



Subordinate Local Law No. 13.1
(On-Site Sewerage Facilities Operation
and Servicing) 2012

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Reprint No. 1

This law is a reprint copy that shows the law as made and amended by all amendments that commenced on or before the date of the reprint.

T. Rohl
Chief Executive Officer



Subordinate Local Law No. 13.1 (On-Site Sewerage Facilities Operation and Servicing) 2012

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Logan City Council

Subordinate Local Law No. 13.1

(On-Site Sewerage Facilities Operation and Servicing) 2012

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 13.1 (On-Site Sewerage Facilities Operation and Servicing) 2012*.

2 Authorising local law

This subordinate local law is made pursuant to *Local Law No. 13 (On-Site Sewerage Facilities Operation and Servicing) 2012*.

3 Object

The object of this subordinate local law is to assist in the implementation of *Local Law No. 13 (On-Site Sewerage Facilities Operation and Servicing) 2012* by ensuring that on-site sewerage facilities are operating effectively and efficiently so as to protect public health and the environment.

4 Definitions—the dictionary

The dictionary in the Schedule (Dictionary) defines particular words used in this local law.

Part 2 Definitions in the local law

5 Prescribed criteria

For the purposes of section 5 (Operation of an on-site sewerage facility) and the Schedule (Dictionary) of *Local Law No. 13 (On-Site Sewerage Facilities Operation and Servicing) 2012*, the operation of an on-site sewerage facility must comply with the following prescribed criteria—

- (a) The installation and operation of the on-site sewerage facility must comply with AS/NZS 1547:2000, AS/NZS 1546:1:1998, AS/NZS 1546:3:2001 and any other relevant Australian/New Zealand standard issued or approved by the Council of Standards Australia and the Council of Standards New Zealand, which is in force at the time of the installation of the on-site sewerage facility.
- (b) A final inspection of the on-site sewerage facility must be carried out by the local government before the commencement of the operation of the on-site sewerage facility.

- (c) Effluent from the on-site sewerage facility must be disposed of on the premises on which the on-site sewerage facility is operating in a manner approved by the local government or in accordance with the QPWC if applicable.
- (d) All waste (including waste water) generated as part of the operation of the on-site sewerage facility must be disposed of in a safe and sanitary manner.
- (e) Waste from the operation of the on-site sewerage facility must not be disposed of into the stormwater system, waters or a watercourse.
- (f) Effluent from the on-site sewerage facility must not flow into the stormwater system, waters or a watercourse or escape onto neighbouring premises.
- (g) The operation of the on-site sewerage facility must not cause a nuisance to neighbouring premises.
- (h) The land application system must be built and commissioned in compliance with AS/NZS 1547:2000 before the commissioning of the on-site sewerage facility.
- (i) The owner of the premises on which the on-site sewerage facility is operating must unless otherwise required by the local government—
 - (i) enter into a service contract with a service contractor to service the on-site sewerage facility to ensure the proper operation of the on-site sewerage facility—
 - (A) for an on-site sewerage facility if there is an aerated wastewater treatment system – within 3 months of the installation of the on-site sewerage facility; and
 - (B) for any other on-site sewerage facility (excluding septic on-site sewerage facilities, composting toilets and holding tanks) – within 12 months of the installation of the on-site sewerage facility; and
 - (ii) ensure that the service contract is carried out in accordance with—
 - (A) a service schedule as specified in an installation or operational approval for the on-site sewerage facility; or
 - (B) section 7 (Periodic inspection, monitoring or management program) of this subordinate local law, if no service schedule has been specified in an installation

or operational approval for the on-site sewerage facility; and

- (iii) ensure that a report comprising the service contractor's normal service report is sent to the local government within thirty days of the service of the on-site sewerage facility.
- (j) Any object, including a vehicle and machinery, which is dismantled as part of the operation of the on-site sewerage facility must be dismantled undercover on a paved impervious surface which is unaffected by stormwater runoff.
- (k) All spillages of wastes, contaminants or other chemicals must be cleaned up immediately. Such spillages must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any stormwater system, waters or a watercourse.
- (l) The operation of the on-site sewerage facility must not attract fly breeding or vermin infestation.
- (m) The operation of the on-site sewerage facility must be kept free of pests and conditions offering harbourage for pests.
- (n) All hazardous materials must be stored and used in a safe manner as part of the operation of the on-site sewerage facility.
- (o) The operating of the on-site sewerage facility must not be changed in any respect without the prior notification and approval of the local government.
- (p) The on-site sewerage facility cannot be removed or demolished without prior notification and approval of the local government.

