



31 March 2026

The Trustee for UFF Family Trust
C/- JFP Urban Consultants Pty Ltd
76 Ernest Street
South Brisbane QLD 4101

Attention: Isla Jenkins

Dear Isla,

**RE: 704 NEW CLEVELAND ROAD, WAKERLEY
RESPONSE TO FURTHER ADVICE**

INTRODUCTION

This report has been prepared by PTT, in response to further advice from Brisbane City Council (Council), dated 9 February 2026. The further advice relates to a proposed one into 11 lot subdivision at 704 New Cleveland Road, Wakerley (Application Reference: A006825479). A response has been provided to address Item 1 in relation to refuse collection.

ITEM 1: WASTE COLLECTION

Item 1 of Council's information request states:

"The revised layout for lots 7 to 11 does not allow Council's RCV to enter and exit in a forward gear. The current design will compromise safe and efficient servicing by forcing the RCV to reverse back onto Rymera Crescent.

- a. Demonstrate compliance with PO4/AO4.1 & PO9/AO9 of the subdivision code and PO8/AO8.1 & AO8.2 of the infrastructure design code by providing:
 - i. A turnaround area that allows the RCV to exit the driveway in a forward gear
 - ii. An access easement with a minimum width of 8.5m for length of 7.2m (6.5m driveway + 1.5m bin presentation area + 0.5m eastern boundary setback). The remainder of the driveway trafficked by the RCV to be 6.5m wide
 - iii. A 7.2m x 1.5m bin presentation area for eight (8) x 240L MGBs located on the eastern side of the easement, separate from the driveway, adjacent to 40 Rymera Crescent's built-to-boundary garage
 - iv. Clear indication of the driveway crossover location for Lot 7.
 - v. An RPEQ-certified swept path analysis for a 10.3m side-loading RCV (as per BSD-3004 and Table 3 of the Refuse PSP) that:
 - 1. Demonstrates safe and efficient forward-in/forward-out manoeuvring using a 9.757m curb-to-curb radius, with rear wheels fixed.
 - 2. Confirms the vehicle remains within the driveway and does not run off the pavement.

- Identifies an No Standing zones required on Rymera Crescent to facilitate the manoeuvre

RCV OPERATIONS

Refuse collection is proposed to be undertaken on the access easement, entering in a forward gear and exiting in a reverse gear. Council’s Refuse Planning Scheme Policy (PSP) allows wheelie bins to be collected no more than 50m from its storage area. As shown, the in Figure 1, the bin presentation area is located less than 50m from the Lots 8 to 11.

Council’s Refuse PSP states that “Where on-site turnaround of the refuse vehicle cannot be achieved, the bin storage area and collection point be located within 30m of the street frontage.” As shown in Figure 1, the bin collection location is approximately 20m from the Rymera Crescent.

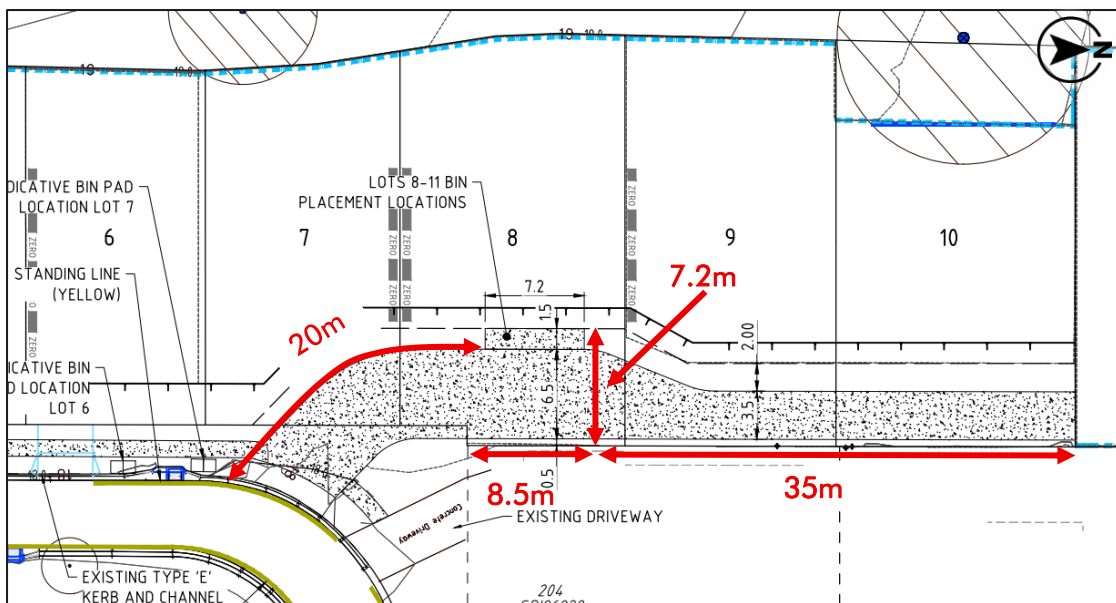
This proposed refuse collection operation is expected to have minimal impact on the safety, efficiency, and capacity of the surrounding road network, in accordance with PO4 of Council’s Subdivision Code. Further, the proposed yellow line marking on the adjacent section of Rymera Crescent, is expected to assist in maintaining the safety and operations, whilst refuse collection is being undertaken. The arrangement, involving a single reverse manoeuvre on a minor road, is consistent with that adopted by many multi-dwelling developments accessed via minor roads throughout Brisbane.

