

2 April 2026
BMC26020: 11 Picot Street, Kelvin Grove

Havig & Jackson
C/- Bennett & Bennett Group
2/19 Finchley Street
MILTON QLD 4064

Attn: Fergus De Guzman

RE: 11 Picot Street, Kelvin Grove
Traffic Engineering Response to Further Advice Letter
Brisbane City Council Reference A006871612

Dear Fergus,

As requested, this advice has been prepared to provide a traffic engineering response to Brisbane City Council's Further Advice letter, dated 4 December 2025, in relation to 11 Picot Street, Kelvin Grove. Specifically this advice addresses Item 5 of the Further Advice letter, which is reproduced and responded to below.

Item 5: Amended Traffic Report

The internal carparking aisle has been further reduced to 3.791m and introduced even narrower bends near the queuing area. The current proposal appears to include additional rooms comparing with the previous approval. A Registered Professional Engineer of Queensland (RPEQ) certified Traffic Report was submitted to demonstrate compliance with the performance outcomes of Transport, access, parking and servicing (TAPS) code at the time of original approval. However, the original traffic report no longer reflects the current design.

- a. Provide an amended traffic report endorsed by a RPEQ to represent the amendments that seek performance outcomes under the TAPS Planning Scheme Policy.*

The primary focus and change for the proposed development for which advice has been requested relates to the design of the car parking area. Specifically advice has been provided regarding accessibility of car parking bays in recognition of the reduced aisle width. In response to the reduced aisle width, further changes to the crossover design (to improve its alignment with the aisle), car parking line marking and column placement has been undertaken. These changes are reflected in the plan provided at Attachment A.

The specific car park line marking is reflective of the restricted width and need for particular parking locations for cars to maintain optimum accessibility. The proposed line marking denotes the zone where the vehicle is to be positioned, with hatching to identify clearance areas.

Further to the above, to reduce the need for bends within the aisle, a modified crossover is proposed. This includes a standard residential driveway splay on the northern boundary, with a B1 driveway splay on the southern side of a single width driveway.

Swept path assessments demonstrating accessibility of each of the parking bays by the B85 passenger vehicle, defined by the Australian Standard (AS/NZS2890.1:2004), with 0.3m clearance lines and minimum manoeuvres, are shown at Attachment B to this advice. These swept path assessments demonstrate appropriate accessibility of the car parking bays and proposed crossover design, with generally rear-in parking.

It is understood that Bennett & Bennett Group will address the car parking quantum.

Beth Meehan Consulting Pty Ltd

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ABN 92 154 627 175

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Other elements of the design include:

- Bicycle parking (12 bicycles proposed), with a minimum 1.5m aisle.
- A sight line triangle on the exiting side of the driveway, where only low height landscaping is to be included.
- Changes to the bin store to achieve 10 x 240L bins.

b. The amended "Letter box – Parcel & Food Deliveries" protrusion creates a kink in the aisle which reduces manoeuvrability and introduces conflict points. It is advised to amend the design to eliminate the conflict point and provide a smoother curve. Nevertheless, this needs to be addressed in the amended traffic report.

As discussed above, and noting the previous driveway design was such that only single lane traffic flow was possible at the crossover irrespective of the width, a single lane driveway width has been adopted. This reduces the kink in the driveway.

As Picot Street is a Neighbourhood Road (Minor Road), should there be a need for a vehicle to wait in Picot Street whilst a vehicle exits the site, this is acceptable noting its Access function. Moreover, it is reiterated that this would have also been necessary for the previous design.

I trust that the above and attached are clear. Naturally, should you have any questions, please reach out.

