALANCES
- 15.9 STORMWATER DRAINAGE AND RAINWATER COLLECTION SYSTEMS POLICY
- 15.10 DRINKING WATER QUALITY POLICY REVIEW
- 15.11 PROPOSED AMENDMENTS TO WATER AND SEWER SERVICING PROVISIONS - GM DCP 2009 AND WATER SUPPLY, SEWERAGE (ON-SITE AND RETICULATED), STORMWATER AND TRADE WASTE POLICY
- 15.12 SPORTS COUNCIL COMMITTEE MEETING MINUTES - 3 FEBRUARY 2025 & TERMS OF REFERENCE
- 15.13 RECREATION AREA COMMITTEE MEETING MINUTES - 5 FEBRUARY 2025, TERMS OF REFERENCE & COMMUNITY REPRESENTATIVE COMMITTEE MEMBERSHIP
- 15.14 GOULBURN RAIL TRAIL STEERING COMMITTEE - TERMS OF REFERENCE & COMMITTEE MEMBERSHIP
- 15.15 ACCESS AND INCLUSION (DISABILITY) ADVISORY COMMITTEE - TERMS OF REFERENCE
- 15.16 SPORTING HALL OF FAME COMMITTEE - TERMS OF REFERENCE & COMMITTEE MEMBERSHIP
- 15.17 RAY HARVEY SPORTS FOUNDATION COMMITTEE - TERMS OF REFERENCE & COMMITTEE MEMBERSHIP
- 15.18 COMMUNITY SAFETY WORKING PARTY - TERMS OF REFERENCE AND WORKING PARTY MEMBERSHIP
- 15.19 VILLAGE DISCRETIONARY FUND WORKING PARTIES - TERMS OF REFERENCE & WORKING PARTY MEMBERSHIP
- 15.20 SUSTAINABILITY ADVISORY COMMITTEE - TERMS OF REFERENCE & COMMITTEE MEMBERSHIP
- 15.21 FLOODPLAIN MITIGATION WORKING PARTY MEMBERSHIP
- 15.22 GOULBURN MULWAREE AWARD WORKING PARTY - TERMS OF REFERENCE & WORKING PARTY MEMBERSHIP
- 16. CLOSED SESSION**

Council must resolve to move into Closed Session to deal with any items under s10 Local Government Act 1993.
- 17. CONCLUSION OF THE MEETING**

15.11 PROPOSED AMENDMENTS TO WATER AND SEWER SERVICING PROVISIONS - GM DCP 2009 AND WATER SUPPLY, SEWERAGE (ON-SITE AND RETICULATED), STORMWATER AND TRADE WASTE POLICY

Author:	Business Manager Strategic Planning
Authoriser:	Marina Hollands, Acting Chief Executive Officer
Attachments:	<ol style="list-style-type: none"> 1. Water Supply Sewerage (On-Site and Reticulated) Stormwater Policy 2. GM DCP - Draft Amendment - Water and Sewer Servicing - 2025

Link to Community Strategic Plan:	<p>19. Our Infrastructure IN4 Maintain and update existing community facilities, and support the development of new community infrastructure as needed.</p> <p>20. Our Infrastructure IN5 Ensure high quality water supply options for the towns in the region.</p> <p>21. Our Infrastructure IN6 Implement safe, accessible, and efficient management and recycling options for general waste, green waste, and sewage.</p>
Cost to Council:	No costs are identified in the report, however, the failure to ensure that all future urban areas connect to public sewer and water services will result in potential costs to Council and a less sustainable public system of services.
Use of Reserve Funds:	Not applicable.

RECOMMENDATION

That:

1. The report on proposed amendments to the Goulburn Mulwaree Development Control Plan (DCP) 2009 in relation to water and sewer servicing in urban areas and the associated changes in the Water Supply, Sewerage (On-site and Reticulated), Stormwater and Trade Waste Policy be received.
2. Council publicly exhibits the proposed amendments to DCP 2009 Section 3.18 Urban Servicing (Water and Sewer) and to the Water Supply, Sewerage (On-site and Reticulated), Stormwater and Trade Waste Policy for a minimum period of 28 days.
3. Council will not consider rezoning of rural or environmental land intended to be served by public reticulated water and sewer systems until the Marulan Waste Water Treatment Plant is constructed.

Section 375A of the Local Government Act 1993 requires General Managers to record which Councillors vote for and against each planning decision of the Council, and to make this information publicly available.

BACKGROUND

Goulburn Mulwaree Development Control Plan (DCP) 2009, Section 3.18, Urban Servicing (Water and Sewer) contains objectives and provisions in relation to urban servicing for water and sewer. These provisions identify why, where and when connection to Council's reticulated water and sewer infrastructure is required.

