



Dedicated to a better Brisbane

22 June 2026

Jax Design Developments Pty Ltd
C/- Engwell Pty Ltd
PO Box 218
SUNNYBANK QLD 4109

ATTENTION: Michael Yau

Application Reference: A006836097
Address of Site: 24 BLEASBY RD EIGHT MILE PLAINS QLD 4113

Dear Michael

RE: Further advice

Council has reviewed the Further advice response and determined that further information and amendments are required to demonstrate compliance with the *Brisbane City Plan 2014*.

Refuse

1) As previously advised in the Information request dated 12 September 2025 and Further advice dated 27 February 2026, external kerbside collection is not supported. Where adjoining development is using kerbside collection despite being conditioned for internal collection, this is a compliance matter under those approvals.

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

- a) Demonstrate internal kerbside collection for all proposed 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) Update and confirm the lot area of each proposed lots the revised plans. Ensure that the permanent turnaround area is calculated within common property lot area and excluded from the residential lot area calculation.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Errin Lu', written in a cursive style.

Errin Xiaofang Lu
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Brisbane City Council