

Environmental Health Referral Response - unsewered land

Application Number:	DA2022/0281
Date:	07/03/2022
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 102 DP 803977 , 167 Riverview Road AVALON BEACH NSW 2107 Lot LIC 469130 , 167 Riverview Road AVALON BEACH NSW 2107

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

Proposal will increase the number of bedrooms on-site and this triggers a review of the on-site sewage management system under Section 68 of the Local Government Act 1993. The capacity of the existing pump to sewer tank is unknown, and therefore Council is unable to assess its suitability to cope with the total expected daily load.

Across the suite of standards and guidelines, including AS1547-2012 and *Environmental Health & Protection Guidelines - On-Site Sewage Management for Single Households (1998)*, it is generally recognised by Council that total numbers of persons on-site is 2 for the master bedroom, and one each per bedroom after that. The proposed development looks to have 5 bedrooms and therefore (at least) 6 people, at 150L/day per person, we expect a daily (effluent) load rate of 900L/day. The applicant must provide information to demonstrate that the pump to sewer tank and associated pumps are capable of managing this load, having extra storage capacity for faults in the pumping system -accounting for a total failure for 24 hours would be sufficient.

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.