

Property and Commercial Development Referral Response

Application Number:	DA2022/1910
Proposed Development:	Demolition work and construction of a Residential Flat Building including basement car parking.
Date:	23/06/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot CP SP 2492 , 61 North Steyne MANLY NSW 2095

Reasons for referral

This application seeks consent on land being adjoining or adjacent to any Council Assets/Property/Facilities

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal includes deep soil landscaping on Council's road reserve. Property has no objection to the proposal as submitted, however the landowner will need to enter into a Road Reserve Consent agreement with Council for this landscaping. A condition of consent to this effect has been included.

The proposal is therefore supported.

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

Referral Body Recommendation

Approval - subject to conditions

Parks, Reserves and Foreshores Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Road Reserve Consent

Prior to issue of the Construction Certificate, the applicant must enter into an approval for the enclosed landscaped area that is located on Councils road reserve. The relevant form "Use of a Portion of a Road Reserve Application" can be found on Council's website.

Reason: To ensure compliance with the Roads Act 1993.