

BCC DS
RECEIVED
08/06/2026
APPLICATION REF
A007043433



9 December 2025
Our Ref: 24BRT0592
Council Ref:

Attention: Serge Stojanovic

Email: sergestojanovic@gmail.com

Dear Serge,

RE: 15 Wilkins Street, Annerley – Minor Change Application

1. Introduction

Colliers International Engineering & Design (TTMC) Pty Ltd (Colliers) has been engaged to undertake a traffic engineering review of proposed amendments to the approved visitor car parking and bicycle parking arrangements associated with a Minor Change application for the development at 15 Wilkins Street, Annerley.

2. Background

The current approval (Version 3) was issued by Brisbane City Council (BCC) on 8 November 2023 (BCC Ref: A006345637). The proposed minor change seeks approval to modify the number and configuration of visitor car parking and bicycle parking spaces. No changes are proposed to site access or servicing arrangements.

This submission reviews the applicable Brisbane City Council approval package (Ref: A006345637, dated 08/11/2024) and specifically addresses Condition 39(iii) and (iv) relating to the provision of visitor car parking and bicycle parking for the approved development (Lot 16/17 on RP37866).

The approved development comprises four (4) townhouses, requiring a total of six (6) resident spaces and two (2) visitor spaces under the original approval. The current request seeks approval to amend Condition 39(iii) to reduce visitor car parking from two (2) spaces to one (1) space.

During construction, it was identified that the approved visitor spaces (Visitor Space 1 and 2) are positioned directly in front of Unit 2 and Unit 3 respectively, obstructing pedestrian access to the front entries of those dwellings. As a result, one of these spaces have been removed and the other has been relocated to a more suitable location as shown in Attachment B.

Under Table 14 of Council's Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS PSP), visitor parking is required at a rate of 0.25 spaces per dwelling for townhouse development. For four (4)

dwellings, the applicable requirement is one (1) visitor car space. Therefore, the proposed reduction from two (2) to one (1) visitor space complies with Council’s current parking requirements and aligns with the Planning Scheme policy intent.

Details of the proposed modification to Condition 39(iii) are provided in Table 1.

Table 1: Proposed Amendment to the Approved Condition

Condition	Approved Condition	Proposed Amendment
39	<p>Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>Provide access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <p>iii. Parking on the site for 6 tenant cars, 2 visitor cars and for the loading and unloading of vehicle(s) within the site</p>	<p>Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>Provide access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <p>iii. Parking on the site for 6 tenant cars, 2 1 visitor cars and for the loading and unloading of vehicle(s) within the site.”</p>
	<p>iv. Provide 5 numbers of secure bicycle parking spaces.</p>	<p>iv. Provide 5 4 numbers of secure resident bicycle parking spaces and 1 visitor bicycle parking space.</p>

With respect to bicycle parking supply, on-site inspection has confirmed that the four (4) required resident bicycle parking spaces can be accommodated within the individual garages, by installing wall-mounted vertical bicycle racks within each garage.

In addition, a single visitor bicycle parking space can be accommodated on site, located adjacent to the Unit 4 garage.

3. Conclusion

Based on this assessment Colliers see no traffic engineering reason why the proposed ROL cannot be granted approval.

Should you have any questions in relation to the content of this letter, please contact Simon Crank or myself on (07)33279500.

Yours sincerely,



Tenzin Kuensel
 Consultant
 Colliers International Engineering &
 Design (TTMC) Pty Ltd

Reviewed By:



Simon Crank (RPEQ – 18360)
 Director
 Colliers International Engineering and
 Design (TTMC) Pty Ltd



Disclaimer

This letter has been prepared by Colliers for the exclusive use of the client for the specific purpose stated within. The findings, conclusions, and recommendations presented in this letter are based on the information available, assumptions made, and methodologies applied at the time of analysis.

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Attachment A: Approved Plans – Colliers Amended

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RECEIVED
 03/10/2023
APPLICATION REF
 A006345637

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
 Issued: 3-JUN-2016
 Minor change: 8-NOV-2023

AMENDED IN RED
 8-NOV-2023

Colliers:
 Amendment in blue
 Date: 09 12 25

Refer to approved plan: MUD B Ground Floor Plan - Proposed, DA-B-06b rev. 01 amended in red 25-OCT-2023 for ground floor layout details of Unit 3 and 4.

