

## Environmental Health Referral Response - unsewered land

Application Number:	DA2020/0430
Date:	26/08/2020
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 9 DP 28908 , 50 Minkara Road BAYVIEW NSW 2104

### 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

DA2020/0430 involves the development of a new dwelling with a new onsite waste water system. Council's Environmental Health considers the application as acceptable subject to the conditions provided for the removal of the old system and correct installation of the new onsite waste water system.

### 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.

Details to be provided to Council for their records.

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

**Decommission of old waste water system prior to occupation certificate**

Old waste water system being replaced must be decommissioned in accordance with "NSW Health Advisory Note 3 - Revised January 2017" with evidence being provided to the Certifier and Council.

Reason: To ensure safety of residents and the surrounding environment is maintained.

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**AWTS servicing**

Enter into a service agreement to conduct quarterly service reports and provide reports to Council.

Reason: To ensure the onsite waste water system maintains in a correct manner to correctly deal with waste water from the property.

**safe and easy access to waste water tanks**

Location of all on site waste water tanks is to be maintained with easy and safe access to all inspection ports of all tanks including being able to walk to and stand at the edges of the tanks and not have to walk over the lids of any tanks to access inspection ports. Additionally, the area around the tanks is not to be enclosed creating a potential confined space.

Reason: To ensure inspectors and service persons have safe access to the onsite waste water system to conduct inspection and service.