

Engineering Referral Response

Application Number:	DA2020/0350
Date:	24/04/2020
To:	Adam Urbancic
Land to be developed (Address):	Lot 27 DP 271139 , 14 Bubalo Street WARRIEWOOD NSW 2102

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

The proposed swimming pool is not supported because the application has failed to address the following issues:

- 1) Impacts of building a pool structure adjacent to the the adjoining retaining wall which is a gravity wall have not been addressed. The retaining wall has geogrid running approximately 3.5 m into the property soil profile..
- 2) Council has a drainage reserve that runs adjacent to the proposed pool and the pool structure needs to comply with Council policy -" Building over or adjacent to Council drainage lines and easements". The proposed pool will impact the zone of influence of a future council drainage line.

The proposal is therefore unsupported.

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.