

Environmental Health Referral Response - unsewered land

Application Number:	DA2019/0712
Responsible Officer	Rebecca Englund
Land to be developed (Address):	Lot 10 DP 1092275 , 1 A Currawong Beach CURRAWONG BEACH NSW 2108

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

Thank you for giving Environmental Health the opportunity to review this DA

A review of the SEE says that 'The wastewater treatment system at Currawong was upgraded in 2014' no approval or given under Section 68 of the Local Government Act 1993 or Development Application under the Environmental Planning and Assessment Act therefore Environmental Health can not recommend approval at this stage.

The SEE also says that 'Other improvements include placing wood burning stoves in each cabin to make the cabins more attractive in winter, thus increasing the potential income stream'. Therefore making the cabins more attractive may increase the wastewater load.

Trim 2017/226516 WATER, WASTE WATER AND DRAINAGE DRAWINGS list one of the septic as a AWTS, which is inconsistent with the WW applications in Techone. If a system was an AWTS in 2017 it may not be used as one now and Environmental Health is concerned that the system may not be functioning correctly.

Without a detailed wastewater report I have no alternative but to recommend refusal of the application due to lack of wastewater information.

In regards to the solid fuel heaters

There does not appears to be details provided with regards to the make and model of the heater and any installation details that will determine if the appropriate Australian Standards will be met. If the applicant wants to install a Solid fuel heater the following information is require with a new DA or Section 68 Local Government Act application:

1. Provide evidence that the flue pipe will extend not less than 4.6m above the top of the floor protector.
2. If the flue is 3m or less in horizontal distance from the highest point of the roof, is the top of the flue at least 600mm above the highest point of the roof?
3. If the flue is over 3m metres in horizontal distance from the highest point of the roof, is the height of the flue at least 1000mm above the roof penetration?
4. Provide council evidence that the topography of the site or likely weather patterns or configuration of nearby dwelling/s indicate a potential to cause a smoke nuisance? (Include on site plan)

5. Provide evidence that there are not any significant trees or other environmental or structural factors in the immediate vicinity that may cause a smoke down draught? (Include on site plan)
6. The application must contain site, floor and elevation plans drawn to a scale of 1:100 or 1:200 clearly demonstrating the location of the proposed heater and the proposed flue in relation to the roof line of the dwelling and the closest neighbouring dwelling/building.
7. Provide detailed evidence to Council that the application contains specifications of the appliance to be installed indicating compliance with AS/NZS 2918:2001 and the Building Code of Australia?
8. provide evidence that the proposed heater will meet the emission control requirements of AS 4013.1999/AS 4013.2014?
9. provide evidence that the installation will meet the requirements of AS/NZS 2918.2001

Recommendation

REFUSAL

Recommended Environmental Health and Protection Conditions:

Nil.