

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2019/0085
<b>Responsible Officer</b>	Adam Urbancic
<b>Land to be developed (Address):</b>	Lot 121 DP 12749 , 57 Robertson Road 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 been asked to comment on a "proposed Chicken Coupe" for 5 fowl.

Our areas of interest (only) include:

Regulation compliance

Noise

Pollution

Impact on on site waste disposal system.

Regulation compliance: Only fowl can be kept less than 30m from a dwelling the limit being 4.5m. A condition can be added

"Poultry not to be kept near certain premises

(1) Fowls (that is, birds of the species *Gallus gallus*) or guinea fowls must not be kept within 4.5 metres (or such greater distance as the council may determine in a particular case) of a dwelling, public hall, school or premises used for the manufacture, preparation, sale or storage of food.

(2) Poultry (other than fowls referred to in subclause (1)) must not be kept within 30 metres of any building referred to in subclause (1).

(3) The floors of poultry houses must be paved with concrete or mineral asphalt underneath the roosts or perches. However, this subclause does not apply to poultry houses:

(a) that are not within 15.2 metres of a dwelling, public hall or school, or

(b) that are situated on clean sand.

(4) Poultry yards must be so enclosed as to prevent the escape of poultry."

Noise is normally only an issue where roosters are kept. A condition can be added prohibiting a rooster.

Pollution: With only 5 birds normal house keeping can prevent runoff and odour and fly issues. A condition can be added.

Impact on the waste water disposal : Council has recently, on a separate matter, received correspondence in regard to rows of land application sprinklers in areas which do not appear to affect this application proposal. A condition can be added.

**Recommendation**

APPROVAL - subject to conditions

**Recommended Environmental Health and Protection Conditions:**

**DEVELOPMENT CONSENT OPERATIONAL CONDITIONS**

**Fowls only to be kept**

Poultry not to be kept near certain premises

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- (2) Poultry (other than fowls referred to in subclause (1)) must not be kept within 30 metres of any building referred to in subclause (1).
- (3) The floors of poultry houses must be paved with concrete or mineral asphalt underneath the roosts or perches. However, this subclause does not apply to poultry houses:
  - (a) that are not within 15.2 metres of a dwelling, public hall or school, or
  - (b) that are situated on clean sand.
- (4) Poultry yards must be so enclosed as to prevent the escape of poultry.

Reason: To comply with Local Government Regulation 2005 (DACHPBOC3)

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

**Restricted number of birds/fowl kept**

To reduce any issues of odour or noise the number of fowl being restricted to the 5 birds as applied for.

Reason: To minimise any nuisances (DACHPGOG3)

**Odour and fly reduction**

The roost area being of impervious floor finish to enable cleaning to reduce odour and fly issues.

A fly trap being installed near the Fowl House.

Regular cleaning of the area and split food to avoid nuisance and so not to attract rats and mice & routine addition of lime to the earth run area can eliminate pests)

Reason: To maintain healthy conditions and avoid nuisance (DACHPGOG3)

**No roosters to be kept**

To eliminate noise no roosters shall be kept on the premises.

Reason: To eliminate crowing noise and maintain the amenity of the area (DACHPGOG3)

**Impact on Waste Water System**

The structure is to be maintained well clear of the spray irrigation area.

The Wastewater land application area to be fenced to prevent fowl entering that area.

Reason: To ensure that healthy conditions are maintained for the Fowl House area and not interfere

with the waste water system land application available area (DACHPGOG4)