

Roads and Assets Referral Response

Application Number:	DA2020/1162
Date:	28/09/2020
To:	Renee Ezzy
Land to be developed (Address):	Lot 33 DP 11462 , 27 Bellevue Avenue AVALON BEACH NSW 2107

Reasons for referral

Works proposed by the development may impact on existing Council road assets (eg. kerb and gutter, footpath, retaining walls, landscaping) or results in new structures/encroachments being created within the road reserve. Council's Road Asset Managers are required to review the development application and if necessary liaise with Council's Development Engineering and/or Traffic Management Teams to ensure appropriate conditions are considered.

Officer comments

There is limited impact on existing Council road infrastructure however the applicant will need to provide kerb and guttering the public road site frontages (Bellevue Avenue, Sanders Lane, Wickham Lane). A continuously accessible path of travel is available to pedestrians from the development to Council's footpath network. Council's Development Engineering Team to provide conditions regarding same requiring a s138 application for civil works.

Given the property address is 27 Bellevue Avenue, consideration should be given to some form of pedestrian access and property identification from the Bellevue Avenue frontage to assist in provision of services (delivery and emergency).

The proposal for bin collection to be on Sanders Lane footpath outside Avalon Public School is not supported due to the impact on pedestrian accessibility and safety of pedestrians on bin collection days. Council's Waste Services to review and advise.

The proposal is therefore supported.

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

Roads and Assets Conditions:

Nil.