

Environmental Health Referral Response - unsewered land

Application Number:	DA2020/0080
Date:	14/05/2020
Responsible Officer	Penny Wood
Land to be developed (Address):	Lot 8 DP 238742 , 13 Minkara Road BAYVIEW NSW 2104

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

Environmental Health has reviewed the development application, which proposes construction of the following:

- Storage shed, which will also incorporate a massage room, an entertainment room, two bathrooms and a deck.
- Carport adjacent to the existing office building to the east of the residential dwelling.
- Awning behind the residential dwelling.
- Completion of a partially constructed tennis court.

The waste management report by Stellen Civil Engineering, dated 21 November 2019, states that there are 2 x aerated wastewater treatment systems (ATWS) currently in use on the property, both of which direct treated wastewater to the same disposal area. One system services the main dwelling and the other services an office building to the east of the main dwelling. Environmental Health notes that only one of these systems appear to have been approved by Council (WW1087/01). As a result, Council is unaware of the date of installation for the second system and has no records to indicate its condition, or that the current disposal area is appropriate for two systems. To complicate matters further, Nearmap images indicate that:

- A septic tank located immediately adjacent to the western side of the office building was decommissioned/removed without Council's knowledge in 2018.
- A large vegetable patch is located within the disposal area, which PLEP indicates is a high flood risk precinct.

The environmental health risks associated with the proposed changes to onsite wastewater treatment cannot be assessed until further information is obtained regarding the above-mentioned issues by a qualified and experienced wastewater consultant.

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.