

Environmental Health Referral Response - unsewered land

Application Number:	DA2024/0802
Proposed Development:	Demolish existing pool and construct a new swimming pool with associated structures and outbuildings, a tennis court pavilion and landscaping works
Date:	22/07/2024
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 416 DP 752017 , 416 / 0 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 demolition of existing swimming pool and construction of a new swimming pool/spa pool and shade pavilion, pool pavilion, gym, timber deck, tennis court pavilion and associated landscaping. It also includes the addition of a kitchen, wood fire heater and sink.

The applicant hasn't addressed how backwash water from the pool will be disposed of and where nor where the waste from the sink will be disposed of. However, there are two onsite sewage management systems on the property (both with an active approval to operate). Council is confident that the kitchen sink waste and any associated toilets with the swimming pool can be connected to one of these systems. The swimming pool backwash water can be managed onsite also given the size of the property.

The applicant will need to provide information prior to Construction Certificate and prior to Occupation Certificate.

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**

Pool backwash

Pool backwash must be managed separately from the wastewater system and wastewater land application areas. Details on where the pool backwash water is to be disposed of and certification from a licensed professional that the required drainage lines and associated infrastructure have been installed, are to be provided to the Principal Certifier prior to Occupation Certificate.

Reason: To ensure pool backwash wastewater has been adequately managed.

Wastewater Connection

The wastewater generated from the kitchen area and any associated bathroom facilities are to be connected to one of the two wastewater systems already onsite. The connection is to be completed by a suitably qualified person and completion of connection is to be provided to the Principal Certifier prior to Occupation Certificate.

Reason: To ensure wastewater is managed effectively.