

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0860
<b>Proposed Development:</b>	Alterations and additions to a residential flat building including landscaping works
<b>Date:</b>	03/11/2025
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	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

3/11/2025

#### Development Engineering 3rd Referral Response.

Council's Development Engineer raises no objection to this proposal subject to conditions.

19/09/2025

#### Development Engineering 2nd Referral Response.

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

### Stormwater

Council's Development Engineer requests additional information regarding the stormwater design as detailed below.

- As the downstream neighbour (251 Barrenjoey Road) raises particular concerns regarding the subject site's existing onsite drainage system after Council's Development Engineering team provided the first referral response, the existing drainage system shall be investigated by a licensed plumber to be in good working condition and shown on the stormwater plans before

Council can approve stormwater runoff from the new development to be disposed of to the existing onsite drainage system.

- Any required upgrade works to the existing stormwater system shall be identified on the stormwater plans by a qualified civil/hydraulic engineer.

## **Geotechnical Investigation**

### **Council's Development Engineer requests additional information regarding the geotechnical investigation as detailed below.**

- The neighbours (251 Barrenjoey Road) state that there are existing cracks on the outside walls of their building, which is contrary to the findings in the submitted geotechnical report. The geotechnical report shall be revised to comment on this issue.

**25/07/2025**

### **Development Engineering 1st Referral Response.**

### **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 supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

## **Recommended Engineering Conditions:**

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

#### **Stormwater Disposal from Low Level Property**

The applicant is to demonstrate how stormwater from the new development within this consent shall be disposed of to an existing approved system or in accordance with Northern Beaches Council's Water Management for Development Policy in particular Section 5.5 Stormwater Drainage from Low Level Properties. Details demonstrating that the existing approved system can accommodate the additional flows or compliance with Northern Beaches Council's policy by an appropriately qualified Civil Engineer are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal 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, dated October 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.

#### **Driveway Design**

The Applicant shall submit a design for the proposed driveway in accordance with the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking.

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

Reason: Compliance with this consent.

### **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**

### **Stormwater Disposal**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

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

### **Certification of Driveway Works**

The Applicant shall submit a certificate from a suitably qualified person certifying that the driveway was constructed in accordance within this development consent and the relevant provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004 parking facilities - Off-street car parking.

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

Reason: Compliance with this consent.

### **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.