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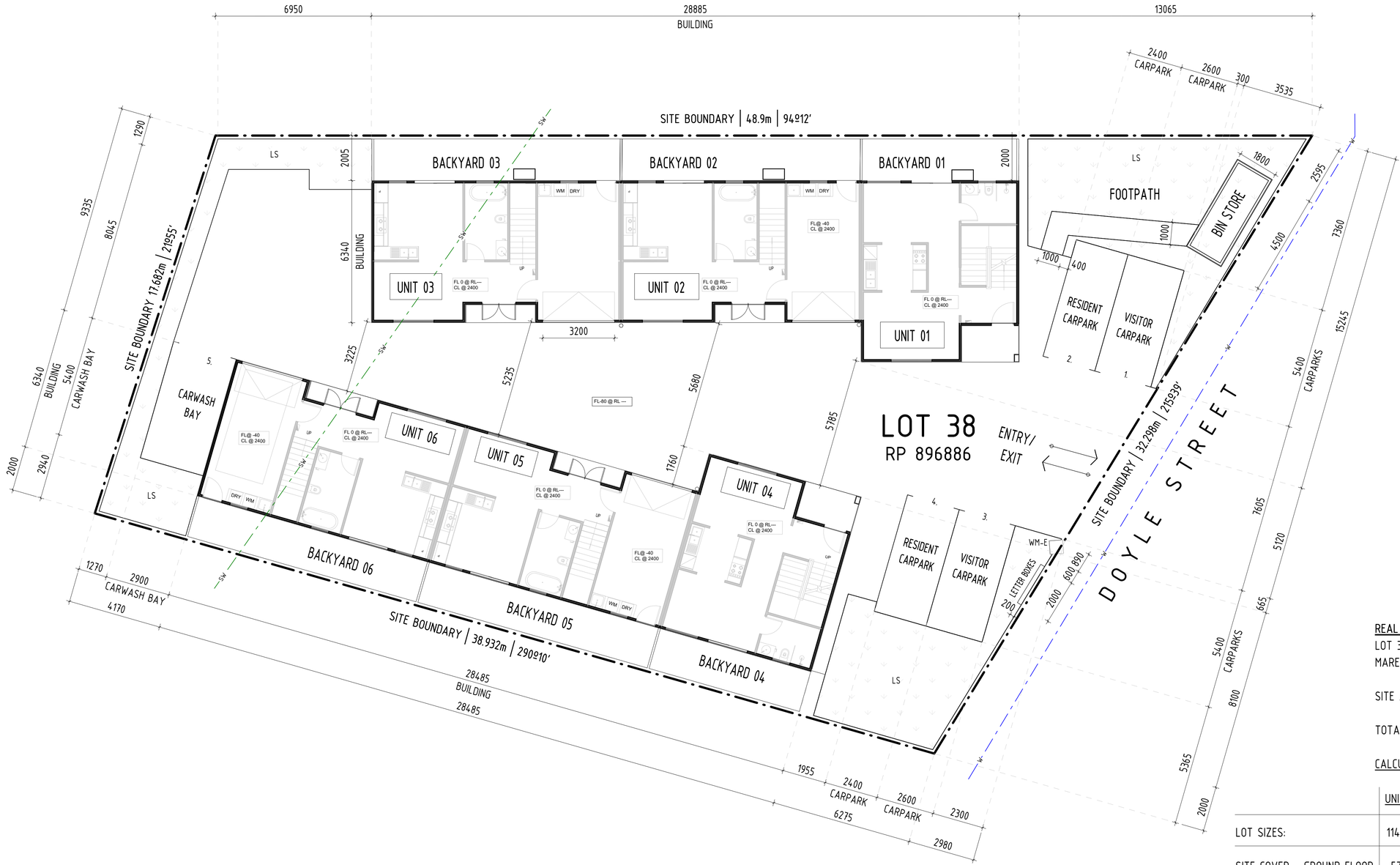
LS LANDSCAPING. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL.

WM-E WATER METER, EXISTING



REAL PROPERTY DESCRIPTION
LOT 38 ON RP896886
MAREEBA SHIRE

SITE AREA: 1,012m²

TOTAL UNITS: 6 (2 STOREY)

CALCULATIONS:

	UNIT 01	UNIT 02	UNIT 03	UNIT 04	UNIT 05	UNIT 06
LOT SIZES:	114.2m²	136.26m²	141.32m²	114.2m²	136.26m²	136.26m²
SITE COVER - GROUND FLOOR:	57.1m²	68.13m²	70.66m²	57.1m²	68.13m²	68.13m²
OUTDOOR LIVING AREA:	13.04m²	19.99m²	22.53m²	13.04m²	19.99m²	19.99m²
FIRST FLOOR:	57.1m²	68.13m²	70.66m²	57.1m²	68.13m²	68.13m²

