es, SW

Land Capability and Wastewater Management Options Assessment: Proposed Dwelling and Horse Stables, 113 Orchard Street, Warriewood, NSW

CIVIL

GEOTECHNICAL

WASTEWATER

ENVIRONMENTAL

WATER



P2108165JR05V04 December 2024

Copyright Statement

Martens & Associates Pty Ltd (Publisher) is the owner of the copyright subsisting in this publication. Other than as permitted by the Copyright Act and as outlined in the Terms of Engagement, no part of this report may be reprinted or reproduced or used in any form, copied or transmitted, by any electronic, mechanical, or by other means, now known or hereafter invented (including microcopying, photocopying, recording, recording tape or through electronic information storage and retrieval systems or otherwise), without the prior written permission of Martens & Associates Pty Ltd. Legal action will be taken against any breach of its copyright. This report is available only as book form unless specifically distributed by Martens & Associates in electronic form. No part of it is authorised to be copied, sold, distributed or offered in any other form.

The document may only be used for the purposes for which it was commissioned. Unauthorised use of this document in any form whatsoever is prohibited. Martens & Associates Pty Ltd assumes no responsibility where the document is used for purposes other than those for which it was commissioned.

Limitations Statement

The sole purpose of this report and the associated services performed by Martens & Associates Pty Ltd is provide a preliminary wastewater management assessment report in accordance with the scope of services set out in the contract / quotation between Martens & Associates Pty Ltd and Tony McLain Architects (hereafter known as the Client). That scope of works and services were defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

Martens & Associates Pty Ltd derived the data in this report primarily from a number of sources which may include for example site inspections, correspondence regarding the proposal, examination of records in the public domain, interviews with individuals with information about the site or the project, and field explorations conducted on the dates indicated. The passage of time, manifestation of latent conditions or impacts of future events may require further examination / exploration of the site and subsequent data analyses, together with a re-evaluation of the findings, observations and conclusions expressed in this report.

In preparing this report, Martens & Associates Pty Ltd may have relied upon and presumed accurate certain information (or absence thereof) relative to the site. Except as otherwise stated in the report, Martens & Associates Pty Ltd has not attempted to verify the accuracy of completeness of any such information (including for example survey data supplied by others).

The findings, observations and conclusions expressed by Martens & Associates Pty Ltd in this report are not and should not be considered an opinion concerning the completeness and accuracy of information supplied by others. No warranty or guarantee, whether express or implied, is made with respect to the data reported or to the findings, observations and conclusions expressed in this report. Further, such data, findings and conclusions are based solely upon site conditions, information and drawings supplied by the Client etc. in existence at the time of the investigation.

This report has been prepared on behalf of and for the exclusive use of the Client and is subject to and issued in connection with the provisions of the agreement between Martens & Associates Pty Ltd and the Client. Martens & Associates Pty Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.



© December 2024 Copyright Martens & Associates Pty Ltd All Rights Reserved

Head Office

Suite 201, 20 George Street Hornsby, NSW 2077, Australia ACN 070 240 890 ABN 85 070 240 890 **Phone: +61-2-9476-9999**

Fax: +61-2-9476-8767 Email: mail@martens.com.au Web: www.martens.com.au

	Document and Distribution Status											
Autho	r(s)	Reviewer(s)		Project Manager		Sign	ature					
Rob	ert Mehaffey	Gray Taylor Andrew Norris	3	Gray Taylor		Wyray Tagh.						
•					Documen	t Location						
Revision No.	Description	Status	Release Date	File Copy	Tony McLain Architects	ı	1					
1	Wastewater Assessment	Draft	25/01/2024	1P	1P							
1	Final Report	Final	1/03/2024	1P	1P							
2	Response to Council RFI	Draft	1/07/2024	1P	1P							
2	Final Report	Final	4/07/2024	1P	1P							
3	Amended Report	Draft	11/07/2024	1P	1P							
3	Final Report	Final	11/07/2024	1P	1P							
4	Updated Plans	Draft	16/12/2024	1P	1P							
5	Final Report	Final	17/12/2024	1P	1P							

Distribution Types: F = Fax, H = Hard copy, P = PDF document, E = Other electronic format. Digits indicate number of document copies.

All enquiries regarding this project are to be directed to the Project Manager.



Contents

1 (OVERVIEW	23
1.1	Background	23
1.2	Development Proposal	23
1.3	Aims and Objectives	23
1.4	Relevant Standards and Policy	24
2 9	SITE DESCRIPTION	25
2.1	Summary	25
2.2	Site Investigations	26
2.3	Sub Surface Conditions	26
2.4	Climate	27
2.5	Hydrogeological Data	27
3 \	WASTEWATER ASSESSMENT	28
3.1	Proposed Wastewater Management System	28
3.2	Land Capability Assessment for On-site Effluent Disposal	28
3.3	Soil Profile and Effluent Application Rates	29
3.4	Buffers and Setbacks to Effluent Management Area	30
3.5	Site Wastewater Generation Rates	30
3.6	Effluent Management Area Sizing and Location	31
3.7	Wastewater Management System	31
3.8	Construction Requirements	31
3.9	Inspection and Maintenance Schedule	32
4 I	REFERENCES	34
5 /	ATTACHMENT A: MAPSET AND FIGURES	35
6	ATTACHMENT B: DEVELOPMENT PLANS	36
7 /	ATTACHMENT C: SURVEY PLAN	37
8 /	ATTACHMENT D: BOREHOLE LOGS	38



Tables

Table 1: Site description summary.	25
Table 2: Summary of typical soil horizon characteristics.	26
Table 3: Meteorological data.	27
Table 4: Site suitability for on site effluent management systems, according NSW Department of Local Government, (1998).	
Table 5: Recommended setback distances in metres	30
Table 6: Design wastewater loads for 113 Orchard Street, Warriewood, NSW.	31



1 Overview

1.1 Background

Martens & Associates (MA) has prepared this wastewater assessment to support a development application (DA) for the construction of new dwelling and horse stables at 113 Orchard Street, Warriewood, NSW ('the site'). This report provides an assessment of onsite wastewater management requirements and land capability.

