

Roads and Assets Referral Response

Application Number:	DA2021/1448
Date:	26/09/2021
To:	Thomas Burns
Land to be developed (Address):	Lot 25 DP 13457 , 106 Prince Alfred Parade NEWPORT NSW 2106 Lot PO 5606 , 106 Prince Alfred Parade NEWPORT NSW 2106

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

There is limited impact on existing road infrastructure assets however the proposed pedestrian walkway encroaches excessively into the road shoulder area.

Also of concern is the existing stairway and apparent drop from road level without any physical barrier. It is recommended that consideration will need to be given to resolving this safety concern

The proposed elevated walkway does not provide sufficient clearance from the road carriageway and will need to be relocated to maintain clear zone safety requirements. A 2.5m road shoulder clearance from edge of carriageway to be maintained clear of obstructions.

The elevated walkway within the property boundary must not rely on support from within the public road reserve, that is, foundations are to be located within the property. The section of elevated walkway on the public road reserve is not to provide support for structures/walkway within the property. Details will need to be submitted as part of s138 Road Act application for structures and works within the road reserve.

Landscaping proposal to be subject to an encroachment application or included as part of s138 Road Act application. Plant selections will need to comply with Former Pittwater Council Streetscape Management Guidelines

Development Engineering Team to require the submission of a s138 Road Act Application for the redesigned elevated walkway in conjunction with suspended driveway and any other works within the public road reserve.

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.