PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2026-WGB-5346
Date: 23 October 2026
Queensland Government

MODUS
Transport and Traffic Engineering

Traffic Engineering Report

To	The Nazareth Lutheran Church of South Brisbane c/ - Steffan Harries	Date	19 August 2026
Prepared by	Luke Huang, Modus Graduate Traffic Engineer	Approved by	Harj Singh, Modus Executive Director (RPEQ 22364)
Location	9 Wilton Street, Woolloongabba		
Subject	Proposed Mixed-Use Development - Traffic Engineering Report		
Status	Final	Attachments	**Appendix A:** Development Plans **Appendix B**: Swept Path Assessment

1 Introduction

1.1 Overview

Modus has been commissioned by The Nazareth Lutheran Church of South Brisbane to provide traffic and transport advice in relation to the proposed Mixed-Use development located at 9 Wilton Street, Woolloongabba.

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 are provided at **Appendix A**.

Modus has completed this Traffic Engineering Report in accordance with the usual care and thoroughness of the consulting profession. The assessment is based on accepted traffic engineering practices 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 9 Wilton Street, Woolloongabba and is bounded by a Retirement Facility to the north, a vacant land to the west, a Residential use to the east and Wilton Street to the south.

Furthermore, the development site is currently zoned Mixed-Use within the Brisbane City Council (BCC) Local Government Area.

Figure 2-1 on the subsequent report page illustrates the development site location.

Modus Transport and Traffic Engineering

Figure 2-1 Development Site Location



2.2 Existing Road Network

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

Table 2-1 Key Road Characteristics

Road	Authority	Hierarchy	Speed Limit	Typical Form
Wilton Street	Council	Neighbourhood Road	50 km/hr	Two lanes, undivided

2.3 Active and Public Transport Facilities

A dedicated pedestrian footpath is provided along the frontage of the site to connect to the wider pedestrian network. Additionally, there are no dedicated bicycle lanes provided along the frontage of the site.

Furthermore, the development site is within a 400m radius (comfortable 5-minute walk) of 11 bus stops including Woolloongabba Bus Station. Hence, the subject site is considered to be well serviced by the surrounding public transport network.

3 Proposed Development

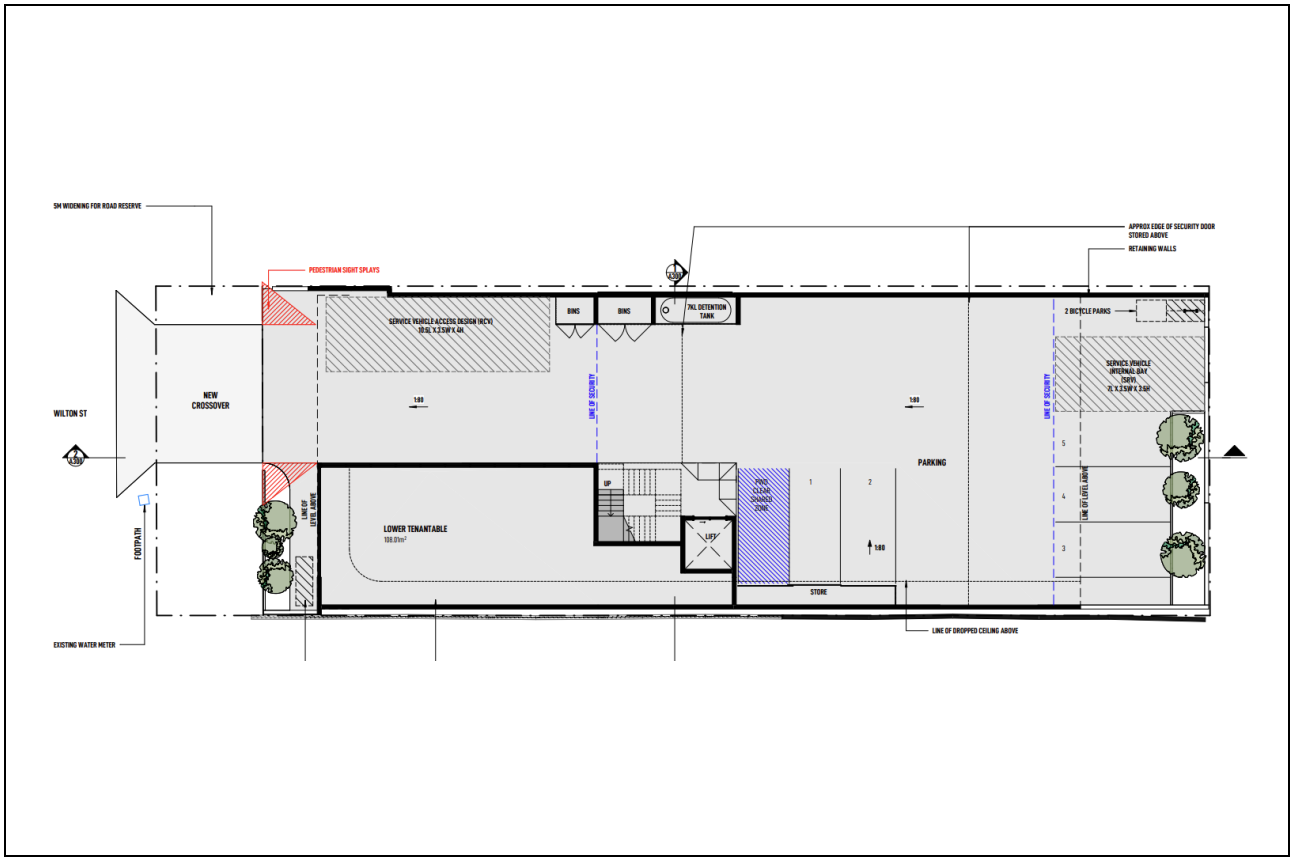
3.1 Overview

The proposed development comprises a 2-storey building containing three (3) tenancies, with a cumulative GFA of 551.83 sq.m. This represents a minor increase in development yield compared with the existing approval under Development Approval DEV2025/1607, which provides for a cumulative GFA of 454.81 sq.m.

The proposed tenancies may accommodate various uses including Shop, Office, Food and Drink Outlet and/or a Showroom. The development proposes on-site car parking to accommodate five (5) car parking spaces, including one (1) PWD parking space, and two (2) bicycle parking spaces.

Figure 3-1 illustrates the proposed development layout. A copy of the development plans are provided at **Appendix A**.

Figure 3-1 Proposed Development Layout



4 Traffic and Transport Review

4.1 Access Design

4.1.1 Driveway Design

In accordance with Australian Standards 2890.1, the minimum driveway requirements for the proposed development are outlined in Table 4-1.

Table 4-1 Driveway Design Compliance

Road Frontage	AS2890.1 Driveway Design Compliance	Access Conditions
Wilton Street	Site Conditions	Minor Road Frontage User Class 3 <25 Spaces
	Access Facility Category	1
	Required Driveway Widths	Minimum 3.0m – 5.5m
	Proposed Driveway Width	**6.5m**

Therefore, the proposed driveway width complies with Australian Standards 2890.1.

4.1.2 Crossover Design

The development crossovers accommodate crossover designs in accordance with the Council Standard Drawings package and hence are considered acceptable.

4.1.3 Driveway Location

In accordance with Australian Standards 2890.1, 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.

Additionally, the driveway location accommodates the following separation requirements as per the BCC TAPS PSP:

- Minimum 20.0m from the property boundary of the intersecting Major road,
- A Minimum 3m along the kerb to the edge of the adjacent driveway,

Therefore, the proposed driveway location is considered acceptable.

4.1.4 Pedestrian Sight Splays

In accordance with Australian Standards 2890.1, pedestrian sight splays should be provided at the egress point of a driveway and measure 2.5m in depth and 2.0m in width from the property boundary.

The proposed development does accommodate pedestrian sight splay provisions in accordance with Australian Standards 2890.1

Therefore, the proposed pedestrian sight provisions are considered acceptable.

4.1.5 Vehicle Sight Distance

In accordance with Australian Standards 2890.1, the minimum vehicle sight distance for an access driveway fronting a 50 km/hr road is 45.0m.

The straight horizontal and vertical road alignment of Wilton Street west and east of the site allows a minimum vehicle sight distance of 45.0m to be accommodated.

Therefore, the minimum vehicle sight distance provisions are considered acceptable.

4.2 Car Parking Provisions

In accordance with the Woolloongabba PDA Schedule 3, the minimum car parking requirements are outlined in Table 4-2.

Table 4-2 Minimum Car Parking Requirements

Land Use	Car Parking Rate	Yield	Car Parking Required	Car Parking Provided
Uses other than Multiple Dwelling, Rooming Accommodation and Short term Accommodation	Maximum 1 Space per 300 sq.m GFA	551.83 sq.m GFA	Maximum 1.84 (1) Spaces	5 Spaces

While the proposed development provides car parking in excess of the maximum rate prescribed by the Woolloongabba PDA Schedule 3, the proposed provision of five (5) spaces is consistent with the existing development approval.

