

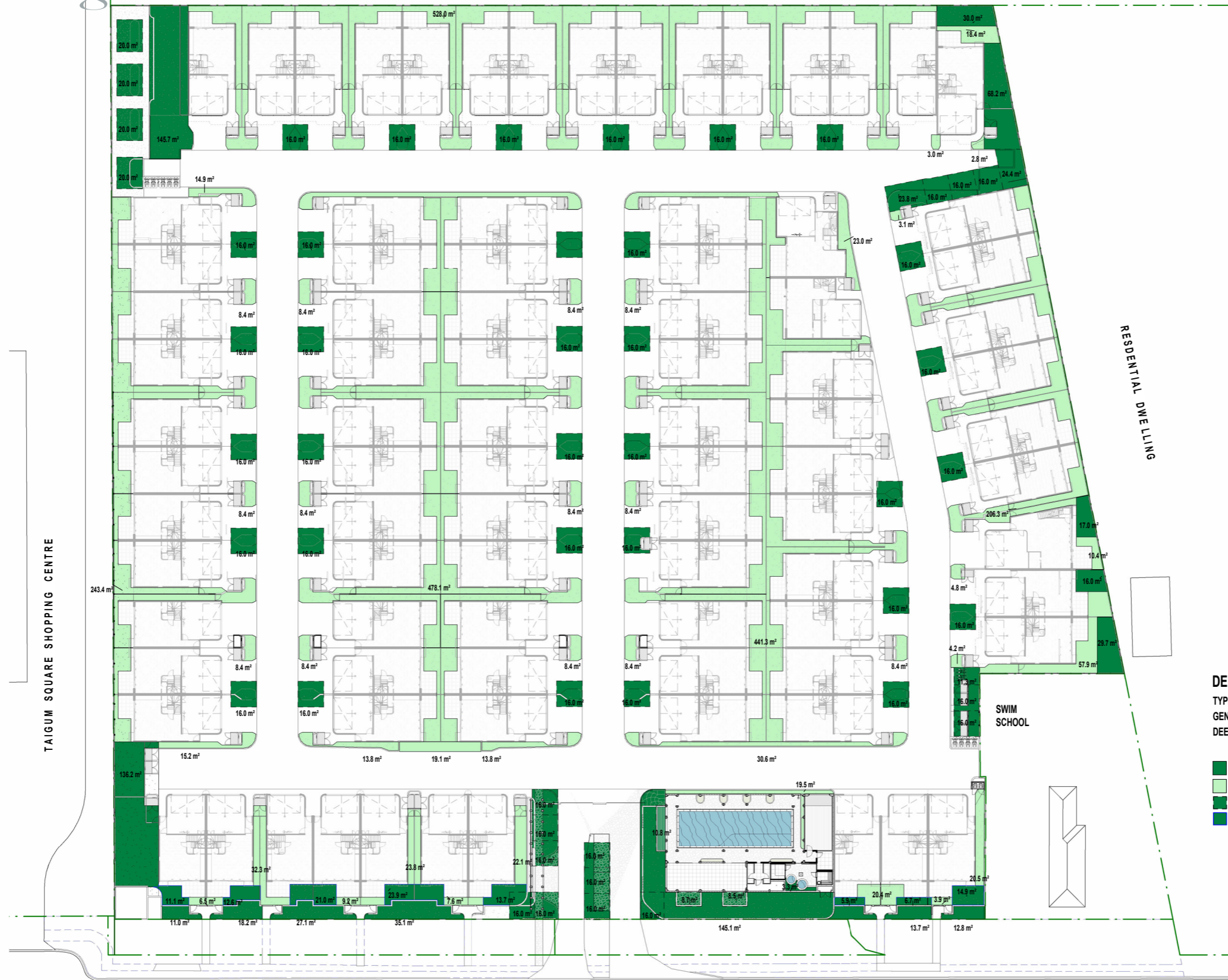
BCC DS
RECEIVED
18/05/2026
APPLICATION REF
A006978483

Townhouses

Beams Road, Taigum

RFI Response Package - May 2026

RESIDENTIAL DWELLING



TAIGUM SQUARE SHOPPING CENTRE

RESIDENTIAL DWELLING

SWIM SCHOOL

BEAMS ROAD

DEEP PLANTING & LANDSCAPING SCHEDULE

TYPE	AREA	% OF SITE
GENERAL LANDSCAPING	2407.9 m ²	11.74%
DEEP PLANTING	1750.8 m ²	8.54%
	4158.7 m ²	20.28%

- DEEP PLANTING
- GENERAL LANDSCAPING
- SOIL CELLS
- DEEP PLANTING IN POS

BCC DS
 RECEIVED
 18/05/2026
 APPLICATION REF
 A006978483

T R K

**BEAMS ROAD TOWNHOUSES
DEEP PLANTING & LANDSCAPING**

2519 A 111

M	13/05/2026	DA RFI	AC
L	11/05/2026	DA RFI	AC
K	05/03/2026	DA MINOR AMENDMENTS	EK
J	26/02/2026	DA MINOR AMENDMENTS	EK
I	20/02/2026	DA MINOR AMENDMENTS	EK
REV	24/10/2025	DA RFI RESPONSE	JG
	DATE	DESCRIPTION	BY

CONFIRM ON SITE PRIOR TO CONSTRUCTION. SUBJECT TO DESIGN DEVELOPMENT & APPROVALS.
 14/05/2026 8:44:47 AM

1:350





Material Quality

The design intent centres around a refined architectural language prioritising bold geometries against contextual responsiveness, timeless elegance and an evocation of calm & sanctuary.

