

Roads and Assets Referral Response

Application Number:	DA2021/0395
Date:	28/04/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot 5 DP 16260 , 1 Yachtview Avenue NEWPORT NSW 2106

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 inclusion of stairs and planter box across the naturestrip is noted. These structures will require a separate Road Act application (Minor Encroachment) to formalise approval, noting however that the planter box structure across the verge is not supported given the potential impact on future utility services and should be avoided or minimized. The stairway should be able to be accommodated at grade without the need for additional structures/walls.

The Development Engineering Team will need to assess requirements for driveway, which doesn't appear to comply with the required Council driveway profiles and the retaining walls shown would appear to be unnecessary when compared with the surveyed levels across the verge. As such, the provision of walls should be removed in favour of battered embankments.

The proposed landscaping across the naturestrip to the kerb (as shown on landscaping plans) will not be permitted as it restricts pedestrian access. Coloured concrete on driveway and stairs as specified on landscape plans does not comply with Council specifications. Only plain concrete will be permitted. Condition to be added for Road Act application and consent (Minor Encroachment) .

Whilst minor, there is no indication regarding the provision of a letterbox. If it is intended to locate a letterbox structure on the naturestrip, this will need to be included in the Road Act Application (Minor Encroachment) .

It is noted Council stormwater drainage traverses the naturestrip. Development Engineering or Stormwater Assets Team to comment on the impact of driveway and support structures (retaining walls) over the pipe network.

Planner to refer DA to Stormwater Assets Team

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:

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

Minor Encroachments/Constructions within in Road Reserve

Applicant to submit and obtain Council consent for a Minor Encroachment/Construction in Road Reserve application for works in the road reserve (stairs and any landscaping) within the road reserve.

Reason: To ensure consent is obtained for works and structures in the public road reserve in accordance with s138/139 Roads Act 1993.