Further, this arrangement is expected to have minimal impact on pedestrians and cyclists, in accordance with PO9 of Council’s subdivision code.

Access Arrangements

As shown in the updated plan of development, the access easement provides a width of 7.2m (6.5m driveway, 1.5m bin presentation area and a 0.5m eastern boundary setback). This width is maintained for approximately 8.5m, as shown in Figure 1.

Figure 1: ACCESS EASEMENT



BIN PRESENTATION AREA

As shown in the Figure 1, the development is provided with a bin presentation area for capacity for eight bins, dimensioned 7.2m by 1.5m. The bin presentation area is located on the western side of the easement, in order to be on the correct side for the collection arm of the RCV.

PO8 of the Infrastructure Code requires refuse collection and storage facilities to be located and managed to minimise adverse impacts on neighbouring properties and the public realm. The proposed bin pad location on the western side of the easement maximises separation from adjacent developments, thereby reducing the potential for odour and noise impacts.

LOT 7 DRIVEWAY CROSSOVER

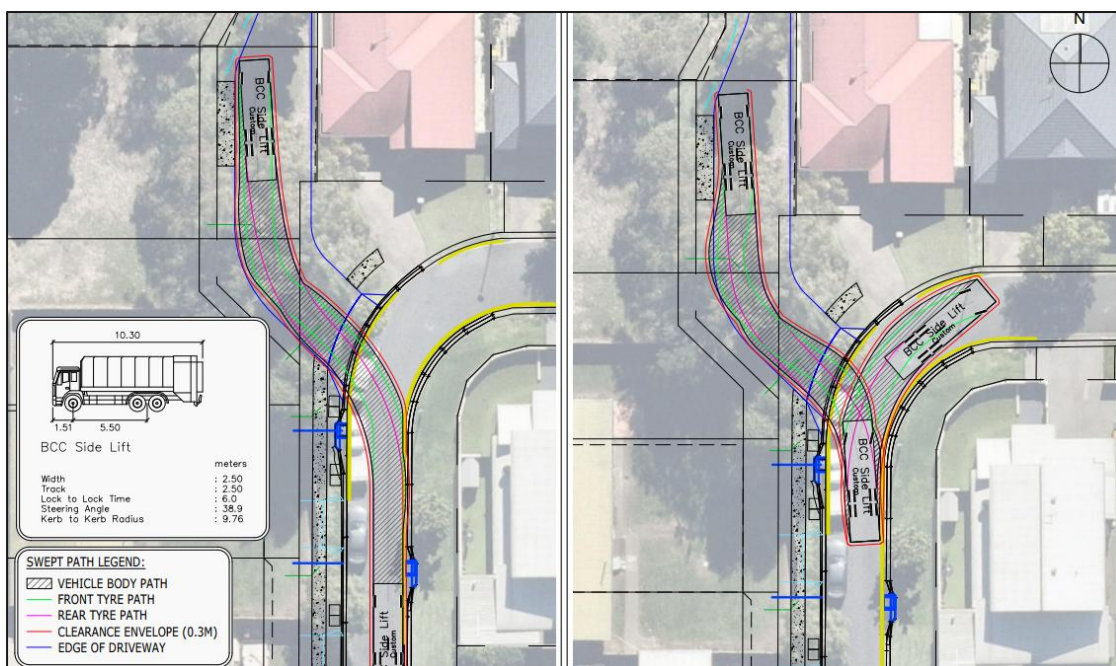
Lot 7 will gain access directly from the access easement.

SWEPT PATH ANALYSIS

An updated swept path analysis has been undertaken as shown in Figure 2 and attached drawing 25-474-004. This demonstrates, a 10.3m Side Loading RCV (as per Council’s Standard Drawing BSD-3004), can enter the site from Rymera Crescent, drive parallel to the proposed bin storage area and reverse back onto Rymera Crescent. During this manoeuvre the trucks wheels (shown in green and magenta) remain on the driveway (shown in blue) at all times. For convenience a Swept Path Legend has been incorporated to assist in identifying the elements of the vehicle swept path. The RCV in Figure 2, utilises a kerb-to-kerb radius of 9.76m, consistent with Council’s Standard Drawing BSD-3004.

