

Roads and Assets Referral Response

Application Number:	DA2022/2277
Proposed Development:	Demolition works and construction of a dwelling house including garage
Date:	17/05/2023
To:	Phil Lane
Land to be developed (Address):	Lot 224 DP 15376 , 272 Whale Beach Road WHALE 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

The proposal includes works which may impact the public road reserve including stairs, retaining walls, driveway and landscaping. The proposed retaining walls on the road reserve appear to remove all verge width behind the kerb which is not acceptable. It is unclear if any existing retaining walls are present as they are not indicated on the survey nor visible in streetview imagery. Any retaining walls shall be set back preferably 1.2m from the kerb but may need to be adjusted to be consistent with adjoining properties. Walls shall be designed to ensure appropriate safe sight distance is not obstructed for vehicles leaving the driveway

The encapsulation of the power pole within a retaining wall/garden bed is not supported and must be removed from the proposal. Clear access to the base of the pole must be provided for asset inspections must be provided in accordance with Ausgrid standards and specifications.

Locating tap and shower shown as on public road reserve shall be removed from the landscape plans. All such private facilities shall be located within the property boundary.

Amended plans are required before further consideration can be given.

Any works on the road reserve including retaining walls, stairway, and landscaping on the road reserve must be included in a s138 Application for Civil works, to be conditioned by the Development Engineering Team. Plans to include details of proposed landscaping consistent with Council's policies for plant selection.

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.