

CLAUSE	TPG NSW COMMENT	COMPLIES
<b>5.0 CRITERIA FOR ASSESSMENT</b>		
<p><b>5.2 Requirements for the preparation of geotechnical impact assessment reports</b></p>	<p>• For developments to which this policy applies, Council will require the submission of a geotechnical impact assessment report with the Development Application which includes (but not is necessarily limited to) the following matters:</p> <p>a) A review of readily available history of slope instability upon the site or related land.</p> <p>b) A site plan and cross-section plans of the site and related land from survey and field measurements with existing contours and proposed finished contours (i.e. at 1 metre intervals) and key features identified.</p> <p>The site plan and section plans should show the locations of the proposed development, buildings/structures on both the subject site and adjoining sites as well as the identification of all services such as stormwater drainage, sub-surface drainage, effluent disposal systems, water supply and sewerage pipelines, trees and other identifiable geotechnical hazards.</p> <p>c) A geotechnical model including:</p> <p>i) Details determined from site inspections (a site inspection is required in all cases);</p> <p>ii) Site investigations (site investigation will require site mapping, delineation of different site conditions and may involve sub surface investigation to determine soil/rock parameters and groundwater conditions. Boreholes and/or test pit excavations or other methods necessary to adequately assess the geotechnical/geological model for the site also need to be detailed); and</p> <p>iii) Any other information used in preparation of the geotechnical report</p> <p>(d) Photographs and/or drawings of the site and related land adequately illustrating all geotechnical features referred to in the geotechnical report.</p> <p>e) An assessment of the risk posed by all reasonably identifiable geotechnical hazards which have the potential to either individually or cumulatively impact upon people or property upon the site or related land or surrounding sites to the proposed development in accordance with the AGS 2007 guidelines.</p> <p>f) Classification of the building site in accordance with the current edition of AS 2870 – Residential Slabs and Footings.</p> <p>g) A conclusion as to whether the site is suitable for the development proposed to be carried out either conditionally or unconditionally. This must be in the form of a specific statement that the site is suitable for the development proposed to be carried out with an acceptable risk in accordance with the measures and methods to be applied to the site including but not limited to recommendations on:</p> <p>(i) Selection and construction of footing systems;</p>	<p>Refer to geotechnical investigations and report at Appendix N</p> <p>✓</p>

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	<p>(ii) Earthworks;                      (iii) Surface and sub surface drainage;                      (iv) Recommendations for the selection of structural systems consistent with the geotechnical assessment of the risk;                      (v) Any conditions that may be required for the ongoing mitigation and maintenance of the site and the proposal, from a geotechnical viewpoint; and                      (vi) Highlighting and detailing the geotechnical inspection regime to provide the PCA and builder with adequate notification for all necessary inspections.</p> <p>h) The geotechnical impact assessment report must be accompanied by form M11 or M13 (for subdivisions only) as applicable in Appendix 1 of this policy bearing the original signature of the engineering geologist or geotechnical engineer, who has either prepared or technically verified the geotechnical report certifying that it has been prepared in accordance with this policy and AGS 2007 guidelines as amended.</p> <p>i) Where a geotechnical impact assessment report prepared for a site identifies engineering techniques to enable development on a site previously restricted from development because the slope instability identified the risk to property and/or life posed by the slope instability as greater than the level of acceptable risk, the geotechnical report must also take into consideration any impacts as a result of remedial works on surrounding sites and related land.</p> <p>j) Where a geotechnical impact assessment report contains a recommendation for a separate analysis of the site to be carried out by another consultant, (e.g. a flood study to be compiled by a hydrological consultant), this recommendation is to be highlighted to the applicant to enable the applicant to engage the required consultant and obtain the necessary report prior to the lodgement of the application</p>		
<p><b>5.4 Structural design</b></p>	<ul style="list-style-type: none"> <li>• The structural design must be submitted to the PCA prior to works commencing and must be accompanied by form M12 as applicable in Appendix 1 of this policy bearing the original signature of the structural engineer, who prepared the structural design. This will serve as a mechanism to verify to the PCA that the structural design has been prepared in accordance with the recommendations given in the geotechnical report for the same development.</li> <li>• The form establishes that the recommendations given in the geotechnical impact assessment report have been interpreted and incorporated into the structural design as originally intended by the geotechnical engineer in preparing the geotechnical report.</li> </ul>	<p>Refer to geotechnical investigations and report at Appendix N</p>	<p>✓</p>
<p><b>5.5 Final certification</b></p>	<ul style="list-style-type: none"> <li>• Where required by a development consent a final structural certificate must be issued to the PCA in accordance with form M16 of this policy prior to the issue of an occupation certificate and must bear the original signature of the structural engineer,</li> </ul>	<p>Refer to geotechnical investigations and report at Appendix N</p>	

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<p><i>who prepared the structural design. This will serve as a mechanism to verify to the PCA that the development works were carried out in accordance with the requirements of the structural design and any site inspections, and that any changes to the development occurring during construction were carried out in accordance with all the requirements and recommendations of the structural design and geotechnical report, conditions of development consent relating to geotechnical issues, and any site instructions issued. If a completed form is not submitted with an application for occupation certificate then the PCA must refuse to issue an occupation certificate until the completed form is submitted.</i></p> <ul style="list-style-type: none"> <li><i>• Where required by a development consent a final geotechnical certificate must be issued to the PCA in accordance with form M17 of this policy prior to the issue of an occupation certificate and must bear the original signature of the geotechnical engineer or engineering geologist, who prepared or technically verified the geotechnical report. This will serve as a mechanism to verify to the PCA that the development works were carried out in accordance with the requirements of the geotechnical report during construction, and any site inspections, and that no unforeseen ground conditions have been encountered which could impact on the integrity of structures on site or related land and any subsequent geotechnical requirements introduced during the construction process. If a completed form is not submitted with an application for occupation or subdivision certificate where required by a development consent then the PCA must refuse to issue an occupation or subdivision certificate until the completed form is submitted</i></li> </ul>		