

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/1678
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	07/12/2023
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.

Can the applicant please consult with a suitably qualified/experienced person to discuss and provide details on the drainage around the swimming pool. Where is overflow captured and discharged? Identify where the backwashing of the pool water is to be discharged.

The applicant will need to have an architectural plan amended to identify the swimming pool drainage lines.

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.