



**APPENDIX 5 TRAFFIC ENGINEERING ADVICE**

**AP05**

**BCC DS**


**RECEIVED**

04/06/2026

**APPLICATION REF**

A007041580

**Project Name:** 36 Selbourne Street, Mt Gravatt East  
**Client Name:** Rehjam Pty Ltd  
**PSA Job Number:** 2096  
**Report Name:** Traffic Engineering Advice  
**Attention:** Paul Hanly

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V2	27 April 2026	Technical Note	Sunny Cheng	 Tim Boxall RPEQ 26741

## Introduction

PSA Consulting (PSA) has been engaged by Rehjam Pty Ltd to provide traffic engineering advice for the proposed townhouse development located at 36 Selbourne Street, Mt Gravatt QLD. This technical note provides an overview of the traffic and transport components including parking, access, and servicing of the proposed development and has been prepared in accordance with Brisbane City Council (BCC) requirements.

The proposed development comprises four three-storey townhouses, each including a double garage and four bedrooms. A single visitor parking space is also included. See Appendix 1 for the proposed site plan.

## Site Layout

Aspects of the site layout relating to parking, access, and servicing have been assessed against the requirements of the Brisbane City Council City Plan 2014.

### Internal Garage Dimensions

Under BCC standards, a double garage with a single opening must provide:

- Minimum internal dimensions of 5.3m wide and 6.0m long
- Minimum garage doorway opening of 4.2m

The proposed internal dimensions of 5.8m by 6.3m and 5.5m doorway opening meets these requirements.



### Height Clearance

The clear height between the floor and any overhead obstructions is to be a minimum of 2.3m. Based on the proposed plan, the second floor, which has the lowest height of the three storeys, provides a minimum ceiling height of 2.63m over the garage.

### Driveway Width

The minimum driveway width required to be provided is 6m as per the requirements of a Type B1 driveway. The narrowest part of the proposed driveway is 6.19m which meets the requirement.

### Crossover

BCC requirements specify that a development with nine parking spaces requires a 6-metre-wide Type B1 crossover. The proposed development provides a 6-metre Type B1 crossover and therefore meets BCC requirements.

### Gradient

BCC requirements specify that the component of the gradient in the car parking area across parking spaces is not to exceed 5%. If a gradient steeper than this is encountered, some large car doors become difficult to control and minor damage to adjacent cars may result. The proposed gradient is flat based on the provided plan. It will not exceed 5% grade in the parking area.

### Summary

Table 1 contains a summary of the relevant criteria and the development's compliance with BCC requirements.

**Table 1: Proposed Site Layout Compliance Summary (Source: BCC, PSA)**

CRITERIA	REQUIREMENT	PROVISION
Garage Dimension	5.3m wide by 6.0m long	5.8m wide by 6.3m long
Garage Opening	4.2m	5.5m
Driveway Width	6.0m	6.19m
Crossover	Type B1	Type B1
Gradient	<5%	<5%
Height Clearance	2.3m	2.63m

All proposed site layout criteria comply with the requirements of the Brisbane City Council City Plan 2014.

A swept path analysis was undertaken using a B99 vehicle with a 500mm clearance envelope. The vehicle is able to travel forward along the driveway, reverse into the visitor parking space, and then exit the site in a forward direction. The B99 can also enter the garage of Townhouse 4 (the rearmost unit) in a forward movement, reverse back onto the driveway, and then leave the site in a forward direction. See Appendix 2 for the swept path analysis.

B99 vehicles are expected to be the largest vehicle requiring access to the site, with all servicing including refuse collection occurring on the kerbside.



## Parking Provision

This section of the technical note outlines the residential and visitor parking requirements under the Brisbane City Council City Plan 2014.

### Resident Parking

A minimum 2.5 parking spaces per 4 or above bedroom dwelling for resident parking is required. The development consists of four 4-bedroom townhouses, which requires a minimum of 10 residential parking spaces. The proposed 4-bedroom townhouses each provide 2 resident parking spaces within a garage, resulting in a total of 8 parking spaces, which does not meet the current requirement.

A proposed amendment (*Planning scheme policy amendment package – More Homes, Sooner – Car parking for Multiple dwellings*) is currently being considered by BCC. The amendment would allow Multiple Dwelling developments in a *key location* to provide a minimum of 2 parking spaces per 4 or above bedroom dwelling.

