

From Bob Story: DA 2023/1382

- 1: Broadcrest's Waste Water Report marked boundaries that were 6 metres in favour of the 5 Portions.
- 2: This resulted in a distance from EMA (absorption pit) being wrongly put at 11 meters from boundary of 3 Portions.
- 3: Broadcrest amended the report, to correct boundary positions in 3 and 5 Portions.
- 4: This resulted in a change in distance from 11 metres to 6.2 meters.
- 5: Location of House Plan on Broadcrest plan Appendix 1 is out of position from current Leplastrier drawings and 5 meters.
- 6: Neither the Broadcrest's or Leplastrier's plans have dimensions that location the house position to the boundaries of 3 and 6 Portions.
- 7: By scaling (not good practice) the distance from the EMA to 3 Portions, resulted in a figure of 5.4 meters.
- 8: EMA is drawn between 2 existing sandstone walls that which meant there was finally an accurate point of reference from which to take accurate measurements and positively locate the pit.
- 9: There is a surveyor's peg on the nor'eastern rear corner of 3 Portions and 5 Portions which is an inarguable datum point.
- 10: From site measurements, the distance from the EMA is therefore able to be correctly measured at 4.8 meters.
- 11: The fall in level from the EMA to 3 Portions boundary, is approximately 3 meters. This is not level land as claimed, but instead steeply sloping.
- 12: The minimum distance from EMA to site to as stated in Table 2.17 is 6 meters for a level site and 12 meters for a downward sloping site.
- 13: There can be no justification for the 4.8 measurement for the EMA site to 3 Portions boundary, to be approved.
- 14: The long term seepage or failure in the pressurized pipe system would not adversely affect 5 Portions. All the sewerage effluent would flow down to 3 Portions.
- 15: The EMA will be in full shadow from the house for 9 months of the year.
- 16: If there is any doubt about the unacceptable location of the EMA, we assume that a site inspection would be made by the appropriate council officer.