

Environmental Health Referral Response - unsewered land

Application Number:	DA2024/1552
Proposed Development:	Alterations and additions to a dwelling house
Date:	20/11/2024
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	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

Guidance to Satisfy Requirements of the Australian Standards and NSW Environment & Health Protection Guidelines

1. **Distance of Tanks from the Dwelling:**
 - The existing tanks proposed for conversion to an Aerated Wastewater Treatment System (AWTS) are currently located within 1.5 meters of the dwelling.
 - **Action Required:** Ensure the placement of the AWTS complies with the separation distance requirements outlined in the NSW Environment & Health Protection Guidelines for On-site Sewage Management for Single Households and relevant Australian Standards. Relocation of the tanks may be necessary to meet this standard.
2. **Deck Covering Existing Tanks:**
 - Council records indicate that a deck is covering the existing wastewater tanks, and the current hatch does not provide free, clear, and unobstructed access for inspection, maintenance, and servicing.
 - **Action Required:** Modify the deck design or remove obstructions to provide clear and easy access to all areas of the wastewater tanks for Council inspections and the quarterly maintenance and service requirements of the AWTS.
3. **Details of AWTS System:**
 - No details have been provided regarding the type of AWTS system to be installed or the method of installation.
 - **Action Required:** Submit detailed plans and specifications for the AWTS, including the make and model of the proposed system, installation methods, and compliance with relevant standards.
4. **Impact of New Works on the Water Side:**
 - It appears that new construction on the water side of the dwelling may cover or be built over the holding tank and the Land Application Area for the system servicing the boat shed.

- **Action Required:** Confirm the location of the holding tank and Land Application Area in relation to the proposed works. Revise the plans to ensure these areas remain accessible and are not built over, in compliance with the guidelines.
 - 5. **Registration of Onsite Wastewater Management Systems:**
 - The site appears to have two onsite wastewater management systems, but only one is currently registered with Council.
 - **Action Required:** Register all onsite wastewater management systems with the Council and provide supporting documentation to confirm compliance.
 - 6. **Approval to Operate:**
 - The approval to operate an onsite wastewater management system has expired.
 - **Action Required:** Submit an application to renew the approval to operate, ensuring all necessary documentation is provided and that the systems meet the current operational standards.
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Next Steps:

- Review the above requirements and address each point with the necessary changes or documentation.
- Submit updated plans, specifications, and registrations to Council for further assessment.
- Engage a qualified wastewater system professional to assist with compliance and ensure the proposed solutions align with the Australian Standards and NSW Guidelines.

Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Health and Protection Conditions:

Nil.