

A20 Assessment Table worked example.

Note: This example report was written in 2018, prior to A20 permits.

Assessment Step	Criteria	Provided Y/N	Priority			Notes
			Critical	Relevant	Supporting	
Application	Is the Council application form complete?					
Prescribed information Reg 26(2)(a)	Detailed plans, specification and particulars of the proposed construction, installation or alteration of the OWMS (site plan, OWMS specifications, construction details)	N				Basic site plan. No spec for construction Section 5 and Site Plan
Reg 26(2)(a)	Floor plan of the premises to be serviced by OWMS	N				None
Reg 26(2)(b)	Details of the proposed use of the OWMS provided, including development type (dwelling, tourist accommodation, factory)	Y				Section 1.2
Reg 26(2)(c)(i)	Copy of certificate issued by accredited body for proposed treatment plant meets appropriate standard, if required	N				No treatment plant recommended
Reg 26(2)(c)(ii)	Copy of exemption granted by EPA under Section 459 for treatment plant certificate, if required	N				
Reg 26(2)(d)	Description of OWMS treatment system and effluent management, with evidence that system is appropriate for the proposed use	N				Limited. Missing treatment system data. Notes some mitigation measures
LCA report Reg 26(2)(e)	Is LCA provided, if required? Is designer suitably qualified to council's requirements? Does designer have appropriate professional indemnity insurance? Do details in LCA meet a standard acceptable to the council?	N				LCA included. Missing designer qualifications and PI insurance
Planning	Is the proposed development impacted by any planning provisions or planning scheme? Is this addressed in the application?	N				Not noted. Assessment noted Site located in SWSCA
Site information	Details provided including Lot/DP, land use zoning, any existing services and easements?	N				Limited. No Lot/DP or services listed. Zone listed. Section 1.2
Development	Type identified? Does the development have/ require planning approval? Are developments that are approved but not yet constructed considered?	N				Existing residential dwelling. Check Council records. Section 1.2
Sewer	Is connection to reticulated sewer available locally? Is it viable? Does the water corporation have a requirement to connect to sewer?	Y				Addressed. Not available. Section 1.2
Design flows	Design suitable to Table 4-1 of GOWM (2024) or Table 4-4 for commercial development? Check floor plan, water saving fittings and water supply	Y				Section 1.2 references CoP 2013. But no floor plan to confirm
Treatment capacity	Is the treatment system of a suitable capacity for design flows?	N				No details

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Existing treatment	Alteration - Is the existing treatment system in good operational condition? Is evidence provided?	N A				No reuse noted
Decommissioning	Where an existing OWMS is to be replaced, are any disused tanks to be decommissioned for safety?	N				No details of decommissioning
Site and soil assessment	Detail meets LCA Framework requirements and assesses and identifies the level of constraint of each feature and any moderate and major constraints? Compare to Tables 1-4 of LCA Framework	Y				Section 2.2, 2.3 and 2.4 most included. No aspect, landslip, soil testing. Distance to surface water not confirmed. Flooding not confirmed. Groundwater bores only for 60m, not surrounding. Conflict on drainage gullies and seasonal waterlogging (Section 4.3) and open water (Section 5). Not mentioned in SSA but noted in mitigation measures. Moderate and major constraints noted: slope (10-15% mod) only.
Mitigation	Are mitigation measures proposed for any moderate or major constraints identified? Do the mitigation measures adequately address the constraints?	N Y				Slope not addressed. Section 4.3 seasonal groundwater and drainage gullies addressed but not noted in assessment. Section 5 noted open water around the site and recommended 60m buffer. No detail noted on site plan.
Soils	Borehole logs, borehole locations on site plan, photos, soil testing results	Y				Limited. Section 2.3 give basic details and references AS/NZS1547:2000 data. No test results. Basic BH log with minimal details. No photo or test results. 2x BH on site plan
Sensitive areas	Are any local sensitive areas identified and addressed? e.g. special water supply catchment area, aquaculture areas, environmentally sensitive, culturally sensitive, vegetation clearing, acid sulfate soils	N				No mention except to avoid drainage gullies in mitigation. Research – site located in SWSCA.
Setback distances	Does the design meet setback distances (Table 4-9 of GOWM 2024)?	N				Section 2.2 references CoP 2013. Mention building, boundary and surface waters only. Not demonstrated on site plan. Mention to avoid drainage gullies (Section 4.3) but not mapped or discussed
Setback reduced	Are reduced setbacks proposed? Is suitable evidence provided, including addressing site constraint factors (Table 4-10 GOWM) and siting and location considerations Table 24 (EDRS)?	N				Presence in SWSCA not noted or buffers considered.

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Treatment and LAA	Is all wastewater catered for (black and grey water)?	N				Uncertain. No mention of split flows from existing dwelling. Can condition this to ensure no split flows.
Pump sizing	If pump required, are design and pump specifications suitable?	N				No detail. Section 4.2 and 5.
LAA sizing	Is the sizing of LAA suitable for the site constraints and use? Are suitable calculations provided as required by the council (simple hydraulic equation, water balance (VLCAF) and/or nutrient balance)?					See Session 5 Trenches sized on topsoil (Cat 3). Section 4.1. Should be Cat 4 Section 4.2 SSI sized for Cat 4. Ok. Section 4.3 refers to WB, but not attached. Also mentions surface irrigation too.
Nutrients	If required, are nutrient balance calculations provided? Is a nutrient uptake area nominated?	N				See Session 5 No calcs provided.
LAA comparison	Test the LAA calculations against Council's test spreadsheet (use VLCAF spreadsheets, if relevant)					See Session 5
Reserve area	Is a 100% reserve area nominated? Is it required?	N				No nominated reserve area.
Maintenance	Are required management and maintenance measures listed?	N				
Site plan	Does the site plan display: OWMS existing and proposed (treatment system, LAA, plumbing, reserve area), development existing and proposed (buildings, driveway, pool, fence, etc), environmentally sensitive areas (waterways, drainage lines, vegetation, etc), services (power, water, groundwater bores), slope (gradient and direction), soil borehole locations, setback distances, property boundary, north arrow, scale, legend, other constraints?	N				No legend, treatment plant, reserve area, setbacks, services, slope, contours, scale. Uncertain boundary or waterway. Has buildings, trees, LAA, BH and north arrow x2
LAA schematic	Is an LAA schematic and specifications provided?	N				No details
Construction detail	Does the report include an annotated drawing with sufficient detail to ensure that the installer can install the system as per the approved design?	N				
Site inspection (permit assessment)	If a site inspection is completed prior to application approval Does the application accurately represent the site? Is there sufficient area for the LAA as proposed in the application?					Are site features as displayed, is the north arrow correct?
Referrals	Does the application need to be referred internally or externally (planning, vegetation clearing, contamination, special water supply catchment area)?					Refer to water authority for SWSCA

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Additional information	If anything is missing, poorly explained or doesn't support the approval of the application, request additional information from the applicant				As above, plus: Confirm nominated OWMS (Section 4.1-4.3) including treatment system and EDS. Provide construction details.
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