

Traffic Engineering Letter

To	Platting 88 Pty Ltd	Date	17 April 2026
Prepared by	Kevin Liu, Modus Traffic Engineer	Approved by	Harj Singh, Modus Executive Director (RPEQ 22364)
Location	160 Miles Platting Road, Eight Mile Plains		
Subject	Proposed Subdivision Development - Traffic Engineering Letter		
Status	Final	Attachments	Appendix A: Council Further Advice Appendix B: Revised Development Plans Appendix C: Swept Path Assessment

Introduction

Overview

Modus has been commissioned by Platting 88 Pty Ltd to provide traffic and transport advice in relation to the proposed Subdivision development located at 160 Miles Platting Road, Eight Mile Plains.

Following the submission of the Development Application, Brisbane City Council (BCC) issued a Further Advice Notice requesting additional information regarding the proposed development on 2nd October 2025.

A copy of the Further Advice Notice is provided at **Appendix A**.

This Traffic Engineering Letter has been produced by Modus to respond to the relevant traffic / transport related Further Advice Notice items in support of the proposed development.

For ease of interpretation, the relevant items have been reproduced within this Traffic Engineering Letter with Modus' response provided directly thereafter.

Revised Development Plans

Furthermore, it is noted that the proposed development plans have been amended since the submission of the Development Application.

A copy of the revised development plans are provided at **Appendix B**.

Information Request Item 1

Council Commentary

Stage 1 of the proposal is unable to demonstrate safe pedestrian and vehicle access to the site, in accordance with Performance outcome PO1, PO3, PO7 and PO8 of the Transport, access, parking and servicing (TAPS) code, in particular noting there is no safe pedestrian path of travel from the development site to the nearby Eight Mile Plains Busway Station. The proposal cannot proceed until such time as road reserve is dedicated as part of the adjoining approved development at 17 Lilywood Street, Eight Mile Plains (Council reference: A006652684) to facilitate safe and appropriate access for pedestrians and vehicles. The Stage 2 outcome which connects the site to the approved road network at 17 Lilywood Street is supported from a traffic engineering perspective. To facilitate the continued assessment of the proposal, provide:

- a) Confirmation of the proposed sequencing of the development noting access to the site will need to be provided via approved development A006652684.*
- b) Amended plans which remove the proposed pedestrian and vehicle access from Miles Platting Road and illustrate the proposed cul-de-sac outcome currently shown as part of Stage 2.*

Modus Response

- a) The development will have no access to Miles Platting Road is proposed in either stage. All access to the site (stage 1 and 2) will be via the approved road network associated with development approval A006652684 at 17 Lilywood Street.

Vehicular and pedestrian access to the site will therefore be achieved via the approved internal road connection to Lilywood Street, ensuring:

- ▶ Safe and compliant vehicular access,
 - ▶ A pedestrian safe path to the site,
 - ▶ Connectivity to the surrounding road network,
 - ▶ Appropriate linkage to the Eight Mile Plains Busway Station park and ride.
- b) Amended development plans have been prepared which:
 - ▶ Remove the previously proposed pedestrian and vehicle access to Miles Platting Road,
 - ▶ Stage 1 - turnaround provisions via a cul-de-sac and a 3-point turnaround within the easement (SK11),
 - ▶ Stage 2 - turnaround via the cul-de-sac.

The revised layout clearly demonstrates that the site will rely on the future connection to the approved road network at 17 Lilywood Street for access.

Additionally, the swept path assessment demonstrates that the design service vehicles (LRV, RCV and Fire Truck) are able to turn around (via a three-point turn) at the end of each proposed cul-de-sac and within the easement. A copy of the swept path assessment is provided in **Appendix C**.

Information Request Item 6

Council Commentary

A review of the 'Structure Plan – Stage 1' and suite of 'Subdivision Proposal Plan – Stage 1 & Stage 2, and review of the 'Concept Services Layout Plan Sheet 1 – 3' has noted that the development has provided a minimum carriageway width of 10m. However, the pavement width is 7.5m wide, with a minimum verge width of 1.5m on the northern side and only a 1m wide verge width on the southern side in lieu of a 6.5m wide pavement width and 1.5m wide verge on both sides. Provide the following:

- a) Amended development plans which clearly demonstrates the development has been provided with a minimum 10m wide CTS, including a 6.5m carriageway width and 1.5m wide verges on the northern and southern sides of the carriageway.*

Modus Response

The amended development plans have been prepared to clearly demonstrate compliance with the required minimum 10.0m Community Titles Scheme (CTS) corridor width across the full extent of the proposed road.

The revised cross section now provides the carriageway width of 10m (min) as following:

- ▶ 6.5m (min) carriageway paved width,
- ▶ 1.5m (min) verge width on the northern side,
- ▶ 1.5m (min) verge width on the southern side.

A copy of the revised development plans are provided at **Appendix B**.

Summary

Therefore, Modus is of the opinion that the proposed development is acceptable from a traffic engineering perspective and there are no outstanding concerns from a traffic engineering perspective.

Should there be any issue with the above, please contact the undersigned.

Yours sincerely,

HSingh

MODUS TRANSPORT AND TRAFFIC ENGINEERING

Harj Singh
Executive Director (RPEQ 22364)

APPENDIX A

Council Further Advice



Dedicated to a better Brisbane

2 October 2025

Platting 88 Pty Ltd
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

ATTENTION: Lochlan Mummery

Application Reference: A006438987
Address of Site: 160 MILES PLATTING RD EIGHT MILE PLAINS QLD 4113

Dear Lochlan

RE: Further advice

Council officers have reviewed the further advice response dated 31 July 2025 and have identified the below further issues to be addressed.

Access

- 1) Stage 1 of the proposal is unable to demonstrate safe pedestrian and vehicle access to the site, in accordance with Performance outcome PO1, PO3, PO7 and PO8 of the Transport, access, parking and servicing (TAPS) code, in particular noting there is no safe pedestrian path of travel from the development site to the nearby Eight Mile Plains Busway Station. The proposal cannot proceed until such time as road reserve is dedicated as part of the adjoining approved development at 17 Lilywood Street, Eight Mile Plains (Council reference: A006652684) to facilitate safe and appropriate access for pedestrians and vehicles. The Stage 2 outcome which connects the site to the approved road network at 17 Lilywood Street is supported from a traffic engineering perspective. To facilitate the continued assessment of the proposal, provide:
 - a) Confirmation of the proposed sequencing of the development noting access to the site will need to be provided via approved development A006652684.
 - b) Amended plans which remove the proposed pedestrian and vehicle access from Miles Platting Road and illustrate the proposed cul-de-sac outcome currently shown as part of Stage 2.

Ecology

- 2) The proposed width of the ecological corridor along the northern boundary of the site does not provide sufficient space to provide a functional corridor connecting the west and east covenant areas, as ecological records indicate the site provides habitat and foraging for koalas, macropods and arboreal species. In addition, the small covenant areas proposed within individual lots will not provide for the viable long-term retention of mature vegetation.
 - a) Provide amended plans illustrating a minimum 12m corridor along the northern boundary in common property adjoining proposed Lots 6-10. Smaller covenants within these lots are not required should the 12m corridor be achieved.

- b) Explore an amended lot layout for Lots 1-2 and 4-5 which places any proposed covenant areas within common property.
 - c) Remove the proposed covenants within proposed Lot 16 & 17. It appears trees within the adjoining lot are to be removed as part of the adjoining development approval.
- 3) An updated Concept Rehabilitation Plan (CRP) and fauna friendly/pet exclusion fencing will be required based on the required layout changes. The CRP appears to be inaccurate and not to the correct scale and an updated CRP is required.
- a) The submitted EAR identifies a reduction in significant residual impacts due to on ground rehabilitation. In accordance with Section 2.3 of the Offset PSP, offsets do not replace or undermine existing environmental standards or regulatory requirements i.e. rehabilitation is already required under PO4 of the Biodiversity areas overlay code. Rehabilitation works do not reduce the significant residual impact area and offset impact area will need to be adjusted accordingly.
 - b) There are inconsistencies between submitted ecological documentation as to the final offset impact area. This needs to be confirmed as there are areas not mapped under HES/HESS that are proposed to be rehabilitated.

Vegetation Retention

- 4) An updated Vegetation Retention Plan (VRP) has not been provided. Full assessment of changes cannot be completed until this information is provided.
- a) An updated Arborist Report providing detailed assessment will also be required.
 - b) Additional impacts to due western cul-de-sac (adjacent to Lot 10 and Lot 11) have not been addressed. This will result in additional vegetation to be cleared and may require additional environmental offsets.
 - c) The impacts of the acoustic fence have not been provided. Additional vegetation may be impacted or required to be removed to facilitate the fence.
 - d) Sewer/pump station has not been identified on any ecological plans. It is unclear what impacts might be to vegetation to be retained.
 - e) The previously submitted VRP did not identify earthworks (cut/fill) and retaining walls within the plan, noting the legend did not provide this information. Due to the changes in road layout, it is also unclear what impacts stormwater infrastructure may have.
 - f) Any updated offset impacts area plan will be required due to the additional impacts to vegetation as noted above.
 - g) Re-referral to SARA will be required as vegetation is mapped within Core Koala Habitat area.

Air Quality, Odour and Noise – Sewage Pump Stations

- 5) The sewage pump stations, including at the connection to manhole MH274239, have the potential for adverse air quality, odour and noise impacts on the normal occupation of the lot for its intended use and nearby existing residences. The further advice response has not adequately addressed the air quality, odour and noise impacts at the residential lots being created. A statement of odour impacts has been submitted, but it has not provided any assessment on impacts.
- a) Provide further information addressing the requirements of PO5 of the Subdivision code, relating to the sewage pump stations' air, odour and noise emissions. It is acknowledged that a Statement of Odour Impacts by ViridAU, dated 30/07/2025, has been provided which does not sufficiently address AO5/PO5 of the Subdivision code.

