



4 September 2025
Our Ref: 25BRT0085
Your Ref: A006119841.

Attention: Jaden Williams

MelroseCo
37 Baxter St,
Fortitude Valley Q 4006

Dear Jaden,

RE: 33 Wyandra Street, Teneriffe - Minor Change Application

1 Background

Colliers has been engaged to provide a traffic engineering letter in relation to a Change Application for an approved multiple dwelling development at 33 Wyandra Street, Teneriffe (subject site). The current approval for the site was issued by Brisbane City Council (BCC) on 18th May 2023 (Version 7). BCC's application / approval reference is A006119841.

Due to updated structural advice and construction detailed design, the basement layout has changed. As a result, minor changes are proposed to the internal basement ramps, circulation and parking aisles. Additionally, changes are proposed to the parking layout, including height clearances. A copy of the updated development scheme plans is provided in **Attachment A**.

This advice provided a summary of assessment of the revised layout, circulation and swept paths only. No changes or modifications are proposed to the development yield, parking supply, servicing or access location.

Existing Approval

A summary of the existing approval is provided below in Table 1.

Table 1: Summary of Existing Approval

Design Aspect	Proposed Arrangement
Dwellings	45
Parking	57 garages 22 tandem car parks 3 resident car parks 16 visitor spaces
Access	7m, Type B2

2 Updated Development Scheme

Key changes to the scheme include:

- Minor changes to internal parking layout
- Minor changes to signs and lines
- Justification for reduced car park height clearance – Bay number 08 and 09

The revised development scheme is summarised below in Table 2.

Table 2: Summary of Updated Development Scheme

Design Aspect	Proposed Arrangement	Comment
Dwellings	45	No change
Parking	57 garages 22 tandem car parks 3 resident car parks 16 visitor spaces	No change No change No change No change
Access	7m, Type B2	No change

As outlined above, there is no change the overall development scheme's uses or scale / intensity, or high-level traffic outcomes.

3 Car Parking Supply

No changes are proposed to the approved car parking supply of the subject development. 54 resident car parking bays, five (5) visitor car parking bays, one (1) PWD car parking bay and one (1) retail car parking bay are retained.

The minor realignment of the internal car parking layout outlined has resulted due to further design development, however, it does not impact the overall parking supply of the subject development.

4 Car Parking Layout

Table 4 provides a comparison of the design aspects of the car parking area for the approved layout / scheme and the updated layout scheme. For design aspects that have not previously been considered, Colliers has assessed the aspect against the BCC's TAPS Policy requirements.

Table 3: Car Parking Layout - Comparison of Approved and Proposed

Design Aspect	Approved Provision	Proposed Provision	Comment
Resident Space			
- Standard	5.4m x 2.4m wide (min)	5.4m x 2.4m wide (min)	No change
- Tandem	10.8m x 2.4m (min)	10.8m x 2.4m (min)	No change
- Small car	-	5m x 2.3m (min)	No change

Design Aspect	Approved Provision	Proposed Provision	Comment
Visitor Space	5.4m x 2.5m	5.4m x 2.5m	No change
PWD Parking Spaces	5.4m x 2.4m wide + 5.4m x 2.4m wide 'shared area'	5.4m x 2.4m wide + 5.4m x 2.4m wide 'shared area'	No change
Parking Envelope Clearance - spaces adjacent to walls	All spaces 0.3m clear to adjacent walls / fences	All spaces 0.3m clear to adjacent walls / fences	No Change
Aisle Width			
- Parking Aisle Width	6.2m (min)	6.2m (min) to 6.5m	No Change – further details
- Circulation Ramp – One Way	3m (min) + clearance to walls	3m (min) + clearance to walls	No Change - further details
Ramp Grades			
- PWD parking	1:40 (2.5%)	Flat	No Change
- Parking aisle	1:16 (6.25%)	Flat	No Change
- Ramp	1:5 (16.7%)	1:5	No Change
Parking Aisle Extension	0.9m beyond last bay	6.7m (min) aisle width	Performance Outcome
Height Clearance:			
• General Minimum	2.3m	2.2m - 2.3m	Change – further details
• Absolute Minimum~	2.1m	2.2m	No Change - further details
• Over PWD space	2.5m	2.5m	No Change

Where new performance outcomes are proposed, further information is provided below.

Aisle Width

The one-way ramps, parking aisles, and circulation layout have been slightly modified to improve overall circulation and enhance two-way passing within the parking aisles. Minor adjustments to the ramp kerbs have also been adjusted to assist with vehicular manoeuvring at the bottom and top of the ramps. These modifications include:

- Minor ramp kerb adjustments to the corners to improve car manoeuvring / swept paths.
- Adjustment / finalisation of line marking and stop bars to enhance two-way passing.

Swept paths showing circulation through the basement are included in **Attachment B**, which demonstrates that two-way passing within the parking aisles and vehicle manoeuvring on the ramps can be accommodated with conflict managed via priority controls and an internal signal control system as per the approved arrangements.

Accordingly, the proposed minor adjustments in the updated development carparking layout are considered fit for purpose and generally consistent with the approved traffic access and circulation outcomes.

Height Clearances

Due to a minor mechanical intrusion, the achievable clearance above Bay 08 is reduced to 2.2 m. This complies with the alternative clearance requirements of TAPS (absolute minimum 2.1 m) and AS2890.1:2004 (minimum 2.2m). A 2.2 m height signage and / or clearance bar is therefore proposed above Bay 08 and 09 within Basement Level 1 to appropriately manage this constraint.

A 2.3m height clearance bar are proposed at the Basement entrance ramp from the vehicle access crossover. Minor modifications to the underside of the ramp slab have also been incorporated to ensure a minimum clearance of 2.3m is maintained along the full length of the ramp – see vertical clearance assessment provided in **Attachment B**.

Internally, the above changes have minimal impact on the overall design outcomes or operations / safety. All parking bay dimensions and aisle widths are as per the approved development scheme.

No changes are required to the current development approval conditions.

5 Service Vehicle Arrangements

No changes are proposed to the approved service vehicle arrangements. The realignment of the internal aisle does not impact the approved service vehicle access movements within the subject development / site.

6 Access Arrangements

Access to the subject development / site will remain via a 7.0m wide, Type B2 crossover in the approved location. No changes are proposed to the approved vehicle access arrangements.

7 Pedestrian Access

Pedestrian access to the subject development / site will remain via the front building entrance in the approved location. No changes are proposed to the approved pedestrian access arrangements.

8 Conclusions

Overall, the traffic engineering aspects of the updated development scheme are considered acceptable and generally consistent with the approved plans. Where modifications to the approved scheme have been proposed, Colliers has assessed these against Brisbane City Council's TAPS Policy requirements. In summary:

- The revised layout is generally compliant with BCC TAPS PSP or AS2890.1:2004. Where performance-based outcomes are proposed, supporting swept path analysis has been provided and the updated design remains fit for purpose and generally consistent with the approved traffic access and circulation outcomes.
- Height clearances are generally compliant with BCC TAPS or AS2890.1, noting that car bays 08 and 09 are proposed to have a 2.2m height clearance (due to minor mechanical plant intrusion), which is compliant with AS2890.1:2004. A 2.2 m height signage and / or clearance bar is therefore proposed above Bay 08 and 09 within Basement Level 1 to appropriately manage this constraint.

On this basis, Colliers considers there to be no traffic engineering grounds that would prevent the request for a permissible change to amend the existing approval from being supported.

Should you have any queries, please do not hesitate to contact our office.

