



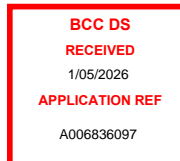
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1 May 2026

Brisbane City Council
Planning Services South
GPO Box 1434
Brisbane Qld 4001



Attention: Errin Xiaofang Lu

Dear Erin Lu

**RE: 24 BLEASBY ROAD EIGHT MILE PLAINS
RECONFIGURING A LOT BCC REF: A006836097**

We write on behalf of the applicant to the above development application, Jax Design Developments Pty Ltd.

A further advice was issued by Council on 27 February 2026 and we provide the following partial response. This is a response to items 1, 2 and 3 only. Response to items 4 and 5 will follow later.

Access

1) The northern turnaround area between lots 1 and 2 is considered the permanent turnaround area given it will be utilised once the ultimate road construction is completed for Success Place. Accordingly, it is not appropriate for this area to be an easement (to be extinguished) and must form part of the permanent common property. The southern turnaround area between lots 7 and 8 is temporary whilst the site is accessed by the Bleasby Road frontage and may be extinguished once the new road becomes operational. Both turnaround areas must operate exclusively for the turnaround of vehicles, predominantly refuse collection and emergency vehicles, and cannot be obstructed by private vehicles and is to be line marked and fenced off accordingly. Separate vehicle access must be demonstrated for lots 1, 2, 7 and 8.

- a) Submit revised plans to show the northern turnaround areas as common property and remove any reference to a temporary easement.*
- b) Submit revised plans which demonstrate separate indicative private vehicular accesses for lots 1, 2, 7 and 8.*

Response

The conceptual locations of the driveways are indicated on the amended subdivision plan.

We insist that the refuse collection would take place on the kerbside of Bleasby Road and the future Success Place. Please see further details in the response to the item 3.

2) *The proposal must demonstrate an indicative 6.5m wide Type B2 crossover and adequate transition can be achieved within the future verge of the ultimate extension to Success Place once constructed. The truncation provided at the corner of lot 8 and the road dedication is not required and can be removed from the plans.*

a) Submit revised plans showing an indicative 6.5m wide Type B crossover to Success Place and remove the corner truncation for Lot 8.

b) Update and confirm the lot area of each proposed lots on the revised plans.

Note: A non-prejudice markup plan is attached to facilitate response to the above Item 1 & 2.

Response

The amended subdivision plan is attached and addressed the above item.

Refuse

3) *The Information request response indicates interim kerbside presentation will occur via Bleasby Road, indicating that similar adjacent developments on the southern side of Bleasby Road also utilise kerbside collection. However, the adjacent developments as mentioned are all conditioned for onsite internal kerbside collection. External kerbside collection is not supported.*

In accordance with PO4/AO4.1 of the subdivision code and PO8/AO8.1, AO8.2 of the Infrastructure design code, provide the following

a) Demonstrate on amended plans internal kerbside collection for all lots. Ensure the turnaround facilities comply with the Infrastructure design planning scheme policy.

b) Utilising amended plans, provide RPEQ certified swept path analysis for a side loading Refuse Collection Vehicle (RCV) as per BSD 3004 that clearly demonstrates safe and efficient manoeuvring with all the bins in a position to be reached by the RCV side arm. Ensure the drawings include and note correct vehicle specifications. Ensure the RCV can enter and exit the development in a forward gear. The RPEQ swept paths are to include the RCV utilising the turnaround facilities. Ensure plans utilise a kerb to kerb turning radius of 9.757m and a lock-to-lock time of 6s.

c) The turnaround facilities must be separate from the proposed lot's driveway.

Response

The property owner has investigated the matter and performed an audit on the day of refuse collection in the area for three consecutive weeks. The finding is that all the refuse in this section of Bleasby Road (between Logan Road and Warrigal Road) is being collected with refuse bins placed on the kerbside for the council's refuse collection.

In particular, all the bins from the townhouses in numbers 36, 46 and 41 Bleasby Road are collected along the kerbside. The bins from the subdivision at 56 Bleasby Road (66-82 Warrigal Road) area have all been collected along the kerbside of Bleasby Road. Please see attached photographs.

None of the bins from the developments along this section of Bleasby Road are collected internally on site. They all perform kerbside collection.

For the subject land (24 Bleasby Road), sufficient length is available along the frontage of the land on both Bleasby Road and future Success Place for placing bins for kerbside collection. It is practical to collect the bins on Bleasby Road now and placed them on Success Place when it is becoming operational.

The requirement for on-site refuse collection for 24 Bleasby Road is discriminatory, and any condition in such a sense is unreasonable.

Road users and the local community are unaffected by the current kerbside collection implemented by council. It is a successful operation with low risk and impact to the community. We demand to maintain council's current kerbside refuse collection practice for 24 Bleasby Road.

Services

4) The revised Conceptual Services Site Layout Plan by Jax Design Developments omits key information previously contained in the Conceptual Services Site Layout Plan by WC Designs.

a) Submit a revised concept services plan by a suitably qualified person which includes all necessary service and stormwater requirements.

Response

The revised plan is being prepared and will be submitted separately later.

Verge profile

5) Further information is required to fully address the matters raised in Item 7 (verge) of the Information request. Specifically, the required cut and fill within the verge of the Bleasby Road frontage was not illustrated on the submitted Conceptual Earthworks Cut & Fill Plan for this development. A revised earthwork plans are required to demonstrate the cut and fill required within the Bleasby Road frontage to provide a verge that compiles with AO1/PO1 of the Streetscape hierarchy overlay code, PO4 of the Infrastructure design code and minimum standards within the Infrastructure design planning scheme policy.

a) Provide revised earthwork plans demonstrating the following:

i) Demonstrate that the development will construct a verge with a 1:50 crossfall for the full length of the site frontage.


ii) Provide a uniform longitudinal gradient along the full length of the frontage and ties in with the existing levels and grades of the adjoining site frontages.

iii) Illustrate a new 1.2m wide footpath on the site frontage (setback 1.3m from the back of the kerb) that will connect to the neighbouring verge to the east.

iv) Provide earthworks (cut and fill) and grading plan and sections that illustrate any required reprofiling to construct the crossfall and longitudinal grade within the verge described above.

Response

The revised plan is being prepared and will be submitted separately later.



for **Engwell Pty Ltd**

Michael Yau

Attachments

- Revised Subdivision Plan
- Kerbside Refuse Collection Photos



41 Bleasby



41bleasby Road



36 Bleasby Road



40-46



56bleasby Road