



1 April 2026
Our Ref: 24BRT0457_02

Attention: Anna Halman
Calypso23 Pty Ltd

Dear Anna,
RE: 174 Dowding Street, Oxley - Council Request for Information

1 Introduction

Colliers International Engineering & Design (TTMC) Pty Ltd has been engaged to provide a response to Item 4: Road design and refuse collection, outlined in the Further Advice letter issued by Brisbane City Council ('Council') on 8th October 2025. The RFI is in relation to a Development Application (# A006653092) for a proposed Reconfiguration of Lot (ROL) development at 174 Dowding Street, Oxley (subject site).

Item 4 states: *"The revised lot and road layout improves connectivity and is more aligned with structure planning for the area however, further amendments and information regarding the proposed road alignment, interim RCV turnaround facilities, lot access and refuse collection areas are required to comply with the provisions of the Subdivision code. Provide updated plans and additional information to address the following."*

Council RFI Item 4a

Updated engineering plans do not reflect the proposed lateral shift in the road 1 carriageway in the vicinity of lot 25 and lot 17. The road pavement must follow the lateral shift of the reserve to maintain the 4.25m verge width along the northern alignment and allow the provision of kerb and channel and partial verge on the southern alignment.

Colliers Response to Council RFI Item 4a

The development plans have been amended and the lateral shift in the new Road 1 in the vicinity of Lots 25 and 17 has been removed. A minimum 4.25m wide verge has been provided. Refer to the Civil Engineering plans in Attachment A for further details.

Council RFI Item 4b

Given the future road connection to the north and the proximity of Greenview Street, relocate the pedestrian path further to the south between lots 3 and 4.

Colliers Response to Council RFI Item 4b

The development plans have been amended, and the pedestrian path has been relocated to between Lots 3 and 4 as requested. Refer to the Civil Engineering plans in Attachment A for further details.

Council RFI Item 4c

Interim turning must be independent of individual lot driveways. Given the small lot widths and required stormwater infrastructure in addition to the swept path failing to show that the easement area can accommodate the required clear zone for the large vehicle movement, the current proposal is not supported. Provide a turnaround as shown in Brisbane City Council Standard Drawing 3001 (sheet 1 or sheet 2). Alternatively, an easement over the entirety of a lot for Council RCV manoeuvring and turnaround is to be provided.

Note: A shared, Type B2 standard crossover that accesses Lots 4, 8 and the access easement might be able to accommodate the interim turnaround facility for the RCV without the requirement for an easement subject to demonstrating that sufficient area for manoeuvring is available. Swept path diagrams would be required to demonstrate this.

Colliers Response to Council RFI Item 4c

Per Council's suggestion, the Refuse Collection Vehicle (RCV) swept path assessment has been revised to demonstrate an RCV can turn around within the subject site via the shared driveway servicing Lots 4, 5 and 8. The RCV swept path assessment confirms that, under the current staging scenario, a refuse collection vehicle can enter, manoeuvre, and exit the Lot 4 / 5/ 8 shared access to service the nominated bin presentation locations.

It is acknowledged that the manoeuvre illustrated represents an interim arrangement only and has been developed in response to the current site constraints and the staged delivery of the internal road network. The swept path assessment demonstrates that the proposed interim access arrangement can accommodate RCV movements without encroaching on adjoining private property.

Ultimately, once the internal roads within the local area are fully constructed as part of the wider catchment structure plan, it is assumed that RCVs will be able to circulate entirely within the internal road network without the need for turn-around manoeuvres. At the ultimate stage, RCVs will be able to undertake typical waste collection operations, including forward-in / forward-out movements and standard turning manoeuvres, consistent with Council's waste collection requirements.

Refer to the updated RCV swept paths are provided in Colliers Drawings in Attachment B for further details.

Council RFI Item 4d

Provide a plan that shows indicative bin presentation locations and driveways / other required infrastructure for lots 12-16 given consecutive frontages of less than 10m. Indicative bin presentation to the new road is also required to be shown for lots 3-9 noting that refuse collection from Dowding Street is not possible due to the proposed acoustic barrier.

Colliers Response to Council RFI Item 4d

A concept plan illustrating the proposed bin presentation locations and driveway arrangements is provided in Colliers Drawings in Attachment B. All standard Lot crossovers are 2.5m wide Type A. Rear Lot access and shared crossovers are proposed for Lots 4, 5 and 8.

The amended development plans indicate that Lots 6 and 7 will obtain direct vehicle access from Dowding Street, resulting in a reduction from four (4) existing crossovers to this frontage down to two (2) Dowding Street vehicle crossovers. This reduction is consistent with Council's Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy (PSP) objectives which seek to minimise the number of access points on existing streets and to maintain a coherent streetscape consistent with adjoining residential properties.

