

Roads and Assets Referral Response

Application Number:	DA2021/0318
Date:	28/06/2021
To:	Penny Wood
Land to be developed (Address):	Lot 501 DP 736679 , 14 South 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

Proposal involves further encroachment of private habitable floorspace into the public airspace of the Council road reserve with enclosure of the balcony. Whilst minor, this is not supported.

In principle, developments should be confined within their own boundaries and therefore Council should not approve any structure, other than an awning, that encroaches into the airspace above a road reserve.

Amended comments as at 10 May 2021

Further to discussions with the Planner the existing bay window arrangements where they encroach are acceptable however the amended plans removing the encroaching bay windows at the lounge area (First Floor - Issue C dated 03/03/2021) and indicating windows enclosing the "lounge" area (W16) will not encroach on the road reserve are acceptable.

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:

Nil.