

3 August 2020



Pamela Taylor
88 Booralie Road
TERREY HILLS NSW 2084

Dear Sir/Madam,

Development Application No: DA2020/0450 for Construction of stables and shed at 88 Booralie Road TERREY HILLS.

I refer to your Application which is under assessment by Council.

The assessment of your application has revealed issues, which prevent Council from supporting the proposal in its current form.

The following is a list of the issues identified:

Koala Habitat

Council's Senior Environment Officer (Biodiversity) has reviewed the proposal and provided the following comments:

"The proposed application occurs on a site greater than 1 hectare in area and identified on the Koala Development Application Map. Based on this the applicant is to address the requirements of clause 9 Development assessment process—no approved koala plan of management for land. The applicant is to submit to Council information that either addresses:-

(a) the requirements of the Draft Koala Habitat Protection Guideline, or

(b) information, prepared by a suitably qualified and experienced person in accordance with the Guideline, provided by the applicant to the council demonstrating that—

(i) the land does not include any trees belonging to the feed tree species listed in Schedule 2 for the relevant koala management area, or

(ii) the land is not core koala habitat."

You will need to provide information from a suitably qualified professional to demonstrate that your application will meet the requirements of the State policy "State Environmental Planning Policy (Koala Habitat Protection) 2019".

Stormwater Management / Waterways Impact

Council's Project Leader for Water Management has reviewed the application and has provided the following comments:

"This property borders on National Park and intends to discharge stormwater in very close proximity to the boundary. The current stormwater plan does not meet the requirements of NSW National Parks and therefore must be updated."



(Link) [OEH guidelines for adjacent development](#)

The National Parks and Wildlife Regulation 2009 requires the consent of OEH to discharge stormwater into a park (for example, where a development proposes new infrastructure that alters stormwater flows and directs them into a park).

- *Development proposals for areas adjacent to OEH land should incorporate stormwater detention and water quality systems (with appropriately managed buffer areas) within the development site.*
- *Stormwater should be diverted to council stormwater systems or to infiltration and subsurface discharge systems within the development site.*
- *The discharge of stormwater to OEH land, where the quantity and quality of stormwater differs from natural levels, must be avoided.*

The drainage must be addressed prior to construction certificate with an updated stormwater plan provided that shows both stormwater outlet draining to a sub-surface infiltration area (similar to that used to infiltrate on-site sewer systems) well within the property boundary to ensure that during high rainfall events any overflow remains within the property (conditioned).

This infiltration area will address the requirements to avoid discharge directly to OEH land and remove excess nutrients and sediment collected from the property. If this requirement is not met, an application must be made to the Office of Environment and Heritage for approval to discharge to National Park - it is expected that this approval would not be given, as there is sufficient area on the property to incorporate infiltration within the site.

The sediment and erosion control plan provided is suitable.”

An updated water management plan, or detailed information from a suitably qualified professional, will need to be provided to ensure that Council's policies for stormwater management are met.

Wastewater Management

Council's Environmental Health Officer has reviewed the application and advised the following:

“General Comments

the site does not has a current approval to operate an onsite wastewater management system

the proposal appears to increase the wastewater load with bathroom and laundry with no wastewater report

the proposal appears to propose horse wash bays, horse hair does not break down in a septic tank or AWTs and therefore is unsuitable for domestic onsite wastewater management systems.



with no assessment being undertaken of the current or future wastewater considerations this proposal is unacceptable

Based on these comments, a wastewater treatment report will be required, to ensure that the existing wastewater system is adequate to deal with the proposed amount of wastewater or if an upgrade of the existing system is required.

Council is providing you with three options to progress the handling of your application:

1. Prepare and submit further supporting information addressing the issues by 17 August 2020 (14 days); or
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application; or
3. Withdraw the application from Council, which may include the refund of a portion of the application fees. Please note, that should this be your preferred option, Council will require additional information and will request this under separate cover.

Please advise of your selected option by responding to this letter by 17 August 2020 at council@northernbeaches.nsw.gov.au and marked to the attention of the assessment officer. If further time is required, please advise the planner of this in writing. Should Council not receive your response and selected option by this date, Council will assume that you are not withdrawing this application and it will be determined in its current form.

Should you wish to discuss any issues raised in this letter, please contact Nick England on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

A handwritten signature in grey ink, appearing to read 'Anna Williams', with a horizontal line underneath.

Anna Williams
Manager, Development Assessment