

Engineering Referral Response

Application Number:	DA2025/0143
Proposed Development:	Demolition works and construction of a shop top housing development including basement car parking
Date:	18/08/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 715158 , 1753 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 230780 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 715158 , 4 Bungan Lane MONA VALE NSW 2103 Lot 102 DP 788439 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 1136849 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 412869 , 1749 Pittwater Road MONA VALE NSW 2103

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

21/03/2025:

Development Application is for the demolition of all existing structures and construction of a five storey shop-top comprising 36 apartments with 2 levels of basement parking.

Access

Vehicular access is proposed from existing Council carpark from Bungan Lane, Council's Traffic Team to comment on site access and internal parking.

Stormwater

Site falls towards Pittwater Road.

Proposal is for two OSD tanks.

- Proposal is also for OSD Tank 1 to discharge to kerb and gutter in Bungan Lane, which is not acceptable. Firstly because discharge to street gutter is only permitted if its via gravity. Secondly sub soil discharge from basement is not allowed to be discharged to street gutter. Subsoil to be discharged directly to Council pit/pipe.

- OSD Tank 2 discharges to pit in Pittwater Road, this pit is asset of Transport for NSW, comments from TfNSW are required.
- Development Engineering would also prefer to wait for further comments from Water NSW regarding basement tanking, refer Letter from Water NSW, Ref: IDAS1160460, Dated 18th March 2025, Internal Ref TRIM2025/194149.

Geotech

Site is not mapped on Geotech Hazard area. Excavations greater than 6m are proposed for the basement car parking. Preliminary Geotech Assessment by EI Australia, E26557.G01, Dated 25th Nov 2024 is provided. In accordance with Pittwater DCP Clause B8.1, a detailed geotechnical assessment with form 1 and 1a is required.

For Planner:

1) Pittwater is a State Road, under jurisdiction of Transport for New South Wales (TfNSW) and Bungan Avenue is a local road under care of Council. Deep excavations can have adverse impacts on Council and State Road assets, please consider to seek comments from TfNSW. A suitable condition can be applied for the Council Road.

2) Supplied site survey shows there are existing easements namely (D) and (E) : Right of Footway (0.455m wide). Seems like these easements are affected with proposed development.

Amended Plans and Information submitted 8/08/2025

The access requires amendment to the right of way in Council's car park which has been supported by Council's Property Team. Also the existing right of footway is not compromised as the building is set back at ground level. A review of the stormwater plans indicates that the connections to the kerb in Bungan Lane are for overflow only which is acceptable. The submitted Geotechnical report addresses the relevant DCP controls and recommends tanking of the basement.

Development Engineering support the proposal, subject to conditions as recommended.

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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond(s)

The applicant is to lodge a bond with Council for the following:

Crossing / Kerb & Gutter / Footpath Works

As security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter, any footpath works and removal of any redundant driveways required as part of this consent a bond of \$10,000.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: Protection of Council's infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

On-Site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Barrenjoey Consulting Engineers Pty Ltd, drawing number 240505 SW1, SW2 and SW3 Issue DA, dated 18/12/2024. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

1. Provide a long section through OSD Tank 2
2. Overflow pipe from OSD Tank 2 to connect to outlet pipe
3. Connection from site to existing stormwater pit in Pittwater Road to be approved by Transport for NSW in accordance with their letter dated 20 April 2025 Ref: SYD25/00248/02

Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

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

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Crozier Geotechnical Consultants Job No: 2025-136 Issue 00 dated 08/08/2025 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier.

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.

Submission Roads Act Application for Civil Works in the Public Road

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include Civil Engineering plans for the design of the kerb and gutter reinstatement and granite paving along the Bungan Lane frontage of the site which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer. The design must include the following information:

1. The existing driveway crossing is to be reinstated to kerb and gutter
2. The footpath shall be finished with Sesame Green granite paving 600 x 300 x 40/50mm in stretcher bond pattern perpendicular to kerb. Granite paver shall be flame finished (exfoliated), pre-sealed top and bottom to AS4546-2013 slip ratings. Lay on concrete subbase and slurry coated mortar bedding course with grey grout 5mm joint spacing at surface (to structural engineer design).

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Principal Certifier prior to the issue of the Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

Tanking of Basement Level

The basement area is to be permanently tanked. The Applicant is to submit structural details of the tanking, prepared by a suitably qualified Engineer. Where temporary dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Office of Environment and Heritage. The bore license must be obtained prior to commencement of dewatering works. All requirements of Water NSW are to be complied with and a copy of the approval must be submitted to the Certifier.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To prevent ingress of sub-surface flows into the basement area and to comply with State Government Requirements.

Utilities Services

Prior to the issue of the Construction Certificate, written evidence of the following service provider requirements must be provided to the Principal Certifier:

- a) a letter from Ausgrid demonstrating that satisfactory arrangements can be made for the installation and supply of electricity,
- b) a response from Sydney Water as to whether the proposed works subject to this consent would affect any Sydney Water infrastructure, and whether further requirements need to be met, and
- c) other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, the changes that are required to make the development satisfactory to them.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure relevant utility and service providers' requirements are provided to the Principal Certifier.

Shoring of Council's Road Reserve (Temporary road anchors)

Should the proposal require shoring to support an adjoining property or Council land, the Applicant shall provide the adjoining properties with engineering drawings, detailing the proposed shoring works for their

consideration and approval.

Written approval from Council under Section 138 of the Roads Act 1993 is required if temporary ground anchors are to be used within Council's road reserve. The Owner's approval is to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure that owners consent is obtained for ancillary works, and to ensure the protection of adjoining properties and Council land.

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

Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval

The Applicant shall submit a certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed works have been constructed in accordance with this consent and the approved Section 138 and/or Construction Certificate plans.

Details demonstrating compliance shall be submitted to Council for acceptance and Council's acceptance submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To ensure compliance of works with Council's specification for engineering works.

Reinstatement of Kerb

The Applicant shall reinstate all redundant laybacks and vehicular crossings to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To facilitate the preservation of on street parking spaces.

Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

The Applicant shall lodge the Legal Documents Authorisation Application with Council. The application shall include the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan by a Registered Surveyor), and Civil Engineers' certification.

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction as to user are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgment with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant. A copy of the certificate of title demonstrating the creation of the positive

covenant and restriction as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.

Geotechnical Certification Prior to Occupation Certificate

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.