

Development Applications key points to be addressed in OSSM reports



It is the property owner's and applicant's responsibility to ensure sufficient information is provided with all development applications for Council to determine if a consent is to be issued for the proposed development.

For developments in non-sewered areas involving On-Site Sewage Management (OSSM) systems the following key points need to be addressed in the application:

1. Engage the services of a suitably qualified person to conduct an OSSM desktop study, assess the existing OSSM systems on the property (where applicable) and prepare a report. The report is to include the location of all existing OSSM systems on the property (including effluent land application areas) confirming if the systems are performing satisfactory or unsatisfactory and if their location or condition will affect the proposed development application decision.
2. If the existing OSSM systems are **unsatisfactory**, then justify in the OSSM report that these works will not affect any consent given for the proposed development.

Example of justification:

- 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
- it is the intention of the owners' to lodge a Local Government Act Section 68 application to alter/install

an OSSM system at a later date.

Justify in the report that this delay in rectifying the OSSM system will not cause an environmental or health risk.

Council will consider this information and may issue the development consent with appropriate conditions to ensure that the OSSM upgrade works are completed (eg prior to issue of subdivision certificate) and/or issue an enforcement notice to the property owners.

3. If the existing OSSM systems are **satisfactory**, confirm that if the systems do require future upgrades, these upgrade works will not affect any consent given for the proposed development.
4. If a vacant lot and a dwelling entitlement is applied for then engage the services of a suitably qualified person to submit an OSSM report with the development application confirming the possible location of the OSSM system and if the system can be installed in accordance with Council's On-Site Sewage & Wastewater Management Strategy and Rous Water On-Site Wastewater Management Guidelines.
5. If not sure of requirements when lodging development applications, request a pre-lodgement meeting with Council. To confirm the extent of information to include in the OSSM report, contact Council.

Further Information

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