Accordingly, the proposed car parking provision is considered acceptable.

Furthermore, the proposed development provides one (1) PWD car parking space in accordance with the requirements of the National Construction Code.

4.3 Car Parking Design

4.3.1 Car Parking Layout

Modus has conducted a design review of the car parking layout against the design guidelines within Australian Standards 2890.1, Australian Standards 2890.2 and BCC TAPS PSP of which is summarised below in Table 4-3.

Table 4-3 Car Parking Layout Design Review

Design Criteria	AS2890 / BCC TAPS Requirement	Proposed Design	Compliant
Parking Spaces			
Car Space Length - General	Min 5.4m	Min 5.4m	✓
Car Space Length - PWD Space	Min 5.4m	Min 5.4m	✓
Car Space Width – High Turnover (Commercial / Retail)	Min 2.6m	Min 2.6m	✓
Car Space Width - PWD Space	Min 2.4m plus adjacent 2.4m shared zone	Min 2.4m plus adjacent 2.4m shared zone	✓
Car Parking Door Opening Clearances	Min 0.3m	Min 0.3m	✓
Car Parking Manoeuvring Clearances	Min 0.3m measured 0.75m back from car space entry	Min 0.3m measured 0.75m back from car space entry	✓
Roadways and Parking Aisles			
Minimum Car Parking Aisle Width	Min 5.8m	Min 5.8m	✓
Termination Aisle Extension	Min 1.0m	Min 1.0m	✓
Parking Gradients and Height Clearances			
General Parking Space – Minimum Height Clearance	Min 2.2m	Min 2.2m	✓
PWD Parking Space – Minimum Height Clearance	Min 2.5m	Min 2.5m	✓
Service Vehicle Provisions			
SRV Minimum Service Bay Length	Min 7.0m	Min 7.0m	✓
SRV Minimum Service Bay Width	Min 3.5m	Min 3.5m	✓
SRV Minimum Height Clearance	Min 3.5m	Min 3.5m	✓
RCV Minimum Service Bay Length	Min 10.5m	Min 10.5m	✓
RCV Minimum Service Bay Width	Min 3.5m	Min 3.5m	✓
RCV Minimum Height Clearance	Min 4.0m	Min 4.0m	✓

Therefore, the proposed car parking layout is designed in accordance with Australian Standards 2890.1, Australian Standards 2890.2 and BCC TAPS PSP.

As such, the proposed car parking layout is considered acceptable.

4.3.2 Queueing Provisions

In accordance with Australian Standards 2890.1, the minimum vehicle queuing requirement from the property boundary to the first parking space is 2 vehicles, equivalent to a length of 12.0m.

The proposed parking layout accommodates a minimum queuing length of 12.0m and hence is considered acceptable.

As such, the proposed queuing provisions are considered acceptable.

4.4 Servicing Requirements

In accordance with the BCC TAPS PSP, the proposed development is required to accommodate servicing by a Small Rigid Vehicle (SRV) for the Office, Shop and Food and Drink Outlet uses. A larger Articulated Vehicle (AV) requirement may apply to the Showroom use; however, given the relatively small scale of the proposed Showroom tenancy, servicing by an SRV is considered appropriate. Refuse collection is required to be accommodated by a Refuse Collection Vehicle (RCV).

No alterations are proposed to the servicing arrangements approved under the existing development approval. General servicing will continue to occur on-site using an SRV within the existing 7.0 m × 3.5 m loading bay, while refuse collection will continue to be undertaken on-site by a BCC 10.24 m rear-lift RCV within the existing 10.5 m × 3.5 m loading bay.

A swept path assessment has been undertaken (provided at **Appendix B**), confirming that the revised layout can accommodate on-site servicing consistent with the arrangements established under the existing approval.

Accordingly, the proposed servicing arrangements are considered acceptable.

4.5 Traffic Generation

4.5.1 Proposed Traffic Generation

Modus anticipates that the proposed development will have a low traffic generation (of less than 25 vehicles per hour) based on the following factors:

- The number of proposed parking spaces (5 spaces),
- The site's proximity to public transport,
- The size of tenantable areas, with a total GFA of 551.83 sq.m. Each tenantable area has a GFA of less than 250 sq.m.

Therefore, the proposed development traffic generation is anticipated to have a negligible impact on the operation of the external road network.

4.5.2 Warrants for Further Assessment

Acceptable Solution A02 of the Road Hierarchy Overlay Code details that the development traffic impacts be quantified and mitigated for an 'assessable development for material change of use' which meets any of the following triggers:

- is classified as a major development; or
- involves an access driveway to a major road; or
- involves an access driveway within 100m of a signalised intersection.

Note: The BCC TAPS PSP defines a 'major development' as one with a total peak hour vehicle generation rate greater than 25vph.

The proposed development would does not meet any of the above triggers and therefore a detailed Traffic Impact Assessment is not considered necessary and has been limited to a desktop assessment only.

Based on the above, the proposed development is anticipated to have a negligible impact on the operation and safety 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

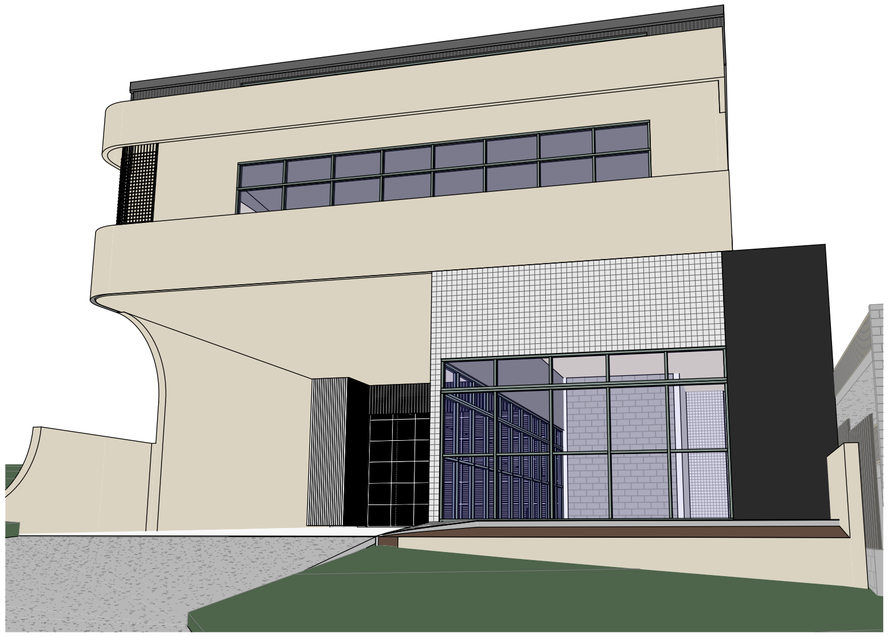
Harj Singh
Executive Director (RPEQ 22364)

APPENDIX A

Development Plans

9 WILTON STREET, WOOLLOONGABBA QLD
NAZARETH LUTHERAN CHURCH

DEVELOPMENT APPLICATION



1 **3D STREET VIEW**
SCALE

DRAWING ISSUE			
Issue	Date	Description	Issued To
H	05/08/26	REVISED DA	O, F, P
I	17/08/26	BICYCLE RELOCATION	F, P, T

DRAWING LIST			
Pages	Sheet Name	Scale	Issued
A000	COVER PAGE	N/A	I
A100	SITE PLAN EXISTING	1:200	H
A101	SITE PLAN PROPOSED	1:200	I
A120	LOWER FLOOR PLAN PROPOSED	1:100	I
A121	UPPER FLOOR PLAN PROPOSED	1:100	H
A210	SOUTH & WEST ELEVATIONS	1:100	H
A220	NORTH ELEVATION	1:100	H
A230	EAST ELEVATIONS PROPOSED	1:100	H
A300	SECTIONS	1:100	I

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SCHEME SUMMARY

9 WILTON STREET IS ZONED AS PRECINCT 3 IN THE UPCOMING WOOLLOONGABBA PLANNING SCHEME. THE PROPOSED SCHEME LISTS A NUMBER OF PREFERRED LAND USES FOR FUTURE DEVELOPMENTS. THE PROPOSED DEVELOPMENT WOULD OFFER TENANCY SPACES SUITABLE TO ACCOMMODATE SOME OF THE BELOW USES:

- FOOD AND DRINK OUTLET
- OFFICE
- RESEARCH AND TECHNOLOGY INDUSTRY
- SHOP (WHERE NO GREATER THAN 250M^2 FOR ANY INDIVIDUAL TENANCY)

PROPOSED HEIGHT: 2 STOREYS
MAXIMUM HEIGHT AS PER THE WOOLOONGABBA PLAN SEPTEMBER 2024: 12 STOREYS

PLACE MATE ARCHITECTS

Client Name
NAZARETH LUTHERAN CHURCH

Project
9 WILTON ST, WOOLLOONGABBA QLD

Drawing Name
COVER PAGE

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Drawn By: DJ
Checked by: KK
Stage: DA

