

Parker Unit Trust
c/- MullArch Pty Ltd
Level 1, 17 Billabong Street
STAFFORD QLD 4053

Attn: Mr David Parker

RE: 24 Wilton Street, Woolloongabba
Traffic Engineering Review of Proposed Rooming Accommodation

Dear David,

As requested, this advice has been prepared to summarise a traffic engineering review of the site layout for the proposed *Rooming Accommodation* development located at 24 Wilton Street, Woolloongabba, with this advice limited to a review of the elements discussed herein.

A copy of the referenced Ground Floor layout plan is provided at Attachment A.

Refuse Collection Volume

To understand the refuse and recycling storage volume requirement for the development, reference has been made to Brisbane City Council's *Refuse Planning Scheme Policy*.

The nominated storage volume requirement for a *Rooming Accommodation development* is:

- Refuse: 60L / occupant / week.
- Recycling: 60L / occupant / week.

The Refuse PSP indicates that for a Medium Density Residential zone, collection can be undertaken up to twice weekly.

As the proposal includes 50 rooms (up to 95 persons¹), the storage volume requirement per collection is:

- Refuse: 2,850L (3 x 1,100L bins).
- Recycling: 2,850L (3 x 1,100L bins).

The proposed provision of 6 x 1,100L bins is therefore expected to be capable of accommodating the refuse and recycling generation of the development with two collections per week.

Service Vehicle Accessibility

Swept Paths

To test accessibility of the site by rear-load Refuse Collection Vehicles (RCVs), to represent Council and private waste contractors, two vehicles have been tested:

- 8.8m long Medium Rigid Vehicle (MRV), as defined by the Australian Standard (AS/NZS2890.2:2002), which is similar to the vehicle utilised by a number of private waste contractors.
- 10.235m long Refuse Collection Vehicle (RCV), as defined by Brisbane City Council's Standard Drawing BSD-3008. This is representative of the rear-load vehicle utilised by Council to collect 660L or 1,100L plastic bins.

¹ Assuming one person per single bed and two persons per double bed.

The results of the swept path assessments are provided at Attachment B to this advice and show:

- The RCV reversing onto the site, loading in a position fully within the site, and exiting in a forward gear.
- The MRV reversing onto the site, loading in a position fully within the site, and exiting in a forward gear.

To enable service vehicle accessibility, car parking on the opposite side of Wilton Street needs to be banned, as shown.

Either refuse truck can load from a position fully within the site. There is a length of 12.0m prior to the line of the building over, providing adequate length for the 10.235m truck, plus a 1.765m loading area behind the truck.

The bins will be wheeled through the PWD shared zone, with a width of some 1.45m between the wall and the bollard, which is appropriate for the movement of 1,100L bins.

Height clearance

The plans nominate that the RCV loading area has a 3.6m height clearance and a maximum gradient of 1:20. This meets the standard requirements of the TAPS Policy.

I trust that the above and attached are clear. Naturally, should you have any questions, please reach out.