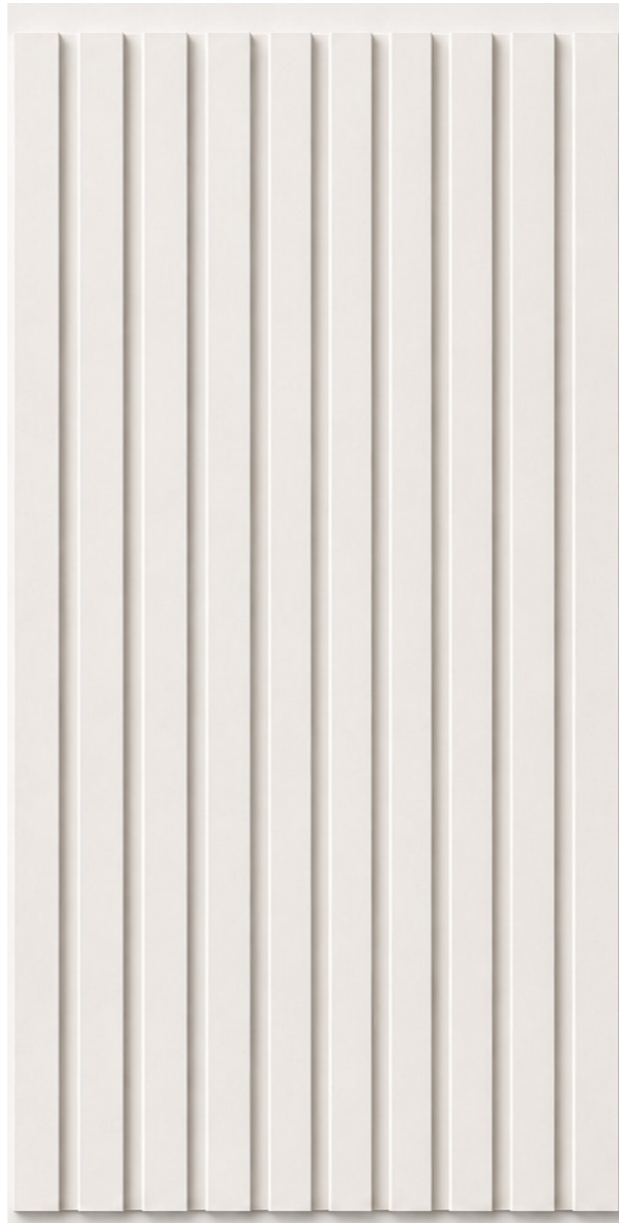
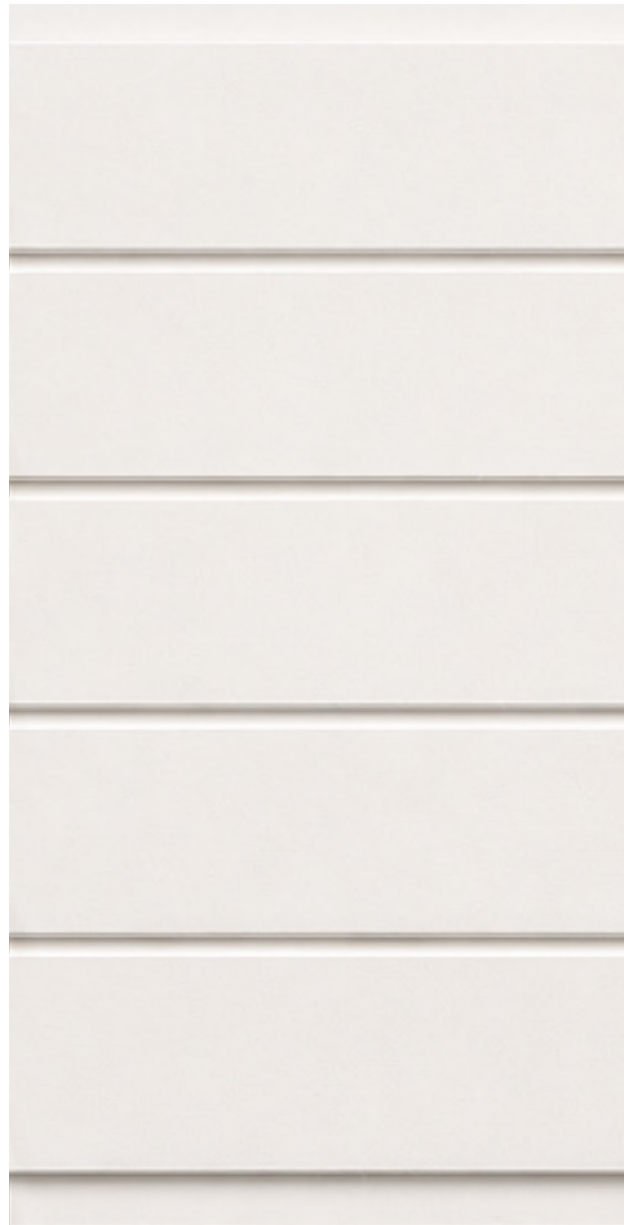
The simple colour palette is anchored by textural intervention; neutral tones allowing the sweeping curves and bold screening elements to establish a cohesive neighbourhood identity, while enhancing visual tranquillity and spatial clarity across the development.

This palette is selected to:

- Respond to thermal comfort parameters, reflect northern light, and reduce heat absorption in the subtropical Brisbane climate.
- Create a unified composition that is both contemporary and enduring.
- Allow the architectural form and textural response to be the primary expression, rather than overt colour contrast.

The design intent prioritises material integrity, refined detailing, and a consistent architectural language to deliver a premium residential product.

BCC DS
RECEIVED
18/05/2026
APPLICATION REF
A006978483



Facade Variation

To enhance the visual diversity and architectural character of the townhouse development, three distinct façade typologies are proposed across the internal elevations. The variation strategy focuses on key architectural elements including the entry door, garage door, and bin enclosure treatment, creating a cohesive but varied streetscape outcome.

The proposed architectural variation includes the following feature schemes:

Scheme A – Minimal / Clean Expression

A refined and contemporary architectural language characterised by clean lines and simplified detailing.

Scheme B – Chevron Pattern Expression

A more articulated façade treatment introducing texture, depth, and visual movement through chevron-pattern detailing.

