

Traffic Engineering Report

To	Zone Planning Group	Date	23 May 2025
Prepared by	Kevin Liu, Modus Traffic Engineer	Approved by	Harj Singh, Modus Executive Director (RPEQ 22364)
Location	33 Edison Crescent, Yarrabilba		
Subject	Proposed Low Impact Industry Development - Traffic Engineering Report		
Status	Final	Attachments	Appendix A: Development Plans Appendix B: Swept Paths Assessment

1 Introduction

1.1 Overview

Modus has been commissioned by Zone Planning Group to provide traffic and transport advice in relation to the proposed Low Impact Industry development located at 33 Edison Crescent, Yarrabilba.

This Traffic Engineering Report has been produced by Modus to assess the traffic and transport engineering items in support of the proposed development. A copy of the proposed development plans has been provided at **Appendix A**.

1.2 References

The following documents and guidelines have been referenced in the assessment herein:

- ▶ Logan City Council (LCC) Planning Scheme, 2015,
- ▶ Economic Development Queensland (EDQ) Plan of Development (PoD),
- ▶ AS2890.1 Australian Standards Parking Facilities Part 1: Off-Street Car Parking, 2004,
- ▶ AS2890.2 Australian Standards Parking Facilities Part 2: Commercial Vehicle Facilities, 2002,
- ▶ AS2890.6 Part 6: Off-street Parking for People with Disabilities, 2009,
- ▶ Transport for NSW Guide to Transport Impact Assessment, 2024 (TfNSW).

1.3 Limitations

Modus has completed this traffic report in accordance with the usual care and thoroughness of the consulting profession. The assessment is based on accepted traffic engineering practises and standards applicable at the time of undertaking the assessment. Modus disclaims responsibility for any changes to project planning or road conditions that may occur after completion of the assessment.

2 Existing Conditions

2.1 Site Location

The development site is located at 33 Edison Crescent, Yarrabilba and is bounded by Edison Crescent to east, Waterford Tambourine Road further east, vegetation areas to the west and vacant land to the north and south. The site is located within the Yarrabilba Priority Development Area (PDA) within the Logan City Council Local Government Area.

The proposed development site location and subdivision is illustrated on Figure 2-1.

Figure 2-1 Site Location



Source: CommercialRealEstate.com

2.2 Existing Site Use

The site is currently vacant land and has no existing access driveway.

2.3 Existing Road Network

Table 2-1 outlines characteristics of the existing road network in close proximity to the proposed development site.

Table 2-1 Key Road Characteristics

Road	Authority	Speed Limit	Typical Form
Edison Crescent	Council	50km/h	Two lanes, undivided
Wongawallan Drive	Council	50km/h	Two lanes, undivided

2.4 Active Transport Facilities

The proposed development is well serviced by the active transport facilities located within the surrounding area of the site. There are pedestrian footpaths along both verges of Edison Crescent and Wongawallan Drive forming connections to the development site and the broader active transport network in the area.

Furthermore, dedicated on-street cycling paths are provided on Wongawallan Drive that form connections to the broader network in the area.

2.5 Public Transport Facilities

The development has no public transport facilities within a 400m radius (5-minute walk). The nearest bus stop is located approximately 900m from the site (10-minute walk) and accommodates various service that connects to the surrounding suburbs.

3.1 Overview

Figure 3-1 illustrates the site plan for the proposed development. A copy of the development plans can be found at **Appendix A**.

[illegible]

The proposed development will accommodate two (2) access driveways, which will operate on the following basis:

- Traffic Engineering Report
33 Edison Crescent, Yarrabilba

4 Traffic and Transport Advice

4.1 Access Design

4.1.1 Driveway Design

In accordance with Australian Standards AS2890.1, the minimum driveway requirements for the proposed development are outlined in Table 4-1.

Table 4-1 Driveway Design Compliance

AS2890.1 Driveway Design Compliance	Conditions
Site Conditions	Minor Road Frontage User Class 1 1 - 25 Spaces
Access Facility Category	1
Required Driveway Widths	3.0m – 5.5m
Proposed Driveway Widths	<u>Entry / Exit Driveways</u> : 8.85m

Therefore, the proposed driveway widths comply with Australian Standards AS2890.1.

4.1.2 Driveway Location

In accordance with Australian Standards AS2890.1, development accesses with a Class 1 Access Facility Category are to achieve a 6.0m separation to any formal intersections. Provided that the proposed access location is not located within a 6.0m distance to any formal intersections, the proposed access location is considered acceptable.

4.1.3 Pedestrian Sight Splays

In accordance with Australian Standards AS2890.1, pedestrian sight splays should be provided at the egress point of a driveway and measure 2.5m in length and 2.0m in width from the property boundary. The proposed access location ensures sufficient visibility between outbound vehicles and pedestrians along the frontage of the site and therefore comply with the requirements of Australian Standards AS2890.1.

4.2 Parking Provisions

4.2.1 Car Parking

In accordance with the approved Economic Development Queensland (EDQ) Plan of Development (PoD), the minimum car parking requirements for the proposed development is outlined in Table 4-2.

Provided that the proposed unit may accommodate Low Impact Industry uses, Modus has undertaken a review of the Low Impact Industry land uses.

Table 4-2 Proposed Car Parking Provision

Land Use	Car Parking Rate	Yield	Car Parking Required	Car Parking Proposed
Low Impact Industry	2 per tenancy + 1 per 100 sq.m of GFA	1616.3 sq.m GFA	19 Spaces	19 spaces
Total	-	1,616.3 sq.m GFA	19 Spaces	19 spaces

Therefore, the proposed development provides sufficient car parking for the requirements for a Low Impact Industry use.

Furthermore, one (1) PWD parking space is provided on-site as per AS 2890.6: Off-street Parking for People with Disabilities.

4.2.2 Bicycle Parking

In accordance with the approved Economic Development Queensland (EDQ) Plan of Development (PoD), the minimum bicycle parking requirements for the proposed development is outlined in Table 4-3.

Table 4-3 Proposed Bicycle Parking Provision

Land Use	Bicycle Parking Rate	Yield	Bicycle Parking Required	Bicycle Parking Proposed
Low Impact Industry	One (1) space per five (5) car parking spaces	19 car parking spaces	4 Spaces	4 spaces
Total	-	19 car parking spaces	4 Spaces	4 spaces

Therefore, the proposed development provides sufficient bicycle parking for the requirements for a Low Impact Industry use.

