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Wooli Tourist Facility MP 05_0177 MOD 1 - Additional Information request

Traffic Access Report for proposed cabins Wooli Hotel

Greg Powter Consulting has been engaged to report on access to the above proposed development.

We met with Clarence Valley Council on site on 11th May 2017 to review condition B6. (copy attached)

The Council and the developer agreed that the proposed condition was not warranted in this case and the Council were concerned that if it was to proceed as specified drainage paths on the eastern side of the road would be detrimentally affected. (see meeting notes attached)

It was agreed on site that a better solution would be to widen the driveway to allow for cars and trailers to access the site efficiently. The existing pavement, being 9m wide, has sufficient width to enable line marking to provide for a turning lane similar to the consent condition without widening the pavement further and affecting drainage.

This is similar to the existing layout for the caravan park to the north (see six maps excerpt attached) which is a much larger development and the road is similarly 9 metres wide. (see survey attached)

Turning movements for cars and trailers are shown on the attached plan. (driveway widening & turn lane)

Should you wish to discuss this report please feel free to call me on 0408 583823

Regards

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