

Roads and Assets Referral Response

Application Number:	Mod2018/0430
To:	Benjamin Price
Land to be developed (Address):	Lot 1 DP 334723 , 88 Elimatta Road MONA VALE NSW 2103

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

19/11/2018

Given the recent advice and additional information provided by the applicant we have no further objection or concern about the proposal.

Development Engineering should ensure conditions relating to the S138 Road Act Applicant include that the current and future property owners are responsible for the future maintenance and repairs of the structure in accordance with S142 of Road Act 1993.

Please refer application back to Development Engineering to finalise assessment

18/11/2019

Applicant has advised that regarding Telstra cables in the vicinity or under the proposed retaining wall, applicant has clarified that Telstra has visited the site. Telstra has located the cables and found that those cables are buried 250-300 mm down and about 1500 mm away from the proposed retaining wall. Telstra has given directions to builder how to construct the wall (retaining wall without damaging underground Telstra cables in the vicinity of the wall. The Applicant has already emailed a copy Telstra document to council. Telstra has already lowered the tidy up the Telstra pit. Clarified after obtaining advise from Telstra, the pit will not be relocated or lowered.

5 Nov 2018

I note that applicant has not established the location of the Telco/Telstra infrastructure on the plan or have sign off from the telecommunications authority regarding "permission" to locate a structure over/adjacent to their underground conduits.

the proposed work does not impact on telco assets?

After the completion of any ground work in footways or roadway whereby the existing levels are being changed the depth of cover of the existing Telstra asset at the completion of work must not be less than the existing level before work commenced or of that of the recommendations of the 'Road Opening Conference whichever the least. **Regardless of whether the surface is being raised or lowered, any work impacting the depth of cover of Telstra underground assets should not commence before consultation with Telstra Network Integrity representatives, to discuss the possibility of 'protection' or relocation (including lowering of the asset)''.**

No objection to the modified proposed landscaping treatment (Drawing CD02 - Mod F: dated 5/10/18) and associated retaining walls on Council's road embankment within the road reserve.

Development Engineering to apply standard consent conditions for S138/139 approval for structures on road reserve, together with certification of the structures by an appropriately qualified engineer and ongoing maintenance.

May require conditions to ensure protection of utilities and to obtain certification from utilities that proposal is compliant with utility requirements (telco's specifically).

SI38A2018/0022

PLANNER COMMENTS: Application referred to Ausgrid and no response received and therefore no objection.

Email from Steve to Kevin Short Planner

Refer to S138a2018/0022

Proposal for 500x500x2000 block retaining walls on road reserve is not supported.

Unable to locate approval for existing timber walls.

Final course of block work to be located within front property boundary. Second course of block work >1m high and will privatise use of road reserve as front yard of property therefore unable to support.

Or alternatively Would prefer to reduce mass/scale of wall to more of a landscaping treatment with more terracing.

I note that there appears to be some underground Telstra services on this alignment as evidenced from pits further up the street (on street view 90, 92 & 94)

Referral Body Recommendation

Approval - subject to conditions

Roads and Assets Conditions:

Nil.