

## Roads and Assets Referral Response

<b>Application Number:</b>	DA2023/1708
<b>Proposed Development:</b>	Demolition works and construction of a Recreation Facility (indoor) with signage
<b>Date:</b>	31/01/2024
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 2743 DP 752038 , 431 Pittwater Road NORTH MANLY 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 intensified use will require an upgrade to the existing car park access road and driveway crossing. It will be necessary to ensure pedestrian safety with improved access (perhaps pedestrian/vehicle separation) along the car park driveway (western frontage). Development

Concrete pedestrian footpath and cycling connections are to be established in Kentwell Road between Pittwater Road and the driveway entry, as well as any other pedestrian access points.

Amended plans to be submitted addressing these issues.

Engineering to ensure conditions of approval for civil works to council's car park.

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.