Verge Width

- 6) A review of the 'Structure Plan – Stage 1' and suite of 'Subdivision Proposal Plan – Stage 1 & Stage 2, and review of the 'Concept Services Layout Plan Sheet 1 – 3' has noted that the development has provided a minimum carriageway width of 10m. However, the pavement width is 7.5m wide, with a minimum verge width of 1.5m on the northern side and only a 1m

wide verge width on the southern side in lieu of a 6.5m wide pavement width and 1.5m wide verge on both sides. Provide the following:

- a) Amended development plans which clearly demonstrates the development has been provided with a minimum 10m wide CTS, including a 6.5m carriageway width and 1.5m wide verges on the northern and southern sides of the carriageway.

Stormwater

- 7) Provide amended plans showing LPOD as piped stormwater from the development site connected into existing piped drainage. The submitted SBSMP is not supported. Provide an amended SBSWMP demonstrating the following:
 - a) The stormwater from the proposed development is not shown to be connected to existing underground drainage. Developed stormwater flows are flowing through adjacent residential properties (i.e. 54 Slobodian Avenue) which is not acceptable. Provide amended plans demonstrating the proposed development being serviced adequately in accordance with the Stormwater code, IDPSP and QUDM (namely: site stormwater must be piped to the existing underground drainage). The stormwater alignment must be chosen to minimise damage to existing vegetation.
 - b) Provide written permission from downstream property owner(s), allowing connection to existing stormwater drainage.

Proposed Lots

- 8) The development proposes five (5) residential lots in the southern-eastern portion of the site. Given existing grades and contours within this portion of the site, it is generally unclear how these residential lots are to be established without large amounts of earthworks occurring to ensure suitable grades are achieved, in particular for proposed lot 19. Provide further clarification and information on this aspect of the development.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

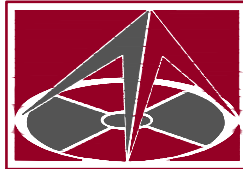


Dane Hoffmann
Urban Planner
Planning Services South
Phone: 07 3178 5678
Email: Dane.Hoffmann@brisbane.qld.gov.au
Development Services
Brisbane City Council

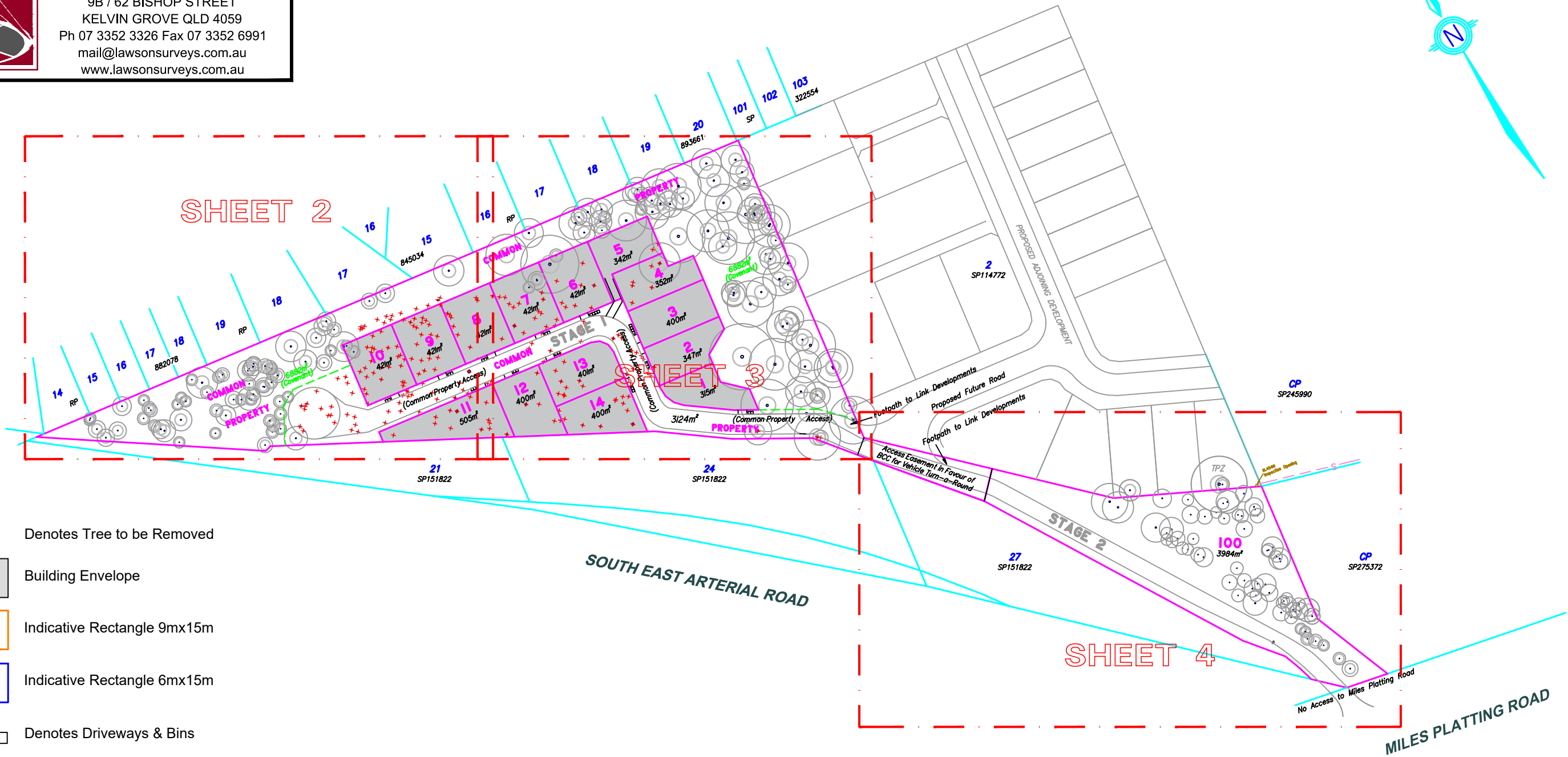
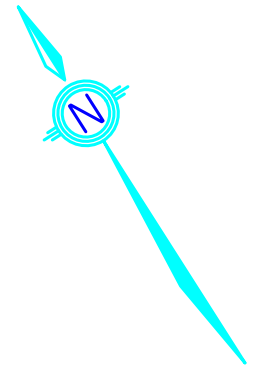
APPENDIX B

Revised Development Plans

LAWSON SURVEYS



A.B.N 46 272 949 047
 CONSULTING LAND SURVEYORS
 9B / 62 BISHOP STREET
 KELVIN GROVE QLD 4059
 Ph 07 3352 3326 Fax 07 3352 6991
 mail@lawsonsurveys.com.au
 www.lawsonsurveys.com.au

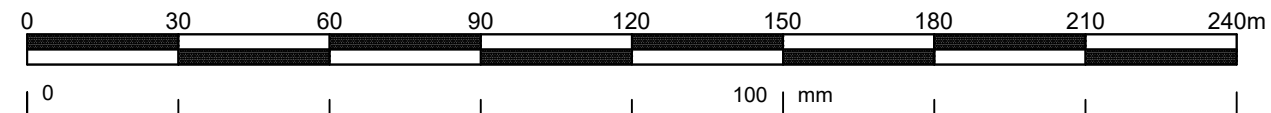


- Denotes Tree to be Removed
- Building Envelope
- Indicative Rectangle 9mx15m
- Indicative Rectangle 6mx15m
- Denotes Driveways & Bins

Environmental Covenant to Cover Entire Common Property Open Space Area : 6882m²

Access Ways, Driveways and Bin Stores Indicative Only.

SCALE 1:1500 at A3 - Lengths are in metres

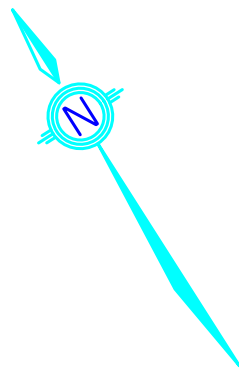


Sheet 1 of 4

- NOTES**
- 1) DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
 - 2) TOTAL AREA OF SUBDIVISION - 1.955ha.
 - 3) SITE IMPROVEMENTS AND CONTOURS VIDE LAWSON SURVEYS SURFACE DETAIL & CONTOURS SURVEY (REF 20900-DT, Dated 4/08/2022).