Further, the proposed no standing zones (ie yellow line marking) are expected to provide efficient manoeuvring area for the RCV to enter and exit the access easement.

Figure 2: RCV MANOEUVRING



CONCLUSIONS

This report has addressed Item 1 of Council's information request for further amendments, in relation to the proposed subdivision located at 704 New Cleveland Road, Wakerley. The main points to note are:

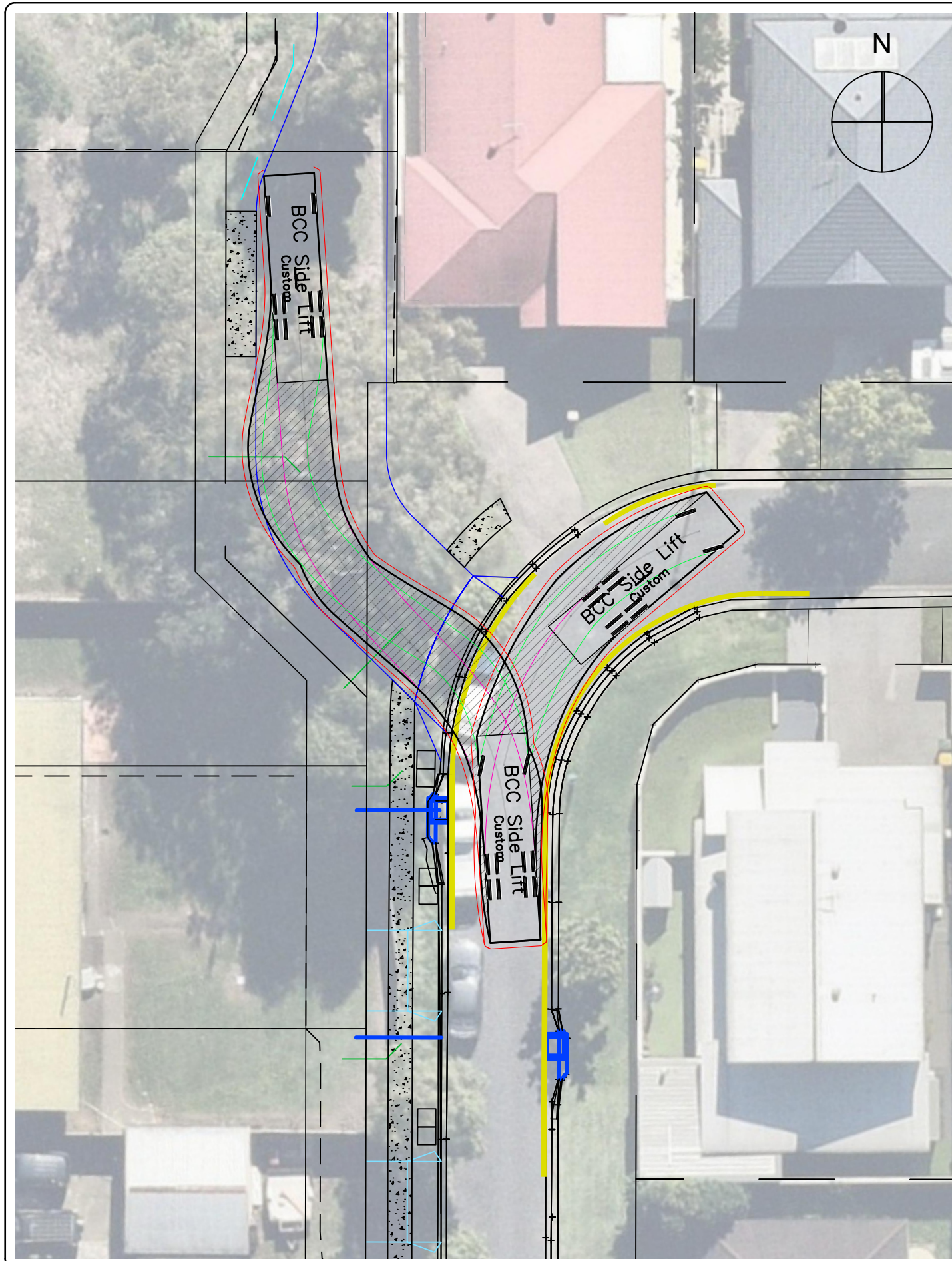
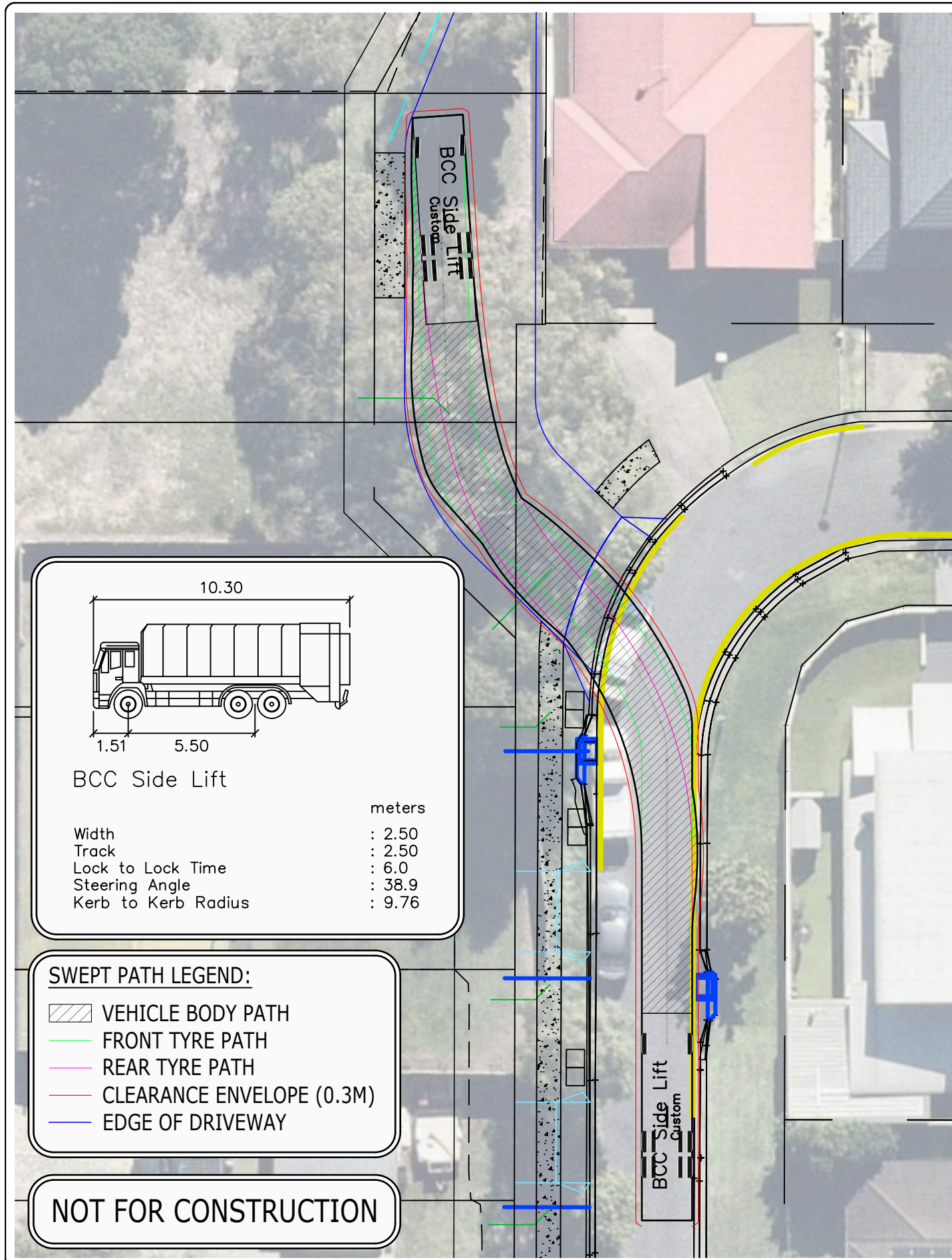
- the refuse collection arrangements are generally consistent with Council Refuse PSP and is expected to operate adequately
- the proposed access easement provides a width of 7.2m (6.5m driveway, 1.5m bin presentation area and a 0.5m eastern boundary setback) for a length of 8.5m, consistent with Councils advice
- the bin presentation area (dimensioned 7.2m by 1.5m) is located on the western side of the easement to be on the correct for the collection arm of the RCV
- a Council rear-lift RCV can access and egress the site, with the wheel remaining wholly in the driveway

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,



James Gannon
Director (RPEQ 22233)



BCC Side Lift

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 38.9
Kerb to Kerb Radius	: 9.76

SWEPT PATH LEGEND:

- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)
- EDGE OF DRIVEWAY

NOT FOR CONSTRUCTION

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REV.	AMENDMENTS	DRN	DATE

PROJECT TITLE:
704 NEW CLEVELAND ROAD, WAKERLY

DRAWING TITLE:
RCV MANOEUVRING

CLIENT:
THE TRUSTEE FOR UFF FAMILY TRUST

DATE: 23/03/26	SCALE: 1:250	DRAWN: CJ	APPROVED: JPG
DRAWING NO. 25-474-004	REV	JOB NO. 25-474	