

## Roads and Assets Referral Response

<b>Application Number:</b>	DA2023/1224
<b>Proposed Development:</b>	Alterations and additions to the existing garden centre
<b>Date:</b>	16/10/2023
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 4 DP 737411 , 62 Myoora Road TERREY HILLS NSW 2084

### 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

Given the extent of redevelopment and the increase in traffic volumes, the applicant shall provide kerb and gutter and any associated road pavement and drainage works along the Cooyong Road frontage of the site. Consideration should be given to the provision of pedestrian footpath also. Development Engineering and Traffic Teams to provide conditions following internal consultation. Footpath connections should be provided along Myoora Rd from Cooyong Rd to the bus stop and Myoora Rd driveway.

The existing overflow parking on the Mona Vale Road verge is to be removed and the area reinstated to Council's satisfaction. The landscaping plans do not indicate any proposed works at this location.

A s138 Application for Civil Works will be required.

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.