

Environmental Health Referral Response - unsewered land

Application Number:	Mod2022/0686
Proposed Development:	Modification of Development Consent DA2020/0150 granted for Alterations and additions to a dwelling house
Date:	06/01/2023
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 1 DP 224643 , 13 Warringulla Avenue ELVINA BAY NSW 2105

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

Supported - Subject to a condition being imposed

Environmental Health has reviewed the proposed modification and finds that it reduces the number of bedrooms thereby reducing the equivalent population of the dwelling and providing a better environmental outcome and more sustainable development. As the approval to operate for the wastewater system has lapsed and there is an increase in the building footprint a precautionary condition is to be applied requiring the owner to obtain an approval to operate prior to the release of the occupation certificate.

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

Waste Water System

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate the Waste Water System, and the waste water 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 a maintained in an appropriate manner in perpetuity.