

18 October 2024  
Our Ref: 24BRT0043 LT01-01

**Attention:** Jennifer Davison

EDQ  
C/- Urbis Pty Ltd  
Level 32, 300 George Street  
BRISBANE QLD 4000

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



**Approval no:** DEV2024/1545  
**Date:** 10 December 2024

Dear Jennifer,

**RE: 10 Honeyeater Circuit, OXLEY QLD - Proposed Townhouse & Community Centre Development  
Response to Further Issues - Traffic Engineering Issues**

TTM Consulting Pty Ltd has been engaged by Honeycombes Developments Pty Ltd to consider and respond to the traffic engineering issues raised in EDQ's further issues letter, dated 8 October 2024, issued in relation to the above-mentioned proposed industrial development (EDQ reference: DEV2024/1545).

A copy of the updated architectural development plan is included in **Attachment A**.

#### **Item 4a – circulation road sight lines**

Sight distance around all 90-degree bends, and the two internal intersections, satisfy the requirements of Council's TAPS PSP. However, in the interest of maximising visibility and safety high-visibility convex safety mirrors are proposed at key locations as shown in the updated architectural plan.

#### **Item 4b – safety of pedestrian/vehicle interactions**

In addition to the two proposed speed humps on the internal north-south circulation roadway the entire on-site vehicular movement areas are to be signed as 10kph Shared Zone. These measures are appropriate and effective to maximise the safety of the interaction between pedestrians and vehicles.

#### **Item 4c – service vehicle and car interaction**

Service vehicle movements within the site will be limited to two refuse collection vehicles per week and the occasional furniture delivery vehicles. The likelihood cars interacting with such service vehicles is very low. However, as demonstrated in TTM drawing number 24BRT0043-07 revision A (**Attachment B**) the developments circulation roadway layout provides for ample passing opportunities and is therefore appropriate.

#### Item 4d – community centre car parking space widths

Please refer to TTM drawing number 24BRT0043-07 revision A (**Attachment B**) which demonstrates that the proposed 2.5m space widths, in conjunction with the 6.2m aisle width, satisfactorily provides for the manoeuvring of the design car.

I trust the information provided herein is adequate for your purposes. Should you require any further information, please contact me by phone on (07) 3327 9500 or by email at [dgrummitt@ttmgroup.com.au](mailto:dgrummitt@ttmgroup.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Grummitt', written in a cursive style.

David Grummitt | RPEQ (19356) MIEAust NER  
Director  
TTM Consulting Pty Ltd



## ATTACHMENT A: Architectural Development Plan



## Integrated perspective

Arqus Design Pty Ltd  
 ABN 68 135 616 303

Level 2 15 Malt Street  
 Fortitude Valley Qld 4006  
 PO Box 2455  
 New Farm Qld 4005

Registration:  
 Nominated Architect: Scott Peabody  
 QLD: 2644  
 NSW: 9038  
 VIC: 800111 (Arqus Design 600035)

mail@arqudesign.com.au Phone 07 3358 0888  
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Arqus Design acknowledges the Traditional Owners of Country on which we live, work and design and pay our respects to their Elders, past and present.

### NOTES

Contractors are to verify all dimensions on site before commencing any work or producing shop drawings.

These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Arqus Design.

Detail applicable to the scale of the drawing published.

DATE	REVISION	ISSUE
29/05/24	FOR INFORMATION	A
30/05/24	FOR INFORMATION	B
04/07/24	FOR INFORMATION	C
18/07/24	SITE PLAN- UPDATE	D
19/07/24	PRELIMINARY DA PACKAGE	E
23/07/24	PRELIMINARY DA PACKAGE-UPDATED	F
31/07/24	SITE PLAN-UPDATE	G
20/08/24	SITE PLAN- UPDATE	H
21/08/24	PRELIMINARY DA PACKAGE	I
23/08/24	DA PACKAGE	J
26/09/24	COMMUNAL OPEN SPACE AMENDMENT	K
14/10/24	FOR INFORMATION	L

### CLIENT



### PROJECT

**OXLEY RESIDENTIAL DEVELOPMENT**  
 10 HONEYEATER CIRCUIT, OXLEY  
 LOT 302 ON SP326512

Country: Yugara & Yugarabul  
 DRAWING

### SITE PLAN -GROUND FLOOR

JOB NUMBER	DESIGN	DRAWN	CHECKED
23-0069	SP	ZC	SP

SCALE	DATE CREATED	NORTH
1 : 250 @A1 @A3	29/02/24	

### DRAWING NUMBER

**A1-1-01**

### ISSUED FOR

**DA PACKAGE**



**NOTES:**  
 REFER REFERENCED DRAWINGS BELOW FOR THE RELEVANT CONSULTANT INFORMATION FOR CIVIL INFRASTRUCTURE, LOT BOUNDARIES, LANDSCAPE DETAILS, LEVELS AND FALLS.  
 VERIFY ALL REFERENCED INFORMATION ON THIS PLAN WITH THE RELEVANT CONSULTANT DRAWINGS AND NOTIFY OF NEW INFORMATION MADE AVAILABLE OR OF ANY DISCREPANCIES.

