

Engineering Referral Response

Application Number:	DA2022/0475
Date:	25/05/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 72 DP 855040 , 21 A Wabash Avenue CROMER NSW 2099

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

Applicant seeks approval for alteration and addition to existing with a new garage. Applicants survey plan shows that the proposed garage is located within an easement for Drain Water (A) and Easement for Stormwater Detention (D). Council cannot permit any construction over the existing easements. All proposed structures are to be located clear of these easements.

DATED 25/05/2022

The submitted drainage report and plan does not address the above matters raised. The applicant seeks to build over an existing drainage easement, stormwater detention easement and possible over the right of carriageway which may benefit lot 71 DP 855040 (front lot). Legal rights and justifications to the propose changes to these easements have not been provided. The alteration of detention basin may require the entire stormwater management for lot 71 and 72 DP855040 to be considered since the stormwater management appears to be provided as part of the subdivision that created Lot 71 and 72..

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.