

27 May 2025

Kenny Jap  
c/- DTS  
PO Box 3128  
West End Qld 4101

Dear Kenny,

**Re: 288 ALBANY CREEK ROAD**  
**TRAFFIC ENGINEERING ADVICE**

According to SARA's Information Request dated 13 November 2024, DTMR is unlikely to support accessing the subject site (Lot 2 on RP138914) via the existing driveway serving the adjacent lot to the west (Lot 1 on RP230211).

SARA has advised that we need to provide an access strategy that:

- (a) does not rely on third party land;
- (b) demonstrates that the safety and efficiency of Albany Creek Road will not be adversely impacted as required by Performance Outcomes (PO)25–PO27 of State Code 1: Development in a state-controlled road environment (State Code 1) and DTMR's Limited Access Road Policy principles included in the Vehicular Access to State-Controlled Road Policy; and
- (c) demonstrates compliance with the Limited Access Road Policy for Albany Creek Road as required by PO18 of State Code 1.

The SARA Information Request goes on to state that DTMR supports the existing 6.5m wide driveway serving Lot 1 on RP230211, even though it is located in a slip lane, because this is driveway and not a public road. DTMR also claim that this existing access to Lot 1 on RP230211 would not have sufficient capacity to cater for traffic generated by the subject site (Lot 2 on RP138914).

Furthermore, DTMR state they are unlikely to allow the existing driveway to Lot 1 on RP230211 to be upgraded to a public road, nor are they likely to approve a separate driveway to the subject site (Lot 2 on RP138914) because of the number of driveways already on this section of Albany Creek Road, which is a limited access road.

## ALTERNATIVE ACCESS STRATEGIES

DTMR's advice only leaves open two strategies for accessing the subject site (Lot 2 on RP138914), namely:

- (A) Via a new public road connection to the adjacent local street network. For example, to Kansas Street through the adjacent residential development to the west, or to Beckett Road through the adjacent residential development to the south-west. These options are shown in Figures 1 and 2.

**Figure 1: OPTION 1: KANSAS STREET**



**Figure 2: OPTION 2: BECKETT ROAD**



- (B) Via a new public road connection to Albany Creek Road. For example, via a new left-in/left-out public road intersecting Albany Creek Road about 90m west of the Albany Creek Road / Rand Place intersection, or via a fourth (southern) approach to the Albany Creek Road / Rand Place intersection. These options are shown in Figures 3 and 4 below.

**Figure 3: OPTION 3: NEW LEFT-IN/LEFT-OUT ROAD TO ALBANY CREEK ROAD**



**Figure 4: OPTION 4: NEW LEG TO ALBANY CREEK ROAD / RAND PLACE INTERSECTION**



## OPTION ASSESSMENT

We have assessed the above four options against the DTMR criteria detailed in the SARA Information Request (ie (a), (b) and (c) above) and conclude that:

- Options 1 and 2 rely on access through third party land and thus do not satisfy DTMR's criteria (a).
- Options 3 and 4 can be designed to comply with the relevant Austroads and DTMR road design guidelines and thus could be designed to provide adequate levels of safety on Albany Creek Road and thus satisfy the safety related aspect of DTMR's criteria (b) above.
- Option 4 involves the provision of another signalised intersection on Albany Creek Road, which would increase the delay to through traffic and thus does not satisfy the efficiency related aspect of DTMR's criteria (b) above.
- All four options comply with DTMR's limited access policy for Albany Creek Road because none of the options involve a new or changed access to this road. The road shown in Option 3 would be designed and dedicated as a public road and therefore could not reasonably be classified as an "access", as defined by DTMR's limited access policy. Thus, all four options satisfy DTMR's criteria (c) above.
- Only Option 3 satisfies all three of the DTMR criteria detailed in the SARA Information Request (ie (a), (b) and (c) above).

## PROPOSED STRUCTURE PLAN

The proposed structure plan for the subject site (Lot 2 on RP138914) is shown in DTS Drawing No A2 1216 Rev G (attached). It includes:

- a new 16m wide public road, intersecting Albany Creek Road about 90m west of Rand Place, limited to left-in/left-out movements and supported by a full length AUL treatment on Albany Creek Road;
- the option to provide a new public road connection to the adjoining lot to the west (Lot 1 on RP230211), thereby giving DTMR the opportunity to close the existing driveway access in the adjacent left-turn slip lane, reducing the number of accesses on Albany Creek Road and improving the safety and efficiency of Albany Creek Road; and
- the option to provide a new public road connection to the adjoining lot to the south-west (Lot 3 on RP230211), which is currently accessed via a long narrow driveway that connects into the heart of the Albany Creek Road / Kansas Street intersection, further improving the safety and efficiency of Albany Creek Road.

