

Environmental Health Referral Response - unsewered land

Application Number:	DA2019/0885
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 166 DP 752046 , 13 Bungendore Street 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

Proposal to construct a second dwelling on the Lot. Environmental Health has considered the impact on the existing wastewater system -an aerated system with sub-surface irrigation.

The design loading rate of the existing wastewater system is currently 1440 L/day. The engineering report by Holman Engineering Pty Ltd states a calculation based on the latest guidelines adopted by Sydney Catchment Authority (SCA). In this report the proposal is for the existing four bedroom house plus the proposed two bedrooms giving a total loading rate of 1200 L/day. Our team takes the stance that each habitable room must be accounted for, therefore the proposed dwelling's "study" room is included to make a total of 7 bedrooms.

Using the same SCA document for calculations, we agree that the existing infrastructure is sufficient to cope with the increased load on the wastewater system and can consequently give a recommendation for approval.

Recommendation

APPROVAL - no conditions

Recommended Environmental Health and Protection Conditions:

Nil.