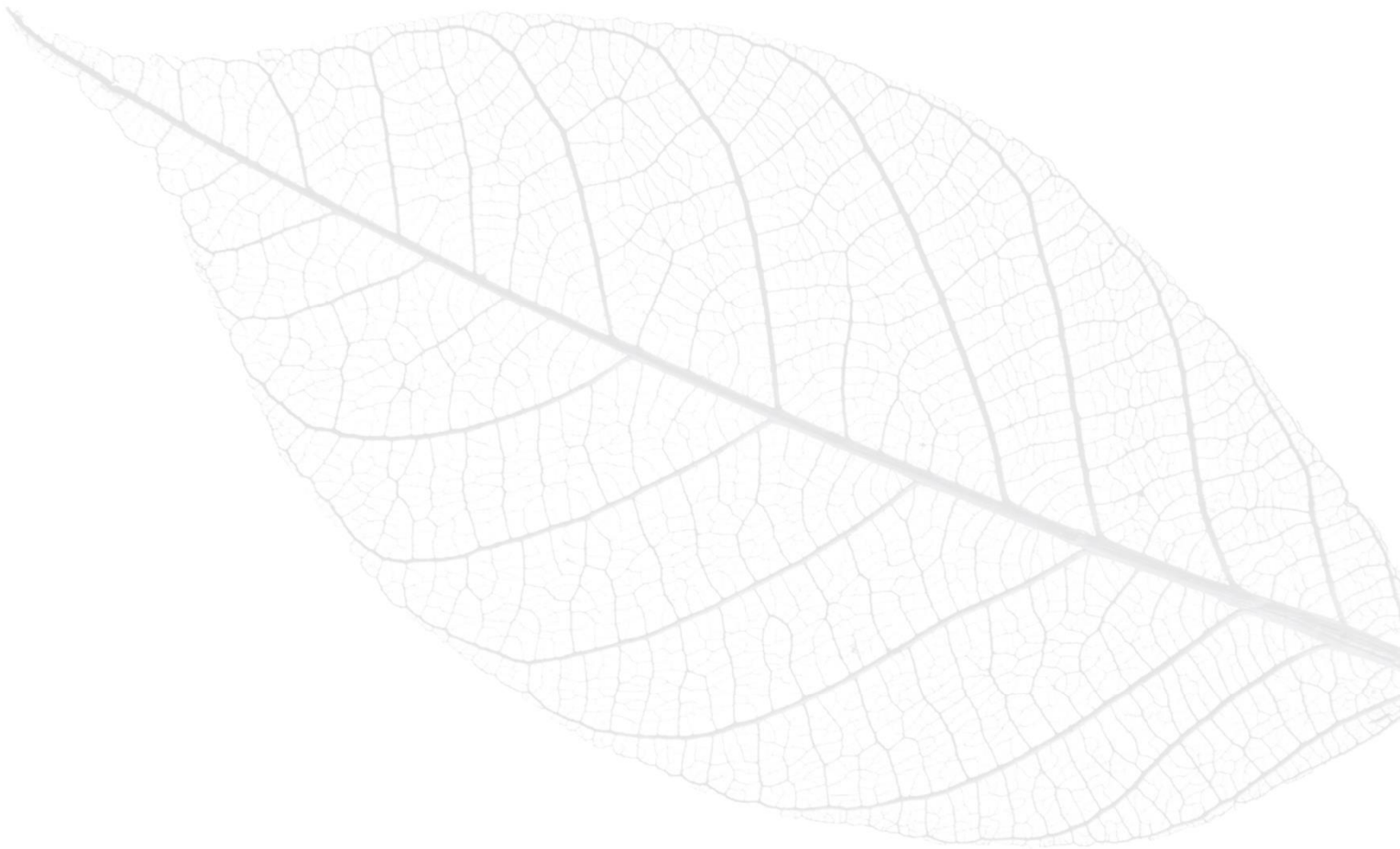
Yours sincerely,

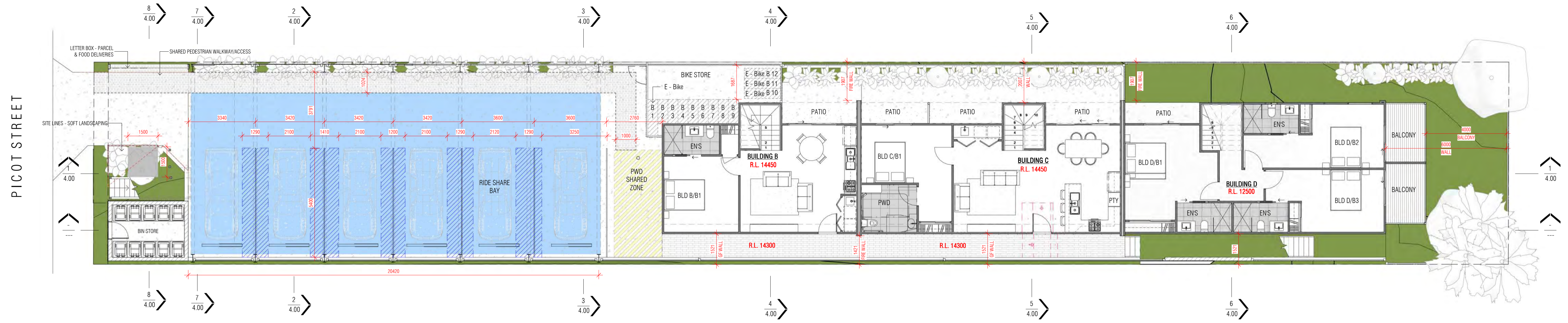
A handwritten signature in blue ink that reads 'Beth Meehan'.

