

Engineering Referral Response

Application Number:	DA2021/0665
Date:	25/07/2021
To:	Stephanie Gelder
Land to be developed (Address):	Lot 16 DP 270907 , 18 Baz Retreat WARRIEWOOD NSW 2102

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

UPDATED COMMENTS 25/7/21

The applicant has now provided evidence that all the easements affecting the construction of the dwelling have been extinguished accordingly.

NO objections subject to conditions.

The subject property which was a former temporary access road has numerous easements affecting the property including:

- easement water supply 2.5m wide;
- easement drainage 2.52m wide;
- right of carriageway 7.7m wide; and
- easement for electricity 4.5m wide.

As such the applicant is to demonstrate that all the easements which impact the house construction footprint will be extinguished and the corresponding services below are not operation or if they are can be relocated according and newly proposed easements created over these services.

This application cannot be supported.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes and Councils Water Management Policy by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any the Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.