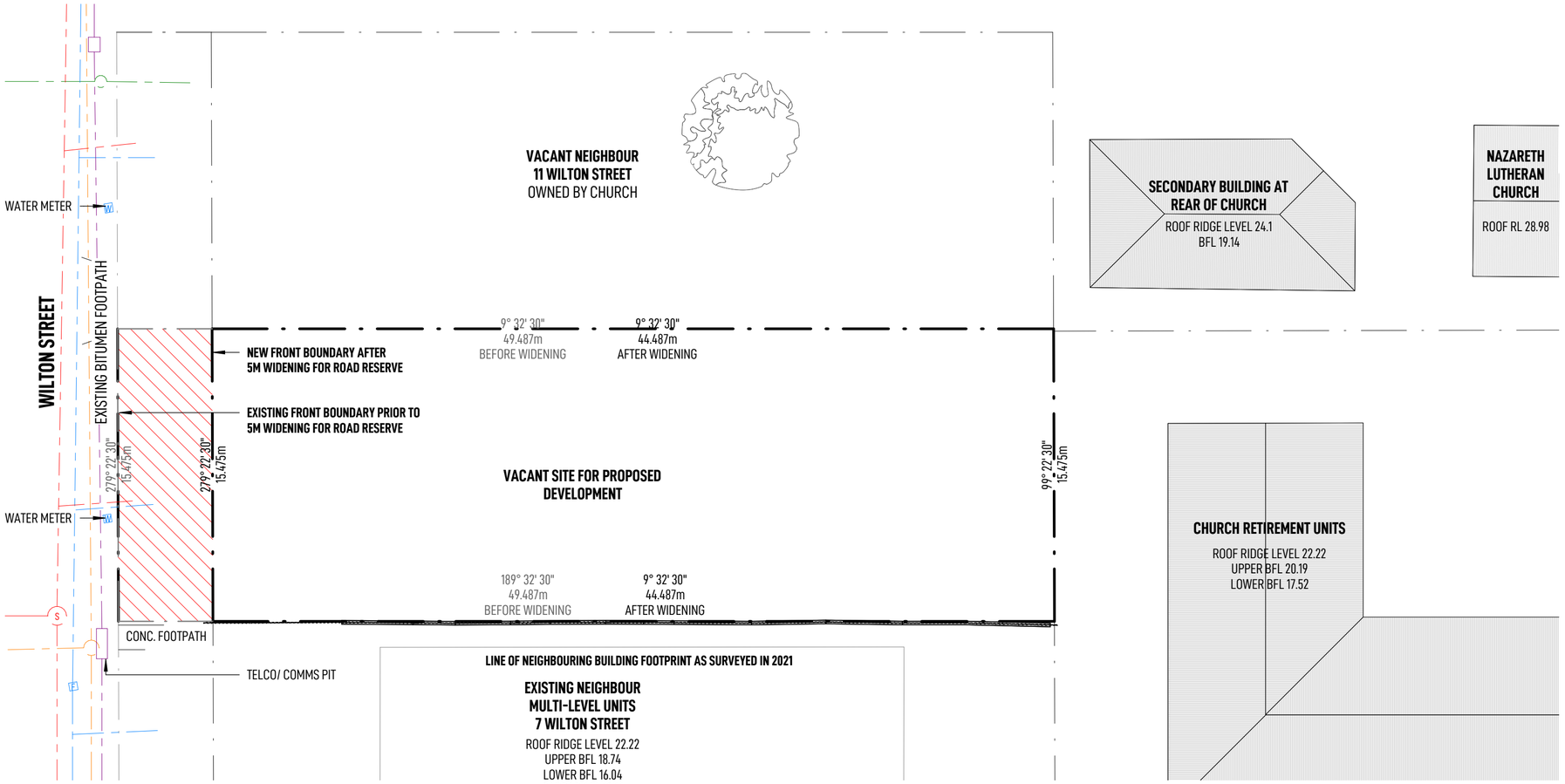
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Drawing No: **A000**
Date: **17/08/26**
Issue: **I**

LEGEND

- Electrical
- Gas
- Sewer
- Stormwater
- Telstra
- Water

REAL PROPERTY DESCRIPTION

LOT 45 ON RP12250
LOCAL AUTHORITY: BRISBANE CITY COUNCIL
TOTAL SITE AREA: 759 m²



1 SITE PLAN EXISTING

SCALE 1 : 200

0 2 5 10 20 m

Scale 1:200

N

PLACE MATE ARCHITECTS

Client Name
NAZARETH LUTHERAN CHURCH

Project
9 WILTON ST, WOOLLOONGABBA QLD

Drawing Name
SITE PLAN EXISTING

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Drawn By:	DJ	Drawing No:	**A100**
Checked by:	KK	Date:	**05/08/26**
Stage:	DA	Issue:	**H**

GROSS FLOOR AREA

Name	Area
Lower Level	
Lower Tenantable	108.01 m²
Upper Level	
Atrium Circulation	19.11 m²
Northern Tenantable	220.76 m²
Southern Tenantable	165.30 m²
Washrooms	38.64 m²
Total GFA	551.83 m²

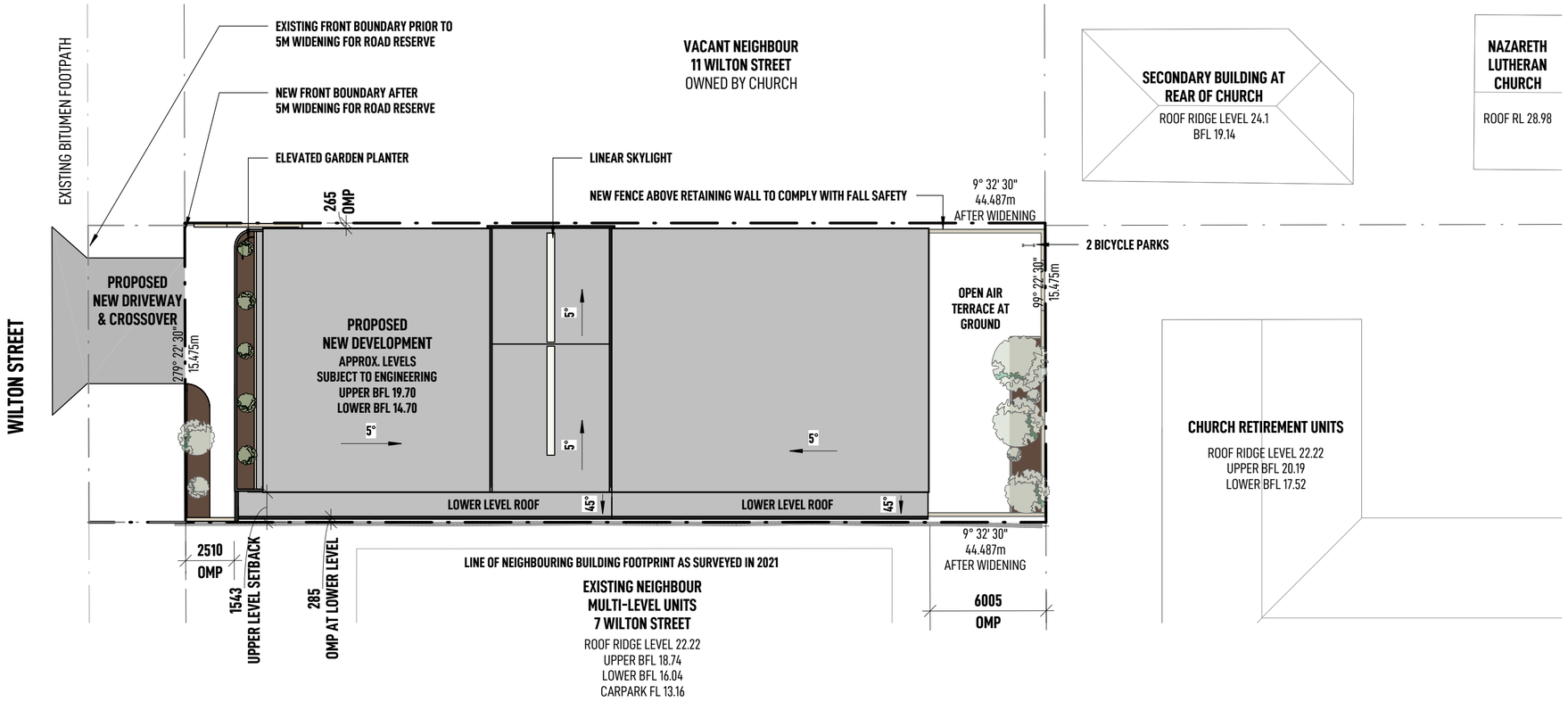
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- Electrical
- Gas
- Sewer
- Stormwater
- Telstra
- Water