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

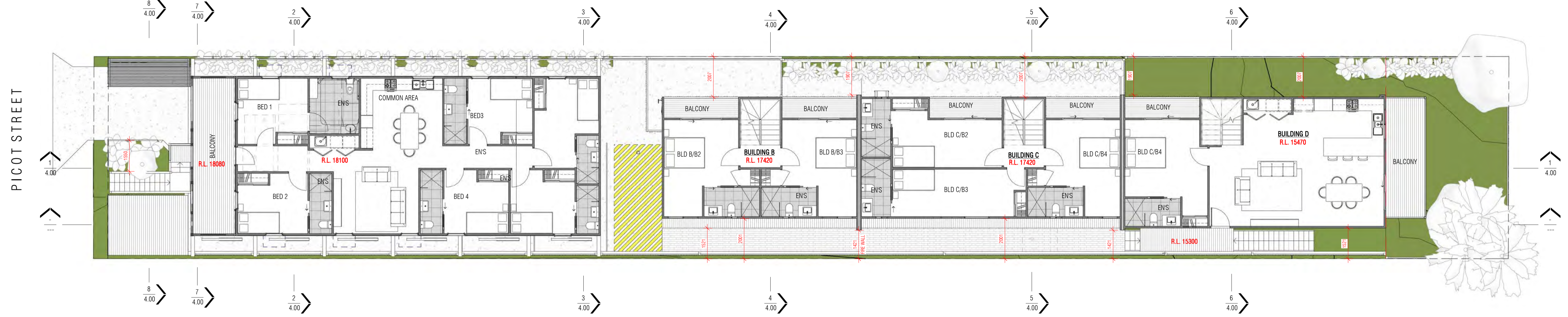
Attachment A

Reviewed Development Plan

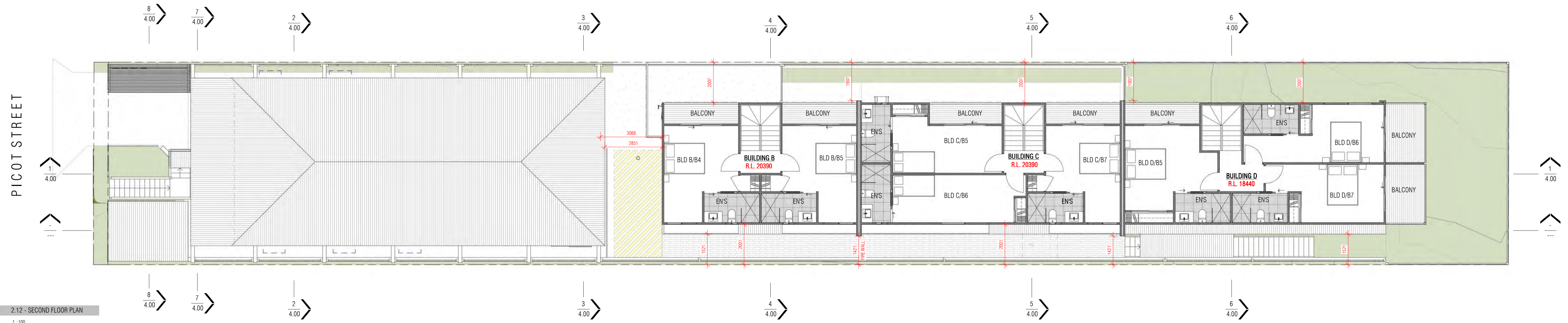




2 2.11 - FIRST FLOOR PLAN
1:100



1 2.10 - GROUND FLOOR PLAN
1:100



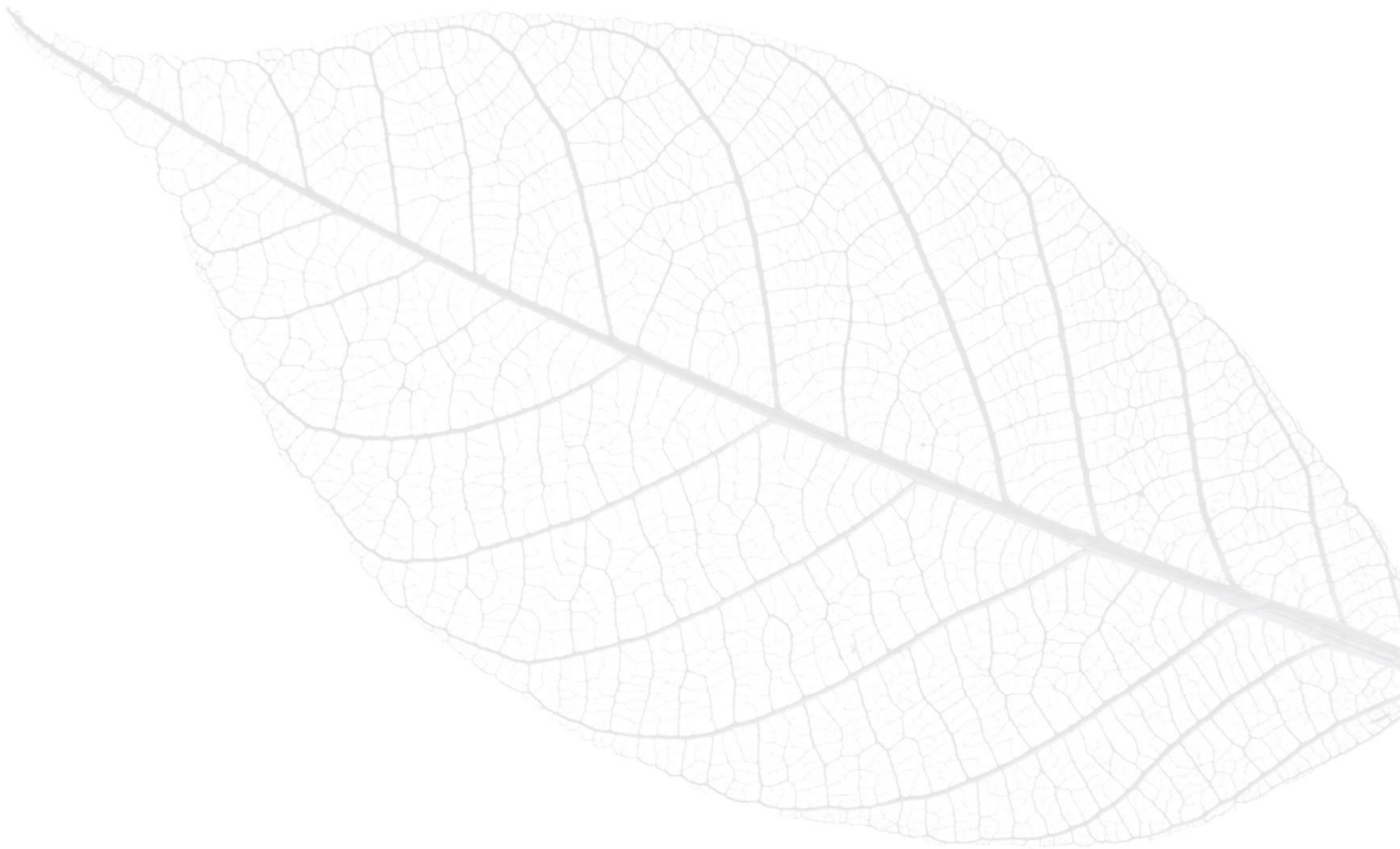
3 2.12 - SECOND FLOOR PLAN
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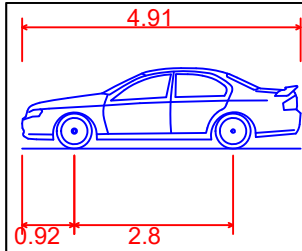
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4	31.03.26	REVISION	GO	GOBD
5	31.03.26	REVISION	GO	GOBD
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JOB NO: 25 006
SCALE: 1:100
ISSUE: J
DWG NO: 2.10

Attachment B

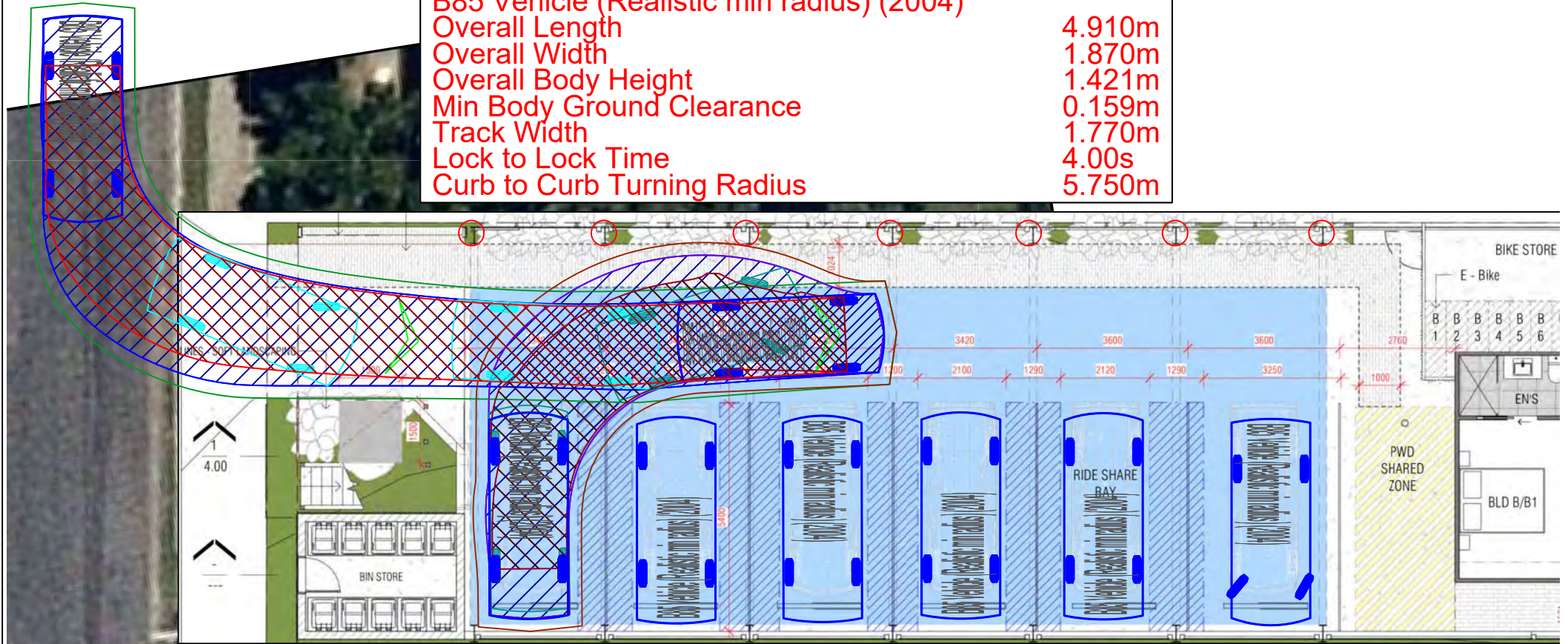
Swept Path Assessments





B85 Vehicle (Realistic min radius) (2004)
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock to Lock Time
 Curb to Curb Turning Radius

