

30 July 2026

Consult Planning
PO Box 807
New Farm QLD 4005

Attention: Aaron Sweet

Dear Aaron,

**RE: 50 BLEASBY ROAD, EIGHT MILE PLAINS
TRAFFIC ENGINEERING ASSESSMENT**

INTRODUCTION

This report has been prepared by Pekol Traffic and Transport (PTT), as requested by Consult Planning, to assess the traffic engineering aspects of a proposed one into 10 residential lot sub-division at 50 Bleasby Road, Eight Mile Plains.

The aim of this assessment is to review the proposed development in terms of its site access arrangements, parking provision and design, servicing arrangements, pedestrian / cyclist facilities and likely traffic impact, with respect to the Brisbane City Council's (BCC) 2014 City Plan requirements and the Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS).

EXISTING CONDITIONS

SUBJECT SITE

The subject site is formally described as Lot 101 on RP37944. The site is zoned as emerging community according to BCC's 2014 City Plan and has an approximate area of 4,050m². The site is currently vacant and is bounded by Bleasby Road to the north and residential uses to the south, east and west. The surrounding area consists primarily of residential uses, as shown in Figure 1.

There is currently no formal access on Bleasby Road that serves the subject site.

ROAD NETWORK

Bleasby Road is under the jurisdiction of BCC and is classified as a district road (ie major road). It has a posted speed of 60km/h and adjacent to the site, comprises a single lane of traffic in each direction.

Figure 1: SITE LOCALITY

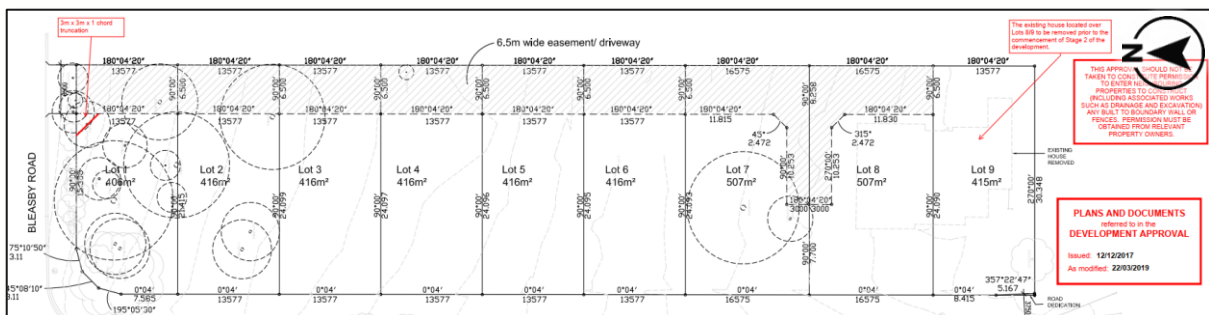


APPROVED DEVELOPMENT

56 Bleasby Road

A one into nine reconfiguration of lot (ROL) application over 56 Bleasby Road was approved by BCC in 2019 (Reference: A005135252). All approved lots are accessed via a 6.5m wide access easement. A dedicated refuse collection vehicle (RCV) turnaround facility was provided at the southern end of the easement (ie between lots 7 and 8). The approved lot layout is shown in Figure 2.

