

Engineering Referral Response

Application Number:	DA2019/1248
Date:	31/03/2020
To:	Tony Collier
Land to be developed (Address):	Lot 13 DP 28236 , 143 - 145 McCarrs Creek Road CHURCH POINT NSW 2105 Lot 12 DP 28236 , 143 - 145 McCarrs Creek Road CHURCH POINT NSW 2105

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 application was referred to Council's Development Engineer for review. The following comments have been provided:

Referral Response 1

The submitted Geotechnical report addresses the relevant DCP controls and certifies that an acceptable risk is achievable for the development. The site is located at the bottom of the catchment and therefore provision for OSD will not necessary.

The driveway access to the two properties is reliant on the existing driveway to No 141 McCarrs Creek Road. This combined driveway is proposed to service 3 dwellings. The driveway requires to be widened to 3.5 meters and must comply with AS/NZS 2890.1:2004 with grades not to exceed 1:4. A longitudinal section for the proposed driveway is required to demonstrate compliance with the Australian standards to be prepared by Civil or traffic Engineer.

Additional information was received on 5 March 2020 and referred to the Development Engineer for review. The following comments have been provided:

Referral Response 2

DATED 31/03/2020

The submitted amended driveway concept plan indicates that suitable access can be provided for the development. No development engineering objection 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:

FEES / CHARGES / CONTRIBUTIONS

Construction, Excavation and Associated Works Security Bond (Road works)

The applicant is to lodge a bond with Council of \$20000.00 as security against any damage or failure to complete the construction of road pavement, driveway and reconstruction works within public road as part of this consent.

Details confirming payment of the bond are to be submitted to the Certifying Authority 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

Stormwater Disposal

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's Clause B 5.10 PITWATER DCP21. Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing stormwater system is connected to Council's stormwater drainage system, or compliance with the Council's specification are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from 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 Hodgson Consulting Engineers dated 30th August, 2019 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 Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Traffic Management and Control for works on public road

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the Construction Certificate. The Traffic Management Plan shall be prepared to RMS standards by an appropriately certified person.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process.

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 four (4) copies of Civil Engineering plans for the design of shared driveway within the public road which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

1. Construction of a shared vehicular crossing and driveway 5.0 metres at the layback/dish drain crossing, transitioned to 3.0 metres driveway generally in accordance with plan prepared Mario F Benitez dated March 2020.
2. Construction of the concrete dish drain. The dish drain shall connect to the existing dish drain located north of the proposed access.
3. Construction of a retaining wall in accordance with the Geo-technical requirements. A report from the Geo-technical engineer is to be submitted in this regard.
4. Submission of a full Structural structural details of the driveway, retaining wall and associated works.
5. The proposed parking areas and driveway must comply with AS/NZS 2890.1:2004, in regards to driveway grades and safety barriers where required.
6. The proposed driveway where it intersects with the existing driveway to 141 McCarrs Creek Road must not be altered in order to maintain the existing access to No 141.
7. A suitable access agreement with the owner of 141 McCarrs Creek Road is required whilst the driveway is being constructed. Details to be provided with application.
8. The design plan shall show all public utility services affecting the proposed driveway. Any relocation and/or adjustment, requires written approval from the public authority. All cost associated with the relocation or adjustments are to be borne by the property owner.

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 Certifying Authority prior to the issue of the Construction Certificate

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

Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of

adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) Comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

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

Reason: To provide public and private safety.

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.

Civil Works Supervision

The Applicant shall ensure all civil works approved in the Section 138 Road approval are supervised by an appropriately qualified and practising Civil Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority and/or Roads Authority.

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

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 Certifying Authority prior to the issue of any interim / final Occupation Certificate.

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

Retaining wall

The retaining wall works shall be certified as compliant with all relevant Australian Standards and Codes by a Structural Engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any final Occupation Certificate.

Reason: Public and Private Safety

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 Certifying Authority prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Certification of Civil Works and Works as Executed Data on Council Land

The Applicant shall submit a suitably qualified Civil Engineer's certification that the completed road works have been constructed in accordance with this consent and the approved Section 138 Road Act approved plans. Works as Executed plan drawn in red over the approved plan certified by a registered surveyor in relation to boundaries shall be submitted to Council and the Principal Certifying Authority for approval prior to the issue of the Occupation Certificate.

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