Scheme C – Vertical Pattern Expression

Vertical Batten or lined pattern applied consistently to garage doors, entry doors, and bin enclosure screening.

BCC DS
RECEIVED
18/05/2026
APPLICATION REF
A006978483

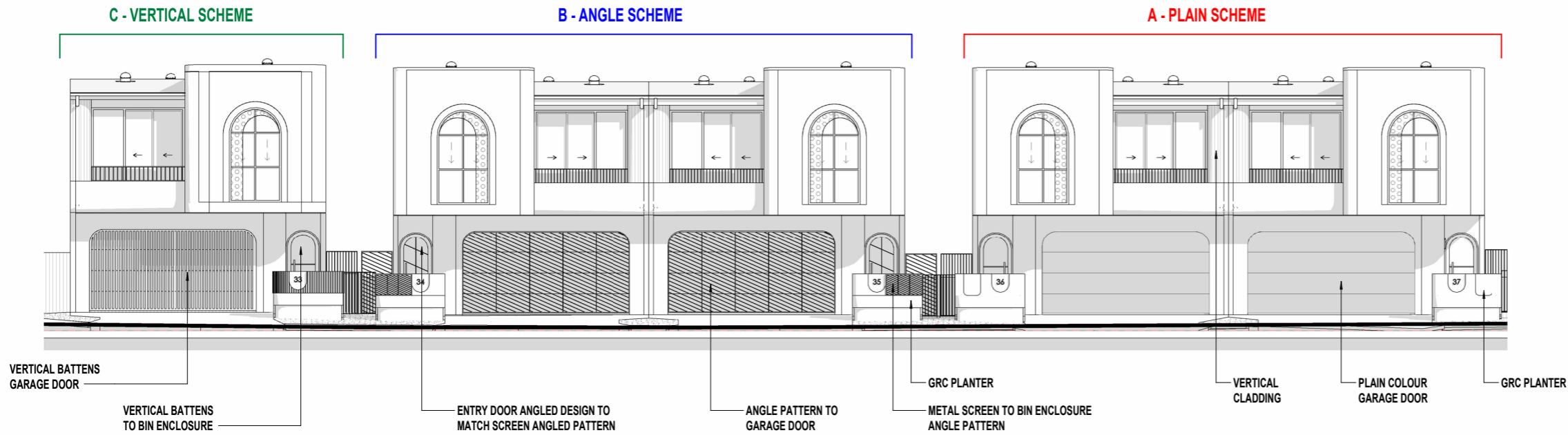
5 Item 2

Buidling Bulk & *Materiality*

PAGE

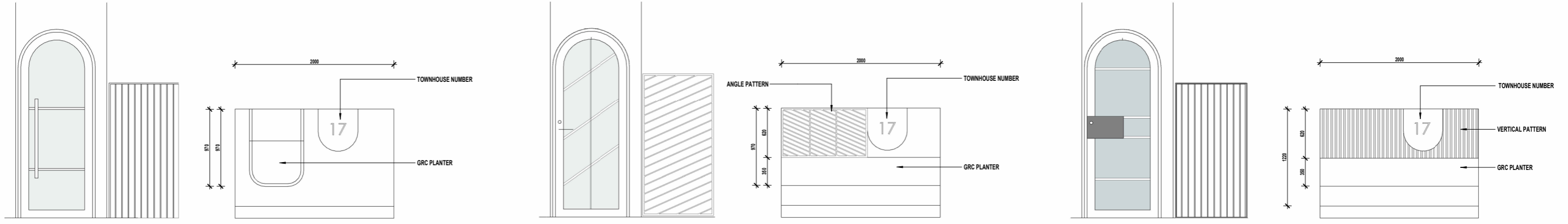


1 INTERNAL ELEVATION - FACADE VARIATION SCHEMES
SCALE 1:200



BCC DS
RECEIVED
18/05/2026
APPLICATION REF
A006978483

2 VARIATION SCHEMES - TYP. ELEVATION
SCALE 1:75



7. GLASS FRONT DOOR - A

8. BIN ENCLOSURE - A
SCALE 1:25

5. GLASS FRONT DOOR - B

6. BIN ENCLOSURE - B
SCALE 1:25

3. GLASS FRONT DOOR - C
SCALE 1:25

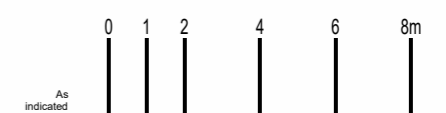
4. BIN ENCLOSURE - C
SCALE 1:25

TRK

BEAMS ROAD TOWNHOUSES
RFI DIAGRAMS - FACADE VARIATION

2519 A 184

B 13/05/2026 DA RFI
A 11/05/2026 DA RFI
REV DATE DESCRIPTION
AC
AC
BY
CONFIRM ON SITE PRIOR TO CONSTRUCTION. SUBJECT TO DESIGN DEVELOPMENT & APPROVALS.
14/05/2026 8:47:55 AM



