

6 November 2007

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Dear Paul,

_ANALYSIS
_CONSENSUS
_DESIGN
_MANAGEMENT

Re: Response to comments from Department of Planning, Department of Primary Industries and Department of Environment, Conservation and Climate Change.

The purpose of this letter is to respond to, and provide clarification for, a number of questions and comments provided by the Department of Planning and other relevant State agencies.

Department of Planning

Comment	Response
Water Supply and Wastewater Reuse	<ul style="list-style-type: none">• Wastewater (black and grey water) is treated and reused via disposal into the soil profile where vegetation makes use of the available moisture and nutrients. These plants may then be harvested in accordance with NSW health guidelines.• Proposed residences will be self sufficient in terms of water supply and wastewater disposal. All water supply is provided from collected rainwater. Households may implement their own grey water reuse systems, however as there is no connection to Council's sewer or mains supply this should be at the owners discretion.

Stormwater	<ul style="list-style-type: none"> Roadway ponds and spillways should be treated in a similar manner to “turn out” drains in other rural residential areas. A level spreader should be provided at the pond spillway to produce diffuse flow. Individual DAs for housing on each lot will be required to meet Council’s requirements for stormwater management from access roads and tank overflows. Stormwater is to be diverted around wastewater disposal areas. Individual DAs for new houses will require detailed wastewater designs to demonstrate this. Weed seed, “garden escapes” fertiliser and herbicide management are best addressed through behavioural change. A significant buffer (generally greater than 50m) exists between building envelopes and receiving waters providing a level of protection.
On-site Wastewater management	<ul style="list-style-type: none"> The on-site wastewater disposal areas are sized based on a monthly water balance to account for wet periods. Wastewater disposal is undertaken below the soil surface to isolate as much as feasible treated effluent from surface stormwater flows. The treatment systems and disposal areas have been designed to protect downstream ecosystems in accordance with AS 1547:2000, the Environment and Health Protection guidelines for On-site Sewage Management (Department of Local Government, 1998) and Councils On-site Sewage management Code of Practice. All the recommended health and environmental buffers have been allowed for. Maintenance contracts between home owners and the provider of the wastewater treatment system will need to be provided for as part of individual DAs for each lot.

Department of Primary Industries

Comment	Response
Erosion and Sediment control during construction	<ul style="list-style-type: none"> A soil and water management plan will be required by Council prior to the issuing of a construction certificate.

Department of Environment, Conservation and Climate Change

Comment	Response
Proximity of reticulated water to the site	<ul style="list-style-type: none">• Reticulated water is not provided to the site. Rainwater tanks will provide all potable water on site.
Proximity to Batemans Bay Sewage treatment Plant	<ul style="list-style-type: none">• Connection to Council's sewage system was discussed, however Council would not accept this.
On-site sewage treatment and disposal limitations	<ul style="list-style-type: none">• The treatment systems and disposal areas have been designed to protect downstream ecosystems in accordance with AS 1547:2000, the Environment and Health Protection guidelines for On-site Sewage Management (Department of Local Government, 1998) and Councils On-site Sewage management Code of Practice. All the recommended health and environmental buffers have been allowed for.

I trust that this clarifies the issues raised by these agencies. Please contact me if you have any questions.

Yours faithfully



Lachlan Bain
Environmental Engineer
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