

21 August 2026
BMC26068: 47 Primrose Street, Sherwood

CSDG Nominees Pty Ltd
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

Attn: Mark Clayton

RE: 47 Primrose Street, Sherwood
Traffic Engineering Response to Information Request
Brisbane City Council Application Reference: A007059364

Dear Mark,

I refer to the Planning Application lodged over land located at 47 Primrose Street, Sherwood and Brisbane City Council's (BCC's) Information Request, dated 4 August 2026. The following has been prepared to address Items 1 – 4 of the Information Request, which are reproduced and responded to below.

The updated Ground Floor drawing reviewed in the preparation of this advice is provided at Attachment A.

Item 1: Refuse Collection and Traffic

A review of the 'Ground Floor' plan has identified that the proposal includes a 6.3m wide Type B1 driveway crossover, rather than the minimum 6.5m wide driveway crossover with Type B2 wing tapers required for the Refuse Collection Vehicle (RCV). Furthermore, the entire two way aisle/carriageway trafficked by the RCV is less than 6.5m wide. It is noted that bin manoeuvring and loading of bulk bins has the potential to roll down the 1:8 driveway ramp at the rear of the RCV loading area.

- a. *To satisfactorily address PO19/AO19.2 and AO19.3 of the Transport, access, parking and servicing (TAPS) code and PO8/AO8.1 and AO8.2 of the Infrastructure design code:*
- i. *Provide amended architectural and Engineering plans demonstrating the development has a minimum 6.5m wide driveway crossover with Type B2 wing tapers and two-way aisle/carriageway which is a minimum of 6.5m wide between the southern wall and northern structural column.*

The plans have been amended and a 6.5m wide aisle is now included in the plans between the southern wall and the northern structural column in the loading area.

- ii. *Provide an amended 'Ground Floor' plan demonstrating that a speed hump has been installed between the 1:8 and 1:33 driveway grade transitions to prevent bulk bins from rolling down the car park ramp during servicing.*

The plans have been amended and a speed hump is annotated to prevent bulk bins from rolling away.

Item 2: Refuse Collection and Traffic

It is noted that the 'Ground Floor' plan demonstrates that a separate bulk bin has been provided on the outside of the locked 'Bin Room' to enable residents to dispose of glass and bulky recycling items which are not suitable for the chute system. However, the service provider is required to enter the 'Bin Room' and as-such the chute and bins under are required to be segregated and screened from the remainder of the 'Bin Room'.

- a. *To satisfactorily address PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide amended architectural plans which:*

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- i Clearly demonstrate that the 'Bin Room' has been provided with a rectangular shape which has an area of 31.9m² (internal dimensions of 5.8m x 5.5m).*

The plans have been updated and the following bin room dimensions have now been added:

- Total area: 32.6m.
- 5.80m length x 5.63m width, internal clear dimensions.

- ii. Demonstrate the chute and bins under have been segregated and screened from the remainder of the 'Bin Room'.*

The area under the bin chute has now been segregated and screened from the remainder of the Bin Room.

- iii. Remove the indicative bulk bin on the outside of the 'Bin Room'.*

This has now been removed.

Item 3: Refuse Collection and Traffic

The submitted BMC Traffic – 10.235m Rear-Load Refuse Vehicle: Entry & Exit manoeuvres do not demonstrate that safe and efficient servicing can be undertaken while a lawfully parked vehicle is parked within the delineated on-street parking space north of the driveway wing taper.

