

16 April 2021

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

Approval no: DEV2020/1153

Date: 25 MAY 2021



TFA Group Pty Ltd
166 Knapp Street
Fortitude Valley, QLD 4006

Attention: Damien Mackay

Dear Damien,

**RE: LOT 12 YARRABILBA DRIVE, YARRABILBA
ADDENDUM TRAFFIC LETTER**

INTRODUCTION

This letter has been prepared by Pekol Traffic and Transport (PTT) as requested by TFA Group Pty Ltd to assess the traffic engineering aspects of a proposed minor change to the approved mixed-use development at Lot 12 Yarrabilba Drive, Yarrabilba (DA Reference: DEV2020/1153)

It is proposed to construct the development in the following stages:

- stage 1 – service station
- stage 2 – food and drink outlet with drive through

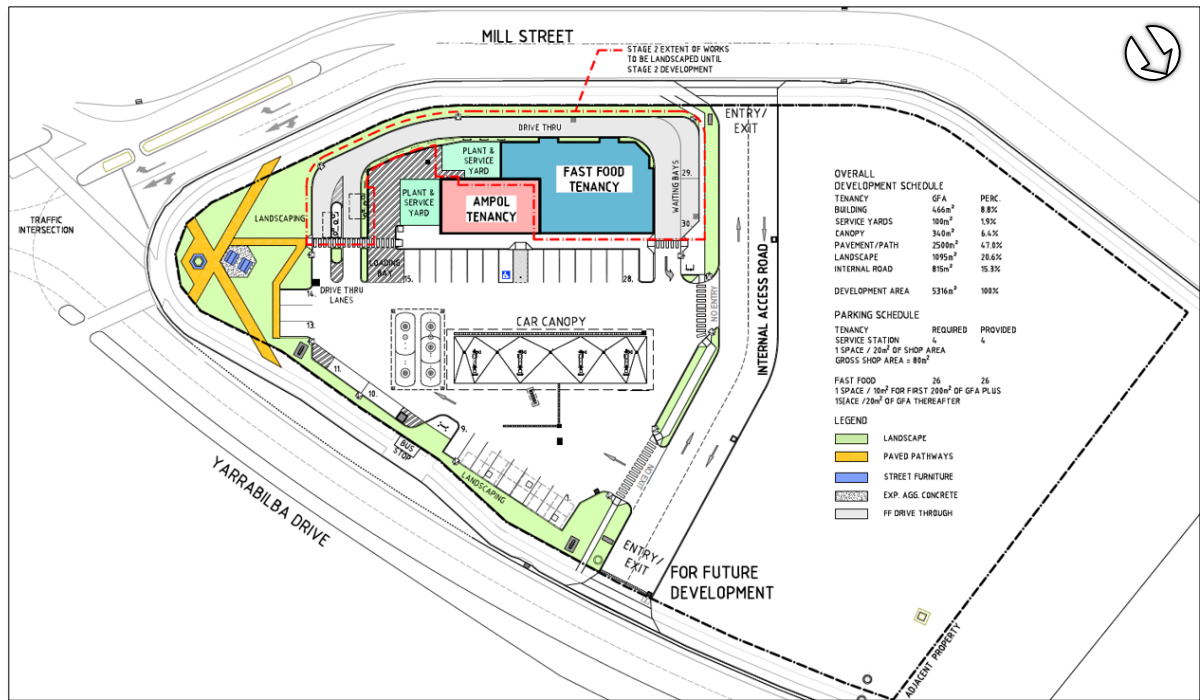
In addition, some minor changes have been made to the development layout compared to that of the approved site plan. These changes involve:

- a reduction in the service station shop size from 192m² GFA to 146m² GFA
- a reduction in the service station shop area from 107m² GFA to 80m² GFA
- an increase in the food and drink outlet size from 307m² to 320m² GFA
- a reduction in the car parking provision from 31 to 30 spaces

The proposed staging and minor changes are expected to alter the parking arrangements and traffic operations discussed in the previous Traffic Engineering Assessment report prepared by PTT in November 2020. As such, the revised parking arrangements and traffic operations are reviewed below. There are no changes to the approved access and servicing arrangements.

Revised development layout plans are shown in Figure 1 and attached.

Figure 1: REVISED DEVELOPMENT LAYOUT



PARKING PROVISION AND LAYOUT

The parking requirement for the site has been determined based on the car parking provision rates outlined in EDQ's Plan of Development (POD).

A total parking provision of 30 spaces is required to support the revised development, including four spaces for stage 1 and 26 spaces for stage 2, as shown in Table 3.1.