Specific considerations are included in both documents for development in Marulan whilst the town is transitioning from a common effluent drainage (CED) system and undertaking an expansion and upgrade of the existing Marulan Waste Water Treatment Plant (WWTP).

REPORT

Introduction

Goulburn Mulwaree Development Control Plan (DCP) 2009, Section 3.18, Urban Servicing (Water and Sewer) contains objectives and provisions in relation to urban servicing for water and sewer. Additional considerations for water and sewer connections both under the *Local Government Act 1993* and local considerations are provided in the *Water Supply, Sewerage (On-site and Reticulated), Stormwater and Trade Waste Policy*. These provisions identify why, where and when connection to Council's reticulated water and sewer infrastructure is required. Specific considerations are included in both documents for development in Marulan whilst the town is transitioning from a common effluent drainage (CED) system and undertaking an expansion and upgrade of the existing Marulan Wastewater Treatment Plant (WWTP).

Sydney Drinking Water Catchment

Marulan is located within the Sydney drinking water catchment, therefore, the provisions of *State Environmental planning Policy (SEPP) Biodiversity and Conservation 2021* apply. The provisions of Chapter 6 of the SEPP require all new development to meet the neutral or beneficial effect (NorBE) test in relation to water quality impacts. New development must be compliant with this test to be approved by Council (as delegated by Water NSW) and otherwise to gain concurrence from Water NSW.

Proposed DCP Amendments

Council adopted amended DCP provisions relating to water and sewer servicing in urban areas to clarify its requirements and associated considerations for connections in mid-2022.

Since the amendments were made there has been further interest as to alternate arrangements for waste water management until the new WWTP is online. Enquiries around alternate on site systems such as "pump out" systems or private recycled water schemes as temporary alternatives necessitate further amendments to Council policy to clarify its position on these systems.

As reflected in the DCP objectives for this section, the most sustainable way socially, economically and environmentally to manage waste water in towns is to provide a public recycled water scheme; in this case the WWTP. This is also reflected in the provisions of the *Local Government Act 1993* which allow Council to require connection to these facilities.

In areas where sewer services become available Council will require connection pursuant to Section 124 as follows:

Order 23

To connect premises to the council's water supply by a specified date if the premises are within 225m of a water pipe of the council.

Order 24

To connect premises with a sewerage system by a specified date if the premises are within 75m of a sewer of the council.

This means that any alternate systems in place until the WWTP is commissioned will be temporary, making alternative solutions for wastewater management to be the least cost effective.

The DCP already sets out pathways for proposed new development, which is either connection to the existing system (where they system has already incorporated future capacity of 1 equivalent tenement per lot), or approvals using the deferred commencement provisions available in the *NSW Environmental Planning and Assessment (EP&A) Act, 1979*, which defer the consent being operational until the new WWTP is completed.

The two other temporary pathways are identified as being:

- Pump out systems – these are septic systems with additional holding wells which are pumped out by a licensed operator and would require the contents being regularly removed and tankered to a licensed facility such as the Goulburn WWTP. These systems have obvious environmental limitations such as a very limited capacity and require greater monitoring to ensure that pollution events do not occur. They are not encouraged but would be one of the only options for sites that are too small or constrained for full on-site effluent disposal. As previously mentioned, this is not a cost-effective option but may allow some development to proceed.
- Private recycled water schemes (or package treatment plants) where more than one lot is served by the system. Again, this is a short-term solution and is not considered to be cost effective (given the timeframes for the new WWTP and cost of installation and operation) and may not be suitable for a range of sites.

Proposed Policy Amendments

Council's Water Supply, Sewerage (On-site and Reticulated), Stormwater and Trade Waste Policy has also been in place since mid-2022.

- The policy includes "Trade Waste" in the title but effectively the controls relate to non-trade waste water with a separate policy dealing specifically with trade waste. It is recommended that "trade waste" be dropped from the title.
- The policy has been updated to reflect changes with the application process for submission of applications via the NSW Planning Portal where applicable.
- The policy now includes specific details on the separate requirements for Torrens title and Strata lot connection to sewer services.
- There has been some rewording of existing notes on the Marulan WWTP noting that future connections to the WWTP will be required.

Urban and Fringe Housing Strategy (Housing Strategy)

There have been two main constraints to rezoning land for urban purposes in Marulan since the adoption of the Housing Strategy. One constraint has been the requirement to undertake the Marulan Flood Study and Floodplain Risk management Study and Plan. The other constraint has been the current capacity issues with treating wastewater via the CED system.

This Marulan Flood Study is completed, and the Floodplain Risk Management Study and Plan is moving closer to finalisation which will mean that there will be increased interest in rezoning land identified in the Strategy.