REFERENCE
20900-PROP.P-Stg1

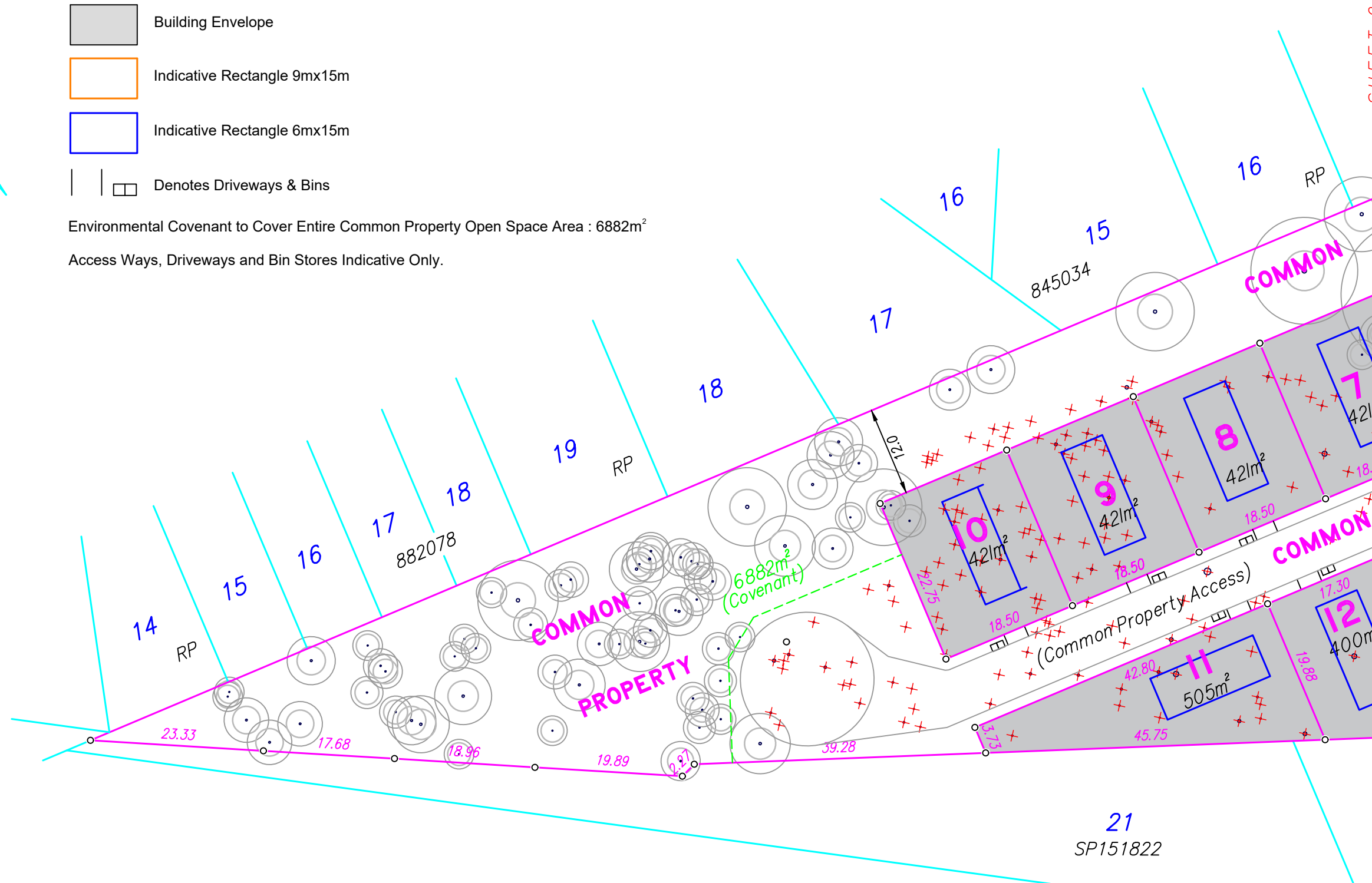
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LEVEL DATUM AHD - VIDE PSM 139216 RL 46.144	SCALE 1:1500 @ A3	LOCATION 160 MILES PLATTING ROAD EIGHT MILE PLAINS
LOCAL AUTHORITY BRISBANE CITY COUNCIL	DATE 11/02/2026	RPD PROPOSED LOTS 1-14, 100, COVENANTS, EASEMENT AND COMMON PROPERTY CANCELLING LOT 31 ON SP327882
MERIDIAN SP327882	SURVEYED BY BD	
DWG NAME 20900-PropP-Stg1	DRAWN BY RC/SPK	



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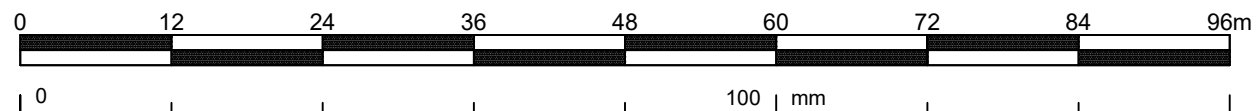
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SHEET 2
SHEET 3

SCALE 1 : 600 at A3 - Lengths are in metres



Sheet 2 of 4

SUBDIVISION PROPOSAL PLAN - STAGE 1

CLIENT
QINGHUA ZANG

LEVEL DATUM
AHD - VIDE PSM 139216
RL 46.144

SCALE
1:600 @ A3

LOCATION
**160 MILES PLATTING ROAD
EIGHT MILE PLAINS**

LOCAL AUTHORITY
BRISBANE CITY COUNCIL

DATE 11/02/2026

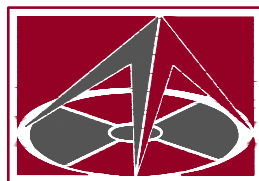
RPD
PROPOSED LOTS 1-14, 100, COVENANTS,
EASEMENT AND COMMON PROPERTY
CANCELLING LOT 31 ON SP327882

MERIDIAN SP327882

DRAWN BY RC/SPK

DWG NAME 20900-PropP-Stg1

LAWSON SURVEYS



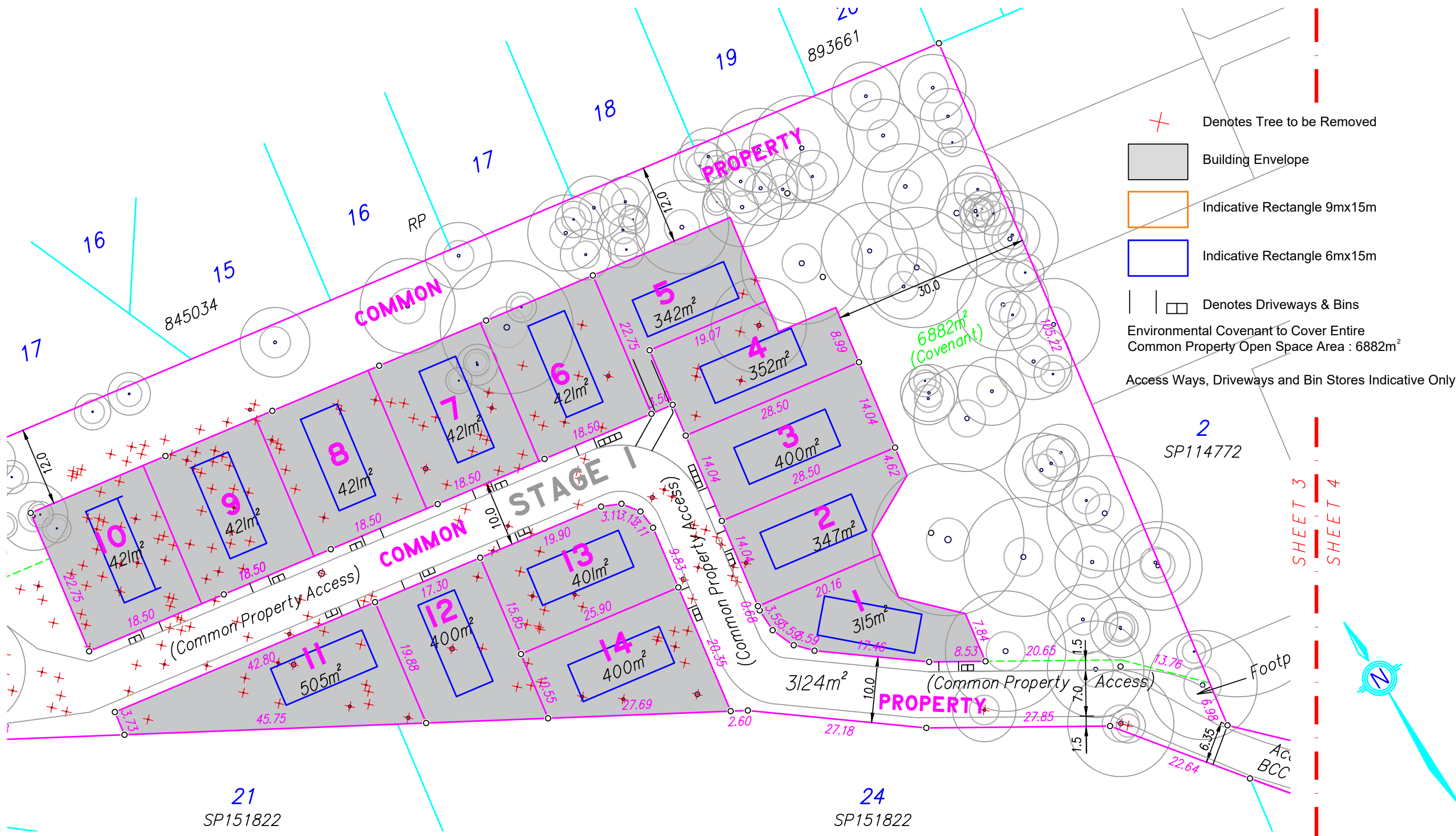
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NOTES

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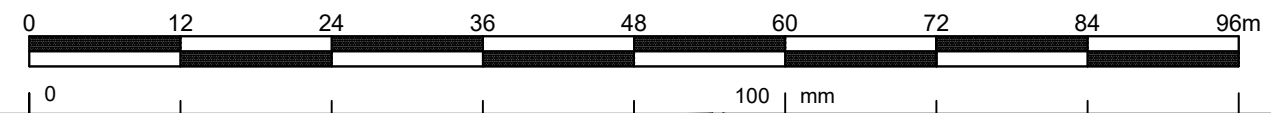
SHEET 2
SHEET 3



