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19th August 2019

The General Manager
Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Your ref: PP035 and SF10637
Our ref: EF390 and 15/97

FAO: Eric Hollinger

Dear Eric,

**RE: ON-SITE EFFLUENT DISPOSAL ASSESSMENT
PLANNING PROPOSAL
PROPOSED COMMUNITY TITLE SUBDIVISION – TWELVE (12) LOTS PLUS ONE (1)
COMMUNITY PROPERTY LOT (PP035)
LOT 3 DP 846470, 48 JERVIS BAY ROAD, FALLS CREEK**

The purpose of this letter is to provide additional information regarding effluent disposal in support of the above Planning Proposal for Lot 3 DP 846470 at 48 Jervis Bay Road, Falls Creek (PP035).

Cowman Stoddart Pty Ltd has previously prepared a report on effluent disposal to support a Development Application (SF10637) for a proposed community title subdivision at the above site (*Report on Effluent Disposal: Proposed Community Title Subdivision to Create 12 Residential Lots and 1 Community Lot for Lot 3 DP 846470*, November 2017).

In an email from Council (Grant Rokobauer) to Cowman Stoddart Pty Ltd (Stuart Dixon) dated 12 September 2018, the following additional information has been requested regarding effluent disposal for the purposes of determining the Planning Proposal:

“3. Wastewater report needs to be updated and needs to nominate a minimum EMA for an X-bedroom house based on the soil conditions and a nominated system or type of system.”

An updated plan has now been prepared and is included as part of the overall submission of additional information, of which this letter forms a part. The plan shows the minimum Effluent Management Area and reserve area for a future four bedroom house for each lot. These areas have been positioned in accordance with the following setback requirements:

- 40 metres from the intermittent watercourse located in the northern part of the site;

- 3m from proposed upslope property boundaries; and
- 6m from proposed downslope property boundaries.

Our previous report dated November 2017 is otherwise applicable to the Planning Proposal, in particular:

- Our previous report provides the relevant calculations to determine the land area requirements for effluent disposal.
- The proposed method for effluent disposal for each lot comprises an Aerated Wastewater Treatment System (AWTS) with disposal of secondary treated effluent via subsurface or surface irrigation. Alternatively, a septic tank and mound system is a possibility where the slope of the Effluent Management Area is less than 7%.
- A further effluent disposal report may be needed for each lot when development applications are lodged at Council with the building plans for each lot: a revised nutrient balance and hydraulic balance may be required.

I trust the enclosed provides sufficient information regarding the outstanding matters on effluent disposal for the purposes of determining the Planning Proposal. However, should you require any clarification of the above please do not hesitate to contact me on (02) 4423 6198.

Yours faithfully



ANGELA JONES
COWMAN STODDART PTY LTD.