

## Environmental Health Referral Response - unsewered land

<b>Application Number:</b>	DA2024/0388
<b>Proposed Development:</b>	Demolition works and construction of a new swimming pool, cabana and associated works
<b>Date:</b>	02/07/2024
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	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 618.38m<sup>2</sup> or 3.21% of the total site area (note: the pool water makes up 128m<sup>2</sup> 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.

#### UPDATED REFERRAL COMMENTS

A wastewater report completed by Broadcrest Consulting has outlined the best treatment for wastewater for this development. Environmental Health recommends approval subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

#### Recommended Environmental Health and Protection Conditions:

### CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

#### **Wastewater system compliance**

All recommendations and required works as contained within the report by Broadcrest Consulting dated June 2024 reference 3698-WW-A-01 being implemented. Wastewater lines from the toilet, kitchen facilities at the pool are to be connected to the existing AWTS.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the wastewater disposal system is compliant and will not create a risk to public health.

#### **Pool backwash**

Pool backwash must be managed separately from the wastewater system and wastewater land application areas.

Reason: To ensure the wastewater system has been installed correctly to minimise the potential for harm.

#### **Wastewater System**

Prior to the issuing of an Occupation Certificate, a copy of a s68 (Local Government Act 1993) approval to operate the wastewater system, and the wastewater system must be activated and effectively operating to the satisfaction of the Principal Certifier.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To ensure the premises are maintained in an appropriate manner in perpetuity.