

Roads and Assets Referral Response

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| Application Number: | DA2022/1211 |
| Date: | 10/11/2022 |
| To: | Adam Croft |
| Land to be developed (Address): | Lot 23 DP 16081 , 23 Lancaster Crescent COLLAROY NSW 2097 |

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

In relation to the works on the public road reserve/verge the proposal is not supported for the following reasons:

1. The driveway appears to include either retaining walls or safety barrier walls above driveway to the kerb and may obstruct pedestrian access. At least 2.5m clear space is required for pedestrians, maybe more to ensure appropriate sight distance can be achieved
2. Trees planted to the kerb which obstruct pedestrian access. At least 3m clearance is required to ensure future vegetation growth does not obstruct carriageway or verge. Landscape officer to assess plant selections.
3. The proposed driveway crossing appears to impinge on the neighbouring driveway/shared driveway to 27-31
4. The proposed stairs have landing to kerb. Landing too close to carriageway and needs to be set back 3m from kerb due to there being no barrier kerb. As cars tend to park on road shoulder verge landing to be set back to ensure clear road shoulder.
5. The proposed stairs on the public road reserve will need to comply with Council's standards for pedestrian stairways
6. It is apparent from aerial photography that domestic waste bins and vehicles are stored on the public road reserve. Council's policy requires that bins are to be stored within the property boundary however no facility appears to be provided for same
7. The proposed driveway crossing appears to impinge on the neighbouring driveway/shared driveway to 27-31
8. The proposed stairs have landing to kerb. Landing too close to carriageway and needs to be set back 3m from kerb due to there being no barrier kerb. As cars tend to park on road shoulder verge landing to be set back to ensure clear road shoulder.
9. The proposed stairs on the public road reserve will need to comply with Council's standards for pedestrian stairways

It is apparent from aerial photography that domestic waste bins and vehicles are stored on the public road reserve. Council's policy requires that bins are to be stored within the property boundary however no facility appears to be provided for same. Bin hide structures will not be permitted on 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.