

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/1287
Proposed Development:	Construction of a secondary dwelling
Date:	14/11/2023
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 1 DP 28379 , 13 Ilya Avenue 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

This application is seeking consent for construction of a secondary dwelling located at 13 Ilya Avenue, Bayview.

An assessment of the submitted documents has found no reference to the management and treatment of wastewater from the secondary dwelling. Can the applicant please advise how wastewater from the secondary dwelling is going to be managed. In addition, the architectural plans will need to be updated with the location of the proposed wastewater pipe network.

UPDATED REFERRAL

The applicant has submitted plans dated 9 November 2023 identifying the wastewater from the dwelling is to be disposed of through pipes into the sewer. The sewer connection will be made through the existing wastewater network at 14 Taminga Street, Bayview. Environmental Health have no objection to this proposal provided a drainage easement is in place.

Environmental Health recommends 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Section 73 Compliance Certificate Sydney Water

Prior to the Construction Certificate, the applicant is to apply to Sydney Water for a Section 73 Certificate in order to be able to connect to Sydney Water Infrastructure. A Section 73 Certificate must be granted to the applicant/developer prior to Construction Certification.

Evidence demonstrating compliance with the above is to be provided to the Principal Certifier.

Reason: To ensure the proposal can be provided with relative Sydney Water services

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

Wastewater Connection

Prior to the release of an Occupation Certificate, evidence in the form of a certificate is to be provided to the Principal Certifying body demonstrating the wastewater infrastructure has been installed as per plans dated 9 November 2023 prepared by VDM Consulting Engineers and successfully connected to Sydney Waters wastewater infrastructure.

Reason: To ensure the correct disposal of wastewater