

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1909
<b>Proposed Development:</b>	Construction of a retaining wall
<b>Date:</b>	06/07/2024
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 35 DP 237855 , 10 Burraga Avenue TERREY HILLS NSW 2084 Lot 34 DP 237855 , 12 Burraga Avenue TERREY HILLS NSW 2084

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 stormwater management plans propose to discharge stormwater from the site through an absorption trench on Lot 35. Infiltration data is not provided. The geotechnical report shows rock at 300 to 1200 mm depth. The site is unlikely to be suitable for absorption. Council information and the submitted stormwater management plans indicate the presence of a drainage easement on Lot 35. The amended submission needs to show that Lot 34 is benefitted by a drainage easement through Lot 35. If this benefit is shown, provide evidence of drainage infrastructure on Lot 35 (stormwater pipe). Council's requirement is that if a drainage easement exists through Lot 35, all stormwater run-off from Lot 34 be piped through this easement. If it can be proven that a drainage easement benefitting Lot 34 does not exist, then please refer to Council's Water Management for Development Policy Version 2, 26 February 2021 (Appendix 2, 3 & 4 require perusal).

### Engineering Comments 08.07.24

The amended Statement of Environmental Effects dated 4th of July 2024, the Engineering (retaining wall) plans by NB Consulting Engineers dated 2nd of July 2024 and the Master Plans dated 4th of July 2024 have been reviewed. It is noted that there are no changes proposed to the existing site stormwater regime. Development engineering raises no further objections to the proposed development, subject to conditions.

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**

**Stormwater Disposal from Low Level Property**

The applicant is to demonstrate how stormwater from the new development within this consent shall be disposed of to an existing approved system or in accordance with Northern Beaches Council's Water Management for Development Policy in particular Section 5.5 Stormwater Drainage from Low Level Properties. Details demonstrating that the existing approved system can accommodate the additional flows or compliance with Northern Beaches Council's policy by an appropriately qualified Civil Engineer are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from the development.

**Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans**

The recommendations identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

**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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

**Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.