



The Government has determined that the Government Sewerage Policy Perth Metropolitan Region will now come into effect on 1 July 1996. This Bulletin replaces Planning Bulletin N^o. 6 issued October 1995.

GOVERNMENT SEWERAGE POLICY PERTH METROPOLITAN REGION

1. Background

In March 1982 the Government released its Sewerage Policy for land development in the Perth metropolitan region. The Policy provides that unless special conditions exist, the provision of reticulated sewerage is mandatory to all new subdivisions in the region.

In 1990 the Government Sewerage Policy was amended to allow a two year trial of small scale unsewered density developments to either R20 or R30 depending on the location and suitability of the land. The trial was based on, and sought to test, the use of alternative effluent disposal systems. However, it was concluded from the trial that R20 and R30 development is too high a density for unsewered areas, primarily because lot sizes proved to be of insufficient area to satisfactorily dispose of effluent, particularly where aboveground disposal systems were used, without giving rise to health risks.

In 1994 the Government announced its Infill Sewerage Program which places greater emphasis on the need for reticulated sewerage as a means of eliminating the health and environmental risks posed by septic systems both in Perth and country centres and to assist in orderly development and redevelopment of land. The program will enhance the prospect of sewerage to most of the remaining unsewered urban areas.

In response to concerns regarding aged persons' accommodation in the outer metropolitan local authorities, and following a meeting with representatives of affected authorities, the policy was amended to permit aged persons' housing in areas such as

Mundaring, where there is no current proposal for the provision of sewerage.

2. Revision of the Sewerage Policy

Having regard to the above, the Government Sewerage Policy for the Perth metropolitan region has been revised to incorporate the following provisions:

- i) for the application of the Policy the metropolitan region has been divided into inner and outer regions;
- ii) except where certain discretionary provisions may apply (such as the aged persons' accommodation), all subdivision or development is to be provided with reticulated sewerage;
- iii) unsewered subdivision or development is not to exceed a density greater than R12.5 within the inner metropolitan region; and
- iv) unsewered subdivision or development is not to exceed a density greater than R5 in the outer metropolitan region.

3. Implications of the Policy

While the Government acknowledges that there have been improvements in the technology associated with on-site wastewater treatment, reticulated sewerage remains the most reliable and environmentally acceptable means of wastewater disposal. It also provides flexibility to accommodate changes in land uses.

General application of the Policy will reduce the development potential of some areas until sewerage becomes available. The Policy seeks to prevent density development on unsewered lots of less than 700m², which contrasts with the 300-450m² permitted during the recent trial period. Notwithstanding the general thrust of the Policy, certain discretionary provisions exist to facilitate limited development including infill areas, large lots, remote and isolated areas etc.'

4. Implementation

In accordance with current practice, the revised Government Sewerage Policy will be implemented via the planning process. Accordingly, the provisions of the Policy will be implemented through application of the Western Australian Planning Commission's existing Residential Subdivision (Policy No DC 2.2) which states, in Clause 3.2.4, that 'in its consideration of applications for the creation of residential lots in unsewered areas of the Metropolitan Region, the Commission will apply the Government's Sewerage Policy'. The Commission will also have regard to the Policy in considering town planning schemes and related matters. Pursuant to Clause 8 of the revised Sewerage Policy the provisions are to come into effect on 1 July 1996 and are to be reviewed after three years operation.

5. Availability

Copies of the Government Sewerage Policy can be obtained from the following offices:

Ministry for Planning
Albert Facey House
469 Wellington Street
PERTH WA 6000

Department of Local Government
May Holman Centre
32 St George's Terrace
PERTH WA 6000

Health Department of Western
Australia
227 Stubbs Terrace
SHENTON PARK WA 6008

Department of Environmental
Protection
Westralia Square Building
141 St George's Terrace
PERTH WA 6000

Water Authority of Western Australia
629 Newcastle Street
LEEDERVILLE WA 6007