

# ESTIMATES COMMITTEE

## Question Taken on Notice

**Date:** 18 June 2019

**Subject:** Multiple septic tanks on rural properties

**From:** Gary Higgins MLA – Member for Daly

**To:** Minister for Infrastructure, Planning and Logistics

**Agency:** Department of Infrastructure, Planning and Logistics

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**Number:** 9.5

### Question:

**When you are building a granny flat, 80 square metres and under, the requirements are single power, single water, single septic. The exception is if your licensed plumber gives you a certificate that the septic will not handle it, if you then want to put in a second septic, you need to go through, as well as the normal health stuff, the full planning process. Why?**

### Answer:

Clause 7.10.4 (Independent Units) was amended in 2014 to change the definition from '**dependant unit**' to '**independent unit**' to provide flexibility to allow 'granny flats' to be occupied by persons who are not related to (or dependant on) the resident of the primary dwelling. The change of definition made it possible to rent out granny flats of up to 50m<sup>2</sup> in urban zones and 80m<sup>2</sup> in rural zones without the need for development consent.

The requirement for independent units to share all existing infrastructure (ie power, water and effluent disposal systems) is in place to discourage informal subdivision of land into smaller lots.

The ability to apply to the Development Consent Authority for an exemption to allow a second septic tank in rural areas recognises the potential risks associated with the increased load on existing aging septics.

The requirement for advice to be provided from a registered plumber and drainer and/or the Department of Health is to ensure that new septic systems are not constructed unnecessarily when the existing septic system is already capable of handling the increased load.

There is a requirement for 100m separation distance between a bore and septic system. If it is determined that a second septic system is in fact necessary, the requirement for consent ensures surrounding land owners are aware of the location of the proposed new septic system (prior to construction) to ensure any potential impacts of additional septics on potential or existing bores or septics on adjoining lots is appropriately considered.