

Roads and Assets Referral Response

Application Number:	DA2022/1128
Proposed Development:	Partial demolition of the existing dwelling and construction of a new dwelling including retention of substantial portions of the existing dwelling and a detached secondary dwelling over a garage together with a swimming pool
Date:	18/02/2023
To:	Stephanie Gelder
Land to be developed (Address):	Lot 12 DP 829988 , 38 The Drive FRESHWATER NSW 2096

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 works and stairway across verge do not have a significant impact on existing road infrastructure. A 1.5m wide landing from the kerb to the first lower stair is required for clearance purposes. Details of upper landing, stairway design with handrails, retaining walls as well as treatment of the embankment to the north of the stairs are to be submitted as part of a Civil Works application for driveway, retaining walls and stairway to be conditioned by Development Engineering Team.

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.