

## Roads and Assets Referral Response

<b>Application Number:</b>	DA2022/0246
<b>Date:</b>	25/10/2022
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 9 DP 752046 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 34 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 35 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot B DP 391307 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot LIC 190387 , 120 Prince Alfred Parade NEWPORT NSW 2106

### 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

The proposed development does not have a significant impact on existing road infrastructure assets however the proposed suspended driveways and pedestrian bridges are considered excessive and may negatively impact on the existing retaining wall. Consideration should be given to creating on ground structures as a preference. The private hedges on the road reserve encroach on the public footway area and limit pedestrian access. Former Pittwater Council policy restricted hedges to the property boundary. The hedges negatively impact pedestrian safety and will limit sight distance at driveways. Accordingly, the hedges should be removed and alternative planting considered (or pruned heavily back to ensure 1.2-1.5m clearance from the kerb) and incorporate footpath construction along the frontage and provide a connection to the adjoining reserve. The condition of the crib wall shown on the survey plans must be determined prior to approval and any works impacting this wall will need detailed consideration as part of a Road Act application for civil works to Council's Development Engineering Team.

### Comments on revised plans 26/09/2022. (Rev C)

No objection in principle to the proposed driveway and pedestrian access ways, including the demolition of existing landscaping walls on the public road reserve.

The pedestrian access structures and suspended driveway works together with the proposed road reserve landscaping to be subject to an Application for Civil Works on the road reserve under the Roads Act 1993, conditioned by the Development Engineering Team. The approval of the civil works to include conditions requiring the applicant to maintain the verge landscaping (if acceptable to Council's Landscape Architect) (including maintaining the existing hedge to less than 1.2m high and clear of pedestrian and sight lines), pedestrian and driveway structures. A 1.5m wide concrete footpath is to be provided to Council standards across the frontage of the site providing a connection to

the adjoining reserve to be included in the Civil Works Application. The road reserve formation to be supported by retaining walls built within the property boundary as part of the demolition of the existing boundary walls and drainage channels.

Civil Works Application to include requirement for the completion of landscaping to be certified by an appropriately qualified person as being compliant with the approved landscaping plans submitted with the Civil Works Application.

Council's Landscape Architect to provide comments regarding plant selection on Council's road reserve. Any changes to landscape requirements to be included in Application for Civil Works.

Development Engineering Team to provide suitable conditions.

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.