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SHEET 3
SHEET 4

SCALE 1 : 600 at A3 - Lengths are in metres



Sheet 3 of 4

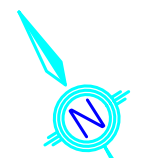
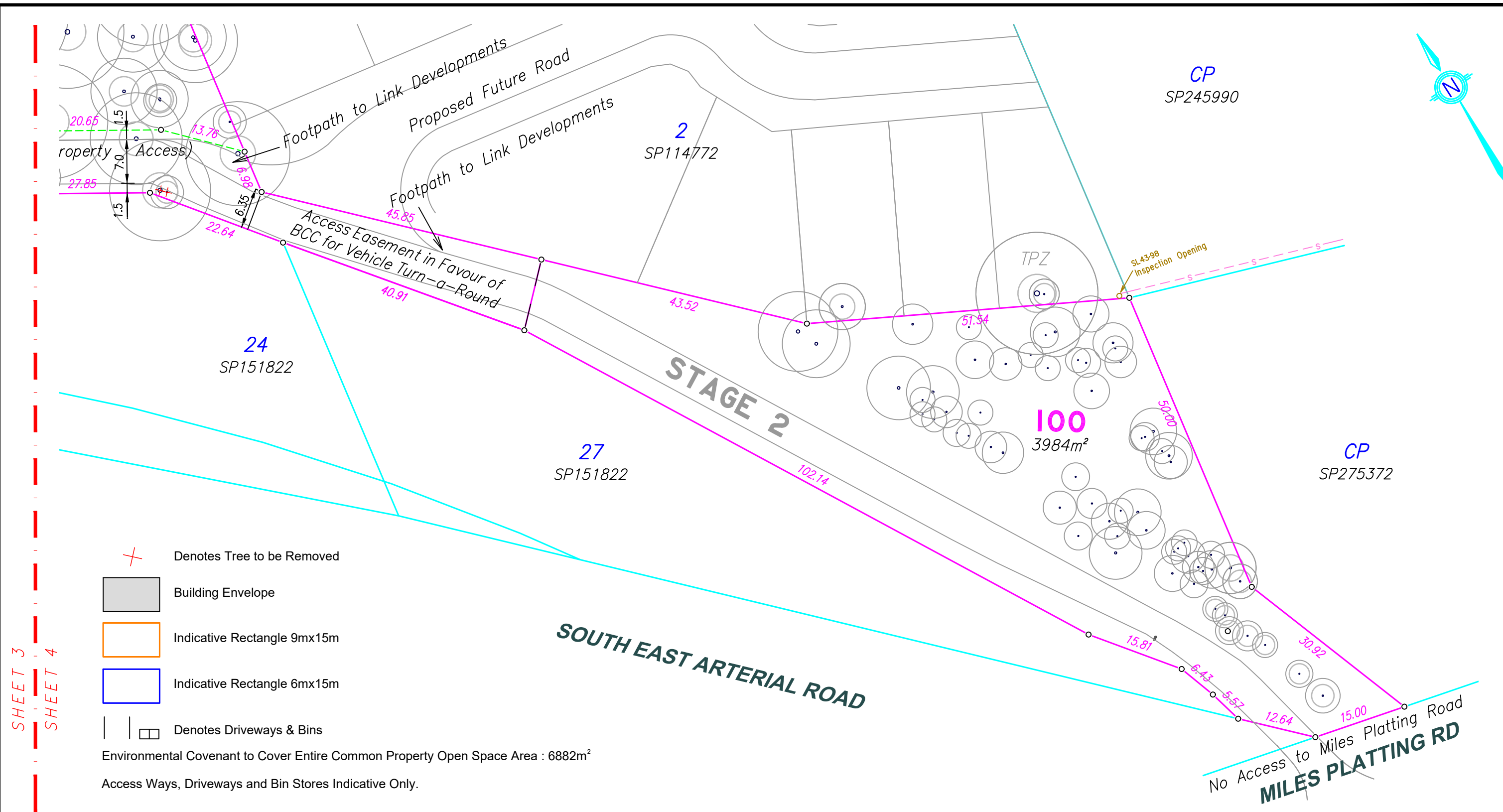
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LEVEL DATUM AHD - VIDE PSM 139216 RL 46.144	SCALE 1:600 @ A3
LOCAL AUTHORITY BRISBANE CITY COUNCIL	DATE 11/02/2026
MERIDIAN SP327882	SURVEYED BY BD
DWG NAME 20900-PropP-Stg1	DRAWN BY RC/SPK

CLIENT	QINGHUA ZANG
LOCATION	160 MILES PLATTING ROAD EIGHT MILE PLAINS
RPD	PROPOSED LOTS 1-14, 100, COVENANTS, EASEMENT AND COMMON PROPERTY CANCELLING LOT 31 ON SP327882



SHEET 3

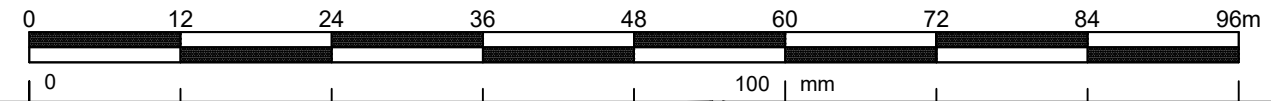
SHEET 4

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Environmental Covenant to Cover Entire Common Property Open Space Area : 6882m²

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SCALE 1 : 600 at A3 - Lengths are in metres



Sheet 4 of 4

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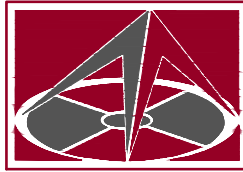
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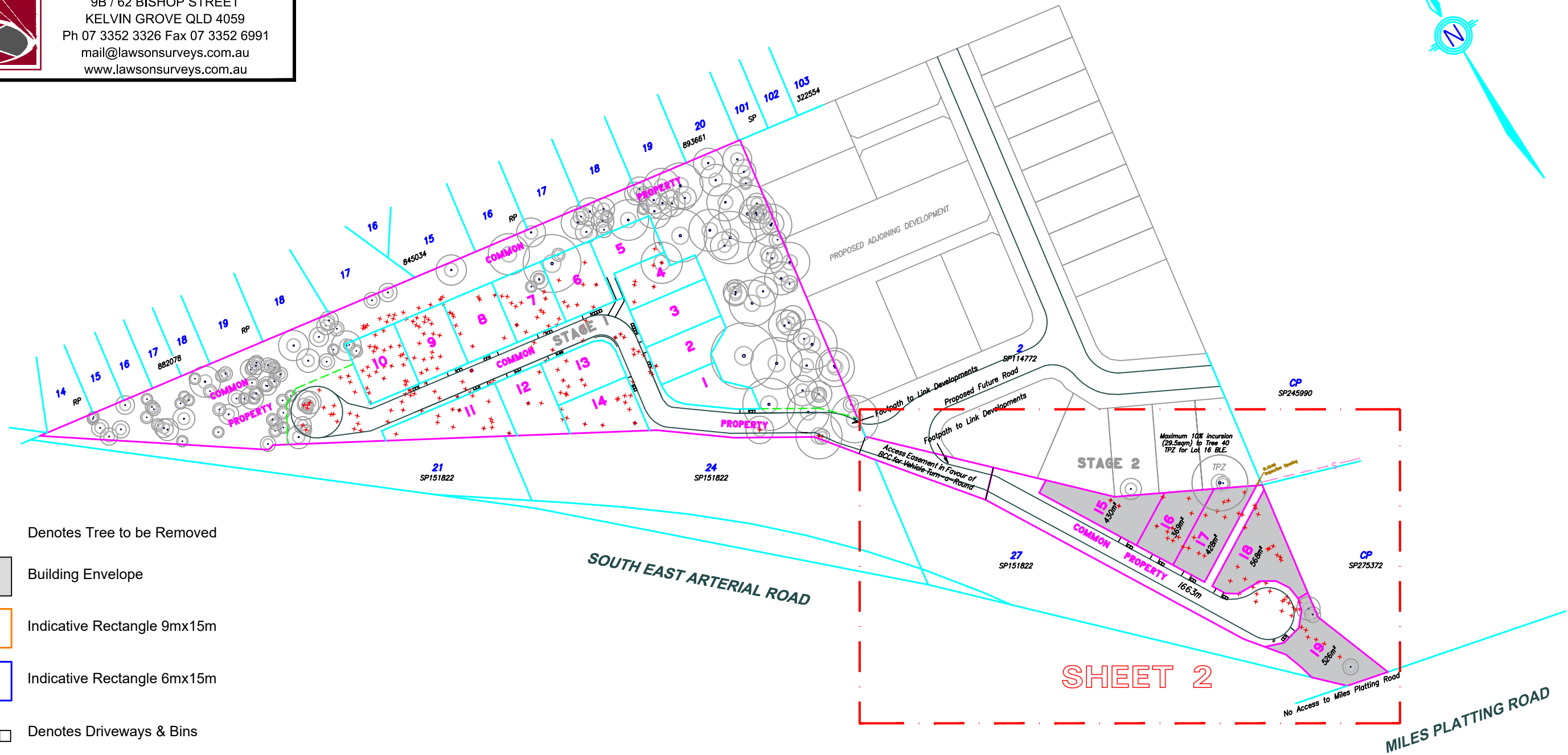
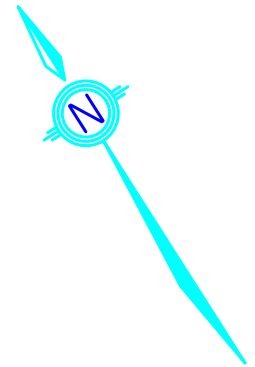
REFERENCE **20900-PROP.P-Stg1**

SUBDIVISION PROPOSAL PLAN - STAGE 1		CLIENT	QINGHUA ZANG
LEVEL DATUM AHD - VIDE PSM 139216 RL 46.144	SCALE 1:600 @ A3	LOCATION	160 MILES PLATTING ROAD EIGHT MILE PLAINS
LOCAL AUTHORITY BRISBANE CITY COUNCIL	DATE 11/02/2026	RPD	PROPOSED LOTS 1-14, 100, COVENANTS, EASEMENT AND COMMON PROPERTY CANCELLING LOT 31 ON SP327882
MERIDIAN SP327882	SURVEYED BY BD		
DWG NAME 20900-PropP-Stg1	DRAWN BY RC/SPK		

LAWSON SURVEYS



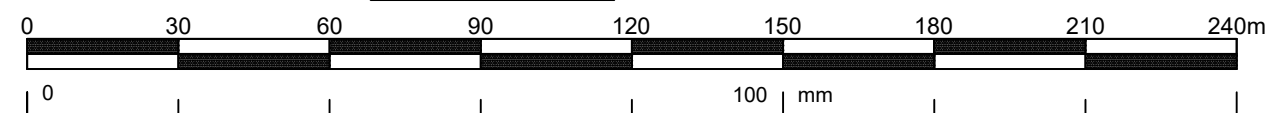
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SCALE 1:1500 at A3 - Lengths are in metres



