

Fact Sheet

OSSM Site plans for swimming pools, sheds and decks

Applications seeking approval to undertake alterations and/or additions to their property (decks, pools, sheds etc) that is serviced by an onsite sewage management system (OSSM) (i.e. septic tank) and do not increase the wastewater load on the OSSM must be supported by a detailed site plan that illustrates:

- the location of the existing onsite sewage management system (i.e. septic tank and associate land application area) and future reserve land application area,
- the proposed location of the alterations and/or additions (deck, pool, sheds ect), and
- achieving compliance with buffer distances as nominated with Council's Onsite Sewage & Wastewater Management Strategy
 - 6m up-gradient of swimming pools, driveways and buildings (decks)
 - 3m down-gradient of swimming pools, driveways and buildings (decks)

The assessment of onsite sewage management is only one of the assessment issues to be addressed by applicants for development works on lands serviced by onsite sewage management systems. However, it is an issue that has the potential to have major implications on the suitability of the land to accommodate the proposal. Additions that will increase the wastewater load on the OSSM still require a Plumber's Report.

Checklist for OSSM Site plans for swimming pools, sheds and additions:

<p>1. Location of the existing OSSM identified on the site plan. e.g. Septic tank, AWTS, LAAs including any trenches or irrigation area.</p>	
<p>2. Location of a OSSM reserve area identified on the site plan. This is a critical component to ensure long-term sustainable onsite wastewater management.</p> <p>A. Reserve area information is available for DA's since 2013 at Council.</p> <p>B. Any proposed reserve area is to be a suitable size and design. For more information, please contact Council or your wastewater consultant.</p>	
<p>3. Buffer distances shown on plan between the OSSM (including reserve area) and proposed additions (deck, pool, sheds ect).</p>	
<p>4. Do the buffer distances comply with Council's Wastewater Strategy? If not, please call Council to discuss any options that may be available.</p>	

Example site plans for small and large lots.