Figure 2: APPROVED ROL PLAN OVER 56 BLEASBY ROAD

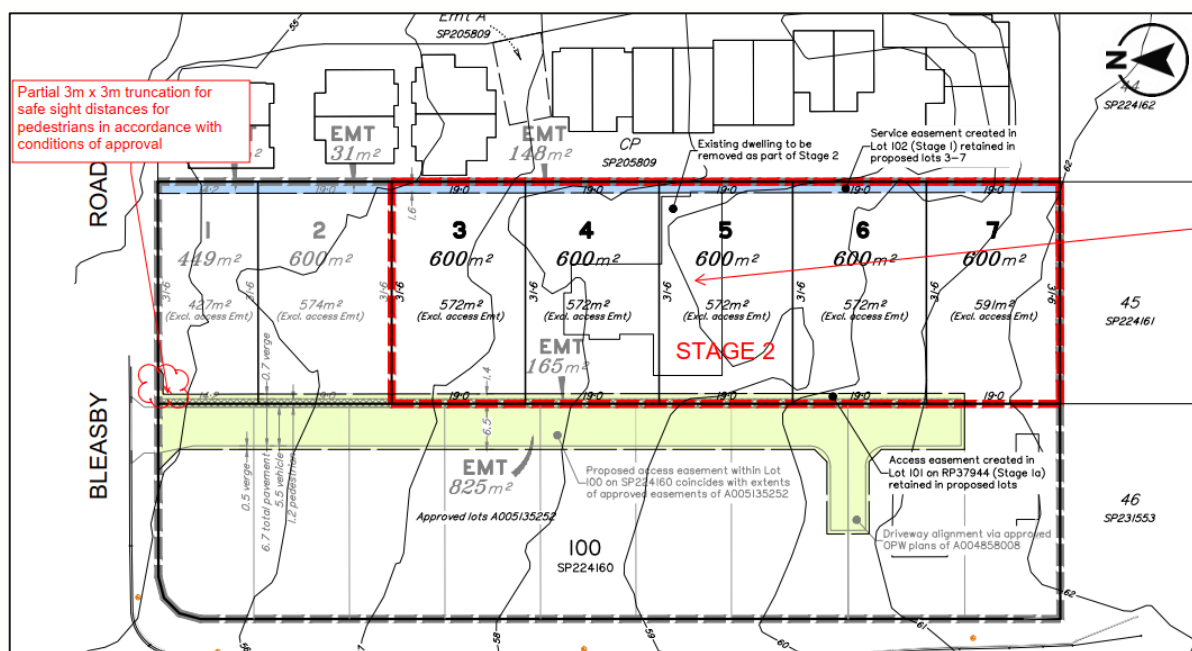


As shown in Figure 1, the approved rear access easement and turnaround facility has been constructed.

50 Bleasby Road

A one into seven ROL application as approved by BCC over the subject site in 2021 (Reference: A005327341). The approved sub-division is shown in Figure 3. All approved lots are accessed via the 6.5m wide rear access driveway (previously approved over 56 Bleasby Road. An additional 1.4m width is provided on the eastern side of the rear access driveway (ie total driveway width of 7.9m). No changes to the RCV turnaround facility (over 56 Bleasby Road) were conditioned as part of the ROL approval.

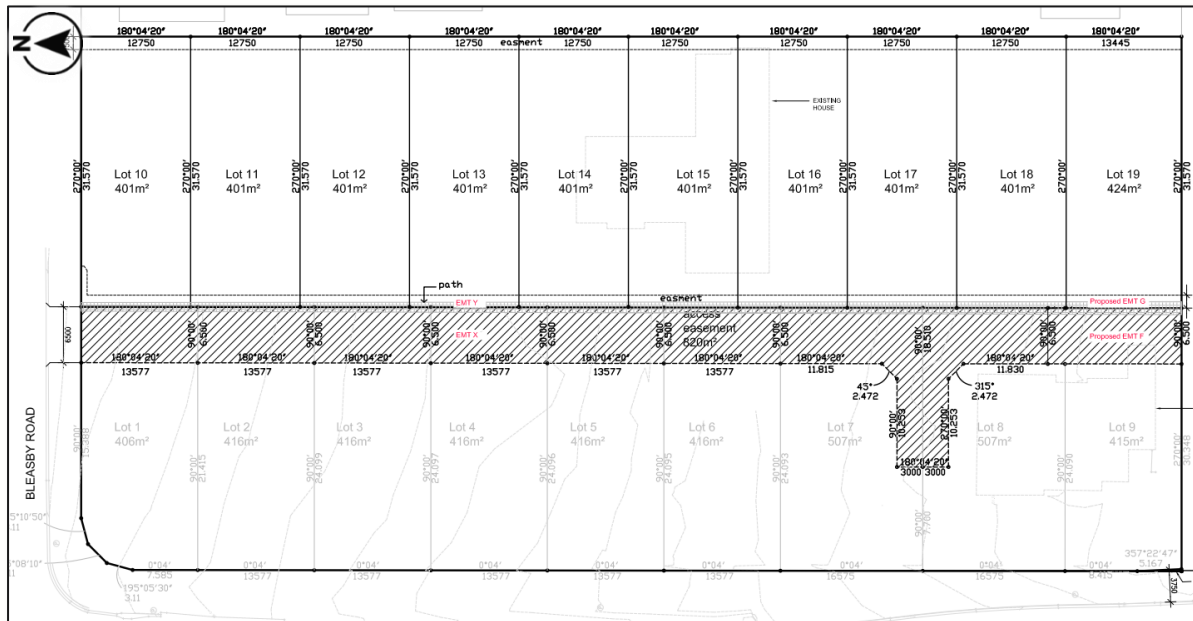
Figure 3: APPROVED ROL PLAN OVER 50 BLEASBY ROAD



