

Roads and Assets Referral Response

Application Number:	DA2023/0374
Proposed Development:	Construction of a studio and car parking structure
Date:	16/05/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 4B DP 361236 , 18 The Serpentine BILGOLA BEACH NSW 2107 Lot 4A DP 361236 , 20 The Serpentine BILGOLA BEACH NSW 2107 Lot 5 DP 13497 , 20 The Serpentine BILGOLA BEACH NSW 2107

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

It is noted that the finished level of the driveway doesn't match the level of road reserve (artist impression of the driveway).

The existing retaining wall within the property boundary on the western boundary, as referenced in the Geotech Report, is providing support to the public road verge. Any work adjacent to this wall shall ensure the public road reserve verge is not impacted and the recommendations of the geotech report are followed.

Development Engineering team should consider conditioning the recommendation provided by the geotechnical report.

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.