

## Engineering Referral Response

<b>Application Number:</b>	Mod2024/0355
<b>Proposed Development:</b>	Modification of consent to DA2022/0246 granted for demolition works, subdivision of 4 lots into 2 lots and the construction of 1 dwelling on each lot including swimming pools and landscaping works
<b>Date:</b>	30/09/2024
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 9 DP 752046 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 34 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 35 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot B DP 391307 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot LIC 190387 , 120 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 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

#### 30/09/2024:

A letter by White Geotechnical Group, Ref J3814B, Dated 27/09/2024 is provided. It states that changes to plans are minor and do not alter the recommendations in the previous report Ref J3814, Dated 12/11/2011.

No objections are raised to the proposed modifications .Please include following condition prior to release of Occupation Certificate.

Existing Development Engineering conditions for DA2022/0246 are considered to still be relevant and adequate.

**For Planner:**

Please include letter by White Geotechnical Group, Ref J3814B, Dated 27/09/2024 as part of approved document.

**18/09/2024:**

Proposed amended works within public road reserve were approved under Road Act-Infrastructure works within public road way application S138A2023/0014, internal ref: TRIM 2024/428435,440226, 451350.

Extent of excavation is altered within the site, as site is mapped on Geotechnical Hazard area H1, comments from consultant Geotech Engineer are required.

**26/08/2024:**

Proposed amended works within public road reserve were approved under Road Act-Infrastructure works within public road way application S138A2023/0014, internal ref: TRIM 2024/428435,440226, 451350.

Development Engineering have no objections to approval.

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

**Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval**

The Applicant shall submit a certification by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) that the completed works have been constructed in accordance with this consent and the approved Section 138 and/or Construction Certificate plans. Works as Executed data (details overdrawn on a copy of the approved civil plans) certified by a registered surveyor in relation to boundaries and/or relevant easements, prepared in accordance with Council's 'Guideline for preparing Works as Executed data for Council Assets' in an approved format shall be submitted to the Council for approval prior to the issue of the Occupation Certificate and the release of any security deposits.

Reason: To ensure compliance of works with Council's specification for engineering works.