

Environmental Health Referral Response - unsewered land

Application Number:	DA2020/0667
Date:	22/09/2020
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 64 DP 752017 , 15 Myoora 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

General Comments

Environmental Health have been request to provide comment on the proposed development at 15 Myoora road Terry Hills. As part of this assessment on-site wastewater management has been reviewed as well as two existing consents for DA2018/0676, CDC2019/0884.

Environmental Health understand that should this development be approved the planner intends to impose a condition that requires the existing consent (DA2018/0676) to be surrendered. Based on this any requirements imposed on the existing consent for wastewater must be assessed as part of this referral.

The development proposal will result in wastewater generation from two separate dwellings and a stable. This application has provided no information on how wastewater will be treated and disposed on the site. Council's records indicate two separate wastewater licences. One AWTS servicing the front property with spray irrigation disposal that has a current approval to operate and one AWTS servicing the rear dwelling with spray irrigation disposal that does not have a current approval to operate.

The wastewater proposal by Envirotech referenced as REF-18-5889-A and dated 19 April 2018 under DA2018/0676 was for a septic tank to trenches from the stables 124m² – and an AWTS to conventional beds for the rear dwelling 180m². This method provides separation of human and animal wastes and is the preferred method of wastewater treatment and disposal by Environmental Health. Waste water disposal of the front property was not discussed as part of this proposal.

The wastewater proposal by Envirotech referenced as REF-19-8985-A1 and dated 13 November 2019 under CDC2019/0884 proposed connections of wastes from the stable to an existing AWTS with spray irrigation disposal 500m². Environmental health do not support this proposal as no additional litres of wastewater were proposed to be generated from the stable and the co-mingling of wastewater in a domestic AWTS is not in line with the document "Horse property developments in the Sydney drinking water catchment" by the Sydney catchment authority. This document requires wastes from stables to be separated from dwelling wastes. Environmental Health is also uncertain how a certifier has the expertise to assess and sign off on a wastewater treatment and disposal methods for the CDC development of the stables.

Under the current development application no information has been provided regarding wastewater in

either the supporting document or in the SEE. Based on the provided information and the need for wastewater to be addressed as part of this development Environmental Health recommend refusal due to the lack of information on how wastewater generated from the two dwellings and stable will be managed. Any information to be provided on wastewater must be developed in line with AS1547:2012, Horse property developments in the Sydney drinking water catchment & the Environment & Health protection guidelines on-site sewage management for single households.

Amended comments - 22/09/2020

The applicant has written in advising that they would like to provide details for wastewater treatment and disposal from the stable and rear dwelling prior to CC rather than providing details of what is proposed up front. Environmental Health is satisfied that there is sufficient area on-site for treatment and disposal of effluent from the three waste sources being the front dwelling, rear dwelling & stable. Conditions are to be imposed requiring a section 68 application to install for the stable prior to CC and all systems on the property to have an approval to operate prior to OC.

Environmental health are satisfied with the proposal and recommend approval with 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 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 an On-Site Sewage Management System' from Council for the wastewater generated from the stable.

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

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

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 section 68 (Local Government Act 1993) approval to operate must be obtained for all Waste Water Systems located on-site. All waste water system must also 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 a maintained in an appropriate manner in perpetuity.

