

Environmental Health Referral Response - unsewered land

Application Number:	DA2020/0241
Date:	30/03/2020
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 16 DP 30325 , 70 Lane Cove 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

Alterations and additions to an existing dwelling. Environmental Health has reviewed the relevant aspects of the proposal –acid sulphate soils and on-site waste water management. In both instances we agree with what has been stated in the reports provided –summary below.

Statement of Environmental Effects discusses acid sulphate soils, “proposed works are minor and are not likely to lower the watertable below 1 metre AHD”. No further discussion or conditions needed due to the high RL, type of works and low probability of exposing acid sulphate soils.

Waste water report discusses the requirement to modify the existing waste water system to cope with the increased load in processing and disposing effluent by adding a second tank and increasing surface disposal area. We agree that the proposed land disposal area of 350m² is adequate for 10 people. However, pool backwash (grey water) is not considered. Information must be provided about where pool backwash will be discharged –usually into a trench system- prior to Environmental Health recommending approval.

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.