Yours sincerely,



James Knell

Principal Consultant - Transport

Colliers International Engineering & Design
(TTMC) Pty Ltd

Yours sincerely,



Darryl Watkins

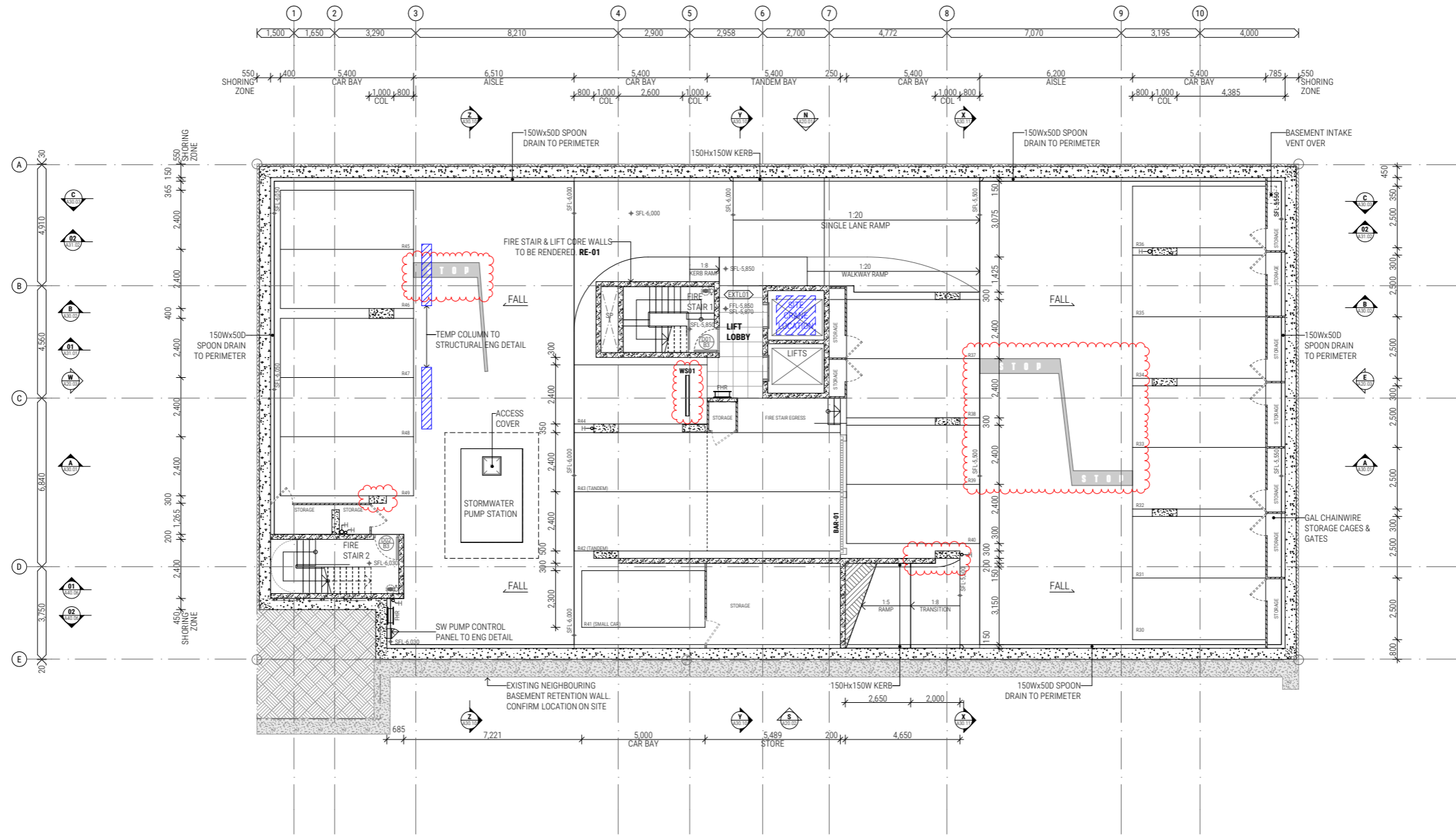
Associate Director | RPEQ # 23854

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Attachment A – Updated Development Scheme



CLIENT
EPOCA frank.

DESIGN ARCHITECT
culprit.

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INK HAUS PTY LTD. ACN 647 369 819

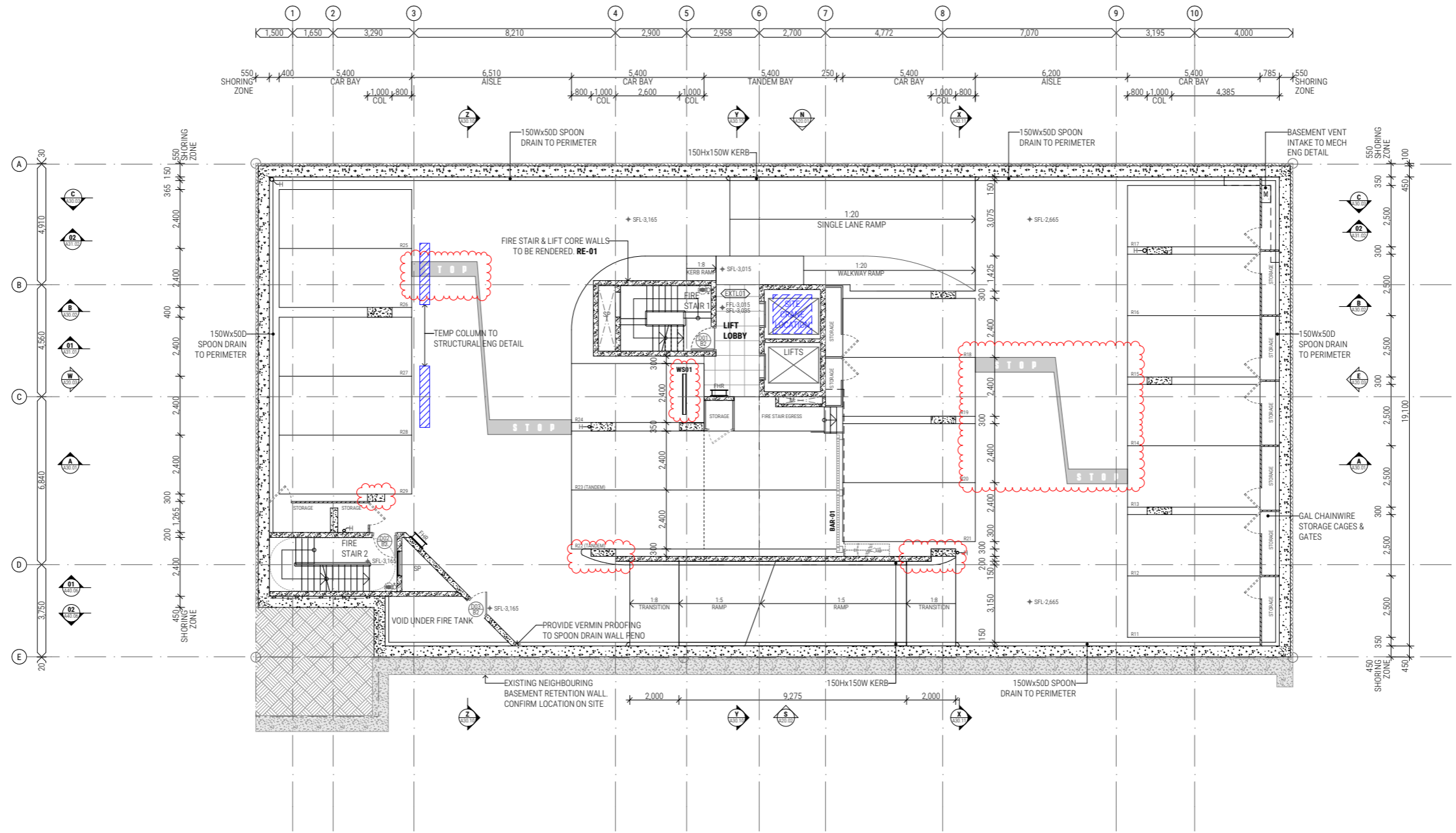
PROJECT
DUCALE
33 WYANDRA ST _ TENERIFFE Q 4005

DOCUMENT
GA PLAN - BASEMENT 3

PROJECT NO 21015
ISSUE DATE 24/03/2025
PURPOSE CONSTRUCTION

DRAWING NO _____ REV _____
A10.01 C





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DESIGN ARCHITECT
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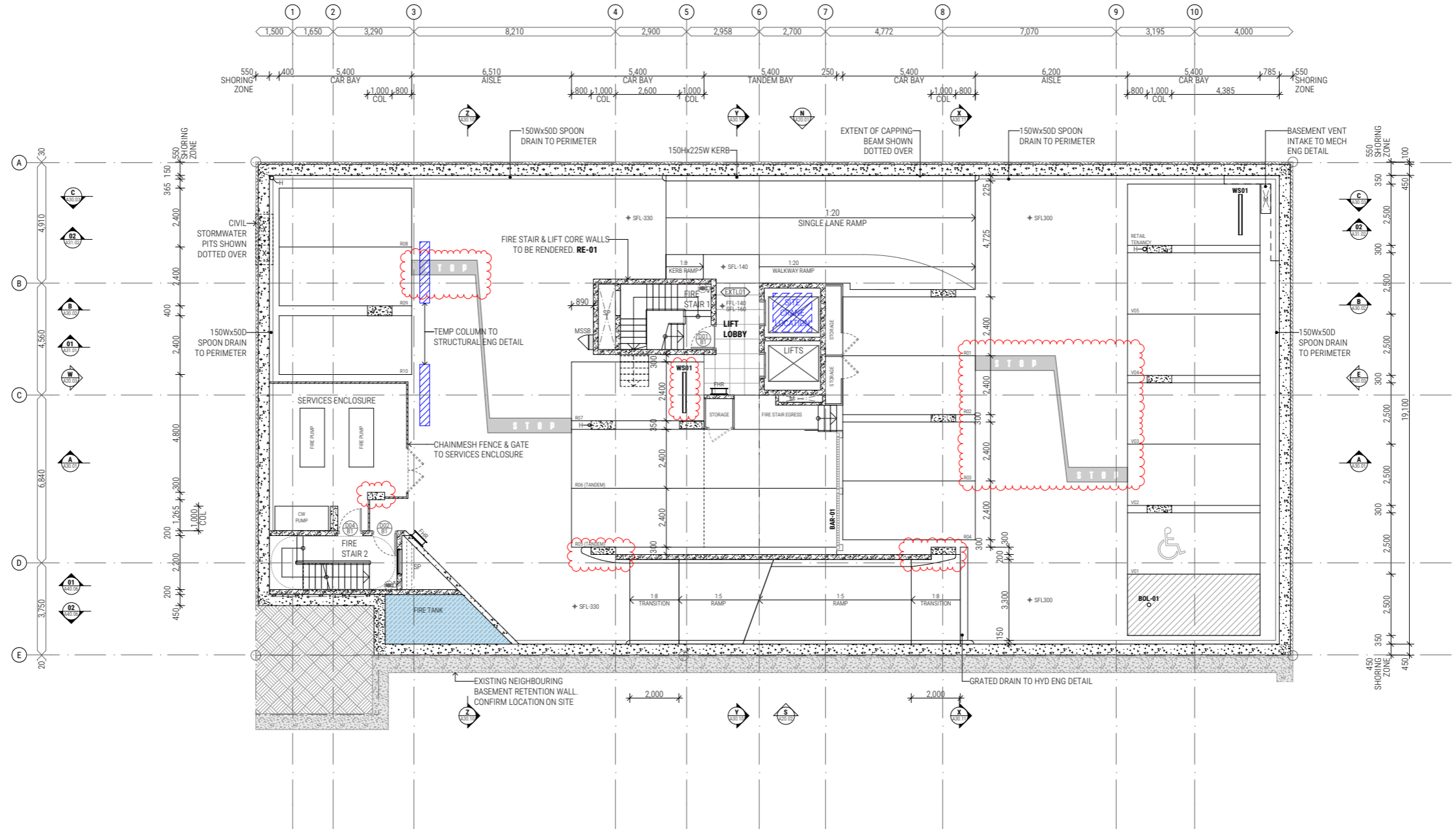
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DUCALE
33 WYANDRA ST _ TENERIFFE Q 4005

