

1 May 2024

Mr Teddy Bear Pty Ltd
c/- HAL Architects
3 / 709 Main Street
Kangaroo Point QLD 4169

Attention: Adam Lockart

Dear Adam,

**RE: 49 ALLISON STREET, BOWEN HILLS
RESPONSE TO INFORMATION REQUEST**

INTRODUCTION

This report has been prepared by PTT, as requested by HAL Architects, on behalf of Mr Teddy Bear Pty Ltd, in response to an information request from Economic Development Queensland (EDQ), dated 22 February 2024. The information request relates to a proposed dog salon and dog day care located at 49 Allison Street, Bowen Hills (application number: DEV2023/1464).

EXISTING CONDITIONS

SUBJECT SITE

The subject site located at 49 Allison Street, Bowen Hills and is formally described as Lot 219 on RP9371. According to the Brisbane City Council's (BCC) City Plan (2014) the site is zoned as 'industry investigation' and is located within the City Frame. The site is also part of the Bowen Hills Priority Development Area (PDA) within which it is included in the 'industrial' zone.

The subject site comprises an area of 427m² and currently accommodates a 220m² NLA of office use. Access is provided via a single 6.0m wide crossover on Allison Street. The site is bounded by industrial / commercial uses to the north and south, Breakfast Creek to the east and Allison Street to the west. The surrounding area includes a mix of light industrial, commercial and retail uses.

Figure 1: SITE LOCALITY



RECENT ROAD UPGRADES

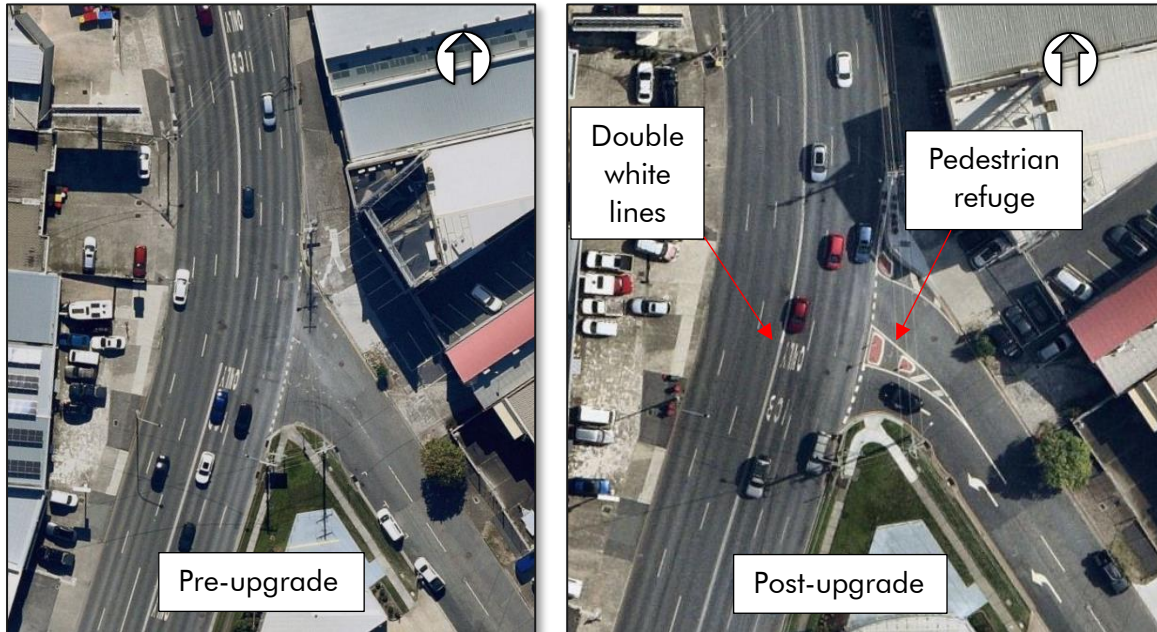
Road works were undertaken mid-late 2022 on the Abbotsford Road / Allison Street priority-controlled intersection. The intersection works restricted operations to / from Allison Street to left-in / left-out movements, incorporating double white lines on Abbotsford Road and traffic calming devices (ie traffic islands) on Allison Street. These upgrades enforce the restricted traffic movements and also improve the pedestrian accessibility and safety at the intersection.

ACTIVE AND PUBLIC TRANSPORT

There are pedestrian footpaths located on both sides of Allison Street and Abbotsford Road in the vicinity of the site. There is signalised pedestrian crossing on Abbotsford Road located approximately 100m southwest of the site. There are no on-street cycle facilities on the surrounding local road network. However, Abbotsford Road is classified as a secondary cycle route according to BCC's City Plan.

There are public bus stops located on both sides of Abbotsford Road, of which one is located approximately 60m southwest of the site and the other is located approximately 200m southwest of the site. These stops are served by TransLink bus routes 301 and 320, which operate between Southbank, Nundah and Chermside.

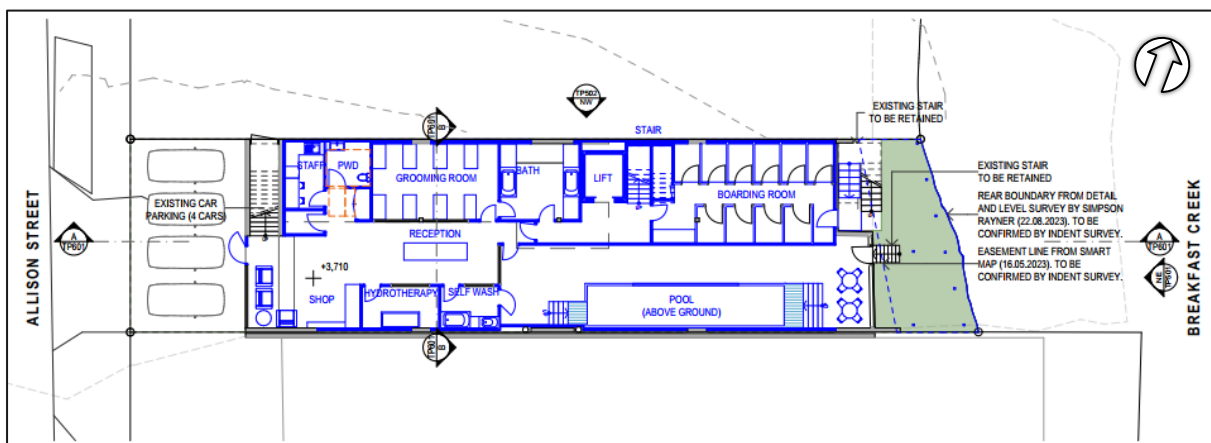
Figure 2: ROAD UPGRADES



PROPOSED DEVELOPMENT

The development application seeks approval for a material change of use which involves a dog salon and dog day care. The Gross Floor Area (GFA) of the developments has been estimated to be 630m². The proposal would be supported by three on-site car parking spaces. The proposed ground floor layout is shown in Figure 2, with additional proposed plans of development attached.

Figure 2: PROPOSED SITE LAYOUT



ACCESS

No changes are proposed to the existing access arrangements on Allison Street.