Sheet 1 of 2

NOTES

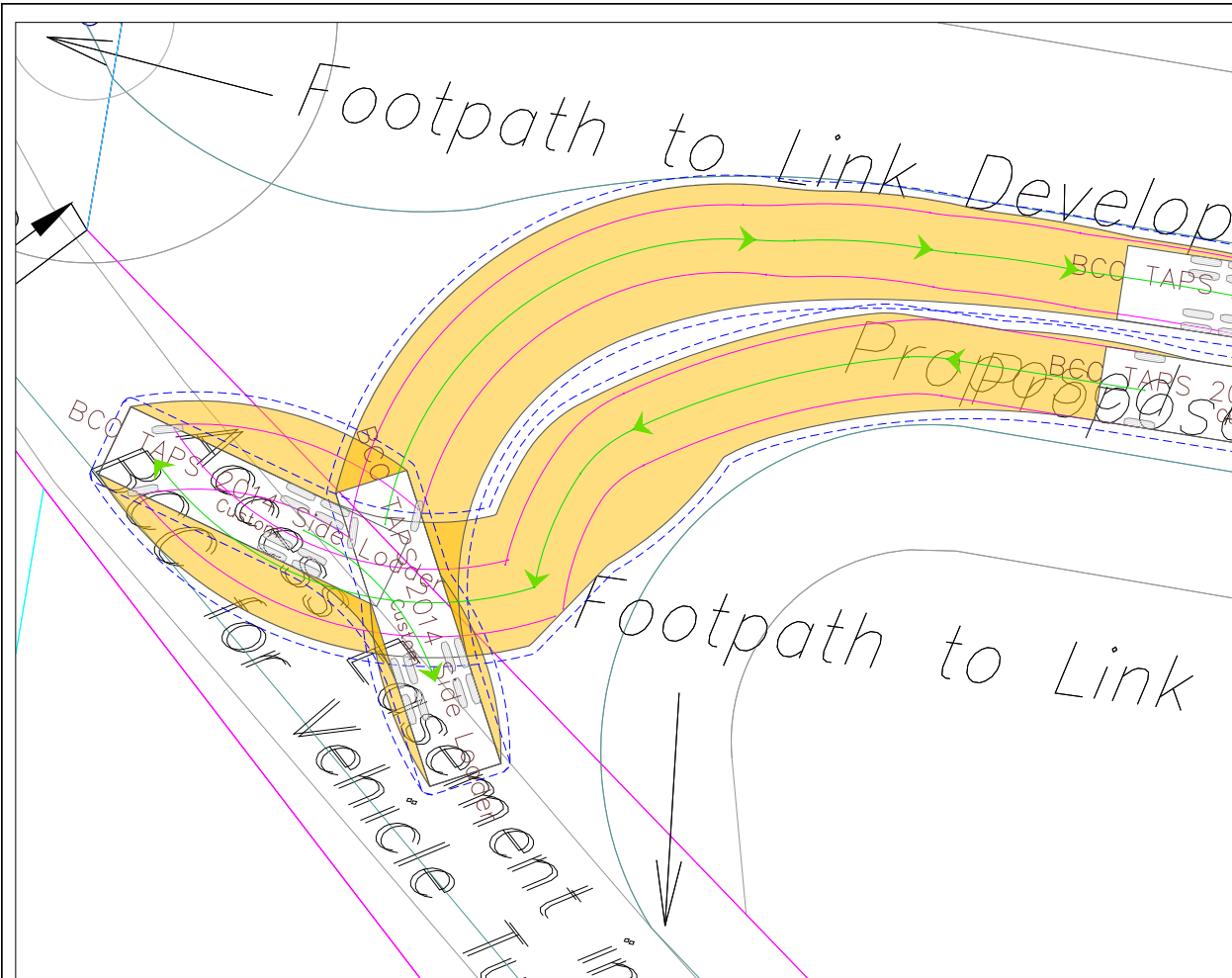
- 1) DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- 2) TOTAL AREA OF SUBDIVISION - 3984m²
- 3) SITE IMPROVEMENTS AND CONTOURS VIDE LAWSON SURVEYS SURFACE DETAIL & CONTOURS SURVEY (REF 20900-DT, Dated 4/08/2022).

REFERENCE
20900-PROP.P-Stg2

SUBDIVISION PROPOSAL PLAN - STAGE 2		CLIENT QINGHUA ZANG
LEVEL DATUM AHD - VIDE PSM 139216 RL 46.144	SCALE 1:1500 @ A3	LOCATION 160 MILES PLATTING ROAD EIGHT MILE PLAINS
LOCAL AUTHORITY BRISBANE CITY COUNCIL	DATE 11/02/2026	RPD PROPOSED LOTS 15-19, COVENANTS AND COMMON PROPERTY CANCELLING LOT 100 (Currently Lot 31 on SP327882)
MERIDIAN SP327882	SURVEYED BY BD	
DWG NAME 20900-PropP-Stg2	DRAWN BY RC/SPK	

APPENDIX C

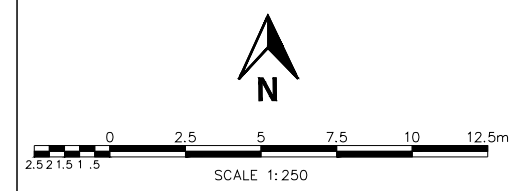
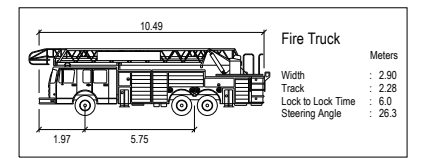
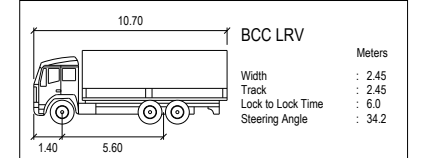
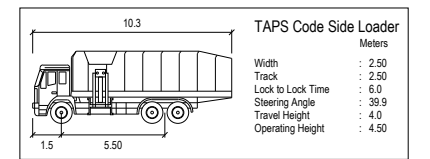
Swept Path Assessment



SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE
- 5KM/H DESIGN SPEED

VEHICLE USED IN SIMULATION



PROJECT
**160 MILES PLATTING ROAD,
 EIGHT MILE PLAINS**

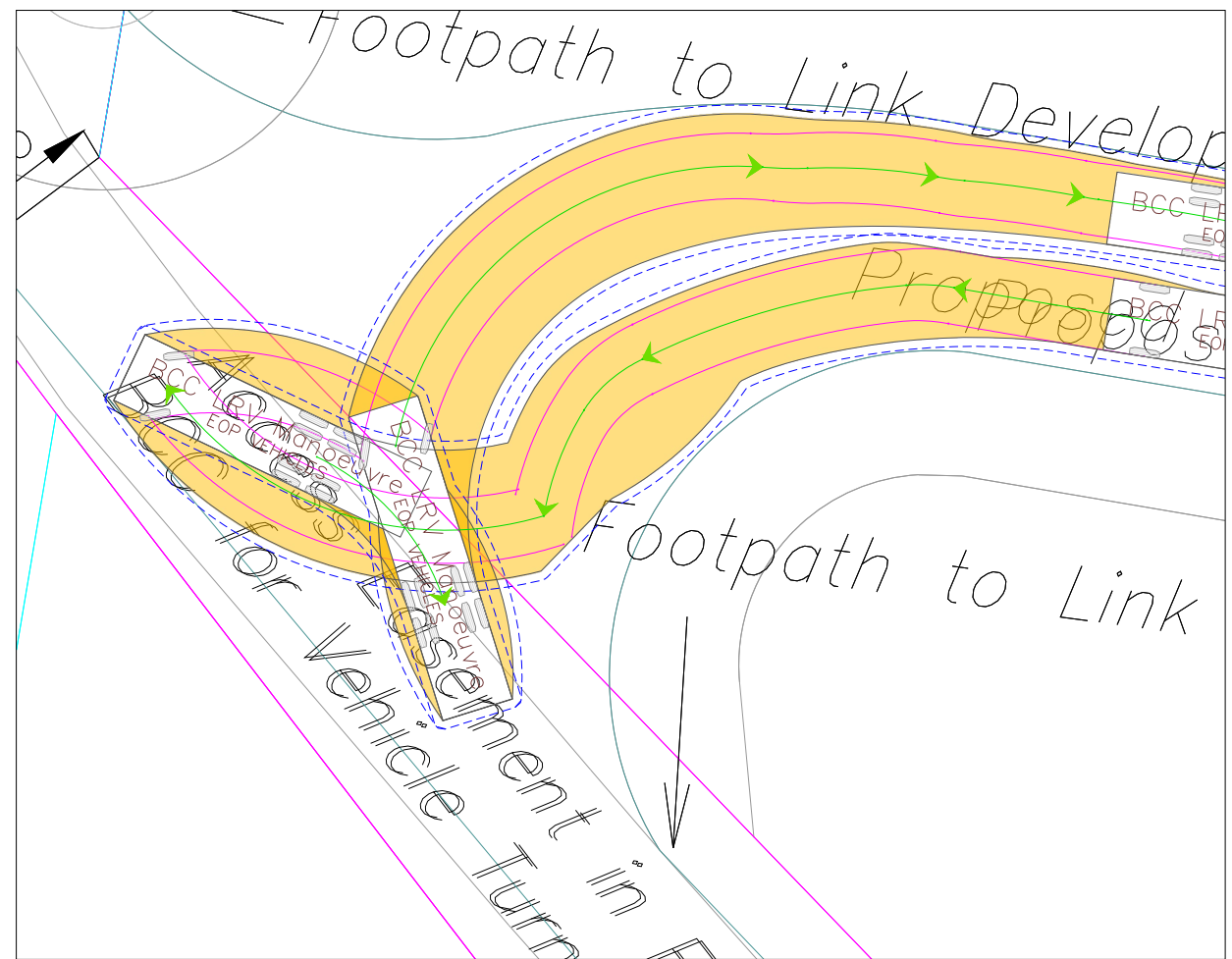
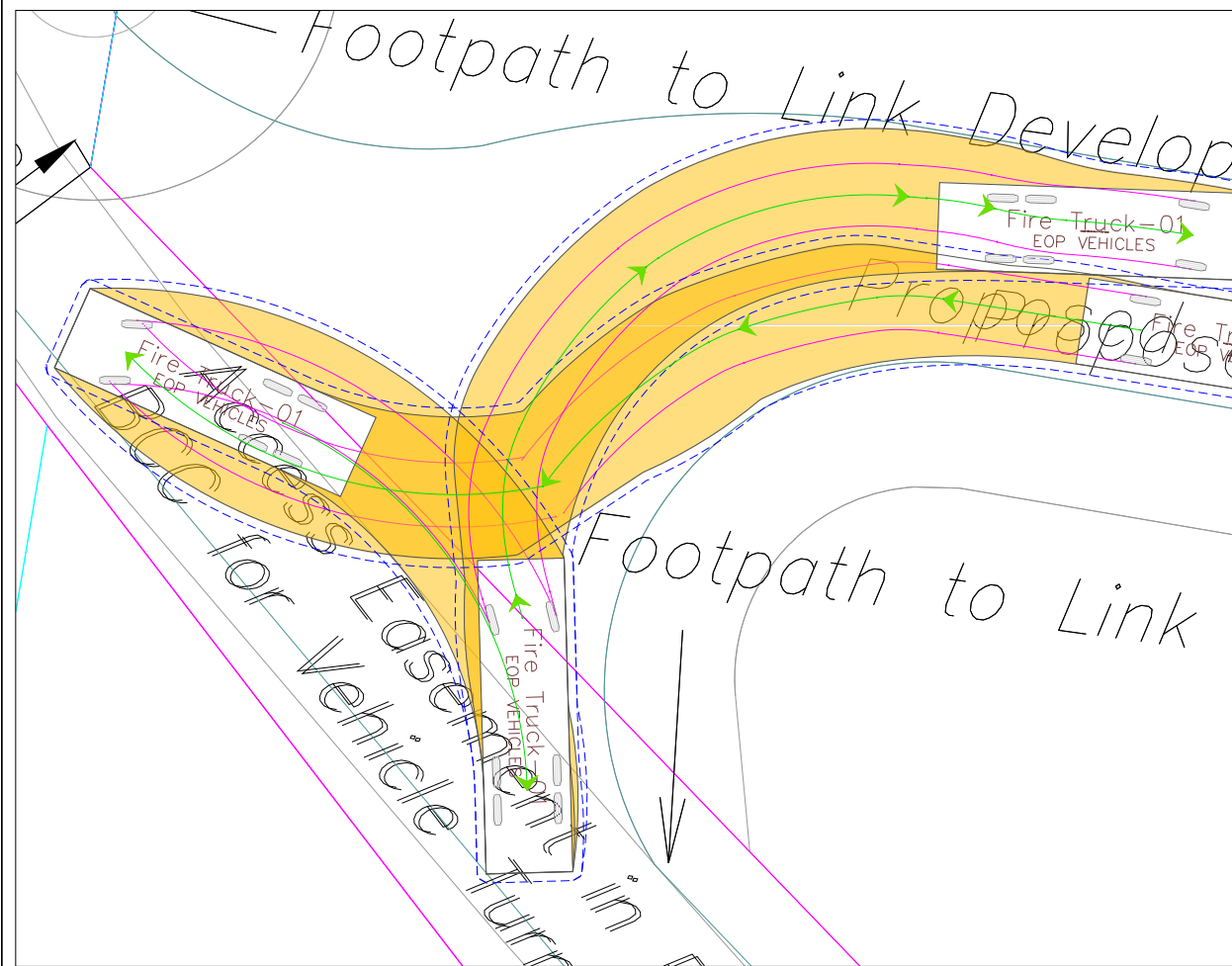
CLIENT
QINGHUA ZANG

