

## Roads and Assets Referral Response

<b>Application Number:</b>	DA2023/0696
<b>Proposed Development:</b>	Construction of a dwelling house including swimming pool
<b>Date:</b>	17/01/2024
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 16 DP 200638 , 60 Castle Circuit 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

AMENDED Comments - 12/01/2024

Council's Development Engineering Team to review in further detail to ensure conditions that protect Council's interests as outlined below.

There are no apparent changes in response to the stormwater concerns. This is a matter for Parks, Development Engineering and Stormwater Teams to assess the impacts on their assets, conduct a site inspection to ensure the discharge locations are acceptable and do not increase risks of landslip on council owned land. Elements of the stormwater drainage system may be considered Poor Engineering Practice as outlined in the geotech report. The Stormwater team may wish to consider who is responsible for the swale drain on Council's public road reserve and whether a Road Act consent is required for the property owner to maintain this structure in perpetuity.

Further, there are no apparent changes which address the concerns regarding support of the road reserve and addressing the easement for support. It is noted the issue raised in the PLM Notes has not been addressed.

### Referral - Transport & Civil infrastructure Assets

The subject site is burdened by an **easement** of support.

Any application must provide an appropriate report to substantiate that the proposal is satisfactory or complies with conditions of **easement** (confirmed by title search) and the proposal must demonstrate that structurally engineered retaining will be erected to su road base immediately following any excavation.

Support for suspended driveway must be independent of dwelling.

Previous comments:

The proposed driveway access and pedestrian walkway/stairway does not impact existing road infrastructure. Development Engineering to require Road Act application for civil works including structural details for elevated driveway and associated retaining walls.

There are no details located in relation to the excavation to the road reserve boundary and/or details of proposed methods of retaining the excavation. Soil anchors and/or rock bolts into the road reserve (as suggested being possibly required by the geotechnical report) will not be permitted on a permanent basis. It is thought something more than permission from adjoining property owners will be required. The PLM notes the existence of an easement for support however the application appears to give no consideration to the impact of this restriction.

The proposed swale drain (engineering plans) across the property frontage appears to concentrate discharge towards Council's public reserve into steep terrain. This may increase the risk of future landslips/ instability or erosion. Council's Stormwater and Parks team should review this proposal - it is this writer's view that any runoff collected by the development should be piped to an approved disposal point.

DA to be referred to Property Team in relation to lease for road reserve structures (wall and suspended driveway) .

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.