

Environmental Health Referral Response - unsewered land

Application Number:	DA2024/0388
Proposed Development:	Demolition works and construction of a new swimming pool, cabana and associated works
Date:	23/04/2024
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 233 DP 752017 , 72 Cooyong Road TERREY HILLS NSW 2084

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 following:

- Demolish an existing in-ground swimming pool.
- Construct a concrete swimming pool with tiled coping surrounds and stairs.
- Construct a cabana with outdoor kitchen and toilet facilities.
- Install an artificial turf lawn area.
- Construct a subsurface storage area beneath the pool.
- Construct a tired planter wall to screen the structure.

Section C4, Stormwater, of the Statement of Environmental Effects states: *The proposed development will result in a net impervious area increase of 618.38m² or 3.21% of the total site area (note: **the pool water makes up 128m² of this total and will be sent to the onsite wastewater system**).*

Environmental Health do not support pool water being discharged to the current onsite wastewater system used for treating wastewater from the dwelling. Backwash swimming pool water can be discharged onto the garden/lawn for irrigation purposes provided it is set up correctly, according to a consultant.

Water from a swimming pool is to have its own discharge location on the property away from the irrigation location for the wastewater system.

The management of the additional wastewater created from the operation of the outdoor kitchen and toilet facilities hasn't been addressed by the applicant. The applicant will need to engage a suitably qualified wastewater consultant to review the existing wastewater treatment system onsite, determine if its capacity and irrigation location can facilitate the above additional wastewater load and provide plans as to the wastewater disposal set up.

The wastewater consultant is to provide a report on the suitable, effective management of wastewater from the additional kitchen and toilets. The consultant is to also assess how and where the pool

backwash water is going to be managed and disposed of.

Environmental Health recommends refusal at this time.

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.