1.2 Development Proposal

Based on correspondence with the client, it is our understanding that the proposed development will involve:

- Demolition of existing dwelling and construction of new four 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 horses with associated yards and amenities.
- o Construction of paddocks upslope (west) of the proposed stables.

Proposed development plans prepared by Tony McLain Architects (2021) are provided in Attachment B.

1.3 Aims and Objectives

The aims and objectives of this assessment are:

- 1. Characterise site effluent land capability and assess suitability and design loading for onsite effluent disposal.
- 2. Estimate site wastewater generation rates of the stables based on proposed site usage numbers provided by the Client.
- 3. Provide recommendations for appropriate onsite wastewater management system and outline effluent management requirements.



1.4 Relevant Standards and Policy

Guidelines and standards considered in this study include:

- 1. NSW Department of Local Government et al. (1998) On-site Sewage Management for Single Households.
- 2. NSW Health (2001) Septic Tank and Collection Well Accreditation Guideline.
- 3. Standards Australia (2012) Australian /New Zealand Standard 1547: On-site domestic wastewater management.



2 Site Description

2.1 Summary

A summarised site description is provided in Table 1 and site plan is provided in Map 01 (Attachment A).

Table 1: Site description summary.

dwelling, horse stables, arena and paddocks. The site is a rural lot with an existing dwelling, grassed landscaped areas and bushland. Surrounding land uses The site is bordered by bushland to the west, bushland and rural lots to the north and south and Orchard Street and residential lots to the east. Topography Site slopes range between 55% in the western portion of the site and 19% near the lower southeast portion of the site with an easterly aspect. Site elevation is approximately 18 mAHD near the southeast boundary, rising to 43 mAHD near the central west portion of the site (Source: Axiom Surveying, 2018). A survey map showing the topography of the site is presented in (Attachment C). Expected Geology and Soils The Sydney 1:100,000 Geological Series Sheet 9130 (1983) identifies the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands		·
Lot/DP1 Local Government Area (LGA) 1 Current land use1 RU2 Rural Landscape. Proposed development Demolition of existing dwelling and construction of new four bedroom dwelling, horse stables, arena and paddocks. Site description The site is a rural lot with an existing dwelling, grassed landscaped areas and bushland. Surrounding land uses The site is bordered by bushland to the west, bushland and rural lots to the north and south and Orchard Street and residential lots to the east. Topography Site slopes range between 55% in the western portion of the site and 19% near the lower southeast portion of the site with an easterly aspect. Site elevation is approximately 18 mAHD near the southeast boundary, rising to 43 mAHD near the central west portion of the site (Source: Axiom Surveying, 2018). A survey map showing the topography of the site is presented in (Attachment C). Expected Geology and Soils The Sydney 1:100,000 Geological Series Sheet 9130 (1983) identifies the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands	Item	Description / Detail
Local Government Area (LGA) Current land use RU2 Rural Landscape. Proposed development Demolition of existing dwelling and construction of new four bedroom dwelling, horse stables, arena and paddocks. Site description The site is a rural lot with an existing dwelling, grassed landscaped areas and bushland. Surrounding land uses The site is bordered by bushland to the west, bushland and rural lots to the north and south and Orchard Street and residential lots to the east. Topography Site slopes range between 55% in the western portion of the site and 19% near the lower southeast portion of the site with an easterly aspect. Site elevation is approximately 18 mAHD near the southeast boundary, rising to 43 mAHD near the central west portion of the site (Source: Axiom Surveying, 2018). A survey map showing the topography of the site is presented in (Attachment C). Expected Geology and Soils The Sydney 1:100,000 Geological Series Sheet 9130 (1983) identifies the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands	Site address	113 Orchard Street, Warriewood, NSW.
Current land use¹ RU2 Rural Landscape. Proposed development Demolition of existing dwelling and construction of new four bedroom dwelling, horse stables, arena and paddocks. Site description The site is a rural lot with an existing dwelling, grassed landscaped areas and bushland. Surrounding land uses The site is bordered by bushland to the west, bushland and rural lots to the north and south and Orchard Street and residential lots to the east. Topography Site slopes range between 55% in the western portion of the site and 19% near the lower southeast portion of the site with an easterly aspect. Site elevation is approximately 18 mAHD near the southeast boundary, rising to 43 mAHD near the central west portion of the site (Source: Axiom Surveying, 2018). A survey map showing the topography of the site is presented in (Attachment C). Expected Geology and Soils The Sydney 1:100,000 Geological Series Sheet 9130 (1983) identifies the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands	Lot/DP1	Lot 6 DP749791.
Proposed development Demolition of existing dwelling and construction of new four bedroom dwelling, horse stables, arena and paddocks. Site description The site is a rural lot with an existing dwelling, grassed landscaped areas and bushland. Surrounding land uses The site is bordered by bushland to the west, bushland and rural lots to the north and south and Orchard Street and residential lots to the east. Topography Site slopes range between 55% in the western portion of the site and 19% near the lower southeast portion of the site with an easterly aspect. Site elevation is approximately 18 mAHD near the southeast boundary, rising to 43 mAHD near the central west portion of the site (Source: Axiom Surveying, 2018). A survey map showing the topography of the site is presented in (Attachment C). Expected Geology and Soils The Sydney 1:100,000 Geological Series Sheet 9130 (1983) identified the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands		Northern Beaches Council (NBC).
dwelling, horse stables, arena and paddocks. The site is a rural lot with an existing dwelling, grassed landscaped areas and bushland. Surrounding land uses The site is bordered by bushland to the west, bushland and rural lots to the north and south and Orchard Street and residential lots to the east. Topography Site slopes range between 55% in the western portion of the site and 19% near the lower southeast portion of the site with an easterly aspect. Site elevation is approximately 18 mAHD near the southeast boundary, rising to 43 mAHD near the central west portion of the site (Source: Axiom Surveying, 2018). A survey map showing the topography of the site is presented in (Attachment C). Expected Geology and Soils The Sydney 1:100,000 Geological Series Sheet 9130 (1983) identifies the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands	Current land use ¹	RU2 Rural Landscape.
Surrounding land uses The site is bordered by bushland to the west, bushland and rural lots to the north and south and Orchard Street and residential lots to the east. Topography Site slopes range between 55% in the western portion of the site and 19% near the lower southeast portion of the site with an easterly aspect. Site elevation is approximately 18 mAHD near the southeast boundary, rising to 43 mAHD near the central west portion of the site (Source: Axiom Surveying, 2018). A survey map showing the topography of the site is presented in (Attachment C). Expected Geology and Soils The Sydney 1:100,000 Geological Series Sheet 9130 (1983) identifies the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands	Proposed development	Demolition of existing dwelling and construction of new four bedroom dwelling, horse stables, arena and paddocks.
to the north and south and Orchard Street and residential lots to the east. Topography Site slopes range between 55% in the western portion of the site and 19% near the lower southeast portion of the site with an easterly aspect. Site elevation is approximately 18 mAHD near the southeast boundary, rising to 43 mAHD near the central west portion of the site (Source: Axiom Surveying, 2018). A survey map showing the topography of the site is presented in (Attachment C). Expected Geology and Soils The Sydney 1:100,000 Geological Series Sheet 9130 (1983) identifies the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands	Site description	The site is a rural lot with an existing dwelling, grassed landscaped areas and bushland.
19% near the lower southeast portion of the site with an easterly aspect. Site elevation is approximately 18 mAHD near the southeast boundary, rising to 43 mAHD near the central west portion of the site (Source: Axiom Surveying, 2018). A survey map showing the topography of the site is presented in (Attachment C). Expected Geology and Soils The Sydney 1:100,000 Geological Series Sheet 9130 (1983) identifies the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands	Surrounding land uses	The site is bordered by bushland to the west, bushland and rural lots to the north and south and Orchard Street and residential lots to the east.
Soils the site as Hawkesbury Sandstone from the Wianamatta Group consisting of medium to coarse grained quartz sandstone, very minor shale and laminate lenses. The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands	Topography	A survey map showing the topography of the site is presented in
overlying acid peats in depressions with deep podzois and pale siliceous sands on sandy rises.		The NSW Environment and Heritage eSPADE website identifies the site as having soils from the Warriewood landscape consisting of deep well sorted, sandy humus podzols and dark, mottled siliceous sands, overlying acid peats in depressions with deep podzols and pale

