

## Engineering Referral Response

<b>Application Number:</b>	Mod2024/0210
<b>Proposed Development:</b>	Modification of Development Consent DA2022/2152 granted for Demolition works and subdivision of land into 8 lots including tree removal and infrastructure work
<b>Date:</b>	17/05/2024
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 3 DP 210342 , 128 Crescent Road NEWPORT NSW 2106 Lot 21 DP 545339 , 57 The Avenue NEWPORT NSW 2106 Lot 1 DP 503390 , 126 Crescent Road NEWPORT NSW 2106 Lot 2 DP 210342 , 55 The Avenue NEWPORT NSW 2106 Lot 111 DP 556902 , 122 Crescent Road NEWPORT NSW 2106 Lot 112 DP 556902 , 122 Crescent Road 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 50m<sup>2</sup> 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 has not submitted a Statement of Modification. The amendments that Development engineering is agreeing to, are based on email correspondence between Development engineering, Planning and the Applicant. The removal of Condition of Consent 32 - **Pre-Construction Road Reserve Dilapidation Report** is supported. The following condition is to be amended. All other engineering conditions of consent are to be retained.

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)**

The applicant is to lodge a bond with Council for the following:

**Drainage Works**

As security against any damage or failure to complete the construction of stormwater drainage works required as part of this consent a bond of \$150,000.00. (one hundred and fifty thousand)

**Crossing / Kerb & Gutter / Footpath Works**

As security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter, any footpath works and removal of any redundant driveways required as part of this consent a bond of \$20,000.00 (twenty thousand).

**Road Works**

As security against any damage or failure to complete the construction of road pavement/shoulder reconstruction works required as part of this consent a bond of \$100,000.00 (one hundred thousand)

**Maintenance for Civil Works**

A maintenance bond of \$50,000.00 (fifty thousand) for the construction of kerb & gutter, pavement and drainage works. The maintenance bond will only be refunded upon completion of the six month maintenance period, if work has been completed in accordance with the approved plans and to the satisfaction of Council. The maintenance bond is to be paid prior to Council prior to issuing of practical completion.

Details confirming payment of the bond(s) are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate and Subdivision Works Certificate.

Reason: Protection of Council's infrastructure.