

Roads and Assets Referral Response

Application Number:	DA2021/1129
Date:	04/01/2022
To:	David Auster
Land to be developed (Address):	Lot 55 DP 235355 , 94 Killarney Drive KILLARNEY HEIGHTS NSW 2087

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 walls across the verge to support the excavation of the driveway will not be supported. The existing road reserve levels shall be maintained to ensure future safe access for pedestrians, utilities and services.

Updated Comments - 04/01/2022

There is limited impact on existing road infrastructure assets. The removal of retaining walls across verge is noted. The Application for Street Levels/Driveway Crossing will need to address the slope of the uphill earthworks batter to ensure compliance with Council's standards.

The removal of the existing encroaching garden beds, landscaping and walls is noted. The construction of new garden beds and landscaping is to be within the property boundaries as determined by a registered surveyor.

The stairs to the front gate will require an Encroachment Application for consent under s138 Road Act 1993 or be located within the property boundary.

The driveway gates shown in the 3D front view must open inwards or be contained within the property boundary. They shall not be permitted to open outwards and obstruct the footpath verge.

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Submission of Minor Encroachment Application for Works in the Public Road

The applicant is to submit a Minor Encroachments/ Constructions With Road Reserve Application for approval (Form #4033).

The applicant is to enter into any appropriate agreements with Council. All costs related to the above application are to be borne by the applicant.

A letter from Council indicating this conditions has been satisfied to be submitted to the Certifying Authority prior to the issue of the Construction Certificate. Reason: Identify the responsibility of the structures on Council road reserve.

Reason: To ensure private works within the public road reserve are constructed in accordance with relevant standards and Council's specification.