DOCUMENT
GA PLAN - BASEMENT 2

PROJECT NO 21015
ISSUE DATE 24/03/2025
PURPOSE CONSTRUCTION

DRAWING NO _____ REV _____
A10.02 C





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PROJECT
DUCALE
33 WYANDRA ST _ TENERIFFE Q 4005

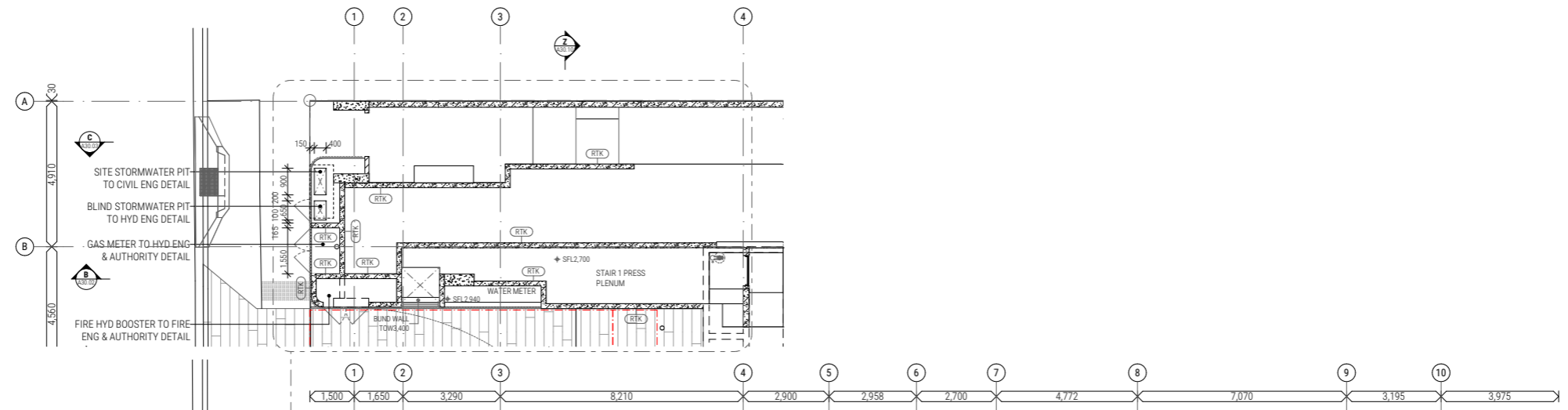
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PROJECT NO 21015
ISSUE DATE 24/03/2025
PURPOSE CONSTRUCTION

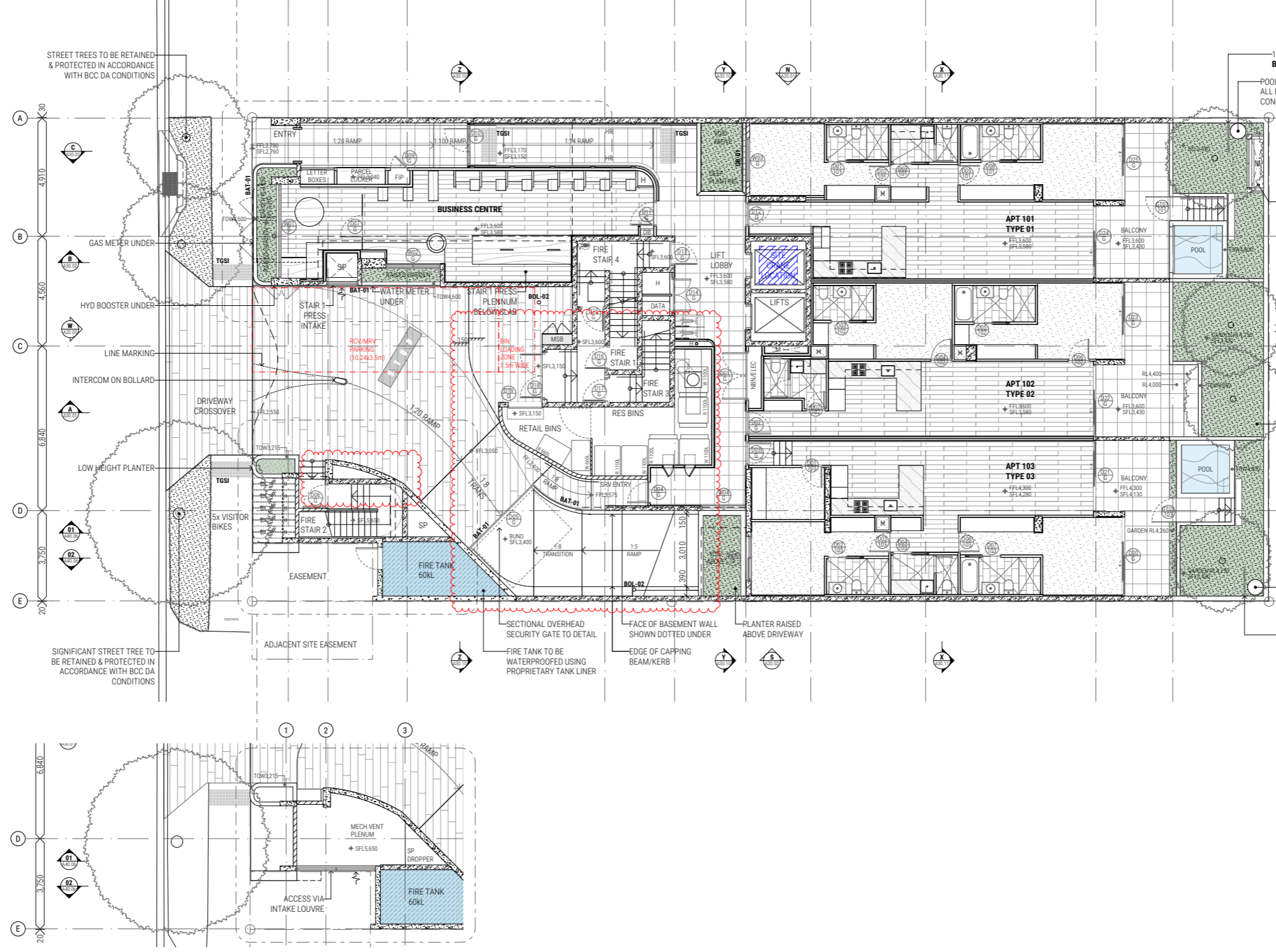
DRAWING NO **A10.03** REV **C**



2 GROUND LEVEL SUBFLOOR
SCALE 1:100



3 GROUND LEVEL MEZZANINE
SCALE 1:100



NOTE:
MAKE ALLOWANCE FOR 30mm SETDOWN IN STRUCTURAL SLAB AT ALL WET AREAS
MAKE ALLOWANCE FOR WATERPROOFING OF ALL EXTERNAL/EXPOSED AREAS USING PROPRIETARY MEMBRANE ACCESSORIES. ALL MEMBRANES IN AREAS WHERE MAINTENANCE OF EQUIPMENT REQUIRED TO BE SUITABLE FOR PEDESTRIAN TRAFFIC

CLIENT
EPOCA frank.