SIGHT DISTANCE

For safe and efficient operation of the frontage road (ie Allison Street), a Stopping Sight Distance (SSD) assessment has been undertaken to ensure adequate sight distance is available for a vehicle approaching the subject site from the Abbotsford Road / Allison Street priority-controlled (left-in / left-out) intersection.

Given the turning radius of approximately 12m for vehicles approaching from Abbotsford Road onto Allison Street and turning speed conditions adopted from Austroads Guide to Road Design Part 3: Geometric Design (AGRD), a vehicle speed of 25km/h has been determined utilising the horizontal curve equation.

Based on the estimated 25km/h vehicle speed, an SSD of 20-25m has been calculated utilising the Stopping Sight Distance formula outlined in the AGRD. A desktop assessment indicates that vehicles approaching from Abbotsford Road that wish to turn onto Allison Street would have approximately 40m of sight distance to the frontage of the subject site. Therefore, the access provides adequate sight distance for vehicles approaching from Abbotsford Road.

PARKING

REQUIREMENT

The site falls within BCC's City Frame boundary, where BCC's Transport, Access, Parking and Servicing (TAPS) Code Performance Outcome (PO) 12 outlines that development within the City Frame provides car parking spaces at rates to discourage private car use and encourage active and public transport. As the subject site is located in the City Frame, a maximum car parking rate of one space per 100m² GFA (for non-residential uses) would be relevant as per Table 13 of BCC's TAPS Policy. As shown in Table 1, the application of this rate would result in the development being supported by a maximum of seven on-site parking spaces.

Table 1: PARKING REQUIREMENT

USE	SCALE	MAXIMUM PARKING RATE	REQUIREMENT
Dog day care	630m ² GFA	Maximum 1 space per 100m ² GFA	0-7 spaces

PROVISION

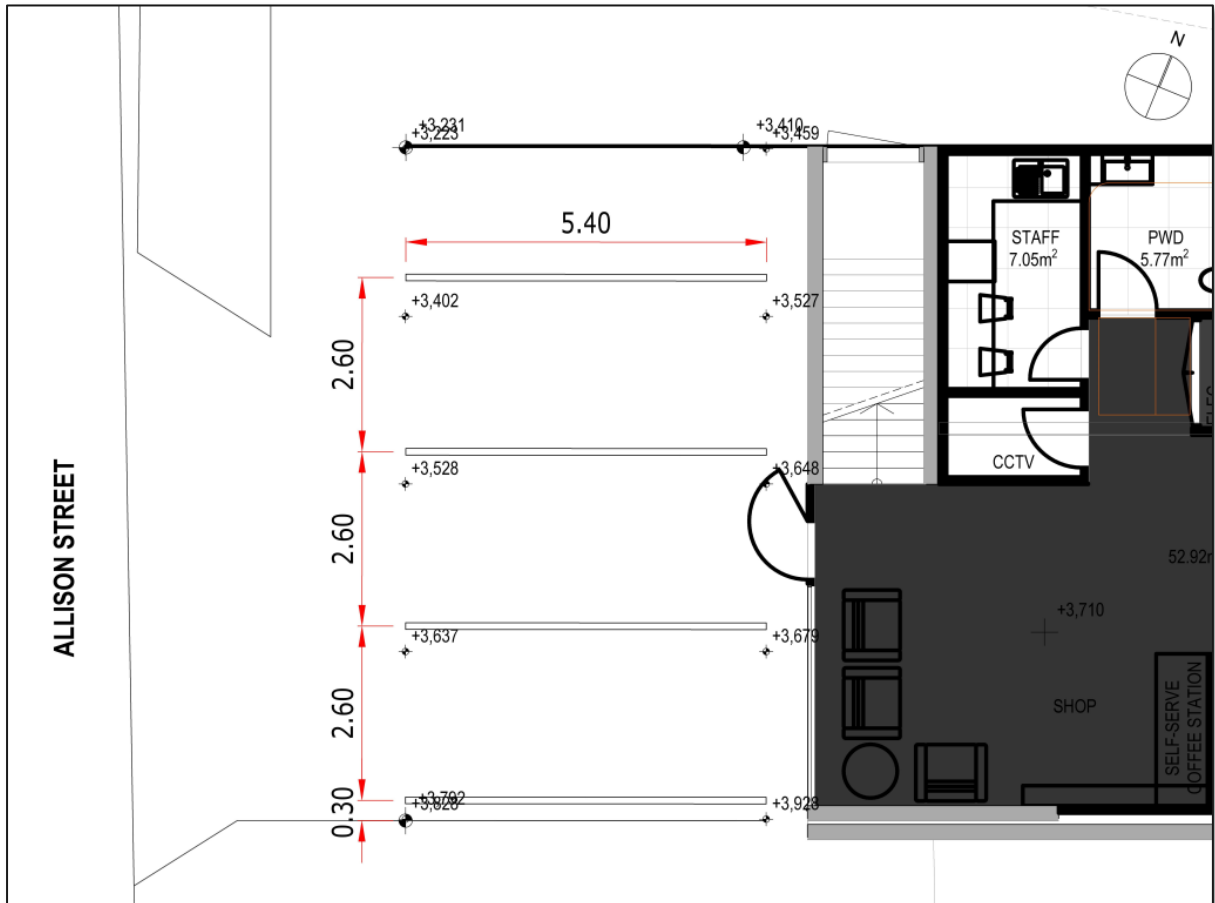
A total of three on-site car parking spaces are proposed, which complies with the maximum parking rate. It is intended to manage peak parking demand using an appointment system for dog drop-off / pick-up.

DESIGN

As shown in the Figure 3, the recommended parking facilities consist of three visitor spaces, dimensioned 2.6m wide by 5.4m long and spot levels indicating that the nominated parking area is relatively flat (max

grade 2.5%). Therefore, the recommended on-site parking has been designed in accordance with BCC's TAPS Policy in terms of parking spaces dimensions and gradients.

Figure 3: RECOMMENDED PARKING FACILITIES



SERVICING

REQUIREMENT

Given the small scale of development, the largest vehicle that is expected to service the site is a Van which is similar in size to a B99 car. Servicing would be undertaken outside the peak drop-off / pick-up periods when this service vehicle can be adequately catered for by a typical visitor car parking space.

ACTIVE TRANSPORT

CYCLISTS

BCC's TAPS Policy does not specify a minimum bicycle parking provision rate for the proposed use. Given the expected scale and use of the proposed development, the demand for bicycle parking at the site is expected to be minimal. However, given that staff do not have the ability to park on-site, it is recommended to provide a small number of bicycle / scooter parking spaces (ie 2-4) and end-of-trip facilities (ie lockers and showers).

TRAFFIC OPERATIONS

TRAFFIC GENERATION

The client has provided information indicating that a custom van operated by staff of the facility would provide a pick-up / drop-off service. It is understood that this service will operate outside peak times with two trips in the morning starting at 6am and two trips in the evening starting after 6pm. The van will cater for 10-16 dogs (ie five to eight dogs per trip). The development also provides overnight board catering for 10-15 dogs.

Based on this information provided the peak hour trip generation has been based on first principles with following assumptions adopted:

- 10-16 dogs are catered for by the van
- 10-15 dogs stay overnight (ie not associated with pick-up / drop-off)
- 85% design occupancy
- vehicle occupancy of 1.2 dogs per vehicle
- average duration of customer stay of 8-10 minutes
- 50% of customers arriving / departing in the peak hour
- in:out split of 50:50

Based on the above, it is expected that proposed development will generate 20 trips (10 in and 10 out) in both the morning and evening peak hours.

