

## Engineering Referral Response

<b>Application Number:</b>	DA2019/1539
<b>Date:</b>	17/04/2020
<b>To:</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 2 DP 747438 , 165 A Seaforth Crescent SEAFORTH NSW 2092 Lot 1 DP 747438 , 165 Seaforth Crescent SEAFORTH NSW 2092

### 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

#### 2nd Referral

An additional letter has been sent to Council about the owner's intention of the below encroachment. However, Development Engineering requested the actual arrangement on the title, such as the right of carriageway, structures over hanging and easement etc.

These details must be provided to Council to ensure the accessibility and legitimate rights and responsibilities on both owners of the proposed Lots prior to approving the application.

#### 1st referral

The applicant proposed to build a garage and modify the subdivided lots. Development Engineering has no issue on the proposed garage.

However, the proposed modification on the lots cannot be supported.

An existing building, which serves the proposed Lot 101, will be encroached on the proposed Lot 100. There is no information of any arrangement on the encroachment in this submission.

As such, Development Engineering cannot support the application with insufficient information.

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.