

## Engineering Referral Response

<b>Application Number:</b>	DA2021/0665
<b>Date:</b>	28/05/2021
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	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 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

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 w, right of carriageway 7.7m wide , 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 unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Engineering Conditions:

Nil.