

Roads and Assets Referral Response

Application Number:	DA2023/0696
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	25/09/2023
To:	Gareth David
Land to be developed (Address):	Lot 16 DP 200638 , 60 Castle Circuit SEAFORTH NSW 2092

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 driveway access and pedestrian walkway/stairway does not impact existing road infrastructure. Development Engineering to require Road Act application for civil works including structural details for elevated driveway and associated retaining walls.

There are no details located in relation to the excavation to the road reserve boundary and/or details of proposed methods of retaining the excavation. Soil anchors and/or rock bolts into the road reserve (as suggested being possibly required by the geotechnical report) will not be permitted on a permanent basis. It is thought something more than permission from adjoining property owners will be required. The PLM notes the existence of an easement for support however the application appears to give no consideration to the impact of this restriction.

The proposed swale drain (engineering plans) across the property frontage appears to concentrate discharge towards Council's public reserve into steep terrain. This may increase the risk of future landslips/ instability or erosion. Council's Stormwater and Parks team should review this proposal - it is this writers view that any runoff collected by the development should be piped to an approved disposal point.

DA to be referred to Property Team in relation to lease for road reserve structures (wall and suspended driveway) .

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.