

Environmental Health Referral Response - unsewered land

Application Number:	Mod2025/0145
Proposed Development:	Modification of Development Consent DA2024/0207 granted for Alterations and additions to a dwelling house including a carport
Date:	15/04/2025
Responsible Officer	Brittany Harrison
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

The proposed modifications are as follows:

- Removal of the carport and construction of new carport with ancillary gardener's amenities/storage and study/gym
- Minor realignment of the driveway access to the new carport
- New study/gym with bathroom
- Relocated awning from the carport area to the breezeway
- Minor amendments to landscaping and paved areas
- Removal of the approved entryway and adding and reinstating two doors

As no increase in bedrooms, and therefore occupancy levels is proposed, Environmental Health raises no objection to the proposal.

Amended comments 15/04/2024

Accompanying the proposal is an onsite wastewater report proposing an aerated wastewater treatment system with two effluent management areas.

In relation to the two effluent management areas, the report states (in part):

"...To allow for continued grazing of the marked EMAs, it is proposed to rotate the usage of the two EMAs between grazing and dispersal...."

In this regard, Environmental Health does not support the use of waste disposal areas for the purposes of animal grazing, for both health concerns and also potential damage to waste water system infrastructure and the effluent management area itself.

Recommendation

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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.