4.910m
 1.870m
 1.421m
 0.159m
 1.770m
 4.00s
 5.750m



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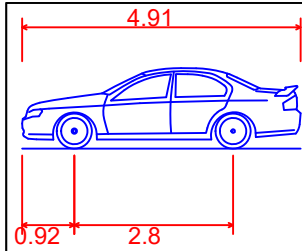
B85 Passenger Vehicle Access
 Australian Standard AS/NZS2890.1:2004

11 Picot St, Kelvin Grove

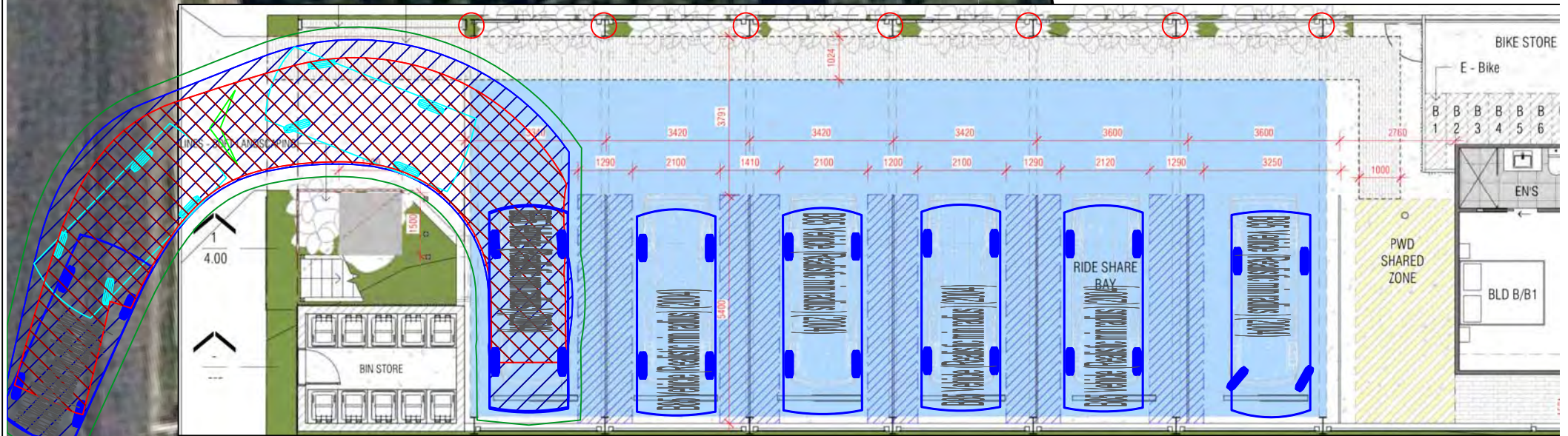
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Scale 1:150 at A4

Prepared By: Beth Meehan RPEQ #8373 Date: 1/4/2026



B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
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Min Body Ground Clearance	0.159m
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B85 Passenger Vehicle Access

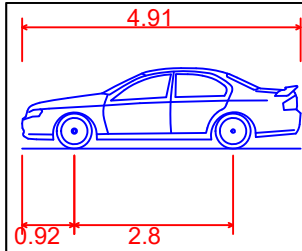
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11 Picot St, Kelvin Grove

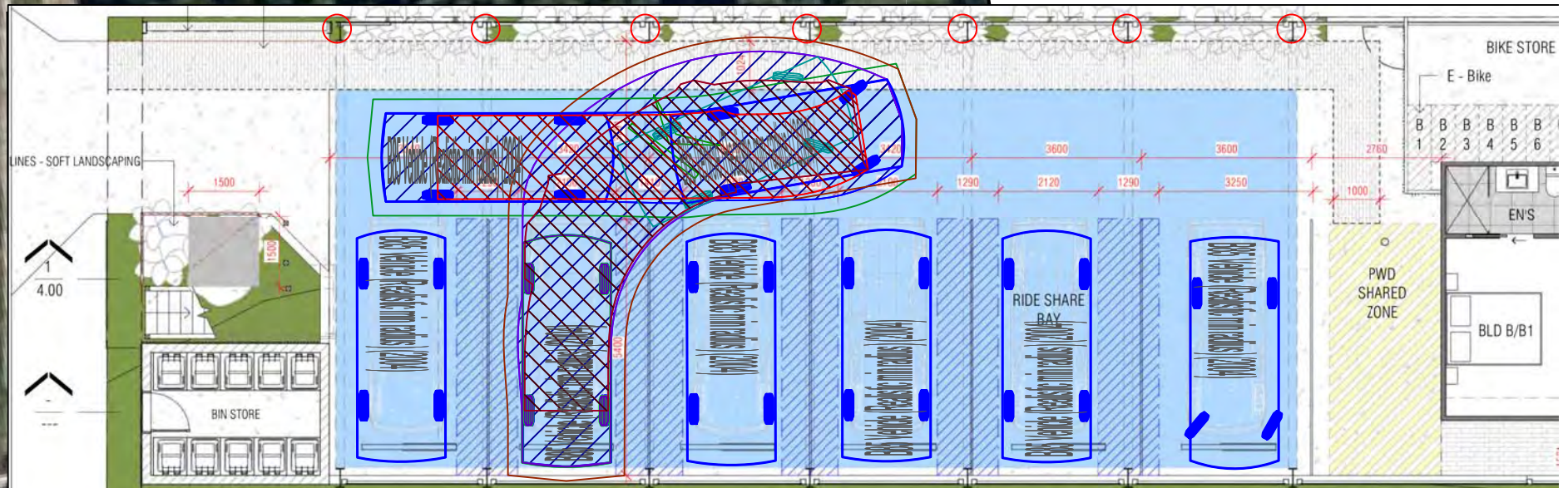
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Prepared By: Beth Meehan RPEQ #8373 Date: 1/4/2026



