

Engineering Referral Response

Application Number:	DA2025/0111
Proposed Development:	Construction of a secondary dwelling and site works
Date:	28/04/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 37L DP 402192 , 56 Crescent 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

The Council's records show that the subject property is impacted by a Council stormwater pipeline adjacent to the proposed development site. As specified in the Development Application Checklist, the applicant must demonstrate compliance with Northern Beaches Council's *Water Management for Development Policy*, specifically clauses 6.0 and 6.7 concerning the "Stormwater Drainage System" for developments near or over Council's constructed drainage systems. This requires the precise location, dimensions, and mapping of the stormwater pipelines and related infrastructure on the development application plans. This task should be performed by a service locating contractor and a registered surveyor. The applicant must also provide evidence of the methodology used to locate Council's stormwater drainage assets. A plan indicating the approximate locations of Council's stormwater infrastructure is available on Northern Beaches Council's website under the *Planning and Development* section.

Additionally:

- All structures must be positioned clear of any Council pipeline or easement. Footings for any structure located adjacent to an easement or pipeline must be designed in accordance with the aforementioned policy. Structural details from a qualified Civil Engineer, demonstrating compliance with Council's policy, should be submitted.
- If the applicant proposes to relocate, upgrade, or remove any infrastructure, relevant details should be provided.

Due to the lack of sufficient information, the Development Engineers are unable to support the application at this stage.

Dated 28/04.2024

The applicant has submitted a report prepared by MGP Building & Infrastructure Services, which identifies Council's stormwater drainage asset. The proposed development does not impact this asset. Development Engineering raises no objections, subject to conditions.

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

The stormwater from the new development within this consent is disposed of to the existing internal drainage system or in accordance with Northern Beaches Council's Water Management for Development Policy. Details are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

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

Reason: To ensure appropriate provision for disposal of 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 White Geotechnical group dated 30th September, 2024 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.

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.

Property Boundary Levels

The Applicant is to maintain the property boundary levels. No approval is granted for any change to existing property alignment levels to accommodate the development.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To maintain the existing profile of the nature strip/road reserve.

**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 an Occupation Certificate.

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

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.