Note:



^{1.} NSW Planning Portal

2.2 Site Investigations

MA completed the following site investigations on November 24, 2021:

- Walkover inspection to assess existing site conditions, local topography, geology, soil characteristics, hydrology and vegetation.
- Excavation and logging of four boreholes using hand operated hydraulic push tube to a maximum depth of 1.0 m below ground level (mbgl).
- Collection of representative soil samples from boreholes for future reference.

Borehole logs are provided in Attachment D.

2.3 Sub Surface Conditions

Soil characteristics encountered during borehole investigations in potential onsite effluent management areas (EMAs) consisted of sand, sandy loam and clayey sands topsoils to depths of approximately 400 mm overlying clay loams grading to light to medium clays at depth. The locations of the boreholes are shown in Map 02 (Attachment A).

Indicative depths based on borehole investigations are summarised in Table 2 with detailed borehole logs provided in Attachment D.

Table 2: Summary of typical soil horizon characteristics.

Layer	Depth (m)	Agricultural Classification	Soil Permeability Category ¹
Sandy LOAM	0.0 - 0.2	SL	2a
Sandy CLAY LOAM	0.15 - 0.4	SCL	4a
Light CLAY	0.3 - 1.0	LC	5b

Note:



¹ In accordance with Table 8 of NSW Department of Local Government et al. (DLG et al, 1998).

2.4 Climate

A summary of local meteorological data from the closest operational BOM Station with rainfall data (Mona Vale Golf Club - station 66149, 1969 to 2021) and mean daily evaporation (Prospect Reservoir - station 67019, 1965 to 2018) are provided in Table 3.

Table 3: Meteorological data.

Month	Mean Monthly Rainfall (mm)	Mean Daily Evaporation (mm)					
January	107.3	5.5					
February	128.4	4.7					
March	128.7	3.9					
April	111.0	2.9					
May	98.3	2.0					
June	124.6	1.6					
July	64.5	1.7					
August	73.8	2.5					
September	61.0	3.6					
October	72.0	4.4					
November	91.7	5.0					
December	72.0	5.6					
Annual	1154.1	1342.8					

2.5 Hydrogeological Data

Review of WaterNSW Real-time Water Data database indicated that no groundwater bores were located within 500 metres of the site.