A functional layout plan for the Albany Creek Road / New Road intersection is shown in PTT Drawing No 24-382-001 (attached). It includes:

- a 45m long x 3.5 wide AUL(S) treatment on Albany Creek Road;
- a 2.0m wide cycle lane on Albany Creek Road; and
- appropriate channelisation to enforce left-in/left-out only operations.

All of the above dimension comply with Austroads Guide to Road design.

## STATE CODE 1 ASSESSMENT

As requested, we have assessed Option 3 against PO18, PO25, PO26 and PO27 of State Code 1 and this assessment is summarised in Table 1.

**Table 1: STATE CODE 1 ASSESSMENT**

Performance Outcome	Comment
<p><b>PO18</b> New or changed access is consistent with the access for the relevant limited access road policy:</p> <ol style="list-style-type: none"> <li>1. LAR 1 where direct access is prohibited; or</li> <li>2. LAR 2 where access may be permitted, subject to assessment.</li> </ol>	<p>Complies</p> <p>The code defines an access as being between a premises and a road corridor. The new road shown in Option 3 would form part of a new (dedicated) road corridor and hence could not reasonably be defined as an "access". Accordingly, Option 3 does not involve a new or changed access to a limited access road.</p>
<p><b>PO25</b> Development does not compromise the safety of users of the state-controlled road network.</p>	<p>Complies</p> <p>The proposed new intersection on Albany Creek Road can be designed in accordance with the relevant Austroads and DTMR road design guides, thus ensuring an adequate level of safety on Albany Creek Road.</p> <p>Furthermore, the proposed structure plan provides DTMR with the opportunity to close two existing accesses on Albany Creek Road, further enhancing traffic safety on the state-controlled road network.</p>
<p><b>PO26</b> Development ensures no net worsening of the operating performance of the state-controlled road network.</p>	<p>Complies</p> <p>The proposed development comprises 26 detached dwellings, which are expected to generate about 22vph or 220vpd. Daily traffic volumes on the adjacent section of Albany Creek Road are about 10,200vpd in each direction. The subject proposal will increase traffic volumes on Albany Creek Road by less than 2% and on this basis will have a negligible impact on the performance of the state-controlled road network.</p>
<p><b>PO27</b> Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.</p>	<p>Complies</p> <p>The site does not front the local road network and DTMR has directed that the site not to be accessed through third party land. The only option is to construct a new road from Albany Creek Road to serve the proposed development. The individual lots within the development will then be accessed off this new local road, in accordance with PO27.</p>

## CONCLUSION

The proposed access strategy for the subject site (Lot 2 on RP138914) satisfies DTMR's criteria detailed in the SARA Information Request dated 13 November 2024, namely it:

- (a) does not rely on third party land;
- (b) will not adversely impact the safety and efficiency of Albany Creek Road; and
- (c) complies with the Limited Access Road Policy for Albany Creek Road.

If you have any questions regarding this matter, then please do not hesitate to contact the undersigned.

