

Engineering Referral Response

Application Number:	REV2021/0035
Date:	09/10/2021
To:	Julie Edwards
Land to be developed (Address):	Lot 82 DP 10782 , 114 Whale Beach Road WHALE BEACH NSW 2107

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

Development Engineering has no objection to the application subject to the following conditions of consent.

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 \$10000 as security against any damage or failure to complete the construction on road embankment 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

Corten Steel Retaining wall

The applicant must ensure the proposed corten steel retaining wall is erected completely within No. 114 Whale Beach Road, Whale Beach.

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

Reason: To protect road reserve

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 driveway and the related retaining wall which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. Any other retaining structures must be located within the property.

The plan shall be prepared by a qualified civil engineer. The design must include the following information:

- 1) the detailed structural design of the retaining wall
- 2) a 900 mm wide concrete dish drain shall be designed at the road edge
- 3) a 6 metres wide concrete driveway at the dish drain
- 4) the driveway must be designed in comply with Australian Standard AS 2890.
- 5) all utilities services on road reserve must be plotted on the submitted plan
- 6) a landscape plan on road reserve must be included tree protection and proposed vegetations

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.

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.