DRAWING TITLE
**TURNAROUND PROVISIONS
 - STAGE 2 EASEMENT**

DRAWING NUMBER
MOD221153QLD - SK11

DATE	REVISION
13 APR 2026	B

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS



PRELIMINARY ADVICE ONLY
NOT TO BE USED FOR CONSTRUCTION

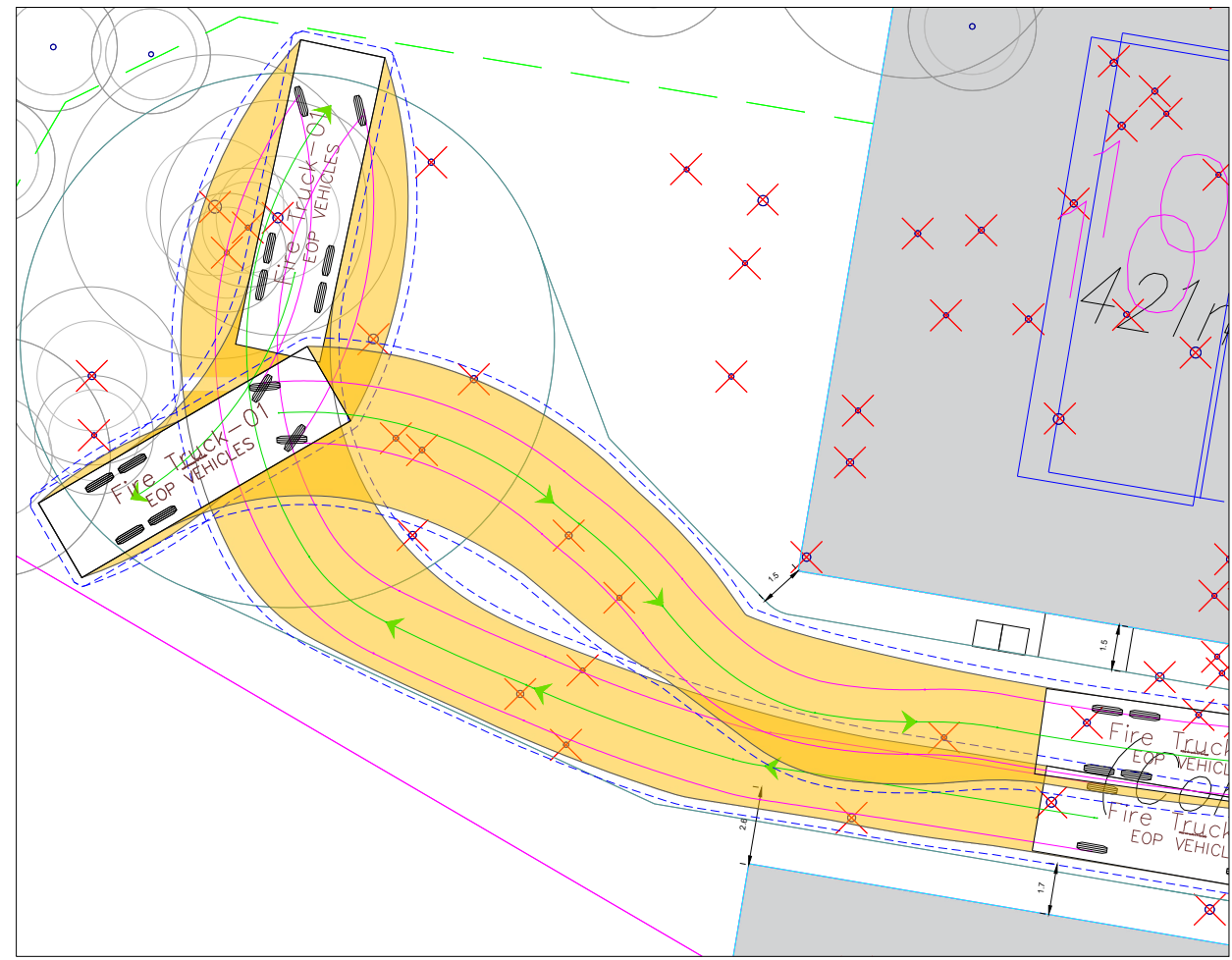
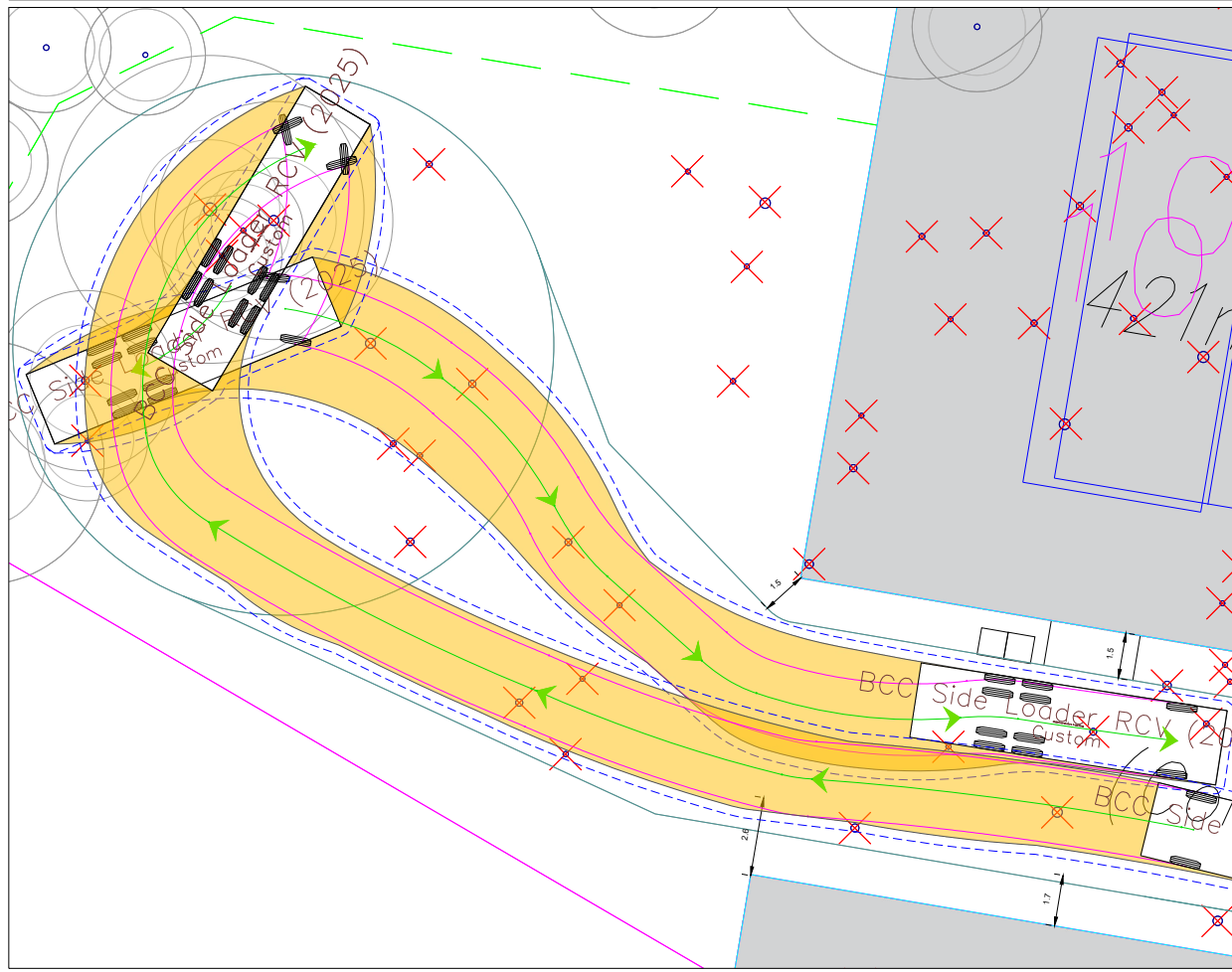
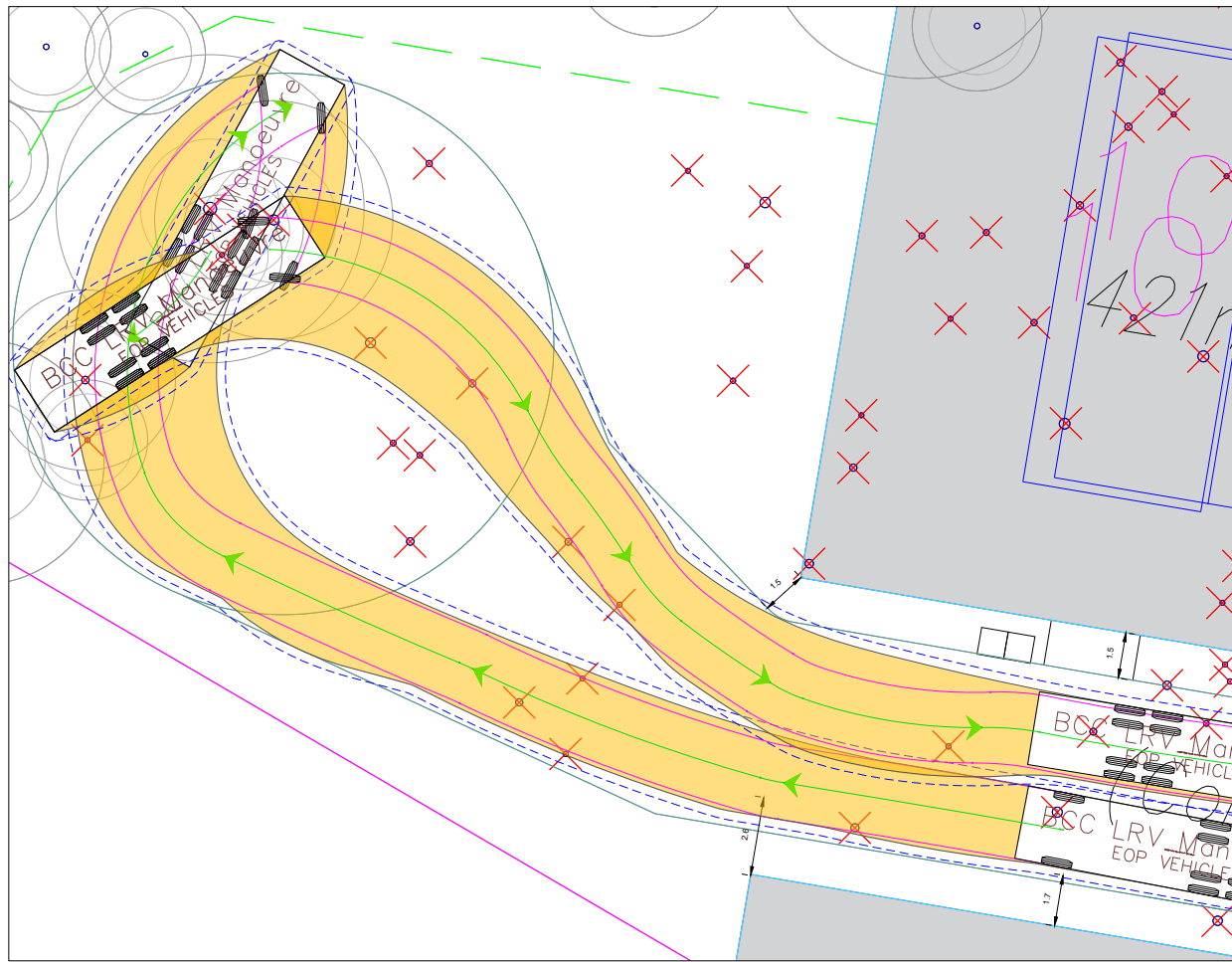
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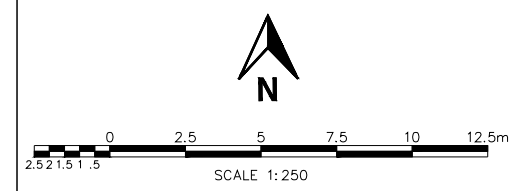
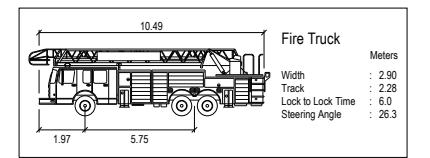
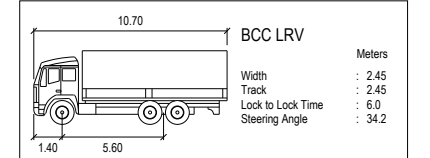
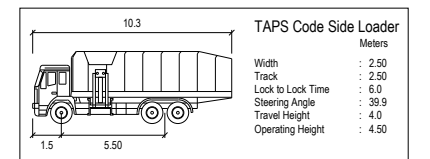




SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- - - VEHICLE CLEARANCE (300mm)
- VEHICLE
- 5KM/H DESIGN SPEED

