

Gold Coast Office

S: Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
M: PO Box 5102 Q Super Centre
Mermaid Waters QLD 4218
P: (07) 5562 5377
F: (07) 5562 5733
W: www.bitziosconsulting.com.au

Brisbane Office

S: Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
M: Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442
F: (07) 3831 4455
E: admin@bitziosconsulting.com.au

Sydney Office

S: Studio 203, 3 Gladstone Street
Newtown NSW 2042
M: Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202
F: (02) 9557 6219

Your reference:

14 December 2023

GCHKP Pty Ltd
4-6 Charles Avenue
Broadbeach QLD 4218

Attention: **Tom Fox**

Sent via email: tom@niecon.com

Dear Tom,

VEHICLE ACCESS SUBJECT TO COMPLIANCE ASSESSMENT

Cross over splay beyond the curtilage of the site not approved. Compliance assessment required - see conditions of approval.

AMENDED IN RED

By: K McGill

Date: 27 February 2024



RE: GOLD COAST HEALTH KNOWLEDGE PRECINCT – MINOR CHANGE

1.0 INTRODUCTION

1.1. Background

Bitzios Consulting (Bitzios) has been commissioned by GCHKP Pty Ltd to assess the traffic and parking components of an Other Change Application for an approved medical centre development located on the corner of Hill Street and Frazer Street, Southport.

The subject site is formally described as Lot 62 on SP338437 and is shown in Figure 1.1.



Source: Nearmap

Figure 1.1: Subject Site Location

1.2. Approval History

The subject sites' currently benefits from an existing approval for the development of a medical centre (ref: DEV2022/1305)

The existing approval details are provided as follows:

- 14,620m² GFA
- 11 floors
- Access to development via a single crossover to Frazer Street
- 270 car parking spaces provided across three basement parking levels.

1.3. Proposed Minor Change

The minor change application reduces the proposed development GFA and number of development floors. Key changes related to traffic / transport are provided as follows:

- 10,114m² GFA
- Eight floors
- 165 car parking spaces provided across three basement parking levels.

The minor change development plans have been provided in **Attachment A**.

2.0 TRAFFIC ASSESSMENT

Trip generation rates (and their source) for the minor change are consistent with the existing approval over the site.

Traffic Generation rates have been sourced from Roads and Maritime Services' (RMS) *Guide to Traffic Generating Developments* (2002) and the *Technical Direction* (2013). As the *Guide to Traffic Generating Developments* does not provide a trip generation rate for the medical centre or medical suites land uses, a review of recorded peak hour traffic generation surveys were undertaken. The surveys were conducted at 17 medical centres across SEQ by TMR in their database.

The minor change still proposes a unique, combined nature of similar land uses, as such trip generation rates (and their source) for the minor change are consistent with the existing approval over the site.

Table 2.1 summarises the proposed changes in traffic generation.

Table 2.1: Development Generated Traffic – Proposed Changes

Land Use	Quantity	Traffic Generation Rate		Traffic (veh/h)	
		AM	PM	AM	PM
Existing Approval					
Visitor Parking	60 spaces	3 trips per space	3 trips per space	180	180
Staff Parking (long term)	210 spaces	0.75 trips per space	0.75 trips per space	158	158
Total (veh/h)				338	338
Proposed Other Change					
Visitor Parking (short term)	39 spaces	3 trips per space	3 trips per space	117	117
Staff Parking (long term)	126 spaces	0.75 trips per space	0.75 trips per space	95	95
Total (veh/h)				212	212
Net Change				(-)126	(-)126

As demonstrated in Table 2.1, the proposed minor change results in a decrease in 126 vehicle movements in the AM peak and PM peak periods. As such, no further assessment is deemed necessary.

3.0 PARKING ASSESSMENT

3.1. Car Parking Requirements and Provision

Car parking rates (and their source) for the minor change are consistent with the existing approval over the site. The car parking rates have been sourced from minimum and maximum rates identified in the Parklands PDA Development Scheme. Table 3.1 summarises the proposed changes in car parking provision.

