

Roads and Assets Referral Response

Application Number:	DA2022/1910
Proposed Development:	Demolition work and construction of a Residential Flat Building including basement car parking.
Date:	03/05/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot CP SP 2492 , 61 North Steyne MANLY NSW 2095

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 existing road infrastructure assets. The proposed landscaping of this area on public road reserve is noted however given the proximity of the pedestrian crossing and Dension St intersection, it is recommended that the landscaping proposal be amended to increase the pedestrian thoroughfare in consultation with Council's engineering team, including localised widening adjacent to the crossing together with a 45degree splay corner at the intersection of Denison/North Steyne. Any paving works on the footway to accommodate reconstruction and realignment of the kerb ramp crossing of Dension St

DP522298 shows the land on the North Steyne frontage has been dedicated as public road. This application walls this 44.3sqm off, providing boundary plants to the residents, and gives the impression this is private land although this approach appears consistent with former Manly Council's management of this beach frontage. The front wall must be a low wall less than 1m in height.

The landscaping and retaining walls together with the geometric layout requirements can be conditioned by Council's Development Engineering Team with the requirement to submit a s138 Road Act Application for Civil Works.

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.