Yours sincerely,

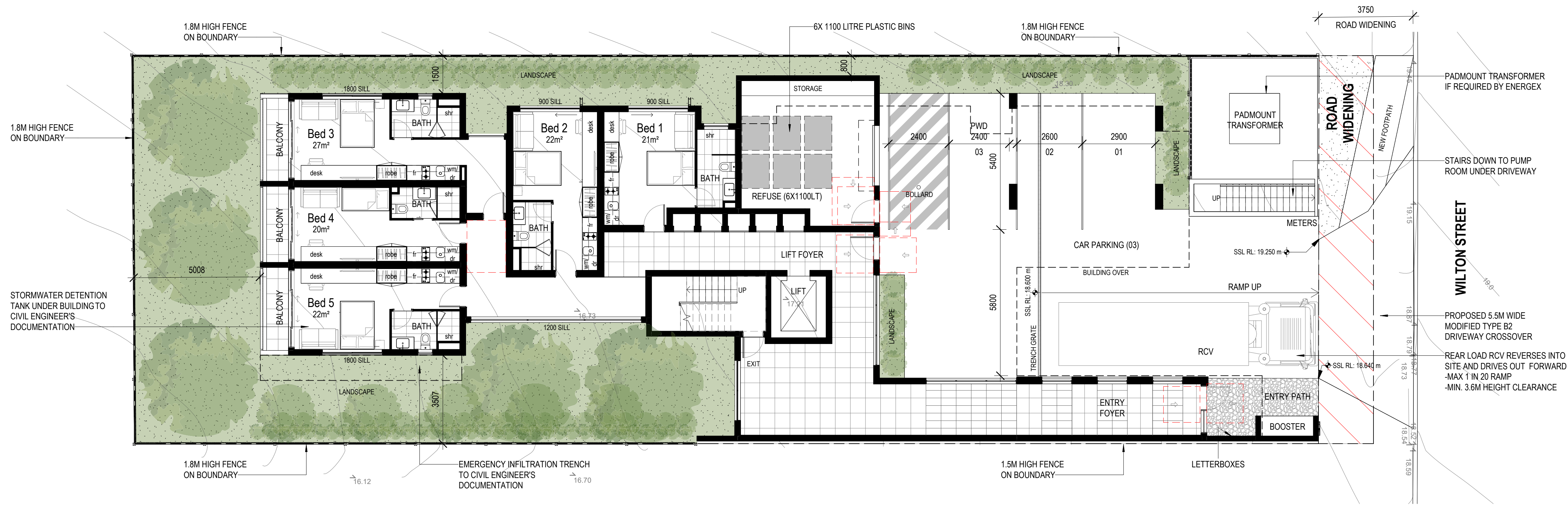
A handwritten signature in blue ink that reads 'Beth Meehan'.