TRAFFIC IMPACT

The proposed development is not expected to generate significant traffic volumes. When taking into account the traffic volumes already generated by the existing use (ie 220 m² NLA office), the net increase in traffic attributable to the proposed development is expected to be less than expected 20 vehicle trips per hour. Accordingly, the addition of development generated traffic is not expected to have an adverse impact on the operation of the surrounding road network. Detailed analysis of the traffic impacts of the development is not considered necessary.

CONCLUSIONS AND RECOMMENDATIONS

The proposed development has been evaluated in terms of sight distance, parking provision and design, servicing arrangements and pedestrian / cyclist facilities. The main points to note are:

- the development involves a dog salon and dog day care facility with an estimated 630m² GFA
- adequate stopping sight distance is available for a vehicle approaching the access from Abbotsford Road
- the proposed parking provision of three spaces is in accordance with the maximum parking rate Council TAPS Policy for development within the City frame
- the servicing arrangements is expected to adequately cater for the proposed development given the small scale and expected service vehicle on-site
- the proposed development is expected to generate in the order of 20 vehicle trips in the weekday morning and evening peak hours
- the proposed development is not expected to have a significant adverse impact on the operation of the surrounding road network

RECOMMENDATIONS

Based on the above, it is recommended that:

- the development provide three parking spaces in the parking area, designed in accordance with BCC's TAPS Policy
- a small number of bicycle / scooter parking spaces and end-of-trip facilities (ie showers and lockers) be provided on-site

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

Yours sincerely,



James Gannon
Director (RPEQ 22233)

Town Planning Drawings

Mr Teddy Bear Dog Boutique, Grooming and Day-care



KEY PROPOSAL STATISTICS - SHOP AND ANIMAL KEEPING + HUSBANDRY

Frontage:	10 m
Number of Storeys:	2
Maximum Building Height :	Under 9.5m m AHD

BCC CITY PLAN 2014 DEFINITIONS

Building Height
Building Height, of a building, means-
(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or
(b) the number of storeys in the building above ground level.
(Source: City Plan 2014)

Ground Level
Ground Level means-
(a) the level of the natural ground; or
(b) if the level of the natural ground has changed, the level lawfully changed.
(Source: City Plan 2014)

Gross Floor Area
Gross Floor Area, of a building, means-
the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for-
(a) building services, plant or equipment; or
(b) access between levels; or
(c) a ground floor public lobby; or
(d) a mall; or
(e) parking, loading or manoeuvring vehicles; or
(f) unenclosed private balconies, whether roofed or not.
(Source: City Plan 2014)

Site Cover
Site Cover, of a building, means-
the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is-
(a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or
(b) a basement that is completely below ground level and used for car parking; or
(c) the eaves of a building; or
(d) a sun shade.
(Source: City Plan 2014)

Private Open Space
(a) for ground storey dwellings, a minimum area of 35m2 with a minimum dimension of 3m;
(b) for dwellings above ground storey, a balcony with a minimum area of 12m2 and a minimum dimension of 3m.
(Source: City Plan 2014)

Deep Planting
(a) a minimum of 10% of the site area;
(b) a minimum unobstructed dimension of 4m in any direction;
(c) able to accommodate trees planted in natural ground;
(d) 100% open to the sky;
(e) can be accessed for maintenance purposes.
(Source: City Plan 2014)

Mr Teddy Bear Dog Boutique, Grooming and Day-care

Coversheet

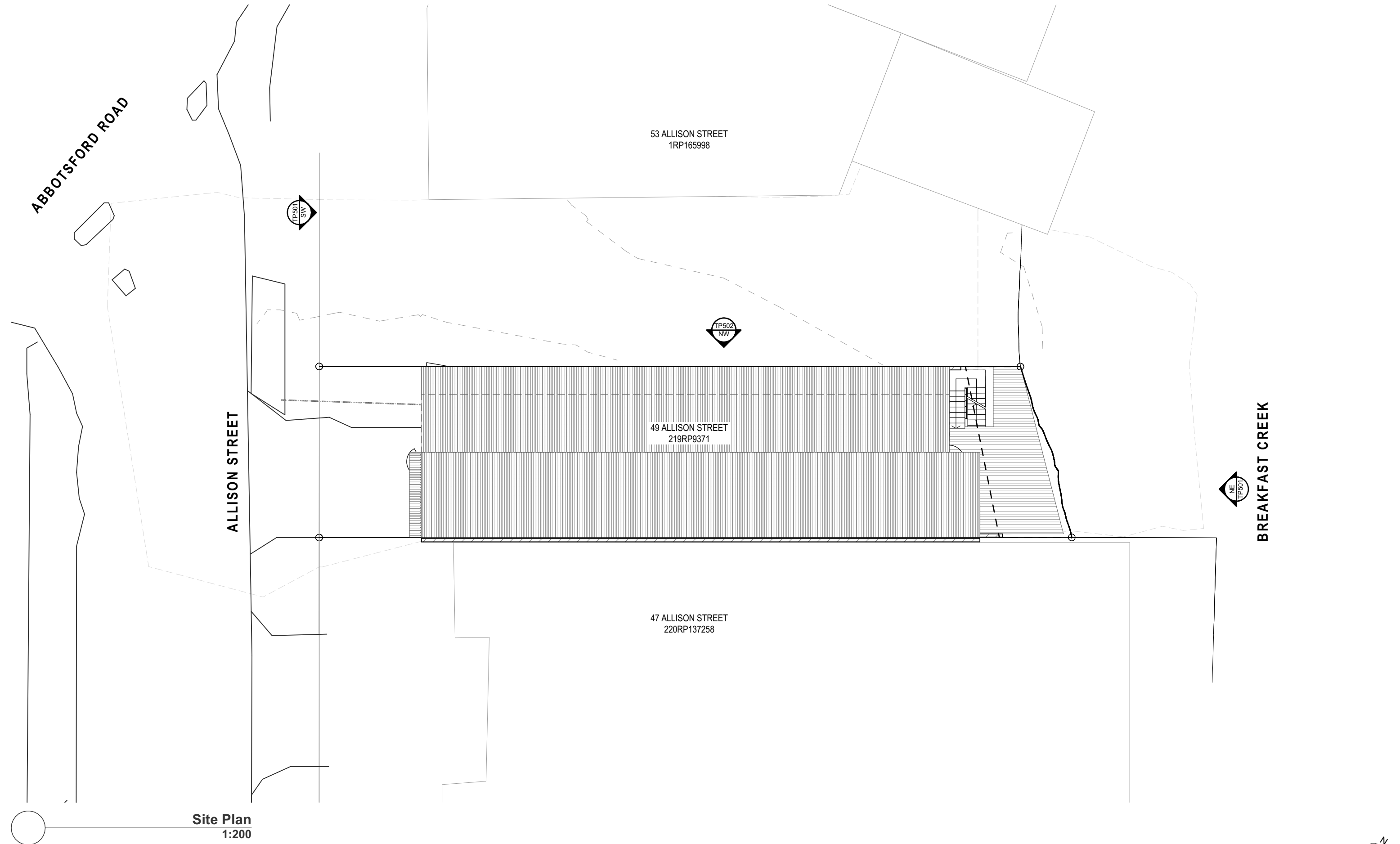
Project Mr Teddy Bear Dog Boutique, Grooming and Day-care 49 Allison Street, Bowen Hills, QLD, 4006	Scale @ A3 1:100	Drawn: JS, KH	Checked: EA, GL	Drawing Title: Coversheet
	Project Number H4683ALL	Drawing Number TP101	Issue B	Phase: Town Planning

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07.12.2023	B	Town Planning Lodgement	GL	
Date	Issue	Details	Checked	

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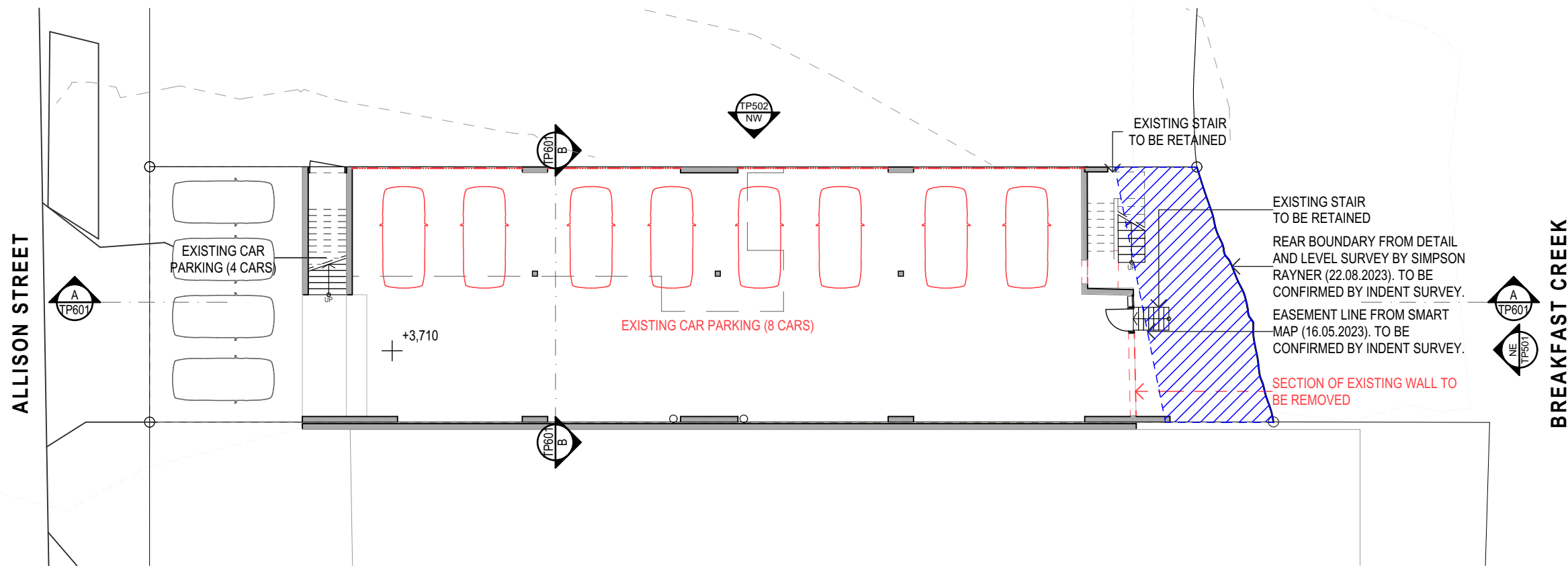




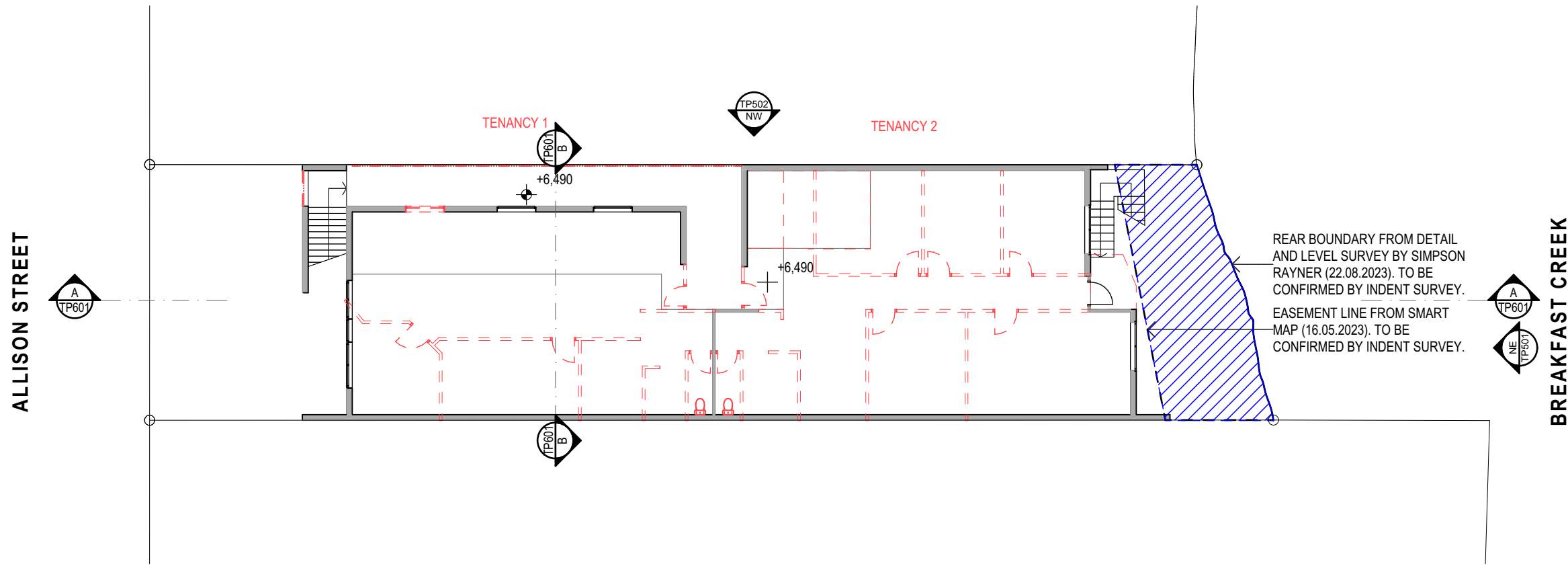
Mr Teddy Bear Dog Boutique, Grooming and Day-care

Site Plan

Project Mr Teddy Bear Dog Boutique, Grooming and Day-care 49 Allison Street, Bowen Hills, QLD, 4006			Drawing Title: Site Plan			General Notes This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licenced surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2019, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.			709 MAIN STREET, KANGAROO POINT QLD 4169 P +61 7 3852 3190 E reception@halarchitects.com.au W www.halarchitects.com.au		
Scale @ A3 1:200			Phase: Town Planning			07.12.2023 B Town Planning Lodgement GL Date Issue Details Checked					
Drawn: JS, KH			Checked: EA, GL			Member Australian Institute of Architects					
Project Number H4683ALL			Drawing Number TP201			Issue B					



Existing/ Demolition Ground
1:200



Existing/ Demolition Level 02
1:200

SITE INFORMATION
Site Area: 427m² (as per Property Report)
49 Allison Street, Bowen Hills, 4006 QLD
219RP9371

NOTE
Boundary, contours, levels, and site services information are sourced from a Detail and Level survey by Simpson Rayner on 22.08.2023

RENOVATION / DEMOLITION LEGEND	
	Existing wall
	To be demolished
	New Construction

Mr Teddy Bear Dog Boutique, Grooming and Day-care

Existing/ Demolition G-L02 Floor Plans

Project
Mr Teddy Bear Dog Boutique, Grooming and Day-care
49 Allison Street, Bowen Hills, QLD, 4006

Scale @ A3
1:200
Drawn: JS, KH
Checked: EA, GL
Project Number
H4683ALL
Drawing Number
TP301
Issue
B

Drawing Title:
Existing/ Demolition G-L02 Floor Plans
Phase:
Town Planning

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ALLISON STREET

BREAKFAST CREEK

REAR BOUNDARY FROM DETAIL
AND LEVEL SURVEY BY SIMPSON
RAYNER (22.08.2023). TO BE
CONFIRMED BY INDENT SURVEY.

Existing/ Demolition Roof
1:200

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219RP9371

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RENOVATION / DEMOLITION LEGEND
Existing wall
To be demolished
New Construction

Mr Teddy Bear Dog Boutique, Grooming and Day-care

Existing/ Demolition Roof Plan

Project
Mr Teddy Bear Dog Boutique, Grooming and Day-care
49 Allison Street, Bowen Hills, QLD, 4006

Scale @ A3
1:200
Drawn:
JS, KH
Checked:
EA, GL
Project Number
H4683ALL
Drawing Number
TP302
Issue
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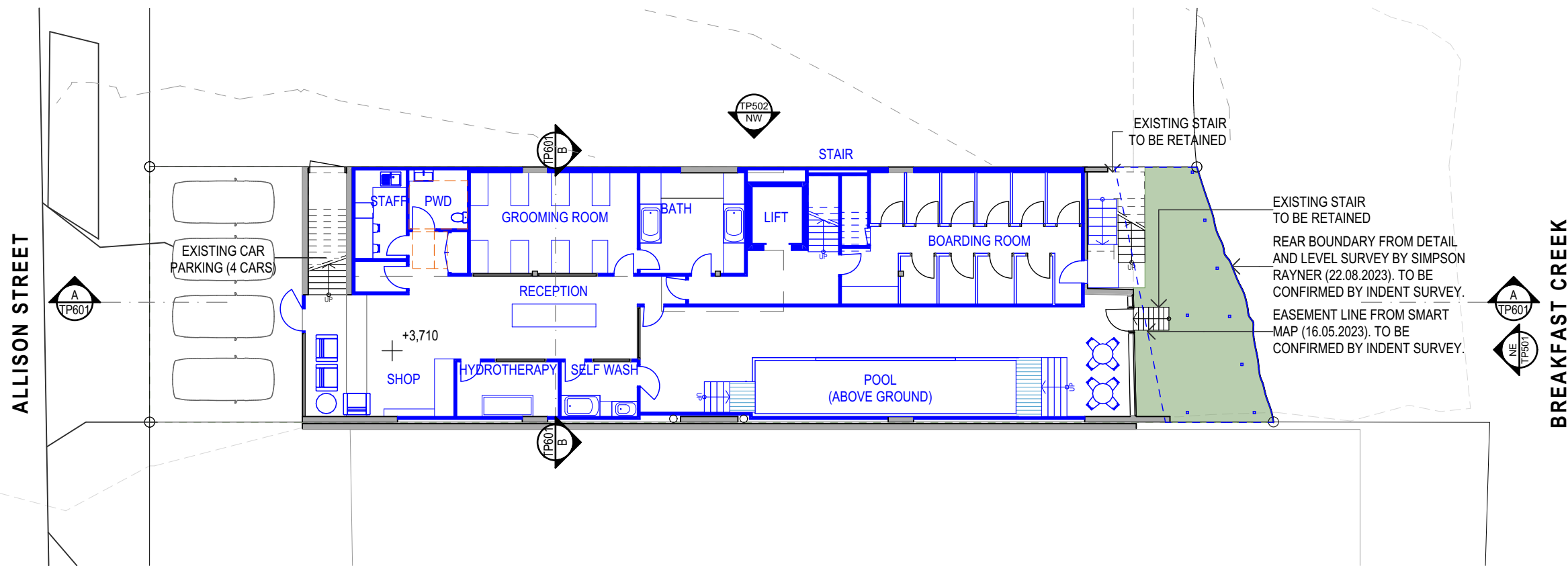
Drawing Title:
Existing/ Demolition Roof Plan
Phase:
Town Planning

07.12.2023	B	Town Planning Lodgement	GL
Date	Issue	Details	Checked

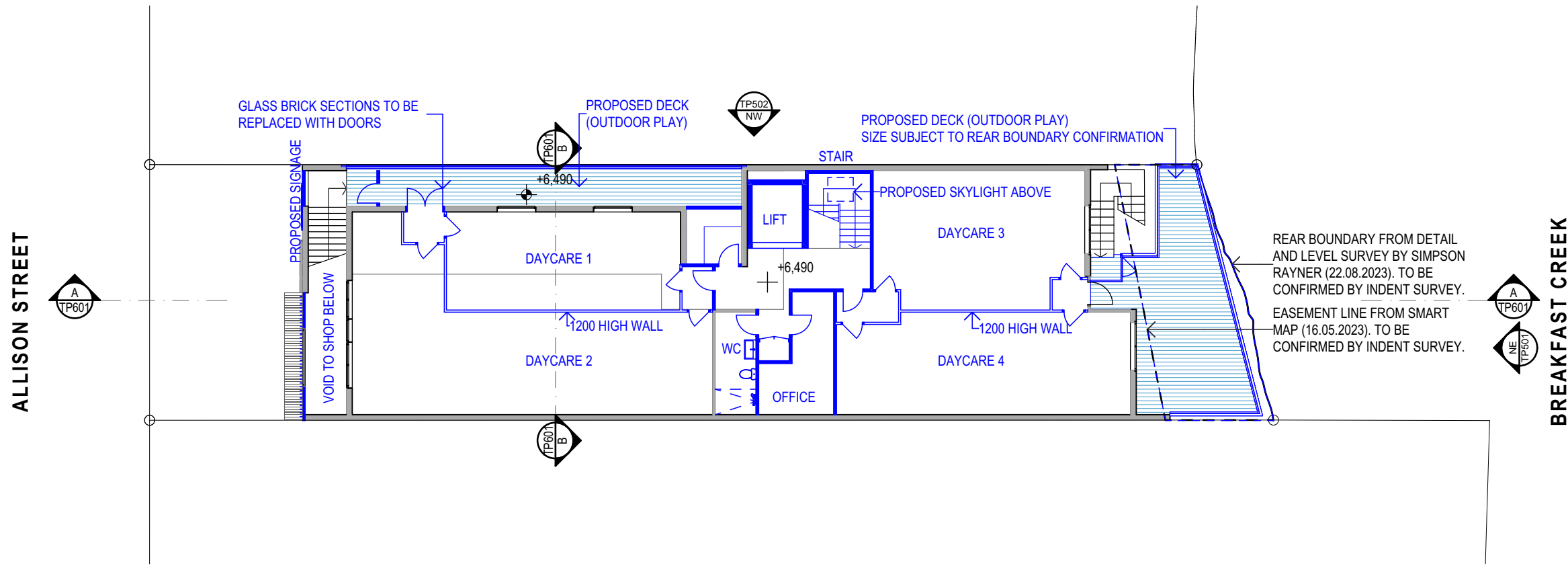
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Proposed Ground
1:200



Proposed Level 02
1:200

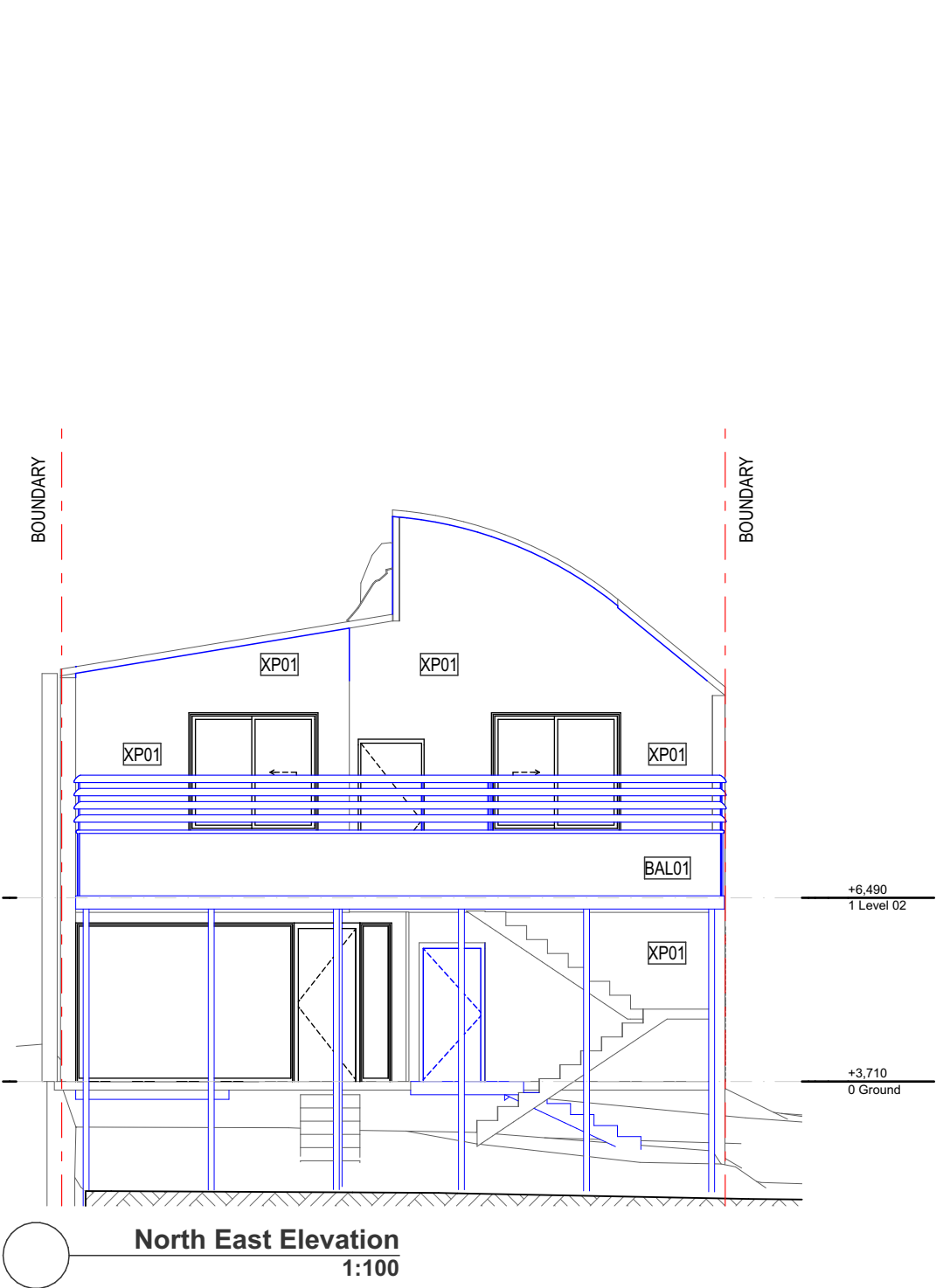
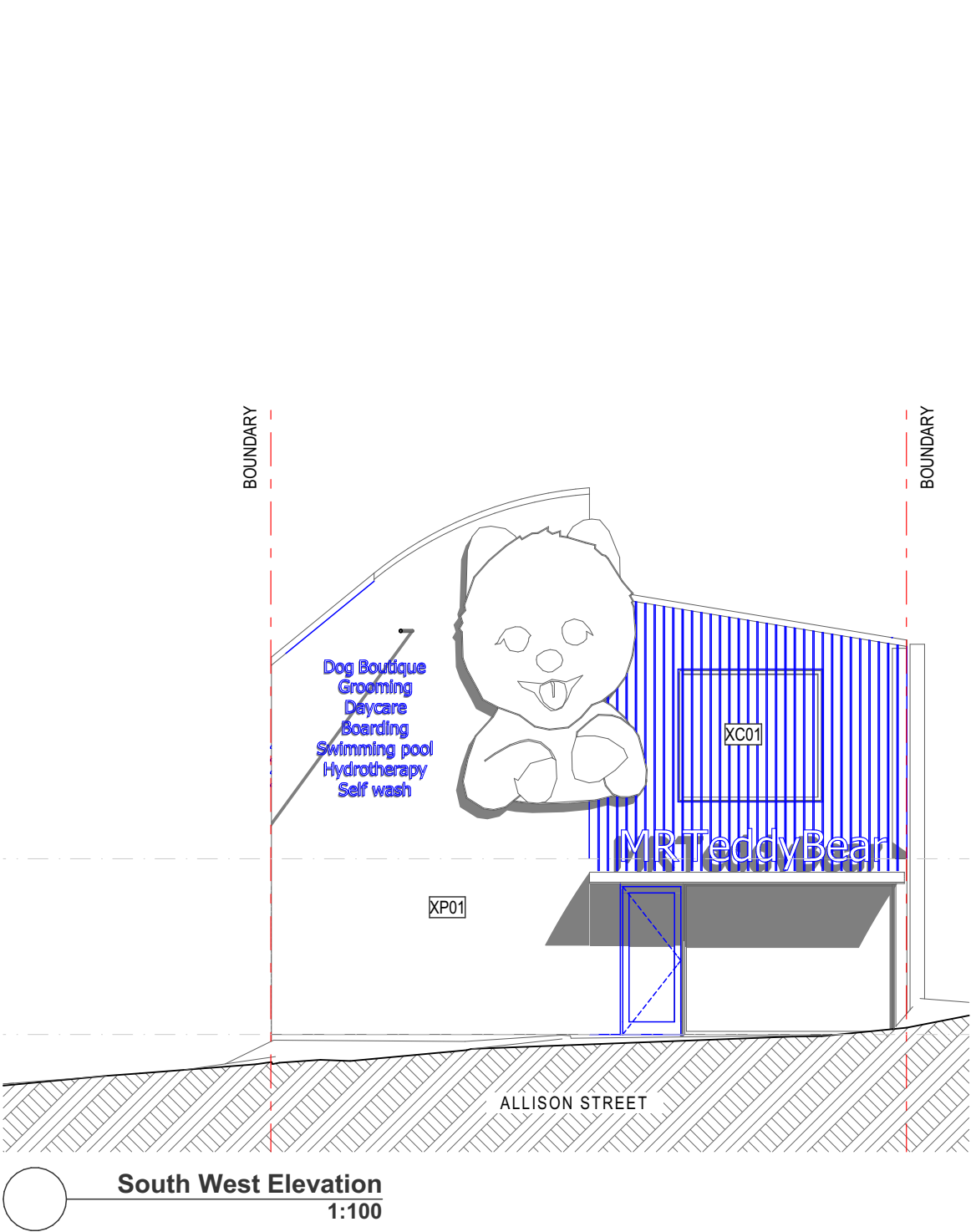
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RENOVATION / DEMOLITION LEGEND
Existing wall
To be demolished
New Construction

Mr Teddy Bear Dog Boutique, Grooming and Day-care

Proposed G-L02 Floor Plans



MATERIALS & COLOURS			
XP01		Painted Render Dulux 'Old Yella' or Similar	XP02 Painted Render Dulux 'Lexicon Quarter' or Similar
FENESTRATION / BALUSTRADES			
		Window Glass Light Grey Tinted Aluminium powder coated frame	Sliding Doors Aluminium Powder Coated frame
BAL01		Balustrade Glass Clear Glass Reflective Metal Cap - Spigots Louvres over	BAL02 Balustrade Solid lower with louvres over White powdercoat
ARCHITECTURAL ELEMENTS			
		Powder Coated Aluminium Custom Angle Gates Coated to Match Dulux White 'Lexicon' or Similar	
FEATURE MATERIALS			
XC01		Pool mosaic tiles	XC01 Feature Battens Powder Coated to Match Dulux 'Old Yella' or Similar

Mr Teddy Bear Dog Boutique, Grooming and Day-care

Elevation

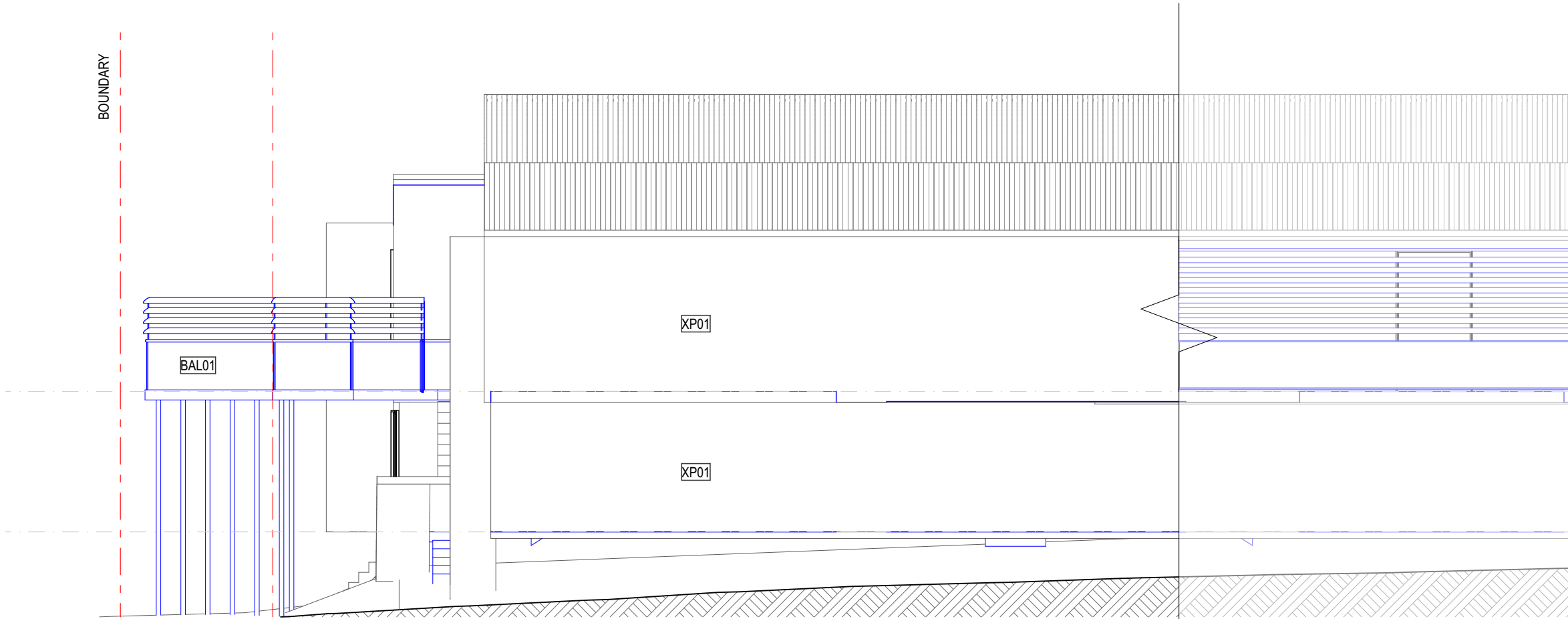
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Drawn: JS, KH		Checked: EA, GL		Project Number H4683ALL		Drawing Number TP501	
Issue B							

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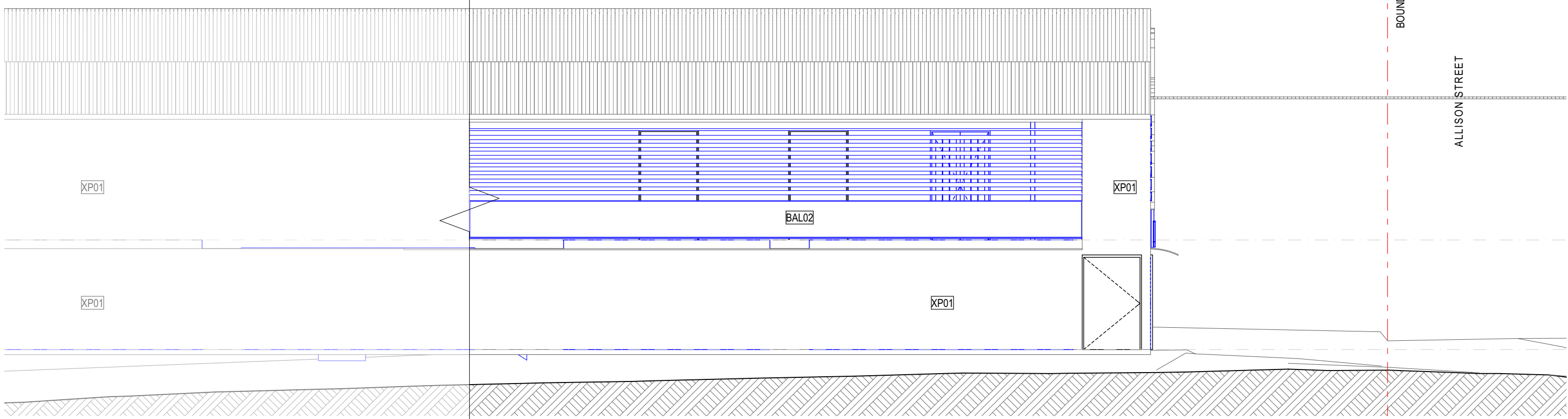
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HAYES
ANDERSON
LYNCH



