

Roads and Assets Referral Response

Application Number:	DA2023/0399
Proposed Development:	Alterations and additions to a dwelling house including new access and driveway and construction of retaining walls
Date:	10/08/2023
To:	Dean Pattalis
Land to be developed (Address):	Lot 11 DP 13005 , 10 Florida Road PALM BEACH NSW 2108

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 results in a retaining wall of about 3m in height below the level of the road carriageway and within approx 0.5m from the edge of the road pavement resulting in a significant road side hazard for safety of motorists. The proposal limits any future potential for pedestrian access. The reinstatement of the hedge further restricts sight distance..

The traffic report notes issues with sight distance however the private hedges restrict sight distance and changes to driveway geometry may not resolve such issues given the existing hedge outside the subject property. The report also contains swept path analysis (PT 10FRV02) suggesting the vehicle needs to reverse into the adjoining property in order to exit the driveway.

The proposed 3m excavation and retaining wall in the public road reserve within approximately 0.5m of the road carriageway is unacceptable and for this reason the application should be refused.

10/8/2023 - Amended Plans

No objection to proposed turn table encroaching on road reserve as amended solution to reduce impact on road reserve due to space limitations and safety concerns.

Development Engineers to ensure condition for s138 Road Act Application for civil works. Road Act approval will require special conditions regarding ongoing maintenance and repairs of retaining walls and turntable.

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.