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**Lambert & Rehbein (SEQ) Pty Ltd**

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2 July 2026

Our File Ref: B24476TL003\_REVA

Contact: Andrew Green

Plant Turrisi Pty Ltd  
C/- Saunders Havill Group Pty Ltd  
9 Thompson Street  
BOWEN HILLS QLD 4006

Attention: Lewis Bold

RE: PROPOSED RESIDENTIAL SUBDIVISION – 899 & 905 BEAMS ROAD, BRIDGEMAN DOWNS  
QLD 4035  
TRAFFIC ENGINEERING REPSONSE TO COUNCIL INFORMATION REQUEST

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This letter has been prepared in response to Brisbane City Council's (BCC) Information Request letter, dated 24 June 2026, in relation to a Reconfiguring of a Lot (RAL) application (Ref: A007032858) for a proposed residential subdivision to reconfigure two (2) lots into 24 residential lots. The proposed development is located at 899 and 905 Beams Road, Bridgeman Downs QLD 4305.

The issues being addressed are presented below in *italics*. BCC's comments are reproduced with the L+R response following the item.

### BCC Item 3 – Refuse Servicing

*The southern portion of the site, below the waterway, now has one additional lot. It does not appear that refuse transfer, presentation or collection from these lots has been considered in the proposal. It is noted the planning scheme does not envisage kerbside collection on arterial roads.*

- a. *Provide RPEQ-certified justification regarding the refuse servicing arrangements, including the bin transfer distance which exceeds 40m.*

### L+R Response

The proposed refuse servicing arrangement for Lots 21-24 involves residents wheeling the individual bins from each lot to the kerbside presentation area along Beams Road for weekly collection. We acknowledge that the maximum bin transfer distance from Lot 24 to the kerb is approximately 80m which exceeds the 50m distance specified in BCC's TAPS PSP.

Notwithstanding this, the proposed arrangement is considered appropriate as each dwelling will store its bins within its own property, allowing residents to dispose of waste directly into their bins as required.

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The only occasion on which the 80m transfer distance is required will be on the weekly collection day, when the bins are wheeled to the kerb for collection.

In comparison, a centrally located temporary storage area would require residents to walk to the shared bin area each time waste needs to be disposed of while the bins would still need to be transferred to the kerb on collection day. While the proposed transfer distance exceeds the maximum wheeling distance, it is considered to offer a more practical and convenient outcome for future residents.

In relation to collection on an arterial road, the approved refuse arrangement also proposed kerbside bin collection within the 2.0m wide shoulder on Beams Road. The revised layout increases the number of bins being collected at a time by only one (1) bin and therefore, the refuse vehicle is only expected to remain stationary for an additional five (5) to ten (10) seconds before continuing eastbound. As such, this marginal increase is not anticipated to materially affect traffic operations on Beams Road.

The outstanding items have been addressed herein, and it is our view that there are no further matters that should preclude approval of the proposed development.

Yours faithfully,

For and on behalf of

Lambert & Rehbein (SEQ) Pty Ltd



A.W.GREEN BE(Civil & Construction) (Hons), RPEQ #31707, CPEng  
DIVISION MANAGER – TRAFFIC AND TRANSPORT