VEHICLE USED IN SIMULATION



PROJECT

**160 MILES PLATTING ROAD,
EIGHT MILE PLAINS**

CLIENT

QINGHUA ZANG

DRAWING TITLE

**TURNAROUND PROVISIONS -
STAGE 2**

DRAWING NUMBER

MOD221153QLD - SK14

DATE	REVISION
13 APR 2026	A

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS



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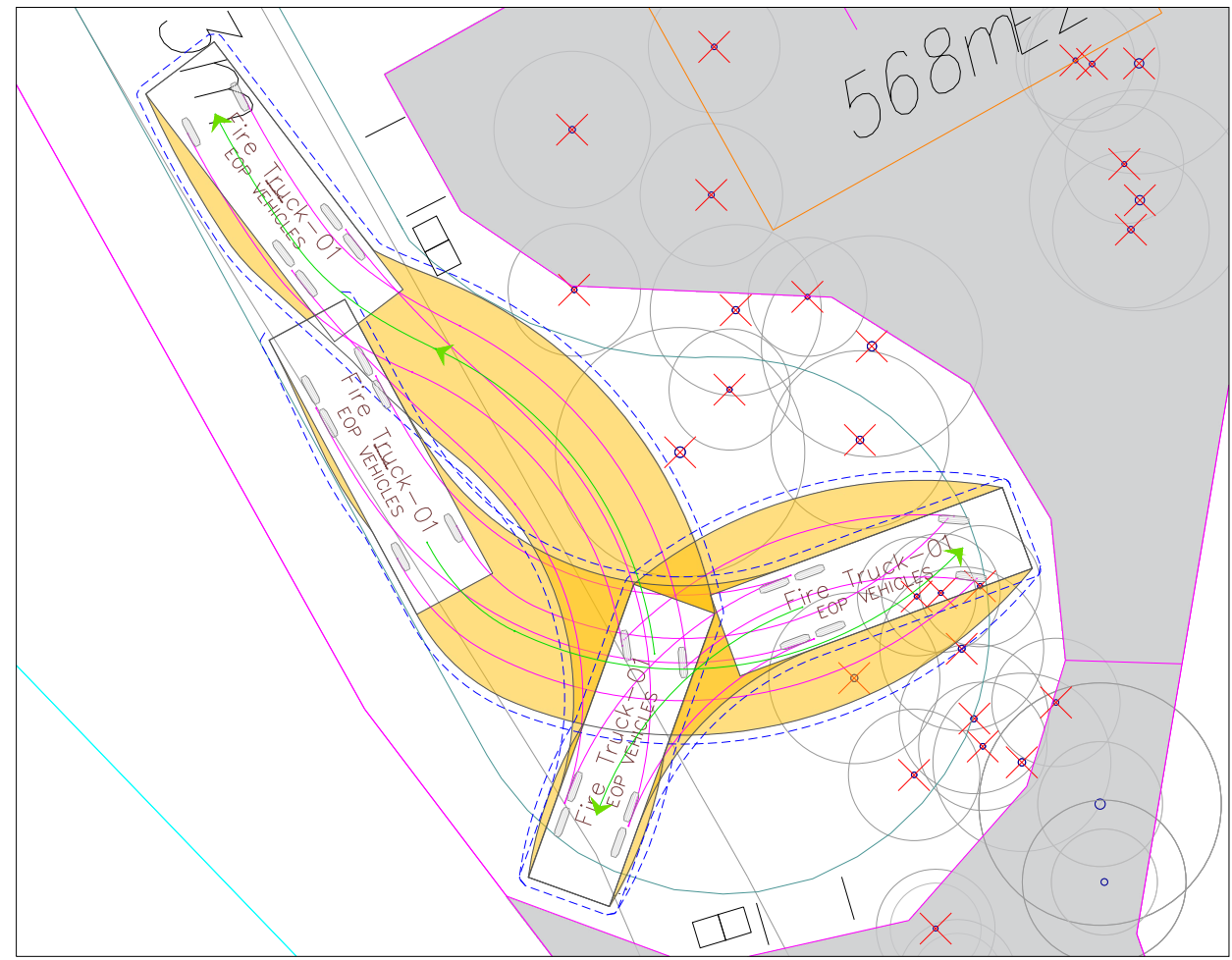
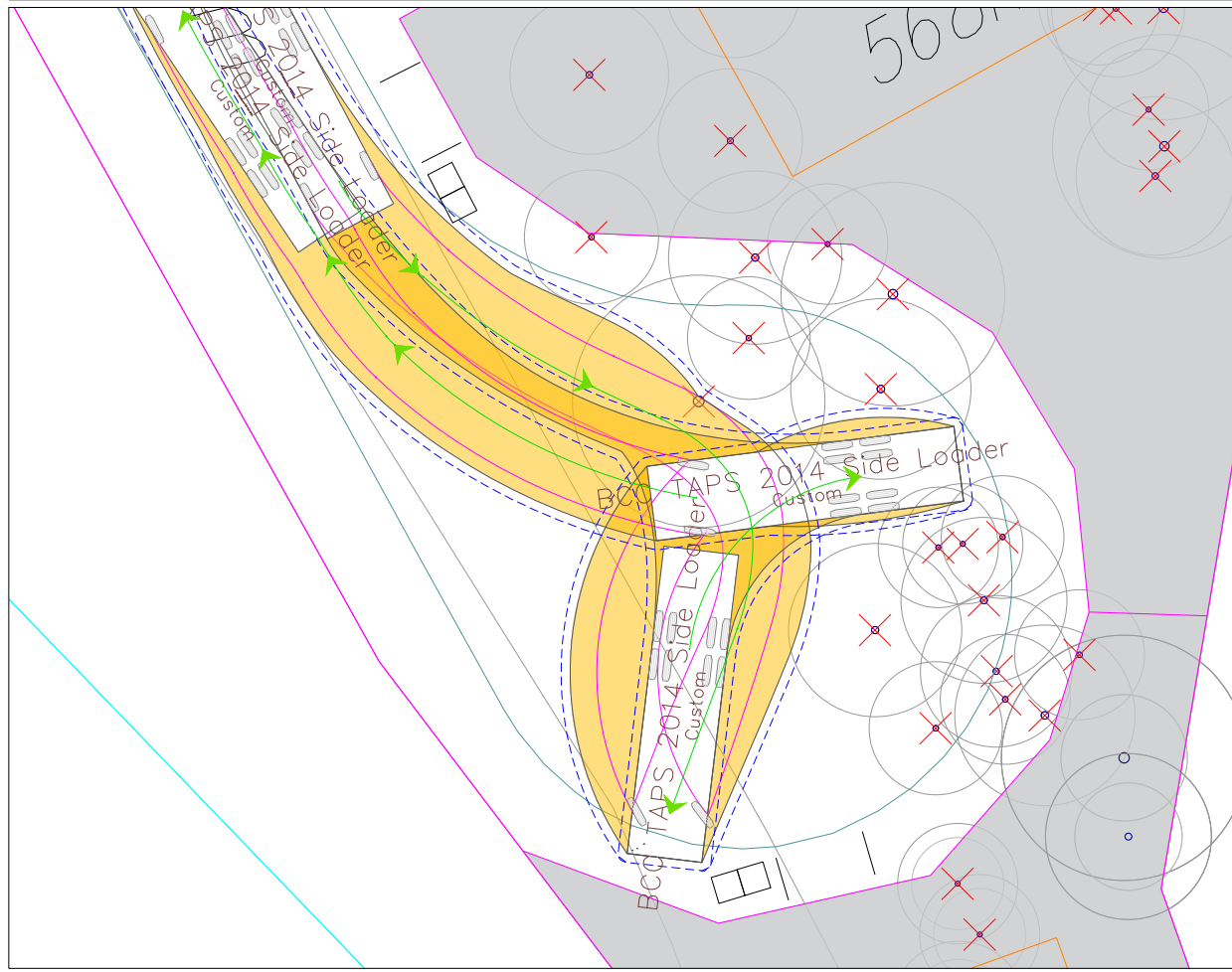
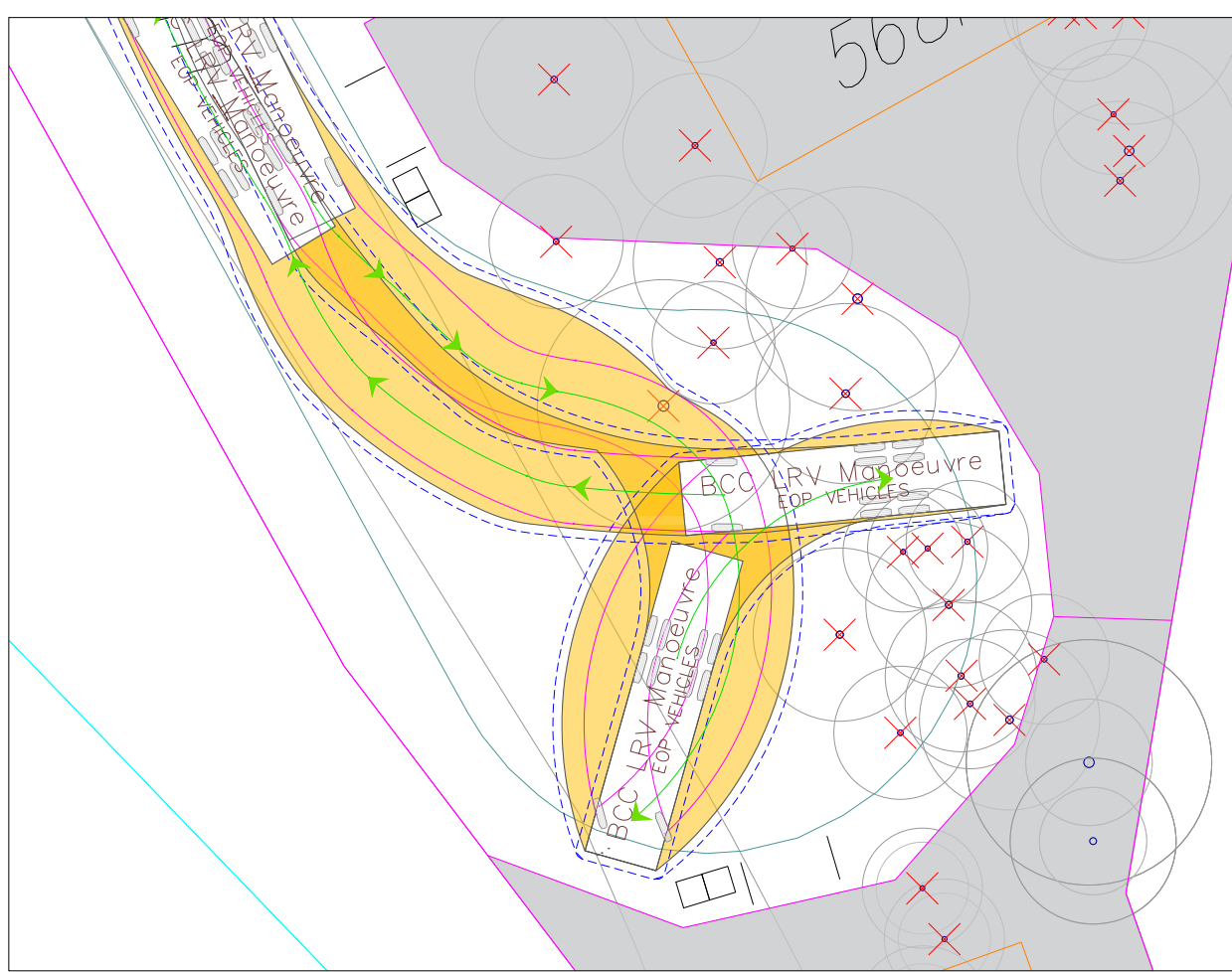
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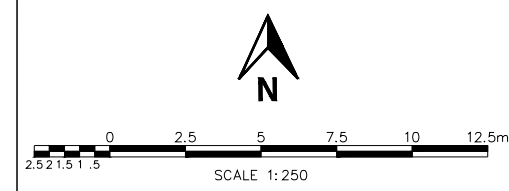
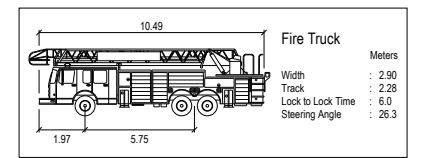
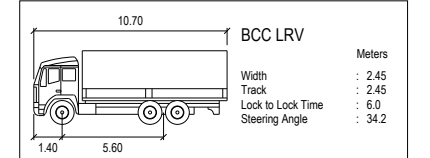
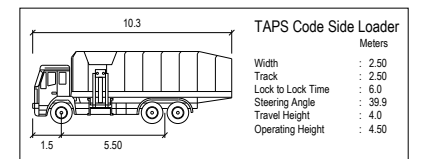
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SWEPT PATH LEGEND

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- - - VEHICLE CLEARANCE (300mm)
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VEHICLE USED IN SIMULATION



PROJECT
**160 MILES PLATTING ROAD,
 EIGHT MILE PLAINS**

CLIENT
QINGHUA ZANG

DRAWING TITLE
**TURNAROUND PROVISIONS -
 STAGE 1**

DRAWING NUMBER
MOD221153QLD - SK14

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