

## Roads and Assets Referral Response

<b>Application Number:</b>	REV2021/0034
<b>Date:</b>	06/09/2021
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot B DP 316404 , 231 Whale Beach Road WHALE 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 some impact on existing road assets however there is insufficient details to fully assess.

DA Level 3 Plan - Neighbour View Study (DA63) - shows indented parking bays onroad to the east of the development.

The existing longitudinal grade of Surf Road between the existing driveway crossing and the car park is inconsistent and will need to be resolved as part of resolving the vehicle access and roadworks that will need to form part of the required s138 Roads Act application to Development Engineering.

The conveyance for stormwater in the road gutter to the existing drainage system will need to be detailed, as well as in the vicinity of the loading bay.

Plan Site Analysis - Proposed - DA24 - seems to suggest additional works to Surf Road although no details are provided. Council should be supportive of these works if they are being considered by the applicant.

The blade wall on the western side must ensure 1.5m clearance from the kerb for future pedestrian access

Further consideration by Development Engineering in relation to requiring a Road Act application for infrastructure works (paving, retaining, driveways, and other improvements within the roadway.)

Road Assets have no specific requirements.

Development Engineering to review and apply requirement for s138 Road Act Application for all civil roadworks and landscaping within the public road reserve.

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.