4.3 Parking layout

Modus has conducted a design review of the car park against the design guidelines within Australian Standards AS2890.1. The compliance has been summarised in Table 4-4.

Table 4-4 Car Parking Layout Compliance

Design Criteria	AS2890.1 Requirement	Proposed Design	Compliant
Parking Bays			
Bay Length – General Spaces	5.4m	5.4m	✓
Bay Length – PWD Spaces	5.4m	5.4m	✓
Bay Width – General Spaces	2.4m	2.5m	✓
Bay Width – PWD Spaces	2.4m + adjacent 2.4m wide shared zone	2.4m + adjacent 2.4m wide shared zone	✓
Service Vehicle – HRV Loading Bay	12.5m x 3.5m	12.5m x 3.5m	✓
Parking Aisles and Circulation Roadways			
Parking Aisle Width	6.2m	Minimum 8.85m	✓
Parking Clearance	0.3m	> 0.3m	✓
Height Clearance			
Vertical Clearance - HRV	4.5m	> 4.5m	✓

Therefore, the proposed car parking layout is compliant with Australian Standards AS2890.1

Furthermore, Modus has conducted a swept path assessment for a HRV design vehicle which confirms that these design vehicles are able to safely and efficiently manoeuvre to, within and from the site. This swept path assessment is provided at **Appendix B**.

4.4 Queuing Provision

In accordance with the Logan City Council Planning Scheme, a minimum on-site queue provision of one (1) vehicle (equating to 6.0m in length) is available from the property boundary to the first available parking space.

The proposed development is able to accommodate a queueing provision of one (1) vehicle (equating to 6.0m in length) to the first available parking space.

Therefore, there is sufficient capability for an inbound vehicle to pass around a vehicle manoeuvring into the first two (2) available parking spaces, and hence the queueing provisions are considered acceptable.

4.5 Servicing Requirements

4.5.1 Delivery Service Vehicles

As per Economic Development Queensland (EDQ) comment to use HRV, the largest design vehicle required for the proposed development is an HRV.

Therefore, Modus has conducted a swept path assessment which confirms the HRV is able to safely and efficiently manoeuvre in a forward motion to enter and exit the proposed development. This swept path assessment is provided at **Appendix B**.

4.5.2 Refuse Collection Arrangements

The proposed development will accommodate on-site refuse collection via a Rear Loader Refuse Collection Vehicle (RCV).

The HRV design vehicle (provided at **Appendix B**) exceeds the largest RCV stipulated within the Logan City Council Planning Scheme, and hence the proposed development is able to accommodate a RCV on-site.

4.6 Traffic Generation

In accordance with the TfNSW (2024) document, the following traffic generation rates have been adopted for the assessment herein:

- Low Impact Industry: 0.5 vehicle trip per 100 sq.m GFA.

Therefore, the proposed development traffic generation is detailed in Table 4-5 below.

Table 4-5 Proposed Car Parking Requirements

Land Use	Yield	Traffic Generation Rate	Traffic Generation Volumes
Low Impact Industry	1,616.3 sq.m GFA	0.5 vehicle trip per 100 sq m GFA	9 vehicles

Therefore, the proposed development is anticipated to generate up to 9 vehicles per hour in the peak hour period.

Provided that this corresponds to an additional vehicle on the external road network every 6 minute and 40 seconds on average in the peak hour, the proposed development is not anticipated to compromise the safety nor efficiency of the external road network.

5 Summary

Therefore, Modus is of the opinion that the proposed development is acceptable from a traffic engineering perspective and will not have a substantial impact on the safety or efficiency of the external road network.

Should there be any issue with the above, please contact the undersigned.

Yours sincerely,

MODUS TRANSPORT AND TRAFFIC ENGINEERING

H Singh

Harj Singh
Executive Director

APPENDIX A

Development Plans

[illegible]

PROPOSED INDUSTRY BUILDING
LOT 16 EDISON CRESENT, YARRABILBA, QLD 4207

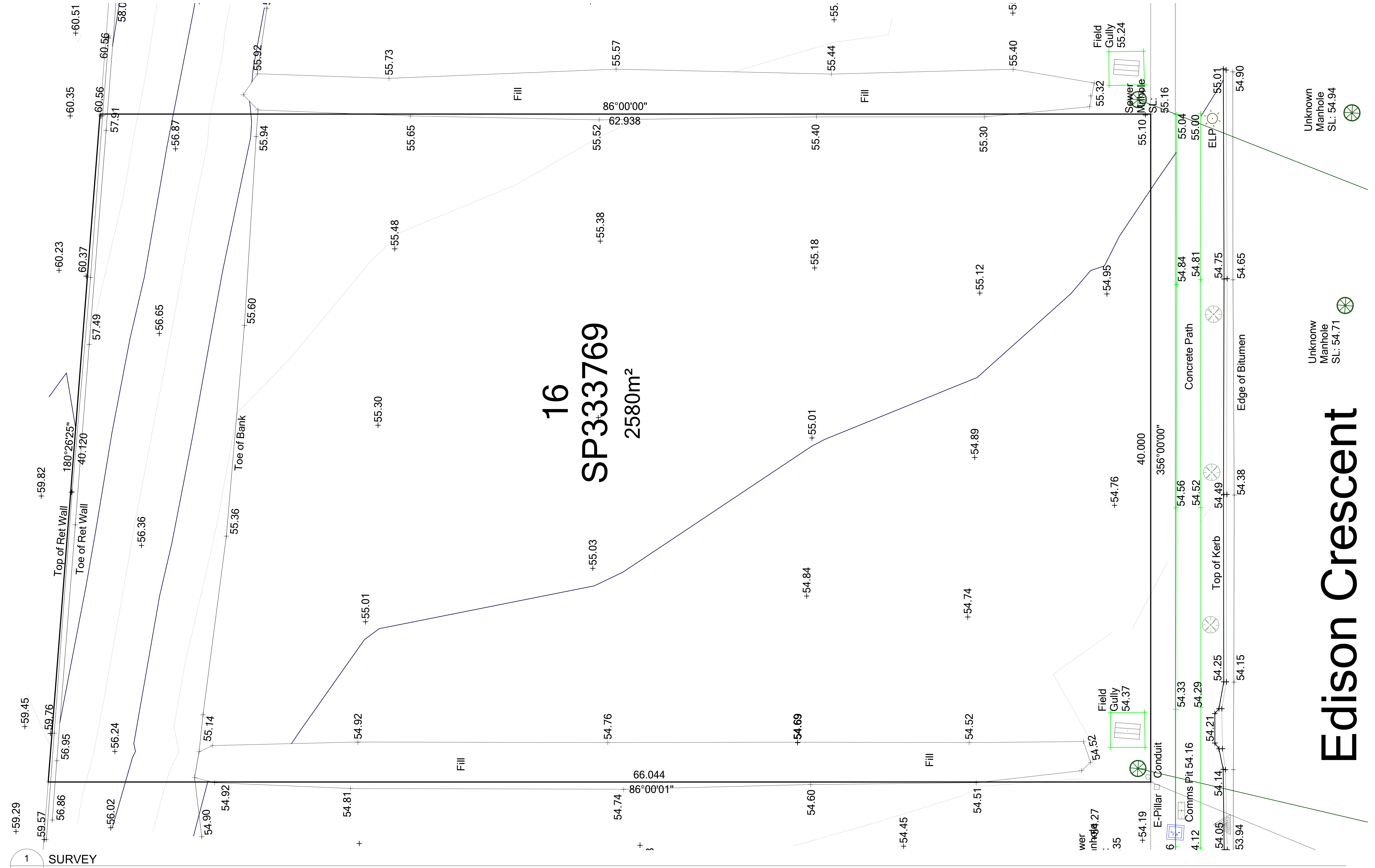
BUILDER:

HYDRAULIC ENGINEER:



MECHANICAL & ELECTRICAL ENGINEER:

REV.	DESCRIPTION		DATE	ISSUED BY	CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539) 	IN ASSOCIATION WITH:  	R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO		PROJECT: PROPOSED INDUSTRY BUILDING	SHEET No.	REV.
A	DA ISSUE	06.05.2025	SM	DRAWN BY: X:\25000-25999\25110- Lot 16 Edison Crescent Yarrabilba\03 DA\DA Lot 16 EDISON CRESENT YARRABILBA_06.05.25.rvt			UNIT 1/ 59 LINK DRIVE YATALA 4221 QLD 0408 705 184 mail@rhfrankland.com.au	QBA LICENCE NUMBER 065538 ACN 010 013 733 ABN 71 319 441 156 www.rhfrankland.com.au	ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA	DA 0-00	B
B	TRAFFIC AMENDMENTS	19.09.2025	SM						CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION	PROJECT No.	
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PROJECT: PROPOSED INDUSTRY BUILDING

ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA

CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION

TITLE: SURVEY PLAN

SHEET No. REV.

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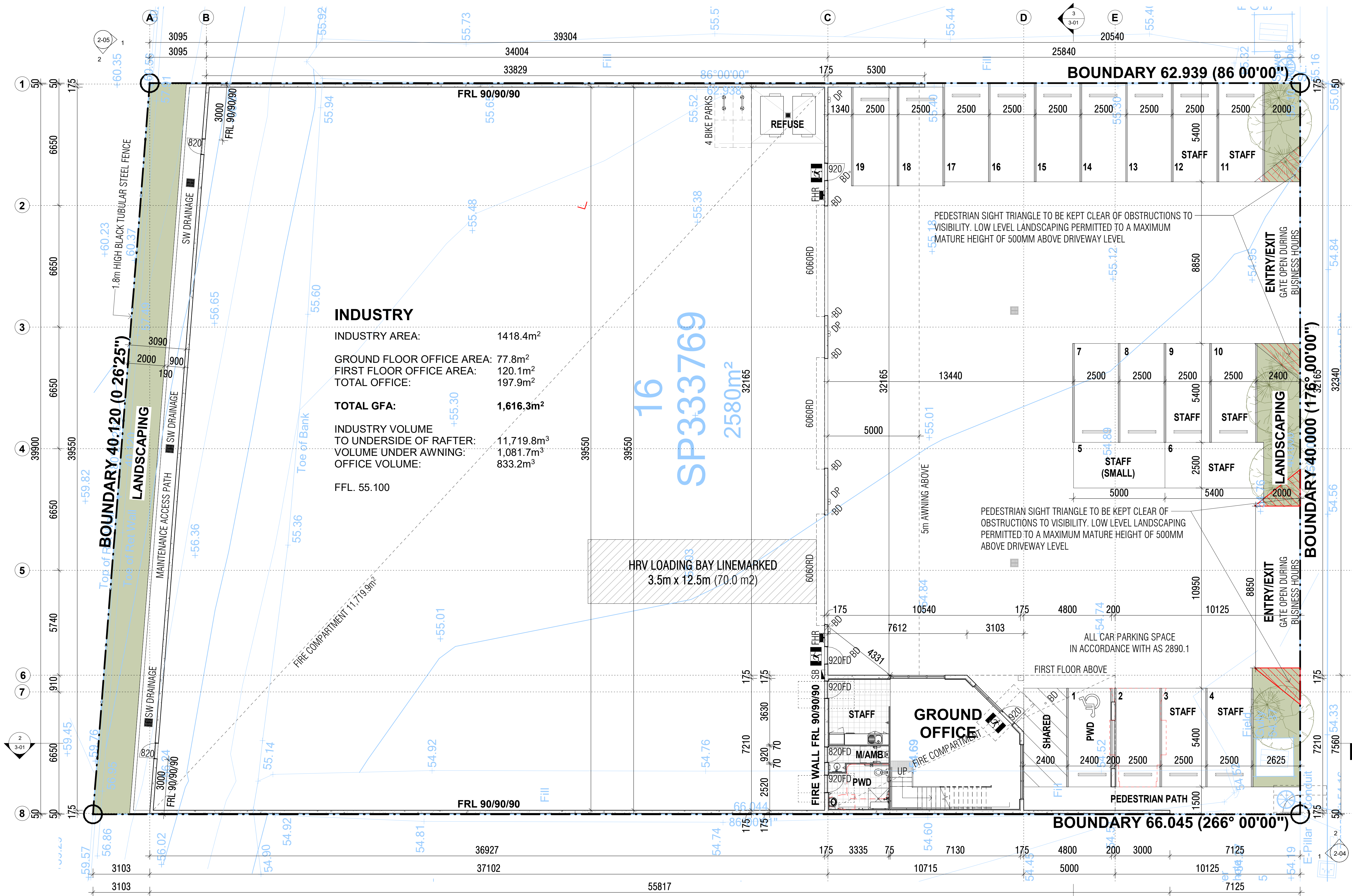
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1 SITE PLAN
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B	TRAFFIC AMENDMENTS	19.09.2025	SM						CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION	PROJECT No.	
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1 GROUND FLOOR LEVEL
1 : 100 @ A1