REAL PROPERTY DESCRIPTION

LOT 45 ON RP12250
LOCAL AUTHORITY: BRISBANE CITY COUNCIL
TOTAL SITE AREA: 759 m²

PROPOSED HEIGHT: 2 STOREYS
MAXIMUM HEIGHT AS PER THE WOOLOONGABBA PLAN SEPTEMBER 2024: 12 STOREYS



1 SITE PLAN PROPOSED

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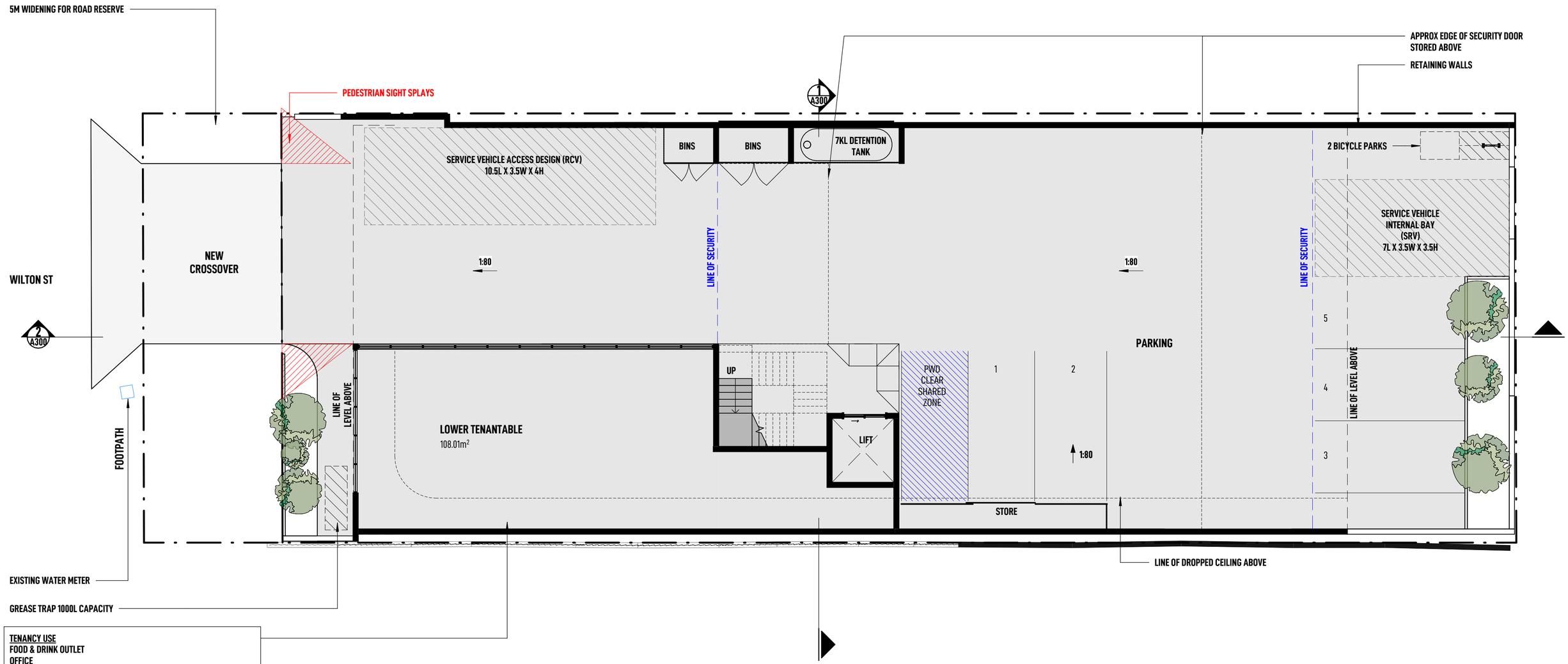
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			Drawn By:	DJ	Drawing No:	A101
			Checked by:	KK	Date:	17/08/26
			Stage:	DA	Issue:	I



1 LOWER FLOOR PLAN PROPOSED

SCALE 1 : 100

0 1 2 5m

Scale 1:100

N

GROSS FLOOR AREA

Name	Area
Lower Level	
Lower Tenantable	108.01 m²
Upper Level	
Atrium Circulation	19.11 m²
Northern Tenantable	220.76 m²
Southern Tenantable	165.30 m²
Washrooms	38.64 m²
Total GFA	551.83 m²

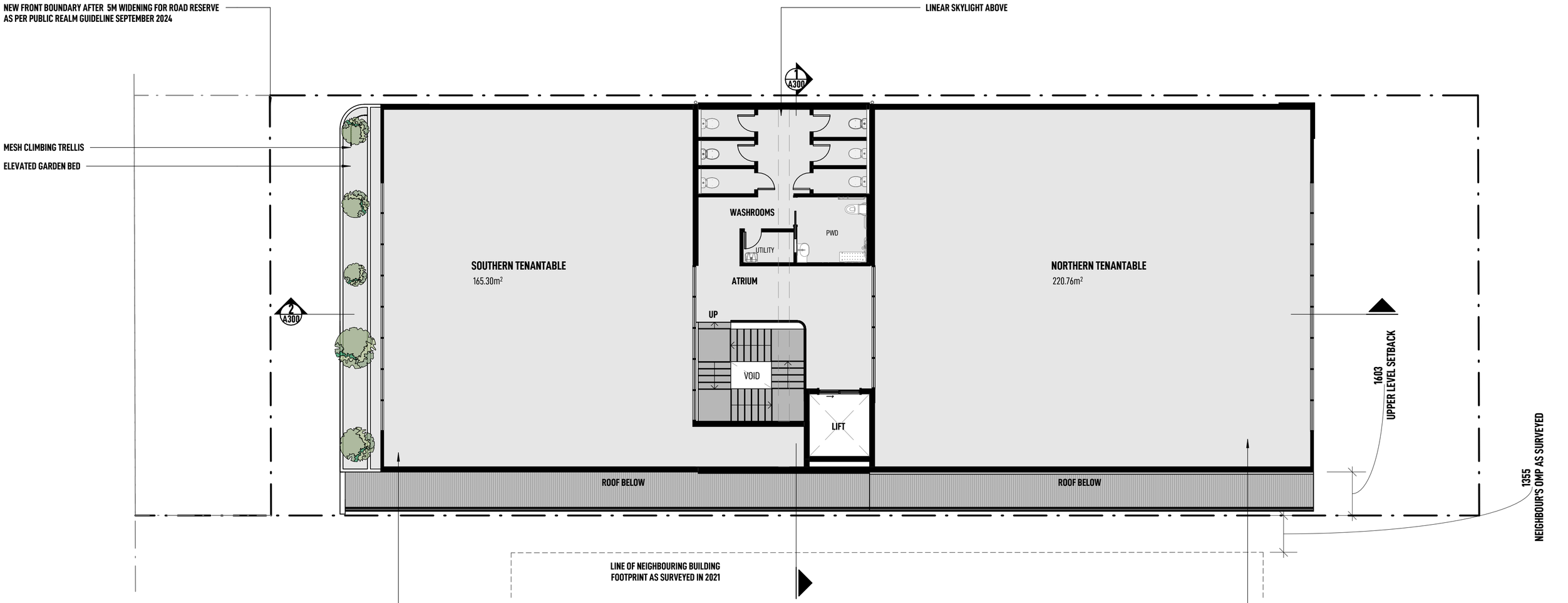
PLACE MATE ARCHITECTS

Client Name
NAZARETH LUTHERAN CHURCH

Project
9 WILTON ST, WOOLLOONGABBA QLD

Drawing Name
LOWER FLOOR PLAN PROPOSED

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Drawn By: DJ Drawing No: **A120**
Checked by: KK Date: **17/08/26**
Stage: DA Issue: **I**



TENANCY USE
OFFICE
RESEARCH & TECHNOLOGY INDUSTRY
SHOP (WHERE NO GREATER THAN 250M² FOR ANY INDIVIDUAL TENANCY)

TENANCY USE
OFFICE
RESEARCH & TECHNOLOGY INDUSTRY
SHOP (WHERE NO GREATER THAN 250M² FOR ANY INDIVIDUAL TENANCY)

1 UPPER FLOOR PLAN PROPOSED

SCALE 1:100

0 1 2 5m
Scale 1:100

GROSS FLOOR AREA

Name	Area
Lower Level	
Lower Tenantable	108.01 m²
Upper Level	
Atrium Circulation	19.11 m²
Northern Tenantable	220.76 m²
Southern Tenantable	165.30 m²
Washrooms	38.64 m²
Total GFA	551.83 m²

