

19 December 2019

P1628 TL Pet Resort Charlotte Bay assessment

Tattersall Lander
P O Box 580
Raymond Terrace NSW 2324

Attn: Ben Folbigg

Dear Ben,

Proposed pet resort, 96 Coomba Road, Charlotte Bay NSW

Traffic, Parking and Access Review

Further to your recent email, we have now completed our site work and review of the documentation provided for the proposed pet resort located at 96 Coomba Road, Charlotte Bay. We understand that the existing residence will remain on the site and the new buildings will be used to accommodate pets with an outdoor play area and on-site parking for staff and customers. Access will be provided via the existing driveway that accesses this site which connects to Coomba Road.

A summary of the findings of our study work is provided below.

Existing road conditions

Coomba Road:

- This is a sealed road providing a single lane of travel in both directions
- It is approximately 6-7 meters wide, with no formal shoulders or footpath
- It is rural in nature providing access to a number of rural residential lots as well as access to small farm holdings
- It provides a connection between The Lakes Way to the south and rural land towards Coomba Park to the north. It does not provide a through road and as such typically carries local traffic only
- Traffic flows on this road are very low, associated with local residential access as well as some larger vehicles associated with the various rural land holdings in this location
- It operates under the posted speed limit of 80 km/h in the vicinity of the site





Photo 1 – View along Coomba Road showing typical cross section in vicinity of the subject site.

Access road to subject site:

- A combined driveway providing access to the subject site and provides access to 7 approved rural lots
- Provides an unsealed roadway allowing for 2-way traffic movements
- Approximately 5 meters wide with no footpath or sealed verge
- Provides access to 7 lots, with the subject site being one of these lots
- Connects to Coomba Road via give way driveway type connection with Coomba Road being the priority road



Photo 2 – View along access driveway to 96 Coomba Road showing typical cross section and alignment

Main access to the locality is via The Lakes Way that provides a connection between the Pacific Highway to the west and Forster-Tuncurry to the north. Coomba Road connects with The Lakes Way via a 3-way give way controlled intersection with The Lakes Way being the priority road.

The existing traffic flows within the general locality of the subject site are very low, reflective of the semi-rural nature of the locality and the low level of development. Traffic data collected by Seca Solution in April 2017 shows that in the AM peak the 2-way traffic flow on Coomba Road where it connects with The Lakes Way was 105 vehicle (8.15 to 9.15) whilst in the PM peak was 95 vehicles (4.00-5.00). Based on peak hour flows typically representing 10% of the daily traffic flows this would indicate that the daily traffic flows on Coomba Road towards its southern end could be in the order of 1,000 vehicles per day.

Site Access

Access to the subject site is provided via a simple driveway connection to Coomba Road. The connection is located on the brow of a hill on Coomba Road and provides for access to the approved 7 lot subdivision. The speed limit at this location is 80 km/h and the alignment of the road, both vertically and horizontally does not encourage drivers to speed. Visibility for drivers entering and exiting the site has been measured on site against the requirements of Austroads, allowing for Safe Intersection Sight Distance (SISD). The visibility to the right for a driver exiting the site was measured at 105 metres whilst to the left was measured at 122 metres. From Austroads, the SISD requirement for an 80 km/h speed zone is 170 metres minimum and 181 metres desirable. It can be seen that the existing approved access does not comply with these requirements.

The sight distance has also been checked against stopping sight distance requirements. The RTA Road Design Guide provides advice on stopping sight distance and Table 2.1.1 of this design guide indicates that for a posted speed limit of 80 km/h the stopping sight distance is 100 metres for a level road. In the locality of the subject site access, the access is located on the top of a brow, with cars travelling uphill to this location reducing the distance required to stop accordingly.

The measured sight distance of 105 metres to the right and 122 metres to the left meet the requirements for stopping sight distance and therefore would allow a driver to observe a vehicle exiting the access driveway to the subject site and brake to avoid an accident.



Photo 3 – vView to right for a driver exiting the access road onto Coomba Road



Photo 4 - View to left for a driver exiting the access road onto Coomba Road

Whilst the visibility available meets the requirements for stopping sight distance, it is considered that road safety could be enhanced with the provision of advanced signage to warn drivers of the access road and the potential for vehicles to be exiting. Sign W2-206A_N could be considered on both approaches to improve road safety for existing road users and also users associated with the proposed pet resort.



Figure 1 – Suggested signage to advise drivers of the existence of the existing access road to 96 Coomba Road.

Proposed development

The proposal allows for use of the site for a pet resort. The managers for the resort will be resident on site and the facility will have 20 kennels. The use of the kennels will be staggered and will not be fully utilised all the time. Typical demands will allow for up to 5-8 vehicles potentially accessing the site on any one day, with seasonal and daily fluctuations in demand. With traffic demands spread-out over a number of hours, it can be seen that the proposal could generate 1-2 vehicles per hour entering and exiting the site per hour.

Parking for the proposal will be provided on site with four formal parking spaces. The DCP does not provide parking guidance for this type of development and as such the parking provision is based upon the expected demand. With 1-2 vehicles accessing the site per hour, typical parking demands will be 2 vehicles and the provision of 4 spaces will allow for any overlap for customers dropping off and / or picking up. With the managers / operators living on site there will be no demand for staff parking. If staff parking is required this can be accommodated on site in informal areas near the existing residence on the site, which is less than 150 metres from the kennels.

Traffic Impacts

The development will generate less than 10 inbound and 10 outbound vehicle movements per day and as such it is considered it shall have a minimal impact upon the operation of the external road network. With the existing daily traffic flows on Coomba Road being in the order of 1,000 vehicles per day the additional traffic represents an increase of around 1% and shall have a negligible impact upon the operation of this road.

Impact on road safety

As discussed above, the major impact is the site access due to limited sight distance being available at the approved subdivision access point. The sight distance has been measured on site and meets the requirements for stopping sight distance, enabling a collision between a vehicle travelling along Coomba Road and a vehicle exiting the access to the pet resort to be avoided. The provision of the advanced warning sign to advise drivers of this access point could be considered to improve road safety at this location.

Overall it is concluded that the proposed use on the site can be safely accommodated and that the impact upon the local road network will be negligible.

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

Yours sincerely



Sean Morgan

Director