

Roads and Assets Referral Response

Application Number:	Mod2022/0471
Proposed Development:	Modification of Development Consent DA2019/0154 granted for demolition works and construction of a seniors housing development
Date:	08/05/2023
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 373531 , 1955 Pittwater Road BAYVIEW NSW 2104

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 proposed retaining wall and hard stand area providing access to fire booster is excessive and is not supported. An at grade pathway would be sufficient or relocate booster structure elsewhere within the property adjacent to existing pathways or driveways.

20/3/2023

Grasscell pavers or similar are not supported on the verge. No details of retaining wall across verge. Development engineering to condition with s138 Road Act application to ensure design complies with Council requirements.

8/5/2023

Amended plans showing removal of grasscel pavers are noted. Development engineering to condition with s138 Road Act application to ensure design of driveway, access path and other walls within the road reserve complies with Council requirements .

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.