



**PLANNING ACT 2002**

**NORFOLK ISLAND  
DEVELOPMENT CONTROL PLAN NO. 2**

**WATER RESOURCES**

**Commenced 24 June 2011**

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## **DEVELOPMENT CONTROL PLAN No.2 – WATER RESOURCES**

### **PART A – GENERAL**

#### **1. Norfolk Island Development Control Plan No.2 – Water Resources**

This plan is called Development Control Plan No.2 – Water Resources.

#### **2. Commencement**

This plan comes into effect on the later of —

- (a) the date of publication in the Gazette of the relevant notice under paragraph 23(2)(a) of the *Planning Act 2002*; or
- (b) a later date of commencement specified in the relevant notice.

#### **3. Definitions**

In this plan, unless the contrary intention appears —

**BEDROOM** means a room designed or intended for bed(s), and includes any rooms that may otherwise be labeled as “study” or similar on a floor plan.

**FLOW**, in relation to surface water and ground water, includes the discharge, release, escape or passage of the water;

**LAND** includes a building or structure on land;

**PREMISES** means a house, building or other structure together with surrounding land;

**RAINWATER** means water caught from roofs;

**SEWAGE** means the liquid waste from the community carried in a sewer and containing organic matter or chemicals in suspension or solution, including faecal matter, urine, household and commercial waste water and industrial waste but not stormwater;

**SPECIFIED DEVELOPMENT** means use or development to which any or both the following apply —

- (a) the use or development requires a water supply;
- (b) the use or development produces sewage; and/or
- (c) the use or development produces waste water for disposal;

**STORMWATER** means water run-off from an urban area that is normally collected by a stormwater system;

**STORMWATER SYSTEM** means a system of pipes, gutters, drains and channels, being public works constructed to collect or transport stormwater in or through an urban area;

**WASTE WATER** means water that is the by-product of an activity, being water that —

- (a) contains other matter (whether in a solid, liquid or gaseous state); or
- (b) if added to receiving waters—has the potential to pollute those waters;

**WATER EFFICIENT OUTLET** means a showerhead with a maximum flow rate of 12 litres per minute (L/min);

**WATERWAY** means —

- (a) a creek, stream or other natural channel in which water flows (whether permanently or intermittently);
- (b) a channel formed (whether in whole or in part) by altering or relocating a waterway described in paragraph (a), and includes the stormwater system; or
- (c) a lake, pond, lagoon or marsh (whether formed by geomorphic processes or by works) in which water collects (whether continuously or intermittently);

and includes —

- (d) the bed that the water in the waterway normally flows over or covers; and
- (e) the banks that the water in the waterway normally flows between or is contained by;

but does not include land normally not part of the waterway that may be covered from time to time by floodwaters from the waterway;

#### **4. Purpose of this Development Control Plan**

The purpose of this plan is—

- (1) to ensure that the use and management of water resources will sustain the physical, economic and social well being of the people of Norfolk Island while protecting the ecosystems that depend on those resources;
- (2) to protect waterways and aquifers from damage and, where practicable, to reverse damage that occurs or has already occurred; and
- (3) to ensure that water resources are able to meet the reasonably foreseeable needs of future generations.

#### **5. Application of this Development Control Plan**

- (1) To the extent specified in subsection (2), this plan applies to all land on Norfolk Island to which the Norfolk Island Plan 2002 applies.
- (2) This plan applies to all specified development.
- (3) However, this plan does not apply to development where the Chief Executive Officer, by instrument, states this plan does not apply to the development.

#### **6. Relationship between this Development Control Plan and any other plans**

- (1) This plan is a development control plan under the *Planning Act 2002* and forms part of the Norfolk Island Plan 2002.
- (2) This plan is to be considered in conjunction with the *Planning Act 2002*, *Building Act 2002* and the *Public Health Act 1996*.

