

9 April 2020
Our Ref: 20BRT0058
Your Ref: DEV2015/737

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2015/737

Date: 1 June 2020



Attention: Keri Grainger

Ethos Urban Pty Ltd
173 Sussex Street
Sydney NSW 2000

Dear Keri,

RE: 385-401 Macarthur Avenue & 210 Curtin Avenue West, Eagle Farm (Lot 5)
Traffic Management Plan
Traffic Engineering Response to DSDMIP Information Request

1. Background

TTM Consulting Pty Ltd (TTM) has been engaged to prepare this Traffic Management Plan to address traffic related queries raised by the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) in relation to Development Application DEV2015/737 for a mixed-use development at 385-401 Macarthur Avenue and 210 Curtin Avenue West, Eagle Farm.

The information requested in email correspondence dated the 18th February 2020 and the 24th February 2020, is as follows:

Issue 1 – Traffic Management Plan

Provide a Traffic Management Plan (TMP) specific to the proposed site. The traffic management plan is to detail vehicle movements at entry point, within the site and exit point including refuse vehicle movements. In addition, the TMP is to detail the vehicle movements through the site to the maintenance access points along the existing access easement. TMP to detail the vehicle queuing area (two x 10T tip trucks) within the site. No vehicles to queue outside of the proposed site.

2. Subject Site & Proposed Development

The subject site is Lot 5 on SP273096, located immediately to the north-west of the existing roundabout access intersection with Macarthur Avenue, as shown in Figure 1 below. The site is part of a master plan development that includes Lots 1 to 8 of which Lots 1 to 4 and Lot 8 have been developed.

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Figure 1: Site Location

The proposed development includes a multi-storey office building consistent with the current development approval and existing buildings over Lots 1 to 4. A copy of the development plans is included in Attachment 1.

3. Vehicular Access Arrangements

The master plan development includes three vehicular site accesses to Macarthur Avenue as shown in Figure 1 above, all of which have been constructed. A series of access easements are provided over the master plan site connecting all Lots to all three site accesses.

As shown in Figure 2 below, an access easement has been established over Lots 4 and 5 for the purposes of mangrove maintenance activities.

Vehicular access to the subject site (Lot 5) will be obtained via the existing site access to the Macarthur Avenue roundabout located immediately east of the subject site.