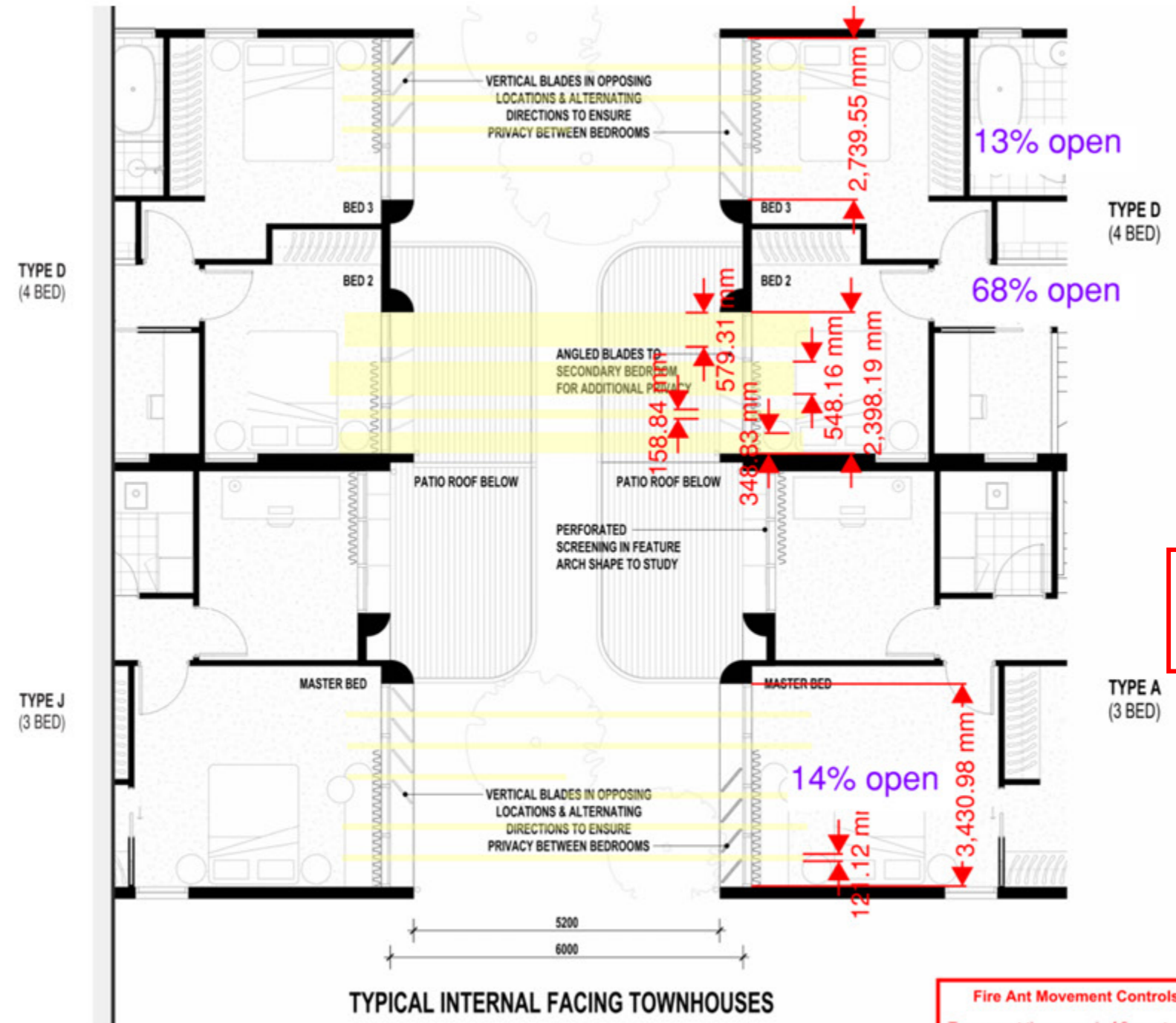
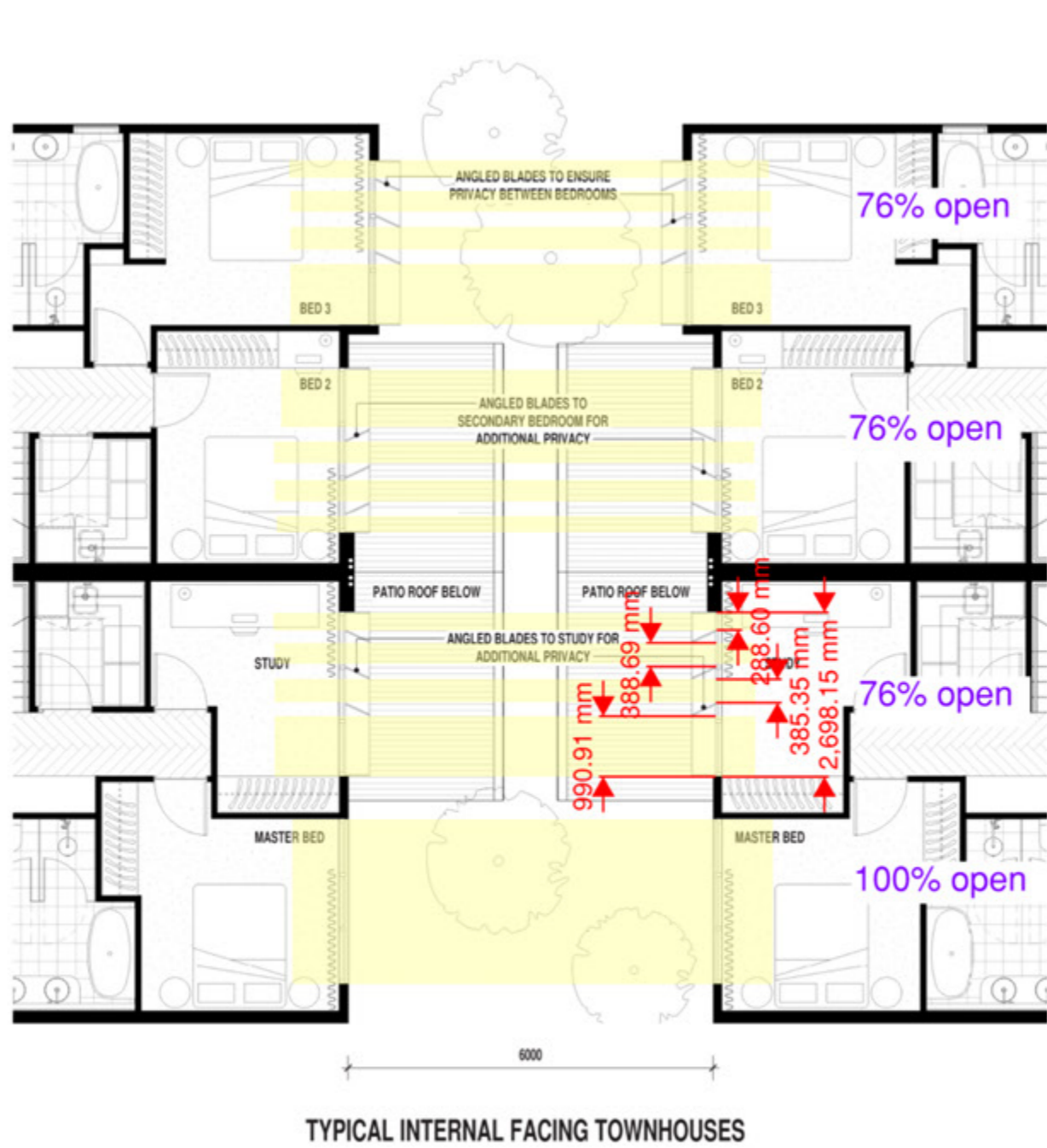
MASTM

