

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2021/0039
<b>Date:</b>	04/02/2021
<b>Responsible Officer</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 47 DP 12749 , 7 Richard Road 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 has been requested provide comment on this proposal for "Alterations and additions to a dwelling house" in relation to the proposed installation a residential wastewater treatment system.

The type of system proposed is a secondary treatment system (aerated wastewater treatment system - AWTs) coupled with a subsurface dispersal system.

This system is intended to replace an existing septic tank (to be decommissioned) and will, in conjunction with the new system, make use of two existing absorption trenches.

The report titled "Report On Investigation and Assessment for the Siting of a Proposed Effluent management System, at LT 47 DP 12749, No. 7 Richard Road, Scotland Island" number Ref No. 201209 and dated December 2020 by Blue Mountains Geological and Environmental Services Ptd Ltd has been included with the application documentation.

The report identifies a number of constraints of the land which result in certain technical non-compliances with respect to buffer distances.

Accordingly, it is accepted that the location of the site provides challenges in relation to compliance with standards.

The report also identifies that the location and condition of the existing absorption trenches are approximate and based on anecdotal evidence.

Clarification was sought from the author of the report in regards to the use of the existing and proposed land application areas.

The advice received from the author suggested that it would be the responsibility of the waste water system installer to allow for alternating between both land application areas by the use of a auto indexing vale that would allow for distribution of waste to be divided between the existing trenches and the proposed land application area.

Accordingly, the proposal for the wastewater is considered acceptable subject to appropriate conditions of consent being imposed.

### Recommendation

APPROVAL - 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**Existing Septic Tanks to be Decommissioned**

The existing septic tanks are to be decommissioned in accordance with the requirements of NSW Health "Advisory Note 3 - Destruction, Removal or Reuse of Septic Tanks, Collection Wells, Aerated Wastewater Treatment Systems (AWTS) and other Sewage Management Facilities (SMF)"

Reason: To ensure removal of redundant systems and promote public health.

**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 are maintained in an appropriate manner in perpetuity.

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

**Land Application Area Stress or Failure**

If any of the previous Land Application Areas (absorption trenches) show signs of stress or failure, an appropriately qualified person shall be engaged to prepare a report providing recommendations on how the areas shall be managed to ensure ongoing proper disposal that does not present a risk to human health. The recommendations of any report shall be implemented as a requirement of this condition.

Reason: To preserve the health of persons.

**Construction and use of Shed/Workshop**

The shed/workshop is not to be constructed with any internal plumbing fixtures or provisions and is not to be used for the purpose of residential accommodation or any other form of habitable room.

Reason: To ensure compliance with legislation

**Compliance with Wastewater Report**

The wastewater system is to be installed, operated and maintained in compliance with the report titled "Investigation and assessment for the siting of a proposed effluent management system at lot 47 SP 12749, No. 7 Richard Road, Scotland Island" reference No. 201209 dated December 2020 by Blue Mountains Geological and Environmental Services Pty Ltd.

Reason: To ensure compliance with legislation and maintain the health of the occupants and surrounding properties.