6 Records to be kept

For the purposes of section 8(2)(a) of *Local Law No. 13 (On-Site Sewerage Facilities Operation and Sewerage) 2012*, the records that are required to be kept in respect of an on-site sewerage facility must—

- (a) contain details of—
 - (i) all reports prepared by a service contractor in relation to any service performed in respect of the on-site sewerage facility; and
 - (ii) when the on-site sewerage facility was serviced; and
 - (iii) the name, address and telephone number of any service contractor; and
 - (iv) the nature of the service performed in respect of the on-site sewerage facility; and

- (v) the installation and operational approval for the on-site sewerage facility; and
 - (vi) the on-site sewerage facility site plan; and
 - (vii) the name, address and telephone number of the person who carried out the pumping of the waste water from the on-site sewerage facility; and
 - (viii) the operational manual provided by the designer, manufacturer or installer of the on-site sewerage facility; and
- (b) be kept for a period of 10 years.

7 Periodic inspection, monitoring or management program

For the purposes of section 8(4)(b) of *Local Law No. 13 (On-Site Sewerage Facilities Operation and Servicing) 2012*, the owner of the premises on which an on-site sewerage facility is situated must have—

- (a) a service person carry out a compliance inspection and service the on-site sewerage facility in the manner prescribed by the local government—
 - (i) every 3 months if the on-site sewerage facility is an aerated wastewater treatment system; or
 - (ii) every 12 months if the on-site sewerage facility is an aerobic sand filter system which does not involve disinfection; or
 - (iii) at intervals specified by the local government from time to time, if the on-site sewerage facility is an aerobic sand filter system which involves disinfection; or
 - (iv) every 12 months if the on-site sewerage facility is not of a type specified in paragraphs (i), (ii) and (iii); or
- (b) a competent person carry out a compliance inspection of the on-site sewerage facility every 12 months if the on-site sewerage facility is a—
 - (i) septic system;
 - (ii) composting toilet; or
 - (iii) holding tank.

Schedule Dictionary

section 4

aerated wastewater treatment system has the meaning given in AS/NZS 1546.3:2001.

aerobic sand filter system means a system involving—

- (a) the application of primary effluent over a bed of sand which rests on a layer of graded gravel underlay over a system of under drains; and
- (b) physical and biological (mainly aerobic) treatment processes; and
- (c) discharge of secondary treated effluent by means of—
 - (i) below-ground trenches; or
 - (ii) sub-surface irrigation; or
 - (iii) surface irrigation, following disinfection.

AS/NZS means an Australian/New Zealand standard issued or approved by the Council of Standards Australian and the Council of Standards New Zealand.

AS/NZS 1546.1:1998 means AS/NZS 1546.1:1998 On-site Domestic Wastewater Treatment Units – Septic Tanks.

AS/NZS 1546.2:2001 means AS/NZS 1546.2:2001 On-site Domestic Wastewater Treatment Units – Waterless Composting Toilets.

AS/NZS 1546.3:2001 means AS/NZS 1546.3:2001 On-site Domestic Wastewater Treatment Units – Aerated Wastewater Treatment Systems.

AS/NZS 1547:2000 means AS/NZS 1547:2000 On-site Domestic Wastewater Management.

blackwater has the meaning given in AS/NZS 1546.1:1998.

chemical has the meaning given in the *Environmental Protection Regulation 2008*.

compliance inspection means an inspection and service the on-site sewerage facility by a service contractor in accordance with the inspection procedure specified by the local government from time to time.

competent person means a person with the relevant knowledge, skill and ability to inspect a septic system, composting toilet or drainage tank.

composting toilet has the meaning given in the *Environmental Protection (Waste Management) Regulation 2000*.

contaminant has the meaning given in the *Environmental Protection Act 1994*.

effluent has the meaning given in the *Standard Plumbing and Drainage Regulation 2003*.

hazardous material has the meaning given in the *Dangerous Goods Safety Management Act 2001*.

holding tank means a tank used for holding waste water prior to pumping out.

