

2 November 2021

RTeref: 21048

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

Approval no: DEV2021/1181

Date: 8 December 2021



Economic Development Queensland (EDQ)
Development Assessment
C/ Zone Planning

Dear Sir / Madam,

Infin8 Care - Village Boulevard, Southport DEV2021/1181

Reference is made to the above proposal and the following further queries raised by EDQ in its email correspondence dated 18 October 2021:

Servicing:

29. *The proposal provides for one MRV service bay for refuse collection, however Council's Transport Code (Table 9.4.13-9) requires a HRV as the minimum class of service vehicle for a retirement facility. Additionally, service vehicle provisions for the office (Van), food and drink outlet, and shop (SRV) have not been provided, and the traffic assessment report has not determined the service vehicle needs for these uses.*

- i) *Update the traffic assessment report to demonstrate how the proposed servicing arrangements comply with the Council's Transport Code. Alternatively, provide a service management plan demonstrating a reduction of service vehicle bays is acceptable.*
- ii) *Provide a separate swept path plan and analysis to clearly demonstrate the 'design service vehicle' (MRV, or as otherwise determined above) is able to access the internal servicing roadways and loading bay and enter and leave the site in a forward gear. The swept path analysis shall comply with AS2890.2, be certified by an RPEQ, and shall include the following:*
 - *Swept path analysis generated by AutoTurn, AutoTrack or similar.*
 - *Demonstrate vehicle specifications in accordance with the 'City Plan Policy – Solid Waste Management' including the kerb-to-kerb turning radius as nominated in Appendix C of SC6.15 City plan policy – solid waste management code*
 - *Manoeuvring clearances in accordance with AS2890.2 must be clearly depicted on drawings and demonstrate no obstructions exist for all waste servicing manoeuvres.*
 - *Reversing movements on-site are to be kept to a minimum and access to the development from the road is to comply with AS2890.2.*

Note: The provided swept path is for a waste collection vehicle, which is smaller than an MRV. The traffic assessment report identifies a rear-loading WCV as an 8m long vehicle".

As discussed in our report dated 24 August 2021, the proposed layout and capacity of the loading facilities will satisfactorily provide for the development, considering planned integration of the various uses. As shown as Attachment A, the proposed loading area will function satisfactorily for vehicles up to the size of a Medium Rigid Vehicle.

Please contact the undersigned regarding and queries in relation to this matter.

Yours faithfully



LUKE RYTENSKILD

DIRECTOR, B.ENG (Civil), RPEQ 6293

ATTACHMENT A - SWEPT PATH OF MEDIUM RIGID VEHICLE (LOADING AREA)

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