Lots 1 to 5 will obtain vehicle access via the new Road 1, with Lots 4 and 5 utilising a shared Rear Lot driveway arrangement. Lot 8 will also connect to this shared Lot 4 / 5 driveway due to its short and irregular frontage. All remaining Lots will obtain access from the new road network. This arrangement facilitates efficient lot access, reduces crossover intensity, and aligns with TAPS Code principles relating to the provision of safe and orderly access within new residential subdivisions.

In relation to refuse (wheelie) bin presentation, the majority of Lots will be able to present bins within their respective boundaries fronting the new Road 1. The following exceptions apply:

- Lot 1: Bins to be presented in front of Lot 2 (temporary arrangement until the local road network is further constructed north of the subject site).
- Lots 4, 5 and 8: Bins to be presented along the northern boundary in front of Lots 9 and 10.
- Lots 6 and 7: Bins to be presented and collected from Dowding Street, consistent with existing properties fronting Dowding Street.
- Lot 11: Bins to be presented in front of Lot 10 (temporary arrangement until the local road network is further constructed south of the subject site).

The proposed bin collection / presentation pads will be provided along the new Road 1 which will facilitate safe and efficient kerbside refuse bin collection for the proposed development. For Lots 1 and 11, the proposed temporary arrangements, regardless of conditioning mechanism, will be extinguished once both roads are fully constructed as part of the wider catchment structure plan. Further details are shown on the driveway and bin presentation plan provided in Colliers Drawings in Appendix B.



Summary

We trust the information contained herein addresses the transport-related Request for Information (RFI) Items from Brisbane City Council (letter dated 8th October 2025) and will be sufficient to progress the application with Council.

If you have any queries relating to the above, please don't hesitate to contact our office.

Yours sincerely,

A handwritten signature in black ink that reads "James Knell".

James Knell

Principal Consultant - Transport
Colliers International Engineering & Design
(TTMC) Pty Ltd

Reviewed by,

A handwritten signature in black ink that reads "D. J. Watkins".

