

Roads and Assets Referral Response

Application Number:	DA2021/2257
Date:	15/12/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 1 DP 1034722 , 42 North Steyne MANLY NSW 2095

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 no significant impact on existing road asset infrastructure from the proposed building works, however the balconies encroach on the airspace of the public road reserve. The use of public airspace for private benefit is generally not supported and will need to be addressed by the Development Assessment Team to determine whether such encroachment of the balconies should be permitted or the plans amended to confine the development to within the property boundary. If encroachment of balconies are kept a lease of the airspace may be required.

It is unclear as to the status of the land owned by Council on the North Steyne frontage and the status of apparent existing airspace leases.

Final assessment of the application is dependent on the provision of this information.

The proposed civil works in Henrietta Lane will require s138 application (Development Engineering to provide conditions) and will need to address the existing poor surface drainage characteristics in the laneway and stagnation of water in the kerb.

The proposal is therefore unsupported.

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

Roads and Assets Conditions:

Nil.