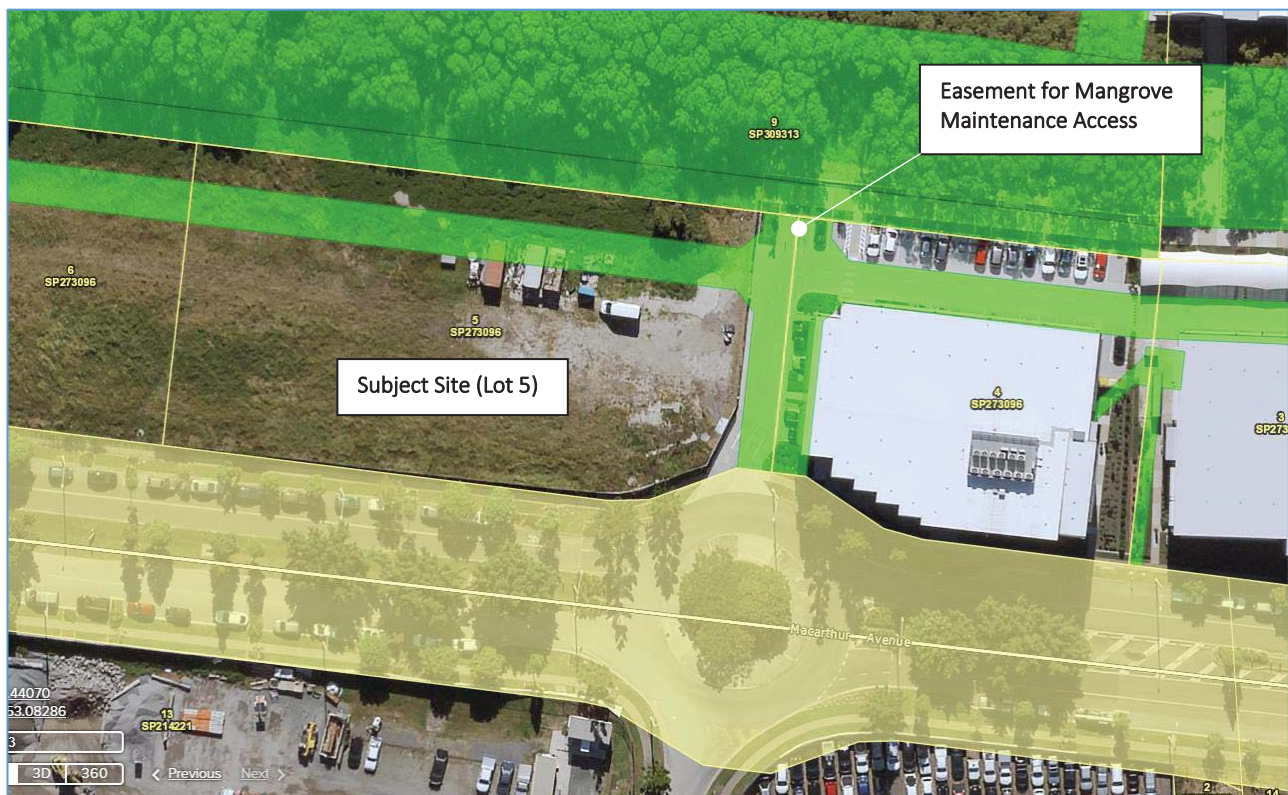


Figure 2: Existing Access Easement for Mangrove Maintenance Access

4. Refuse Collection Arrangements

The development plans propose a refuse bin store located in the north-western corner of Lot 5. It is proposed that refuse collection for the proposed development will be undertaken by a rear-loading refuse collection vehicle (RCV), which will enter and exit the site via the existing MacArthur Street / Site Access roundabout. It is proposed that the vehicle will stand in the parking aisle adjacent to the bin store during loading.

To facilitate on-site turnaround, it is proposed that a temporary access easement be implemented over the neighbouring Lot 6. The design of this temporary access easement is illustrated in TTM Drawing 20BRT0058-01 Rev B, included as Attachment 2. As illustrated in this drawing, the design vehicle is able to turnaround via a 3-point manoeuvre utilising the temporary turnaround easement.

It is relevant to note that there is an existing access easement over Lot 6. The new temporary easement area will be established on the south side of this existing easement to facilitate vehicle turnaround. The temporary easement will be extinguished upon development over Lot 6 and the establishment of either a new turnaround facility or the construction of northern site access to MacArthur Ave.

5. Mangrove Maintenance Arrangements

It is understood that access to the mangrove channel, for the purpose of continued maintenance, will need to be facilitated as part of this development. It is noted that there is an existing access easement over Lots 4 and 5 that extends to the nominated mangrove channel maintenance access location (located along the northern boundary of Lots 4 and 5).

As illustrated in TTM Drawing 20BRT0058-02 Rev B (Attachment 3), this existing site access and access easement adequately accommodates two tip trucks (maintenance design vehicle) simultaneously such that all tip truck queuing can occur exclusive of existing and proposed parking / circulation aisles.

As illustrated in the drawing, five car parking spaces need to be vacant during maintenance to facilitate the access and standing of two tip trucks. This includes two existing spaces in Lot 4 and three of the proposed spaces in Lot 5.

The key aspect of the Traffic Management Plan is to ensure the five car parking spaces are vacant during maintenance periods. This is to be arranged between the Lot 4 and 5 tenants and the mangrove maintenance representative.

6. Conclusion

If you have any queries relating to the information provided herein please don't hesitate to contact David Grummitt or myself on (07) 3327 9500.

