

Environmental Health Referral Response - unsewered land

Application Number:	DA2024/0207
Proposed Development:	Alterations and additions to a dwelling house including a carport
Date:	17/04/2024
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 374 DP 752017 , 374 Joalah Road DUFFYS FOREST 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 partial demolition of existing structures and construction of additions and alteration to an existing dwelling. The SEE describes the proposal as:

The proposal seeks approval for the partial demolition of parts of the existing structures and construction of alterations and additions to an existing dwelling, driveway, swimming pool, carport and associated earthworks.

The dwelling will continue to be split into three distinct pavilions, separated by breezeways and halls and will remain as a single dwelling.

The new works will comprise:

Sub Floor

- *New cellar (with adjacent deck area) under the western pavilion*

Ground Floor

- *Western pavilion: four (4) bedrooms, two (2) ensuites, one (1) bathroom and two (2) walk-in-robos*
- *Central pavilion: sitting and lounge areas*
- *Entry hall*
- *Eastern pavilion: dining, living and kitchen areas, along with mudroom, laundry and WC.*

First Floor

- *Master bedroom, walk-in-robe and ensuite*

External Works

- *New driveway (to be via separate CDC)*
- *Double carport*
- *New covered access link between the carport and the dwelling and entry*
- *Sub floor deck to western pavilion*
- *Separate study adjacent to the carport*
- *New landscaping to the site*
- *Associated earthworks*

However, the wastewater report prepared by Broadcrest dated May 2023 refers to the proposed development works as the following:

The report will accompany plans to construct a new shed with kitchenette and horse stables and an additional pavilion to the existing residence.

The wastewater report appears to have been prepared based on a previous proposal and contains information not pertinent to this current proposal (although the residence has been included in the report, there is a lot of information not relating to this proposal).

Can the applicant engage with Broadcrest Consulting Pty Ltd to amend the Wastewater report to reflect the current proposed development and ensure the wastewater report reflects only what is being proposed for development through this DA.

Environmental Health recommends refusal at this time.

UPDATED REFERRAL COMMENTS

The updated wastewater report prepared by Broadcrest consulting dated April 2024 has been provided with this application.

The proposed effluent management areas are both within horse paddock areas. Although it is proposed to rotate the horses from one EMA area to another when one is in use, this relies heavily upon human behaviour to ensure the correct EMA is used, the sprinklers use is switched accordingly, the horses are rotated so as not to negatively impact the EMA effectiveness, etc. Council will apply a condition of consent.

The proposed buried distribution lines to the EMA are required to be located outside of the EMA if horses are proposed to be grazing on the EMAs. This can be conditioned prior to CC.

The EMA located alongside the boundary of Lot 375 Joalah Road, Duffys Forest appears to be located within 46m of a permanent surface waters. The buffer distance from all land application areas to permanent surface waters is 100m. The watercourse is located to the north of the property in front of the dwelling. The contours of the land fall towards the watercourse from the EMA. The site is constricted in terms of available space for the EMAs. The proposed treatment is secondary treated effluent with disinfection and semi fixed effluent spray dispersal. The dwelling will act as a buffer to the watercourse but a condition will apply for diversion banks to be installed.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amendments to Wastewater Report

Prior to the release of the Construction Certificate, the wastewater report prepared by Broadcrest Consulting Pty Ltd dated April 2024 is to be amended by a wastewater consultant to identify the buried distribution lines to the EMA located outside of the EMA area and not within the EMA.

The wastewater management report is to include the location and description of surface water diversion banks/drains upslope of the EMA located within 50m of the permanent watercourse.

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

Reason: To fulfil the requirements of the Australian Standard 1547:2012

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Wastewater disposal areas

Proposed works shall not impact on any wastewater disposal (Land Application Areas) building materials and equipment shall not be stored within the wastewater disposal areas on site.

Reason: To protect land and infrastructure in the wastewater disposal area from damage and failure.

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

Wastewater system compliance

All recommendations and required works as contained within the report by Broadcrest Consulting Pty Ltd dated April 2024, including any updated versions as per prior to Construction Certificate Condition, being implemented.

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

Reason: To ensure the wastewater disposal system is compliant and will not create a risk to public health.

Wastewater system installation approved by a suitably qualified person

Prior to the release of the Occupation Certificate evidence must be supplied to the Principal Certifier from a suitably qualified person that the on-site wastewater management system has been installed according to requirements listed in the certificate of accreditation for the wastewater system and wastewater report by Broadcrest Consulting Pty Ltd referenced as 2442-WW-A-05 and dated April

2024 and any updated versions as per prior to Construction Certificate Condition.

Reason: To ensure the wastewater system has been installed correctly to minimise the potential for harm.

Wastewater System

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate the wastewater system, and the wastewater system must be activated and effectively operating to the satisfaction of the Principal Certifier.

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

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

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Wastewater System Maintenance

All recommendations and required maintenance work as contained within the report by Broadcast Consulting Pty Ltd dated April 2024, reference 2442-WW-A-05, including any updated versions as per prior to Construction Certificate Condition, being implemented.

Reason: To ensure the wastewater disposal system is maintained accordingly and will not create a risk to public health.