

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2020/0458
<b>Date:</b>	27/08/2020
<b>Responsible Officer</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 1 DP 586163 , 4 Notting Lane COTTAGE POINT 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

As part of this referral Environmental Health has considered noise from the inclinator and the effect of the inlinator on effluent disposal areas.

Given the inlinator is directly on the northern boundary it is reasonable to expect that some noise would be produced as part of its use. This is especially likely with the adjacent residence being directly adjacent to the boundary. No acoustic report with background noise measurements was submitted with the development application, no reference to noise in the SEE, no specifications of the inclinator or any reference to the sound power levels of both the electric motor and the inclinator moving up the tracks on the site. Based on this a number of assumptions have been made on noise as part of this referral. Given the locality and inlinators being commonly used on a number of other properties in the area Environmental health has come to the conclusion that the expected noise produced by the inclinator would be reasonable during day and evening hours listed in noise policy for industry (7am - 10pm Monday to Saturday and 8am - 10pm on Sunday) but not during the night period as noise produced during this time is generally more disturbing . As such a condition is to be imposed on the permitted hours of use for the inlinator.

The property is serviced by an aerated wastewater treatment system with approximately 105m squared of subsurface effluent disposal area throughout the property. Environmental health have determined that approximately 10m squared of disposal area will be compromised as part of the installation of the inclinator. This is on a site that by today's standards for wastewater disposal would require approximately 257m squared. Due to the proximity of the unused lawn area to the water there is no other suitable locations on the site for additional land application for wastewater. Environmental health have determined that an amended wastewater design to an existing disposal areas could be converted to another disposal methods that would rely more on evapotranspiration than subsurface dispersal. An example of such a disposal method would be an ETA beds, raised conventional beds or mound systems in area 2 of the property. Based on this assessment Environmental Health propose that a condition be imposed requiring an application to amend or install a new system be submitted prior to use.

Environmental Health recommend approval subject to conditions 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 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 (CC), the applicant must receive an 'Approval to install or amend an On-Site Sewage Management System' from Council.

Details demonstrating compliance are to be submitted to the Certifying Authority.

Reason: To ensure the wastewater is effectively managed on the site.

**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 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**

**Inclinor hours of operation**

Use of the inclinor is restricted to between the hours of;

- 7am to 10pm Monday to Saturday
- 8am to 10pm Sunday

The inclinor must only be used between the hours of 10pm and 7am in an emergency.

Reason: To protect the amenity of adjacent residences during night hours.