Buidling Bulk & Materiality



BCC DS
RECEIVED
18/05/2026
APPLICATION REF
A006978483

7 PAGE
 Item 3
 Building Separation & Privacy



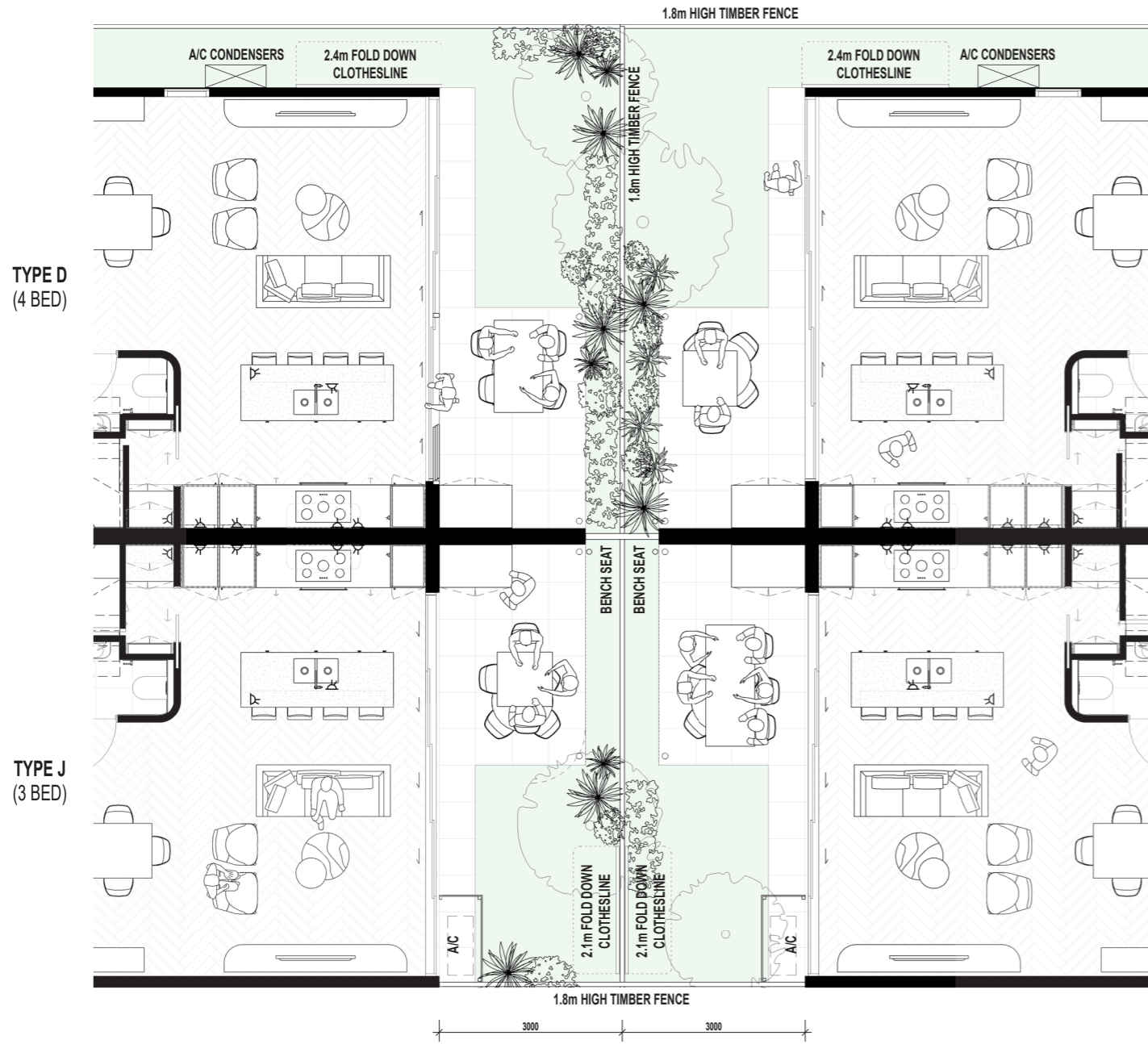
BCC DS
 RECEIVED
 18/05/2026
 APPLICATION REF
 A006978483

