

**Date** 21/10/2025  
**To** Hayden Gianarakis  
**From** Herman Joubert  
**Copy to** Spyre Group  
**Subject** 3-9 Byron Street – Minor Change Application

## 1 INTRODUCTION

### 1.1 Purpose of Technical Note

This technical note was prepared in order to provide traffic engineering advice and support for a proposed minor change application for 3-9 Byron Street, Bulimba. The purpose of this technical note is to assess the compliance of the proposed design amendments from a traffic engineering point of view in terms of Brisbane City Council's Transport, Access, Parking and Servicing Code and AS2890.1:2004, as well as performance outcomes where such compliance is not achieved.

### 1.2 Development Overview

The proposed development yield will mostly be unchanged from the original Development Application (DA) approval as indicated in Table 1.1.

**Table 1.1 Proposed Development Details**

Parameter	As per DA Approval	Minor Change
Apartments:	15	15
Bedrooms:	11 x 3-bedroom 4 x 4-bedroom	11 x 3-bedroom 4 x 4-bedroom
Carparks:	39 (36 residents and 2 visitors + 1 x PWD)	39 (36 residents and 2 visitors + 1 x PWD)
Bike Parking:	15 resident bike spaces and 4 x visitor bike racks	15 resident bike spaces and 4 x visitor bike racks

### 1.3 Proposed Design Amendments

As part of the minor change application, the following design items are proposed to be amended from the original DA approval which would have an impact on traffic related matters:

1. Updated ground floor with a slight reduction in driveway width, vehicle crossover configuration, and location of visitor bike racks.
2. A modification to the basement which included a slight reduction in aisle widths which affects traffic circulation.

**BCC DS**  
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 02/12/2025  
**APPLICATION REF**  
 A006904370

## 2 TRAFFIC ASSESSMENT

### 2.1 Car Park Supply

No change to car parking supply is proposed from that of the approved DA conditions.

### 2.2 Bicycle Parking

No change to existing approved bicycle numbers are proposed. The only change relates to the relocation of visitor bike racks to the entry side of the driveway at ground floor. An evaluation of these bike racks indicate that compliance with AS2890.3:2015 is achieved.

### 2.3 Car Park Layout

This part of the assessment only evaluates the proposed changes relating to the parking layout. The review findings are summarized in Table 2.2.

**Table 2.2 Proposed Development Details**

Design Element	TAPS Policy	Australian Standard	Proposed Provision	Comment
Basement Parking	2.6m width x 5.4m minimum length	2.4m width x 5.4m minimum length (User Class 1A)	2.4m x 5.4m allowing for 3-point turn entry and exit	The proposed dimensions are per the existing DA approval for resident parking bays. It is acknowledged that in accordance with AS2890.1:2004 that vehicles can manoeuvre within smaller spaces than swept paths suggest. As the proposed development allows for User Class 1 A parking with low turnover, AS2890.1:2004 indicates that users are prepared to accept some inconvenience when entering or leaving the parking space. However, AS2890.1:2004 B4.4 indicate that constant radius swept paths based on the design vehicle minimum turning radius are not suitable for determining aisle and bay widths needed for manoeuvring into and out of spaces. Table B2 indicates that 2.4m wide spaces require a 6.2m aisle width which already includes 300mm clearance requirements. The proposed bay widths of 2.4m with 5.8m – 6.4m wide aisle is considered appropriate and parking bay dimensions fully compliant with Figure 5.2 of AS2890.1:2004. Swept path analysis are provided in <b>Annexure B</b> .

Design Element	TAPS Policy	Australian Standard	Proposed Provision	Comment
Aisle Width	6.2m	5.8m	5.9m – 6.4m variance	<p>The original DA approval allowed for:</p> <ul style="list-style-type: none"> <li>• 6.2m aisle fronting visitor bays</li> <li>• 6.2m – 7m within the remainder of basement</li> </ul> <p>Proposed amendment allows for:</p> <ul style="list-style-type: none"> <li>• 6.06m aisle fronting visitor bays</li> <li>• 5.8m – 6.4m within the remainder of basement</li> </ul> <p>The aisle widths remain compliant with AS2890.1:2004 and swept paths in Appendix B illustrate turn paths are acceptable.</p>
Driveway Width	6.5m	6.2m	6.2m	<p>The original approval allowed for a 6.5m wide driveway. The amended proposal allows for a slightly reduced 6.2m wide driveway. Given that RCV loading will occur on the driveway, sufficient vehicle clearances will remain available for a B99 to safely pass a standing RCV without significant impacts. Refer to turn paths in Appendix B.</p>
Crossover Splays	Type B2	To accommodate design vehicle	Northern splay – Type B1 Southern Splay – Type B2	<p>The existing DA approval allows for:</p> <ul style="list-style-type: none"> <li>• Northern splay as modified Type B2</li> <li>• Southern splay as modified Type B1</li> </ul> <p>The proposed amendment incorporates splays suitable to accommodate the design vehicle of a rear loading RCV. This allows for:</p> <ul style="list-style-type: none"> <li>• Northern splay – Type B1</li> <li>• Southern Splay – Type B2</li> </ul> <p>The proposed amendments are considered suitable to accommodate all wheels and axles of a rear loading RCV. Refer to turn paths in Appendix B.</p>

The proposed minor change design items are in the majority compliant with TAPS and Australian Standard requirements.

### 3 CONCLUSION

The following conclusions are made:

- No change is proposed to development yield.
- No change to car parking supply is proposed from that of the approved DA conditions.

- The aisle widths remain compliant with AS2890.1:2004 and swept paths in Appendix B illustrate turn paths are acceptable.
- The original approval allowed for a 6.5m wide driveway. The amended proposal allows for a slightly reduced 6.2m wide driveway. Given that RCV loading will occur on the driveway, sufficient vehicle clearances will remain available for a B99 to safely pass a standing RCV without significant impacts. Refer to turn paths in Appendix B.
- The proposed amendment incorporates splays suitable to accommodate the design vehicle of a rear loading RCV. This allows for:
  - ✓ Northern splay – Type B1
  - ✓ Southern Splay – Type B2

The proposed amendments are considered suitable to accommodate all wheels and axles of a rear loading RCV. Refer to turn paths in Appendix B.

Given the analysis within this technical note, ITE consider the proposed minor change be approved subject to the recommendations made herein.

Approved by:



Signed

21/10/2025

Date

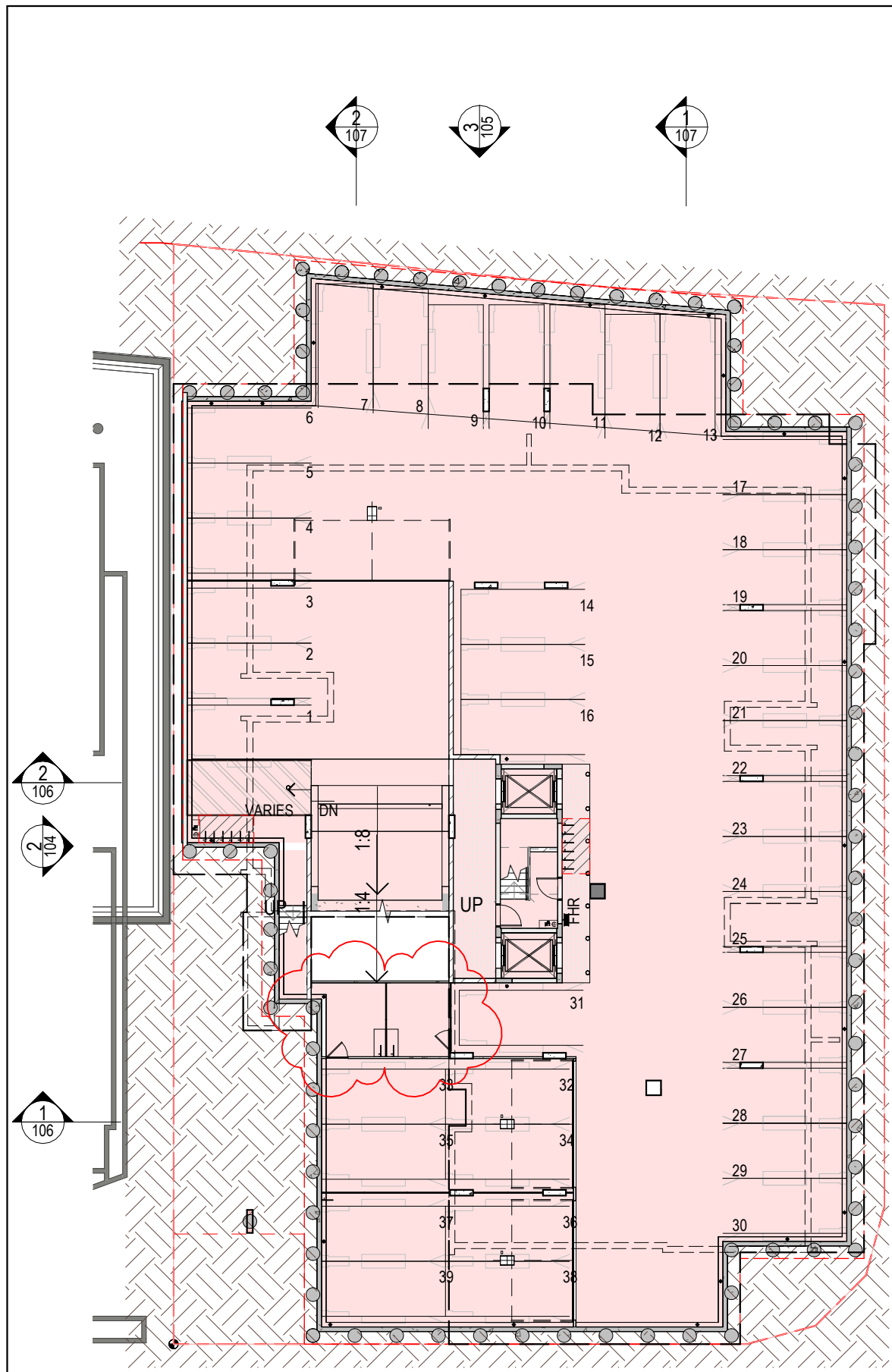
**Herman Joubert**  
RPEQ No.: 25899

# APPENDIX

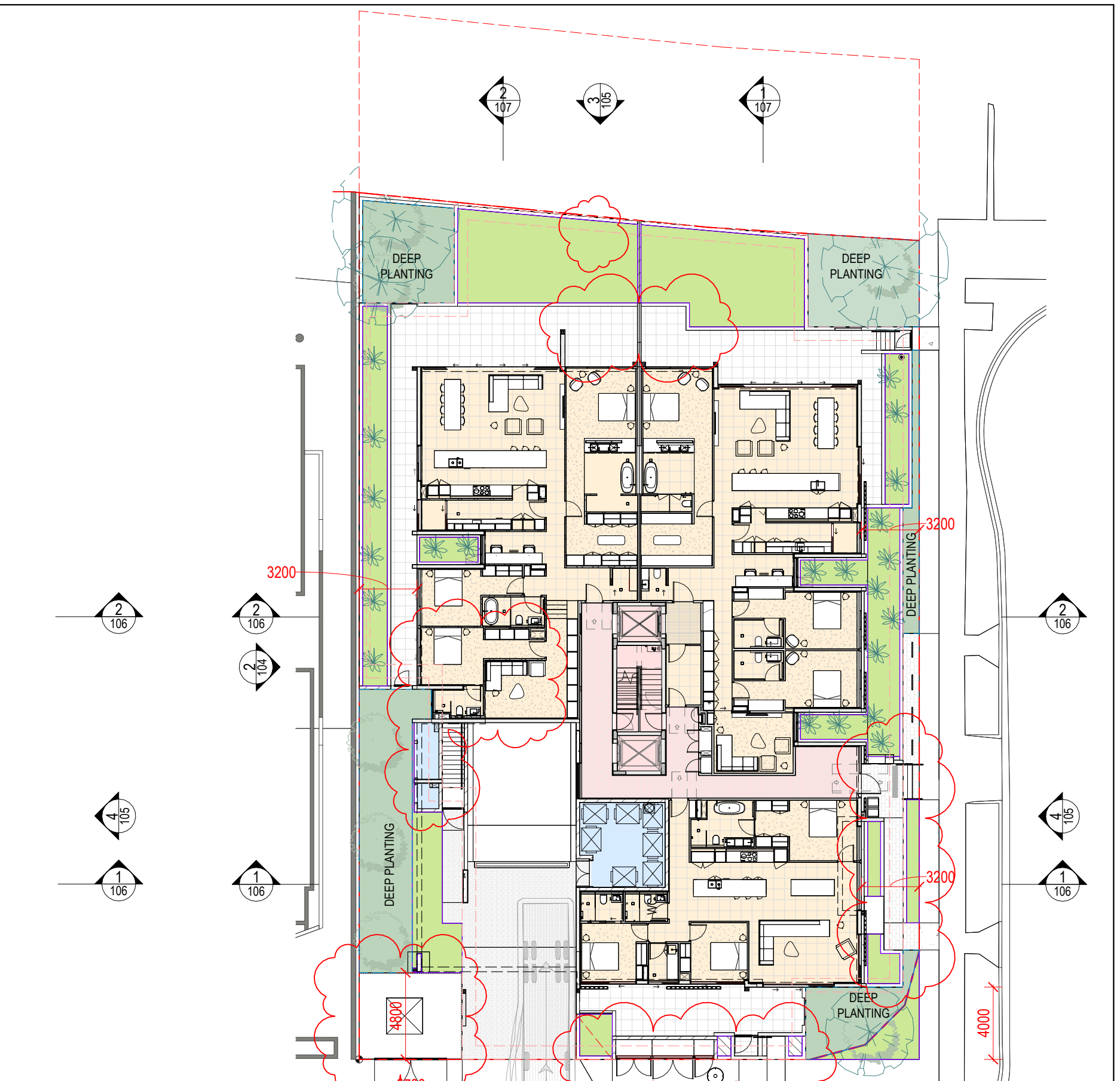
# A

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## Layout Plans



**1 PLAN DA - BASEMENT**  
Scale: 1 : 250



**2 PLAN DA - LEVEL 01 - GROUND**  
Scale: 1 : 250

AMENDMENTS				
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A	PRELIM - MINOR CHANGE ISSUE	CS	DK	31/10/25
1	MINOR CHANGE ISSUE	AW	DK	11/11/25

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**STATUS**  
MINOR CHANGE APPLICATION

**NORTH**

0m 2 4 6 8 10

**CLIENT**  
SPYRE GROUP

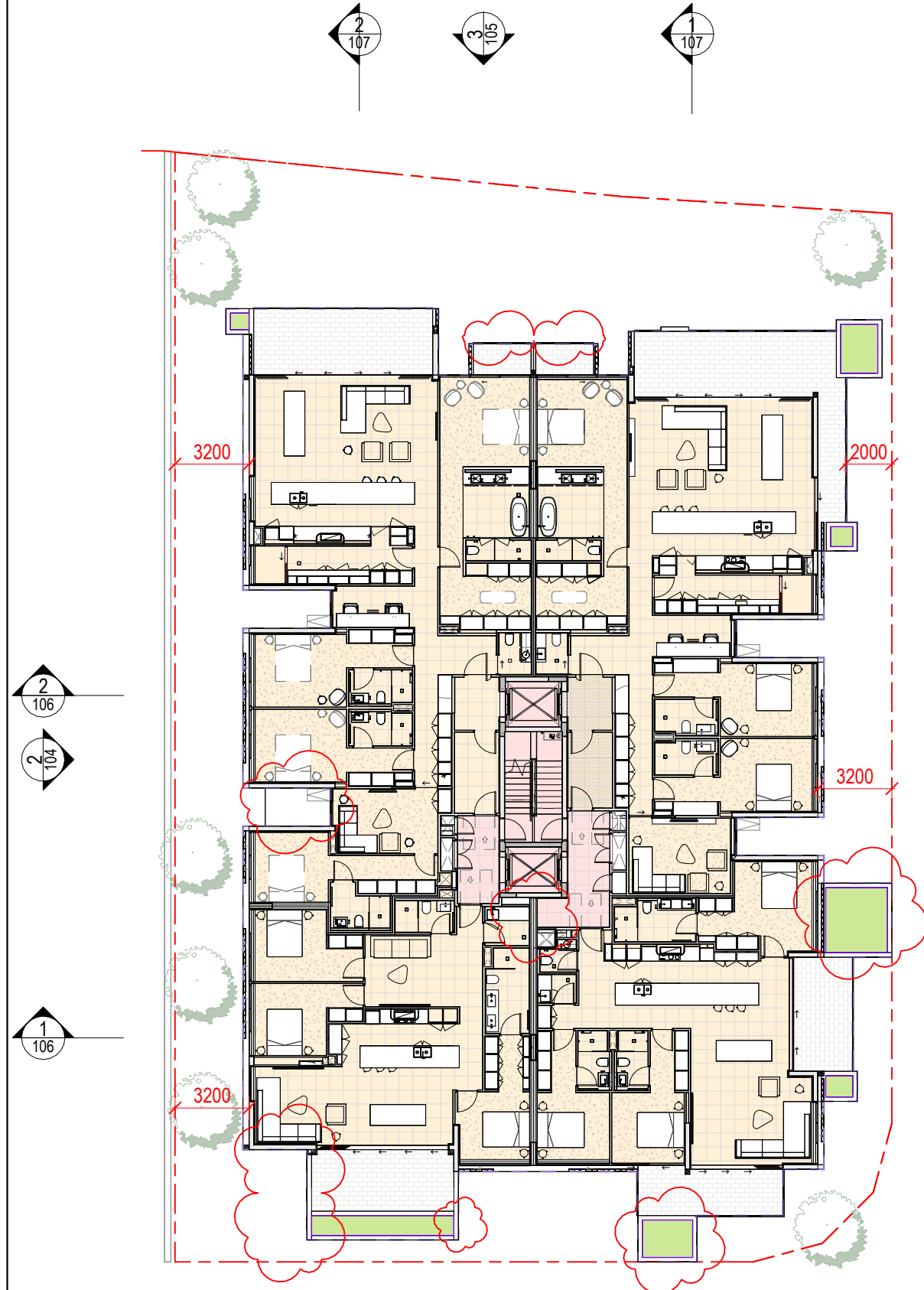
**BRISBANE**  
Plaza Level, Mosaic  
826 Ann St  
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bne@modedesign.com.au  
ABN: 65 112 807 931

**PROJECT**  
BYRON ST APARTMENTS  
3-9 Byron St, Bulimba 4171

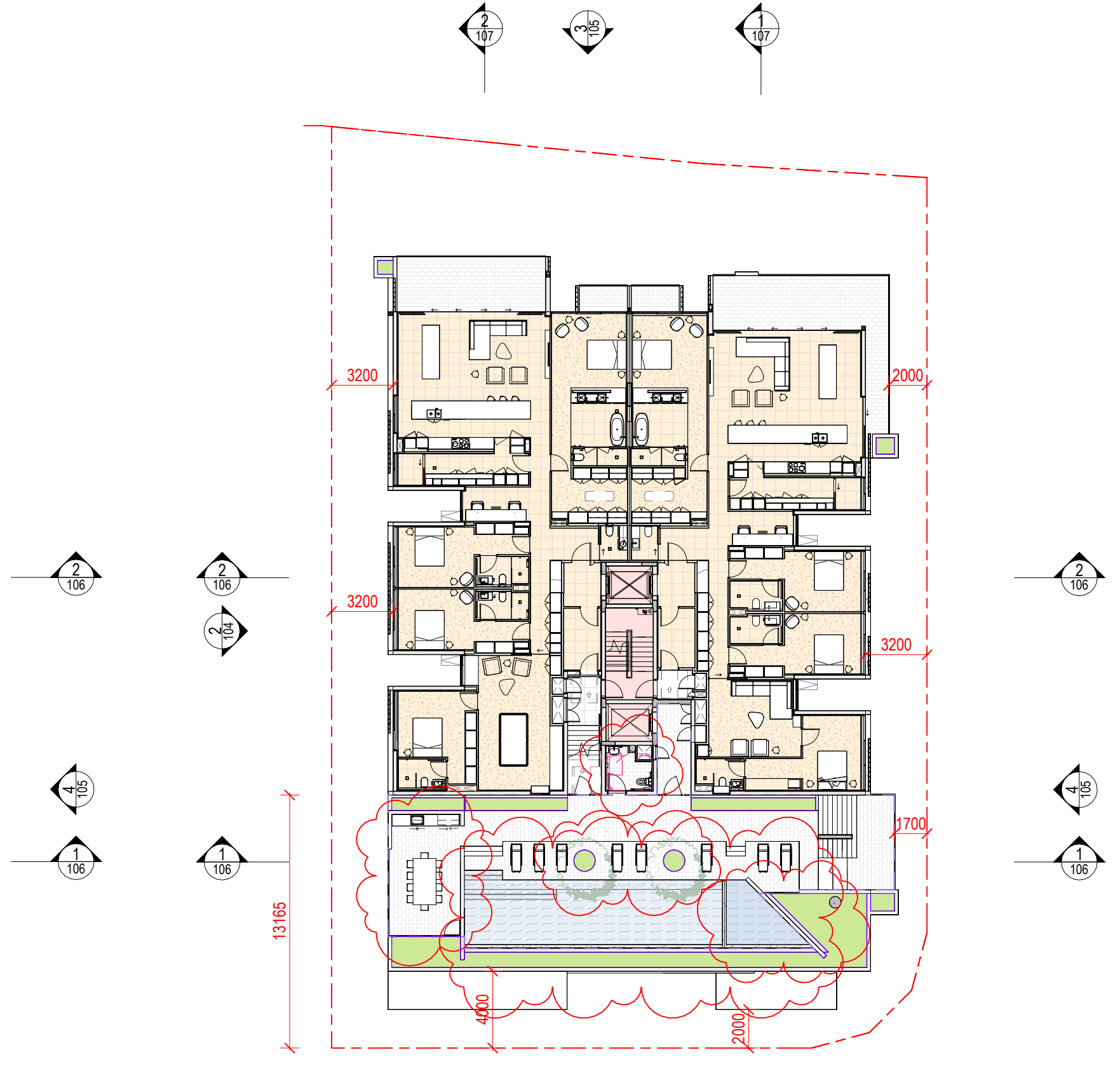
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FLOOR PLANS - BASEMENT & L01

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FIRST ISSUE:	SCALE @ A3: 1 : 250
PROJECT No 25044	STAGE CD
DRAWING No A-101	REV 1

11/11/2025 9:58:04 AM



**1 PLAN DA - LEVEL 02 & 03**  
Scale: 1 : 250



**2 PLAN DA - LEVEL 04**  
Scale: 1 : 250

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1	MINOR CHANGE ISSUE	AW	DK	11/11/25

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**STATUS**  
MINOR CHANGE APPLICATION

**CLIENT**  
SPYRE GROUP

**NORTH**

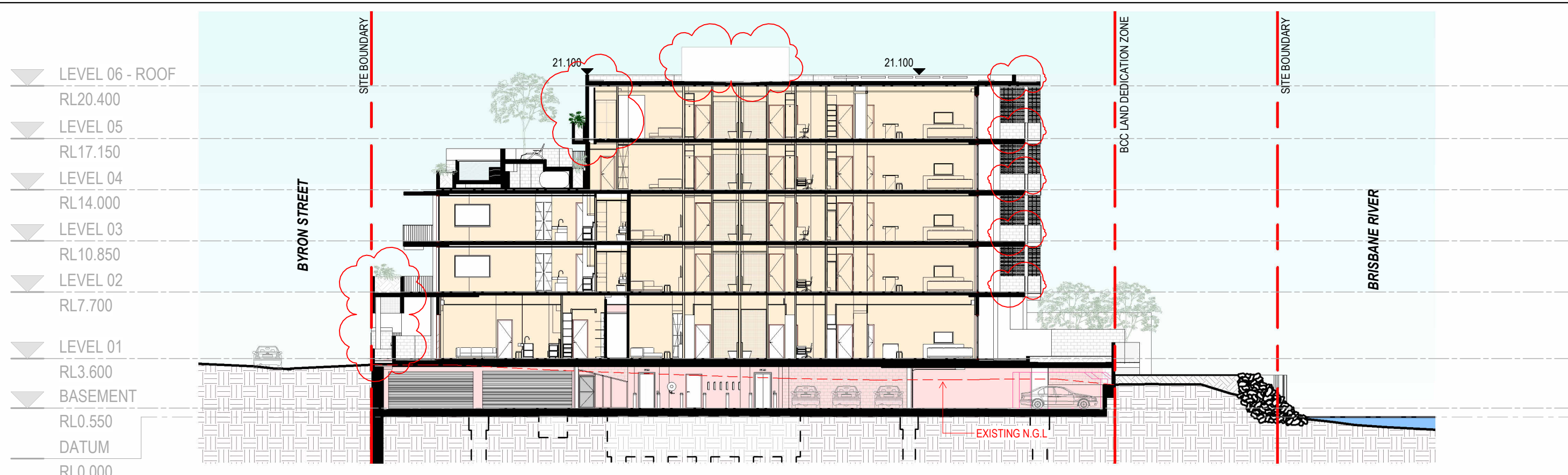
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ABN: 65 112 807 931

