

## Traffic Engineering Letter

To	Tom Dooley Developments	Date	22 May 2026
Prepared by	Bradley Fuller, Modus Senior Traffic Engineer	Approved by	Harj Singh, Modus Executive Director (RPEQ 22364)
Location	176 Breakfast Creek Road, Newstead		
Subject	Proposed Mixed-Use Development - Traffic Engineering Letter		
Status	Final	Attachments	<b>Appendix A:</b> Minor Change Amendment Plans <b>Appendix B:</b> Ground Clearance Assessment

## Introduction

### Overview

Modus has been commissioned by Tom Dooley Developments to provide traffic and transport advice in relation to the proposed development located at 176 Breakfast Creek Road, Newstead.

This Traffic Engineering Letter has been produced by Modus to confirm suitability of the proposed Minor Change Amendments since the lodged Minor Change Application, of which are summarised below:

- ▶ The access driveway on-site ramps up to FFL 3.8m, which is a 0.15m increase from FFL 3.65 within the lodged Minor Change Application,
- ▶ The basement 1 levels at the bottom of the ramp from ground level to basement 1 is raised by 0.15m to accommodate the above mentioned changes to the on-site access driveway levels.

Aside from this, it is noted that there are no other traffic and transport changes to the development extent since the lodged Minor Change Application.

A copy of the Minor Change Amendment plans are provided at **Appendix A**.

# Traffic Engineering Review

## Ground Level Amendments

As part of the proposed Minor Change Amendments, the following grades will be accommodated on-site:

- ▶ A minimum grade of 1:20 and a maximum grade of 1:17.3 for the first 16.0m on-site,
- ▶ A subsequent maximum grade of 1:14 for 5.60m.

The proposed minimum grade of 1:20 is provided on the entry side of the driveway, such that vehicles queuing at intercom are accommodated on a maximum grade of 1:20.

Furthermore, Modus has provided a ground clearance assessment (provided at **Appendix B**) which confirms the following:

- ▶ A B99 design vehicle can travel inbound and outbound from the site without any vehicle scraping, in which a minimum clearance of 50mm underneath the vehicle is achieved,
- ▶ A HRV design vehicle can travel inbound and outbound from the site without any vehicle scraping, in which a minimum clearance of 50mm underneath the vehicle is achieved,

Therefore, the proposed Minor Change Amendments on the ground level is considered acceptable.

## Basement Level Amendments

As part of the proposed Minor Change Amendments, the basement 1 levels at the bottom of the ramp from ground level to basement 1 will be raised by 0.15m, where no changes to the grades of the ramp are proposed.

To accommodate the raised level of 0.15m, small grade transitions of maximum grade 1:21.3 are provided on basement 1 over a minimum distance of 3.2m, of which complies with Australian Standards 2890.1.

Therefore, the proposed Minor Change Amendments on basement 1 is considered acceptable.

## Summary

Therefore, Modus is of the opinion that the proposed development is acceptable from a traffic engineering perspective and there are no outstanding concerns from a traffic engineering perspective.

