

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	Mod2024/0035
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0888 granted for Alterations and additions to a dwelling house including a garage, shed and carport
<b>Date:</b>	16/02/2024
<b>Responsible Officer</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 259 DP 752017 , 259 / 0 Aumuna 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

This application is seeking consent for modification works. The Statement of Environmental Effects states the following:

- Shed – proposed reduction on the entire structure's elevation by 400mm. The finished floor level is expected to transition from RL169.40 to RL169.00, and the roof ridge from RL177.31 to RL176.91. This alteration in relative levels aims to enhance the efficiency of the earthworks in the perimeter of the proposed shed. - Associated construction of the retaining wall on the NE side of shed. - Gym – lowering the finished floor level from RL172.46 to RL172.17, a reduction of 290mm. This modification is intended to ensure that only one step is required between the existing garage and the proposed gym. - Gym – concrete path in perimeter or the new extension to facilitate safe and stable access to the external toilet. - Gym – associated construction of the retaining wall. - Entry – extension of the roof over the carport connecting the existing garage/gym to the main dwelling involves an approximate 3m extension and a 0.4m increase in height.

A review of the wastewater report submitted with the original DA and first Modification has identified no changes to the approved wastewater system. The land application area remains the same and this modification doesn't require alterations to the approved system.

The original conditions applied through DA2022/0888 and Mod2023/0088 still apply.

Environmental health recommends approval.

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.