

Roads and Assets Referral Response

Application Number:	DA2020/0543
Date:	02/06/2020
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 571975 , 50 Lawrence Street FRESHWATER NSW 2096

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 development has limited impact on existing road assets. The landscaping and other improvements within the road reserve are not supported. Amendments to the landscape plans on the Oliver Street frontage are to be completed in materials consistent with the Freshwater Village Masterplan (or Council's Public Domain Design Guidelines). Additional and amended paving (including removal of white gravel) will be required to support access to the development on the Dowling and Oliver St frontages (to be conditioned by Development Engineering as part of a Road Act consent). Upgrades to the balustrade on the Oliver St retaining wall (to conform with appropriate standards) and vehicle barrier may be required if consideration is being given to cafe seating below street level within 3-4m of the traffic lanes.

The development to be conditioned regarding the benefit enjoyed from the private retaining wall and the requirement for the owner of the property to be responsible for the ongoing maintenance and repairs and in support of the road and footway.

As part of Road Act application, street furniture to be relocated to Council requirements to suit location of bus stop.

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.