

Engineering Referral Response

Application Number:	DA2025/1617
Proposed Development:	Demolition works and construction of dual occupancy (attached) development with strata subdivision.
Date:	24/11/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 17 DP 11332 , 44 Lynwood Avenue 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 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

1. Stormwater Management. In accordance with Section C1 Subdivision of the Warringah DCP, the development will require a stormwater drainage easement through a downstream property to discharge flows to the kerb on Tennyson Road. Once a suitable drainage easement is obtained, the proposed on-site detention system is satisfactory.

2. Vehicular access. The combined vehicle crossing is supported, however this will require the removal of a significant street tree. Permission to remove the street tree is subject to comments by the Landscape Officer. The applicant is advised to consider an offset combined vehicle crossing with a reduced width on the boundary to facilitate combined access and tree retention.

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.