Table 3.1: Car Parking Requirements and Provisions

Land Use	Quantity (GFA)	Parking Rates		Requirement		Proposed Parking
		Minimum	Maximum	Minimum	Maximum	
Existing Approval						
Non-residential	14,620m²	1 per 100m²	1 per 50m²	147 spaces	293 spaces	270 spaces
Proposed Other Change						
Non-residential	10,114m²	1 per 100m²	1 per 50m²	102 spaces	203 spaces	165 spaces

As shown in Table 3.1 the proposed minor change provides car parking in accordance with the Parklands PDA Development Scheme requirements.

3.2. Bicycle Parking Requirements and Provision

Bicycle parking rates (and their source) for the minor change are consistent with the existing approval over the site.

As per the existing approval, the number of consultation rooms has not been specified for the development at this time, reference is made to the bicycle parking rates outlined in the *Austroads Guide to Traffic Management, Part 11: Parking* (2020) as shown in Table 3.2.

Table 3.2: Bicycle Parking Requirements and Provision

Land Use	Type	Quantity (GFA)	Parking Rate	Required	Proposed Parking
Existing Approval					
Health Centre	Staff parking (Class B)	14,620m ²	1 per 400m ² of GFA	37	64
Proposed Other Change					
Health Centre	Staff parking (Class B)	10,114m ²	1 per 400m ² of GFA	26	46

As shown in Table 3.1 the proposed minor change provides staff bicycle parking in accordance with the Austroads requirements.

No changes are proposed to bicycle parking provision.

4.0 GEOMETRIC LAYOUT

The proposed minor change geometric layout has been provided generally in accordance with the existing approval for the subject site.

No changes impacting parking areas have been provided in Ground Level.

Swept path of critical movements are provided in **Attachment B**.

~~5.0 CONDITION 34 – VEHICLE ACCESS COMPLIANCE ASSESSMENT~~

~~Condition 34 – Vehicle Access Compliance Assessment requires an amendment to the north-eastern driveway splay as to remove the overlap between the access to the subject site and the access requirements of the adjoining site. Whilst it is noted that this is typical practice, this condition does not take into consideration the design intent of the PD, to provide an intense medical precinct. The urban design requirements of this intense built form necessitate bespoke outcomes.~~

~~It is noted that the splay is currently required to allow for refuse collection vehicles to service the subject site. If Condition 34 is maintained a 6m 'no parking' yellow line will be required immediately adjacent to the vehicle crossover (southwestern side).~~

NOT PART OF THIS APPROVAL

6.0 CONCLUSION

Based on the assessment included herein, the proposed changes do not result in any significant traffic or transport impacts that would preclude the relevant approval and conditioning of the proposed changes.

VEHICLE ACCESS SUBJECT TO COMPLIANCE ASSESSMENT

Cross over splay beyond the curtilage of the site not approved. Compliance assessment required - see conditions of approval.

AMENDED IN RED

By: K McGill
Date: 27 February 2024



Yours faithfully

A handwritten signature in black ink, appearing to read 'Felipe Irony', with a stylized flourish at the end.