To satisfactorily address PO1/AO1, PO19/AO19.2 and AO19.3 of the Transport, access, parking and servicing code and PO8/AO8.1 and AO8.2 of the Infrastructure Design Code, demonstrate the following:

- a. Utilising amended architectural plans, submit revised RPEQ-certified swept path analysis for a 10.24m Rear Loading RCV (As per BSD-3008-2) as specified within Table 3 of the Refuse planning scheme policy (RPSP) which demonstrates safe and efficient entry and exit manoeuvres can be undertaken whilst utilising a lock to- lock time of 6.00s, curb-to-curb-turning radius of 9.757m and whilst a lawfully parked vehicle is parked within the delineated on-street parking space to the north of the proposes driveway crossover wing taper.*

Updated swept path assessments are provided at Attachment B to this advice. These assessments include the following, demonstrated with a 6.8m wide Type B1 crossover:

- A 10.235m long rear loading RCV (which is the length as per BSD-3008-2) accessing the site, with the associated requirements for turning radius and lock-to-lock time, as shown in the drawings.
- A 12.5m Heavy Rigid Vehicle, as per the Australian Standard AS/NZS2890.2:2002 accessing the site.
- A B99 passenger car passing the 10.235m RCV and 12.5m HRV whilst loading.

It is recommended to install yellow line marking, as shown, for a length of 6.5m to the north of the driveway.

- b. Ensure the swept path for all vehicles demonstrates a 6.5m wide driveway crossover with Type B2 wing tapers and delineated on-street parking spaces as denoted on the submitted Site Plan.*

Please see the above. The swept paths have been undertaken on the basis of a 6.8m wide crossover with a Type B1 crossover flare. The swept paths indicate that a Type B2 crossover flare is not required to achieve accessibility. A Type B2 splay is not proposed, to enable the crossover flare to remain in front of the projection of the property boundary.

A recommended 6.5m length of *No Stopping* restriction is recommended adjacent to the driveway.

21 August 2026

BMC26068: 47 Primrose Street, Sherwood

Item 4: Refuse Collection and Traffic

Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage. Refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/aboutcouncil/documents/waste-management-technical-notes.pdf.coredownload.pdf>

The majority of gardening for this site will be undertaken by a private contractor, under the direction of the Body Corporate. This contractor can be required, as part of their agreement, to dispose of the green waste appropriately at Council depots.

Notwithstanding, the bin room shows ample additional space should a 240L bin be required for green waste at some stage in the future, perhaps if FOGO is to be included in the green waste scheme.

I trust that the above and attached are clear and assist Council with their review. Should you have any questions, please feel free to call to discuss.

