

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/0129
Proposed Development:	Subdivision of one lot into 13 lots and associated works
Date:	24/10/2023
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot B DP 370222 , 4 Forest Road 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

General Comments

The proposed development comprises:

- The subdivision of land legally described as Lot B in Deposited Plan 370222 from 1 Lot of total site area 9,709.8424m² (Parent Lot) into 13 individual lots.

To facilitate the suitability and functionality of the resultant lots, this Development Application concurrently seeks approval for:

- Demolition of the existing dilapidated dwelling and associated ancillary structures situated on the site.
- Construction of roads – including a connection to the approved road through to 8 Forest Road.
- Earthworks –to create the associated road hierarchy and to facilitate the future construction of dwelling houses under separate applications.
- Civil drainage works – to support the proposed subdivision and facilitate future residential use.
- Tree removal – to facilitate the proposed development and future residential land uses on the resultant lots, the proposed development necessitates the removal of twenty-three (23) high category trees and 14 (fourteen) low category trees. Twelve (12) of the low category trees are exempt from Northern Beaches Council's Tree Preservation Order.
- The proposed development is integrated development for the following reasons:
 - The proposed development seeks consent under s 138 of the Roads Act 1993 for works that include relevant activities listed under Division 4.8 (Integrated Development) of the Environmental Planning and Assessment Act 1979.
 - The proposed development comprises the subdivision of bushfire prone land and therefore requires authorisation under Section 100B in respect of bush fire safety in accordance with the Rural Fires Act 1997.

Council has designated the land as unsewered. The SEE does not adequately address proposed disposal of human waste water. Any approval by Council cannot assume that AWTS systems or sewer will become available. Council would need Sydney Water Tap in Certificates that the proposal will be accepted into the Sydney Water Mains.

Environmental Health does not support the proposal at this time.

UPDATED COMMENTS 24 October 2023

The applicant has advised :

"Acor confirms that Sydney Water has made provision for a sewer connection. The civil plans have been updated to reflect the sewer main as shown in image below. Council's development consent would include a standard condition to this matter"

A copy of related sewer main plan has been supplied.

On this basis Environmental Health supports the proposal without additional conditions.

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:

Nil.