

Waste Water Report

Retrospective Approval & Continued Use for Farm Building and Workers Amenities

931-947 Mamre Road, Kemps Creek
Lot 36, DP 258414

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13/10/2019

Description of Proposed Development

The proposed development is for the continued use of a Farm Building and associated workers amenities at 931-947 Mamre Road, Kemps Creek. As workers amenities is proposed as part of the development and the subject land is not serviced by Sydney Water Sewer Lines, the need arises for On Site Sewerage Management and subsequently it must be approved by Council. There is an existing dwelling located on the land holding, which has an existing On-Site Sewerage Management System approved by Council through Section 68 of the Local Government Act 1993. It is proposed for the Workers Amenities to connect into this existing system and to increase the Effluent Disposal Area of the existing system in order to comply with Council's Onsite Sewage Management and Grey Water Use Policy.

Council's on-Site Sewerage Management and Grey Water Use Policy

The proposed development has been designed with Council's OSSM Policy at the forefront as it is considered paramount to the public's health. Compliance with Council's OSSM Policy is readily achievable as will be detailed within this report in later pages.

Part 2.1.1 Installation of OSSM Systems

Part 2.1.1 Installation of OSSM Systems, Council has stipulated certain scenarios as to when a Waste Water Report must be submitted by a qualified consultant. This application does not meet those requirements, subsequently, a Waste Water Report prepared by a qualified consultant is not required for this Development Application and the alterations to the OSSM System.

Table 2 – Sizing of Domestic Aerated Wastewater Treatment Systems Effluent Disposal Area

The system currently serves a 3-bedroom dwelling, however, in accordance with the policy it can be deemed to be a 4-bedroom dwelling. There will only be a maximum of 2-4 workers present at the farm at any given point, accordingly, they have been given a value of 2 bedrooms. By adding the 4 possible bedrooms in the Dwelling and the equivalent of 2 bedrooms from the workers amenities, the total "bedrooms" that this OSSM System has to service is 6 bedrooms. In accordance with table 2, 972m² must be provided as Effluent Disposal Area. It is proposed for the existing Effluent Disposal Area to be increased in size to 972m² in accordance with the requirements of the table and as detailed on the provided architectural plans. The Effluent Disposal Area can be further increased if required by Council through the Development Application stage. Present on the plans is also a secondary Effluent Disposal Area, which can be used if required at a Future Date and future development will be minimised at this proposed location.

Table 3 – Buffer Distances for OSSM Systems

All OSSM Systems – There is no groundwater well located within 250m of the tank.
-Over 100 metres distance has been achieved between permanent water surfaces.

- Over 40 metres distance has been achieved to other water sources.
- There is no in ground water tank present on the landholding.
- There is no drip line present for native trees.
- The tank is not being moved, however it is over 1.5m away from the dwelling.

2.1.3 Addition Requirements for Absorption Beds, Trenches and Mounts

The current system is an absorption system, which will be expanded to 972m² to allow for the increased Effluent Disposal Area. The location has been increased to comply with the additional Buffer distances as set out in Table 3.

- 6 metres distance has been achieved between the Effluent Disposal Area and Dwellings / Property Boundaries.
- 3 metres distance has been achieved between the Effluent Disposal Area and the driveway and other buildings.

2.1.4 Additional Requirements for Pump Out System

The proposal is not a Pump Out System, consequently this subsection has not been considered as it is deemed irrelevant.

2.1.5 Commercial Systems

The proposal is to service a Dwelling and Workers Amenities servicing a rural usage, consequently this subsection has not been considered and is deemed irrelevant.

2.1.6 Dual Occupancies and Secondary Dwellings

The proposal does not include a Dual Occupancy or Secondary Dwelling, consequently this subsection has not been considered as it is deemed irrelevant.

2.1.7 Flood Liable Land

A Flood Report has been submitted with this Development Application which illustrates the flood liable land that burdens the property. The Effluent Disposal Area and Septic Tank are located wholly outside of the 1:100 year flood line in accordance with this policy. Further, there is no overland flow paths present on the landholding which will impact upon the Effluent Disposal Area.

2.1.8 Subdivision and Rezoning Proposal

The proposal does not include a subdivision or rezoning proposal, consequently this subsection has not be considered as it is deemed irrelevant.

2.2 Operational Approvals

A Section 68 application to operate a OSSM will be lodged once the Development Application has been approved. It is acceptable if a Section 68 approval is conditioned into the Consent to ensure compliance.

2.3 Inspecting and Monitoring

The inspection program can be arranged/organised later to the satisfaction of Council.

Conclusion

The proposal is to connect the Workers Amenities within the Farm Building to the existing system that services the principal dwelling. As detailed earlier in the report, there is more than ample room on the property to accommodate the increased Effluent Disposal Area as required by Council's Policy