

Environmental Health Referral Response - unsewered land

Application Number:	DA2019/1381
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 166 DP 752046 , 13 Bungendore Street 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

Environmental Health has been requested to comment on a development application for the change of use from an existing farm building to farm stay accommodation at 13 Bungadore St Ingleside. The following matters will be addressed in the three referrals to environmental Health; On-site sewage management, assessment of the proposed food premise, Potential contamination.

On-site sewage management

Reference is made to the document "SOIL & SITE ASSESSMENT FOR ONSITE WASTEWATER DISPOSAL" by Harris consulting referenced as 3480ww and dated 17 September 2019. The development is proposing to install a domestic AWTs to treat effluent to a secondary treatment and then disposing subsurface to raised beds down slope to service the generated wastewater from the proposed farm stay accommodation.

No tanks specifications have been provided in the development bundle and as such Environmental Health recommend imposing a condition that requires an approval to install application be lodged to Council prior to CC and a condition that an approval to operate be granted prior to the issue of the OC.

The proposal lists the soil in the disposal area at a design load rating (DLR) of 30mm/day which is a conservative approach on what the Australian standard recommends as requiring a DLR of 50mm/day.

The proposal lists the Litres Per Day (LPD) as being expected to be 960 LPD which again is a conservative approach as the Council would usually accept 720LPD on a three bedroom development on tank water.

The proposed disposal area lists the soil depth ranging between 65-mm – 700mm. Conventional beds require a minimum of 1050mm depth to allow for adequate absorption. Based on this the report proposes to import an additional 350mm - 400mm soil to raise the soil profile. It is recommended to condition be imposed that soil imported is to be either Excavated Natural Material (ENM) or Virgin Excavated Natural Material (VENM).

The proposed bed is 20m by 1.6m which is in line with the Australian standards based on the values of the LPD & DLR given.

There is an existing AWTs with secondary treated effluent to conventional beds servicing building at the rear of the premise. It is noted the proposed bed is in proximity to the existing beds however the relevant buffers are maintained.

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 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.

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 or Virgin Excavated Natural Material. 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 Occupation certificate.

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