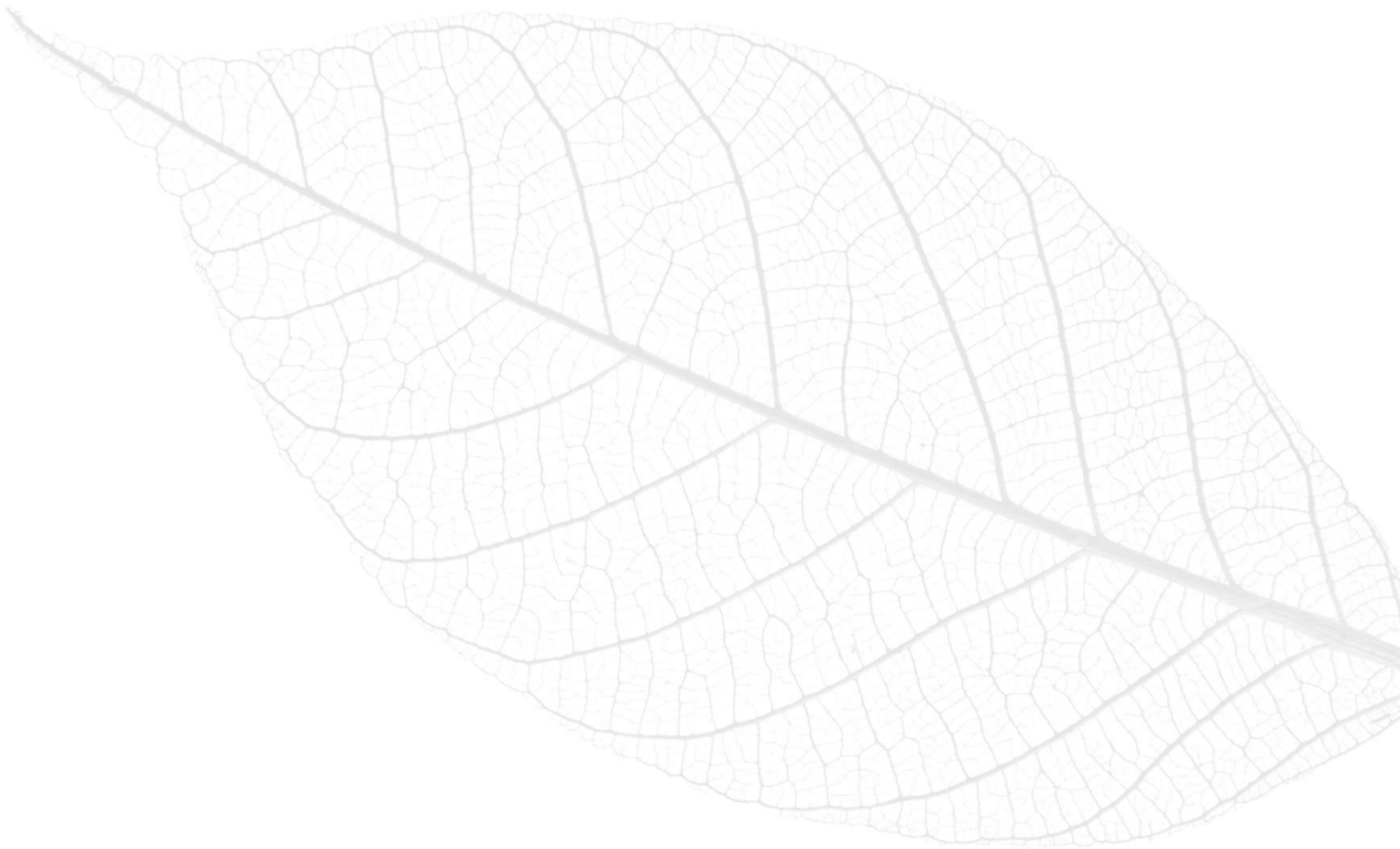
Yours sincerely,

A handwritten signature in blue ink that reads 'Beth Meehan'.

