

Engineering Referral Response

Application Number:	DA2023/1682
Proposed Development:	Construction of a retaining wall
Date:	04/04/2024
To:	Dean Pattalis
Land to be developed (Address):	Lot 57 DP 11067 , 204 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

04/04/2024:

Development Engineering have no objections to approval subject to conditions as recommended.

19/03/2024:

Amended plans with set back from the kerb are provided and seems alright.
Geotechnical form 1 and 1A are still pending, Applicant is advised to provide these forms.

14/02/2024:

Development Application is for the construction of a retaining wall and associated landscaping within the road reserve adjoining the subject lot.
The retaining wall at road level must be set back from the kerb by at least 1.2m, retaining wall works shall be assessed under Road Act application.

- Plans to be amended to show this setback.

Site is mapped as Geotechnical Hazard H1, Geotechnical Report by Rapid Geo, Ref: RG228-GR-1-1, Dated 21/05/2023 is provided, but without form 1 and 1A.

- Applicant to provide these forms.

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 Rapid Geo, Ref: RG228-GR-1-1, Dated 21/05/2023 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 Civil Engineering plans for the design of retaining walls which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer. The design must include the following information:

The design must include the following information:

- 1) The drawings must show the works in plan view, details at a relevant scale including all existing levels, any existing services/ infrastructure to be retained in the area of works.
- 2) Any adjustment to existing services are to be approved by the relevant service authority with all costs associated borne by the applicant.
- 3) Retaining wall at road level must be set back from the kerb by at least 1.2m
- 4) Structural details of retaining structure within public road reserve with existing and proposed levels and cross-sectional details.
- 5) Structural Engineer's design certification for retaining wall within public road reserve. Retaining wall to be designed to Australian standards for earth retaining structures category B.
- 6) To avoid any landslips, provision of a 150mm high kerb on the entire low side of the driveway.
- 7) Landscape to be done with native plantings, refer Pittwater native planting guidelines.
- 8) Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP).

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 Principal Certifier 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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

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.