

Roads and Assets Referral Response

Application Number:	DA2021/2566
Date:	08/03/2022
To:	Clare Costanzo
Land to be developed (Address):	Lot 1 DP 1199598 , 28 Stuart Street COLLAROY NSW 2097

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

Whilst the proposed development has limited impact on existing road infrastructure, the proposed driveway does not comply with Council's standards and the road works do not make provision for future improvements to the turning head at the cul-de-sac of Stuart Street. The proposed driveway levels will prevent any future modifications to improve the geometry of the turning area.

The civil works concept plans for the driveway proposal are noted and are not acceptable and will need to be refined to determine the design FFL of the parking garage.

The alignment of the kerb has not been addressed and there is no provision for a driveway layback . As such, the driveway crossing is non-compliant with council's standards. Driveway access to the property using at grade continuation of the road pavement is not accepted.

Consideration to be given to realignment of the kerb and layback parallel to the property boundary to widen/straighten the carriageway, and possibly creating a wider carriageway at the end of the road to improve provision for turning vehicles. Plans to show adjustments to existing retaining walls. Driveway design to include layback. Developer to provide concrete footpath connection from existing stairway to eastern footpath to provide pedestrian connectivity.

The sandstone block and brick retaining wall on the verge appears to be a private structure considering the form of construction and materials used being similar in part to construction within the property. Any proposed roadworks must give consideration to the condition, location and repair of the retaining wall.

The survey shows the encroachment of the front brick boundary wall into the public road reserve on the north east corner. If this wall is demolished as part of the works, it shall be relocated wholly within the property boundary of the property.

Development Engineering to check the adjoining development consents for driveway levels:

It is noted the adjoining property to the west has DA consent DA2017/1122 - 30 Stuart Street which sets the proposed FFL of the garage at RL 22.47m. The existing FFL of the existing garage at No. 30 is RL 22.19m.

The existing FFL of the existing garage at No.28 is RL21.91m.

This development has design FFL on garage of RL 23.00m, some 1100mm above existing and some 800mm above the adjacent garage at No.30.

The future driveway levels must be reconciled to avoid significant differences in height across the public road reserve.

Development Engineering will require a Road Act application condition following assessment of the concept design.

File References:

2020/290453

2020/290452

2020/293448

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Roads and Assets Conditions:

Nil.