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PROJECT DESCRIPTION:
PROPOSED TOWN HOUSE DEVELOPMENT

PROJECT ADDRESS:
38 DOYLE ST, MAREEBA, QLD 4880

SITE DESCRIPTION:
LOT: 38
SL/RP: RP896886

LOCAL GOVT:
MAREEBA SHIRE

NORTH ORIENTATION:
NORTH
PLEASE REFER TO SITE PLAN & SURVEY PLANS FOR NORTH POINT LOCATION

ISSUE:	DESCRIPTION:	DATE:
P1	FIRST ISSUE FOR CLIENT REVIEW	2024.03.06
P2	UNIT 3 MIRRORED	2024.03.07
P3	SURVEY COORDINATED	2024.03.26
P4	UPDATED AS PER TRAFFIC ENG REQUEST	2024.03.26
A	FOR APPROVAL	2024.04.02

DOCUMENTATION STAGE:
FA - FOR APPROVAL

DRAWN: MP

APPROVED: MP

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DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
FA100

REVISION:
A

SCALE: 1 : 100

SHEET SIZE: A1 (A3@50%)

Velocity Traffic Engineering

Traffic Technical Memorandum

To	Tony Ran C\- U&i Town Planning C\- U&i Town Planning	**Date**	2 April 2024
Prepared by	Casey Schackow, Velocity, Director	**Approved by**	Harj Singh, Traffic Engineering Advisor (RPEQ 22364)
Location	38 Doyle Street, Mareeba		
Status	Final	**Attachments**	**Appendix A**: Development Plans **Appendix B:** Swept Path Assessment

1 Introduction

1.1 Overview

Velocity has been commissioned by Tony Ran C\- U&i Town Planning, to provide traffic advice in relation to the proposed townhouse development located at 38 Doyle Street, Mareeba. Specifically, our scope was only based around achieving a compliant and functional parking layout.

1.2 References

- Mareeba Shire Council, Mareeba Shire Planning Scheme, 2016 (MSPLS)
- Mareeba Shire Council, Parking and Access Code (PAC)
- AS2890.1 Australian Standards (AS) Parking Facilities Part 1: Off Street Car Parking (AS2890.1)
- AS2890.2 Parking Facilities Part 2: Off-Street Commercial Vehicle Facilities, 2002 (AS2890.2)

1.3 Limitations

This traffic report was prepared with the usual care and diligence of the consulting profession. It follows accepted traffic engineering practices and standards that were in place at the time of the assessment. However, Velocity cannot be held responsible for any changes to project planning or road conditions that may happen after the assessment is completed.

2 Existing Conditions

2.1 Site Location

The development site is located at 38 Doyle Street, Mareeba and is bounded by Doyle Street to the east. The site is currently a vacant block.

The site is identified within Planning Scheme as a Medium Density Residential zone and is surrounded by similar zones in all directions.