Given the location of Marulan in the Sydney drinking water catchment it is unlikely that Water NSW would support any change in zoning until the new WWTP is close to completion due to the risks associated with on-site systems on water quality. Furthermore, it would potentially undermine proposed public investment if new development areas are opened that are serviced by private systems.

Conclusion

In conclusion, the changes proposed to the DCP and associated policy are as much about responsible management of development and infrastructure as they are about flagging future changes to servicing in Marulan and the cost implications of alternate systems to management waste water. It is important to both the public and Council that the implications of the transition to a new WWTP are clear. The proposed changes to the DCP and policy are recommended to provide this clarity.



Water Supply, Sewerage (On-site and Reticulated), and Stormwater Policy

GOULBURN MULWAREE COUNCIL WATER SUPPLY, SEWERAGE (ON-SITE AND RETICULATED), AND STORMWATER POLICY

POLICY OBJECTIVE

The objectives of this policy are to:

- Identify the activities in relation to water supply, sewerage (on site and reticulated), stormwater and trade waste which require approval or are exempt under the NSW Local Government Act, 1993 and Regulations.
- Provide details of exempt activities and considerations for approvals.
- Advise of any local matters for consideration.

LEGISLATIVE PROVISIONS

- *Local Government Act 1993*
- *Environmental Planning and Assessment Act 1979*
- *Protection of the Environment Operations Act 1997*
- *Water Management Act 2000*

Subordinate Legislation

- Local Government (General) Regulation 2021
- State Environmental Planning Policy (Biodiversity and Conservation) Chapter 8, Sydney Drinking Water Catchment
- Goulburn Mulwaree Local Environmental Plan 2009

Development Control Plan

- Goulburn Mulwaree Development Control Plan 2009

Goulburn Mulwaree Council Policies

- Clearance and Easement Requirements for Structures Adjacent to Sewer and Stormwater Mains
- Cross Connection Control and Backflow Prevention
- Drinking Water Quality
- Liquid Trade Waste
- Private Pumping of Sewer
- Septic Tank Chemical Toilet and Pan Waste Disposal
- Sewer Pumping Stations Required by Developments
- Undetected Water Leakage
- Special Industrial Water Pricing
- Stormwater Drainage and Rainwater Collection Systems
- Water Metering and Connection
- Water Use
- Water Allowance (Medical Reasons)

GOULBURN MULWAREE COUNCIL WATER SUPPLY, SEWERAGE (ON-SITE AND RETICULATED), AND STORMWATER POLICY

POLICY STATEMENT

The following activities in relation to water and sewer/ waste water or drainage require Council approval unless otherwise specified by Section 68 of the Local Government (LG) Act 1993 under Parts B and C, the Local Government (General) Regulation 2005 or this policy.

LG Act (Section 68) Part B: Water supply, sewerage and stormwater drainage work

- Carry out water supply work.
- Draw water from a council water supply or a standpipe or sell water so drawn.
- Install, alter, disconnect or remove a meter connected to a service pipe.
- Carry out sewerage work.
- Carry out stormwater drainage work.
- Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer.

LG Act (Section 68) Part C Management of waste {in relation to water and wastewater}

- Dispose of waste into a sewer of the council.
- Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility.
- Operate a system of sewage management (within the meaning of section 68A).

GOULBURN MULWAREE COUNCIL
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STORMWATER POLICY

Part 1 – Exemptions

1.1 Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility (C5 Activity)

Local Government (General) Regulation 2021

From Clause 48(e)-

The following activities may be carried out without the prior approval of the council subject to such conditions as are specified:

1. The installation, construction or alteration of a waste treatment device, if that installation, construction or alteration is done:
 - i. under the authority of a licence in force under the Protection of the Environment Operations Act 1997, or
 - ii. in a vessel used for navigation, or
 - iii. in a motor vehicle registered under the Road Transport (Vehicle Registration) Act 1997 that is used primarily for road transport.

1.2 Operate a system of sewage management (within the meaning of section 68A) (C6 Activity)

Local Government (General) Regulation 2021

From Clause 48(f)-

The following activities may be carried out without the prior approval of the council subject to such conditions as are specified:

1. So much of the operation of a system of sewage management as is limited to an action carried out:
 - i. under the authority of a licence in force under the Protection of the Environment Operations Act 1997, or
 - ii. in a vessel used for navigation, or
 - iii. in a motor vehicle registered under the Road Transport (Vehicle Registration) Act 1997 that is used primarily for road transport.

