

Engineering Referral Response

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| Application Number: | DA2020/0361 |
| Date: | 26/05/2020 |
| To: | Thomas Burns |
| Land to be developed (Address): | Lot 6 DP 270907 , 79 Lorikeet Grove 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

Comments 26/5/20

An structural engineers report has been provided and recommends additional measures to the existing retaining wall so impacts on the proposed swimming pool are reduced.

No objections to the proposed pool subject to conditions.

Previous comments.

The proposed swimming pool is not supported because a geotechnical/structural engineers report is required to assess the impact of the above retaining wall loads on the proposed pool shell structure . The report is to clearly demonstrate if the pool shell is able to withstand the retaining wall loads or if additional measures including different construction is required.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Existing Boundary Retaining wall works adjacent to the swimming pool

Structural engineering plans are to be prepared in accordance with the recommendations of the structural adequacy report prepared by NTMA consulting (dated 18 may 2020). Details of the underpinning work to the existing boundary retaining wall shall be prepared by a qualified structural engineer and submitted to the certifying authority prior to the issue of the construction certificate.

The underpinning works are to be undertaken by a suitably qualified civil works contractor and inspected and certified by the design engineer prior to pouring of concrete.

Reason: To maintain the structural integrity of the existing boundary retaining wall.

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.