3 Proposed Development

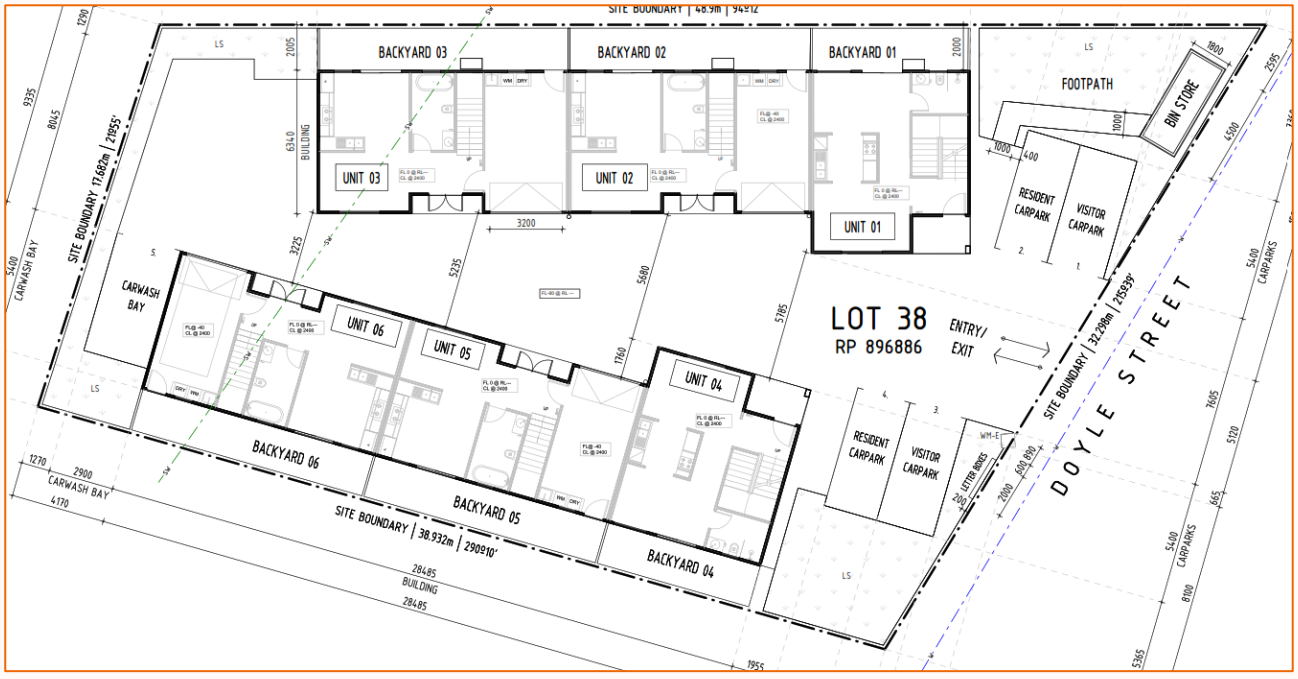
3.1 Proposed Yield

The development proposes to provide 6 townhouse units each with 2 bedrooms. The development yield is outlined in Table 3-1 and the proposed plans are illustrated in Figure 3-1. These plans are also attached at **Appendix A**.

Table 3-1 Total Development Yield

Land use	Yield
Multiple Dwelling (2 bedrooms)	6 townhouses

Figure 3-1 Proposed Development Layout



Source: Quorum Studios, Site Plan, FA100, P3

3.2 Car Parking

3.2.1 Parking Requirements

In accordance with the *PAC*, the car parking requirements have been summarised in Table 3-2.

Table 3-2 Car Parking Requirements

Land use	Yield	Car Parking Rate	Car Parking Required
Multiple Dwelling	6 townhouses	1 space per dwelling, 1 vehicle wash bay and 0.25 spaces per dwelling for visitors.	6 resident spaces + 1 vehicle wash bay + 1.5 spaces per dwelling for visitors.
TOTAL			**6 resident spaces +** **1 vehicle wash bay +** **1.5 spaces per dwelling for visitors.**

As shown in Table 3-2, the proposed development requires a total of 6 parking spaces for residents, 1 dedicated vehicle wash down bay and 2 visitor parking bays.

3.2.2 Parking Compliance

The development proposes 6 resident parking bays, 4 located within garages and 2 adjacent the specific unit. A dedicated wash bay and 2 visitor parking bays have also been provided. As such, the minimum parking requirements have been provided.

3.2.3 Carpark Design

Velocity has completed a comprehensive design review of the parking layout for the proposed development. The car park design compliance is outlined in Table 3-3.

Table 3-3 Car Park Design Compliance

Design Criteria	AS2890/ MSC Reqs.	Proposed Design	Compliance
Visitor Parking Areas			
Bay length	5.4m	5.4m	✓
Bay width	2.6m	2.6m	✓
Aisle Width	6.2m	Min. 7.7m	✓
Resident Outdoor Parking Areas			
Bay length	5.4m	5.4m	✓

Bay width	2.4m	2.4m	✓
Aisle Width	5.8m	Min. 6.2m	✓
Car Wash Bay Width (adjacent wall)	2.4m + 0.3m	2.9m	✓
Garages			
Garage Length (internal)	6m	6m	✓
Garage Width (internal)	3.2m	Min. 3.2m	✓
Garage Width (door opening)	2.7m	Min. 2.8m	✓
Aisle Width Adjacent Garage	5.8m	Min. 5.23m	✗

As such, the proposed car park design satisfies the minimum requirements with the exception of the aisle width adjacent the garage of Unit 3.

However, to ensure the B99 design vehicle is able to safely and effectively manoeuvre into/out of this garage, the width of the opening and internal width have been increased to 3.2m and 3.6m respectively.

3.2.4 Car Parking Swept Paths

To confirm the adequacy of the Unit 3 garage parking space, a swept path assessment has been conducted to determine if a B99 vehicle is able to safely enter and exit. A swept path assessment has also been undertaken for the other units with garages to further show the adequacy of the design even though these spaces are compliant with respect to AS2890.1. It is noted for residential spaces, AS2890.1 allows both three-point turn manoeuvring into and out of parking spaces.

The assessment determined that all garage spaces are able to be safely and efficiently manoeuvre into/out of by the B99 vehicle. These swept paths are attached at **Appendix B**.

