

Engineering Referral Response

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| Application Number: | DA2022/2233 |
| Proposed Development: | Construction of a retaining wall |
| Date: | 14/06/2023 |
| To: | Nick Keeler |
| Land to be developed (Address): | Lot 54 DP 13760 , 242 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 350188 , 242 Hudson Parade CLAREVILLE NSW 2107 |

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

14/06/2023:

Amended plans with extent of proposed retaining wall are provided which seems satisfactory, Council pipe within site is also located. Amended Geotech Report is also provided.

As per Geotech Report the proposal is construction of a retaining wall at the toe of the existing embankment and replacing the paved driveway with a concrete driveway.

As it is a shared driveway and as requested previously an agreement letter from all the residents who are benefitting from this shared driveway is required.

Plans to show all the property frontages where replacement of paved driveway with concrete is proposed.

22/03/2023:

Development Application is for construction of a retaining wall within Council's road reserve to support a shared driveway.

- The engineering plans by NB Consulting Engineers and master set by JD Evans Company are contradictory to each other. The extent of proposed retaining wall is different on both sets of plans. Amended plans with uniform extent of works are requested.
- Similarly, no details of any proposed ramp on Engineering plans by NB Consulting Engineers

while Plans by JD Evans Company shows proposal for a ramp adjacent to existing driveway. Amended plans with uniform extent of works are requested.

- Engineering plans to be prepared with considerations to the recommendations of Geotechnical Report by WITT Consulting, Ref WittC-HUDSONPDE-FTANTI-1-L-1-0, Version 1, Dated 24th March 2022
- Council maps shows that site is burdened with Council stormwater pipe and proposed works seems to be in close proximity of this pipe. Applicant is advised to accurately locate, confirm dimensions including depth, and plot to scale Council's stormwater pipeline and associated infrastructure on the survey and master 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).
- Since it is a shared driveway, hence an agreement letter from all the residents who are benefitting from this shared driveway is required.

Geotech

The proposed development is located within a Geotechnical Hazard H1 area. In accordance with Clause B3.1 Landslip Hazard of Pittwater 32 DCP, a risk assessment is to be undertaken (Geotechnical Risk Management Policy for Pittwater) for the site.

In this regard, a Geotechnical Assessment by WITT Consulting, Ref WittC-HUDSONPDE-FTANTI-1-L-1-0, Version 1, Dated 24th March 2022 is provided. Report is only supported with forms 1 while form 1(a) is also required.

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.