No groundwater was encountered during onsite borehole investigations up to 1.0 mbgl.



3 Wastewater Assessment

3.1 Proposed Wastewater Management System

A new wastewater treatment and disposal system is to be constructed at the site to service a new four bedroom dwelling and horse stable at the site. It is understood that stable bedding will be regularly changed and will absorb horse urine.

Based on the above, a new wastewater treatment and disposal system is proposed to manage wastewater from the following development elements:

- o The new four bedroom dwelling.
- Toilet for stable users.

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

3.2 Land Capability Assessment for On-site Effluent Disposal

Landform and soil constraints for onsite wastewater management in the proposed EMA are summarised, in Table 4, in accordance with NSW DLG et al. (1998).

Table 4: Site suitability for on site effluent management systems, according to NSW Department of Local Government, (1998).

Feature	Details of Irrigation Areas	Limitation Rating
Flood potential	Above 1 in 20 years	Minor
Sun and wind exposure	Moderate	Major / Minor
Slope (%)	>20 %	Major ¹
Landform	Convex side slope	Minor
Erosion potential	None – low erosion potential	Minor
Site drainage	No visible signs of dampness	Minor
Fill	No Fill	Minor
Rock outcrop	<10%	Minor
Geology	No major discontinuities	Minor
Depth to bedrock (m)	> 1.01	Moderate / Minor
Depth to water table (m)	>1.0 m	Minor
Soil permeability category	Topsoil 2a / 4a	Minor



Feature	Details of Irrigation Areas	Limitation Rating		
	Subsoil 5b	Moderate		
Coarse fragments (%)	Generally, 0 – 20%	Minor		

Note:

Land and soils capability assessment indicate the majority of site features pose a minor limitation to disposal of effluent. Features with moderate to major limitations are:

- Slope slope across the site varies locally. Areas within the proposed EMA have slopes between 20 30% and therefore a reduction of 50% of the AS/NZS 1547 (2012) effluent application rates are to be adopted to account for limitations posed by the slope.
- Sun and wind exposure Vegetation across the site present a limitation by reducing sun and wind exposure, however it is assumed that additional plant uptake from vegetation (i.e. due to the increase in necessary EMA due to slopes) can offset exposure limitations.
- Rock outcropping While minor rock outcropping was noted at the site, it was generally localised and limited to large boulders. Site investigations (Section 2) identified deep soils (>1.0 m) in proposed EMA areas.
- Depth to bedrock effluent application rates are reduced from those recommended in AS/NZS 1547 (2012) based on soil texture, to account for this limitation.
- Subsurface irrigation in upper 400 mm of soil (i.e., topsoil) addresses limitation of subsoil permeability.

3.3 Soil Profile and Effluent Application Rates

Site investigations within the proposed EMA (BH101 and BH102) identified a consistent soil profile of sandy loam overlying sandy clay loam to 0.4 mbgl. Based on observed soil texture and assuming a subsurface LPED irrigation system, a DIR of 3.5 mm/day is recommended by AS/NZS 1547 (2012). To account for the shallow soil profile and slopes, this rate is reduced by 50%. The adopted DIR for the site is therefore 1.75 mm/day for onsite irrigation.



¹-Assumes sub surface drip irrigation system in proposed EMA based on BH101 and BH102.

3.4 Buffers and Setbacks to Effluent Management Area

Relevant setbacks have been assessed against NSW DLG et al. (1998) guidelines (Table 5). Site analyses determine that setbacks to the proposed effluent management area (EMA) are generally achieved. While no setback is specified a 1.0 m setback is provided to the internal horse track.

Table 5: Recommended setback distances in metres.

Site Feature	Distance (m) NSW DLG et al. (1998)
Natural waterbodies (rivers, creeks, lakes, etc.)	100
Other waters (farm dams, intermittent streams, etc.)	40
Domestic well used for household water supply	250
Buildings, driveways, swimming pools and boundaries	6/31

Notes:

3.5 Site Wastewater Generation Rates

3.5.1 Dwelling

Dwelling generation rates are based on a reticulated water supply and 150 L/person/day in accordance with Table H1 of AS/NZS1547 (2012). Occupancy rates are based on two people in the first bedroom and one additional occupant per extra bedroom.

3.5.2 Stables

Stables are expected to be used by site residents only. The use of the amenities is likely to be occasional and minor (residents are more likely to use amenities in the dwelling), a conservative value of one 'staff' is assumed for design.

AS/NZS 1547 (2012) does not provide commercial wastewater flow allowances for Australia, therefore the New Zealand standard of rural factories 50 L/person/day (Table H4) has been used which is considered the most appropriate design flow allowance for the horse stables. Typically, generation rates for comparable New Zealand situations are higher in the standard than for corresponding Australian situations, therefore Table H4 values may be adopted as a conservative design approach. Design flow rate for toilet use within the stables is calculated as 50 L/day.



¹ Upslope / downslope buffer.

All horse urine will be absorbed by stable bedding and removed daily. As such, no additional wastewater load will be generated by these elements.

We have assumed reticulated water supply to the site with design hydraulic load for the development presented in Table 6.

Table 6: Design wastewater loads for 113 Orchard Street, Warriewood, NSW.

Development Element	Design Occupants	Wastewater Generation Rate L/d	Design Wastewater Load (L/d)
Residents	5	150 L/day ¹	750
Stable 'staff'	One staff (daily)	50 L/day ²	50
		Design	800

Note:

3.6 Effluent Management Area Sizing and Location

The effluent management area is sized based on the design wastewater load of 800 L/day. Using the adopted DIR of 1.75 mm/day (Section 3.3), a minimum 458 m² EMA is required for irrigation.

