

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/0152
Proposed Development:	Construction of a dwelling house on Lot 2
Date:	09/05/2023
Responsible Officer	Grace Facer
Land to be developed (Address):	Lot C DP 367229 , 6 Orchard Street WARRIEWOOD NSW 2102

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

The site does not have access to sewer at this time.

The applicant advises:

"Clause 7.10 Essential Services

The consent authority can be satisfied that the supply of water and electricity, the disposal and management of sewerage, stormwater drainage and suitable vehicular access will be readily available prior to the occupation of the proposed new dwelling, consistent with the provisions of clause 7.10 of PLEP 2014.

It is noted that the majority of such services are to be provided to the site pursuant to N0013/15, as amended."

Such proof to allow us to be satisfied has not been submitted directly however we have been advised recently :

"It is also noted that a referral response has also been sought from Environmental Health in relation to 'unsewered land'. This allotment has a currently development consent for subdivision and is in the Warriewood Valley Release Area where all new lots is the Release Area (and via the consent conditions) will need to be connected to water and sewer before the subdivision can be registered with NSW Land Registry Services. The referral is therefore unnecessary"

Environmental Health therefore supports the proposal without 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:

Nil.