



OSSM Design Review

Updated Architectural Plans Impact upon OSSM Design

ISSUED BY:	Broadcrest Environmental Pty Ltd	31/05/24
TO:	R. Sloss C/O Blue Sky Building Designs	
ADDRESS:	259 Aumuna Rd, Terrey Hills NSW	
TO BE SUPPLIED TO:	Northern Beaches Council	
RE:	Architectural Plan Revision impact upon OSSM design	
Broadcrest REF:	1381-WW-A-03	

Broadcrest Environmental have received Council Request for Information (17/02/25) regarding the subject site as follows:

"Updated Report for Modification Application", including "Onsite Wastewater Report"
The updated report(s) are to make an assessment of the modified proposal and be prepared by a suitably qualified person. Alternatively, the relevant expert can provide a supporting letter stating they have reviewed amended proposal and advise the recommendations of the original report remain unchanged."

The most recent Broadcrest On-site Wastewater report for the site is 1381-WW-A-03 dated 31/10/2022 which was an update to earlier OSSM design/reports to support *Blue Sky Building Design* architectural set No. 2020050 issue 2 (dated 03/10/2022). The updated architectural set No. 2020050 issue 3 (dated 03/02/2025) will be reviewed in light of the above council RFI for suitability of the existing OSSM design.

No modifications to proposed shed as detailed per Sheet A103.1-2 are identified to modify the site OSSM loading. Modification variations per sheet A109-110 (dwelling and garage) are understood to be bathroom/toilet arrangement and windows within the Gym and office/conference room space. The modifications are not identified to result in variance to the design site loading, for which the existing 5bedroom (10 Equivalent Person) design per 1381-WW-A-03 has provided allowance for within treatment and dispersal. The existing 1381-WW-A-03 (31/10/22) report is therefore suitable to meet the requirements of the modified development as detailed within the updated architectural set No. 2020050 issue 3 (dated 03/02/2025).

On behalf of Broadcrest Environmental,

Logan Starkey

Civil Engineer | Broadcrest Environmental
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