

# development applications



environmental management plans, onsite sewage management, waste management + contaminated land



*Hornsby Shire Council is the 'Bushland Shire'. Preserving the biodiversity of the area is critical in ensuring the survival of the ecosystems which exist in and around our properties. The complete assessment of Development Applications encompasses environmental management plans, onsite sewage management, waste management and contaminated land to ensure developments are sensitive to these environmental constraints.*



## ◇ **environmental management plans**

An Environmental Management Plan (EMP) shows the details of the operations of a proposed development.

Council requires an EMP for industrial, rural or large food business proposals and uses the Plan to assess the environmental risk of the proposed activities in accordance with the *Protection of the Environment Operations Act 1997*.

The Environmental Management Plan must include:

1. Written procedures outlining the management of environmental issues;
2. A list of legislation applicable to the activities conducted on site, including how legal updates will be accessed;
3. Records of environmental training already undertaken or to be undertaken by employees of the organisation;

4. Methods to be employed to reduce energy consumption and, where possible, employ alternative energy sources to reduce environmental impacts, and
5. Establishment of a periodic review of all information contained within the Plan to ensure currency and continued compliance.

## ◇ **onsite sewage management**

Onsite sewage management systems are required in areas that are unsewered. These systems may be Aerated Wastewater Treatment Systems, Septic Tank & Trench, Septic Tank and Pump-out or Composting Toilet Systems.

Council requires you to submit details of your proposed or existing onsite sewage management system (including plans and specifications) with your Development Application.

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Council may also require you to prepare a site capability and system design report outlining the most suitable system for your site if it has constraints. The report must be prepared in accordance with both AS 1547 – *Onsite Domestic Wastewater Management 2000* and *Environment & Health Protection Guidelines – Onsite Sewage Management for Single Households*, (Department of Local Government, 1998).

You are also required to submit a *Form 18: Wastewater Treatment in Unsewered Areas* under the *Local Government Act 1993* following development consent.

## ◇ waste management

A Construction and Demolition Waste Management Plan is to be provided to Council detailing how waste from the proposed development will be managed. Disposal of wastes from the proposed activity must comply with the *Protection of the Environment Operations Act 1997*. Copies of a sample Construction and Demolition Waste Management Plan can be obtained from the Planning Division Counter at Council's Administrative Building.

## ◇ contaminated land management

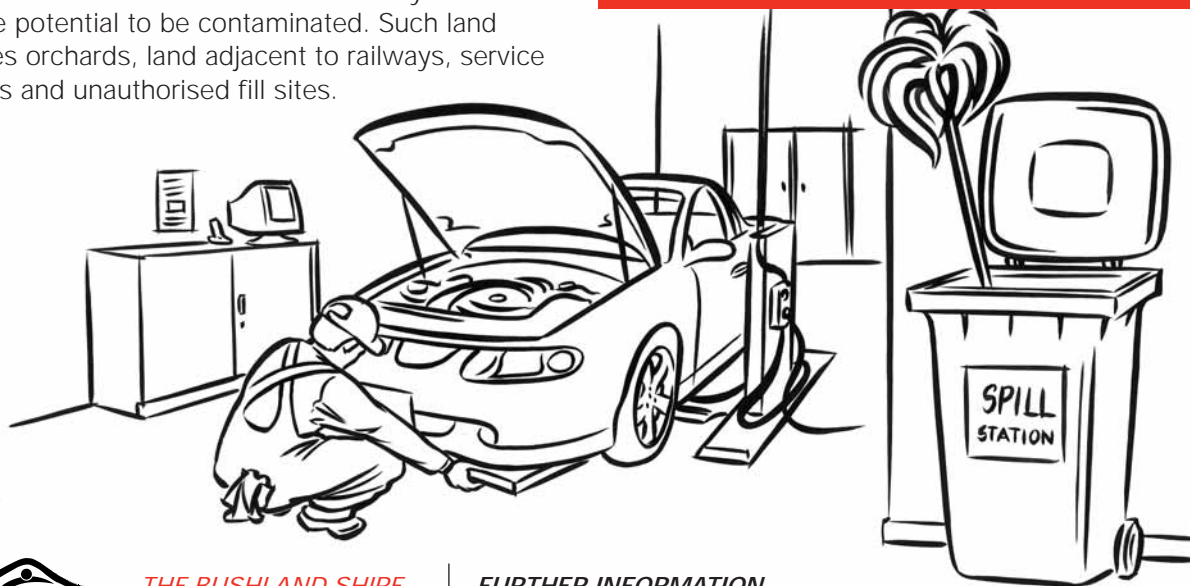
A preliminary investigation of the proposed development site must be prepared by a suitably qualified environmental consultant for any land which has the potential to be contaminated. Such land includes orchards, land adjacent to railways, service stations and unauthorised fill sites.

Investigations must be undertaken in accordance with NSW Environment Protection Authority's *Contaminated Sites - Guidelines for Consultants Reporting on Contaminated Sites and Contaminated Sites - Sampling Design Guidelines*.

Where the preliminary examination identifies that a contaminant is present on the site, a detailed investigation of the site will be required to be completed by a suitably qualified environmental consultant. This investigation must be undertaken in accordance with the NSW Environment Protection Authority's *Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites and Contaminated Sites – Sampling and Design Guidelines*.

## report qualifications and inadequacy

*Should you be required to submit a report to Council addressing any of these issues, the report must be completed by a suitably qualified and experienced consultant. Should Council deem that the report does not satisfactorily address assessment issues or is not completed by an appropriately qualified or experienced consultant, further information or an independent report may be requested.*



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## FURTHER INFORMATION

General information on environmental management plans, onsite sewage management, waste management or contaminated land can be obtained from the Environmental Health and Protection Team on 9847 6829.