Site plans in Attachment A demonstrate an available EMA of $530 \, \text{m}^2$ located in the southeastern portion of the site, to the south of the proposed new dwelling.

3.7 Wastewater Management System

It is recommended that a new NSW DOH accredited AWTS be installed at the site to treat generated wastewater. The AWTS is to be sized to treat the peak flow of 800 L/day.

It is recommended that effluent application in the proposed EMA be via a covered surface drip irrigation (in accordance with Figure M1 of AS/NZS 1547 (2012)) to minimise impact to tree roots in the area.

3.8 Construction Requirements

Minimum requirements for the wastewater management system are summarised as:



¹ Based on Table H1 AS/NZS 1547 (2012).

² Based on Table H4 'Rural Factories' AS/NZS 1547 (2012).

- A new, suitably sized (min. 800 L/day) NSW DOH approved AWTS is to be installed to treat site wastewater.
- o The EMA is to be a covered drip irrigation field and be constructed in accordance with Figure M1 of AS/NZS 1547 (2012).
- Driplines are to be pressure compensating 13 mm netafim lines installed above ground, pegged in (minimum 150 mm long staples) and covered with mulch to avoid surface pooling.
- It is recommended that additional vegetation planting be undertaken within the EMA around driplines to increase nutrient uptake.
- o Minimum area of EMA to be 458 m². EMA area is to exclude any rock outcropping.
- o Effluent transfer and flushing mains to be HDPE.
- Flushing main to be connected to the AWTS and have manual valve to allow for periodic flushing of the driplines.
- No stormwater disposal uplope or within EMA. All upslope stormwater to be diverted around EMA with minimum buffer of 2 m from edge of EMA for all stormwater associated infrastructure.
- Irrigation areas identified on the report plans are indicative only.
 Final location of all system elements is to be confirmed on site and to be subject of a Section 68 application to install.
- The existing septic tank and wastewater system is to be suitably decommissioned.

3.9 Inspection and Maintenance Schedule

The proposed wastewater treatment and effluent management systems are to be designed and installed, then inspected and certified by a person acceptable to Northern Beaches Council prior to system commissioning.

Installation, operations and maintenance for the system is summarised as follows:

- Prior to installation a Section 68 approval to install shall be obtained from Northern Beaches Council.
- Prior to operation a Section 68 approval to operate shall be obtained from Northern Beaches Council.



- The new wastewater management system shall be maintained by a suitably qualified person or persons. As a minimum this shall include periodic inspection and maintenance of all system components including all pumps, plumbing, float switches and alarm system.
- Periodic solids management will be required for the AWTS, with all waste transported to a suitable off site facility for treatment and disposal. Frequency of solids management depends on use and occupation of the site, but tends to be of the order of once every 3 5 years for a system such as this.
- Regular visual inspection of the EMA by owner should be undertaken to verify that the irrigation areas are operating satisfactorily. All leaks and signs of system malfunction are to be remediated as soon as practical with licenced plumber's assistance as required.
- Periodic flushing of irrigation driplines will be required at a minimum of once every 3 months or in accordance with the manufacturer's specifications.



4 References

- Australian / New Zealand Standard 1547 (2012), On-site domestic wastewater management.
- Axiom Surveying (2018) Plan showing Detail and Levels over Lot 6 in DP749791 Being No. 113 Orchard Street, Warriewood, For Design Purposes and to Support a Development Application.
- Department of Local Government, NSW Environment Protection Authority, NSW Health Department, NSW Department of Land and Water Conservation and the NSW Department of Urban Affairs and Planning (1998), Environment and Health Protection Guidelines - On-site Sewage Management for Single Households, Referenced a DLG et al., 1998.
- Pennsylvania State University (PSU) (2000) Horse stable manure management.
- NSW Department of Primary Industries (1983) Sydney 1:100,000 Geological Series Sheet 9130.
- NSW Department of Local Government et al. (1998) On-site Sewage Management for Single Households.
- NSW Health (2001) Septic Tank and Collection Well Accreditation Guideline.
- Standards Australia (2012) Australian /New Zealand Standard 1547: Onsite domestic wastewater management.
- Tony McLain (2024) Site Plan Proposed Horse Arena and Facilities and New Dwelling. Lot 6 DP749791. 113 Orchard St., Warriewood.



5 Attachment A: Mapset and Figures





Man Title / Figure:

Site

Project

Client

Date

Sub-Project

Site Location Map

1:1000 @ A3

Viewport

Source of Aerial Photo: Nearmap.

martens
Environment | Water | Geotechnics | Civil | Projects

Map 01
113 Orchard Street, Warriewood, NSW.
Proposed Dwelling and Stables
Wastewater Assessment
Tony Mclain Architects
16/12/2024