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



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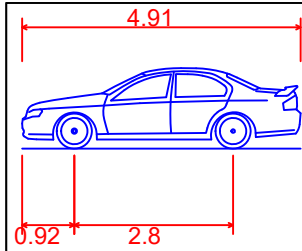
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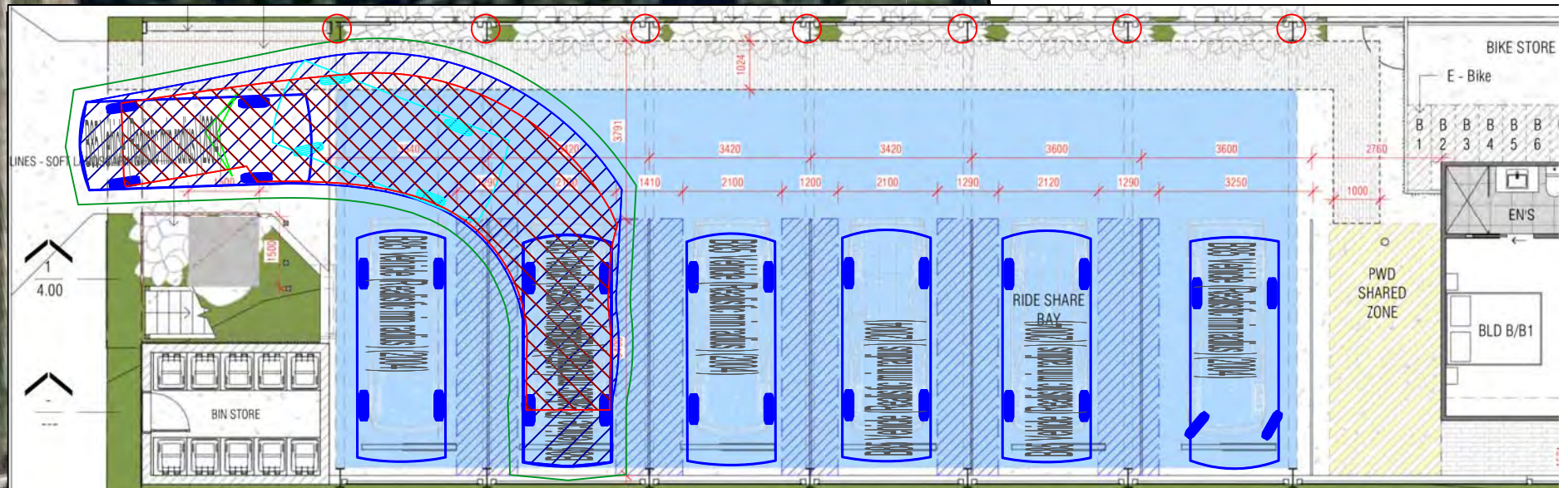
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Prepared By: Beth Meehan RPEQ #8373 Date: 1/4/2026



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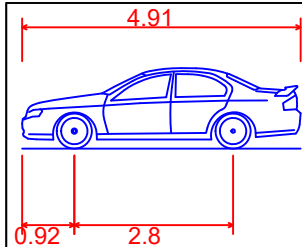
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11 Picot St, Kelvin Grove

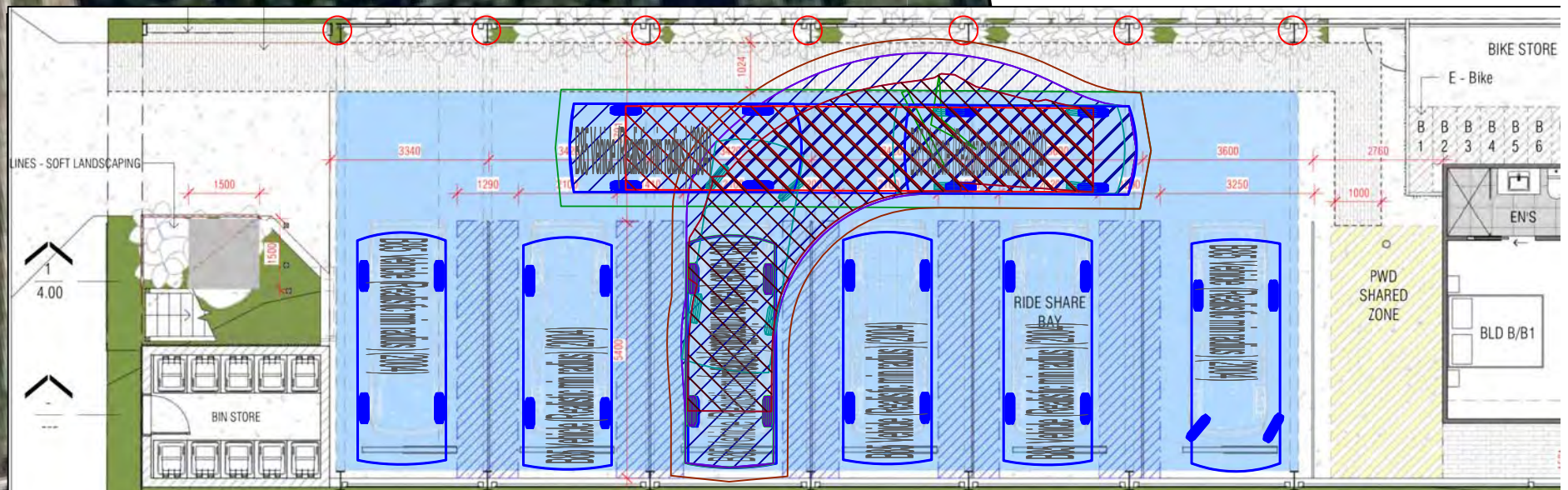
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Prepared By: Beth Meehan RPEQ #8373 Date: 1/4/2026



