

From: [Gerry Lenihan](#)
To: [Planning Panels - Northern Beaches](#)
Cc: [REDACTED]
Subject: DDP Meeting 3 December 2025 - Regarding DA2025/0167 - Geotechnical report
Date: Thursday, 27 November 2025 4:06:24 PM
Attachments: [image003.wmz](#)
[image001.wmz](#)
[image002.png](#)
[2025-11-25 - White Geotechnical Group - 10 Capua Pl, Avalon Assess SW.pdf](#)
Importance: High

Dear Sir or Madam,

Could you please make this email and the attached document available to the members of the DDP who will be evaluating DA2025/0167 next Wednesday 3rd December.

We don't know if council raised concerns as to why the first two geotechnical reports for this application, which recommended disposal of stormwater directly into council's stormwater system, was altered on the 3rd geotechnical report to largely rely on an engineering report for stormwater disposal.

That engineering report prepared by Approved Consulting Engineers on 25th June 2025, which is based on outdated plans, and no evaluation of the impacts on our property, recommended a 1.2metre spreader for disposal of stormwater.

We have such concerns that we commissioned White Geotechnical Group to prepare a report as to the effects of this DA application on our property.

I attach the document that we received today from Ben White of White Geotechnical Group.

You will note in the report (page 3 of 4) that not only will a 1.2 metre spreader affect the aesthetics and long-term durability of our driveway slab, **but alarmingly it poses a risk to life.**

I apologise for the late lodgement of this document. However, we did not know until yesterday that the DPP were due to consider this application next Wednesday 3rd December as we thought the DPP meet on the second and fourth Wednesday of each month.

I did send this email to the Responsible Officer Brittany Harrison. However, I received an out of office notification stating she is on annual leave until Wednesday 3rd December. Please acknowledge receipt of this email.

Kind regards,

Gerry Lenihan & Felicity Benbrook

10 Capua Place, Avalon Beach, NSW, 2107

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10 Capua Place, Avalon.

Comments on proposed neighbouring stormwater system

Scope

To assess the proposed stormwater system for a secondary dwelling at 45A Riviera Avenue, Avalon Beach, and its potential impact on the subject property 10 Capua Place, Avalon.

Observations

The slope immediately below the proposed spreader drops steeply at angles of 40 degrees (Photo 1). Foundations dug on the adjoining property (10 Capua Pl) for an extension in 2021, meters from Photo 1 on this slope, found the soil overlying the rock was 1.1 to 1.3m deep. The soil slope terminates at a sandstone cliff face that drops some 5m to the driveway of 10 Capua Pl. (Photo 2). The cliff face is considered stable in terms of a mass failure but does have some cracking through the bedding planes that could result in small isolated rockfalls (Photo 3).



Photo 1 – grade of soil slope immediately below spreader and immediately above the rock face.



Photo 2 – cliff face below proposed spreader and driveway for 10 Capua Pl.



Photo 3– close up of cliff face below proposed spreader, showing cracking.

Discussion

In our opinion a spreader pipe is not a suitable stormwater solution for this site primarily because of the very steep grade, (40° from horizontal) and the depth of the soil overlying the slope (1.1 to 1.3m deep) immediately below the spreader. Adding additional stormwater flows to a slope this steep could result in slope stability issues during heavy or prolonged rainfall events. Additionally, the spreader is shown on the plans to be only 1.2m wide so the discharged stormwater will be concentrated onto the slope over a width of only 1.2m (See Stormwater Plan Appended). We do not consider this width is adequate to spread the water across the slope, rather, it is concentrating it to only a width of 1.2m. Concentrated stormwater flows can cause stability issues on very steep soil slopes.

The steep slope that the spreader discharges onto is immediately above the driveway of 10 Capua Place so any soil failure that occurs as a result of the stormwater system will likely impact the driveway. This is a risk to life and property on 10 Capua Place.

Additional flows from the stormwater system that do not result in slope instability will run over the driveway. Seepage flows over driveways are not desirable in terms of aesthetics and added flows during heavy or prolonged rainfall can cause erosion and undercutting around the driveway that can reduce the long-term durability of the driveway slab.

Conclusion

The proposed spreader system for the secondary dwelling at 45A Riviera Avenue, Avalon Beach is not a suitable stormwater disposal system due to the steep soil slope and the 5m cliff face immediately below. A suitable solution is to pipe the stormwater from the proposed secondary dwelling to the Council Stormwater System for the road below.

White Geotechnical Group Pty Ltd.



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