

26 May 2026

Steve Urquhart
c-/ Angus Green
Place Design Group
Sent via Email

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-NSH-4844
Date: 24 July 2026



Queensland
Government

Material Change of Use Application – Proposed Market Hall
5 Hercules Street, Hamilton

1. Introduction

Ratio Consultants has been engaged to prepare a Transport Impact Statement for the proposed food & drink outlet to tenant the existing building at 5 Hercules Street in Hamilton. The site is located within the Northshore Hamilton Priority Development Area (PDA) and is subject to the requirements outlined in the PDA Development Scheme.

In preparing this assessment, reference is made to the plans prepared to outline the details of the development proposal with regards to servicing and access arrangements, which are provided in Appendix A of this document.

2. Proposed Development

The key aspects of the proposed food & drink outlet from a transport perspective have been summarised in Table 1 below.

Table 1: Development Summary

Proposed Use		Size/Number
Food & Drink Outlet Shop		980.3sqm of GFA
Transport Infrastructure		
Pedestrian Access	The proposal will rely upon the existing pedestrian infrastructure along the building frontage to Hercules Street, forming a direct connection to the building entrance.	
Vehicle Access	N/A	
Parking	Car Parking Spaces	N/A
	Bicycle Parking Spaces	N/A
Loading & Waste Collection	Servicing is proposed to be undertaken by vehicles up to a 6.4m long SRV in size within the dedicated indented loading bay along Hercules Street, located near the site frontage.	

3. Car Parking Assessment

Schedule 2 of the PDA Development Scheme outlines requirements relevant to transport, access, parking and servicing. The parking rates specified in Schedule 2 consider uses either in a residential use or non-residential use category.

On the basis that the proposed uses are non-residential in nature, the corresponding parking rate in Schedule 2 has been adopted for the shop use, and for the food & drink outlet which is not listed in Schedule 2, the Development Scheme defaults to the car parking rates for uses located in the City Frame as per the Brisbane City Council TAPS PSP (City Plan 2014).

An assessment of the proposal against the relevant parking requirements has been summarised in Table 2.

Table 2: Car Parking Requirements

Land Use	Size/No.	Car Parking Rate	Statutory Car Parking Requirement
Shop	490sqm*	Maximum of 2 spaces per 100sqm of GFA	Up to 10 spaces
Food & Drink Outlet	490sqm*	Maximum of 1 space per 100sqm of GFA	Up to 5 spaces

**The total floor area is assumed to be shared equally between each use.*

Accordingly, the proposal has a maximum parking requirement of up to 10 spaces for the shop use and up to 5 spaces for the food and drink outlet use.

On the basis that the proposal consists of no on-site parking, this satisfies the parking requirements pursuant to the City Plan 2014 and the PDA Development Scheme and is therefore satisfactory.

4. Servicing & Waste Collection Arrangements

A review of the site indicates that there are no existing vehicular site access points and any potential site access points are limited due to the existing approval to the east of the site (19 Hercules Street, Approval No. DEV2020/1165) as such, providing an on-site loading bay would require substantial changes to the existing building.

On the basis that this application does not seek to alter the existing built form, the on-street loading bay located near the site along Hercules Street is proposed to be relied upon to undertake servicing by vehicles up to a 6.4m long Small Rigid Vehicle (SRV) and waste collection by Council. The location of the on-street loading bay and its proximity to the site has been illustrated in Figure 1.

It is understood that this approach is consistent with other commercial and food and drink outlets in the surrounding area. Other examples of this loading arrangement approved by Council in the vicinity of the site include:

- 172 Robertson Street, Fortitude Valley (Approval No. A004235701) – Commercial & retail tenancies with no dedicated on-site loading bay;
- 181 Robertson Street, Fortitude Valley (Approval No. A004792241) – Food and drink outlet and retail tenancies with no dedicated on-site loading bay;

– 26 Helen Street, Teneriffe (Approval No. A005417924) – Industry and food & drink outlet with no dedicated on-site loading bay.

Therefore, this arrangement is appropriate to support the loading and waste collection demands of the proposal.

Figure 1: On-Street Loading Bay Location Relative to the Subject Site



Source: Google Street View

5. Traffic Impact

Based on the site being co-located with other supermarket, retail, commercial and shop uses within the Northshore Hamilton PDA, it is expected that customers will combine their visit to the site with other destinations in the surrounding area (i.e. a multi-purpose trip).

Noting that the proposal does not consist of providing any on-site car parking consistent with the existing site conditions and the short term on-street parking restrictions act as a deterrent for long-term parking demands, staff are expected to rely on alternative modes of transport, or pick up and drop offs, to travel to/from the site.

Accordingly, the proposal is not anticipated to generate any additional traffic to cause adverse impacts to the operating conditions of the surrounding road network.

6. Conclusion

It is proposed for a food & drink outlet to tenant the existing building on the site at 5 Hercules Street in Hamilton, with no changes proposed to the built form.