Beth Meehan
Traffic Engineer
BE(Civil)(Hons), RPEQ # 8373, FTPA

Attachment A

Reviewed, Updated, Development Plan

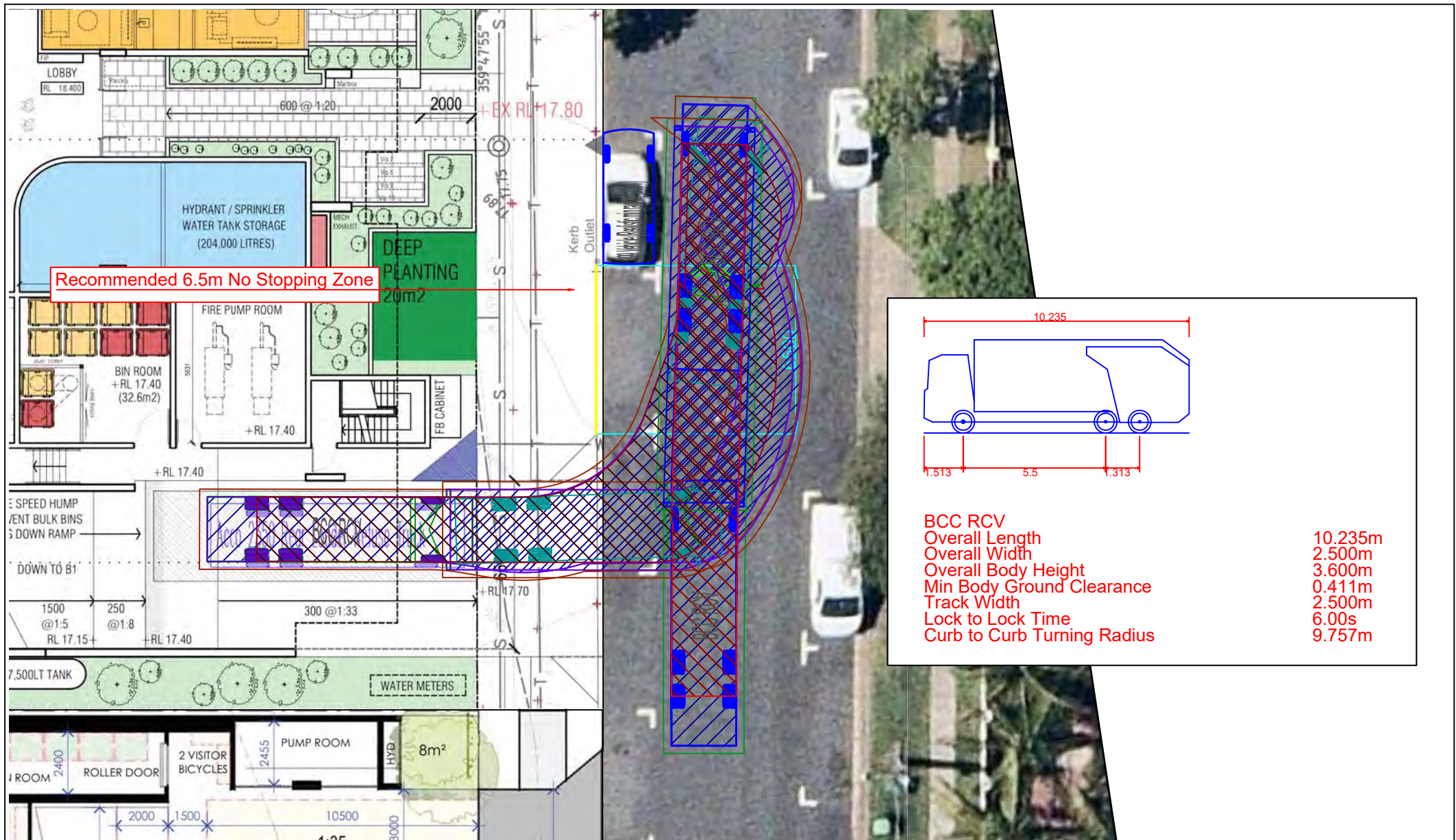




Attachment B