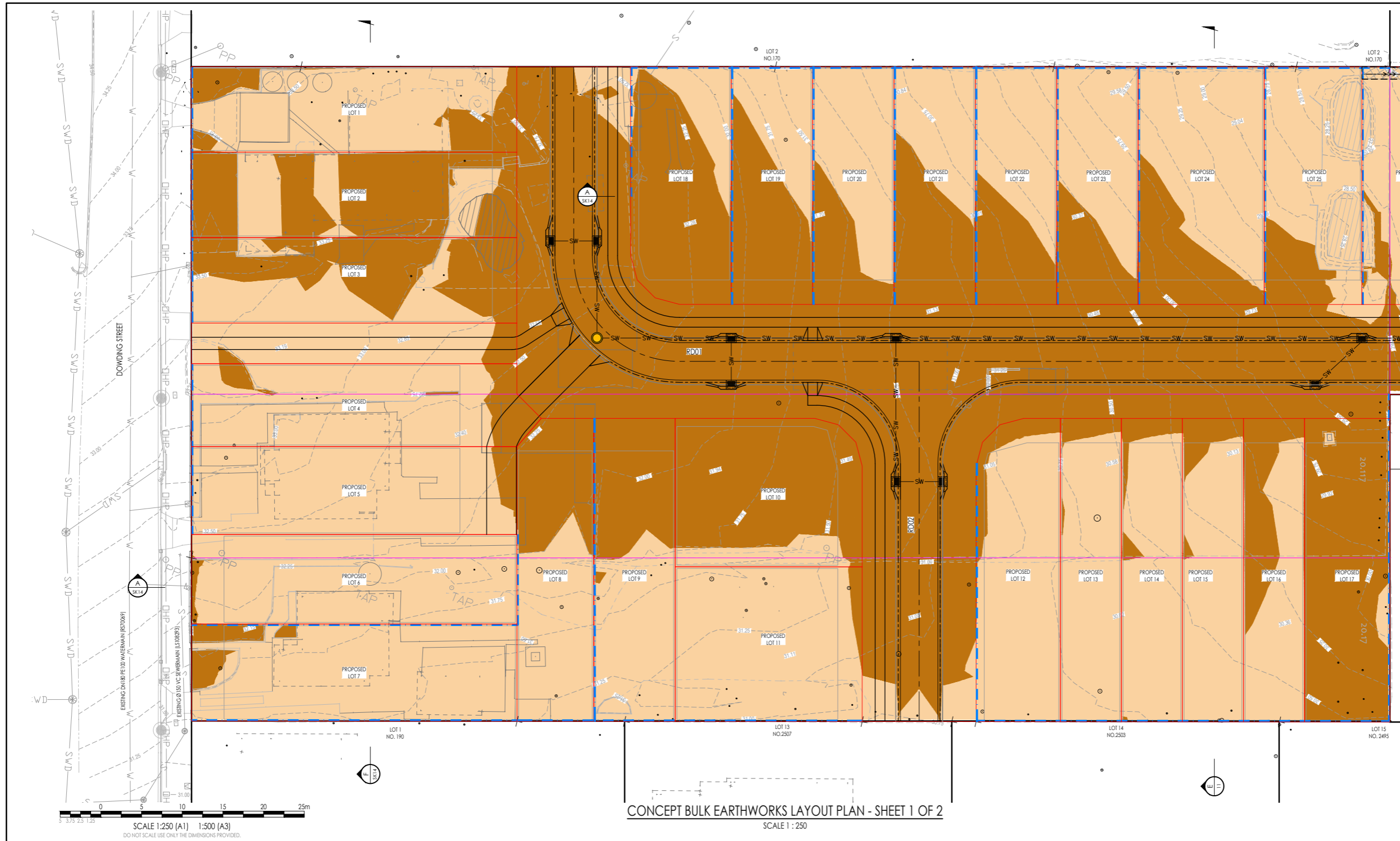
Darryl Watkins

Associate Director | RPEQ # 23854
Colliers International Engineering & Design
(TTMC) Pty Ltd

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Appendix A Revised Architectural Site Plan



REFER PLAN SK10 FOR CONTINUATION

- LEGEND**
- 5.50 --- EXISTING SURFACE CONTOURS
 - ... 5.50 ... FINISHED SURFACE CONTOURS
 - PROPOSED LOT BOUNDARY
 - EXISTING LOT BOUNDARY
 - SWD — EXISTING STORMWATER DRAINAGE
 - S — EXISTING SEWER RETICULATION
 - W — EXISTING WATER RETICULATION
 - E — EXISTING UNDERGROUND POWER
 - OHP — EXISTING OVERHEAD POWER
 - T — EXISTING TELSTRA LINE
 - NBN — EXISTING NBN LINE
 - G — EXISTING GAS LINE
 - — — RETAINING WALL
 - ES x.xxx ES = EXISTING SURFACE
 - PL x.xxx PL = PAD LEVEL (BULK EARTHWORKS LEVEL)
 - FILL x.xxx FILL/CUT = DEPTH OF EARTHWORKS
 - SWD — PROPOSED STORMWATER DRAINAGE
 - DENOTES AREA OF CUT
 - DENOTES AREA OF FILL

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NOTE:

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EARTHWORKS TABLE

SITE PREPARATION	CUT (m³)	FILL (m³)	NETT (m³)
SITE STRIPPING (50mm CLEARING + 100mm STRIP)	-	-	-
SITE EXCAVATION			
BULK EARTHWORKS (FROM STRIPPED)	-	-	-
GRAND TOTAL	-	-	-

NOTE: EARTHWORKS VOLUMES ARE TAKEN FROM EXISTING SURFACE STRIPPED 150mm.
CONTRACTOR IS TO CONFIRM VOLUMES PRIOR TO TENDER OR COMMENCEMENT OF WORKS ON SITE.

AMENDMENTS			
No.	DATE	DESCRIPTION	DRAWN
A	xx.xx.2025	PRELIMINARY ISSUE	AR



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North:

RP Description:
LOT 10 ON RP53326,
LOT 1 & 2 ON RP78601,
LOT 5 ON RP 84471

Scale: 1:250

Orig. Drg. Size: A1

Drawn: ML
Design: AR

Checked: Supervisor
AR AR

Approved: On behalf of Rodgers Consulting Services
RPEQ. Date:

Client:
CALYPSO 23 PTY LTD

Project:
174, 184, 188 DOWDING STREET, OXLEY QLD 4075 &
88 PORTAL STREET, OXLEY QLD 4075

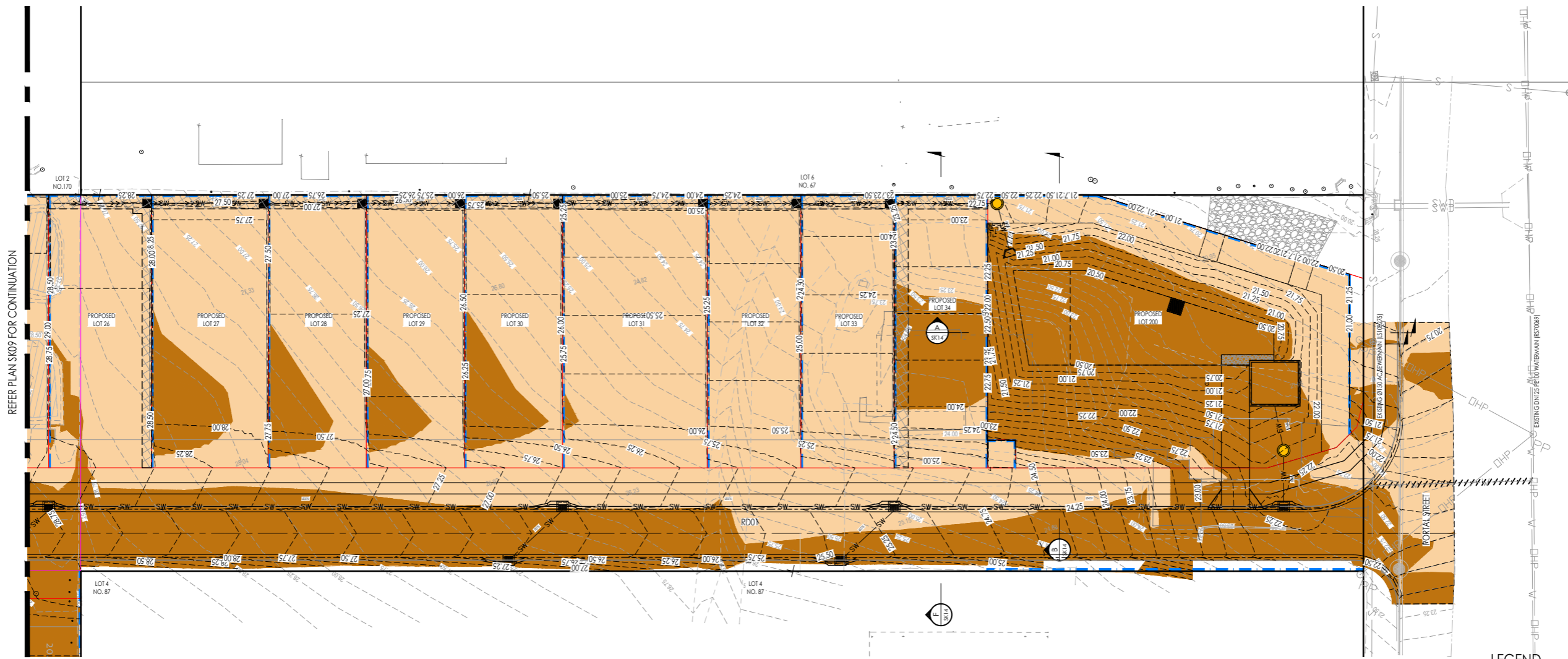
Title:
CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 1 OF 2

Job No.: C25103

Drawing No.: SK09

Revision: A

APPROVAL



CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 2 OF 2
SCALE 1 : 250

LEGEND	
	EXISTING SURFACE CONTOURS
	FINISHED SURFACE CONTOURS
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	SWD - EXISTING STORMWATER DRAINAGE
	S - EXISTING SEWER RETICULATION
	W - EXISTING WATER RETICULATION
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Title:
CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 2 OF 2