DESIGN ARCHITECT
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PROJECT
DUCALE
33 WYANDRA ST _ TENERIFFE Q 4005

DOCUMENT
GA PLAN - GROUND LEVEL

PROJECT NO 21015
ISSUE DATE 24/03/2025
PURPOSE INFORMATION

PRELIMINARY
FOR INFORMATION ONLY

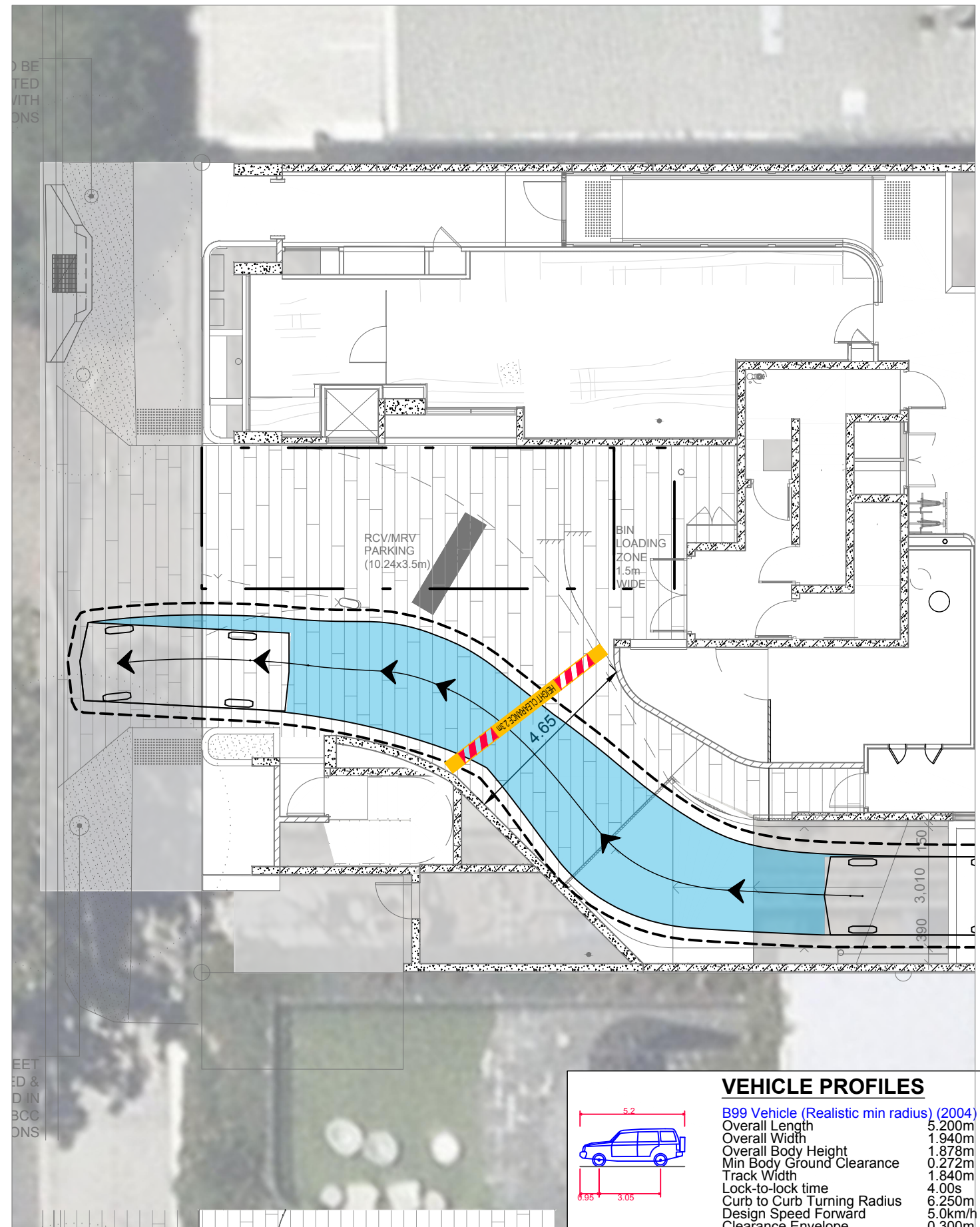
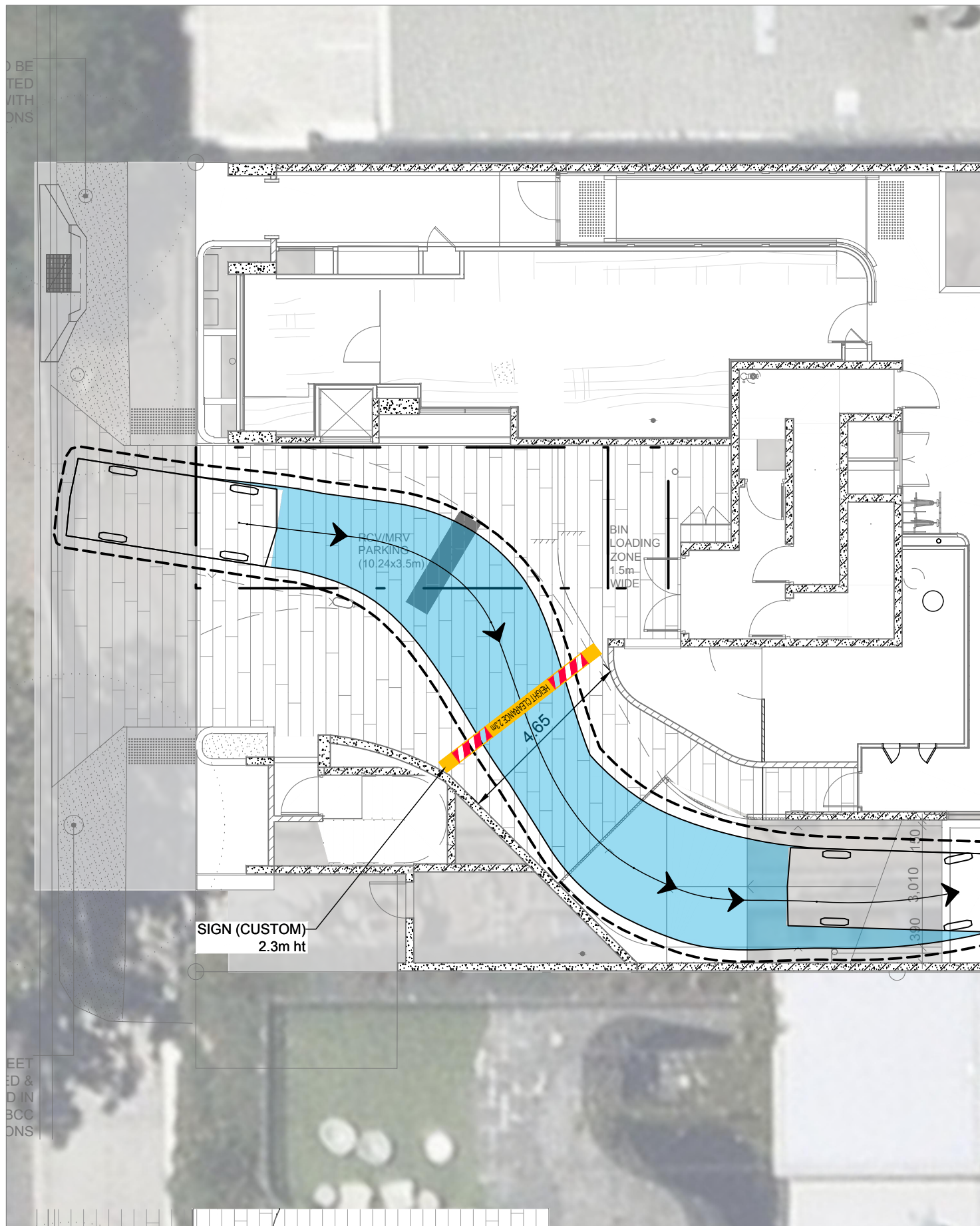


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A10.04 15

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Attachment B – Colliers Drawings



VEHICLE PROFILES	
	B99 Vehicle (Realistic min radius) (2004)
	Overall Length 5.200m Overall Width 1.940m Overall Body Height 1.878m Min Body Ground Clearance 0.272m Track Width 1.840m Lock-to-lock time 4.00s Curb to Curb Turning Radius 6.250m Design Speed Forward 5.0km/h Clearance Envelope 0.300m

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	28-03-25	ORIGINAL ISSUE	AA	JK	JK
A	13-03-25	ORIGINAL ISSUE	AA	JK	JK

SCALE 1:125 AT ORIGINAL SIZE

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Colliers

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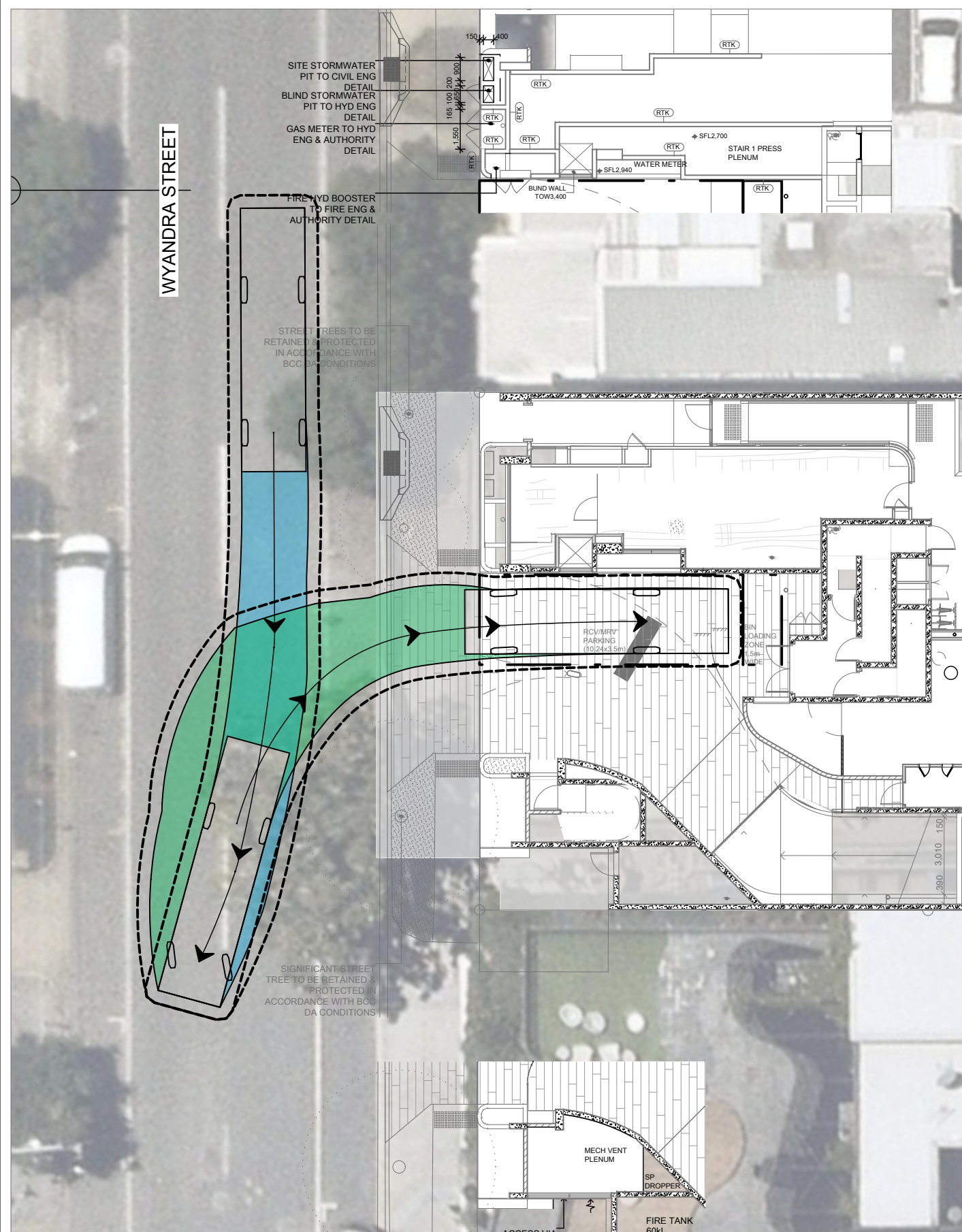
PROJECT

