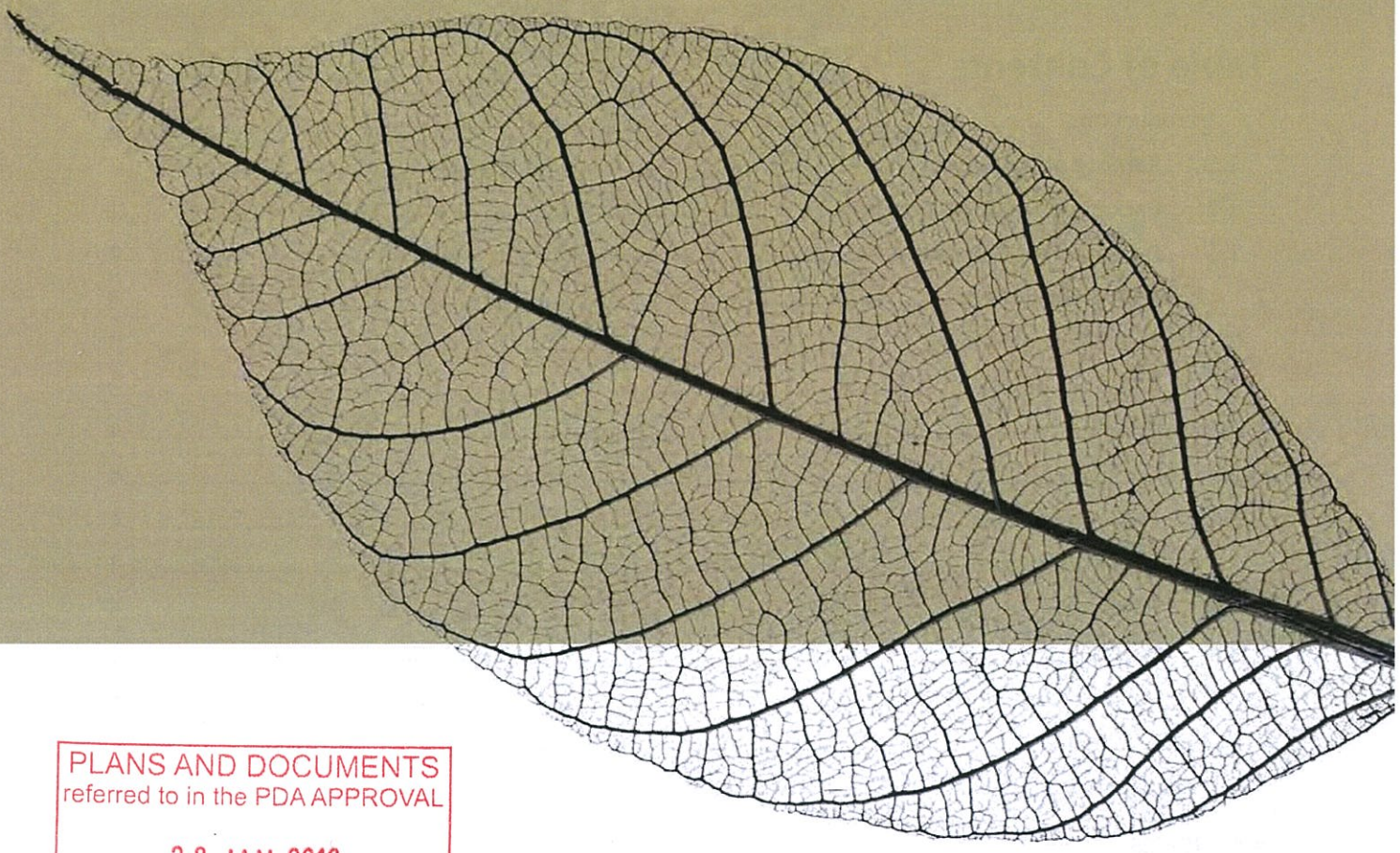
BMC TRAFFIC



TRAFFIC ENGINEERING ASSESSMENT REPORT

PROPOSED MULTI-UNIT DWELLING DEVELOPMENT

63 – 65 ABBOTSFORD ROAD AND 1 – 3 FOLKESTONE STREET, BOWEN HILLS

Table of Contents

APPENDICES

DOCUMENT CONTROL

21 October 2015

Beth Meehan

Traffic Engineer

BE(Civil)(Hons), RPEQ #8373, MAITPM

1 Introduction

1.1 Purpose of this Report

This report provides details of an assessment of the car parking and traffic engineering elements of a proposed residential building at 63 – 65 Abbotsford Road and 1 – 3 Folkestone Street, Bowen Hills. Specifically the subject development includes a total of 77 residential units supported by 87 car parking bays, 80 storage areas (capable of accommodating a bicycle) and 16 visitor bicycle parking rails.

In preparing this report, reference has been made to:

- Economic Development Queensland's (EDQ's) *'Bowen Hills Urban Development Area Development Scheme'*, Effective 3 July 2009.
- An inspection of the site and its surrounds undertaken on Wednesday 16 September 2015.
- Plans prepared by Mode Design including drawing numbers SK100, SK101, SK102 and SK103, all dated 9 October 2015.

Copies of the development plans referred to in this assessment are provided at Appendix A.

1.2 Background and Site Context

Planning permission is being sought for the development of land located at 63 – 65 Abbotsford Road and 1 – 3 Folkestone Street, Bowen Hills for the purpose of a multi-unit residential building. This land is currently occupied by four separate buildings, including three single-unit dwellings and a commercial tenancy (shop) on the corner block.

Importantly the subject site is located within the Bowen Hills Urban Development Area and is therefore assessable under the Economic Development Queensland (EDQ) guidelines.

Figure 1 shows the site location, noting that entry to Bowen Hills Railway Station is provided through a pedestrian walkway on the western side of Abbotsford Road, some 20m south of the signalised pedestrian crossing at Folkestone Street.

Folkestone Street is a Neighbourhood Road (Minor Road), which includes a two-lane, two-way carriageway and on-street parking is permitted.

Abbotsford Road is an Arterial Road (Major Road), which includes a six-lane, two-way carriageway adjacent to the site.

Figure 1: Subject Site and Surroundings

Source: NearMap (Image date 31 July 2015)

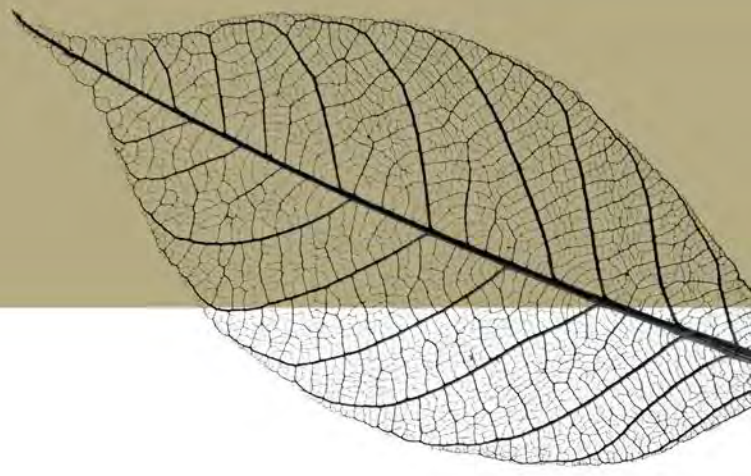
1.3 Development Proposal

The proposed development includes the construction of 77 residential units, with:

- 16 x one-bedroom units.
- 53 x two-bedroom units.
- 8 x three-bedroom unit.

To accompany the residential units, a total of 87 car parking spaces are proposed. This may be reduced to 81 car parking spaces, subject to placement of the transformer.

In addition to the above, each car parking bay has a storage area at the nose of the bay. This will be capable of accommodating a wall-mounted bicycle rail. Bicycle visitor parking is also provided within the basement levels, with a total of 16 bicycle rails provided.



2 Car Parking Assessment

2.1 EDQ's Requirements

The *Bowen Hills Urban Development Area Development Scheme* requires car parking for residential developments at an average of 1 space / unit. Application of this rate to the proposed development, which includes 77 units, results in a requirement for 77 car parking bays.

It is noted that the *Development Scheme* does not differentiate this car parking provision between residents and visitors.

2.2 Adequacy of Parking Provision

The development proposal includes a total of 87 car parking bays, which may be reduced to 81 spaces, following confirmation of requirements for the transformer. It is noted that comments at Section 3 of this report include a recommendation to remove the car parking bay at the ground floor level. Adoption of this recommendation would result in 86 car parking spaces (or 80, if the area under the transformer is to be clear) being provided.

Please refer to commentary in the town planning report in relation to the suitability of this provision.

3 Assessment of Site Layout

3.1 Car Parking

In assessing the suitability of the site's car parking layout, the comments below are made in relation to the Australian Standard for Off Street Car Parking (AS/NZS2890.1-2004). As the Australian Standard is a National design reference, its use is expected to result in a clearly defined, safe and easily accessible car parking layout.

A detailed review of the car parking layout reveals the following:

- The majority of car bays are 2.6m x 5.4m and accessed by a minimum 6.2m aisle, which meets the Australian Standard for residential parking.
- A total of 15 car bays are 2.4m x 5.4m and accessed by a minimum 6.2m aisle, which meets the Australian Standard for residential parking.
- Given the location of Car Bay 87 and its restricted visibility, a convex mirror is proposed to improve sight lines. ***As a Condition of Approval, it is recommended that this car bay be removed.***
- Columns are generally located in accordance with the Australian Standard, being 0.75m – 1.75m from the car parking aisle.
- Where walls are adjacent to car parking bays, the required additional 0.3m clearance has been provided for each side which is obstructed.
- A 2.0m x 5.0m pedestrian sight line triangle is provided on the exiting side of the driveway.

Further to the above, accessibility of the end car parking bay has been tested utilising AutoTRACK software, with the results shown at Appendix B to this report. The assessment shows the 85th percentile car, as per the Australian Standard, can utilise the reversing area to enter and exit the site in a forward gear in a minimum number of manoeuvres.

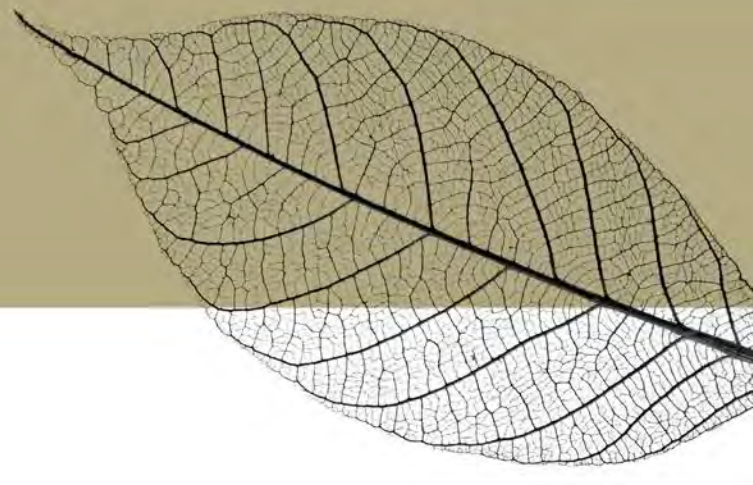
3.2 Pedestrian Access

The development proposes to connect to the existing pedestrian path in Folkestone Street, via an entry court.

3.3 Bicycle Parking

The bicycle parking requirement for this development is:

- 77 resident bikes (1/unit).
- 16 visitor bikes (1/400sq.m, assuming each unit is on average 80sq.m).



The development includes the following bicycle parking, which meets the relevant requirements:

- 80 lockable storage areas, capable of storing a bicycle.
- 16 bicycle racks within the basement levels.

3.4 Gradients

Reference to the Australian Standard in relation to the proposed gradients within the site identifies the following:

- A 1:25 gradient (4%) for the first 11m into the site. This length is sufficient to accommodate loading by refuse collection and medium rigid vehicles.
- A 1:8 gradient (12.5%) to access the various car parking levels, which is an appropriate gradient which does not require transitions.
- A maximum 1:16 (6.25%) gradient across car parking bays. ***Whilst this gradient is permitted by the Australian Standard, it should only be used in constrained circumstances. In this instance, as a Condition of Approval, the maximum gradient across car parking spaces should be 1:20 (5%).***

3.5 Servicing

It is noted that there are no specific requirements in terms of servicing provision within the *Development Scheme*. On this basis, the following are noted in relation to the design of the site layout and the suitability of that design.

- A Brisbane City Council Refuse Collection Vehicle, as per dimensions within the City Plan 2000 document, is capable of reversing onto the site and collecting refuse whilst maintaining accessibility of the basement car park. This vehicle maintains its wheels within the crossover, with minor overhang of the vehicle body onto the adjacent kerb.
- The development can be serviced by vehicles up to and including an 8.8m Medium Rigid Vehicle, reversing onto the site and maintaining room for a passenger vehicle to access the car park. This vehicle represents the majority of delivery vehicles and furniture removal trucks.

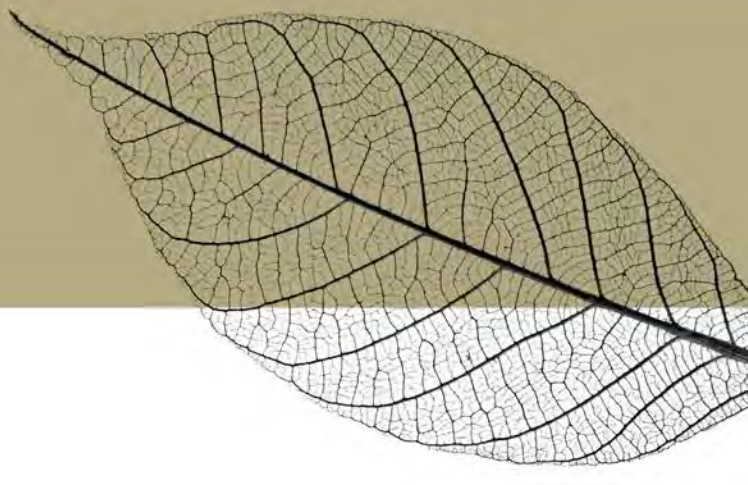
Relevant swept path assessments demonstrating the above are shown at Appendix B to this advice.

Approval from City Waste Services is provided at Appendix C to this report.

3.6 Vehicle Access

The development proposes a 6.7m Type B2 crossover to Folkestone Street, which is the appropriate location for access as it is the lower order road in the road hierarchy. Furthermore, the access is located as far as practicable from the traffic signals at Abbotsford Road, to maximise setback from any queuing.

Swept path assessments provided at Appendix B to this advice demonstrate how appropriate accessibility of the site is possible with the currently proposed aisle and crossover detail.



4 Traffic Impacts

The proposed development includes a total of 77 residential units.

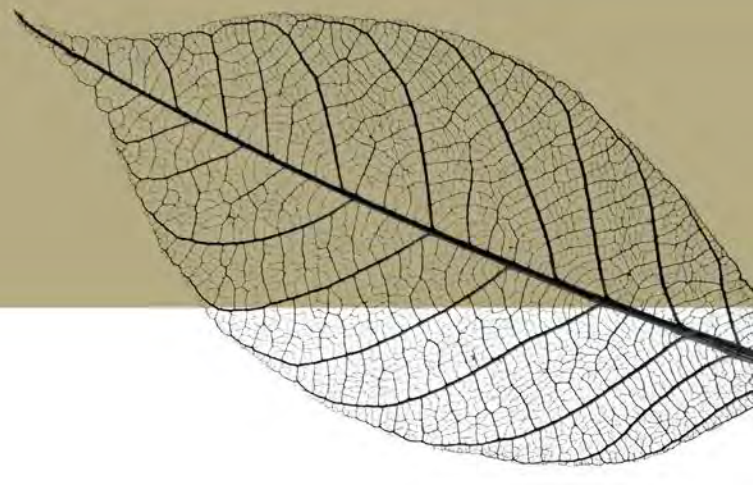
Reference to the Department of Transport and Main Roads' *Road Planning and Design Manual* indicates that high-density residential development could generate in the order of 0.4 trips in the road network peak hour or 3 - 6 trips per unit per day (referenced Queensland Transport data).

Application of these rates to the proposed 77 units anticipates some 31 trips in the road network peak hour or 231 - 462 trips per day. Further to which, noting the site's proximity to public transport, it is reasonable to expect that trip generation would be at the lower end of the typical ranges.

The traffic generated in the road network peak periods is expected to be split between entering and exiting traffic in the order of 30%in / 70% out in the AM peak hour, with the reverse in the PM peak hour. Therefore, the 31 total trips are likely to represent 9 in / 22 out trips in the AM peak hour and 22 in / 9 out trips in the PM peak hour.

This level of traffic represents on average one vehicle every three minutes in the road network peak hour in the peak direction. This traffic is capable of being absorbed by the surrounding road network, noting that traffic has the following routing options:

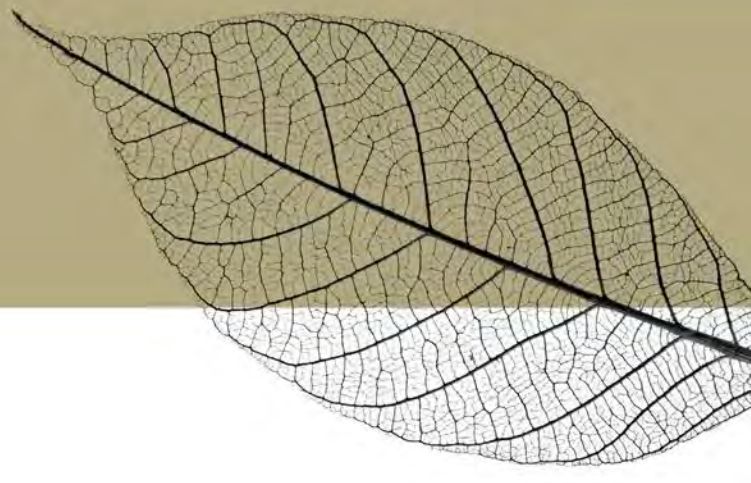
- Utilise the traffic signals at Abbotsford Road / Folkestone Road.
- Access the Inner City Bypass and associated toll road network via Edmonstone Road and Thompson Street.
- Utilise the traffic signals at Edmonstone Road / Breakfast Creek Road.
- Access Montpelier Road via Cintra Road.



5 Conclusions

Following the assessment and analyses presented in this report, it is concluded that:

- The car parking requirement for the development as per the EDQ Guidelines is 77 spaces.
- The proposed car parking provision of 86 spaces (subject to removal of one car bay at ground level, see below) is marginally in excess of the requirements of the EDQ Guidelines. Please refer to further commentary in the Town Planning report.
- A detailed review, commentary and recommendations are provided in this report in relation to the layout and operation of the car park.
- Pedestrians will enter the building central access from the existing pathway in Folkestone Street, via an entry court.
- The development is required to provide 77 resident and 16 visitor bicycle parking spaces and this parking is provided.
- The development provides appropriate service vehicle access for vehicles whilst maintaining room for a passenger vehicle to access the car park.
- The development is anticipated to generate 31 trips in the road network peak hours, with many travel options available to access the surrounding road network.
- ***The following are recommended as Conditions of Approval:***
  - ***Removal of the car bay at Level 01.***
  - ***Modify the gradients across car parking bays to a maximum slope of 1:20 (5%).***



Appendix A

Development Plans

DEVELOPMENT SUMMARY

PROPERTY ADDRESS
63, 65 Abbotsford Rd Bowen Hills 4006
1, 3 Folkestone St Bowen Hills 4006

RPD
Lot 1, 2 on RP50667
Lot 3, 4 on RP10094

Ward:HAMILTON

Total Site Area: 1367m²

RESIDENTIAL ACCOMODATION	GF	L02-08 (Sub-Total)	L09	Total
1 Bed	2	2 (14)	-	16
2 Bed	5	6 (42)	6	53
3 Bed	-	1 (7)	1	8
Total	7	9 (63)	7	77

ACCESSIBLE UNITS	GF	L02-08 (Sub-Total)	L09	Total
1 Bed	2	2 (14)	-	16
Total Accessible Units				16 or 21%

CAR PARKING SUMMARY

REQUIRED

Bowen Hills Urban Development Scheme
Car Parking Ratios:
For Residential: On average - 1 space per dwelling (Including visitors)

	No. of Units	Rate	
1, 2 & 3 Bed	77	1	77
Total Required			82.8

PROVIDED

	Resident	Visitor	
Ground Floor	-	1	
Basement Level 01	28	-	28
Basement Level 02	28	-	28
Basement Level 03	30	-	30
Total Provided	86	1	87
(Total Provided where Transformer Required			81)

AREA STATISTICS

GROSS FLOOR AREA

	m²
Level 01 Ground	544
Level 02	769
Level 03	769
Level 04	769
Level 05	769
Level 06	769
Level 07	769
Level 08	769
Level 09	696
Gross Floor Area	6620
Site Area	1367
Plot Ratio	4.8

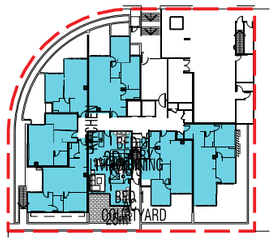
SITE COVER

	m²	%
Site Area	1367	
Site Cover	1006	73.5

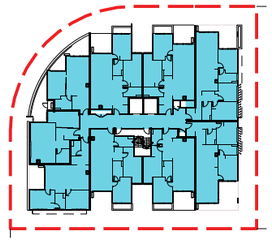
COMMUNAL OPEN SPACE

	m²
Communal Recreation	102

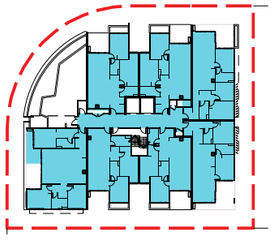
GROSS FLOOR AREA



LEVEL 01 GROUND
GFA: 544m²

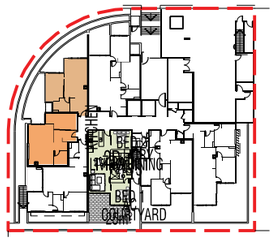


LEVEL 02-08
GFA: 769m²

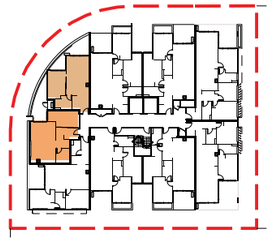


LEVEL 09
GFA: 696m²

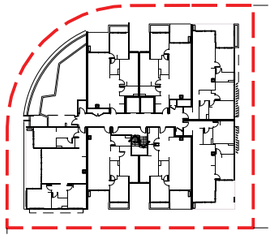
ACCESSIBLE UNITS



LEVEL 01 GROUND
ACCESSIBLE UNITS: 6&7

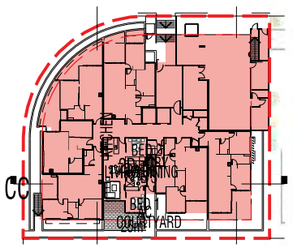


LEVEL 02-08
ACCESSIBLE UNITS: 8&9

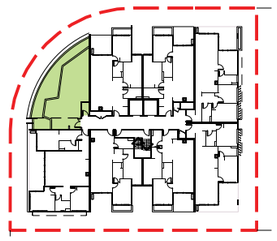


LEVEL 09

AREA CALCULATIONS



LEVEL 01 GROUND
SITE COVER 1006m²



LEVEL 09
COMMUNAL OPEN SPACE 102m²

mode
URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

BRISBANE
SYDNEY
MELBOURNE
PERTH
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CAIRNS
GOLD COAST
SUNSHINE COAST
AUCKLAND

PROPOSED MULTI-UNIT DWELLING
Abbotsford Road, Multi-unit Development
For Rise Projects

RISE PROJECTS

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163 Annerley Rd Dutton Park QLD 4102
PO Box 8115 Woolloongabba QLD 4102
Tel +61 7 3891 6828 Fax +61 7 3891 6373
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DATE: 09.10.15
SCALE: 1:500@A3
DRAWING No: SK001

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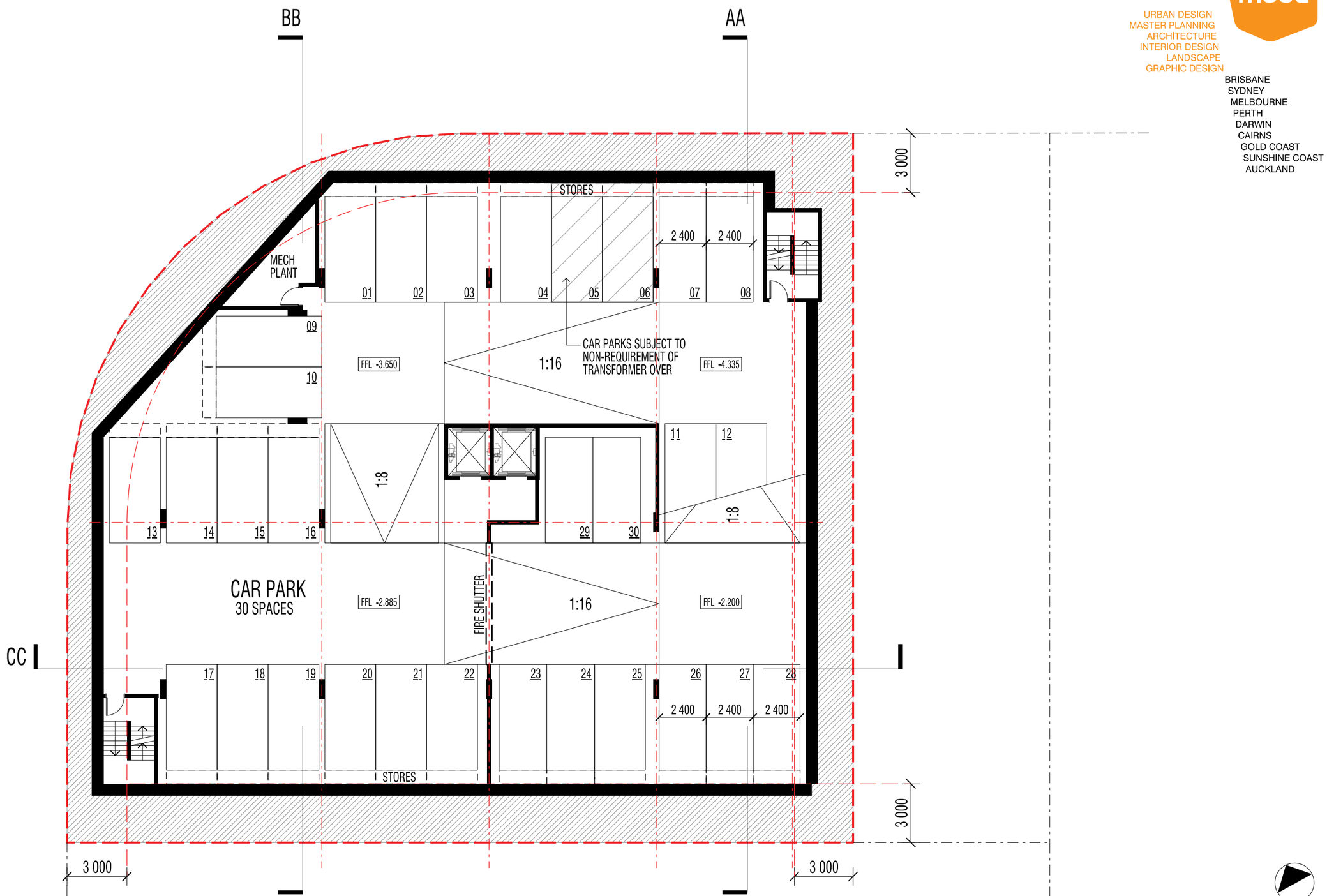
AUCKLAND



BASEMENT 03

PROPOSED MULTI-UNIT DWELLING
Abbotsford Road, Multi-unit Development
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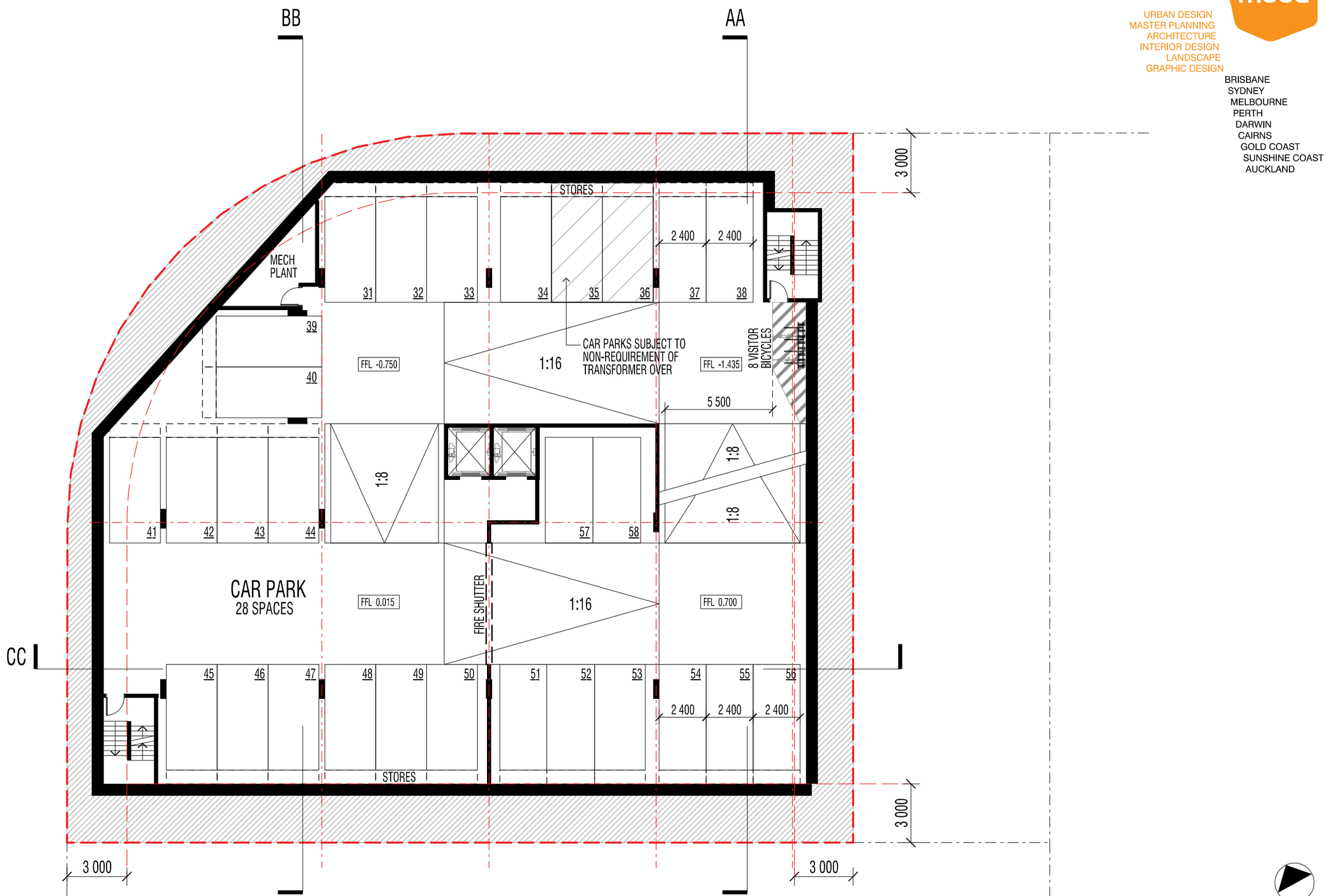

BASEMENT 02

PROPOSED MULTI-UNIT DWELLING
Abbotsford Road, Multi-unit Development
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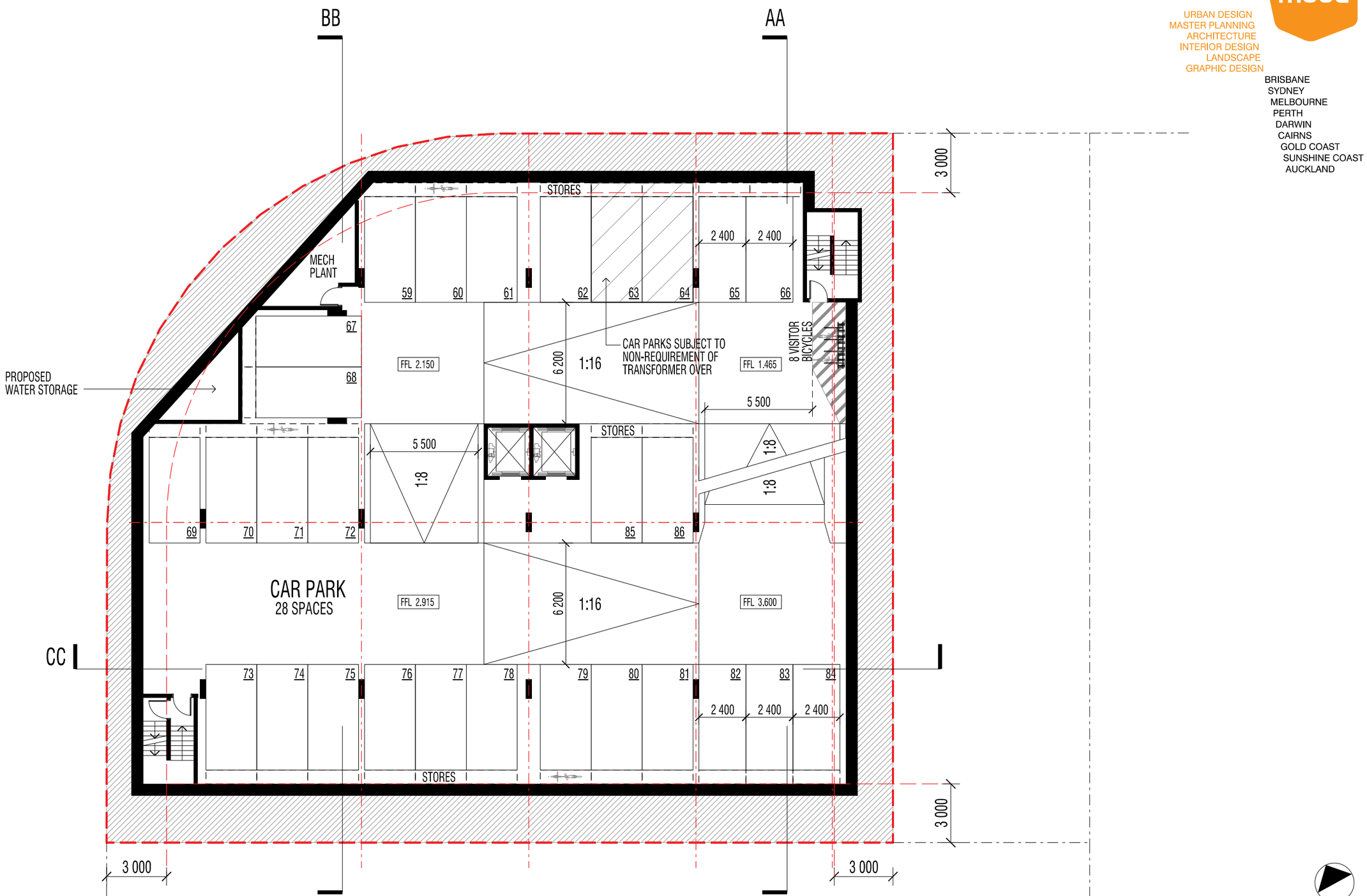

BASEMENT LEVEL 01

PROPOSED MULTI-UNIT DWELLING
Abbotsford Road, Multi-unit Development
For Rise Projects

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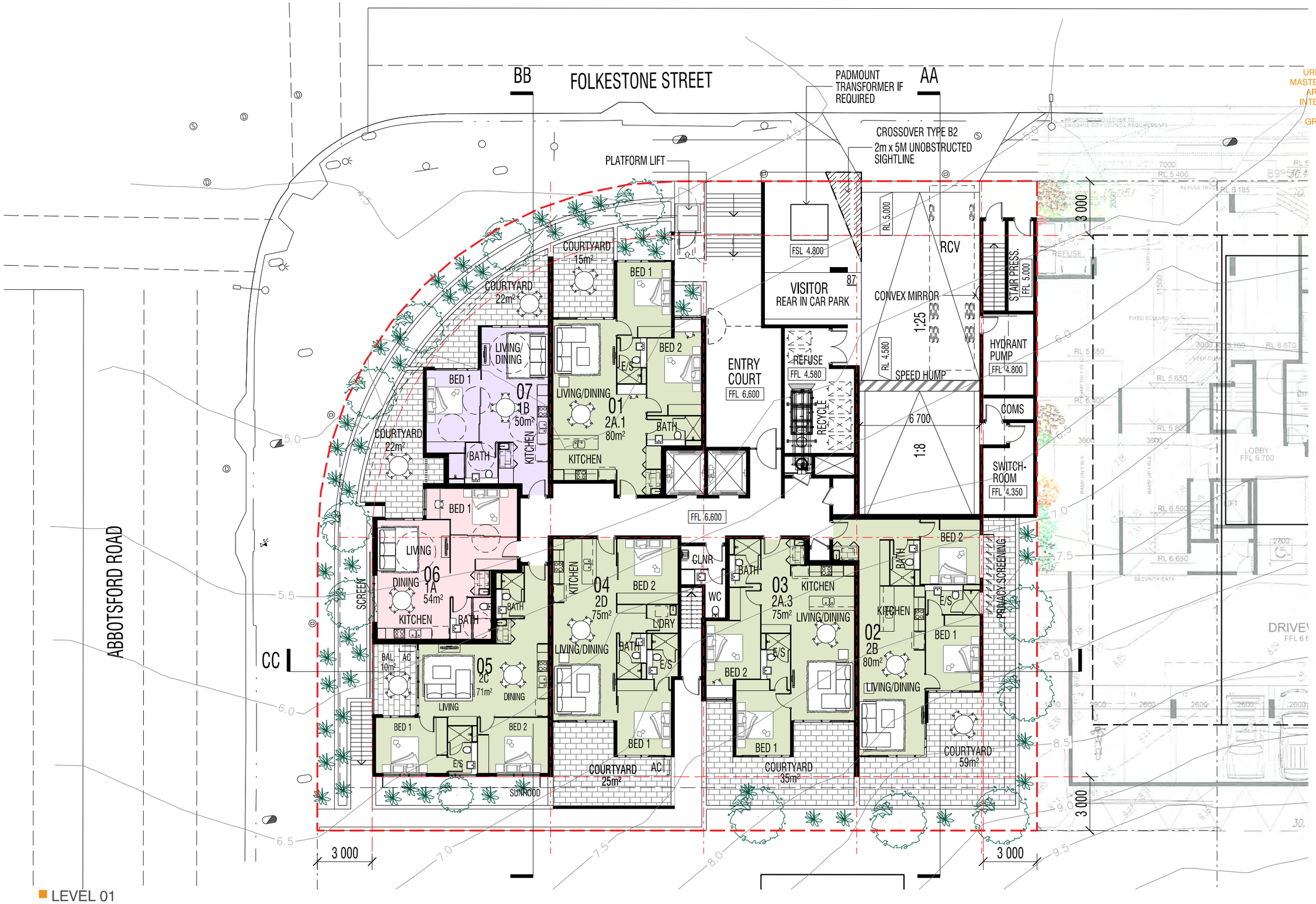

LEVEL 01

PROPOSED MULTI-UNIT DWELLING

Abbotsford Road, Multi-unit Development
For Rise Projects

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MASTER PLANNING
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INTERIOR DESIGN
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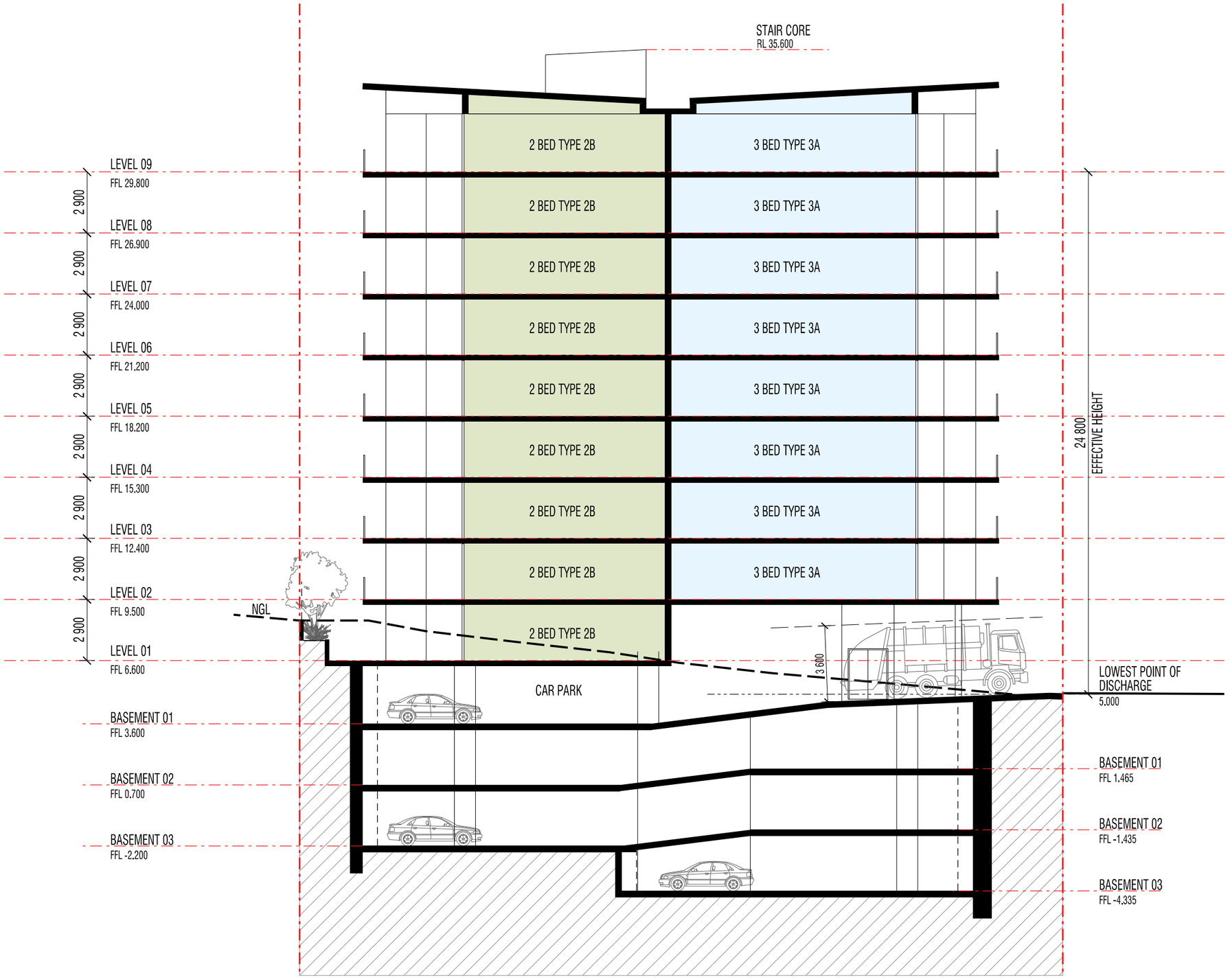

SECTION AA

PROPOSED MULTI-UNIT DWELLING

Abbotsford Road, Multi-unit Development
For Rise Projects

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INTERIOR DESIGN
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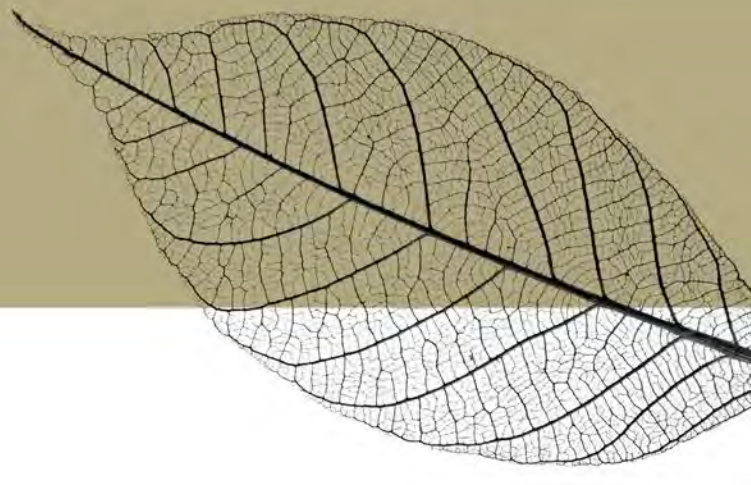
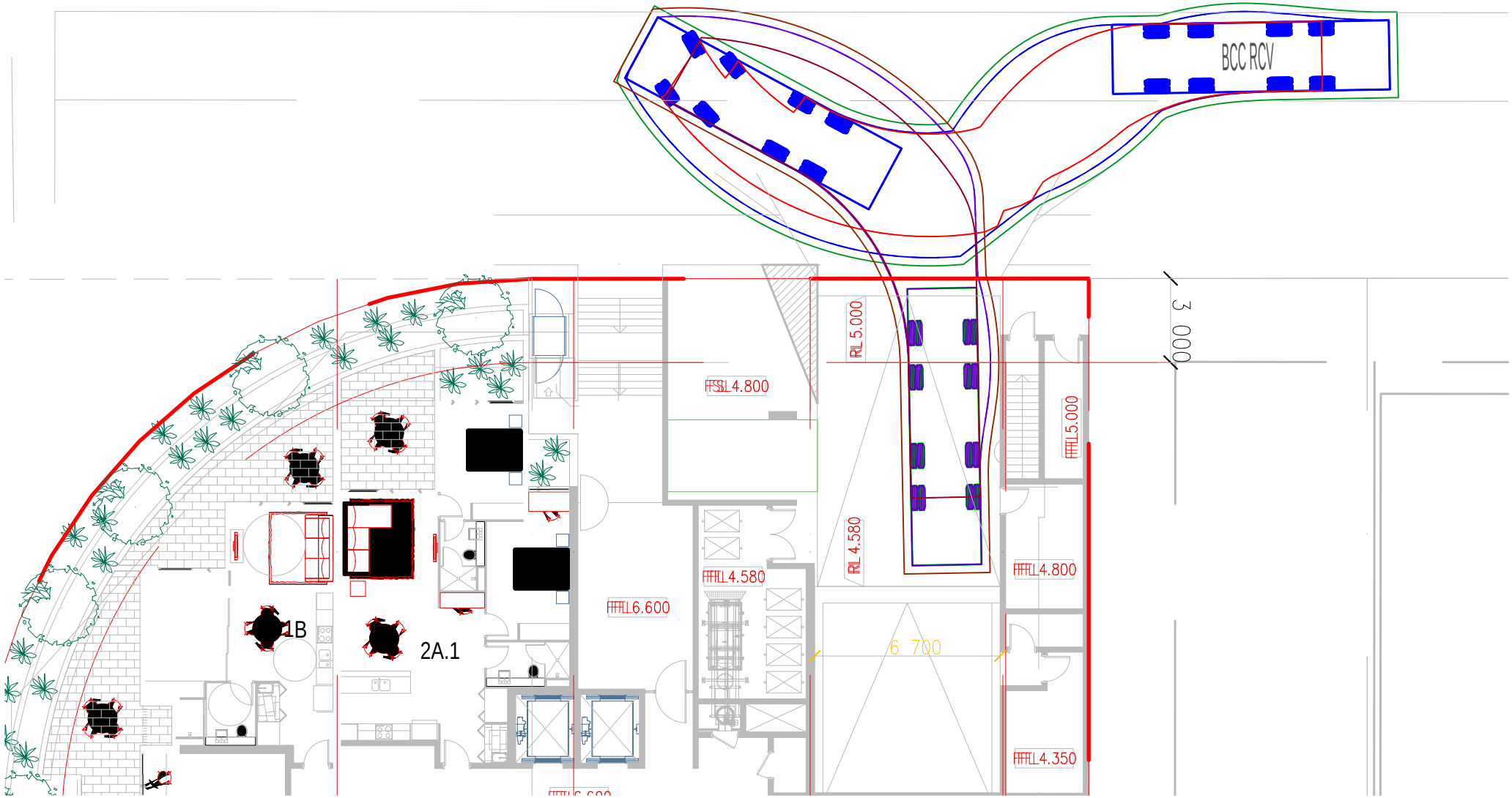


Appendix B

Swept Path Assessments



BMC TRAFFIC

(07) 3398 4649
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Refuse Collection Vehicle (City Plan 2000)

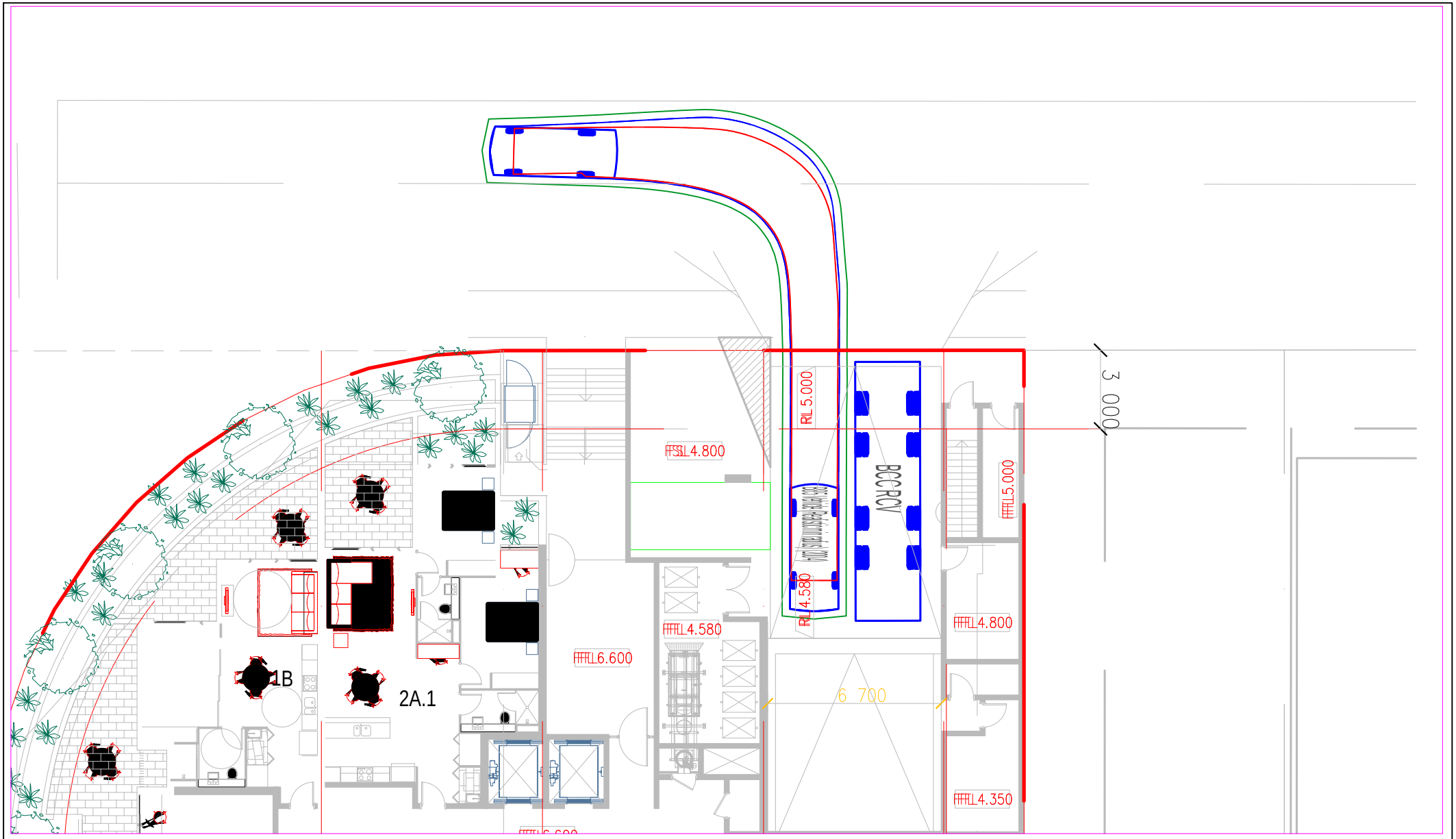
Rear-In Entry

Scale 1:200 at A4

Abbotsford Rd, Bowen Hills

Drawing No: BMC16021-ATR01 Version: 2

Prepared By: Beth Meehan RPEQ #8373 Date: 21/10/2015



BMC TRAFFIC

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www.bmctraffic.com.au

Parked Refuse Collection Vehicle (City Plan 2000)

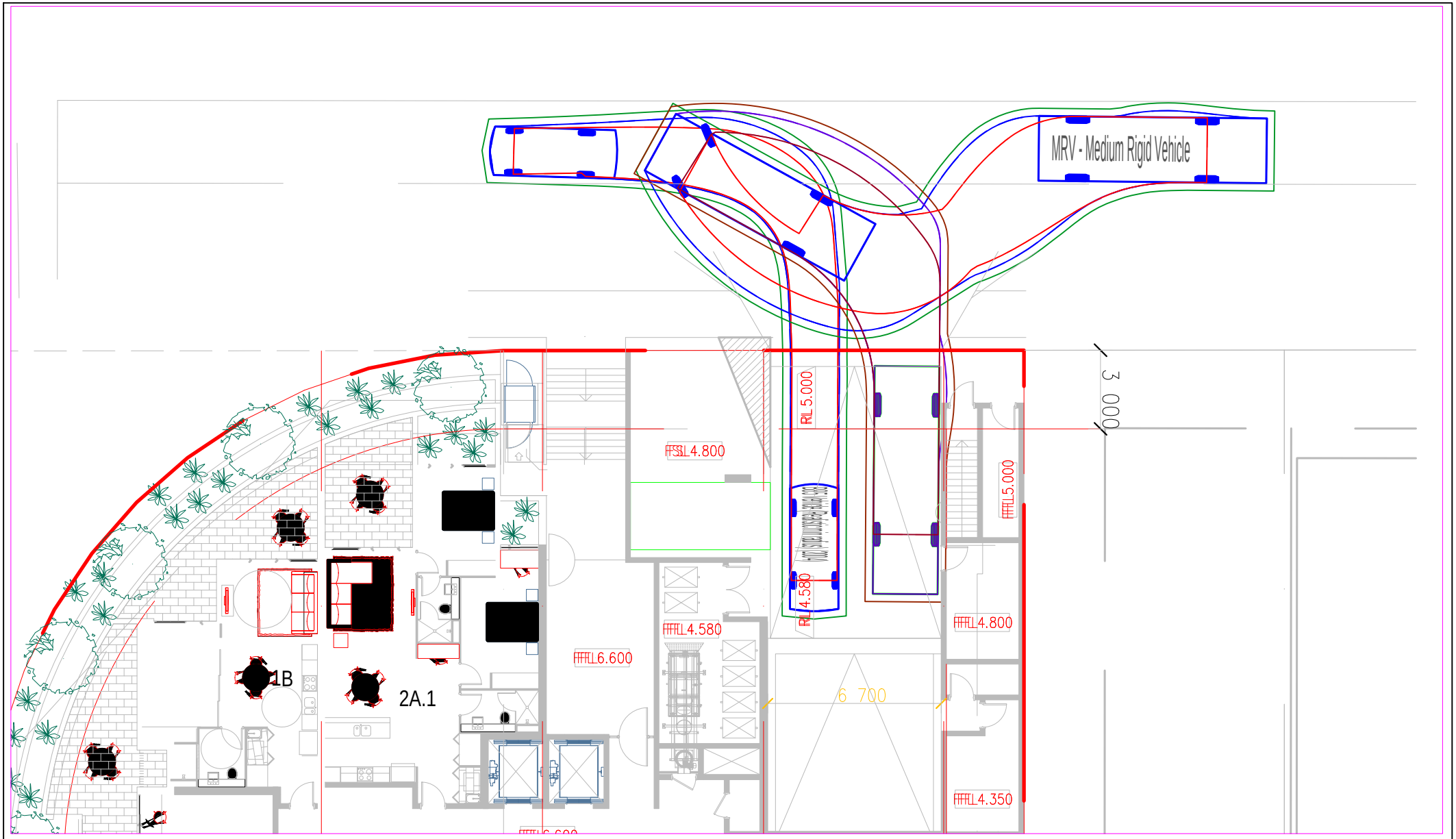
Car Passing Parked Truck (AS/NZS2890.1-2004)

Scale 1:200 at A4

Abbotsford Rd, Bowen Hills

Drawing No: BMC16021-ATR02 Version: 2

Prepared By: Beth Meehan RPEQ #8373 Date: 21/10/2015



BMC TRAFFIC

(07) 3398 4649
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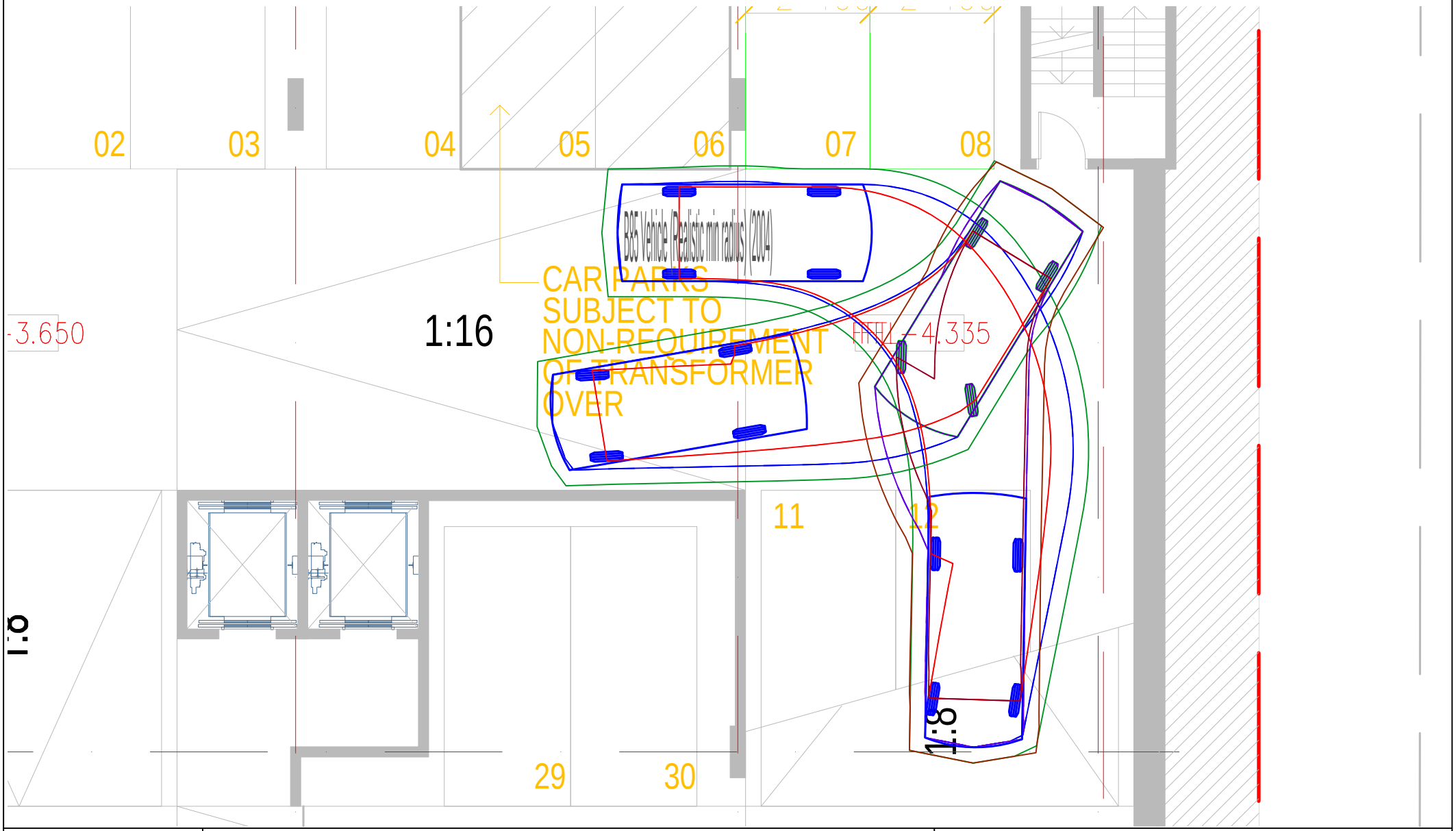
8.8m Medium Rigid Vehicle (AS/NZS2890.2-2002)
Car Passing Parked Truck (AS/NZS2890.1-2004)

Scale 1:200 at A4

Abbotsford Rd, Bowen Hills

Drawing No: BMC16021-ATR03 Version: 2

Prepared By: Beth Meehan RPEQ #8373 Date: 21/10/2015



BMC TRAFFIC

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

Accessibility of End Car Bay

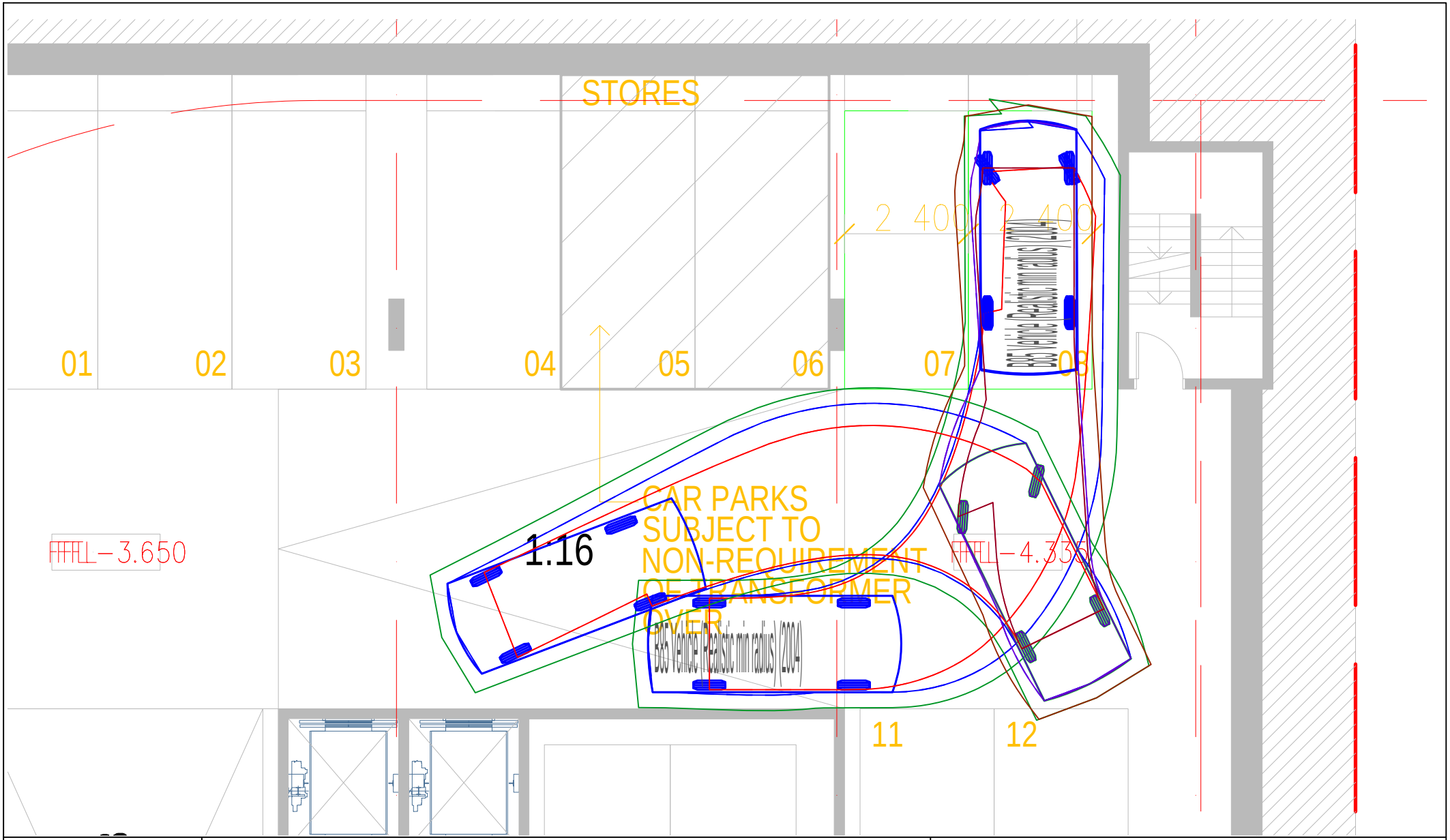
85th%le Car: Australian Standard (AS/NZS2890.1-2004)

Scale 1:100 at A4

Abbotsford Rd, Bowen Hills

Drawing No: BMC16021-ATR05 Version: 2

Prepared By: Beth Meehan RPEQ #8373 Date: 21/10/2015



BMC TRAFFIC

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

Accessibility of End Car Bay

85th%le Car: Australian Standard (AS/NZS2890.1-2004)

Scale 1:100 at A4

Abbotsford Rd, Bowen Hills

Drawing No: BMC16021-ATR06 Version: 2

Prepared By: Beth Meehan RPEQ #8373 Date: 21/10/2015

Appendix C

City Waste Service's Correspondence

REF 3394 AMENDED PLAN

Brisbane City Council ABN 72 002 765 795

Contact Name: John Love
Telephone: 3027 4669:
E-mail *john.love@brisbane.qld.gov.au*

Dedicated to a better Brisbane

Date 13 October 2015

REF No 3394

Attn: Beth Meehan
BMC TRAFFIC
P.O. Box 399
Carina 4152

Phone Ph 3398 4649
Email: Beth Meehan <beth@bmctraffic.com.au>

Dear Beth,

Re: Refuse Service
77 Multiple Unit Dwelling - Rear Lift Truck
63-65 Abbotsford Road and 1-3 Folkestone Street Bowen Hills

- *This letter is provided as advice only that Waste& Resource Recovery Services can provide waste and recycling collections based on the plans provided. Development Assessment is the Council agency responsible to assess and approve that the design of waste collection is in accordance with City Plan refuse collection policy.*

If you need any further information please contact me on the above phone number.

Yours faithfully

John Love
Waste Development Assessment Officer
Waste and Resource Recovery Services Branch

REF 3394 AMENDED PLANS

URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

BRISBANE
SYDNEY
MELBOURNE
PERTH
DARWIN
CAIRNS
GOLD COAST
SUNSHINE COAST
AUCKLAND

THESE PLANS ARE SATISFACTORY TO WASTE AND RESOURCE RECOVERY SERVICES SUBJECT TO APPROVAL FROM D.A.

REGAN McHUGH 13/10/2015
WASTE AND RESOURCE RECOVERY SERVICES

REAR LIFT TRUCK
REVERSE IN
DRIVE OUT
1100 LTR BINS
WASTE AND RECYCLE

NORTH

■ BASEMENT 03

■ PROPOSED MULTI-UNIT DWELLING
Abbottsford Road, Multi-unit Development
For Rise Projects

RISE PROJECTS

Brisbane
163 Annerley Rd Dutton Park QLD 4102
PO Box 8115 Woolloongabba QLD 4102
Tel +61 7 3891 6828 Fax +61 7 3891 6373
E-mail brisbane@modedesign.com.au

Brisbane Sydney Melbourne Darwin Perth Sunshine Coast Gold Coast Auckland

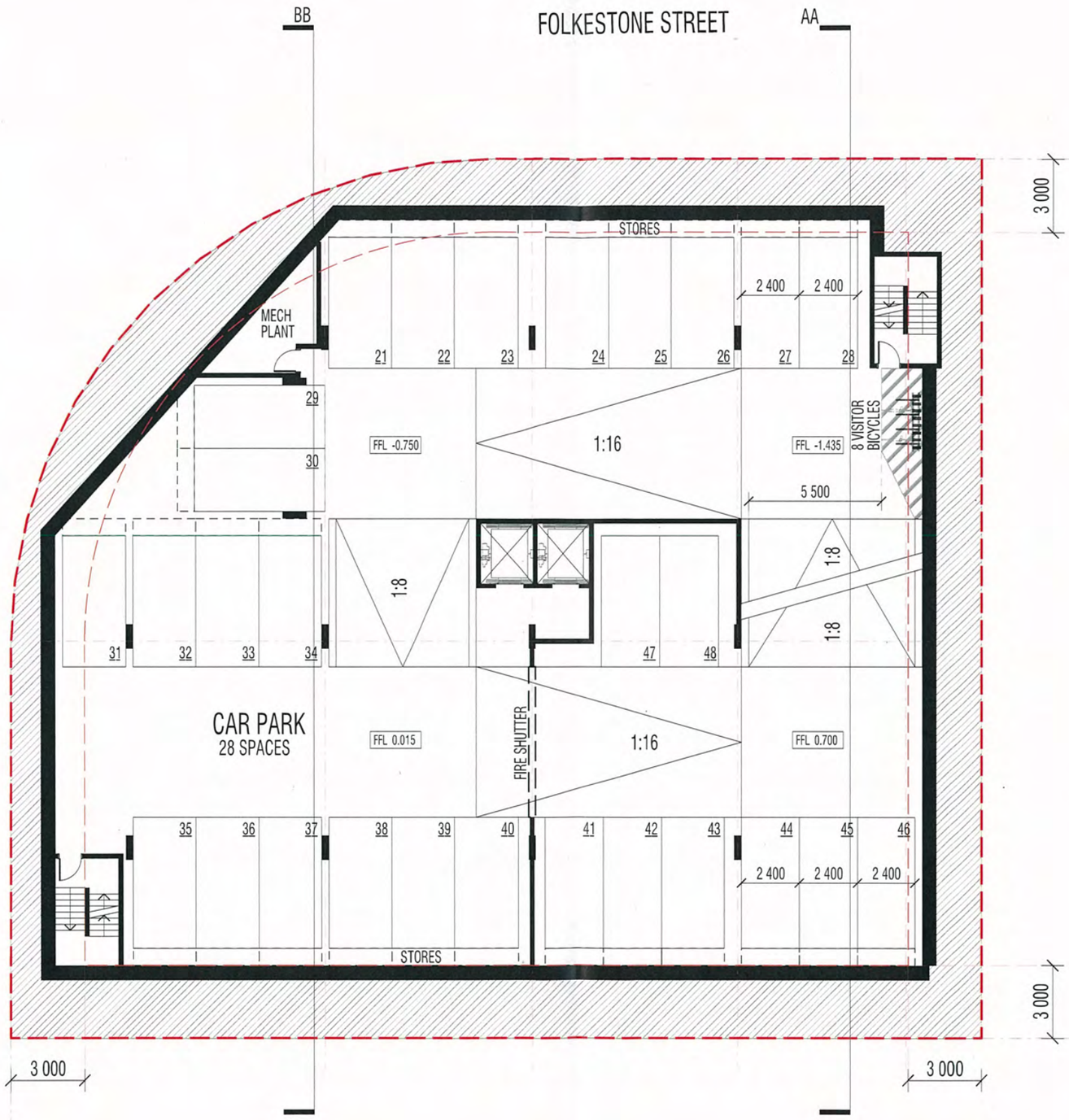
www.modedesign.com.au

PROJECT No: 15367BNE
DATE: 22.09.15
SCALE: 1:200@A3
DRAWING No: SK100

REF 3394
AMENDED PLAN

URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

BRISBANE
SYDNEY
MELBOURNE
PERTH
DARWIN
CAIRNS
GOLD COAST
SUNSHINE COAST
AUCKLAND



THESE PLANS ARE SATISFACTORY TO WASTE AND RESOURCE RECOVERY SERVICES SUBJECT TO APPROVAL FROM D.A.

REGAN McHUGH 13/10/2015
WASTE AND RESOURCE RECOVERY SERVICES

REAR LIFT TRUCK
REVERSE IN
DRIVE OUT
1100 LTR BINS
WASTE AND RECYCLE

NORTH

■ BASEMENT 02

■ PROPOSED MULTI-UNIT DWELLING
Abbottsford Road, Multi-unit Development
For Rise Projects

RISE PROJECTS

Brisbane
163 Annerley Rd Dutton Park QLD 4102
PO Box 8115 Woolloongabba QLD 4102
Tel +61 7 3891 6828 Fax +61 7 3891 6373
E-mail brisbane@modedesign.com.au

Brisbane Sydney Melbourne Darwin Perth Sunshine Coast Gold Coast Auckland

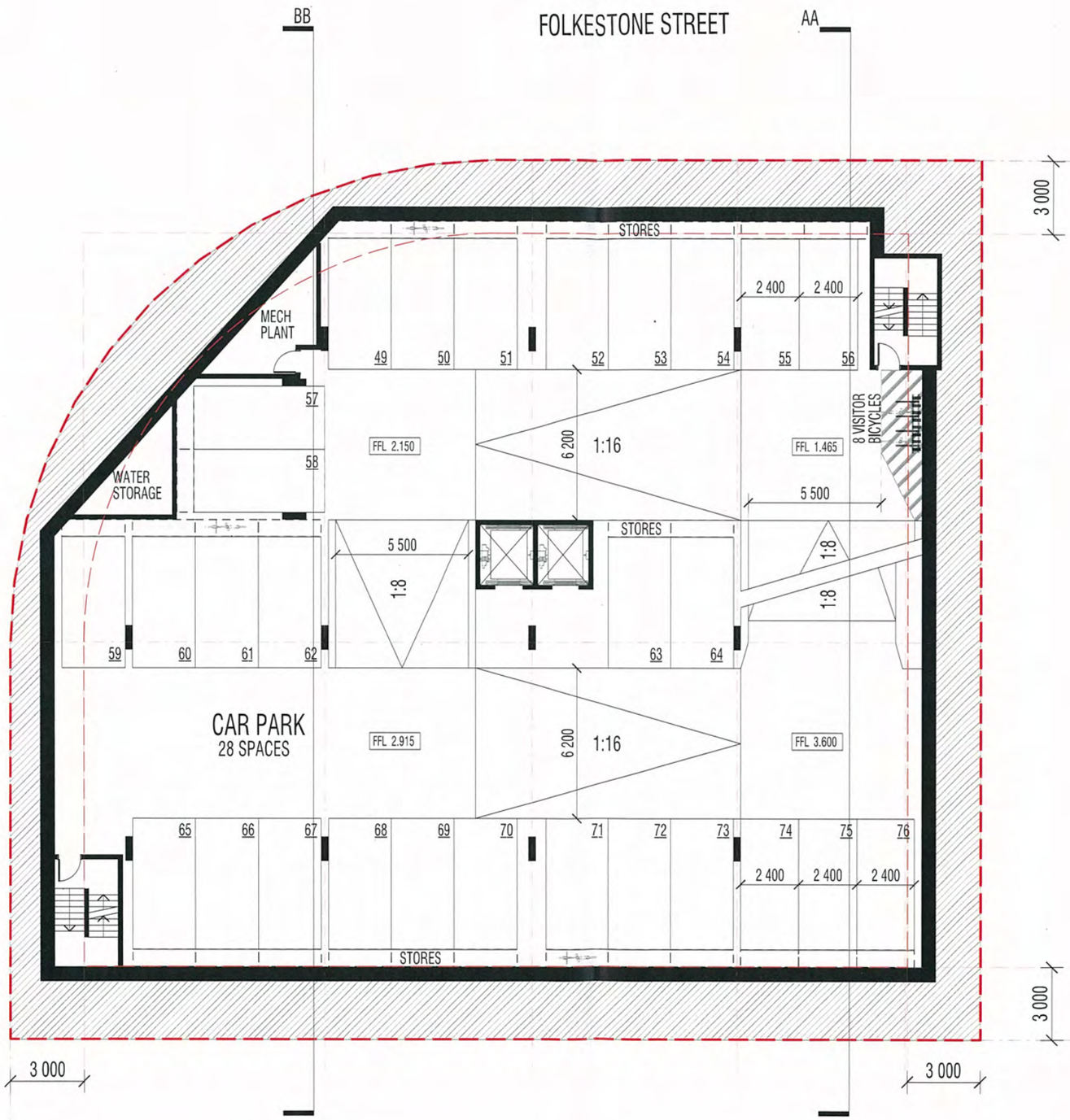
www.modedesign.com.au

PROJECT No: 15367BNE
DATE: 22.09.15
SCALE: 1:200@A3
DRAWING No: SK101

REF 3394 AMENDED PLAN

URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

BRISBANE
SYDNEY
MELBOURNE
PERTH
DARWIN
CAIRNS
GOLD COAST
SUNSHINE COAST
AUCKLAND



THESE PLANS ARE SATISFACTORY TO WASTE AND RESOURCE RECOVERY SERVICES SUBJECT TO APPROVAL FROM D.A.

REGAN MCHUGH 13/10/2015
WASTE AND RESOURCE RECOVERY SERVICES

REAR LIFT TRUCK
REVERSE IN
DRIVE OUT
1100 LTR BINS
WASTE AND RECYCLE

NORTH

■ BASEMENT LEVEL 01

■ PROPOSED MULTI-UNIT DWELLING
Abbottsford Road, Multi-unit Development
For Rise Projects

RISE PROJECTS

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163 Annerley Rd Dutton Park QLD 4102
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E-mail brisbane@modedesign.com.au

Brisbane Sydney Melbourne Darwin Perth Sunshine Coast Gold Coast Auckland

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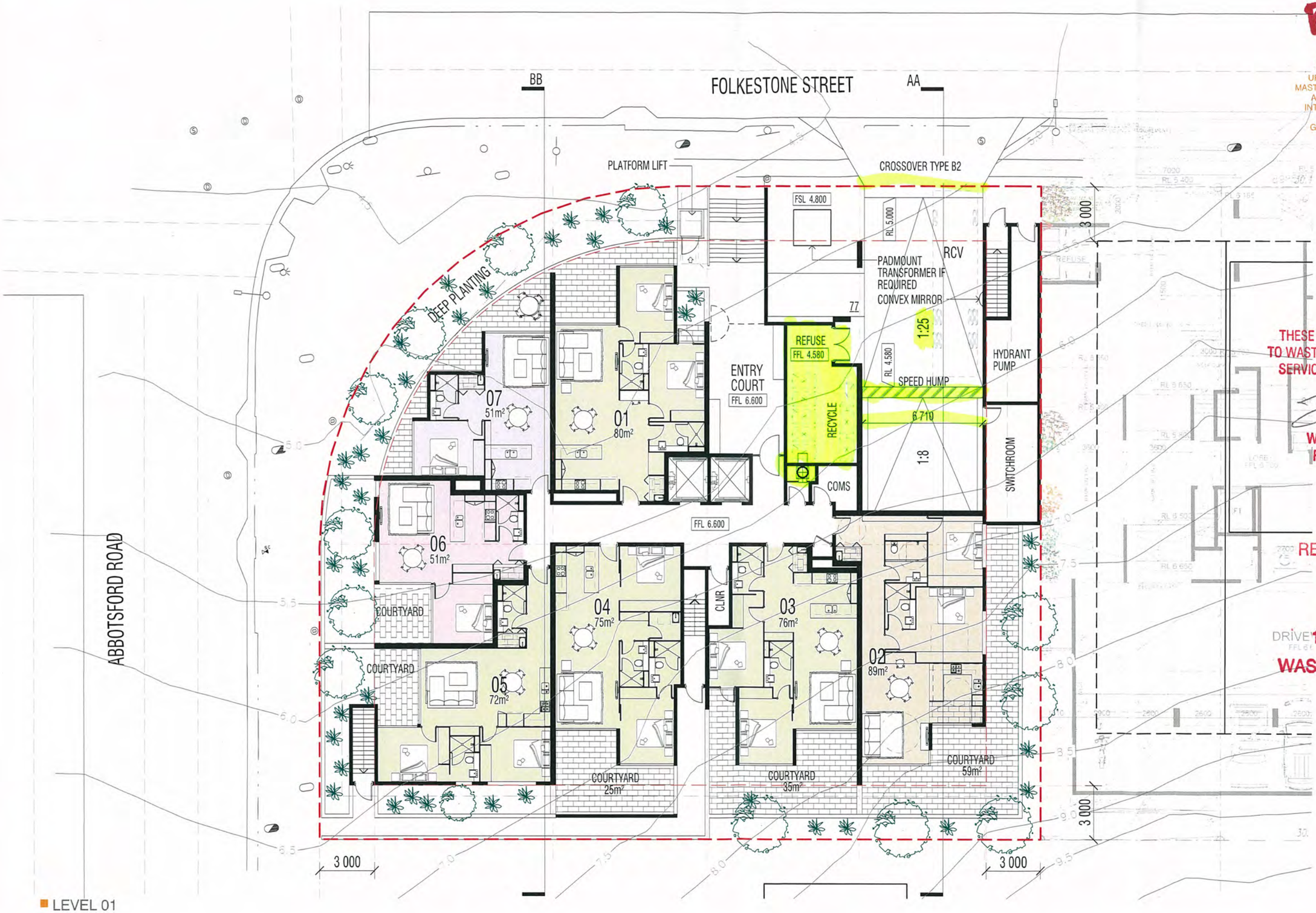
PROJECT No:	15367BNE
DATE:	22.09.15
SCALE:	1:200@A3
DRAWING No:	SK102

REF 3394
AMENDED PLAN

URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

BRISBANE
SYDNEY
MELBOURNE
PERTH
DARWIN
CAIRNS
GOLD COAST
SUNSHINE COAST
AUCKLAND



THESE PLANS ARE SATISFACTORY TO WASTE AND RESOURCE RECOVERY SERVICES SUBJECT TO APPROVAL FROM D.A.

REGAN McHUGH 13/10/2015
WASTE AND RESOURCE RECOVERY SERVICES

REAR LIFT TRUCK
REVERSE IN
DRIVE OUT
1100 LTR BINS
WASTE AND RECYCLE

NORTH

■ LEVEL 01

■ PROPOSED MULTI-UNIT DWELLING
Abbottsford Road, Multi-unit Development
For Rise Projects

RISE PROJECTS

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E-mail brisbane@modedesign.com.au
Brisbane Sydney Melbourne Darwin Perth Sunshine Coast Gold Coast Auckland
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PROJECT No: 15367BNE
DATE: 22.09.15
SCALE: 1:200@A3
DRAWING No: SK103

REF 3394
AMENDED PLAN

mode

URBAN DESIGN
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

BRISBANE
SYDNEY
MELBOURNE
PERTH
DARWIN
CAIRNS
GOLD COAST
SUNSHINE COAST
AUCKLAND

THESE PLANS ARE SATISFACTORY TO WASTE AND RESOURCE RECOVERY SERVICES SUBJECT TO APPROVAL FROM D.A.

REGAN MCHUGH 13/10/2015
WASTE AND RESOURCE RECOVERY SERVICES

REAR LIFT TRUCK
REVERSE IN
DRIVE OUT
1100 LTR BINS
WASTE AND RECYCLE

NORTH

SECTION AA

PROPOSED MULTI-UNIT DWELLING
Abbottsford Road, Multi-unit Development
For Rise Projects

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Brisbane Sydney Melbourne Darwin Perth Sunshine Coast Gold Coast Auckland

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PROJECT No: 15367BNE
DATE: 04.09.15
SCALE: 1:250@A3
DRAWING No: SK300