

Environmental Health Referral Response - unsewered land

Application Number:	Mod2020/0093
Date:	28/04/2020
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 17 DP 11785 , 70 Ingleside Road INGLESIDE NSW 2101

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

An application has been made to amend conditions E4, 5, 8, 9, 10, 11, 12 and 13 -pertaining to on-site wastewater management, of consent N0005/15. Originally, the secondary dwelling was supposed to be connected to a separate wastewater treatment system to that of the primary dwelling. Furthermore, irrigation of the treated effluent was to be done sub-surface. Currently both dwellings are connected to the same surface irrigation system -installed and operated in a way that does not comply with the consent N0005/15; in a practical sense, the applicants are seeking to amend approved consent conditions so that both dwellings are approved to be connected to a sub-surface system connected via the existing Taylex Tank.

In reviewing the submissions of N0005/15 and Mod2020/0093, we find the proposal for a sub-surface irrigation area of 480m² via a 2000L Taylex tank to be acceptable. Noting that the land application area calculation was not recorded in either of the wastewater reports but discussed directly with the applicant and made using information provided in those reports. It is based on a total of 10 people using tank water -not town water supply as was used for tank capacity calculations in 141108A.

Assessing each condition of N0005/15 that the applicant has mentioned:

E4 – to be amended to reflect updated information.

E5 – to be amended to reflect updated information.

E8 – condition to remain as it applies to standard approval and inspection process.

E9 – condition to remain as standard.

E10 – to remain as it has already been completed.

E11 – can be removed as it has minor significance to the overall operation of the system.

E12 – to remain as it is a standard clause.

E13 – can be amended, but the original intent to remain.

Environmental Health can recommend approval in part, but not to all of the requests.

N.B. If the property is ever subdivided -effectively separating the dwellings, each Lot must have a stand-alone wastewater treatment system.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Installation of wastewater treatment system – to replace E4 of N0005/15

A sub-surface irrigation system including effluent from both dwellings and covering a land application area of 480 metres squared is to be installed according to *AS/NZS 3500 (Set):2003 Plumbing and Drainage Set* and *AS/NZS 1547:2012: On-site domestic wastewater management* by a licensed plumber and/or a licensed irrigation contractor. The design must meet or exceed the standard demonstrated in *FIGURE M1* in *AS/NZS 1547:2012*.

Reason: To replace a redundant clause and install adequate wastewater treatment on-site.

Certification of wastewater treatment system installation – to replace E5 of N0005/15

Certification from a suitably qualified and experienced installer that the system has been installed according to *AS 1547:2012* is to be provided to Council and/or the PCA within thirty (30) days of initial operation.

Reason: to ensure adequate waste water treatment on-site.

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

Diversion of surface waters away from the wastewater disposal area – to modify E13 of N0005/15

Storm water runoff is to be effectively diverted away from the land application area so that it only deals with treated effluent and direct rainfall.

Reason: to prevent excess surface water flooding the land application area.