

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:	08/05/2025
To:	Phil Lane
Land to be developed (Address):	Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 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

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:

Nil.