

## Roads and Assets Referral Response

<b>Application Number:</b>	DA2021/0179
<b>Date:</b>	09/03/2022
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 8 DP 604034 , 255 Condamine Street MANLY VALE NSW 2093

### 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

#### Objection.

*There is limited impact on Council's existing road infrastructure, however, the sub-ground floor plan and ground floor plan indicates the building structures encroach on the public road reserve. Past DA's have been required to address the existing retaining structure that traverses the frontage of the site. The building shall not be permitted to encroach on the public road reserve. Development Engineering to provide further assessment and improvements to existing footpaths as per Council's public space design guidelines.*

*9/3/2022 - amended plans*

My only concern was to ensure the building, especially the ground floor didn't encroach on the public road reserve. The original DA showed the ground floor extending over the road reserve to match an existing retaining wall given the front boundary was set back slightly from the footpath/wall (1.8m back from adjoining property on north corner).

It appears they have submitted amended plans which indicates this is no longer the case.

Development Engineers need to condition the DA to submit a 138 application for the civil works on the road reserve (between the front boundary and existing wall) for reconstruction of this area. Works in accordance with Council streetscape guidelines.

As such I have no objection to the proposal given the conditions applied by Development Engineering.

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.