

Environmental Health Referral Response - unsewered land

Application Number:	DA2022/1530
Proposed Development:	Demolition works and construction of housing for seniors or people with a disability
Date:	15/12/2022
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 9 DP 737255 , 171 Forest Way BELROSE NSW 2085

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

Conditions are to be imposed requiring section 73 Tap in Certificate, details of the system to be installed, application for approval to install an OSMS, and an approval to operate prior to be obtained prior to the release of the occupation certificate.

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:

DEFERRED COMMENCEMENT CONDITIONS

Sydney water requirements

Evidence of a section 73 Compliance Certificate obtained from Sydney Water under the provisions of the Sydney Water Act, 1994 must be submitted to the satisfaction of the Principal Certifying Authority.

Reason: Compliance with the Sydney Water Act ,1994.

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 (CC), 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 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.

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.