

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2024/0207
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a carport
<b>Date:</b>	11/03/2024
<b>Responsible Officer</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 374 DP 752017 , 374 Joalah Road DUFFYS FOREST NSW 2084

### 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 partial demolition of existing structures and construction of additions and alteration to an existing dwelling. The SEE describes the proposal as:

*The proposal seeks approval for the partial demolition of parts of the existing structures and construction of alterations and additions to an existing dwelling, driveway, swimming pool, carport and associated earthworks.*

*The dwelling will continue to be split into three distinct pavilions, separated by breezeways and halls and will remain as a single dwelling.*

*The new works will comprise:*

#### Sub Floor

- *New cellar (with adjacent deck area) under the western pavilion*

#### Ground Floor

- *Western pavilion: four (4) bedrooms, two (2) ensuites, one (1) bathroom and two (2) walk-in-robos*
- *Central pavilion: sitting and lounge areas*
- *Entry hall*
- *Eastern pavilion: dining, living and kitchen areas, along with mudroom, laundry and WC.*

#### First Floor

- *Master bedroom, walk-in-robe and ensuite*

### *External Works*

- *New driveway (to be via separate CDC)*
- *Double carport*
- *New covered access link between the carport and the dwelling and entry*
- *Sub floor deck to western pavilion*
- *Separate study adjacent to the carport*
- *New landscaping to the site*
- *Associated earthworks*

However the wastewater report prepared by Broadcrest dated May 2023 refers to the proposed development works as the following:

*The report will accompany plans to construct a new shed with kitchenette and horse stables and an additional pavilion to the existing residence.*

The wastewater report appears to have been prepared based on a previous proposal and contains information not pertinent to this current proposal (although the residence has been included in the report, there is a lot of information not relating to this proposal).

Can the applicant engage with Broadcrest Consulting Pty Ltd to amend the Wastewater report to reflect the current proposed development and ensure the wastewater report reflects only what is being proposed for development through this DA.

Environmental Health recommends refusal at this time.

The proposal is therefore unsupported.

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.