

Environmental Health Referral Response - unsewered land

Application Number:	DA2023/1042
Proposed Development:	Proposed Alterations and additions to existing building for use as a home business, and proposed construction of new dwelling, detached shed, tennis court, swimming pool, cabana and vehicle access driveway.
Date:	23/11/2023
Responsible Officer	Megan Surtees
Land to be developed (Address):	Lot 182 DP 752017 , 56 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 alterations and additions to the existing building' and proposed 'new dwelling' inclusive of 'detached shed', 'tennis court', 'swimming pool' and 'cabana' at the subject property at 56 Cooyong Road, Terrey Hills.

Environmental Health have no objection to the contents and recommendations within the wastewater report prepared by Strategic Environmental and Engineering Consulting (SEEC) Pty Ltd date 13 June 2023 however can the applicant please clarify the following and consult with Strategic Environmental and Engineering Consulting (SEEC) Pty Ltd to address the following:

Further information is required in relation to the 'home business' so wastewater and other environmental health activities can be accurately assessed. Can the applicant please clarify what is the intention of the home business? Will there be any production of waste material, food for sale, potential noise nuisance producing activities?

In addition, the wastewater consultant is required to provide recommendations/design plans for the safe disposal of pool water from the proposed pool (backwashing). As expressed, it cannot go into the proposed wastewater system, however, there needs to be a dedicated area for the safe disposal of pool water such as subsurface irrigation if suited to the site.

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.