

Engineering Referral Response

Application Number:	DA2023/0140
Proposed Development:	Demolition works and construction of swimming pool
Date:	16/03/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 13 DP 225845 , 13 Athol Street FRENCHS FOREST NSW 2086

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 application seeks consent for demolition and construction of a swimming pool.

Access

The proposal does not change existing site access to the property. The proposal does not change the existing parking facilities located within the property.

Stormwater

The recommendations from the geotechnical report prepared by White Geotechnical Group dated 4/11/2022 are noted.

Proposal is for rebuilding the existing swimming pool.

It is noted that existing and proposed swimming pool footprints encroaches existing Council easement at rear of site.

As per Council's Water Management for Development Policy, Section 6, Construction of buildings/permanent structures over or under constructed Council drainage systems is not permitted. As a result the proposed development will have compounding detrimental impact on Council drainage infrastructure. Hence, Development Engineers cannot support the proposal and advise to resubmit the plans showing

- sections of swimming pool with reference to council easement

- extent of excavation
- swimming pool to be located clear of any Council drainage infrastructure and easement.
- Applicant to locate Council's drainage system traversing the site in accordance with clause 6.7 Northern Beaches Council's "Water Management for Development Policy". In this regard Council's piped drainage system must be accurately located, confirming dimensions and plotting any Council's stormwater drainage assets and associated infrastructure to scale on the DA plans, which must include all existing and proposed building works and foundations. The location of Council pipe and drainage system should be carried out by a registered surveyor and accurately plotted on the survey plan including the location of Council's drainage easement

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.