

Engineering Referral Response

Application Number:	Mod2024/0647
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:	31/01/2025
To:	Anaiis Sarkissian
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

31/01/2025

Development Engineering 2nd Referral Comments.

After reviewing the WaterNSW updated referral comments and a discussion with Council's Catchment team, Council's Development Engineer raises no objection to removal of the basement tanking condition subject to all WaterNSW recommendations, approvals and conditions to be applied.

15/01/2025

Development Engineering 1st Referral Comments.

This Mod seeks to remove the requirement to tank the basement level of the development.

Dewatering system is proposed for both the construction and the operational phases, the estimated dewatering volume will be 0.76 ML/year or 2.09 cubic meters per day or 0.024L/s. Council's stormwater Assets team raises no objection to the additional groundwater discharge to the stormwater system.

Council's Development Engineer cannot support this proposal due to the below.

- As raised by Council's Water Catchment Officer, a re-referral should be sent to Water NSW for concurrence.
- How the dewatering system will be connected to the stormwater system shall be shown on the revised stormwater plans.

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:

Nil.