



**Penshurst Onsite Wastewater Management Audit Program**

Project Report

May-July 2015



**Prepared by Aaron Kennett**

## Acknowledgements

### **Southern Grampians Shire Council Staff**

Michael McCarthy – Director Shire Futures

Pauline Porter – Environmental Health Coordinator

Julie Drechsler – Community Planning Coordinator \*Past employee

Jane Coshutt – Community Planning Coordinator

Kylie McIntyre – Sustainability Coordinator

Garry Newman – Contractor (Inspection assistant)

### **Penshurst Residents**

Advance Penshurst Inc.

### **Australian Water Environments Pty Ltd**

*Australian Water Environments Pty Ltd is acknowledged for its contribution to the knowledge of Southern Grampians Shire Council through the provision of the Branxholme Sewage and Wastewater Feasibility Study (May 2013).*

### **Wannon Water (Regional Water Authority)**

#### Document History & Status

<b>Issue</b>	<b>Rev.</b>	<b>Issued to</b>	<b>Qty</b>	<b>Date</b>	<b>Reviewed</b>	<b>Approved</b>
Draft	1.1	SGSC	1	02/09/2015	17/09/2015	AK
Draft	1.2	SGSC	1	17/09/2015	26/11/2015	AK
Final	1.2	SGSC/CQU	1	26/11/2015		

Printed: -  
Last Saved: 26/11/2015 8:56 AM  
File Name: Penshurst Onsite Wastewater Management Audit Program – Project Report.doc  
Project Manager: Aaron Kennett  
Client: Southern Grampians Shire Council  
Project: Penshurst Onsite Wastewater Management Audit Program  
Document: Penshurst Onsite Wastewater Management Audit Program – Project Report  
Document Version: V1.2

## Executive Summary

In 2013 Southern Grampians Shire Council (SGSC) made a commitment to the 2014/15 and 2015/16 budgets to commence onsite wastewater system audits across five (5) of the most densely populated, unsewered, small towns within the municipality. In doing so Branxholme was selected to initiate the project and Australian Water Environments (AWE) were engaged to prepare a feasibility study of the options available for managing domestic wastewater within the township.

Having completed this work, SGSC has turned focus to Peshurst, a small township located approximately 30km south-east of the Shire's municipal business centre, Hamilton, to continue the assessment of wastewater management in small unsewered townships. There are two main drivers for the instigation of this project that have been identified by Council in conjunction with residents;

1. Council and residents recognise that future growth in Peshurst will depend on a better understanding of the infrastructure required to sustain growth within the township, and;
2. Council and residents have identified that current onsite wastewater management conditions within Peshurst may be substandard, and that existing onsite wastewater management systems may be aging and prone to failure. This understanding presents an increased public health and environmental risk to the community in the immediate future.

This project involved an assessment of the existing onsite wastewater management issues within the township of Peshurst with the intention to seek potential communal and/or localised approaches that may be implemented to address the current and impending issues across the study area.

The methodology of this study has been underpinned by previous experience in the assessment and identification of issues in the township of Branxholme and is guided by relevant legislation and policy in conjunction with a thorough analysis of the natural and built heritage of the region, physical characteristics (i.e. topography, soil and catchment hydrology); stakeholder engagement sessions and knowledge of existing wastewater systems within Peshurst.

In preparing a final report for this study it is acknowledged that 202 individual properties were assessed over an eight (8) week period within the study zone as defined by the Township Zone within the *Southern Grampians Planning Scheme (2014)* in addition to a number of significant community assets abutting the zone. In the past five (5) years there has been minimal reported growth, with no prediction for further evolution in the coming years. It is understood that any future development would be underpinned by suitability for onsite wastewater management within the previously subdivided allotments.

# Contents

<b>Acknowledgements</b> .....	<b>1</b>
<b>Document History &amp; Status</b> .....	<b>1</b>
<b>Executive Summary</b> .....	<b>1</b>
<b>1. Introduction</b> .....	<b>1</b>
1.1 Background .....	1
1.2 Timeline .....	2
1.3 Study Area .....	2
<b>2. Review of Literature</b> .....	<b>3</b>
2.1 Victorian Legislation.....	3
2.1.1 Environment Protection Act 1970.....	3
2.1.2 State Environment Protection Policies (SEPP) Waters of Victoria Policy 2003*.....	4
2.1.3 Local Government Act 1989.....	4
2.1.4 Water Act 1989.....	4
2.1.5 Planning and Environment Act 1987 - Direction No 6 Rural Residential Development (October 1997 Guidelines).....	5
2.1.6 Southern Grampians Shire Council Planning Scheme .....	5
2.1.7 Building Regulations 2006.....	6
2.1.8 Public Health and Wellbeing Act 2008.....	6
2.1.9 Code of Practice - Septic Tanks Domestic Wastewater Management 2013 .....	6
2.1.10 Code of Practice - Small Wastewater Treatment Plants 1997 (EPA).....	6
2.1.11 Guidelines for Aerated On-site Wastewater Treatment Systems 2002 .....	7
2.1.12 Australian Standards .....	7
2.1.13 Southern Grampians Shire Council Geographical Information .....	7
2.1.14 Southern Grampians Shire Council Plan.....	8
2.1.15 Southern Grampians Shire Council – Environmental Health Service Plan.....	10
2.1.16 Southern Grampians Shire Council – Sustainability Strategy 2010-2020 .....	10
2.1.17 Penshurst Community Plan .....	11
2.2 Other Projects.....	11
2.2.1 Mt Macedon.....	11
2.2.2 Moorabool Shire Council.....	11
2.2.3 Logan City Council.....	12
2.2.4 Small Towns Water Quality Program .....	13
<b>3. Methods</b> .....	<b>13</b>
3.1 Stakeholder Engagement - Community .....	13
3.1.1 Community Information Session .....	13

3.2 Stakeholder Engagement – Agencies .....	14
3.2.1 Department of Sustainability and Environment (DSE)* .....	14
3.2.2 Wannon Water .....	14
3.2.3 Environment Protection Authority .....	14
3.2.4 Glenelg Hopkins Catchment Management Authority .....	14
3.3 Audit Program .....	15
<b>4. Outcome .....</b>	<b>15</b>
4.1 Minor Non-compliances .....	16
4.2 Major Non-compliances .....	17
4.3 Community Education .....	19
<b>5. Discussion and Recommendations .....</b>	<b>19</b>
5.1 State Government Review Submission .....	19
5.1.1 Environment Protection Authority – Public Inquiry .....	19
5.1.2 State Environment Protection Policy (Waters) Review .....	20
5.2 Community Response .....	20
5.3 Recommendations and Conclusions .....	20
<b>6. References .....</b>	<b>22</b>
<b>7. Appendices .....</b>	<b>24</b>
A1: Contract Tender .....	24
A2: Community Information Letter Template .....	27
A3: Penshurst Community Information Session Presentation .....	28
A4: Onsite Wastewater Audit Inspection Form Template .....	31
A5: Resident Inspection Report Letter Template .....	34
A7: Media Article – Southern Grampians News – Spring Edition .....	27
A7: Notification of Community Meeting – letter template .....	28
A8: Property Inspection Results Spreadsheet Data .....	29

## Table of Figures

Figure 1: Designated Penshurst Study Area .....	2
Figure 2 Land Capability Estimation by Lot Size .....	8
Figure 3: Compliance of Onsite Wastewater Systems .....	16
Figure 4: Common Minor Non-compliances .....	17
Figure 5: Common Major Non-compliances .....	18
Figure 6: Effluent disposal at surface level .....	18

## 1. Introduction

### 1.1 Background

SGSC has a number of unsewered townships where onsite systems are used to manage domestic wastewater. The larger towns of Hamilton, Dunkeld and Coleraine are provided with a reticulated sewer by the regional water authority, Wannon Water. There are small areas on the outskirts of the major towns which are also not connected to reticulated sewerage systems.

Onsite systems are an acceptable method of dealing with wastewater if the effluent is contained on-site and disposed of effectively. However if effluent is discharged from a property it can pollute soil, waterways or groundwater and create risk to the environment, public health and amenity. Council's Environmental Health department receives occasional reports and complaints of odour and grey water or effluent discharging from properties, causing a nuisance and potentially a human health and environmental hazard.

Onsite systems require routine maintenance to remove accumulated solids in the tank and prevent sludge damaging effluent trenches. Systems have an expected lifespan of 25-30 years; after which the trenches are likely to require re-construction. Many systems in Penshurst are believed to be 40-60 years old, and have reached the sunset of their expected life. Furthermore, wastewater management system design standards have improved over time to address wastewater quality.

The *2006 Domestic Wastewater Management Plan* indicates extensive issues across the Shire but does not specify individual properties; therefore an audit is required in each township to identify what interventions should be implemented. Additionally, inquiry into the Environment Protection Authority (EPA) in Victoria commences on 1 June 2015 (DELWP 2015). In response to this, SGSC seeks to gather supporting data in relation to the importance of the EPA in wastewater management and public health issues associated with sub-standard systems.

Septic tank systems require an area of land to effectively dispose of effluent, the size of this area being dependent on topography, rainfall, soil type, depth, distance from waterways, flood frequency, wind and sun exposure and also on the amount of wastewater generated. Typically a minimum allotment size of 2200m<sup>2</sup> (0.22 hectare) is needed. In Penshurst there are a number of allotments, both developed and undeveloped, below the 2200m<sup>2</sup> implied thresholds and this potentially hampers the subdivision and development of the town (SGSC 2015).

## 1.2 Timeline

### 01 January 2015 – 03 May 2015

Planning and Project Preparation

### 04 May 2015

Community Meeting – Pre Audit Information Session

### 05 May 2015 – 26 June 2015

Onsite Wastewater Audit Inspections

### 27 June 2015 – Current

Follow up audit inspections and data collation.

### 30 November 2015

Community Meeting – Inspection Results

## 1.3 Study Area

The study area was determined based on SGSC Planning Scheme Township Zone designation (Southern Grampians Shire Council, 2014). The area of study contains the specified township zone, bound by Hutton Street to the West, Thackeray Street to the West, the unmade road one block North of Ti Tree Lane and Ritchie Street in the South.

An additional three (3) properties of community interest were included outside the set parameters. These sites were assessed as significant landmarks/features of the Penshurst Township and therefore the condition of onsite wastewater management systems on these sites is an important aspect of the study. The additional sites are;

- Country Fire Authority Training Centre
- Penshurst Recreation Reserve
- Penshurst Primary School

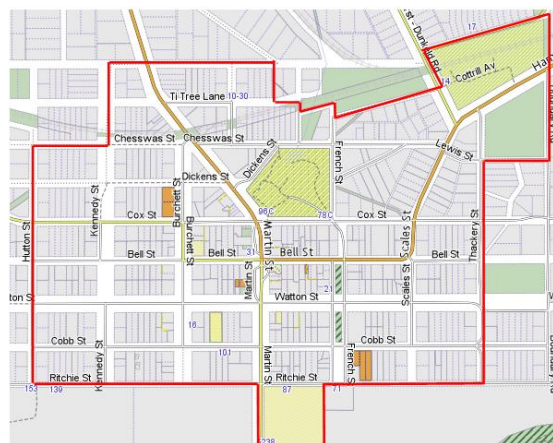


Figure 1: Designated Penshurst Study Area

## 2. Review of Literature

### 2.1 Victorian Legislation

#### 2.1.1 Environment Protection Act 1970

This legislation confers responsibility to Council for approving the installation and alteration of wastewater disposal systems that generate 5000 litres of wastewater or less a day (via permits).

Wastewater systems that are capable of treating over 5000 litres of wastewater per day are required under this legislation to be licensed by the Environment Protection Authority.

Provisions relevant to the role of local government include:

- Council may refuse the application if the site is unsuitable; the area available for the treatment or disposal of effluent is insufficient; the system is not of a type approved by the EPA or does not comply with the relevant State Environment Protection Policies (SEPP); or, does not treat all sewage.
- Property owners are required to operate and maintain the systems in accordance with the permits and EPA licence requirements.
- Council is required to lodge an annual return with the EPA outlining the number of permits issued and the number of systems disconnected, inspected and operating.

The legislation confers powers to Council's Environmental Health Officers to enter any property to investigate failing septic systems with permits and the duty to serve notices requiring the repair of failing or defective systems. The property owner is responsible for undertaking corrective action.

In terms of broader environmental protection and public health issues that may relate to the management of wastewater systems, relevant provisions of the legislation are:

- **Section 38** requires that any 'discharge or deposit of waste into waters' must be in accordance with the declared state environment protection policy (SEPP) or waste management policy, which includes the *SEPP Waters of Victoria 2003*.
- **Section 39** sets down the requirements that no person shall pollute any waters so that the condition of the waters are made:
  - noxious or poisonous;
  - harmful or potentially harmful to the health, welfare, safety or property of human beings;



- poisonous, harmful or potentially harmful to animals, birds, wildlife, fish or other aquatic life;
- poisonous, harmful or potentially harmful to plants or other vegetation;
- detrimental to any beneficial use made of those waters.

Section 39 also states that any person shall not cause or permit waste to be placed or left in any position whereby it could reasonably be expected to gain access to any waters and result in those waters being polluted.

### **2.1.2 State Environment Protection Policies (SEPP) Waters of Victoria Policy 2003\***

This policy deals with the protection of waterways. Clause 32 details the requirements for managing domestic wastewater, including the requirements that council:

- Assess the suitability of land that is proposed for development for its capacity to absorb wastewater on-site. This may require completion of a land capability assessment.
- Ensure that wastewater systems installed in unsewered areas are consistent with EPA guidelines and the Septic Tank Code of Practice 2013.
- Identify properties in unsewered areas that are discharging off-site or contaminating groundwater.
- Develop wastewater management plans to address problems relating to wastewater disposal and ensure the proper design and management of future systems.
- Ensure that land that cannot absorb wastewater on-site is either not developed or, if developed, is connected to a sewerage system.

\*Please note this policy is currently under review at the time of printing

### **2.1.3 Local Government Act 1989**

This legislation enables Councils to enact local laws and set special charges for Council activities. Council may use these powers to raise revenue for its wastewater management programs and to develop local regulations for wastewater management, as long as these regulations are consistent with state policy and legislation.

### **2.1.4 Water Act 1989**

The legislation regulates the water industry and describes the powers and responsibilities of water and sewage authorities. The legislation contains the following provisions relating to the options considered in this report:

- Within their sewer districts, sewer authorities may inspect and require property owners to repair or maintain their septic tank systems. If owners

fail to undertake these works, authorities can undertake the work and recover costs from the property owners;

- Within their sewer districts and following the adoption of a by-law, authorities are able to: require regular maintenance of septic tanks; the payment of fees by property owners for works carried out by the authorities on their septic tank systems; prohibit septic tank discharge and impose penalties for breaches of the legislation.
- The legislation also confers power to the authority to force connections to the sewer (where available) and to recover the costs of repair of failing septic tank systems in their municipality.

