

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2024/0790
<b>Proposed Development:</b>	Demolition works and construction of a shed, hardstand and associated works for use as a horse arena
<b>Date:</b>	26/06/2024
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 169 DP 752046 , 4 Harvey Road INGLESIDE NSW 2101

### 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

The development proposes the following:

Demolition of existing shed in northwest corner of the property  
 Level western end of property to height of second retaining wall (approx. RL 97.90)  
 Construct new shed in northwest corner (50m x 20m)  
 Construct hardstand to the south of shed  
 New outdoor horse arena to the south of shed / hardstand  
 Installation of a new aerated wastewater treatment system and associated absorption beds

The following comments are provided in relation to the installation of a new aerated wastewater treatment system and associated absorption beds.

The proposed new aerated wastewater treatment system and associated absorption bed is intended to service the proposed shed.

Additionally, a new absorption bed is intended to be used in conjunction with an existing aerated wastewater treatment system that currently services the existing studio and office.

If the development is approved, this will result in three wastewater systems at the property.

A report by a wastewater consultant supplied with the proposal documentation appears to adequately address the requirements of both the proposed system and the new disposal area for the existing system.

Environmental Health supports the proposal with a recommendation to include appropriate conditions of consent.

### Recommendation

SUPPORTED- 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:**

**DEVELOPMENT CONSENT OPERATIONAL CONDITIONS**

**Horse Washing with Stables Area**

If the activity of horse washing is undertaken within the stables area a capture net will need to be provided to prevent horse hair and other material not suitable for the wastewater system, from entering the wastewater system.

Reason: To protect the wastewater system and disposal area from damage and failure.

**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 report by Broadcrest Consulting Pty Ltd referenced REF: 3573-WW-A-01 and dated April 2024 being implemented.

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.

**Wastewater system installation approved by a suitably qualified person**

Prior to the release of the Occupation Certificate evidence must be supplied to the Principal Certifier from a suitably qualified person that the on-site wastewater management system has been installed according to requirements listed in the certificate of accreditation for the wastewater system and wastewater report by Broadcrest Consulting Pty Ltd referenced REF: 3573-WW-A-01 and dated April 2024

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

**Approval to Operate - Existing 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 for the existing studio and office, 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:

The approval for the existing studio and office wastewater system has expired. To ensure the premises a maintained in an appropriate manner in perpetuity.

**Specification of wastewater system to be installed**

The NSW Health certificate of accreditation of the Aerated Wastewater Treatment System (AWTS) to be installed must 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.

**Approval to Operate - New 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 a maintained in an appropriate manner in perpetuity.

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

**Existing studio/office not for separate occupancy**

The existing studio/office is not permitted to be used, or be adapted to be used, for separate occupancy or habitation as this will alter any load on land application areas as calculated at the time of the proposal.

Reason: To protect the amenity of the area.