Based on the foregoing assessment, the following conclusions have been reached:

- The site is located within the Northshore Hamilton PDA and is therefore subject to the parking requirements specified in the PDA Development Scheme. A maximum parking rate applies to the proposed use and equates to a requirement to provide up to five (5) spaces for the food and drink outlet use, and ten (10) spaces for the shop use. Given that the proposal comprises no on-site car parking (consistent with the existing conditions), the proposal therefore satisfies this parking requirement.
- Servicing is proposed to be undertaken by trucks up to a 6.4m long SRV in size, within the dedicated on-street loading bay along Hercules Street, consistent with the loading arrangements of the other commercial and shop tenancies along the street frontage.
- It is expected that customers visiting the proposed market hall will likely combine their trip with visiting other uses in the vicinity of the site, in the form of a multi-purpose trip. Due to the lack of on-site parking and the short-term restrictions on on-street parking near the site, staff will likely use alternative modes of transport, or pick up and drop offs, to travel to/from the site. Accordingly, it is anticipated that there will be minimal, if any, traffic generated by the proposal with no adverse impacts to the performance of the surrounding road network.

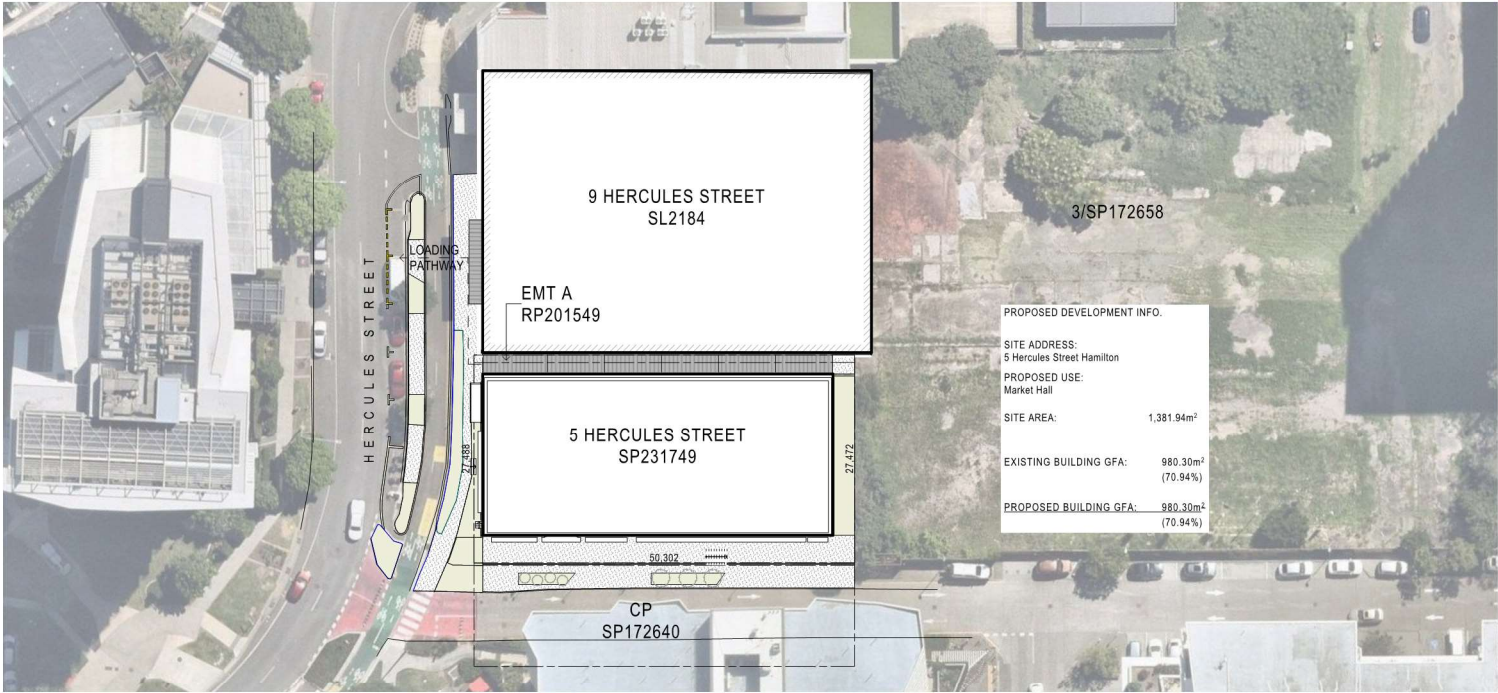
We trust that the assessment provided within this letter is sufficient to support the proposal from a traffic and parking perspective. Should you require any further information, please do not hesitate to contact Saurav Naidu or the undersigned.

