

Environmental Health Referral Response - unsewered land

Application Number:	DA2019/0688
Responsible Officer	Penny Wood
Land to be developed (Address):	Lot 8 DP 238742 , 13 Minkara Road BAYVIEW NSW 2104

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

Environmental Health has reviewed the application, in particular the statement of environmental effects by Turnbull Planning International Pty Ltd.

The Existing dwelling apparently has five bedrooms and four bathrooms and there is also development such as an office garage pool tennis court and a garden shed.

The current proposal involves construction of a new large shed and completion of a partly constructed tennis court.

It is noted that the shed contains a garage area, entertainment area ,change/massage room, two bathrooms and a deck area overlooking the tennis court.

Additionally the construction of a new carport, covered awning behind the main dwelling house.

The Statement of Environmental Effects does not refer to the fact that the site is unsewered and relies on on-site treatment and disposal of all waste water.

No details have been supplied or comment made of the impact on the adequacy of the existing system to cope with any additional load and in particular the location of the land application area of waste water disposal which may be affected by the development it self or run off from developed areas.

Accordingly Environmental Health requires the issues above addressed to allow a proper assessment to be made.

Recommendation

REFUSAL at this time pending clarification items

Recommended Environmental Health and Protection Conditions:

Nil.