Felipe Irony

Senior Transport Planner

BITZIOS CONSULTING

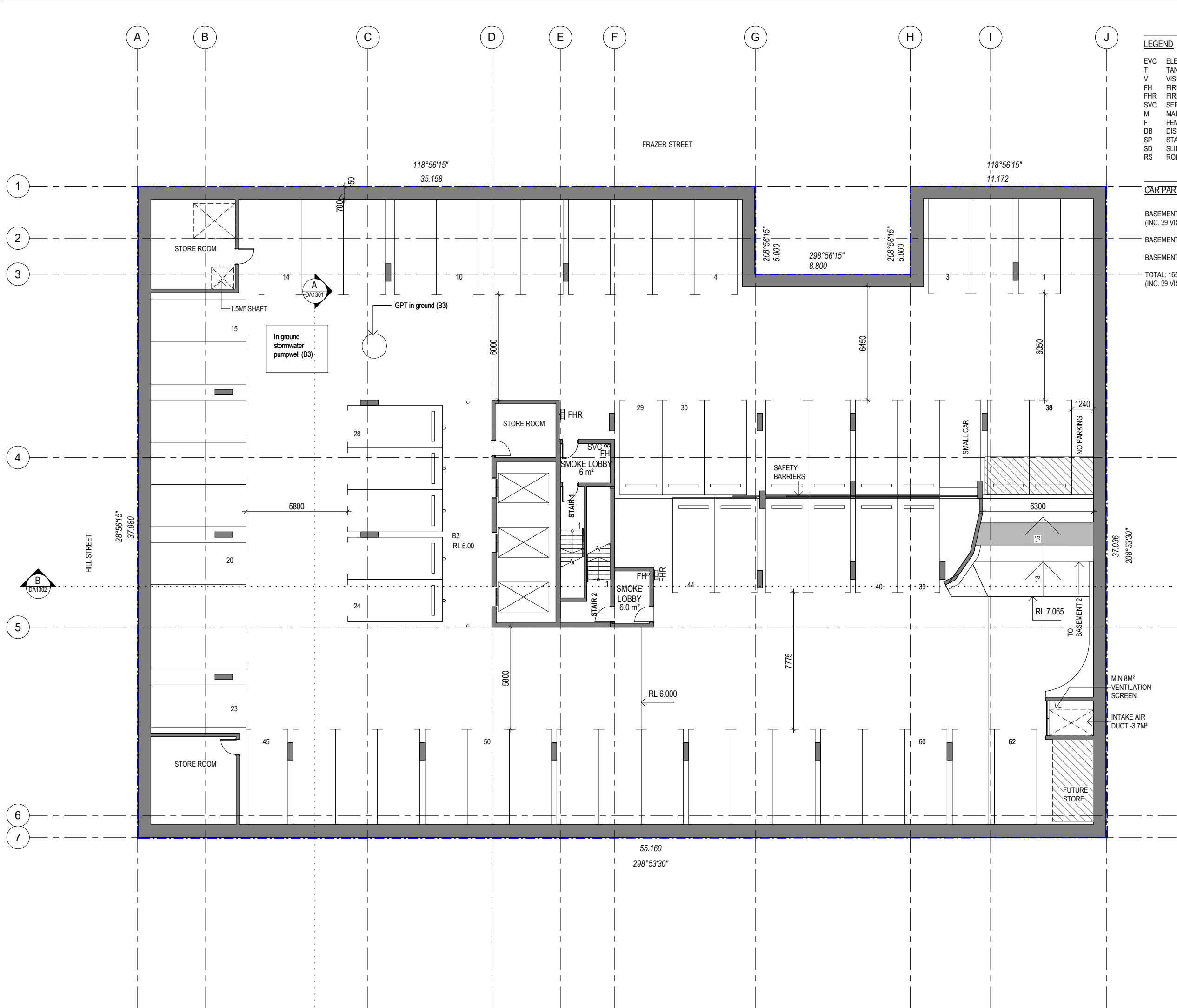
Attachments:

A: Development Plans

B: Swept Path Assessment

Attachment A

Development Plans



- LEGEND**
- EVC ELECTRIC VEHICLE CHARGER
 - T TANDEM CAR PARK
 - V VISITOR CAR PARK
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - SVC SERVICE VALVE CONTROL
 - M MALE AMENITIES
 - F FEMALE AMENITIES
 - DB DISTRIBUTION BOARD
 - SP STAIR PRESS
 - SD SLIDING DOOR
 - RS ROLLER SHUTTER

CAR PARKING SCHEDULE

BASEMENT 1: 45
(INC. 39 VISITOR CAR PARKS)

BASEMENT 2: 58

BASEMENT 3: 62

TOTAL: 165
(INC. 39 VISITOR CAR PARKS)

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	07.12.23	KL	GENERAL AMENDMENTS
B	12.12.23	KL	GENERAL AMENDMENTS

PROJECT:

CENTRE OF EXCELLENCE
FOR CLINICAL CARE,
RESEARCH, INNOVATION AND
INDUSTRY

AT:

LUMINA SITE 6B
CORNER OF HILL STREET &
FRAZER STREET
SOUTHPORT

DRAWING TITLE:

BASEMENT 3

SCALE: 1:200 @A3

DATE: 13.12.23

JOB No. Dwg. No.

