

Roads and Assets Referral Response

Application Number:	DA2020/1042
Date:	20/10/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot 63 DP 6248 , 349 Barrenjoey Road 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 design of the driveway access needs to be reviewed in order to provide improved protection to the movement of parked vehicles in the adjoining parking space to the west. (eg provision of layback to be about 7 m from building façade on the alignment of the existing kerb to the east)

The proposed driveway access results in the loss of 2 onstreet parking spaces, including accessible parking. The design will need to accommodate the relocation of a compliant accessible parking space, including access to the footpath.

The proposed driveway access impacts on 1 council street light. The street light will need to be relocated at the applicants expense.

The existing provision for street drainage is poor due to lack of kerbing to contain stormwater runoff within the carriageway. Applicant to demonstrate provision of stormwater runoff is adequate to prevent water entry to basement parking and the property. This may require the construction of k&g the length of site.

The stairway exit door from the basement carpark must be amended to prevent it protruding from the building facade into the footway.

Development Engineering Team to require submission of s138 Application for road works as condition of consent.

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.