

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2019/1429
<b>Responsible Officer</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot 187 DP 752017 , 187 / 752017 Tooronga 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 have been requested to comment on the proposed development regarding on-site sewage management.

Reference is made to the report SOIL AND SITE ASSESSMENT FOR ONSITE WASTEWATER DISPOSAL Ref: 3379WW, October 10, 2019. The report proposes decommissioning the existing onsite sewage management system, installing a new Aerated wastewater treatment system and instating a new wastewater disposal area with spray irrigation.

The report identifies one limiting factors tot he proposal including insufficient soil depth where it proposes to instate 150mm of topsoil over 802m squared to meet the minimum soil depth required for effluent distribution. All other aspects of the report comply with the appropriate standards and guidelines Environmental Health refer to when making their assessments for on-site sewage management.

Environmental Health recommend approval subject to conditions being imposed.

### 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### Approval to Install an On-site Sewage Management System

Prior to the release of the Construction Certificate (CC), the applicant must receive an 'Approval to Install an On-Site Sewage Management System' from Council.

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

Reason: To fulfil the requirements under Section 68 of the Local Government Act 1993

### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Imported soil to be either Excavated Natural Material or Virgin Excavated Natural Material**

Any imported soil brought on-site for the life of the development is to be either Excavated Natural Material (ENM) or Virgin Excavated Natural Material (VENM). Evidence of soil brought onto the site is to meet the requirements for ENM and/or VENM and is to be provided to the PCA prior to issuing of the occupation certificate.

Reason: To ensure that no contaminated soil is brought on-site during the life of the development.

### **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.

#### **Decommissioning of existing wastewater treatment system.**

The decommissioning of the existing wastewater treatment system is to be in accordance with all requirements of NSW Health document "Advisory note 3 Destruction, Removal or Reuse of Septic Tanks, Collection Wells, Aerated Wastewater Treatment Systems (AWTS) and other Sewage Management Facilities (SMF)" Evidence of compliance with advisory note 3 is provided to the PCA prior to the issuing of the occupation certificate.

Reason: To ensure that the existing wastewater treatment system is decommissioned in a manner that does not pose a risk to human health.