

Private Drainage Easement Review



REF:

Note: If you answer 'yes' to any of the questions in the checklist on this form you do not need to lodge a Private Drainage Easement Review. You will need to provide the Stormwater Drainage Plans with supporting evidence for your proposal when lodging a Development Application (DA).

Private Drainage Easement Review	\$299 (GST exempt)	Office Use Only AP/PDE
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Property Details

Lot No/s		Section	DP/SP Number
Unit No.	Street No.	Street	
Suburb			Postcode
Owner(s) Surname		Given Name(s)	
Type of Development			
Property Owner's Consent (Signature)			

Applicant Details

Ms/Mr/Mrs/Other (please state)		Family Name	Given Name	
No.	Street	Suburb	Postcode	
Company Name (if applicable)				
Mailing Address (if different)				
Tel (Home/Work/Mobile)			Fax (Home/Work)	
Email Address				
Connection with this property - owner, builder, developer etc - please specify:				

On completion of this form and payment of the fee Council will:

- Liaise with adjacent property owners to evaluate private drainage easements; and
- Forward a letter to you detailing the outcome of the review and what to do next.

I certify that all information provided on this form is correct.	
Applicant's Signature _____	Date ____ / ____ / ____

Office use only	Receipt No	Date	\$
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Privacy Statement

The personal information provided on this form (including your name and other details) will be handled in accordance with the *Privacy and Personal Information Protection Act 1998* and may be available to the public under various legislation. Refer also to the Privacy Statement on Council's website

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Eastgardens NSW 2036, Australia
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Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διαμεγμένων

بخدمة الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

Trim: 18/92636

The procedure to determine the appropriate drainage system for 'Drainage of Low Level Properties' is set out in Appendix D of the Rockdale Technical Specification Stormwater Management. The information requested on this form is to assist Council in assessing whether all alternative drainage systems have been fully evaluated for properties that fall away from the street. Please complete the checklist and supply all the information requested. This review does not apply to additions to single dwellings, or to any development in areas Council believes are suitable for absorption.

Can you drain to a Council/Sydney Water drainage pipe within the property?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes Submit the stormwater plan when lodging your Development Application (DA)
Can you drain to a Council/Sydney Water drainage pipe within the adjoining property?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes If there is a legal connection to the pipe submit evidence and the stormwater plan when lodging your DA
Can you drain to an available inter-allotment drainage scheme?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes Submit the stormwater plan when lodging your DA
Can you drain to a private easement already available for the site?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes. Include a copy of the certificate of title for the developing site and details of the downstream easement and stormwater plan when lodging your DA.
Does the site fall to a Council park or reserve?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes. Refer to section 4.3 of the Rockdale Technical Specification Stormwater Management item g. Typical trough arrangement or Overland flow spreader and submit the design with your DA.
Can you modify the existing street drainage system?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes. Submit the proposed stormwater plan when lodging your DA
Can you drain to an absorption system?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes. Provide test results and stormwater plan when lodging your DA.
Can you drain to a railway corridor?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes. Refer to section 4.3 of the Rockdale Technical Specification Stormwater Management item eg: Typical trough arrangement or Overland flow spreader and submit the design with your DA.
Is it physically impossible to drain through any adjoining property?	
<input type="checkbox"/> No	<input type="checkbox"/> Yes. You need to clearly demonstrate that there is no alternate route for the pipe through plans and site photos. Apply with this evidence to the Council's Strategic Floodplain Engineer to seek a determination.
If you have answered 'no' to all the questions above you must attempt to obtain a Private Drainage Easement. The Procedure to obtain a private drainage easement is provided in Appendix D of the Rockdale Technical Specification Stormwater Management, including standard letters.	
Have you obtained a Private Drainage Easement?	
<input type="checkbox"/> Yes. If successful in obtaining private drainage easement. Include the signed letter/s from the neighbour/s, or details of the registered easement when lodging your DA.	
<input type="checkbox"/> No. If unsuccessful in obtaining private drainage easement. Supply details of all correspondence with the neighbouring properties both sent and received, registered mail details, sketch plans supplied to neighbours, valuations by the registered valuer/s and details of any mediation. Where the procedure has not achieved an alternative drainage solution, Council staff will review the above information and undertake further correspondence and discussions with the neighbours who potentially may be able to assist by providing an easement for the development.	