PROPOSED DEVELOPMENT

The development application seeks approval for an ROL involving a one into 10 lot sub-division over the subject site. This equates to a net increase of three lots, compared to ROL approval A005327341. The proposed sub-division layout is shown in Figure 4, with dimensioned plans attached.

Figure 3: PROPOSED SITE LAYOUT



ACCESS

As per the 2021 approval, all proposed lots over the subject site would be accessed via the existing crossover on Bleasby Road and rear access easement (delivered as part of A005135252). An additional 1.5m width would be provided to the easement (over the subject site), equating to a total easement width of 8.0m. This easement width is considered appropriate as it (a) would adequately cater for two-way vehicular and pedestrian movements and (b) accords with ROL approval A005327341.

No additional changes to the existing access crossover on Bleasby Road and rear access easement are considered necessary to cater to the proposed lots.

PARKING

To ensure that the development promotes convenient visitor parking, it is recommended that the building profile of each dwelling be located so as to cater for at least one parked visitor car within the bounds of each lot (ie clear of the rear access easement). This would minimise the possible reliance on on-street parking or visitor parking within the rear access easement.

SERVICING

No changes to the existing rear access easement and RCV turnaround area are proposed. However, for completeness, a swept path drawing of a BCC side-lift RCV servicing the site is attached, which includes indicated bin pad locations for each proposed lot.

PEDESTRIANS

A line marked pedestrian path is proposed on eastern side of the rear access driveway. This arrangement is consistent with the previous ROL approvals and is considered appropriate for the proposed scale of development.

CONCLUSIONS AND RECOMMENDATIONS

The proposed development has been evaluated in terms of its site access arrangements, internal layout, servicing arrangements and pedestrian facilities. The main points to note are:

- the development application seeks approval for a one into 10 lot residential sub-division
- each proposed lot would be accessed via the existing driveway crossover and rear access easement serving existing lots over 56 Bleasby Road
- no changes to the access location and design serving 56 Bleasby Road are proposed, nor are any changes considered necessary
- the existing access easement would adequately cater for refuse collection as per the attached RCV swept path drawing
- a line marked pedestrian pathway would be provided on the eastern side of the rear access easement as per previous approvals over 50 and 56 Bleasby Road

Based on the above, it is recommended that the building profile of each dwelling be located so as to cater for at least one parked visitor car within the bounds of each lot.

