

Greg Alderson & Associates

Chartered Professional Engineers and Scientists

ABN 58 594 160 789

OUR REF: 24462_ww.DOCX

YOUR REF:

The General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

27 June 2024

Attention: Environmental Health Officer

Re: Connection of drains from proposed internal renovations of the existing dwelling to an existing OSMS at Lot 1 DP 602058, 420 Goremans Road, Eureka.

Dear Sir/Madam,

We have been engaged by Susie Fiedler to assess on-site wastewater management at Lot 1 DP 602058, 420 Goremans Road, Eureka. A development application is being prepared for proposed internal renovations to the existing dwelling. These proposed include the relocation of the kitchen and a bathroom, and a proposed new laundry, and will require a Section 68 application for the connection to the existing On-site Sewage Management System (OSMS) which services the existing dwelling. Floor plans of the proposed addition are attached to this letter.

No additional hydraulic or nutrient loadings will be placed on the existing OSMS as a result of the proposed renovations. No new bedrooms are proposed to be constructed and added to the existing 4 bedrooms.

Staff of this office have inspected the existing OSMS on the 17/06/2024. From our inspection the following observations were made:

- No odours or water surcharging were coming from the existing septic tank or disposal trenches
- The disposal trenches did not show signs of water logging or saturated soils
- The septic tank appears to be maintained well (the tank did not have debris or vegetation on it and the inspection lids were present, sealing the tank adequately)
- The existing OSMS does not present a risk to human health or environmental health (there are no water courses present within prescribed setbacks).

Figure 1 shows the approximate location of the existing OSMS.

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Alderson Edwards Engineers and Scientists Pty Ltd trading as Greg Alderson and Associates

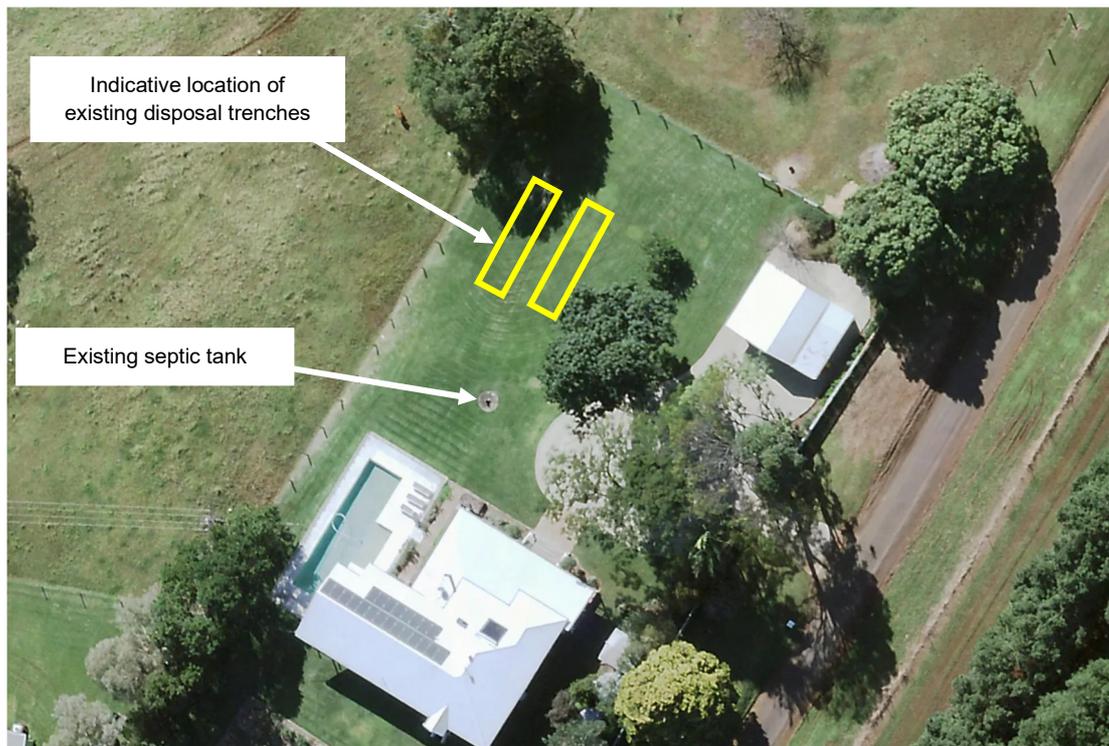


Figure 1. Location of existing OSMS.

Conclusion

Our office concludes that the existing OSMS is in working order and does not present a health risk to humans or the environment. It is considered that the existing OSMS is suitable for continued management of wastewater from the existing dwelling, and is suitable for the proposed new bathroom, laundry and kitchen sanitary drainage being connecting to it. A section 68 application for the connection of these drains into the existing OSMS is considered suitable for Council approval, with an upgrade to the existing OSMS not considered to be warranted.

