

Roads and Assets Referral Response

Application Number:	DA2023/0894
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	25/08/2023
To:	Alex Keller
Land to be developed (Address):	Lot 292 DP 16362 , 18 Rock Bath Road PALM BEACH NSW 2108

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

Comments in Prelodgement PLM2022/0224 remain relevant to the establishment of the driveway structure as a shared driveway for which the property owners that benefit from the structure shall be responsible for its ongoing management and maintenance.

Development Engineering to assess driveway proposal in light of PLM comments .and provide appropriate conditions to ensure the design and impacts on existing infrastructure including public utilities (especially water and sewer) is adequately addressed.

Given the reliance on the driveway for access to the development, Development Assessment should seek advice from Sydney Water regarding the driveway structure being located over underground services.

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.