

Environmental Health Referral Response - unsewered land

Application Number:	DA2019/0671
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 1 DP 1132852 , 18 - 20 Sturdee Lane LOVETT BAY 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

It is noted that this is a second referral -detail is not repeated .

REVIEW REQUESTED 18 July 2019

The applicant has supplied additional information , plans and an arborist updated report.

Notwithstanding the issue of the cabin to be commented on by others; favourable consideration can now be given by Environmental Health.

Significantly, the site uses tank water only, the study is small (normally we would assess as a potential bedroom), there is ample space for increasing the LAA if necessary, the LAA is not located immediately next to the water body, and the proposed system is a significant improvement on what currently exists.

Recommendation

APPROVAL subject to conditions

Recommended Environmental Health and Protection Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Approval of the On-site Sewage Management System

Prior to the release of the Construction Certificate, the applicant must submit an 'Approval to Install an On Site Sewage Management System' to the Certifying Authority.

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Removal of existing waste water tank

The existing waste water processing tank (where being replaced/removed) shall be pumped out by a specialised waste water contractor and disposed of to a lawful disposal location, as approved by NSW Health and Sydney Water.

Reason: To prevent pollution and maintain health standards.

**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 a maintained in an appropriate manner in perpetuity.