### **2.1.5 Planning and Environment Act 1987 - Direction No 6 Rural Residential Development (October 1997 Guidelines)**

This planning direction provides guidelines for planning authorities, including councils, which prepare amendments to allow rural residential development where the lots are larger than standard residential lots (usually at least 0.4ha). With respect to domestic wastewater management, the document indicates that the amendment can only proceed if the land has been:

- The subject of a land capability assessment, the results of which have been submitted to the EPA and the EPA has subsequently confirmed that the land will comply with the SEPP (Waters of Victoria).
- Found to have satisfactory physical characteristics for on-site sewage disposal or can connect to the sewer.

### **2.1.6 Southern Grampians Shire Council Planning Scheme**

The Council's Planning Scheme outlines the permit and application requirements and decision guidelines for the rezoning and subdivision of land and the approval requirements for the construction of dwellings. With respect to domestic wastewater disposal and subdivisions/re zonings, the Scheme provides as follows:

- Permits are required for new subdivisions and proposed re zonings.
- For land zoned or proposed to be rezoned residential, all allotments must be serviced by sewer.
- For land or proposed to be rezoned township and low density residential, allotments must be serviced by sewer or be capable of treating wastewater on-site. Permit applications must include a land capability assessment. A minimum lot size is not specified for the township zone; however, 0.4ha is specified for the low density residential zone.
- In areas zoned low density residential, permits to build are required for a second dwelling on any lot and/or for lots that have planning overlays that require a permit.

### **2.1.7 Building Regulations 2006**

Regulation 801 requires the issue of a 'report and consent' by Council before a permit is issued for any development that will involve the installation or alteration of a septic tank system. The report from Council indicates whether the block is suitable for development from a wastewater management perspective.

Regulation 1003 requires the issue of 'a report and consent' by Council prior to a certificate of occupancy being provided for any building development in an unsewered area where a septic tank system has been installed. The report from Council indicates that the septic tank system has been approved and is suitable for use.

### **2.1.8 Public Health and Wellbeing Act 2008**

Section 60 of this legislation requires Council to remedy, as far as reasonable, all nuisances (i.e. activities that are dangerous to health or offensive), which exist in the municipality.

### **2.1.9 Code of Practice - Septic Tanks Domestic Wastewater Management 2013**

This code describes the measures that should be taken to ensure that domestic wastewater is treated and disposed of in a manner that minimises health and environmental risks, including for:

- The consideration of on-site wastewater management with the land development process.
- Designing, installing, operating and maintaining on-site wastewater treatment systems.

The code states that the feasibility of providing a reticulated sewerage system should be seriously considered for the development of individual lots and for subdivision proposals that would result in allotments smaller than 10,000 m<sup>2</sup> (one hectare). The code specifies that this area should not be seen as a minimum lot size but as a risk threshold for lots smaller than 10,000 m<sup>2</sup>.

### **2.1.10 Code of Practice - Small Wastewater Treatment Plants 1997 (EPA)**

This Code provides design and operational guidelines for treatment plants that serve less than 500 people.

#### **Performance objectives**

Small wastewater treatment plants should be designed, constructed and managed to achieve the following environmental performance objectives:

- Any discharges to surface waters are to meet all statutory requirements;
- Measures employed to deal with emergencies are to be without damage to any surface waters or to the soil/land;
- All wastewater is to be treated and retained on land wherever practicable and environmentally beneficial; and

- Measures employed should conserve water resources or provide for the re-use or recycling of treated wastewater.

Where a discharge to surface waters is the only option available, effluent quality must satisfy the principles set out in *Managing Sewage Discharges to Inland Waters* (EPA Publication 473) and requirements of *SEPP (Waters of Victoria)*. Where no quantitative nutrient objectives are specified in the SEPP, the discharge must not cause the nutrient levels in the receiving stream to exceed those specified in *Preliminary Nutrient Guidelines for Inland Streams* (EPA Publication 478).

### **2.1.11 Guidelines for Aerated On-site Wastewater Treatment Systems 2002**

These guidelines outline the design criteria, construction requirements and performance objectives that Aerated Wastewater Treatment systems must achieve to gain approval for use in domestic and small commercial situations. The document provides information on approval procedures, systems design, test criteria and renewal of application.

### **2.1.12 Australian Standards**

Onsite treatment systems and associated disposal/recycling systems must be designed, installed and operated in accordance with the following Australian Standards. If there is any inconsistency between the Australian Standards and relevant codes of practice, the latter takes precedence.

- AS/NZS 1546.1, On-site domestic wastewater treatment units, Septic tanks
- AS/NZS 1546.2, On-site domestic wastewater treatment units, Waterless composting toilets
- AS/NZS 1546.3, On-site domestic wastewater treatment units, Aerated wastewater treatment systems
- AS/NZS 1547, On-site domestic wastewater management

### **2.1.13 Southern Grampians Shire Council Geographical Information**

The SGSC Geographical Information System (GIS), Intramaps, was utilised to provide a preliminary assessment of the allotment sizing within the study area. Using the parameters set by Council, in conjunction with Australian Water Environments Pty Ltd a mapping was generated to provide information about the potential capability of the land to withhold onsite wastewater treatment per allotment.



Figure 2 Land Capability Estimation by Lot Size

### 2.1.14 Southern Grampians Shire Council Plan

The SGSC ‘*Council Plan 2013-2017*’ identifies a number of key strategic objectives to be aligned with the work of the Council over the effective period of the plan. In order to implement the assessment of onsite wastewater management the project must align with the objectives of the plan in a manner suitable to meet the strategic objective of Council.

The five key objectives of the Council Plan identify a requirement for leadership and good governance, fostering of population and economic growth, enhancement of wellbeing and culture, assisting communities to feel dynamic and resilient and a requirement to manage environmental security. In terms of a proposal to assess wastewater management in Penshurst there are multiple links to the Council Plan objectives that drive the need for such a project to be undertaken. The links in detail are;

#### **Objective 1: Leadership and Good Governance**

##### **Outcome 1.1 - Soundly Based Decisions**

Strategy 1.1.1 – *Base decisions on the highest available level of professional advice and expertise*

##### **Outcome 1.2 - Sound Working Relationships and Strong Advocacy**

Strategy 1.2.4 – *Engage well with our communities on the issues important to their quality of life, health and wellbeing*

**Summary:** Council has an obligation to make soundly based decisions determined by a strong advocacy in the community. The assessment of onsite wastewater management systems in Penshurst seeks to identify the need for further strategic decisions to be made based on evidence into the future.

## **Objective 2: Foster Population and Economic Growth**

### **Outcome 2.2 – Identifying and Preparing for Growth**

*Strategy 2.2.1 – Implement the Planning Scheme Policy and strategies to ensure the orderly and sustainable development of the Shire*

**Summary:** An in depth knowledge of the condition and locations of onsite wastewater management systems within the municipality allows Council to determine the most restrictive aspect of population and economic growth in terms of availability of land for onsite disposal of effluent waste. The economic growth of Penshurst is hinged on the capability of the existing land holdings to maintain all effluent onsite in order to meet the legislative requirements of the disposal.

## **Objective 4: Help Communities Feel Dynamic and Resilient**

### **Outcome 4.1 – Maintaining Community Safety**

*Strategy 4.1.3 – Managing the regulatory environment to protect amenity and safety.*

### **Outcome 4.2 – A Dynamic Community**

*Strategy 4.2.3 – Providing the information and assistance the supports community empowerment.*

**Summary:** The inspection program seeks to provide the community with the tools and advice required to maintain the amenity and safety of the people in a manner conducive to empowerment of the community. The theoretical reasoning is that Council shall provide advice on the ways homeowners may wish to monitor and maintain their systems to ensure that the suitability and function of the systems is maintained long term.

## **Objective 5: Managing Environmental Security**

### **Outcome 5.4 – Water Security and Healthy Waterways**

*Strategy 5.4.3 – Improve water quality by monitoring and managing nutrient and pollutant run-off.*

*Strategy 5.4.5 – Support and encourage sustainable sewerage and greywater management*

*Strategy 5.4.6 – Prioritisation of Community Education and Engagement*

**Summary:** There is community concern over the pollution of groundwater in Penshurst as a result of onsite wastewater disposal systems and other sources over the past number of years. As a result the project will assist to determine the likelihood of groundwater pollution as a result of onsite disposal of wastewater whilst educating the community on ways to ensure their systems continue to operate to a satisfactory standard.

### **2.1.15 Southern Grampians Shire Council – Environmental Health Service Plan**

The Environmental Health Service Planning document compiled by SGSC identifies a number of key Environmental Health services to be provided by the department across daily activities. The three key activities to be undertaken in the area are all closely linked to the parameters of the Peshurst Onsite Wastewater Management audit program and are key driving factors in the commencement of the program. The three key focus areas are;

- Promotion of behaviour change to reduce exposure to public health risk through food safety, health, amenity and environmental protection programs.
- Administration of public health, amenity and environmental protection legislation, policies and guidelines.
- Participation in the development and implementation of management, strategic plans, policies and procedures.

These points of focus are achieved through the assessment, management and participation in monitoring of the onsite wastewater management systems in Peshurst.

### **2.1.16 Southern Grampians Shire Council – Sustainability Strategy 2010-2020**

Similarly to the Environmental Health Service Plan, the SGSC Sustainability Strategy identifies a number of key objectives to be achieved within the duration of the strategy. A driving objective of the strategy is the consideration to sewage and greywater management within SGSC. The four sub-objectives of this are;

- Council to develop a Sewerage Strategy for townships and Hamilton.
- Council to continue to provide information about grey water best practice management to all Shire residents.
- Conduct feasibility studies for towns with no reticulated water supply or reticulated sewerage.
- Review and update the Domestic Wastewater Management Plan.

The implementation of this program addresses the issues identified in the strategy and seeks to provide support to the actions taken leading into 2020 and the sunset of this strategy.



### **2.1.17 Penshurst Community Plan**

In 2010 the community of Penshurst, in consultation with SGSC, developed a community plan detailing the priorities of the town moving forward. As a component of this plan the community identified a widespread desire to enhance the physical environment and improve growth opportunities in the town.

With a goal to *‘increase the liveability and opportunities that will enable the community to continue to prosper with the aim of increasing residential growth, access to services and improve accessibility’*, the town of Penshurst identified the importance of exploring sewage options and developing a sewerage scheme for the township to support future growth opportunities. This report provides supporting evidence for further research in this area.

## **2.2 Other Projects**

### **2.2.1 Mt Macedon**

In 2013 Macedon Ranges Shire Council auspiced a wastewater management project to determine the condition and location of onsite wastewater management systems within the shire. The purpose of the project was, according to a community update released May/June 2013, about;

- Establishing a business case for the management of wastewater in Mount Macedon.
- Employment of a Project Officer by Macedon Ranges Shire Council to work solely on the project.
- An audit of existing wastewater systems in Mount Macedon.
- Selection of a multifaceted approach to Mount Macedon’s wastewater management.

Through Victorian Government funding, a project officer was employed by Council to conduct a large-scale audit of 431 properties in the project area, which identified septic systems that were in need of upgrade. Council also committed \$150,000 to the project along with in-kind support through project supervision and issuing of permits.

The audit identified failing septic tank systems on smaller house blocks that were unable to keep their waste on-site and properties with failing systems that were close to local waterways. The owners of these properties were given the opportunity to upgrade their property’s wastewater system to comply with EPA requirements, with 70% of the total cost covered by the funding scheme (Macedon Ranges Shire Council 2015).

### **2.2.2 Moorabool Shire Council**

In conjunction with Whitehead & Associates Environmental Consultants Pty Ltd, Moorabool Shire Council (MSC) has conducted inspections of all onsite wastewater management systems (septic tank systems) within the



municipality. This was conducted as an outcome of the Domestic Wastewater Management Plan (DWMP) written by the municipality and was completed in December 2014.

The purpose of the MSC inspection program was to map and record all systems installed within the municipality with the intention to develop a clear understanding of the condition of systems. Utilising this data and the risk assessments conducted through the process, the following program is to be implemented by MSC;

- All high operational risk lots to be inspected within one year of implementation of the DWMP;
- All moderate operational risk lots to be inspected within three years of implementation of the DWMP; and
- All low operational risk lots to be located and initially incorporated into the data base system, but not necessarily inspected within five years of implementation of this DWMP.

### **2.2.3 Logan City Council**

In 2001 *Goonetilleke & Dawes* undertook a research project in the Queensland municipality of Logan to assess the performance of systems and factors influencing system performance in the region. A representative mix of systems was assessed across 9 suburbs with the following aims and outcomes;

The primary aims of the research project were:

- to investigate the maintenance practices undertaken by householders;
- to ascertain householder perceptions on septic tank maintenance;
- to evaluate the quality of effluent being discharged into the disposal area;
- to evaluate location specific factors which influence treatment performance.

The outcomes derived will contribute to achieving the following primary objectives:

- Provide a rational basis for strengthening regulatory strategies governing on-site sewage treatment in the Logan City Council area.
- Provide a specific focus for undertaking/strengthening public information relating to septic tank operation and maintenance.

These outcomes sought to provide the Logan City Council with an informed insight into current performance status and provide the grounding for improved regulatory strategies for onsite wastewater management.

### **2.2.4 Small Towns Water Quality Program**

In July 2011 the Department of Sustainability and Environment in Victoria announced the fourth round of the Victorian Small Towns Water Quality Fund.

This fund was designed to assist in driving projects which identify solutions to provide improved water supply services and sewerage management for small towns (CareerSpot, 2011) and was available to water corporations and local governments to develop solutions to wastewater management issues in small towns.

This fund was ceased with a change of government and SGSC did not receive funding from this initiative, however, the availability of this regime was a driving factor in the implementation of wastewater auditing programs within the municipality. As a result of the cessation, government information was removed from web sources with the amalgamation of Department of Sustainability and Environment (DSE) and Department of Environment and Primary Industries (DEPI).

## **3. Methods**

### **3.1 Stakeholder Engagement - Community**

Engagement of stakeholders in the Penshurst Township was conducted prior to the commencement of the program to ensure that the residents were informed and aware of the intention to assess all onsite wastewater management systems in Penshurst. The format of this engagement was in written format, via information letters (Appendix 2), and a community engagement meeting on the evening prior to commencement of the inspection program.

#### **3.1.1 Community Information Session**

An opportunity was provided for residents to meet with the project team at a community information session to discuss any issues or ideas. This was held on Monday 04 May between 7pm and 9pm at the Penshurst Volcanic Information Centre. Appendix A3 illustrates the presentation provided to residents on the evening.

A total of 23 residents attended this engagement session and provided a plethora of feedback relating to the perceptions of the community, particularly in relation to the upgrade to aerated wastewater treatment systems across the town.