From Clause 47 -

1. Despite the other provisions of this Regulation (LG Regulation), a person who purchases (or otherwise acquires) land on which any sewage management facilities are installed or constructed may operate a system of sewage management without the approval required under section 68 of the Act for the period of 3 months after the date on which the land is transferred or otherwise conveyed to the person (whether or not an approval is in force, as at that date, in relation to the operation of a system of sewage management on that land).
2. Further, if the person duly applies, within the period of 2 months after the date on which the land is transferred or otherwise conveyed to the person, for approval to operate the system of sewage management concerned, the person may continue to operate that system of sewage management without approval until the application is finally determined.

GOULBURN MULWAREE COUNCIL
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1.3 Domestic grey water diversion device (C6 Activity)

Local Government (General) Regulation 2021

From Clause 75A -

Domestic greywater diversion may be carried out without the prior approval of the council if:

- (a) it is carried out in accordance with the Plumbing Code of Australia, and
- (b) a sewage management facility is not installed on the premises concerned, and
- (c) the following performance standards are achieved:
 - (i) the prevention of the spread of disease by micro-organisms,
 - (ii) the prevention of the spread of foul odours,
 - (iii) the prevention of contamination of water,
 - (iv) the prevention of degradation of soil and vegetation,
 - (v) the discouragement of insects and vermin,
 - (vi) ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned, the minimisation of any adverse impacts on the amenity of the premises concerned and surrounding lands.

Part 2 – Criteria considered when determining applications for activities that are not exempt

2.1 Standards for water supply, sewerage and stormwater drainage work

From •*Local Government (General) Regulation 2021 Schedule 1 Part 2 (15 – 21)*

2.1.1 Compliance with Acts and Codes

- (1) Water supply work or sewerage work that is plumbing and drainage work within the meaning of the Plumbing and Drainage Act 2011 must comply with that Act and the regulations under that Act.
- (2) Any water supply work or sewerage work that is not plumbing and drainage work under that Act, and any stormwater drainage work, must comply with the Plumbing Code of Australia.

2.1.2 Premises to be connected to water supply by an independent house service pipe

- (1) Unless the council authorises otherwise, premises must not be connected to a property service pipe linked to the council's water supply system except by an independent house service pipe.
- (2) An independent house service pipe connecting premises to the council's water supply system must have a stop-valve within the premises—
 - (a) at a place that is not more than 450 millimetres from the road alignment, or
 - (b) at some other place approved by the council.

GOULBURN MULWAREE COUNCIL WATER SUPPLY, SEWERAGE (ON-SITE AND RETICULATED), AND STORMWATER POLICY

- (3) An independent house service pipe must be laid to each allotment of land that is separately occupied, unless alternative arrangements have been made with the council.
- (4) If the council authorises the connection of 2 or more premises by means of a single house service pipe, there must (unless all the premises are occupied by one household or firm as a residence or place of business) be installed on each of those premises—
 - (a) a separate stop-valve that complies with subsection (2), and
 - (b) a separate water meter to measure the water supply to those premises.

2.1.3 Chemical dispensing units not to be connected to water supply system

- (1) A connection must not be made between the council's water supply system, or a pipe or fitting supplied with water from that system, and any device or fitting designed to be used to dispense a chemical compound capable of contaminating the water supply, unless the device or fitting is of a type approved by the Secretary (NSW Department of Planning and Environment - DPE) or complies with AS 5200.000—2006.
- (2) The council's water supply system, or a pipe or fitting supplied with water from that system, must not be directly connected to a device or fitting designed to be used to dispense a chemical compound capable of contaminating the water supply, unless that device or fitting is of a type approved for such connection by the Secretary or complies with AS 5200.000—2006.

2.1.4 Water meters

- (1) Water supply services must be provided through a water meter unless alternative arrangements have been approved by the council.
- (2) A water meter (other than a water meter hired from or provided by the council) to be installed on premises connected or to be connected to a water supply system must—
 - (a) be of a size and class approved by the council, and
 - (b) be fitted with stop-valves and such other fittings as may be specified by the council.
- (3) A water meter through which water supply services are provided to premises must be accessible to the council at any time.
- (4) If required by the council—
 - (a) such a water meter must be protected by being enclosed in a box constructed of metal, wood or other strong durable material, and
 - (b) such a box must be fitted with a lock and key of a type approved by the council.

2.1.5 Joint sewerage services prohibited

- (1) Any house drain on premises connected to a council's sewerage system must be kept separate from that of all other premises.
- (2) The only fittings and fixtures permitted to discharge into such a house drain are those located on the premises.

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- (3) A house drain on premises that are to be connected to a council's sewerage system must be laid within the boundary of the premises until it—
- (a) reaches that system or the boundary nearest that system, or
 - (b) emerges into a public place.

