

## Engineering Referral Response

<b>Application Number:</b>	DA2021/0137
<b>Date:</b>	31/03/2021
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 25 DP 11547 , 45 Carefree Road NORTH NARRABEEN NSW 2101

### 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

**31/03/2021:**

#### **Access**

Proposal is to construct a new driveway crossover and double vehicle hard stand area, a new carport. Proposed construction of visitor car parking on the public road reserve is not supported.

#### **Stormwater**

The existing site falls away from the street and does not connect directly to a Council pit and pipe system. The proposal is to construct below ground on-site absorption trench system (located on Level 3).

No Stormwater plans are provided.

Applicant to provide the Stormwater Management Plans, showing details of the absorption trench and an infiltration rate confirmed by the Geotechnical Engineer.

#### **Geotech**

Proposal is to construct three (3) additional floors over the existing first (top) floor level and a lift.

Form 1, 1(a), 2 are provided but no Geotechnical report is provided.

Proposed works do not appear minor in nature, the site falls under the Geotech Hazard Area H1, which further requires submission of a geotechnical report and risk assessment, including forms 1 and 1(a) in accordance with Pittwater clause B3.1

Pittwater 21 DCP.

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.