

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2023/0154
<b>Proposed Development:</b>	Construction of a dwelling house on Lot 9
<b>Date:</b>	29/03/2023
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot C DP 367229 , 6 Orchard Street WARRIEWOOD NSW 2102

### 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

The site does not have access to sewer at this time.

The applicant advises:

"Clause 7.10 Essential Services

The consent authority can be satisfied that the supply of water and electricity, the disposal and management of sewerage, stormwater drainage and suitable vehicular access will be readily available prior to the occupation of the proposed new dwelling, consistent with the provisions of clause 7.10 of PLEP 2014.

It is noted that the majority of such services are to be provided to the site pursuant to N0013/15, as amended."

Such proof to allow us to be satisfied has not been submitted.

Environmental Health requires proof from Sydney Water that access to sewer will be given before any completion date of a dwelling and before Council approval is given to build; or that as an alternative an onsite treatment and disposal system can be approved as an alternative( This would require a satisfactory section 68 application and approval).

By approving a dwelling when connection to services, or an on site waste water system may not proceed for any reason would create an unsatisfactory outcome.

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.