Beth Meehan
Principal Traffic Engineer
BE(Civil)(Hons), RPEQ # 8373, FAITPM

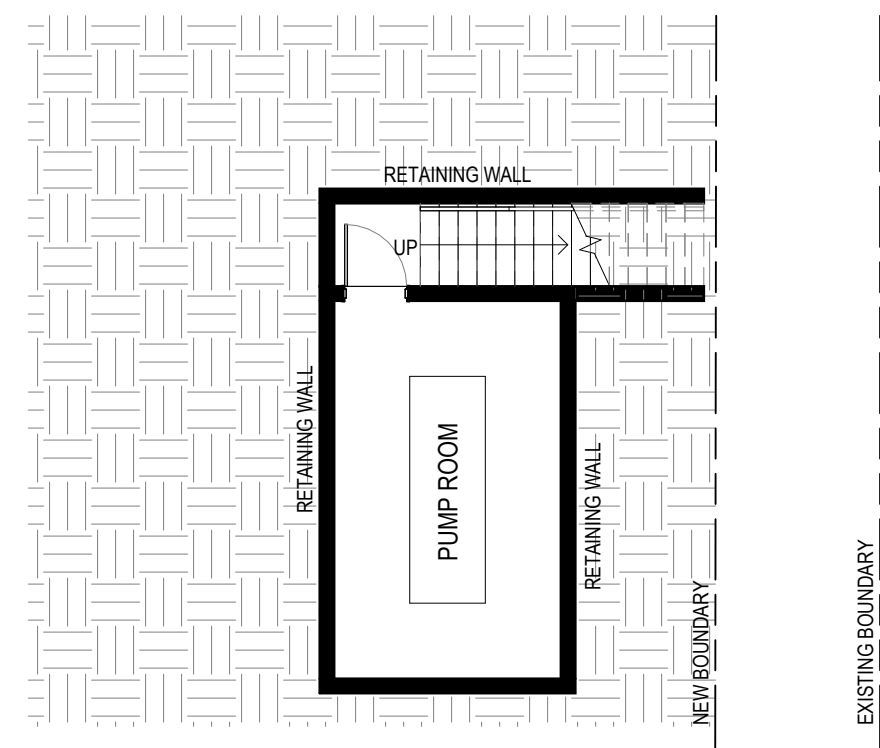
Attachment A

Reviewed Ground Floor Layout Plan

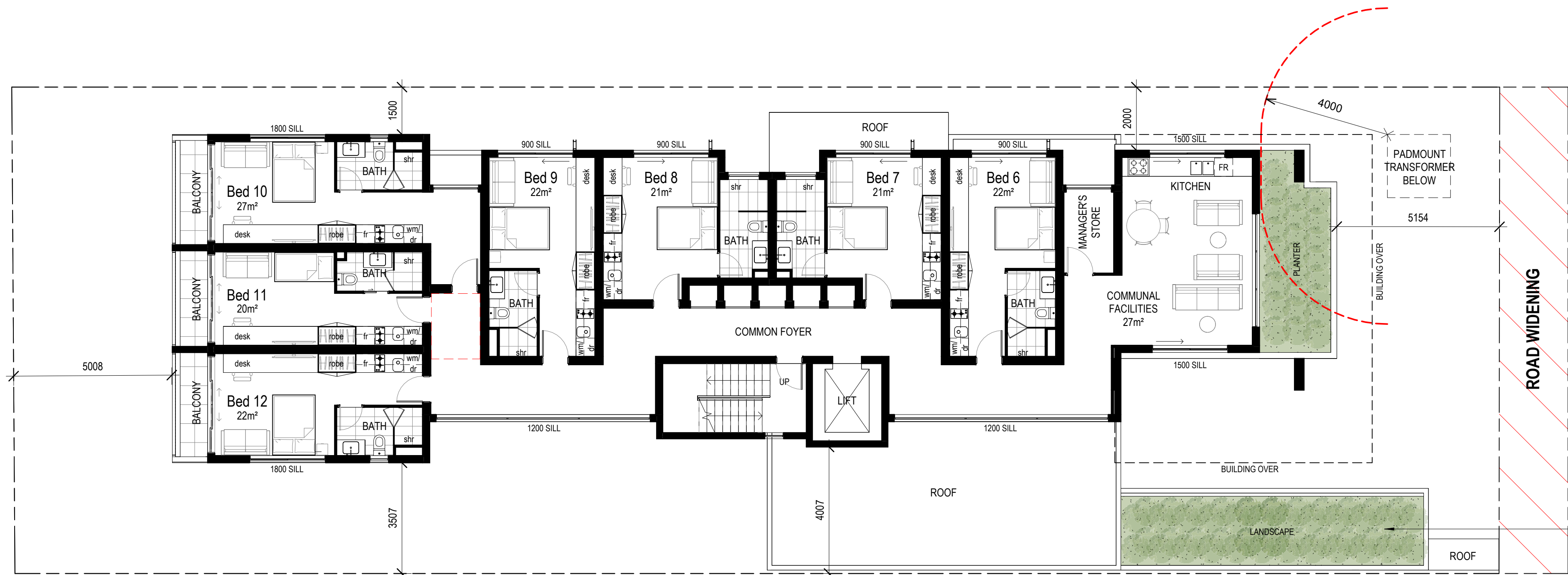




1 GROUND FLOOR
SCALE 1 : 100 @ A1



3 PUMP ROOM (UNDER DRIVEWAY)
SCALE 1 : 100 @ A1



2 LEVEL 1
SCALE 1 : 100 @ A1

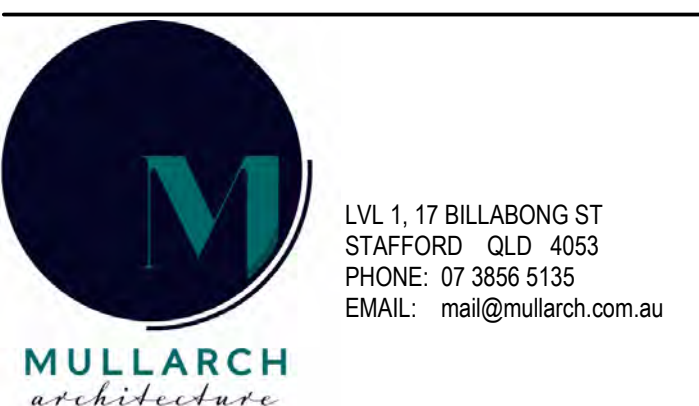
DEVELOPMENT SUMMARY	
LOT 4 ON RP12250	
SITE AREA (EXISTING)= 759m ² SITE AREA (AFTER ROAD DEDICATION)= 724.5m ²	
TOTAL LANDSCAPE AREA (ON GROUND) = 233m ² (30%)	
SITE COVER= 59%	
GFA=1616m ²	
NUMBER OF ROOMS= 50 (INCLUDING 3 PWD)	
CAR PARKING= 3 (INCLUDING 1 PWD)	

ISS.	AMENDMENT	INT.	DATE
A	ISSUE TO CLIENT	JP	18.06.25
B	ISSUE TO CLIENT	JP	08.07.25
C	ISSUE FOR COMMENT	JP	13.10.25
D	ISSUE TO CONSULTANT	JP	23.10.25
E	ISSUE TO CONSULTANT	JP	29.10.25
F	ISSUE TO CONSULTANT	JP	02.12.25

