TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

A division of Monvale Pty Ltd ACN 060 653 125
ABN 44 060 653 125

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Mr Greg Boston
Director
Boston Blyth Fleming Pty Limited

E: greg@bbfplanners.com.au

c.c. *Kitty Wai kitty.wai@planix.com.au*
Yvonne Cai ycai@marchesepartners.com.au
Kevin Ryan kevinryan@waterbrook.com.au
Mel Gholami mel.gholami@planix.com.au

Dear Greg

Waterbrook Bayview
Proposed Seniors Living Development
Cabbage Tree Road, Bayview

The proposed Waterbrook Bayview development comprises 115 apartments and 164 basement parking spaces with vehicle access on Cabbage Tree Road.

I have undertaken an assessment of the proposed development in relation to access suitability having regard for the preliminary plans prepared by Marchese Partners and the site circumstances. My findings are summarised in the following:

Access Road Circumstances

Speed Restriction	-	50 kmph
Delineation	-	Central barrier line and edge lines
Alignment	-	Relatively straight and level (see attached images)
Sight Distance	-	In excess of 100m each way
Road width	-	6.5 to 7.0m
Street lighting	-	Yes
Traffic Facilities	-	Pedestrian Refuge Island located at western boundary

Traffic Circumstances	-	Minor traffic volumes with regular lengthy gaps
	-	85% percentile vehicle speeds some 56 kmph

Access Driveway Design

Geometry	-	Satisfactory although angled connection could be "squared up" some more to ensure 90° crossing of the footway
Grades	-	Max. grades are satisfactory however length of some transitions may need to increase for larger vehicle access
Width/alignment	-	Satisfactory subject to detail turning path assessment
Traffic Generation	-	The level of traffic generated by the proposed development can be readily accommodated on the access road system

Car Park Design

Aisles, bays, grades, headroom etc	-	Satisfactory

Service Vehicle Provision

Refuse, furniture moving, mini bus etc	-	Satisfactory subject to detail assessment

CONCLUSION

It is apparent that the preliminary development plans indicate that adequate, appropriate and convenient access will be available and that there is nothing which will prevent a detail design being achieved which will be compliant with all relevant standards including AS2890.1, 2 and 6 etc. It is also apparent that the site is suitable for the form and intensity of the proposed development in terms of traffic and parking.

Yours faithfully

Ross Nettle
Director
Transport and Traffic Planning Associates

Encl

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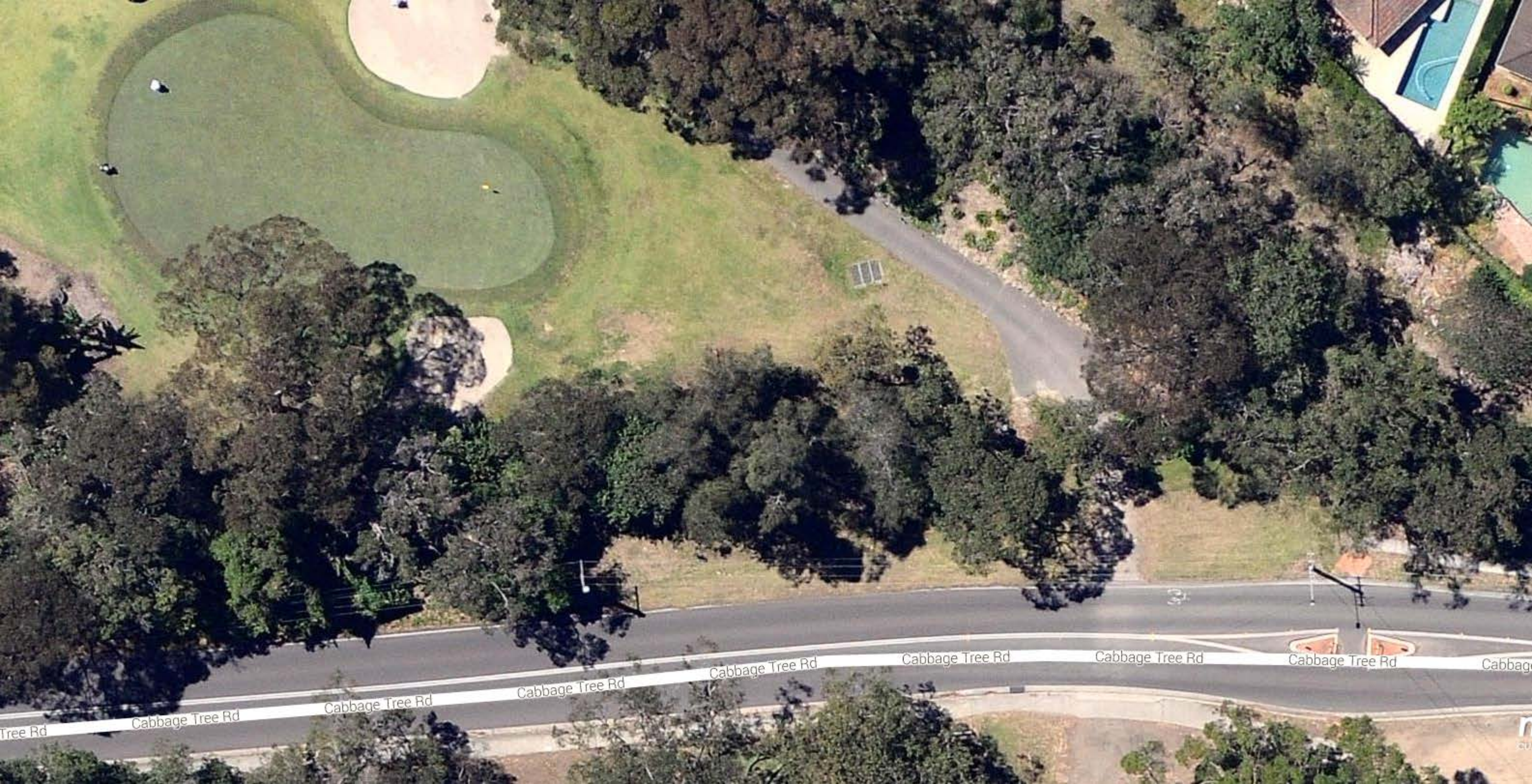
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