1793 DA 1097

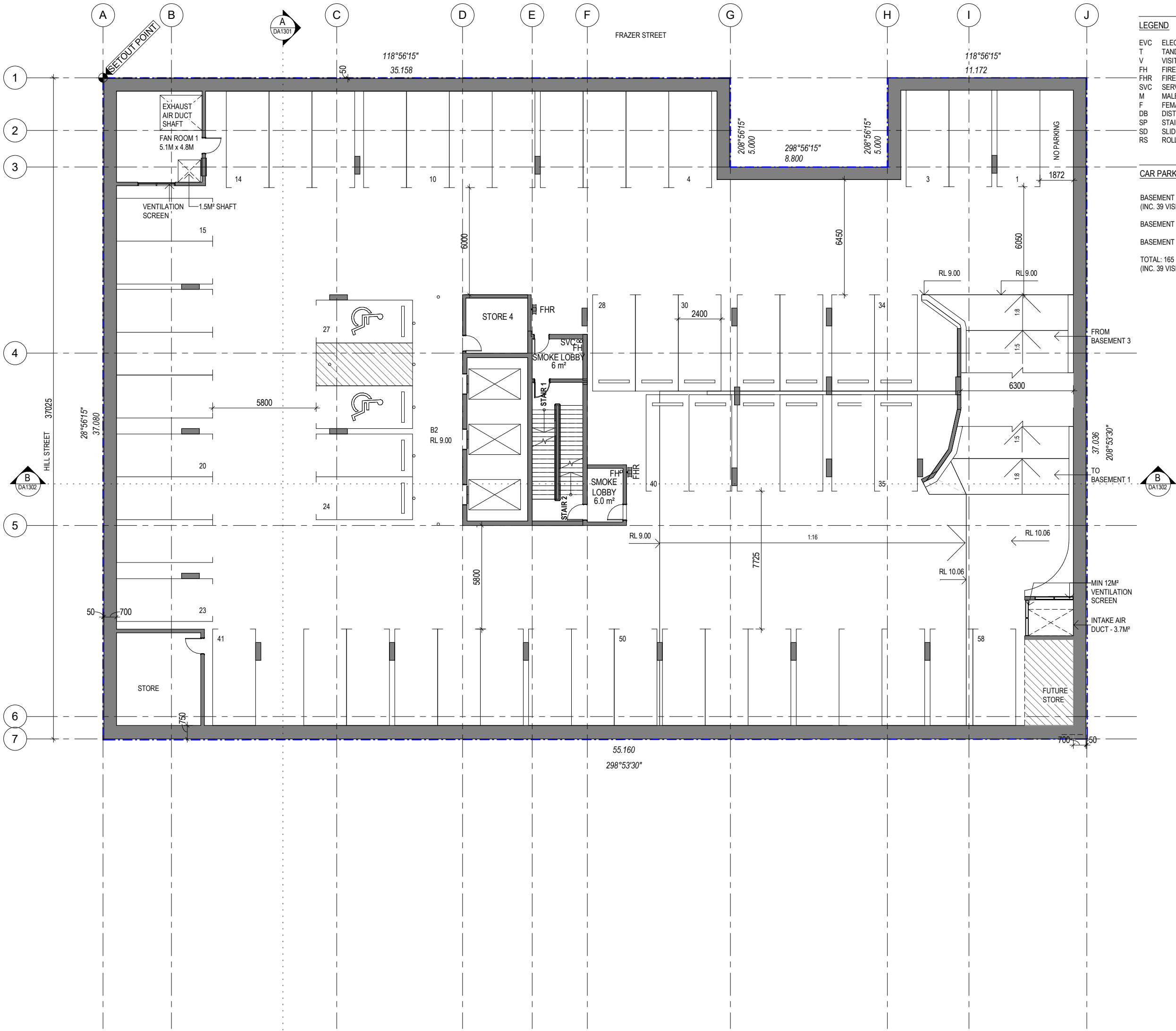
REV

B



Level 3a
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisowski.com.au
ABN 34053355801