4 Summary

Findings for the development at 38 Doyle Street, Mareeba are as follows:

Item	Findings
Existing Conditions	The site is a Medium Density Residential zone and is bound by Doyle Street to the east. The site is currently a vacant block.
Proposed Development	The development proposes 6 townhouse units each with 2 bedrooms, accessed via a consolidated crossover
Parking Provision	6 resident, 2 visitor and 1 dedicated wash bay has been proposed which is in accordance with the Planning Scheme and expected to be able to cater for the demands of the development
Car Park Design	The car parking layout and design is compliant with the requirements of AS2890 with the exception of the aisle width adjacent the Unit 3 garage. A swept path assessment has been undertaken for the B99 vehicle which indicates the design vehicle can safely and effectively enter/exit each garage.

Velocity is of the opinion the proposed is compliant with relevant codes and standards.

Author:

Casey Schackow
Director

Effective Date 2/04/2024

C. Schackow

Approved By:

Harj Singh
Transport Advisor RPEQ 22364

Date Approved 2/04/2024

H. Singh

VELOCITY
TRAFFIC
ENGINEERING

APPENDIX A

CONCEPT PLANS

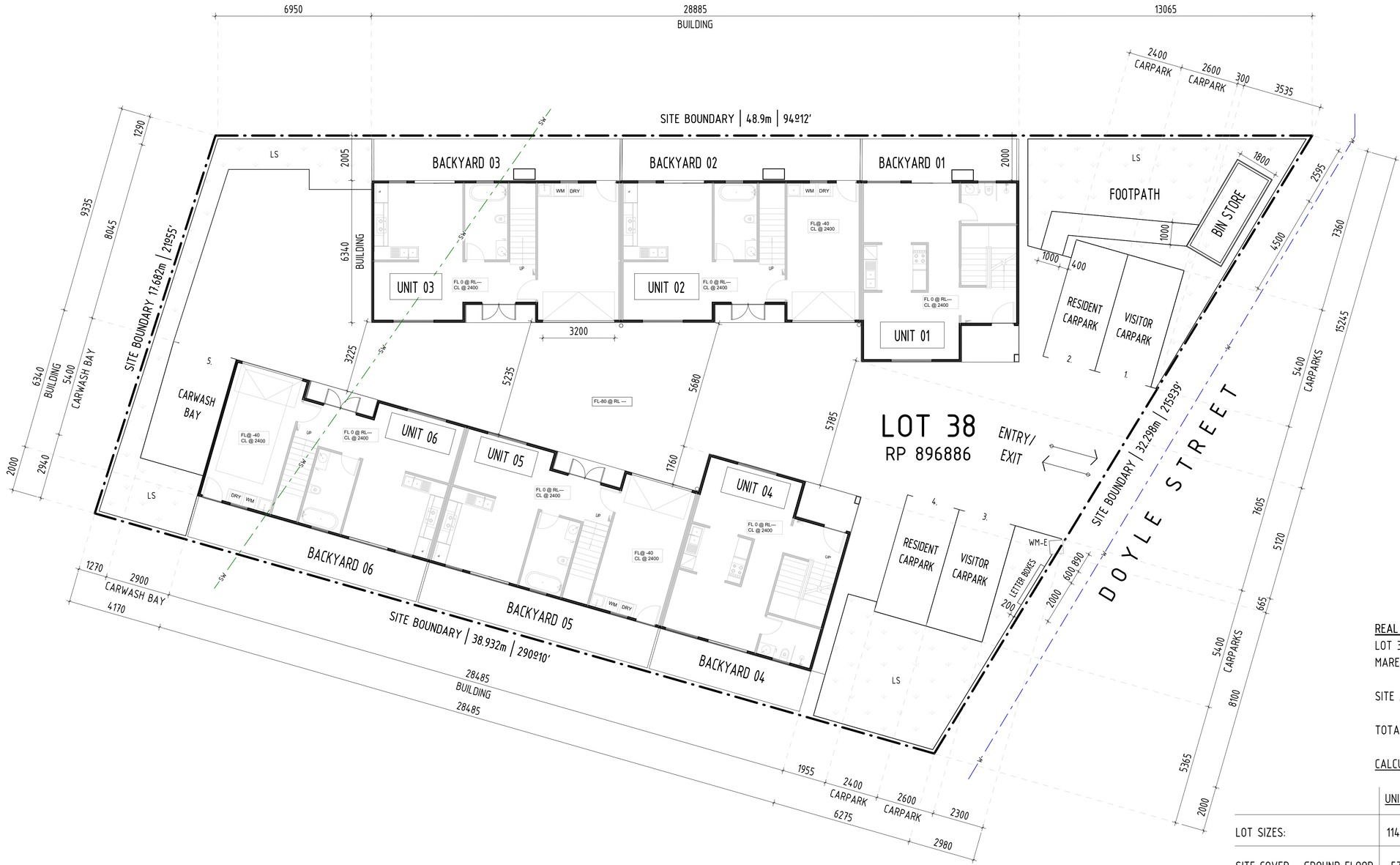
PRELIMINARY

THIS DRAWING IS NOT FOR CONSTRUCTION

LEGEND

LS LANDSCAPING. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL.