Swept Path Assessments





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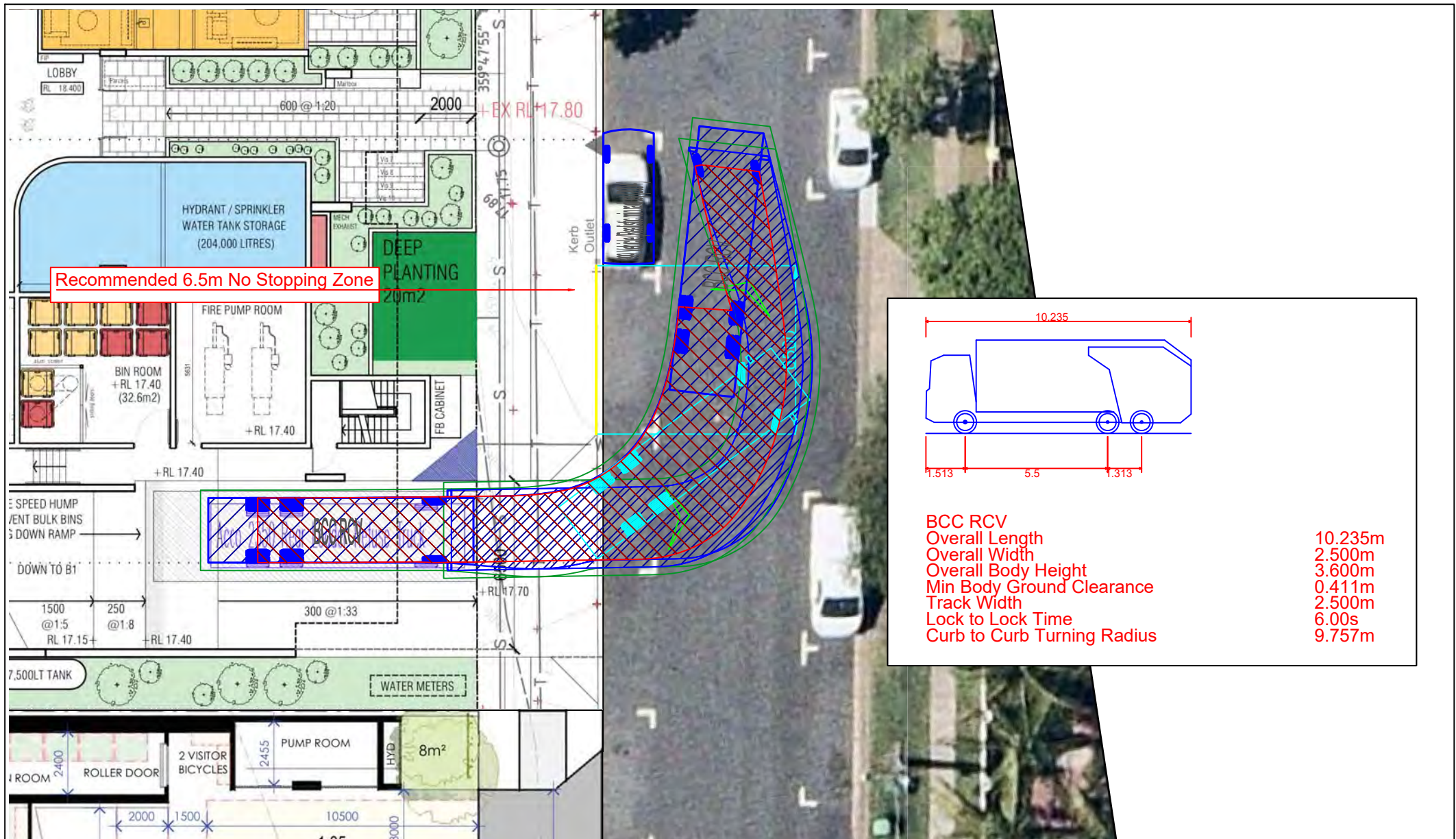
10.235m Rear-Load Refuse Vehicle: Entry
BCC Std Dwg BSD-3008

