

Environmental Health Referral Response - unsewered land

Application Number:	Mod2023/0088
Proposed Development:	Modification of Development Consent DA2022/0888 granted for Alterations and additions to a dwelling house including a garage, shed and carport
Date:	12/04/2023
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 259 DP 752017 , 259 / 0 Aumuna Road TERREY HILLS NSW 2084

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

The proposed modifications are depicted in the accompanying architectural plans by Blue Sky Building Designs. A summary of the proposed modifications are described below:

- relocation of the shed / garage
- reconfiguration of the shed / garage including changed roof profile and additional water closet
- reconfiguration and relocation of the access driveway to the shed / garage
- deletion of the carport. Car parking is now accommodated within the shed and garage
- revised materials and finishes schedule for the shed / garage
- modifications to the proposed tree removal and replanting regime
- modifications to the location and extent of the wastewater system

No modifications are proposed to the alterations and additions to the dwelling house and its associated studio.

Broadcrest Consulting Pty Ltd has updated their On-Site Wastewater Report October 2022 accordingly WaterNSW Realtime data indicated bore ID GW018343.1.1 present on-site listed for water supply use. The location of the bore as listed by the driller is indicated per Appendix A. AS1547:2012 provides guidance of 15-50m offset, with a standard 100m offset typically adopted per WaterNSW (2019) guidelines. In this instance, a 26m offset is proposed, this potentially posing a moderate to major limitation. To assess the proximity, a viral die-off calculation has been completed per Appendix D. With a three times safety factor, the results indicate a ~25m radius offset is recommended; with the proposed being 25m offset. Based upon the viral die-off results and the EMAs being situated down-hill on a separate site sub-catchment, risk of interaction between the features is suitably limited. Secondary treatment and irrigation are proposed to maximise evapotranspiration and reduce reliance on infiltration.

Also critical are recommendations which we will highlight in conditions:

To address present site constraints, the following modifications are recommended:

- Following the implementation of the irrigation field, the field is to be maintained with dense grass coverage and excluded from vehicle and livestock traffic.
- Signs are to be posted around the EMA indicating effluent dispersal in the area.
- Construct Upslope diversion drains above the EMA's.

Environmental Health will therefore support the proposal with 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 and operate 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.

The installation will be required to comply with the assessment by Broadcrest Consulting Oct 2022 plus any Council conditions by the Approval to Install and approval to Operate an On-site Sewage System and site modifications including:

Following the implementation of the irrigation field, the field is to be maintained with dense grass coverage and excluded from vehicle and livestock traffic. with suitable physical barriers being installed and maintained.

- Signs are to be posted (and maintained ongoing) around the EMA indicating effluent dispersal in the area .
- Construct Upslope diversion drains above the EMA's.

Details demonstrating compliance are to be submitted to the Certifier.

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**

Prior to an Occupation Certificate being issued.

Prior to an OC being issued the Principal Certifying Authority shall be satisfied that the Waste Water System complies with the assessment by Broadcrest Consulting Oct 2022 plus any Council conditions by the Approval to Install and Approval to Operate an On-site Sewage System and site modifications including:

Following the implementation of the irrigation field, the field is to be maintained with dense grass coverage and excluded from vehicle and livestock traffic. with suitable physical barriers being installed and maintained.

- Signs are to be posted (and maintained ongoing) around the EMA indicating effluent dispersal in the area .
- Construct Upslope diversion drains above the EMA's.

Details demonstrating compliance are to be submitted to the Certifier.

Reason: To comply with legislation and prevent adverse public health and environmental outcomes.