Table 1: PARKING REQUIREMENT

LAND USE	SCALE	PARKING RATE	REQUIRED
Service Station	80m ² GFA	1 space per 20m ² of shop GFA	4
Food and Drink Outlet	320m ² GFA	1 space per 10m ² ≤ 200m ² GFA + 1 space per 20m ² > 200m ² GFA	26
Total			30

The proposal provides a total of 30 on-site parking bays to support the development, including 28 spaces for stage 1, with an additional two spaces provided as part of stage 2. Therefore, the proposed parking provision is consistent with EDQ's minimum parking requirement and is not impacted by the developments proposed staging.

The parking layout and design is consistent with the approved plans and AS2890.1 requirements and as such, is not impacted by the proposed revised development.

TRAFFIC OPERATIONS

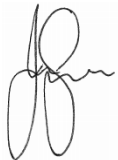
The proposed development generates less traffic than considered in PTT's previous Traffic Engineering Assessment report and as such, is not expected to impact its results.

CONCLUSIONS

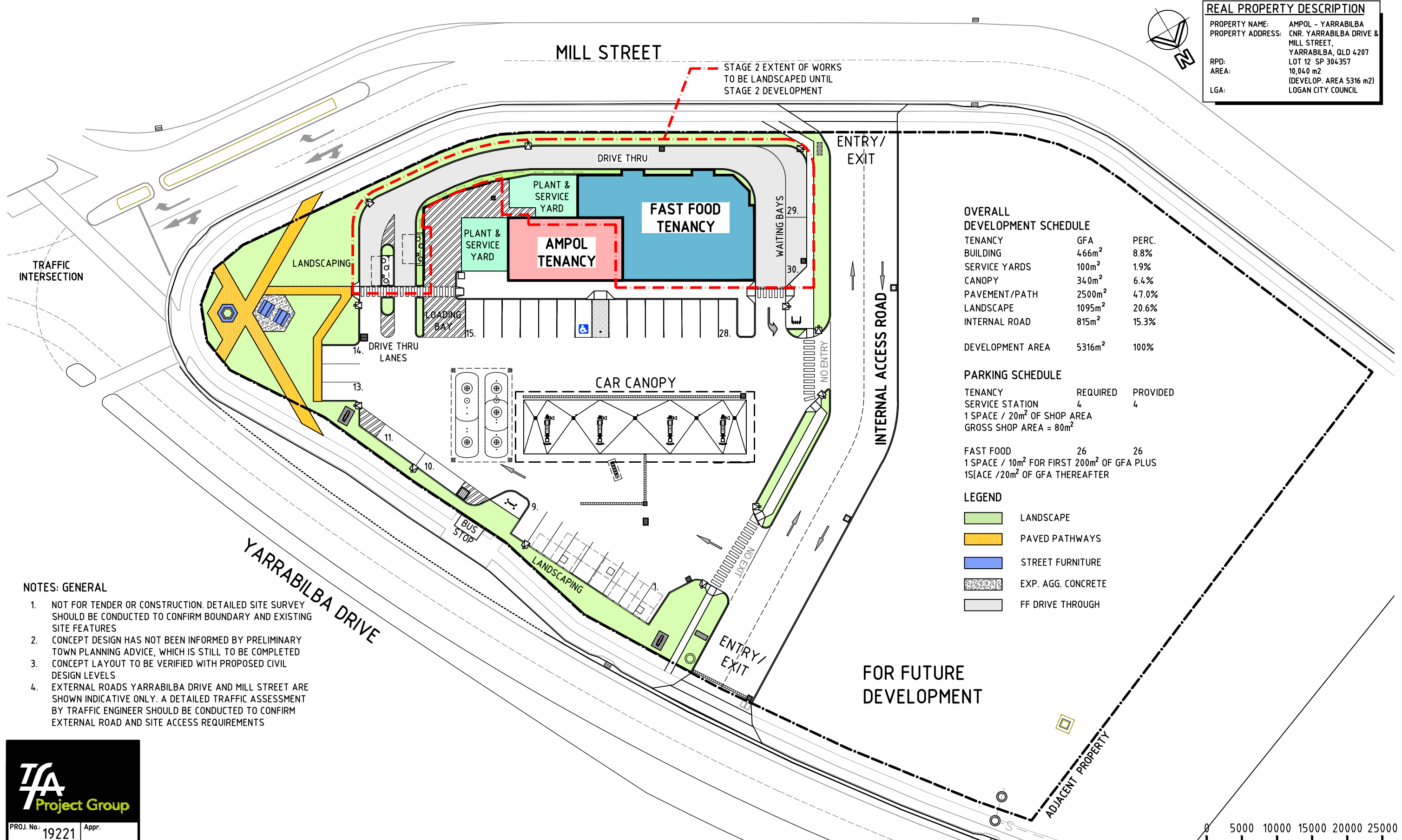
The proposed staging and minor changes to the approved mixed-use development at Lot 12 Yarrabilba Drive, Yarrabilba does not impact the results of the Traffic Engineering Assessment previously prepared by PTT in November 2020.