Of relevance for the proposed development, is the definition of key location being land within 400m walking distance of a public transport stop that is serviced with a maximum headway of 20 minutes between 7am and 7pm on weekdays, and a maximum headway of 30 minutes between 7am and 7pm on weekends.

There is a pair of bus stops on Logan Road (Logan Road at High Street, stop 36 both inbound and outbound) which are between 450m and 550m walking distance from the proposed development. Route 175 services both of these stops with a maximum of 15 minutes headways between 7am and 7pm, 7 days a week. In addition to Route 175, each stop is also serviced by another 4 services further increasing the public transport availability within walking distance to the development site.

While the proposed development is slightly outside the required 400m walking distance, the excellent range of services (including frequency and headway) of the 2 bus stops on Logan Road mean that adopting a parking rate of 2 parking spaces per 4 or above bedroom dwelling is appropriate. Adopting this rate means that the proposed development would be required to provide 8 parking spaces, all of which are currently proposed to be provided on site.

### Visitor Parking

A minimum of 0.25 parking spaces per dwelling for visitor parking is required. The proposed 4 townhouse development provides 1 visitor parking space which meets the requirements.

### Summary

Table 2 provides a summary of the proposed parking provision.

**Table 2: Parking Provision Compliance Summary (Source: BCC, PSA)**

CRITERIA	REQUIREMENT	PROVISION
Resident Parking	10 parking spaces (8 parking spaces when considering the <i>Planning scheme policy amendment package – More Homes, Sooner – Car parking for Multiple dwellings</i> )	8 parking spaces
Visitor Parking	1 parking space	1 parking space



## Bicycle Parking and End of Trip Facilities

Bicycle parking and end of trip facilities are also detailed by BCC. The minimum requirements are to provide:

- 1 lockable, covered, bicycle parking space per unit
- 1 visitor bicycle parking space per 4 units

One bicycle parking space is provided in each townhouse garage, and one visitor bicycle parking is provided in the visitor car parking area.

Table 3 provides a summary of the bicycle parking provision.

**Table 3: Bicycle Parking Provision Compliance Summary (Source: BCC, PSA)**

CRITERIA	REQUIREMENT	PROVISION
Resident Bicycle Parking	1 space per unit	1 space per unit
Visitor Bicycle Parking	1 space	1 space

The proposed bicycle parking provision complies with the requirements of the Brisbane City Council City Plan 2014.

