

Environmental Health Referral Response - unsewered land

Application Number:	DA2020/0450
Date:	10/09/2020
Responsible Officer	Nick England
Land to be developed (Address):	Lot 2 DP 530146 , 88 Booralie Road TERREY HILLS NSW 2084

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

Amended comments:

Environmental Health has reviewed the proposed wastewater generation and disposal as part of the development. The proposal by Kerry Flannagans wastewater referenced as kmf suitably addresses wastewater generation from the residence with sufficient capacity for future expansion. However the wastewater report fails to address how wastewater generated from the horse wash bays will be collected and treated.

Any design for treatment and disposal for wastewater generated by the horse wash bays should be in accordance with the document "Horse Property Developments in the Sydney Drinking Water Catchment A Sydney Catchment Authority Current Recommended Practice", AS1547:2012 & the Environment & health protection guidelines for on-site sewage management for single households.

There is no information on horse washing in the stables and as such a conservative approach should be adopted based on the document Horse property developments in the Sydney water catchment by the Sydney catchment authority which states "A five minute horse wash uses approximately 80 litres of water for each horse, and one hour of stall washing using a high pressure cleaner (such as a 'Gerni') uses approximately 600 litres of water." Therefore with 8 stables at maximum capacity having one wash a day and a stall wash once a week an additional 685 Litres per day + 640 Litres per day = 1385 Litres per day of additional effluent.

Based on a lack of information on the wastewater generated by the horse stables, horse wash areas and how it will be effectively treated Environmental Health recommend refusal.

Amended comments 10/09/2020

A covering letter has been provided by the wastewater consultant Kerry Flannagan. The letter advises that a wastewater design for the stable is in development and will be in line with the Water NSW "Horse Property Developments in the Sydney Drinking Water Catchments" A Sydney Catchment Authority Current Recommended Practice." and water usage patterns.

Environmental health is satisfied and recommends approval subject to conditions.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Approval to Install an On-site Sewage Management System

Prior to the release of the Construction Certificate (CC), the applicant must receive an 'Approval to Install an On-Site Sewage Management System' from Council for all proposed wastewater treatment systems.

Details demonstrating compliance are to be submitted to the Certifying Authority.

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

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

Waste Water System

Prior to the issuing of any interim / final occupation certificate, a copy of all s68 (Local Government Act 1993) approval's to operate for the Waste Water System's must be activated and effectively operating to the satisfaction of the Principal Certifying Authority.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity.