

Environmental Health Referral Response - unsewered land

Application Number:	DA2025/0430
Proposed Development:	Change of use to a secondary dwelling and associated construction works
Date:	09/07/2025
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 6 DP 31237 , 3 Clive Crescent 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 have reviewed the available information and require more information for a complete assessment.

1. Evidence of a thorough investigation into connection to the sewer main in Valley Close
2. To ensure the wastewater system has been installed correctly to minimise the potential for harm, Pool backwash must be managed separately from the wastewater system and wastewater land application areas.
3. In the opinion of Council, due to tight boundary buffer distances a 'Best Fit' solution may include mounds or subsurface irrigation. Evidence to be provided that this has been adequately investigated.
4. Please supply borehole logs, location on site plan, photos, soil testing results

Due to a proposed increase of population and wastewater load, Environmental Health may consider the available land application areas to be too small to accommodate the proposed increases.

Updated Referral Comments - 08/07/2025

The applicant has provided a response to Council's request for information.

The response states that the application now seeks (in part):

"...the change of use to now being an office above an approved ground floor pool cabana use..."

As this amendment no longer represents additional bedrooms or changes to waste water use loadings, Environmental Health is in support of the proposal.

Updated Referral Comments - 09/07/2025

The referral comments have been updated with a requirement to obtain an Approval to Operate for the wastewater system as required by legislation

Recommendation

APPROVAL - subject to 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:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Approval to Install an On-Site Sewage Management System

Prior to the release of the Occupation Certificate the applicant must receive an 'Approval to Install an On-Site Sewage Management System' from Council.

Details demonstrating compliance are to be submitted to the Certifier.

Reason: To fulfil the requirements under Section 68 of the Local Government Act 1993