PREVIOUSLY APPROVED DA EXTENTS REMAIN. MUD B UNITS REDUCED FROM 3 TO 2 TOTAL UNITS ON LOT REDUCED FROM 5 TO 4

Colliers comments: Provide 1 visitor bicycle space

Colliers comments: Remove parking space

Colliers comments: Provide one visitor bay as shown.

NO CHANGE TO PREVIOUS DA APPROVED LOT

NO CHANGE TO PREVIOUS DA APPROVED MUD A

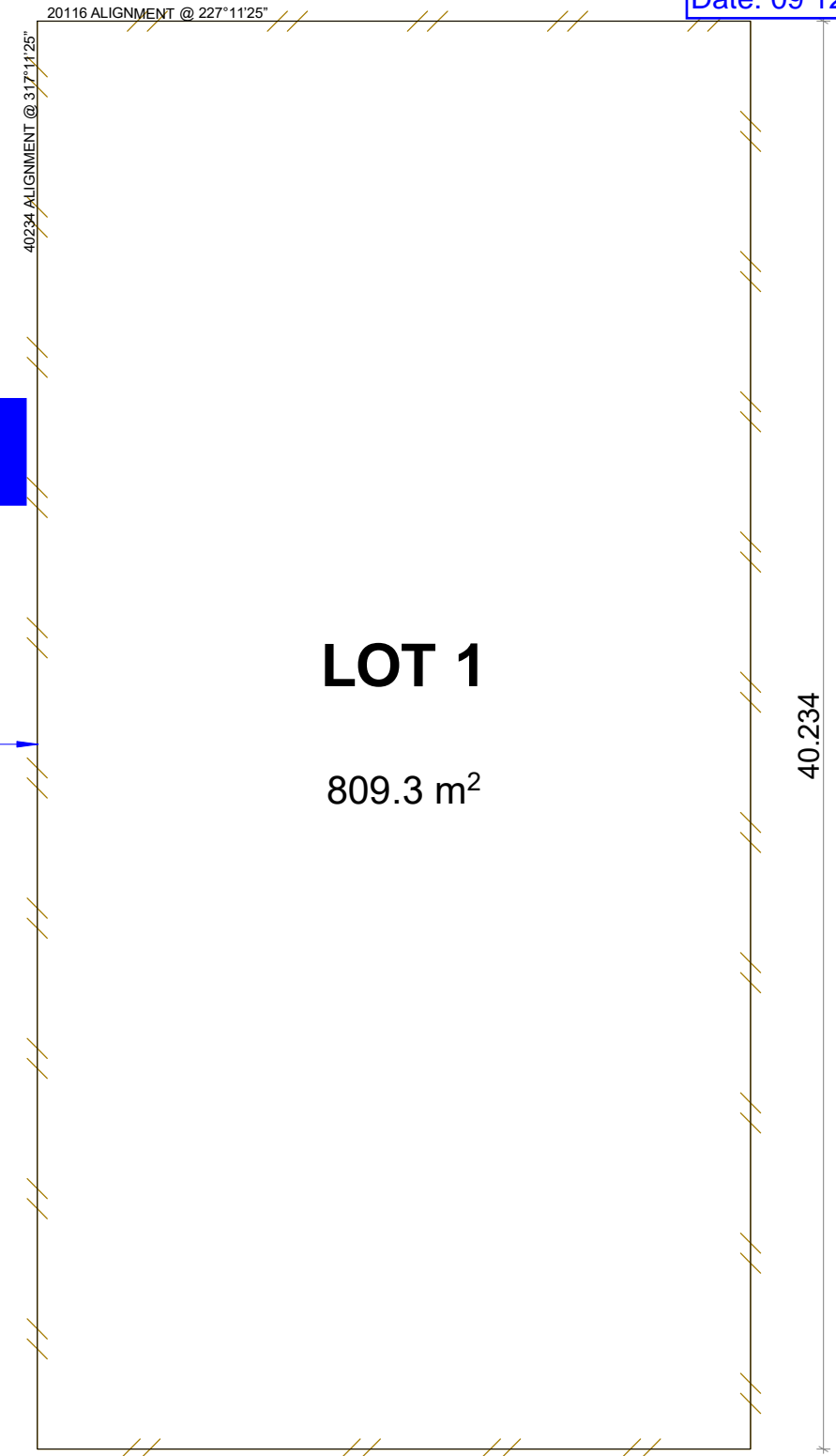
Stage 1 = 4 units.

Provide a screened enclosure for a general refuse bin and one recycling bin for Unit 1 and 2 in their respective private open space area.