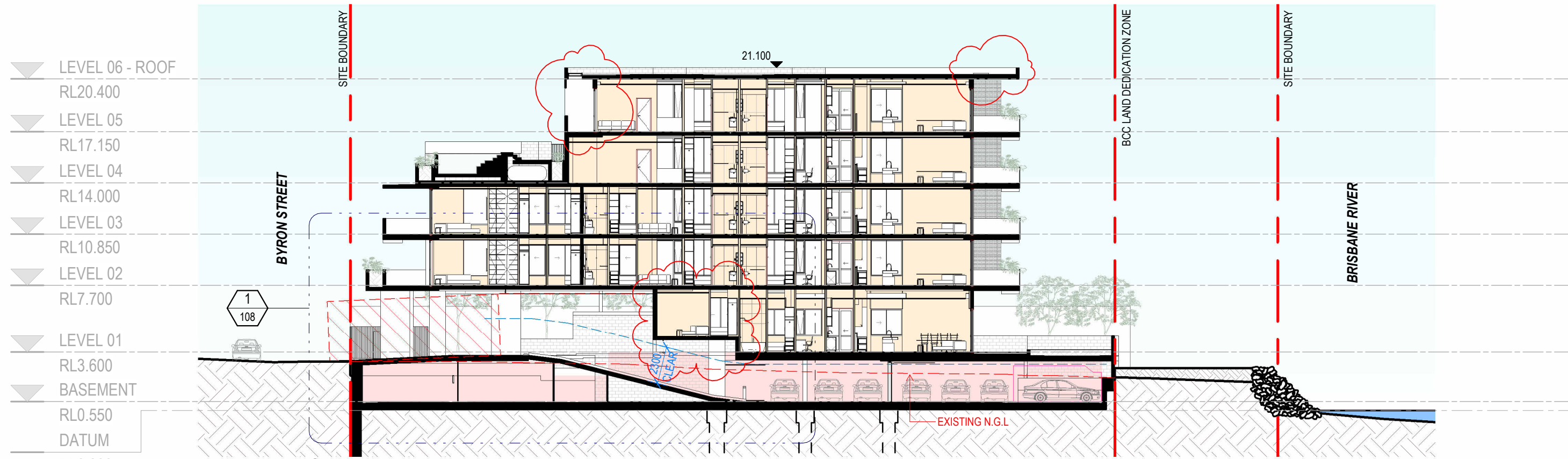
**PROJECT**  
BYRON ST APARTMENTS  
3-9 Byron St, Bulimba 4171

**DRAWING TITLE**  
FLOOR PLANS - L02 & L03 & L04

DRAWN: AW	CHECKED: DK
FIRST ISSUE:	SCALE @ A3: 1 : 250
PROJECT No 25044	STAGE CD
DRAWING No A-102	REV 1



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2 SECTION DA - SECTION D  
Scale: 1 : 250

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1	MINOR CHANGE ISSUE	AW	DK	11/11/25

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STATUS  
MINOR CHANGE APPLICATION

NORTH

0m 2 4 6 8 10

CLIENT  
SPYRE GROUP

**mode**

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PROJECT  
BYRON ST APARTMENTS  
3-9 Byron St, Bulimba 4171

DRAWING TITLE  
SECTIONS

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DRAWING No A-107	REV 1

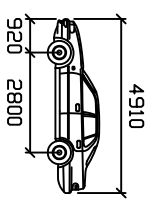
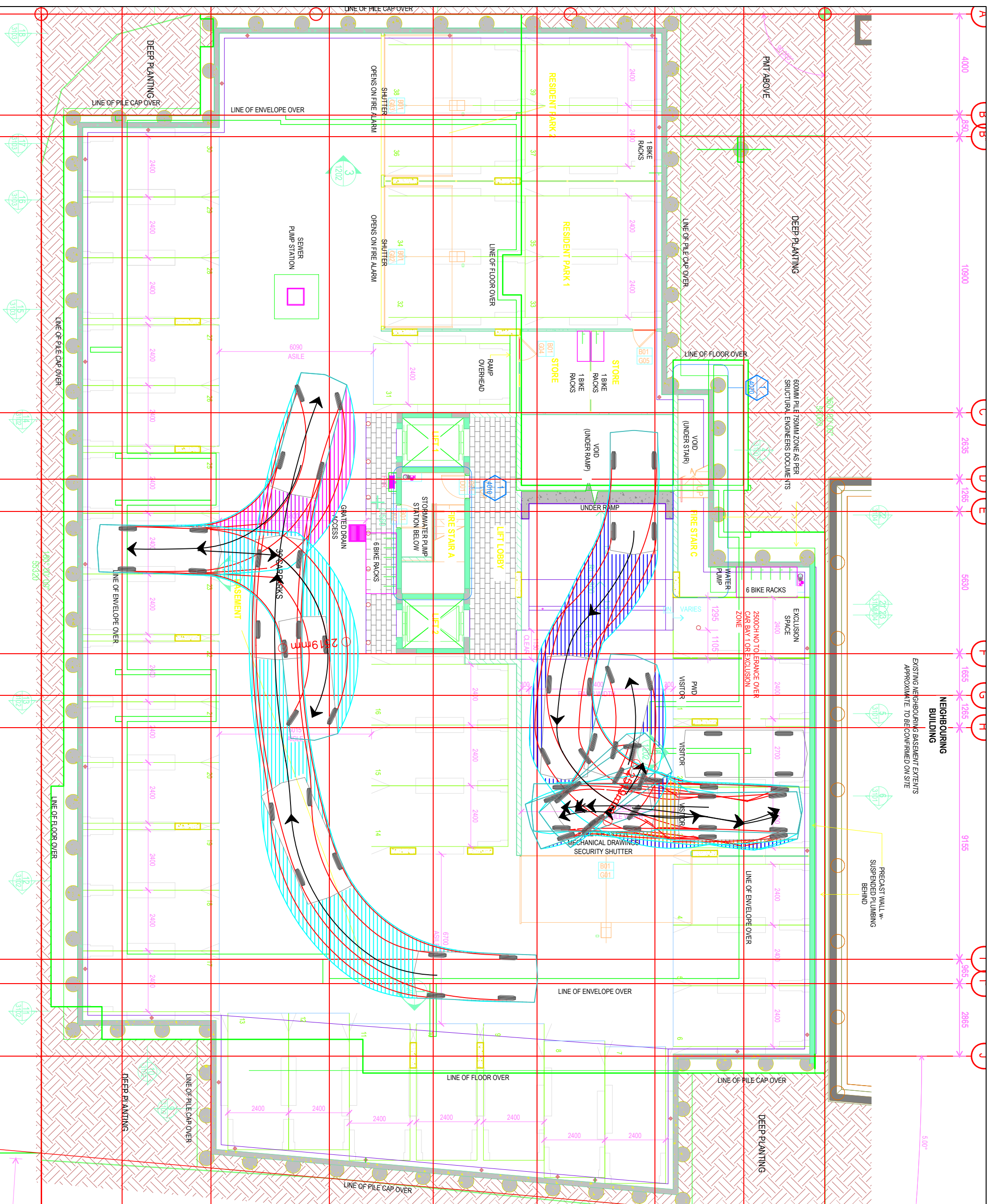
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# APPENDIX

