

Roads and Assets Referral Response

Application Number:	Mod2023/0206
Proposed Development:	Modification of Development Consent DA2009/0800 granted for construction of 32 units for older people or people with a disability and sub-division.
Date:	25/08/2023
To:	Alex Keller
Land to be developed (Address):	Lot 806 DP 752038 , 8 Lady Penrhyn Drive BEACON HILL NSW 2100

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 plans show the originally proposed driveway access to Lady Penrhyn Dr which was subsequently relocated to the south. It is unclear based on the modified plans whether the applicant intends to keep/construct the originally proposed driveway to Lady Penrhyn Dr in addition to the existing (not shown on plans). An additional driveway access is not supported.

The modification also indicates a pedestrian pathway from the existing access ramp (the ramp construction is currently subject to a retrospective Minor Encroachment Application). The Original L&C Approval required among other infrastructure, a footpath from the driveway to the "dwelling" on Lot 2 was to be constructed to Willandra Road. The modification would appear to seek amendment to that condition of approval and limit the construction of a footpath from the access ramp to Willandra Road. This is reduction in the scope of works in relation to the footpath is not supported.

The applicant must comply with the conditions of L&C approvals namely:

Under DA2009/1221 for:

- the construction and use of:
 - (i) a pedestrian path comprising a 1.8 metre wide elevated timber deck (approximately concrete ramps (at 1:14 grade) cut into existing ground, between retaining walls.
 - (ii) a 6.5 metre wide meandering asphalt driveway with 750mm wide drive over landscaped zones (SDZ), no raised kerbs, a services trench and a 1.8 metre wide concrete footpath
 - (iii) a 450mm diameter underground stormwater pipe.
- to the extent development consent is necessary, to carry out works within Willandra Road and Lady Penrhyn Drive, for
 - (iv) the installation of a pedestrian path within Lady Penrhyn Drive between Lot 12 and Lady Penrhyn Drive and Willandra Road.
 - (v) upgrade the existing pedestrian refuge and crossing point on the northern arm of the Macintosh Road and Willandra Road to satisfy Council's engineering design standards
 - (vi) modification of the gradient of a 40 metre section of footpath along the northern side of Willandra Road and Parr Parade to satisfy Council's engineering design standards.

41. Footpath Construction

The applicant shall construct a 1.2 metre wide concrete footpath between the southern driveway of the existing dwelling and the proposed eastern pram ramp adjacent to the roundabout along the Lady Penrhyn Drive frontage. The works shall be in accordance with the following:

- (a) All footpath works are to be constructed in accordance with Council's minor works policy
- (b) Council is to inspect the formwork prior to pouring of concrete to ensure the works are in accordance with Council's specification for footpath.

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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.