

Traffic Engineering Letter – Minor Change Application

To	Pikos Group	Date	9 September 2026
Prepared by	Bradley Fuller, Modus Senior Traffic Engineer	Approved by	Harj Singh, Modus Executive Director (RPEQ 22364)
Location	108 Lambert Street, Kangaroo Point		
Subject	Multiple Dwelling Development – Minor Change Application (Bicycle Parking)		
Status	Draft	Attachments	Appendix A: Development Plans

Introduction

Overview

Modus has been commissioned by Pikos Group to provide Traffic Engineering advice in relation to the Multiple Dwelling development located at 108 Lambert Street, Kangaroo Point.

On 22nd January 2026, Brisbane City Council (BCC) issued the Development Application Approval for a Multiple Dwelling land use comprising 239 Residential Units (Application Reference A006915130).

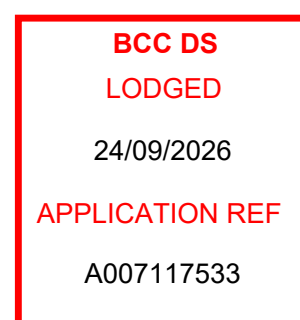
Of note, the Approved Development Conditions stipulated the requirement to accommodate 239 resident bicycle spaces and 60 visitor bicycle spaces.

This Traffic Engineering Letter has been produced by Modus to assess the traffic engineering components of the Minor Change Application in support of the proposed development.

Proposed Traffic Arrangements

As part of the Minor Change Application, the proposed resident bicycle parking arrangements have been amended to accommodate the following provision:

- ▶ Basement 6: 50 resident bicycle spaces,
- ▶ Basement 5: 50 resident bicycle spaces,
- ▶ Basement 4: 31 resident bicycle spaces.
- ▶ Basement 3: 31 resident bicycle spaces,
- ▶ Basement 2: 24 resident bicycle spaces,
- ▶ Basement 1: 90 resident bicycle spaces.



In total, the Minor Change application seeks to accommodate a total of 276 resident bicycle spaces.

Traffic Engineering Review

Bicycle Parking Provision

In accordance with the BCC TAPS PSP, the minimum bicycle parking requirements are outlined in Table 1.

Table 1 Minimum Bicycle Parking Requirements

Land Use	Bicycle Parking Rate	Yield	Bicycle Parking Required	Bicycle Parking Provided
Multiple Dwelling	1 resident space per Unit	239 Units	239 resident spaces	276 resident spaces

Therefore, the proposed bicycle parking provisions exceed the requirements within the BCC TAPS PSP.

Bicycle Parking Design

The proposed geometry of the resident bicycle parking spaces achieve compliance with Australian Standards 2890.3 by accommodating the following design requirements:

- ▶ Design Length: 2.0m for horizontal bicycle spaces (minimum requirement 1.8m length),
- ▶ Design Width: 0.5m width for bicycle spaces.

Furthermore, it is noted that a total of 212 resident bicycle parking spaces throughout the development achieve a minimum unimpeded access width of 1.5m.

A total of 64 resident bicycle parking spaces do not meet this requirement due to their proposed location within storage units and in areas adjacent to car parking spaces.

Practical Bicycle Parking Considerations

Modus notes that practically residents within a high-rise residential development may be inclined to store a bicycle within each Unit (i.e. on a balcony) to cater for ease of access, more secure storage as well as for use within each Unit (i.e. as an indoor direct-drive bike trainer using devices such as KICKR).

This is predominantly anticipated noting the high-rise premium nature of the proposed development, in which residents may have more higher-value or premium bicycles of which are preferred to be stored within each Unit.

Moreover, it is reasoned that practically not all residents within a Unit will require a bicycle parking space.

This is evidenced within the Cycling Aspects of Austroads Guide (2017), of which indicates the following practical bicycle parking provision:

- ▶ 1 Resident space per 3 Units,

As such, application of the above indicates the following bicycle parking requirements:

- ▶ 80 Resident bicycle parking spaces.

On this basis, the provision for 276 resident spaces far exceeds the practical resident bicycle parking requirement of 80 spaces.

Therefore, while it is noted that a total of 64 resident bicycle parking spaces do not provide a minimum unimpeded access width of 1.5m as per Australian Standards 2890.3, this is considered to be acceptable noting the anticipated bicycle storage arrangements and practical resident bicycle parking requirements.

The provision of 212 resident bicycle parking spaces throughout the development that achieve a minimum unimpeded access width of 1.5m is considered more than capable of accommodating the practical resident bicycle parking conditions on-site.

Summary

Should there be any issue with the above, please contact the undersigned.

Yours sincerely,

MODUS TRANSPORT AND TRAFFIC ENGINEERING

Harj Singh
Executive Director

RPEQ 22364

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108 Lambert Street, Kangaroo Point

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