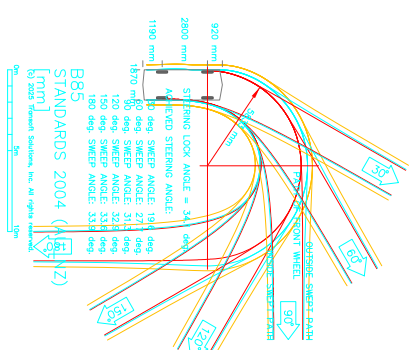
# B

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## Vehicle Swept Paths



**B85**  
 Width : 1870 mm  
 Track : 1770 mm  
 Lock to Lock Time : 5.0  
 Steering Angle : 34.1



34 Flamingo Crescent  
 Thornlands  
 Queensland  
 4104  
 Tel: 0424 110 122  
 herman@iteconsulting.com.au  
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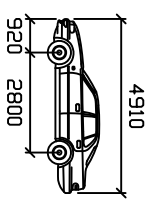
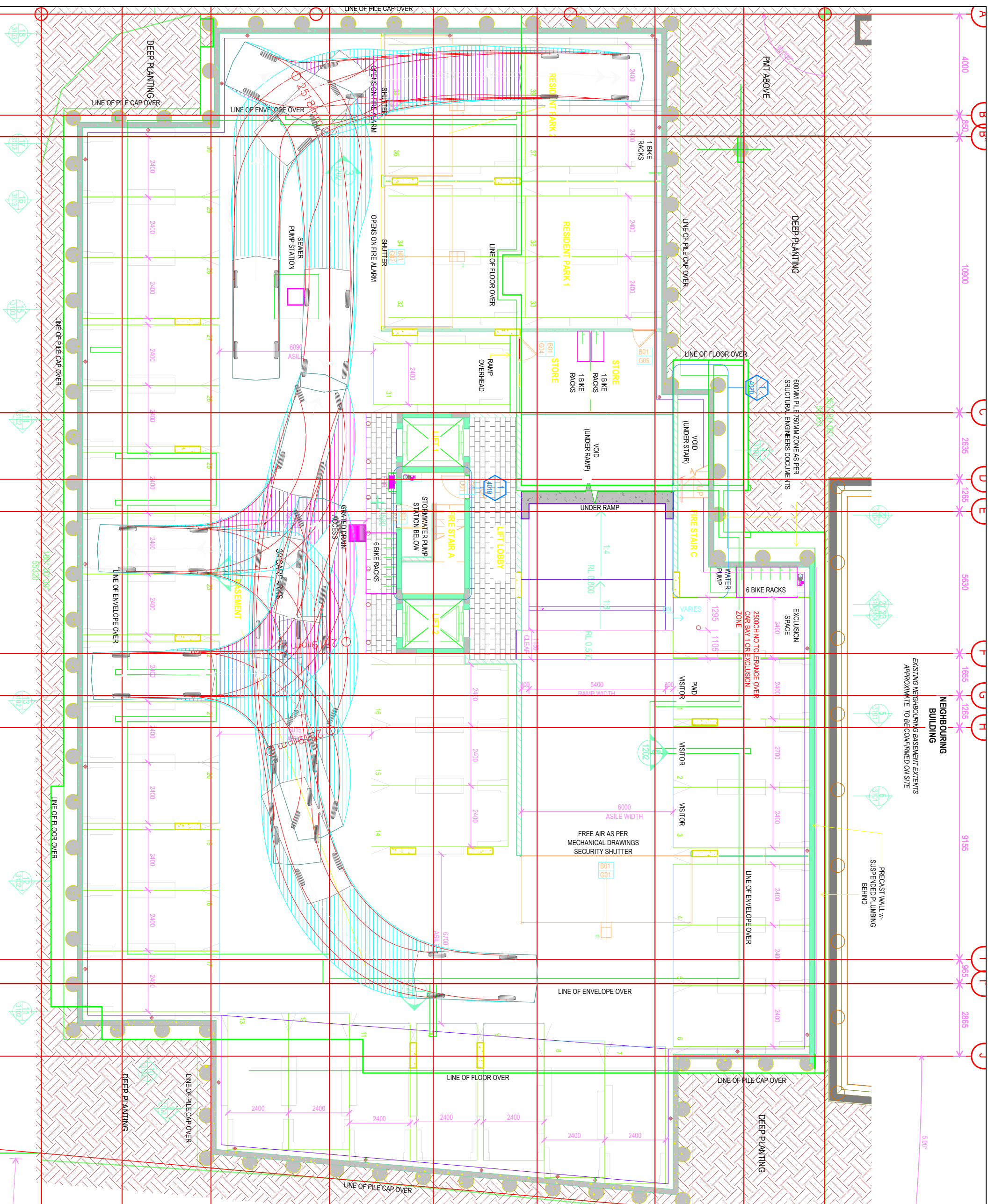
NAME	REFNO	DATE
DESIGNED	25899	2025/10/16
DRAWN	Herman Joubert	2025/10/16
CHECKED	Herman Joubert	2025/10/16

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PROJECT:  
**3-9 Byron Street**  
 DRAWING TITLE:  
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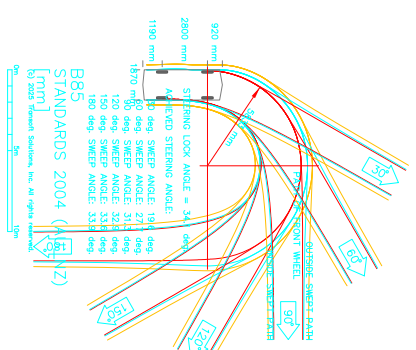
SCALE	REV
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DATE: 2025/10/16  
 DRAWING NUMBER: 03



**B85**  
 Width : 4910 mm  
 Track : 2800 mm  
 Lock to Lock Time : 5.0  
 Steering Angle : 34.1

Turn Path



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NAME	INPSD	DATE
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DRAWN: Herman Joubert	25899	2025/10/16
CHECKED: Herman Joubert	25899	2025/10/16

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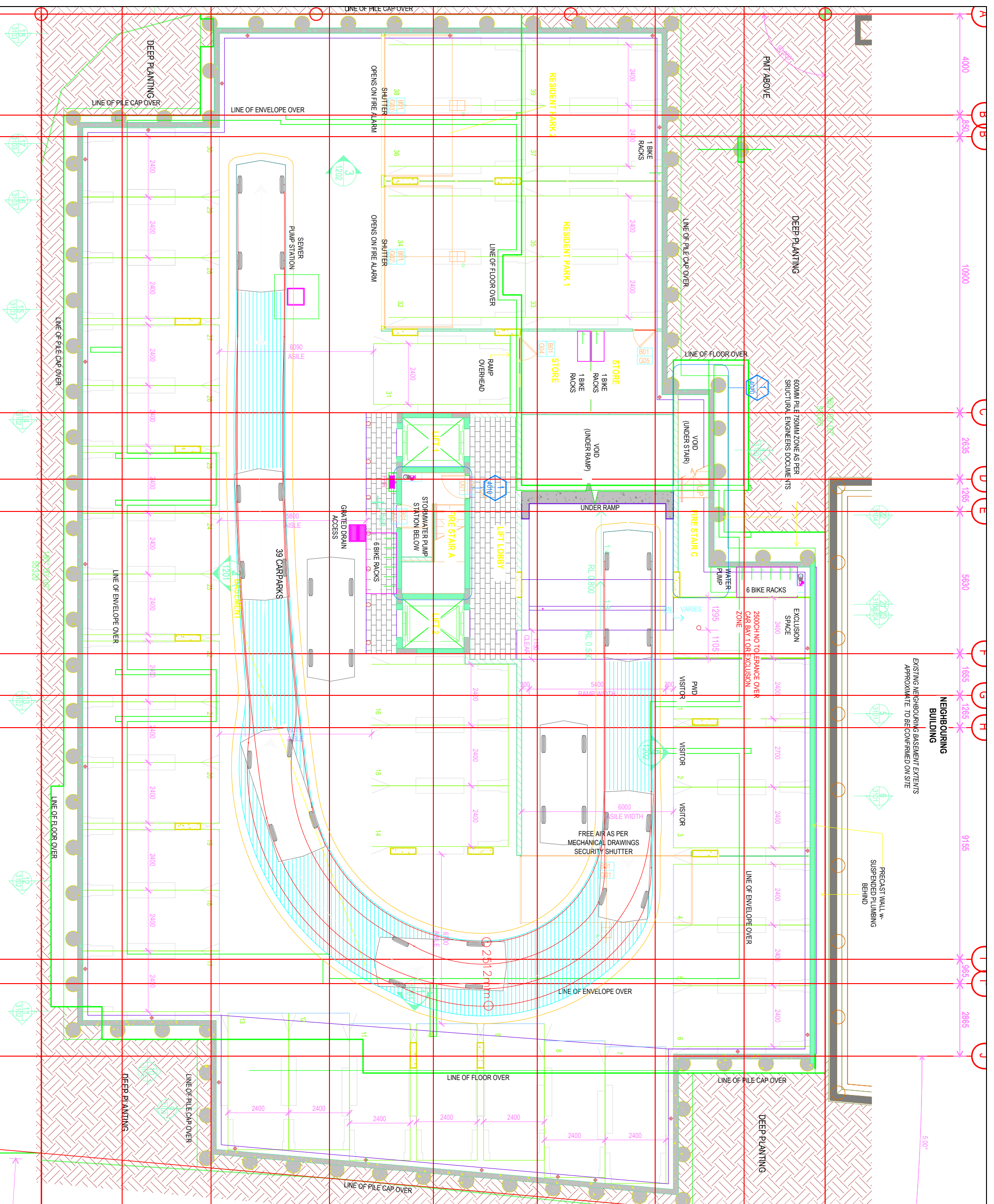
**3-9 Byron Street**

