

Roads and Assets Referral Response

Application Number:	Mod2023/0109
Proposed Development:	Modification of Development Consent DA2021/0900 granted for Construction of a dwelling house including a swimming pool and spa
Date:	16/05/2023
To:	Thomas Bershtein
Land to be developed (Address):	Lot 151 DP 6937 , 40 Sunrise Road PALM BEACH NSW 2108

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 low impact on existing road infrastructure assets. It is noted that no details of any work to the public road reserve verge are provided and an existing hedge will restrict safe sight distances for vehicles exiting the driveway. Sunrise Road is on the Pittwater Scenic Streets Register and the existing hedge currently obstructs views.

Council policy guidelines require plantings and structures including retaining walls, on the nature strip must not block pedestrian or vehicle access. Hedging on the nature strip is to be planted adjacent to and against the property boundary. As such, the existing hedge is to be removed. Any works to install landscaping on the public road reserve will require Council approval.

Development Engineer to provide comments and conditions in relation to driveway access.

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.