

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2024/1500
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including an inclinor
<b>Date:</b>	03/03/2025
<b>Responsible Officer</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 156 DP 12749 , 119 Richard Road SCOTLAND ISLAND NSW 2105 Lot LIC 641068 , 119 Richard Road SCOTLAND ISLAND NSW 2105

### Reasons for referral

This application seeks consent for development upon unsewered land.

And as such, Council's Environmental Health and Protection officers are required to consider the likely impacts.

### Officer comments

#### General Comments

It appears that a deck is proposed over the AWTS

#### Distance of Tanks from the Dwelling:

- The proposed Aerated Wastewater Treatment System (AWTS) can not be located within 1.5 meters of a building.
- Action Required:** Ensure the placement of the AWTS complies with the separation distance requirements outlined in the NSW Environment & Health Protection Guidelines for On-site Sewage Management for Single Households and relevant Australian Standards. Relocation of the tanks may be necessary to meet this standard.
- Action Required:** Modify the deck design or remove obstructions to provide clear and easy access to all areas of the wastewater tanks for Council inspections and the quarterly maintenance and service requirements of the AWTS.

#### Details of AWTS System:

- No details have been provided regarding the type of AWTS system to be installed .
- Action Required:** Submit detailed plans and specifications for the AWTS, including the make and model of the proposed system, installation methods, and compliance with relevant standards.

#### 3/3/2025 - Updated comments

The applicant has no provided updated plans which depict the waste water tank in a relocated area clear of structures.

Information has also been provided as to the specification of the waste water system proposed to be

installed.

Environmental Health supports the proposal with the recommendation of a number of conditions of consent

### **Recommendation**

APPROVAL - Subject to conditions

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### **Recommended Environmental Health and Protection Conditions:**

#### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

##### **Approval to Install an On-site Sewage Management System**

Prior to the release of the Construction Certificate the applicant must receive an 'Approval to Install an On-Site Sewage Management System' from Council.

Details demonstrating compliance are to be submitted to the Certifier.

Reason: To fulfil the requirements under Section 68 of the Local Government Act 1993

#### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

##### **Wastewater disposal areas**

Proposed works shall not impact on any wastewater disposal (Land Application Areas) building materials and equipment shall not be stored within the wastewater disposal areas on site.

Reason: To protect land and infrastructure in the wastewater disposal area from damage and failure.

#### **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

##### **Wastewater system compliance**

All recommendations and required works as contained within the report by Martens dated February 2025 reference number P2209265JR01V02 being implemented.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the wastewater disposal system is compliant and will not create a risk to public health.

##### **Wastewater system installation approved by a suitably qualified person**

Prior to the release of the Occupation Certificate evidence must be supplied to the Principal Certifier from a suitably qualified person that the on-site wastewater management system has been installed

according to requirements listed in the certificate of accreditation for the wastewater system and wastewater report by Martens dated February 2025 reference number P2209265JR01V02.

Reason: To ensure the wastewater system has been installed correctly to minimise the potential for harm.

#### **Existing septic tank to be decommissioned**

The existing septic tank is to be decommissioned in accordance with the requirements of NSW Health "Advisory Note 3 - Destruction, Removal or Reuse of Septic Tanks, Collection Wells, Aerated Wastewater Treatment Systems (AWTS) and other Sewage Management Facilities (SMF)".

Details confirming compliance with this requirement are to be supplied to the Principle Certifier.

Reason: To ensure removal of redundant systems and promote public health.

#### **Specification of wastewater system to be installed**

The NSW Health certificate of accreditation of the Aerated Wastewater Treatment System (AWTS) to be installed must be provided to the Principal Certifier and Council for its records prior to the release of the Construction Certificate.

Reason: To ensure the wastewater system to be installed is accredited for domestic use.

#### **Wastewater System**

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate the wastewater system, and the wastewater system must be activated and effectively operating to the satisfaction of the Principal Certifier.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the premises are maintained in an appropriate manner in perpetuity.