

Environmental Health Referral Response - unsewered land

Application Number:	DA2024/1552
Proposed Development:	Alterations and additions to a dwelling house
Date:	19/11/2024
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 108 DP 12749 , 11 Florence Terrace SCOTLAND ISLAND NSW 2105 Lot LIC 643012 , 11 Florence Terrace SCOTLAND ISLAND 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

Environmental Health have reviewed and can not support this application at this stage.

1. The existing tanks that are proposed to be converted to an AWTS, appear to be within 1.5 meters of the dwelling with is inconsistent with the requirements of NSW Environment & Health Protection Guidelines On-site Sewage Management for Single Households and Australian standards.
2. Council records show that a deck is covering the existing wastewater tanks and the existing hatch does not present free, easy, clear and unobstructed access for council inspection, and quarterly maintenance and service, (to all areas around and above) which will be required for the AWTS conversion.
3. No details have been provided for which AWTS system will be used or how this will be installed.
4. It appears the new work on the water side of the dwelling may cover or proposed to be built over the holding tank and Land Application Area for the system that services to boat shed.
5. The site appears to have two onsite wastewater management systems, only one system has been registered with Council.
6. The approval to operate an onsite wastewater management system has expired.

Recommendation

REFUSAL

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.