installation or operational approval for an on-site sewerage facility means an approval required to be obtained under a Local Government Act or other legislation for the installation and operation of the on-site sewerage facility.

land application system has the meaning given in AS/NZS 1547:2000.

on-site sewerage facility site plan means the plan to scale and specifications of the operation of the on-site sewerage facility showing—

- (a) all buildings on the premises; and
- (b) all relevant site features, including stormwater drainage channels, pools and dams; and
- (c) the real property boundaries of the premises; and
- (d) the on-site sewerage facility and its construction and fit-out details; and
- (e) all sanitary facilities; and
- (f) the land application system.

pest includes vermin and insects.

planning scheme has the meaning given in the *Sustainable Planning Act 2009*.

planning scheme policy has the meaning given in the *Sustainable Planning Act 2009*.

sanitary appliance means an appliance which is intended to be used for sanitation and which is not a sanitary fixture.

Example of a sanitary appliance—

A machine for washing dishes and clothes.

sanitary facilities include—

- (a) a sanitary appliance; and
- (b) a sanitary fixture.

sanitary fixture means any fixture which is intended to be used for sanitation.

sanitation means the activities of washing and excretion carried out in a manner or condition such that the effect on health is minimised, with regard to dirt and infection.

septic system means a on site sewerage facility that involves a septic tank.

septic tank has the meaning given in AS/NZS 1546.1:1998.

service includes in relation to an on-site sewerage facility—

- (a) the inspection of the on-site sewerage facility and any premises, equipment or thing involved in connection with the operation of the on-site sewerage facility; or
- (b) the measuring, weighing, sampling, testing or otherwise examining anything that may be inspected pursuant to paragraph (a); or
- (c) the maintenance, repair, cleansing, replacement or alteration of anything that may be inspected pursuant to paragraph (a).

service contractor means—

- (a) a person licensed under the Standard Plumbing and Drainage Regulation 2003; or
- (b) a person approved by the local government to carry out a service on an on-site sewerage facility.

stormwater means the runoff due to rainfall from roofed areas, from paved and unpaved areas, and from water bearing ground.

stormwater system has the meaning given in *Subordinate Local Law No. 12.1 (Business on Public Places other than Council Facilities and Community Facilities) 2003*.

vermin means rats, mice, guinea pigs and other rodents capable of carrying or transmitting a notifiable disease, but does not include a protected animal within the meaning of the *Nature Conservation Act 1992*.

waste has the meaning given in the *Environmental Protection Act 1994*.

waste water has the meaning given in the *Standard Plumbing and Drainage Regulation 2003*.

waters has the meaning given in the *Environmental Protection Act 1994*.

Endnotes

1 Index to Endnotes

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2 Date to which amendments incorporated

This reprint includes all amendments that commenced operation on or before the 17 March 2017.

3 Key

Key to abbreviations in list of legislation and annotations

Key	Explanation
amd	= amended
ch	= chapter
def	= definition
div	= division
hdg	= heading
ins	= inserted
om	= omitted
p	= page
pt	= part
renum	= renumbered
rep	= repealed
s	= section
sch	= schedule
sdiv	= subdivision

4 Table of reprints

A reprint is issued upon the commencement of an amending instrument. A reprint is given the date of commencement of the amending instrument.

Table of reprints of this subordinate local law

Reprint No.	Amendments included	Reprint date
1	<i>Amending Subordinate Local Law No. 1 (Miscellaneous Subordinate Local Laws) 2017</i>	17 March 2017

5 List of legislation

Original Local Law

Local Law No. 13 (On-site Sewerage Facilities Operation and Servicing) 2012
date of gazettal 23 November 2012

Amending Local Laws

Amending Local Law No. 1 (Miscellaneous Local Laws) 2017
date of gazettal 17 March 2017

Original Subordinate Local Law

Subordinate Local Law No. 13.1 (On-site Sewerage Facilities Operation and Servicing) 2012
date of public notice 23 November 2012

Amending Subordinate Local Laws

Amending Subordinate Law No. 1 (Miscellaneous Local Laws) 2017
date of public notice 17 March 2017

6 List of annotations

PART 2—DEFINITIONS IN THE LOCAL LAW

Prescribed criteria

s 5 amd Amending Subordinate Local Law No. 1 (Miscellaneous Subordinate Local Laws) 2017 s 36