

Engineering Referral Response

Application Number:	DA2023/0998
Proposed Development:	Alterations and additions to a Community Facility
Date:	21/09/2023
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 909023 , 9999 The Esplanade FRESHWATER NSW 2096

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

21/09/2023:

Development Application is for alterations and additions to the existing Freshwater Surf Life Saving Club (FSLSC), including a new restaurant, cafe, museum and upgrades to existing community facilities.

Access

No changes to current access are proposed.

Stormwater

Site is a Crown Land. Absorption trench is proposed, Geotech Report by Geotechnique Pty Ltd, Job No 20307/1. Dated 22nd Feb 2023 provides estimated permeability of sandy soils.

No objections to approval subject to conditions as recommended.

The proposal is therefore supported.

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

Recommended Engineering Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Ongoing Maintenance of Stormwater Absorption Trench**

The stormwater absorption trench and associated system in the public reserve approved in this consent are to be maintained in perpetuity by the property owners benefiting from the structures.

Reason: To ensure ongoing maintenance of the drainage system in public reserve