Fire Ant Movement Controls
 To prevent the spread of fire ants

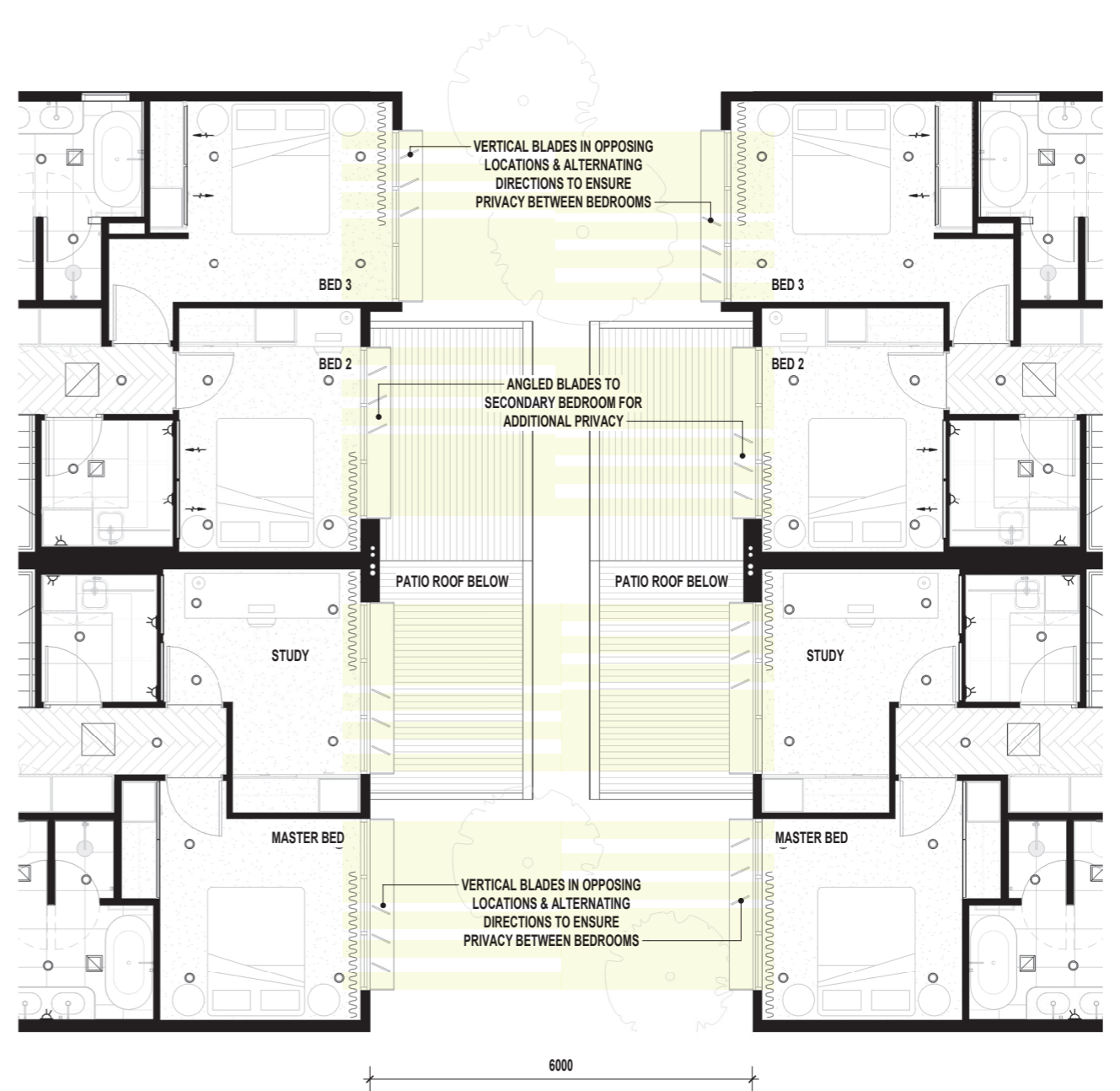
Diagram RFI From Council

8 Building Separation & Privacy

PAGE



TYPICAL INTERNAL COURTYARD



TYPICAL INTERNAL FACING TOWNHOUSES

TYPE D (4 BED)

TYPE J (3 BED)

BCC DS RECEIVED 18/05/2026 APPLICATION REF A006978483

GROUND LEVEL

LEVEL 1

MAS Response

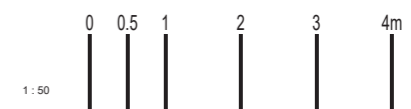
T R K

BEAMS ROAD TOWNHOUSES RFI DIAGRAMS

2519 A 181

REV	DATE	DESCRIPTION	BY
D	30/04/2026	DA MINOR AMENDMENT	EK
C	20/02/2026	DA MINOR AMENDMENTS	EK
B	27/08/2025	RFI DA ISSUE	ET
A	15/08/2025	RFI DA ISSUE	ET