REFERENCED DRAWINGS:  
 LANDPARTNERS- BUILT ENVIRONMENT CONSULTANTS  
 DETAIL SURVEY  
 PLAN REFERENCE BRSS8271-000-3-1

CIVIL- HURLEY CONSULTING ENGINEERS  
 CONCEPT BULK EARTHWORKS LAYOUT PLAN  
 PLAN REFERENCE C24004A-SK-C100 REVISION B

RPS GROUP  
 SITE MASTERPLAN  
 PLAN REFERENCE 004868 OXLEY RESIDENTIAL VERSION C

### ABBREVIATIONS

CODE	DESCRIPTION
LRB	LETTER BOX

### LEGEND

	CONVEX SAFETY MIRROR AND DIRECTIONAL ARROW
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1 SITE PLAN - GROUND FLOOR - DEEP PLANTING  
 1 : 250

HONEYEATER CIRCUIT

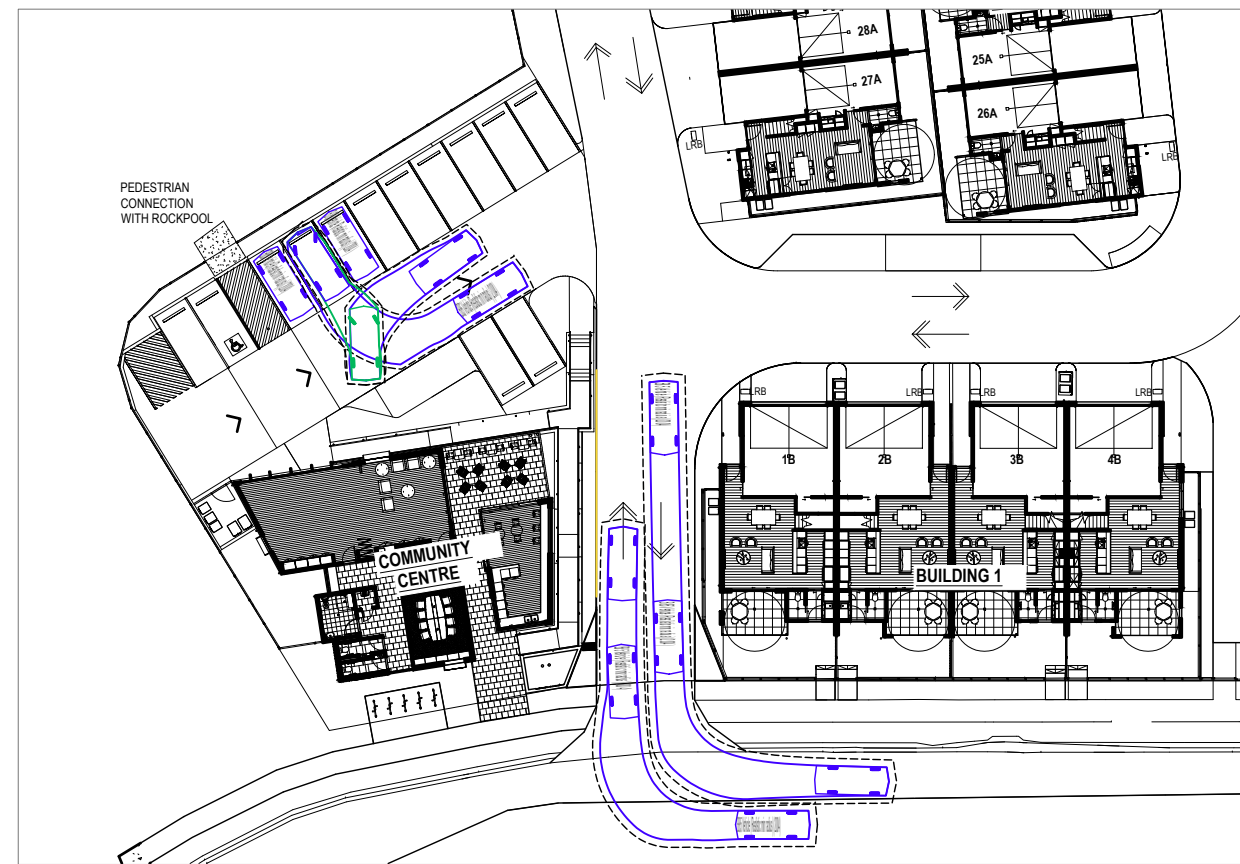




## ATTACHMENT B: Vehicle Swept Path Analysis



RCV PASSING CAR



CAR PASSING SITE ACCESS & PARKING MANOEUVRE

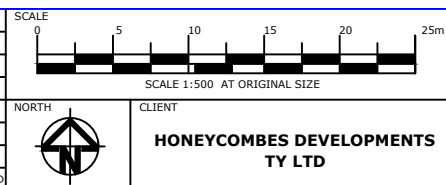
	<b>B85 Vehicle (Realistic min radius) (2004)</b>
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

	<b>BCC RCV (Side Lift)</b>
Overall Length	10.300m
Overall Width	2.500m
Overall Body Height	3.600m
Min Body Ground Clearance	0.150m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	9.500m

DIRECTOR  
  
 DAVID GRUMMITT RPEQ 19356  
 APPROVED 18 Oct 2024

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	18-10-24	FURTHER ISSUES SWEEP PATHS	DG	DG	DG



**ttm**  
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PROJECT  
**HONEYEATER CIRCUIT, OXLEY - TOWNHOUSE DEVELOPMENT**  
 DRAWING TITLE  
**VEHICLE SWEEP PATH ANALYSIS**  
 10.3m REFUSE COLLECTION VEHICLE & DESIGN CAR VEHICLE

PROJECT NUMBER	24BRT0043	ORIGINAL SIZE	A3
DRAWING NUMBER	24BRT0043-07	REVISION	A
DATE	18 Oct 2024	SHEET	1 OF 1