



DIRECTOR SHIRE SERVICES REPORT

14th August 2007

DSS6	TEMPORARY ROAD CLOSURE – LOWER BELGRAVE STREET	
	FILE: * MJT	{Folio No. *}

SUMMARY:

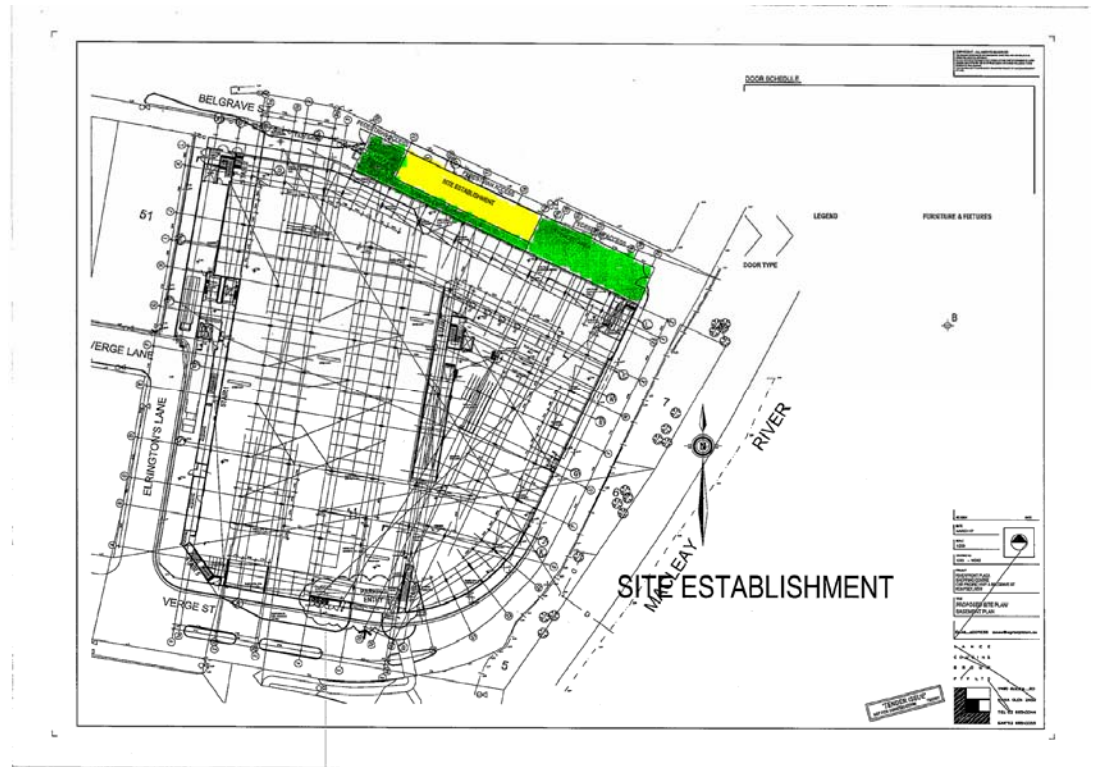
Reporting on an application received for the temporary closure of Lower Belgrave Street.

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DESCRIPTION:

Council has received an application from the Parmac Property Group for the temporary closure of Lower Belgrave Street, Kempsey, during the construction phase of the Riverfront Plaza Shopping Centre. The estimated time frame for the project construction is from August 2007 to July 2008.

The application is to allow the infrastructure for the building site such as a site office to be erected in Lower Belgrave Street, between Smith Street and Verge Street. The road closure is deemed necessary by the developer due to the restricted area available on site.



The Roads Act provides for the temporary closure of a road for this purpose. However the local roads authority, being Council, must apply to the RTA for their consent. The application is to be first advertised in the local media and a period of 28 days provided for public submissions to be made.

If Council were to look favourably on this application, a suitable fee should be negotiated with the developer for the closure and use of the road reserve. Given the duration and nature of the proposed closure a commercial rate for the use of the land would seem most appropriate in this case. Provision is made under the Roads Act for a temporary lease to be executed.

A detailed Traffic Management Plan would have to be submitted by the applicant with particular provision for pedestrians, local traffic, vehicles that may encounter height restrictions under the Traffic Bridge and emergency vehicle access. Traffic Control Plans would also have to be approved prior to the road closure.

A closure of Lower Belgrave Street was granted for a short period earlier this year for the demolition of this site. The closure remained for approximately six weeks and no adverse public comment was received by Council.

REPORT IMPLICATIONS:

- **Environmental**

Nil

- **Social**

Crime prevention and pedestrian safety should be considered in the Traffic Management Plan.

- *Economic (Financial)*

Investigations are being undertaken to determine a commercial value for the lease of the road reserve, being unimproved land in the CBD of Kempsey. There would be a small commercial gain to Council.

- *Policy or Statutory*

The Roads Act, Part 8 Division 2 Section 116 allows Council to apply to the RTA for consent to a temporary road closure for this purpose.

The Roads Act, Part 10 Division 2 Section 153 provides for short term leases of road reserves.

RECOMMENDATION:

1. That Council advertise the application of the proposed temporary closure of Lower Belgrave Street and, subject to any submissions made, proceed with the process of applying to the Roads and Traffic Authority for consent of such closure.
2. That the General Manager be authorised to negotiate a commercial lease for the occupancy of the road reserve.

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A P Vermeulen
DIRECTOR SHIRE SERVICES