

# ON-SITE WASTEWATER ASSESSMENT REPORT REQUIREMENTS

## INTRODUCTION

When your property is not connected to Council's reticulated town sewer system, you will need or may already have an On-Site Sewage Management ('OSSM') system.

OSSM systems treat and dispose of household wastewater in your backyard. Household wastewater includes black-water (toilet) and grey-water (bathroom, laundry and kitchen).

When installed and managed correctly, an OSSM can provide efficient storage, treatment and disposal of household wastewater, minimizing public health and environmental hazards.

The Wollondilly Shire is located in a sensitive catchment area. It is vital that OSSM systems are correctly designed and installed to minimize potential impacts on the catchment and community health.

**You must obtain approval from Council before installing or upgrading an OSSM system. Seeking such approval includes, among other things, providing us with a Wastewater Assessment Report** *(Note that only a minimum site assessment is required, instead of a Wastewater Assessment Report, for Category 1 sites, being Lots with 1500sqm or more of suitable effluent disposal area, where an Aerated Wastewater Treatment System (AWTS) is proposed with surface irrigation. Noting that land slopes of more than 10%, or systems greater than 10 persons, or is located within the Sydney Drinking Water Catchment, will require a Wastewater Assessment Report.*

*Please note that a 'minimum site assessment' includes providing a Site Plan for the proposed effluent disposal area and treatment tank, with all required buffer distances shown. Refer to Council's 'On-Site Sewage Management and Greywater Re-Use Policy' for further detail)*

## WHAT IS A WASTEWATER ASSESSMENT REPORT?

A Wastewater Assessment Report addresses the capability of the land to deal with on-site treatment and disposal of household wastewater. It will provide design layout, and sizing of an OSSM that complies with relevant standards and guidelines.

An assessment specific to the land needs to be undertaken, due to varying soil conditions, land slopes, weather conditions, and the number of bedrooms in a dwelling (note that the number of bedrooms determines the wastewater flow rate). These factors can all affect how an OSSM will perform over-time.

An appropriately designed OSSM will minimize the potential for system failure. The failure of a system can result in run-off of effluent to waterways, foul odours, and spread of diseases.

## WHY IS A WASTEWATER ASSESSMENT REPORT NECESSARY?

In assessing an Application, Council must give detailed consideration to the impact that a development may have on the social, economic, natural and built environments.

A Wastewater Assessment Report allows Council to make informed decisions regarding the likely impacts of the proposal on the natural environment and public health.

## WHEN IS A WASTEWATER ASSESSMENT REPORT REQUIRED?

A Wastewater Assessment Report is required with an Application for Local Government Approval - Section 68, in the following cases:-

- installing a new OSSM with a new dwelling.
- installing a new OSSM as a replacement of an existing system (for example, the existing system may be failing, or is considered to be of inadequate capacity due to proposed dwelling additions/alterations).
- altering an existing OSSM.

The provision of a Wastewater Assessment Report is also required with an Application for subdivision of land within an unsewered area.

## WHAT NEEDS TO BE INCLUDED IN A WASTEWATER ASSESSMENT REPORT

A 'Wastewater Assessment Report' needs to include the following:-

- a land capability assessment (in accordance with the Environment & Health Protection Guidelines – On Site Sewage Management for Single Households 1998)
- soil laboratory analysis results, if relevant
- on-site soil profile log, including soil texture information (of particular importance is the soil texture which is located at a depth of 300-600mm below the base of the proposed effluent disposal system. Soil texture can be determined by field texture analysis, or a laboratory texture analysis or particle size analysis may be necessary.
- site plan (scaled drawing [computer drawn/CAD] including site constraints, land slope, property boundaries, existing & proposed buildings, existing dams, watercourses, drainage channels/depressions, impervious areas, swimming pools, market

- gardens, proposed effluent disposal area marked with setback buffer distances shown)
- sewage treatment system details
- sizing calculations and design details of the proposed effluent disposal area
- compliance with any effluent management covenant's and/or restrictions as defined on the Deposited Plan and Section 88B Instrument (Conveyancing Act 1919) for the subject property.

The report is to be prepared in accordance with Councils 'On-Site Sewage Management and Greywater Re-Use Policy', and the Environment & Health Protection Guidelines - On-site Sewage Management for Single Households (Department of Local Government et al, 1998) and Australian Standard AS/NZS1547:2012 On-site domestic wastewater management.

Further, if the property is located within Sydney's drinking water catchment area then the report must comply with the State Environmental Planning Policy 'SEPP' (Biodiversity and Conservation) 2021. Consultants must refer to the WaterNSW website for their document titled - 'Developments in Sydney's Drinking Water Catchment – Water Quality Information Requirements'. It is necessary to demonstrate a Neutral or Beneficial Effect on water quality (NorBE assessment). A required reference is the WaterNSW document titled 'Designing and Installing On-Site Wastewater Systems' (2019).

## WHO CAN PREPARE A WASTEWATER ASSESSMENT REPORT?

A Wastewater Assessment Report is to be prepared by an appropriately qualified and experienced environmental or geotechnical consultant.

It is the applicant's responsibility to check the consultant's qualifications and experience to determine if they are able to adequately complete the tasks required under the various guidelines and standards.

You may also wish to refer to the WaterNSW website for their useful leaflet titled '*Using a consultant to prepare your water cycle management study*'.

## WHAT ELSE IS NEEDED?

An application for '**Local Government Approval - Section 68**' is to be lodged via the **NSW Planning Portal** to Install construct or alter a waste treatment device and to Operate a system of sewage management (and to 'Carry out sewerage work' if approval is sought for new sanitary plumbing work associated with a new dwelling house or house extensions).

The Application shall be accompanied by relevant fees (contact Council's Customer Service staff for a fee quote), and the Wastewater Assessment Report (including scaled Site Plan), and Manufacturers Specifications for the treatment tank/s. Further, provide Floor plans showing the number of bedrooms in the dwelling.

Note that any tanks associated with a proposed On-Site Sewage Management System must have a current NSW Health Department accreditation. A copy of the Certificate of Accreditation shall be lodged with the Application.

## COUNCIL'S ASSESSMENT

The Application and associated documentation shall be reviewed against relevant guidelines, standards and legislation.

The Application will be further assessed against the requirements of WaterNSW, if relevant, including a NorBE (Neutral or Beneficial Effect) assessment.

For further information regarding Wastewater Assessment Report requirements, please see Council's brochure titled 'On-Site Sewage Management - Frequently Asked Questions', or contact Council on Ph.(02) 4677 1100 during normal business hours.