Site

Project

Client

Date

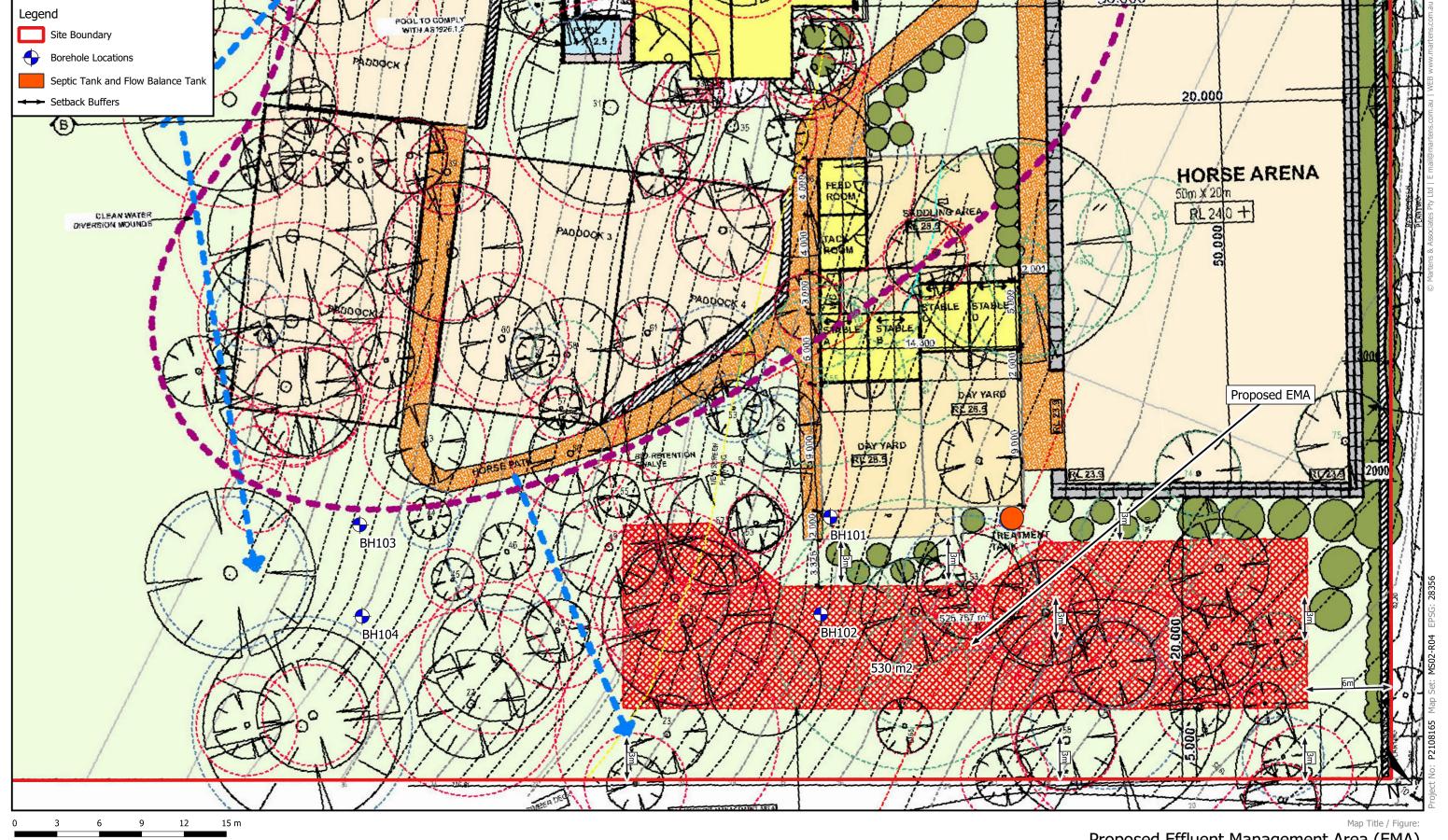
Borehole Location Map

1:1000 @ A3 Viewport

Source of contour lines: ELVIS Lidar. Source of Aerial Photo: Nearmap.

Environment | Water | Geotechnics | Civil | Projects

Map 02 113 Orchard Street, Warriewood, NSW. Proposed Dwelling and Stables Wastewater Assessment Sub-Project Tony Mclain Architects 16/12/2024



1:250 @ A3

Viewport

Source: Tony Mclain (2021) Proposed Horse Arena and Facilities and Additions to Existing Dwelling. Lot 6 DP749791.

Proposed Effluent Management Area (EMA)

Map 03 113 Orchard Street, Warriewood, NSW. Proposed Dwelling and Stables Wastewater Assessment Sub-Project Tony Mclain Architects 16/12/2024