LEGEND

- EVC ELECTRIC VEHICLE CHARGER
- T TANDEM CAR PARK
- V VISITOR CAR PARK
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- SVC SERVICE VALVE CONTROL
- M MALE AMENITIES
- F FEMALE AMENITIES
- DB DISTRIBUTION BOARD
- SP STAIR PRESS
- SD SLIDING DOOR
- RS ROLLER SHUTTER

CAR PARKING SCHEDULE

BASEMENT 1: 45
(INC. 39 VISITOR CAR PARKS)

BASEMENT 2: 58

BASEMENT 3: 62

TOTAL: 165
(INC. 39 VISITOR CAR PARKS)

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	12.12.23	KL	GENERAL AMENDMENTS

PROJECT:

CENTRE OF EXCELLENCE
FOR CLINICAL CARE,
RESEARCH, INNOVATION AND
INDUSTRY

AT:

LUMINA SITE 6B
CORNER OF HILL STREET &
FRAZER STREET
SOUTHPORT

DRAWING TITLE:

BASEMENT 2

SCALE: 1:200 @A3

DATE: 13.12.23

JOB No. Dwg. No.

1793 DA 1098

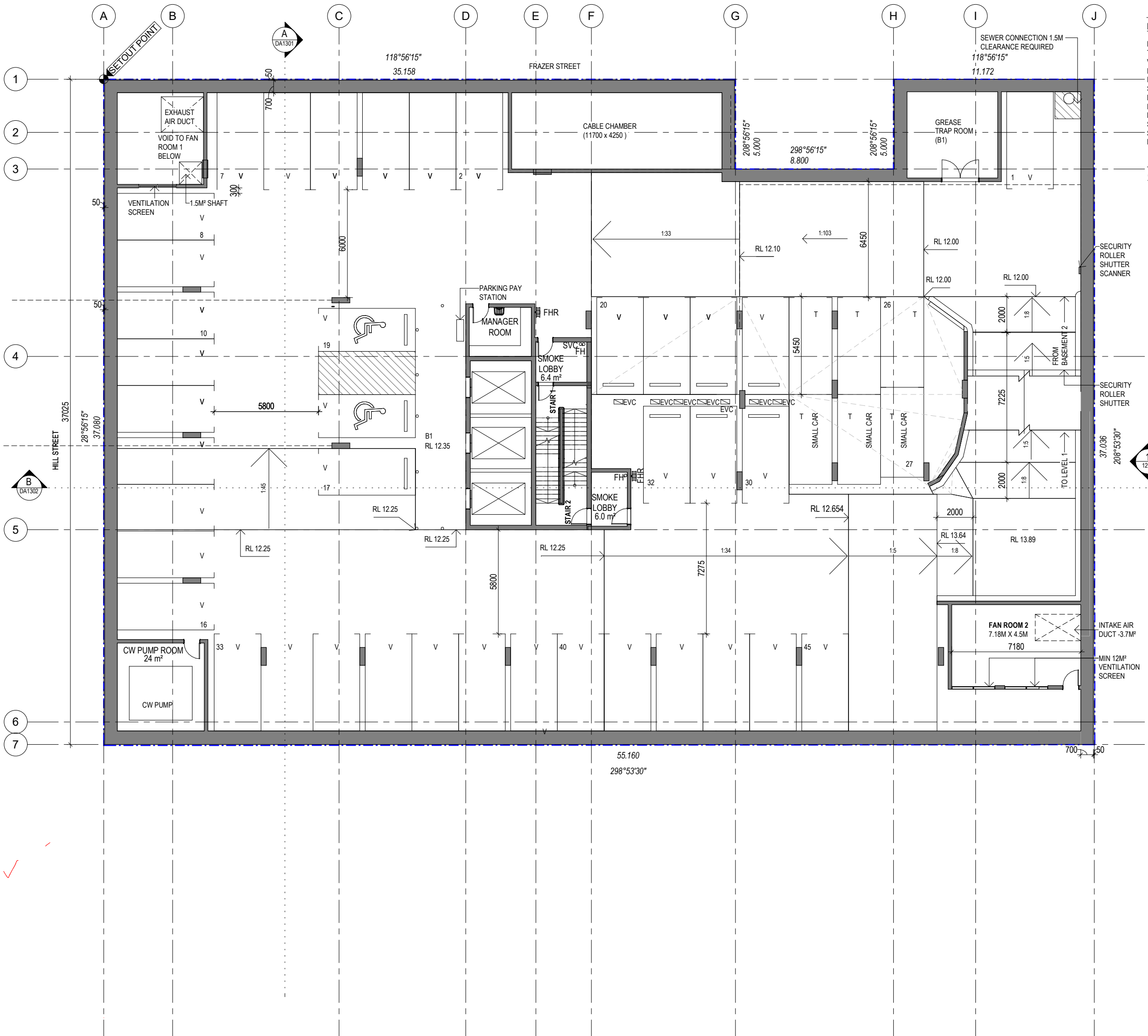
REV

C



Level 3a
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@kriskowski.com.au
ABN 3405335801





- LEGEND**
- EVC ELECTRIC VEHICLE CHARGER
 - T TANDEM CAR PARK
 - V VISITOR CAR PARK
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - SVC SERVICE VALVE CONTROL
