

Environmental Health Referral Response - unsewered land

Application Number:	DA2021/2592
Date:	27/01/2022
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 88 DP 752017 , 88 / 0 Eurabba Road DUFFYS FOREST NSW 2084

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

The proposed works will not alter the wastewater load for the on-site wastewater management system that was outlined in DA2017/1127. Adequate provisions were made to provide 300 m² of subsurface irrigation and an aerated treatment system.

We support the application based on the wastewater report recommendations, similar consent conditions should be applied as were for the 2017 DA.

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 (CC), the applicant must receive a section 68 (Local Government Act 1993) 'Approval to Install an On-Site Sewage Management System' from Council.

The Approval to Install Application must contain a Wastewater Report showing; but not limited to:

1. 100 Meter buffer distance to Natural waterbodies (rivers, creeks, lakes, *etc.*);
2. 40 meter buffer distance to other waters (farm dams, intermittent streams, *etc.*);
3. Demonstrated compliance with AS1547:2012;

4. Demonstrated compliance with Department of Local Government, NSW Environment Protection Authority, NSW Health Department, NSW Department of Land and Water Conservation and the NSW Department of Urban Affairs and Planning (1998), *Environment and Health Protection Guidelines - On-site Wastewater Management for Single Households*;
5. A design wastewater load of 1200 L/d;
6. A revised minimum effluent disposal area;
7. Indicate precise land application area(s) and reserve area(s). The minimum effluent application area should include a sufficient reserve to allow rotation of the dosing area to help recovery of soils and vegetation and to provide an alternative application area in case of system failure; and
8. Evidence of a NSW Health accredited system to be installed as per Section 41 of the Local Government (General) Regulation 2005.

Details demonstrating compliance are to be submitted to the Certifying Authority and Council.

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

Approval to Operate On-site Sewage Management System

Prior to the issuing of any interim / final occupation certificate, a s68 (Local Government Act 1993) Approval to Operate an On-site Wastewater Management System must be obtained through application to Council. The approval verifies that the on-site sewage management systems has been installed as per the Approval to Install On-site Sewage Management System issued by Council.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that effluent is managed according to the prescribed health criteria.