

## 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>	19/09/2025
<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

**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 unsupported.

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

**Recommended Engineering Conditions:**

Nil.