

Wastewater and Stormwater Drainage Response

Application No: PP-617-2026
Address: 1-29 Soho Road, DRYSDALE
Proposal: Subdivision of land (Boundary Realignment)
Attachment: Stormwater and Wastewater Flow Plan, Revision 3 (scale 1:2100)

Site context

The subject land is located at 1-29 Soho Road, Drysdale, and is bounded by Murradoc Road (C125) to the north and Soho Road to the west. The proposal is a realignment of the common boundary between the two existing lots, resulting in proposed Lot 2 (31-69 Soho Road, Drysdale) with an area of 3.1 hectares, and proposed Lot 1 (1-29 Soho Road, Drysdale) comprising the balance of the land. The realigned boundary is shown on the accompanying plan.

The land is not connected to reticulated sewerage and is not serviced by a Council underground stormwater drainage network. There is one (1) existing dwelling on each of the two lots. No new lots and no additional development rights are created by the proposal.

Each dwelling is presently serviced by its own independent rainwater harvesting system for potable and domestic supply, and its own independent on-site wastewater management system. No stormwater or wastewater infrastructure, drainage line or disposal area is shared between the two dwellings, and neither dwelling relies on the other lot for the conveyance or disposal of stormwater or wastewater. The realigned boundary does not sever, intersect or otherwise affect any existing system.

Item 4 — Septic tank and waste treatment areas

Council's request:

"The site plan is to show the location of the septic tank / waste treatment area for each dwelling."

Response:

The accompanying Stormwater and Wastewater Flow Plan (Revision 3, scale 1:2100) has been amended to show the location of the septic tank and associated effluent disposal fields serving each dwelling. These are identified on the plan in green, with the corresponding lot noted against each.

Lot 1 — 1-29 Soho Road

The existing dwelling on proposed Lot 1 is serviced by an existing septic tank with associated effluent disposal fields, located to the east of the dwelling as shown on the plan. All effluent is treated and disposed of within these fields.

The septic tank and effluent disposal fields are located wholly within proposed Lot 1 and are set back a minimum of 6 metres from all lot boundaries, including the realigned boundary with Lot 2. No component of the Lot 1 wastewater system is located on, or crosses onto, proposed Lot 2.

The system described above serves the existing dwelling. Any other wastewater systems on the land are separately approved and independently managed, and are unaffected by the proposal.

Lot 2 — 31-69 Soho Road

The existing dwelling on proposed Lot 2 is serviced by an existing septic tank with associated effluent disposal fields, located to the south of the dwelling as shown on the plan. All effluent is treated and disposed of within these fields.

The septic tank and effluent disposal fields are located wholly within proposed Lot 2 and are set back a minimum of 6 metres from all lot boundaries, including the realigned boundary with Lot 1. No component of the Lot 2 wastewater system is located on, or crosses onto, proposed Lot 1.

Each dwelling therefore retains a complete and self-contained on-site wastewater management system wholly within the lot it serves, both before and after the proposed boundary realignment. No changes to either system are proposed.

Item 6 — Stormwater drainage

Council's request:

"Details of how each dwelling is draining and where storm water is currently draining to. Include any proposed changes to these arrangements."

Response:**Lot 1 — 1-29 Soho Road**

Roof runoff from the existing dwelling on proposed Lot 1 is collected via gutters and downpipes and directed to two (2) existing rainwater storage tanks with a combined capacity of 40,000 litres (2 x 20,000 litres). These tanks provide the potable and domestic water supply to the dwelling.

Tank overflow discharges to an existing drainage line which conveys flow in an easterly direction to the existing irrigation dam located wholly within proposed Lot 1, as shown on the plan. Overflow water is retained within the dam and reused for irrigation purposes on the balance of Lot 1.