 - M MALE AMENITIES
 - F FEMALE AMENITIES
 - DB DISTRIBUTION BOARD
 - SP STAIR PRESS
 - SD SLIDING DOOR
 - RS ROLLER SHUTTER

CAR PARKING SCHEDULE

BASEMENT 1: 45
(INC. 39 VISITOR CAR PARKS)

BASEMENT 2: 58

BASEMENT 3: 62

TOTAL: 165
(INC. 39 VISITOR CAR PARKS)

SECURITY ROLLER SHUTTER SCANNER

SECURITY ROLLER SHUTTER

INTAKE AIR DUCT -3.7M²

MIN 12M² VENTILATION SCREEN

K KRIS KOVALSKI ARCHITECTS

Level 3a
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisowski.com.au
ABN 3405335801

Xile House

CLIENT:

NIECON

CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	12.12.23	KL	GENERAL AMENDMENTS

PROJECT:

CENTRE OF EXCELLENCE FOR CLINICAL CARE, RESEARCH, INNOVATION AND INDUSTRY

AT:

LUMINA SITE 6B
CORNER OF HILL STREET & FRAZER STREET
SOUTHPORT

DRAWING TITLE:

BASEMENT 1

SCALE: 1:200 @A3

DATE: 13.12.23

NORTH

JOB No. Dwg. No. 1793 DA 1099

REV C

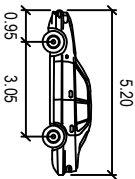
Attachment B

Swept Path Assessment

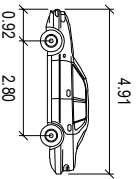


Notes:

- Vehicle Clearance (300mm)
- Vehicle Clearance (600mm)