## Summary

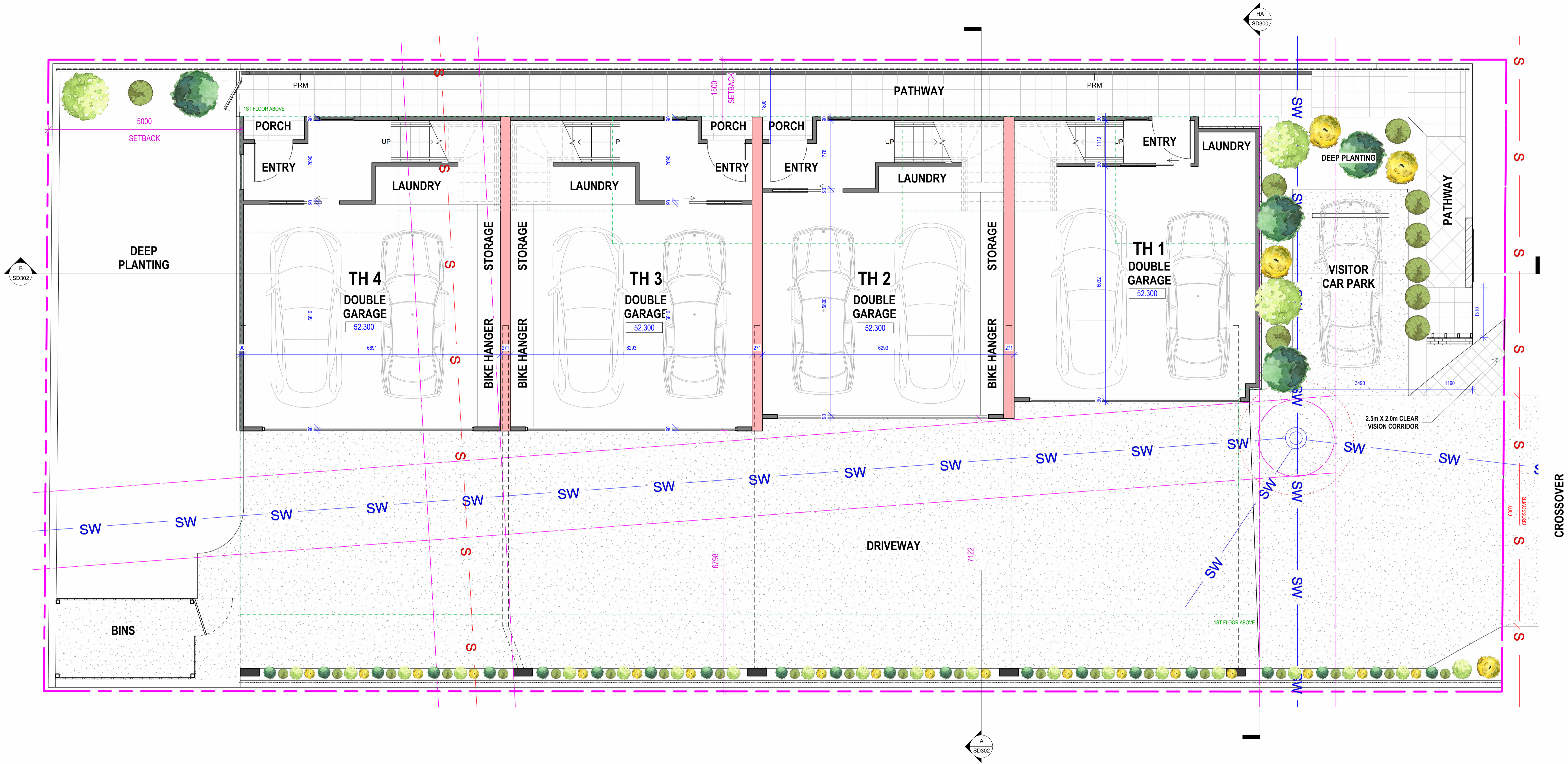
This technical note provides a concise summary of the investigations undertaken to review the traffic and transport aspects for the proposed townhouse development. The key aspects covered in these investigations included a comprehensive review against Brisbane City Council (BCC) City Plan 2014 requirement. The findings of the assessment can be summarised as follows:

- All proposed site layout criteria comply with the requirements of BCC.
- A swept path analysis was undertaken, confirming that B99 vehicles are able to access, park within, and exit the site without any issues.
- The proposed provision of car parking is appropriate for the development.
- The proposed bicycle parking spaces comply with the requirements of BCC.



**APPENDIX 1**

PROPOSED SITE PLAN



1 GROUND FLOOR  
1:50

PRELIMINARY ONLY - NOT FOR CONSTRUCTION | PRINT ON A1

**TARUN JANGRA**  
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 BEFORE PROCEEDING WITH THE WORKSHOWN WORK.

CLIENT: **REHJAM PTY LTD ATF REHMAT FAMILY TRUST**  
 PROJECT: **PROPOSED MULTI UNIT DEVELOPMENT**  
 LOCATION: **36 SELBORNE STREET, MOUNT GRAVATT EAST**

