

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2024/1552
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	31/01/2025
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 108 DP 12749 , 11 Florence Terrace SCOTLAND ISLAND NSW 2105 Lot LIC 643012 , 11 Florence Terrace 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 have reviewed the additional wastewater information had will recommend conditions

### 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 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 system compliance**

All recommendations and required works as contained within the report by Blue Mountains Geological being implemented.

including but not limited to:

The size of the deck hatches must be increased to allow any person to be provided with adequate access to all areas around the AWTS tanks for the purposes of inspection and maintenance.

The deck hatches must be able to be reasonably opened and/or removed, without the need for any tools.

The deck hatches must be able to be reasonably opened by a single person for inspection and maintenance of the AWTS without the need for additional assistance.

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

Reason: To ensure the wastewater disposal system is compliant, will not create a risk to public health, and that Work Health and Safety Principles are maintained during inspections.

### **Wastewater System**

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate the wastewater system, and the wastewater 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.

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

### **Detached buildings not for separate occupancy**

The detached building is not permitted to be used, or be adapted to be used, for separate occupancy or habitation. No kitchen or laundry facilities will be permitted in the detached building.

Reason: To protect the amenity of the area.