PLACE MATE ARCHITECTS

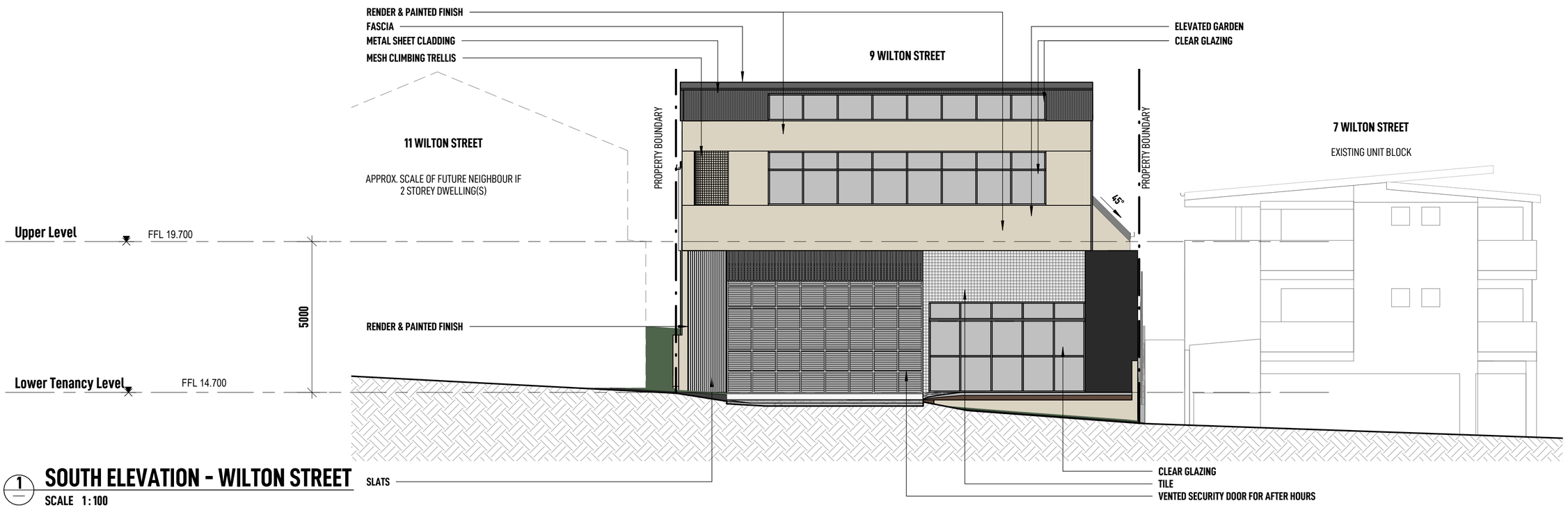
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Project
9 WILTON ST, WOOLLOONGABBA QLD

Drawing Name
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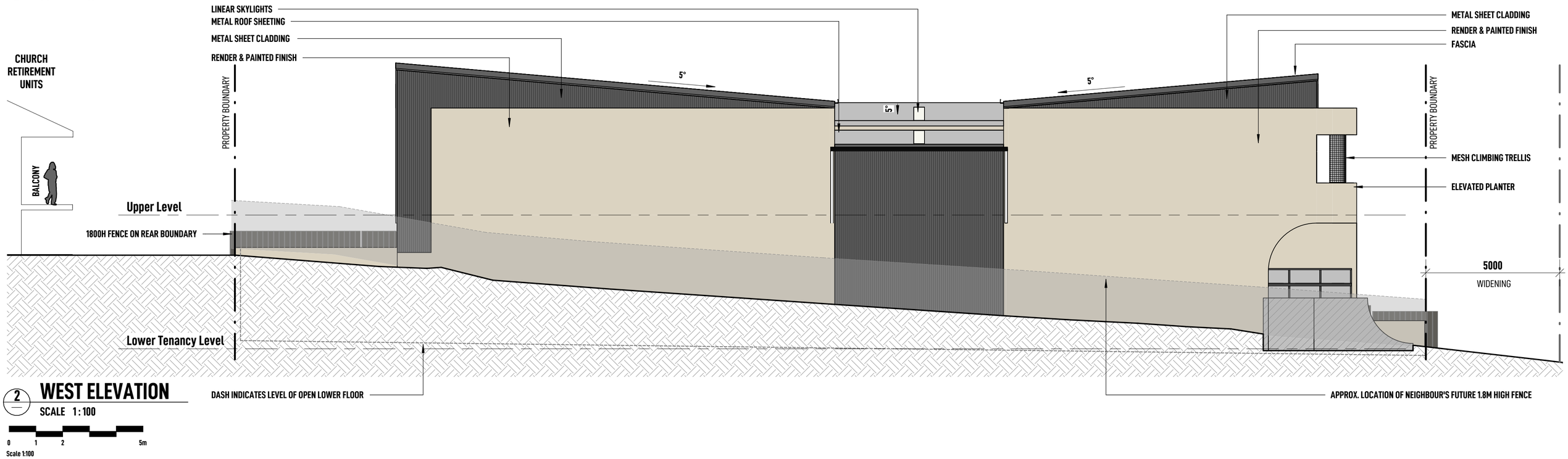
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PROPOSED HEIGHT: 2 STOREYS
MAXIMUM HEIGHT AS PER THE WOOLOONGABBA PLAN SEPTEMBER 2024: 12 STOREYS



1 SOUTH ELEVATION - WILTON STREET

SCALE 1:100



2 WEST ELEVATION

SCALE 1:100

0 1 2 5m
Scale 1:100

PLACE MATE ARCHITECTS

Client Name
NAZARETH LUTHERAN CHURCH

Project
9 WILTON ST, WOOLLOONGABBA QLD

Drawing Name
SOUTH & WEST ELEVATIONS

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Stage:	DA	Issue:	**H**

PROPOSED HEIGHT: 2 STOREYS
MAXIMUM HEIGHT AS PER THE WOOLOONGABBA PLAN SEPTEMBER 2024: 12 STOREYS



1 NORTH ELEVATION

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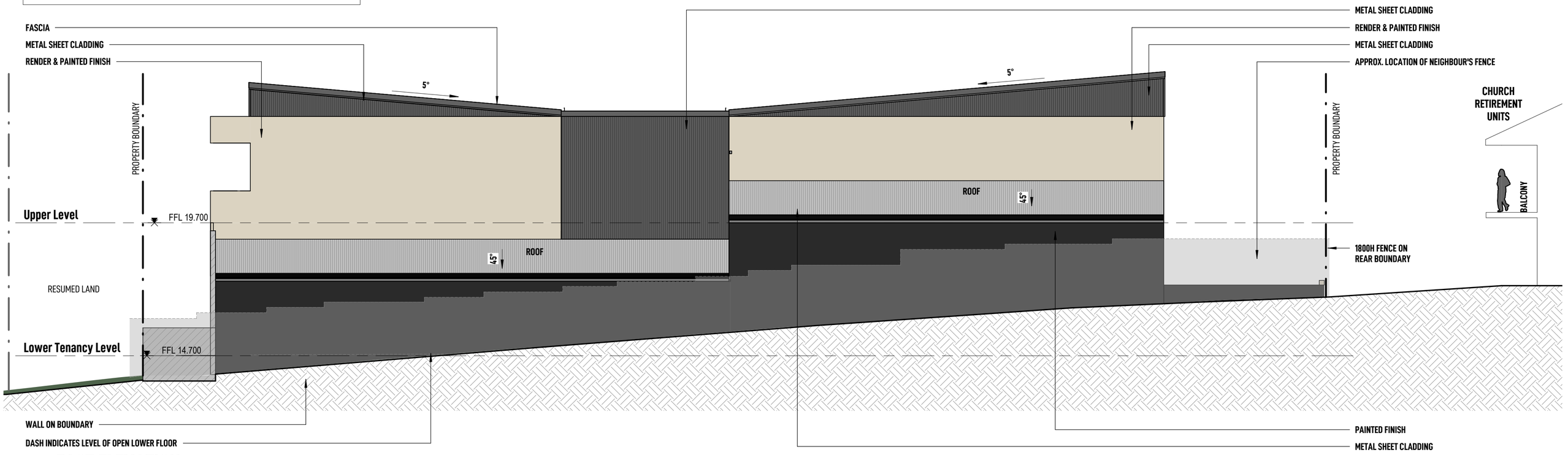
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PLACE MATE ARCHITECTS

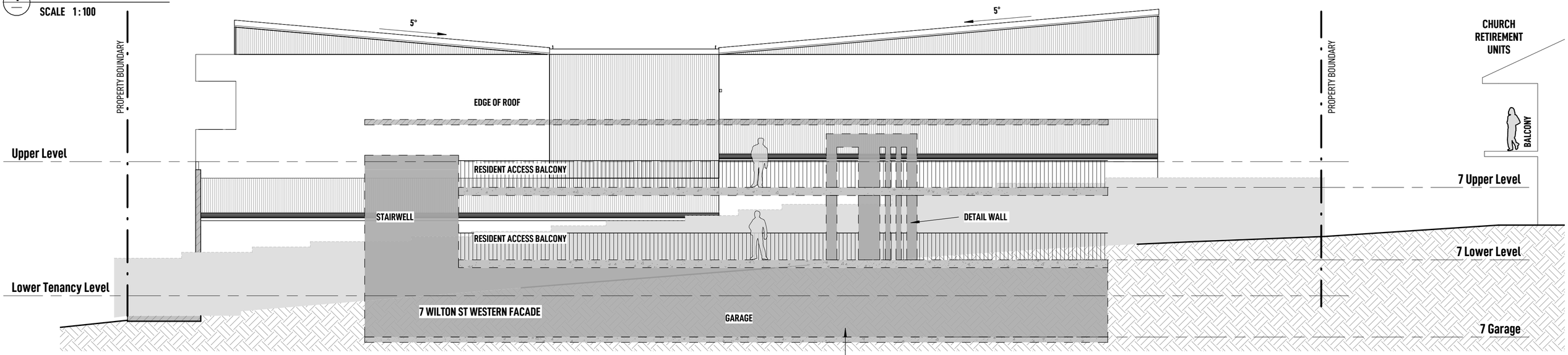
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		Stage: DA	Issue: **H**

