

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/1832
Proposed Development:	Construction of a dwelling house and detached studio
Date:	16/04/2024
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 5 DP 590990 , 5 Portions Lovett Bay LOVETT BAY NSW 2105 Lot LIC 301874 , 5 Portions Lovett Bay LOVETT BAY 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

This application is seeking consent for the construction of a new dwelling and a studio. A wastewater report has been prepared and has recommended an AWTS with absorption beds.

The site has limiting factors in relation to buffer distances and available land area. The proposed land application area is proposed within sandy loam soils which are ideal for drainage and absorption of wastewater. The land application area is pressure dosed.

Given the contours of the land, Council recommends surface water diversion around the land application area for risk management.

Australian Standard 1547:21012 states, *Land application systems shall be sited so that, where practicable, they are not shaded from sunlight, or are placed where nearby plants can help evapotranspiration of the effluent.* This site is partially constraint by solar exposure however given the ideal soil conditions, effluent can be absorbed into the soil efficiently.

Council will apply a condition for a review of the land application area in relation to its length and whether it can be lengthened further towards the south-west.

Environmental Health recommends 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amendment to Wastewater Report

Prior to the release of the Construction Certificate, the applicant is to engage a wastewater consultant to amend the wastewater report to provide details and wastewater plans for the installation of surface water diversion drains/banks upslope of and around the land application area in accordance with Australian Standard 1547:2012.

A review of the land application area is to be undertaken and if practicable, extend the land application area further to the south-west to provide further solar exposure.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure compliance with wastewater management

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 Consulting Pty Ltd dated March 2024, reference 3258-WW-A-02, and amended report as per prior to Construction Certificate condition 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 and wastewater report by Broadcrest Consulting Pty Ltd referenced as 3258-WW-A-02 and dated March 2024.

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

Specification of wastewater system to be installed

The NSW Health certificate of accreditation of the Aerated Wastewater Treatment System (AWTS) to be installed must be provided to the Principal Certifier and Council for its records prior to the release of

the Construction Certificate.

Reason: To ensure the wastewater system to be installed is accredited for domestic use.

Wastewater System Approval to Operate

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate the wastewater system, and the wastewater 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 a maintained in an appropriate manner in perpetuity.