



12 June 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

GPC Job Reference: 24.2313

Dear Sir/Madam,

RE: RESPONSE TO TRAFFIC MATTERS

69 LANDIS STREET MCDOWALL QLD 4053 AND DESCRIBED AS LOT 6 ON SP258799

1. INTRODUCTION

We act on behalf of the applicant in relation to the above development application.

This letter is provided in response to Council's request for further information relating to traffic, access, refuse servicing, internal manoeuvring and frontage services.

An amended RPEQ-certified Traffic Engineering Letter prepared by Modus Transport and Traffic Engineering is provided with this response. The Modus letter responds directly to Council's traffic matters and includes an updated swept path assessment using the 10.24m rear-loading refuse collection vehicle required by Council's Refuse PSP.

The amended material demonstrates that the refuse collection vehicle can enter the site, manoeuvre internally, undertake collection from within the common property access area, and exit the site in a forward direction. The swept path confirms the refuse collection vehicle does not need to encroach into adjoining private property.

The submitted material also confirms that:

- the access is provided within a 7.0m wide common property / easement corridor;
- the internal driveway has a 6.1m trafficable width and is consistent with the existing approved access arrangement for the site;
- any pavement area trafficked by the refuse collection vehicle is to be designed and constructed to accommodate a nominal loading of 1.5×10^4 ESA;
- the refuse collection standing area and bin collection area are located within the site;
- a minimum 1.5m loading / collection area is available adjacent to the refuse collection standing area;
- garage dimensions and garage door openings comply with the relevant TAPS PSP requirements;

- the access arrangement is suitable for the expected low-speed and low-volume residential traffic associated with the development; and
- the location of frontage services, including bins, mailboxes, water meters, MSB, landscaping and related infrastructure, will be coordinated so as not to obstruct the driveway, RCV swept path, sight lines, pedestrian access or refuse collection area.

In relation to Council's request for a B85/B99 vehicle to pass the refuse collection vehicle during collection, the Modus assessment confirms that simultaneous passing is not achieved while the refuse collection vehicle is standing for collection. However, this is considered acceptable in this instance as a performance-based outcome.

The refuse collection event will be short in duration, low in frequency and managed through the body corporate / community management arrangements. The development contains a limited number of dwellings and will generate low internal traffic volumes. Any temporary delay to a resident vehicle during collection would be brief, contained within the site or access easement, and is not expected to result in queuing onto Landis Street.

On this basis, the proposal is considered to achieve the relevant performance outcomes of the Transport, access, parking and servicing code and Infrastructure design code. The proposed arrangement provides safe and efficient access for residents and service vehicles, while maintaining an appropriate refuse servicing outcome for the development.

We trust the enclosed material satisfactorily addresses Council's traffic and servicing matters. Should Council require any further clarification, please contact the undersigned.

Yours sincerely,



Simon Grice
Director