Yours faithfully,
Greg Alderson and Associates

A handwritten signature in black ink, appearing to read 'Dylan Brooks'.

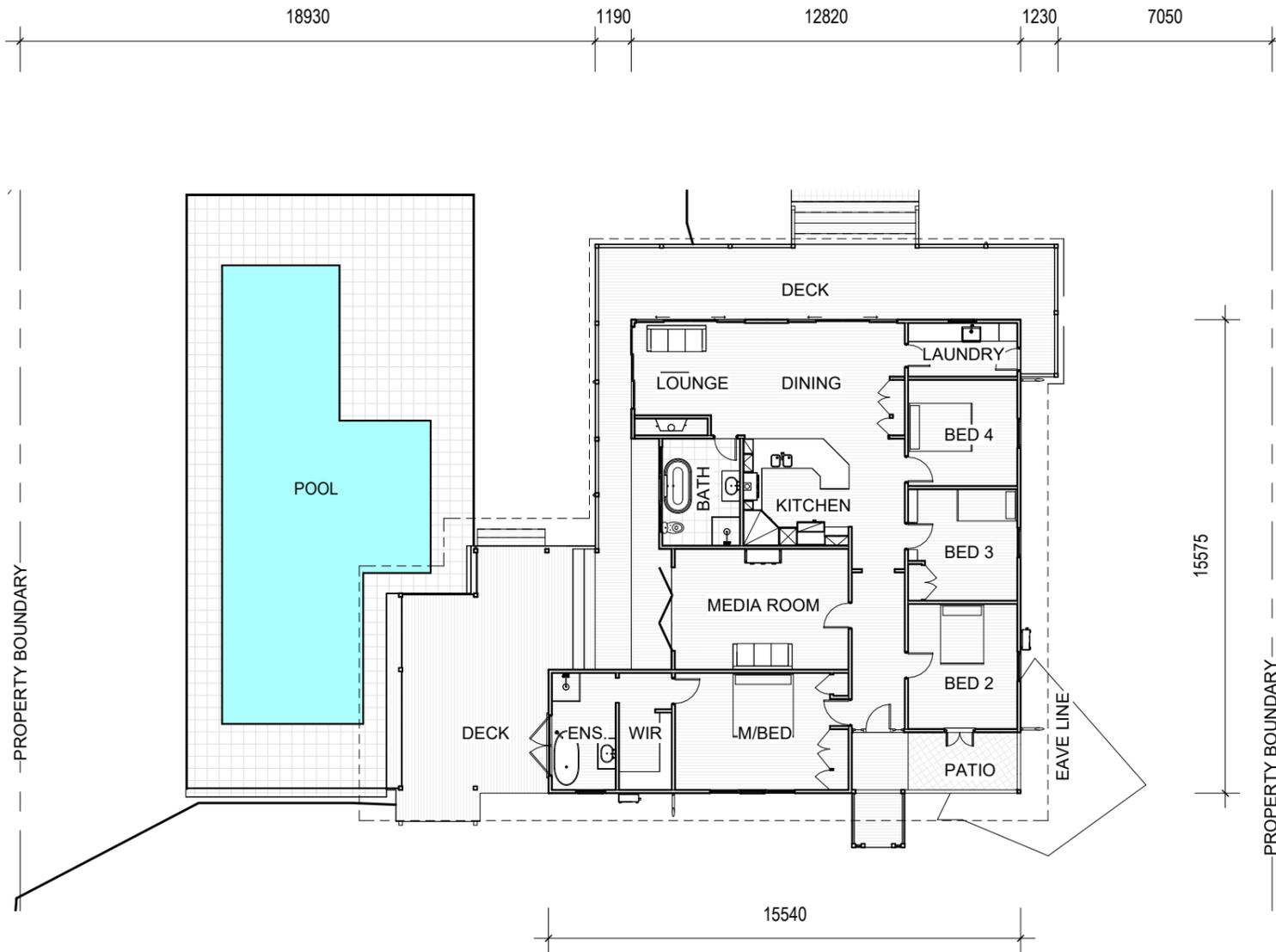
Dylan Brooks
Environmental Consultant

cc: Ben De Nardi (Architect) & Susie Feidler (Owner)

