

Roads and Assets Referral Response

Application Number:	DA2021/2626
Date:	30/03/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 1066457 , 36 Gurney Crescent SEAFORTH NSW 2092

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 plans refer to existing walls and gardens on the public road reserve. The proposed letter box and new stairs indicated are too close to the kerb and may restrict future pedestrian access. The letterbox must be a minimum of 1.5m from the kerb. The stairs must be a minimum of 1.5m from the kerb and have a landing between the top stair and the kerb. The naturestrip garden consisting of agaves and rocks represents an obstruction and safety issue to pedestrians and must be removed.

A Minor Encroachment Application seeking approval under s138 of Roads Act 1993 is required for all works (stairs & letterbox) on the public road reserve. Plans are to be submitted with application showing the required dimensions of walls, letterbox, and stairs.

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 (Form #4033) for landscaping, stairway and letterbox on the public road reserve

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.