

Roads and Assets Referral Response

Application Number:	DA2022/0246
Date:	28/03/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 9 DP 752046 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 34 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 35 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot B DP 391307 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot LIC 190387 , 120 Prince Alfred Parade NEWPORT NSW 2106

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 proposed development does not have a significant impact on existing road infrastructure assets however the proposed suspended driveways and pedestrian bridges are considered excessive and may negatively impact on the existing retaining wall. Consideration should be given to creating on ground structures as a preference. The private hedges on the road reserve encroach on the public footway area and limit pedestrian access. Former Pittwater Council policy restricted hedges to the property boundary. The hedges negatively impact pedestrian safety and will limit sight distance at driveways. Accordingly, the hedges should be removed and alternative planting considered (or pruned heavily back to ensure 1.2-1.5m clearance from the kerb) and incorporate footpath construction along the frontage and provide a connection to the adjoining reserve. The condition of the crib wall shown on the survey plans must be determined prior to approval and any works impacting this wall will need detailed consideration as part of a Road Act application for civil works to Council's Development Engineering Team.

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.