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2 April 2025

Flag Land Pty Ltd ATF Flag Land unit Trust

Attention: **Dylan Torv**

Sent via email: Dylan@torv.co

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

Approval no: DEV2025/1613

Date: 23 June 2025



Dear Dylan,

**RE: RESPONSE TO EDQ PRELODGEEMENT REQUEST | PROPOSED CHILDCRE
DEVELOPMENT AT 16-22 WILD MINT DRIVE, FLAGSTONE**

1.0 INTRODUCTION

1.1. Overview

Bitzios Consulting has been commissioned by Flag Land Pty Ltd ATF Flag Land Unit Trust (applicant) to provide traffic engineering services in relation to a proposed expansion of the existing childcare centre development at 16-22 Wild Mint Drive, Flagstone (subject site). The subject site is formally described as Lot 25008 on SP303120 and is located within the Logan City Council (Council) local government area and the Economic Development Queensland (EDQ) Greater Flagstone Priority Development Area (PDA).

The childcare centre proposed expansion includes a two (2) into two (2) reconfiguration of lot (ROL) application to realign the property boundary between Lot 25008 on SP303120 and Lot 25009 on SP303120 to accommodate the expanded childcare centre development entirely on Lot 25008.

Following pre-lodgement discussions with EDQ, it was advised that as part of the development application the following traffic engineering related items should be submitted:

- *“Plans that show sufficient parking spaces, utilising vehicle turning templates to confirm accessibility”.*

As such, this letter has been prepared summarising our review of the proposed parking supply, geometric layout review, and if necessary, swept path diagrams to demonstrate accessibility.

1.2. Development Overview

Key development details are summarised below:

- **Yield:** Childcare centre with allowance for 44 additional enrolments (i.e. 179 total enrolments)
- **Vehicular Access:** One (1) all movements 6.5m wide “Type B2” driveway crossover on Allis Street
- **Parking:** 47 on-site car parking spaces including one (1) Person with Disability (PWD) bay
- **Servicing:** on-site refuse collection and general deliveries.

A copy of the development plans is included at **Attachment A**.

2.0 TRAFFIC REVIEW

2.1. Site Access

Figure 2.1 shows the existing / proposed site access arrangements for the subject site.



Source: QLD Globe

Figure 2.1: Proposed Site Access Arrangement

The proposed site access location, configuration, and sight distances are consistent with the previously approved and constructed driveway crossover on site. As no changes are proposed to the site access, it has not been reviewed further.

2.2. Parking Provision

Table 2.1 summarises our review of the proposed car parking provisions against Council's Planning Scheme.

Table 2.1: Parking Provision Review

Land Use	Quantity	Council Rate	Required Spaces	Proposed Spaces
Child Care Centre	25 employees	1 space per employee	25 spaces	47 spaces
	179 children	1 space per 10 approved places for children	18 spaces	
TOTAL			43 spaces	47 spaces

In summary, the proposed car parking provision exceeds Council's Planning Scheme requirement.

It is noted that the development plans only include 14 parking spaces labelled as staff parking, as these are the bays that have been provided with a reduced 2.4m width and are required to be allocated as staff only. The remainder of parking spaces are 2.6m wide, which can accommodate staff or visitor parking.

2.3. Car Park Layout

Geometric Layout Review

Table 2.2 summarises our review of the car parking area against AS2890 requirements.

Table 2.2: Car Park Layout Review

Design Element	Proposed	AS2890 Requirement	Compliant
Staff Parking Spaces	Minimum 2.4m x 5.4m	2.4m x 5.4m	Yes
Visitor Parking Spaces	2.6m x 5.4m	2.6m x 5.4m	Yes
PWD Parking Space	2.6m x 5.4m with shared zone	2.4m x 5.4m with shared zone	Yes
Aisle Width	6.5m	6.5m	Yes
Turnaround Bay	2.4m x 5.4m	2.4m x 5.4m	Yes
Clearance to High Walls	Minimum 0.3m	0.3m	Yes
Aisle Extension	1.0m	1.0m	Yes

Speed Controls

As the site has a 75m long straight parking aisle, it warrants the need for speed control measures to prevent speeding / unsafe driving throughout the carpark.

