

Environmental Health Referral Response - unsewered land

Application Number:	DA2024/0800
Proposed Development:	Alterations and additions to a dwelling house
Date:	27/06/2024
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 2 DP 503646 , 4 Coasters Retreat COASTERS RETREAT NSW 2108

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

This application is seeking consent for alterations and additions to the dwelling at 4 Coasters Retreat, Coasters Retreat NSW. The proposed development includes:

- New basement and entry level
- Ground floor extensions and layout modifications
- New rear courtyard
- New elevated front balcony
- New Roof and relocated water tanks, including new downslope level spreader.

The proposed works do not affect the existing wastewater system onsite as no increase to bedrooms is proposed nor is the house getting extended onto the land application area.

The current approval to operate however for the septic tank and absorption trench or bed has expired therefore a condition will apply.

Environmental health recommends approval subject to 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:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Wastewater System

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate the wastewater system, and the wastewater system must be activated and



effectively operating to the satisfaction of the Principal Certifier.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity.