

8th October 2013

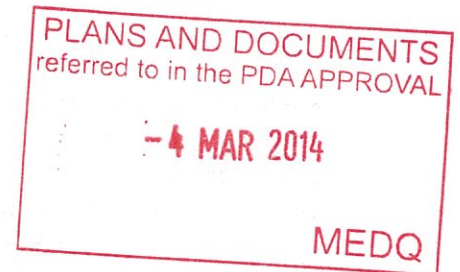
Our Ref: 13BRT0431Let-Modified DA

Attention: Peter Park

Citimark Properties
GPO Box 318
Brisbane, Qld 4001

Dear Peter,

RE: Revised DA for Rivana (Building 6), Portside Wharf, Hamilton
Traffic Engineering Summary



1. Introduction

The purpose of this letter is to summarise modifications to the traffic, parking and servicing arrangements for the revised Rivana (Building 6) development plan prepared by Cottee Parker.

2. Development Schedule

The proposed development schedule is summarised in Table 1.

Table 1 – Development Summary

Land-Use	Area / Qty
Residential	228 Units
Retail	548m ² GFA

It should be noted that the apartment yield has increased by 20 units when compared to the original Development Approval whilst the GFA of the retail component has increased by a negligible 108m².

The revised development plans are included in Appendix A.

Of the 200 spaces allocated to the residential component, 12 spaces will be designated to residential visitors at a rate of 1 space per 19 units (0.053 spaces per unit). It should be noted that this rate is higher than the previous approval, which granted visitor parking at a rate of 1 space per 21 units (0.048 spaces per unit).

Whilst the development plan has a shortfall of 28 parking spaces relative to the EDQ requirement, providing less than 1 parking space per unit for the residential component is considered acceptable. Statistical data from the ABS indicates that roughly 25% of residents in apartment complexes do not own a car, therefore there is a market for units without a parking space. As noted in previous correspondence this creates several benefits, which include improving the affordability of the units and secondly, reducing the reliance on car travel and encouraging residents to use public transport.

As per the previous approval, the parking is split between a basement level, which is an extension of the existing Portside Wharf basement car park, and two podium levels.

4.2 Car Park Design

The design of the car park has been completed taking cognisance of 'AS2890.1' and is generally consistent with the approved plans.

The design of car parking areas will be further refined as part of the design development stage.

5. Servicing Arrangements

As per the previous approval, the revised development plan provides a dedicated large rigid vehicle (LRV) bay to be utilised for furniture deliveries and refuse collection. A dedicated medium rigid vehicle (MRV) bay has also been provided for the retail component.

Drawing no. 13BRT0431-01 Rev A included in Appendix B shows service vehicle manoeuvrability. Whilst service vehicles are required to reverse into the bays from the driveway, which is to be utilised as the primary exit from the Portside Wharf car park, the demand for the service vehicle bays will be irregular and will be typically busiest outside peak traffic periods. With respect to the furniture trucks, the building manager can schedule the time residents are moving in/out of the complex in order to avoid peak traffic periods.

As per previous recommendations it is proposed that advisory signage is installed along the driveway to notify other road users of the potential for trucks to stop and reverse at this location. With the installation of warning signs, infrequent nature of truck movements and the slow speed environment on the driveway, it is TTM's view that the potential for conflict is minimal.

6. Bicycle Parking

The bicycle parking rates specified in the 'Northshore Hamilton Urban Development Area Development Scheme' are as follows:

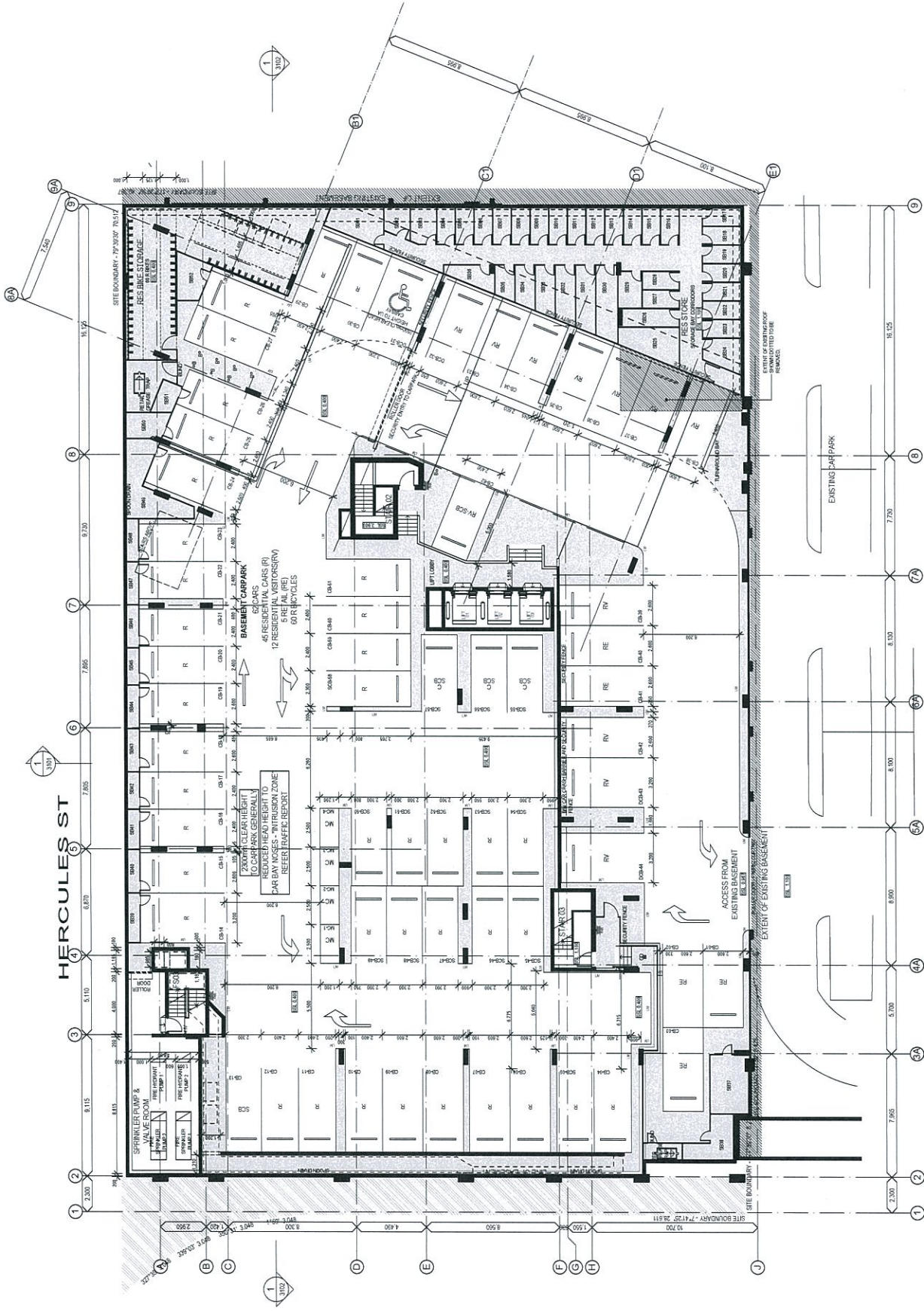
Residential

- Residents - one secure space per dwelling; &
- Visitors - one secure space per 400m².

Non-Residential

- Workers - one secure space per 200m²; &
- Visitors - one secure space per 1,000m².

Appendix A - Development Plans



1 FLOOR PLAN - BASEMENT 01
SCALE 1:120 @ A3
SCALE 1:20 @ A3

Schematic

BUILDING 6 PORTSIDE HAMILTON

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Revisions	Issue	Revision	Date	In.
01	SMALL CAR BAY MARKED	01	06/10/2013	CB
02	CARPARKING REQUIRES UPDATING	02	02/02/2013	CB
03	BASEMENT CARPARK	03	02/02/2013	CB
04	BASEMENT CARPARK	04	02/02/2013	CB
05	BASEMENT CARPARK	05	02/02/2013	CB
06	BASEMENT CARPARK	06	02/02/2013	CB
07	BASEMENT CARPARK	07	02/02/2013	CB
08	BASEMENT CARPARK	08	02/02/2013	CB
09	BASEMENT CARPARK	09	02/02/2013	CB
10	BASEMENT CARPARK	10	02/02/2013	CB

Client
RYVIA DEVELOPMENT PTY LTD.
Project Name and Location
BUILDING 6 PORTSIDE HAMILTON, HERCULES ST, HAMILTON
Drawing Title
FLOOR PLAN - BASEMENT 01

Scale	Date	Job no.
As Shown	AUG 2013	0000 0025
Drawn	Checked	Approved
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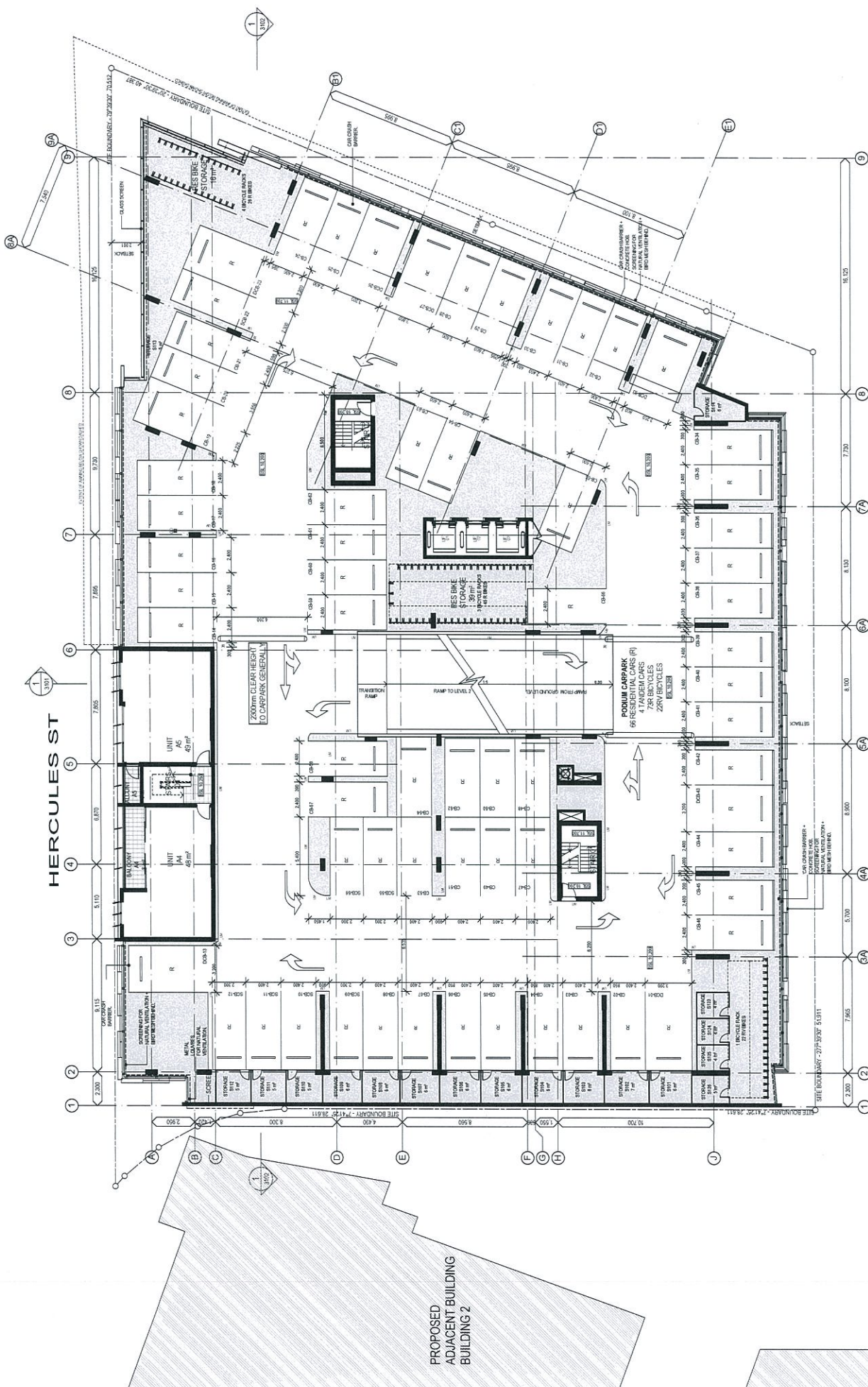
Client	RIVANA DEVELOPMENT PTY LTD.
Project Name and Location	BUILDING 6 PORTSIDE HAMILTON
Drawing Title	FLOOR PLAN - GROUND FLOOR

Cottee Parker Architects Pty Ltd
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T 617 3846 7422
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2020年12月
 2020年11月
 2020年10月
 2020年9月
 2020年8月



