

Engineering Referral Response

Application Number:	DA2025/0356
Proposed Development:	Alterations and additions to a dwelling house
Date:	24/07/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 43 DP 16029 , 85 Grandview Drive 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 applicant is seeking approval to demolish the existing deck and construct a larger deck along with a new concrete wall. The proposed works are located in close proximity to Council's stormwater drainage infrastructure.

According to Council records, the subject property is affected by a Council-owned stormwater pipeline located adjacent to the proposed development area. In accordance with the *Northern Beaches Council Development Application Checklist*, the applicant must demonstrate compliance with Council's *Water Management for Development Policy*, specifically Clauses 6.0 and 6.7, which address developments near or over Council's stormwater drainage systems.

To satisfy these requirements, the development application plans must clearly show the exact location, dimensions, and layout of the stormwater pipelines and associated infrastructure. This information must be obtained by a qualified service locating contractor and a registered surveyor. Additionally, the applicant is required to submit evidence detailing the methodology used to locate Council's stormwater assets. A plan showing the indicative location of Council's stormwater infrastructure is available on the Northern Beaches Council website under the Planning and Development section.

Furthermore:

- All proposed structures must be located clear of any Council pipeline or easement.
- Footings or foundations near an easement or pipeline must be designed in accordance with the above policy. Structural design details, prepared by a qualified Civil Engineer, must be submitted to demonstrate compliance.
- Proof drainage easement rights for connection into Council's drainage system located on adjoining property.
- If the applicant intends to relocate, upgrade, or remove any existing infrastructure, full details must be provided.

- The applicant has not submitted Form 1 and Form 1(a) - the Declaration and Certification by a Geotechnical Engineer, as required under Appendix 5 of the Pittwater Geotechnical Risk Management Policy

Due to the absence of the required information, Council's Development Engineers are unable to support the application at this stage.

Date: 29/05/2025

Review Comments on the Amended Stormwater Drainage and Survey Plan:

The amended survey plan submitted identifies the presence of a Council stormwater pipeline located at the south-western corner of the subject site. However, it does not show the location of the Council's pipe and associated pits on the adjoining property.

The accompanying stormwater plan proposes a connection to the Council pipeline located within the adjacent property. Despite this, the applicant has not provided evidence of a legal drainage easement allowing connection to this Council asset. Additionally, the location of the Council's pit and pipe has not been confirmed or identified by the applicant's surveyor in the recent documents.

The proposed retaining wall is also shown in close proximity to the Council pipeline. As previously advised, a minimum clearance of 1 metre must be maintained from all Council stormwater infrastructure. To address these issues, the following requirements must be fulfilled:

1. **Accurate Location of Infrastructure**

A qualified service locating contractor, in conjunction with a registered surveyor, must accurately identify and document the location of the Council's stormwater pipeline and associated infrastructure on the adjoining property.

2. **Documentation of Methodology**

The applicant must submit detailed documentation outlining the methodology used to locate the Council's drainage infrastructure.

3. **Legal Drainage Easement**

A drainage easement over the adjoining property must be legally established to permit connection to the Council's pipeline. Written consent or an agreement from the adjoining property owner must be provided to confirm drainage easement rights.

These requirements are necessary to ensure compliance with Council regulations and to safeguard existing public infrastructure, in accordance with the Council's *Water Management for Development Policy*.

DATED: 24/07/2025

The submitted amended survey details indicate that Council's drainage system will not be compromised by the proposed works. The stormwater management plan has been revised to include a connection to the street drainage system. However, the plan does not demonstrate how this connection will be made given the presence of the existing retaining wall.

Approval under Section 68 of the *Local Government Act* will be required. There are no Development Engineering objections, provided the recommended conditions are met.

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)

Drainage Works security Bond in the Road Reserve

As security against any damage or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$8000.00.

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

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 JK Geotechnics dated 27 May 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.

Stormwater Drainage Application

The applicant must submit a stormwater drainage application to Council under Section 68 of the *Local Government Act 1993* for approval. The application must include civil engineering plans detailing the design of the proposed stormwater connection to Council's street drainage system. These plans are to be generally consistent with the civil design approved as part of the Development Application.

In addition, further information is required regarding the proposed works affecting Council's retaining wall. Specifically, the submission must include structural details and a geotechnical report for the proposed drainage works. A structural engineering design and report are also required to confirm that the integrity of the retaining wall will not be compromised by the drainage installation to connect into the street drainage system.

The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management and compliance with the BASIX requirements, arising from the development.

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****Certification of Council road infrastructure structures**

The Applicant shall submit certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed drainage works associated with the existing retaining wall have been constructed in accordance with this consent and the approved Section 68 of the Local Government Act.

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

Reason: Protection of Council's infrastructure

Post-Construction Dilapidation Report

The applicant must bear the cost of all restoration works to Council's road, footpath and retaining wall damaged during the course of this development.

A Post Construction Dilapidation Report after the completion of all building works is to demonstrate that there is no damage to Council infrastructure prior to the refund of any security deposits.

Reason: To ensure security against possible damage to Council property.

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.