Onsite Wastewater Management Systems: Information to be Submitted with your Application to Construct, Install or Alter

If you are constructing a building with plumbing, extending a dwelling, or your existing onsite wastewater management system is failing, you will need to submit a section 68 (Local Government Act) application to council. The following information will guide you through what is required.

Size of Land Required

Federation Councils LEP (local environmental plan) specifics lot sizes which can be developed on, in areas which do not have sewer. A dedicated, sufficient and appropriate area for a sewage management system, land application area and reserve area must be available within the property boundary.

Some applications and lots under 4000m2 will require a detailed ***Land Capability Assessment Report***. This report assesses the viability of onsite wastewater management on the property given the risks presented to public health, the environment, and local amenity.

Buffer distances (detailed in the table below) are required from structures, property boundaries, recreational areas and environmentally sensitive areas including water supplies and water bodies. The system and land application area must be a dedicated area, free from stock, vehicles and other activities impacting its performance.

For existing dwellings with failing systems where space is limited, a higher level of wastewater treatment (i.e. secondary or advanced) system may be required.

System Design

The type and design of the system that will be installed or altered is based on several factors, including:

- Soil type and local climatic conditions;
- Domestic or commercial use;
- Wastewater output;
- Proximity to water bodies and environmentally sensitive areas;
- Existing dwelling or new development;
- Future developments; and
- Available land.

Information Required with Your Application

1. ***Site and Soil Assessment & Design Report OR Land Capability Assessment & Design Report***
   A wastewater design report by a qualified person must be submitted with the application. The report will recommend the appropriate system, size, disposal area and location of the system.
2. ***Site Constraints Plan***
   To scale detailing the location of the proposed OSSMS and it land application area. All buffer distances to all waterways, dams, buildings and driveways, swimming pools, significant trees, water storage tanks, bores, and property boundaries must be shown.
3. ***Drainage Diagram***
   To scale in accordance with National Plumbing & Drainage Plumbing Code AS/NZS 3500.
4. ***Floor Plan***
   Any building connected to the wastewater management system.
5. ***Manufacturer's Specifications***
   For the proposed OSSMS.
6. ***Operations and Maintenance***
   Details of the operation and maintenance requirements for the wastewater treatment facility and the proposed operation, maintenance and servicing arrangements.

More information

Visit Council's website federationcouncil.nsw.gov.au. Alternatively, contact Council's Environmental Health Officer on (02) 6033 8999 or email health@federationcouncil.nsw.gov.au

Buffer Distances

System Type	Buffer Distance
All land application systems	• 40 metres of an environmentally sensitive area (habitat, wetlands, aquatic reserves, declared wilderness areas, temporary waterway, dams and drainage channels, etc) • 100 metres of permanent surface waters (river, stream, creek, lakes) • 250 metres to a domestic ground water well
Surface spray irrigation	• 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	• 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings
Subsurface irrigation	• 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings
Absorption system	• 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

Types of Plans Required

Activity	What is it?	Who can undertake?
Site Constraints Plans	A diagram to scale, showing a view from above, the features of the land and surrounding area, including: • Nearby rivers, creeks, streams, wetlands and dams • Drinking water bores • Structures and neighboring houses or structures • Property boundaries • Vegetable gardens and trees • Slope/geography of the land	Licensed plumber Builder
Drainage Diagram	A diagram showing where the house drainage lines are located on the property.	Licensed plumber
Floor Plan	A drawing to scale, showing a view from above, the rooms and spaces within the proposed or existing dwelling.	Builder
Site and Soil Assessment Report	Review of the constraints of the site (detailed above) and subsoil investigation to determine class and structure of the soil. The report makes basic recommendations on the treatment system and land application area suitable for the site. The subsoil investigation required to determine soil class and structure is outlined in Australian Standard AS/NZS1547:2012.	Suitability qualified person, which may include: • Consultant Engineer • Soil Scientist • Environmental Scientist
Land Capability Assessment Report	A Land Capability Assessment report is a more detailed assessment of the site, its features and soil properties. It includes a detailed risk assessment and report that considers the local features and limitations of the site to determine the capability of the site for onsite wastewater disposal.	Suitability qualified person, which may include: • Consultant Engineer • Soil Scientist • Environmental Scientist