

» development applications key points to be addressed in OSSM reports

OSSM Factsheet 14

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» For development applications in non-sewered areas the following is required:

Subdivision/Boundary Adjustment/Rezoning Applications

- a) The development application is to include an OSSM Report prepared by a suitably qualified person, who has conducted an OSSM desktop study of the property, a site inspection and who has assessed any existing OSSM system/s. The OSSM Report must include details of the location of all existing OSSM systems on the property (including effluent land application areas), confirm; whether the existing systems are performing satisfactorily or unsatisfactorily; their location; their condition; and if they will affect the proposed development application;
- b) For development applications involving the subdivision of land into multiple parcels, the OSSM design report will need to include a desktop study, site and soil assessment details and justify that an OSSM system can be installed on the new parcel/s of land in accordance with BSC's OSSM Strategy and Rous Water On-Site Wastewater Management Guidelines if applicable.

The size and location of the subdivision will also determine the extent of content to be included in the OSSM Design Report. For large subdivisions (ie subdividing into greater than five parcels of land) and where the soil assessment characteristics are confirmed the OSSM designer may only need to justify that an OSSM system can be installed on the most limiting parcels within the subdivision.

This would mean a site and soil assessment and effluent land application area calculation, based on a standard four bedroom dwelling, is only carried out on the most limiting parcel/s, and not on every parcel of land.

The most limiting size of effluent land application area would be indicatively placed onto a site plan for all parcels of land within the subdivision justifying that an OSSM system can be installed in accordance with BSC's OSSM Strategy and Rous Water On-Site

Wastewater Management Guidelines if applicable;

The OSSM Designer is to consider and reference any applicable building envelope and environmental zones, within the OSSM Report and on the site plan, when determining the location of OSSM systems and effluent land application areas.

- c) If the OSSM Report finds that any existing OSSM system is unsatisfactory, the Report must set out in detail why this should not affect any consent given for the proposed development.

Example:

- Confirm that a Local Government Act Section 68 application to alter/install an OSSM system has been lodged with council to rectify the unsatisfactory performance of the system, or advise it is the intention of the owner to lodge a Local Government Act Section 68 application to alter/install an OSSM system at a later date, justify the delay in rectifying the OSSM system and certify it will not cause an environmental or health risk in the meantime.
 - BSC will consider this information and may issue the development consent with appropriate conditions to ensure that any OSSM system upgrade works are completed (eg prior to issue of an occupation or subdivision certificate) and/or issue an "Order" to the property owner to rectify the OSSM system within a set timeframe;
- d) If the OSSM Report finds that the existing OSSM system is satisfactory, it must also confirm that if the system does require any future upgrades that it will not affect any consent given for the proposed development;
 - e) If an applicant is unsure of BSC requirements when lodging a development application, a request should be made for a pre-lodgement meeting with council.

See next page for more information...

New Dwellings

For proposed new dwellings in non-sewered areas, on parcels of land 2000m² or less, and/or within a drinking water catchment area and/or within a POAA the following is required:

- a) The development application is to include an OSSM Report prepared by a suitably qualified person. The OSSM Design Report will need to include a desktop study, site and soil assessment details and justify that an OSSM system can be installed on the land in accordance with BSC's OSSM Strategy and Rous Water On-Site Wastewater Management Guidelines if applicable;
- b) Any approval will be conditioned to lodge a Local Government Act OSSM Section 68 Application (including payment of the application fee) prior to issue of Construction Certificate;
- c) An OSSM Approval to Operate certificate must be issued by BSC prior to the issuing of an interim or final occupational certificate;

For proposed new dwellings in non-sewered areas, on parcels of land greater than 2000m², and not within a drinking water catchment area and not within a POAA the following is required:

- d) Any approval will be conditioned to lodge a Local Government Act OSSM Section 68 Application (including payment of the application fee) prior to issue of a Construction Certificate;
- e) An OSSM Approval to Operate certificate must be issued by BSC prior to the issuing of an interim or final occupational certificate.

Alterations and Additions to Existing Dwellings

For alterations and additions to existing dwellings in non-sewered areas where there is a proposal to increase the wastewater load (eg additional bedrooms) or an intention to carry out plumbing and drainage works (eg ensuite) the following is required:

Prior to Issue of a Construction Certificate

- a) A suitably qualified person is to provide a report to BSC justifying that the existing OSSM system is operating satisfactorily, can treat the additional wastewater load and apply the effluent to the land, or confirm that the existing OSSM system will need to be upgraded, or that a new OSSM system will need to be installed;

- b) If the OSSM system needs to be upgraded or a new system installed then a Local Government Act OSSM Section 68 Application is to be lodged with BSC prior to issue of the Construction Certificate, including an OSSM Report prepared by a suitably qualified person in accordance with BSC's OSSM Strategy and Rous Water On-Site Wastewater Management Guidelines if applicable. An OSSM Approval to Operate certificate must be issued by BSC prior to the issuing of an interim or final occupational certificate.

For alterations and additions to existing dwellings in non-sewered areas where there is no proposal to increase the wastewater load (eg no additional bedrooms) or no intention to carry out plumbing and drainage works the following is required:

- c) It is the homeowner and designer's responsibility to verify that the proposed development works (eg decking, building extension, swimming pool) will not be built over or impact on any existing OSSM system or effluent land application area. There is no requirement to submit an OSSM Report or lodge a Local Government Act OSSM Section 68 Application to BSC for these types of alterations and additions.

Change of Building Use

For change of building use development applications in non-sewered areas the following is required:

Development Application Stage

- a) A suitably qualified person is provide a OSSM Report to BSC justifying that the existing OSSM system is operating satisfactorily, can treat any additional wastewater load and apply the effluent to the land, or confirm that the existing OSSM system will need to be upgraded, or that a new OSSM system will need to be installed;
- b) If the OSSM system needs to be upgraded or a new system installed then a Local Government Act OSSM Section 68 Application is to be lodged to BSC including an OSSM Report prepared by a suitably qualified person in accordance with BSC's OSSM Strategy and Rous Water On-Site Wastewater Management Guidelines if applicable. An OSSM Approval to Operate certificate must be issued by BSC prior to the issuing of an interim or final occupational certificate.

If the Change of Building Use development application involves building works then the OSSM Report and Local Government Act OSSM Section 68 Application (if applicable) is to be lodged to BSC prior to issue of the Construction Certificate.



If you have any questions or concerns please contact:

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shire council