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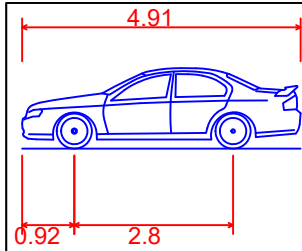
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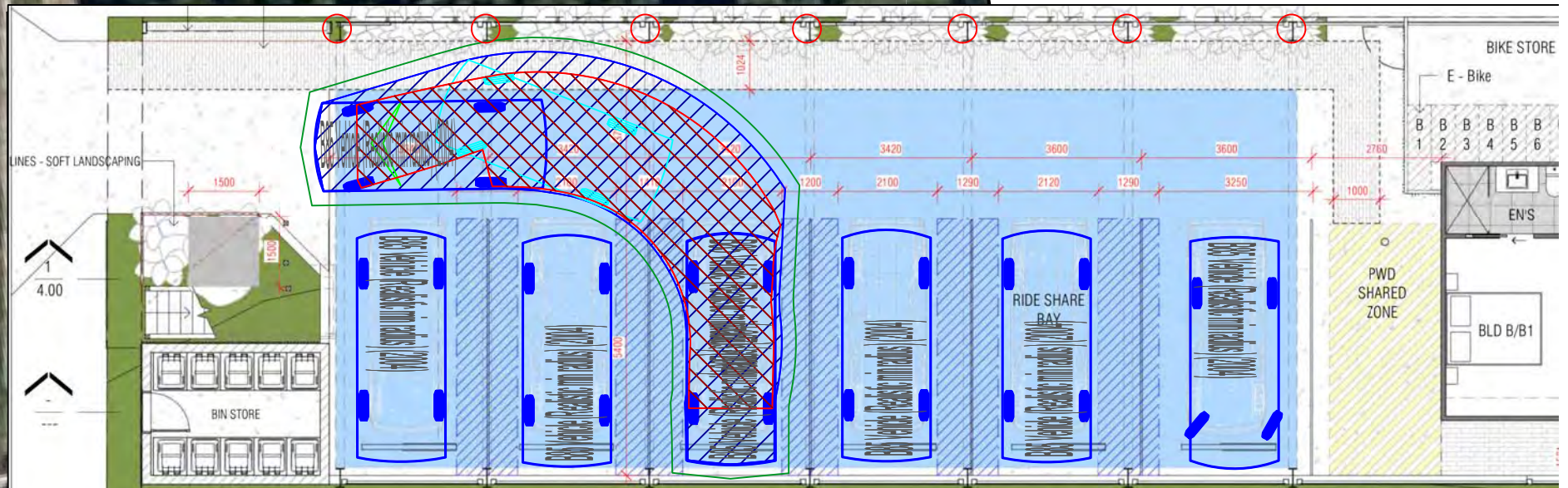
11 Picot St, Kelvin Grove

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Prepared By: Beth Meehan RPEQ #8373 Date: 1/4/2026



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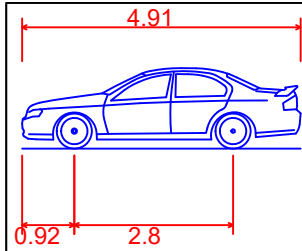
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11 Picot St, Kelvin Grove

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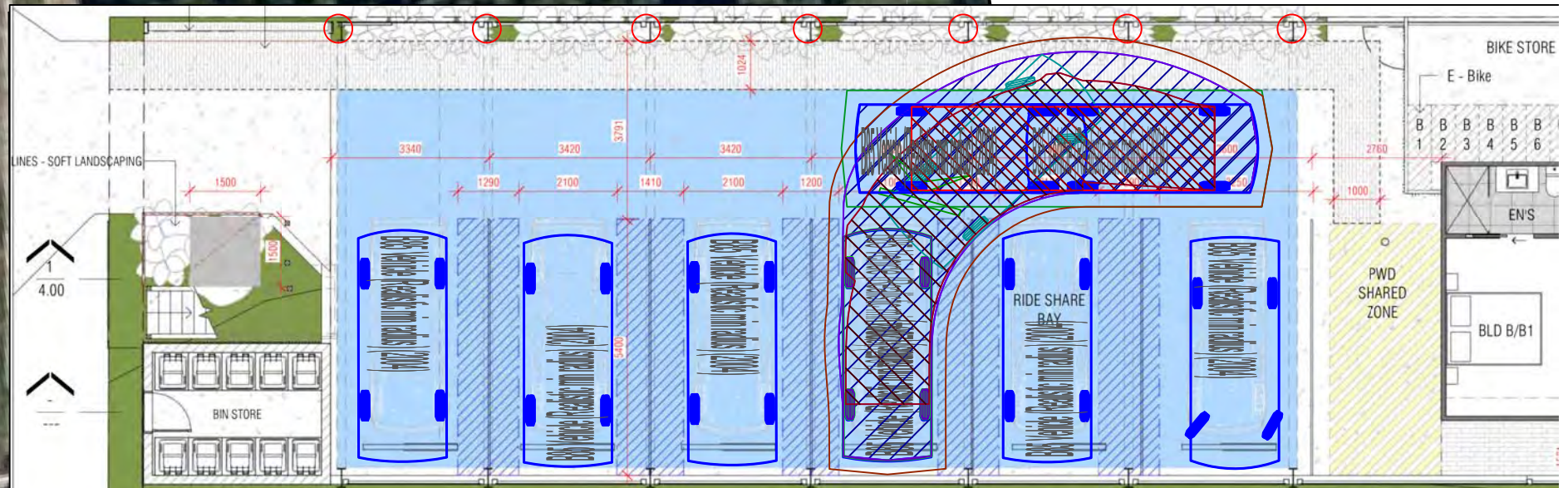
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Prepared By: Beth Meehan RPEQ #8373 Date: 1/4/2026



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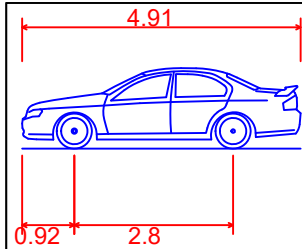
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11 Picot St, Kelvin Grove