33 WYANDRA STREET, TENERIFFE QLD

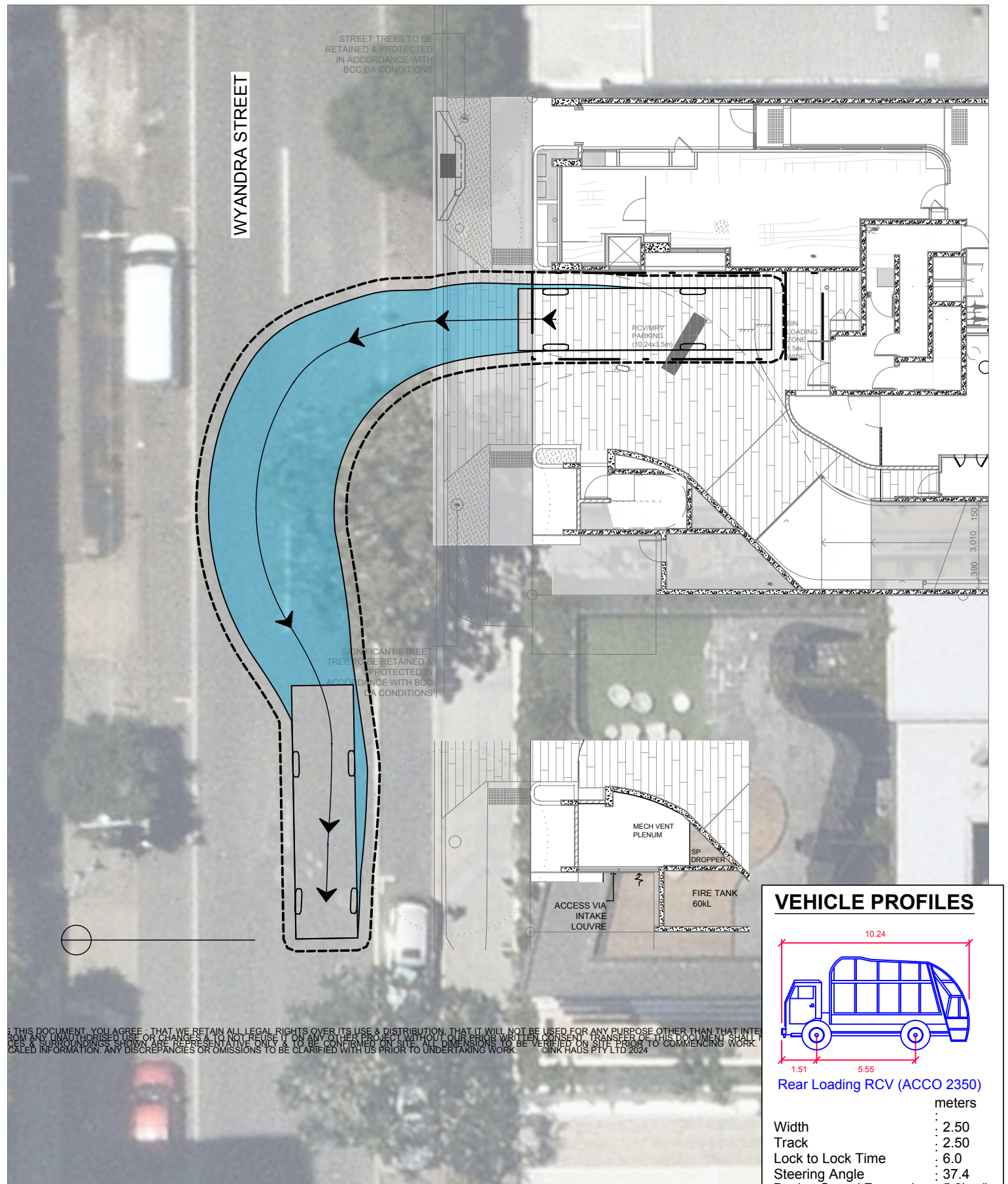
DRAWING TITLE

DEVELOPMENT PLAN
 GROUND LEVEL - 5.2m B99 SWEPT PATHS

PROJECT NUMBER	ORIGINAL SIZE
25BRT0085	A3
DRAWING NUMBER	REVISION
25BRT0085-01	B
DATE	SHEET
28 Mar 2025	1 OF 1



RCV REVERSE IN



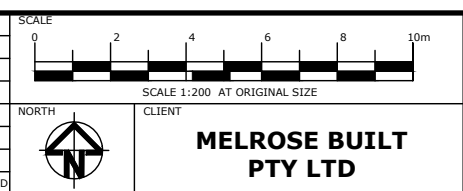
RCV FORWARD OUT

VEHICLE PROFILES

Rear Loading RCV (ACCO 2350)

	meters
Width	2.50
Track	2.50
Lock to Lock Time	6.0
Steering Angle	37.4
Design Speed Forward	5.0km/h
Clearance Envelope	0.500m

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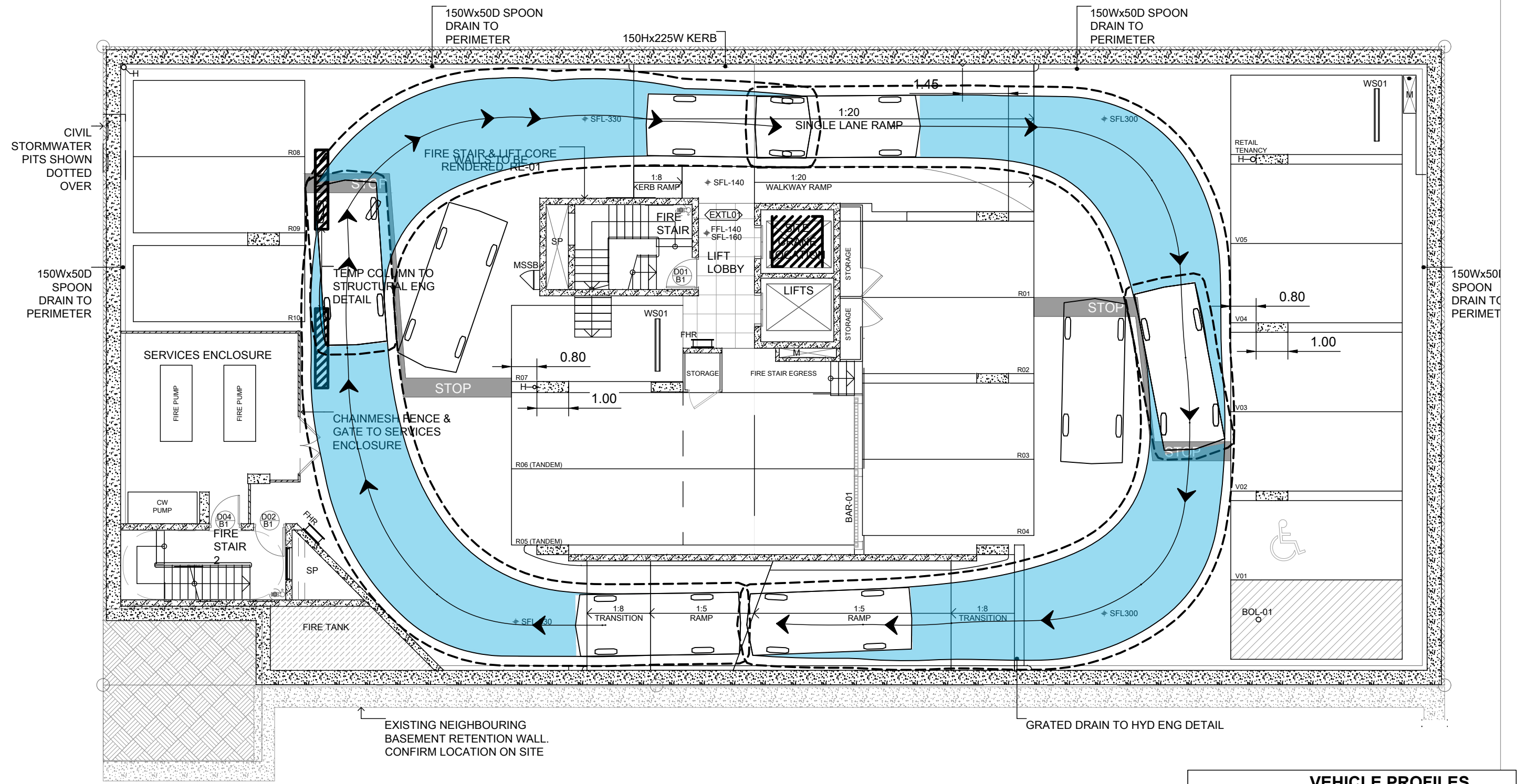


