

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	Mod2024/0554
<b>Proposed Development:</b>	Modification of Development Consent DA2022/1527 granted for Alterations and additions to a dwelling house
<b>Date:</b>	14/10/2024
<b>Responsible Officer</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot LIC 561789 , 18 - 20 Sturdee Lane LOVETT BAY NSW 2105 Lot 1 DP 1132852 , 18 - 20 Sturdee Lane LOVETT 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

#### General Comments

This proposal involves the following changes to development approval DA2022/1527 as follows:

#### Ground Floor

A new window - 1J-08 - is to be added to the eastern side of the Lounge area.

#### First Floor

No changes are proposed to the first-floor plan.

#### Second Floor

The western side wall of Bed 3 is to be moved 600mm to the West. It will remain under the approved roof.

A new window – 3J-05 – is to be added to the western side of the bathroom.

#### Exterior

No changes to the exterior finishes are proposed

#### Roofs

There will be minor changes to the skylight locations

#### Pergola

The location of the pergola posts is to be amended The roof over the approved pergola is to be changed from a fixed roof incorporating skylights to a glazed roof covering

The Statement of Environmental Effects states (in part) "...There will be no change to the number of bedrooms or potential bedrooms in the development and no change to the loading of the approved wastewater system...."

Accordingly, Environmental Health supports the proposal.

**Recommendation**

APPROVAL - no conditions

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:**

Nil.