As such, it is recommended that a Type 2 speed hump is implemented towards the centre of the site in accordance with AS2890 requirements. This will result in two (2) separate parking aisles at approximately 38m in length. This can be conditioned by Council as part of the approval.

Summary

In summary, the proposed car park layout is generally compliant with AS2890 requirements subject to the central speed controls.

It is acknowledged that swept path diagrams were requested by EDQ to demonstrate accessibility. However, this is not considered warranted as the proposed car park layout has been designed / conditioned to be designed in accordance with AS2890 requirements. Further, Appendix B4.4 of AS2890.1 states “Constant radius swept turning paths, based on the design vehicle’s minimum turning circle are not suitable for determining the aisle width needed for manoeuvring into and out of parking spaces. Drivers can manoeuvre vehicles within smaller spaces than swept turning paths would suggest”. This indicates that swept path diagrams should not be used to demonstrate accessibility where layouts have been designed in accordance with relevant standards.

3.0 SUMMARY

Key findings are summarised below.

- The proposed access location, configuration, and sight lines comply with the previous approval
- The proposed car parking provision complies with Council's Planning Scheme
- The proposed car parking layout generally complies with AS2890 requirements
- As part of the approval, it is recommended that the applicant is conditioned to provide a Type 2 speed hump towards the centre of the internal parking aisle.

Based on the findings of the report, we are of the view that there are no other traffic engineering related matters to preclude approval of this development application.