Kind regards,



Chris Greenland (RPEQ: 28299)
Director: Transport
Ratio Consultants Pty Ltd

Appendix A – Development Plans



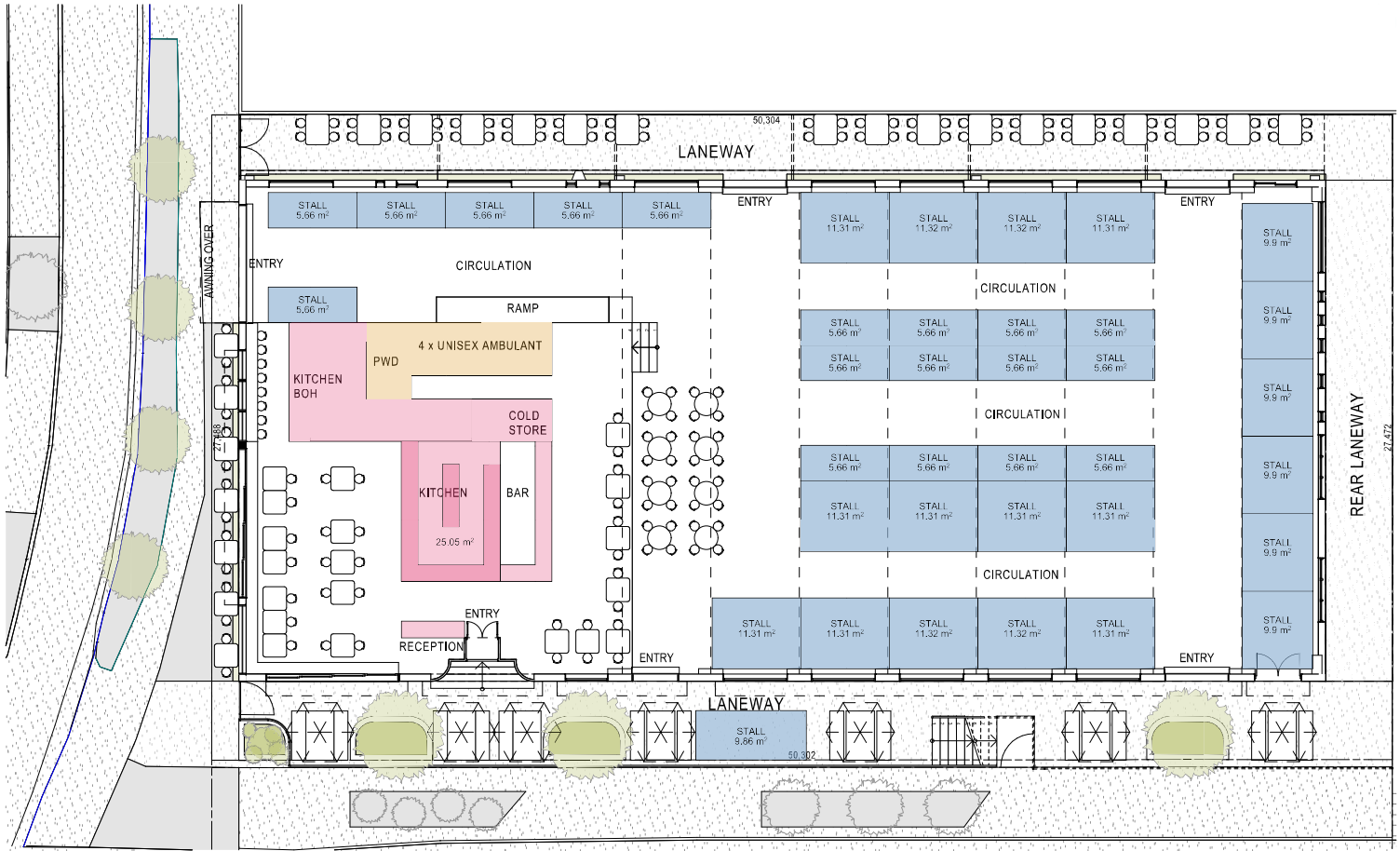
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Project **HERCULES STREET
MARKETHALL**
5 Hercules Street Hamilton
Client Urquhart Murphy
Investments Pty Ltd

Drawing Name
SITE PLANS

P2	19/05/26	Preliminary DA Issue
P1	15/05/26	Preliminary Issue
Rev	Date	Issue
Job No.	2609	Stage Drawing No.
Scale	1:500@A3	SD 1001
Drawn	JS	Revision
		P2



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Project **HERCULES STREET MARKETHALL**
5 Hercules Street Hamilton
Client Urquhart Murphy Investments Pty Ltd

Drawing Name
PROPOSED FLOOR PLAN - GROUND FLOOR

P2	19/05/26	Preliminary DA Issue
P1	15/05/26	Preliminary Issue
Rev	Date	Issue
Job No.	2609	Stage Drawing No.
Scale	1:150@A3	SD 2101
Drawn	JS	Revision
		P2