PROPOSED HEIGHT: 2 STOREYS
MAXIMUM HEIGHT AS PER THE WOOLOONGABBA PLAN SEPTEMBER 2024: 12 STOREYS



1 EAST ELEVATION

SCALE 1:100



2 EAST ELEVATION - WITH NEIGHBOUR OVERLAY

SCALE 1:100

0 1 2 5m
Scale 1:100

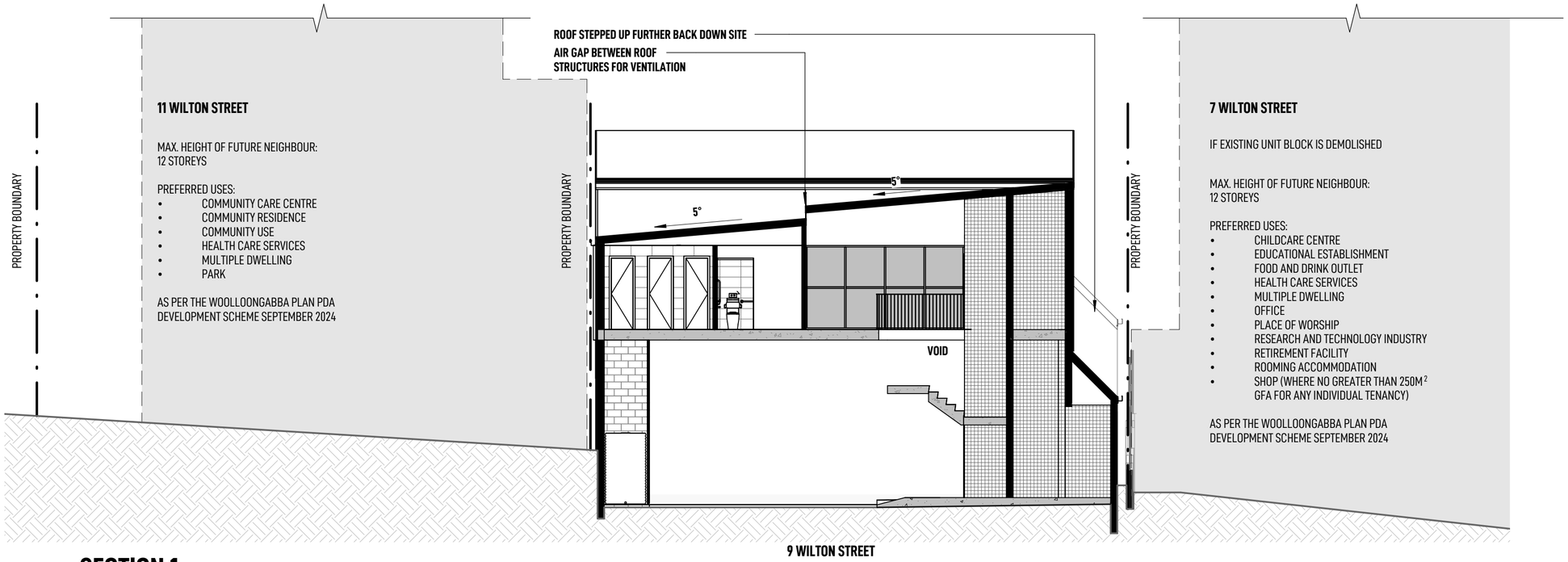
PLACE MATE ARCHITECTS

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NAZARETH LUTHERAN CHURCH

Project
9 WILTON ST, WOOLLOONGABBA QLD

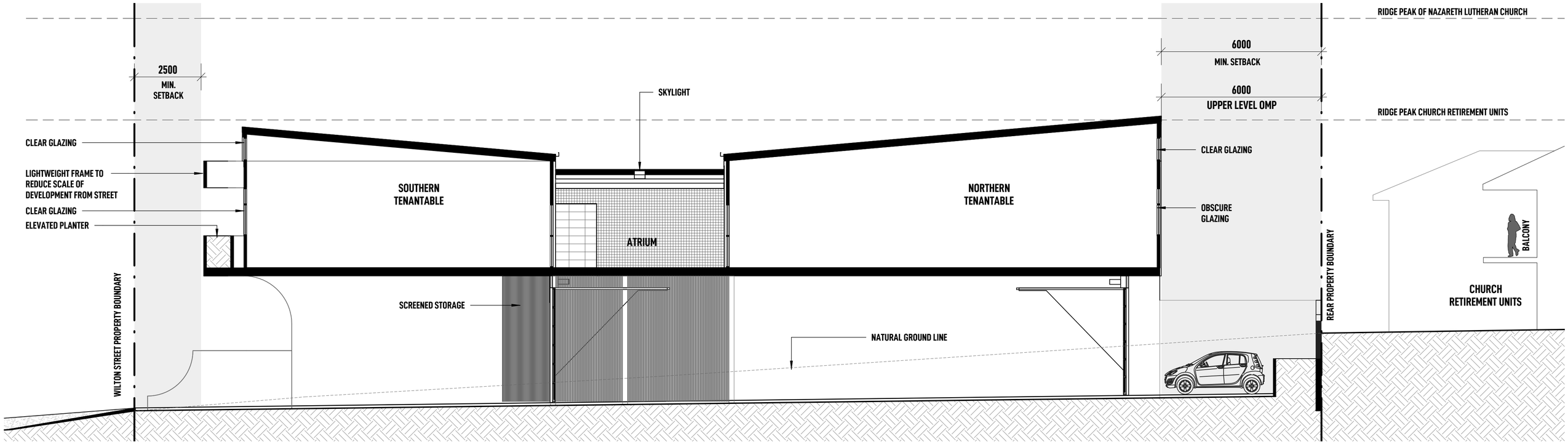
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Stage:	DA	Issue:	**H**