The discussion generally indicated there is a concern for the health of the environment and how wastewater management may have an influence on it. There was an acceptance by many that wastewater needs to be well managed, and, if left untreated, may be detrimental to the environment.

## 3.2 Stakeholder Engagement – Agencies

The following agencies were contacted to discuss the objectives of this study and wastewater management in small and unsewered communities generally. The following feedback has influenced the feasibility of wastewater management solutions for Peshurst:

### 3.2.1 Department of Sustainability and Environment (DSE)\*

- Current funding opportunities through DSE have expired, and there are no sources of funding available in the short term;
- The recently funded DSE project – Better Practice in Domestic Wastewater Management – was successful, with outcomes through its case studies that should provide valuable strategies for regional councils and Water Authorities for management of wastewater; and
- Future funding and assistance may be available for wastewater upgrades where the potential for environmental harm or elevated risk to public health is identified.

\*Note: Department of Sustainability and Environment has restructured since the commencement of the project and is now known as Department of Environment, Land, Water and Planning (DELWP)

### 3.2.2 Wannon Water

Wannon Water is the regional water authority for the area including Peshurst and carries responsibility for reticulated sewage treatment and maintenance. Despite the scope of the project falling outside the authority of Wannon Water, input was sought regarding the potential for impact on the company. Issues for Wannon Water include: the cost to sewer small communities and network extensions that involve only a few houses; pipework to cover long distances; or where access or inadequate gradients are constraints;

- Wannon Water is responsible for water and wastewater infrastructure for any off site collection system; and
- Wannon Water understands the difficulty that small communities have, and is therefore willing to consider a range of options for wastewater management including alternative systems.

### 3.2.3 Environment Protection Authority

The EPA referred Council to published legislation and regulations and stated that it is not their role to provide policy guidance. The 2015 public inquiry into the EPA seeks to identify the areas of improvement required to ensure the authority can protect public health whilst protecting the environment for future generations.

### 3.2.4 Glenelg Hopkins Catchment Management Authority

The Glenelg Hopkins CMA was consulted in relation to their role in monitoring the health of inland waterways. Their stated position is that, with respect to water resource management, they provide a supportive and advisory role to council and stakeholders, but are not in a position to provide financial

support for such a program in terms of the waterway management within the area. However, they do wish to partner in future water management initiatives.

### **3.3 Audit Program**

Commencing 5 May 2015 SGSC appointed a suitably qualified and experienced contract Environmental Health Officer, Garry Newman (Wartook Woods Environmental Health) to assist with the assessment of 278 designated properties within the township zone of Peshurst. The audit program in completion resulted in the assessment of 202 of the 278 identified properties. This occurred as a result of attrition whereby a percentage of the properties within the study area were unable to be accessed and/or assessed during the set period of the program. In many cases follow-up contact with the owners of these properties shall occur to capture the data at a later date.

Utilising a pre-determined assessment criteria and inspection sheet (Appendix A4), officers attended each property over a six week period extending to 12 June 2015, completing a thorough assessment of each onsite wastewater management system for a specified criteria including;

- Tank condition
- Effluent line condition
- Pump operation (if applicable)
- Sludge depth
- EPA Code of Practice compliance
- Plumbing compliance

At the conclusion of each assessment the owner of the property is to be issued with a letter from Council specifying the compliance of the system on their land. These letters also specify the requirements and recommendations made by Council to ensure the ongoing effectiveness of the system.

As a result of Council amalgamation in 1993 the township of Peshurst was transferred from the Shire of Mt Rouse to Southern Grampians Shire Council. During this time the transfer of information pertaining to the installation and maintenance of systems in the area failed to ensure that all relevant data was maintained in Council's record system, hence this auditing program sought to identify the location and manner of wastewater disposal infrastructure within the township. As a result the auditing program sought to ensure that each system was logged and plans filed to assist in future Council projects in the area.

## **4. Outcome**

Over the period of the study a total of 202 systems were assessed according to the guideline assessment protocol developed by Council (Appendix A4). A proportion of systems within the study zone were unable to be assessed for a variety of reasons, including access and availability of property owners.

At the commencement of the project, Council expected a high number of non-conformances to be identified as a direct result of monitoring and compliance having not occurred in the past. With respect to this expectation the results of the audit were, whilst similar to the hypothesis, generally pleasing given the majority (60% or 163) of systems

within the township of Penshurst require minor maintenance to conform to regulatory standards.

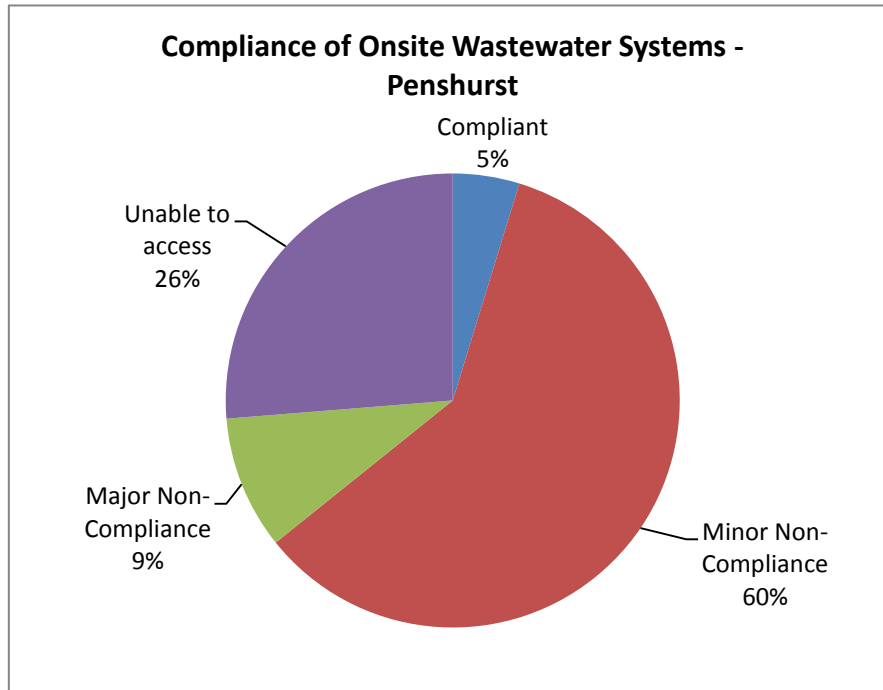


Figure 3: Compliance of Onsite Wastewater Systems

#### 4.1 Minor Non-compliances

Minor non-conformances were classified, for the purpose of categorising varied compliance, as any works of not subject to immediate public health concern. These works include, but are not limited to;

- Replacing/repairing of system lids (septic tank, grease trap or distribution pit).
- Clearing/cleaning of effluent distribution pits.
- Installation of effluent distribution pits.
- Installation and repair of e-duct vents.
- Improvement of access and removal or vegetation around the system.
- Installation of inspection risers to allow access for monitoring.

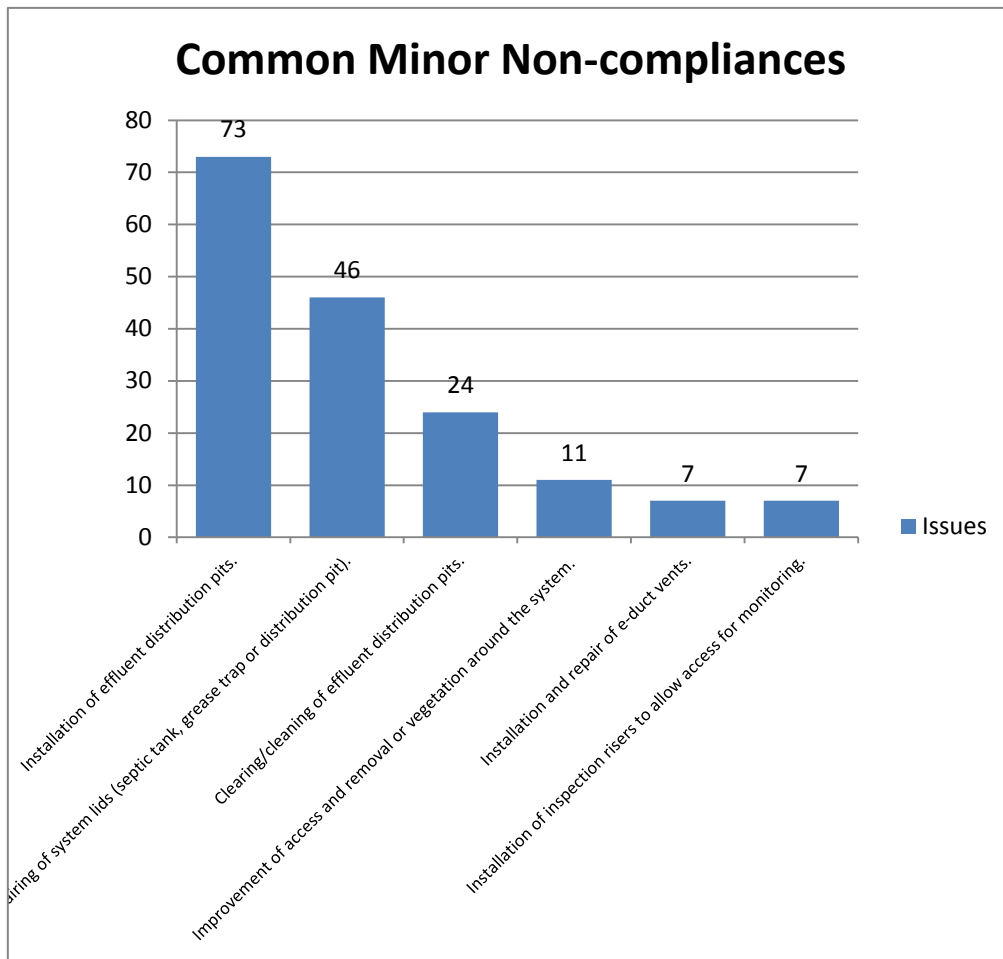


Figure 4: Common Minor Non-compliances

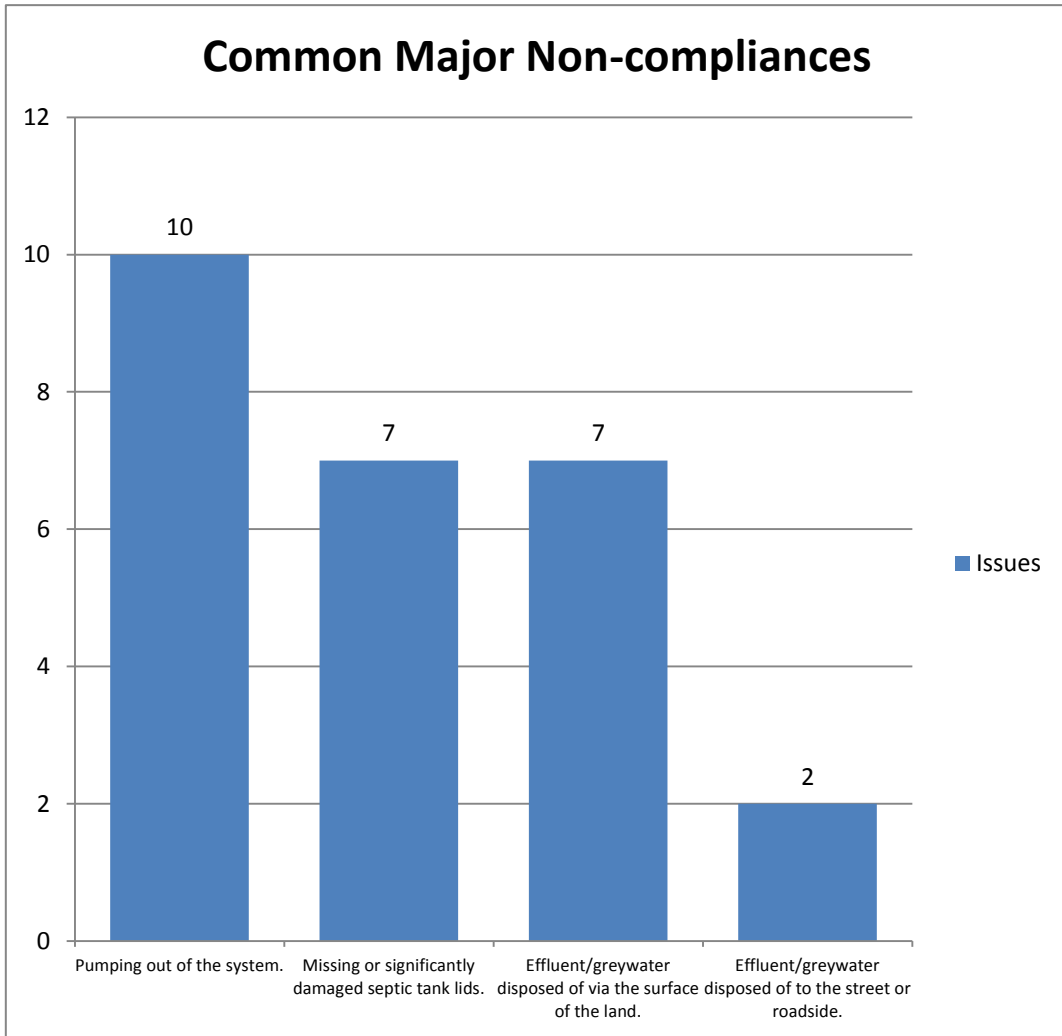
The assessment of systems in Penshurst revealed a proportionately higher understanding of maintenance and monitoring requirements in contrast to that experienced in previous programs conducted in Hiller Lane (Hamilton) and Branhholme. As a result the maintenance and monitoring standards within the study area were greater than expected.

The presence of minor non-conformances was addressed with letters issued to each property identifying the works required to meet regulatory standards (Appendix 5). The cost of repair must be met by the property holder in cooperation with Council and any *Environment Protection Act 1970* Permits applicable to the property.

#### 4.2 Major Non-compliances

A total of 26 (9%) properties inspected were classified as having a major non-compliance with their system. This classification includes any identification of an immediate risk to public health. Of the systems identified as having major non-compliance with current standards the issues identified included;

- A requirement for urgent pumping out of the system.
- Missing or significantly damaged septic tank lids.
- Effluent/greywater disposed of via the surface of the land.
- Effluent/greywater disposed of to the street or roadside.



**Figure 5: Common Major Non-compliances**

In these cases the issues identified were considered to be of significant public health concern and were therefore issued with advice to remedy the deficiencies as soon as financially possible.



**Figure 6: Effluent disposal at surface level**

### **4.3 Community Education**

Throughout the inspection regime Council focussed the scope of the project towards the education and provision of advice to community members responsible for the maintenance and upkeep of onsite domestic wastewater management systems in Peshurst. In the majority (estimated 98%) of cases the assessment of the system on a particular lot was undertaken in conjunction with the property owner/tenant to allow for discussion around the operation and maintenance of the systems in place.

