

Environmental Health Referral Response - unsewered land

Application Number:	DA2019/0671
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 1 DP 1132852 , 18 - 20 Sturdee Lane LOVETT BAY NSW 2105

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

It is noted the site is classified as high potential risk from Councils Waste Water Assessment perspective.

Council wrote to the owners on 18 December 2018 requesting access for inspection and the lodging of an approval to operate the existing waste water system and payment of a fee of \$260 . No response was received. System reference: WW0315/01

A Development Application has now been lodged which appears specifically for a replacement waste water tanks and disposal area as the existing tank needs replacing.

Environmental Health would generally support any improved system.

A site inspection was attempted on 9 July 2019 but not possible due to a locked gate from street access.

Comments may still be made as information from the applicant will be required .

A number of issues remain unaddressed and best addressed by the applicant.

(It should be noted that the former Pittwater Council relied on the owners selected plumber certifying that a system was compliant- details were limited).

No records, at the time of writing, can be located for what this system was designed for in regard to buildings and bathrooms serviced.

The plans submitted show in addition to the main dwelling a "cabin" of unknown origin or use connected to the new system.

The proposed new system appears to collect waste water from the main dwelling and this "cabin" (the occupancy if any is unknown and not calculated in the waste water consultants calculations) although they have acknowledged 4 bedrooms and a study and designed for a future bedroom and a study.

Design capacity for the dwelling should be then be 6 habitable rooms capable of being used as bedrooms - capacity 9-10 occupants --1600-2000 L/day design flow (Table J1 AS1547:2012) .

Additionally allowing connection of the system to the "cabin" may create an additional dwelling on the site and exceed the design capacity of the system.

Environmental Health require:

Details of the rooms/bathrooms/toilets/kitchen located in the cabin -if any.

Any habitable room and toilet or other fittings in the cabana -if any.

Recalculated waste water loads based on the above inclusions and the dwelling occupancy recalculated.

The Arborist report being amended to include reference to the increased water load and nutrients on native plant/trees in the land application area.

Recommendation

REFUSAL subject to additional information

Recommended Environmental Health and Protection Conditions:

Nil.