

Roads and Assets Referral Response

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| Application Number: | DA2021/2235 |
| Date: | 03/12/2021 |
| To: | Nick Keeler |
| Land to be developed (Address): | Lot CP SP 12668 , 9 Avalon Parade AVALON BEACH NSW 2107 |

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 retaining walls encroach within the public road reserve however the works replace long standing walls in dilapidated condition. It is noted the new walls are set back from the existing wall alignment. The proposal provides a landscaping treatment to a prominent location. No objection to the proposal in principle. Development engineering team to require the lodgment of a s138 Road Act application with engineering and construction details of the works on the road reserve and Landscape Team to approve plant selection.

Ongoing maintenance of the landscaping and structures for the benefit of the property owner must be maintained in accordance with s142 Roads Act

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.