

Engineering Referral Response

Application Number:	DA2022/1984
Proposed Development:	Alterations and additions to a dwelling house including a carport and a swimming pool
Date:	15/12/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 45 DP 15318 , 42 Bix Road DEE WHY NSW 2099

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

15/12/2022:

It appears that swimming pool is proposed near the council infrastructure present within site (stormwater pipe). The proposed application can not be supported by Development Engineering due to lack of information to address the following:

-Building over or adjacent to Constructed Council Drainage Easements in accordance with clause C6 of the DCP.

The applicant needs to provide updated plan demonstrating that proposed swimming pool has satisfied the clearance criteria from existing stormwater pipe and does not effect it in any manner.

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:

Nil.