Scale 1:200 at A4

43-49 Primrose St, Sherwood

Drawing No: BMC26068-ATR04 Version: 2

Prepared By: Beth Meehan RPEQ #8373 Date: 21/08/2026



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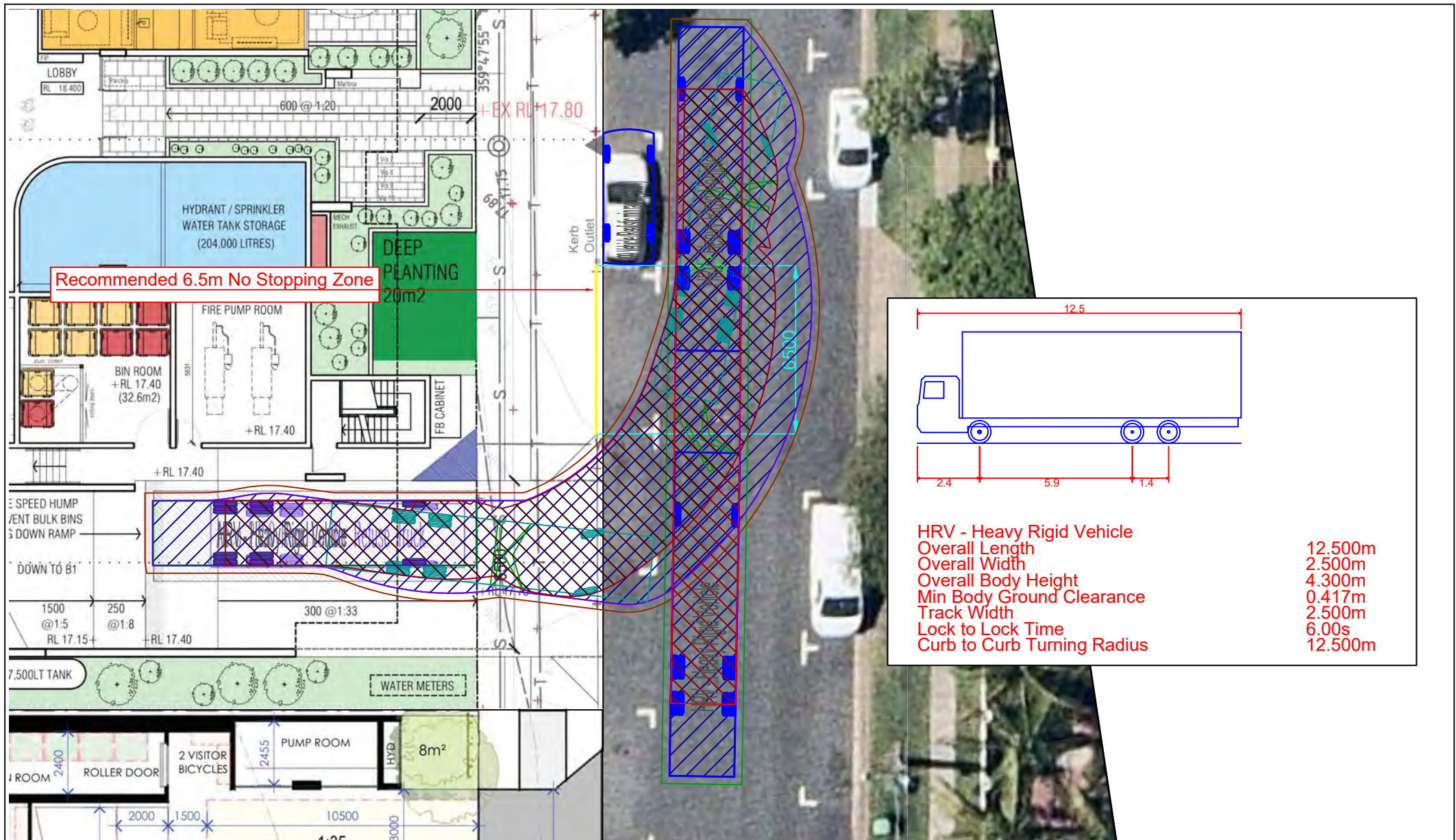
10.235m Rear-Load Refuse Vehicle: Exit
 BCC Std Dwg BSD-3008

