



23 July 2024

Our Ref: 22GCT0119\_LT03B\_IR

Your Ref: MCU/2023/15

Attention: Brendon Walkinshaw

Intrepid Developments (Qld) Pty Ltd

C/- Enhance Urban Planning

By Email

Dear Brendon,

**RE: 239 Boundary Street, Coolangatta, Qld– Further Information Request**

TTM Consulting has been engaged to provide transport engineering services for the above-mentioned development. This letter is provided in response to Council's Further Information Request for the site, as per the letter dated 23 May 2023.

The development plans have been updated to incorporate changes in response to the Further IR items. The items to which this letter responds are 4 and 5. Each item is addressed below.

## Transport Assessment

### Item 4 – Servicing

The proposed servicing arrangement is not supported by Council officers on the basis that:

- a. It requires cars reversing on the ramp when an MRV is servicing on site.
- b. The required 600mm clearances cannot be maintained to opposing vehicles; and
- c. The required clearances cannot be maintained to the kerb.

The applicant is therefore requested to redesign the frontage of the development to accommodate on-site servicing for an MRV while allowing ingressing and egressing vehicles to pass simultaneously at the hold line while maintaining the required circulation clearances around the vehicles at all times in accordance with AS2890.1:2004.

### Response

TTM has reappraised the site and the servicing arrangements. There are two (2) existing loading bays very near to the site. One opposite on Ward Street, 25m away and the other on Boundary Street, 75m north-east. Both of these loading bays are 11.5m long and can accommodate the MRV.

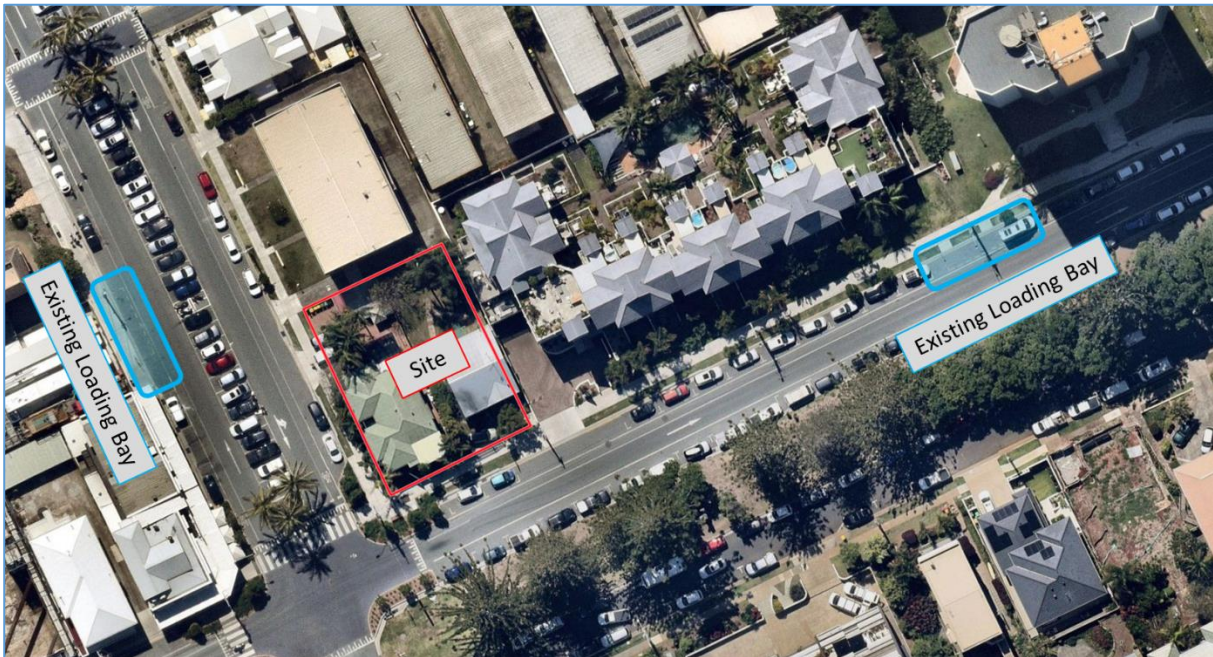


Figure 1: Locations of existing loading bays.

The proposed development is solely comprised of multiple dwellings. The City Plan advises that standing room for an MRV (8.8m L x 2.5m W x 4.5m H) on site is to be provided – a dedicated bay is not required. The development comprises a majority of 2 and 3 bedroom units (i.e. 5-6 rooms), and it is common for owners and tenants of this size unit to move themselves using truck hire services, removal companies also provide a variety of vehicle size options. Therefore, whilst it is acknowledged that provision for an MRV is required it is expected that most removal activities will take place with the use a smaller (SRV) which can be driven with a standard class license. Data contained within Attachment 1 demonstrates the capabilities of SRVs with regard to move in/move out activities.

The site proposes that on street servicing by MRV utilised, whilst on site provision is made for an SRV as a standing area only. The omission of a dedicated service provision, for the larger MRV, is an acceptable performance solution given the proposed occupation of the site.

It is also appropriate to note that Council have recently approved a similar on street servicing arrangement for a 31-unit residential development at 144 Marine Parade, Coolangatta – whereby on street loading bays are permitted to be utilised.

Swept path analysis has been carried out to demonstrate that an SRV can enter and exit the standing area, and a vehicle can pass safely to exit – refer to TTM Drawing 22GCT0119-02 Revision D enclosed.

TTM considers that the proposed servicing arrangement is suitable, would meet the overall outcome (2e(ii)) of the Transport Code and is consistent with the community’s reasonable expectations for the intended use.

The development is proposing to accommodate an SRV on site, which will allow for the exit vehicle to pass without needing to reverse back onto the ramp. TTM has carried out the swept path analysis to demonstrate that a B85 car coming from the basement level can wait behind the proposed on-site standing area for an SRV to allow a B99 vehicle waiting at the hold point to ingress to the basement level from the ground floor.

Based on this, TTM considered that the servicing arrangements are suitable to cater for the needs of the proposed development.

### Item 5 – Design of Parking Facilities

- a. The applicant is requested to clarify and demonstrate that the swept path analysis show 600mm clearance on the outside to any obstructions including kerbs.
- b. Show the width of visitor parking spaces on the ground level.
- c. Remove 'Street Carpark 01' and 'Street Carpark 02' from Ground Level Floor Plan.

#### Response

- a. No kerbs are proposed for the basement ramp configuration to assist with maximising the available width for the drivers using the ramps. The additional lines on the plans have now been removed.
- b. The visitor parking spaces now show the typical width of 2.5m.
- c. Both 'Street Carpark 01' and 'Street Carpark 02' have been removed from the plans.

### Conclusions

Based on the assessment contained within this letter, it is considered that the servicing and car parking to be suitable to cater for the needs of the proposed development.

Yours sincerely,



Richard V Jones  
Director - Transport

TTM Consulting Pty Ltd

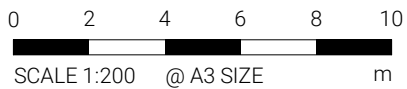
Enclosed

1. Architectural Plans
2. Truck Hire Capacities
3. Swept Path Plan – 22GCT0119-2 Rev E



Attachment 1 – Architectural Plans

**DA020**  
**SITE PLAN - PROPOSED**



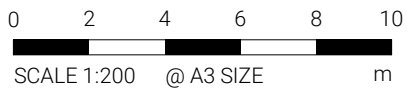
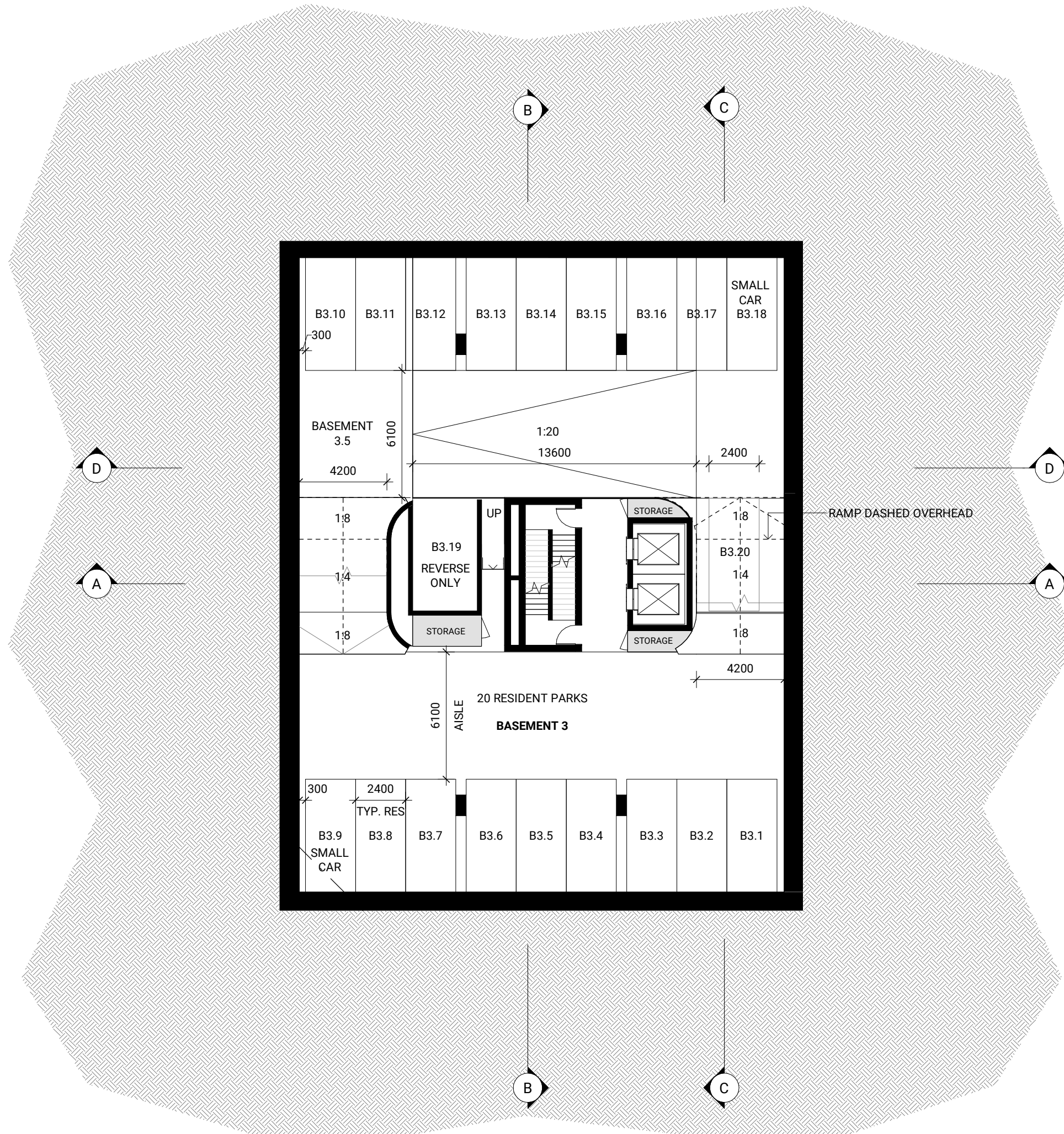
ISSUE 3  
Date of Issue | 16.07.2024

70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

*BOUNDARY STREET*

DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE

**DA097**  
**FLOOR PLAN - BASEMENT 03**

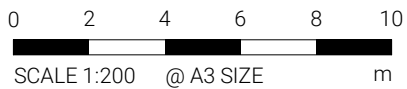
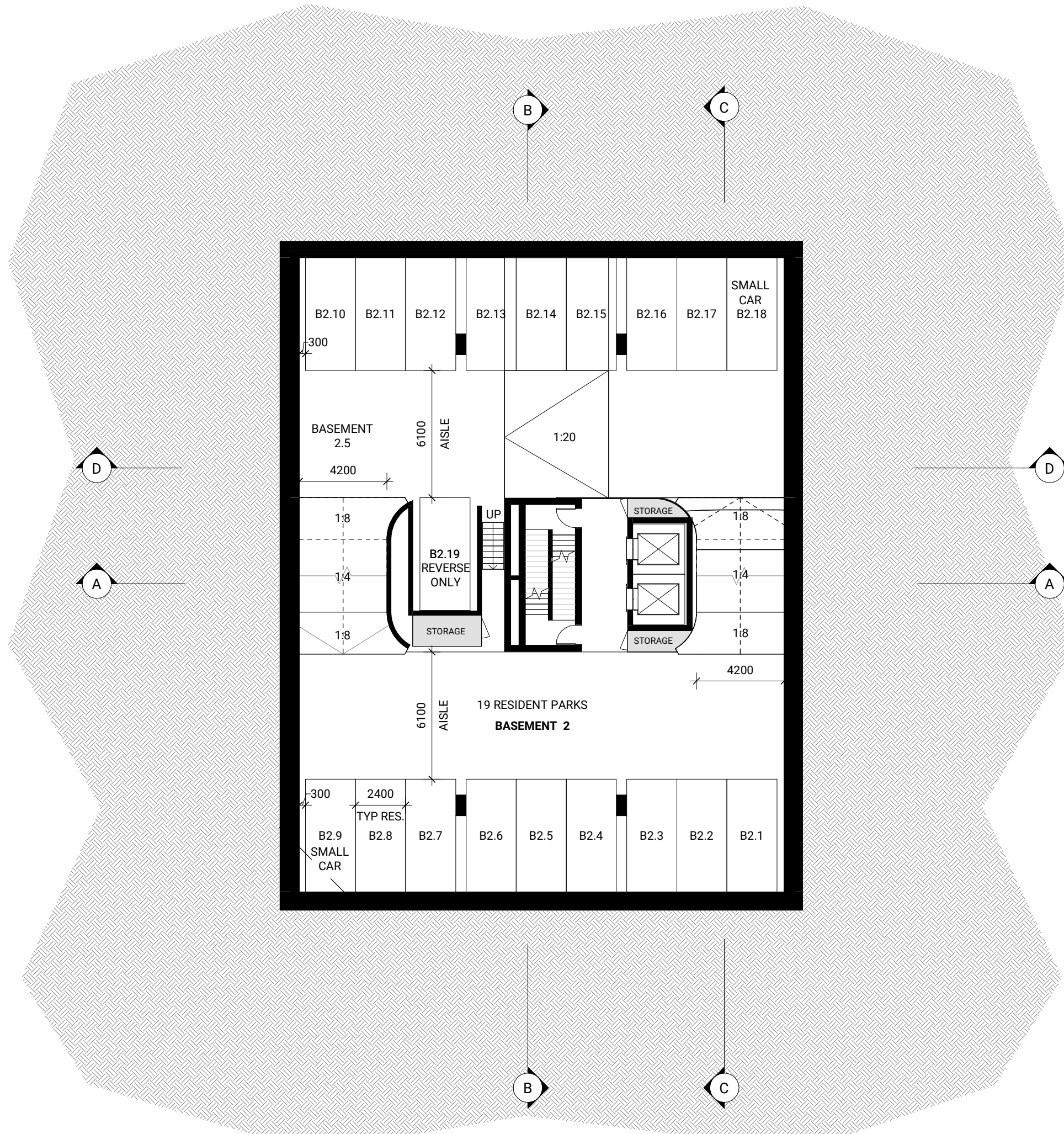


ISSUE 7  
Date of Issue | 16.07.2024

70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE

**DA098**  
**FLOOR PLAN - BASEMENT 02**

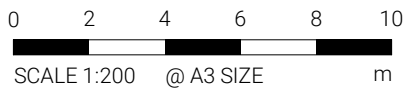
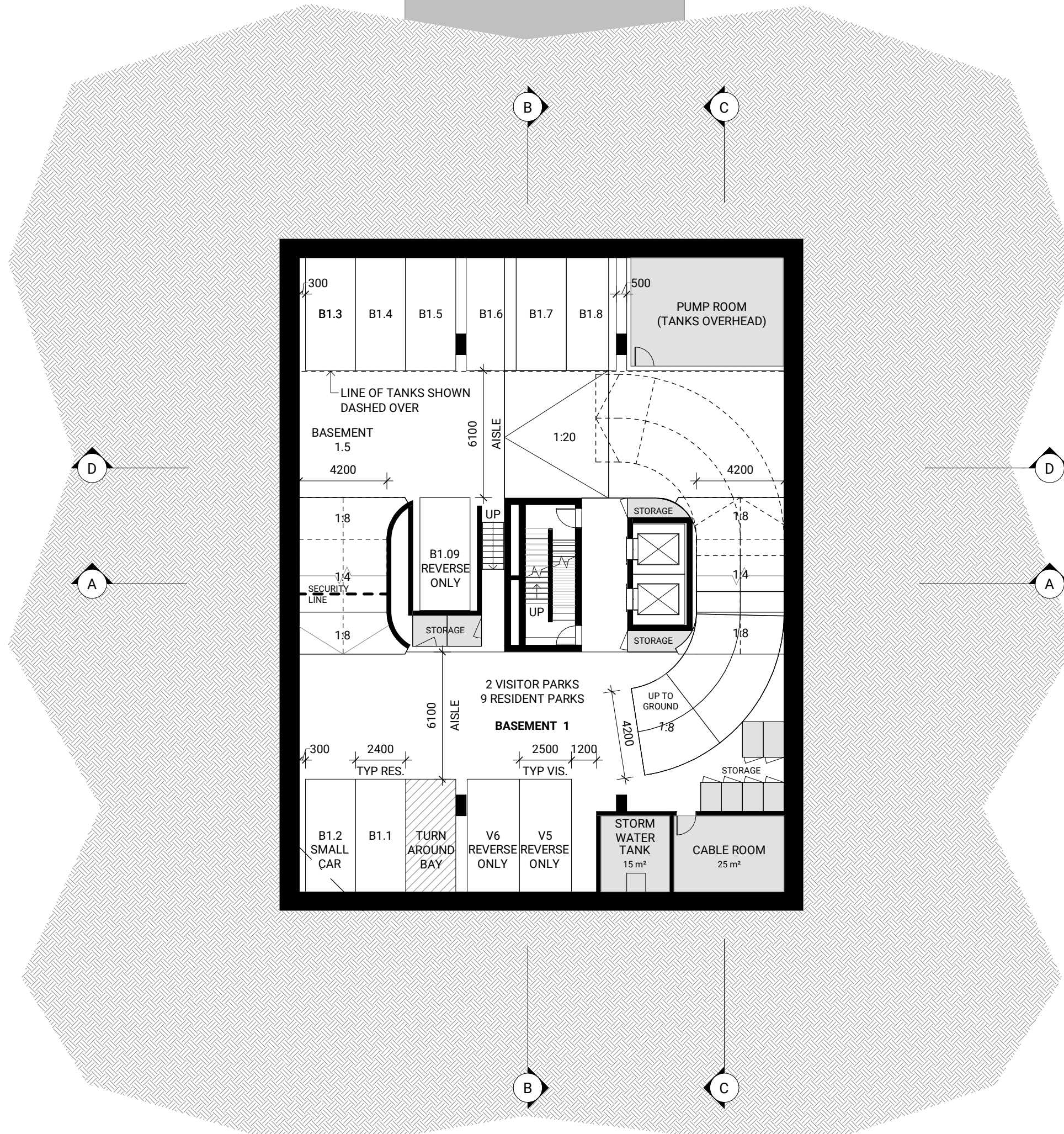


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70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

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**DA099**  
**FLOOR PLAN - BASEMENT 01**



ISSUE 7  
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# DA100 FLOOR PLAN - GROUND LEVEL

WATER METER TO BE CONTAINED WITHIN WATER EASEMENT DIMENSIONS SHOWN BELOW. REFER CIVIL

EXISTING GULLY PIT AS PER DETAIL SURVEY

PEDESTRIAN SIGHT TRIANGLE TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LOW LEVEL LANDSCAPING PERMITTED TO A MAXIMUM MATURE HEIGHT OF 500mm ABOVE DRIVEWAY LEVEL

EXISTING GULLY PITS AS PER DETAIL SURVEY  
BUILDING LINE SHOWN DASHED OVERHEAD

TRUNCATION FOR LAND DEDICATION

ACOUSTIC FENCE. REFER ACOUSTIC REPORT

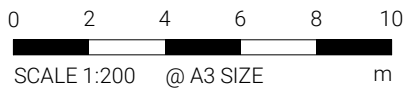
ACOUSTIC FENCE. REFER ACOUSTIC REPORT

BIN WASH AREA

NEIGHBOURING RETAINING WALL APPROXIMATE LOCATION

STORMWATER SURCHARGE PIT BELOW

LIP-FREE RAMP TO ROAD LEVEL

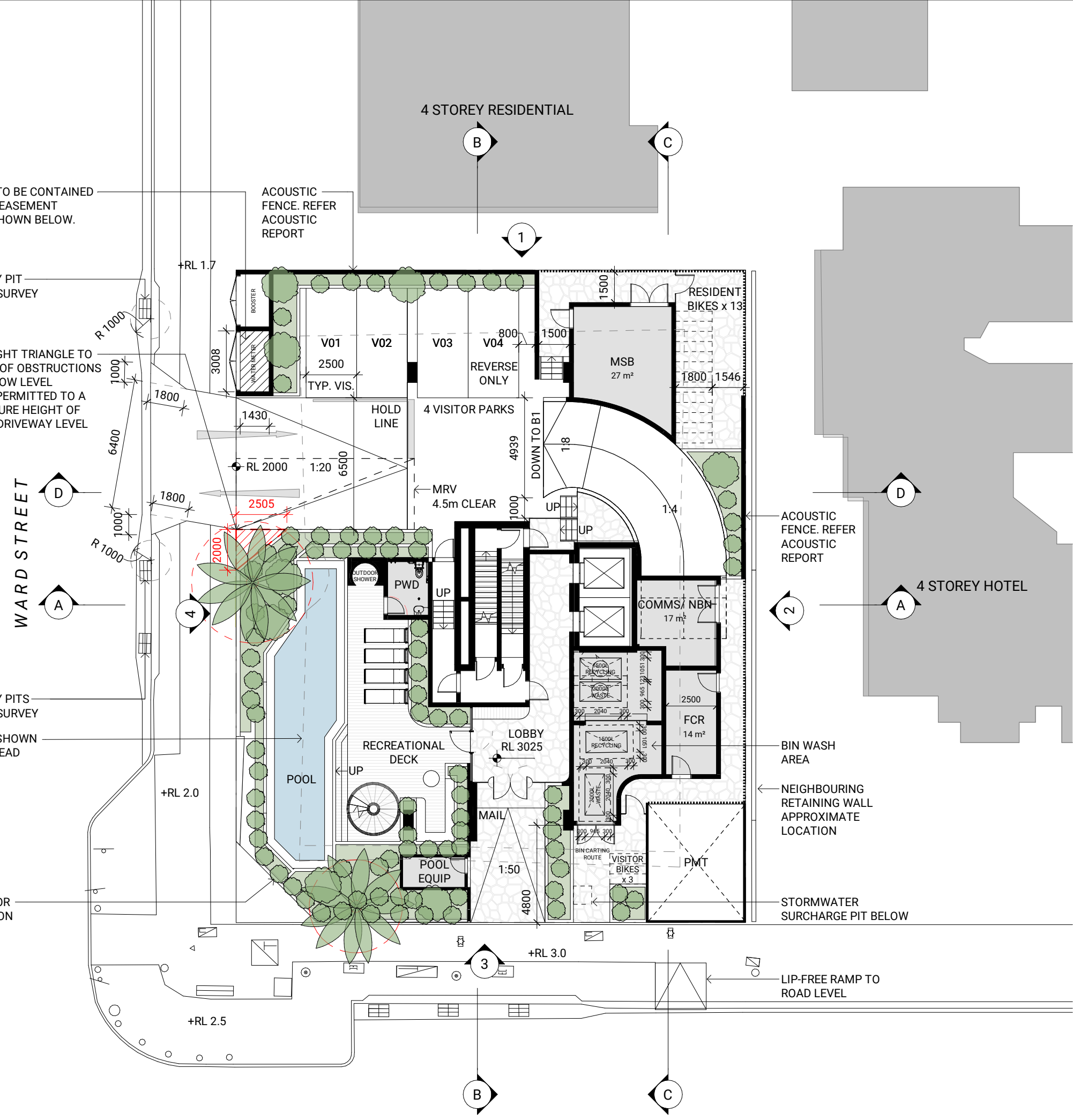


ISSUE 7  
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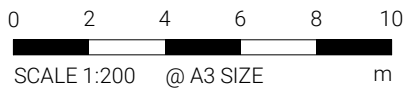
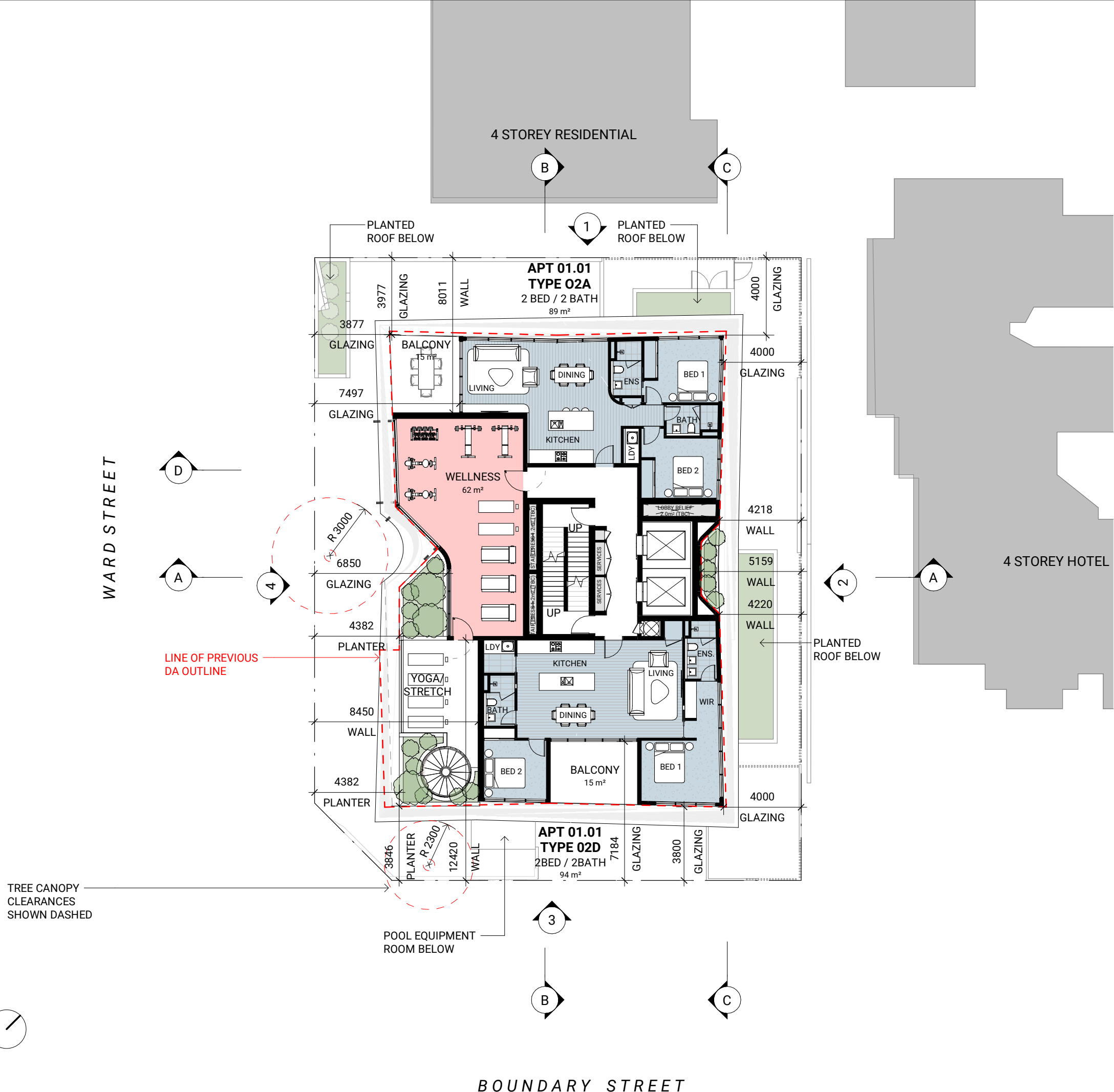
70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

BOUNDARY STREET

DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE



# DA101 FLOOR PLAN - LEVEL 1



ISSUE 5  
Date of Issue | 14.06.2024

70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

BOUNDARY STREET

DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE



## Attachment 2 – Truck Hire Information

## Attachment 1

**Just the Basics**



**5m³ Delivery Van**

- Car Licence
- Auto
- 2 People
- 1000kg
- 2.3m x 1.6m x 1.35m (approx)
- Diesel

If you only need to move some small items, this delivery van is ideal. It will accommodate a single mattress and base.

**Small Load**



**Single Cab Tray**

- Car Licence
- Manual
- 2 People
- 2500kg
- 1.6m x 1.48m (approx)
- Diesel

Ideal for small moves, trips to the tip and gardening, this ute has fold-down sides on the tray for easy loading and unloading.

**1 Bedroom Apartment**



**High Roof Delivery Van**

- Car Licence
- Auto
- 2 People
- 1300kg
- 4.25m x 1.9m x 1.76m (approx)
- Diesel

Moving into a share house? Our high roof delivery van is great for moving a bedroom, & easily accommodates a queen size mattress.

**3 Bedroom House**



**3T Moving Van**

- Car Licence
- Auto
- 3 People
- 1200kg
- 4.2m x 2m x 2m (approx)
- Diesel

Perfect for medium-sized moves, the moving van may come fitted with a hydraulic lift & has tie-down rails throughout the truck.

### 19.5 Cubic Metre Moving Truck (Automatic) - L6 SKAD



#### Features

- 3 seats
- Automatic
- Diesel
- Air conditioned
- AM/FM Radio & CD Player
- Required license: Car
- Tuckaway Lift
- Purpose: Moving House

#### Approximate Capacity

- 19.50 cubic metres
- 3 rooms

#### Approx Cargo Dimensions

- Length: 4.20 metres
- Width: 2.10 metres
- Height: 2.10 metres

< SRV

### 36 Cubic Metre Delivery Truck with Tuckaway Lift - A4 CKAQ



#### Features

- 3 seats
- Automatic
- Diesel
- Air conditioned
- CD Player
- Required license: Medium Rigid
- Tuckaway Lift
- Purpose: Moving House

#### Approximate Capacity

- 36.00 cubic metres
- 5 rooms

#### Approx Cargo Dimensions

- Length: 6.40 metres
- Width: 2.40 metres
- Height: 2.30 metres

SRV



### How big is your home?

### How heavily furnished is your 3 bedroom apartment?

<p>Studio / 1 bedroom apartment</p>	<p>2 bedroom apartment</p>	<p>3 bedroom apartment</p>
<p>1-2 bedroom house</p>	<p>3 bedroom house</p>	<p>4 bedroom house</p>
<p>5 bedroom house or larger</p>		

<p>Sparsley Furnished</p> <p>For example:</p> <ul style="list-style-type: none"> <li>Bed</li> <li>Side tables</li> <li>Tallboy</li> </ul>	<p>Moderately Furnished</p> <p>For example:</p> <ul style="list-style-type: none"> <li>Double/queen bed</li> <li>Side tables</li> <li>Tallboy</li> <li>Small desk</li> <li>Chair</li> <li>Lamp</li> <li>Wall hanging</li> </ul>	<p>Heavily Furnished</p> <p>For example:</p> <ul style="list-style-type: none"> <li>Queen/king bed</li> <li>Side tables</li> <li>Tallboy</li> <li>Medium desk</li> <li>Chairs</li> <li>Lamps</li> <li>Wall hangings</li> <li>Cupboards</li> <li>Rug</li> </ul>
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Your volume is approximately

**31.0m<sup>3</sup>**

SRV = 34m<sup>3</sup>

### How big is your home?

### How heavily furnished is your 2 bedroom apartment?

<p>Studio / 1 bedroom apartment</p>	<p>2 bedroom apartment</p>	<p>3 bedroom apartment</p>
<p>1-2 bedroom house</p>	<p>3 bedroom house</p>	<p>4 bedroom house</p>
<p>5 bedroom house or larger</p>		

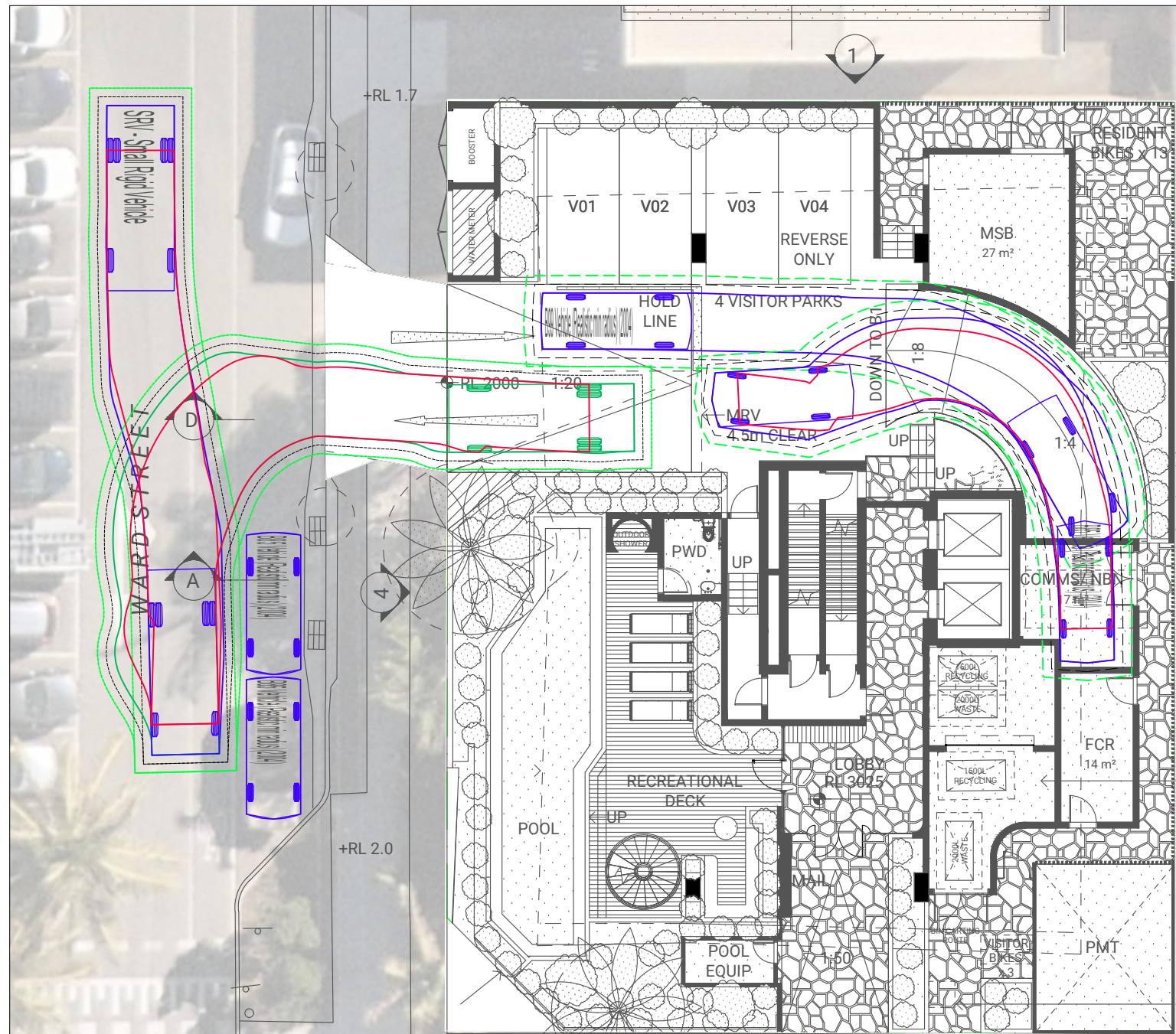
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Your volume is approximately

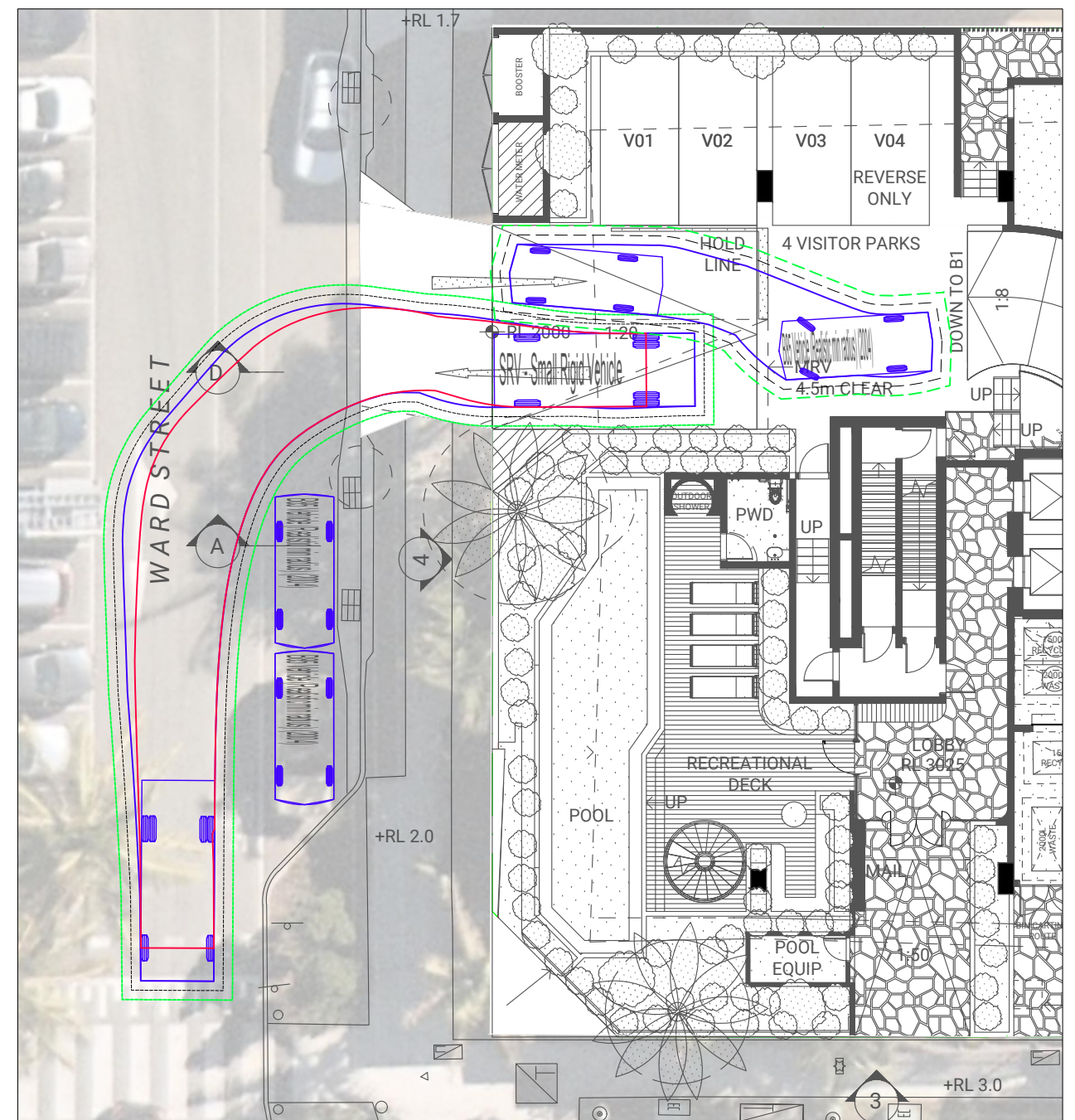
**20.0m<sup>3</sup>**

< 4.2m van = 19m<sup>3</sup>

## Attachment 3 – Swept Paths



SRV STANDING, EGRESS B85 STANDING & PASSING B99

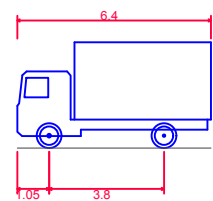
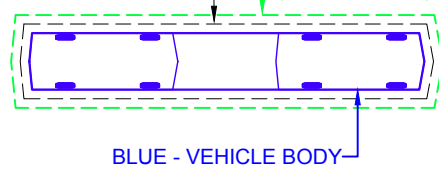


SRV STANDING AND B85 PASSING

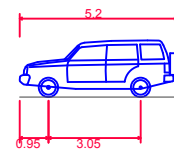
**VEHICLE PROFILES**

VEHICLE CLEARANCE  
300mm (DASHED LINE)

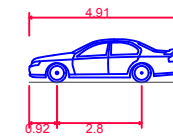
GREEN - 600mm CLEARANCE TO BE APPLIED  
WITHIN THE HIGHLIGHTED CURVED SECTIONS  
(DASHED LINE).



**SRV - Small Rigid Vehicle**  
Overall Length 6.400m  
Overall Width 2.330m  
Overall Body Height 3.500m  
Min Body Ground Clearance 0.398m  
Track Width 2.330m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 7.100m  
Design Speed Forward 5.0Km/h Parking & 0.300m & 0.600m

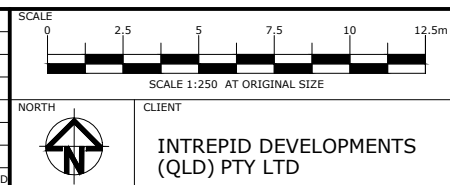


**B99 Vehicle (Realistic min radius) (2004)**  
Overall Length 5.200m  
Overall Width 1.940m  
Overall Body Height 1.878m  
Min Body Ground Clearance 0.272m  
Track Width 1.840m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 6.250m  
Design Speed Forward 5.0Km/h Parking & 10Km/h Circulation  
Clearance Envelope 0.300m & 0.600mm



**B85 Vehicle (Realistic min radius) (2004)**  
Overall Length 4.910m  
Overall Width 1.870m  
Overall Body Height 1.421m  
Min Body Ground Clearance 0.159m  
Track Width 1.770m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 5.750m  
Design Speed Forward 5.0KM/H Parking & 10Km/h Circulation  
Clearance Envelope 0.300m & 0.600mm

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
E	11-07-24	REVISED ARCHITECTURAL BASE	DSF	RVJ	RVJ
D	11-07-24	SRV ADDED	DSF	RVJ	RVJ
C	04-12-23	MINOR CHANGE	HY	RVJ	RVJ
B	22-11-23	ORIGINAL ISSUE	HY	RVJ	RVJ



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12-14 Marine Parade SOUTHPORT QLD 4215  
T: (07) 5514 8000 F: (07) 5514 8144  
E: ttmgc@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT  
**239 and 241 Boundary Street, Coolangatta - Residential**  
DRAWING TITLE  
**GROUND FLOOR SWEEP PATH ANALYSIS**  
DESIGN VEHICLE 6.4m SRV

PROJECT NUMBER	ORIGINAL SIZE
22GCT0119	A3
DRAWING NUMBER	REVISION
22GCT0119-02	E
DATE	SHEET
11 Jul 2024	1 OF 1