

TWEED SHIRE COUNCIL MEETING TASK SHEET

User Instructions

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Action Item - OPERATIONS MEETING Tuesday, 8 May 2007

Action for Item **O14** as per the Committee Decision outlined below.

ATTENTION:

PLEASE NOTE THE ADOPTION OF THE COMMITTEE RECOMMENDATIONS BY COUNCIL AT ITS MEETING HELD TUESDAY 8 MAY 2007:

69 COUNCIL DECISION:

Administrator Willan
Administrator Payne

RESOLVED that the recommendations of the Operations Committee held Tuesday, 8 May 2007 be adopted.

FOR VOTE - Unanimous

TITLE: [EO-OC] Lookouts

COMMITTEE DECISION:

Administrator Payne
Administrator Boyd

RECOMMENDED that:-

1. Survey, investigation, preliminary design and costing of the lookout on Tomewin Road be carried out and reported to Council.
2. An annual budget allocation for lookout maintenance be referred to Council's budget meeting for consideration.

FOR VOTE - Unanimous

Agenda Report

TITLE: [EO-OC] Lookouts

ORIGIN:

Works

SUMMARY OF REPORT:

At its meeting on 26 September 2006 when considering a report regarding the removal of Gruners Lookout on Tomewin Road, Council resolved that -

The General Manager provides a report to Administrators on opportunities for lookouts that can be sustained through time.

It has been assumed that the lookouts are for the benefit of visitors to the Shire and hence would need to be located on designated Tourist Drives.

A replacement site for Tomewin Road has been identified. As the view is down a power line easement it is reasonable to assume that the view will not become obscured by trees as powerline clearance will be maintained by the power utility. Substantial roadworks will be required to provide for parking at the site. There are no adjacent houses.

No suitable lookout sites were identified on Numinbah Road or Terranora Road.

There are existing lookouts located at:-

- Kyogle Road near the Shire boundary
- Razorback Road Tweed Heads
- Hospital Hill Murwillumbah

Lookout maintenance is currently unfunded. The appropriate forum to determine funding priorities is the annual budget meeting.

RECOMMENDATION:

That:-

- 1. Survey, investigation, preliminary design and costing of the lookout on Tomewin Road be carried out and reported to Council.**
- 2. An annual budget allocation for lookout maintenance be referred to Council's budget meeting for consideration.**

REPORT:

At its meeting on 26 September 2006 when considering a report regarding the removal of Gruners Lookout on Tomewin Road, Council resolved that -

The General Manager provides a report to Administrators on opportunities for lookouts that can be sustained through time.

It has been assumed that the lookouts are for the benefit of tourists and visitors to the Shire and hence would need to be located on designated Tourist Drives at elevated locations. The Tourist Drives are shown on the attached map.

Tourist Drive 32 – Kyogle Road

There is an existing lookout on Kyogle Road near the Shire boundary that provides good views to the east towards Mount Warning (see photo 1).

Tourist Drive 32 – Tomewin Road

A replacement site for Gruners Lookout on Tomewin Road has been identified. As the view is down a power line easement it is reasonable to assume that the view will not become obscured by trees as powerline clearance will be maintained by the power utility. There are no adjacent houses on the downslope that have the potential to raise privacy concerns. The view is more south-easterly and does not include Mount Warning (see photo 2). Substantial roadworks will be required to provide for parking at the site, estimated to cost up to \$100,000.

Tourist Drive 34 – Numinbah Road

There is no current formal lookout on Numinbah Road, however there is sufficient shoulder width for vehicles to park just in from the Queensland border. The view is of the upper Rous Valley (see photo 3). There is potential for the view to be obscured by vegetation. Further development is not recommended at this stage.

Tourist Drive 36 – Zara Road

There is an elevated location at the intersection of Limpinwood Valley Road. The view is north-west up the Limpinwood Valley. Development is not recommended.

Tourist Drive 34 – Terranora Road

There is an existing lookout on Terranora Road adjacent to the entry to the quarry known as Bungalora Lookout. Privacy issues for an adjacent house on the down slope adjacent to the lookout has resulted in dense vegetation growth for screening. This has blocked the view. A good view is available further west at the quarry access (see photo 4), however this cannot be developed because it is not safe for parking or pedestrians. Development is not recommended.

Other Lookouts

In addition to the Tourist Drives there are existing lookouts at Razorback Road Tweed Heads (photo 5) and Hospital Hill Murwillumbah (photo 6). The Razorback Lookout has well maintained parkland with public toilets and ample parking. There are expansive views to north-east, east, south-east, south, south-west, west and north-west. The Hospital Hill Lookout has a viewing platform, however, the views are limited by vegetation.

Lookout Maintenance

At popular locations it would be reasonable to inspect and tidy up lookouts before and after each weekend. This would cost \$13,000 per lookout per year for remote locations. The less popular lookouts off main routes could be serviced fortnightly, with an annual cost of \$5,000 each.