Colliers comments: Provide 1 bicycle space within each garages

Approximate location of street tree.

Crossover to be 4m and located a minimum of 2m from the existing street tree. Splay not to encroach adjoining property's verge.



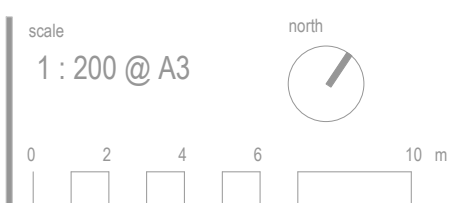
LOT 1
 809.3 m²

©Copyright SKYCITY DEVELOPMENTS. Do not copy any part of this drawing without the prior written consent of the copyright owner. Use figured dimensions in preference to scale. Check all dimensions on site and report any discrepancies to SKYCITY DEVELOPMENTS. Use the building code of Australia as the minimum standard of compliance.



PROPOSED NEW 2 X TOWNHOUSE UNITS (2 x MUD) & 1 X RENOVATION OF HOUSE (2 x MUD) at
 15 WILKINS STREET, ANNERLEY QLD 4103

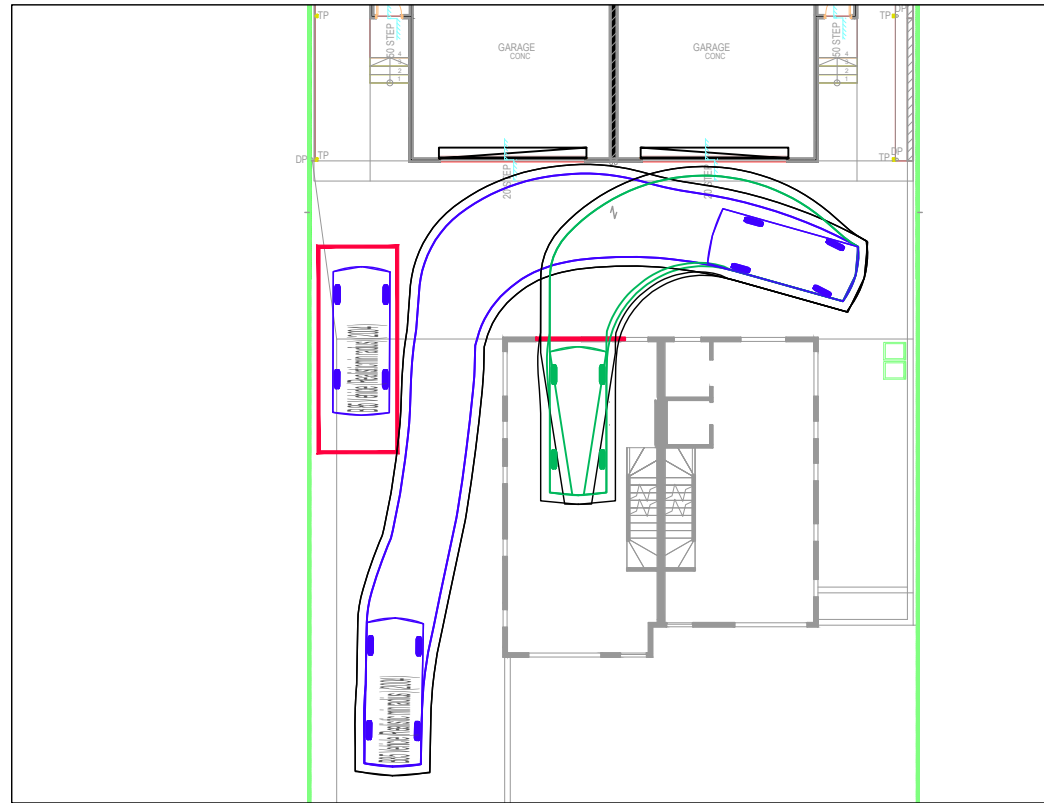
rev	date	details	init.
01	17.08.2023	DA ISSUE	



