Site, Soil, System & Environmental Assessment report for an on-site sewage management system

Please **complete** and submit with your application through NSW Planning Portal

For properties identified with a hazard class that is Low or Medium ☐ Low ☐ Med

Note: This Pro-forma cannot be used for properties identified with a hazard class High or Very High

To be completed by a wastewater consultant or Council approved site evaluator when wastewater management will involve the on-site disposal of effluent.

OFFICE USE ONLY

Application No

Date of Receipt

The Evaluator

Company Name			
Name of Evaluator			
Address			
Postcode		Phone	
Signature		Assessment Date	

Declaration of Evaluator — I declare that the information contained within this report is a true and accurate record of the site and soil assessment undertaken

Property Details

Lot		House No.	
Street Name			
Town		Postcode	

Water Supply Available ☐ Town ☐ Tank ☐ Dam/Creek/Bore

Development Details

Type of Development ☐ Residential Dwelling ☐ Rental Dwelling

This form cannot be used for non-residential development.

Number of Bedrooms ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6

Site Assessment

Site Assessment	Low Hazard Class		Medium Hazard Class	
	Limit	Comply (tick or cross)	Limit	Comply (tick or cross)
Aspect/exposure of disposal area (sun and wind)	High		Moderate	
Slope of disposal area	< 10%		10 – 20%	
Flooding – is the property flood prone?	> 1:100 year AEP		> 1:20 year AEP	
Hunter Water Special Area (catchment)	Outside		Outside	
Depth to bedrock or hardpan?	> 1.0 metres		> 0.6 metres	
Depth to groundwater?	> 1.0 metres		> 0.6 metres	
Groundwater bore – distance to disposal area?	> 250 metres		> 250 metres	
Permanent waters – distance to disposal area?	> 100 metres		> 100 metres	
Dams, drains, intermittent watercourses – distance to disposal area?	> 40 metres		< 40 metres	
Vegetation - removal for disposal area?	No		Yes/No	
Any other health or environmental constraints specific to the property?	No		Yes/No	
Soil classification (AS/NZS 1547:2000)	Cat. 2-5		Cat 1-5	
Refer to assessment guidelines for assistance in completing this section				

Soil Assessment

Two test holes are to be dug in a central location in the primary and reserve (where applicable) disposal areas.
These holes should be MADE SAFE and marked after site assessment to allow for future Council inspection.
The test holes must be of a depth appropriate for the proposed disposal method.

Layer	Depth of Layer (mm)		Refer to assessment guidelines for assistance in completing this section Structure	Texture	Notes
1					
2					
3					
4					
Hole terminated in:					

Soil Texture Codes
S = Sand, **SL** = Sandy Loam, **L** = Loam, **CL** = Clay Loam, **LC** = Light Clay, **MHC** = Medium / Heavy Clay
Soil Structure Codes
SG = Single Grained, **W** = Weak, **Md** = Moderate, **S** = Strong, **Ms** = Massive

Acceptable Solution Selection / Sizing the Land Application Area (LAA)

Low Hazard Class Properties	**Yes ➔**	All answers in section 5 comply with low HC limit ➔	Obtain size of LAA from App. A of DAF using the key on page A-1 ➔	LAA Size	**m2**
		1 or more answers in section 5 don't comply ➔ with low HC limit	■ Provide additional information to justify or overcome identified constraint(s). ■ LAA may still be sized from Acceptable Solutions, however site specific design calculations may be necessary to demonstrate ability to manage constraints. ■ Design LAA to overcome identified constraint(s).		
Medium Hazard Class Properties	**Yes ➔**	All answers in section 5 comply with medium HC limit ➔	Obtain size of LAA from App. A of DAF using the key on page A-1 ➔	LAA Size	**m2**
		1 or more answers in section 5 don't comply ➔ with medium HC limit	■ Detailed site and soil assessment in accordance with the High hazard DAF procedure (Section 1.3 of DAF) completed by a suitably qualified consultant. ■ Acceptable Solution sizing tables in Appendix A of DAF cannot be used. ■ Site specific design calculations in accordance with the High hazard DAF must be undertaken (refer to Section 1.3 of the DAF).		

