

Environmental Health Referral Response - unsewered land

Application Number:	DA2020/0149
Date:	06/05/2020
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 121 DP 600228 , 7 Sturdee Lane ELVINA 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

Environmental Health has been requested to provide comment on the proposed development at 7 Sturdee Lane Elvina Bay. On-site sewage management has been assessed as part of this referral.

The development seeks an addition to the existing property which will increase the number of bedrooms. No reference is made to wastewater in the statement of environmental effects or plans however a covering letter by Gary Hobart of wastewater management dated the 30th of April has been provided by the applicant. Councils licencing system show that the property is currently serviced by a septic tank to trench.

The covering letter explains the system and disposal area is capable of coping with the increase in expected occupancy from the development is as when the system was installed it was designed for 3 bedrooms but has only be used as 2 bedrooms in recent years. The letter goes on to state that the system is in good working order and the disposal area is not showing any signs of deterioration but recommends a pump out of the system once works are complete. I recommend imposing a condition prior to OC for a pump out and a condition that the system has an approval to operate prior to OC.

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 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 are maintained in an appropriate manner in perpetuity.

Pump out of wastewater system

Prior to the issuing of any interim / final occupation certificate, evidence of a pump out of the system is to be demonstrated 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 are maintained in an appropriate manner in perpetuity.