

## Engineering Referral Response

<b>Application Number:</b>	DA2021/1464
<b>Date:</b>	10/12/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 1 DP 1220196 , 4 - 10 Inman Road 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 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

#### Updated Comments:

**The previously comments in relation to a detailed property survey including levels to AHD has not been submitted.**

**Accordingly the subdivision application is not supported.**

### Previous comments

The proposed subdivision is not supported with reference to the former Warringah DCP subclause C1 Subdivision for the following reasons:

- 1) The applicant is to submit a detailed survey plan prepared by a registered surveyor that details all buildings ,accessways, hardstand areas , Council drainage infrastructure(Pits ,pipes ,culverts) /open water courses in relation to the proposed subdivision boundaries.
- 2) Council requires the creation of stormwater drainage easements in favour of Council over Councils stormwater infrastructure . Please refer to Councils Water management policy for development for the required easement widths. Any proposed easements are to be detailed on the proposed subdivision plan.

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.