

Roads and Assets Referral Response

Application Number:	DA2022/0303
Date:	23/11/2022
To:	Olivia Ramage
Land to be developed (Address):	<p>Lot 2 SP 19670 , 2 / 98 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 3 SP 19670 , 3 / 98 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 4 SP 19670 , 4 / 98 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 5 SP 19670 , 5 / 98 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot CP SP 19670 , 98 Old Pittwater Road BROOKVALE NSW 2100</p>

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 proposal includes the construction of piles and a footing along the northern boundary within Council's road reserve which cannot be supported.

Permanent structural works of a private nature cannot be accommodated within the public road reserve. All works must be contained within the property boundaries.

Comments on amended plans 18/10/2022

Amended plans are inconsistent. Drawing R02 shows external detail for pier and cap within road reserve the subject of the original referral comments. R03 RevA tends to show crew piles on northern boundary within property but no specific section detail.

To clarify, suggest amend drawing R02 remove Pier and Cap Detail (External) and include section detail for external boundary wall on R03.

Comments on amended plans received 26/10/2022

The deletion of drawing R02 is noted. The proposal now obfuscates the intention of the works as there is now no detail for underpinning of external wall and therefore it is not possible to assess the full scope of work.

There has been no update to 'Plans - Master Set' which still show underpinning located within the public road reserve and therefore inconsistent with the "Plans - Engineering - Amended".

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.