

Environmental Health Referral Response - unsewered land

Application Number:	DA2021/2228
Date:	09/02/2022
Responsible Officer	Nick England
Land to be developed (Address):	Lot 369 DP 752017 , 323 McCarrs Creek Road TERREY HILLS NSW 2084 Lot 425 DP 752017 , 323 McCarrs Creek Road TERREY HILLS 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

Conversion of the barn into a home office / studio would cause this area to be a habitable space. Under Section 68 of the Local Government Act 1993, Council must approve any alteration of the on-site wastewater management system. Because the studio has the potential to increase the effluent load on the on-site wastewater management system, we require a full wastewater report that demonstrates the suitability of that management system to handle the total or increased effluent load.

Please refer to page 16 of the DA lodgment requirements form for guidance on what information to submit.

The relevant guidelines and standards are:

- 'Environment & Health Protection Guidelines: On-site Sewage Management for Single Households' ('Silver Book', Department of Local Government, 1998);
- 'AS/NZS 1547:2012 On-site Domestic Wastewater Management'; and
- Sydney Catchment Authority's 'Developments in Sydney's Drinking Water Catchment – Water Quality Information Requirements'.

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.