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 on-site wastewater management.

(iii) For land zoned, B2 Local Centre, B3 Commercial Core, B6 Enterprise Corridor, IN1 General Industrial, IN2 Light Industrial, are for serviced land where each lot created will be connected to reticulated water and sewerage services.

(iv) Unserviced Urban land (new development) **in Marulan** (Zones R1, R2, R5, B2, B6, IN1 and IN2):

a) Due to current capacity issues at the Marulan Waste Water Treatment Plant 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.

Council is currently undertaking an expansion and upgrade of the existing Marulan Waste Water Treatment Plant and it is predicted, at this time, that the new plant will become operational during 2024.

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 s 68 of the *Local Government Act 1993*. However, this would still be pending the commissioning (commencement of operation) of the upgraded sewerage 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.**

(v) For un-serviced land the lot size quoted depends on a satisfactory detailed investigation of:

a) Accumulative water quality issues associated with wastewater 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 8 – (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).