

Environmental Health Referral Response - unsewered land

Application Number:	DA2025/0381
Proposed Development:	Construction of a secondary dwelling
Date:	23/04/2025
Responsible Officer	
Land to be developed (Address):	Lot 2 DP 1054614 , 33 Walter 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

The site is located in an unsewered area

The proposal appears to place a new dwelling in the current wastewater land application area.

no wastewater report have been reviewed.

Council will require the following information for an assessment to be made.

Council has developed a Lodgement Requirements guide to assist applicants in preparing their Development Application for lodgement. The guide includes lodgement instructions, as well as the mandatory documentation Council require.

An On-site Wastewater Management Report prepared by a suitably qualified professional is required for

proposed installation or alteration of an Onsite Wastewater Management System, or when the load on an existing wastewater management system is to be altered, and is to include but not limited to:

- Details of the proposed wastewater treatment and effluent disposal system, including location of the effluent management area. The Report must not offer options.
- Accreditation of the wastewater system by NSW Health.
- Appropriateness of the proposed system considering frequency of use, available power, slope, soils, wastewater load and
- other relevant site constraints.

• Consideration of the physical practicality of a gravity-fed system and whether a pump well is required.

• Demonstration of compliance with:

»Clauses of the relevant Local Environmental Plan;

»'Environment & Health Protection Guidelines: On-site Sewage Management for Single Households' ('Silver Book', Department of Local Government, 1998); and

»Relevant policies and standards, including 'AS/NZS 1547:2012 On-site Domestic

Wastewater Management' and the Sydney Catchment Authority's 'Developments in Sydney's Drinking Water

Catchment – Water Quality Information Requirements'.

- Soil profiles of the proposed effluent management area(s) to a depth of least one metre (where

possible), consistent with AS/NZS 1547:2012, including: »Soil texture and structure with depth using standard soil descriptions;
»Dispersibility and other relevant chemical or physical characteristics that may impact on sustainable effluent disposal;
»Electrical conductivity/salinity;
»Sodicity;
»Monthly rainfall and evaporation data, and implications for the nature and size of the effluent management area (where relevant, the impact of severe and prolonged frost is to be considered); and
»Where effluent irrigation is proposed, weighted phosphorus sorption values.

- An action plan in the event of a breakdown in, or other interference with, operation of the wastewater system.
- If proposing above ground irrigation in an environmentally sensitive area, a report from a suitably qualified arborist demonstrating a neutral or beneficial effect on vegetation. The Report is to be supplemented by a site plan (scale 1:200), demonstrating:
 - All existing and proposed structures, including stormwater and wastewater management structures, and effluent management areas;
 - Slope and general landform, including rock outcrops and geology;
 - Vegetation and shading/exposure;
 - Rivers, watercourses, drainage depressions and dams, roadside and other open drains;
 - Any poor drainage, wet seepage areas, springs, and areas of run on;
 - Exposed soil/erosion potential/fill; • River flats, floodplains and/or flood planning level;
 - Any groundwater bores located within 100 m of the effluent management area and their use; and • Buffer distances.

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.