Through this process information was easily obtained in relation to the frequency of regular pump-outs and the usage parameters of the system. Not only does this provide officers with technical information to assist with the risk assessment, the owner also receives advice on how to better utilise the system.

At the conclusion of the program property owners were provided with a letter detailing the legislative requirements of maintenance and repair imparted on their system. Enclosed in this correspondence was a copy of the 'Towards Better Onsite Wastewater Management in Victoria – Community Education Series': *Fact Sheet 11 – Operation and Maintenance of Domestic Wastewater Systems – Home Owners and Renters* (Loddon Shire Council, 2012). This document includes information relating to the preventative actions that should be implemented by home owners to maximise the efficiency and life of their systems.

A conclusive community meeting is to be arranged following the completion of data analysis and finalisation of this report to communicate the key messages from the audit program to the members affected by the requirements.

## **5. Discussion and Recommendations**

The scope of this project was to identify and itemise the deficiencies present in domestic onsite wastewater systems in the township of Peshurst with a focus to advocating the role of Council in the wastewater space. There were many and varied observations made with respect to this scope and the emphasis on community education and advice was a critically important aspect of the program. Despite this, there are several areas of further research and assessment that should be undertaken by Council to fully assess and respond to the public health risk of domestic onsite wastewater management in the township.

### **5.1 State Government Review Submission**

The project has served as an invaluable information collection tool with respect to the submission of responses to a number of key state government reviews. The data collected has provided Council with the information required to confidently and informatively provide submission to both the Environment Protection Authority (EPA) Public Enquiry and the State Environment Protection Policy (Waters) Review.

#### **5.1.1 Environment Protection Authority – Public Inquiry**

The works and analysis conducted through this project serve as important supporting evidence in submission to the ongoing EPA inquiry. The submission of SGSC serves in the purpose of assisting the advisory committee to;

- Inform the independent Inquiry into the EPA; and



- Develop the Ministerial Advisory Committee’s report to the Minister for Environment, Climate Change and Water in accordance with the Terms of Reference.

The high level of minor non-compliance identified during the assessment program provides evidence to suggest that the role of EPA in the onsite wastewater management field is an important one, vital to consider during the inquiry and subsequent actions of the Victorian State Government.

### **5.1.2 State Environment Protection Policy (Waters) Review**

In response to the Victorian Government review into the current SEPP reviews, SGSC has been able to gather critical information pertaining to the importance of accurate and enforceable policy around the protection of waters in Victoria. The Peshurst Onsite Wastewater Audit Program has provided the information required by Council, in reference to the potential impacts of onsite effluent on groundwater sources, to provide submission to the review.

The SEPP policies are the key policies, addressing impacts to water quality across Victoria. A review of these policies is needed to ensure Victoria has clear and relevant standards, legal rules and statutory obligations to protect and improve the health of our water environments. As such the detailed analysis of onsite systems in Peshurst has served as a catalyst to the growth of understanding in this area across SGSC.

## **5.2 Community Response**

The residents of Peshurst were proactive in their approach to the assessments and were key contributors to the success of the program undertaken. With respect to this, the residents of Peshurst are strong advocates for advancement and growth of the town in which they live, hence rising interest in options available for wastewater management on small allotments into the future.

## **5.3 Recommendations and Conclusions**

As a result of small allotments and restrictive ability for onsite disposal of wastewater to current legislative standards, it is in the best interest of Council to investigate the feasibility of septic inspection levies such as those implemented by Wodonga City Council to recover the cost of monitoring onsite systems to ensure continued compliance in the long term following this project.

There are three key outcomes of this assessment, aligning with the intended outcomes reported to Council in May 2015. In order to satisfactorily address the issues present both currently and into the future the following actions should be taken by Council;

1. Write to Wannon Water and the EPA in support of reducing the impact in unsewered areas by providing sewerage management solutions (centralised or decentralised) in Water Plan 4 (post-2018) that unlock development potential in the townships and address environmental and public health concerns.
2. Write to Rural Councils Victoria, the EPA, Department of Environment, Land, Water and Planning and the Municipal Association of Victoria raising their awareness of the economic and social impacts and the environmental and public health implications of wastewater issues on unsewered properties.

3. Assist homeowners to access competitive rates for plumbing works through an Expression of Interest bulk purchase process

In conjunction with this further research, detailed analysis of ground water and geological parameters in the area are required to determine the most suitable options. The township of Peshurst is located on volcanic plains and is known to consist of AS/NZS154:2012 Category 3 Sandy Loam soils overlaying volcanic rock. As a consequence, the installation of centralised sewerage systems may be impacted considerably by the logistical requirements of the land geology. As a result of the significant amount of rock in the Peshurst area, the cost of, and labour involved in, installing any such system is likely to outweigh the expected outcomes of the project.

## 6. References

*Building Regulations 2006* (Vic)

CareerSpot Pty Ltd 2011, Funding available for Victorian Small Towns Water Quality, viewed 17 September 2015, <http://www.watercareer.com.au/archived-news/funding-available-for-victorian-small-towns-water-quality>

Department of Environment, Land, Water and Planning (DELWP) 2015, *EPA inquiry begins in June*, viewed online 18 September 2015, <http://delwp.vic.gov.au/news-and-announcements/epa-inquiry>

*Environment Protection Act 1970* (Vic)

Environment Protection Authority (Vic), 1997. *Code of Practice for Small Wastewater Treatment Plants*. East Melbourne: Victorian Government.

Environment Protection Authority (Vic), 2013. *Code of Practice - Onsite Wastewater Management*. Melbourne: Victorian Government.

Environment Protection Authority (Vic), 2002. *Guidelines for Aerated On-site Wastewater Treatment Systems*. East Melbourne: Victorian Government.

Environment Protection Authority (Vic), 2003. *State Environment Protection Policy (Waters of Victoria)*. Melbourne: Victorian Government.

Goonetilleke & Dawes 2001, 'Audit of Septic Tank Performance', School of Civil Engineering, Queensland University of Technology, viewed online 19 August 2015, [http://eprints.qut.edu.au/4323/1/Audit\\_of\\_septic\\_tank\\_performance.pdf](http://eprints.qut.edu.au/4323/1/Audit_of_septic_tank_performance.pdf)

*Local Government Act 1989* (Vic)

Macedon Ranges Shire Council 2013, 'Community Update – Mount Macedon Wastewater Project', viewed online 14 August 2015, <file:///C:/Users/akennett/Downloads/mount-macedon-wastewater-project-may-update.pdf>

Macedon Ranges Shire Council 2015, 'Healthy, safe wastewater systems for Mount Macedon', viewed online 14 August 2015, [http://www.mrsc.vic.gov.au/Council\\_the\\_Region/News\\_Media/Latest\\_News/Healthy\\_safe\\_wastewater\\_systems\\_for\\_Mt\\_Macedon](http://www.mrsc.vic.gov.au/Council_the_Region/News_Media/Latest_News/Healthy_safe_wastewater_systems_for_Mt_Macedon)

*Planning and Environment Act 1987* (Vic)

*Public Health and Wellbeing Act 2008* (Vic)

Southern Grampians Shire Council 2015, *Council Report – Future of wastewater management in unsewered townships*, viewed 21 September 2015, internal document not for public viewing.

Southern Grampians Shire Council 2012, *Council Plan 2013-2017*, viewed 04 May 2015, [http://www.sthgrampians.vic.gov.au/Files/Council\\_Plan\\_2013\\_2017.pdf](http://www.sthgrampians.vic.gov.au/Files/Council_Plan_2013_2017.pdf)

Southern Grampians Shire Council 2014, *Environmental Health Service Plan*, viewed 04 May 2015, internal document – not for public viewing.

Southern Grampians Shire Council, 2014. *Southern Grampians Planning Scheme*, Hamilton: s.n.

Southern Grampians Shire Council 2013, *Penshurst Community Plan*, Southern Grampians Shire Council, Hamilton Victoria.

Southern Grampians Shire Council 2010, *Sustainability Strategy 2010-2020*, viewed 04 May 2015, <http://www.sthgrampians.vic.gov.au/Files/SGSCSustainabilityStrategyFinal.pdf>

Standards Australia 2008, *Australian Standard: Onsite Domestic Wastewater Treatment Units, Aerated Wastewater Treatment Systems* (AS/NZS 1546.3:2008), viewed 27 June 2015, <http://www.saiglobal.com.ezproxy.cqu.edu.au/online/Script/OpenPDF.asp?DocN=AS1869750713AT>

Standards Australia 2008, *Australian Standard: Onsite Domestic Wastewater Treatment Units, Septic Tanks* (AS/NZS 1546.1:2008), viewed 27 June 2015, <http://www.saiglobal.com.ezproxy.cqu.edu.au/PDFTemp/osu-2015-09-21/8124196326/1546.1-2008.pdf>

Standards Australia 2008, *Australian Standard: Onsite Domestic Wastewater Treatment Units, Waterless Composting Toilets* (AS/NZS 1546.2:2008), viewed 27 June 2015, <http://www.saiglobal.com.ezproxy.cqu.edu.au/PDFTemp/osu-2015-09-21/8124196326/1546.2-2008.pdf>

Standards Australia 2012, *Australian Standard: Onsite Domestic Wastewater Management* (AS/NZS 1547:2012), Standards Australia, North Sydney.

*Water Act 1989* (Vic)

Whitehead & Associates Environmental Consultants Pty Ltd, 'Moorabool Shire Council Domestic Wastewater Management Plan', October 2014, viewed 19 August 2015, [http://www.moorabool.vic.gov.au/CA257489001FD37D/Lookup/2014forms/\\$file/Final%20DWMP-Operational%20Document%20Oct%202014.pdf](http://www.moorabool.vic.gov.au/CA257489001FD37D/Lookup/2014forms/$file/Final%20DWMP-Operational%20Document%20Oct%202014.pdf)

## 7. Appendices

### A1: Contract Tender



**Southern Grampians Shire Council  
INVITATION TO QUOTE**

**Quotation No: Q1400/15**

**Date: 5 March 2015**

**Quotations are invited from suitably qualified and experienced consultants to inspect existing wastewater management systems located at 272 Penshurst properties on behalf of Southern Grampians Shire Council with Council's Environmental Health Trainee assistance in April to May 2015.**

To submit a quotation, complete this page and return by mail, email or in person, for the attention of:

Pauline Porter  
Environmental Health Coordinator  
Southern Grampians Shire Council  
Locked Bag 685  
HAMILTON 3300  
Phone – 03 5573 0244  
Email – pporter@sthgrampians.vic.gov.au

**Quotations must be returned by: 5.00 pm on Friday 20<sup>th</sup> March**

**Conditions of Quotation and Contract**

- Council reserves the right not to accept the lowest priced quotation, or any quotation;
- Late quotations will not be accepted;
- Quotations submitted other than as directed above will not be accepted;
- The successful quotation will be determined based on operational needs, environmental considerations, net changeover price, whole of life costs, delivery time, and specification conformance;
- Where a Quotation has separable parts Council reserves the right to accept all parts from the one tenderer or each part from different tenderers.
- Suppliers must produce relevant insurances, certificates and permits and must comply with Council's OHS requirements.

<b>SIGNATURE:</b>	
<b>BUSINESS NAME:</b>	
<b>ADDRESS:</b>	
<b>CONTACT PERSON:</b>	
<b>TELEPHONE NO:</b>	
<b>MOBILE NO:</b>	
<b>EMAIL:</b>	

## **Description of works to be completed/goods to be supplied:**

### SCOPE OF SERVICE

This quotation is for the inspection of existing wastewater management systems located at 272 Penshurst township properties on behalf of Council (study area attached). Council is inspecting all unsewered townships wastewater management systems to ensure systems are operating and managed correctly, to avoid environmental pollution and public health issues.

### COMPLETION

Inspection of existing wastewater management system on 272 Penshurst properties can be carried out from April and must be completed prior to 31 May 2015

### MATERIAL SUPPLIED

Southern Grampians Shire Council will supply:

- Prepared paper property files containing inspection paperwork, aerial and wastewater historical documentation
- Council Vehicle
- Tools, including measuring wheel, tape measuring tape , spade, screwdrivers and pliers
- Desk
- Southern Grampians Shire Council Environmental Health Trainee, a final year Bachelor of Environmental Health (CQU) student with 4 years wastewater management practical experience

### CONTRACTORS TASKS

Penshurst township water management audit involves the successful consultant:

- Inspection of all existing wastewater management systems on 272 Penshurst township properties on behalf of Council identifying wastewater management system non-compliances and property's land capability suitability for onsite wastewater management..
- Completion of Council provided Inspection report template for each property that:
  - Lists wastewater management system non-compliances,
  - Identifies wastewater management systems as compliant /minor non-compliant / major non-compliant / critical con compliant.
  - Documents property's land capability suitability for onsite wastewater management.
- Southern Grampians Shire Council's Domestic Wastewater Management Plan (2006), Environmental Protection Act 1970 Septic Permit and, Victorian EPA Code of Practice Onsite Wastewater Management (2013), Public health and Wellbeing Act 2008 to be considered during wastewater management system inspections.
- Attend two Council arranged community engagement sessions prior to and following Penshurst wastewater management system audits

## COMMUNITY ENGAGEMENT

Council will conduct community meetings prior and following the Penshurst wastewater management system audits. The contractor is required to attend both community engagement sessions to be held outside of normal business hours.

Council will write to property owners informing of Penshurst township wastewater inspection period and the outcome of their property wastewater inspection.

## SELECTION CRITERIA

The following criteria listed in order of importance, will be used in determining the successful quotation:

- Tender Price.
- Demonstrated performance on projects of a similar nature
- Qualifications
- Relevant experience and knowledge of inspecting existing wastewater management systems within Victorian Western District.

## QUOTE SUBMISSION REQUIREMENTS

The following information is to be submitted with the quote:

- Detail relevant experiences and knowledge of inspecting existing wastewater management systems
- Breakdown of fees
- 3 referees
- Proposed team member/s including sub-contractors
- Project plan and timelines

## A2: Community Information Letter Template

Ref:

15 April 2015

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Owner

### NOTIFICATION OF SEPTIC TANK SYSTEM INSPECTION & COMMUNITY MEETING

Re: [REDACTED]

Councils in Victoria are responsible for ensuring domestic septic systems are installed and managed correctly, to avoid environmental pollution and public health issues. Southern Grampians Shire Council's Domestic Wastewater Management Plan (2006) recommends regular inspections of systems to ensure their correct operation. We have a planned program of inspections for all unsewered townships in the Shire.

Council wishes to advise that your wastewater management system (septic tank system) will be inspected by authorised officers during the period Tuesday 5th May 2015 to Friday 3rd July 2015.

