

# *Larry Cook Consulting Pty Ltd*

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20<sup>th</sup> February 2017

Our Ref: 16052-B

SJH Planning & Design  
77 Manns Street  
GOSFORD NSW 2250

**Re: Suitability of On-Site Wastewater Disposal  
Proposed Sub-Division  
Lot 11 in DP576336, No. 24 Collingwood Drive Matcham  
Lot 2 in DP561283, No. 2 Collingwood Drive Matcham  
Lot 13 in DP576336, No. 107 Matcham Road Matcham**

## **1. INTRODUCTION AND BACKGROUND**

Advice regarding the suitability of on-site disposal of wastewater on the proposed subdivision of Lot 11 in DP576336, 24 Collingwood Drive Matcham, Lot 2 in DP561283, 2 Collingwood Drive Matcham and Lot 13 in DP576336, 107 Matcham Road, Matcham was prepared in November 2016 (Ref. 16052-A, dated 15<sup>th</sup> November 2016).

The findings of the preliminary office-based investigations indicated that on-site disposal of treated wastewater on each new allotment is feasible subject to detailed site investigations on each allotment and Council approval. The investigations incorporated detailed knowledge of the geology (including soils) and geomorphology of the local area based on the results of formal wastewater disposal investigations on many properties in this valley, and district. Treatment of all wastewater to minimum secondary standard was recommended.

The conclusions were based on the following findings:

- The size of the new allotments (1 ha)) were all considered sufficiently large for on-site wastewater disposal subject to assessment of other potential site limitations.
- The soils beneath the Site belong to the Erina Soil Landscape which is developed on undulating hills in this area. The silty sandy colluvial and

residual silty sandy loam to sandy-silty clay soil profile was assessed to be suitable for on-site disposal.

- Generous 'cleared' areas with excellent solar and wind exposure appear to be available for wastewater disposal on each new allotment.
- The ground slopes are considered manageable by way of a range of suitable and state-government-approved methods for wastewater application.
- Sufficient areas appear to be present having regard for any environmental constraints.

## **2. RESPONSE**

Planning advice suggests that the most appropriate time to provide detailed information on the On-Site Sewage Management systems (OSSMs) for new allotments, including new vacant lots and residual house blocks, is at the Development Application stage.

Our considered opinion, predicated on our knowledge of the topographic setting, climate and soils in this district and local area, the size of the proposed new allotments, our preliminary investigations and preparation of wastewater management plans (WMPs) for OSSMs suggests that there exists in each of the holdings, the subject of these investigations and studies, sufficient suitable land application areas (LAAs) and reserve (backup) LAAs. This includes the reduced land holdings in the house blocks.

The absence of any significant understorey in each of the subject holdings indicates (on a cursory review) that no additional tree removal is likely to be required, but again, that is a matter that would by necessity more fully and formally be considered at Development Application stage.

Refinement of the WMPs will also depend on the final configurations of the sub-division boundaries.

## **3. CONCLUSION**

In the meantime we reaffirm our observation that adequate and sufficient space is and/or will be available to comply with AS/NZS 1547:2012, DLG (1998) and any other relevant on-site sewage management requirements.

#### **4. CLOSURE**

We trust this response meets with Council's approval. If you require any further information, please do not hesitate to contact Larry Cook on 0428 884645.

For and on Behalf of  
Larry Cook Consulting

A handwritten signature in cursive script that reads "Larry Cook".

Larry Cook  
Environmental Scientist and Geoscientist