



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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1 June 2018
Ref: 17131

Nicholas Turner
Retirement Lifestyle Resorts

E: nicholas@waterbrook.com.au

Dear Nicholas,

Re: Waterbrook Bayview Development Application

I have considered Council's "Additional Matters" points 6 and 8, and respond in the following:

6. Proximity of Proposed Driveway to Emergency Vehicle Access

The proposed access driveway is located south-west of the existing emergency access trail. It is my assessment that there is no possibility that the proposed access would interfere with an emergency evacuation event using the trail. In fact, the proposed roundabout will act to slow the vehicle movements through the area which would be used for an emergency evacuation and the refuge island will assist pedestrians being evacuated to cross the road safely.

8. Removal of Trees to Improve Sight Lines

Cabbage Tree Road is relatively straight at this location and it is my assessment that the available sight distances in relation to vehicles accessing the proposed driveway:

- will satisfy the sight distance criteria specified in AS2890.1 and Austroads Road Design Guide

- will not require the removal of any additional trees in order to increase the sight distances which will be available.

Yours faithfully

A handwritten signature in black ink, appearing to read 'RN', written in a cursive style.

Ross Nettle
Director
Transport and Traffic Planning Associates