

Engineering Referral Response

Application Number:	DA2025/0860
Proposed Development:	Alterations and additions to a residential flat building including landscaping works
Date:	25/07/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot CP SP 20 , 249 Barrenjoey Road NEWPORT NSW 2106

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

25/07/2025

Council's Development Engineer requests additional information regarding the geotechnical investigation.

The proposed works comprise a new driveway slab (to replace the existing concrete strips), and a bin storage structure/ enclosure with new retaining walls and slab. A new concrete stair is also proposed to replace an existing concrete ramp.

Stormwater

After a site inspection, it is confirmed that a new grated drain is proposed to replace an existing dish drain in front of the parking facilities, which is generally satisfactory subject to conditions. Based on the scope of works, stormwater runoff from the proposed development will be conditioned to be disposed of to the existing onsite drainage system.

Site Access and Parking

The proposed driveway is generally satisfactory subject to conditions.

Geotechnical Investigation

Council's Development Engineer requests additional information regarding the geotechnical

investigation as detailed below.

- As the proposed excavations is greater than 1.5m deep, a geotechnical report with completed forms No. 1 and No. 1(a) in accordance with Council's 'Geotechnical Risk Management Policy for Pittwater' shall be submitted to Council supporting the proposal.

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.