

**Matters to accompany applications for approval to install or construct an on-site sewage management facilities.**

**The application must be accompanied by three copies of plans, to scale, showing the location of:**

- the sewage management facility proposed to be installed or constructed on the premises, and
- any related effluent application areas, and
- any buildings or facilities existing on, and any environmentally sensitive areas of, any land located within 100 metres of the sewage management facility or related effluent application areas, and
- any related drainage lines or pipework (whether natural or constructed).

**The application must be accompanied by full specifications of the sewage management facility proposed to be installed or constructed on the premises concerned.**

**The application must be accompanied by a statement of:**

- the number of persons residing, or probable number of persons to reside, on the premises, and
- such other factors as are relevant to the capacity of the proposed sewage management facility.

**The application must be accompanied by details of:**

- the operation and maintenance requirements for the proposed sewage management facility, and
- the proposed operation, maintenance and servicing arrangements intended to meet those requirements, and
- the action to be taken in the event of a breakdown in, or other interference with, its operation.

**Council policy concerning environment and health protection matters with on-site sewer management systems**

The council must consider whether the proposed sewage management facility (or the proposed sewage management facility as altered) and any related effluent application area will make appropriate provision for the following:

- preventing the spread of disease by micro-organisms,
- preventing the spread of foul odours,
- preventing contamination of water,
- preventing degradation of soil and vegetation,

- discouraging insects and vermin,
- ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned,
- the re-use of resources (including nutrients, organic matter and water),
- the minimisation of any adverse impacts on the amenity of the land on which it is installed or constructed and other land in the vicinity of that land.

#### **On-site sewer management system to be accredited by the NSW Department of Health**

The council must not approve the installation or construction of any on-site sewage management system unless the Department of Health has accredited the on-site sewer management system; and a certificate of accreditation is in force.

#### **Buffer distances for all on-site sewer management system**

Recommended buffer distances for all On-site Sewerage Management System units shall be:

- 100 metres to permanent surface waters (eg. river, streams, lakes etc)
- 250 metres to domestic groundwater well
- 40 metres to other waters (eg. farm dams, intermittent waterways and drainage channels, etc)

#### **Buffer distances for all conventional septic tanks systems**

Recommended buffer distances for land-application area shall be:

- 12 metres if area up-gradient and 6 metres if area down-gradient of property boundary
- 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, driveways and buildings.

#### **Recommended buffer distances for surface drip and trickle irrigation systems are:**

- 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings.

#### **Recommended buffer distances for sub-surface irrigation systems are:**

- 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings.

Council with a conclusion on the minimum absorption trench length or minimum surface area recommendation in accordance with the Local Government (General) Regulations 2005.

## CHECK LIST

Have you:

- Filled out the Application for Onsite Sewage Management System (Septic) form for the installation of an onsite sewer management system?
- 3 copies of plan of proposed works of land.
- 3 copies of the Geotechnical Report for the Onsite Waste Water disposal area.
- 3 copies of manufacturer's specifications of the proposed OSMS to be installed.
- 3 copies of the proposed internal drainage layout of the building and external drainage layout to the OSMS.
- Plan of reserve area and size.
- Plan of effluent disposal area.
- Details of method of protection for effluent disposal area (ie fencing).
- Copy of Service Agreement (for AWTS).
- Payment of the appropriate application fee.

## Useful Resources:

<https://www.olg.nsw.gov.au/public/about-councils/laws-and-regulations/onsite-sewage-management-septic-tanks/>

<https://www.health.nsw.gov.au/environment/domesticwastewater/Pages/default.aspx>

<https://www.greaterhume.nsw.gov.au/Your-Greater-Hume-Council/Building-and-Development/Building-and-Renovation/Plumbing-Approvals-and-on-site-Sewage-Management-Systems>

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