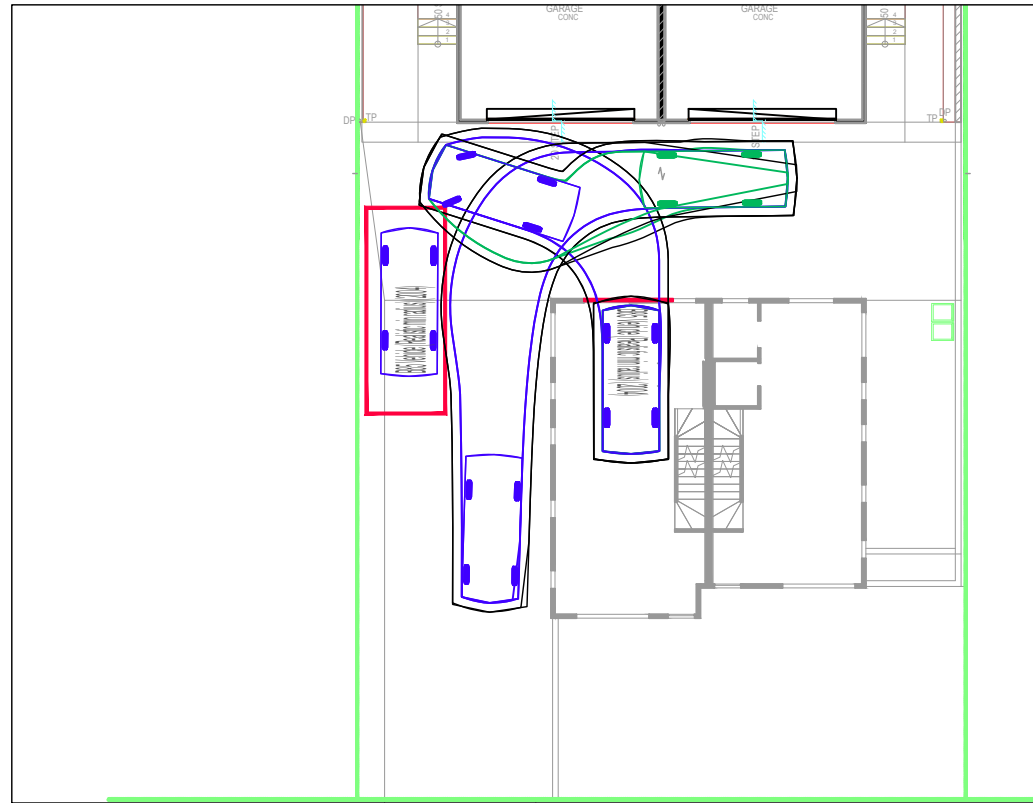
DA ISSUE
SITE PLAN - PROPOSED
 DA-A-03b
 17.08.2023 rev. 01