1 FLOOR PLAN - LEVEL 01
SCALE 1:125 @ A1
SCALE 1:250 @ A3

Schematic

BUILDING 6 PORTSIDE HAMILTON

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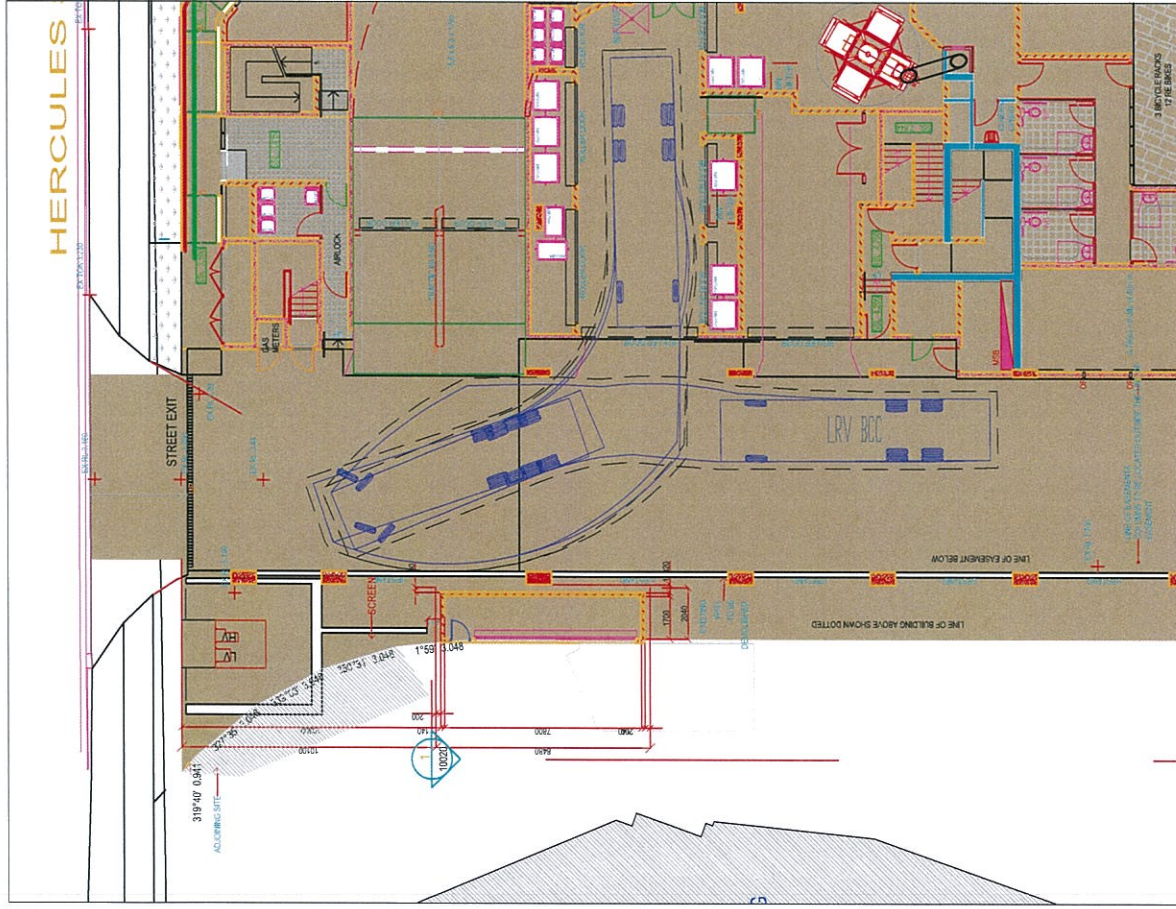


