

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/1127
Proposed Development:	Demolition works and construction of a dwelling house, horse arena, stables and paddocks
Date:	04/09/2023
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 6 DP 749791 , 113 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

General Comments

This applicant is seeking consent for construction of a new dwelling, horse arena, stables and paddocks.

The wastewater report dated July 2023 prepared by Marten Consulting Engineers has stated the following:

The proposed wastewater treatment will include connection of the above systems to a reticulated authority sewer main. From Client correspondence, it is understood that the closest available connection point is located on Banksia Parade, approximately 80 m east of the site.

Proposed sewer rising main infrastructure layout provided by the Client is shown in Attachment E. Attached plans indicate a rising main pathway running through the northern portion of 111, 111A, 109 and 109A Orchard Street.

Although Attachment E shows sewer plans to service the property, Environmental Health require correspondence from Sydney Water to the Applicant confirming connection to Sydney Waters Sewer Infrastructure is suitable and achievable for this development. Council also requests written confirmation from Sydney Water to the Applicant, that all waste for the wastewater system from the new dwelling, horse stables, horse arena and paddocks will all be accepted into Sydney Waters sewer mains.

Environmental Health recommends refusal at this time.

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.