



Engwell Pty Ltd ABN 18 054 882 665
DESIGN & DEVELOPMENT CONSULTANTS

BCC DS
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26/05/2026
APPLICATION REF
A006836097

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26 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.

On 27 February 2026, Council issued further advice. On 1 May 2026, Engwell provided a partial response. This is an additional response to the outstanding items 4 and 5 that are still pending.

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 concept services plan approved by an RPEQ is appended.

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 frontage verge plan is appended. The longitudinal ground profile, where the future footpath is located, requires minor profiling. Only minor cut and fill is anticipated in forming the crossfall.

This response, together with the submission dated 1 May 2026, represents a full response to the council's further advise letter of 27 February 2026. However, please feel free to contact us if you have any further questions. Minor issues, if any, can be conditioned.



for ***Engwell Pty Ltd***

Michael Yau

Attachments

- Revised Conceptual Services Plan
- Revised Bleasby Road Verge Plan