

Environmental Health Referral Response - unsewered land

Application Number:	DA2020/0392
Date:	13/07/2020
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 2414 DP 752038 , 19 Morgan Road BELROSE NSW 2085

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

Review of the on-site sewage management system proposed for a 5-6 bedroom (7-10 person) dwelling at 19 Morgan Road Belrose.

Environmental health find the proposal to be unacceptable for a number of reasons:

1. Envirotech went into liquidation under ASIC as of 10 June 2020 - proposed system can no longer be attained
2. Pump-out systems are not appropriate domestic wastewater management solutions due (historically) to the high ongoing costs and consequential failures of these systems by way of effluent diversion illegally above ground
3. The scale of the house / number of bedrooms / potential system users is too large for the site -to safely treat and dispose- due to the lack of soil volume needed for nutrient uptake, evapotranspiration and pathogen reduction
4. On-site treatment and disposal will require the addition of soil to the land
5. There has been no on-site sewage treatment and disposal system proposed.

The proposal will **not** be recommended for approval until:

- plans have been amended to dramatically reduce the number of bedrooms commensurate to the size and geography of the land parcel
- a wastewater report including a proposal to safely dispose treated sewage on-site has been prepared and submitted to Council by a 'suitably qualified wastewater consultant'.

Recommendation

REFUSAL

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.