

Environmental Health Referral Response - unsewered land

Application Number:	DA2025/0432
Proposed Development:	Demolition works and construction of a dwelling house
Date:	15/05/2025
Responsible Officer	Charlotte Asbridge
Land to be developed (Address):	Lot 243 DP 752046 , 22 Cicada Glen Road INGLESIDE NSW 2101

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

As part of the proposed development as it relates to domestic wastewater disposal matters, the wastewater report supplied with the proposal notes "n part":

It is proposed to continue utilising the existing BioCycle AWTS under the provisor that it can be verified by a suitably licensed plumber that the unit is working adequately and will not be damaged during the demolition / construction process. If this cannot be confirmed, it is proposed to install a new NSW Health Accredited AWTS.

Council records indicate that the current AWTS at the property has a history of regular service and maintenance as required by current regulations.

In the opinion of Environmental Health however, it is considered appropriate that a determination be made by the applicant as to the suitability or otherwise of the current wastewater system and its ability to cater to the proposed development, prior to any consent being sought for the current system to be incorporated into the proposed development, or whether an entire new system is required.

Accordingly, the proposal is not supported at this time.

The applicant is advised that approval for a domestic wastewater system may be made at any time, as a separate application under section 68 of the *Local Government Act 1993* as an alternative to being incorporated into a Development Application.

Recommendation

REFUSAL

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.