



Olivia Ramage
Planner
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Thursday 23rd January 2025

Dear Olivia

DEVELOPMENT APPLICATION NO: DA2024/1552 FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE AT 11 FLORENCE TERRACE SCOTLAND ISLAND

Thank you for letter of 16th January 2025. Please find below our response to the points raised in your letter.

1. Environmental Health – Solid Fuel Heater

Council's Environmental Health Officer has provided the following referral comments in relation to solid fuel heaters:

The plans accompanying the proposal describe a new fireplace. Despite this, there are no further details in regard to make, model or specification of the appliance proposed to be installed. Accordingly, Environmental Health is unable to undertake a proper assessment of the solid fuel heater installation. The applicant is also strongly encouraged to consider alternatives to solid fuel appliances (wood fired) due to the potential public health impacts of wood smoke. If the applicant wants to install a new Solid fuel heater the information is required as per the DA Lodgement Requirements.

The updated architectural plans include the model and specification of the proposed solid fuel heater.

2. Environmental Health – Unsewered Lands

Council's Environment Health Officer has provided the following comments in relation to unsewered land:

1. Distance of Tanks from the Dwelling:

- The existing tanks proposed for conversion to an Aerated Wastewater Treatment System (AWTS) are currently located within 1.5 meters of the dwelling.*
- Action Required: Ensure the placement of the AWTS complies with the separation distance requirements outlined in the NSW Environment & Health Protection Guidelines for On-site Sewage Management for Single Households and relevant Australian Standards. Relocation of the tanks may be necessary to meet this standard.*

The position of the AWTS tanks shown on both the original lodged architectural plans and Wastewater Management Report was not correct. The tanks are in fact located just over 1.5m from the existing dwelling. The updated architectural plans include the correct location of the AWTS tanks.

Please refer also to Blue Mountains Geological and Environmental Services letter of 14 12 24 submitted with the additional and amended documentation that addresses this issue in detail.

2. *Deck Covering Existing Tanks:*

- *Council records indicate that a deck is covering the existing wastewater tanks, and the current hatch does not provide free, clear, and unobstructed access for inspection, maintenance, and servicing.*
- *Action Required: Modify the deck design or remove obstructions to provide clear and easy access to all areas of the wastewater tanks for Council inspections and the quarterly maintenance and service requirements of the AWTS.*

Please refer to Blue Mountains Geological and Environmental Services letter of 14 12 24 submitted with the additional and amended documentation that addresses this issue in detail.

3. *Details of AWTS System:*

- *No details have been provided regarding the type of AWTS system to be installed or the method of installation.*
- *Action Required: Submit detailed plans and specifications for the AWTS, including the make and model of the proposed system, installation methods, and compliance with relevant standards.*

Please refer to Blue Mountains Geological and Environmental Services letter of 14 12 24 submitted with the additional and amended documentation that addresses this issue in detail.

4. *Impact of New Works on the Water Side:*

- *It appears that new construction on the water side of the dwelling may cover or be built over the holding tank and the Land Application Area for the system servicing the boat shed.*
- *Action Required: Confirm the location of the holding tank and Land Application Area in relation to the proposed works. Revise the plans to ensure these areas remain accessible and are not built over, in compliance with the guidelines.*

Please refer to Blue Mountains Geological and Environmental Services letter of 14 12 24 submitted with the additional and amended documentation that addresses this issue in detail.

5. *Registration of Onsite Wastewater Management Systems:*

- *The site appears to have two onsite wastewater management systems, but only one is currently registered with Council.*
- *Action Required: Register all onsite wastewater management systems with the Council and provide supporting documentation to confirm compliance.*

Please refer to Blue Mountains Geological and Environmental Services letter of 14 12 24 submitted with the additional and amended documentation that addresses this issue in detail.

6. *Approval to Operate:*

- *The approval to operate an onsite wastewater management system has expired.*
- *Action Required: Submit an application to renew the approval to operate, ensuring all necessary documentation is provided and that the systems meet the current operational standards.*

Please refer to Blue Mountains Geological and Environmental Services letter of 14 12 24 submitted with the additional and amended documentation that addresses this issue in detail.

3. P21 DCP – C1.5 Visual Privacy

This control requires private open space areas to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation. Elevated decks should incorporate privacy screens where necessary. The proposed additions are located in close proximity of the adjoining western dwelling and private open space areas. Given the limited spatial separation, it is necessary for privacy treatments to be installed to the western side of the window to bedroom 1. It is recommended that this window is treated with obscure glazing for privacy. Additionally, the rear deck is elevated and located in close proximity to the deck at the adjoining western property. It is necessary for the existing vegetation to be retained along the boundary to provide screening for privacy. This screening should be indicated on the proposed plans for retention or new screening provided.

The western side of the corner window to Bedroom 1 is shown with obscure glazing on the amended architectural drawings. The existing vegetation (Juniper trees) on the western boundary (adjacent to the rear deck) is to be retained and is shown on the amended architectural drawings.

4. P21 DCP – D8.9 Landscaped Area

This control stipulates a maximum site coverage of 29% of the site, therefore 71% landscaped area. The proposal provides a total site coverage of 51% (376.4m²) and does not comply. It is recommended that the footprint of the dwelling and the extent of decking being reduced to provide an improved landscaped area.

The proposed Landscape Area is increased to 55.37sqm.

5. Plans

As per the DA Lodgement Requirements, the elevation plans must show the location of all buildings/structures on adjoining land. Please ensure this is included in the amended plans.

Outlines of buildings on adjacent sites are shown on the elevations contained within the amended architectural drawing set.

Please let us know if you have any questions

Yours sincerely

A handwritten signature in black ink, appearing to read 'Haughton' with a stylized flourish at the end.

Chris Haughton
Registered Architect **NSW 6727**