

Roads and Assets Referral Response

Application Number:	DA2021/2639
Date:	27/04/2022
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A review of Council records, historical documents and site inspection has identified significant unauthorised works, including retaining walls, driveway, and stairs (works for which no approval could be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.

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.