Yours sincerely,



Nathan Garvey
Consultant

TTM Consulting Pty Ltd

Reviewed and RPEQ certified by:



David Grummitt | RPEQ MIEAust NER
Senior Associate Director

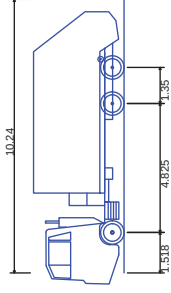
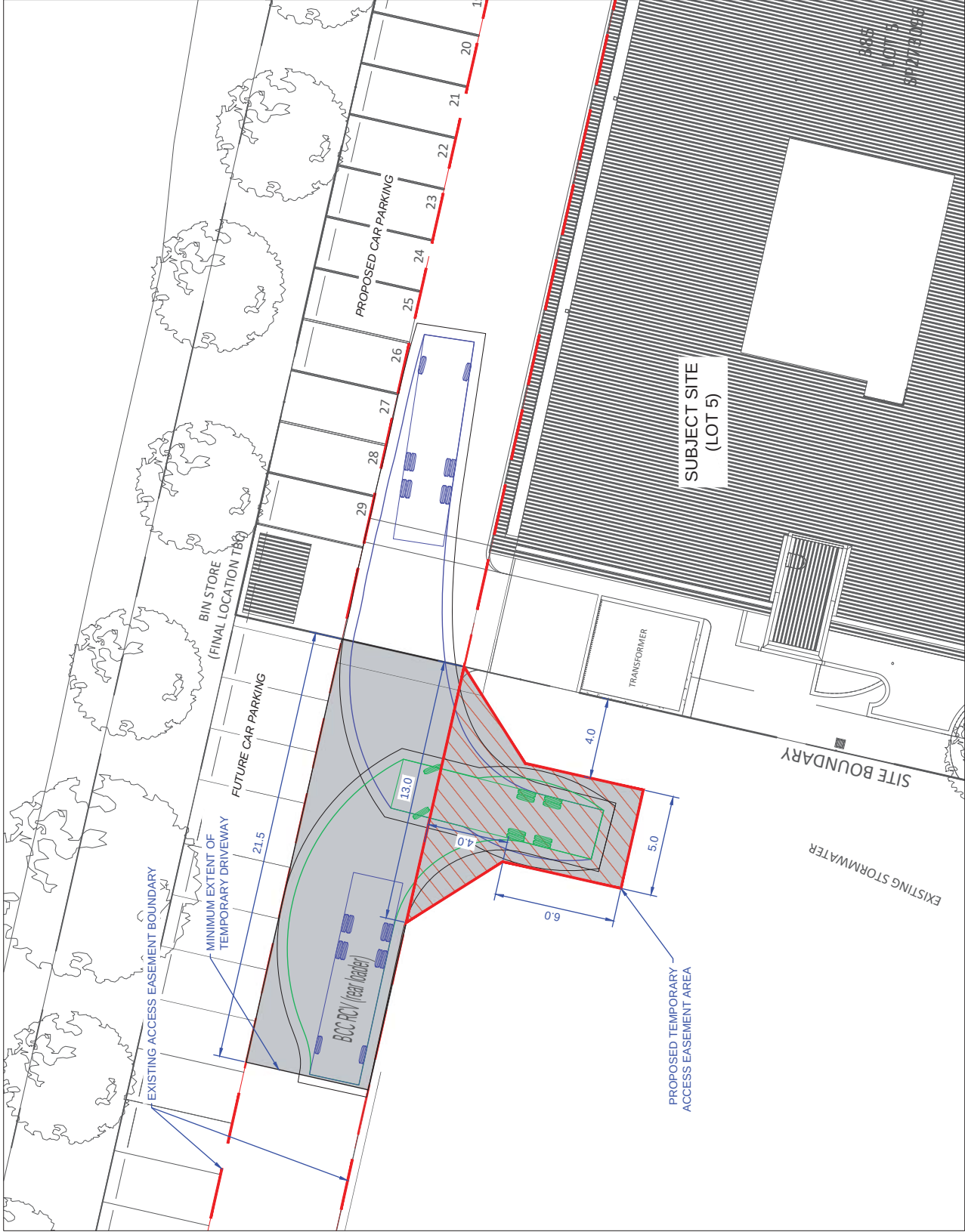
TTM Consulting Pty Ltd