Project



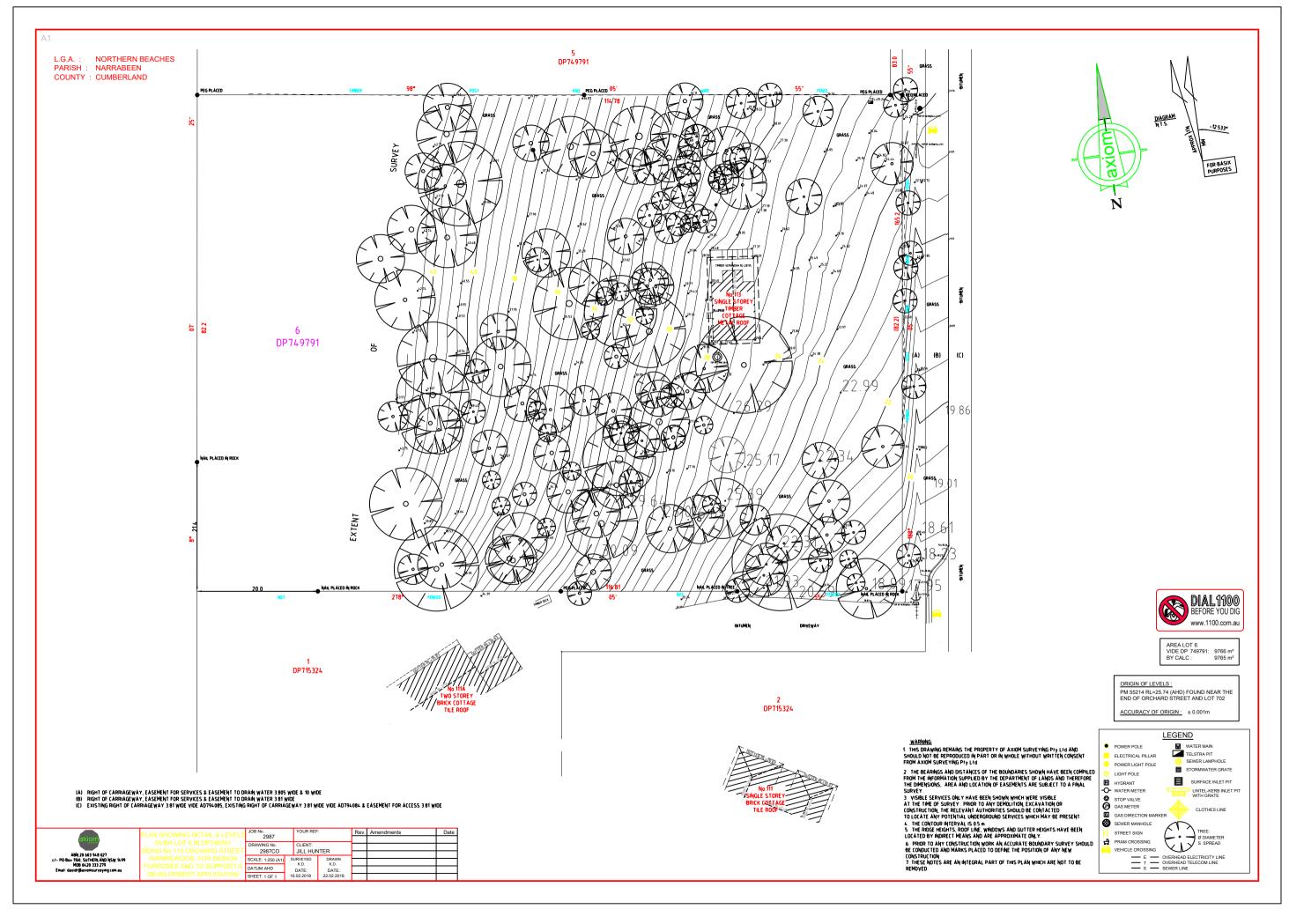
Attachment B: Development Plans 6





7 Attachment C: Survey Plan





D.R.

8 Attachment D: Borehole Logs



CL	ENT	Tony Mclain Architects					COMMENCED 24/11/2021 COMPLETED				24/11/2021 REF BH101						
PR	OJEC	тι	Vastewa	ater Ass	sessment				LOGGED	RM	CHECKED	GT					
SIT	E	1	113 Orchard Street, Warriewood, NSW. GEOLOGY Hawkesbury Sandstone VEGETATION Grass										Sheet	1 OF 1			
-	JIPME				Hydraulic push tube				LONGITUDE		RL SURFACE	28.1	1 m			DATUM	F NO. P2108165 AHD
\vdash			DIMENSI		Ø100 mm x 1.00 m depth				LATITUDE		ASPECT	Eas				SLOPE	20 - 30%
			lling		Sampling					Fi	l ield Material D			n			
МЕТНОБ	PENETRATION RESISTANCE		DEPTH (metres)	DEPTH	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/RC	CK MATERIAL DESC			MOISTURE CONDITION			AD	JCTURE AND DDITIONAL ERVATIONS
METH	PENE RESIS	Not Encountered WATE	0.4 — 0.6 — 0.8 — 1.2 — 1.4 —	0.20 27.90 0.90 27.20		RECO	CANADA CA	SP Sa		pwn; moderate structure.			COND (COND	CONS DENS	1.00: H	JAL SOIL	ibe refusal on extremely
-	1	05.		I	EXCAVATION LOG TO) BE	REA	D IN CO				TES /	AND	ABB	REVIAT	IONS	
	/r	n	rt	en	S			Suite	201, 20 George S	ASSOCIATES PTY LTD St. Hornsby, NSW 2077 9999 Fay: (02) 9476.8	Australia		L	Ξn	gine	eerin	g Log -

MARTENS & ASSOCIATES PTY LTD Suite 201, 20 George St. Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 mail@martens.com.au WEB: http://www.martens.com.au

CL	IENT	Tony Mclain Architects					COMMENCED	COMMENCED 24/11/2021 COMPLETED 24/11/2021					REF	BH102				
PR	OJEC	T V	T Wastewater Assessment LOGGED RM CHECKED GT															
SIT	Έ	1	13 Orch	nard Sti	reet, Warriewood, NSV	٧.			GEOLOGY	Hawkesbury Sandstone	VEGETATION	Gra	ss			Sheet PROJECT	1 OF 1 NO. P2108165	
EQ	UIPME	NT			Hydraulic push tube				LONGITUDE		RL SURFACE	28 r	n			DATUM	AHD	
EXCAVATION DIMENSIONS Ø100 mm x 1.00 m depth								LATITUDE		ASPECT	Eas	t			SLOPE	20 - 30%		
			lling		Sampling			II		Fi	eld Material D		·		1			
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	<i>DEPTH</i> RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/RC	OCK MATERIAL DESC	CRIPTION		MOISTURE CONDITION	CONSISTENCY DENSITY		STRUCTURE AND ADDITIONAL OBSERVATIONS		
F		_		28.00		Ī			and LOAM; dark g	rey / brown.					RESIDU	IAL SOIL		
			 0.2 	<u>0.15</u> 27.85				CL S	andy CLAY LOAM	; brown / grey; moderate :	structure.						- - - - -	
			-	0.40			-										-	
		pə.	0.4	27.60	1			CL L	ight CLAY; pale br	own; moderate structure.							1	
		Not Encountered	-														-	
F		Enco	_														1	
		Not	_															
2			0.6—															
			0.6 —]	
			_															
			_															
			_															
			0.8—				==										_	
			_														-	
			_				-										_	
			_														-	
			_														-	
			-1.0	1.00			_			1.00								
			-						lole Terminated at Farget depth reach								-	
			-														_	
			_														_	
			-														-	
			1.2 —														_	
			-														-	
			-														-	
													-					
			-														-	
1.4—																-		
			-														-	
			-														-	
2					EXCAVATION LOG TO) BI	E REA	D IN CC	NJUCTION WI	TH ACCOMPANYING	REPORT NOT	ΓES /	AND	ABB	REVIAT	IONS		
	/	2	2 -+	. n	•			Suite		ASSOCIATES PTY LTD St. Hornsby, NSW 2077				Εn	gine	erin	g Log -	

