

Environmental Health Referral Response - unsewered land

Application Number:	DA2021/1783
Date:	14/01/2022
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 4 DP 567442 , 23 Baroona Road CHURCH POINT 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

Information provided about the on-site pump to sewer system at 23 Baroona Rd revealed that two Aline 1000L "general purpose pits" have been installed (one each) for the primary and secondary dwellings.

Any "sewage management" system under Section 68 Part C(5) & (6), defined under Section 68A of the Local Government Act 1993, must be approved by Council. This includes systems that are 'installed, constructed, or altered'. The proposal alters the sewage management system by way of increasing the daily flow rate -caused by adding habitable rooms to the dwelling, therefore, Council must assess the suitability of those on-site sewage holding / pump pits.

Council cannot support this proposal because the Aline 1000L tanks are not accredited by NSW Health as required under Section 41 of the Local Government (General) Regulation 2005, to be used for single domestic units -capacity for 10 persons or less.

We recommend one of the following actions:

- Provide accreditation under Section 41 of the Local Government (General) Regulation 2005 for the (Aline) sewage management tanks that are installed at 23 Baroona Rd; or
- Install new sewage management tanks that are accredited under Section 41 of the Local Government (General) Regulation 2005.
 - A list of accredited sewage pump stations can be found on the NSW Health site, here: <https://www.health.nsw.gov.au/environment/domesticwastewater/Pages/seps.aspx>
 - NSW Ministry of Health accreditation guidelines -Sewage Management Facility Vessel Accreditation Guideline- found here: <https://www.health.nsw.gov.au/environment/domesticwastewater/Documents/sewage-mgt-fv-accreditation-gl.pdf>
 - General accreditation information found here: <https://www.health.nsw.gov.au/environment/domesticwastewater/Pages/default.asp>
 - NSW Health Advisory Note on the types of accreditation found here: <https://www.health.nsw.gov.au/environment/domesticwastewater/Documents/adnot>

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:

Nil.