WM-E WATER METER, EXISTING



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DOCUMENTATION STAGE:
FA - FOR APPROVAL

DRAWN: MP

APPROVED: MP

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DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
FA100

REVISION:
P4

SCALE: 1 : 100

SHEET SIZE: A1 (A3@50%)

VELOCITY
TRAFFIC
ENGINEERING

APPENDIX B

SWEPT PATH ASSESSMENT

BOUNDARY | 48.9m | 94°12'

BACKYARD 02

UNIT 03

UNIT 02

UNIT 06

UNIT 05

LOT

BUILDING

6340

3225

3200

1760

5785

5680

FL 0 @ RL---
CL @ 2400

FL@ -40
CL @ 2400

FL-80 @ RL ---

WM DRY

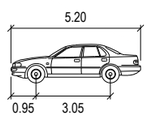
UP

SW

B99 — AS2890.1 Custom

SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE



B99 - AS2890.1

	Meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

H.Singh

Velocity Traffic Engineering
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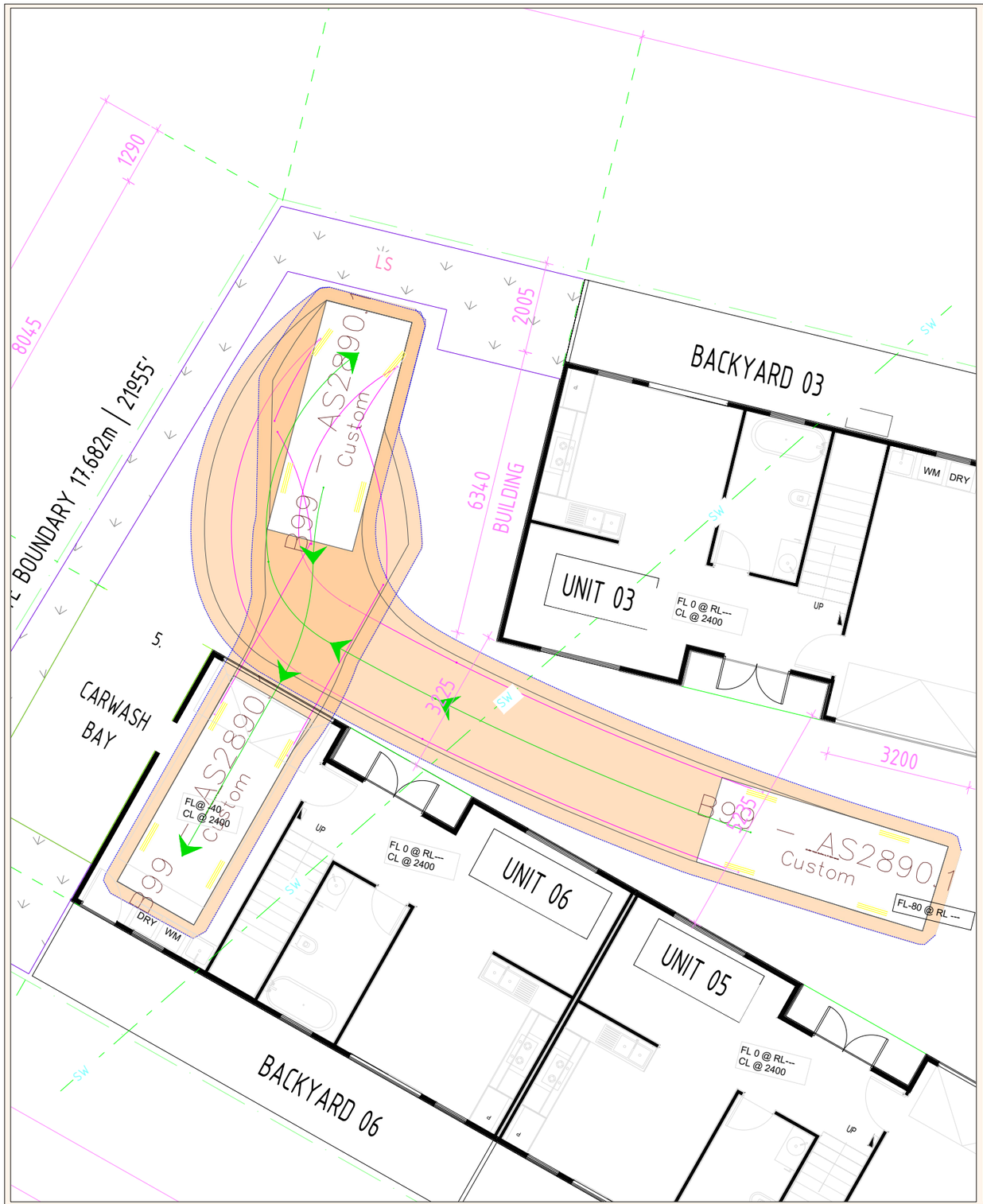
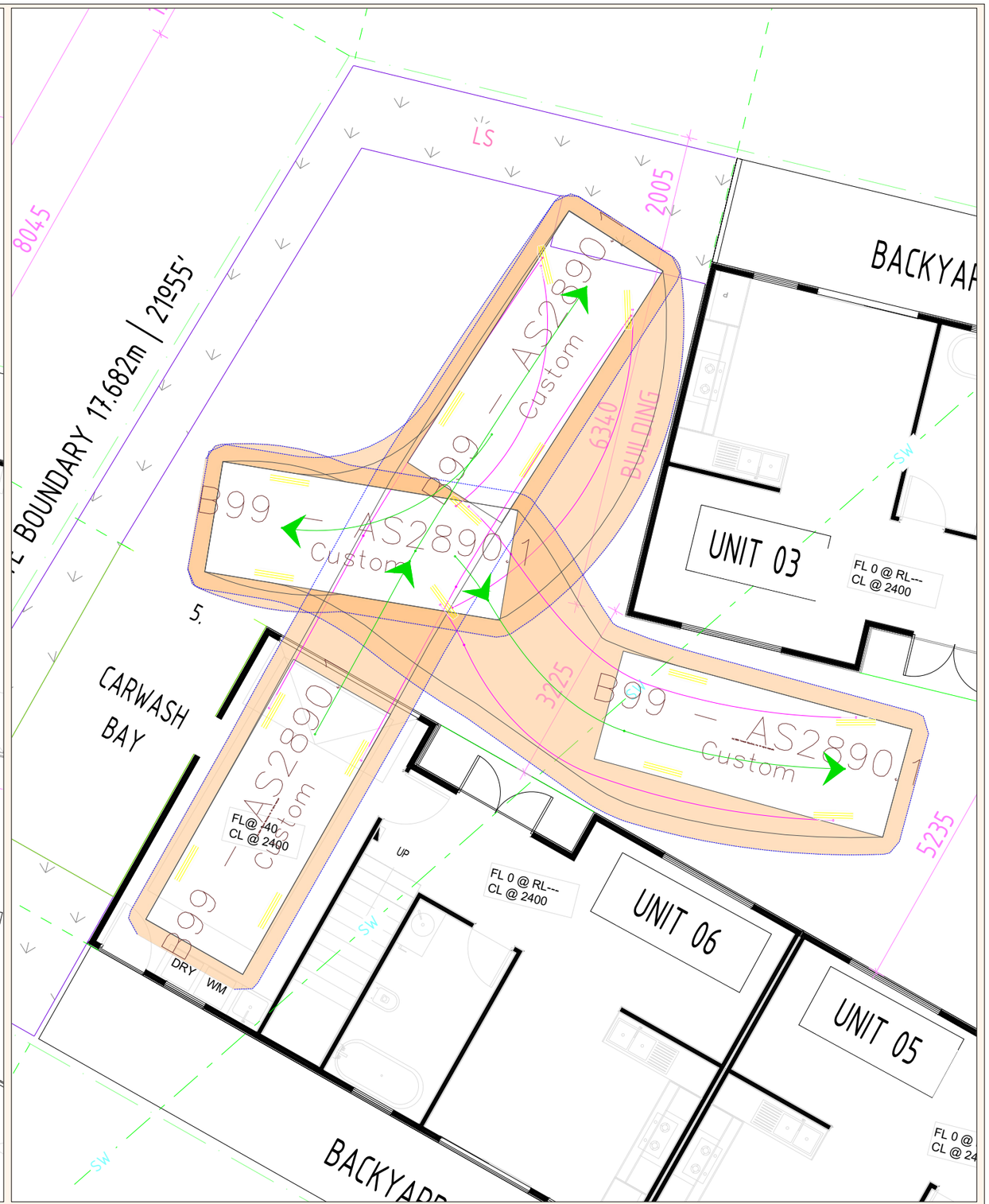
ABN 94 658 980 208

