

Engineering Referral Response

Application Number:	Mod2025/0018
Proposed Development:	Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot
Date:	04/06/2025
To:	Phil Lane
Land to be developed (Address):	Lot 7B DP 162021 , 54 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 5B DP 158658 , 58 Beaconsfield Street 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

Comments 4/6/2025

The amended stormwater management plans as prepared by Goldfish and Bay are now acceptable as the On site stormwater detention tank has now been relocated from the landscaping area to the hard paved pedestrian front access area. No objections subject to conditions.

Updated Comments 8/5/2025

The amended stormwater drainage plans detail the relocation of the OSD tank from under a hard paved pedestrian access area to the south western corner which is heavily landscaped. The relocation of the OSD tank is in conflict with the tree planting proposed in the development application (DA 2023/1869) approved landscaping plans as prepared by Wyer and Co. The on site detention tank location will ensure that the proposed tree planting schedule is this location is not viable . Councils Landscape officer should also respond to this proposal . Therefore the application is not supported.

Previous comments

No objections to the proposed modifications as they have no impact on the stormwater management plan. No additional conditions required.

The proposal is therefore unsupported.

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****On-Site Stormwater Detention Details**

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Goldfish and Bay, drawing number 24-1023-CIV- S4.55 020 C, S4.55 030 C, S4.55 04 B, S4.55 041 C, dated 20/5/2025. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.