

DA No: N0014/04

The General Manager
Pittwater Council
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MONA VALE NSW 2103

Name K R & J H OSBORNE

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Date 28 January 2004

(Fax No: 9970 7150)

Proposed Development: On site waste water system

At: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

I have inspected the DA plans, I have considered them in the context of the relevant Locality Plans and Development Control Plans.

Yes No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

Yes No

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

Yes No

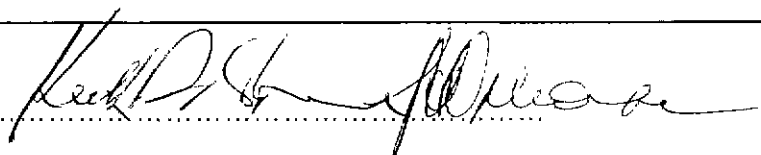
COMMENTS:

See separate sheet attached hereto.

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Page ___ of ___

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30 JAN 2004
PITTWATER COUNCIL

Signature.....



COMMENTS

In making the comments set out below, we have considered Council's Development Control Plans, and in particular:

- DCP 11 (Landfill/Earthworks)
- DCP 12 (Locality Plan for Residential & Non-Urban Development in the Blue Hatched Area of Ingleside)(subject property is immediately adjacent to this area)
- DCP 23 (Landscape & Vegetation Management)
- DCP 25 (Conservation & Biodiversity)
- Interim Geotechnical Risk Management Policy for Pittwater June 2003

The subject property is within the Warriewood Escarpment, contains significant natural bushland, sensitive Hawkesbury sandstone, abuts Narrabeen Creek, and is of heritage value.

1. The proposed waste water system ("system") is to be installed on sensitive Hawkesbury sandstone and will require excavation, and clearing.

A very large area is proposed as an "irrigation area" – the area of which exceeds the site coverage of the proposed dwelling (DA No: N982/03).

It is interesting to note that the plans accompanying the Application (drawn by G Austin) do not provide any details of the exact site or size or bulk of the system – but will be large enough to service a four bedroom dwelling which would indicate that the system's capacity would need to cope with a minimum number of four persons, at any time.

It is also interesting to note that the "irrigation area" is also described as an "effluent re-use area" and is located on a slope which runs into an "intermittent watercourse" (the "intermittent watercourse" is in fact Narrabeen Creek – a direct tributary to Narrabeen Lakes [lagoon]).

The plan would indicate that three "hand auger" locations are proposed – but no information has been provided as to the sub-soil, depth of sub-soil, or the geological strata thereunder. No geotechnical information has been provided (as per Council's Interim Geotechnical Risk Management Policy).

No information has been provided in relation to how the site is to be accessed. The site has very restricted access, and there will be great difficulty in bringing heavy machinery onto the site. Heavy machinery will cause significant damage not only to the site, but to the sub-strata, and the geological and geotechnical integrity of the site.

2. The site has no power, no water, no sewerage, no gas or telephone. Therefore the "system" will need to rely upon rainwater. No provision has been made for times of drought – when the system may be unusable due to lack of water. The Application does not contain any material as to alternative power sources – in the event of power loss (if power is connected to the property), or during bushfires, or blackouts.
3. Enquiries have been made of the Narrabeen Lagoon Protection Association – and the Association has expressed concern that the proposal may affect the ecological health of Narrabeen Creek. The Association is concerned that the development may have an adverse affect on the water quality of the creek and Narrabeen Lagoon, and we have been asked to keep the Association informed of the progress of this Application.



4. The irrigation area (effluent re-use area) has a substantial fall from northeast to southwest – and will mean that leaching and overflows will immediately drain into Narrabeen Creek. Further, the location of the irrigation area, and system, is a substantial distance from the dwelling – meaning that there will need to be substantial piping of effluent from the dwelling. The area proposed for the piping to be located is fairly level – and will require substantial excavation so that there will be sufficient fall for the effluent to drain from the dwelling to the system, and then onto the irrigation area. The greater the distance, the more likely the possibility of a blockage, or a breakage in the pipe area.

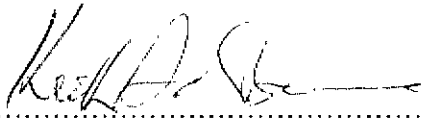
5. The Application and the supporting plans do not provide any information in relation to the vegetation contained within the irrigation area, and what clearing or defoliation will be required.

The plans make no provision for alternative re-foliation – for example, vegetation which is tolerant to effluent.

6. No details of the type of system, its capacity, or water consumption usage have been provided.

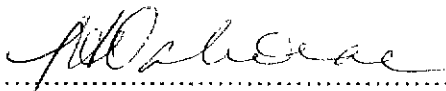
It is also interesting to note that a very substantial retaining wall is also proposed – which will require a large quantity of masonry or stone (or similar substance). No specific details of the structure are provided – but as the plans indicate that the structure is proposed to act as a barrier on the entire southwestern and southern side of the irrigation area, it must be at least 80 to 100 metres in length (and being of a height of 1.5 metres is a very substantial structure). Such a structure would obviously be visible, and will seriously affect the heritage and conservation aspects of this fragile area.

The Application should be rejected.



28/1/04

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Keith Robertson Osborne



28/1/04

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Juliet Helen Osborne