



Engineering Referral Response

Application Number:	DA2020/0358
Date:	27/08/2020
To:	Adam Urbancic
Land to be developed (Address):	Lot 72 DP 841873 , 58 Lagoon Street NARRABEEN NSW 2101

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 submitted survey indicates a Right of carriageway (ROC) noted (B) burdening Lot 72 DP 841873. The location of the proposed carport is within the ROC. Council can not approve a carport at this location unless proof of extinguishment of ROC with the Land Registry Services is submitted to Council.

DATED 27/08/2020

The car port located within the ROC is to be deleted. No Development Engineering objection subject to conditons.

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

Registered Surveyor Certification

A registered surveyor is to certify that no physical structures are approved for any construction certificate that can be located in Lot 72 DP 841873 within the right of carriageway in contrary to the conveyance Act. In this regard car parking or car port is prohibited.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure protection adjoining property of easement rights under the terms of the Conveyance Act..

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.