2.1.6 Materials for use in water supply, sewerage or stormwater drainage work

- (1) Materials used in carrying out water supply, sewerage or stormwater drainage work referred to in item 1, 4 or 5 of Part B of the Table to section 68 of the Act must be of a kind authorised for the purposes of the work—
- (a) by the Secretary (NSW DPE), or
 - (b) under AS 5200.000—2006.
- (2) If an inconsistency arises under subsection (1), the authorisation of the Secretary prevails.
- (3) This section does not apply to water supply work or sewerage work that is plumbing and drainage work within the meaning of the Plumbing and Drainage Act 2011.

2.2 Matters for consideration when determining applications for water supply, sewerage and storm water drainage work (B5 Activity)

Local Government (General) Regulation 2021

From Clause 15 -

- (1) This section applies to the following activities—
- (a) carrying out water supply work,
 - (b) drawing water from the council water supply or a standpipe,
 - (c) installing, altering, disconnecting or removing a water meter connected to a service pipe,
 - (d) carrying out sewerage work,
 - (e) carrying out stormwater drainage work.
- (2) In determining an application for the purposes of section 68 of the Act for an approval to do any of the activities to which this clause applies, the council must have regard to the following considerations:
- (a) the protection and promotion of public health,
 - (b) the protection of the environment,
 - (c) the safety of its employees,
 - (d) the safeguarding of its assets,
 - (e) any other matter that it considers to be relevant in the circumstances.

GOULBURN MULWAREE COUNCIL WATER SUPPLY, SEWERAGE (ON-SITE AND RETICULATED), AND STORMWATER POLICY

The following are additional matters specific to Goulburn Mulwaree Local Government Area that will be considered in relation to (e):

- The majority of the Goulburn Mulwaree Local government Area is located within the Sydney Drinking Water Catchment and subject to the provisions of the State Environmental Planning Policy (Biodiversity and Conservation) Chapter 8.
- Council is currently transitioning from a common effluent drainage (CED) system and undertaking an expansion and upgrade of the existing Marulan Waste Water Treatment Plant (WWTP). Due to current capacity issues at the WWTP further sewer connections will not be permitted until the new WWTP has been commissioned. Therefore, further subdivision, or development beyond 1 equivalent tenement (ET) per existing lot cannot be supported until such time that capacity becomes available.
- Connections to the CED system require a septic tank to be installed prior to the sewer junction. The septic tank is to be sized in accordance with Appendix J of AS/NZS1547 On-site domestic wastewater management or by hydraulic calculations submitted to Council for approval.
- Torrens Title lots shall be serviced by individual sewer junctions to the sewer main and inter-allotment sewer drainage is not permitted.
- Developments including Strata subdivisions, dual occupancies, secondary dwellings and the like are required to connect to the sewer main through one single junction comprising a 150mm boundary riser shaft. Each dwelling shall be serviced by separate sewer drainage lines with an individual overflow gully for each dwelling.

Part 2 of Schedule 1 of the Local Government (General) Regulation 2021 specifies mandatory standards for storm water drainage work, including that such works must comply with the New South Wales Code of Practice – Plumbing and Drainage.

2.3 Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility (C5 Activity)

Local Government (General) Regulation 2021

From Clause 29 -

- (1) In determining an application for approval to install, construct or alter a sewage management facility, the council must take into consideration the matters specified in clause 29.
- (2) Environment and health protection matters

The council must consider whether the proposed sewage management facility (or the proposed sewage management facility as altered) and any related effluent application area will make appropriate provision for the following:

- (a) preventing the spread of disease by micro-organisms,
- (b) preventing the spread of foul odours,
- (c) preventing contamination of water,*

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- (d) preventing degradation of soil and vegetation,
- (e) discouraging insects and vermin,
- (f) ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned,
- (g) the re-use of resources (including nutrients, organic matter and water),
- (h) the minimisation of any adverse impacts on the amenity of the land on which it is installed or constructed and other land in the vicinity of that land.

3. Guidelines and directions

The council must consider any matter specified in guidelines or directions issued by the Secretary (NSW DPE) in relation to the matters referred to in sub clause (2).

Council will also consider the availability of any reticulated sewage infrastructure when considering applications for on-site wastewater devices. Generally, applications for on-site wastewater devices will not be approved in areas where connection to an existing sewage network is available.

In areas where sewer services become available Council will require connection pursuant to Section 124 under the *Local Government Act 1993* specifically

Order 23

To connect premises to the council's water supply by a specified date if the premises are within 225m of a water pipe of the council.

Order 24

To connect premises with a sewerage system by a specified date if the premises are within 75m of a sewer of the council.

