



**City Planning & Sustainability
Development Services**

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14 December 2020

Cb (Qld) Pty Ltd
C/- Sinclair Planning Pty Ltd
PO Box 130
LUTWYCHE QLD 4030

ATTENTION: Leisa Sinclair

Application Reference: A005505645
Address of Site: 63 MACGREGOR TCE BARDON QLD 4065

Dear Leisa

RE: Further advice

Council has reviewed the Information request response dated the 23rd October 2020. The following additional information is required from the applicant to enable a detailed assessment of the proposal and also for Council to make a final decision:

Traffic

The proposed wider (9.0 metre Type B2) access driveway is acknowledged, however, further information is required relating to how the safety and efficiency of the development site access will be maintained for all road users including pedestrians and cyclists in order to comply with the Transport, Access, Parking and Servicing Code (TAPS Code).

1. Provide a revised response to the transport and traffic elements of the development, prepared and certified by a RPEQ as required by the TAPS Code PO1, in order to demonstrate the development is designed in accordance with design standards of the TAPS PSP and to ensure the efficient operation and safety of the development and its surrounds. The response is to address the following items as a minimum:
 - a. Demonstrate that satisfactory sightlines to the primary signal lanterns (of the signalised crossing in Macgregor St) can be achieved with a bus at the stop in relation to the proposed relocated bus-stop.

Noting it is possible that the bus stop will need to be located further west from the crossing than indicated, this would impact on at least 4 existing on-street parking spaces and possibly encroach across the adjoining western property frontage. This must be addressed in response to this information request.

Satisfactory positioning of the bus relative to any retained power poles, street trees and any other obstructions must also to be demonstrated.
 - b. Arrangements potentially impacting on adjoining properties will require evidence of written consultation with those properties' owner/s, to be provided in response to this information request.
 - c. The revised truck left turn swept path analysis indicates that the existing exit splay won't accommodate the truck's rear wheel track and if the truck swings wider the truck

body will encroach into the opposing traffic lane. This is not acceptable as it could impact the safety vehicles using the traffic lane.

Demonstrate the exit splay will be a standard B2 type, subject to TMR approval of the proposed site access arrangements. It is noted the neighbouring garage indicated on submitted plans has no existing driveway crossover.

- d. Amend design of the proposal to ensure the it will provide suitable on-site servicing for the design vehicle/s (including the LRV and front-loading RCV) as required by the TAPS PSP Table 1. Demonstrate manoeuvring to and from the site in a forward gear (using turning templates) to comply with site access requirements outlined in the TAPS PSP 3.2.1 & 3.2.2.
- e. The provision of bicycle parking spaces, showers, lockers and visitor bicycle spaces within the site is acknowledged. However, AS2890.3 notes that a minimum of 20% of ground level (horizontal) bicycle parking devices (BPD's) is required.

Demonstrate, on amended drawing/s, that at least 2 of the proposed 10 staff bicycle parking spaces will be provided on ground level. This is of particular relevance if the bicycles are e-bikes which are generally heavier than a standard bicycle.

Refuse

The provision of an estimate of the type and amount of waste generation reasonably expected from the proposed development and associated waste storage and collection arrangements is acknowledged. However, Council considers that the waste generation rate calculated for the proposed use is insufficient for a development of this scale and does not meet the requirements of the Refuse PSP Section 5.

- a. Provide amended plans to ensure that additional waste bins can be stored and collected on site.
- b. Demonstrate the provision of a sufficiently sized bin storage area and nominate the required frequency of collection.
- c. The proposed recycling solution proposed (Compactor with 31m3 RoRo bin) consistent with Council's requirements for the recycling generation rate. Obtain and provide advice from Waste & Resource Recovery Services that the waste/recycling system proposed is suitable and materials can be collected from the site.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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Development Services
Brisbane City Council