Attachment 1 – Development Plans



Attachment 2 – Refuse Vehicle Arrangements (TTM drawing no. 20BRT0058-01B)



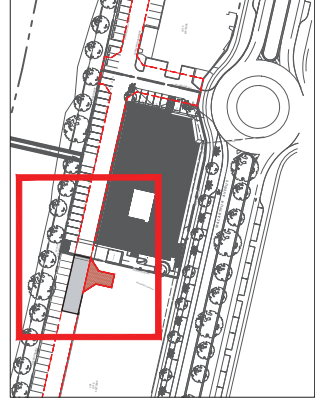
BCC RCV (rear loader)
Overall Length 10.240m
Overall Width 2.500m
Overall Body Height 3.387m
Min Body Ground Clearance 0.195m
Track Width 2.500m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 9.500m



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NOTE:
ALL UNITS SHOWN ARE IN METERS (m)
UNLESS OTHERWISE NOTED.



SITE PLAN

PROJECT		PROJECT NUMBER		ORIGINAL SIZE	
385 MACARTHUR AVENUE, HAMILTON		20BRT0058		A3	
DRAWING TITLE		DRAWING NUMBER		REVISION	
INTERIM REFUSE COLLECTION ARRANGEMENTS - LOT 5		20BRT0058-01		B	
DATE		DATE		SHEET	
8 Apr 2020		8 Apr 2020		1 OF 1	

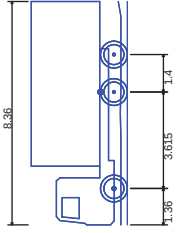
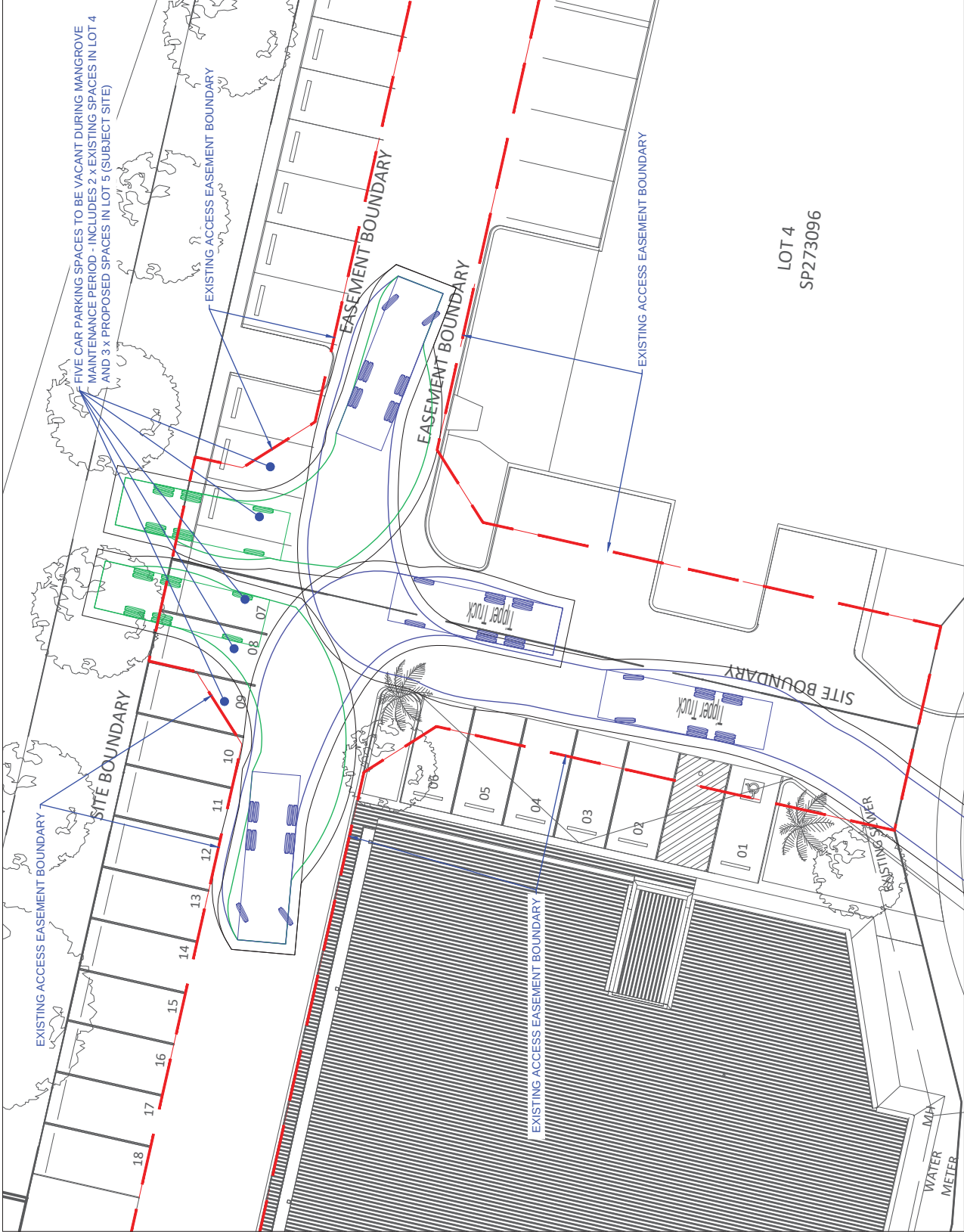
TTM CONSULTING PTY LTD		ABN 65 010 868 821		LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000	
P.O. BOX 12015, BRISBANE, QLD, 4003		T: (07) 3327 9500 F: (07) 3327 9501		E: ttmbris@ttmgroup.com.au W: www.ttmgroup.com.au	