Revisions	
Issue	Date
01	18.08.2013
02	18.08.2013
03	18.08.2013
04	18.08.2013
05	18.08.2013
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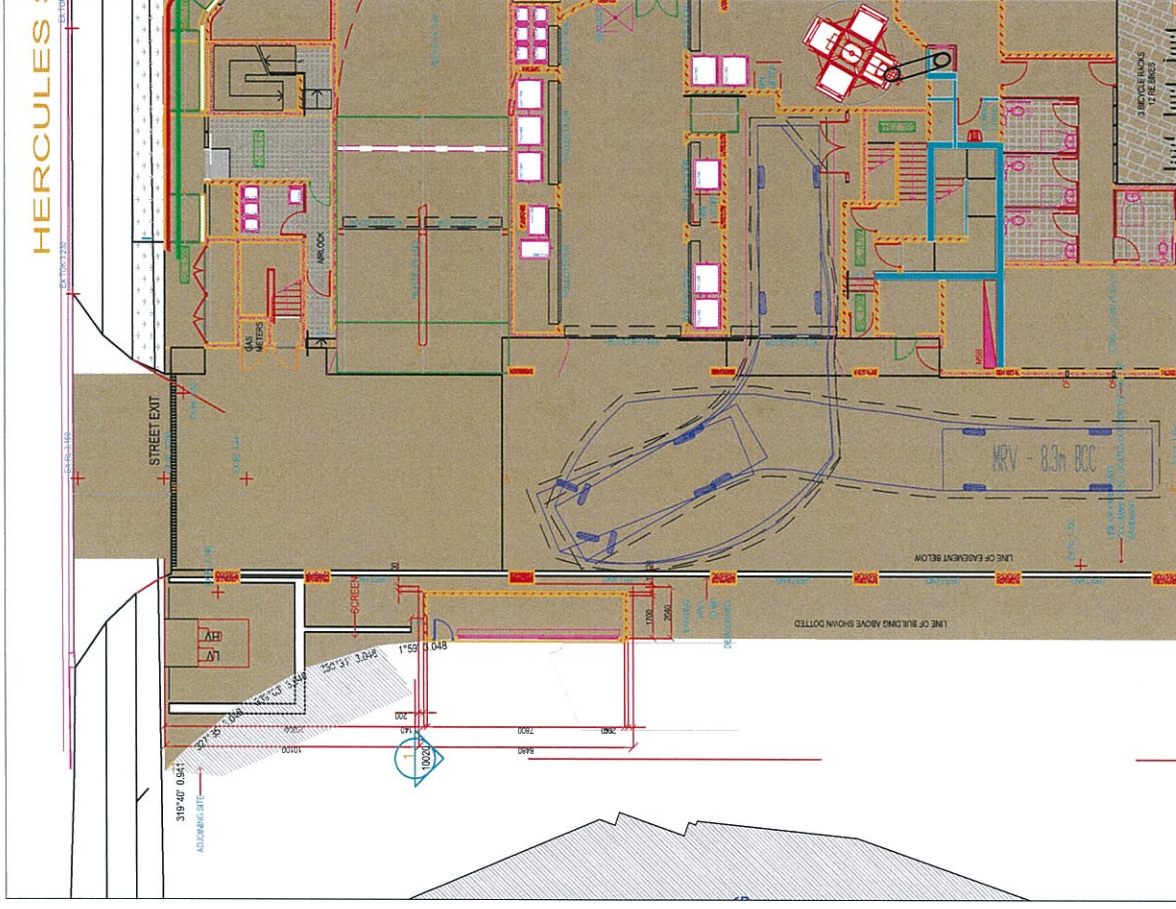
Client: PRIMAIA DEVELOPMENT PTY LTD.
Project Name and Location: BUILDING 6 PORTSIDE HAMILTON HERCULES ST, HAMILTON
Drawing Title: FLOOR PLAN - LEVEL 01
Drawing no.: SD 2003

Scale	Date	Job no.
As Shown	AUG 2013	0900-0025
Drawn	Checked	Approved
CS	AP	
Issue	Issue	Issue
SD 2003		03

Appendix B - Dwg. No. 13BRT0431-01 Rev A - Service Vehicle Manoeuvrability



1. LARGE RIGID VEHICLE (LRV) MANOEUVRE



2. MEDIUM RIGID VEHICLE (MRV) MANOEUVRE

PROJECT		PROJECT NUMBER	ORIGINAL SIZE
TTM CONSULTING PTY LTD		13BR70431	A3
ABN 65 010 868 621 LEVEL 1, 129 LOGAN ROAD, WOODLOONGABRA, QLD, 4102 P.O. BOX 1310, COORPAROO BC, QLD, 4151		DRAWING NUMBER	REVISION
T: (07) 3327 9500 F: (07) 3327 9501 E: ttm@ttmgroup.com.au W: www.ttmgroup.com.au		13BR70431-01	A
DRAWING TITLE		DATE	SHEET
SWEEP PATH ANALYSIS		08 OCT 2013	1 OF 1

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