

WORKING TOWARDS SAFE & RESPONSIBLE ON-SITE SEWAGE MANAGEMENT
ON-SITE SEWAGE MANAGEMENT EDUCATION SERIES

WHAT TO
EXPECT WHEN
YOUR OSMS IS
INSPECTED BY
COUNCIL

WHAT TO EXPECT WHEN YOU'RE INSPECTED
BY COUNCIL

This factsheet provides information about what you can expect when your OSMS is inspected by Council.

It outlines the risk classification used for an OSMS and what inspectors will be looking for when onsite.

Having your OSMS inspected by Council officers is just part of living with the system; every system is required, by legislation, to be inspected. The frequency of the inspections depend on the risk classification of your system.

OSMS's are classified as follows:

- ▶ High Risk - an area that is highly vulnerable comprising sensitive environments such as villages and areas in close proximity to water bodies
- ▶ Medium Risk - an area that is vulnerable, but of lower risk of pollution because of location in the landscape, suitable soil types and lower housing density
- ▶ Low Risk - an area with suitable soil types located away from water bodies, other houses and sensitive environments

High-risk systems will be inspected more frequently than low-risk systems. Prior to your system being inspected, you will be contacted by a Council employee. If a complaint is received about your OSMS, an unannounced inspection may be conducted.

The inspection of your system will include but is not limited to:

- ▶ Physical condition of your tank
- ▶ A check inside on the health and capacity of your tank
- ▶ A check on the condition of any fixtures such as the yard gully, vents, inspection openings, exposed pipes
- ▶ Detection of any strong odours from the tank or disposal area
- ▶ Check on the condition of the disposal area
- ▶ Signs of any wastewater or effluent pooling above ground
- ▶ Any signs of inappropriate wastewater & effluent disposal occurring
- ▶ Check of current service agreement (AWTS)
- ▶ Check appropriate (and durable) signage is in place (AWTS)
- ▶ Assessment of risk classification

Following your inspection, you will be advised whether your system has been found to be satisfactory or unsatisfactory. If your OSMS is found to be operating satisfactorily, then an Approval to Operate will be issued. If it is found to be operating unsatisfactorily, then you will be advised of what you need to do to bring it into compliance. Once a re-inspection has determined your system to be operating satisfactorily, an Approval to Operate will be issued.



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