

Procedure 3.03.2 OSM Interpretations

Department	Planning and Environment Group
Responsible Officer	Manager Health, Building and Compliance

Risk Criterion

Critical-Risk

An OSMS is considered as 'Critical' if it has been identified as being:

- within 150m of the tidal part of an Oyster growing catchment
- within 2 km upstream of a town water intake points catchment

Reason

Potential for contamination from failing OSMS that are close to oyster growing catchments and town water intakes pose the greatest risk to human health.

High-Risk

An OSMS is considered 'High Risk' if it has been identified with one or more of the criteria for high-risk listed below:

- Any OSMS within an environmentally sensitive area.
- Any OSMS sited on allotments smaller than 2000m² with a reticulated water supply.
- OSMS adjacent to or less than 100m from permanent freshwater streams or swamps.
- OSMS adjacent to or less than 40m from intermittent streams and dams.
- OSMS adjacent to or less than 150m from a nominated waterway (saltwater estuaries).

Reasons:

Potential to overload the system; Potential for contamination from failing OSMS that are close to waterways, swamps, sensitive areas and vegetation, Potential for from failing OSMS that are close to neighbours to cause public health risks.

Low-Risk

Any OSMS is considered 'Low-Risk' if it is not identified as either being critical or high risk.

Definitions

Council interprets an environmentally sensitive area to include:-

Within 100m of identified lands (Environmental Planning & Assessment Regulation 2000)

- Land identified in an environmental planning instrument as an environment protection zone such as for the protection or preservation of habitat, plant communities, escarpments, wetland or foreshore or land protected or preserved under State Environmental Planning Policy No 14-Coastal Wetlands or State Environmental Planning Policy No 26-Littoral Rainforests; or
- Land reserved as national parks or historic sites or dedicated as nature reserves or declared as wilderness under the National Parks and Wildlife Act 1974; or

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- An area declared to be an aquatic reserve under Division 2 of Part 7 of the Fisheries Management Act 1994; or
 - Land reserved or dedicated within the meaning of the Crown Lands Act 1989 for the preservation of flora, fauna, geological formations or for other environmental protection purposes, or land declared as wilderness under the Wilderness Act 1987; or

Within 100m of a natural water body, wetland or coastal dune field

- Is defined to mean permanent running or still water that is usually above the ground in all seasons of the year.
- Within 40m of intermittent creeks, farm dams or other types of impoundment.
- Note: Where drainage lines are altered as a result of a road or track construction, building works, etc. this would not apply to such drainage lines, so long as they are adequately diverted away from the land application areas.
- A wetland or swamp can be either fresh or salt water, it could be naturally occurring or man-made but does not apply to constructed wetlands to be used for the purpose of polishing effluent.
- Coastal dune field means an area adjacent to the coast supporting the relevant plant and animal species that are dependent on this type of eco-system; or

High water table

Defined as within 3m of the natural surface at any time or within 250m of a ground water well whether or not such a well is on the property in question or not; or

Highly permeable soils

Defined as giving a result based on the constant head method defined in Australian Standard 1547-2000 as being greater than 2.5m per day; or

Acid sulphate, sodic or saline soils

Potential and actual occurrences of acid sulphate soils are defined on maps provided by Planning NSW and the DLWC and available for inspection at Councils offices. Sodic and saline soils need to be determined through site assessment; or

Within a drinking water catchment

Means within 100m of any permanent fresh water that any person is or is likely to be using for the purpose of drinking water whether untreated or treated and regardless of whether it is for a town supply or private use; or

Within 150m of a nominated waterway

Has the same meaning as defined in Schedule 6 of the BVSC Local Environmental Plan 2002 and the associated Development Control Plan – 6.