Ethos Urban Pty Ltd		SCALE 1:250 AT ORIGINAL SIZE		SCALE 1:250 AT ORIGINAL SIZE	
NORTH		0 2.5 5 7.5 10 12.5m		0 2.5 5 7.5 10 12.5m	

REV	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	08-04-20	MAJOR AMENDMENTS	DG	DG	DG
A	08-04-20	ORIGINAL ISSUE	SD	NS	DG



Attachment 3 – Mangrove Maintenance Arrangements (TTM drawing no. 20BRT0058-02B)



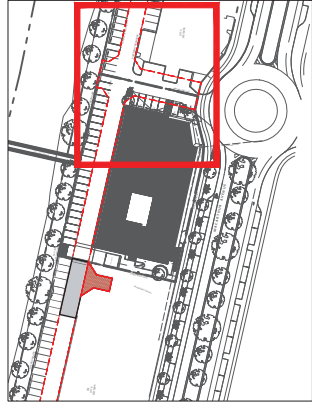
- Tipper Truck**
- Overall Length 8.360m
 - Overall Width 3.615m
 - Min Body Height 0.242m
 - Max Track Width 2.413m
 - Lock to lock time 6.00s
 - Kerb to Kerb Turning Radius 8.210m



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SITE LAYOUT

PROJECT		PROJECT NUMBER		ORIGINAL SIZE	
385 MACARTHUR AVENUE, HAMILTON		20BRT0058		A3	
DRAWING TITLE		DRAWING NUMBER		REVISION	
LOTS 4 & 5 MANGROVE MAINTENANCE VEHICLE ACCESS ARRANGEMENT		20BRT0058-02		B	
AMENDMENT DESCRIPTION		DATE		SHEET	
PARKING MANAGEMENT & VEHICULAR SWEEP PATH ANALYSIS		8 Apr 2020		1 OF 1	

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SCALE
0 2.5 5 7.5 10 12.5 15m
SCALE 1:250 AT ORIGINAL SIZE

Ethos Urban Pty Ltd

REV	DATE	WHICH AMENDMENTS	DRAWN	CHECKED	APPROVED
B	08-04-20	WHICH AMENDMENTS	DS	DS	DS
A	08-04-20	ORIGINAL ISSUE	DS	WS	DS