

1 December 2021

P2212 JWP 87 Oakdale Rd Gateshead assessment

Oakdale Group
C/o – J W Planning

Attn: Jason Wasiak

Dear Jason,

Review of site access, 87 Oakdale Road, Gateshead NSW

Further to our discussions and the information provided, we have now completed our review of the details provided and completed our site work to assess and determine the requirements for access to the above site. The findings of our work are provided below.

Oakdale Road is a local road under the control of Lake Macquarie Council as the road authority. It provides a single lane of travel in both directions and operates under the posted speed limit of 80 km/h. Traffic flows on this road are relatively low although can be reasonably high during the peak hours, associated with commuter demands. There are no footpaths and narrow shoulders. There are limited pedestrian and cyclists demands in this location and low heavy vehicle demands.

The existing site access allows for a simple gated access and it would appear that this has limited use.

The site access is located on the inside of a curve and the road at this location is starting to climb up towards Redhead Road to the east. Whilst this gradient sees traffic eastbound travelling within the speed zone, it would appear from the site work that westbound traffic can often travel above the posted speed limit.

Visibility from the subject site driveway is heavily impacted upon by heavy vegetation within the road reserve, with the site boundary being set 10 metres or more from the edge of the pavement. It can be seen that the adjacent property (Poppy's Home and Garden) has a wide reserve in front of the property line and edge of the pavement which allows for adequate sight lines for drivers exiting the site.



Photo 1 – View to left for a driver exiting the subject site. Note heavy vegetation impacts on the sight line



Photo 2 - View to right for a driver exiting the subject site. Note heavy vegetation impacts on the sight line

Under AS2890, sight distance requirements for a driveway under the posted speed limit of 80 km/h are 111 metres desirable and 105 minimum.

Under Austroads Guidelines, if assessed as an intersection rather than a simple driveway, then the sight distance requirements would be higher at 170 metres.

For the existing access location, the view to the right is approximately 85 metres whilst to the left the sight line currently is in the order of 70 metres, with both of these values well below the desirable minimum of 111 metres under AS2890. To achieve the minimum sight distance, the vegetation will need to be trimmed within the road reserve.

The figures below show the required areas of clearance of vegetation within the road reserve that will need to be removed to achieve the minimum sight distance requirements in both directions.

Please note that these are based on a *nearmap* image only and will need to be confirmed via detailed survey on site.

Based on site observations, the sight distances provided below, and the requirements cannot be reduced, as vehicle speeds in this location are reasonable high and close to the posted speed limit, especially for the westbound traffic driving down the hill.

Yours sincerely,



Sean Morgan
Director



Figure 1 – Area required for vegetation clearance for the sight line to the left for drivers exiting the site.

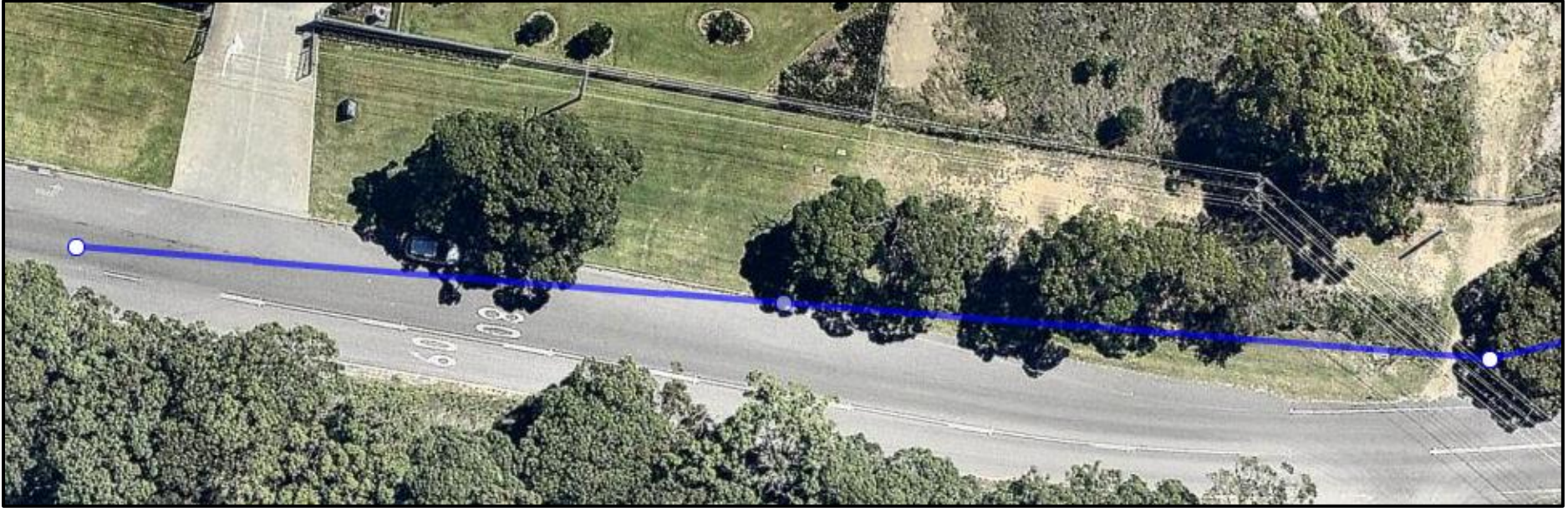


Figure 2 - Area required for vegetation clearance for the sight line to the right for drivers exiting the site.