

## Roads and Assets Referral Response

<b>Application Number:</b>	DA2020/1194
<b>Date:</b>	21/12/2020
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 55 DP 11462 , 61 Dress Circle Road 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

There is no impact on existing Council road infrastructure, however the intention to retain the existing crossing is noted with the addition of a parking facility on the boundary. If the additional parking facility within the property is not approved the redundant crossing shall be removed.

The proposed driveway is indicated to be 1:3.5 gradient which exceeds the maximum requirement in the DCP of 1:5. The driveway will also result in significant excavation adjacent to the Angophora.

The driveway crossing is immediately adjacent to Telecommunications pit and it is expected underground services will require physical adjustment to accommodate the driveway crossing. Prior to issuing the Construction Certificate, Council shall require a letter of approval from the utility that the services can be adjusted at the customers cost to accommodate the excavation for the driveway crossing. This should be provided to Council as part of the driveway crossing application to Development Engineering Team.

It is noted there are extensive private landscaping improvements on the naturestrip consisting of retaining walls and planting. These shall be maintained by the property owner and nothing in this Development Application shall be taken as an approval or otherwise of these improvements.

Details of retaining walls across the verge shall be lodged as part of the driveway/ S138 application.

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.