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**Swept Paths**

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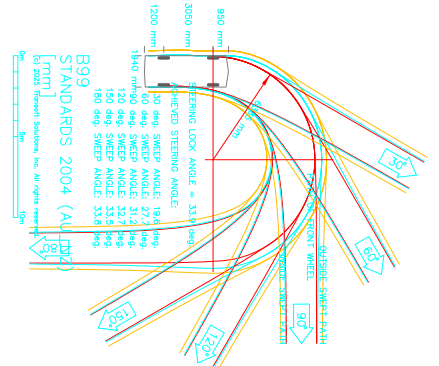
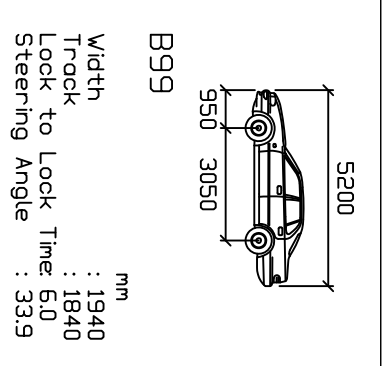
DATE:	DRAWING NUMBER:
2025/10/16	04



EXISTING NEIGHBOURING BASEMENT EXTENTS  
APPROXIMATE, TO BE CONFIRMED ON SITE

NEIGHBOURING  
BUILDING

PRECAST WALL W/  
SUSPENDED PLUMBING  
BEHIND



Turn Path



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CHECKED:	Herman Joubert	2025/10/16

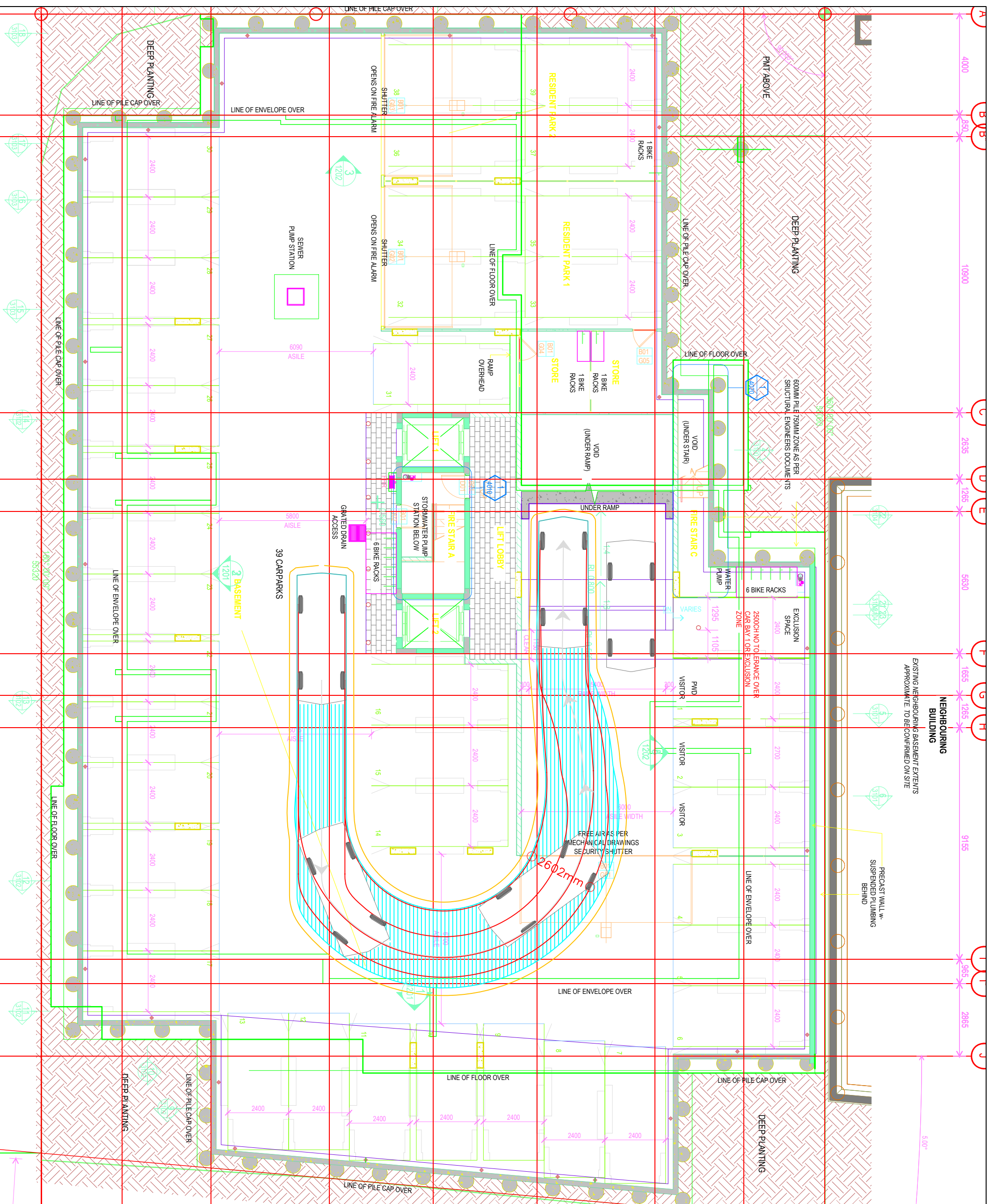
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PROJECT:  
**3-9 Byron Street**

DRAWING TITLE:  
**AS2890.1:2004 B99  
Swept Paths**

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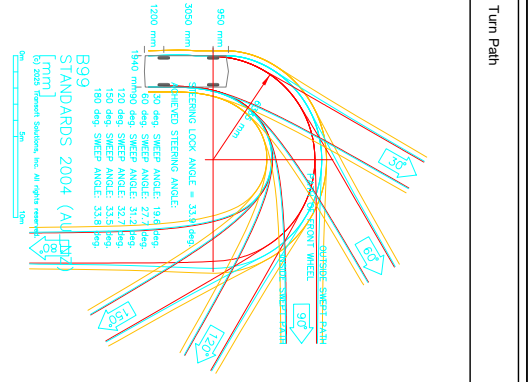
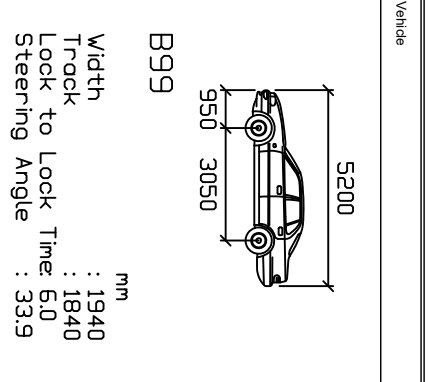
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2025/10/16	01