NOTE:-
EXIT DOORS MUST BE FREELY OPENABLE
AT ALL TIMES, BRAILLE & TACTILE EXIT
SIGNAGE TO BE PROVIDED TO AS1428.1

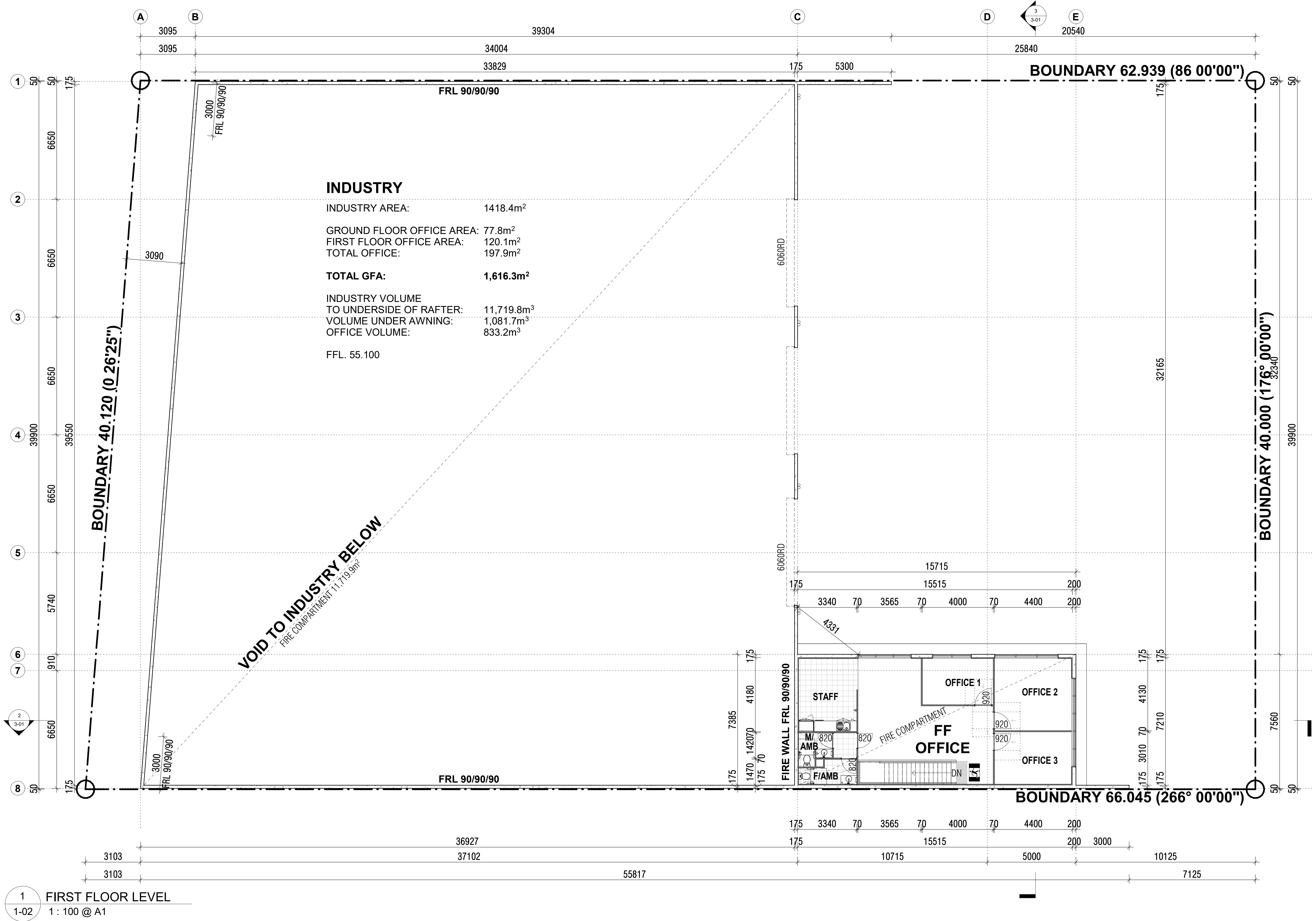
NOTE:-
*FIRE EXTINGUISHERS TO BE PROVIDED TO AS2444
*WATERPROOFING TO AS3740
*DAMP PROOFING TO AS/NZS2904 & AS3660.1
*GLASS ENTRY DOOR
+ THRESHOLD RAMP TO AS1428.1

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B	TRAFFIC AMENDMENTS	19.09.2025	SM

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1 FIRST FLOOR LEVEL
1 : 100 @ A1

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(QBSA LICENCE NUMBER 65539)

S.E. Hardy

IN ASSOCIATION WITH:

BLACK DIAMOND
BUILDING & CONSTRUCTION

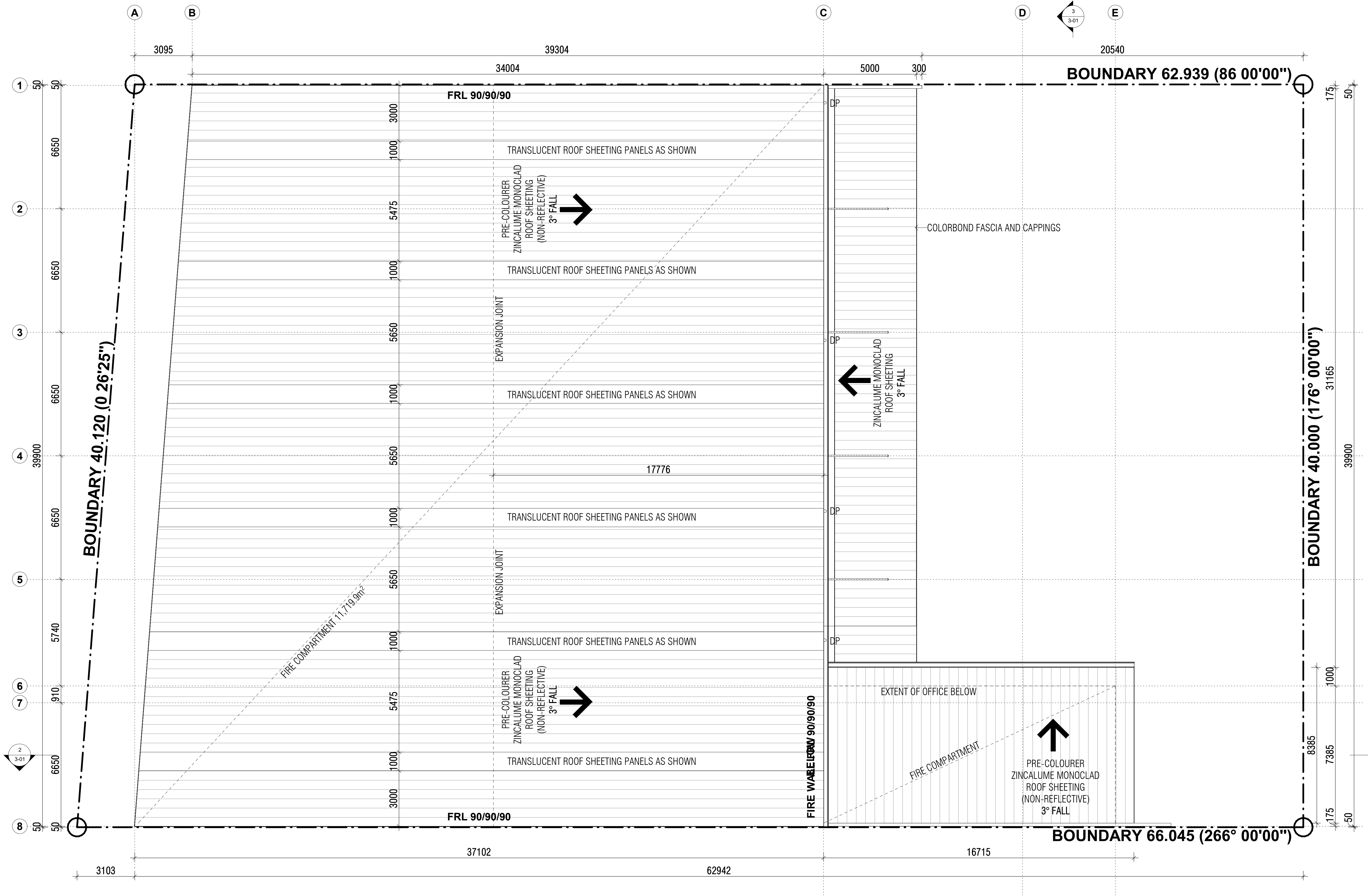
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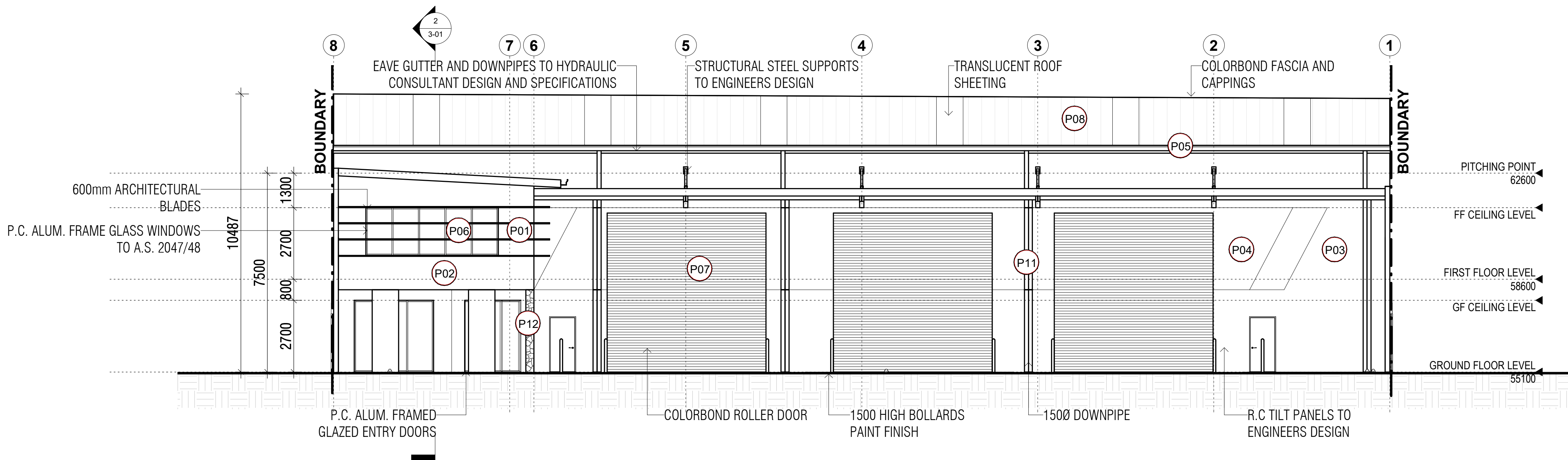
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ABN 71 319 441 156
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CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION
TITLE: FIRST FLOOR PLAN

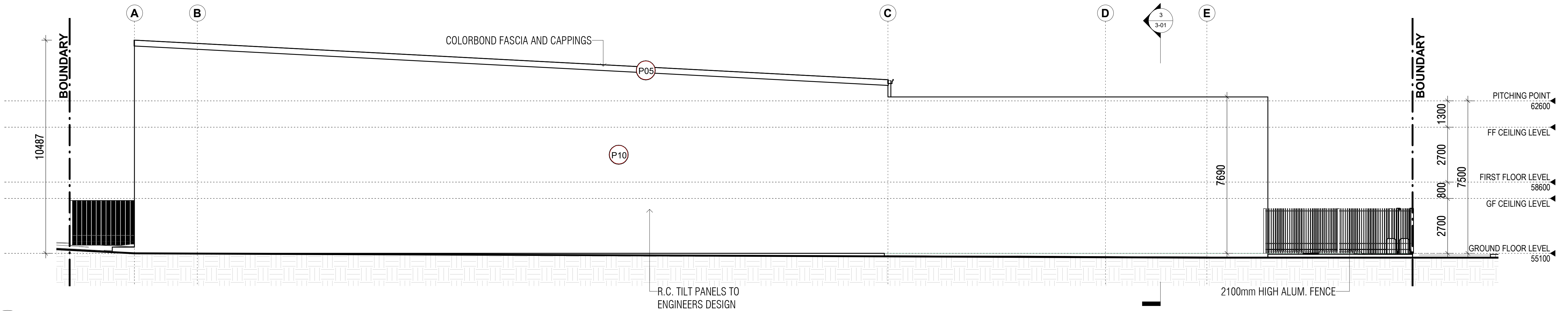
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PROJECT No.	
25110	



