

Engineering Referral Response

Application Number:	DA2022/2233
Proposed Development:	Construction of a retaining wall
Date:	23/06/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 54 DP 13760 , 242 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 350188 , 242 Hudson Parade CLAREVILLE 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

23/06/2023:

Proposal is only for construction of a retaining wall at the toe of the existing embankment. Agreement letter from all the residents who are benefitting from this shared driveway is provided, internal reference TRIM2023/014346.

As per Roads Team comments, *In accordance with s142 Road Act 1993, the private works within the public road reserve (Retaining wall at the toe of the existing embankment in Hudson Parade) shall be maintained by the property owners benefitting from this structure.*

No objections to approval subject to conditions as recommended.

14/06/2023:

Amended plans with extent of proposed retaining wall are provided which seems satisfactory, Council pipe within site is also located. Amended Geotech Report is also provided.

As per Geotech Report the proposal is construction of a retaining wall at the toe of the existing embankment and replacing the paved driveway with a concrete driveway.

As it is a shared driveway and as requested previously an agreement letter from all the residents who are benefitting from this shared driveway is required.

Plans to show all the property frontages where replacement of paved driveway with concrete is proposed.

22/03/2023:

Development Application is for construction of a retaining wall within Council's road reserve to support a shared driveway.

- The engineering plans by NB Consulting Engineers and master set by JD Evans Company are contradictory to each other. The extent of proposed retaining wall is different on both sets of plans. Amended plans with uniform extent of works are requested.
- Similarly, no details of any proposed ramp on Engineering plans by NB Consulting Engineers while Plans by JD Evans Company shows proposal for a ramp adjacent to existing driveway. Amended plans with uniform extent of works are requested.
- Engineering plans to be prepared with considerations to the recommendations of Geotechnical Report by WITT Consulting, Ref WittC-HUDSONPDE-FTANTI-1-L-1-0, Version 1, Dated 24th March 2022
- Council maps shows that site is burdened with Council stormwater pipe and proposed works seems to be in close proximity of this pipe. Applicant is advised to accurately locate, confirm dimensions including depth, and plot to scale Council's stormwater pipeline and associated infrastructure on the survey and master plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor (evidence of methodology used for locating stormwater system should be provided).
- Since it is a shared driveway, hence an agreement letter from all the residents who are benefitting from this shared driveway is required.

Geotech

The proposed development is located within a Geotechnical Hazard H1 area. In accordance with Clause B3.1 Landslip Hazard of Pittwater 32 DCP, a risk assessment is to be undertaken (Geotechnical Risk Management Policy for Pittwater) for the site.

In this regard, a Geotechnical Assessment by WITT Consulting, Ref WittC-HUDSONPDE-FTANTI-1-L-1-0, Version 1, Dated 24th March 2022 is provided. Report is only supported with forms 1 while form 1(a) is also required.

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

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 WITT Consulting ,Ref: WittC-HUDSONPDE-FTANTI-1-L-2.0, Dated 9th June 2023 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.

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 copy of Civil Engineering plans for the design of retaining wall at the toe of the existing embankment in Hudson Parade. 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) Engineering details for the retaining wall to be prepared by a qualified practicing Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E) and has appropriate experience and competence in the related field.
- 2) Structural Engineers design certificate for design of retaining wall.
- 3) At a minimum, the drawings must show the works in plan view, longitudinal section, details at a relevant scale including all existing levels, any existing services/ infrastructure to be retained in the area of works.
- 4) Geotechnical Engineer to consider ground conditions or slope geometry/surcharge loading etc to determine nature of footings for retaining wall.
- 5) Existing services plan to be provided and any adjustment to existing services are to be approved by the relevant service authority with all costs associated borne by the applicant.
- 6) In accordance with s142 Road Act 1993, Ongoing maintenance of this retaining structure will be the responsibility of the owners benefitting from this structure.

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.

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

Reason: To provide public and private safety.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Northern Beaches Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

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 approval are supervised by an appropriately qualified and practising Civil Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifier 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

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 Certifier prior to the issue of an 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 Certifier prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.