

Environmental Health Referral Response - unsewered land

Application Number:	DA2019/0762
Responsible Officer	Julie Edwards
Land to be developed (Address):	Lot 166 DP 12749 , 131 Thompson Street 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

Environmental Health has reviewed the proposal for the construction of a dwelling at 131 Thompson Street Scotland Island. Two points of inquiry have been focused on: wastewater management; and wood-fired heater installation.

Wastewater management

Historically, Scotland Island as a whole has had wastewater management issues due to highly constrained sites and the difficulty in accessing maintenance services. The more recent introduction of large houses located close to the Pittwater combined with the use of fire-fighting reserve water as a potable water supply has only increased the risks to public health and environmental values. Fortunately, this particular site has the comparative advantage of a fair amount of disposal area / volume and some exposure to afternoon sunlight to aid evapotranspiration of treated effluent.

We recommend approval subject to conditions.

Wood-fired heater

Operation of wood-fired heaters is a major cause of air pollution within the northern beaches area. The one being proposed here does not meet the criteria to be approved as there is an overarching tree canopy that is likely to cause smoke to stay low and affect neighbouring properties.

It may be construed that many other houses on Scotland Island have wood-fired heaters and so it is unfair to refuse this installation. In any case, we encourage the provision of best-practice building - dwellings should have adequate insulation and minimal heating to deal with the cold.

We recommend approval given that the appropriate information is provided about the model of system and certifications.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Health and Protection Conditions:**DEVELOPMENT CONSENT OPERATIONAL CONDITIONS****Certificate of Compliance - Solid Fuel Heater**

Provide Council a certificate from an appropriately qualified person indicating the solid fuel heater system is compliant with all relevant legislation, Building Code of Australia, Australian Standards, Specifications and manufacturer requirements.

Reason: To ensure the system operates in a legislatively compliant manner.

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.

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 s68 (Local Government Act 1993) approval to operate the Waste Water System, and the waste water system must 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 are maintained in an appropriate manner in perpetuity.

Installation of solid/fuel burning heaters

Installation work must be carried out by an appropriately experienced and qualified person and in accordance with the relevant provisions of AS2918:2001 – Domestic Solid Fuel Burning Appliances – Installation

Reason: To ensure the installation is completed in a legislatively compliant manner.

Certification of solid fuel burning heaters

A certificate from an appropriately qualified person indicating the solid fuel heating system is compliant with all relevant legislation, Building Code of Australia, Australian Standards, Specifications and manufacturer requirements is to be submitted to Council prior to the operation of the solid fuel heater.

Reason: To ensure the system operates in a legislatively compliant manner.

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

Maintenance of solid fuel heaters

The owner/occupier shall ensure servicing of the solid fuel heater is maintained according to the manufacturer's specifications.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

Operation of solid fuel burning heaters

You are requested to take all practicable measures to prevent the likelihood of causing smoke and/or odour nuisances. Such measures should include:

- Using dry seasoned hardwood
- Storing wood in a dry well ventilated place
- Having a hot and well oxygenated fire
- Ensuring that the chimney flue is clean
- Checking the chimney at different stages of the fire to see if there is any smoke.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.