

Environmental Health Referral Response - unsewered land

Application Number:	DA2021/2228
Date:	18/08/2022
Responsible Officer	Nick England
Land to be developed (Address):	Lot 369 DP 752017 , 323 McCarrs Creek Road TERREY HILLS NSW 2084 Lot 425 DP 752017 , 323 McCarrs Creek Road TERREY HILLS 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

Council's Environmental Health Officer has advised the following:

"General Comments

In response to Council's request for a wastewater report to account for the proposed increase in habitable rooms -converting a garage into a livable studio with bathroom, the applicant had the wastewater letter from Gary Hobart amended to state "the application also seeks conversion of the existing shed into a home office/studio which then makes this area habitable space of one bedroom equivalent. As such a separate wastewater system will be required, just for the studio. It is proposed to install an Eco-Septic Eco Pro AWTS to handle all wastes from the studio with a LAA of 204m²".

Council has not been provided adequate detail to make an assessment of the suitability of the wastewater system being installed, and thus re-iterate that the applicant should refer to page 16 of the DA lodgment requirements form for guidance on the appropriate information to submit. Including the disposal type and soil profile.

The relevant guidelines and standards are:

- *'Environment & Health Protection Guidelines: On-site Sewage Management for Single Households' ('Silver Book', Department of Local Government, 1998);*
- *'AS/NZS 1547:2012 On-site Domestic Wastewater Management'; and*
- *Sydney Catchment Authority's 'Developments in Sydney's Drinking Water Catchment – Water Quality Information Requirements'.*

Additional comments 16 August 2022

"Wastewater report still required to account for the additional habitable space/room and swimming pool (separate disposal areas) as per the abovementioned relevant guidelines and standards."

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.