APPROVAL

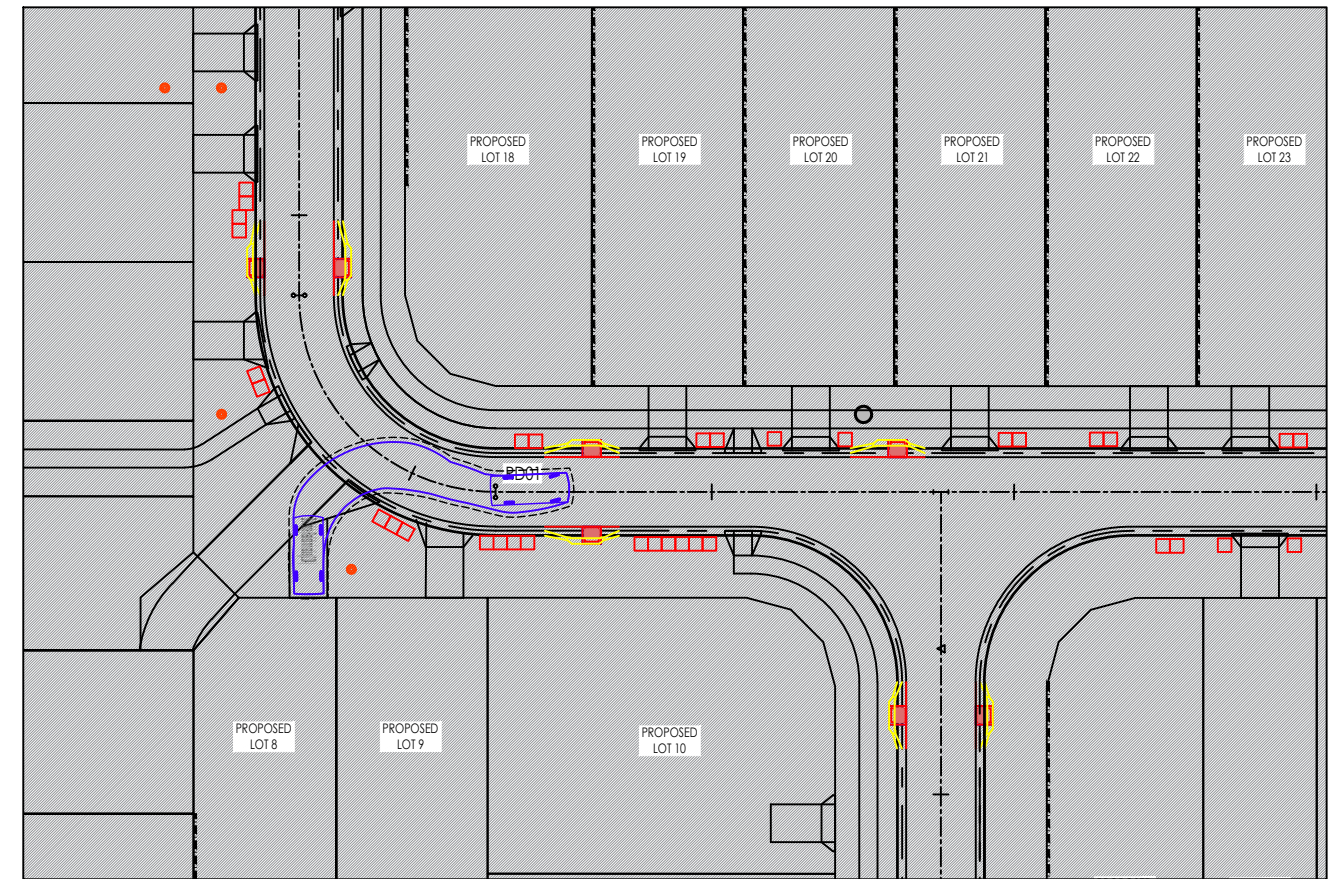
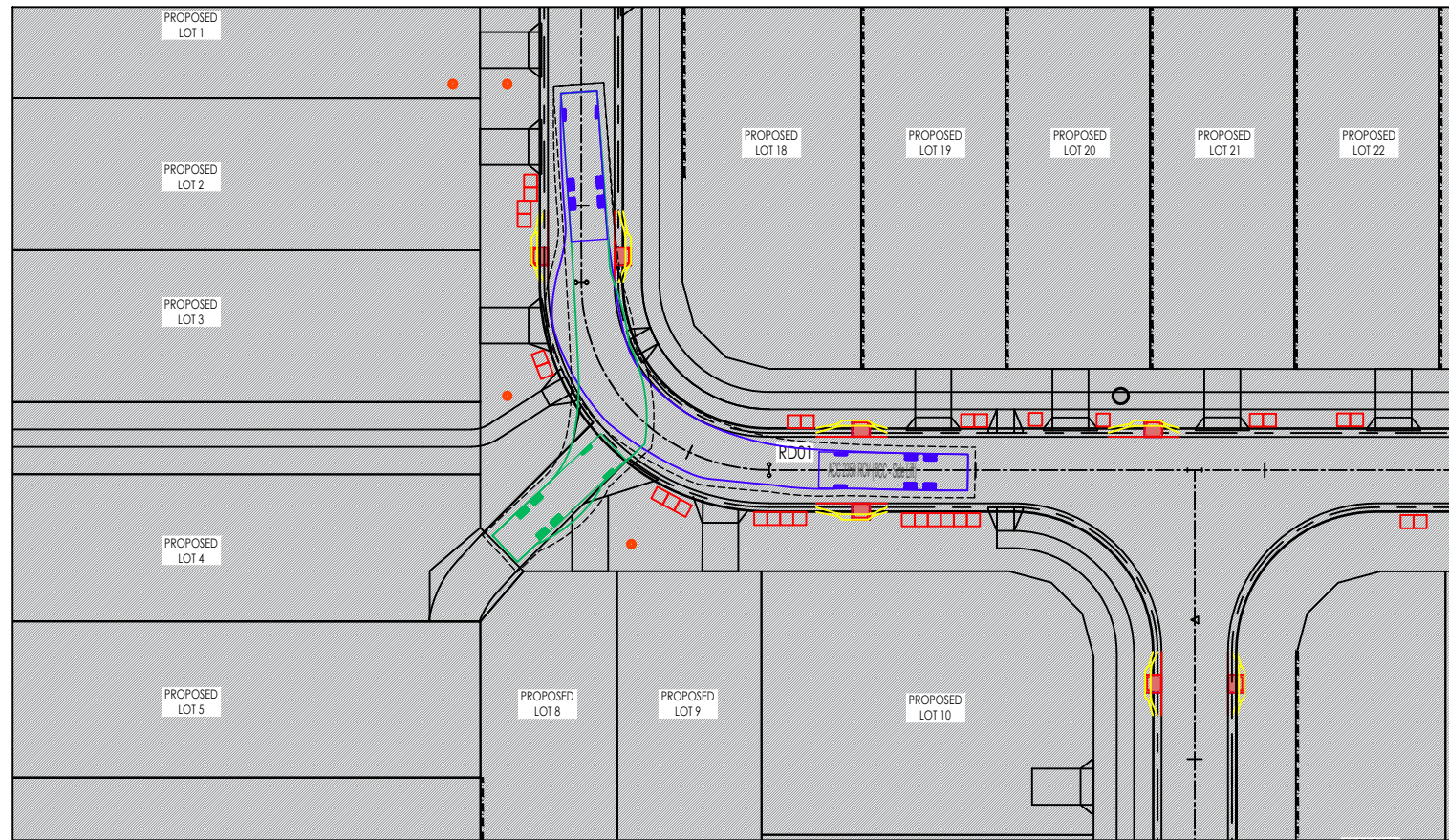
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Drawing No.: SK10

