

Environmental Health Referral Response - unsewered land

Application Number:	DA2019/0869
Responsible Officer	Lashta Haidari
Land to be developed (Address):	Lot 282 DP 752017 , 282 / 0 Thuddungra Road DUFFYS FOREST NSW 2084

Reasons for referral

This application seeks consent for development upon unsewered land.

And as such, Council's Environmental Health and Protection officers are required to consider the likely impacts.

Officer comments

General Comments

The waste water proposal detail supplied is to provide an additional disposal area only in addition to an existing water system and absorption area on the site.

There will be a total of seven habitable rooms i.e. bedrooms, and the consultants report appears to refer to treatment/disposal of only 900 L/day of effluent total .

No details have been provided of the existing capacity of the treatment system tank and whether it is capable of adequately dealing with an additional quantity of effluent.

Council estimates the combined new total of effluent will be 1650 L per day which needs to be treated by what appears to be the existing AWTS (no details provided on what system is installed).

Swimming pool(existing) waste water backwash is not referred to as a waste water on site , but there appears to be adequate existing disposal area on site for this existing system and the proposal will not impact on this.

Overall for total waste water , because of vacant land, paddocks which are currently in use there is potential for dealing with additional waste water on site in these areas, should problems occur in the future, paddock area can be reduced if necessary.

However,

Before fully assessing this application Environmental Health require the following information:

1. If it is proposed to utilise the existing AWTS then its design capability to treat the total of 1650 L per day of waste water needs to be supplied.
2. Alternatively if a new AWTS is proposed then manufacturers details confirming its ability to adequately treat 1650 L of effluent per day as a capacity of a seven bedroom dwelling needs to be supplied.
3. The Waste Water assessment report being amended accordingly.

Recommendation

Additional Information required before any approval of the DA

Recommended Environmental Health and Protection Conditions:

Nil.