EXISTING NEIGHBOURING BASEMENT EXTENTS APPROXIMATE TO BE CONFIRMED ON SITE

NEIGHBOURING BUILDING

PRECAST WALL W/ SUSPENDED PLUMBING BEHIND



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PROJECT:  
**3-9 Byron Street**

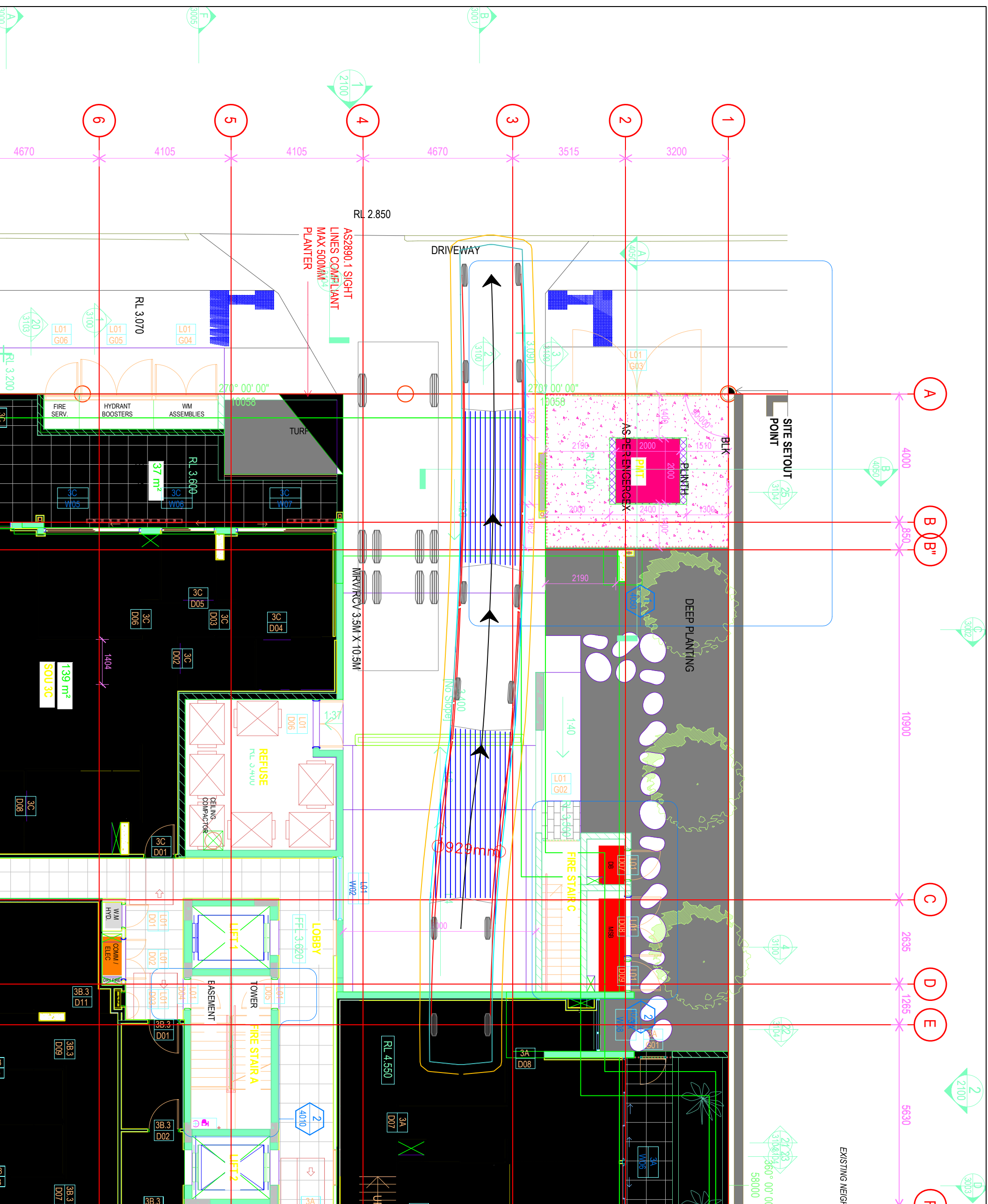
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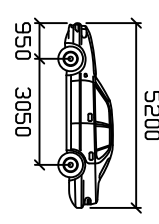
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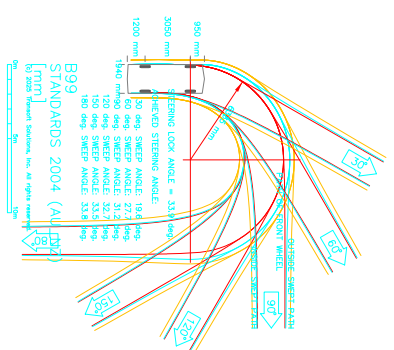
Vehicle



**B99**

Width : 1940 mm  
 Track : 1840 mm  
 Lock to Lock Time : 5.0  
 Steering Angle : 33.9

Turn Path



34 Buronga Crescent  
 Thornlands  
 Queensland  
 4164

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NAME	REVISION	DATE
DESIGNED	-	-
DRAWN	Herman Joubert	2025/10/16
CHECKED	Herman Joubert	2025/10/16

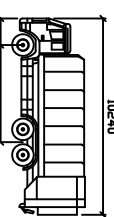
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PROJECT:  
**3-9 Byron Street**

DRAWING TITLE:  
**AS2890.1:2004 B99  
 Swept Paths**

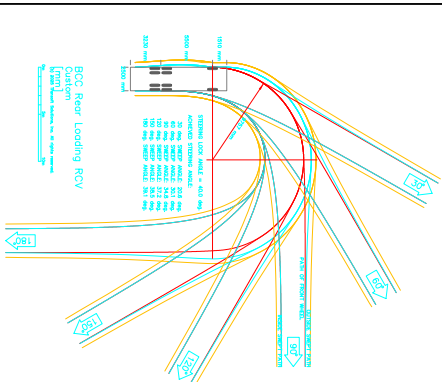
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DATE:	
2025/10/16	
DRAWING NUMBER:	
05	

Vehicle



BCC Rear Loading RCV  
Width : 2500 mm  
Track : 2500 mm  
Look to Lock Time : 6.50  
Steering Angle : 6.00

Turn Path



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NAME	PROJECT	DATE
DESIGNED		
DRAWN	Herman Joubert	2025/10/16
CHECKED	Herman Joubert	2025/10/16

