

VANTAGE

GOLD COAST

PRINCIPAL BODY CORPORATE

OWNERS & RESIDENTS NEWSLETTER

JULY 2025

This communication from the Principal Body Corporate Committee is dedicated to updating owners and residents about **improvements to vehicle traffic management and pedestrian safety** being implemented on the Vantage site in late July 2025, weather permitting.

With Vantage functioning as a fully developed complex since the completion and occupation of View in mid-2024, it was timely for the Principal Body Corporate to review traffic management on the site, and this has taken place over the past several months. **Advice was obtained from traffic management consultants** regarding both vehicle and pedestrian safety, as well as facilities for couriers making frequent quick deliveries to all parts of the complex.

Following the cleaning of the footpaths and driveways through water blasting and mould removal, the driveway surfaces are now suitable for the recommended **line marking** to be done. In addition, **directional signage for pedestrians** entering the complex from the adjacent Benowa Shopping Village, along with signs for loading zones, will be installed.

As with any road rules and traffic signage, ignoring these carries a **personal risk with potentially harmful consequences**, including for other innocent parties. The PBC therefore encourages all residents and their guests, along with contractors, trades and others who visit the site, to comply with all traffic line markings and signage throughout the complex.

PEDESTRIAN FOOTPATH ROUTE

The Vantage complex was developed with a **pedestrian footpath route that connects all five buildings** and enables pedestrians to access each of the buildings via the safety of footpaths, and without having to walk in the driveways.

- To enhance pedestrian safety and ensure appropriate use of these footpaths, signage near the Vantage Office will clearly direct **all pedestrian traffic** towards the Dusk entrance walkway.
- The crossing over the driveway, opposite the **Dusk** entrance, will be upgraded to a **marked pedestrian crossing**, requiring vehicles to give way to pedestrians about to cross from either side.
- From the other side of this pedestrian crossing, **Dawn** and **View** can be accessed by following the footpath around the northern and eastern sides of the recreation area.
- **Eve** can be accessed by using the footpath along the western side of the recreation area and crossing with care to the Eve entrance walkway.
- **Scape** can be accessed by continuing on the footpath along the western side of the recreation area, which extends along the eastern side of the roundabout, and then crossing with care to the Scape entrance walkway.
- This footpath along the western side of the recreation area is also an alternative pedestrian route to access **View** via the footpath that adjoins the roundabout to the south of the gym.

In addition to the footpath route, there may be times that residents need to **walk with care along the main driveway**, though this should be avoided when possible. Two years ago, to keep pedestrians safe and vehicles moving with care, most of the main driveway was re-signed as a Shared Zone, with the existing 10km/hr speed limit.

PLEASE NOTE:

- The short section of the main driveway from the entrance roundabout and spanning the width of the entrance to the Dawn/View basement driveway, **will not be a shared zone**.
- This is the **busiest and most hazardous** section of the main driveway. Besides being the entrance/exit for everyone at Vantage it is also the relatively small space where 70% of Vantage residents make frequent sharp turns to enter and exit the adjoining basements of Dawn and View.
- For this reason, **pedestrians are actively discouraged** from using that small section of the main driveway and appropriate signage will be installed to this effect.
- The unmarked crossing at the entrance roundabout is **only for pedestrian access to and from the footpath leading to Ross St.**

This site map shows the **pedestrian footpath route** providing access to all Vantage buildings:



YELLOW LINES AND LOADING ZONES

To improve traffic safety along the **curved section of the main driveway**, yellow lines will be marked on both sides of the main driveway as well as both sides of the driveway to the Dawn/View basement. This is to ensure that no vehicles park anywhere in these sections of driveway at any time, to enable optimal visibility and manoeuvrability for all vehicles entering and exiting.

A yellow line will also be marked on the **western side of the roundabout** opposite Scape, where the bins are placed for emptying. This is to ensure that no vehicles park anywhere on that side of the roundabout, at any time. Besides often obstructing the footpath adjacent to the roundabout, parking there impedes both the placing of bins and access for the Council waste removal trucks when emptying the bins.

The **dedicated truck bay on the southern side of View** will be line marked and clearly signed on the surface as a loading zone for removals/deliveries only, as it is often mistaken for an extra visitor car space. This loading zone enables removals and deliveries to Dawn and View residents via the service entrance to the adjoined basement for the two buildings. Scape and Dusk/Eve have similar existing zones at the foot of those driveways, providing access to their basements for removals/deliveries.

Drivers of removal/delivery trucks or vans must be instructed to park in the appropriate zone for the relevant building.

To accommodate **couriers making frequent quick deliveries** of small parcels to any Vantage building, and to keep them from parking on the curves of the main driveway, a designated short-term loading zone will be set up on the southern crest of the Dusk/Eve driveway. This loading zone is set 2m back from the main driveway per advice from the traffic management consultants and is strictly for couriers only and for a maximum of 5 minutes. It is not a loading zone for removals or deliveries. When the 5-minute zone is in use, couriers will need to park in a vacant delivery/removal zone.

This site map shows the yellow lines, all zones for removals/deliveries, the new quick courier delivery zone and the new marked pedestrian crossing:



CONTINUOUS MONITORING

As mentioned, these improvements are being brought about after much consideration and with the advice of expert traffic management consultants.

With all driveways being on Vantage Principal common property, the PBC takes the safety of all residents and visitors to the complex seriously and appeals to everyone to play their part in maintaining a safe environment.

The PBC Committee, in conjunction with our onsite managers, Tribe Property Co., will continue to monitor both vehicle and pedestrian movements with a view to making any further improvements or adjustments, as may be required.