Yours faithfully,



Fraser Jones
Senior Traffic Engineer & Transport Planner
BITZIOS CONSULTING

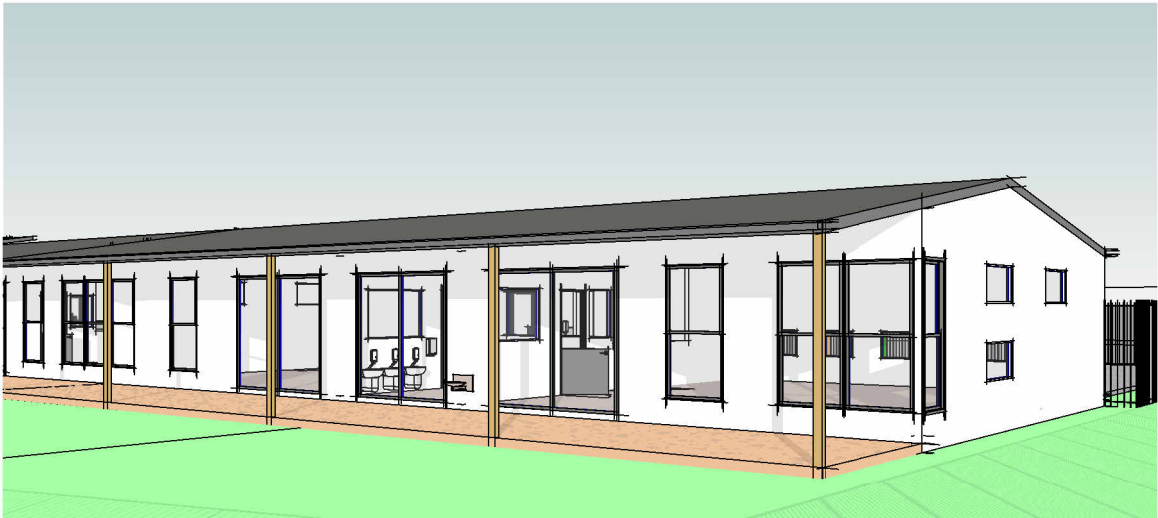
Attachments:
A: Development Plans

Attachment A

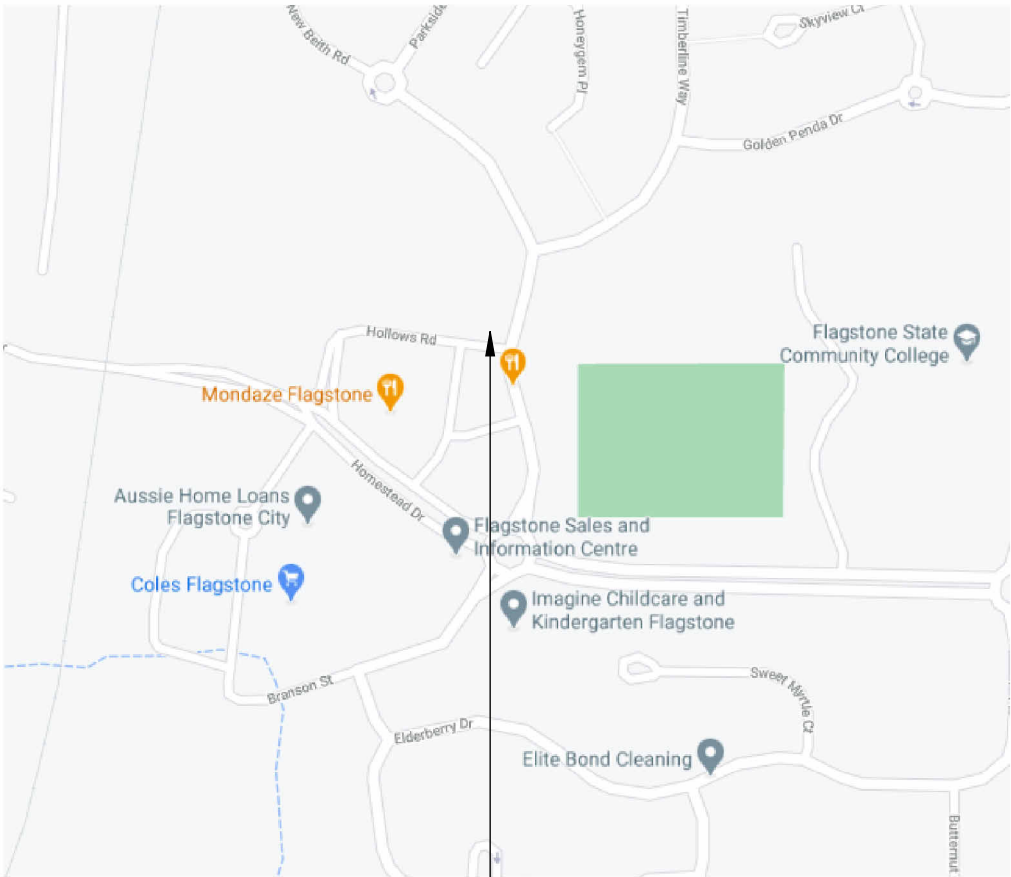
Development Plans

proposed addition of 44 places to existing 135 place child care centre, allis street, flagstone, qld

proposal
- proposed addition of 44 places to existing 135 place child care centre
r.p.d. lot 25008, allis street, flagstone, qld
local authority Logan City Council
new site area 4209 sqm new site cover 1529.5 sqm (36.3 %) new gross floor area - 1056.5 sqm
building area
new ground floor area - 1056.5 sqm new veranda area - 454.0 sqm exist. safety zone area - 10.9 sqm exist. playstore - 8.1 sqm
childcare centre
no. of children - 179 no. of activity rooms - 10
staff
- 25 contact
playscape
required -- 1253.0 sq.m. total provided -- 1541.0 sq.m.
car parking
childcare centre car bays provided - 47 bays inc. disabled bay cars required - 44.5 bays (1/employee + 1/10 children)
development statement
built environment the development will comply with the requirements of the Logan City Council, the NCC 2022 Vol 1 & the National Quality Framework and standards.
car parking all car parking and access shall accord with AS2890.1
area calculations all area calculations are based on design and are subject to final design development. final figures shall accord with minimums or maximums allowed by council and shall not vary by more than 5% of that stated
garbage collection garbage is to be collected on site, bins to be stored in screened service area



