

Our Ref: 1906_IPL64

12th October 2023

Gold Coast City Council
C/- I-Plan Town Planning Pty Ltd
PO BOX 242
ANNERLEY QLD 4103

Attention: Adam Morris, Supervising Planner North

Site Location: Lot 10 at 84-160 Christensen Road South, STAPYLTON

Reference No: MCU/2023/247

Subject: Response to Information Request – Traffic Matters

Dear Adam,

We refer to the development application on the site at future Lot 10 at 84-160 Christensen Road South, Stapylton.

This letter has been prepared in response to Gold City Council's Information request dated 15 August 2023. It addresses the traffic-related issues therein, which are copied below for ease of reference, with a response to each item provided following.

Reference should be made to the amended architectural plans included as **Attachment 1**, which are discussed further following.

3. Transport Code

Performance outcome PO3 – Servicing

In order to demonstrate compliance with Required outcome RO3 / Performance outcome PO3 of the Transport code, the applicant is requested to submit a swept path analysis to show that a 20m Articulated Vehicle (AV) can access the loading area and exit the site in a forward gear. Swept paths shall be generated using AutoTURN or a similar specialised software package and maintaining a 300mm clearance at all times with an additional 300mm clearance provided on the outside of the curve (i.e. a total clearance of 600mm), in accordance with section 5.4 of AS2890.2:2018. (AS/NZS 2890.6-2009).

Response

Included as **Attachment 2** are the vehicle swept paths with 600mm clearances. The planning scheme only requires that the site demonstrate that a single Articulated Vehicle be able to access the site to load/unload. The subject site exceeds this requirement and can comfortably accommodate multiple AV's on-site at each of the roller doors except for the western most door which can be accessed by a 12.5m HRV.

4. Transport code

Performance outcome PO7 – Active transport networks

In order to demonstrate compliance with Required outcome RO4 / Performance outcome PO7 of the Transport code, the applicant is requested to submit amended drawings showing a minimum of four (4) security level B bicycle parking spaces provided for staff.

Response

The warehouse is a secure and weatherproof with access restricted to staff only. As such, the 4 staff bicycle spaces are shown inside the warehouse adjacent to the ground floor office.

5. Transport code

Performance outcome PO20 – General

In order to demonstrate compliance with Required outcome RO10 / Performance outcome PO20 of the Transport code, the applicant is requested to submit amended drawings showing the following:

- a. Wheel stops fronting car parking bays adjacent to pedestrian walkways to prevent vehicle encroachment, in accordance with section 2.4.5.4 of AS2890.1:2004. following:*
- b. Pedestrian sight triangles on both sides of the two driveways to Christensen Road in accordance with Figure 3.4 of AS2890.2:2018. The pedestrian sight triangles are to be fully dimensioned and annotated as “Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level”.*

Response

Refer to the amended plan included as **Attachment 1**

Summary and Conclusion

We trust that the above information satisfactorily addresses the traffic-related issues in Council's information request.

In my capacity as a Registered Professional Engineer of Queensland, I am satisfied that the proposed access, parking, and servicing arrangements are generally acceptable and supportable from a traffic engineering perspective, however any additional minor refinements considered necessary by Council could reasonably be addressed by way of a condition of the approval.

Should you have any queries regarding the above, please do not hesitate to contact the undersigned.

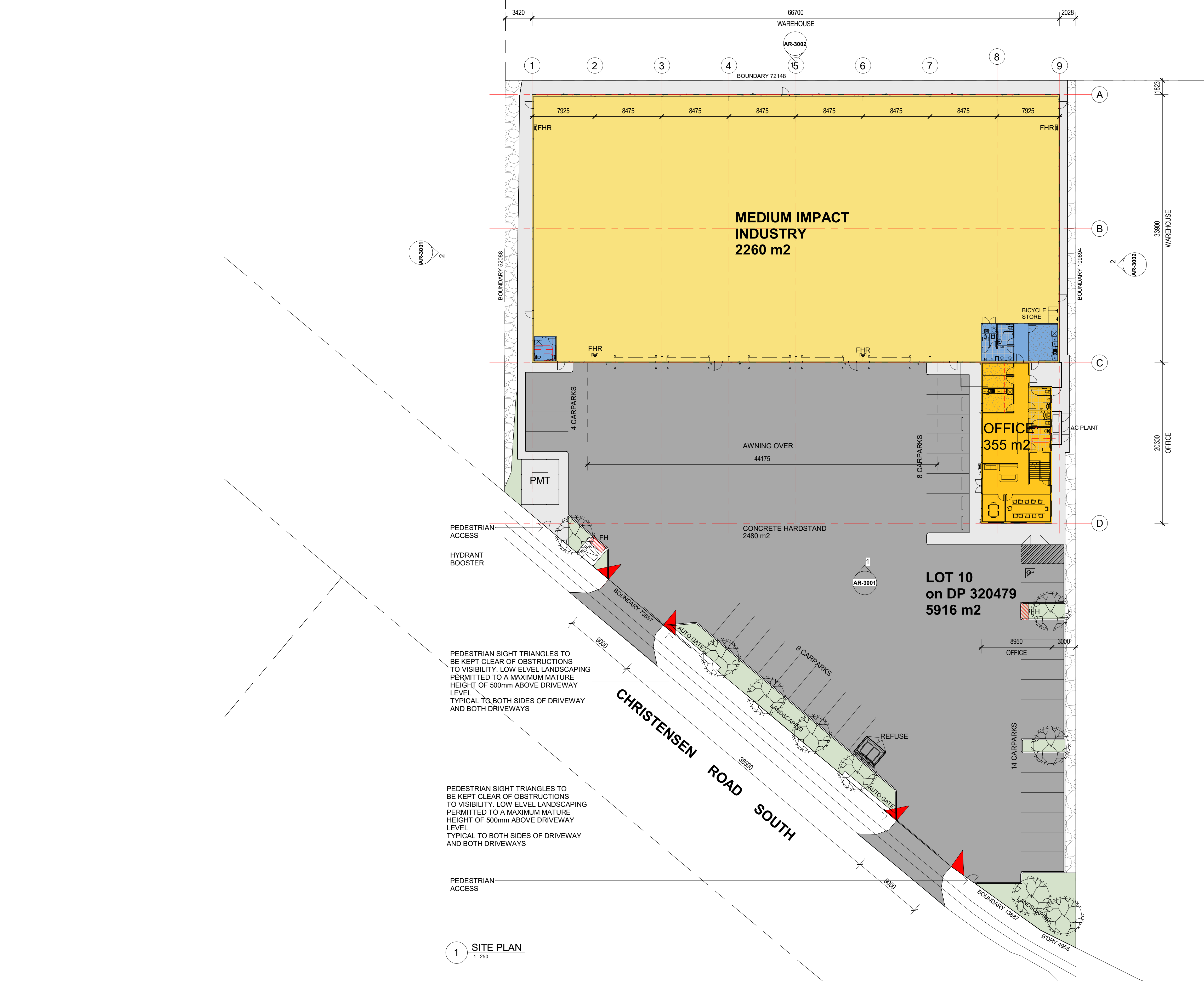
Regards



Richard Quinn
BECivil, MIEAust, RPEQ (08565)
Director – Q Traffic

ATTACHMENT 1

Amended Architectural Plan



1 SITE PLAN
1:250

DEVELOPMENT SUMMARY

LOT 10 CHRISTENSEN ROAD
on DP 320479
SITE AREA 5916 m2

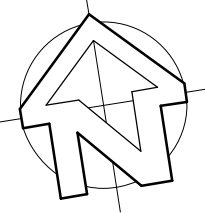
PROPOSED DEVELOPMENT
CLASS 8 AND 5
TYPE B CONSTRUCTION

MEDIUM IMPACT INDUSTRY TOTAL	2260 m2	GFA 2230 m2
OFFICE - GROUND FLOOR	173 m2	GFA 150 m2
OFFICE - FIRST FLOOR	182 m2	GFA 157 m2
OFFICE TOTAL	355 m2	GFA 307 m2
AWNING	442 m2	442 m2
TOTAL	3057 m2	GFA 2979 m2

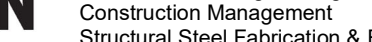
CARPARKING REQUIRED	34
PROVIDED	35

LANDSCAPING 200 m2 / 3.4%

0 5 10 15 20 25m 1:250 @ A1

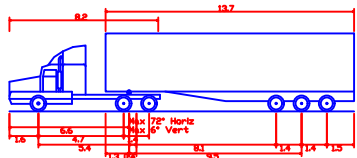
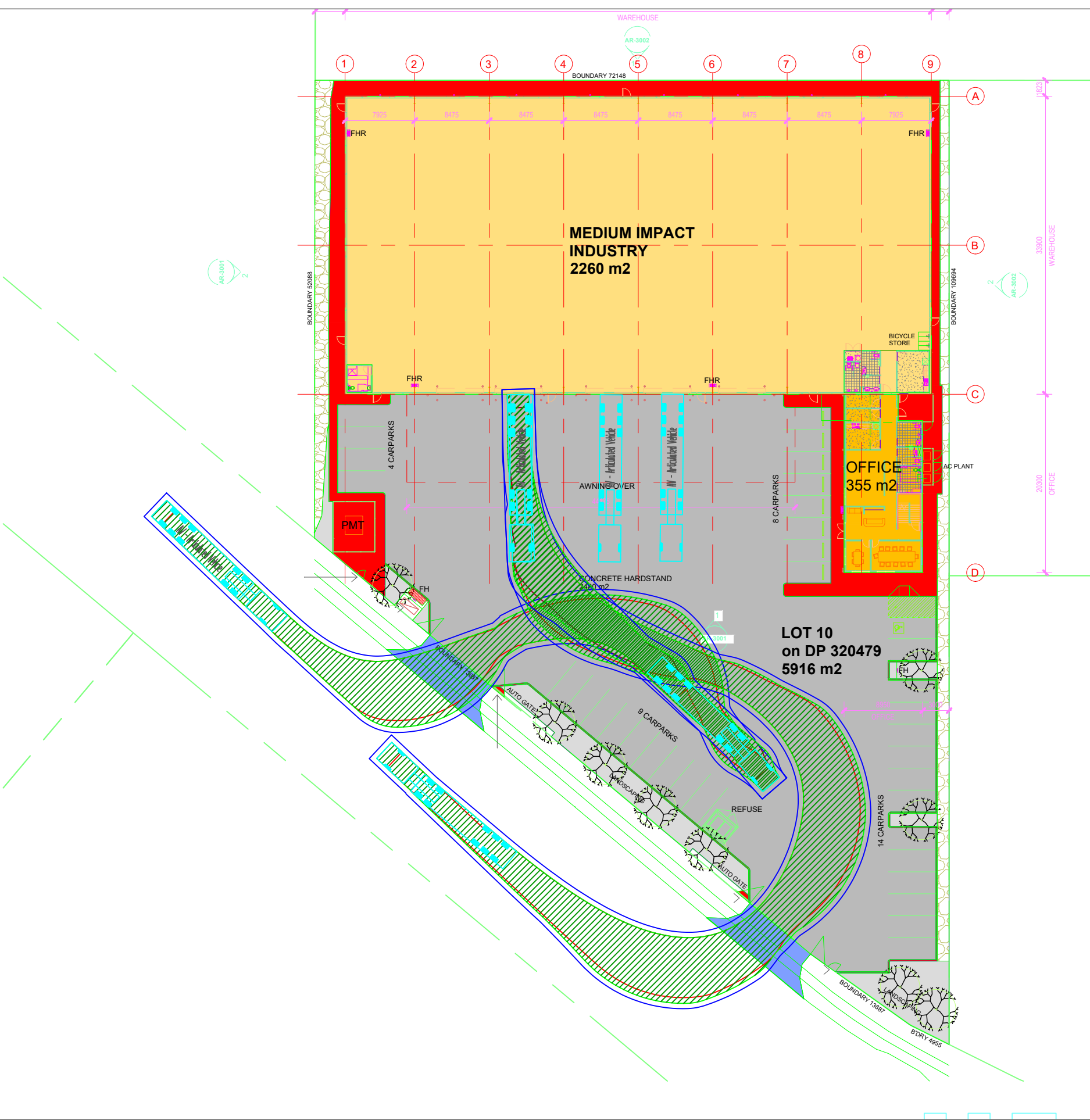


ISSUED FOR
DEVELOPMENT APPROVAL

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ATTACHMENT 2

Swept Path



AV - Articulated Vehicle
 Overall Length 19.000m
 Overall Width 2.500m
 Overall Body Height 4.301m
 Min Body Ground Clearance 0.418m
 Track Width 2.500m
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 12.500m

I Richard Quinn (RPEQ 08565) certify that the swept paths have been carried out in accordance with AS2890.2

Richard Quinn

drawing title		
Lot 10 Christensen Road Swept Path - AV 600mm Clear Sheet 1		
drawn: RQ	Scale: 1:500 @ A3	date: 12/10/23
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only		
1906_IPL64	SK.01	B
project no.	drawing no.	rev