Prior to commencing the inspection program Council will be hosting an information evening from 7.30pm on Monday 4th May 2015 at the Penshurst Volcano Discovery Centre. At this information session Council officers will be available to discuss the scope of the audit program, common and potential issues expected to be identified and to discuss potential solutions to these issues. No individual systems or circumstances will be discussed in general; however you are most welcome to discuss your individual circumstance with Council officers in confidentiality.

It is not necessary for you to be home or present for the inspection, as the officer will leave a card notifying you that the inspection has been carried out. However, please ensure that the septic system and inspection caps are fully accessible and free from vegetation and other obstructions. Should you wish to be in attendance for the inspection or if there are access issues such as locked gates or dogs, please contact Council's Environmental Health Coordinator, Pauline Porter on (03) 5573 0244.

Information collected during the forthcoming septic system inspections will assist Council and the community in future decision making in relation to wastewater management in Penshurst.

If you require any further information, please contact Council's Environmental Health Coordinator, Pauline Porter on (03) 5573 0244.

Yours Sincerely



Pauline Porter  
Environmental Health Coordinator




## A3: Penshurst Community Information Session Presentation



**Penshurst Wastewater Management System (septic) Inspection Information Session**

Monday 04 May 2015



### Overview


- Types of wastewater management systems
- Potential impacts of failing wastewater management systems
- Responsibilities
- Purpose of the wastewater (septic) inspections
- Wastewater inspection area
- Wastewater inspection parameters
- Further information Questions



### Penshurst



Aerial taken 12 December 2015



### Types of Wastewater Management Systems


**Typical Historical Trench layout**

**Septic tank with evapo-transpiration Trenches (ETA)**



### Background

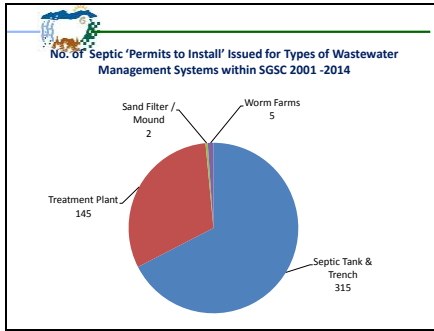
- Victorian Council's responsible for ensuring septic systems <5000L are installed & managed correctly, to avoid environmental pollution and public health issues
- Council's Domestic Wastewater Management Plan (2006) recommends regular inspections of systems to ensure their correct operation.
- Penshurst Community Plan (2013) identifies community to work with council to review township existing septic systems
- Council has planned program of septic inspections for all unsewered townships in the Shire
- Branxholme and Hillier Ln, Hamilton wastewater management systems inspections completed



### Types of Wastewater Management Systems

**Reed Beds**


**Treatment Plant (AWTS) with sub-surface irrigation** ie BioCycle, AqaNova, Ozzi Kleen, Turbo Jet 2000



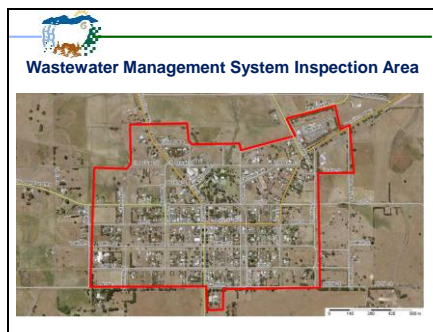
- ### Responsibilities
- Public Health & Wellbeing Act 2008
    - Council's responsibility**
      - Seek to protect, improve & promote public health
      - Remedy, as far as reasonable, all nuisances ( i.e. dangerous or are liable to be dangerous to health or offensive)
      - Issue notices to persons to remedy / prevent activity which is likely or is liable to be dangerous to house
      - Take action in Magistrate Court when notices have not been complied with or the nuisances is likely to re occur
    - Individual responsibility**
      - To not cause a nuisance or knowingly allow a nuisance emanate for any land owned or occupied
      - Remedy / prevent activity which is or is liable to be dangerous to health

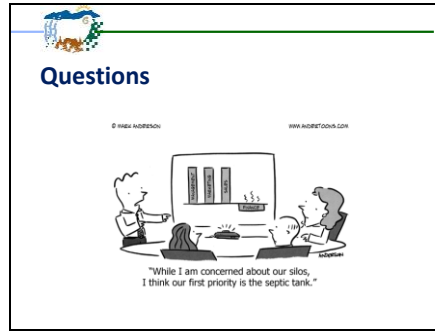
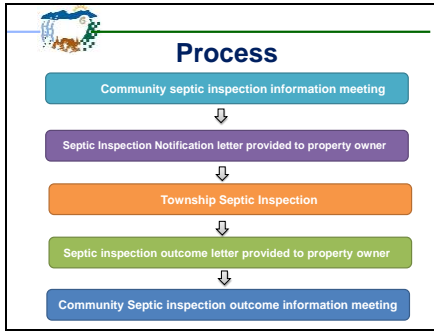
### Potential impacts of failing wastewater management systems

Human Health	Environmental	Social
Spread of disease (human & animal)	Pollution of surface water	Decreased amenity
Spread of minor illnesses	Pollution of groundwater	Odour
Harbour Vermin (mosquitoes, termites, arboviruses)	Degradation of soils	Impacts on infrastructure (stormwater)
	Degradation of native vegetation	Financial for system owners
	Increased weed growth	Impact on economic development

- ### Purpose of Wastewater Management Systems inspections
- Assess the condition of property's wastewater management system & land capability to maintain wastewater within property boundary
  - Information collected during wastewater inspections will assist Council & community in future decision making in the management of wastewater in Penhurst
- 

- ### Responsibilities
- Environment Protection Act 1970
    - Council's responsibility**
      - Consider wastewater management matters when approving rezones, subdivisions and building construction & site plans
      - Approve Septic system installation & alteration permits
      - Monitor Septic Systems to ensure they comply with permit conditions
      - Ensure compliance with EPA Onsite Wastewater Management Code
      - Abate nuisances caused by septic systems that have a Septic Permit
    - Individual responsibility**
      - Obtain a Septic Permit from Council when installing & altering Septic system
      - Comply with Septic Permit Conditions, Onsite Wastewater Management Code & EPA requirements
      - To not pollute any waters so that the condition of the waters are harmful to public health or environment.





**Wastewater Inspection Parameters**

- Approximately 272 properties to be inspected within the project area.
- Each property will be assessed for a number of parameters;
- **Structural features** (e.g. septic tank lids, condition of trench & pipework)
- **Physical condition** (e.g. Sludge levels, stormwater management, soil type, bores)
- **Maintaining wastewater onsite** (e.g. effluent entering stormwater /neighbours)
- **Maintenance provision** (e.g. Vegetation, sludge pump out & plumbing history)

**Further Information**

- **Southern Grampians Shire Council** – Environmental Health  
 ph (03) 5573 0256 / Council@stgrampians.vic.gov.au  
 1 Market Place, Hamilton 3300  
[www.stgrampians.vic.gov.au](http://www.stgrampians.vic.gov.au)
- **Environmental Protection Authority (EPA)** - onsite wastewater  
[www.epa.vic.gov.au/your-environment/water/onsite-wastewater](http://www.epa.vic.gov.au/your-environment/water/onsite-wastewater)
- **EPA Code of Practice Onsite Wastewater Management** - Publication no. 8913, February 2013  
<http://www.epa.vic.gov.au/~media/Publications/8913%203.pdf>
- **Legislation**  
[www.austlii.edu.au/au/vic/](http://www.austlii.edu.au/au/vic/)

## A4: Onsite Wastewater Audit Inspection Form Template

### EXISTING ON-SITE WASTEWATER SYSTEMS INSPECTION: SEPTIC TANK



Date & Time of Inspection:

Date of last Council Inspection:

Property Details	
Property Address:	
Address:	
Lots ( CA, lots, Section, PS, TP):	
Assessment no.: <b>9062</b>	Property Area (m <sup>2</sup> ):
Contact Details	
<b>Owner's Name:</b>	
Postal Address:	
Ph:	
Email:	
<b>Occupiers Name:</b>	
Postal Address:	
Ph:	
Email:	
System Details	
<input type="checkbox"/> Residential Use <input type="checkbox"/> Commercial Use <input type="checkbox"/> Other	
No. of bedrooms:	No. of residents
Water source: <input type="checkbox"/> Rainwater <input type="checkbox"/> Dam/river <input type="checkbox"/> bore <input type="checkbox"/> Reticulated	
No. of tanks	Tank Capacity(s) (L) :
<input type="checkbox"/> Septic Tank <input type="checkbox"/> Collection / Holding Well <input type="checkbox"/> Pump Well <input type="checkbox"/> Other	
<input type="checkbox"/> Concrete <input type="checkbox"/> Plastic/poly <input type="checkbox"/> Fibreglass <input type="checkbox"/> Other	
GPS Coordinates:	Permit No. / database no.
Manufacturer / system brand:	
Split System <input type="checkbox"/> Yes <input type="checkbox"/> No	Installation date:
<b>Method of application</b> <input type="checkbox"/> Gravity <input type="checkbox"/> Pump <input type="checkbox"/> Siphon	
<b>Configuration</b> <input type="checkbox"/> Trench <input type="checkbox"/> Absorption Bed	
<b>Trench / bed dimensions</b>	No. of trenches / beds/mound:      Total Length:
Width (mm):	Length (mm):      Depth (mm):

Gravity distribution device:	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Type:	<input type="checkbox"/> Splitter box	<input type="checkbox"/> Sequencing valve	<input type="checkbox"/> drop box	<input type="checkbox"/> Other		
<b>Distribution System access</b>	<input type="checkbox"/> Access box/ pit	<input type="checkbox"/> Riser	<input type="checkbox"/> None	<input type="checkbox"/> Other		
<b>Disposal Area Distance from</b>	Nearest watercourse(m):		Nearest House (m):			
Does system comply with EPA Septic Code buffer distances?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown			
<b>General comments</b>						
Do you need to remove vegetation around and in the tank to improve access for maintenance?	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Is there localised flood potential?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown			
Is there erosion potential?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown			
System impacting on neighbours	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
<b>Septic Tank</b>						
Are there any gaps between the tank and the lid?	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Are inspection caps, tank and lid above ground level?	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Is the tank lid suitable for the tank?	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Does the tank have easily accessible inspection caps?	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Are the inspection caps present and unbroken?	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Has the primary septic tank been desludged in the last 3 years?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown			
Does the tank need desludging (is the sludge level high or near the bottom of the inlet)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Is any air vent attached to the septic tank / holding well in a functional state?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A			
Is the tank in good condition (no cracks, leaks / damaged lids / walls)?	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor			
Do tanks need urgent repair / replacement due to major structural failure or undersizing?	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
Has the outlet filter been cleaned recently?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A			
Crust	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Odour	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Sludge depth	<input type="checkbox"/> High	<input type="checkbox"/> Med	<input type="checkbox"/> Low	Desludge needed	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Inlet/outlet junctions clear	<input type="checkbox"/> Yes	<input type="checkbox"/> No			Good biological activity	<input type="checkbox"/> Yes <input type="checkbox"/> No
General condition of tank	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor			
<b>Pumps / Electrical Components</b>						
Does the pump operate when needed? (trigger the float switches to check operation)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A			
Does the alarm work	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A			
Has the pump been serviced in the last 12 months?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A			
Presence of sludge in pump well	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A			
<b>Pipes</b>						
Are the pipes connecting the septic tank, pump well and/or holding well, or septic tank and trench, functioning and installed correctly?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown			
Are there any unsealed pipes that allow untreated wastewater to escape?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown			
Are there any pipes allowing untreated wastewater/ greywater to enter stormwater?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown			

<b>Trench / bed</b>	
Is the dosing siphon or splitter box working properly and not blocked or clogged?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Evidence of physical damage (eg: digging, erosion)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there evidence of vehicle, human or animal traffic over trench / bed ?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there evidence of maintained protective measures to prevent trench / bed damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Trenches follow contours	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Presence of surface ponding / toe leaching / seepage	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are some trenches / bed greener than others , if yes identify trenches	<input type="checkbox"/> Yes <input type="checkbox"/> No
Excess weed growth on trench and in the area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Incomplete or inappropriate vegetation cover	<input type="checkbox"/> Yes <input type="checkbox"/> No
Inspection port interiors clear and in good condition	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>Comments, action or repairs needed:</b>	
<b><u>Map of Site &amp; System</u></b>	
<b>Name / Title of Inspector:</b>	
<b>Signature:</b>	<b>Date:</b>

## A5: Resident Inspection Report Letter Template

Ref: [REDACTED]

08 June 2015

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir / Madam

### SEPTIC SYSTEM INSPECTION RESULT: [REDACTED]

Council wishes to advise that an inspection of your wastewater management system (septic tank system), was carried out during the planned 2015 Peshurst wastewater system inspection program.

The wastewater inspection program was undertaken as per Southern Grampians Shire Council's Domestic Wastewater Management Plan (2006). The Peshurst wastewater inspection program investigated current wastewater management of properties and identified septic system defects that may threaten public health and the environment.

An inspection of your wastewater management system identified your property is capable of maintaining wastewater water within your property boundaries. However, the following works are required to be carried out on your properties wastewater system to avoid your system causing environmental pollution and public health issues now and to the future;

1. [REDACTED]  
[REDACTED]

Once the works have been completed, please supply confirmation to Council. Suitable information would include a copy of an account, receipt or declaration from the tradesperson who carried out the required works. Failure to address the works may see Council take further action

If you require any further information, please contact Council's Environmental Health Department staff, Pauline Porter on (03) 5573 0244 or Aaron Kennett on (03) 5573 0245

Yours Sincerely



Pauline Porter  
Environmental Health Coordinator

### **A7: Media Article – Southern Grampians News – Spring Edition**

Southern Grampians Shire Council has recently completed a Penshurst township wide audit of onsite domestic wastewater management systems (septic tanks). Penshurst is blessed with ongoing reliable water supply that needs to be protected. The quality of soil, clean environment and permanent water supply supports Penshurst's liveability and there is an imperative to maintain this quality for the economic and social benefit of the town.

Councils in Victoria are responsible for ensuring domestic septic systems are installed and managed correctly, to avoid environmental pollution and public health issues. Southern Grampians Shire Council's Domestic Wastewater Management Plan (2006) recommends regular inspections of systems to ensure their correct operation. We have a planned program of inspections for all unsewered townships in the Shire. Council has previously conducted inspection programs in Hiller Lane, Hamilton and Branhholme.

Over an eight week period stretching from early May through to the end of June, 274 systems were inspected by Council officers and information provided to residents in relation to maintenance and works required to ensure the ongoing efficiency of the systems. It is known that many of the onsite systems within the Shire are in excess of 30 years old and are therefore reaching a point where maintenance and monitoring is required to ensure the systems are functional into the future. Information collected during the inspections will assist Council and the community in future decision making in relation to wastewater management in unsewered townships within the Shire.