Revision: A

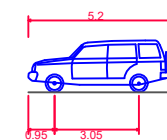


Appendix B Swept Path Drawings



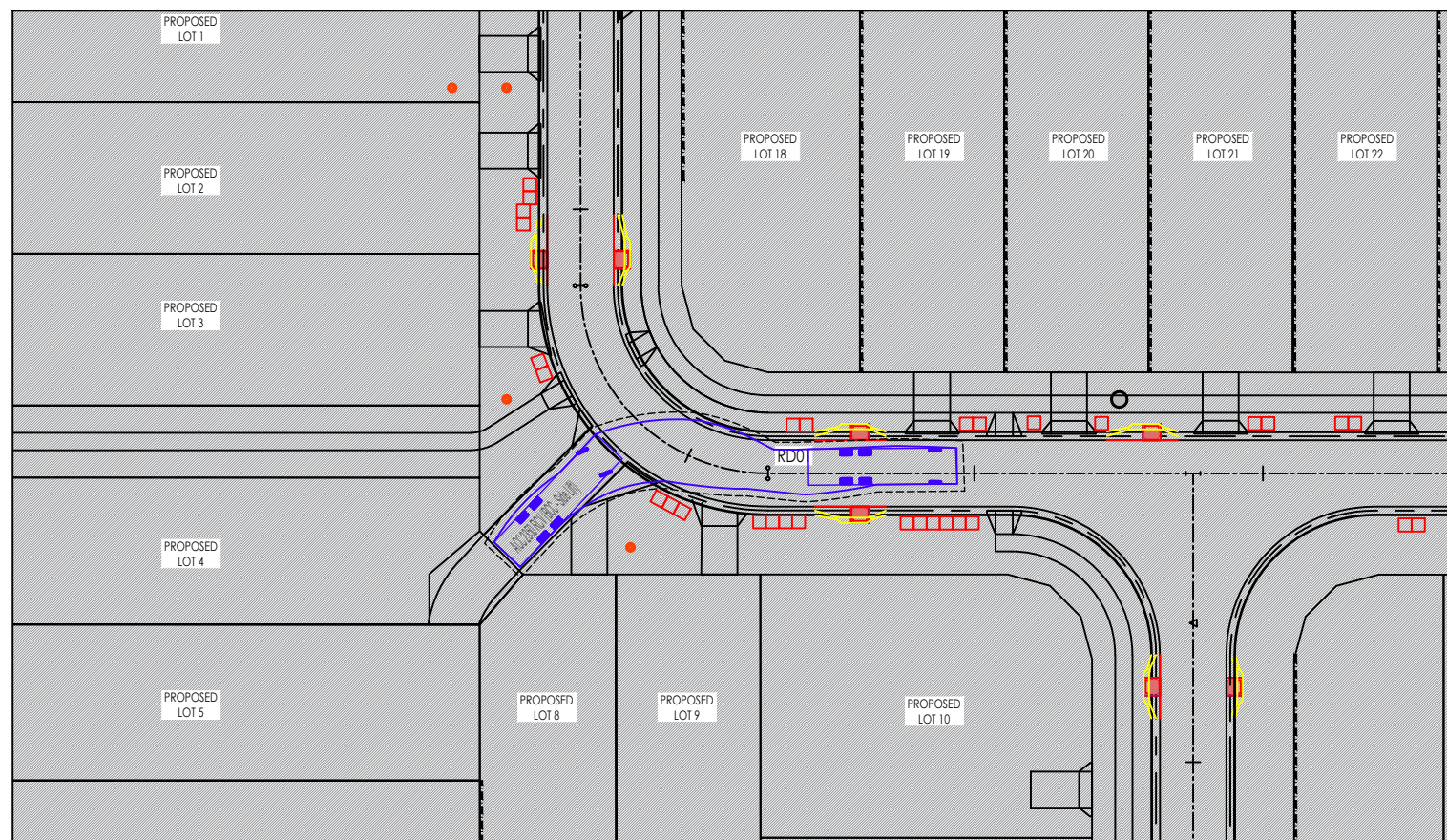
**PRELIMINARY
ADVICE ONLY**
31 March 2026

