

Roads and Assets Referral Response

Application Number:	DA2022/2158
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	02/05/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 10 DP 4814 , 65 Kangaroo Street MANLY NSW 2095

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

Bundoon Lane is a narrow laneway 110m long and 3-3.5m wide and is used for light vehicle access for rear lane access to private property. The low side of parts of the carriageway appears to be supported by low, non-structural retaining walls. There are various parking and turning areas located on private property and comprise fill and retaining walls that may not be structurally adequate. It is not acceptable for heavy vehicles to use this lane for removal of spoil and delivery of materials such as ready mixed concrete due to the narrow width, lack of turning, geometry and questionable structural capacity of pavement and supporting structures. Such vehicles will also block access to parking and private property and given there are no passing facilities, will also obstruct traffic flow along the laneway.

As such, the proposed waste management plan to use Bundoon Lane for deliveries and to remove waste will not be supported.

Attachments on file: photographs of lane taken 6 March 2023

1/5/2023

Applicant has submitted an amended waste management plan following discussions. Advice received from applicant included concrete deliveries would occur on Kangaroo Street via line pump. It is noted the proposal is to use the laneway for small truck access for the removal of excavated spoil via a conveyor. There are no details of proposed construction methodology for excavation, arrangement for conveyor within Bundoon Lane and it is noted there appears to be little in the way of physical access for excavation machinery from the laneway to the rear of the property due to the topography.

Further, the end of the laneway is used for access to offstreet parking associated with 63 Kangaroo St, 61 Kangaroo St and 36 Quinton Rd. Construction vehicles must not obstruct vehicle access to these properties.

The Report - Waste Management indicates 60 tonnes of material is to be excavated and removed from site.

It is recommended that the Development Engineering and/or Building Control Teams to provide conditions on the application to:

- Provide a dilapidation survey/photographic report of adjacent private structures along Bundoon Lane

(between rear of 53 Kangaroo St and 63 Kangaroo St) including but not limited to retaining walls, paving, road surface and fencing.

- Provide details regarding the construction methodology to ensure appropriate measures for maneuvering vehicles and maintaining vehicle access to adjoining properties without trespass on adjoining private property (unless expressly authorised by the property owner or Owners Corporations).
- Provide details of proposed conveyor belt access and impact on public road reserve, safety and access regarding loading of trucks. A Stand Plant Application or similar may be required.
- Provide a bond for damage to the road pavement and adjacent structures

During Construction

- Limit access via Bundoon Lane to small trucks only with a maximum capacity of 2 tonne
- No excavation or other physical work to the existing unformed section of Bundoon Lane at the rear of 63 and 65 Kangaroo St

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.