

Engineering Referral Response

Application Number:	DA2020/0730
Date:	01/10/2020
To:	Ashley Warnest
Land to be developed (Address):	Lot 7 DP 270907 , 3 Baz Retreat 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

Update comments 1/10/2020

The applicant has submitted a structural engineers report which addresses the impacts on the adjoining retaining wall. No objections to the development subject to conditions.

The proposed pool structure is located adjacent to an existing boundary block retaining wall and a structural engineers report/plans will be required to demonstrate the proposed loadings from the pool structure will not impact the stability of the existing retaining wall.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Structural engineers report -pool structure

The structural plans for the swimming pool structure are to address the requirements of the the supplementary report prepared by Keighran and Associates Pty Ltd dated 23 September 2020 9ref 20S4286.

Reason: Integrity of adjoining structures.

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.