

Roads and Assets Referral Response

Application Number:	DA2022/2158
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	22/03/2023
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 are 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

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Roads and Assets Conditions:

Nil.