
Application for Closure and Purchase of Public Road

Contact Details

Applicants: Nathan Green & Casey Jeffries
Postal Address: 450 Tumbulgum Road TYGALGAH 2484
Phone: 0439 229 673
Email: casey@promediadd.com

Property Details

Property Address: 450 Tumbulgum Road TYGALGAH 2484
Lot/Plan No.: 1/DP136687
Land Zoning: RU1 – Primary Production
Land Area: 1800m²

Property Boundary



Figure 1: Subject property boundary. Source: Tweed Shire Council Planning and Flooding Maps

Property Photos



Figure 2: View of house from driveway



Figure 3: View of house from Tumbulgum Road

Proposed Land Acquisition

To our knowledge, Tumbulgum Road was once aligned closer to the northern boundary of the house. It has since been realigned to the current position, leaving a portion of land adjacent to the house designated as Road Reserve.

As per the surveyors report from 2 March 2016 (see Appendix 1), it was established the eave and gutter of the house encroaches upon the adjoining Road Reserve to the north of the property boundary by 0.62 meters.

We, the applicants, wish to acquire a portion of this Road Reserve, firstly to resolve the eaves and gutter encroachment, and secondly to accommodate a potential extension of the current deck along the northern side of the house (subject to Development Approval). See below concept design (Figure 4) for a general idea of possible deck extensions.



Figure 4: Concept design of deck extension



Figure 5: Footprint of concept deck extensions in relation to existing boundary

To resolve the current eave encroachment and to accommodate potential future deck extensions, we propose an acquisition of 83m² of land from the adjoining Road Reserve.

This assumes the northern side of the property is classed as the Side Setback (based on precedent set by neighbouring properties), where a minimum setback of 900mm is required for external living areas as specified by Section 3.1 C19, in TSC *Development Control Plan A1 – Part A*. This also allows for an 8m setback on the western side (assumed Front Setback). As such, we wish to acquire the below footprint of the Road Reserve (see Figure 6).

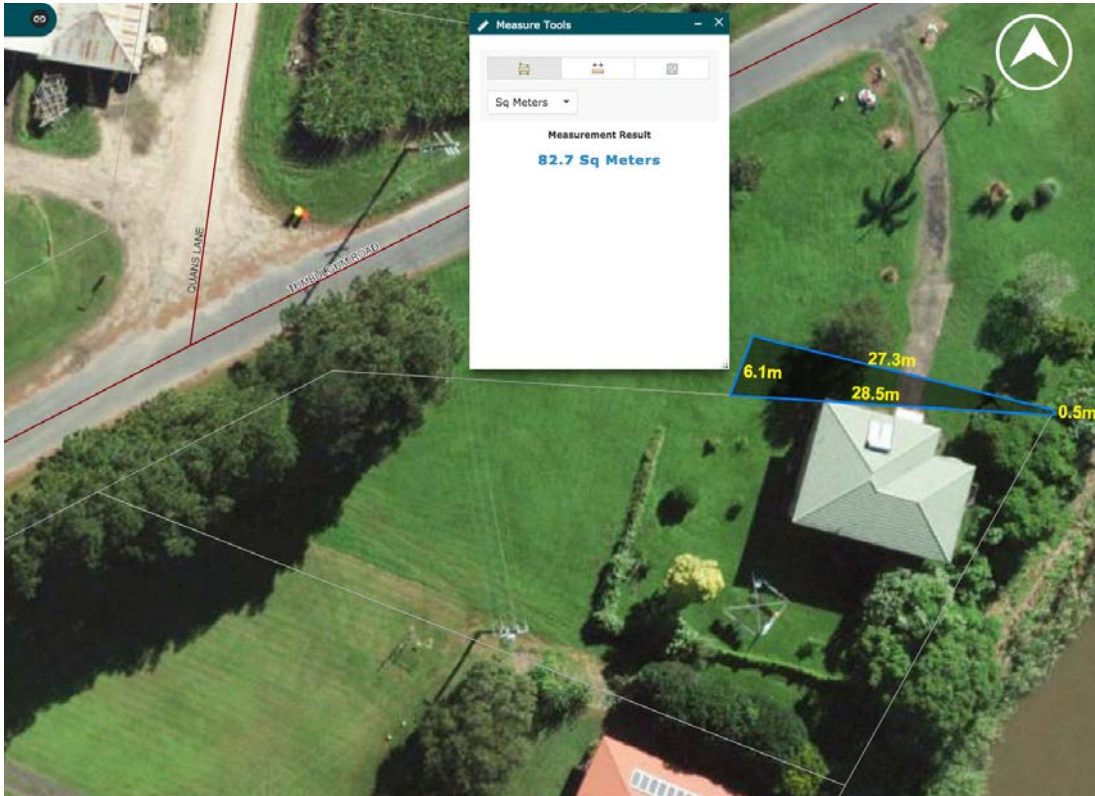


Figure 6: Shaded area highlighting 83m² of Road Reserve we wish to acquire, showing eave encroachment resolved.

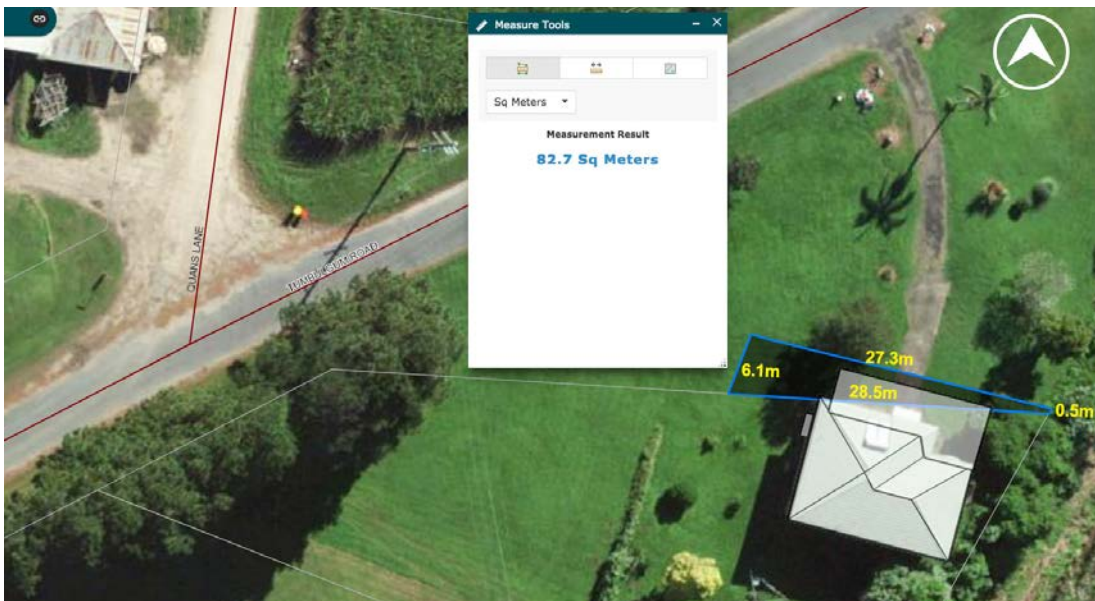


Figure 7: Shaded area highlighting Road Reserve we wish to acquire, with footprint of concept deck extensions overlaid showing ~900mm side setback on the proposed northern boundary.