

## Roads and Assets Referral Response

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| <b>Application Number:</b>             | DA2020/0008   |
| <b>Date:</b>                           | 02/06/2020  |
| <b>To:</b>                             | Claire Ryan   |
| <b>Land to be developed (Address):</b> | Lot 27 DP 9151 , 3 Central Road AVALON 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

02/06/2020 - earlier comments remain valid for consideration.

Wider footpath along Patterson Lane is noted at 1.5m although it straddles the road/private property boundary. If the public access way relies on private property, a right of carriageway or right of footway may be required in Council's benefit for the ongoing preservation of pedestrian access.

There is limited impact on existing road infrastructure assets. The proposed development will need to ensure pedestrian connectivity is maintained and augmented to ensure there is a continuous accessible path of travel to nearby bus services on Barrenjoey Road. The bus shelters on Barrenjoey Road may require upgrades by the applicant to meet accessibility requirements.

Given the lack of kerb on the eastern side of Patterson Lane, and low lying properties, careful assessment will be needed of the stormwater drainage characteristics of the proposed development.

Council's Development Engineering and Certification Team are requested to provide suitable conditions to give effect to the above assessment in consultation with Transport and Civil Infrastructure teams.

### Earlier Comments:

There is limited impact on existing road infrastructure assets. The proposed development will need to ensure pedestrian connectivity is maintained and augmented to ensure there is a continuous accessible path of travel to nearby bus services on Barrenjoey Road. The bus shelters on Barrenjoey Road may require upgrades by the applicant to meet accessibility requirements.

Assuming the width of the Patterson Lane carriageway is sufficient for the additional traffic requirements (eg passing), then the provision of pedestrian access along Patterson Lane requires more detail. It would appear from the plans that the proposed 1.0m wide footpath straddles road reserve and private property boundaries. The proposed path width is insufficient to meet Council's standard footpath width requirements, especially for wheelchair and motorised scooter use. If the public access way relies on private property, a right of carriageway or right of footway may be required in Council's benefit for the ongoing preservation of pedestrian access.

Given the lack of kerb on the eastern side of Patterson Lane, and low lying properties, careful

assessment will be needed of the stormwater drainage characteristics of the proposed development.

Council's Development Engineering and Certification Team are requested to provide suitable conditions to give effect to the above assessment in consultation with Transport and Civil Infrastructure teams.

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.