

## Environmental Health Referral Response - unsewered land

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| <b>Application Number:</b>             | DA2020/0768  |
| <b>Date:</b>                           | 01/10/2020   |
| <b>Responsible Officer</b>             | Kelsey Wilkes  |
| <b>Land to be developed (Address):</b> | Lot 80 DP 11784 , 12 Ingleside Road INGLESIDE NSW 2101 |

### 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

Environmental Health has reviewed the Upstream Flow & On-Site Wastewater Management design plans dated 29 June 2020 ref 513-03 prepared by Southeast Engineering and Environmental. The wastewater proposal is not suitable for the development on this site due to the following:

1. An open drainage channel is within 4-5 metres of the proposed wastewater disposal system. As per the Environment & Health Protection guidelines On-site Sewage Management for single households, a buffer of 40 metres is required from an open water course to a wastewater disposal area.
2. As per the the Environment & Health Protection guidelines On-site Sewage Management for single households, there needs to be a 12 metre buffer between the property boundary and the wastewater disposal area for a downslope site. The minimum setback buffers in the AS1547:2012 for property boundaries are between 1.5m – 50m and require justification for the proposed setback. This has not been provided with this report.
3. About 28 metres of the open drainage channel located at the back of the property is labelled Low Flood Risk Precinct which poses a risk to possible contamination.

The wastewater management reports is conceptual at best and does not justify its decision making and buffers proposed as would be expected in a full on-site sewage management site and soil assessment. The site is very constrained and as such the system proposed and disposal method will need to be reviewed and another proposal submitted to Council for assessment. The following will need to be considered when devising a suitable wastewater disposal system for the property:

1. location and proximity to storm water drainage channel,
2. Soil types & horizons on the property
3. Topography of the site
4. Suitable buffer distances
4. Possibility of connection to Sydney Water main line located on Ingleside Road

### Recommendation

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The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Environmental Health and Protection Conditions:**

Nil.