

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/1932
Proposed Development:	The construction of seniors housing with an associated community centre, landscaping, and subdivision of 3 lots into 2
Date:	07/02/2024
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 811 DP 752038 , 76 Willandra Road NARRAWEENA NSW 2099 Lot 807 DP 752038 , 807 / Willandra Road NARRAWEENA NSW 2099 Lot 810 DP 752038 , 810 / Willandra Road NARRAWEENA NSW 2099

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 a seniors housing development and subdivision. The proposal involves 26 self-contained living units with an associated community centre and landscaping, and subdivision on the subject site.

The Statement of Environmental Effects does not address the proposed management of wastewater from the operation of the seniors housing development. There appears to be Sydney Water main wastewater infrastructure across Willandra Road however it is not clear if this proposal seeks to have access to Sydney Waters infrastructure or to have an independent wastewater treatment system/s on the proposed site.

Can the application provide details in relation to the proposed treatment of wastewater generated by the operation of the Seniors Housing Development.

If the proposal involves providing wastewater treatment on the proposed land, then a suitably qualified wastewater consultant will need to provide a report considering the suitability of the land and the proposed treatment method/s for wastewater generated. This report will need to be forwarded to Councils Environmental Health Team for assessment once complete.

If the proposal involves connecting to Sydney Waters Infrastructure, then the applicant will need to receive written permission from Sydney Water to connect to their systems. This is a requirement of section 48 of the Sydney Water Act 1994.

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.