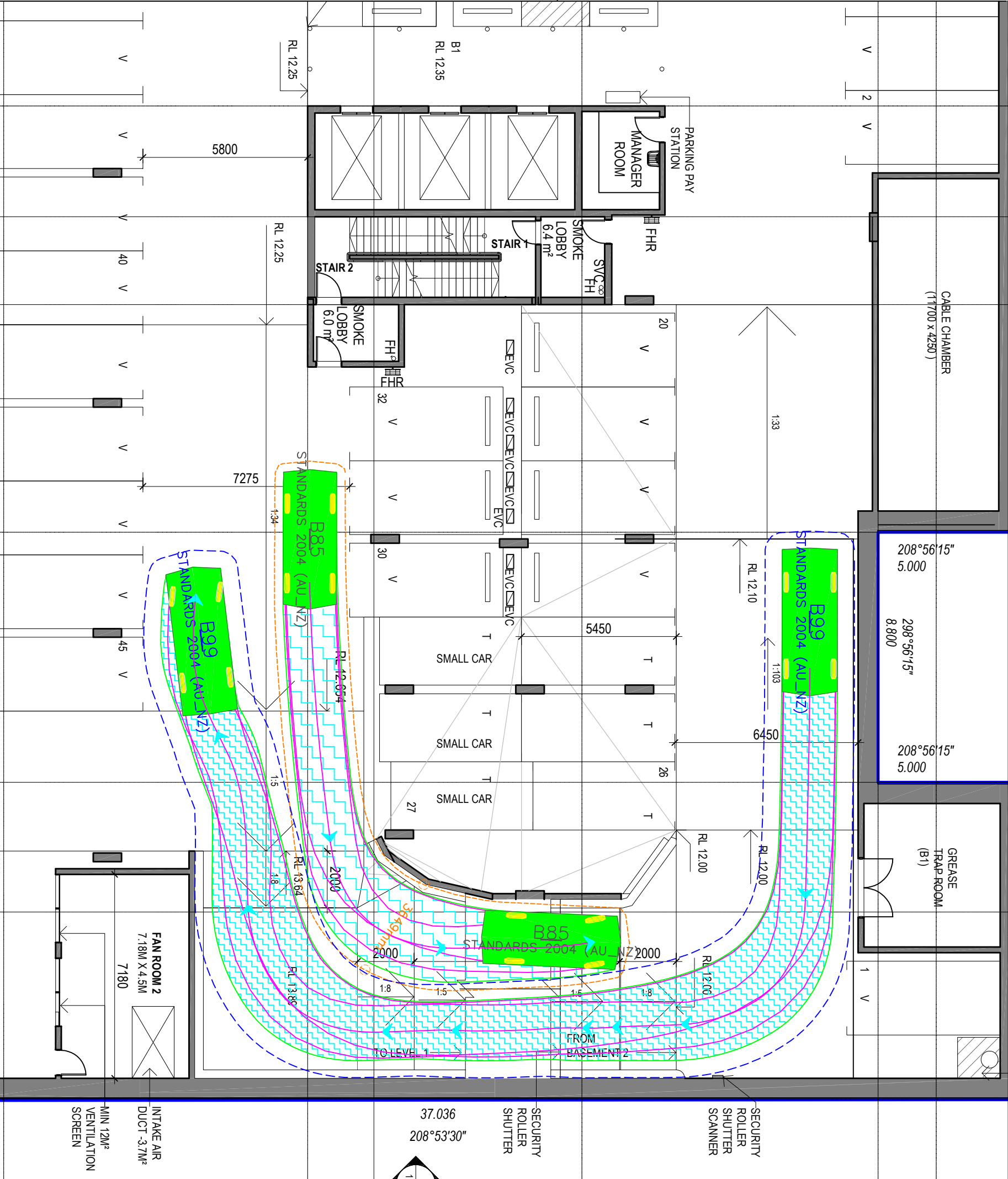


B99
Width : 1.94
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 38.0



B85
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 38.5

DESIGN VEHICLE



Gold Coast
Suite 26, 58 Riverwalk Avenue, Robina QLD 4226
P: (07) 5562-5377
W: www.bitziosconsulting.com.au

Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Studio 203, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202

REVISIONS		
Issue	Revisions/Descriptions	Date
001	Swept Path Diagrams	F.I 14.12.2023

Scale @ A3
0 1 2 3 4 5 6 7
1:150

Project
GCHKP Minor Change TIS

Title
Basement 1 - Ramp Swept Path

Design
S.TA

Drawn
S.TA

Checked
F.I

Project Number
P6318

Sheet Number
1

Date
14.12.2023

Issue
001



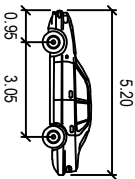
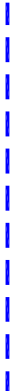


Notes:

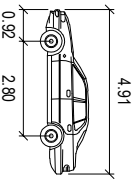
Vehicle Clearance (300mm)



Vehicle Clearance (600mm)