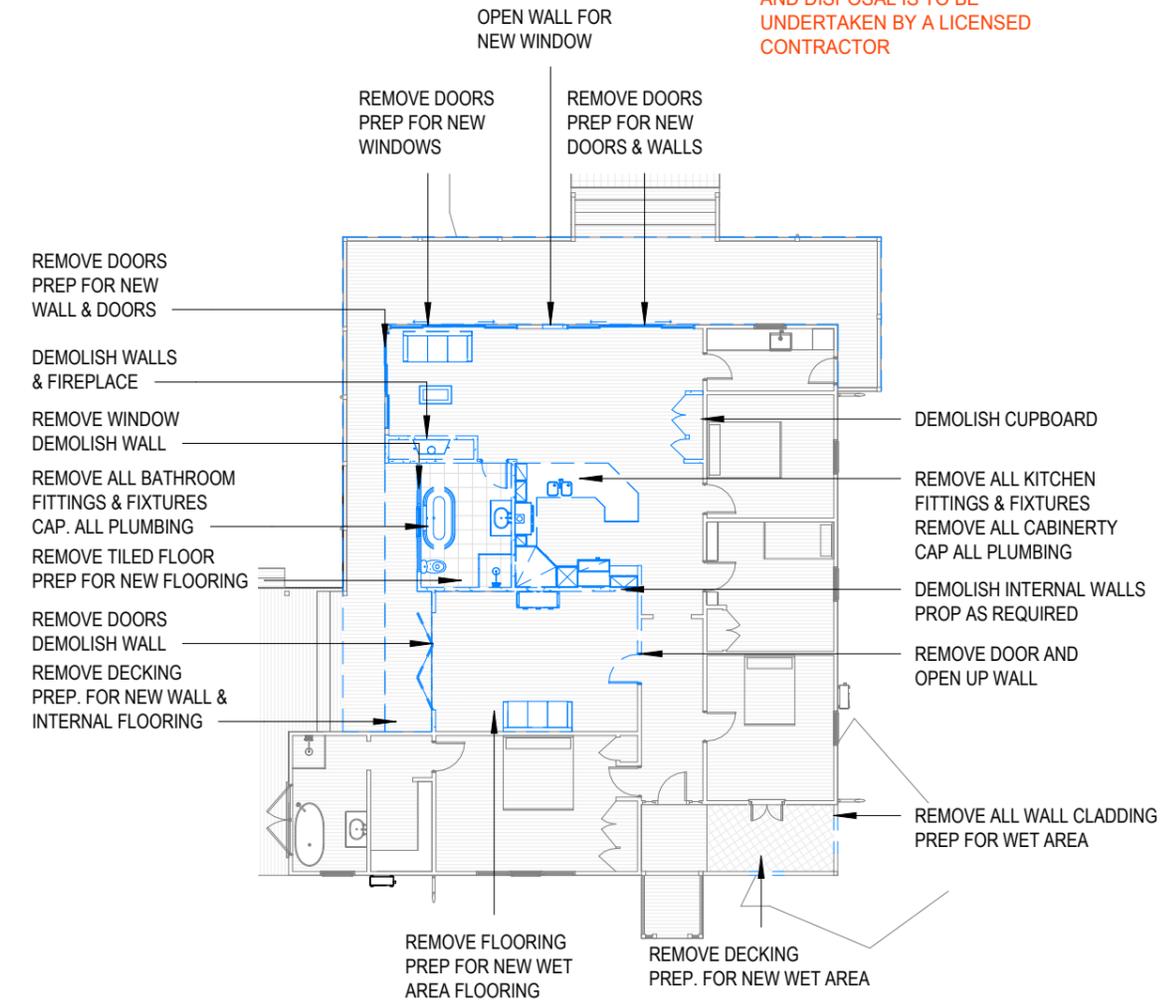
Attachments:

Appendix 1 – Proposed floor plans

Appendix 1 – Floor plans

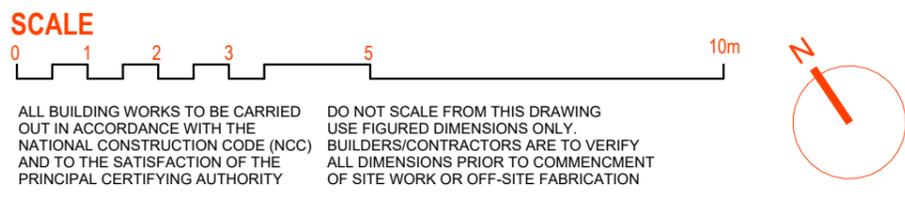


BUILDER TO CONFIRM PRESENCE OR ABSCENCE OF ASBESTOS PRIOR TO ANY WORK PROCEEDING IF ASBESTOS IS PRESENT REMOVAL AND DISPOSAL IS TO BE UNDERTAKEN BY A LICENSED CONTRACTOR



1 03 GROUND FLOOR PLAN
SCALE: 1 : 200

2 DEMOLITION PLAN
SCALE: 1 : 200



BEN DE NARDI ARCHITECTS
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DO NOT SCALE FROM THIS DRAWING USE FIGURED DIMENSIONS ONLY. BUILDERS/CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION

ISSUE:
DATE:
DETAIL:

