

Roads and Assets Referral Response

Application Number:	Mod2015/0078
To:	Alex Keller
Land to be developed (Address):	Lot 101 DP 1159742 , 212 Forest Way BELROSE NSW 2085 Lot 1 DP 725754 , 212 Forest Way BELROSE NSW 2085 Lot 2 DP 725754 , 212 Forest Way BELROSE NSW 2085

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

It would appear that expansion of the school may generate additional vehicle and pedestrian access demand. It is noted that the Traffic Management Plan identified areas for additional parking in Linden Avenue and Waldon Road are located on unsealed road shoulders as is a bus layover area.

In Linden Avenue, there are no pedestrian facilities or kerb and gutter between Waldon Road and Bundaleer St. Similarly, in Waldon Road the existing unregulated angle parking between Forest Way and Dell St, there is a lack of kerb and gutter and pedestrian facilities. Given the expected increase in demand for such facilities by teachers, parents, students and school visitors, it may be reasonable that this demand be met by the applicant with a condition to establish a reasonable standard of access for vehicles and pedestrians given it appears the areas are used for school related parking and access.

Council is often in receipt of such requests from school communities for improvements around schools with limited means to provide such facilities.

It is requested that Council's Development Engineering Section provide conditions requiring the construction of footpath and kerb and gutter to school frontages in Linden Avenue (all day staff parking zone) and Bundaleer Street, formalize the intersection of Dell St and Waldon Avenue with proper kerbing to prevent adhoc parking on the road verge, and formalizing angle parking along Waldon Avenue where student parking and bus waiting zones are identified in the Traffic Management Plan to prevent damage to existing asphalt road pavement and unsealed road shoulders given the intensification of use.

Referral Body Recommendation

Approval - subject to conditions

Roads and Assets Conditions:

Nil.