Council will consider the following additional matters:

- The majority of the Goulburn Mulwaree Local government Area is located within the Sydney Drinking Water Catchment and subject to the provisions of the State Environmental Planning Policy (Biodiversity and Conservation) Chapter 6.
- Council is currently transitioning from a common effluent drainage (CED) system and undertaking an expansion and upgrade of the existing Marulan Waste Water Treatment Plant (WWTP). Due to current capacity issues at the WWTP further sewer connections will not be permitted until the new WWTP has been commissioned. Therefore, further subdivision, or development beyond 1 equivalent tenement (ET) per existing lot cannot be supported until such time that capacity becomes available.
- Any onsite-sewerage management system proposed to be installed to facilitate development prior to the commissioning of the new Marulan WWTP shall only be temporary. Upon operation of the new WWTP, Council will require existing properties within the catchment of the WWTP to be connected.

GOULBURN MULWAREE COUNCIL WATER SUPPLY, SEWERAGE (ON-SITE AND RETICULATED), AND STORMWATER POLICY

2.4 Operate a system of sewage management (within the meaning of section 68A) (C6 Activity) Local Government (General) Regulation 2021

From Clause 43 -

In determining an application for approval to operate a system of sewage management, the council must consider any matter specified in guidelines or directions issued by the Director-General in relation to the environment and health protection matters referred to in clause 29 (2).

From Clause 44 -

- (1) Any approval to operate a system of sewage management will require the operation to achieve the following performance standards:
 - (a) the prevention of the spread of disease by micro-organisms,
 - (b) the prevention of the spread of foul odours,
 - (c) the prevention of contamination of water,
 - (d) the prevention of degradation of soil and vegetation,
 - (e) the discouragement of insects and vermin,
 - (f) ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned,
 - (g) the minimisation of any adverse impacts on the amenity of the premises and surrounding lands,
 - (h) if appropriate, provision for the re-use of resources (including nutrients, organic matter and water).
- (2) Failure to comply with sub clause (1) is not a breach of that performance standard if the failure was due to circumstances beyond the control of the person operating the system of sewage management (such as a fire, flood, storm, earthquake, explosion, accident, epidemic or warlike action).
- (3) A system of sewage management will also be required to be operated:
 - (a) in accordance with the relevant operating specifications and procedures (if any) for the sewage management facilities used for the purpose, and
 - (b) so as to allow the removal of any treated sewage (and any by-product of any sewage) in a safe and sanitary manner.

(4) Guidelines and directions:

In areas where sewer services become available Council will require connection pursuant to Section 124 under the *Local Government Act 1993* specifically:

Order 24 - To connect premises with a sewerage system by a specified date if the premises are within 75m of a sewer of the council.

GOULBURN MULWAREE COUNCIL WATER SUPPLY, SEWERAGE (ON-SITE AND RETICULATED), AND STORMWATER POLICY

Part 3: Application processes and other matters relating to approvals

Water supply, sewerage and storm water drainage work

3.1 Carry out sewerage work (B4 Activity)

Council requires the following information when assessing applications for stormwater drainage work:

- Applications are to be made on the NSW Planning Portal (<https://pp.planningportal.nsw.gov.au>).
- A site plan showing the proposed development and point of connection to the sewer main, septic tank or effluent tank.
- A floor plan showing the location/s of plumbing fixtures that will be connected to the sewerage work.

3.2 Carry out stormwater drainage work (B5 Activity)

Council requires the following information when assessing applications for stormwater drainage work:

- Applications are to be made on the NSW Planning Portal (<https://pp.planningportal.nsw.gov.au>).
- A site plan showing the proposed development including the location of any proposed rain garden as well as stormwater drainage lines including the point of connection to the Council's stormwater network or on-site stormwater disposal system shall be provided.
- Details of any on-site stormwater disposal system including location, size and depth. Calculations demonstrating compliance with Council's *Stormwater Drainage and Rainwater Collections Policy* shall be provided.

3.3 Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility (C5 Activity)

Council requires the following information when assessing applications to install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility:

- Applications are to be made on the NSW Planning Portal (<https://pp.planningportal.nsw.gov.au>).
- A report from a suitably qualified On-Site Wastewater Consultant shall be submitted that has been prepared in accordance with the Water NSW current recommended practice document "Designing and Installing On-Site Wastewater Systems". The report is to include a Design Producer Statement to be completed by the designer stating that the design has been carried out in accordance with:
- WaterNSW, 2018a 'Developments in the Sydney Drinking Water Catchment – Water Quality Information Requirements'.
- DLG, 1998 'Environment and Health Protection Guidelines: On-site Sewage Management for Single Households'

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- AS/NZS 1547:2012 'On-site domestic wastewater management'
- A System Design Report shall be submitted that clearly quantifies the design and provides clear details to the installer and illustrates the appropriate layout and configuration of the system.

