

NEW INSTALLATIONS AND ALTERATIONS

NEW INSTALLATIONS – INVESTIGATE BEFORE YOU INVEST

If you are planning to purchase land for a new home, check before you buy. If a reticulated sewerage scheme is not available you will need to consider an on-site sewerage facility. Your first step should be to obtain advice from Council or a qualified site and soil evaluator.

When choosing an on-site sewerage facility the most important thing to consider is:

- Where it will be used.
- How it will be used.
- Who will use it.

An on-site sewerage facility in a weekend holiday home, for example, will get far less use than an on-site sewerage facility in a large, permanently occupied home.

The type of on-site sewerage facility you choose will depend on:

- The suitability of the site for effluent absorption.
- How many people will live in the home.
- What area of land is available.
- What kind of lifestyle the family lives.
- What heavy water-use appliances are in the home

A site and soil evaluator will advise you about what is best for your particular situation.

Where to locate the on-site sewerage facility on your property will depend on:

- Soil type.
- Slope of land.
- Local rainfall.
- Depth of water table.

These decisions should be discussed with a site and soil evaluator.

Don't forget to ask for a cost estimate for maintenance as well as installation, and consider environmental impacts.

The site and soil evaluator will conduct a site and soil assessment and the resulting report and design may then be submitted to Council with an application for approval.

After considering the application, Council will issue an approval that may include conditions such as monitoring by Council or specific set back distances etc.

WHEN IS A SITE AND SOIL ASSESSMENT REQUIRED?

A site and soil assessment for an on-site sewerage facility should be undertaken when:

- Constructing a new residence.
- Adding a bedroom to an existing residence.
- Adding aged accommodation to the property.
- Constructing a shed with plumbing fixtures or adding plumbing fixtures to an existing shed.
- The existing on-site sewerage facility is unserviceable or is desired to be replaced.

ALTERATIONS AND ADDITIONS TO EXISTING DWELLINGS

The following applies where alterations and additions to existing homes where the number of people living in the home has not increased, and the existing on-site sewerage facility is in good working condition, and the new plumbing fixtures can be connected to the existing installation:

Council may not require a site and soil assessment but will require the site and soil evaluator to undertake a survey of the existing on-site sewerage facility to certify its condition, and if connection is possible as part of the application.

Some Council's will permit a licensed plumber and drainer to undertake this survey so please contact your local Council for advice before making an application.