

Roads and Assets Referral Response

Application Number:	Mod2023/0489
Proposed Development:	Modification of Development Consent DA2020/1289 granted for Demolition works and construction of a dwelling including swimming pool
Date:	10/10/2023
To:	Kye Miles
Land to be developed (Address):	Lot 9 DP 15762 , 11 Bruce Street MONA VALE NSW 2103

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

No objection to the proposed stairs. Given it has not been addressed by Development Engineering as part of existing Road Act consents an Application for Minor Encroachment will be required. Stairs to be in plain concrete with handrail and details of proposed landscaping (including plant schedule) to be provided.

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:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Submission of Minor Encroachment Application for Works in the Public Road

The applicant is to submit a Minor Encroachments/ Constructions with Road Reserve Application for approval (Form #4033) for the stairway and landscaping .

The applicant is to enter into any appropriate agreements with Council. All costs related to the above application are to be borne by the applicant.

No work shall commence until written approval has been obtained from Council.

Reason: To ensure private works within the public road reserve are constructed in accordance with relevant standards and Council's specification and assign the responsibility for the structures on Council's Road reserve to the property owner.