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PROJECT: **33 WYANDRA STREET, TENERIFFE QLD**
 DRAWING TITLE: **DEVELOPMENT PLAN**
GROUND LEVEL - REAR LOADING RCV (ACCO 2350) SWEEP PATHS

PROJECT NUMBER	ORIGINAL SIZE
25BRT0085	A3
DRAWING NUMBER	REVISION
25BRT0085-02	B
DATE	SHEET
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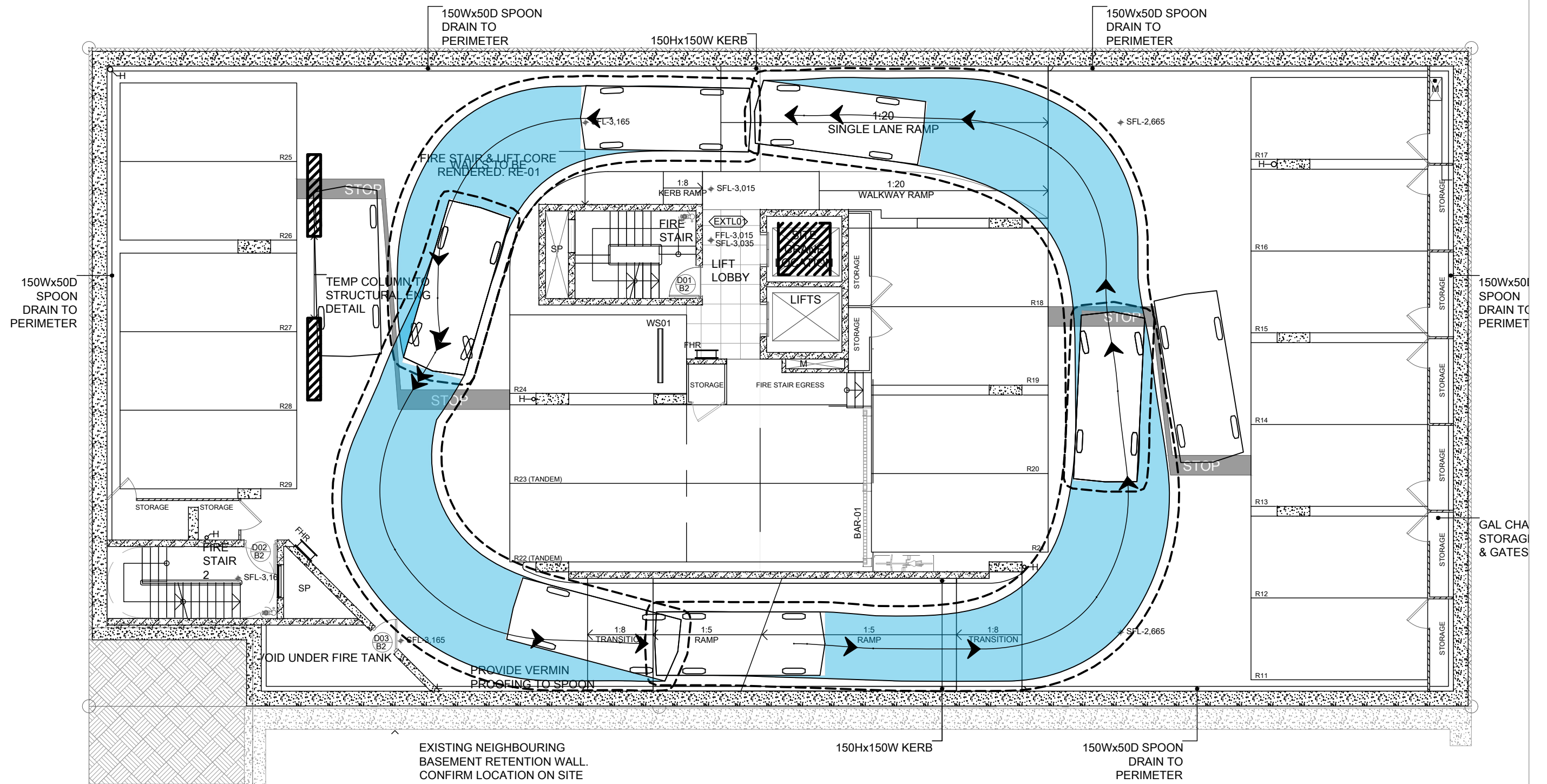
PROJECT

33 WYANDRA STREET, TENERIFFE QLD

DRAWING TITLE

DEVELOPMENT PLAN
 BASEMENT 01 - 5.20m B99 - SWEEP PATHS CLOCKWISE

PROJECT NUMBER	ORIGINAL SIZE
25BRT0085	A3
DRAWING NUMBER	REVISION
25BRT0085-04	B
DATE	SHEET
28 Mar 2025	1 OF 1



VEHICLE PROFILES	
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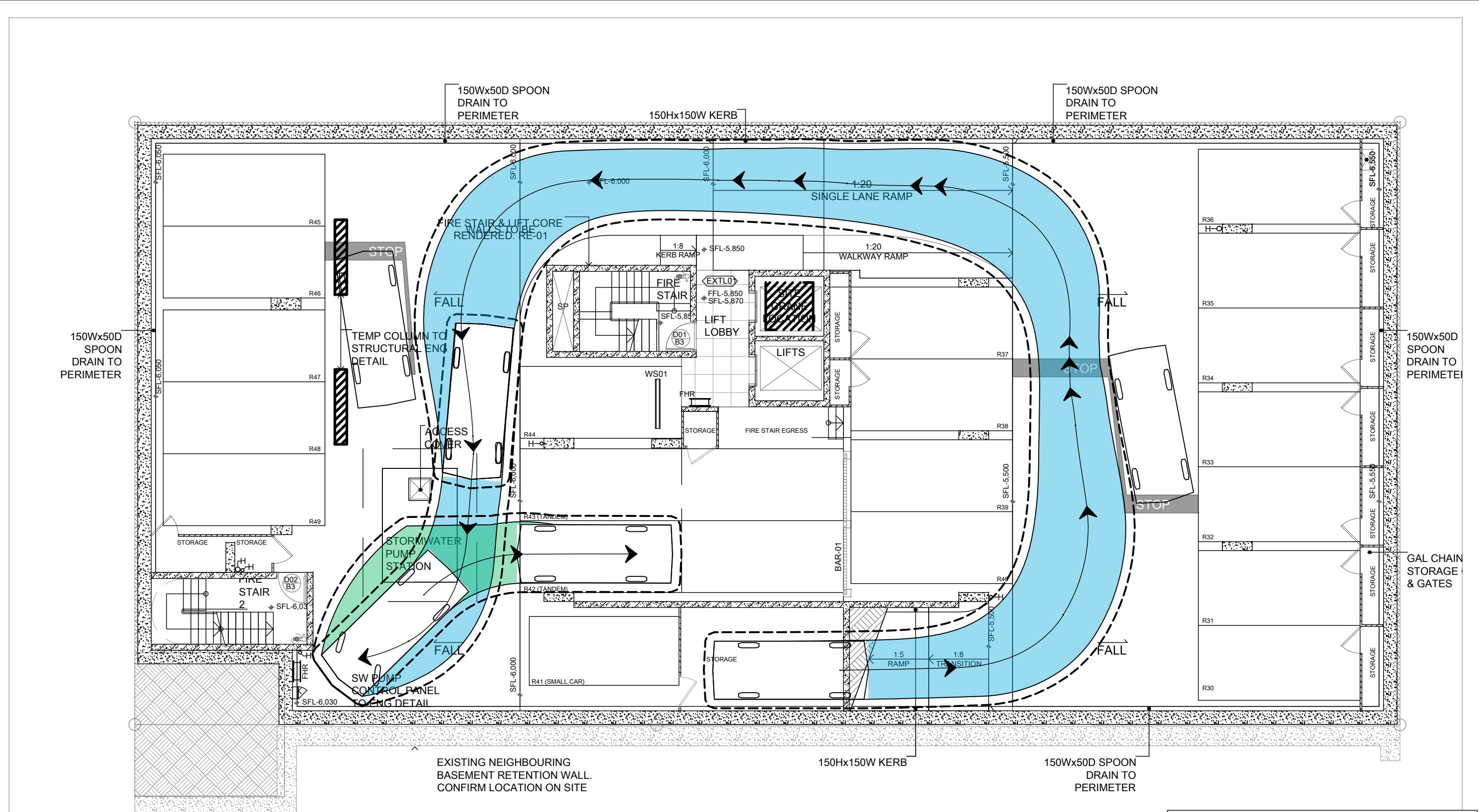
PROJECT

