

On-site Wastewater Management System (OWMS) Evaluation Report

Site details:

Date of investigation:

Site address:

Original resource consent number:

Suitably qualified professional doing this investigation:

Name

Email

Phone number

Address

1. Site plan

A site plan overlaid on an aerial photo indicating the location of the effluent treatment and disposal field to include locations of the following:
(hand drawn elements on aerial photo are acceptable)

septic tank (or other primary or secondary treatment), including brand and model

effluent sampling point prior to discharge to land

AES bed, dripper lines, or disposal pipes (incl. distance/spacing between lines) - identify disposal field dimensions and total area, including distance of setbacks to boundaries

any air release valves and flush valves within the field

any nearby domestic water supply bores

site boundaries

water bodies (ephemeral or permanent waterways, ponds, lakes, wetlands, ocean)

site boundaries

vehicle manoeuvring areas

dwelling/building location

any land application area (**LAA**) access controls such as perimeter fencing, bollards, vegetation, etc

reserve LAA location



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2. Risk management review of the site

Site feature	Risk (Low / Med / High / NA)	Comment - including recommended mitigation	Considerations
2.1 property boundary			<p><i>Are setbacks achieved?</i></p> <p><i>Any direct or indirect evidence of wastewater being transported off site?</i></p>
2.2 bore/well			<p><i>Are setbacks achieved?</i></p> <p><i>Any direct or indirect evidence of wastewater plumes migrating toward bores?</i></p>
2.3 surface water			<p><i>Are setbacks achieved?</i></p> <p><i>Any direct or indirect evidence of wastewater contaminating surface water?</i></p>
2.4 land application area (LAA)			<p><i>Are setbacks achieved?</i></p> <p><i>Any concerns for cumulative impacts?</i></p>
2.5 embankments			<p><i>Any direct or indirect evidence of wastewater destabilising embankments?</i></p>



2. Risk management review of the site

Site feature	Risk (Low / Med / High / NA)	Comment - including recommended mitigation		Considerations
2.6 estimated depth to winter groundwater level				<i>Any direct or indirect evidence of wastewater intercepting groundwater levels?</i>
2.7 soil type and loading rate		Category soils:		<i>Any evidence that previous loading rates have compromised soil function historically?</i> <i>[Full site and soils assessment only required if a change in design loading rate is suspected due to compromised soils]</i>
		Design loading rate:		
		Compromised soils from historic use?		
				<i>Any direct or indirect evidence of wastewater preferential flow to / along hardpan layer?</i>



2. Risk management review of the site

Site feature	Risk (Low / Med / High / NA)	Comment - including recommended mitigation	Considerations
2.8 hazards			<i>Evidence of unstable ground that could be exacerbated by loading?</i>
2.9 site topography			<i>Issues with site steepness, water runoff pathways, vegetation? What's the steepest slope present in the LAA?</i>
2.10 stormwater disposal			<i>Does SW disposal interfere with land application area (LAA)?</i>
2.11 LAA topsoil erosion			<i>Is there evidence of topsoil erosion exposing irrigation lines?</i>
2.12 dripper line depth			<i>Are dripper lines adequately buried? Protection measures to prevent damage to surface lines?</i>



2. Risk management review of the site

Site feature	Risk (Low / Med / High / NA)	Comment - including recommended mitigation	Considerations
2.13 LAA impact from vehicles			<i>Is the LAA clear from vehicle manoeuvring?</i>
2.14 LAA impact from recreational activities			<i>Is the LAA clear from areas that may be gardened, dug, etc?</i>
2.15 LAA impact from stock			<i>Is the LAA protected from stock trampling?</i>
2.16 reserve LAA			<i>Is a reserve LAA able to be contained on site?</i> <i>If not, comment on risk of not providing a reserve LAA.</i>

Tick box if extra pages for risk management review attached to report



3. Provide a warrant-of-fitness of current system

Date of commissioning OWMS	<input type="text"/>
Last service date	<input type="text"/>
Copy of last three service reports attached?	yes no

Sampling point installed	yes	no
	If no this should be installed prior to application	
Audible and visual alarm	yes	no
	If no this should be installed prior to application	

Maintenance contract attached yes no
 (if no, state reason why no service contract in place)

Primary and / or secondary tanks

Inspected	yes	no
Desludging needed	yes	no
Repairs needed	yes (give details)	no
Odour	yes	no
Any evidence of malfunction	yes	no
If repairs done, are tanks suitable for a 15-year renewal term?	yes	no



3. All flush boxes located and assessed for leaks and damage?

yes no Details

4. LAA – any wet patches observed and or damage to any of the dripper lines?

yes no Details

5. All dripper lines covered with mulch and or plantings?

yes no Details

6. Any repairs undertaken to any component of the system over the life of the current consent?

yes no Details

unknown



4. Recent effluent sample

A sample must have been tested for TSS, BOD₅ within the last 6 months

Laboratory results are included with this form

Laboratory results have been submitted directly to Council

5. Loading certificate

To what standard was this system designed and constructed?

AS/ANZ 1547:2000

AS/ANZ 1547:2012

The report author acknowledges changes to the use of property as set out below, and the necessary upgrades for continued operation.