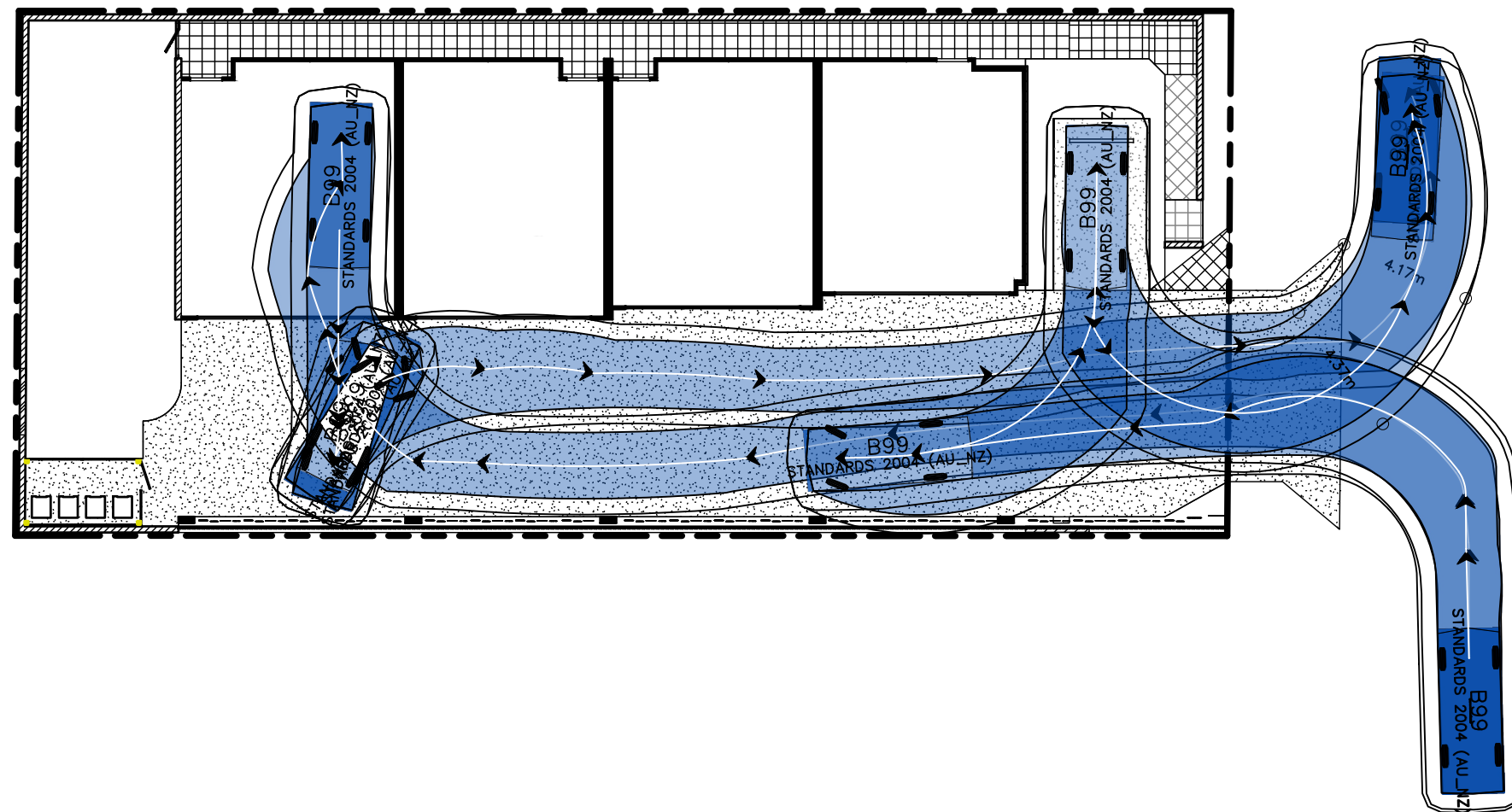
REVISION SCHEDULE			
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26
C	CROSSOVER AMENDED, 2x2.5 METER VISUAL CLEARANCE TO CROSSOVER NOTED, TH 1 ENSUITE AMNEDED, VISITOR CAR PARK RELOCATED, ENTRY PATHWAY RELOCATED, SITE COVER AREA CORRECTED	TJ	07-04-26

DRAWN BY:	Tarun	JOB No:	5225
CHECKED BY:	Tarun	SHEET No:	SD102
ISSUE DATE:	07-04-26	REVISION:	C



## APPENDIX 2

### Swept Path Analysis



**SWEPT PATH DESIGN PROPERTIES**  
 DESIGN SPEED: 1km/hr  
 VEHICLE BUFFER: 0.50m

B99

	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

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NOT FOR CONSTRUCTION**

REVISION	DESCRIPTION	BY	DATE
1	ORIGINAL ISSUE	S.C	07.04.2026

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**DRAWING TITLE:** SWEPT PATH ANALYSIS - B99 VEHICLE  
**CLIENT:** REHJAM PTY LTD  
**PROJECT:** TOWNHOUSES DEVELOPMENT TRAFFIC ENGINEERING ADVICE  
**LOCATION:** 36 SELBOURNE STREE, MT GRAVATT EAST

<b>DRAWING DATE:</b> APRIL 2026	<b>DRAWN BY:</b> S.C
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