

## Roads and Assets Referral Response

<b>Application Number:</b>	DA2023/0646
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house
<b>Date:</b>	30/01/2024
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 1 DP 22672 , 121 Narrabeen Park Parade MONA VALE NSW 2103

### 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

It is unclear what works are proposed on the public road reserve to replace the removal of existing walls. Landscaping up to/adjacent to the footpath will ultimately obstruct sight distance and foot traffic as growth encroaches over time. Development Engineering to consider conditioning approval to require Road Act application for any civil works on the road reserve such as retaining walls and stairways.

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.