ALTS & ADDS

S FIEDLER
420 GOREMANS ROAD, EUREKA,
NSW, 2480

2402
Project no.

EXISTING FLOOR PLAN & DEMOLITION PLAN

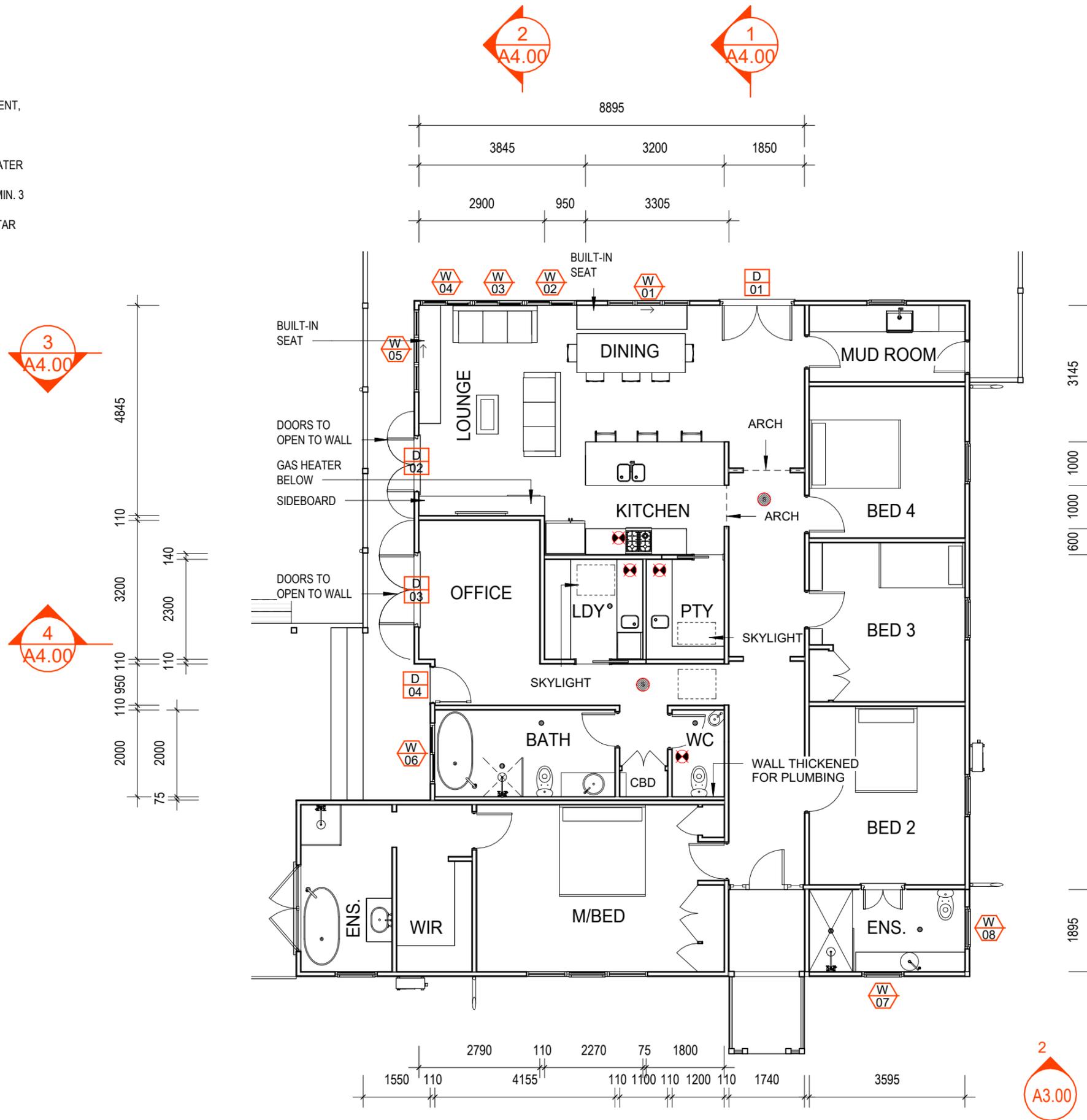
27 JUNE 2024 1 : 200 **A1.01**
Date: Scale @A3: Sheet no. Revision

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BASIX REQUIREMENTS:

- LIGHTING**
- A MIN. 40% OF ALL NEW OR ALTERED LIGHT FIXTURES ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS

- FIXTURES**
- ALL NEW OR ALTERED TAPS TO MIN. 3 STAR WATER RATED
 - ALL NEW OR ALTERED SHOWERHEADS TO BE MIN. 3 STAR WATER RATED
 - ALL NEW OR ALTERED TOILETS TO BE MIN. 3 STAR WATER RATED



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ISSUE:
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ALTS & ADDS

S FIEDLER
 420 GOREMANS ROAD, EUREKA,
 NSW, 2480

2
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2402
 Project no.

PROPOSED FLOOR PLAN

27 JUNE 2024 1 : 100 A1.02
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