

LOWER BLUFF, UNSEALED ROADS



On 4 February, the City commenced community engagement on unsealed roads in the Lower Bluff, St Leonards.

Residents were invited to provide feedback on the road condition via an interactive map. While the engagement aimed to understand the current road condition residents also provided feedback on potential solutions.



250+

property owners
contacted



32

days of
engagement



94

contributions



70

followers

FROM THE FEEDBACK:

27

people commented that speeding drivers were contributing to the dust and deterioration of the road

27

people commented that they would prefer that the roads were not sealed

19

people commented that the roads (or part of) should be sealed, but without kern and channel

WHAT WE HEARD

The unsealed streets of the lower bluff are unique, blending casual coastal housing and vegetation that is sympathetic to the adjacent Edwards Point Reserve. They form a buffer to the suburban-style developments and the traffic they generate.

I have no opposition to asphalt roads. That would definitely solve the dust issues and drainage issues especially where Cliff Street bends. Perhaps the main thoroughfare of Cliff Street is the only street where asphalt is laid.

PROPOSED SOLUTIONS

In response to community feedback, increased traffic volumes and limited drainage we have prepared four options for community consideration.

Option 1: Continue to manage the roads as per our Road Management Plan.

No additional treatment or upgrades are included in this option. The roads would receive an annual proactive inspection to identify any major hazards, risks or defects.

Maintenance would occur if any defects detected met our intervention levels as per the Road Management Plan.

Option 2: Establish surface drainage

Option 2 proposes that we establish table drains to reduce the likelihood of water entering private properties or flooding from the road reserve.

The improved drains will require culverts (pipes) under the private driveways. These pipes are installed at the cost of the property owner and maintained as part of their driveway.

Estimated project cost – \$1,300,000

Option 3: Establish surface drainage and seal the main spine roads only

Option 3 proposes that we seal the 'spine' roads through a Special Charge Scheme. The spine roads have higher traffic volumes and connect all other local access roads in the area (see map over page).

Estimated project cost - \$1,900,000

Option 4: Establish surface drainage and seal all roads in the Lower Bluff

Option 4 proposes that we seal all roads in the Lower Bluff area under a Special Charge Scheme.

This option would resolve the dust issues and improve the road surface.

Estimated project cost - \$3,200,000

NEXT STEPS

We will be seeking feedback from property owners on their preferred option.

As three of the four options listed above would require financial contribution from property owners, we need to determine the cost per property contribution prior to community consultation. This information will ensure property owners can make an informed decision prior to indicating their preference.

We will present the design and cost apportionments to property owners late-2021.

MAP OF 'SPINE ROADS'