U&I TOWN PLANNING
38 DOYLE STREET, MAREEBA
SWEPT PATH - B99
UNIT 3

Drawn	Date	Scale	Size
C.Schackow	27/03/2024	1:100	A3

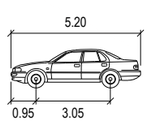
Drawing Number SK01 Rev A





SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE



B99 - AS2890.1

	Meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

H.Singh

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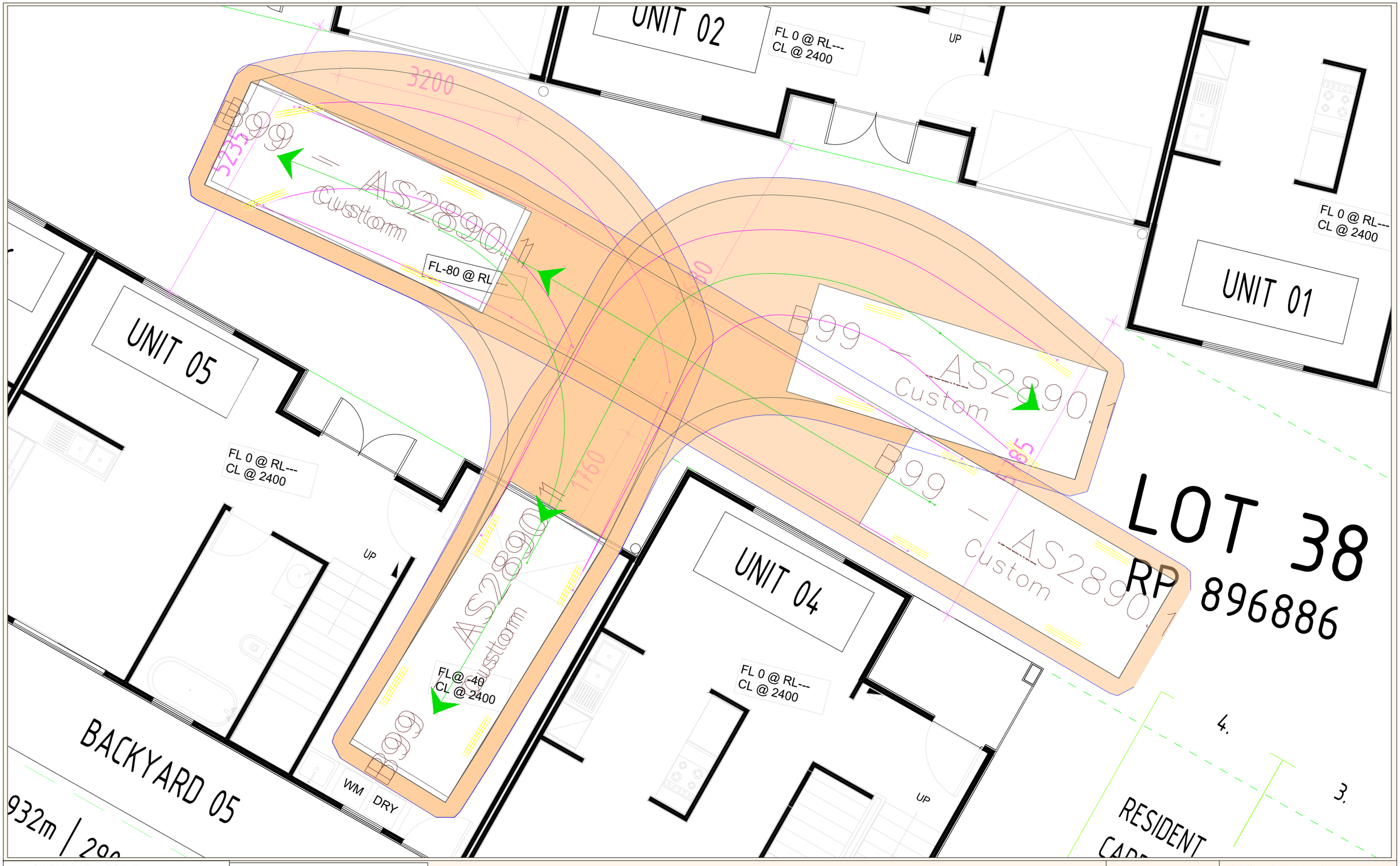
ABN 94 658 980 208

U&I TOWN PLANNING
38 DOYLE STREET, MAREEBA
SWEPT PATH - B99 - UNIT 6
LEFT: ENTRY
RIGHT: EXIT

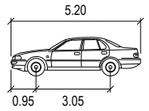
Drawn	Date	Scale	Size
C.Schackow	27/03/2024	1:100	A3

