

Engineering Referral Response

Application Number:	Mod2020/0476
Date:	14/12/2020
To:	Gareth David
Land to be developed (Address):	Lot 3 DP 219898 , 13 Capua Place AVALON BEACH NSW 2107

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

The proposed modification to site the proposed garage within a portion of the easement can be supported subject to the inclusion of a condition to extinguish the portion of the right of carriageway for the extent of the proposed encroachment. It is noted that the applicant has submitted the names and signatures of the benefitted properties which will also be required for the extinguishment.

No objection to approval, subject to the addition of the following condition.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Extinguishment of Right of Way

The existing right of way burdening the site, for the portion of the proposed garage only, is to be extinguished in accordance with the requirements of NSW Land Registry Services.

Details demonstrating compliance is to be submitted to the Certifying Authority prior to the release of the Construction Certificate.

Reason: To ensure proper management of the land.