Scale 1:200 at A4

43-49 Primrose St, Sherwood

Drawing No: BMC26068-ATR05 Version: 2

Prepared By: Beth Meehan RPEQ #8373 Date: 21/08/2026



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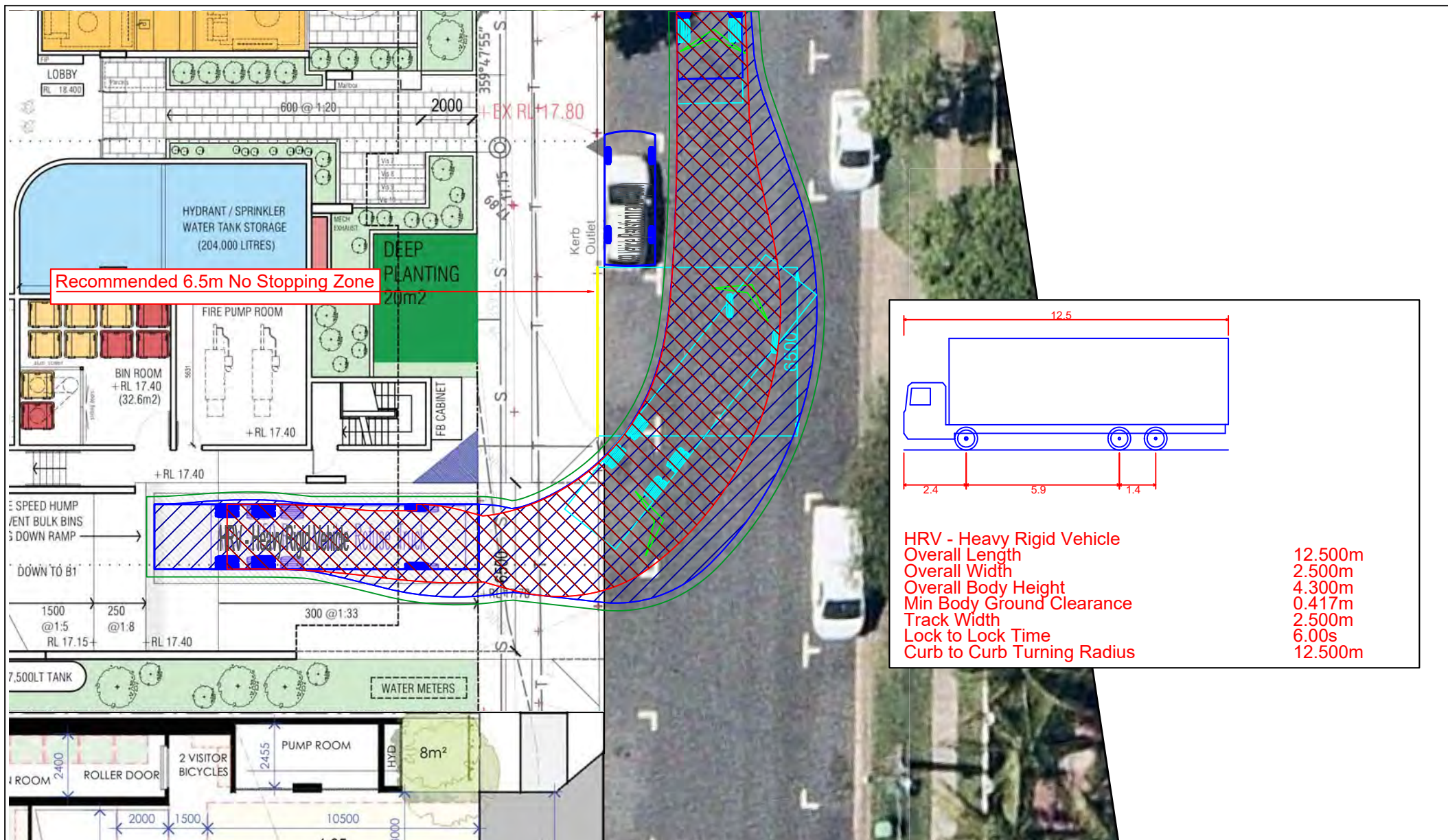
12.5m Heavy Rigid Vehicle: Entry
Australian Standard AS/NZS2890.2:2002

Scale 1:200 at A4

43-49 Primrose St, Sherwood

Drawing No: BMC26068-ATR06 Version: 2

Prepared By: Beth Meehan RPEQ #8373 Date: 21/08/2026



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12.5m Heavy Rigid Vehicle: Exit
Australian Standard AS/NZS2890.2:2002

Scale 1:200 at A4

43-49 Primrose St, Sherwood

Drawing No: BMC26068-ATR09 Version: 1

Prepared By: Beth Meehan RPEQ #8373 Date: 21/08/2026

