

Roads and Assets Referral Response

Application Number:	DA2021/0164
Date:	19/04/2021
To:	Gareth David
Land to be developed (Address):	Lot 113 DP 6937 , 91 Florida Road PALM BEACH NSW 2108

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 is to construct an elevated driveway to extend from the end of the existing public road carriageway, along the unformed section of Livistona Lane, across the frontage of the property, to the garage within the property property.

It is noted the Plans refer to works in the road reserve by 3 Livistona Lane, however DA N0014/12 was withdrawn by the applicant in May 2013. The property has since been sold to new owners. The works associated with N0014/12 proposed an extension of the existing carriageway and these works have never been completed and may need to be considered as part of the development at 91 Florida Road in order to connect to the public road formed carriageway.

The proposal, in principle, is acceptable, however, consideration will need to be given to the following as part of detailed design of the proposed works:

- extension of the existing kerb and gutter on the western side of the carriageway and extension of the carriageway pavement
- one way crossfall for surface drainage
- support of road embankments above and below the driveway
- consideration of waste collection vehicle access (if required)
- driveway structure within road reserve may need to be independent of structures within the private property.

Other considerations to be part of a future Roads Act consent:

- acceptance of ongoing responsibilities (maintenance and repairs) of structure in road reserve and possible registration of a positive covenant on the title of the property for same.
- acceptance that future exclusive access may not be guaranteed (eg in the event that other properties with frontage to Livistona Lane may obtain lawful access from the public road reserve)

Development Engineering to provide conditions requiring the lodgment of a s138 Roads Act Application

for the works.

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.