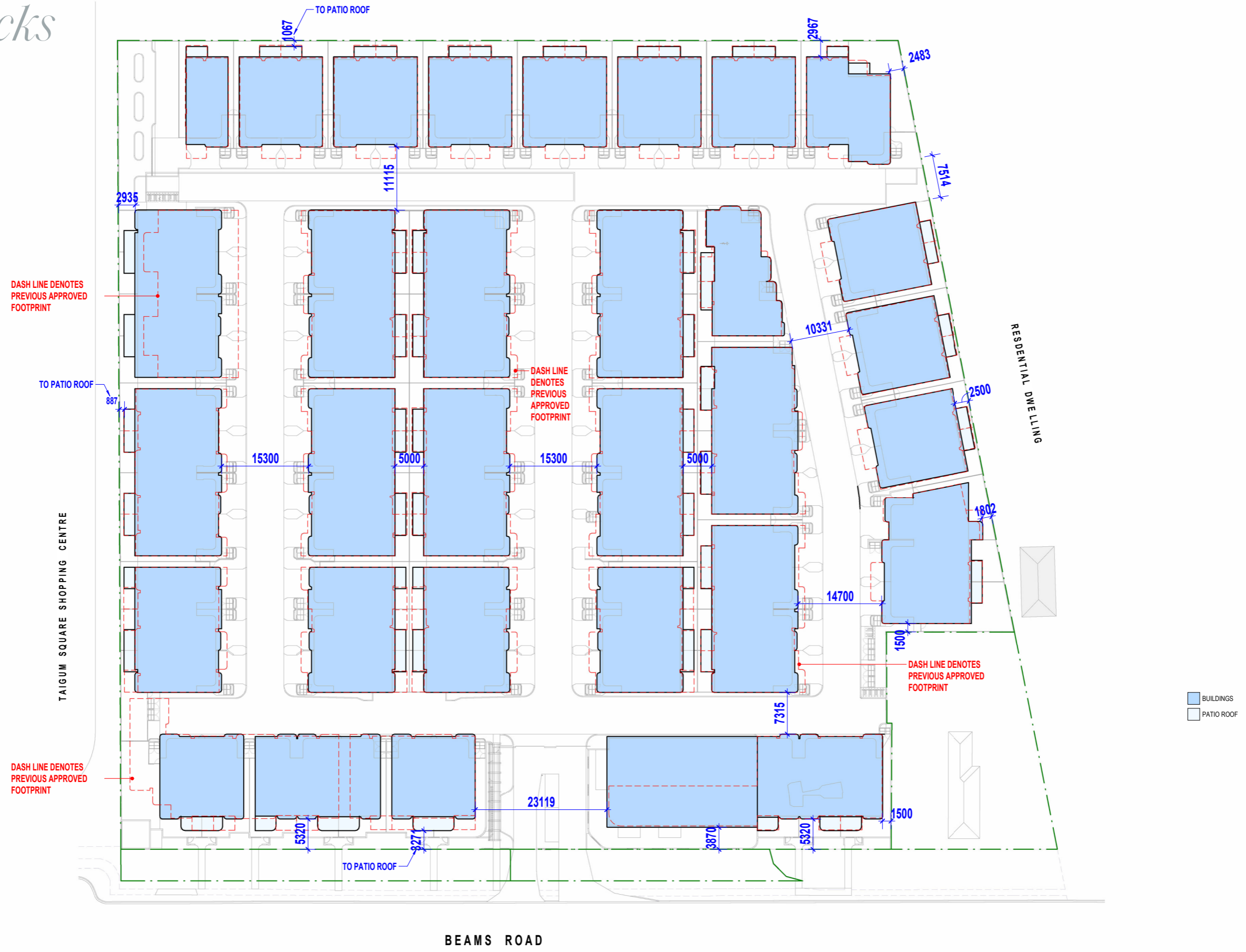
CONFIRM ON SITE PRIOR TO CONSTRUCTION. SUBJECT TO DESIGN DEVELOPMENT & APPROVALS.
30/04/2026 4:36:32 PM