33 WYANDRA STREET, TENERIFFE QLD

DRAWING TITLE

DEVELOPMENT PLAN
 BASEMENT 02 - 5.20m B99 - SWEEP PATHS ANTI-CLOCKWISE

PROJECT NUMBER	ORIGINAL SIZE
25BRT0085	A3
DRAWING NUMBER	REVISION
25BRT0085-05	B
DATE	SHEET
28 Mar 2025	1 OF 1



VEHICLE PROFILES	
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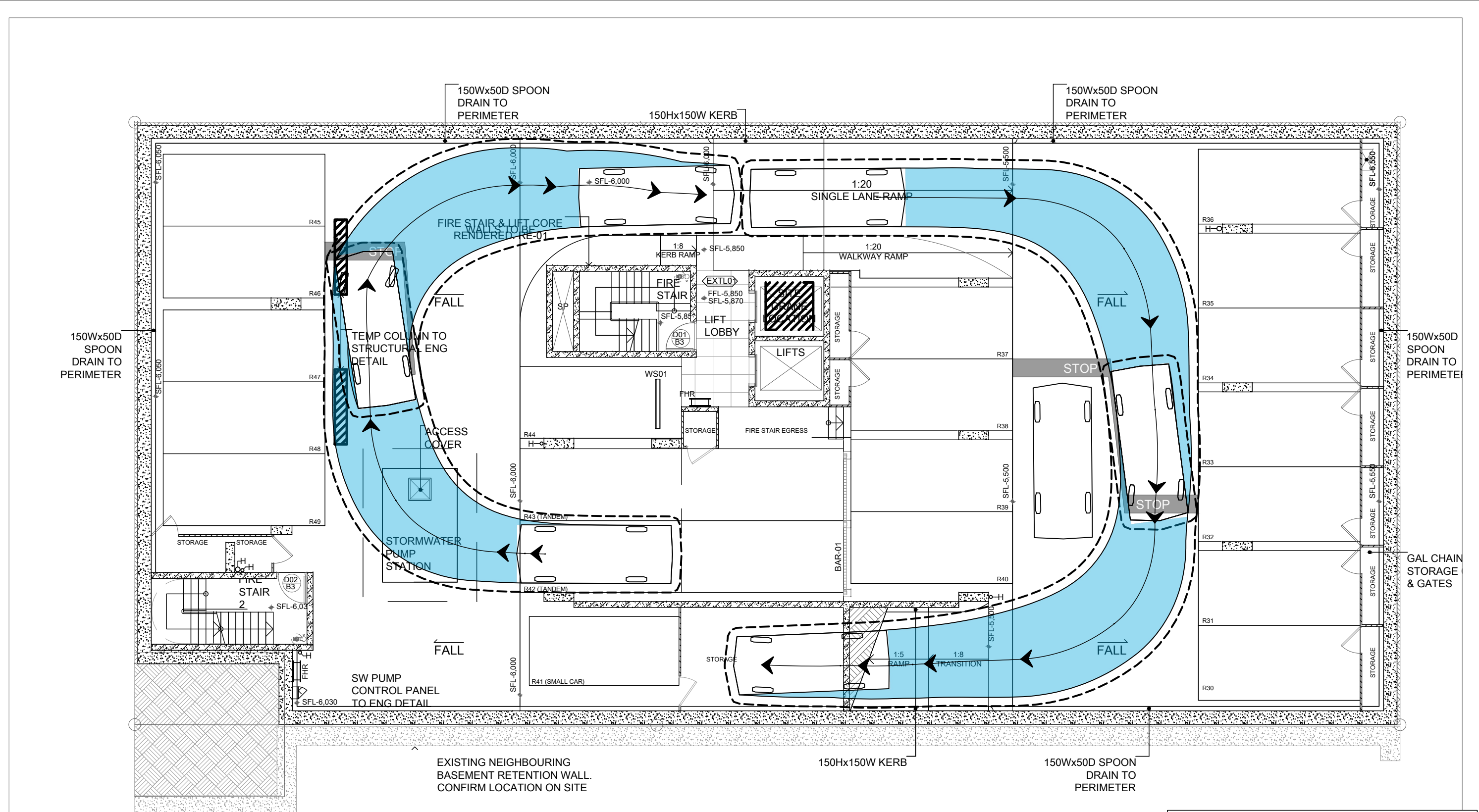
PROJECT

33 WYANDRA STREET, TENERIFFE QLD

DRAWING TITLE

DEVELOPMENT PLAN
 BASEMENT 03 - 5.20m B99 - SWEEP PATHS ANTI-CLOCKWISE

PROJECT NUMBER	ORIGINAL SIZE
25BRT0085	A3
DRAWING NUMBER	REVISION
25BRT0085-07	B
DATE	SHEET
28 Mar 2025	1 OF 1



VEHICLE PROFILES

B99 Vehicle (Realistic min radius) (2004)

- Overall Length: 5.200m
- Overall Width: 1.940m
- Overall Body Height: 1.878m
- Min Body Ground Clearance: 0.272m
- Track Width: 1.840m
- Lock-to-lock time: 4.00s
- Curb to Curb Turning Radius: 6.250m
- Design Speed Forward: 5.0km/h
- Clearance Envelope: 0.300m

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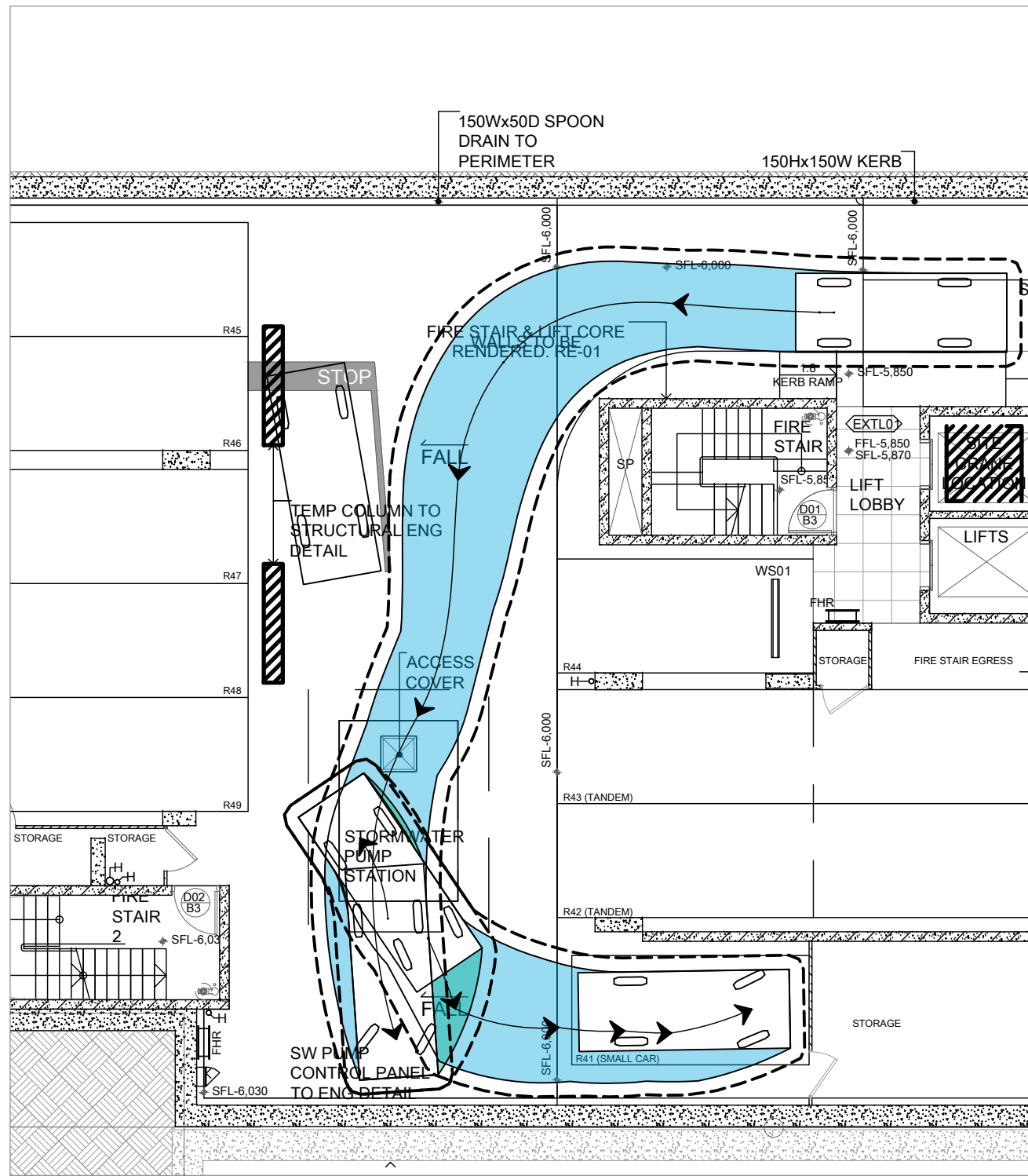
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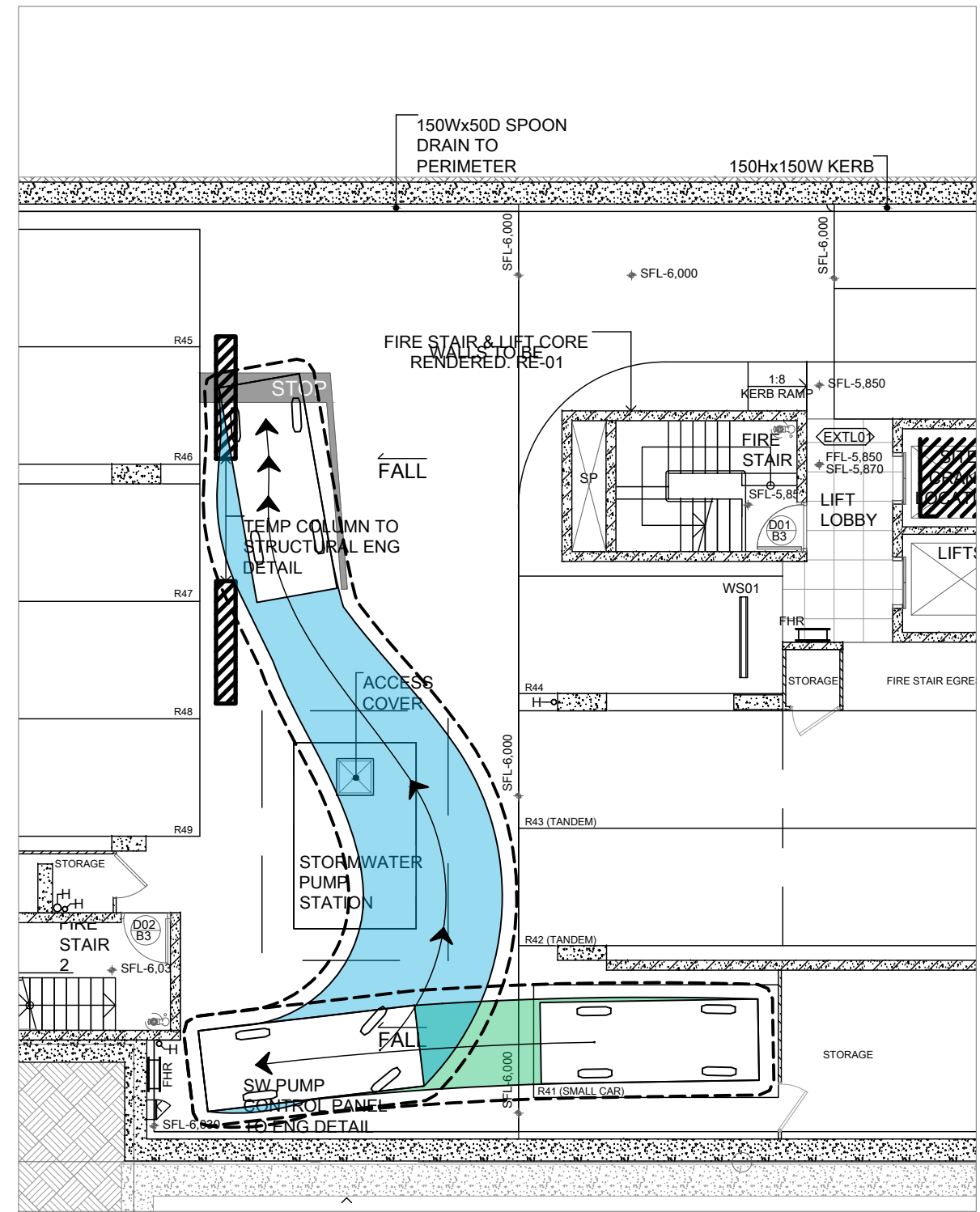
PROJECT **33 WYANDRA STREET, TENERIFFE QLD**

