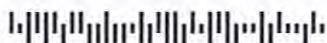


10 February 2014



Auric Projects Pty Ltd  
Se 4/40 Avalon Parade  
AVALON BEACH NSW 2107

Dear Sir / Madam

Application for Approval to Install a Septic Tank & Pump Out System

Application Number: LA/368/2013

Premises: 392 Galston Road, GALSTON & 5 Mid-Dural Road, GALSTON NSW 2159

I refer to your application to install a wastewater management system on the abovementioned property and advise of Council's approval subject to the following conditions:

1. Approval for wastewater system to treat and dispose of wastewater generated from a Retirement Village.

#### Inspections

2. All house sewer and plumbing work shall conform to the requirements of AS 3500: 2003, National Plumbing and Drainage Code. In this regard, a licensed plumber is to submit a Certificate of Compliance to Council certifying that all plumbing and drainage works have been carried out in accordance with prescribed standards.
3. The design and installation of the sewerage system is to be certified and a Certificate of Compliance issued by an Environmental or Civil Engineer with NPER3 registration. The Certificate of Compliance is to be submitted to Council prior to commissioning of the wastewater system.
4. Tanks are to be certified by a Structural Engineer for load bearing capabilities, structural adequacy, wall thickness, reinforcement and are to comply with the intent and contents of AS/NZS 1546:1998.
5. Forty eight (48) hours notice shall be given to Council's Environmental Protection Team for the inspection of:
  - The completed wastewater installation before commissioning of the wastewater system.
  - Sewer works as each stage of the development is completed.
  - Any additional inspections deemed necessary by Council's Environmental Officer.



## Tanks

6. The septic tanks should be located not less than 1.5m from any building, driveway or property boundary.
7. The wastewater tanks are to be positioned so that lids are a minimum of 100 mm above ground, or gas tight lids fitted, to prevent stormwater entry.
8. Tanks are to be located as indicated on the enclosed plan. Both the installed septic tank (76.3 KL) and holding well (159.6 KL) are to conform to the details as supplied on the Martens & Associates Pty Ltd plans.

## Pump Out Lines and Outlets

9. Pump out line outlets are to be galvanised iron pipe with 75 mm aluminium camlocks and dust caps fitted. Pump out lines are to be extended from the wastewater tanks to the property boundaries at Galston Road and Mid-Dural Road, Galston. The emergency pump out line is to be situated adjacent to the pump out tank and have a 50 mm camlock and dust cap fitted. Outlet points are to be constructed as indicated in the *Martens & Associates Pty Ltd plan - Effluent Collection Point Detail* - plan number DS110.
10. Excavation works for installation of the sewerage system are generally to be situated outside the tree root zone (as defined in the *Hornsby Development Control Plan 2013*) of trees which are to be retained on site. Works within the Tree Root Zone of retained trees can only occur under the following conditions:
  - Excavation may be carried out where the works do not encroach more than 10% of the Tree Root Zone.
  - Excavation must be located a distance greater than 4m from the base of all trees.
  - Tree roots located within the Tree Root Zone that are greater than 40 mm diameter are not to be severed or damaged.
  - Tree roots less than 40 mm diameter required to be severed for the purposes of this consent shall be cut cleanly by hand, by a qualified and experienced Arborist or Horticulturalist with minimum qualifications of Horticultural Certificate or Tree Surgery Certificate (AQF 3). All pruning shall be undertaken as specified in the Australian Standard 'Pruning of Amenity Trees' (AS 4373-2007).
  - A qualified and experienced 'AQF Level 5 Arborist, is to be on site overseeing any works within the Tree Root Zone of any tree(s) to ensure no tree roots greater than 40 mm in diameter are severed, root damage is minimised and the useful life expectancy of the tree(s) is retained .
  - A certificate must be submitted by the Arborist to the principal certifying authority detailing the method(s) used to preserve the tree(s).
11. A gate valve is to be provided at the pump out line pipe outlets.
12. The effluent contained within the sewage management facility shall only be removed in accordance with the conditions of this approval by an authorised contractor.
13. A control switch, capable of being activated by the driver/operator, is to be installed close to the outlet of the draw off pipes. The switch is to be lockable (Clipsal 20 AMP, 56 K series switch – or as specified by a licensed electrician) with Common Key for Hornsby Shire Council area pump out.



14. The pump out system is to be capable of delivering a minimum effluent flow of 364 litres/min to the tanker.

### Collection Of Sewage

15. A pump test must be carried out by a suitable sullage waste contractor prior to the operation of the wastewater system.
16. Food waste disposal units are not to be installed at the premises.

### System Management and Maintenance

17. The sewerage system is to be operated by a suitably qualified caretaker.
18. A Sewerage System management plan, which includes caretaker and service contractor contact details, is to be submitted to Council prior to commissioning of the sewerage system. A copy of the management plan is to be available to all stakeholders and a copy is to be displayed at the system control room. The management plan is to be kept updated for any change to the plan.
19. An alarm system is to be installed to the tanks and system maintenance undertaken as specified in the *On-Site Sewage Operation and Management Strategy* prepared by Martens & Associates Pty Ltd, document number P1103214JR02V01, dated September 2013.

### Internal Driveway/Vehicular Areas

20. The driveway and parking areas on site must be designed in accordance with *Australian Standards 2890.1, 2890.2, 3727* and the following requirements:
- The driveway must be a rigid pavement;
  - The driveway grade must not exceed 15.4 percent and changes in grade must not exceed 6.25 percent per 10m of travel;
  - The driveway pavement must be designed by a suitably qualified civil or structural engineer;
  - The pavement must have a kerb to one side and a one-way cross fall with a minimum gradient of 2 percent and a kerb inlets constructed on grade and at low points;
  - Retaining walls required to support the carriageway and the compaction of all fill batters must be in accordance with the requirements of a chartered structural engineer;
  - Safety rails must be provided where there is a level difference more than 0.3 metres and a 1:4 batter can not be achieved;
21. Tanker standing areas and access driveways are to be located as indicated in the *On-Site Sewage Operation and Management Strategy*, prepared by Martens & Associates Pty Ltd, document number P1103214JR02V01, dated September 2013. Ingress and egress of the tanker standing areas by trucks and maintenance vehicles is to be in a forward direction.

### Notes

---

#### Hornsby Shire Council

ABN 20 706 996 972

296 Pacific Highway, Hornsby 2077

PO Box 37, Hornsby NSW 1630

DX 9655 Hornsby

Phone 02 9847 6666

Fax 02 9847 6999

Email [hsc@hornsby.nsw.gov.au](mailto:hsc@hornsby.nsw.gov.au)

Web [hornsby.nsw.gov.au](http://hornsby.nsw.gov.au)

22. This approval does not abrogate Council's right to require abolition or modification of the installation if at any time the installation is considered to pose a risk to public health or the environment.
23. A separate application pursuant to the *Local Government (General) Regulation 2005* is to be made to Council for the operation of the subject wastewater system. This must be submitted before final commissioning of the system can occur.
24. The wastewater system is classified as low risk provided the system is installed in accordance with the approved plans and conditions of consent. Accordingly, renewal of approval will be required every three years.
25. Failure to install either the septic tank or holding well in the approved location will result in the serving of an Order under section 124 of the *Local Government Act 1993* to comply with conditions of approval.

Yours faithfully



Ross Spencer  
Environmental Officer  
Environmental Protection