

## Engineering Referral Response

<b>Application Number:</b>	DA2023/1123
<b>Proposed Development:</b>	Boundary realignment
<b>Date:</b>	08/09/2023
<b>To:</b>	Clare Costanzo
<b>Land to be developed (Address):</b>	Lot 2 DP 1177671 , 100 A Wakehurst Parkway ELANORA HEIGHTS NSW 2101 Lot 12 DP 1014199 , 102 Wakehurst Parkway ELANORA HEIGHTS NSW 2101

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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

#### 08/09/2023:

This is not deemed to be a boundary adjustment this is deemed to be a subdivision. Backyard of 102 Wakehurst Parkway that 100A Wakehurst Parkway is proposing to adjoin doesn't have legal rights to access, drainage and services.  
Applicant to provide:

- An agreement from owners of No 100 Wakehurst Parkway to redoing the benefits of services, access and drainage on title in favor of whole new proposed lot.
- Draft plan of subdivision by surveyor creating whole new legal access, drainage and services in favor of whole new proposed lot.

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.