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

Yours sincerely,

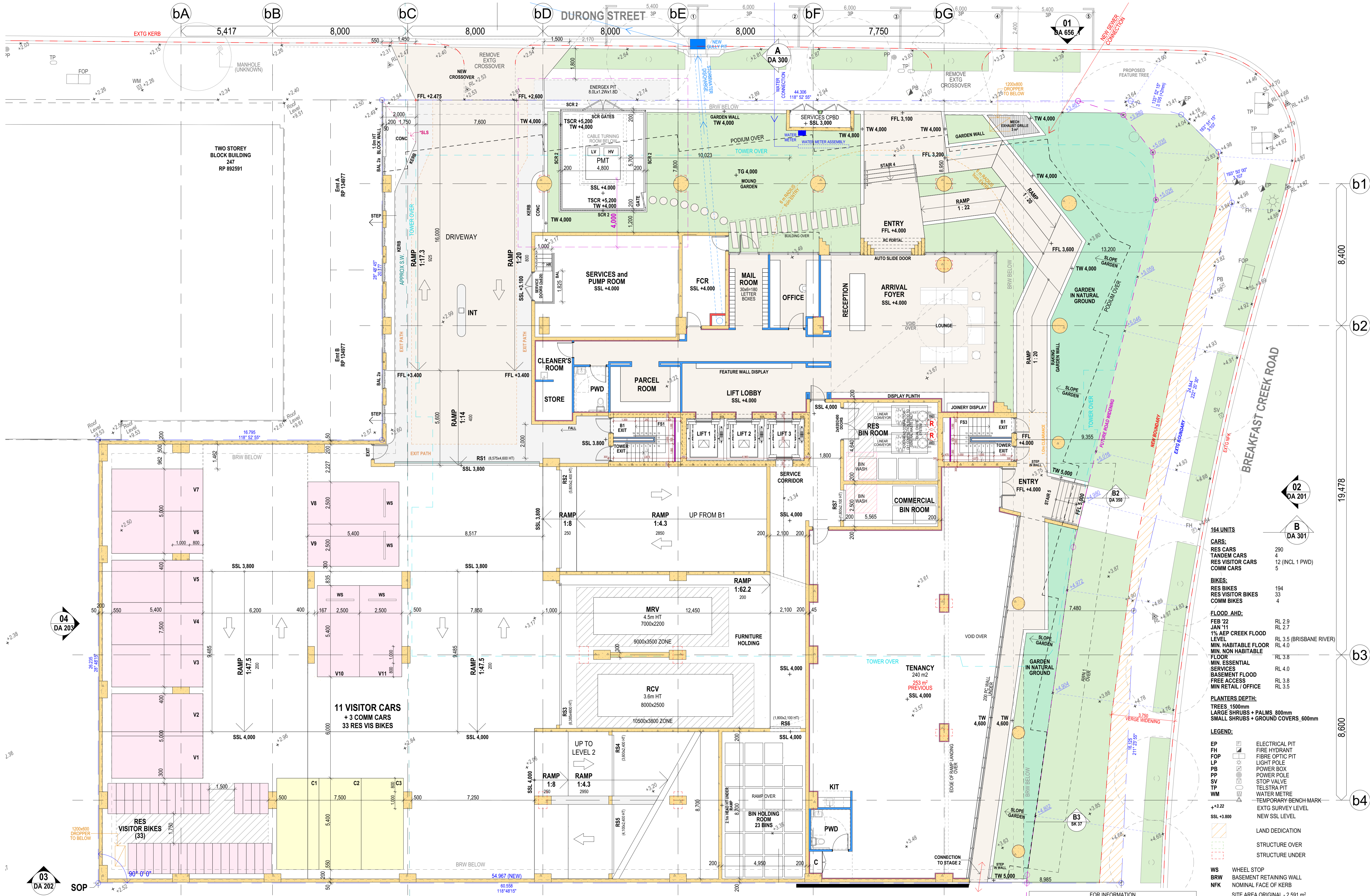
*H Singh*

**MODUS TRANSPORT AND TRAFFIC ENGINEERING**

Harj Singh  
Executive Director (RPEQ 22364)

# APPENDIX A

## Minor Change Amendment Plans



**164 UNITS**

<b>CARS:</b>	
RES CARS	290
TANDEM CARS	4
RES VISITOR CARS	12 (INCL 1 PWD)
COMM CARS	5
<b>BIKES:</b>	
RES BIKES	194
RES VISITOR BIKES	33
COMM BIKES	4
<b>FLOOD AHD:</b>	
FEB '22	RL 2.9
JAN '11	RL 2.7
1% AEP CREEK FLOOD LEVEL	RL 3.5 (BRISBANE RIVER)
MIN. HABITABLE FLOOR	RL 4.0
MIN. NON HABITABLE FLOOR	RL 3.8
MIN. ESSENTIAL SERVICES	RL 4.0
BASEMENT FLOOD FREE ACCESS	RL 3.8
MIN RETAIL / OFFICE	RL 3.5
<b>PLANTERS DEPTH:</b>	
TREES 1500mm	
LARGE SHRUBS + PALMS 800mm	
SMALL SHRUBS + GROUND COVERS 600mm	

**LEGEND:**

EP	ELECTRICAL PIT
FH	FIRE HYDRANT
FOP	FIBRE OPTIC PIT
LP	LIGHT POLE
PB	POWER BOX
PP	POWER POLE
SV	STOP VALVE
TP	TELSTRA PIT
WM	WATER METRE
TEMPORARY BENCH MARK	TEMPORARY BENCH MARK
EXTG SURVEY LEVEL	EXTG SURVEY LEVEL
NEW SSL LEVEL	NEW SSL LEVEL
SSS +3.800	LAND DEDICATION
	STRUCTURE OVER
	STRUCTURE UNDER
WS	WHEEL STOP
BRW	BASEMENT RETAINING WALL
NFK	NOMINAL FACE OF KERB
	SITE AREA ORIGINAL - 2,591 m <sup>2</sup>

PROJECT NAME:  
**BREAKFAST CREEK APARTMENTS**

ADDRESS:  
**176 BREAKFAST CREEK RD, NEWSTEAD 4006**

CLIENT:  
**TDD**

DRAWING NAME:  
**GROUND / LEVEL 1 PLAN**

ISSUE	DATE	DESCRIPTION	BY	CHK	ISSUE	DATE	DESCRIPTION	BY	CHK
2	22/05/26	BCC RFI #1			KS	SP			
1	20/02/26	DA ISSUE			YB	SP			

CAD FILE: 25005\_176 Breakfast Creek Rd.DA2

SCALE: 1:100 @ A1, 1:200 @ A3

PROJECT NO: **25005**

DATE: 08/10/25

PHASE: DEVELOPMENT APPLICATION (DA)

DRAWING NO: **DA 102**

ISSUE: **2**

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO FABRICATION, SETOUT OR CONSTRUCTION. REFER ANY DISCREPANCIES TO THE PROJECT ARCHITECT. DOCUMENT UNDER COPYRIGHT © SHANE PLAZBAT ARCHITECT PTY LTD. ABN 73 101 782 301. NO LICENSE IS GRANTED OR IMPLIED. DO NOT REPRODUCE WITHOUT WRITTEN AUTHORISATION FROM PLAZBAT ARCHITECTS. IF IN DOUBT ASK.

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# APPENDIX B

## Ground Clearance Assessment



