

Roads and Assets Referral Response

Application Number:	DA2022/1129
Date:	25/10/2022
To:	Claire Ryan
Land to be developed (Address):	Lot 23 DP 572887 , 123 Bynya 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

There is no significant impact on existing road infrastructure.

Development Engineering to ensure s138 application for civil works detailing retaining walls and driveway.

Retaining walls across verge to be 1.5m clear of kerb.

Hedge/landscaping on verge as shown on plans to not restrict sight distance as per AS2890.1. The current plans appear to show that the proposed landscaping significantly restricts safe sight distance and without further detail showing compliance to AS2890.1 T&CI assets cannot support this proposal.

Officer comments on amended plans received 24 October 2022

Amended plans (drawing no DA2.01 revision D) received 24 October address sight distance concerns. This amendment is satisfactory and T&CI have no objections to the works. Note that hedges/trees shall be maintained to ensure sight distance remains compliant.

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.