

Engineering Referral Response

Application Number:	Mod2025/0202
Proposed Development:	Modification of Development Consent DA2023/1505 granted for Demolition works and construction of a dwelling house including landscaping works
Date:	09/05/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 119 DP 11933 , 30 Rayner Road WHALE BEACH NSW 2107

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

The Statement of Modification, Geotechnical Letter and Stormwater Management Plans have been reviewed. Development Engineering raises no objections to the proposed modification, subject to the removal of Condition 14. (On-Site Stormwater Disposal Details), the retention of all other engineering conditions of consent, and the addition of the following condition:

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 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 Partridge, job number 2023H0172, dated 24.03.25. 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.