

Roads and Assets Referral Response

| | |
|---------------------------------|---|
| Application Number: | REV2022/0021 |
| Date: | 23/11/2022 |
| To: | Stephanie Gelder |
| Land to be developed (Address): | Lot 1 DP 1199598 , 28 Stuart Street COLLAROY NSW 2097 |

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 Plans - Engineering (2022/658337) are identical to those assessed under previous DA 2021/2566 as amended (2022/315007 - 24/5/2022).

It is noted that the previous referral comments by Development Engineering identified the crossfall on the public road carriageway is 20-24% (1 in 5 to 1 in 4). This was not apparent at the time of assessment of the previous DA by the Assets Team.

Whilst the concept of road realignment was previously supported by the Assets Team, the road crossfall resulting from the proposal is excessive (as highlighted by Development Engineering Team on DA2021/2566) and does not comply with proper engineering geometric road design standards. As such, the required civil works proposed to provide access to the property cannot be supported.

Whilst it is appreciated that the topography of the site is difficult, unless the road geometry can be designed to meeting proper engineering geometric road design standards and Council's driveway profiles, the proposed vehicle access to the property cannot be supported.

As an alternative, moving the location of the driveway access to the eastern property boundary and reserving the parking arrangements may be achievable.

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.