

Roads and Assets Referral Response

Application Number:	DA2022/1922
Date:	21/11/2022
To:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 220769 , 8 Rodborough Road FRENCHS FOREST NSW 2086

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 are a number of inconsistencies and quality issues with the plans submitted.

1. Plan 01 shows sign within property boundary.
2. Artist impression of sign on plan 02 - doesn't match survey plan, shown on Council public road reserve - compare location of sign in relation to footpath, telstra manhole, and tree (inconsistent with survey plan) and based on submitted detailed survey "Plans - Survey" shown located in front of adjoining lot to the west.
3. Sign dimensions on plan 03 - 7200mm h vs 4120mm h
4. Statement of environmental effects is inadequate in that it suggests the sign does not obscure the views of vehicles or pedestrians. It's location as depicted on Plan 02 suggests it would but given the inconsistent and quality of information provided it is not possible to determine.

Private signage not permitted on Council's Public Road Reserve and cannot be supported. Accurate plans to be resubmitted showing signage within the property boundary.

The impact of footings on the nearby tree may require assessment.

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.