

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2023/1908
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	24/01/2024
<b>Responsible Officer</b>	Reeve Cocks
<b>Land to be developed (Address):</b>	Lot 301 DP 514985 , 41 Robertson Road SCOTLAND ISLAND NSW 2105 Lot LIC 509288 , 41 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

This application is seeking consent for additions and alterations to the existing dwelling. The Statement of Environmental Effects states;

*There will be no change to the number of bedrooms or modifications required to the essential services on the site.*

No increase in bedrooms does not trigger the need to review the existing wastewater treatment system onsite. However, the approval to operate for the wastewater system has expired so conditions will apply for the existing wastewater system to obtain an approval.

Environmental Health recommends approval subject to conditions.

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:

#### CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

#### Wastewater disposal areas

Proposed works shall not impact on any wastewater disposal (Land Application Areas) building materials and equipment shall not be stored within the wastewater disposal areas on site.

Reason: To protect land and infrastructure in the wastewater disposal area from damage and failure.

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

### **Wastewater System Approval to Operate**

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.