

Roads and Assets Referral Response

Application Number:	DA2021/1341
Date:	18/02/2022
To:	Adam Croft
Land to be developed (Address):	Lot 17 DP 6040 , 3 Brookvale Avenue BROOKVALE NSW 2100

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 proposal has limited impacts on existing road infrastructure assets, however proposes a number of civil works within the public road reserve (stairs and ramps). There is no in principle objection to the works shown on the plans, however, the proposal is deficient in that no provision is made for pedestrian footpath along the kerb alignment to provide future connectivity. The stairs and bin access ramp will be considered as private structures for the benefit of the property and the maintenance of same will remain the responsibility of the property owner.

Development Engineering to apply conditions to the development to submit a Road Act Application for Civil Works including stairs, ramp, driveway and include minimum 1.5m footpath adjacent to the kerb across the full frontage of the property.

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.