

## Roads and Assets Referral Response

<b>Application Number:</b>	DA2021/1790
<b>Date:</b>	24/02/2022
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 41 DP 13760 , 214 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 187249 , 214 Hudson Parade CLAREVILLE 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 pathway from the kerb to the property entry and the pathway shown on the north west corner of the frontage are permissible subject to submitting an Application for Minor Encroachment provided the existing driveway crossing and layback is removed however must be constructed in plain concrete not stepping stones.

Stepping stones are not permissible on the public road reserve, as the pathway is to be in accordance with Council's footpath specification which provides for plain concrete pathway only.

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:

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### Submission of Minor Encroachment Application for Works in the Public Road

The applicant is to submit a Minor Encroachments/ Constructions With Road Reserve Application for approval (Form #4033).for concrete pathways from the kerb to the property entry and also for the north west corner of the property. Details are to be submitted with the application addressing the existing level difference between the existing driveway and the neighbouring driveway (No. 218). The pathway works shall be constructed concurrently with the new driveway crossing using a Council approved contractor.

The applicant is to enter into any appropriate agreements with Council. All costs related to the above application are to be borne by the applicant.

No work shall commence until written approval has been obtained from Council.

Reason: To ensure private works within the public road reserve are constructed in accordance with relevant standards and Council's specification and assign the responsibility for the structures on Council road reserve to the property owner.