VEHICLE PROFILES

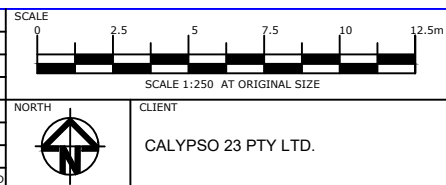


B99 Vehicle (Realistic min radius) (2004)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.878m
 Min Body Ground Clearance 0.272m
 Track Width 1.840m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 6.250m
 Design Speed Forward XX.Xkm/h
 Clearance Envelope 0.300m

ACC 2350 RCV (BCC - Side Lift)
 Overall Length 10.300m
 Overall Width 2.500m
 Overall Body Height 3.600m
 Min Body Ground Clearance 0.150m
 Track Width 2.500m
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 9.500m



REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	31-03-26	RFI RESPONSE	JK	JK	DW
A	16/05/25	ISSUED FOR DESIGN ADVICE	IA	JK	DW



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 LEVEL 8, 369 Ann Street, BRISBANE QLD 4000
 P.O. BOX 12015, BRISBANE QLD 4003
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 E: ttmbri@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT 81 PORTAL STREET, OXLEY	PROJECT NUMBER 24BRT0457	ORIGINAL SIZE A3
DRAWING TITLE SWEPT PATH ASSESSMENT GENERAL SITE CIRCULATION AND INTERFACE	DRAWING NUMBER 24BRT0457_01	REVISION B
	DATE 16 MAY 2025	SHEET 1 OF 2