PROJECT
ROOMING ACCOMMODATION

AT
24 WILTON STREET
WOOLLOONGABBA QLD 4102

FOR
DAVID PARKER



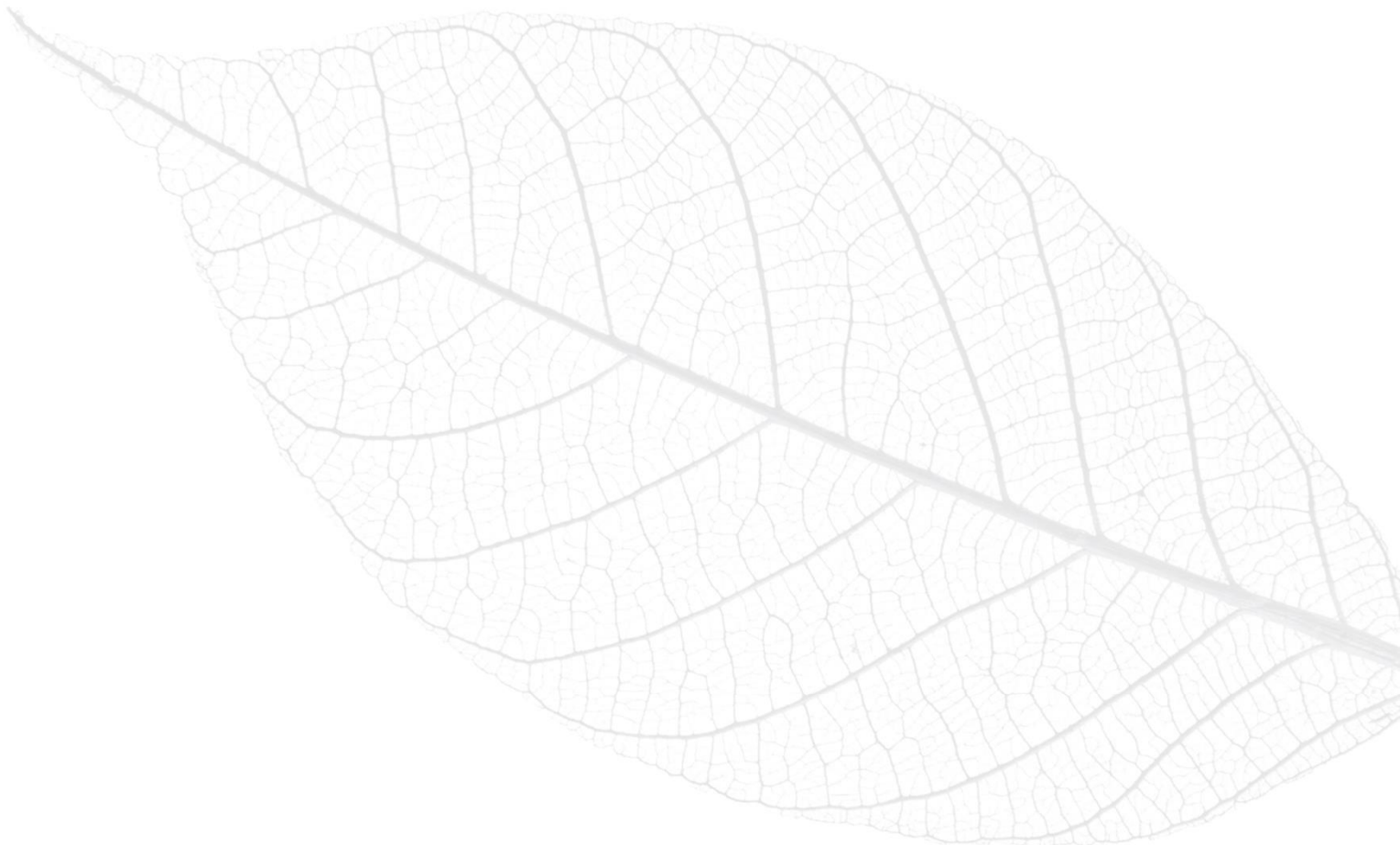
DRAWING TITLE