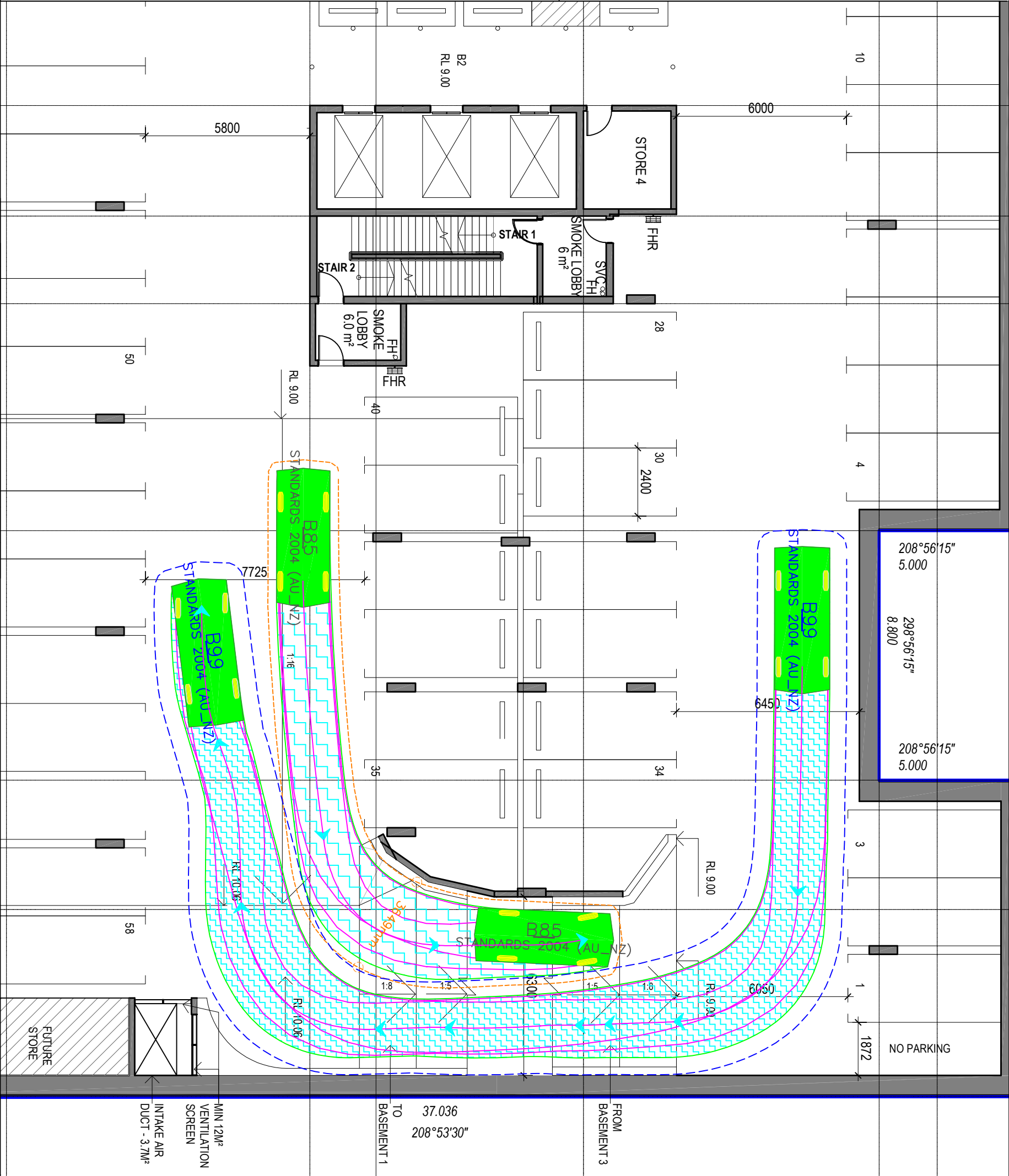


B99
Width : 1.94
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 38.0



B85
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 38.5

DESIGN VEHICLE



Gold Coast
Suite 26, 58 Riverwalk Avenue, Robina QLD 4226
P: (07) 5562-5377
W: www.bitziosconsulting.com.au

Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Studio 203, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202

REVISIONS

Issue	Revisions/Descriptions	Drawn	Date
001	Swept Path Diagrams	F.I	14.12.2023

Scale @ A3



1:150

GCHKP Minor Change TIS

Basement 2 - Ramp Swept Path

S.TA

S.TA

Checked
F.I

CONCEPT ONLY

Date
14.12.2023

Project Number

P6318

Sheet Number

2

Issue

001