1 ROOF PLAN
1 : 100 @ A1



4 EAST ELEVATION
2-01 1 : 100 @ A1



1 SOUTH ELEVATION
2-01 1 : 100 @ A1

EXTERNAL FINISHES LEGEND

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P01			PAINT FINISH DULUX: JARRAH CODE: S14D4	FEATURE OFFICE WALLS
P02			PAINT FINISH DULUX: STONE CROP CODE: S14D7	OFFICE AND INDUSTRY WALLS
P03			PAINT FINISH DULUX: OWL WING CODE: S14D3	FEATURE INDUSTRY WALLS
P04			PAINT FINISH DULUX: WHITE POLAR QUARTER CODE: SW1F2	FEATURE INDUSTRY WALLS

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P05			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP CODE: S14D7	GUTTERS, CAPPINGS, STRUCTURAL SUPPORTS
P06			GRD: TINTED GLASS FST: TINTED GLASS FRAME POWDERCOATED COLORBOND: JARRAH	ALL WINDOWS AND ENTRY DOOR
P07			POWDER COATED FINISH DULUX COLORBOND: DULUX: STONE CROP	ALL ROLLER DOORS
P08			ZINCALUME ROOF SHEETING WITH TRANSPARENT INSERTS	ALL ROOFS

REF	COLOUR	ELE REF	DESCRIPTION	LOCATION
P09			POWDER COATED FINISH DULUX COLORBOND: MONUMENT CODE: C29	INDUSTRY FENCES
P10			UNPAINTED	BOUNDARY WALLS
P11			PAINTED TO MATCH WALL BEHIND	DOWNPipes
P12			STONE FACADE	FEATURE COLUMN

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING

THE BUILDING CODE OF AUSTRALIA & UPDATES AS WELL AS THE S.A.A CODES SHALL BE THE MINIMUM STANDARDS OF COMPLIANCE. CHECK COUNCIL STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL CONDITIONS.

REV. A	DESCRIPTION	DATE 06.05.2025	ISSUED BY SM
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PROJECT: PROPOSED INDUSTRY BUILDING ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION TITLE: ELEVATION	SHEET No. REV. DA 2-01 A PROJECT No. 25110
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1 COLOUR CONCEPT
2-03 @ A1

EXTERNAL FINISHES LEGEND

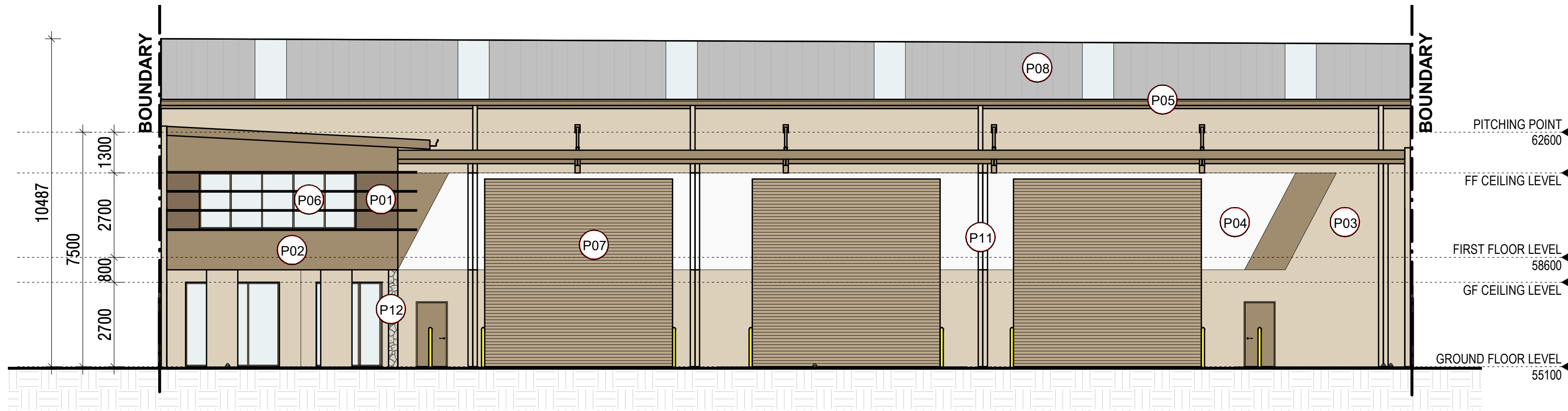
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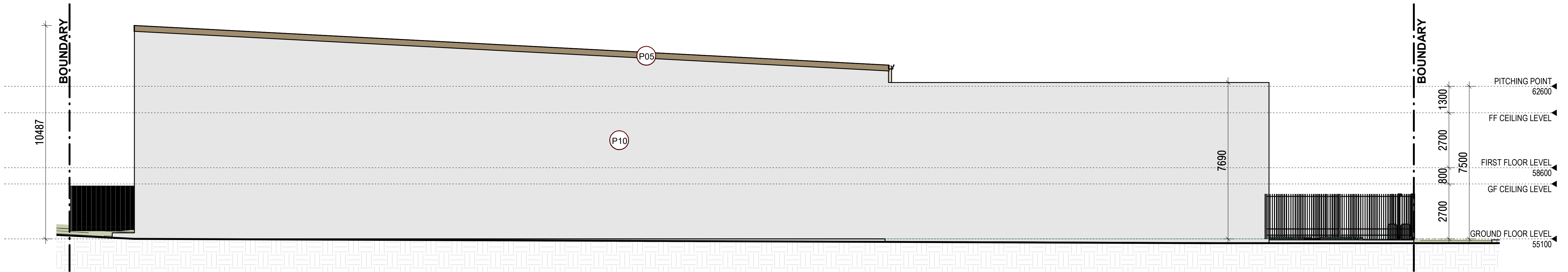
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AS THE S.A.A CODES SHALL BE THE MINIMUM
STANDARDS OF COMPLIANCE. CHECK COUNCIL
STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL
CONDITIONS.



1 EAST ELEVATION COLOUR SCHEME
1 : 100 @ A1



2 SOUTH ELEVATION COLOUR SCHEME
1 : 100 @ A1

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ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING

THE BUILDING CODE OF AUSTRALIA & UPDATES AS WELL AS THE S.A.A CODES SHALL BE THE MINIMUM STANDARDS OF COMPLIANCE. CHECK COUNCIL STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL CONDITIONS.

REV. A	DA ISSUE	DESCRIPTION	DATE 06.05.2025	ISSUED BY SM	0 1 2 5 10 Scale 1: 100 @ A1 (1: 200 @ A3)	CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539) 	IN ASSOCIATION WITH: BLACK DIAMOND BUILDING & CONSTRUCTION 	R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO UNIT 1/ 59 LINK DRIVE YATALA 4221 QLD 0408 705 184 mail@rhfrankland.com.au	QBA LICENCE NUMBER 065538 ACN 010 013 733 ABN 71 319 441 156 www.rhfrankland.com.au	PROJECT: PROPOSED INDUSTRY BUILDING ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION TITLE: COLOUR ELEVATIONS	SHEET No. REV. DA 2-04 A PROJECT No. 25110
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE					THE WORK DESCRIBED ON THESE DRAWINGS IS COVERED BY COPYRIGHT, AND IS APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE NOR BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF STEVEN HARDY. THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, R H FRANKLAND WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.						



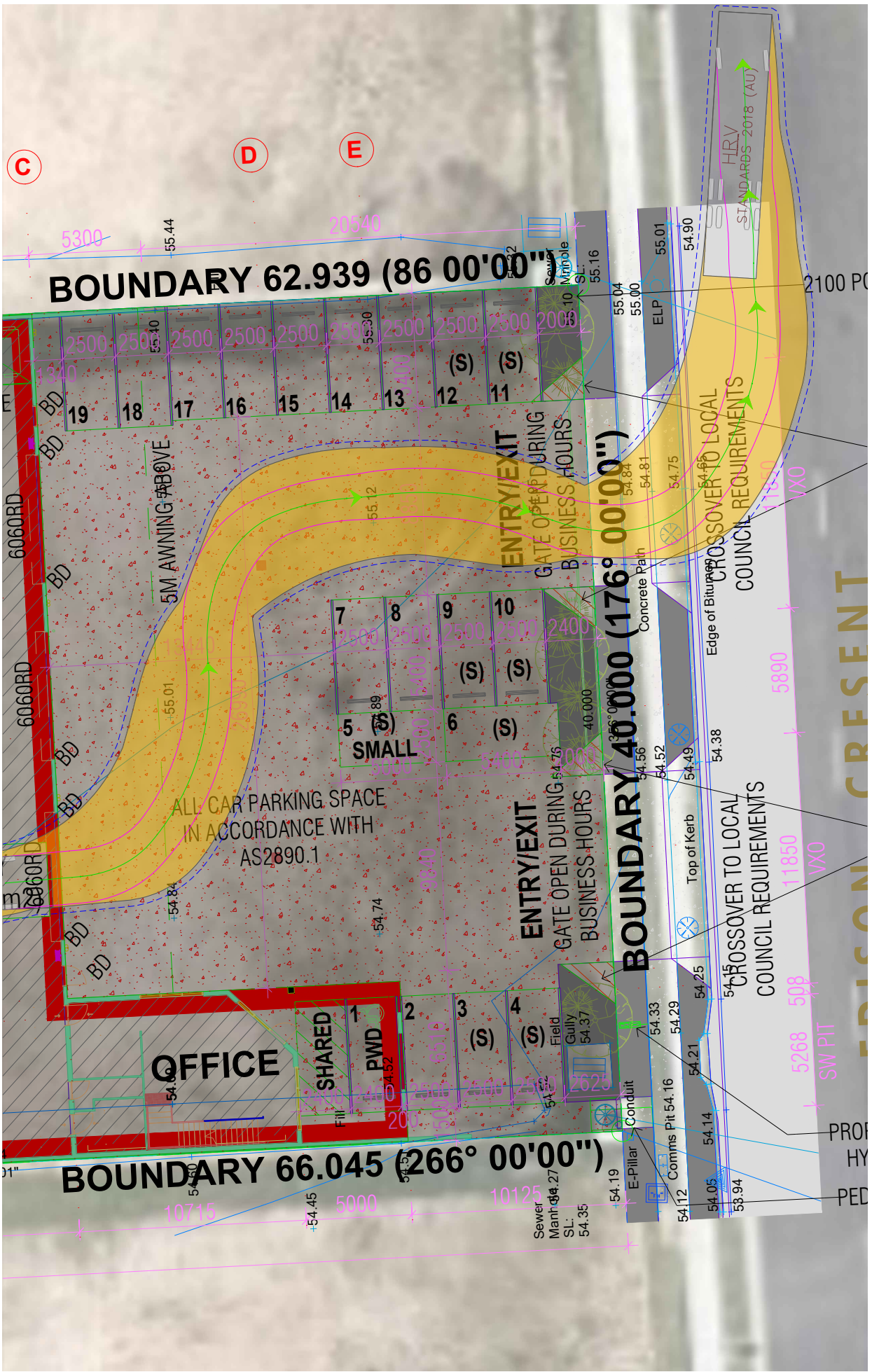
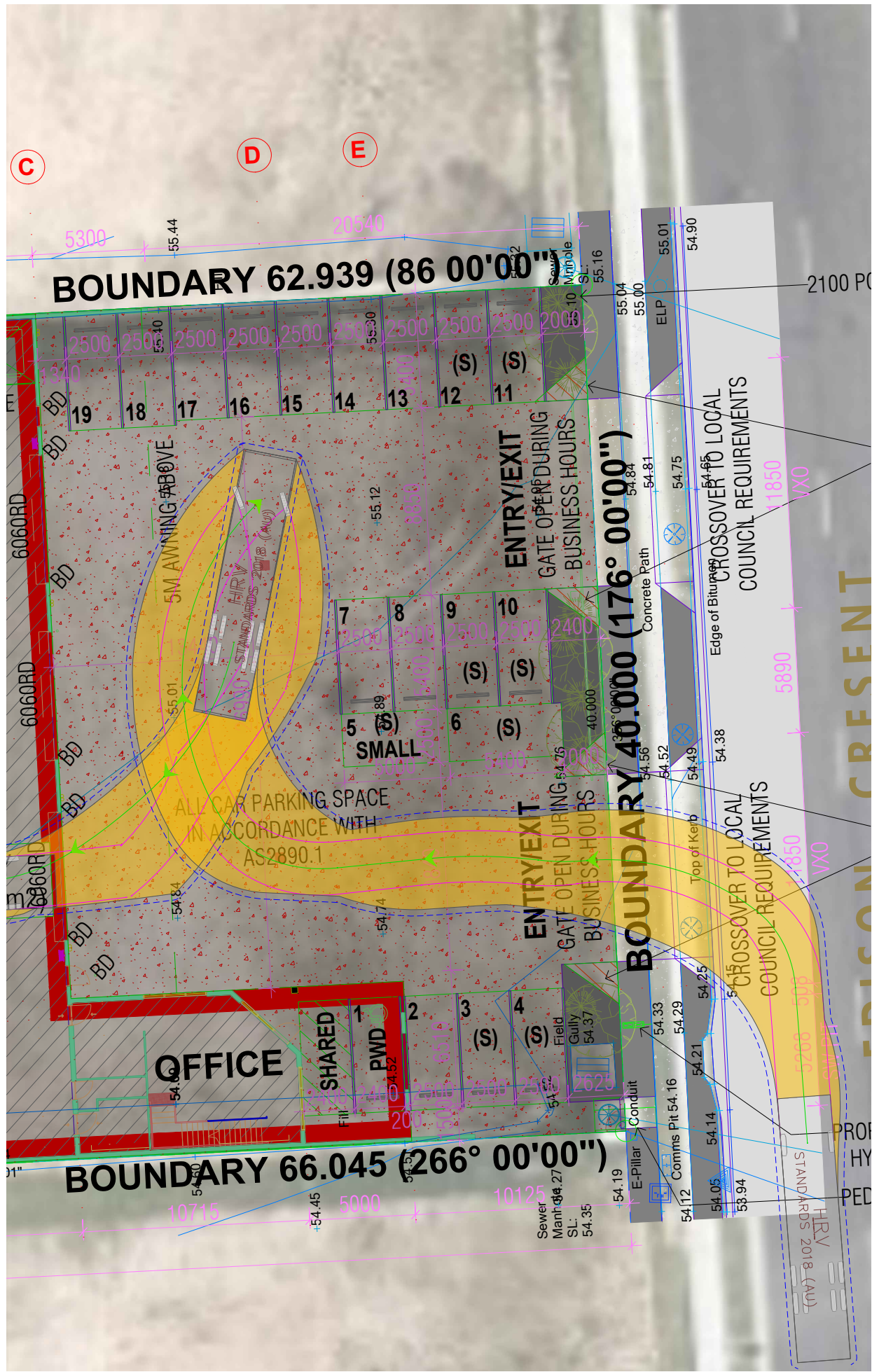
REV.	DESCRIPTION	DATE	ISSUED BY	0 0.5 1 2.5 5	CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539)	IN ASSOCIATION WITH: BLACK DIAMOND BUILDING & CONSTRUCTION	R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO	PROJECT: PROPOSED INDUSTRY BUILDING	SHEET No.	REV.
	DA ISSUE	06.05.2025	SM	Scale 1: 50 @ A1 (1: 100 @ A3)	DRAWN BY: Author <i>S.E. Hardy</i>		UNIT 1/ 59 LINK DRIVE YATALA 4221 QLD 0408 705 184 mail@rhfrankland.com.au	QBA LICENCE NUMBER 065538 ACN 010 013 733 ABN 71 319 441 156 www.rhfrankland.com.au	ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA	DA 2-05 A
								CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION	PROJECT No.	
								TITLE: COLOUR ELEVATIONS		25110
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE										



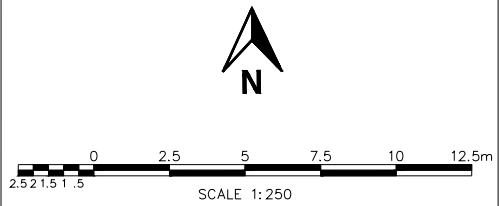
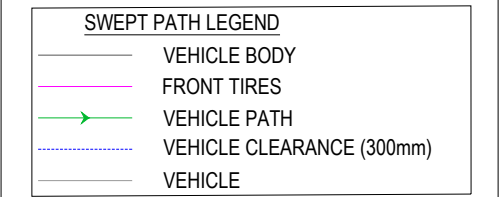
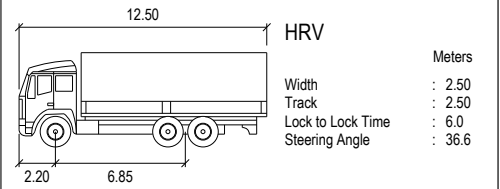
REV.	DESCRIPTION	DATE	ISSUED BY	0125000-25999		510		CHECKED BY: S.E. HARDY (QBSA LICENCE NUMBER 65539)	IN ASSOCIATION WITH: BLACK DIAMOND BUILDING & CONSTRUCTION		R H FRANKLAND & ASSOC. PTY LTD BUILDING DESIGN & CONSULTING STUDIO	PROJECT: PROPOSED INDUSTRY BUILDING	SHEET No.	REV.	
DA ISSUE		06.05.2025	SM	Scale 1: 100 @ A1 (1: 200 @ A3)								ADDRESS: LOT 16 EDISON CRESENT, YARRABILBA	DA 3-01	A	
												CLIENT: BLACK DIAMOND BUILDING AND CONSTRUCTION	PROJECT No.		
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE								DRAWN BY: Author			UNIT 1/ 59 LINK DRIVE YATALA 4221 QLD 0408 705 184 mail@rhfrankland.com.au	QBA LICENCE NUMBER 065538 ACN 010 013 733 ABN 71 319 441 156 www.rhfrankland.com.au	TITLE: SECTION	25110	
								X:\25000-25999\25110- Lot 16 Edison Crescent Yarrabilba\03 DA\DA LOT 16 EDISON CRESENT YARRABILBA 06.05.25.rvt							

APPENDIX B

Swept Path Assessment



VEHICLE USED IN SIMULATION



PROJECT
LOT 16, 33 EDISON
CRESCENT, YARRABILBA

CLIENT
ZONE PLANNING GROUP

DRAWING TITLE
SWEPT PATH - HRV

DRAWING NUMBER
MOD24726QLD - SK01

DATE
22 MAY 2025

REVISION
B

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS

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2.ALL DIMENSIONS ARE PROVIDED IN METERS UNLESS NOTED OTHERWISE.