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,



James Gannon
Principal Engineer (RPEQ 22233)



PROJ. No.: 19221 Appr.



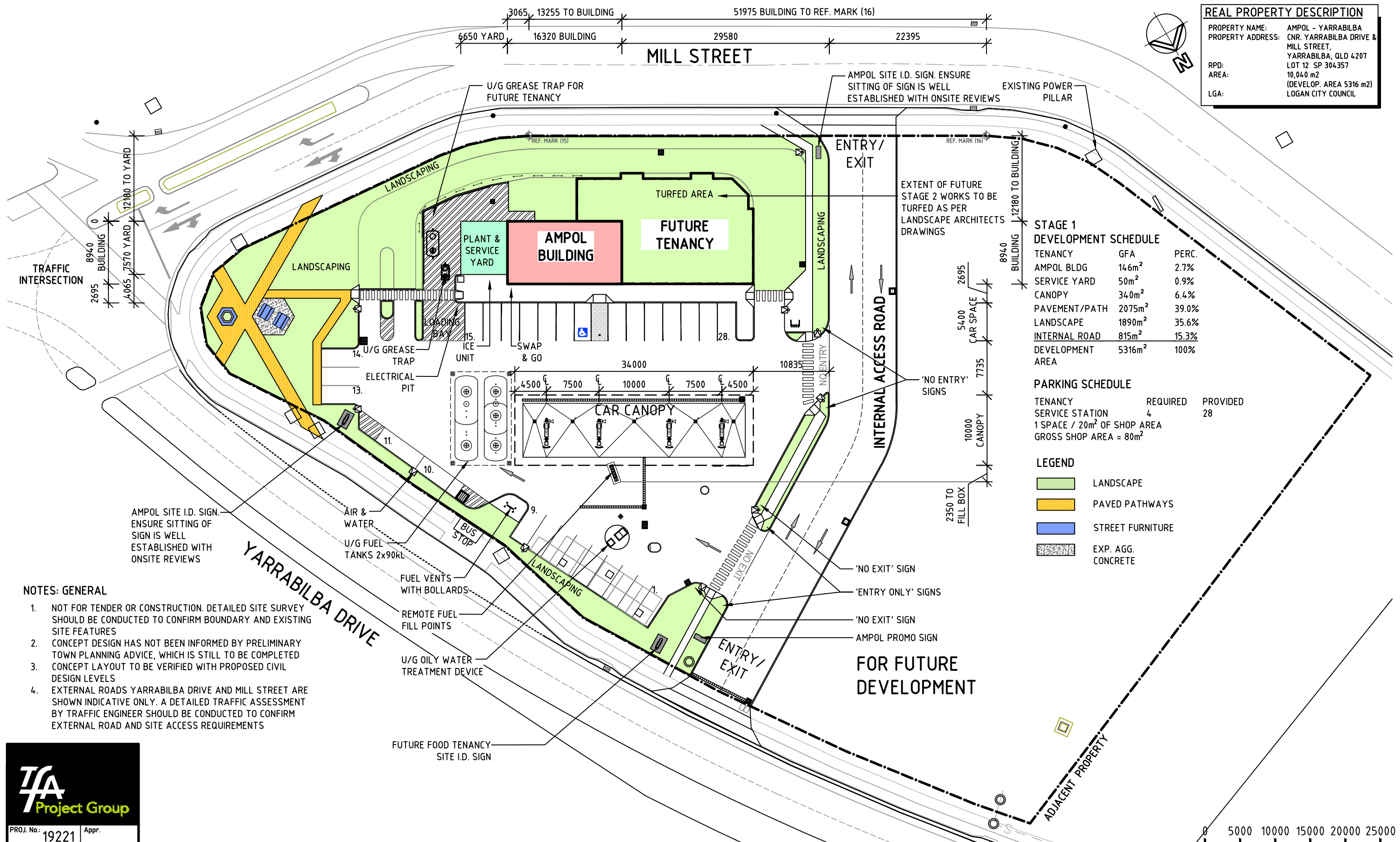
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REV.	BY	DATE	DESCRIPTION OF CHANGE
D	EEK	13.04.21	DA ISSUE
B	DGC	28.09.20	DA ISSUE
C	EEK	13.11.20	DA ISSUE
REVISION			

