

Environmental Health Referral Response - unsewered land

Application Number:	DA2021/2228
Date:	29/08/2022
Responsible Officer	Nick England
Land to be developed (Address):	Lot 369 DP 752017 , 323 McCarrs Creek Road TERREY HILLS NSW 2084 Lot 425 DP 752017 , 323 McCarrs Creek 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

Council's Environmental Health Officer has advised the following:

"General Comments

In response to Council's request for a wastewater report to account for the proposed increase in habitable rooms -converting a garage into a livable studio with bathroom, the applicant had the wastewater letter from Gary Hobart amended to state "the application also seeks conversion of the existing shed into a home office/studio which then makes this area habitable space of one bedroom equivalent. As such a separate wastewater system will be required, just for the studio. It is proposed to install an Eco-Septic Eco Pro AWTS to handle all wastes from the studio with a LAA of 204m²".

Council has not been provided adequate detail to make an assessment of the suitability of the wastewater system being installed, and thus re-iterate that the applicant should refer to page 16 of the DA lodgment requirements form for guidance on the appropriate information to submit. Including the disposal type and soil profile.

The relevant guidelines and standards are:

- *'Environment & Health Protection Guidelines: On-site Sewage Management for Single Households' ('Silver Book', Department of Local Government, 1998);*
- *'AS/NZS 1547:2012 On-site Domestic Wastewater Management'; and*
- *Sydney Catchment Authority's 'Developments in Sydney's Drinking Water Catchment – Water Quality Information Requirements'.*

Additional comments 16 August 2022

"Wastewater report still required to account for the additional habitable space/room and swimming pool (separate disposal areas) as per the abovementioned relevant guidelines and standards."

Additional comments 29 August 2022

A review of the provided information has determined that the proposed sizing of the land application area exceeds the most conservative approach under the Australian standard 1457. Environmental Health are in support of the proposal however based on the lack of detail in the provided in the submitted documentation a number of conditions have been applied to ensure the system is installed in accordance with Australian standard 1547.

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 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 Certifier.

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

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity.

Wastewater System Installation approved by a suitably qualified person

Prior to the release of the Occupation Certificate (OC), the Principal Certifying Authority must provide evidence from a suitably qualified person that the on-site wastewater management system has been installed according to the design approved as part of the development application determination. The land application area of the wastewater system must be installed in accordance with Figure M2 in Australian standard 1547.2012 and have a minimum of 500mm soil depth within the land application area. Any imported soil brought on-site for the land application area is to be either Excavated Natural Material or Virgin Excavated Natural Material. Evidence of soil brought onto the site is to meet the requirements for ENM and/or VENM

Reason: To ensure the wastewater system has been installed correctly to minimise the potential for harm.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Pool wastewater management

Any waste water from the pool shall not be discharged into any wastewater systems and must have its own dedicated sub surface land application area away from the established land application areas for wastewater.

Reason: To ensure that pool wastewater does not impact wastewater systems or land application areas