FLOOR PLANS- SHEET 1

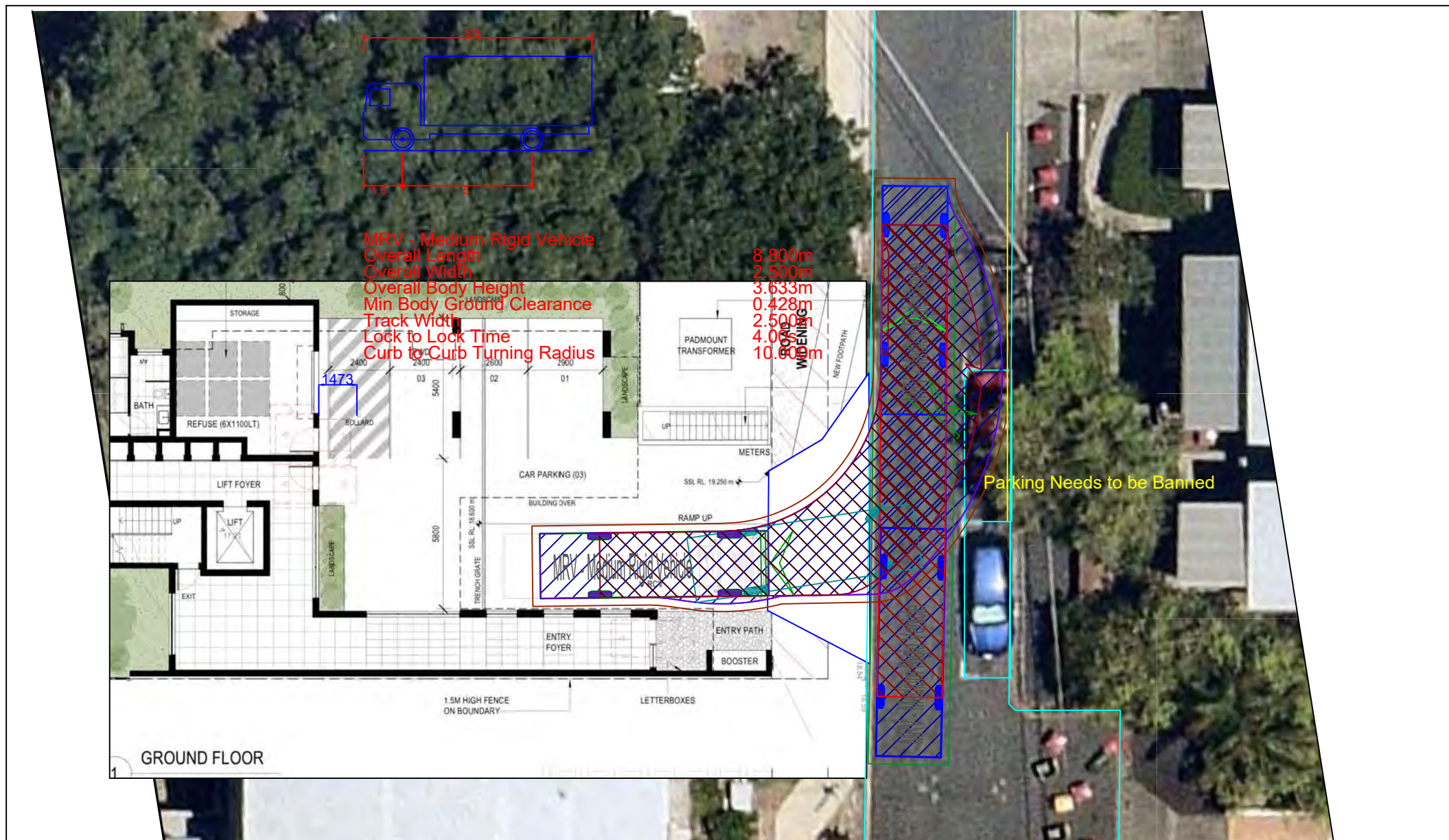
DATE	JUNE 2025	
SCALE	1 : 100 @ A1	
DRAWN	JP	
JOB NO.	2510	
DWG NO.	DD A.102	ISSUE
		F

