

Environmental Health Referral Response - unsewered land

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| Application Number: | DA2022/0281 |
| Date: | 20/05/2022 |
| Responsible Officer | Olivia Ramage |
| Land to be developed (Address): | Lot 102 DP 803977 , 167 Riverview Road AVALON BEACH NSW 2107 Lot LIC 469130 , 167 Riverview Road AVALON BEACH NSW 2107 |

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

Following Council's request for information regarding the capacity of the sewer pump well, a letter of design capacity has been provided by a plumbing and drainage consultant. The letter describes emergency holding capacity for more than 48 hours of full-use effluent output, providing evidence of existing water use by the household.

Council is satisfied that the sewage pump well is capable of the increase in total effluent output that may occur because of an increase in the number of habitable rooms. Pump to sewer systems require an approval to operate from Council. As such a condition has been imposed requiring an approval to operate prior to OC. We have no objections to the proposal subject to the condition being imposed.

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Waste Water System

Prior to the issuing of any interim / final 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 Certifying Authority.

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

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity.