

**To:** Ivan Gilbert  
**CC:**  
**From:** Danny Millican  
**Date:** 4 November 2021  
**Subject:** **Description:** Declaration of Land adjacent to Sandeman Place  
**Site Address:** South End of Sandeman Place, Fitzroy

This memo provides engineering comment on the declaration of land adjacent to Sandeman Place, Fitzroy.

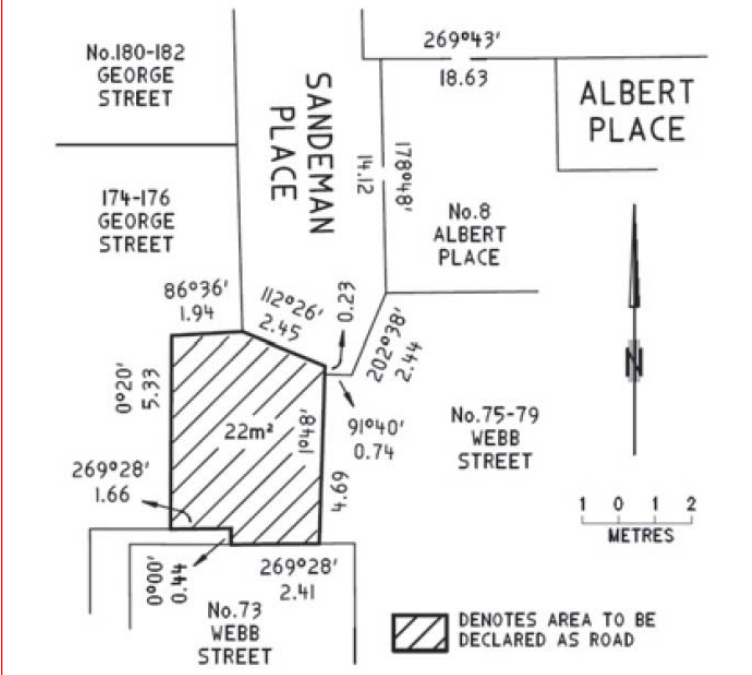
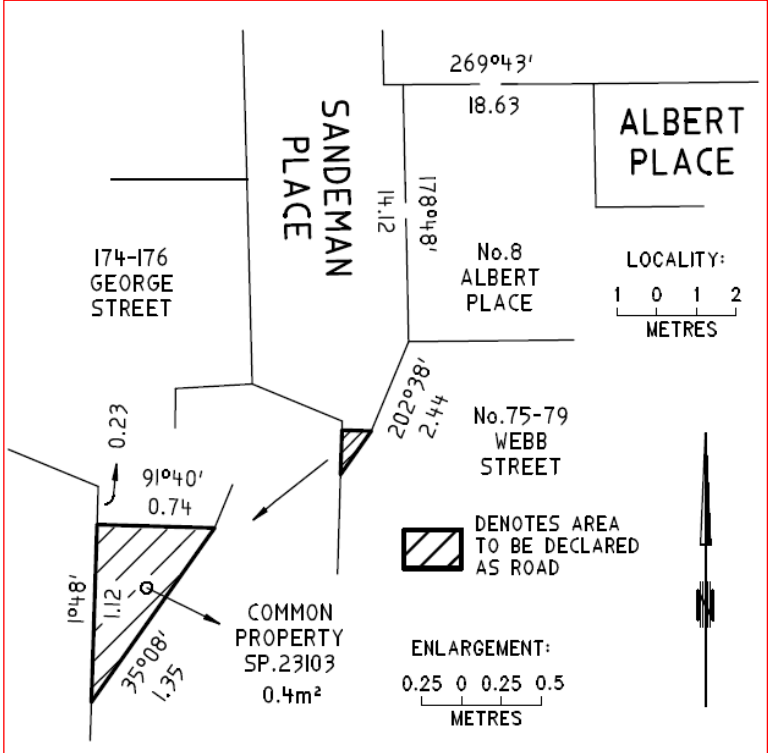
### Drawings and Documents Reviewed

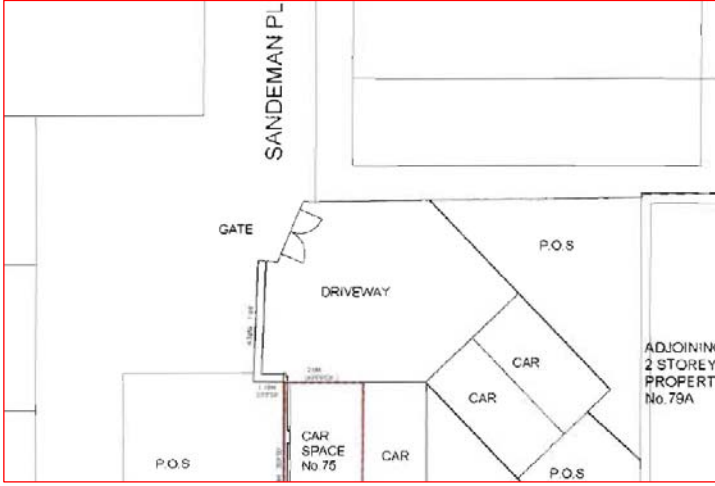
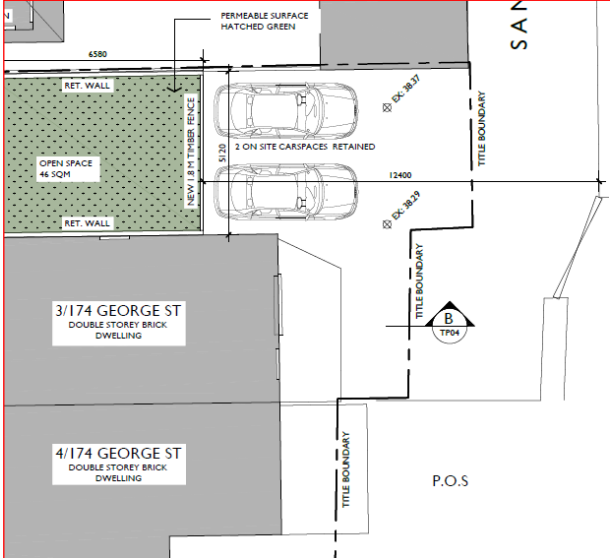
	Drawing No. or Document	Revision	Dated
Lawlor and Loy Vic.	<i>Plan of Survey</i>		2 July 2020
Micheli Oldfield Sinton Architects	TP01 <i>Basement and Ground Floor Plan</i> 174 George Street, Fitzroy	B	July 2019
Grounds Architecture	A001 <i>Site/Location Plan</i> 75 Webb Street, Fitzroy	Endorsed	14 February 2018
Certificate of Title	Vol. 09650 Fol. 169 and Vol. 09650 Fol. 889 75-79 Webb Street, Fitzroy		

### Land at Southern End of Sandeman Place


Item	Details
Background	
Sandeman Place, Fitzroy	<p>Sandeman Place is a Council controlled laneway and is listed on Council's <i>Register of Public Roads</i>. Commencing from Charles Street, Sandeman Place is aligned in the north-south direction and has a termination at its southern end. The laneway provides vehicular access to 75 Webb Street and 174 George Street. The southern end of Sandeman Place also abuts NUA land ('Not under the Act')* or hiatus land abutting the western boundary of 75-79 Webb Street and northern boundary of 73 Webb Street.</p> <p>Sandeman Place comprises a bluestone pavement with a central invert and has effective carriageway widths ranging from 3.09 metres to 4.07 metres.</p>

\* 'Act' i.e. - *Transfer of Land Act 1958*.