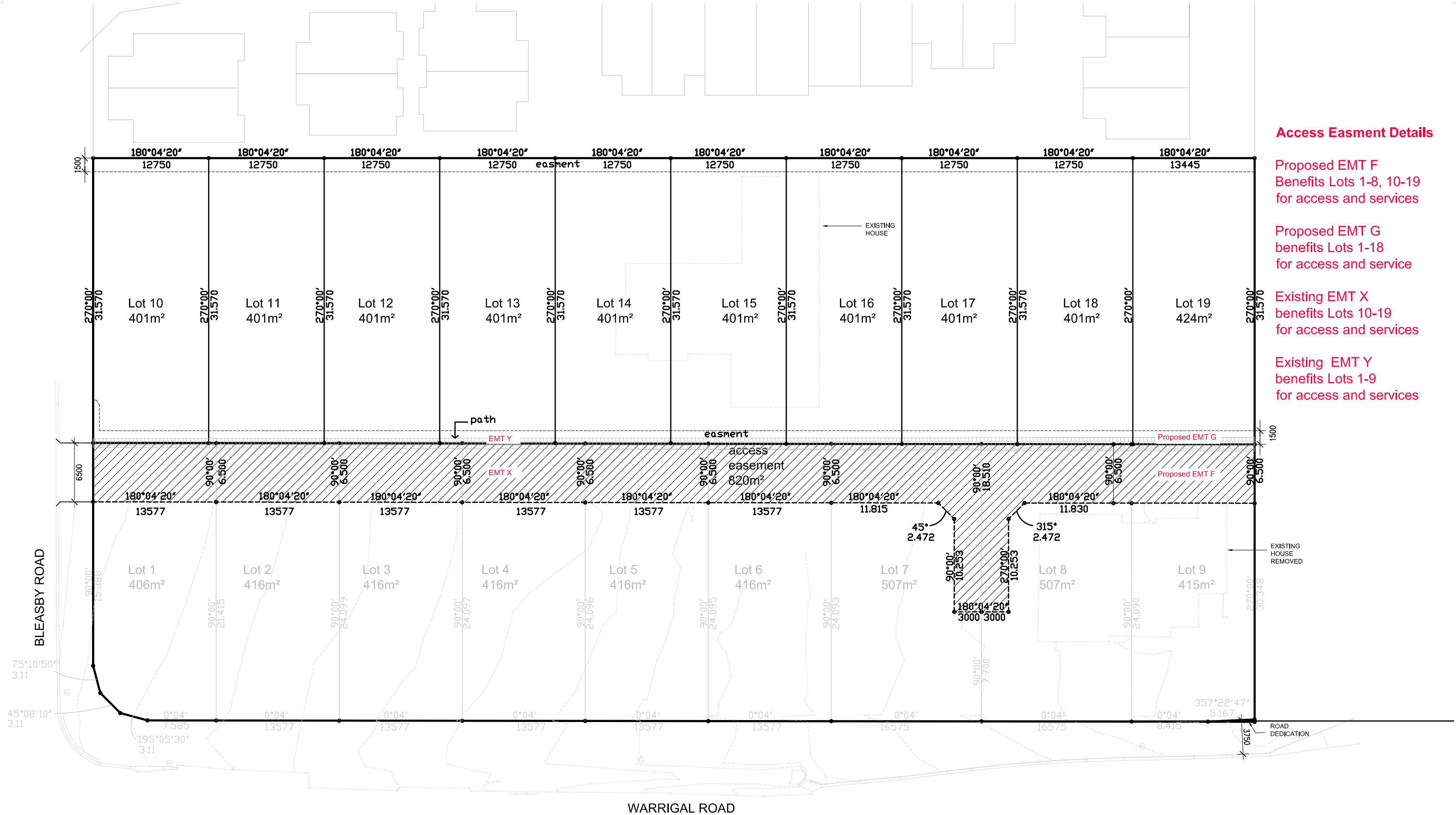
If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,



Casey Glover

Principal Engineer (RPEQ 34450)



Access Easment Details

Proposed EMT F
Benefits Lots 1-8, 10-19
for access and services

Proposed EMT G
benefits Lots 1-18
for access and service

Existing EMT X
benefits Lots 10-19
for access and services

Existing EMT Y
benefits Lots 1-9
for access and services

STAGE 1-2 SUBDIVISION
1:200

REVISION	BY	DATE	DESCRIPTION

HEES DESIGN
ARCHITECTS

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NOTES:
USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED.
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF
WORK OR MANUFACTURING OR SETOUT. ALL WORKS SHALL
COMPLY WITH RELEVANT COUNCIL REQUIREMENTS, LOCAL
BUILDING REGULATIONS AND STANDARDS.

CLIENT'S APPROVAL

SIGNATURE DATE

DRAWING TITLE
STAGED SUBDIVISION PLANS

CLIENT
Loong Investment Pty Ltd

PROJECT TITLE
Land subdivisions

PROJECT LOCATION
50 Bleasby rd, Eight Mile Plains

SCALE 1:200
DATE 26.6.2026
DRAWN LB
JOB NO. C0098
DWG NO. DA001



