

Our Ref: 7919
Your Ref: A007041855

19th August 2026

Brisbane City Council
Att: Bijal Shah
Via email: DSPlanningSupport@brisbane.qld.gov.au
Cc: bijal.shah@brisbane.qld.gov.au

Dear Bijal

Re: Proposed Extension to Short Term Accommodation (23 rooms to 38 rooms)
1159 Gympie Road Aspley
Council Ref: A007041855

The below is a partial response to the information request issued by Council on 29th July 2026. The following issues correspond to the issues raised in Councils information request.

2. Refuse Management

Investigation was undertaken for possible on-site collection of refuse. As requested by Council investigation was undertaken for on-site bulk bin collection by using a smaller refuse collection vehicle than the standard template design vehicle.

Please find attached as **figures 1 and 2** swept paths for a small (8.0 metre long) refuse collection vehicle (RCV) attempting to service the subject development. Under the reverse-in/forward-out scenario (Sketch Plan SK003) the vehicle would block the driveway for use for other vehicles. This is deemed not acceptable for the operation of a two-way one lane driveway while the RCV is standing on the driveway. In the other scenario forward-in/forward-out (Sketch Plan SK004) the RCV is unable to perform a three-point turn without utilising some of the on-site car parking spaces which may not be available at the time of servicing.

It is considered the above swept paths demonstrate that onsite servicing cannot be undertaken feasibly using the existing main vehicle ingress and egress point.

An investigation was also undertaken on the second service vehicle driveway to the site. Please see sketch plan SK005 attached as **figure 3** that demonstrates a 8m long refuse collection vehicle would be able to reverse in and forward out utilising the eastern driveway to the site. Given a commercial servicing contract will need to be entered into with a refuse collection provider a twice a week service rather than once a week is proposed.

The development generates 1300 litre of general waste and 1300litre of recycling waste. A bin storage area will be able to contain four (4) x 1,100 litre bulk bins, two (2) for general refuse and two (2) for recycling refuse bins this is proposed to replace the existing refuse wheelie bins as the waste management strategy for the motel.

A bin storage area of appropriate size for servicing the site twice a week is shown on the attached amended site layout plan attached as **Appendix A**.

It is considered that the proposed refuse management proposed strategy will adequately be able to store refuse generated on site as well as an appropriate refuse collection undertaken in accordance with Councils planning scheme policies.

The bin storage area will be screened and provided generally in accordance with the infrastructure design code to appropriately the four (4) 1100litre bins in a roofed and wholly screened refuse enclosure area replacing the existing wheelie bins. It is considered the change to the refuse management including collection is superior than the existing arrangement and will reduce the potential of queuing at the time of refuse bin collection.

3. Unlawful point of discharge

As requested, a revised stormwater drainage design discharging to the existing gully on Gympie Road is now proposed as the lawful point of discharge. Please find attached amended civil plans attached as **Appendix B**. Also attached are the calculations to demonstrate this discharge to kerb and channel remains limited to a maximum of 30L/sec in accordance with Infrastructure Design PSP Ch 7.6.3.1.

This is a partial response, and additional supporting information is being obtained to demonstrate the appropriateness of the building design to be provided shortly under a separate cover.

Yours faithfully,



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Ian Adams
Principal Planner