Treatment System

Treatment System considered best suited to site:

☐ Aerated Water Treatment System ☐ Septic Tank ☐ Wet Composting ☐ Dry Composting
☐ Sand/Media Filter ☐ Constructed Wetland ☐ Other (nominate):

System Manufacturer		Nominated Hydraulic Capacity (L/day)	

Note: Land application pumps, valves, filter and pipework must be sized on a site specific basis to ensure the correct operation of the land application system.

Disposal Area considered best suited to site and treatment system:

☐ Sub-surface ☐ Surface Spray ☐ Surface Drip ☐ Evapo-transpiration
☐ Absorption Trench ☐ Wisconsin Mound ☐ Other (nominate):

Site Plan

Please attached a minimum A4 (1:500) Plan showing:

- Location of tank(s) and primary/reserve (where applicable) land application areas:
- Location of all effluent pipework (dripperline etc) and all relevant hardware (valves etc):
- Location of boundaries, drains, buildings, swimming pools, paths, groundwater bores, dams and waterways:
- Location of stormwater diversion drains and earth bunds: and
- Approximate slope angle and direction.

Assessment Guidance Notes

Report Evaluator

The declaration must be signed by the site and soil evaluator for the assessment to be accepted. Council will verify the accuracy of assessments undertaken by all evaluators. Inaccurate or misleading evaluations will not be accepted.

Site Assessment

- Slope may be estimated visually.
- Subsurface criteria must be assessed through excavation of at least one soil test pit within the proposed land application area(s).
- Soil classification shall be conducted through textural analysis as described in Appendix E of AS/NZS 1547:2012.
- Approval may be required for removal of vegetation under Council's Tree Preservation Order. It is the responsibility of the property owner to obtain approval where necessary.
- Failure to declare obvious property constraints may trigger additional investigation requirements.

Soil Assessment

- Reference can be made to Section 6.1 of the Development Assessment Framework for more guidance on soil assessment.
- Appendix E of AS/NZS 1547:2012 can also be used to evaluate soil texture and structure.
- Soil profiles should be reported to a depth of 600mm below the point of application / base of trench or to depth of refusal.
- Coarse fragments (gravel, cobbles, boulders etc) should be noted.
- Colour should be recorded as dominant colour in addition to mottles.

Acceptable Solution / Land Application Area Sizing

- All information required to determine the minimum LAA size from the Acceptable Solutions in the DAF are contained in this form. They include location (climate zone), number of bedrooms, water supply, soil classification (ASNZS 1547:2012 and LAA type.
- For Low HC, Acceptable Solutions can still be used where the site and soil criteria in Section 5 are not met. Use will be subject to satisfactory demonstration that observed constraints can be adequately managed.
- For Medium HC, Acceptable Solutions can only be used where ALL criteria in Section 5 are met.

Privacy

Your privacy is important and Dungog Shire Council takes reasonable steps to comply with relevant legislation and Council Policy.
Purpose: The purpose of this form is to obtain applicant and owner details in line with Section 68 Part C (5) and Section 68 Part F of the Local Government Act 1993.
Intended recipients: Council staff and any persons wishing to inspect the application in accordance with the Local Government Act 1993 and Government Information (Public Access) Act 2009.
Supply: Voluntary.
Consequence of Non Provision: Approval to install, alter or construct a waste treatment device or human waste storage facility cannot be issued and approval to operate a system of sewage management cannot be granted.
Storage and security: This document will be placed on the relevant file and/or saved in Council's records management system in accordance with Council policy and relevant legislation.
Access: Please contact Council on 02 4995 7777 to enquire how you can access information

Submit

Please submit your completed and signed form, along with the lodgment of your Section 68 Application through the NSW Planning Portal- https://www.planningportal.nsw.gov.au