1:50

MAS™

RESIDENTIAL DWELLING



DASH LINE DENOTES PREVIOUS APPROVED FOOTPRINT

TO PATIO ROOF

DASH LINE DENOTES PREVIOUS APPROVED FOOTPRINT

DASH LINE DENOTES PREVIOUS APPROVED FOOTPRINT

DASH LINE DENOTES PREVIOUS APPROVED FOOTPRINT

TO PATIO ROOF

TAIGUM SQUARE SHOPPING CENTRE

RESIDENTIAL DWELLING

BEAMS ROAD

■ BUILDINGS
■ PATIO ROOF

BCC DS
RECEIVED
18/05/2026
APPLICATION REF
A006978483

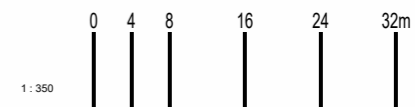
T R K

BEAMS ROAD TOWNHOUSES SETBACKS

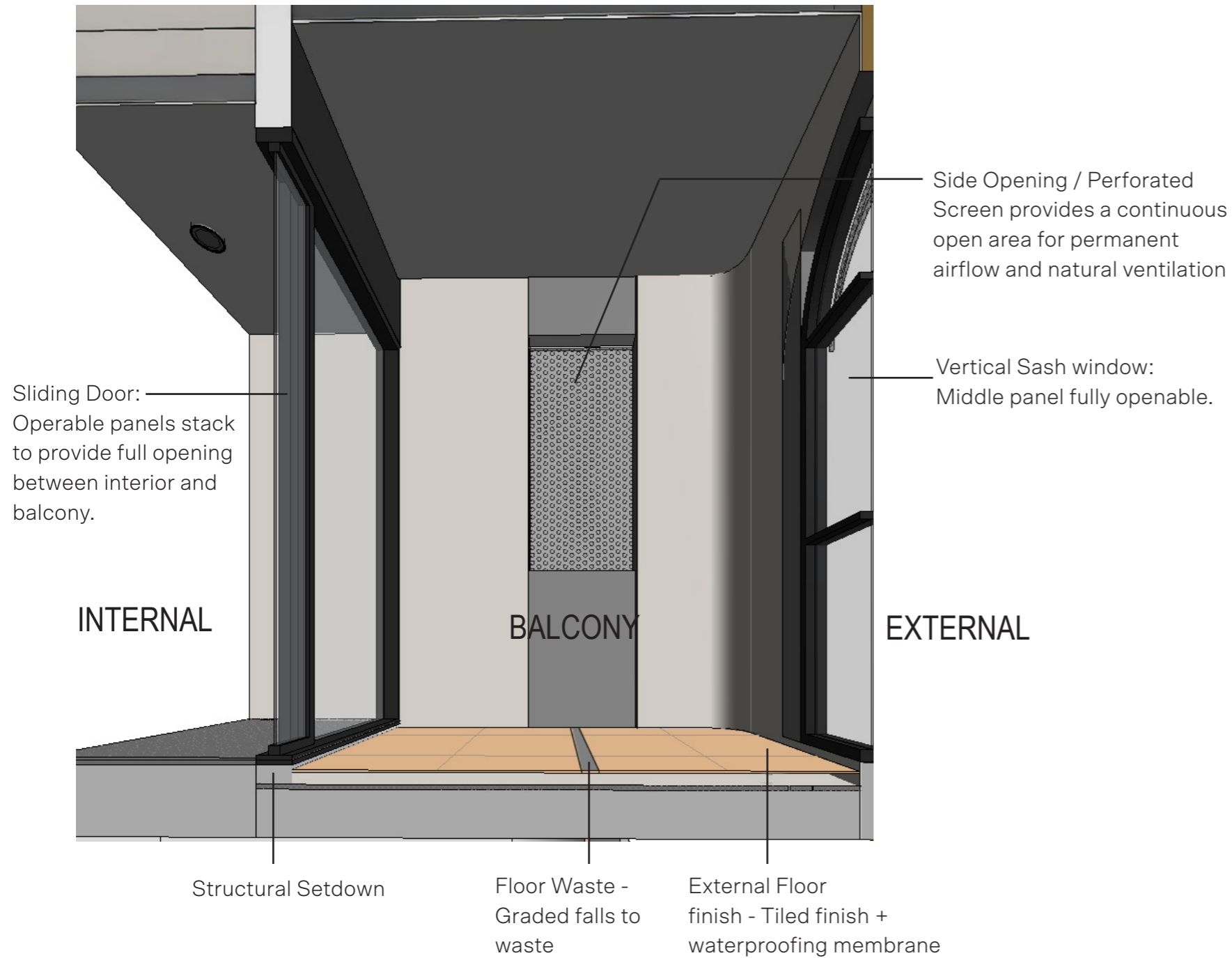
2519 A 117

A	REV	DATE	DESCRIPTION	AC BY
1	11052026	DA RFI		

CONFIRM ON SITE PRIOR TO CONSTRUCTION. SUBJECT TO DESIGN DEVELOPMENT & APPROVALS.
11/05/2026 12:55:44 PM



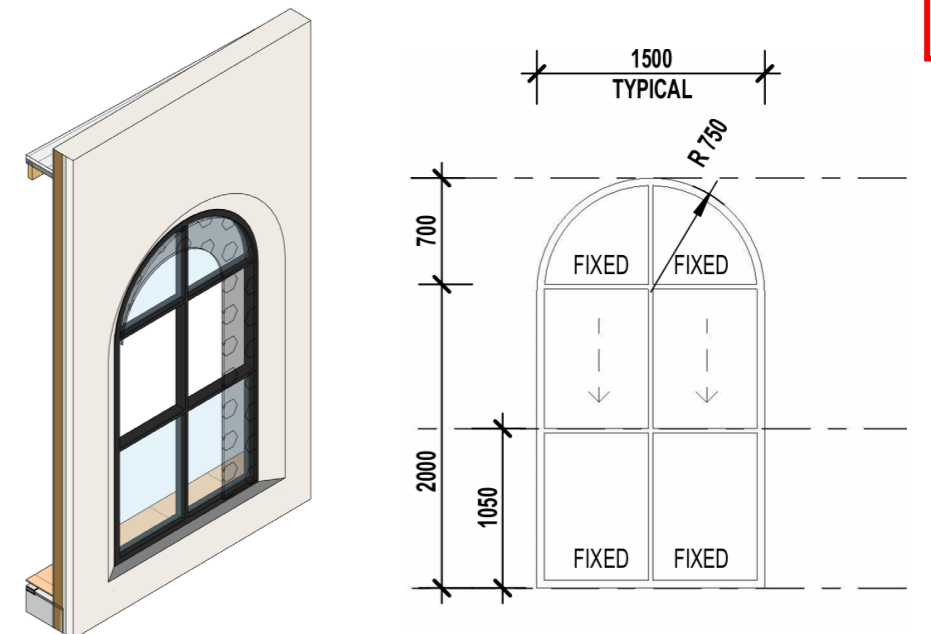
Item 5 Private Open Space / *Operable Balcony Glazing*



Window Detail

The operable glazing proposed to selected balconies has been designed to ensure these spaces continue to function as genuine private open space rather than enclosed internal rooms.

The system consist of a custom-designed sash-style arrangement, with fixed glazing to the lower portion (serving as the required balustrade) and operable sliding glazing to the upper portion. This configuration allows the upper panels to be fully opened, enabling unobstructed airflow and natural ventilation, while maintaining safety requirements.



BCC DS
RECEIVED
18/05/2026
APPLICATION REF
A006978483

12 Items 9b - 10

Site Plan

PAGE



BCC DS
RECEIVED
 18/05/2026
APPLICATION REF
 A006978483

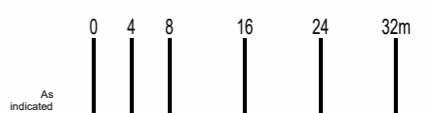
- REFUSE LEGEND**
- GENERAL REFUSE BINS
 - RECYCLABLE REFUSE BINS
 - BIN COLLECTION ALLOCATION
- SCREEN & ROOF BIN ENCLOSURES TO BE 1.8m WIDE x 1.0m DEEP CLEAR INTERNAL
- ALL BIN PRESENTATION VERGE WIDTH'S TO BE 1.50m MIN. IN DEPTH
- CAR LEGEND**
- VISITOR
 - RESIDENT

BEAMS ROAD TOWNHOUSES SETBACKS, REFUSE & PARKING

2519 A 110

L	13/05/2026	DA RFI	AC
K	11/05/2026	DA RFI	AC
J	30/04/2026	DA MINOR AMENDMENT	EK
I	06/03/2026	DA MINOR AMENDMENTS	EK
H	26/02/2026	DA MINOR AMENDMENTS	EK
G	20/02/2026	DA MINOR AMENDMENTS	EK
REV	DATE	DESCRIPTION	BY

CONFIRM ON SITE PRIOR TO CONSTRUCTION. SUBJECT TO DESIGN DEVELOPMENT & APPROVALS.
 14/05/2026 8:44:23 AM



T R K

Nick Symonds
0438 804 000
nick@mas.com.au

Teneille Casa
0430 030 187
casa@mas.com.au

DISCLAIMER :

Unless express prior written consent is provided by MAS Architecture Studio Pty Ltd, no part of this report should be reproduced, distributed or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. All designs, drawings and images in this report remain the intellectual property of MAS Architecture Studio Pty Ltd.

BCC DS
RECEIVED
18/05/2026
APPLICATION REF
A006978483