

Environmental Health Referral Response - unsewered land

Application Number:	DA2024/0878
Proposed Development:	Construction of a dwelling house, garage and stable building with ancillary site works
Date:	25/07/2024
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 1A DP 11784 , 7 Wattle 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

This application is seeking consent for the construction of a one storey (plus attic storage) contemporary farmhouse-inspired dwelling, with separate garaging for cars and landscaping equipment and a small stables building.

The wastewater report provided hasn't made reference to how wastewater from the stables is to be managed and disposed of. Wastewater is likely to be generated from wash down of animals and wash down of the stables. A wastewater consultant is to address how wastewater from the stables is to be managed effectively. The consultant is to review wastewater from the stables in accordance with the Water NSW Horse Property Developments in the Sydney Drinking Water Catchment dated February 2023.

In addition, can the applicant please advise if any part of the property is to be used for horse grazing/paddock area? If there is to be a paddock area, where on the property is this proposed and what is the proximity to the wastewater land application area?

An AWTS with a subsurface land application area has been proposed to manage wastewater from the proposed dwelling. There is a watercourse on the property with the contours of the land falling towards the watercourse. The land application area would be within 100m of this watercourse. The wastewater consultant has referred to this watercourse as 'intermittent' however Council are of the opinion that the creek is a permanent surface water. Photos taken of the creek on 25 July 2024 by a Council Officer shows water in the creek although there has been very little rainfall.

Environmental Health recommend refusal at this time until further review and information is provided.

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.