The dam is an existing farm dam constructed for irrigation purposes. Its spillway discharges wholly within proposed Lot 1, well removed from the realigned Lot 2 boundary, and does not direct flow toward proposed Lot 2, any adjoining property, or the road reserve. Rainwater tank overflow from the dwelling represents a negligible proportion of the dam's contributing catchment, and the proposal does not alter the dam's catchment, capacity, operation or discharge arrangements.

The complete stormwater flow path for this dwelling — from roof, to storage tanks, to overflow drainage line, to the receiving dam — is contained entirely within the boundaries of proposed Lot 1. No stormwater from this dwelling crosses the realigned boundary onto proposed Lot 2, and no stormwater is discharged to the Soho Road or Murradoc Road reserve.

Lot 2 — 31-69 Soho Road

Roof runoff from the existing dwelling on proposed Lot 2 is collected via gutters and downpipes and directed to two (2) existing rainwater storage tanks with a combined capacity of 40,000 litres (2 x 20,000 litres), which provide the potable and domestic water supply to that dwelling.

Tank overflow discharges to an existing network of agricultural pipe drains located to the south of the tanks, within proposed Lot 2. This system disperses overflow across the land as sheet flow, allowing it to infiltrate within the lot. As shown on the plan, the dispersal network is located well within the lot and does

not extend to, or discharge toward, the Soho Road reserve. The arrangement ensures that no concentrated flow is generated and that no concentrated flow crosses the realigned or existing title boundaries.

The complete stormwater flow path for this dwelling is contained entirely within the boundaries of proposed Lot 2. No stormwater from this dwelling is discharged onto proposed Lot 1, onto any adjoining property, or to the road reserve.

Proposed changes to existing arrangements

No changes are proposed to the existing stormwater arrangements serving either dwelling. Both dwellings are already independently serviced and both drain wholly within their respective lots under the realigned boundary. Accordingly:

- No new stormwater connection to Council's drainage network is proposed, and no Legal Point of Discharge connection is required for either lot.
- No works within the Soho Road or Murradoc Road reserve are proposed, and no consent under the Road Management Act 2004 is required.
- No re-routing, relocation or reconstruction of any existing drainage line, storage tank, septic tank or effluent disposal field is required in order to achieve containment within the realigned lots.
- No drainage easement is required over either lot, as neither lot relies on the other for the conveyance or disposal of stormwater or wastewater.

Summary

The existing arrangements for each dwelling are summarised below.

	Lot 1 — 1-29 Soho Road	Lot 2 — 31-69 Soho Road
Dwellings	One (1) existing dwelling	One (1) existing dwelling
Water supply	Rainwater harvesting — no reticulated supply	Rainwater harvesting — no reticulated supply
Storage capacity	2 x 20,000 L (40,000 L total)	2 x 20,000 L (40,000 L total)
Stormwater overflow	Piped east to on-site irrigation dam	Dispersed via existing agricultural pipe drains
Receiving point	Irrigation dam, wholly within Lot 1	Infiltration within Lot 2 — no defined outfall
Wastewater system	Septic tank + effluent disposal fields	Septic tank + effluent disposal fields
Location relative to dwelling	East of the dwelling	South of the dwelling
Setback to boundaries	Minimum 6 m to all boundaries	Minimum 6 m to all boundaries
Crosses realigned boundary?	No	No
Discharge to road reserve?	No	No

	Lot 1 — 1-29 Soho Road	Lot 2 — 31-69 Soho Road
Easement required?	No	No
Proposed changes	None	None

Each lot contains one existing dwelling with its own independent stormwater harvesting and overflow dispersal system, and its own independent on-site wastewater management system, each located wholly within the lot it serves. All septic tanks and effluent disposal fields are now shown on the amended site plan.

No concentrated stormwater flow crosses the realigned or existing title boundaries, no stormwater or effluent is discharged to the road reserve or to adjoining land, and no easements or shared drainage arrangements between the lots are necessary. The proposed boundary realignment does not alter any existing drainage or wastewater arrangement, and no changes to those arrangements are proposed.