North West Elevation - Part A
1:100



North West Elevation - Part B
1:100

Mr Teddy Bear Dog Boutique, Grooming and Day-care

Elevation

Project
Mr Teddy Bear Dog Boutique, Grooming and Day-care
49 Allison Street, Bowen Hills, QLD, 4006

Scale @ A3
1:100
Drawn: JS, KH
Checked: EA, GL
Project Number
H4683ALL
Drawing Number
TP502
Issue
B

Drawing Title:
Elevation
Phase:
Town Planning

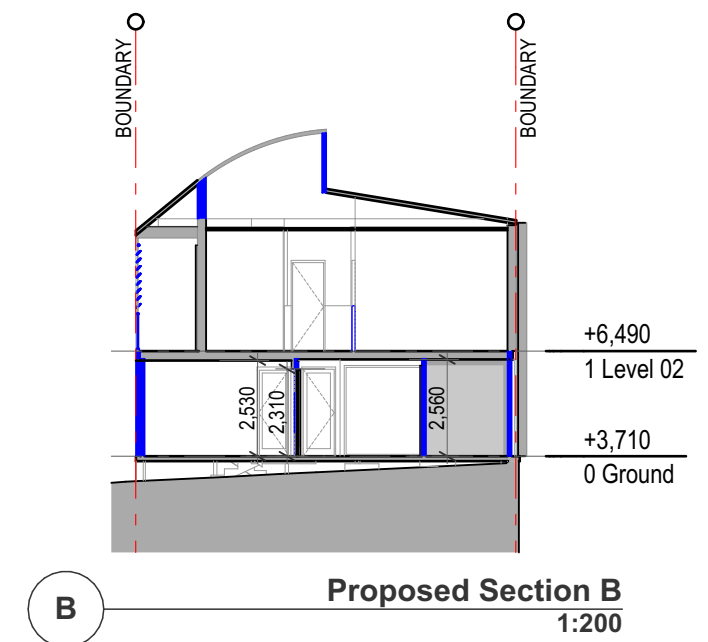
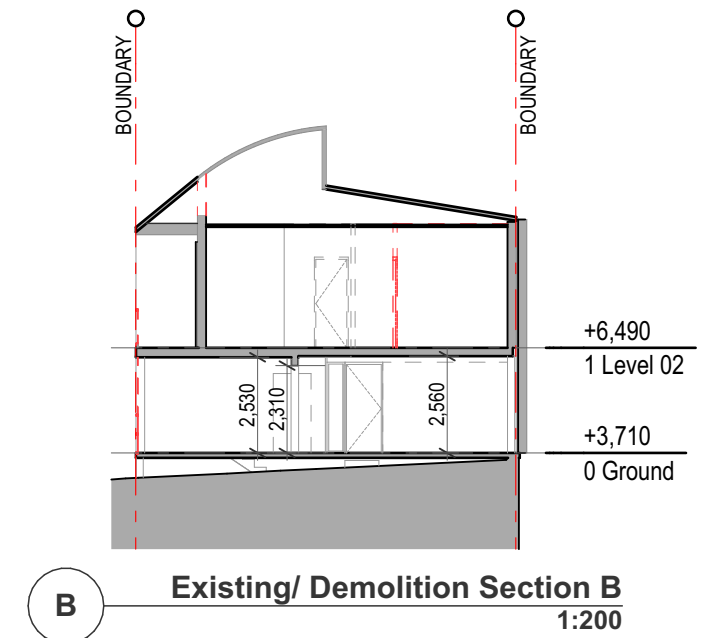
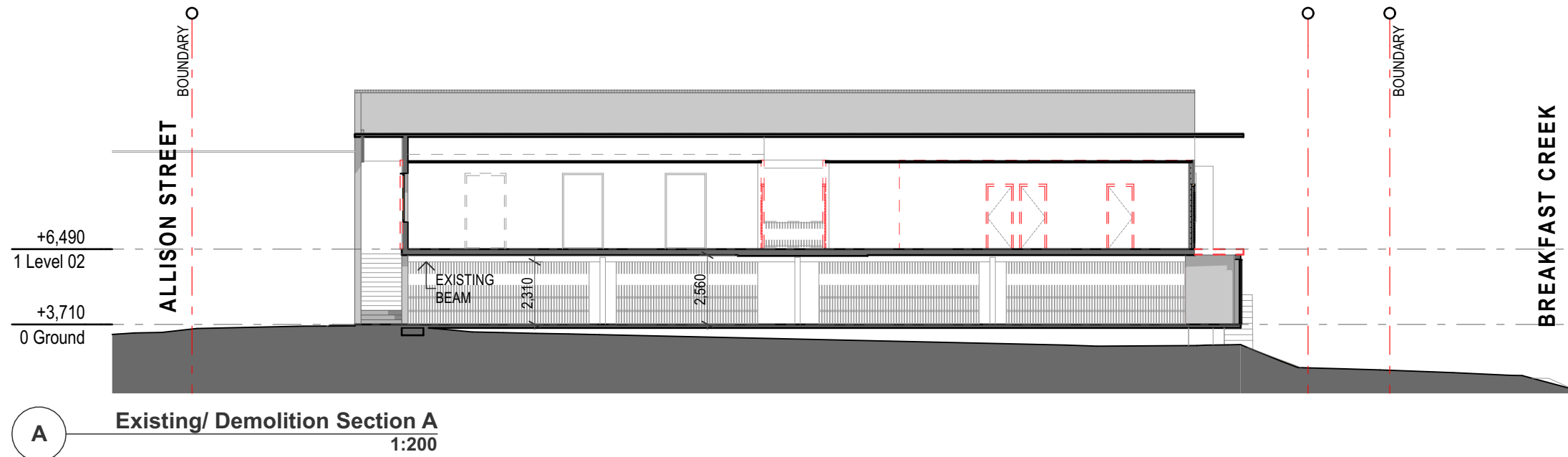
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MATERIALS & COLOURS	
XP01	Painted Render Dulux 'Old Yella' or Similar
XP02	Painted Render Dulux 'Lexicon Quarter' or Similar
FENESTRATION / BALUSTRADES	
	Window Glass Light Grey Tinted Aluminium powder coated frame
	Sliding Doors Aluminium Powder Coated frame
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BAL02	Balustrade Solid lower with louvres over White powdercoat
ARCHITECTURAL ELEMENTS	
	Powder Coated Aluminium Custom Angle Gates Coated to Match Dulux White 'Lexicon' or Similar
FEATURE MATERIALS	
XC01	Pool mosaic tiles
XC01	Feature Battens Powder Coated to Match Dulux 'Old Yella' or Similar



Mr Teddy Bear Dog Boutique, Grooming and Day-care

Section A and B