

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/0901
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	20/07/2023
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 110 DP 12749 , 7 Florence Terrace SCOTLAND ISLAND NSW 2105 Lot LIC 404399 , 7 Florence Terrace 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

Council's records show the wastewater treatment system onsite does not have a current Approval to Operate and there is limited accessibility to the system to adequately assess if its in good working order.

The wastewater report submitted with this application (Martens Consulting Engineers, dated July 2023 reference: P2108417JR01V02) has recommended that *the AWTS be inspected and serviced by a suitably qualified contractor to confirm its suitability to service the proposed development and to provide a secondary effluent at the design flow rates assessed in this report.*

Based on the above recommendation Environmental Health is recommending refusing this application until further clarification is sought on the current condition of the wastewater system.

An suitably qualified person is to assess the current wastewater system onsite and determine if it will be sufficient and in good working order to cater for this development application. If the current wastewater system onsite is not suitable, then a Wastewater Assessment is to be undertaken in accordance with Australian / New Zealand Standard 1547 (2012), Onsite domestic wastewater management.

as per the PLEP Development consent must not be granted to development on land to which this clause applies unless—

(a) the consent authority is satisfied that the development will appropriately manage waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land,

Recommendation

REFUSAL

The proposal is therefore unsupported.

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

Recommended Environmental Health and Protection Conditions:

Nil.