

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2023/0703
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	15/08/2023
<b>Responsible Officer</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 3 DP 1194872 , 6 Kara Crescent BAYVIEW NSW 2104 Lot 4 DP 1194872 , 7 Kara Crescent 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

#### General Comments

The proposed development comprises alterations and additions to the existing three level dwelling, the construction of a new swimming pool, and extensive landscaping.

The details of the proposal are as follows:

#### Level 0

- Excavate and retain landform to create new lift space
- Relocate stair
- Various changes to openings
- Reconfiguration of floor space to create new gym facilities
- New brick columns to replace existing
- Convert existing swimming pool to water tank and landscape over

#### Level 1

- Construct new wing comprising entry and foyer, leading to new living, kitchen and dining areas to north west of existing structure
- New terrace and pergola structures to east and west of new wing
- Reconfigure internal walls and openings of existing structure to create new study 1 and bed 1 and lift access within existing floor space
- Construct study 2 within the existing entry area
- Relocate internal stair access
- Remove existing awnings over existing terraces
- Demolish existing shed, extend and join existing driveway
- Construct porte cochère
- Construct new swimming pool, associated facilities, and adjoining lawn and landscaping
- Construct new cloister garden and Loggia

#### Level 2

- Demolish existing high pitched roof, dormers , and internal walls
- Construct new flat roof and parapet over level below, solar panels, and new metal pitched roof over bath 1 below
- Construct new planter to eastern elevation at this level adjoining pergola. Extend floor

space over southern end and central area of footprint, including partially over new northern wing, to provide 4 bedrooms and 4 bathrooms

- Extend lift access to this level, including to central pergola area and new terrace 4 over Level 1
- Construct new metal roof over at reduced pitch

The site does not appear to be connected to sewer and no waste water system is registered for this address. This matter should be addressed in the SEE

For Number 6 -Council records March 2022 state " I would like to notify that there is no dwelling currently on the property. The demolition of the dwelling took place last year, in 2021. Therefore there is no need to complete an application to operate an onsite waste water management system." Councils sewer main map does not appear to connect No's 6 and 7.

Environmental Health cannot support the proposal at this time

**UPDATE 15.8.2023**

Applicant has supplied information (sewage connection diagram) that the site is sewerred therefore Environmental Health supports the proposal without 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:**

Nil.