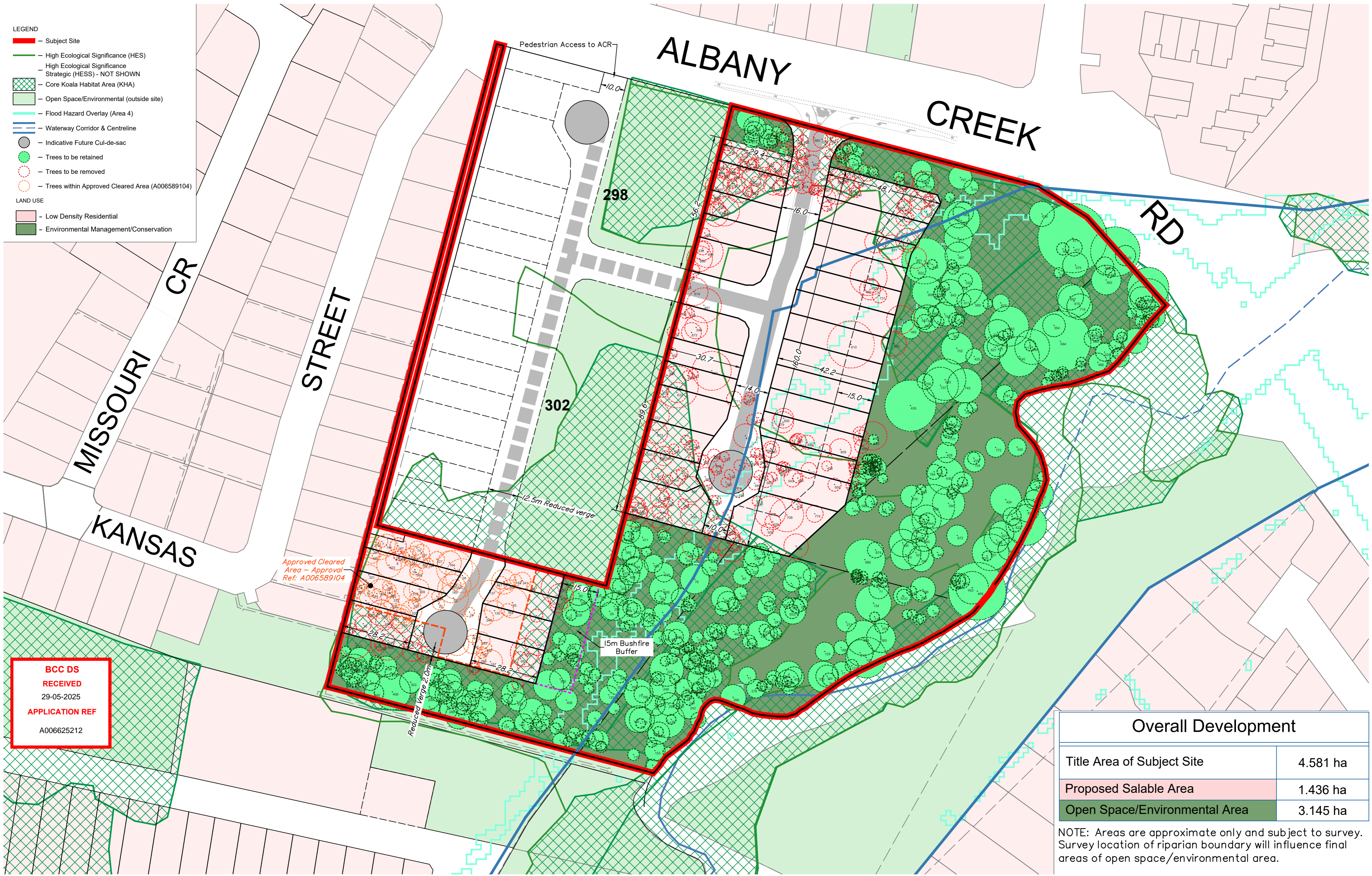
Yours sincerely,



Adam Pekol

Managing Director (RPEQ 5286)

- LEGEND**
- Subject Site
  - High Ecological Significance (HES)
  - High Ecological Significance Strategic (HES) - NOT SHOWN
  - Core Koala Habitat Area (KHA)
  - Open Space/Environmental (outside site)
  - Flood Hazard Overlay (Area 4)
  - Waterway Corridor & Centreline
  - Indicative Future Cul-de-sac
  - Trees to be retained
  - Trees to be removed
  - Trees within Approved Cleared Area (A006589104)
- LAND USE**
- Low Density Residential
  - Environmental Management/Conservation



Approved Cleared Area - Approval Ref: A006589104

**BCC DS RECEIVED**  
29-05-2025  
**APPLICATION REF**  
A006625212

Overall Development	
Title Area of Subject Site	4.581 ha
Proposed Salable Area	1.436 ha
Open Space/Environmental Area	3.145 ha

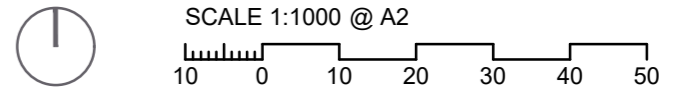
NOTE: Areas are approximate only and subject to survey. Survey location of riparian boundary will influence final areas of open space/environmental area.