PROJECT
YARRABILBA SOUTH - QLD
CNR YARRABILBA DRIVE
& MILL STREET

TITLE
PROPOSED SITE PLAN
STAGING PLAN

SCALE	DA ISSUE	
1:500	APPROVED	DATE
SIZE	DRAWING No.	REV.
A3	19221-D03	D



REAL PROPERTY DESCRIPTION	
PROPERTY NAME:	AMPOL - YARRABILBA
PROPERTY ADDRESS:	CNR. YARRABILBA DRIVE & MILL STREET, YARRABILBA, QLD 4207
RPD:	LOT 12 SP 304357
AREA:	10,040 m2
LGA:	(DEVELOP. AREA 5316 m2) LOGAN CITY COUNCIL

STAGE 1 DEVELOPMENT SCHEDULE

TENANCY	GFA	PERC.
AMPOL BLDG	146m ²	2.7%
SERVICE YARD	50m ²	0.9%
CANOPY	340m ²	6.4%
PAVEMENT/PATH	2075m ²	39.0%
LANDSCAPE	1890m ²	35.6%
INTERNAL ROAD	815m ²	15.3%
DEVELOPMENT AREA	5316m ²	100%

PARKING SCHEDULE

TENANCY	REQUIRED	PROVIDED
SERVICE STATION	4	28
1 SPACE / 20m ² OF SHOP AREA		
GROSS SHOP AREA = 80m ²		

LEGEND

	LANDSCAPE
	PAVED PATHWAYS
	STREET FURNITURE
	EXP. AGG. CONCRETE

NOTES: GENERAL

- NOT FOR TENDER OR CONSTRUCTION. DETAILED SITE SURVEY SHOULD BE CONDUCTED TO CONFIRM BOUNDARY AND EXISTING SITE FEATURES
- CONCEPT DESIGN HAS NOT BEEN INFORMED BY PRELIMINARY TOWN PLANNING ADVICE, WHICH IS STILL TO BE COMPLETED
- CONCEPT LAYOUT TO BE VERIFIED WITH PROPOSED CIVIL DESIGN LEVELS
- EXTERNAL ROADS YARRABILBA DRIVE AND MILL STREET ARE SHOWN INDICATIVE ONLY. A DETAILED TRAFFIC ASSESSMENT BY TRAFFIC ENGINEER SHOULD BE CONDUCTED TO CONFIRM EXTERNAL ROAD AND SITE ACCESS REQUIREMENTS



PROJ. No.: 19221 Appr.



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A	EEK	13.04.21	DA ISSUE
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PROJECT
YARRABILBA SOUTH - QLD
CNR YARRABILBA DRIVE
& MILL STREET

