

## Roads and Assets Referral Response

<b>Application Number:</b>	DA2021/0179
<b>Date:</b>	11/03/2021
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 8 DP 604034 , 255 Condamine Street MANLY VALE NSW 2093

### 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 limited impact on Council's existing road infrastructure, however, the sub-ground floor plan and ground floor plan indicates the building structures encroach on the public road reserve. Past DA's have been required to address the existing retaining structure that traverses the frontage of the site. The building shall not be permitted to encroach on the public road reserve. Development Engineering to provide further assessment and improvements to existing footpaths as per Council's public space design guidelines.

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.