

Environmental Health Referral Response - unsewered land

Application Number:	DA2022/1295
Date:	28/09/2022
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 2 DP 618622 , 17 Minkara Road BAYVIEW NSW 2104

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

Supported Subject to Conditions

Environmental Health have been requested to comment on how wastewater will be managed on-site with the inclusion of a Detached Steel Framed Shed.

Given the size of the property there is sufficient space for disposal of effluent. The property is currently serviced by a domestically accredited poly aerated wastewater treatment system with spray irrigation for the land application method. The property's wastewater system has recently been inspected by a Council officer and issued a works required letter that requires completion of items prior to an approval being issued.

No wastewater report has been submitted with the development application which is not an issue based on a shed not providing an increase to the equivalent population of the property as long as it is not habituated.

Environmental health propose a condition that prevents the shed to be used for habitation so not as to affected wastewater generation for the site and require an approval to operate prior to the issue of the OC.

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

Waste Water System

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate the Waste Water System, and the waste water 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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

No habitation of shed structure

The shed structure shall not be used for habitation for the life of the development.

Reason: To ensure that wastewater generation is not increased and effluent can be effectively managed on-site.