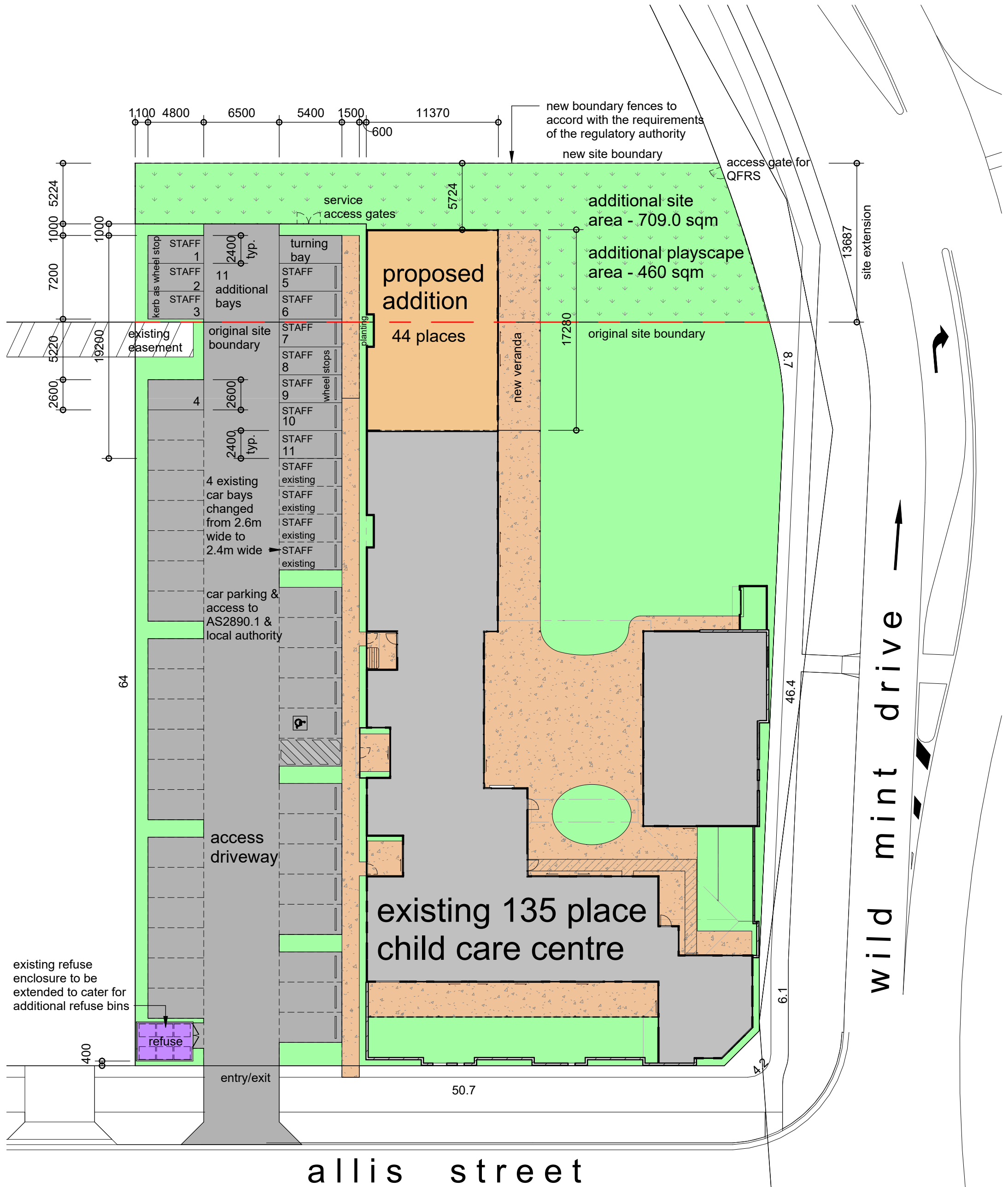
proposed 3D

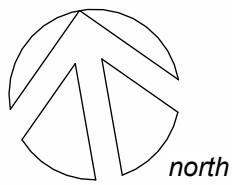


locality plan

site location





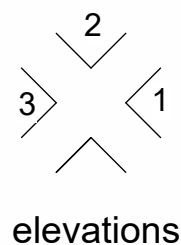


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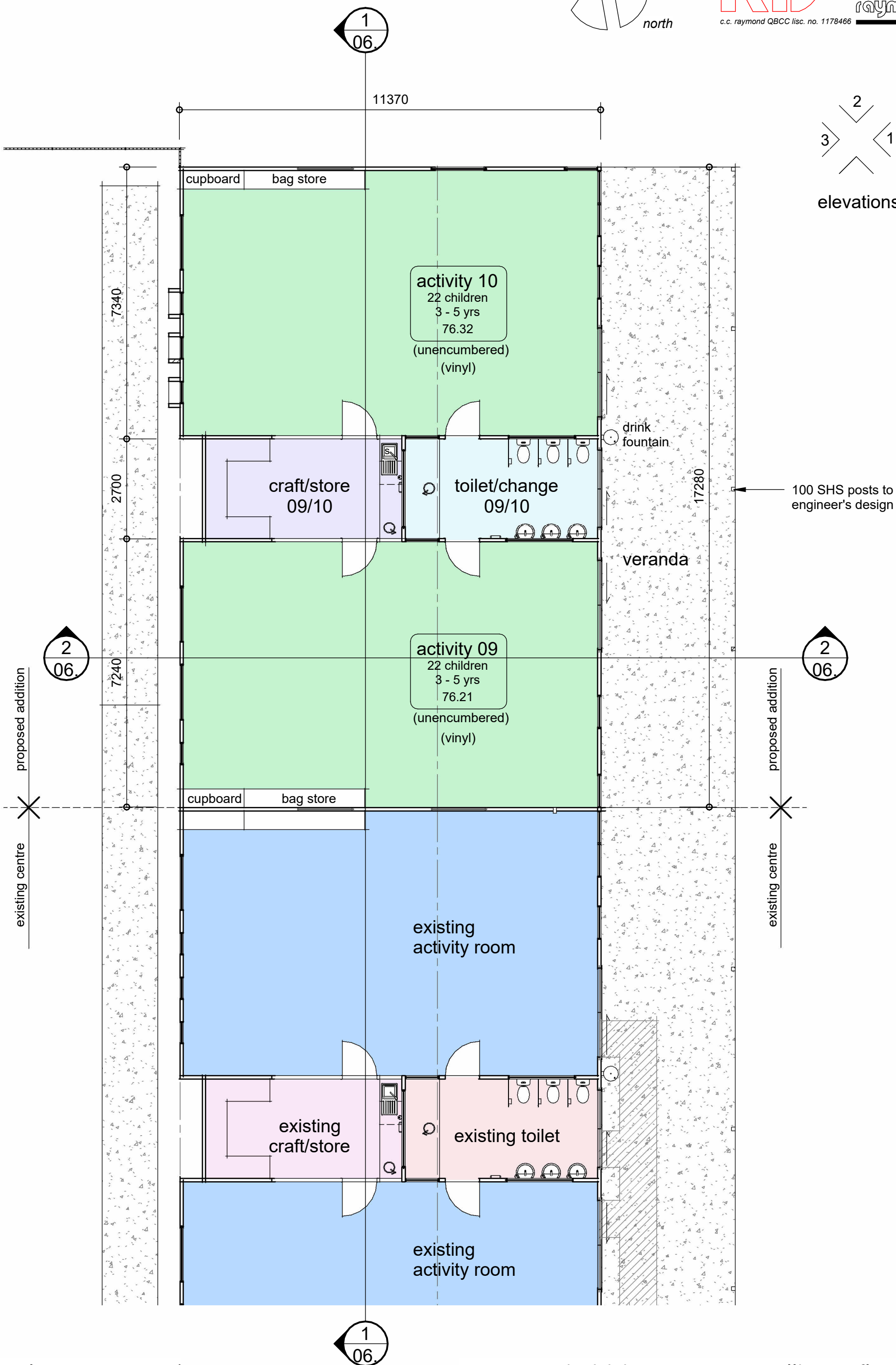
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raymond design

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elevations



04.

floor plan proposed

proposed chidcare centre, allis st, flagstone, qld.

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1:100 (A3)

5m

note: this proposal is subject to site survey and development approval(s) from the relevant authority.
this drawing shall not be copied or used without authorisation and is protected by copyright.

RD20029 : march_2025
issue P1 -11/03/25
drawn - c. c. r.