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Attachment B

Swept Path Assessments





(07) 3398 4649
 www.bmctraffic.com.au

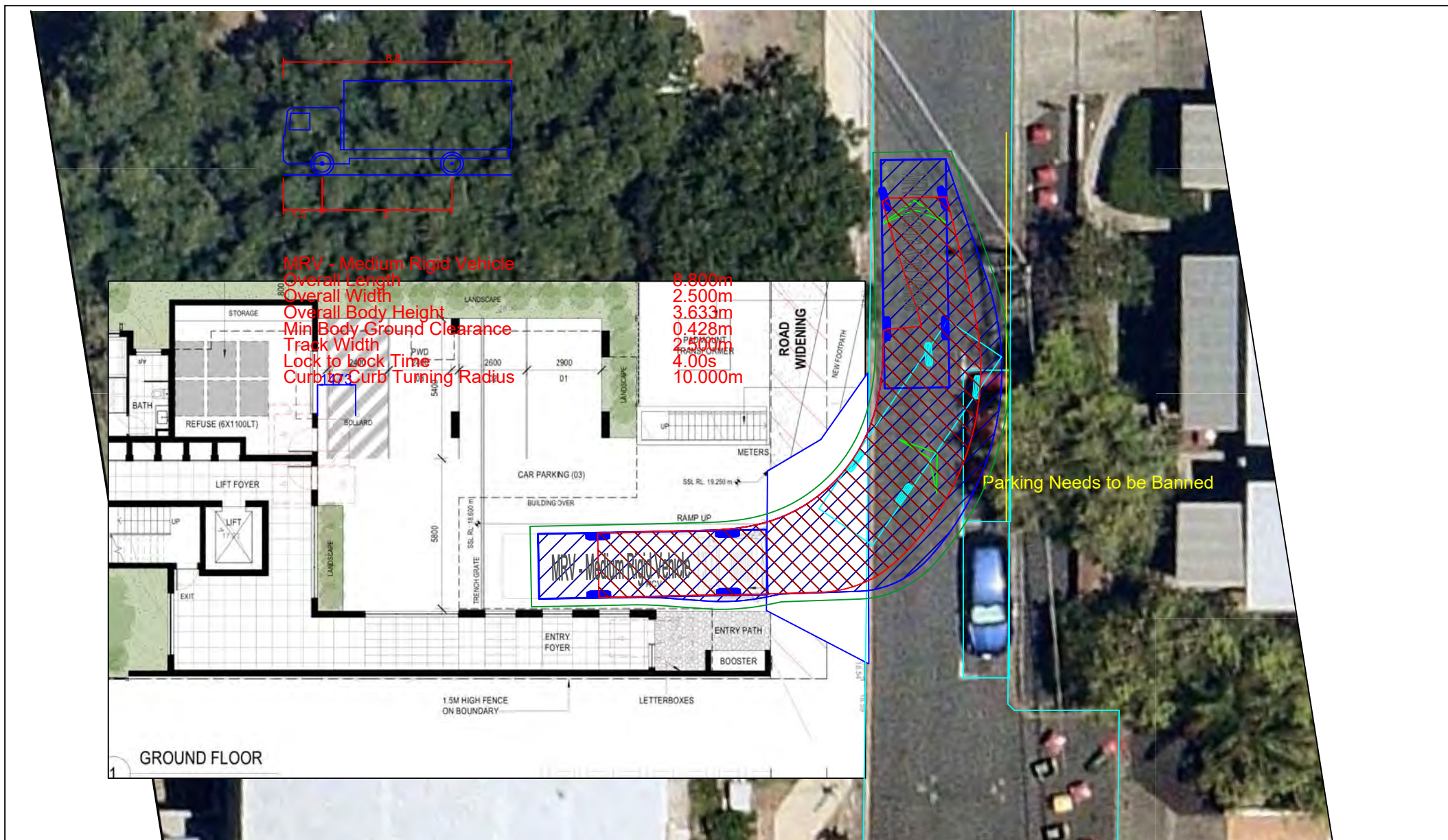
8.8m Medium Rigid Vehicle: Entry
 Australian Standard AS/NZS2890.2:2002

Scale 1:200 at A4

24 Wilton St, Woolloongabba

Drawing No: BMC26048-ATR03 Version: 1

Prepared By: Beth Meehan RPEQ #8373 Date: 15/12/2025



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8.8m Medium Rigid Vehicle: Exit
 Australian Standard AS/NZS2890.2:2002

Scale 1:200 at A4

24 Wilton St, Woolloongabba

Drawing No: BMC26048-ATR04 Version: 1

Prepared By: Beth Meehan RPEQ #8373 Date: 15/12/2025