An important outcome of the program was to develop an understanding of the location, condition and use of many of the aged systems, with the intent to provide owners with the knowledge and advice to avoid any potential public health issues into the future.

Council is pleased with the general awareness of residents in relation to the requirements of their systems and hence the general compliance of most systems within the township. Some of the common maintenance requirements identified included installation of inspection outlets, clearing of effluent distribution pits and pumping out of septic systems every three years. The quarterly maintenance of aerated wastewater treatment systems (AWTS) by qualified service technicians was also identified as an area lacking in regularity.

The community of Penshurst must be commended for their cooperation and active involvement in the inspection program. The positivity of the community has surely resulted in a much greater outcome and Council thanks the community for their ongoing support.

Data from the audit program is currently being collated and Council intends to host a community meeting at the conclusion of this process to communicate the summary of results and field any queries relating to the inspections.



## A7: Notification of Community Meeting – letter template

04 November 2015



Dear Owner

### **PENSHURST WASTEWATER INSPECTION PROGRAM – COMMUNITY MEETING NOTIFICATION**

**RE:** [REDACTED]

Council wishes to advise that a community meeting will be held in relation to the outcomes of the recently conducted Penshurst Wastewater Inspection Program. The meeting details are as follows

**Location:** Penshurst Volcanoes Discovery Centre  
**Date:** 30 November 2015  
**Time:** 07.30pm

You are invited to attend in relation to your property at [REDACTED]. At this information session Council officers will be available to discuss the overall results of the audit program and common issues identified during the inspections.

No individual systems or circumstances will be discussed in general; however you are most welcome to make an appointment to discuss your individual circumstance with Council officers in confidentiality, in the weeks following the community meeting.

If you have any enquiries or questions in relation to the community meeting please contact Council's Environmental Health Coordinator, Pauline Porter, on 03 5573 0244 or Environmental Health Trainee, Aaron Kennett, on 03 5573 0245.

Yours Sincerely

A handwritten signature in cursive script that reads "Pauline Porter".

Pauline Porter  
Environmental Health Coordinator

### A8: Property Inspection Results Spreadsheet Data

\*Data current as of 01 September 2015 and de-identified for privacy purposes.

Property ID	Compliance	Works Required
9109	Compliant	1. The steps at the rear of the property must be altered to allow access to the inlet point of the Septic Tank.
9108	Minor Non-Compliance	1. The Septic Tank inspection points must be uncovered and accessible at all times for the purpose of pump out and maintenance. 1. Re-divert the rainwater tank overflow away from the effluent disposal area to protect the trench/es from inundation.
9104	Minor Non-Compliance	2. Replace the broken grease trap lid to prevent odour and protect the system from extraneous matter. 3. Replace the cap on the e-duct vent to prevent mosquitoes entering the system.
9050	Minor Non-Compliance	1. Replace the inlet inspection opening cover to allow access for maintenance and monitoring of the system. 2. Clean the grease trap to remove the excess accumulation of fat and other matter.
9052	Compliant	1. New system to be installed with the development under construction
9102	Minor Non-Compliance	1. Ensure the Septic Tank remains accessible at all times for monitoring and maintenance. 2. The existing system does not include inspection outlets on the tank for access purposes. Inspection outlets should be installed to ensure ease of maintenance and monitoring.
9054	-	1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9056	Major Non-Compliance	1. Pump out the Septic Tank to ensure that there is no excessive accumulation of scum. 2. Access to the Septic Tank is limited and should be improved to allow ease of access and maintenance.
9100		1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9099	Major Non-Compliance	1. The Septic Tank requires and urgent desludge as there is an accumulation of sludge interfering with the tank outlet. 2. Clean the grease trap to remove an accumulation of fat and other matter.

11717	-	<p>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</p>
9061	Minor Non-Compliance	<p>1. The Septic Tank must be uncovered to allow access at all times for maintenance and monitoring.</p> <p>2. Clean the grease trap regularly to remove any accumulation of grease and/or other matter.</p> <p>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</p>
9062	-	<p>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</p>
9097	Minor Non-Compliance	<p>1. Clear the excess vegetation from around the Septic Tank to allow access for maintenance and monitoring of the system.</p> <p>2. During the inspection it was unclear when the system was last pumped out. A pump out may be required to ensure that the accumulation of sludge in the tank does not interfere with the outlet or the effluent disposal area.</p>
9063	Minor Non-Compliance	<p>1. Remove any excess items/materials from the top of the Septic Tank to allow ease of access for maintenance and monitoring.</p> <p>2. Ensure that the grease trap is regularly cleaned to remove any accumulation of grease and other matter.</p>
9265	-	<p>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</p>
9094	Minor Non-Compliance	<p>1. Uncover the Septic Tank (or install inspection outlets and risers) to allow access to the system for maintenance and monitoring purposes.</p> <p>2. It is unknown when the system was last pumped out. A pump out may be required to prevent an accumulation of sludge interfering with the outlet of the tank and damaging effluent disposal lines.</p> <p>3. Council officers were unable to ascertain the location of the Septic Tank and effluent disposal area. Please identify this infrastructure and provide Council with details of the system.</p> <p>4. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</p>
9064	Compliant	<p>1. The site includes a portable onsite toilet system. The tank is in good condition and is almost empty.</p>
9093	Minor Non-Compliance	<p>1. The location of the effluent trenches is unknown and was unable to be ascertained during the inspection. Please provide Council details of the size and location of the effluent disposal area.</p> <p>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</p>

9066	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. The Septic Tank requires a pump out to remove an accumulation of sludge in the system.</li> <li>2. Clean the grease trap to remove an accumulation of fat and other matter.</li> </ol>
9091	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> </ol>
9068	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the distribution pit to remove an accumulation of sludge.</li> <li>2. Seal the lid/s of the Septic Tank to prevent the breeding and harbourage of mosquitoes.</li> </ol>
9069	Compliant	<ol style="list-style-type: none"> <li>1. Continue to service and maintain the Aqua-Nova system in accordance with the manufacturer guidelines and conditions of the Certificate to Use permit issued for the system.</li> </ol>
9090	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Replace the corroded e-duct vent to prevent mosquitoes entering the system.</li> <li>3. Repair the broken grease trap lid.</li> </ol>
9070	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Pump out the Septic Tank to ensure that there is no excessive accumulation of scum.</li> <li>2. Access to the Septic Tank is limited and should be improved to allow ease of access and maintenance.</li> <li>3. Replace/repair the damaged Septic Tank lid to prevent mosquitoes and further damage.</li> </ol>
9087	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> <li>2. Provide Council details of the last scheduled pump out of the Septic Tank to ensure that the system is maintained appropriately.</li> </ol>
9086	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clear the excess vegetation from around the distribution pit/s to allow access for maintenance and monitoring of the system.</li> <li>2. Replace the inspection opening lids on the Septic Tank as they are missing/damaged.</li> </ol>
9081	Compliant	<ol style="list-style-type: none"> <li>1. The system is compliant with existing standards at the time of installation and has been recently desludged. Continue to monitor the system and ensure maintenance is undertaken as required.</li> </ol>

9089	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the distribution pit to remove an accumulation of sludge.</li> <li>2. Replace the e-duct vent pipe to prevent mosquitoes entering the system.</li> <li>3. Replace the grease trap lid to ensure the pit is sealed correctly.</li> </ol>
9088	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the grease trap to remove the accumulation of grease and other matter.</li> <li>2. Ensure all required baffles are installed in the grease trap to ensure the system operates effectively.</li> </ol>
9072	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. The location of the existing effluent disposal trenches is unknown. If possible please arrange for the location to be determined and provide a plan to Council for record keeping purposes.</li> </ol>
9085	-	<ol style="list-style-type: none"> <li>1. Continue to service and maintain the Biocycle system in accordance with the manufacturer guidelines and conditions of the Certificate to Use permit issued for the system.</li> </ol>
9074	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clear the vegetation around the Septic Tank to allow access for maintenance and monitoring of the system.</li> <li>2. Seal the lids of the Septic Tank to prevent mosquito access and breeding.</li> <li>3. Provide Council details of the last scheduled pump-out of the septic tank to ensure that the system is maintained appropriately.</li> </ol>
9084	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> </ol>
9076	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Access to the Septic Tank is limited and requires improvement to allow easy access for maintenance and monitoring of the system. Remove any excess vegetation and/or install risers on the tank to allow access.</li> </ol>
9048	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The missing Septic Tank lids must be replaced with a suitable concrete product.</li> <li>2. An e-duct vent must be installed on the sewage outfall from the house to allow gaseous dispersion.</li> <li>3. The Septic Tank must be assessed by a suitably qualified plumber to determine the structural integrity of the system.</li> <li>4. Remove excess vegetation from around the Septic Tank to allow access for routine maintenance of the system.</li> <li>5. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>

9106	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The Septic Tank requires uncovering to allow access to the inlet and outlet inspection points for maintenance and pump out purposes.</li> <li>2. Repair the broken distribution pit lid to prevent damage to the trenches from extraneous matter.</li> <li>3. Repair the blocked grease trap pit and take appropriate measures to ensure grey water is correctly disposed beneath ground level. This may involve the installation of a new disposal area.</li> </ol>
9105	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>2. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</li> </ol>
9051	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Replace the corroded e-duct vent attached to the sewage outfall from the dwelling to prevent mosquitoes entering the system.</li> <li>3. The existing greywater disposal system must be re-diverted to ensure subsurface disposal of wastewater.</li> </ol>
10189	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Council officers were unable to locate the effluent disposal trenches. Engage an appropriate person to locate the effluent disposal trenches and provide Council with these details.</li> </ol>
9103	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the corroded e-vent to prevent mosquitoes entering the system.</li> </ol>
9053	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9060	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the missing Septic Tank lid with a suitable alternative.</li> <li>2. Install an e-duct vent on the sewage outfall from the house to allow gaseous dispersion prior to the Septic Tank.</li> <li>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9098	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Greywater from the premises is disposed of to the street kerb. This is not allowable by current standards and therefore any works to the system in the future would require this to be rediverted to effluent lines onsite.</li> </ol>

9095	-	1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9115	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The distribution pit at the commencement of the effluent trench/es requires desludging to remove the accumulated sludge and other matter.</li> <li>2. The effluent trenches should be cleared by a suitable qualified plumber to remove any tree roots infiltrating the system.</li> <li>3. Greywater disposed to the surface of the land is non-compliant and therefore must be diverted via sub-surface disposal.</li> </ol>
9116	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The distribution pit at the commencement of the effluent trench/es requires desludging to remove the accumulated sludge and other matter.</li> <li>2. The effluent trenches should be cleared by a suitable qualified plumber to remove any tree roots infiltrating the system.</li> </ol>
9118	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. A suitable vent must be installed on the sewage outfall from the dwelling to ensure gaseous materials are vented prior to the Septic Tank.</li> </ol>
10869	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The inspection outlets on the Septic Tank must be raised to ground level to allow ease of access for maintenance and monitoring of the system.</li> <li>2. The distribution pit at the commencement of the effluent trench/es requires desludging to remove the accumulated sludge and other matter.</li> </ol>
9119	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. The location of the existing effluent disposal trench/es is/are unknown. Provide Council with details of the location and length of the effluent disposal area and last Septic Tank desludge date for recording purposes.</li> </ol>
9121	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Install a cap on the top of the vent pipe to prevent mosquitoes entering and breeding in the system.</li> </ol>
9122	-	1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9123	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Greywater is being diverted to the street, against regulations. All greywater and effluent must be disposed onsite and not discarded to the street.</li> <li>2. The location of the existing effluent disposal trench/es is/are unknown. Provide Council with details of the location and length of the effluent disposal area and last Septic Tank desludge date for recording purposes.</li> <li>3. The effluent trenches should be checked and, if required, cleared by a suitable qualified plumber to remove any tree roots infiltrating the system.</li> </ol>

9137	Compliant	<p>1. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued.</p> <p>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</p>
9120	Minor Non-Compliance	<p>2. The location of the existing effluent disposal trench/es is/are unknown. Provide Council with details of the location and length of the effluent disposal area and last Septic Tank desludge date for recording purposes.</p> <p>3. The effluent trenches should be checked and, if required, cleared by a suitable qualified plumber to remove any tree roots infiltrating the system.</p>
9114	Minor Non-Compliance	<p>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</p> <p>2. The location of the existing effluent disposal trench/es is/are unknown. Provide Council with details of the location and length of the effluent disposal area and last Septic Tank desludge date for recording purposes.</p> <p>3. It is not clear when the system was last desludged. As such please provide Council information in relation to the date of the last desludge to ensure the system is adequately maintained.</p>
9124	Minor Non-Compliance	<p>1. Raise the inspection openings on the Septic Tank to ground level to allow ease of access for maintenance and monitoring of the system.</p> <p>1. Arrange a pump out of the Septic Tank and distribution pits to remove the accumulated sludge and to protect the system from damage.</p>
9126	Major Non-Compliance	<p>2. Repair the damaged distribution pit lid to prevent extraneous matter and odour issues.</p> <p>3. Install inspection openings on the Septic Tank to allow access for monitoring of the system.</p>
9130	Major Non-Compliance	<p>1. The Septic Tank requires desludging to remove an accumulation of sludge in the system. Accumulated sludge may cause damage to the effluent disposal area.</p> <p>2. Uncover the Septic Tank, or install risers, to allow ease of access for maintenance and monitoring of the system.</p> <p>3. Greywater generated in the dwelling is disposed to the surface of the land. All greywater must be redirected to sub-surface disposal methods and maintained onsite.</p> <p>4. Clean the grease trap to remove the blockage and accumulation of grease. Ensure all required baffles are installed in the grease trap to ensure the system operates effectively.</p> <p>5. Clear the distribution pit at the commencement of the effluent disposal trenches to remove accumulated sludge.</p> <p>6. Replace the corroded e-vent pipe and ensure a cap is place on the pipe to prevent mosquitoes entering and breeding in the system.</p>