TITLE
PROPOSED SITE PLAN
STAGE 1

SCALE
1:500

SIZE
A3

DA ISSUE

APPROVED

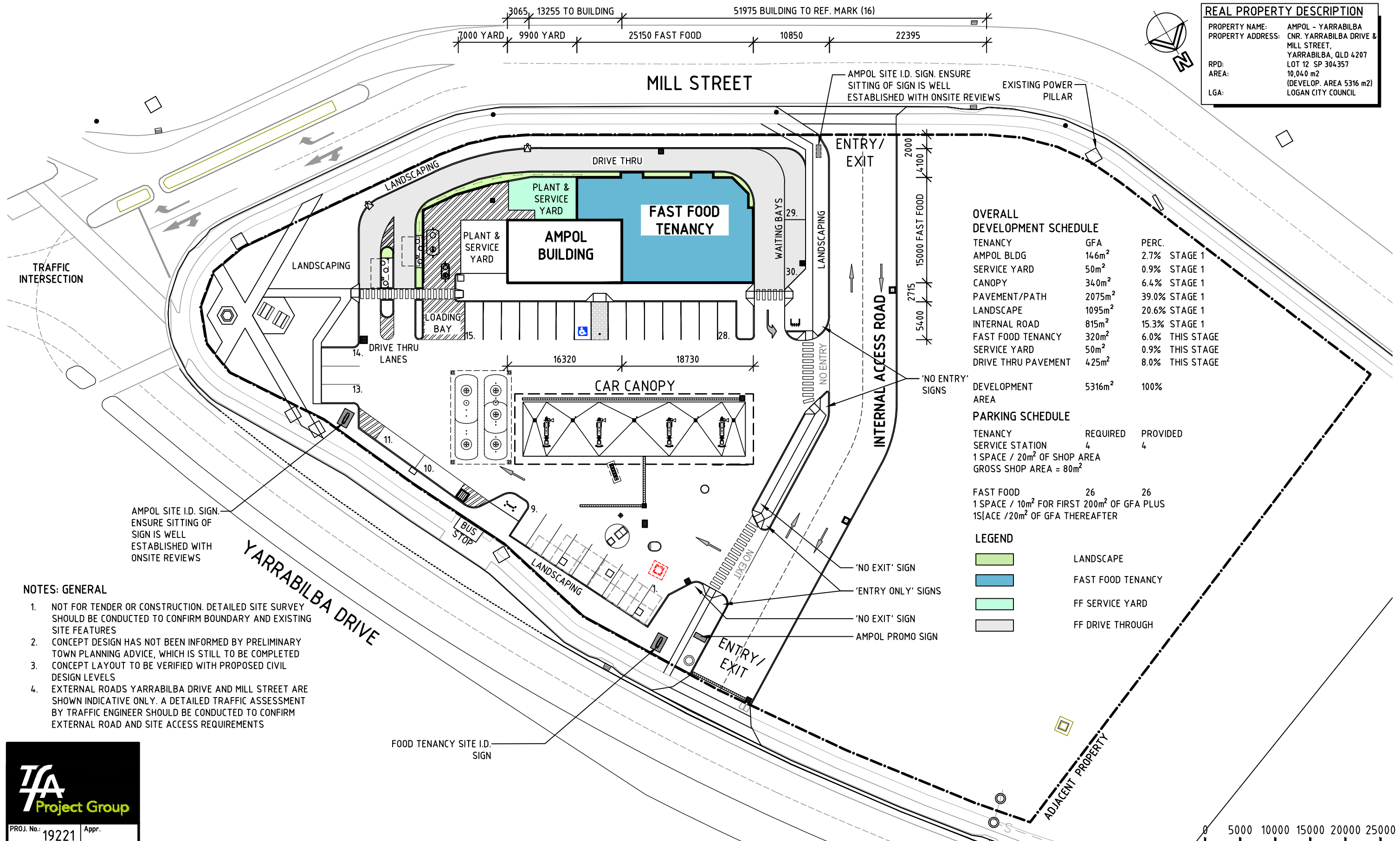
DATE

DRAWING No.

19221-D03-1

REV.

A



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PROPERTY ADDRESS:	CNR. YARRABILBA DRIVE & MILL STREET, YARRABILBA, QLD 4207
RPD:	LOT 12 SP 304357
AREA:	10,040 m2
LGA:	(DEVELOP. AREA 5316 m2) LOGAN CITY COUNCIL

OVERALL DEVELOPMENT SCHEDULE		
TENANCY	GFA	PERC.
AMPOL BLDG	146m ²	2.7% STAGE 1
SERVICE YARD	50m ²	0.9% STAGE 1
CANOPY	340m ²	6.4% STAGE 1
PAVEMENT/PATH	2075m ²	39.0% STAGE 1
LANDSCAPE	1095m ²	20.6% STAGE 1
INTERNAL ROAD	815m ²	15.3% STAGE 1
FAST FOOD TENANCY	320m ²	6.0% THIS STAGE
SERVICE YARD	50m ²	0.9% THIS STAGE
DRIVE THRU PAVEMENT	425m ²	8.0% THIS STAGE

PARKING SCHEDULE		
TENANCY	REQUIRED	PROVIDED
SERVICE STATION	4	4
1 SPACE / 20m ² OF SHOP AREA		
GROSS SHOP AREA = 80m ²		

FAST FOOD	26	26
1 SPACE / 10m ² FOR FIRST 200m ² OF GFA PLUS 1SPACE / 20m ² OF GFA THEREAFTER		

LEGEND	
	LANDSCAPE
	FAST FOOD TENANCY
	FF SERVICE YARD
	FF DRIVE THROUGH

- NOTES: GENERAL
1. NOT FOR TENDER OR CONSTRUCTION. DETAILED SITE SURVEY SHOULD BE CONDUCTED TO CONFIRM BOUNDARY AND EXISTING SITE FEATURES
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	REV.	BY	DATE	DESCRIPTION OF CHANGE	PROJECT YARRABILBA SOUTH - QLD CNR YARRABILBA DRIVE & MILL STREET	TITLE PROPOSED SITE PLAN STAGE 2	SCALE 1:500	DA ISSUE	
	A	EEK	13.04.21	DA ISSUE			SIZE A3	APPROVED	DATE
								DRAWING No.	REV.
								19221-D03-2	A
REVISION									