

Roads and Assets Referral Response

Application Number:	DA2021/2639
Date:	01/06/2022
To:	Olivia Ramage
Land to be developed (Address):	Lot 52 DP 7593 , 25 Alleyne Avenue NORTH NARRABEEN NSW 2101

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

The proposal to obtain access to the proposed 2 car garage via existing unsealed gravel driveway across the public road reserve is noted.

A review of Council records, historical documents and site inspection has identified significant unauthorised works, including retaining walls, driveway, and stairs (works for which no approval could be located) which privatise the public road reserve for a private parking facility on public road reserve. The works include significant retaining walls some of which are showing signs of distress, are unfenced and present a significant risk to persons on public land (fall from height).

It is noted that the proposed development includes the removal of the existing failing 1.5m high timber retaining wall below the parking facility. However the plans do not sufficiently detail the intentions with the other elements of the unauthorised works namely, the timber retaining walls across the verge, above the proposed driveway, and timber stairs. Given no details or approval of these works can be located they must be removed from the public road reserve.

No details are provided regarding access over the verge from the road to the secondary dwelling.

Consideration may need to be given to direct access to the car port at 90 degrees to the main carriageway rather than the current unauthorised vehicle access. Should a standard driveway crossing be constructed, a parking facility on the verge will not be permitted and the area is to be reinstated.

All support structures for the dwelling excavation to be located within the property boundaries (especially for the storage area under the car port).

An Application for Civil Works to be required by Development Engineering to adequately determine all works on the public road reserve with conditions of approval as required.

If the proposed development is not approved, it is recommended that enforcement action be taken to remove the unauthorised works and reinstate the public road reserve.

Amended Comments 23/05/2022

Amended plans received (12/05/2022) which proposes to remove all unauthorised retaining walls and other structures on the public road reserve however plans do not address future ongoing stability once

these structures are removed. Additional detail is required and given the reliance of works on the public road reserve this issue must be addressed conceptually as part of the DA.

Development Engineering Team to confirm driveway levels and entry alignment to ensure consistency with future road geometry - insufficient information is provided in this regard.

The design plan dated 22/5/2022 also does not comply with low level skew profile levels and the use of such a profile on the current alignment of the unauthorised parking area is not supported. A driveway crossing perpendicular to the carriageway is required in compliance with Council's standards.

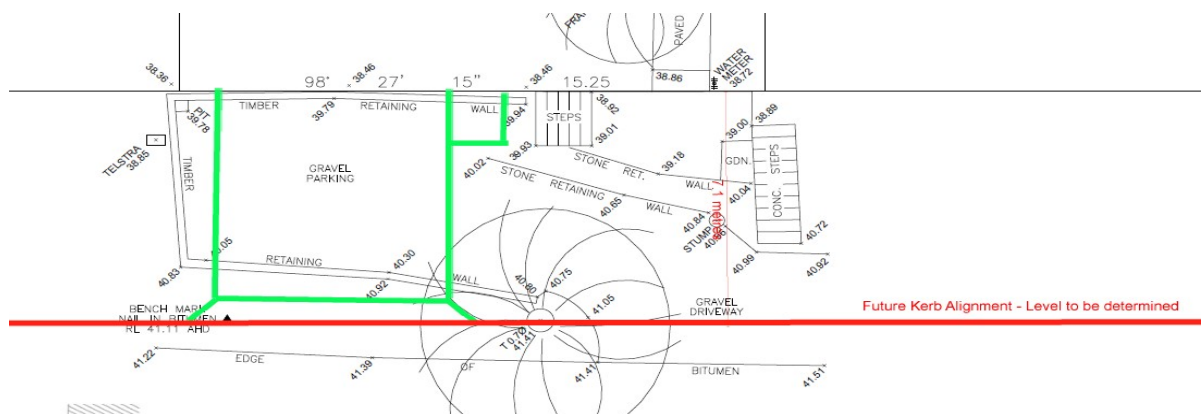
The existing road surface levels may be lower than that required in the future. If road levels are raised, to be consistent with the existing longitudinal grade of the road, the driveway (which are at maximum grades) and car port levels will be impacted.

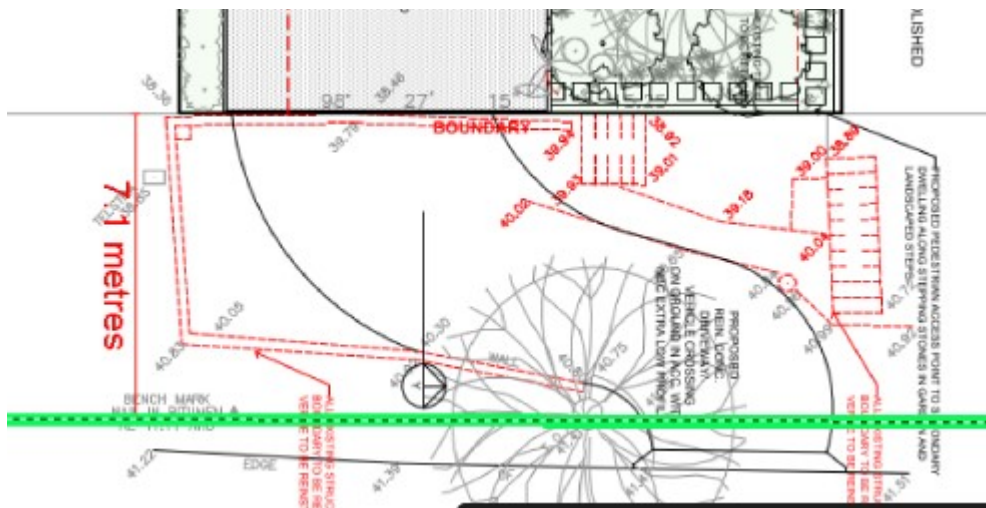
The construction of kerb and gutter across the frontage to connect to the existing k&g would be supported and would aid stormwater drainage.

Driveway access from the carriageway should be at 90 degrees to the carriageway to improve safe access, although noting this may result in lifting the car port floor level.

Once an agreed concept is provided and supported, Council's Development Engineering Team to require Application for Civil Works (Road Act 1993) for detailed engineering design plans to address driveway construction (including alignment and level of proposed driveway layback to ensure consistency with the existing kerb and gutter alignment and levels) associated structures (walls or earthworks) structural support of the driveway and public road reserve. The alignment of the driveway layback for future provision of k&g construction is likely to impact driveway levels.

Provision for storage of domestic waste bins to be made within the property boundary. Bins are not to be stored on public road reserve for either the primary or secondary dwelling.





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.