



GUIDELINES FOR ALLOWING REDUCED WASTEWATER SYSTEMS

This guideline for reduced wastewater systems applies to all types of unsewered development, (i.e. residential and non-residential) including unsewered density developments permitted by the Government Sewerage Policy.

The criteria for use of reduced wastewater systems are as follows:

1. The Local Government supports the use of a reduced wastewater system. In doing so it must take into consideration the site conditions and the specific details of the development, (eg. the number of bedrooms and fixtures such as spa baths, etc).
2. The property must be identified as one to be provided with infill sewerage in the 3-year infill sewerage program published by the Water Corporation. The 3-year infill program is updated annually and copies are provided to all local governments by the Water Corporation.
3. Applications must show adequate unencumbered area is available on the property to upgrade the reduced system to a full system as prescribed by the regulations; (i.e. there should be adequate area to upgrade to a full system if required).
4. The owner is to provide a statutory declaration to the local government undertaking that connection to sewer will occur within 3 months of its availability and undertaking to upgrade the reduced system to a full system prescribed by the regulations (or an acceptable alternative such as the new owner/ prospective purchaser providing a similar statutory declaration), if selling the property prior to sewer becoming available. Further, the statutory declaration is to include a commitment that the area available for a possible system upgrade shall remain unencumbered until sewerage is provided.
5. A reduced system for a single dwelling shall be sized by the local government and must, as a minimum, consist of a single 1500mm diameter, 1820L capacity septic tank, and a drainage receptacle half the size recommended for the development under the Table to Regulation 49 of the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974. Reduced system sizing for all developments other than a single dwelling shall be determined in consultation between local government and the Health Department of Western Australia.

It is recommended that, if not already in place, local governments should maintain a record of the locations where reduced systems have been permitted. This will provide the opportunity to monitor both the performance of the system and the connection of the premises to sewer when sewer is available.