

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/1678
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	27/03/2024
Responsible Officer	Simon Ferguson Tuor
Land to be developed (Address):	Lot 12 DP 758044 , 1 Cutler Road CLONTARF NSW 2093

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 alterations and additions to a dwelling. The application includes the addition of the swimming pool along the back boundary line. As the contours of the land slope to the East of the property and with residential properties below 1 Cutler Road, details on the proposed swimming pool's drainage need to be provided to allow Environmental Health to assess all impacts. There is potential for the swimming pool to overflow in times of rainfall and there needs to be drainage provided around the pool to adequately capture overflow but also backwashing.

The applicant has provided an amended architectural plan prepared by Megan McGlinchey dated September 2023 drawing number DA01. The architectural drawing identifies the installation of an *'infinity edge flowing to balance tank with overflow connected to sewer system'*.

The matter of capturing the overflow from the swimming pool has been addressed therefore 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Swimming Pool Drainage

The swimming pool drainage must be connected to Sydney Waters Wastewater System capturing all backwash water and swimming pool water overflow.

Details demonstrating compliance are to be provided to the Principal Certifying Authority.

Reason: To ensure swimming pool water doesn't impact on lower properties below.