Assess the current system to the standard identified above.

If the system was not originally constructed to either standard, assess relative to AS/ANZ 1547:2012.

	Loading at time of original consent	Current use	Notes
Residential use: Number of rooms that can be used as bedrooms. <i>Include rooms designated as office, study, hobby room, etc.</i>			
Residential use: Potential occupancy (persons)			



	Loading at time of original consent		Current use		Notes
	yes	no	yes	no	
Residential use: Wastewater loading / person					
Other water using features eg pools, hot tubs, etc					
Wastewater loading /day					
Is there a non-residential use of the site?	yes	no	yes (details)	no	
For non-residential uses: estimate daily waste water generation (refer Table H4 AS/NZS 1547:2012)					



	Loading at time of original consent	Current use	Notes
Required land application area (LAA) to accommodate any increased loading since original consent			

Summarise any identified issues and recommend required upgrades of the existing system to meet ANZ standards in the next section

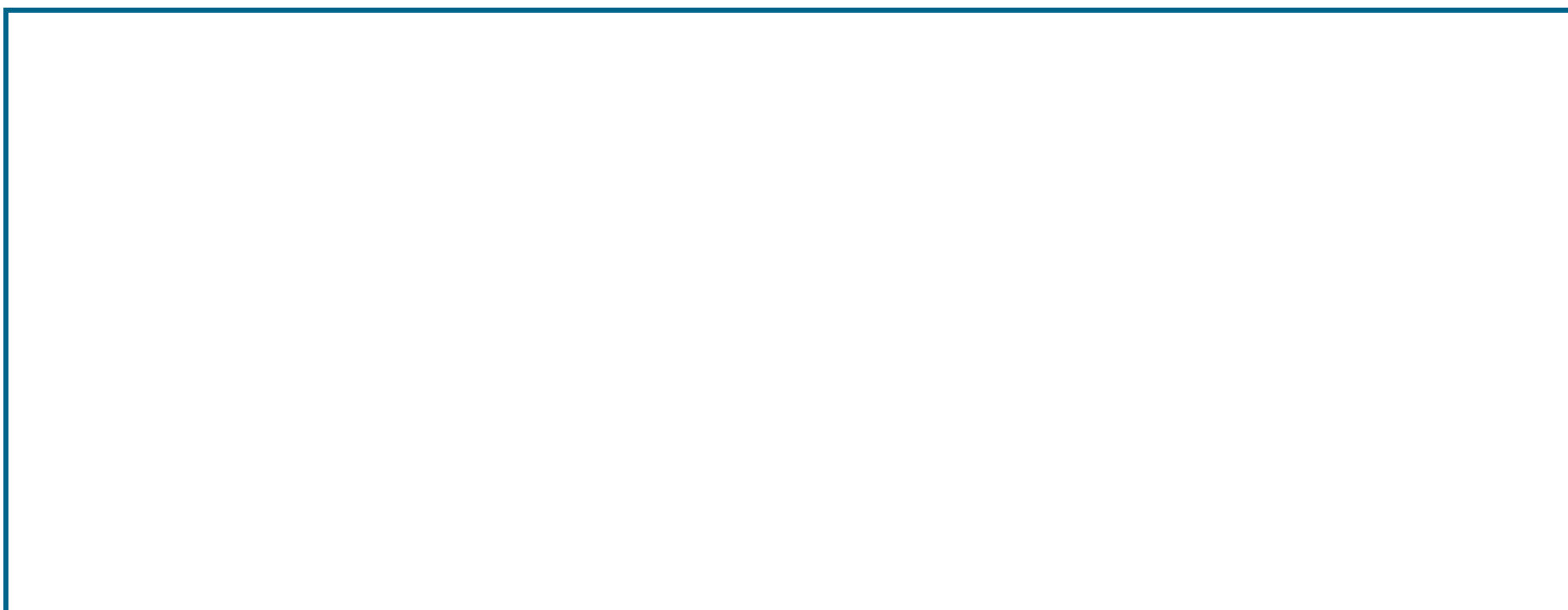


6. Summary and recommendation

*Resource consents for wastewater discharge are usually issued for **15 years**.*

Problem list:

The following items need to be repaired, upgraded, mitigated, or installed for me to be confident that the existing system will perform to AS/NZS 1547 standard for the next 15 years:



Notes:

- A building consent may be needed, depending on the scale of works.
- Resource consent can be granted following either completion of all work with the problem list resolved and signed off by a qualified professional, or an application is lodged for a building consent for the works.



The system has been assessed to be suitable for the following wastewater discharge:

Daily loading (volume/day):

Design loading rate:

Land application area required
(or details of beds, mounds, etc):

Daily or weekly maximum volume, if applicable:

As a suitably qualified professional I recommend the following monitoring and/or maintenance requirements are attached to the consent:

1. Servicing time interval

6 months

12 months

other

2. Wastewater sampling prior to discharge to ground:

Time interval:

6 months

12 months

other

Analytes:

BOD₅

TSS

faecal coliform

3. Other recommended conditions?



3. Other recommended conditions?

Signed

Date

Name

When document finalised use “print to pdf” and “save as” to lock final document.

