

Engineering Referral Response

Application Number:	Mod2019/0330
To:	Rebecca Englund
Land to be developed (Address):	Lot 109 DP 13457 , 81 Prince Alfred Parade 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 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 following condition in N0285/16 is to be replaced:

B3. The recommendation of the risk assessment required to manage the hazards as identified in Geotechnical Report prepared by Douglas Partners dated 23 March 2016 are to be incorporated into the construction plans and implemented, including recommendations relating to the management of drainage on the site, and the specified maintenance and inspection regime.

The following condition is to be added:

Conditions - Prior to Construction Certificate:

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Douglas Partners dated 23 March 2016 & 20 May 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.

No objection to approval, subject to the above modification.

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Referral Body Recommendation

Recommended for approval, subject to conditions
MOD2019/0330

Refusal comments

Recommended Engineering Conditions:

Nil.