Drawing Number SK02 | Rev A



SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE



B99 - AS2890.1

	Meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

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U&I TOWN PLANNING
38 DOYLE STREET, MAREEBA
SWEPT PATH - B99
UNIT 5

Drawn	Date	Scale	Size
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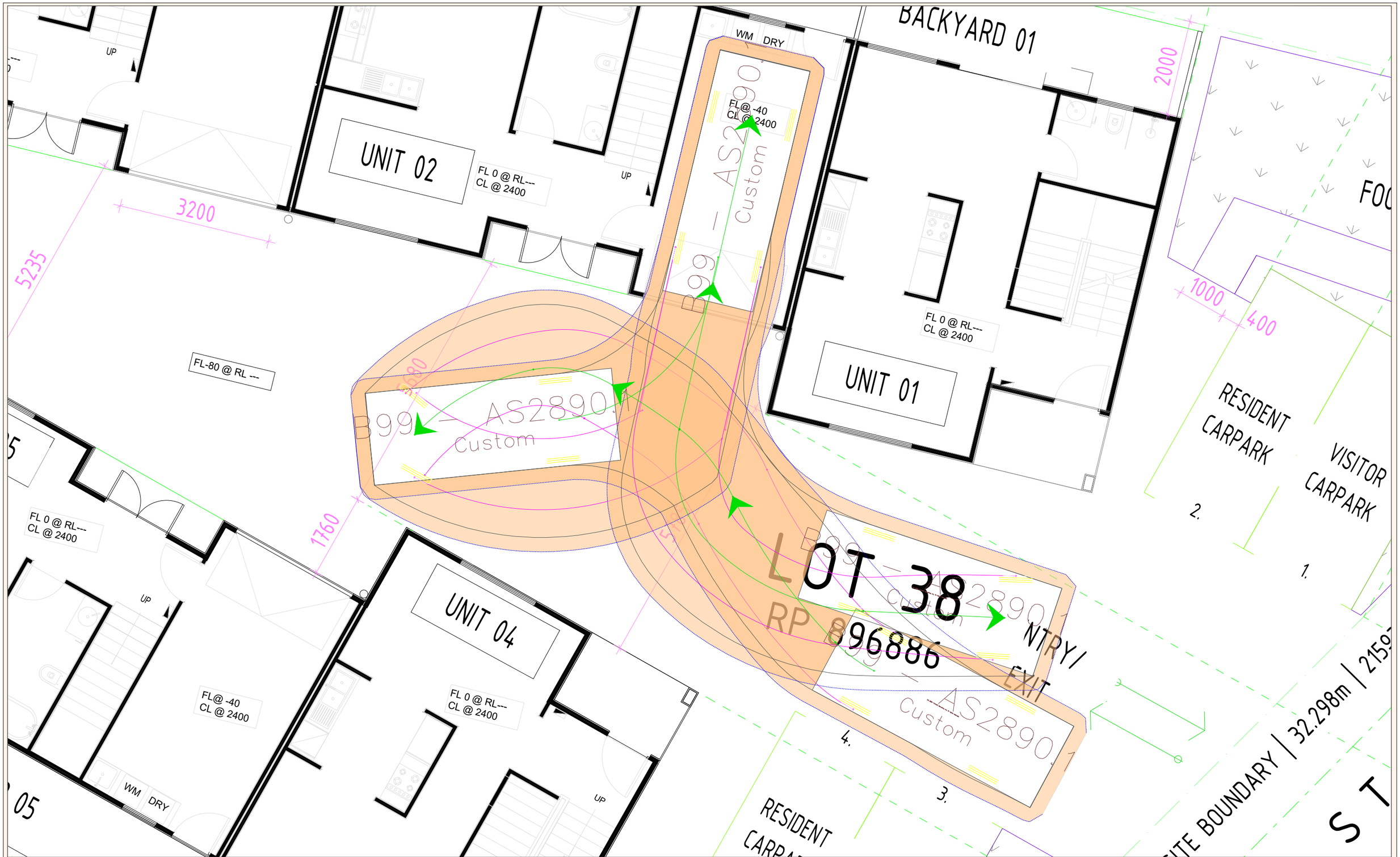
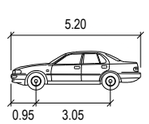
Drawing Number SK03 | Rev A



SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE



B99 - AS2890.1

	Meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

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ABN 94 658 980 208

U&I TOWN PLANNING
38 DOYLE STREET, MAREEBA
SWEPT PATH - B99
UNIT 2

Drawn	Date	Scale	Size
C.Schackow	27/03/2024	1:100	A3

Drawing Number SK04 Rev A