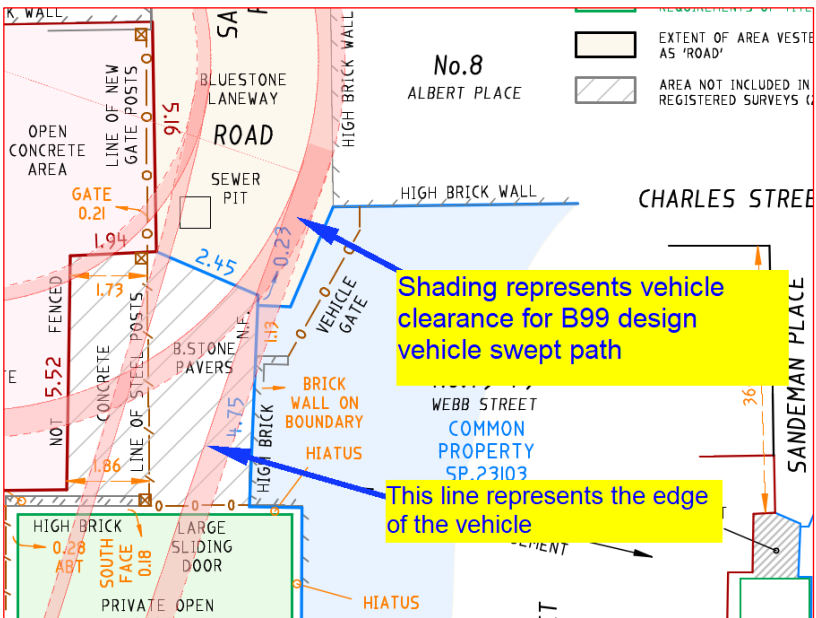
Item	Details
<p>Declaration of Land adjacent to South End of Sandeman Place</p>	<p>In March 2021, Council published a formal notice inviting submissions for the proposal to declare the NUA land at the south end of Sandeman Place as a Public Highway. This parcel of land is an irregular shape, as shown below:</p> 
<p>Declaration of Land adjacent to the NUA Land</p>	<p>Further to the formal notice, Council is considering a proposal to declare a small triangular piece of land on private property adjacent to the NUA land as a Public Highway. The parcel of land has an area of 0.4 square metres and is located on common property within the title of 75-79 Webb Street. Lawlor and Loy Surveyors have provided a plan of the land as shown below:</p> 

Item	Details
	<p>The acquisition of the triangular parcel of land as a Public Highway would improve access for vehicles to the NUA land, as the 2.45 metre distance of the north east boundary of the NUA is insufficient for satisfactory vehicle access.</p>
Existing Conditions	
<p>Survey Plan prepared by Lawlor and Loy Surveyors</p>	<p>The survey plan prepared by Lawlor and Loy depicts existing features of walls, infrastructure assets and gates, among other things, and are superimposed with the cadastre (please see <i>Plan of Survey</i> appended to this memo).</p>
<p>75-79 Webb Street, Fitzroy</p>	<p>The property at 75-79 Webb Street comprises four residential dwellings and an on-site car parking area with four spaces (common property) and is accessed via Sandeman Place. Below is an extract from the endorsed drawings for 75 Webb Street (PLN17/1105), showing the on-site car parking configuration, driveway and vehicular entrance.</p> 
<p>174 George Street, Fitzroy</p>	<p>The property at 174 George Street comprises four residential dwellings with three approved on-site parking spaces. Below is an extract from the advertised plan. Units 3 and 4 do not contain any on-site car parking.</p> 

Item	Details
<p>South End of Sandeman Place Nearmap Aerial Photo Imagery Thursday 11 March 2021</p>	
<p>Site Inspection of Sandeman Place – Thursday 6 May 2021</p>	<p>A site inspection of Sandeman Place was conducted by Council Engineers to note existing conditions and to record a number of measurements.</p> <p><u>75-79 Webb Street Abuttal to Sandeman Place</u> The gate servicing 75-79 Webb Street has a width of 3.24 metres – ample for the swept path of a B99 design vehicle.</p> <p>It was observed that the north western boundary of the property is delineated by a trowel line in the pattern paved concrete, as is clearly shown in the photograph below:</p>  <p>The corner of the brick wall shown in the photograph above (where a white outlet pipe can be seen towards the left) marks the precise location of the south west corner of 8 Albert Place – as depicted in the survey undertaken by Lawlor and Loy. The placement of a structure or bollard within the triangular parcel of land would reduce the doorway width of the property's vehicular entrance.</p> <p><u>174 George Street Abuttal to Sandeman Place</u> A fence and sliding gate has been constructed along the property's abuttal to Sandeman Place and extends through the NUA land.</p>

