

Environmental Health Referral Response - unsewered land

Application Number:	DA2025/0348
Proposed Development:	Demolition works and construction of a dwelling house, swimming pool, horse arena, stables and paddocks
Date:	22/05/2025
Responsible Officer	Nick England
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

Environmental Health has been requested to provide comment on the proposed application seeking consent for construction of a new dwelling, horse arena, stables and paddocks at 113 Orchard Street, Warriewood. The proposed development will involve the demolition of existing dwelling and construction of new four (4) bedroom dwelling, Construction of a new horse arena located in the eastern portion of the site, Construction of a horse stable for up to four (4) horses with associated yards, Construction of paddocks.

A wastewater report has been prepared by Martens Consulting Engineers, referenced as P2108465JR05V04 and dated December 2024. A new proposed wastewater system and associated Effluent Management Area (EMA) is to be constructed at the site to service a new four (4) bedroom dwelling and toilet for stable users. The wastewater report states: 'It is understood that stable bedding will be regularly changed and will absorb horse urine.' which excludes the stable from the wastewater generation calculations.

The report proposes 'To service the above elements, it is recommended that a new NSW DOH accredited aerated wastewater treatment system (AWTS) and on-site surface drip irrigation system be installed to manage wastewater from the proposed development and onsite surface drip irrigation be installed to manage wastewater from the proposed development'.

Environmental Health makes note that the proposal is for a Design Wastewater Load per day of 800 based on an Equivalent Population (EP) of 5 persons at 150L/d and one stable staff at 50L/d. Under the Environmental Protection Guidelines: Onsite Wastewater Management April 2025 design occupancy is two (2) persons for the first two (2) bedrooms and one (1) person for every subsequent bedroom. This would equate to six (6) persons giving an actual Design Wastewater Load of 950L/d.

The report recommends subsurface irrigation and due to identified slope constraints of land between 20-30% the Design Irrigation Rate (DIR) has been reduced by 50% from 3.5mm/day to 1.75mm/day. The site plans indicate an available EMA of 530m squared which is just below the adjusted equation factoring in an additional EP works out as $950/1.75 = 542.86\text{m squared}$. The proposed minimum 458m squared is therefore inadequate and a condition will be applied requiring the full available area of 530m squared be installed onsite as a requirement in granting the development consent.

No details of the proposed wastewater treatment system to be installed have been provided by the applicant. The certificate of accreditation will be required to be provided to the certifier and Council prior to the issue of a CC. It is understood that Bushland and Biodiversity have considered the biodiversity impact of the proposed EMA given the amount of native vegetation located within this area to ensure that wastewater application does not have detrimental effect on any native vegetation.

It is also noted that pool back wash must not enter the wastewater treatment system, and a separate disposal area will be required away from the proposed wastewater EMA.

Environmental Health support the proposal subject to provided conditions being imposed.

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**

Specifications of domestic wastewater treatment system to be installed

The NSW Health certificate of accreditation of the Aerated wastewater treatment system (AWTS) to be installed, must be able to cater to a minimum equivalent population of 6 and maximum of 10 and be provided to the Principal Certifier and Council for its records prior to the release of the construction certificate.

Reason: To ensure the wastewater system to be installed is accredited for domestic use

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

Wastewater system compliance

All recommendations and required works as contained within the Final report by Martens consulting engineers referenced as P2108165JR05V04 and dated December 2024. The effluent management area must be designed and built to the full available 530 meters squared. Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the wastewater disposal system is compliant and will not create a risk to public health.

Existing septic tank to be decommissioned

The existing septic tank is to be decommissioned in accordance with the requirements of NSW Health "Advisory Note 3 - Destruction, Removal or Reuse of Septic Tanks, Collection Wells, Aerated Wastewater Treatment Systems (AWTS) and other Sewage Management Facilities (SMF)".

Details confirming compliance with this requirement are to be supplied to the Principle Certifier.

Reason: To ensure removal of redundant systems and promote public health.

Pool backwash

Pool backwash must be managed to a separate subsurface disposal area and directed away from the wastewater system and wastewater land application area. Details confirming compliance must be supplied to the principle certifier and Council prior to the release of the final occupation certificate.

Reason: To ensure the wastewater system has been installed correctly to minimise the potential for harm to the wastewater system and the land application area.

Wastewater System

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate the wastewater system, and the wastewater system must be activated and effectively operating to the satisfaction of the Principal Certifier.

Details demonstrating compliance are to be submitted to the Principal Certifier.

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

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

No approval for horse wash bay or floor waste from stables

This development consent does not provide approval for any horse wash bay, floor wastes to stables or associated wastewater infrastructure that would collect and transport wastewater from these areas into the proposed wastewater system other than wastewater generation from the dwelling and toilet facilities located within the stable.

Reason: Proposed wastewater infrastructure does not adequately consider wastewater generated from horse washing or stables.