



FACT
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INSTALLING OR ALTERING AN ON-SITE SEWAGE MANAGEMENT SYSTEM

Prior to the installation or alteration of an On-site Sewage Management System (OSMS), a Section 68 “Application to Install an On-site Sewage Management System” must be submitted to, and approved by Council before commencing any works. The application must also be accompanied by the documents specified in the Local Government (General) Regulation 2005 which includes:

- A site plan of the property which includes but is not limited to the location of the OSMS, disposal or irrigation areas and distances from structures, facilities, rain water tanks, dams, watercourses and boundaries.
- Specifications of the OSMS proposed to be installed or constructed on the premises.
- A site assessment of the property including climate, geology, hydrogeology, topography, soil composition and vegetation of any related disposal areas.
- Operation and maintenance requirements for the proposed OSMS and servicing arrangements if applicable



Site Plan

A site plan showing site constraints, relative to the proposed OSMS and disposal area must be submitted. The site plan shall identify all surface constraints, including but not limited to structures, vegetation, site orientation, the drainage network, roadside and other open drains and watercourses such as rivers, natural springs, drainage depressions, dams, drinking water bores and wells.

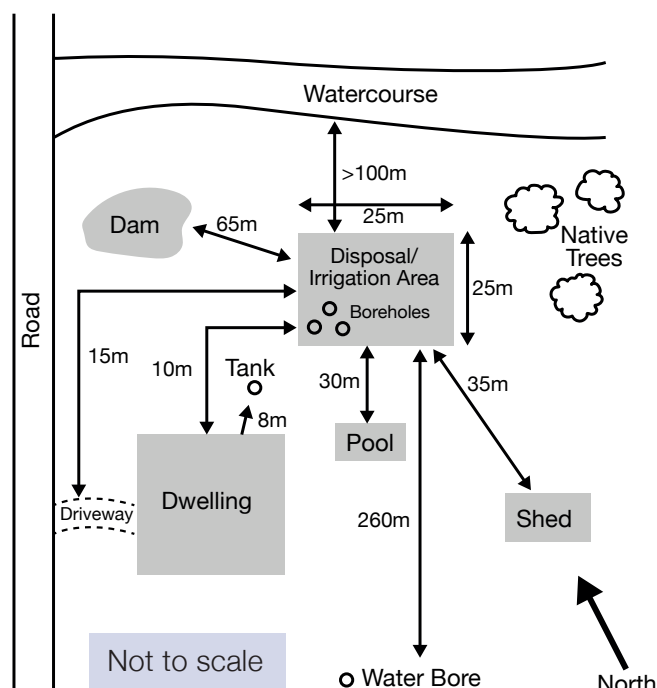
Both new installations and alterations of OSMS require a site plan. The site plan shall be specific to your property and include distances that are correctly marked. The Division of Local Government has compiled buffer setbacks that apply to OSMS to protect public health and the environment. Minimum set back distances also protect the integrity of a structure on the property. The location of a system should comply with the buffer setbacks outlined in the table below.

Recommended setback distances for disposal areas set out by the Environment & Health Protection Guidelines

System	Recommended Distances
All land application systems	<ul style="list-style-type: none"> • 100 metres to permanent surface waters (e.g. river, streams, lakes etc.) • 250 metres to domestic groundwater well • 40 metres to other waters (e.g. farm dams, intermittent waterways and drainage channels, etc.)
Surface spray irrigation	<ul style="list-style-type: none"> • 6 metres if area up-gradient and 3 metres if area down-gradient of driveways and property boundaries • 15 metres to dwellings • 3 metres to paths and walkways • 6 metres to swimming pools
Surface drip and trickle irrigation	<ul style="list-style-type: none"> • 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings
Subsurface drip and trickle irrigation	<ul style="list-style-type: none"> • 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings
Absorption System	<ul style="list-style-type: none"> • 12 metres if area up-gradient and 6 metres if area down-gradient of property boundaries • 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, driveways and buildings

Where modifications or alterations are proposed the site plan must also show the location of any existing OSMS, piping and disposal areas that will be augmented or decommissioned. The site plan must be clear enough for an assessor to accurately locate the proposed OSMS and disposal area.

Please note this site plan is to be used for reference only. The site plan included with the Section 68 Application must be site specific and demonstrate the layout of the property. The disposal or irrigation area dimensions must be included in accordance to the calculations undertaken based on design loading rates. For further information on design loading rates, please contact your Geotechnical Soil Consultant.



An architectural plan detailing the floor plan of the dwelling the OSMS will be servicing is also required to be included with your application. This should include the number of bedrooms, wet areas and living spaces. If you're modifying your dwelling, please include the current architectural plans indicating alterations proposed.

Specifications and Accreditations

NSW system accreditations and manufacturer's specifications are also to be provided with your application. The supplier of your OSMS will be able to provide these to you. These can also be found on NSW Health's webpage at www.health.nsw.gov.au/environment/domesticwastewater.

Site Assessment - Geotechnical Soil Report

For all new OSMS installations, a geotechnical soil report is required before assessment of a Section 68 (Application to Install an On-site Sewage Management System) can be undertaken. If you are upgrading/altering the existing OSMS, or adding additional areas to your dwelling, you may also need a geotechnical soil report in particular, if no previous report has been submitted specific to the site.

Prior to a Geotechnical Soil Consultant undertaking soil testing, it is important to discuss your needs, expectations and preferences including the type of OSMS you would like to install and the location of the disposal area. Choosing a system that suits your interests can help ensure that the system properly managed and maintained. This way, the Geotechnical Soil Consultant can undertake the testing to determine if your property can support your preference.

It is important that you read and obtain an understanding of the proposed recommendations of your geotechnical soil report prior to submission with your application to Council. If you have any concerns regarding the geotechnical soil report, please discuss them with your Geotechnical Soil Consultant.

The geotechnical soil report shall include but not be limited to specific details of the proposed OSMS and effluent disposal system applied for, including the proposed site of the disposal area. It must identify specific hydraulic design requirements to ensure the system will work effectively and recommend a specific system and disposal area, not a range of options. The geotechnical soil report must also consider the physical practicality of a proposed gravity-fed system given the site slope and grade and whether a pump well is required. Wastewater must reach the OSMS, and effluent must also be evenly distributed throughout the disposal area.

When choosing an OSMS, an important consideration is the capacity of the system to manage the daily wastewater load without overloading the system. The size of the disposal area must be based on the design wastewater load and site and soil characteristics as per AS 1547.2012. The conservative design loading rate must be used for primary treated effluent.

All drainage and plumbing work must be completed according to 'AS/NZS 3500.2.2003 Plumbing and Drainage Part 2 Sanitary Plumbing and Drainage'. The standard should also be used to decide the position of the system to ensure adequate drainage from internal fixtures to the system.

Operation and Maintenance

The application must be accompanied by details of:

- The operation and maintenance requirements for the proposed OSMS,
- 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.

FURTHER INFORMATION

For further information visit
www.wagga.nsw.gov.au/publichealth
or contact an Environmental Health Officer
on 1300 292 442.