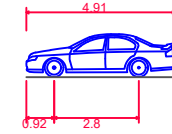
Attachment B: Colliers Drawing



UNIT 1: INGRESS

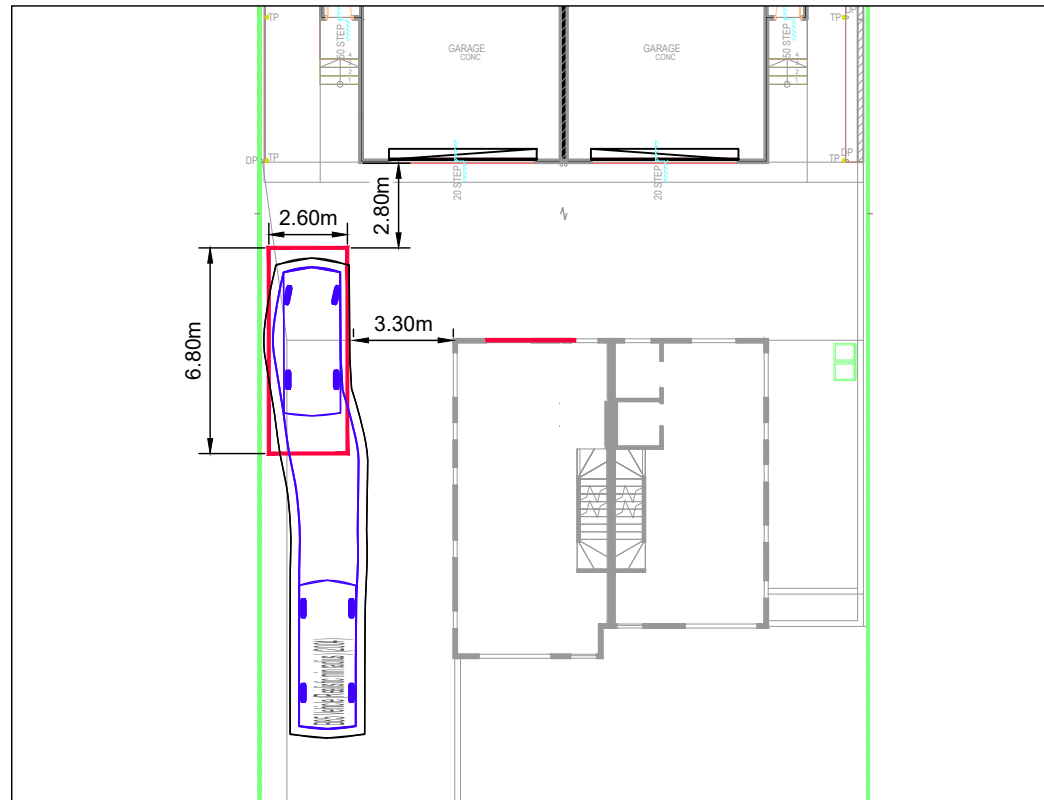


UNIT 1: EGRESS

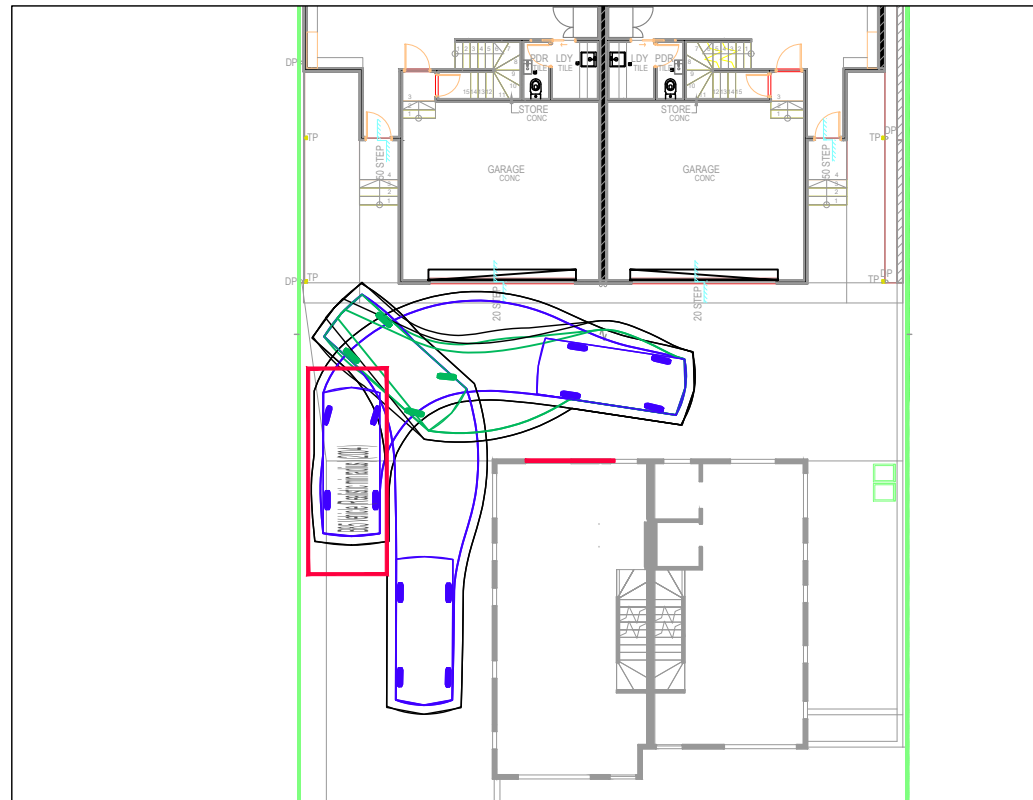


VEHICLE PROFILES

- 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 5.00km/h
- Clearance Envelope 0.300m



VISITOR BAY: INGRESS



VISITOR BAY: EGRESS

**PRELIMINARY
ADVICE ONLY**
8 December 2025

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	08-12-25	ORIGINAL ISSUE	TK	SC	SC

SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT

SERGE STOJANOVIC

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PROJECT

15 WILKINS STREET, ANNERLEY

DRAWING TITLE

VEHICLE SWEEP PATH ASSESSMENT
DESIGN VEHICLE: B85 DESIGN VEHICLE

PROJECT NUMBER	ORIGINAL SIZE
24BRT0592	A3
DRAWING NUMBER	REVISION
24BRT0592-01	A
DATE	SHEET
8 Dec 2025	1 OF 1