There is no identified funding for lookouts and either an additional vote or a reduction in some other service would be required to fund the maintenance.

LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:

Capital cost of Tomewin Lookout \$100,000.

Annual maintenance \$13,000.

Annual maintenance of existing lookouts \$10,000 total.

The proposal to construct and maintain lookouts must be considered along with other priorities for funding at the annual budget meeting.

POLICY IMPLICATIONS:

Nil.

UNDER SEPARATE COVER/FURTHER INFORMATION:

*To view any "**non confidential**" attachments listed below, access the meetings link on Council's website www.tweed.nsw.gov.au or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).*

1. Map Tourist Drives (DW1588644).
 2. Lookout Photos (DW1590005).
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**TWEED SHIRE COUNCIL
MEETING TASK SHEET**

User Instructions

If necessary to view the original Report, double-click on the 'Agenda Report' blue hyperlink above.

Action Item - OPERATIONS MEETING Tuesday, 2 October 2007

Action for Item **O3** as per the Committee Decision outlined below.

ATTENTION:

PLEASE NOTE THE ADOPTION OF THE COMMITTEE RECOMMENDATIONS BY COUNCIL AT ITS MEETING HELD TUESDAY 2 OCTOBER 2007:

157 COUNCIL DECISION:

**Administrator Boyd
Administrator Payne**

RESOLVED that the recommendations of the Operations Committee held Tuesday, 2 October 2007 be adopted.

FOR VOTE - Unanimous

TITLE: [EO-OC] Proposal for a Lookout on Tomewin Road

COMMITTEE DECISION:

**Administrator Boyd
Administrator Payne**

RECOMMENDED that Council not proceed with the construction of the lookout on Tomewin Road.

FOR VOTE - Unanimous

Agenda Report

TITLE: [EO-OC] Proposal for a Lookout on Tomewin Road

ORIGIN:

Director Engineering and Operations

SUMMARY OF REPORT:

At its meeting on 8 May 2007 Council considered a report on opportunities for lookouts that can be sustained through time and resolved that:-

- "1. *Survey, investigation, preliminary design and costing of the lookout on Tomewin Road be carried out and reported to Council.*
2. *An annual budget allocation for lookout maintenance be referred to Council's budget meeting for consideration."*

The Tomewin Road Lookout has been investigated and a draft design prepared. The estimated cost of construction of the lookout is \$90,000 and annual maintenance costs would be \$13,000.

During the surveying of the lookout several nearby residents became aware of the proposal and have written to Council objecting to the lookout location.

Council's Traffic Engineer has identified significant traffic safety risk issues at the proposed site.

RECOMMENDATION:

That Council not proceed with the construction of the lookout on Tomewin Road.

REPORT:

At its meeting on 8 May 2007 the following was resolved:-

- "1. *Survey, investigation, preliminary design and costing of the lookout on Tomewin Road be carried out and reported to Council.*
2. *An annual budget allocation for lookout maintenance be referred to Council's budget meeting for consideration."*

The Tomewin Road Lookout has been investigated and a draft design prepared. The design provides for a roadside parking bay with suitable deceleration and acceleration tapers, a raised viewing platform, and associated roadside signage and kerbing. It is contained entirely within the road reserve. The road alignment at the site provides better sight distance than the former Gruners Lookout, however it is essentially only usable in a southbound direction as northbound vehicles would have to cross the unbroken centreline to enter the lookout.

