

## Environmental Health Referral Response - unsewered land

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|----------------------------------------|----------------------------------------------------------------|
| <b>Application Number:</b>             | DA2022/0196                                                    |
| <b>Date:</b>                           | 04/03/2022                                                     |
| <b>Responsible Officer</b>             | Nick Keeler                                                    |
| <b>Land to be developed (Address):</b> | Lot 242 DP 12749 , 17 Thompson Street SCOTLAND ISLAND NSW 2105 |

### 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

Council has reviewed the wastewater report and is not satisfied that the appropriate / relevant standards will be met when accounting for the limitations on-site. Our view is that the following points require further consideration by the wastewater expert:

- Council considers 3 bedrooms plus a studio to be 4 bedrooms and therefore 6 people. Being, 2 in the master, 2 in the studio, one each in the remaining bedrooms.
- 6 people would equate to a daily load rate (DLR) of 720 L/day.
- A daily irrigation rate (DIR) of 3.5 mm/day has been used by the consultant, but the 40% slope is not accounted-for. As per Table M2 of the Australian Standard 1547, such a slope requires (at least) a 50% reduction in DIR.
- Based on the above points, the Australian Standard and E & H Guideline indicate that a land application area (LAA) of ~411 m<sup>2</sup> is required for the site. Whereas, 180 m<sup>2</sup> has been proposed.
- If Council agrees to recognise the total number of people on-site as 5, at a DLR of 120L/person, and using a DIR of 1.75, the smallest LAA we consider to be commensurate to the potential site use is ~342 m<sup>2</sup>.

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.