

20 December 2016

P0620 CP Outlook Estate Letter

North West Residential Pty Ltd  
C/o City Plan Services  
Suite 2, 14 Watt Street  
Newcastle NSW 2300

**Attn: Garry Fielding**

Dear Garry

**Review of access issues, Outlook Estate, Minmi, NSW – Council and Third Party Review**

Following our review of the documents provided we offer the following regarding the land holding off Minmi Road:

1. Recommended measure- restrict right turn movements with a physical central median between Boulevard Avenue and Highland Way.

Council has indicated that the raised median would need to comply with Austroads requirements which is correct. If a median is built, the roundabouts at both ends (270 m apart) would allow for ease of access but will create an issue for the existing residents south of the road who currently can turn right in and right out. It is not considered to be a major impost for the residents. This median work can be provided at the same time as the road on the eastbound lane is upgraded, as part of the development of the site on the northern side of the road. This median will ensure road safety is maximised.

2. Recommended measure – providing parking lane (wide shoulder area) along the northern side of Minmi Road.

This is consistent with previous design for this length of the road.

3. Recommended measure - Conditioning all access movements to be forward only with on-site turning area.

This is not considered practical or enforceable. Normal domestic driveway design allows for a vehicle to reverse into or out of the driveway as drivers see fit or require. A driver reversing out of the lots will be able to reverse into the parking lane area and not impact on the through traffic movements on Minmi Road.

4. Recommended measure – provide suitable pedestrian crossing facilities to enable safe crossing of Minmi Road



Pedestrians will be able to cross Minmi Road at the roundabouts at Highland Way and Britannia Boulevard in a safe manner, with splitter islands to the approaches allowing pedestrians to cross the road in two stages.

5. Recommended measure – conditioning road safety audits for final designs and construction

Whilst considered excessive, these can be completed by an independent road safety auditor. However, if road is designed in accordance with standards then no audit should be required.

Providing a No Stopping zone adjacent to the driveways on this road to allow for cars to reverse out would effectively make the full length of the road a no stopping zone. This would create operational issues for residents and their visitors and would force all vehicles to park on the opposite side of Minmi Road only, thereby creating a similar issue on this side of the road. Given the low traffic volumes and speeds it is not considered a safety concern for drivers reversing out into Minmi Road from the individual lots.

Comments on Seca Solution letter

4<sup>th</sup> Dot point- whilst the footpath is not sign posted a shared path, it can be used legally by cyclists under 12 and their parent / guardian and as such, it is expected that this will be highly used by minors and as well as minors with parents / guardians. It operates in a safe manner with no recorded incidents involving cyclists and vehicles. It therefore operates safely allowing for normal use.

5<sup>th</sup> Dot point – yes vehicles park on the footway area but given there are roll over kerbs and no footpaths then this type of parking is encouraged and supported and allows for the most efficient use of the road pavement and reserve width. The reduced road width will still allow for 2-way traffic movements but will be self-enforcing with regard to vehicle speeds, with drivers discouraged from speeding down the road. This will improve road safety for all road users.

6<sup>th</sup> Dot point – discussion with the bus company with Seca Solution did not yield any specific detail with regard to the future bus routes, only outline thoughts at this stage.

With regard to access from the rear of the lots fronting Minmi Road, this is not consistent with the lots opposite the site nor is it consistent with other (established) development further east of the site near McNaughton Avenue nor the recent (and current) residential development to the immediate east of the intersection of Minmi Road and Brookfield Avenue.

We trust that this response provides you with the information you require.

Please feel free to contact me on 4032-7979 or on 0499 196 100, should you have any queries.

Yours sincerely



**Sean Morgan**

**Director**