1 SECTION 1

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2 SECION 2

SCALE 1:100

PLACE MATE ARCHITECTS

Client Name
NAZARETH LUTHERAN CHURCH

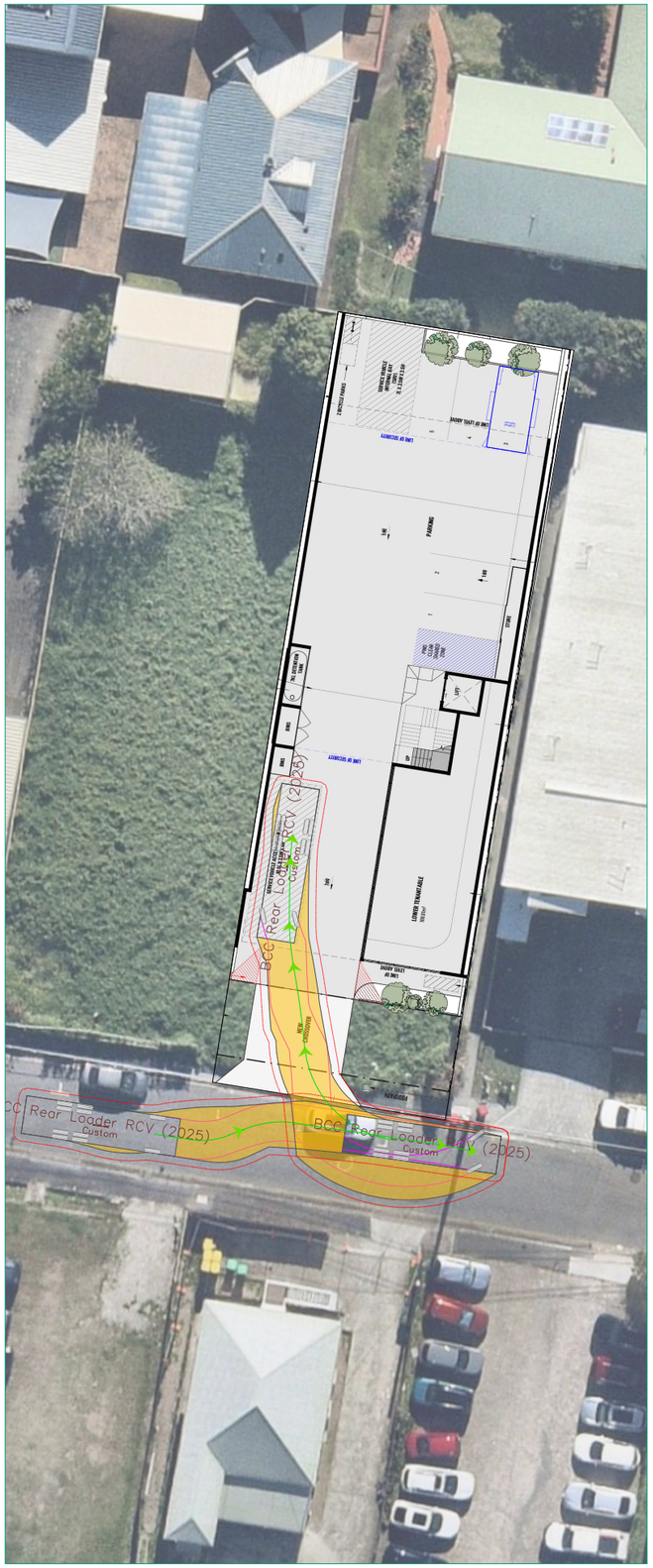
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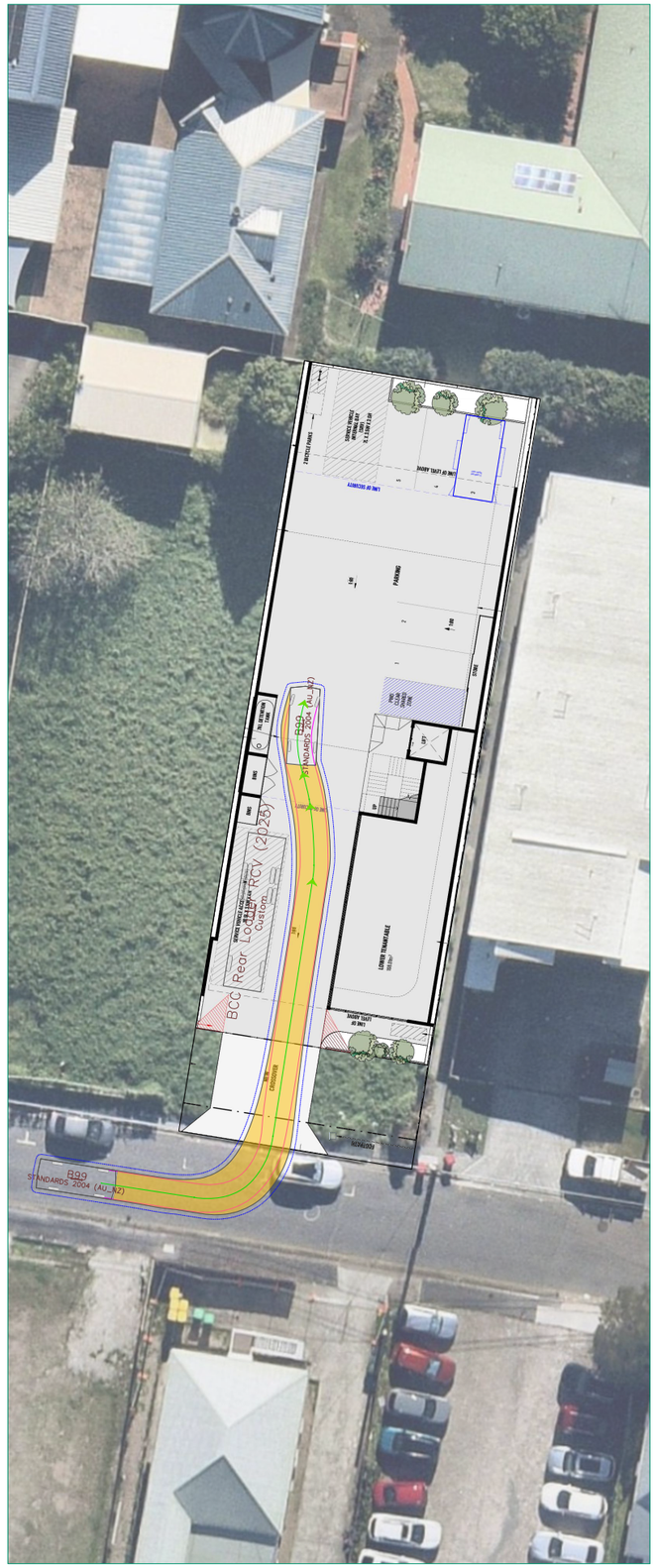
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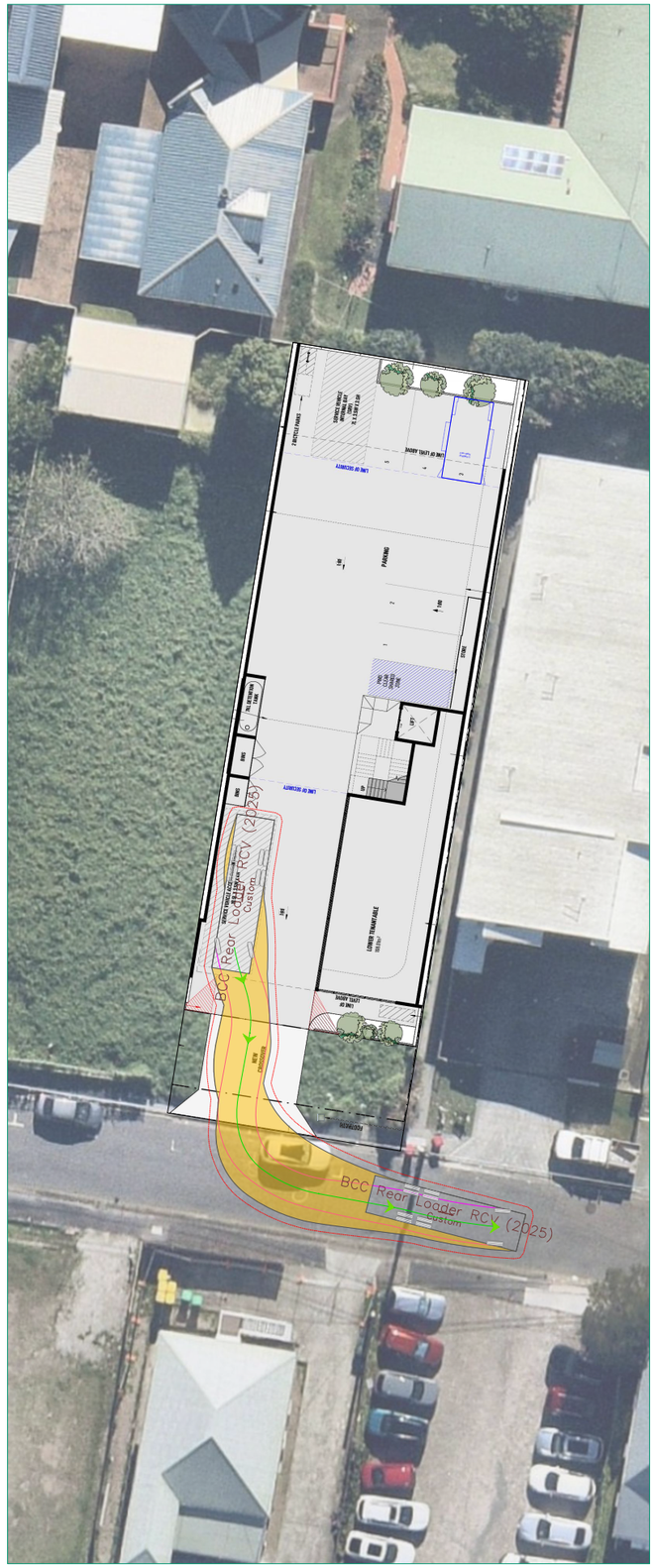
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Stage:	DA	Issue:	**I**

APPENDIX B

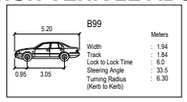
Swept Path Assessment

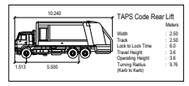






DESIGN VEHICLE ADOPTED





SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE CLEARANCE (500mm)
- VEHICLE
- 5KM/H DESIGN SPEED

N

0 2 4 6 8 10 12 14 16 18 20m
4 3 2 1

SCALE 1:400

PROJECT

9 WILTON STREET, WOOLLOONGABBA

CLIENT

NAZARETH LUTHERAN CHURCH

DRAWING TITLE

RCV AND B99 SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD24382QLD - SK02

DATE	REVISION
18 AUG 2026	B

REV	DATE	DESIGNER	APPROVED BY
A	13 AUG 2026	LH	BF
B	18 AUG 2026	LH	BF
-	-	-	-
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-	-	-	-
-	-	-	-

