

Environmental Health Referral Response - unsewered land

Application Number:	DA2021/1783
Date:	20/01/2022
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 4 DP 567442 , 23 Barooka 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

Council preferences "deferred commencement" conditions for this circumstance, whereby, Construction Certificate can only be issued once accreditation of the wastewater management system has been completed. We recommend that the owner/occupier provide proof of 'installation and operation of accredited wastewater management system' for the primary dwelling prior to any other works, approval is required via a 'Section 68 Local Government Act application'.

Recommended deferred commencement condition:

"Approvals to Install and Operate an On-site Sewage Management System

Approvals under Section 68 of the *Local Government Act 1993* (the Act) must be granted by Northern Beaches Council prior to the issue of the Construction Certificate:

- a) install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such facility, and
- b) operate a system of sewage management (within the meaning of Section 68A of the Act).

Reason: To ensure compliance with legislation and to protect public health and amenity."

Please note, all of the relevant accreditation information below is relevant:

- 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'; and
- wastewater holding tanks must be accredited 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.

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:

Nil.