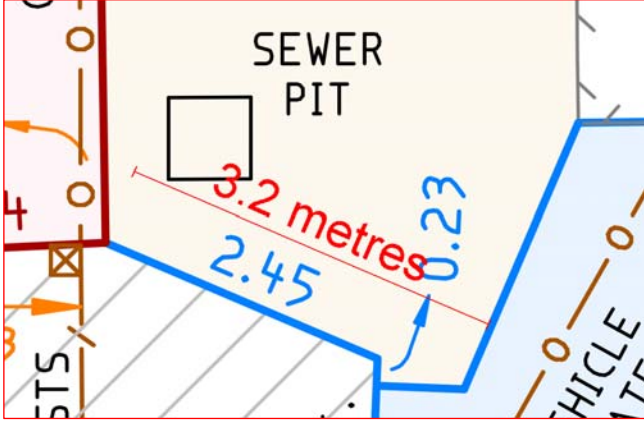
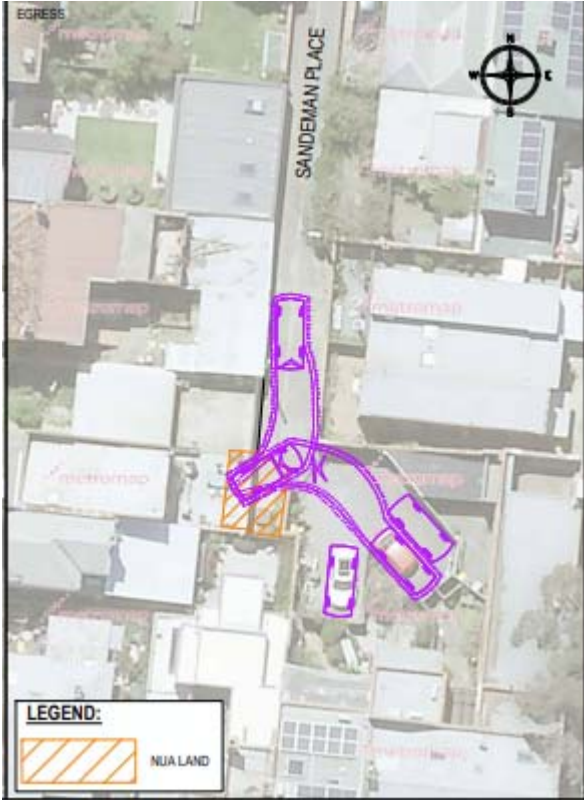
Item	Details
	 <p data-bbox="563 757 1173 790">Above: Abuttal of 174 George Street to Sandeman Place</p>

Engineering Assessment

<p data-bbox="164 880 279 909">NUA Land</p>	<p data-bbox="563 880 1366 1010">The north east noundary of the NUA has a distance of 2.45 metres. This width is considered insufficient for a vehicle to access. An assessment of a vehicle swept path for a B99 design vehicle was undertaken using the Trapeze plan management tool as shown below:</p>  <p data-bbox="563 1659 1374 1760">The assessment indicates that in order for a B99 design vehicle to satisfactorily access the NUA land, the triangular parcel of land is crucial for enabling the B99 design vehicle to enter.</p>
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<p data-bbox="164 1785 459 1818">Emergency Vehicle Access</p>	<p data-bbox="563 1785 1398 2018">Fire Rescue Victoria have published guidelines for emergency vehicular access for firefighting appliances. A firefighting appliance requires an access road to be a minimum of 6.0 metres in width. The geometry of Sandeman Place and its junction with Charles Street would restrict access for a firefighting appliance. In terms of other emergency vehicle access, Sandeman Lane would be suitable for an ambulance or paramedic vehicle (say, the size of a B99 design vehicle).</p>
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Item	Details
<p>General Vehicular Access Width of combined NUA Land and Triangular Parcel of Lane</p>	<p>Throughout much of the municipality, many Council controlled laneways have carriageway widths of 3.05 metres – adequate for a B99 design vehicle to traverse. As indicated earlier, a width of 2.45 metres is considered insufficient for adequately accommodating a vehicle.</p> <p>The effective width of the NUA land and triangular parcel of land would result in a combined carriageway width of 3.2 metres. This has been confirmed using Trapeze, as shown below:</p>  <p>A swept path analysis using vehicle tracking software for a B85 demonstrates that the NUA land may have previously been used for vehicles exiting 75-79 Webb Street prior to the erection of the fence within the NUA land. The movement shown is a vehicle reversing out of 75-79 Webb Street and using the land to turn into a forward direction. There is an expectation from a road safety perspective that all vehicles exiting Sandeman Place will do so in a forward direction.</p> 

Conclusion	
Summary	<p>In light the above, the declaration of the triangular parcel of land on the property of 75-79 Webb Street is crucial to ensuring that a B99 design vehicle can proceed to the termination (southern boundary) of the NUA land.</p> <p>The analysis has shown that the NUA land may have previously been used for vehicles exiting 75-79 Webb Street prior to the erection of the fence within the NUA land.</p>

