

Roads and Assets Referral Response

Application Number:	DA2021/1426
Date:	11/02/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot 2 DP 528120 , 51 Kalang Road ELANORA HEIGHTS 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 limited impact on existing road infrastructure assets. The proposed driveway and parking bay on the left side of the property (north side adj to No. 53) is to be removed from the application. The parking space encroaches onto the public road reserve and is not permissible.

The pedestrian connectivity with the adjoining commercial areas is poorly resolved and needs to be reviewed

Review of plans dated 22/1/22

Removal of parking space on road reserve is noted, although still shown on landscape plans.

Landscape plans and photomontage suggest filling of road reserve to level with kerb potentially representing 1-1.5m of fill. Engineering details to be submitted as part of a Road Act application for civil works (to be conditioned by Development Engineering) including adjustment of any utilities. Filling over underground power cables require consent from the energy authority.

Given the intensification of the site use and extension of the current retail streetscape reconstruction and widening of the existing footpath to 1.5m minimum or as determined by Council's Public Space Design Guidelines. Details to be included the Road Act Application for Civil 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.