Issue	Revision	Int	Date
B	Amended layout	NQ	3/02/25
C	Amended layout & subject site	AV	24/03/25
D	Amended lot mix	AV	28/03/25
E	Amended layout	AV	9/04/25
F	Amended tree plot	NQ	1/05/25
G	Amended layout	NQ	20/05/25

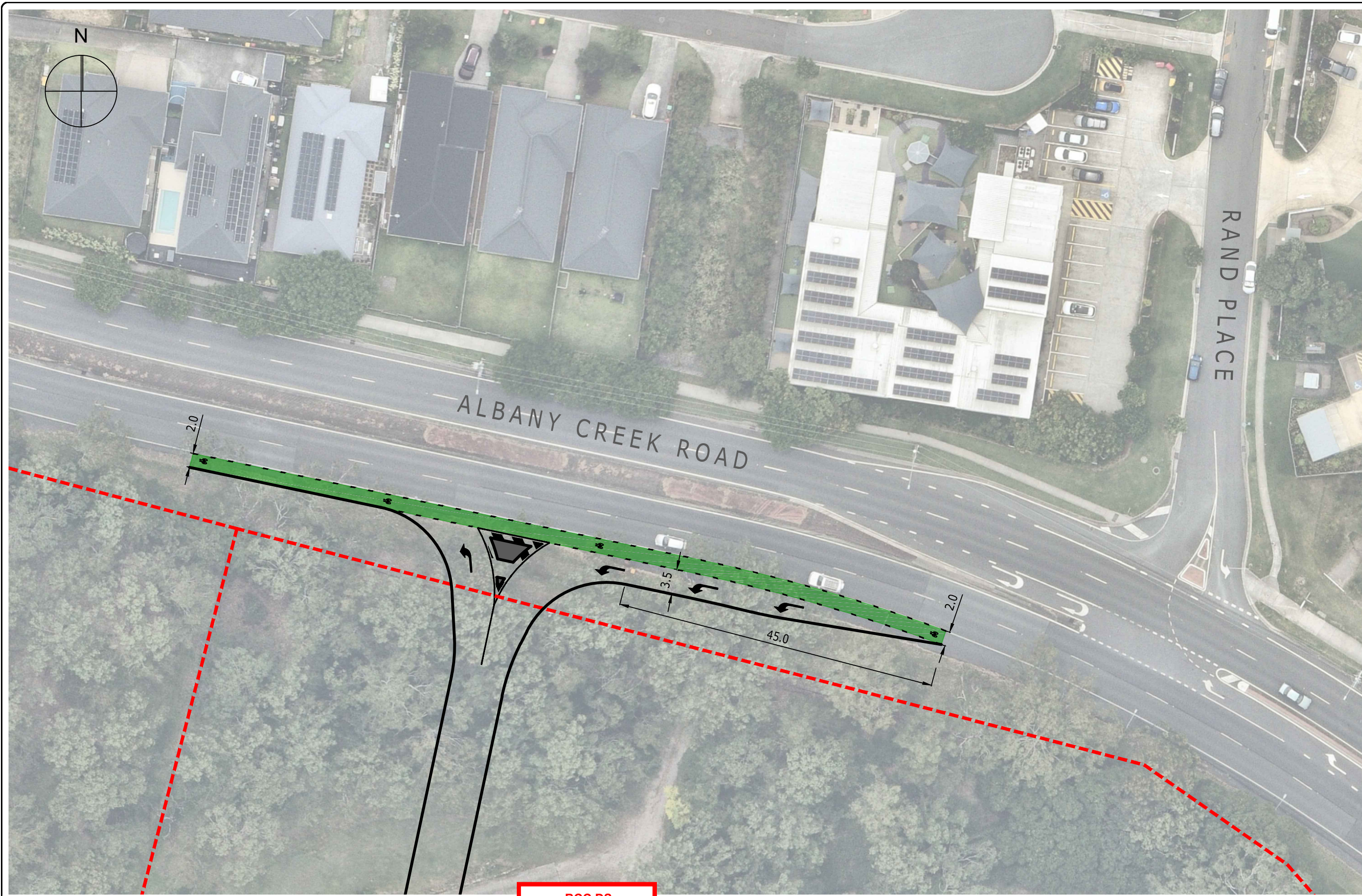
Property Description  
Lot 2 on RP138914  
Lot 3 on RP230211

**STRUCTURE PLAN**  
288 and 308 Albany Creek Road, Bridgeman Downs

Local Authority: Brisbane City Council  
Client:



This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS.



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REV.	AMENDMENTS	DRN	DATE

**BCC DS  
 RECEIVED  
 29-05-2025  
 APPLICATION REF  
 A006625212**

PROJECT TITLE:  
 288 ALBANY CREEK ROAD, ALBANY CREEK

DRAWING TITLE:  
 PROPOSED LEFT-IN/LEFT-OUT INTERSECTION

CLIENT:  
 KENNY YAP

DATE: 28/05/2025	SCALE: 1:500@A3	DRAWN: CB	APPROVED: AP
DRAWING NO. 24-382-001	REV	JOB NO. 24-382	