3. 4 Operate a system of sewage management (within the meaning of section 68A) (C6 Activity)

Approvals to Operate a system of sewage management are issued in accordance with a risk classification (low or high) and against set criteria for potential environmental and public health impacts.

There are four circumstances where an Approval to Operate an on-site sewage management facility can be applied for.

For each situation, Council requires the following information when assessing applications to operate a system of sewage management. Fees and charges associated with the application process:

1. Installation of a new or altered sewage management system

For systems that have been installed new as part of a development or altered due to rectification works for non-compliance:

- Applications are to be made on the NSW Planning Portal (<https://pp.planningportal.nsw.gov.au>).
- Approval to Operate issued after the final plumbing and draining inspection has been conducted as part of the DA process.

2. Pre-purchase inspection

For properties that are being sold and require confirmation that the system (septic or AWTS) is compliant:

- Completed application form – Pre-Purchase On-site Sewage Management Facility Application (<https://www.goulburn.nsw.gov.au/Development/Forms-Property-Information#section-7>).
- A copy of the most recent service report (within last 3 months) for aerated wastewater treatment systems.
- Council officers undertake inspection of system (septic systems only)
- A satisfactory operation letter is issued as result of Pre-purchase inspection application
- The Approval to Operate is issued to new owner upon submission of application form 'Pre-Purchase On-site Sewage Management Facility Application' where the 'change of owner' option is selected.

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3. Renewal of Approval to Operate

For existing systems where the previous Approval to Operate period has lapsed:

- Completed application form – Application to Operate an On-site Sewage Management Facility (<https://www.goulburn.nsw.gov.au/Development/Forms-Property-Information#section-7>).
- Council officers undertake inspection of system
- Approval to Operate issued if system deemed compliant during inspection

4. Approval to operate an aerated wastewater treatment system (AWTS)

- Completed application form – Approval to Operate an Aerated Wastewater Treatment System (AWTS) Application (<https://www.goulburn.nsw.gov.au/Development/Forms-Property-Information#section-7>).
- A copy of the most recent service report (within last 3 months) for aerated wastewater treatment systems.
- Approval to Operate issued upon review of most recent service report where no issues have been identified.

Version	Council Meeting Date	Resolution	Adoption Date	Effective From
1	19 July 2022	2022/215	19 July 2022	19 July 2022
2	Briefing – 11 March 2025			
All policies can be reviewed or revoked by resolution of Council at anytime.				

DIRECTORATE: Planning and Environment

BUSINESS UNIT: Strategic Planning

Chapter 3 – General Development Controls

3.18: Urban Servicing (Water and Sewer)

Objectives

- *To promote the orderly and economic use and development of land in urban areas where water and sewer reticulation services exist.*
- *To ensure the maximisation and optimal use of public water and sewer infrastructure.*
- *To improve amenity outcomes in relation to odour and run off from on-site effluent disposal systems by connection to reticulated town sewer services.*
- *To ensure consistent water supply.*
- *To protect water quality within the Sydney drinking water catchment.*
- *To ensure better public health outcomes in areas with a higher density of population.*

Controls

- (i) Minimum lot sizes quoted by the LEP for zones R1 General Residential, R2 Low Density Residential and R5 Large Lot Residential (equal to or less than 2,000m²) are for serviced land where each lot created will be connected to reticulated water and sewerage services.
- (ii) The minimum lot size quoted for zones R5 Large Lot Residential (with lot areas greater than 2,000m²) and RU5 Village are for unserviced land.

Note. Clause 7.3 Of Goulburn Mulwaree Local Environmental Plan 2009 also includes considerations for residential development servicing in the R5 Large Lot Residential and RU5 Village zones.

The 2000m² lot size is expressed as a minimum and is subject to the site conditions or the type of on-site effluent management system proposed in relation to onsite waste water management.

- (iii) Land zoned, E1 Local Centre, E2 Commercial Core, E3 Productivity Support, E4 General Industrial, is intended to be serviced land where each lot created will be connected to Council reticulated water and sewerage services.
- (iv) The following provisions apply to unserviced urban land for new development in Marulan (Zones R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential, E1 Local Centre, E3 Productivity Support, and E4 General Industrial):
 - a) Council is currently undertaking an expansion and upgrade of the existing Marulan Waste Water Treatment Plant, and due to current capacity issues further sewer connections are limited. Generally, further sewer connections will not be permitted until the new treatment plant has been commissioned. Therefore, further subdivision or development beyond 1 equivalent tenement (ET) per existing lot cannot be supported until such time that capacity becomes available.

