

Environmental Health Referral Response - unsewered land

Application Number:	DA2024/1426
Proposed Development:	Construction of a dwelling house
Date:	01/11/2024
Responsible Officer	
Land to be developed (Address):	Lot 4 DP 12129 , 43 Ingleside 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

It is proposed to install an aerated wastewater treatment system and subsurface disposal area in association with a new dwelling at the property.

The proposal is accompanied by a report by a waste water consultant which demonstrates that the proposal is suitable for the site with an adequately sized disposal area.

The proposal is supported with a number of conditions of consent recommended.

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:

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.

Disposal Area - Inspection Required Prior to Backfilling

As part of the "Approval to Operate" application process, an inspection of the disposal area is to be undertaken by a Council Environmental Health Officer prior to the disposal area being backfilled.

Reason: To ensure compliance with regulations

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 titled "REPORT ON INVESTIGATION AND ASSESSMENT FOR THE SITING OF A PROPOSED EFFLUENT MANAGEMENT SYSTEM AT LOT 4 DP 12129, No. 43 INGLESIDE ROAD, INGLESIDE" by Blue Mountains Geological and Environmental Services REF. No. 240702 dated JULY 2024 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 "REPORT ON INVESTIGATION AND ASSESSMENT FOR THE SITING OF A PROPOSED EFFLUENT MANAGEMENT SYSTEM AT LOT 4 DP 12129, No. 43 INGLESIDE ROAD, INGLESIDE".

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

Wastewater System

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.