

Engineering Referral Response

Application Number:	DA2022/2155
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	24/02/2023
To:	Nick England
Land to be developed (Address):	Lot 99 DP 35319 , 6 Phillip Avenue SEAFORTH NSW 2092

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 pool is adjacent to a Council stormwater pipeline. Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/icongis/index.html>). To demonstrate compliance with Council's Water Management for Development policy, it is recommended that the following details are submitted:

- Accurately locate, confirm dimensions including depth and plot to scale Council's public drainage system and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor. (Evidence of methodology used for locating stormwater system should be provided)
- All structures are to be located clear of any Council pipeline, pit or easement and comply with minimum vertical and horizontal clearances;
- Footings of any structure adjacent to an easement, pipeline, culvert or channel are to be designed in accordance with the above-mentioned policy
- Structural details prepared by a suitably qualified Civil Engineer demonstrating compliance with Council's Water Management for Development Policy.

Additional Information Provided on 25/1/2023

The amended plans and sections showing the council asset in relation to the proposed pool have been reviewed. However the plans do not provide sufficient details for assessment. Additional information required are:

- Council pipeline plotted on the plans and sections showing dimension between the pool and footings to the pipeline.
- All structures are to be located outside the zone of influence of the pipeline.

Additional Information Provided on 13/2/2023

The amended plans show the footings located within the zone of influence of the pipeline. Footings located adjacent to an easement or pipeline are to be a minimum of 300mm below the invert of the pipeline and may rise at 1:1 from the edge of the easement in accordance with Section 6.1 of Council's Water Management for Development Policy.

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.