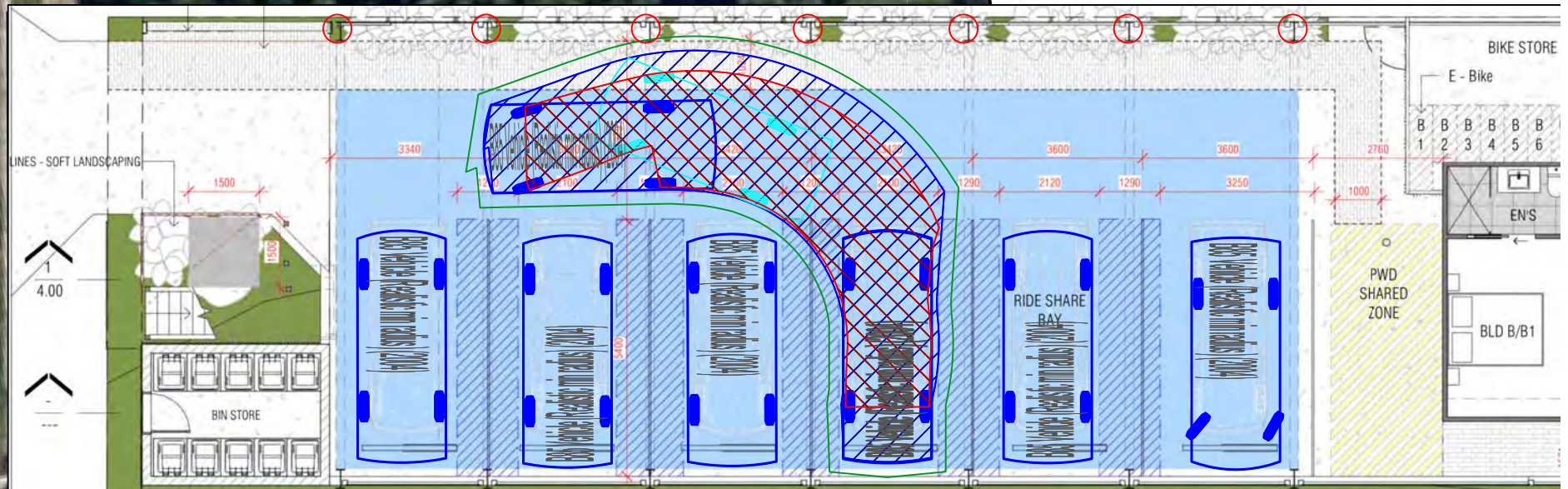
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Scale 1:150 at A4

Prepared By: Beth Meehan RPEQ #8373 Date: 1/4/2026



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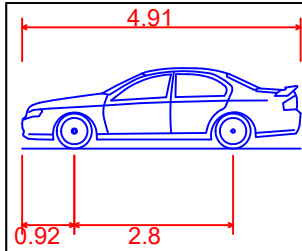
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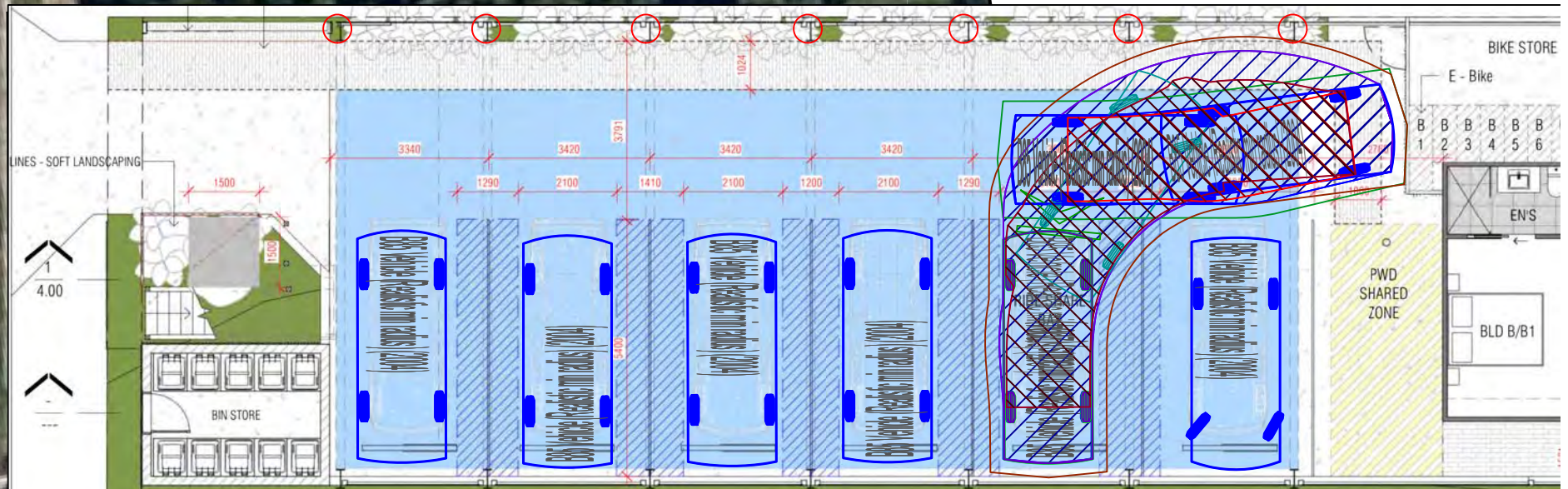
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Scale 1:150 at A4

Prepared By: Beth Meehan RPEQ #8373 Date: 1/4/2026



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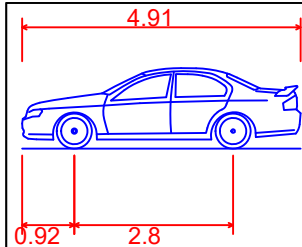
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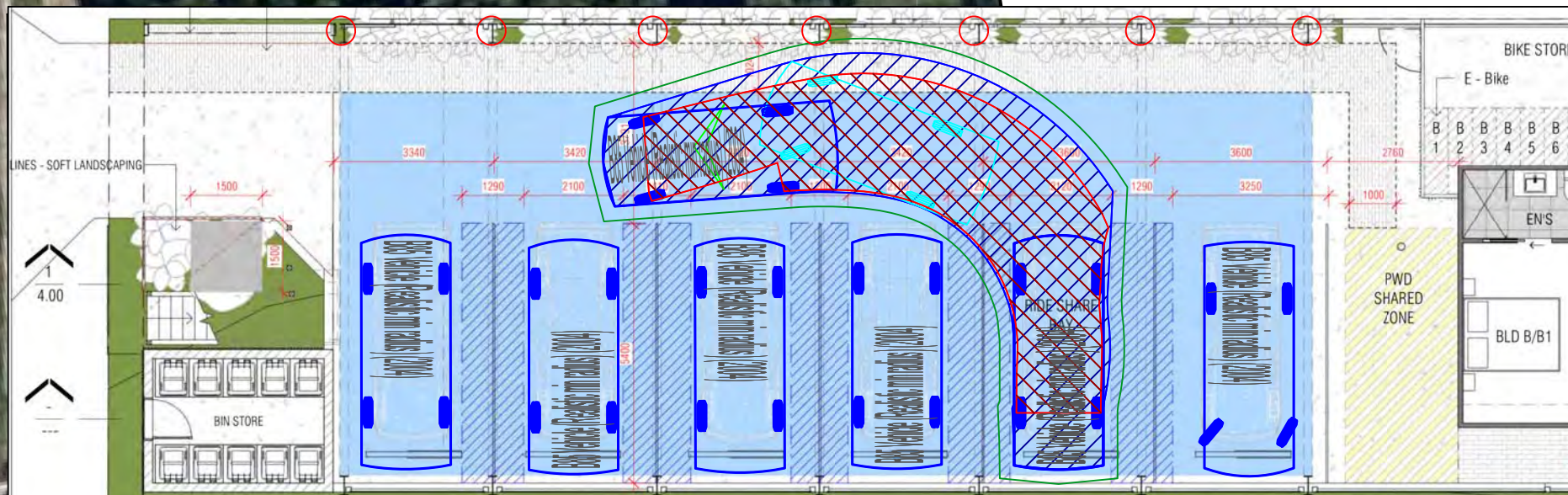
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Scale 1:150 at A4

