

Environmental Health Referral Response - unsewered land

Application Number:	DA2022/1280
Proposed Development:	Alterations and additions to a dwelling house
Date:	22/12/2022
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 39 DP 241518 , 11 Gilwinga Drive 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

Environmental Health has been requested to provide comment on the proposed alts and adds to a dwelling house in relation to on-site sewage management.

Council's records indicate the current dwelling is serviced by an Aerated Wastewater Treatment System with surface spray irrigation which was confirmed during a routine inspection. The land application area is located in the front garden bed and is likely undersized based on the size of the property. However these is very little land application space based on the rocky outcrops and slope of the site.

Of interest to wastewater generation from the development there is a proposal to develop the first floor comprising a master bedroom and additional bedroom. A review of the proposal has found that the proposed development has a total of 6 bedrooms which will not be increased as part of the current proposal. It is important that no more than 6 bedrooms be used as part of the development as this would require an upgrade to the sizing of the wastewater land application area as such a condition has been applied that rooms not listed as a bedroom on the endorsed plans are not used for habitation.

Environmental Health support the proposal subject to a condition being imposed.

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:

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

Rooms not listed as bedrooms not to be used for habitation.

Any room on the approved plans that are not titled as a bedroom are not to be used for habitation for the life of the development.

Reason: To ensure that the current wastewater system can cope with the equivalent population and not impact the environment or public health