In some circumstances (in relation to development applications) Council may issue a 'deferred commencement' condition to the effect that the applicant is required to satisfy the Council that the site will be able to be connected to Council's reticulated sewerage system by way of an approval under s68 of the *Local Government Act 1993*.

However, this would still be pending the commissioning (commencement of operation) of the upgraded Waste Water Treatment Plant.

- b) Alternatively, should any onsite sewerage/waste water treatment system be proposed in a development application and installed prior to the commissioning of the upgraded Marulan WWTP it shall only be temporary. Connection is required to Council's system once the system is commissioned (refer Section 124, Order 24, NSW Local Government Act 1993),
- c) Private recycled water schemes (private package sewer treatment plants servicing more than 1 lot) may be considered as a temporary solution **in** Marulan where reticulated sewer capacity is not available and land is zoned for urban purposes (Zones R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential, E1 Local Centre, E3 Productivity Support, and E4 General Industrial).

The following matters must be considered as a part of any proposed private scheme:

- 1. Private recycled water schemes or package sewer plants (serving more than 1 lot) are treated as a "water utility" under the Water Industry Competition Act 2006 (WIC Act). The following link to the IPART Fact Sheet clarifies how this development sits with the NSW Environmental Planning and Assessment Act development approval process (whether assessed under Part 4 or 5 of the Act): [Private Water Utilities \(WIC Act\) | IPART](#)

Note: A licence under the POEO Act may be required for systems over 2500 persons capacity (or 750 kilolitres per day) and involve the discharge or likely discharge of wastes or by-products to land or waters,

- 2. Developments proposing these schemes will require the concurrence of Water NSW.
 - 3. Compliance with relevant guidelines and Australian Standards such as:
 - Australian Guidelines for Water Recycling
 - Interim NSW Guidelines for Management of Private Recycled Water Schemes, NSW Department of Water and Energy, 2008.
 - 4. Private recycled water schemes are at the full cost of the developer and are considered to be temporary. Full connection to the Council WWTP once commissioned will be required including associated fees and charges.
- d) Pump out services may be considered as a temporary solution in Marulan where reticulated sewer capacity is not available and land is zoned for urban purposes (Zones R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential, E1 Local Centre, E3 Productivity Support, and E4 General Industrial). Pump out services are not cost effective or efficient compared to on-site sewage management or reticulated sewerage. Additionally, transportation of effluent by truck (tanker) creates traffic and pollution issues.

The following is required to ensure that the installation of pump out systems is environmentally and economically efficient:

- 1. Where approved the applicant is to meet any costs including all associated costs in relation to provision of the service including the design, construction of the reticulation services within and outside the land (to properly serve the land) and payment of the full calculated developer charge for any newly created dwelling and/or lots.
- 2. Further to the above, regarding the provision of new pump out services, if Council permits a new effluent pump out service, any cost of providing the pump out service will not be borne by Council but will be the responsibility of the applicant/landowner and this will be noted in the Section 10.7 Certificate and the Title Deeds under Section 88 of the Conveyancing Act.

3. Pump out systems will not be considered in relation to any land proposed to be rezoned as identified in Council's *Urban and Fringe Housing Strategy* or the subject of any planning proposal.
4. Council will undertake routine inspections of onsite sewage management systems (except aerated waste water treatment systems) as part of the process of obtaining approval to operate a system of sewage management. Council will notify the owner, or the occupier of the property where the system is operated, of the result of an inspection. Furthermore, any restriction under Section 88 of the Conveyancing Act will benefit Council in relation to providing the ability to ensure maintenance and to have Council undertake maintenance where this has not occurred at the cost of the landowner.
5. **Any pump out system will be temporary. Connection to Council's reticulated system will be required once the Waste Water Treatment Plant and associated system is commissioned.**

Note: Council does not provide pump out services. Any pump out service will be privately arranged between the landowner and a licensed contractor with appropriate approvals.

- (v) For unserviced land the lot size quoted depends on the concurrence of Water NSW and a satisfactory detailed investigation of:
 - a) Accumulative water quality issues associated with waste water management of effluent disposal and stormwater disposal for the proposal must be considered and assessed against *State Environmental Planning Policy Biodiversity and Conservation 2021*, Chapter 6 – Sydney Drinking Water Catchment). A Water Cycle Management Study must be submitted with any development application demonstrating that on site systems can achieve a neutral or beneficial effect on water quality.
 - b) The provision of an adequate water supply to each lot for drinking (potable supply), ablutions and firefighting purposes. (Chapter 5.3 discusses development standards for individual rural dwellings and should be noted for the purpose of these investigations).