MODUS
Transport and Traffic Engineering

ABN 49 668 863 269

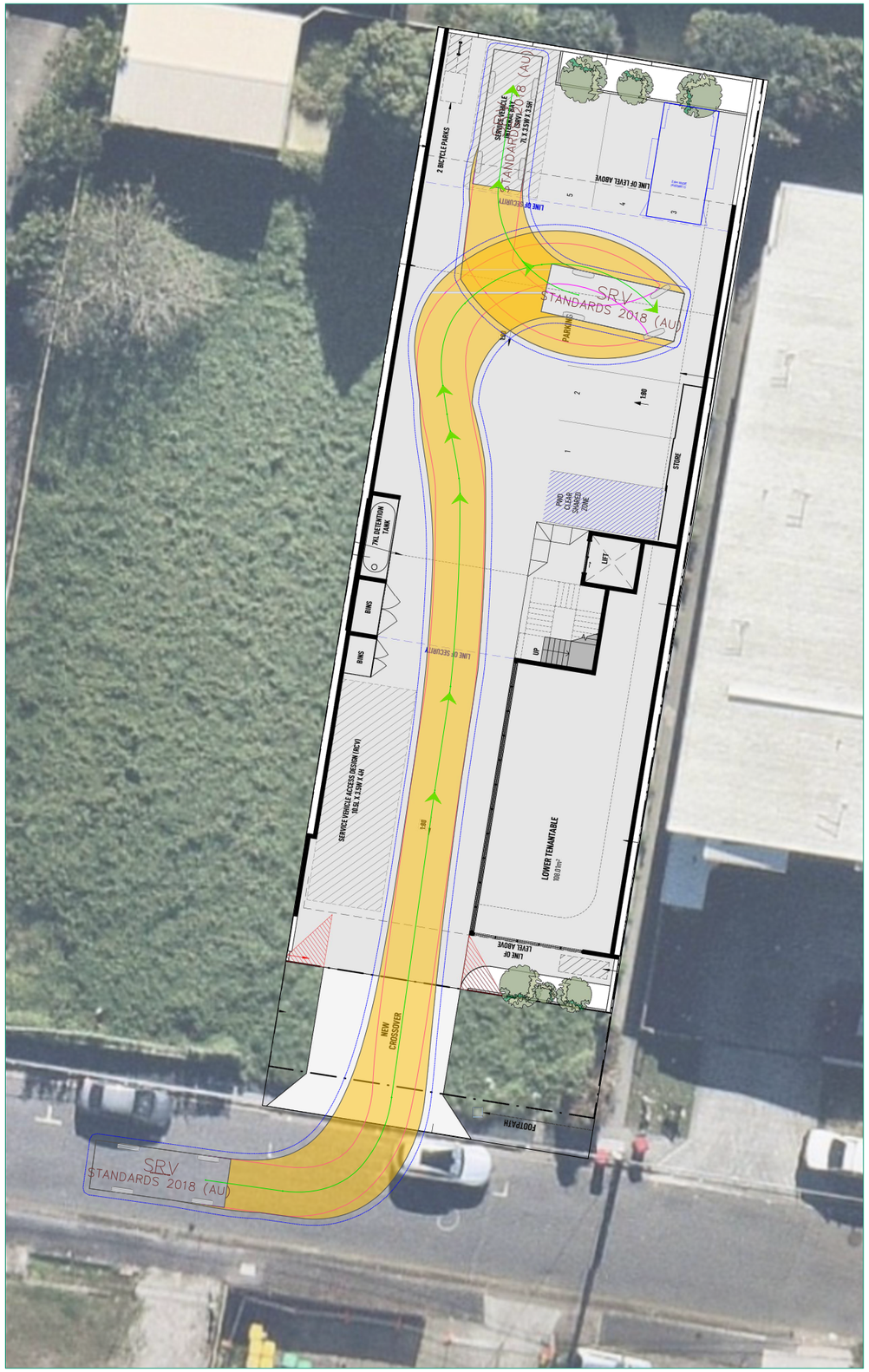
310 Edward Street, BRISBANE CITY QLD 4000

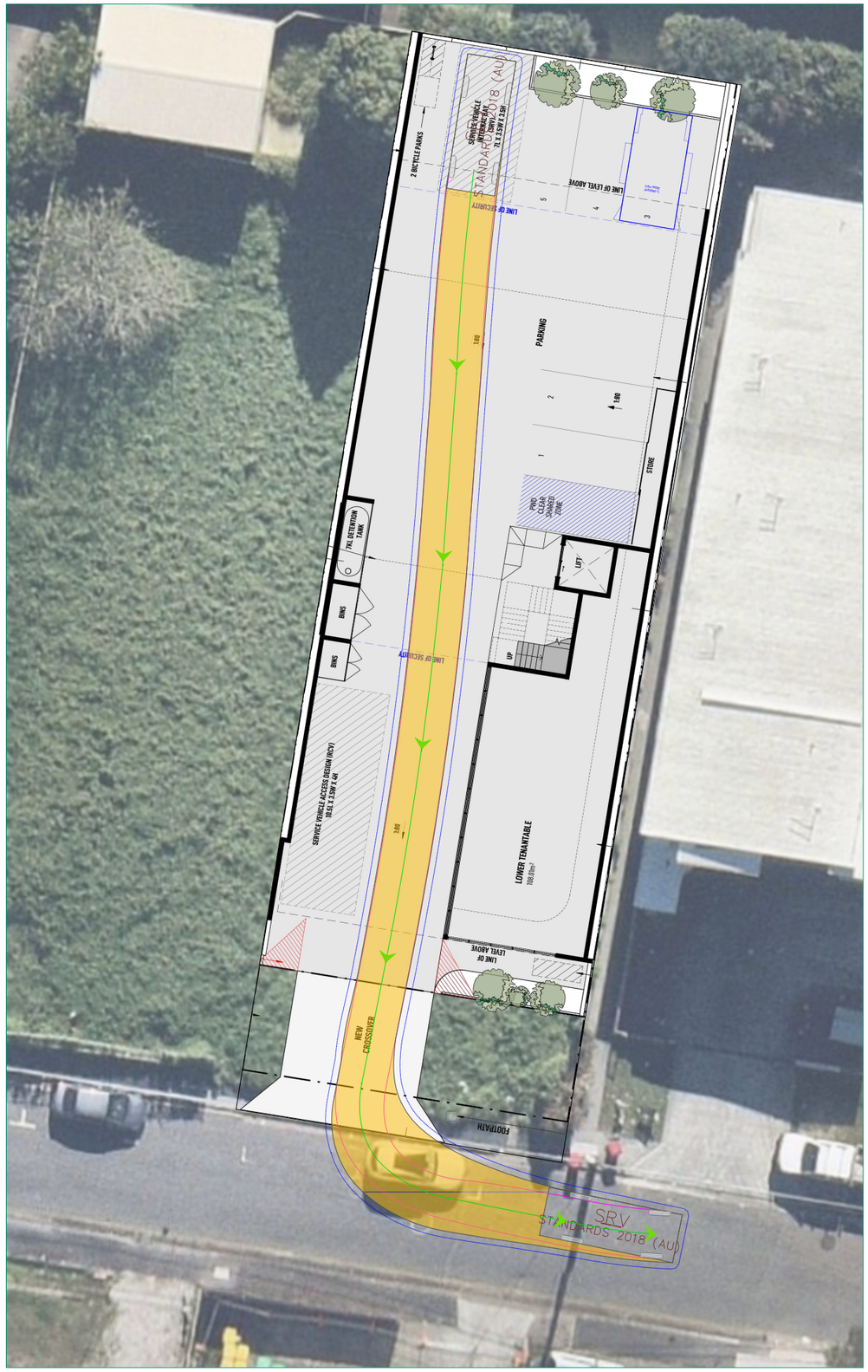
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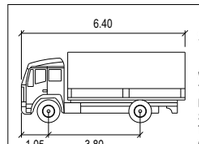
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RPEQ CERTIFICATION





DESIGN VEHICLE ADOPTED



SRV

	Meters
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.0
Turning Radius (Kerb to Kerb)	: 7.10

SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE CLEARANCE (600mm)
- VEHICLE
- 5KM/H DESIGN SPEED

N

0 2.5 5 7.5 10 12.5m

2.5 2 1.5 1 .5

SCALE 1:250

PROJECT

9 WILTON STREET, WOOLLOONGABBA

CLIENT

NAZARETH LUTHERAN CHURCH

DRAWING TITLE

SRV SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD24382QLD - SK03

DATE	REVISION
18 AUG 2026	B

REV	DATE	DESIGNER	APPROVED BY
A	13 AUG 2026	LH	BF
B	18 AUG 2026	LH	BF
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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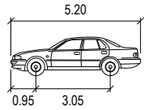
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RPEQ CERTIFICATION



DESIGN VEHICLE ADOPTED



B99

	Meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.5
Turning Radius (Kerb to Kerb)	: 6.30

SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE CLEARANCE (600mm)
- VEHICLE
- 5KM/H DESIGN SPEED

N

0 1 2 3 4 5m
1 0.5
SCALE 1:100

PROJECT

9 WILTON STREET, WOOLLOONGABBA

CLIENT

NAZARETH LUTHERAN CHURCH

DRAWING TITLE

B99 SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD24382QLD - SK04

DATE	REVISION
18 AUG 2026	B

REV	DATE	DESIGNER	APPROVED BY
A	13 AUG 2026	LH	BF
B	18 AUG 2026	LH	BF
-	-	-	-
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-	-	-	-
-	-	-	-

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Transport and Traffic Engineering

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RPEQ CERTIFICATION