## PART B – CONTROLS

### 7. Minimum rainwater storage capacity requirements

(1) Minimum rainwater storage requirements shall be as follows:

Type of Residence	Minimum water storage requirement	Minimum roof area requirement
<u>Residence - Dwelling Houses &amp; Residence – Dual Occupancies:</u>		
Up to & including 4 bedrooms	44,000 litres (approx. 9,700 gallons)	150m <sup>2</sup> per dwelling unit
More than 4 bedrooms	69,000 litres (approx. 15,200 gallons)	200m <sup>2</sup> per dwelling unit
<u>Residence - Accommodation Units:</u>		
New development	32,500 litres (approx. 7,150 gallons) per bedroom	80m <sup>2</sup> per bedroom
Extensions or changes of use	32,500 litres (approx. 7,150 gallons) per bedroom	50m <sup>2</sup> per bedroom

(2) Water storage requirements and roof area requirements for proposed dwelling units that fall under other Residence (class) not covered in this clause shall be determined according to the particular intention of each such proposal, and this plan will be used as a guideline to determine requirements.

### 8. Rainwater collection, storage and distribution requirements

- (1) All roof area from which rain water is capable of being collected, shall be fitted with rainwater collection systems capable of collecting all rain water and delivering it to rain water storage tanks.
- (2) The materials used for rain water collection shall be suitable for the collection and storage of Potable water as defined by the World Health Organisation.
- (3) All items associated with rainwater catchment, storage and distribution shall comply with —
- AS/NZS 3500.0:1995 (National Plumbing and Drainage Code-Glossary of Terms);
  - AS 3500.1.1:1998 (National plumbing and drainage – Water supply – performance requirements);
  - AS/NZS 3500.1.2-1998 (National Plumbing and drainage – Sanitary plumbing and drainage – Water Supply – acceptable solutions);
  - AS 3500.3.1:1998 (National plumbing and drainage – Stormwater drainage – Performance requirements); and
  - AS/NZS 3500.3.2 – 1998 (National plumbing and drainage – Stormwater drainage – Acceptable solutions).

## **9. Effluent disposal**

- (1) Developments within the area covered by the Water Assurance Scheme that generate sewage shall be connected to the Norfolk Island gravity sewer mains.
- (2) Subsections 9(3), 9(4) and 9(5) apply in relation to Residence - Dwelling House or Residence – Dual Occupancy outside of the area covered by the Water Assurance Scheme.
- (3) If sufficient suitable land area is available for effluent disposal by absorption trench in accordance with AS/NZS 3500.1.2 1998, a septic tank and absorption trenches shall be provided.
- (4) The septic tank shall have a minimum capacity of 3,500 litres, or as calculated by AS/NZS 3500.1.2 1998, whichever is the greater capacity.
- (5) If the site is unsuitable for on site trench disposal, a package treatment system complying with AS/NZS 3500.1.2 1998, or holding tank shall be provided.
- (6) Subsections 9(7), 9(8) and 9(9) apply in relation to the following premises:
  - (a) any other class or Residence;
  - (b) all other uses and developments outside of the area covered by the Water Assurance Scheme that generate sewage.
- (7) The premises shall provide a package treatment system complying with AS/NZS 3500.1.2 1998 capable of handling the projected load, or a septic or holding tank system.
- (8) The septic system shall have a minimum capacity of 3,500 litres per dwelling, or as calculated in accordance with AS/NZS 3500.1.2 1998, whichever is the greater capacity.
- (9) The holding tank shall have a minimum capacity of 4,500 litres and a floating flag devise or warning light to warn when the holding tank is almost full.

## **10. Standards for conservation of water**

- (1) All water closets shall be dual flush.
- (2) All showers shall have water efficient outlets fitted.
- (3) All plumbing, septic tanks, mini treatment plants and absorption/disposal systems shall comply with the AS/NZS 3500.1.2. 1998.

## **11. Duty not to damage waterways**

It is the duty of the owner or occupier of land on which a waterway is situated or that adjoins a waterway to take reasonable steps to prevent damage to the bed and banks of the waterway.