**PRELIMINARY
ADVICE ONLY**

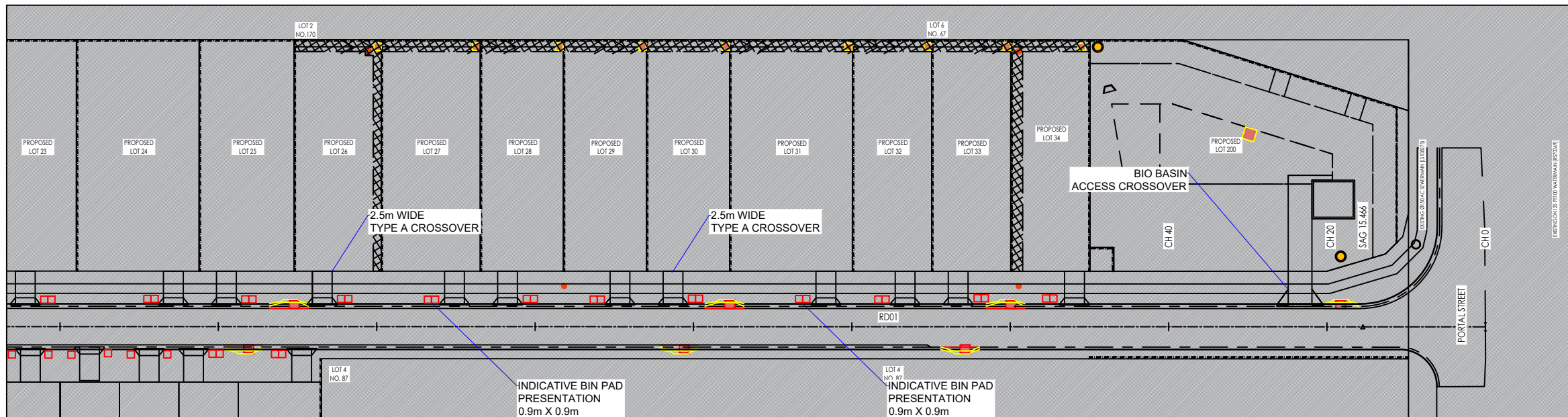
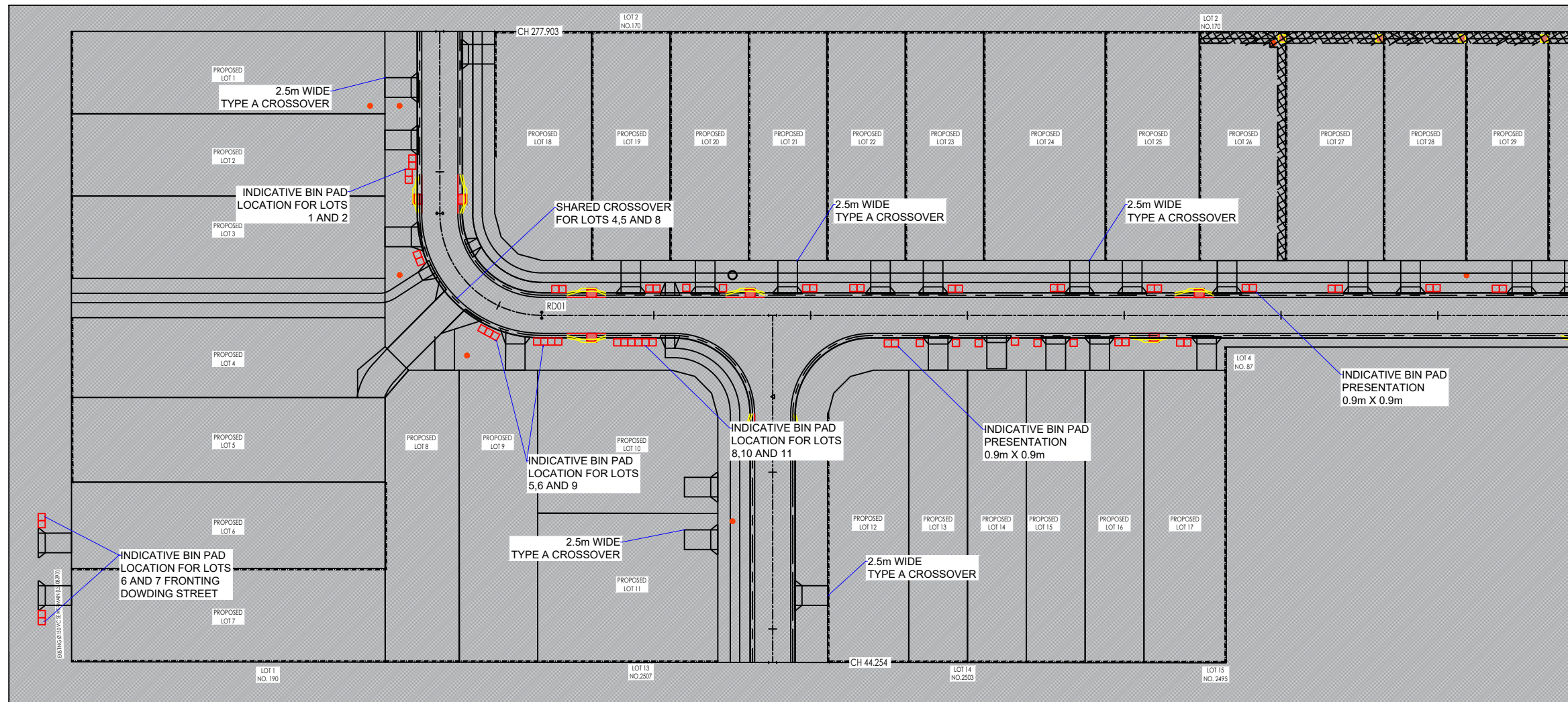
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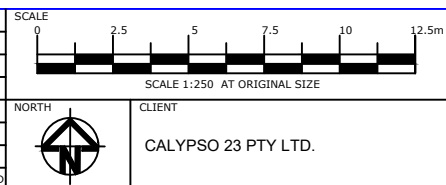
BIN PADS 0.9m x 0.9m



TYPICAL CROSSOVER 2.5m TYPE A



REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
B	31-03-26	RFI RESPONSE	JK	JK	DW
A	16/05/25	ISSUED FOR DESIGN ADVICE	IA	JK	DW



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CLIENT: CALYPSO 23 PTY LTD.

PROJECT 81 PORTAL STREET, OXLEY	PROJECT NUMBER 24BRT0457	ORIGINAL SIZE A3
DRAWING TITLE CROSSOVER REVIEW INDICATIVE CROSSOVER AND BIN PAD LOCATIONS	DRAWING NUMBER 24BRT0457_SP01	REVISION B
	DATE 16 MAY 2025	SHEET 2 OF 2