Prepared By: Beth Meehan RPEQ #8373 Date: 1/4/2026



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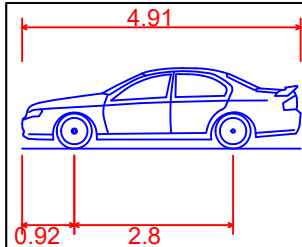
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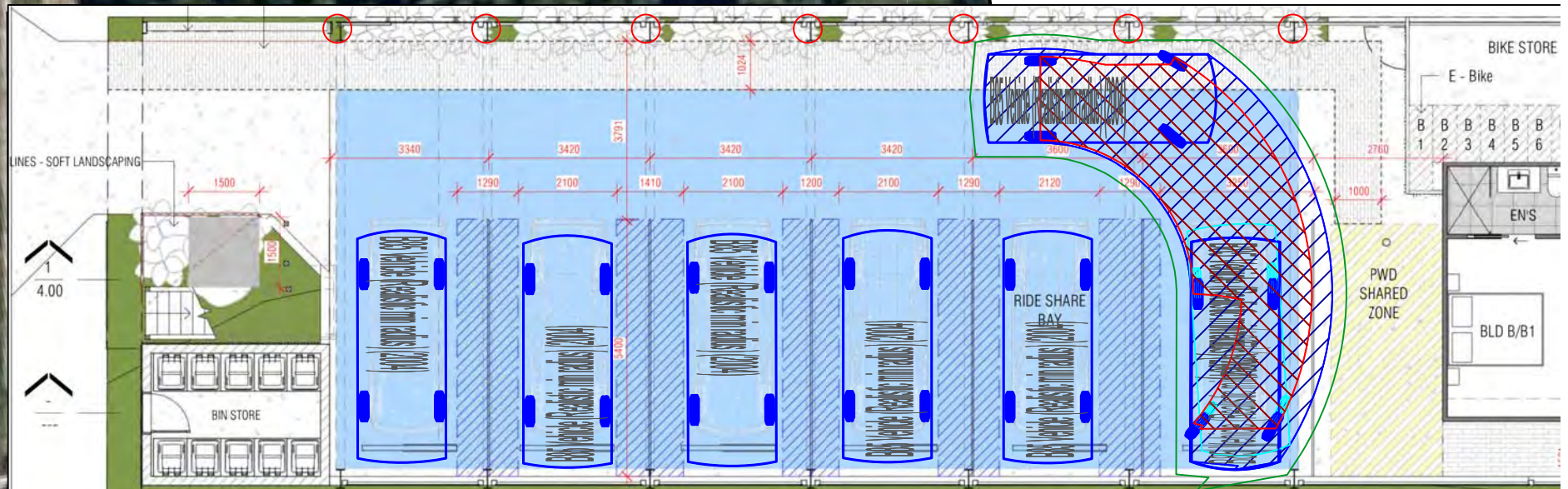
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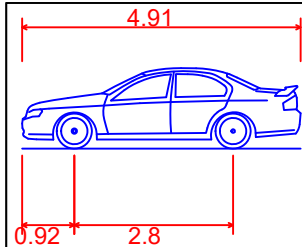
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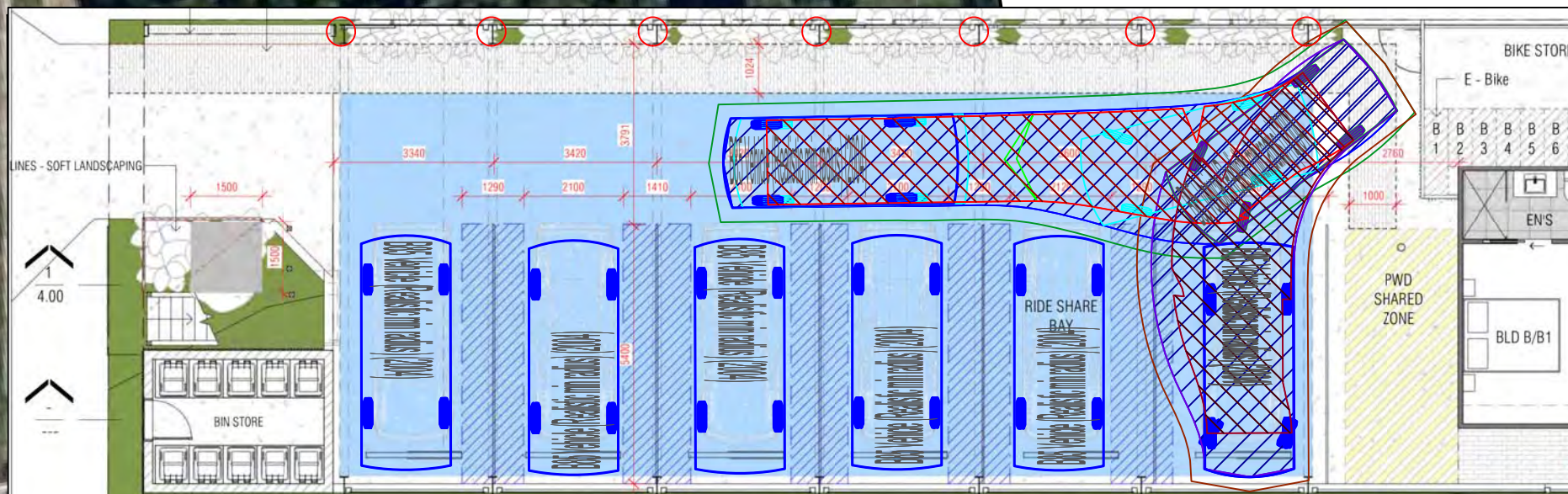
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