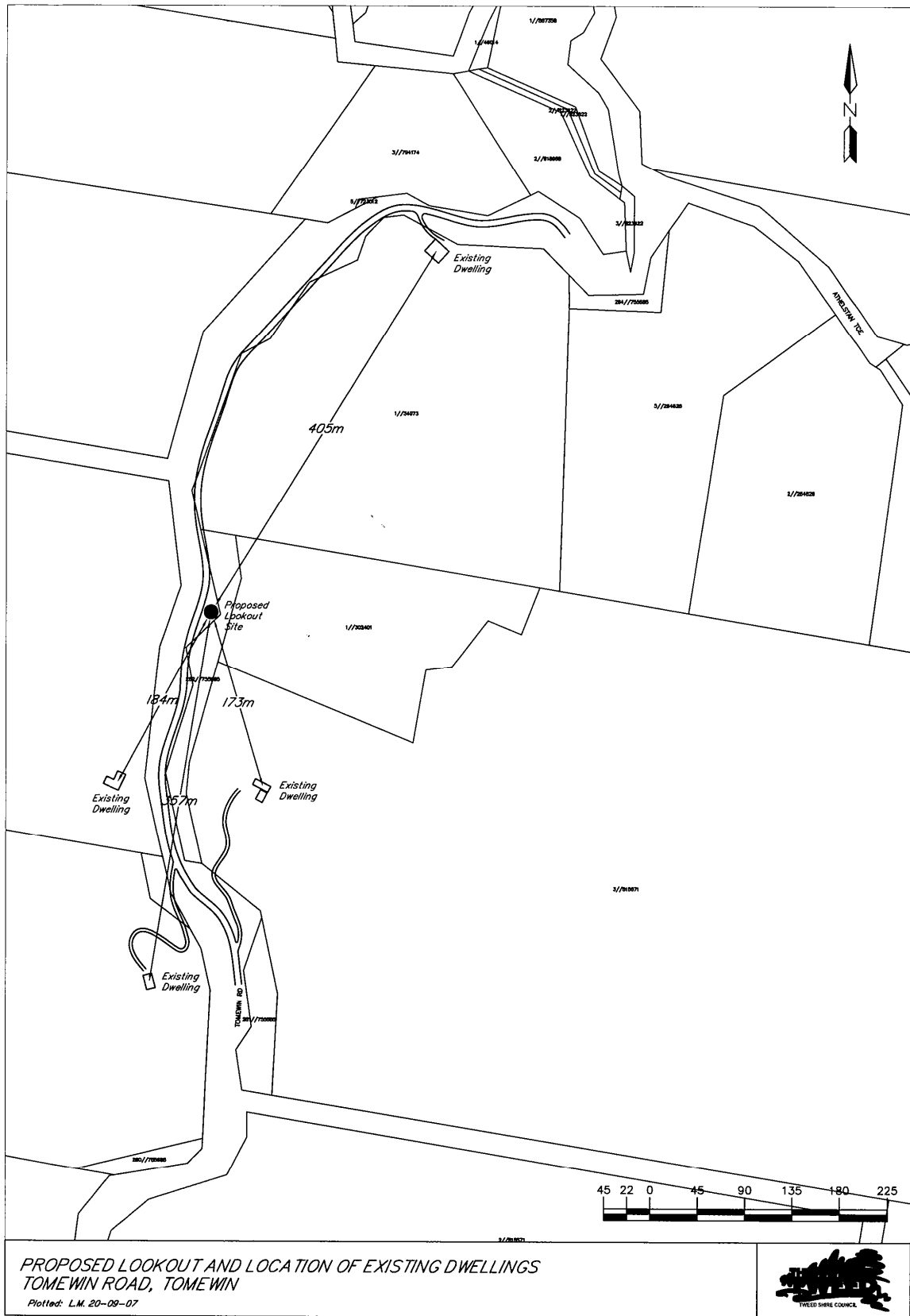
The estimated cost of construction of the lookout is \$90,000. This provides for road pavement widening, kerbing, safety fencing, and restoration and landscaping. The maintenance requirements for such a high usage lookout would be inspection and cleaning before and after each weekend at an estimated annual cost of \$13,000. This frequency of servicing would go some way to addressing nearby residents' concerns regarding the neglected state of the previous lookout.

During the surveying of the lookout several nearby residents became aware of the proposal and have written to Council objecting to the lookout location.

The objections raised can be summarised into the following categories:-

1. Lack of maintenance, litter including used syringes, vandalism and graffiti.
2. Antisocial behaviour by visitors to the lookout.
3. Road safety - sight distance limitations and crossing of unbroken centreline.
4. No development application or community consultation has taken place.
5. Invasion of privacy - proximity to existing or proposed houses.

The approximate location of the objector's dwellings is shown the site map below:-



With regard to Item 3, Council's Road Safety Officer has inspected the site and provides the following comments:-

"There is a risk that northbound drivers will turn right into the lookout which is not by itself illegal, however the vehicles would then be facing in the wrong direction in the lay-by. In the unlikely event that a right turning vehicle is propped waiting for through traffic (AADT <600vpd) there is no room to pass stationary vehicle. Drivers then leaving the lay-by have limited sight distance.

Approach sight distance is less than required for an estimated 85th percentile speed of 80km/h both for northbound and southbound traffic.

The severity of the crash in these instances is potentially very high due to the road falling steeply away on the eastern side and to there being very little runoff before the bank on the western side."

Given the cost of the proposal, its priority relative to other possible projects, local opposition and traffic safety risks, it is recommended that Council not proceed.

A photograph of the lookout follows:-



LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:

There is no provision in the 2007/2008 budget for the construction or ongoing maintenance of the proposal.

POLICY IMPLICATIONS:

Nil.

UNDER SEPARATE COVER/FURTHER INFORMATION:

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1. Report dated 8 May 2007 (DW 1591506).
 2. Resolution dated 8 May 2007 (DW 1595585).
 3. Colour copy of Tomewin Road - Gruners Lookout for Administrators and Senior Staff only as shown within this report (DW 1662094).
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