

## Engineering Referral Response

<b>Application Number:</b>	DA2023/0072
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	03/03/2023
<b>To:</b>	Jordan Howard
<b>Land to be developed (Address):</b>	Lot 2 DP 260241 , 100 Hilltop Road AVALON BEACH NSW 2107

### 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

#### 03/03/2023:

Development Application is for construction of a two and part three level dwelling, internal lift and a carport at front.

#### Access

Elevated carport is proposed.

At the cul-de-sac there is fill that provides a level platform for the road and road reserve. This fill is supported by a concrete crib retaining wall (up to ~4.0m high). Partial retaining wall is within front boundary of site where driveway is proposed.

It is not clear that what is the proposal for this concrete crib retaining wall? Applicant to provide plans showing sections of driveway including this retaining wall, existing and proposed levels and grades. Proposed driveway to be an independent structure, not imposing any structural load on the concrete crib retaining wall.

#### Stormwater

Site falls to rear.

An absorption trench is proposed. Stormwater Plans to be supported with Geotech Report in accordance with appendix 3 of Northern Beaches Council Water Management for Development Policy providing the suitable location, size of trench to be based on the measured infiltration rate of soil at site.

#### Geotech

Site is mapped on Geotech Hazard Area H1, Geotechnical Assessment by White Geotechnical Group Pty Ltd, Ref: J4463, Dated 24th Aug 2022 is provided.

**For Planner:**

Please seek comments from Council's Road Asset Team as well.

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.