DRAWING TITLE **DEVELOPMENT PLAN**
BASEMENT 03 - 5.20m B99 - SWEPT PATHS CLOCKWISE

PROJECT NUMBER	ORIGINAL SIZE
25BRT0085	A3
DRAWING NUMBER	REVISION
25BRT0085-08	B
DATE	SHEET
28 Mar 2025	1 OF 1



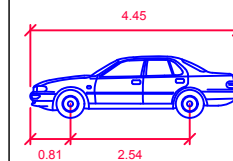
SMALL CAR FORWARD IN



SMALL CAR REVERSE OUT

VEHICLE PROFILES

CAR-51S



	units
Width	: 1.66
Track	: 1.44
Lock to Lock Time	: 6.0
Steering Angle	: 36.5
Design Speed Forward	: 5.0km/h
Clearance Envelope	: 0.300m

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	28-03-25	ORIGINAL ISSUE	AA	JK	JK
A	13-03-25	ORIGINAL ISSUE	AA	JK	JK

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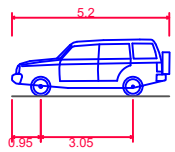
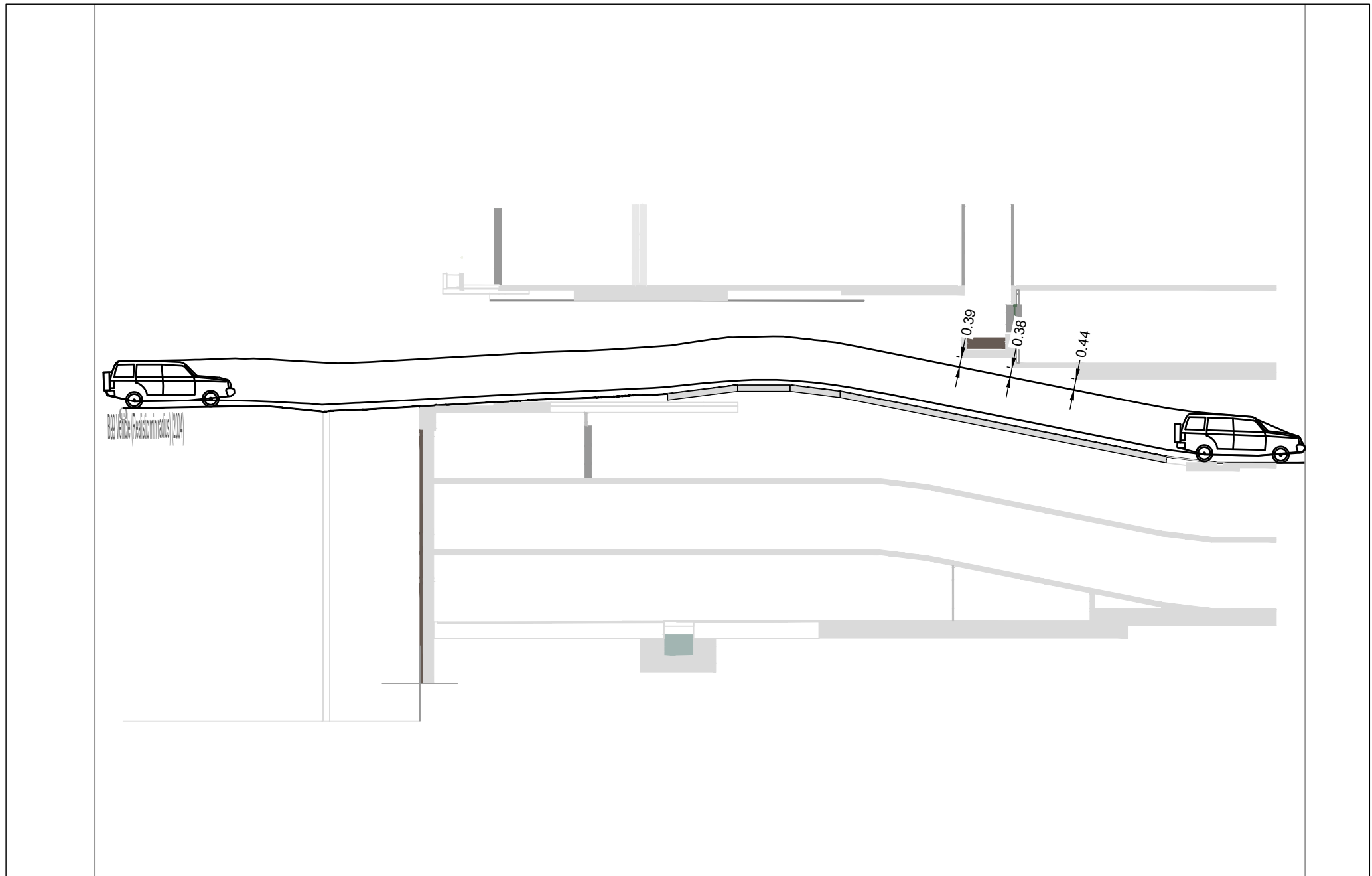
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PROJECT **33 WYANDRA STREET, TENERIFFE QLD**

DRAWING TITLE **DEVELOPMENT PLAN**
BASEMENT 03 - 4.45m B50 SMALL CAR - SWEEP PATHS

PROJECT NUMBER	ORIGINAL SIZE
25BRT0085	A3
DRAWING NUMBER	REVISION
25BRT0085-09	B
DATE	SHEET
28 Mar 2025	1 OF 1



B99 Vehicle (Realistic min radius) (2004)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.878m
 Min Body Ground Clearance 0.272m
 Track Width 1.840m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 6.250m
 Design Speed Forward 5.0km/h
 Clearance Envelope 0.300m

**PRELIMINARY
 ADVICE ONLY**
 30 May 2025



25BRT0085-SK01 RevA
 VERTICAL CLEARANCE - 5.2M B99

REF: BASEMENT CAR PARK REVIEW - 33 Wyandra Street, Teneriffe.



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