

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/0375
Proposed Development:	Construction of an industrial training facility
Date:	26/06/2023
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 416586 , 2 Bloodwood Road INGLESIDE NSW 2101

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

Environmental Health have reviewed the Broadcrest Consulting onsite wastewater report dated February 2023 which shows the Effluent Management Area to the east of the proposed structure. This report also references installation of AWTs and the MPD Architects site plan Drawing Number DA02 dated 7 March 2023 references Septic Tanks

The Wastewater report specifies a wastewater loading based on 15 persons while the SEE has NUMBER OF STAFF – 3
NUMBER OF TRAINEES – up to 16
a total of 19.

Recommendation

Supported - With 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 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 **Broadcrest REF: 2567 -WW-A-02** 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 .

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

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.