9251	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Monitor the pump on the effluent system to ensure that it is operable at all times. Pump failure was observed during the inspection (rectified at the time of audit)</li> <li>2. Continue to monitor the effluent disposal trench/es for tree root intrusion and maintain as necessary.</li> </ol>
9132	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Replace the defective vent pipe to ensure that gases are vented correctly and mosquitoes are prevented from entering and breeding in the system.</li> <li>3. Ensure the Septic Tank is accessible for routine maintenance and monitoring.</li> <li>4. Existing trenches are not maintained onsite. If/when trenches are replaced in the future, all effluent must be retained and disposed onsite.</li> </ol>
9133	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. It is suspected that the effluent trenches on this system are installed offsite. All wastewater must be treated and disposed onsite to meet standards. If/when the trenches fail an alternative must be designed to ensure the effluent is retained onsite.</li> </ol>
9136	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The distribution pit at the commencement of the effluent trench/es requires desludging to remove the accumulated sludge and other matter. As a result of this blockage effluent is currently pooling on the surface of the land and poses a public health risk.</li> <li>2. Repair the existing greywater drain to ensure that wastewater is discarded beneath the surface of the land.</li> </ol>
9131	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Clean the grease trap to remove the accumulated grease and ensure that all required baffles are installed to allow the system to operate effectively.</li> </ol>
9141	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>2. Replace the damaged e-duct vent to prevent mosquitoes from entering and breeding in the system.</li> <li>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9125	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. The Septic Tank requires desludging to ensure there is no accumulation of sludge in the system that may damage the trench/es.</li> <li>2. Uncover the Septic Tank and distribution pits to allow ease of access for maintenance and monitoring of the system. If there is no distribution pit this should be installed when/if the trenches are replaced in the future.</li> <li>3. Locate the effluent disposal trenches and ensure they are operating effectively.</li> </ol>

9140	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. The Septic Tank requires desludging to ensure there is no accumulation of sludge in the system that may damage the trench/es.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>3. Replace the grease trap lid to prevent odour emanating from the property.</li> <li>4. Clean the grease trap to remove an accumulation of grease and other matter.</li> </ol>
9127	Compliant	<ol style="list-style-type: none"> <li>1. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued.</li> </ol>
9128	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow ease of access for maintenance and monitoring of the system.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>3. Provide Council details of the last scheduled pump-out of the Septic Tank to ensure that maintenance has occurred as required.</li> </ol>
9139	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow ease of access for maintenance and monitoring of the system.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9138	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. The Septic Tank requires desludging to remove an accumulation of sludge in the system. Accumulated sludge may cause damage to the effluent disposal area</li> <li>2. Repair the riser on the Septic Tank to allow ease of access for maintenance and monitoring.</li> </ol>
9173	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. The location of the existing effluent disposal trench/es is/are unknown. Please provide council details of the location and length of the disposal trench/es for recording purposes.</li> </ol>
9145	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the grease trap to remove the accumulation of grease, fat and other visible matter.</li> <li>2. Pump-out the Septic Tank to remove the accumulated sludge and to protect the effluent lines from failure.</li> <li>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>

9172	Minor Non-Compliance	1. Seal the Septic Tank lids to ensure that mosquitoes are prevented from accessing and breeding in the system. This will also reduce the risk of odour emanating from the property.
10199	-	1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9146	Minor Non-Compliance	1. Clean the grease trap to remove the accumulation of grease and other matter. 2. Ensure all required baffles are installed in the grease trap to ensure the system operates effectively. 3. Replace the missing Septic Tank inlet inspection cover. 4. Install a t-pipe on the inlet junction of the Septic Tank. 5. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.
9171	Minor Non-Compliance	1. Fit a cap on the e-duct vent to ensure that mosquitoes are prevented from entering and breeding in the system.
9170	Minor Non-Compliance	1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed. 2. Ensure that access to the Septic Tank is maintained at all times for maintenance and monitoring purposes
9148	Minor Non-Compliance	1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.
9168	Minor Non-Compliance	1. Install risers on the inspection openings of the Septic Tank to allow ease of access for maintenance and monitoring of the system. 2. Assess the sludge level of the Septic Tank to gauge the requirement for a pump-out of the system. A sludge depth of 500mm or more requires an urgent pump out of the system
9150	Minor Non-Compliance	1. Ensure that access to the Septic Tank and distribution pit/s is maintained at all times for ease of access for maintenance and monitoring.
9167	Major Non-Compliance	1. The Septic Tank requires pumping out to ensure that sludge is maintained at a level whereby there is a reduced risk of damage to the outlet and effluent trenches. 2. Replace the sewage vent pipe to ensure that gases are vented prior to the Septic Tank and mosquitoes are prevented from entering and breeding in the system.
9151		1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9166	Minor Non-Compliance	1. Replace the sewage vent pipe to ensure that gases are vented prior to the Septic Tank and mosquitoes are prevented from entering and breeding in the system.
9152	Minor Non-Compliance	1. Raise the inspection openings on the Septic Tank to ground level to allow ease of access for maintenance and monitoring of the system.

9165	Minor Non-Compliance	1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.
9164	-	1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9163	Minor Non-Compliance	1. Ensure vegetation around the Septic Tank is managed to allow ease of access for maintenance and monitoring of the system.
9160	-	1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9340	Minor Non-Compliance	1. Raise the inspection openings on the Septic Tank to ground level to allow ease of access for maintenance and monitoring. 2. Assess the sludge level of the Septic Tank to ascertain the requirement for a pump out to remove excessive sludge (Council officers unable to open inspection point during assessment)
9154	Minor Non-Compliance	1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches. 2. Raise the inspection openings on the Septic Tank to ground level to allow ease of access for maintenance and monitoring. 3. Assess the sludge level of the Septic Tank to ascertain the requirement for a pump out to remove excessive sludge (Council officers unable to open inspection point during assessment)
9159	Minor Non-Compliance	1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed. 2. Seal the lid of the Septic Tank to prevent mosquitoes entering and breeding in the system. 3. Repair any damaged concrete around the Septic Tank to maintain the structural integrity of the system.
9158	Minor Non-Compliance	1. Extend the e-vent to a point above the roof line of the dwelling to ensure that gases are correctly vented. 2. Install a cover on the overflow relief gully and inspection points of the Septic Tank to prevent extraneous matter entering the system. 3. Seal the gaps in the Septic Tank lid to prevent mosquitoes entering and breeding in the system.
10222	Compliant	1. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued. 2. Seek a solution in cooperation with Diston Wastewater to reduce the numbers of mosquitoes breeding in the system.
9153	-	1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.

9155	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the missing baffles in the grease trap to ensure that the system operates as intended.</li> <li>2. Replace the damaged e-vent at the sewage outfall point of the dwelling to ensure gases are vented correctly.</li> </ol>
10939	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9176	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9175	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Seal the Septic Tank lid to prevent mosquitoes entering and breeding in the system.</li> </ol>
9174	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9147	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Ensure the Septic Tank remains accessible at all times for monitoring and maintenance.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9169	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Fit a cap on the vent pipe to prevent mosquitoes entering and breeding in the system.</li> </ol>
10209	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Raise the inspection openings on the Septic Tank to ground level to allow ease of access for maintenance and monitoring of the system.</li> </ol>
9162	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9208	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clear the area around the Septic Tank to allow ease of access for maintenance and monitoring purposes.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>3. Clean the grease trap to remove the accumulation of grease and other visible matter and to ensure the system operates as intended.</li> <li>4. Assess the sludge level of the Septic Tank to ascertain the requirement for a pump-out. A sludge level of 500mm or greater indicates the need for a pump out.</li> </ol>
9205	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Seal the Septic Tank lids to ensure that mosquitoes are prevented from accessing and breeding in the system. This will also reduce the risk of odour emanating from the property.</li> </ol>
9204	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the grease trap to remove the accumulation of grease and other visible matter and to ensure the system operates as intended.</li> </ol>

9203	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Uncover the Septic Tank (or install inspection outlets and risers) to allow access to the system for maintenance and monitoring purposes.</li> <li>2. It is unknown when the system was last pumped out. A pump out may be required to prevent an accumulation of sludge entering the trench/es.</li> <li>3. Ensure the grease trap is cleaned regularly to ensure the ongoing operation of the system.</li> </ol>
9202	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Remove vegetation from around the Septic Tank to allow ease of access for maintenance and monitoring of the system.</li> </ol>
9059	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9201	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Seal the lid of the Septic Tank and the vent on the lid to prevent mosquitoes entering and breeding in the system and to reduce the risk of odour.</li> <li>3. Clean the grease trap to remove accumulated grease and ensure the system is operating as intended.</li> </ol>
9200	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the distribution pit at the commencement of the trench/es to ensure the system operates effectively and to protect the trench/es from damage.</li> <li>2. Continue to monitor and maintain the system as required to extend the longevity of the system life.</li> </ol>
9199	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9198	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Raise the inspection openings on the Septic Tank to the surface, above the deck, to ensure ease of access for maintenance and pump outs. Alternatively you may construct an access point in the deck that may be lifted to allow access to the Septic Tank.</li> </ol>
9197	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Access to the Septic Tank and effluent disposal area by animals (i.e. Goats, Sheep, Cattle and Horses) must be prevented to reduce the risk of damage to wastewater infrastructure.</li> <li>3. Seal all waste pipe fittings and the vent on the Septic Tank lid to prevent mosquitoes entering and breeding in the system and to reduce the risk of odour.</li> </ol>

9185	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Install and inspection opening on the inlet of the Septic Tank to allow ease of access for maintenance and monitoring of the system.</li> <li>2. Seal the wastewater inlet junction adjacent to the house to prevent odour emanating from the property.</li> </ol>
9186	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9190	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Ensure the inspection openings on the Septic Tank are accessible at all times to allow for maintenance and monitoring of the system.</li> </ol>
9184	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Ensure the Septic Tank lid is well fitted and sealed to prevent mosquitoes entering and breeding in the system.</li> <li>3. Replace the vent pipe to ensure that gases are well ventilated prior to the Septic Tank.</li> </ol>
9187	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>2. Continue to monitor and maintain the system as necessary to ensure the integrity of the system.</li> </ol>
9196	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Ensure the distribution pit at the commencement of the trench and the inspection opening on the Septic Tank is accessible at all times for maintenance and monitoring purposes.</li> </ol>
9188	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Locate the Septic Tank and install risers over the inlet and outlet inspection openings to allow ease of access for maintenance and monitoring of the system.</li> </ol>
9192	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow ease of access for maintenance and monitoring.</li> </ol>
9195	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow ease of access for maintenance and monitoring.</li> </ol>
9189	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Loosen the inspection opening caps on the Septic Tank to allow access for maintenance and monitoring.</li> <li>2. Confirm the purpose and status of the pump chamber adjacent to the septic tank.</li> <li>3. Repair the broken distribution pit lid to maintain the structural integrity of the system.</li> </ol>
9207	Compliant	<ol style="list-style-type: none"> <li>1. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued.</li> </ol>
9206	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the septic tank to ground level to ensure ease of access for maintenance and monitoring of the system.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9182	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>

		<p><b>Public Toilet Block</b></p> <ol style="list-style-type: none"> <li>1. Seal the vent on the top of the Septic Tank to prevent mosquitoes entering and breeding in the system.</li> <li>2. Replace/repair the broken Septic Tank lids to protect the structural integrity of the system.</li> </ol> <p><b>Bowling Club</b></p> <ol style="list-style-type: none"> <li>1. Uncover the inspection openings on the Septic Tank or install risers to ensure ease of access for maintenance and monitoring of the system.</li> <li>2. Check the pump operation and maintenance to protect the operating capacity of the system.</li> <li>3. Replace the broken Septic Tank lids to protect the structural integrity of the system.</li> </ol> <p><b>Caravan Park</b></p> <ol style="list-style-type: none"> <li>1. Uncover the inspection openings on the Septic Tank or install risers to ensure ease of access for maintenance and monitoring of the system.</li> <li>2. Install an inlet inspection opening to allow ease of access for maintenance and monitoring of the system.</li> </ol> <p><b>All</b></p> <ol style="list-style-type: none"> <li>1. Arrange a pump out of all Septic Tank systems onsite to ensure that sludge levels are reduced and do not pose a risk of damaging the trenches.</li> <li>2. The existing systems do not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
10202	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Install a vent on the sewage outfall pipe from the dwelling to ensure gases are vented prior to the Septic Tank.</li> </ol>
9211	Minor Non-Compliance	<ol style="list-style-type: none"> <li>2. Repair the damaged inspection opening on the Septic Tank to ensure the structural integrity of the tank.</li> <li>3. The Septic Tank requires pumping out to remove an accumulation of sludge and to protect the trench/es from damage.</li> </ol>
9216	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Seal the Septic Tank lids to ensure that mosquitoes are prevented from accessing and breeding in the system. This will also reduce the risk of odour emanating from the property.</li> <li>2. Clear all greywater pipes and ensure the grease trap is clear and functioning as intended.</li> <li>3. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</li> </ol>
9220	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</li> <li>2. Clear the grease trap to remove the accumulated grease and other solid matter and the ensure the system is operating as intended.</li> </ol>



9218	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clear the grease trap to remove the accumulated grease and other solid matter and the ensure the system is operating as intended.</li> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring.</li> </ol>
9274	Minor Non-Compliance	<ol style="list-style-type: none"> <li>2. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</li> <li>3. The system may require pumping out if this has not occurred in the past 3-5 years. Please arrange a pump-out if required.</li> </ol>
9224	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Install baffles in the grease trap to allow the system to operate as intended.</li> <li>2. The vent on the sewage outfall from the dwelling may require extension if odour becomes an issue.</li> <li>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9225	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9226	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Repair the damaged inspection opening on the Septic Tank to ensure the structural integrity of the tank.</li> <li>2. Install baffles on the grease trap to allow the system to operate as intended.</li> </ol>
9227	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The Septic Tank requires a sludge test to ascertain the requirement for a pump out.</li> <li>2. Install baffles in the grease trap to allow the system to operate as intended.</li> <li>3. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> </ol>
9228	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Seal the vent on the top of the Septic Tank to prevent mosquitoes entering and breeding in the system and to prevent odour emanating from the system.</li> <li>2. Clear vegetation from around the Septic Tank to allow access for maintenance and monitoring of the system.</li> </ol>
9222	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Repair the cracked Septic Tank lid to prevent further damage to the system and entry of extraneous matter.</li> <li>2. Seal the vent on the top of the Septic Tank to prevent mosquitoes entering and breeding in the system and to prevent odour emanating from the system.</li> <li>3. Install a vent on the sewage outfall of the dwelling to ensure gases are vented prior to the Septic Tank.</li> <li>4. During the inspection officers were unable to locate distribution pits and grease traps. Please advise Council of the fixtures installed onsite for recording purposes.</li> </ol>