MARTENS & ASSOCIATES PTY LTD Suite 201, 20 George St. Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 mail@martens.com.au WEB: http://www.martens.com.au

CLI	ENT	Т	ony Mc	lain Arc	chitects				COMMENCED	24/11/2021	COMPLETED	24/1	1/20	21	REF BH103
PROJECT		CT V	Vastewa	ater As	sessment				LOGGED	LOGGED RM CHECKED					Sheet 1 OF 1
SIT	E	1	13 Orch	nard St	reet, Warriewood, NSW.				GEOLOGY	OLOGY Hawkesbury Sandstone VEGETATION Gra			ss		Sheet 1 OF 1 PROJECT NO. P2108165
EQI	EQUIPMENT Hydraulic push tube					LONGITUDE		RL SURFACE	39.4	l m		DATUM AHD			
EXC	EXCAVATION DIMENSIONS Ø100 mm x 0.90 m depth						LATITUDE		ASPECT	Eas			SLOPE 20 - 30%		
			ling		Sampling	Т		z		F	ield Material D		Ė		
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	<i>DEPTH</i> RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS / ASCS CLASSIFICATION	SOIL/RC	OCK MATERIAL DESC	CRIPTION		MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
M Tq	ia. az	Not Encountered W	0.2 — 0.4 — 0.6 — 1.2 — 1.2 — 1.4 — 1.4 — 1.4 — 1.5 — 1.4 — 1.5 — 1.4 — 1.5 — 1.4 — 1.5 —	0.20 39.20 0.30 39.10	0.0-0.1/S/1 D 0.00-0.10 m			CL :	· — — — — —	; brown / grey; moderate	. _		20		RESIDUAL SOIL
_			-												
	1				EXCAVATION LOG T) BI	= REA	D IN C				IES /	AND	ABB	BREVIATIONS
	MARTENS & ASSOCIATES PTY LTD Suite 201, 20 George St. Hornsby, NSW 2077 Australia Engineering Log -														

MARTENS & ASSOCIATES PTY LTD Suite 201, 20 George St. Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 mail@martens.com.au WEB: http://www.martens.com.au

PROJECT Wastewater Assessment LOGGED RM CHECKED GT Sheet 1 O PROJECT NO. P2108168 EQUIPMENT Hydraulic push tube LONGITUDE RL SURFACE 39 m DATUM AHD EXCAVATION DIMENSIONS Ø100 mm x 0.80 m depth Drilling Sampling Field Material Description SAMPLE OR FIELD TEST OBJECT NO. P2108168 Sheet 1 O PROJECT NO. P2108168 LONGITUDE RL SURFACE 39 m DATUM AHD EXCAVATION DIMENSIONS Ø100 mm x 0.80 m depth SAMPLE OR FIELD TEST OBJECT NO. P2108168 SOIL/ROCK MATERIAL DESCRIPTION OBJECT NO. P2108168 STRUCTURE AND ADDITIONAL OBSERVATIONS STRUCTURE AND ADDITIONAL OBSERVATIONS SP Sand LOAM; dark grey / brown. RESIDUAL SOIL	
SITE 113 Orchard Street, Warriewood, NSW. GEOLOGY Hawkesbury Sandstone VEGETATION Grass PROJECT NO. P2108168 EQUIPMENT Hydraulic push tube LONGITUDE RL SURFACE 39 m DATUM AHD EXCAVATION DIMENSIONS Ø100 mm x 0.80 m depth LATITUDE ASPECT East SLOPE 20 - 30% Drilling Sampling Field Material Description SAMPLE OR FIELD TEST ON SOIL/ROCK MATERIAL DESCRIPTION ADDITIONAL OBSERVATIONS STRUCTURE AND ADDITIONAL OBSERVATIONS	
EQUIPMENT Hydraulic push tube LONGITUDE RL SURFACE 39 m DATUM AHD EXCAVATION DIMENSIONS Ø100 mm x 0.80 m depth LATITUDE ASPECT East SLOPE 20 - 30% Drilling Sampling Field Material Description	1 OF 1 8165
Drilling Sampling Field Material Description SAMPLE OR FIELD TEST SOIL/ROCK MATERIAL DESCRIPTION STRUCTURE AND ADDITIONAL OBSERVATIONS SOIL/ROCK MATERIAL DESCRIPTION ADDITIONAL OBSERVATIONS	0.00
METHOD MOISTURE AND SIGNATURE OF SIGNATURE AND SIGNATURE OF SIGNATURE	6
	L
CL Sandy CLAY LOMit brown / grey, moderate structure. 0.20	

MARTENS & ASSOCIATES PTY LTD Suite 201, 20 George St. Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 mail@martens.com.au WEB: http://www.martens.com.au