

Roads and Assets Referral Response

Application Number:	DA2020/1453
Date:	02/12/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 881326 , 4 Collaroy Street COLLAROY NSW 2097 Lot CP SP 5367 , 1 Alexander Street COLLAROY NSW 2097

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

No impact on existing road assets.

It is noted the existing infrastructure (kerb, pram ramp and footpath) on the south west corner of the laneway is being damaged by the turning movements of heavy vehicles. The property boundary at this corner is very close to the laneway kerb, preventing any future widening of the laneway kerb return. Council's Transport/Traffic Team to give consideration to the dedication of a splay corner to improve turning, sight distance and safety, and widening by the applicant. Also access to the loading bay is likely to be prevented by onstreet parking practices in the laneway and may require some form of parking restrictions.

Urban Design and Development Engineering Teams to give consideration to extending the Collaroy Accessibility Shopping Precinct streetscape to the Alexander Street frontage (to ensure consistency with Collaroy Street frontage) thereby providing connectivity of the retail elements of the development with the Main Street.

It is noted that the building is located on top of an existing sewer main (running through basement) which may require referral to Sydney Water.

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.