

Roads and Assets Referral Response

Application Number:	DA2023/0127
Proposed Development:	Designated Development - alterations and additions to an educational establishment (Narrabeen North Public School) including the removal and replacement of trees, landscaping works, and the installation of a substation and fire hydrant booster
Date:	09/05/2023
To:	Adam Croft
Land to be developed (Address):	Lot 3 DP 1018621 , 6 Namona Street 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

There is no impact on existing road infrastructure.

It is noted that the proposed development encompasses the road reserve; nevertheless, the boundary fences are intended to be constructed within the property boundary. It is further noted that the plan does not propose any permanent structure outside the property boundary on the road reserve. However, garden beds are proposed in the landscape plans-sheet 01, with grasses and ground covers planted in accordance with the planting plans.

On that note, the proposal is supported.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Submission of Minor Encroachment Application for Works in the Public Road

The applicant is to submit a Minor Encroachments/ Constructions With Road Reserve Application for approval of landscaping works within the public road reserve(Form #4033).

The applicant is to enter into any appropriate agreements with Council. All costs related to the above application are to be borne by the applicant.

No work shall commence until written approval has been obtained from Council.

Reason: To ensure private works within the public road reserve are constructed in accordance with relevant standards and Council's specification and assign the responsibility for the structures on Council road reserve to the property owner.