

Site, Soil, System & Environmental Assessment Report for an On-Site Sewage Management System

For properties identified with a hazard class that is Low or Medium		Low	<input type="checkbox"/>	Med	<input type="checkbox"/>
<p>Note: This Pro-forma cannot be used for properties identified with a hazard class High or Very High</p> <p>To be completed by a wastewater consultant wastewater management will involve the on-site disposal of effluent.</p>					
1. The Consultant					
Company Name					
Name of Consultant					
Address					
Postcode			Phone Number		
Signature and Declaration of Consultant			Assessment Date		
	I declare that the information contained within this report is a true and accurate record of the site and soil assessment undertaken				
2. Property Details					
Lot			House Number		
Street Name					
Town				Postcode	
Water Supply Available	<input type="checkbox"/> Town	<input type="checkbox"/> Tank	<input type="checkbox"/> Dam/Creek/Bore		
3. Development Details					
Type of Development	Residential Dwelling <input type="checkbox"/>	Rental Dwelling <input type="checkbox"/>	This form cannot be used for non-residential development.		
Number of Bedrooms	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/> 6 <input type="checkbox"/>

Office Use Only	Application No:	Date of Receipt:
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4. 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	<input type="checkbox"/>	Moderate	<input type="checkbox"/>
Slope of disposal area	< 10%	<input type="checkbox"/>	10 – 20%	<input type="checkbox"/>
Flooding – is the property flood prone?	> 1:100 year AEP	<input type="checkbox"/>	> 1:20 year AEP	<input type="checkbox"/>
MidCoast Water	Outside	<input type="checkbox"/>	Outside	<input type="checkbox"/>
Depth to bedrock or hardpan?	> 1.0metres	<input type="checkbox"/>	> 0.6metres	<input type="checkbox"/>
Depth to groundwater?	> 1.0metres	<input type="checkbox"/>	> 0.6metres	<input type="checkbox"/>
Groundwater bore – distance to disposal area?	> 250 metres	<input type="checkbox"/>	> 250 metres	<input type="checkbox"/>
Permanent waters – distance to disposal area?	> 100 metres	<input type="checkbox"/>	> 100 metres	<input type="checkbox"/>
Dams, drains, intermittent watercourses – distance to disposal area?	> 40 metres	<input type="checkbox"/>	> 40 metres	<input type="checkbox"/>
Vegetation – removal for disposal area. (if Yes referral to Strategic Planning Section to review)	Yes/No	<input type="checkbox"/>	Yes/No	<input type="checkbox"/>
Soil classification (AS/NZS 1547:2012)	Cat. 2-5	<input type="checkbox"/>	Cat 1-5	<input type="checkbox"/>
Aboriginal Cultural Heritage Checklist completed?	Yes/No	<input type="checkbox"/>	Yes/No	<input type="checkbox"/>
Any other health or environmental constraints specific to the property?	No	<input type="checkbox"/>	Yes/No	<input type="checkbox"/>
	If Yes please specify:			

Refer to assessment guidelines for assistance in completing this section

5. 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.

Refer to assessment guidelines for assistance in completing this section

Layer	Depth of Layer (mm)	Colour	Structure	Texture	Notes
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

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

Low Hazard Class Properties	Yes →	All answers in section 4 comply with low HC limit →	Obtain size of LAA from App. A of DAF using the key on page A-1 →	LAA Size	m ²
		1 or more answers in section 4 don't comply with low HC limit →	<ul style="list-style-type: none"> ➤ 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 4 comply with medium HC limit →	Obtain size of LAA from App. A of DAF using the key on page A-1 →	LAA Size	m ²
		1 or more answers in section 4 don't comply with medium HC limit →	<ul style="list-style-type: none"> ➤ 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). 		

7. Treatment System

Treatment System considered best suited to site:

<input type="checkbox"/> Aerated Water Treatment System	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Wet Composting	<input type="checkbox"/> Dry Composting
<input type="checkbox"/> Sand/Media Filter	<input type="checkbox"/> Constructed Wetland	<input type="checkbox"/> 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.

8. Disposal Area considered best suited to site and treatment system:

<input type="checkbox"/> Sub-surface	<input type="checkbox"/> Surface Spray	<input type="checkbox"/> Surface Drip	<input type="checkbox"/> Evapo-transpiration
<input type="checkbox"/> Absorption Trench	<input type="checkbox"/> Wisconsin Mound	<input type="checkbox"/> Other (nominate):	

9. Constructability Statement

Signature of Property Owner		Date	
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I declare that I have been made aware of the nature, extent and costs of the proposed on-site sewage management system and acknowledge that I am committing to the installation of the proposed system in accordance with Councils conditions of approval.

10. 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.

11. Assessment Guidance Notes

Report Evaluator

The declaration must be signed by the site and soil 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 (Table E1) of *ASNZS1547:2012*.
- Approval may be required for removal of vegetation. 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 *ASNZS1547:2012* 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 is contained in this form. This includes 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 4 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 4 are met.