9223	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Ensure the inspection openings on the Septic Tank are accessible at all times for maintenance and monitoring purposes.</li> <li>2. Backfill the newly installed waste pipes to prevent damage to the system.</li> </ol>
9230	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> </ol>
9221	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</li> <li>2. The system may require pumping out if this has not occurred in the past 3-5 years. Please arrange a pump-out if required.</li> <li>3. Install a vent cap on the vent pipe to prevent mosquitoes entering and breeding in the system.</li> </ol>
9234	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> </ol>
9235	Minor Non-Compliance	<ol style="list-style-type: none"> <li>3. The system may require pumping out if this has not occurred in the past 3-5 years. Please arrange a pump-out if required.</li> </ol>
9236	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level for maintenance and monitoring purposes.</li> <li>2. Ensure the distribution pit at the commencement of the trench/es is accessible at all times for maintenance and monitoring purposes.</li> </ol>
9233		<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9247	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the damaged lid on the distribution pit at the commencement of the trenches and clear the pit to prevent sludge entering the trenches.</li> </ol>
9248	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Ensure the inspection openings on the Septic Tank are accessible at all times.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9244	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. The surface irrigation system currently installed onsite has failed and requires immediate replacement with a sub-surface equivalent. These works are urgent and arrangements must be made immediately to have this completed.</li> </ol>
9250	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Repair the damaged 'ReIn' drain to prevent effluent pooling to the surface of the land.</li> <li>2. Clean the distribution pit to prevent sludge entering the trench/es.</li> </ol>
9249	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</li> </ol>
9262	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the Septic Tank to remove foreign objects (i.e. Fire Extinguisher)</li> <li>2. Replace the Septic Tank and distribution pit lids with a suitable material to prevent odour emanating and entry of foreign objects. (i.e. Concrete lids)</li> </ol>

9263	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the distribution pit at the commencement of the trenches to remove accumulated sludge and protect the trenches from damage.</li> <li>2. Ensure the vent cap is in place on the vent pipe to prevent mosquitoes entering and breeding in the system. Also seal the Septic Tank and distribution pit lids.</li> <li>3. Ensure vegetation is maintained around the tank and trenches to allow access for maintenance and monitoring at all times.</li> </ol>
9261	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Install an access point to the inlet and outlet inspection ports in the Septic Tank located below the rear decking to allow access for maintenance and monitoring of the system.</li> <li>2. Ensure distribution pits are maintained to prevent root intrusion of the system.</li> </ol>
10210	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. At the time of inspection the Septic Tank servicing the school was empty and therefore deemed compliant.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9256	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>2. Clean the grease trap and ensure all baffles are installed to confirm that the system is operating as intended.</li> <li>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
10211	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9259	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the grease trap to remove the accumulation of grease and ensure all baffles are installed as per design.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9258	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the grease trap to remove the accumulation of grease and ensure all baffles are installed as per design.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
10213	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9257	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>

9264	-	1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9260	Minor Non-Compliance	1. Council officers were unable to accurately assess the level of sludge accumulation in the Septic Tank. A desludge may be required if this has not occurred in the past 3-5 years. 2. Seal the lid of the Septic Tank to prevent mosquitoes entering and breeding in the system and to reduce the chance of odour emanating from the system.
9255	Minor Non-Compliance	1. Raise the inspection openings of the Septic Tank to ground level to allow access for maintenance and monitoring of the system. 2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.
9266	Minor Non-Compliance	1. Ensure the Septic Tank lids are sealed to prevent odours and mosquitoes within the area. 2. The system may require pumping out if this has not occurred in the past 3-5 years. Please arrange a pump-out if required.
10215	-	1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9267	Minor Non-Compliance	1. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued. 2. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.
9254	-	1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
10216	Compliant	1. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued.
10217	Compliant	1. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued. 2. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.

9253	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Clean the distribution pit at the commencement of the trench/es to ensure the system operates effectively and to protect the trench/es from damage.</li> <li>2. The trenches have been impacted by tree root intrusion and require clearing to ensure the longevity of the system.</li> <li>3. Replace the greywater pit and ensure a lid is placed on the pit to prevent mosquitoes and odour.</li> </ol>
9269	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Ensure the inspection openings on the Septic Tank are accessible at all times to allow for maintenance and monitoring of the system.</li> </ol>
9252	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Repair the damaged vent on the Septic Tank system to ensure correct ventilation of gases prior to the tank.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9213	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the missing baffles in the grease trap to ensure that the system operates as intended.</li> </ol>
9214	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Greywater is being diverted to the street, against regulations. All greywater and effluent must be disposed onsite and not discarded to the street. Redivert the greywater disposal to the onsite effluent trench to ensure compliance.</li> <li>2. Install inspection outlet fittings to the Septic Tank to allow for maintenance and monitoring of the system.</li> </ol>
10205	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Install risers on the inspection openings of the Septic Tanks at the front of the property to allow ease of access for maintenance and monitoring of the system.</li> <li>2. The recently installed mound system is compliant.</li> </ol>
10228	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the inspection opening caps on the Septic Tank to prevent mosquitoes entering and breeding in the system and to reduce the risk of odour.</li> <li>2. The trench location was unable to be determined during the inspection. Please advise Council of the details for recording purposes.</li> </ol>
9400	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9277	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9276	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Repair any damaged lids on the system to prevent mosquitoes and odours.</li> </ol>

9290	Major Non-Compliance	<p>1. Greywater is being discharged to the surface of the land and is non-compliant. Re-divert greywater to a subsurface pit/drain and ensure all wastewater is retained onsite.</p> <p>2. Seal the lids of the Septic Tank to prevent mosquitoes entering and breeding in the system and to reduce the risk of odours.</p> <p>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</p>
9291	-	<p>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</p>
9292	Minor Non-Compliance	<p>1 Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</p> <p>2. Replace the missing cap on the vent pipe to prevent mosquito access.</p> <p>3. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</p> <p>4. Locate the grease trap and clean to remove accumulated grease and other visible matter. Ensure that all baffles are installed as required and the system is operating as intended.</p> <p>5. Maintain the vegetation around the system to allow access for maintenance and monitoring of the system.</p>
9288	Minor Non-Compliance	<p>1. It is not clear whether the system requires a pump-out. This may be required if the system has not been pumped in the past 3-5 years.</p> <p>2. Ensure the Septic Tank lids are sealed to prevent mosquitoes and odours.</p>
9287	Minor Non-Compliance	<p>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</p>
9293	Compliant	<p>1. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued.</p>
9284	Minor Non-Compliance	<p>1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</p> <p>2. Uncover the inspection outlets on the Septic Tank to allow access for maintenance and monitoring of the system.</p>
9296	Minor Non-Compliance	<p>1. Clean the distribution pit to remove an accumulation of soils and sludge and protect the trench/es from damage.</p>
9297	Minor Non-Compliance	<p>1. Replace the distribution pit lid to protect the effluent system and prevent mosquitoes from entering the system.</p>
9289	Minor Non-Compliance	<p>1. Ensure the inspection openings on the Septic Tank are accessible at all times.</p> <p>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</p>

9295	Minor Non-Compliance	1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.
9282	Compliant	1. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued.
9281	Minor Non-Compliance	1. The system will require a pump-out within the next 12 months to ensure that the sludge level is managed and to protect the trenches from sludge damage.
9280	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Repair the broken Septic Tank lids and seal the grease trap lids to prevent mosquitoes entering and breeding in the system.</li> <li>2. Clean the grease trap to remove the accumulated grease and ensure the system is functioning as intended.</li> <li>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>4. Seek plumbing advice to ascertain the structural integrity of the Septic Tank. During the inspection officers were unable to determine the condition of the tank walls.</li> </ol>
10219	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</li> <li>2. Seal the vent on the lid of the Septic Tank to prevent mosquitoes entering and breeding in the system and to prevent odours.</li> </ol>
9306	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the broken distribution pit lid and clear the sludge from the pit to ensure the system operates correctly and to prevent odours.</li> <li>2. Pump-out the Septic Tank to remove the accumulated sludge and protect the trenches from damage.</li> <li>3. Install a vent on the sewage outfall from the house to ensure gases are vented prior to the Septic Tank</li> </ol>
9310	-	1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9309	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Repair the damaged pipes and tank, caused by root intrusion, to maintain the structural integrity of the system.</li> <li>2. Clear the distribution pit and overflow relief gully to remove waste materials.</li> <li>3. Seal the pipework adjacent to the house to prevent leakage of waste materials.</li> <li>4. Raise the inspection openings to ground level to allow access for maintenance and monitoring.</li> <li>5. Ensure the trench/es are root free and operating correctly.</li> </ol>

9354	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Seal the vent on the top of the Septic Tank and replace the cap on the first vent to prevent mosquitoes entering and breeding in the system and to prevent odour emanating from the system.</li> <li>2. A pump out may be required if the system has not been pumped for three (3) or more years. Assess the sludge levels to determine this requirement.</li> </ol>
9316	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9317	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the damaged vent on the sewage outfall from the dwelling to ensure gases are adequately vented prior to the tank and to reduce mosquito breeding.</li> <li>2. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9318	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>2. Clean the distribution pit to remove accumulated sludge and to protect the trenches from damage.</li> </ol>
9353	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the missing vent pipe and seal all plumbing and Septic Tank lids to prevent mosquitoes entering and breeding in the system.</li> <li>2. Repair the mortar around the Septic Tank to ensure the structural integrity of the system is maintained.</li> </ol>
9319	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9352	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Ensure all sewage outlets are vented to prevent gases accumulating in the Septic Tank.</li> <li>2. Replace the missing baffle in the grease trap to ensure the system operates as intended.</li> <li>3. Replace the broken grease trap lid.</li> <li>4. Ensure all pipes are sealed to prevent mosquitoes entering and breeding in -the system.</li> </ol>
9351	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> </ol>
9350	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Repair or replace the damaged Septic Tank and grease trap lids to ensure the system is sealed from mosquitoes and odour.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>



9321	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Seal the Septic Tank lids to prevent mosquitoes entering the system and to minimise the risk of odours.</li> <li>2. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</li> </ol>
9347	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Ensure the vent on the septic tank is sealed to prevent mosquitoes and odours.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9322	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>2. Ensure the grease trap is regularly cleaned to prevent accumulation of grease and other visible matter.</li> </ol>
9346	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>2. Ensure the vent on the septic tank lid is sealed to prevent mosquitoes and odours.</li> <li>3. Repair the missing grease trap and divert all greywater via the pit.</li> </ol>
9323	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>2. Replace the missing grease trap lid and ensure the pit is cleaned regularly to remove grease and other visible matter.</li> </ol>
	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.</li> <li>2. The existing system does not include distribution pits at the commencement of the trenches. If/when the trenches are replaced in the future distribution pits must be installed to allow even distribution of effluent and access for maintenance and monitoring.</li> </ol>
9324	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Install a vent on the sewage outfall pipe from the dwelling to ensure gases are vented prior to the Septic Tank.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9344	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
9343	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Pump out the grease trap (and Septic Tank if required) to remove the accumulation of grease and scum. Remove the blockage in the grease trap to prevent pooling of effluent.</li> <li>2. Ensure the Septic Tank inspection points are at ground level and accessible at all times for maintenance and monitoring of the system.</li> <li>3. Ensure greywater is disposed below the surface of the land to prevent the spread of infectious disease.</li> </ol>

9342	Minor Non-Compliance	1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.
9326	Minor Non-Compliance	1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system. 2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.
9341	Minor Non-Compliance	1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system. 2. Pump out the Septic Tank to ensure there is no excessive accumulation of sludge that may damage the system. 3. Ensure the distribution pit at the commencement of the trench is clear of sludge and other solid matter.
10312	Minor Non-Compliance	1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system. 2. Pump out the Septic Tank to ensure there is no excessive accumulation of sludge that may damage the system. 3. Ensure the distribution pit at the commencement of the trench is clear of sludge and other solid matter.
10221	Minor Non-Compliance	1. Ensure the lid of the Septic Tank is sealed to prevent mosquitoes entering and breeding in the system. 2. This system is compliant with existing standards at the time of installation. Please ensure that monitoring and maintenance of the system is continued.
9327	-	1. During the inspection Council officers were unable to locate or access the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.
9339	Minor Non-Compliance	1. Repair the cracked Septic Tank lid to prevent further damage to the system and entry of extraneous matter. 2. Ensure the Septic Tank inspection points have appropriate caps fitted to prevent mosquitoes entering the system 3. Replace the corroded vent pipe to ensure gases are adequately vented and to minimise mosquito breeding.
9338	Minor Non-Compliance	1. Replace the corroded vent pipe to ensure gases are adequately vented and to minimise mosquito breeding. 2. Seal the Septic Tank lid to prevent odours emanating from the system and mosquitoes entering the system. 3. Clear the distribution pit at the commencement of the trench/es to remove accumulated sludge and solids.
9337	Minor Non-Compliance	1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.

9332	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Unblock the grease trap and install the correct baffles in the system to ensure correct operation and treatment of greywater.</li> <li>2. Seal the vent on the Septic Tank lid to prevent mosquitoes entering and breeding in the system and to prevent odours.</li> <li>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9335	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the damaged vent on the sewage outfall from the dwelling to ensure gases are adequately vented prior to the tank and to reduce mosquito breeding.</li> </ol>
9329	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Fit a cap on the Septic Tank inspection point to ensure that mosquitoes are prevented from entering and breeding in the system.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9330	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Repair the greywater disposal system to ensure surface ponding of effluent is ceased. This requires the installation of an approved grease trap and effluent disposal drain to treat and discard greywater effluent.</li> <li>2. Seal the vent on the top of the Septic Tank and mortar the tank wall to ensure the structural integrity of the tank and to prevent mosquitoes entering and breeding in the system.</li> <li>3. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> </ol>
9336	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the damaged Septic Tank lids and grease trap to ensure the system functions correctly and to prevent mosquitoes and odours becoming an issue.</li> <li>2. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.</li> <li>3. Clear the greywater pipes to allow suitable distribution of wastewater on site.</li> </ol>
9334	Minor Non-Compliance	<ol style="list-style-type: none"> <li>1. Replace the damaged vent on the sewage outfall from the dwelling to ensure gases are adequately vented prior to the tank and to reduce mosquito breeding.</li> <li>2. Ensure the distribution pit at the commencement of the trench is clear of sludge and other solid matter.</li> </ol>
9314	-	<ol style="list-style-type: none"> <li>1. During the inspection Council officers were unable to locate the Septic Tank and effluent disposal area. Please provide Council details of the location and size/s of the septic tank and effluent disposal trenches.</li> </ol>
10995	Major Non-Compliance	<ol style="list-style-type: none"> <li>1. Pump out the Septic Tank to remove the accumulated sludge and to protect the system from trench damage and failure.</li> </ol>

9349	Minor Non-Compliance	1. Maintain the vegetation around the Septic Tank to allow access for maintenance and monitoring of the system. Ensure the inspection openings are brought to ground level to assist.
10225	Minor Non-Compliance	1. The existing system does not include distribution pits at the commencement of the effluent disposal trenches. If/when the trenches are replaced in the future suitable distribution pits must be installed.
9348	Major Non-Compliance	1. Cover the greywater drain to prevent odours and access to contaminated wastewater onsite. Grey water must be disposed of in a subsurface drainage system onsite.
9325	Minor Non-Compliance	1. Raise the inspection openings on the Septic Tank to ground level to allow access for maintenance and monitoring of the system.