

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/0707
Proposed Development:	Alterations and additions to a dwelling house including a carport and secondary dwelling
Date:	14/06/2023
Responsible Officer	Jordan Howard
Land to be developed (Address):	Lot 81 DP 866452 , 2 Manor Road INGLESIDE NSW 2101

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 proposal is for a second dwelling on the site which will have a new AWTS and pressure dosed absorption bed located down hill from the structure.

A favourable WW report by Broadcast Consulting Pty Ltd has been submitted.

Comment:

Site inspected by Council 14.6.2023 which revealed the following:

1. Proposed AWTS location for 2nd 2 bed dwelling is satisfactory, currently low scrub area , site offers a number of locations for alternative disposal areas if necessary, but a NSW Health complying AWTS system tank details have not been submitted at this time. On this basis generally favorable comment can be made for DA, with appropriate conditions.

2. The existing septic tank with disposal trenches for the original main dwelling currently does not have a current approval to operate(expired 12.2.2021)

This WW0755/01 system also is currently non compliant - trenches sunken - appears to be an overflow pipe to storm water drain on lower side, with odour and vehicles accessing LAA. Owner advises septic tank pumped out recently. Environmental Health will follow up this matter with the owner separately and an Approval To Operate form and verbal instruction was left with the owner to facilitate resolution.

On this basis to enable the proposal to progress Environmental Health will support the proposal subject to 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 an On-site Sewage Management System

Prior to the release of the Construction Certificate the applicant must receive an 'Approval to Install an On-Site Sewage Management System' from Council for the new 2nd Waste Water system (AWTS) on

the site

Details demonstrating compliance are to be submitted to the Principal Certifier.

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Wastewater disposal areas

Proposed works shall not impact on any wastewater disposal (Land Application Areas) building materials and equipment shall not be stored within the wastewater disposal areas on site.

Reason: To protect land and infrastructure in the wastewater disposal area from damage and failure.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Wastewater Systems -Approval to Operate

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate a wastewater system, and the wastewater system must be activated and effectively operating to the satisfaction of the Principal Certifier.

Note: This applies to the two(2) systems 1. The second dwelling new AWTS and also 2. The main original dwelling with septic tank with trenches.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the premises are maintained in an appropriate manner and do not present a risk to public health