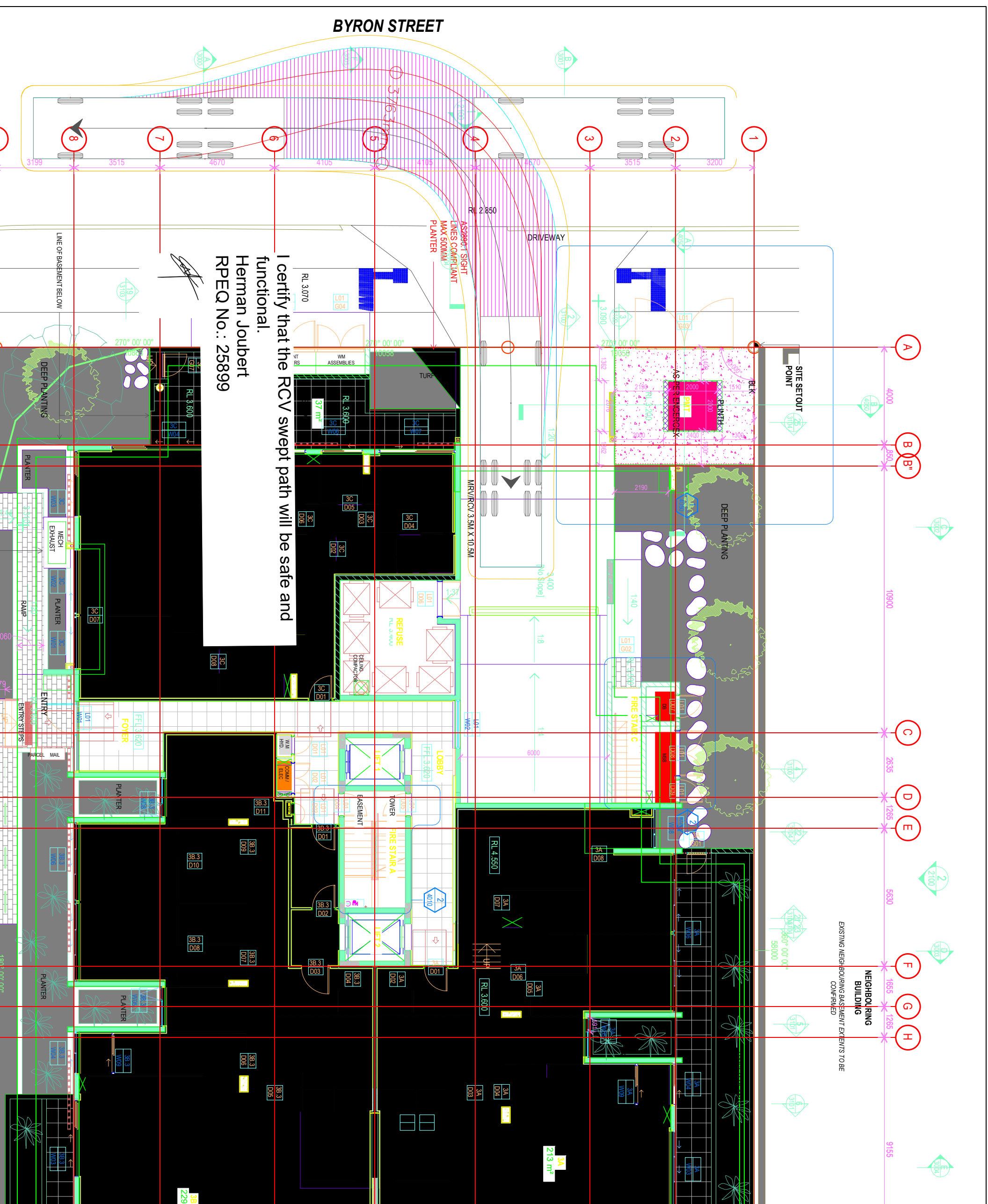
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**3-9 Byron Street**

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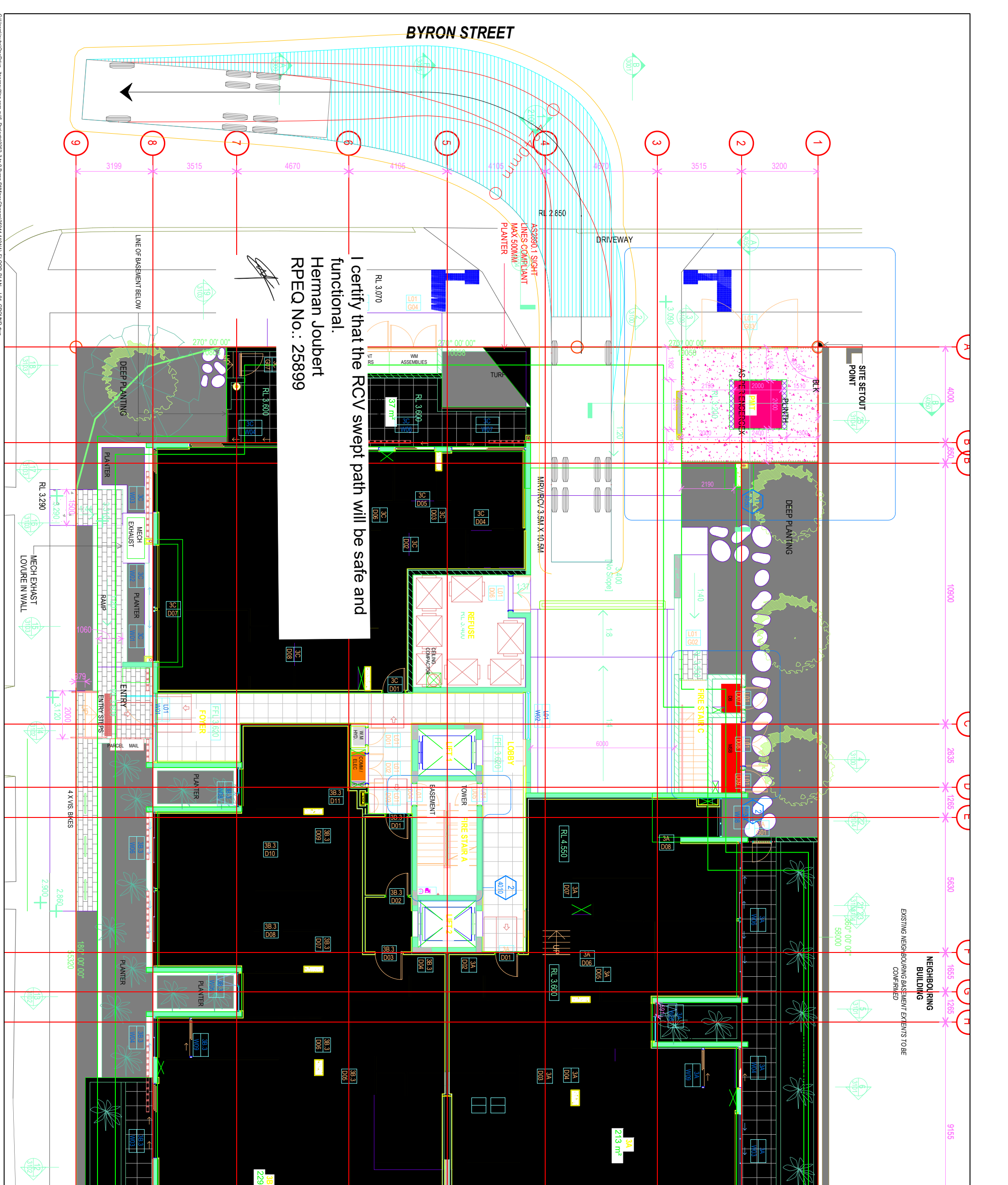
**RCV Swept Paths**

SCALE: 1:144  
REV: -  
DATE: 2025/10/16  
DRAWING NUMBER: 06

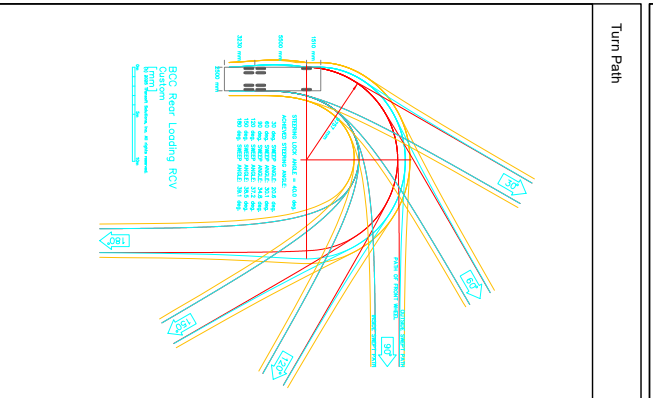
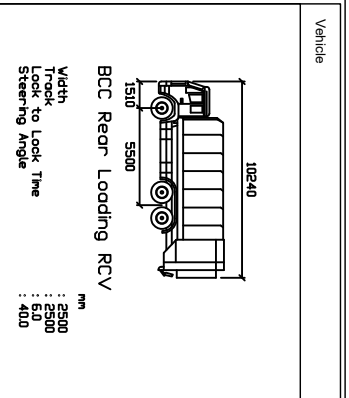


I certify that the RCV swept path will be safe and functional.  
Herman Joubert  
RPEQ No.: 25899

*[Signature]*



I certify that the RCV swept path will be safe and functional.  
 Herman Joubert  
 RPEQ No.: 25899



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PROJECT:  
**3-9 Byron Street**

DRAWING TITLE:  
**RCV Swept Paths**

SCALE: 1:144

DRAWING NUMBER: 07

NAME	REFD	DATE
DESIGNED	-	-
DRAWN	Herman Joubert	2025/10/16
CHECKED	Herman Joubert	2025/10/16

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