

Environmental Health Referral Response - unsewered land

Application Number:	DA2025/0029
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	21/01/2025
Responsible Officer	
Land to be developed (Address):	Lot 369 DP 752017 , 323 McCarrs Creek Road TERREY HILLS NSW 2084 Lot 425 DP 752017 , 323 McCarrs Creek Road TERREY HILLS NSW 2084

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 consider this proposal for alterations and additions in respect of the requirement to provide an on site waste water collection and disposal system as the land is currently unsewered.

The report by the waste water consultant provided with the proposal noted the following:

"...At the time of inspection, the site was occupied by a single three-bedroom dwelling which was being serviced by an AWTS and a surface spray irrigation system which appeared to be operating adequately, continuation of irrigation by this system has been incorporated into this OSSM plan.

The proposed development consists of adding a new four-bedroom dwelling, the EMA requires revision to accommodate the increased loading...."

The report notes that the new dwelling is proposed to be serviced by an additional AWTS with a pressure dosed absorption bed as the disposal method.

The report provides additional recommendations that are to be implemented to facilitate the installation and commissioning of the system.

Accordingly, the proposal is considered appropriate with the recommendation of a number of consent conditions

Recommendation

APPROVAL - subject to conditions

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:

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.

Inspection Required Prior to Backfilling of Waste Disposal Area

Prior to backfilling the waste disposal area, the area must be inspected and approved by a Council Environmental Health Officer

Reason: To ensure compliance with the approval and Australian Standards.

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

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 REF: 3444-WW-A-01 and dated February 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

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.

Blank condition for prior to occupation certificate - replace this heading with your condition heading

<insert condition - if pasting use the 'paste plain text button' above>

Reason: <insert reason>.