

Environmental Health Referral Response - unsewered land

Application Number:	DA2024/0449
Proposed Development:	Alterations and additions to a dwelling house
Date:	16/05/2024
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 17 DP 263422 , 5 Dendrobium Crescent ELANORA HEIGHTS NSW 2101

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 the construction of the following:

Area 1: hardstand parking area, access pathway, enlarged deck around swimming pool, and landscaping,

Area 2: kitchen garden with raised planters, garden shed, rainwater tank, pergola and greenhouse,

Area 3: covered verandah and entrance walkway,

Area 4: stormwater infrastructure

Based on a review of the Statement of Environmental Effects and having spoken to Northern Beaches Planning, the proposed kitchen garden area with the shed and greenhouse will not have any sinks or toilets installed or other means of generating wastewater that would need to go to the existing wastewater system. There is an existing wastewater system onsite treating the main dwelling. This approval to operate has expired, Environmental Health recommends approval subject to 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:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Wastewater System

Prior to the issuing of an Occupation Certificate, a copy of a Section 68 (Local Government Act 1993) approval to operate the wastewater system must be activated and effectively operating to the satisfaction of the Local Council.



Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity.