



18 May 2026

Brisbane City Council
Chief Executive Officer
GPO Box 1434
BRISBANE QLD 4001

Via Email: dsplanning@brisbane.qld.gov.au

ATTN: Kellie Hilton

Dear Kellie,

RE: MINOR CHANGE UPON LAND AT 255 & 261 BEENLEIGH ROAD, SUNNYBANK (COUNCIL REFERENCE A006894889)

We write in relation to the abovementioned application and Council's Further Advice dated 23 January 2026.

Pursuant to section 13.2 of the Development Assessment Rules under the Planning Act 2016, we provide the following response to Council's Further Advice.

1. Refuse

To comply with PO8 of the Infrastructure Design Code and with PO1, PO15, PO18 and PO19 of the Transport, Access, Parking and Servicing Code amendments are required to the refuse arrangement.

- a) *The refuse storage enclosures are to be amended to have internal dimensions of 2.7 metres by 3.0 metres and an internal height of 2.1 metres and are to be clearly dimensioned and to scale on the plans.*
- b) *It is noted that a bulk refuse bin enclosure is provided inside Stage 3, however, there does not appear to be any bin storage enclosure inside Stage 2. Provide confirmation, supported by calculations, including refuse generation rates and volumes, that the refuse bin storage capacity provided inside Stage 1 is sufficient for Stages 1 and 2 without relying on any refuse bin storage capacity inside Stage 3. Alternatively, provide sufficient refuse bin storage capacity inside Stage 2 to service Stage 2.*
- c) *Demonstrate that a refuse collection vehicle (RCV) can manoeuvre wholly contained inside the Stage 2 area without the need to enter the Stage 3 area, in the scenario that Stage 2 is constructed without Stage 3. Provide a vehicle swept paths analysis, endorsed by a Registered Professional Engineer of Queensland (RPEQ) to support this. Alternatively, modify the staging boundary between the Stage 2 area and the Stage 3 area so that the RCV can manoeuvre wholly contained inside the Stage 2 area.*
- d) *The stage boundary between Stage 1 and Stage 2 has been changed from the previously approved GIA (11 May, 2022) and does not allow an RCV to manoeuvre and turn around entirely in Stage 1 prior to Stage 2 being constructed. The stage boundary between Stage 1 and Stage 2 must be amended to allow an RCV to manoeuvre and turn around entirely in Stage 1 prior to Stage 2 being constructed and this must be demonstrated with a RPEQ endorsed swept path.*

- a) The amended refuse storage enclosures have internal measurements as follows;
 - Stage 1 - 3220mm x 3220mm
 - Stage 3 - 4170mm x 3520mm

This surpasses the minimum dimensions as suggested by Council as part of the above RFI item. Please refer to update Architectural plans prepared by *Ultralinea Architecture* attached for details.

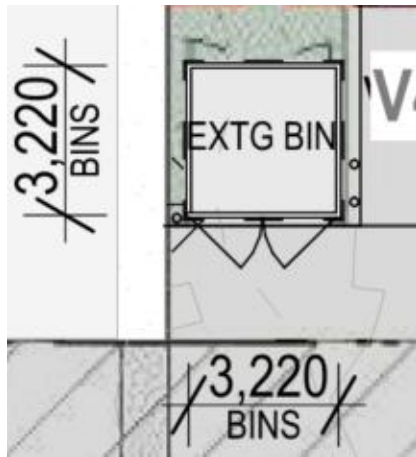


Figure 1: Bulk bin enclosure stage 1

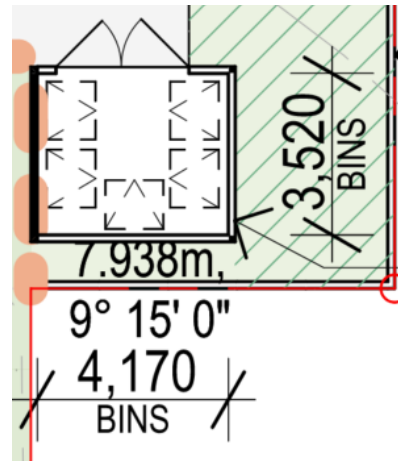


Figure 2: Bulk bin enclosure stage 3

- b) An update Water Management Report has been prepared by *Colliers* assessing the revised and interim waste management solution. Please refer to Attachment 1 for details. In summary;
- *Colliers* have recommended a temporary solution to accommodate the increased demand on refuse capacity during the construction of Stage 3. This approach involves Stage 2 temporarily utilising the refuse area allocated to Stage 1, in conjunction with an increase in collection frequency from once per week to up to three times per week, where required.
 - A temporary increase in collection frequency is considered the most efficient and practical method to manage the potential additional demand. It is understood that Brisbane City Council's waste and recycling collection vehicles service the Sunnybank area at least three times per week.
 - This temporary arrangement enables the development to remain consistent with the approved plans while minimising impacts on common areas and green space. It also reduces the need for Council contractors to access deeper into the site and avoids the temporary relocation of bins on collection days.
 - Given that construction of Stage 3 is expected to occur concurrently with Stage 2, it is anticipated that the temporary arrangement may not be required. However, it has been proposed as a contingency measure should the need arise.
- c) Not Applicable - Given the above temporary solution provided it is not considered necessary to demonstrate that a refuse collection vehicle can manoeuvre within Stage 2 without the need to enter the Stage 3 area.
- d) The staging boundary has been updated in response to the above RFI item and is shown on the Updated Architectural Plans prepared by *Ultralinea Architecture*. Refer to the attached plans for details.

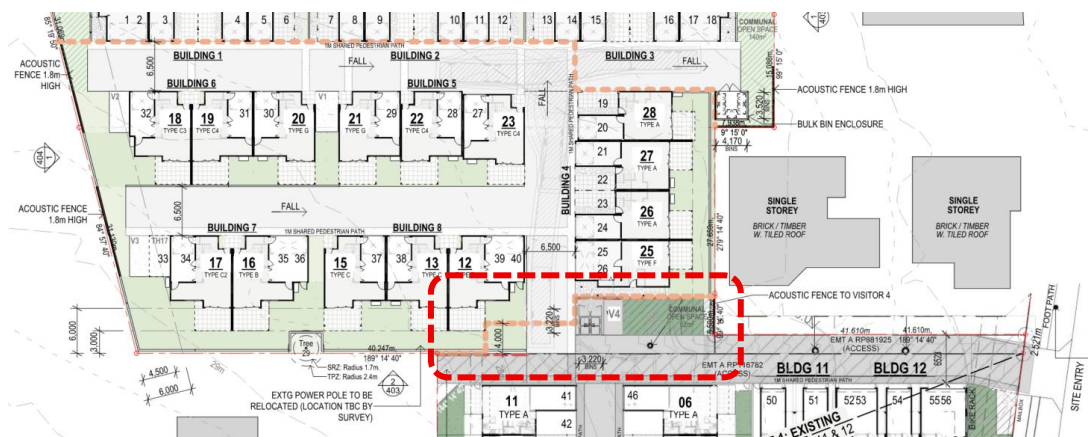


Figure 3: Updated Staging 1 Boundary

2. Landscaping

The trees previously identified to be retained have not been included on the amended plans provided. Trees to be retained are not featured on architectural plans or elevations, and it must be demonstrated that Trees #19, #25 and #29 will be retained in accordance with the approved plan VRPO4 "Trees Retained and Removed".

- a) Amend the proposed plans to indicate the trees to be retained as previously approved.
- b) Identify any earthworks proposed within the TPZ of all the trees to be retained.

It is acknowledged that Tree 25 was removed prior to the client's acquisition of the subject site. To regularise this matter, a NALL permit was lodged and subsequently approved on 23 October 2025. The permit conditions require replacement planting, comprising one (1) *Corymbia intermedia* (45L stock) to be planted within a communal open space. A copy of the approved permit is attached (Attachment 2) for Council's reference.

In response to Council's requests, amended architectural site plans prepared by *Ultralinea Architecture* now identify the remaining two trees as approved to be retained, which is consistent with the endorsed Vegetation Retention Plan prepared by *Litoria Consulting* (Project No.1591, amended in red by Council on 9 January 2028). *Litoria Consulting* have also reviewed the proposed architectural plans against the approved Vegetation Retention Plan (approved VRP) and relevant tree protection requirements under AS 4970-2009 Protection of Trees on Development Sites. Refer to attached further advice response prepared by *Litoria Consulting* for further details.

Based on the proposed plans *Litoria Consulting* concludes that the proposed minor change does not materially alter the approved arboriculture outcomes for the site, and the ongoing retention viability of Tree 19 and 29 can continue to be achieved subject to implementation of the approved tree protection measures during construction.



Figure 4: Updated Architectural Plans Showing Trees to be retained

3. Landscaping

The proposed changes to buildings 5 and 6 has resulted in reduced landscaping and boundary setbacks to the internal road. This may be detrimental to the amenity and privacy of the residents of these units.

- a) *Amend the proposed development to provide a functional landscaping strip in this location to balance hard and soft scapes.*

The proposed change application incorporates refinements to the courtyard widths of six (6) units to maximise usable external living space, improve spatial functionality, and enhance overall on-site amenity. While this results in a minor reduction in landscaped areas within these courtyards, the change is not considered to give rise to any material adverse amenity impacts.

A substantial landscape strip is retained along the internal boundary. This strip is located within each individual lot and positioned behind a 1.8m high fence, consistent with the approved design. As such, any reduction in its continuity will not be readily perceptible from the internal driveway.

Furthermore, the landscaping primarily functions as a private amenity element for each dwelling rather than a shared or publicly visible feature. On balance, the marginal reduction in landscaping is considered acceptable, having regard to the improved functionality and usability of the courtyard spaces achieved through the extended patio areas.

4. Communal open space

It appears that the location and number of steps within the communal open space (COS) have been amended, less steps indicate a reduced cut/fill. However finished levels (FL's) and the pedestrian access paths require further detail. As there are no steps apparent on the existing approval, further information is required to demonstrate that accessible and inclusive COS is proposed and it that will meet needs of all residents.

- a) *provide amended plans that include FL's and clarification on the details of the steps to provided including number of steps, width etc.*
- b) *Demonstrate how the proposed COS provided is high-quality that is accessible and attractive.*

The Architectural Plans have been updated to remove all retaining walls from the communal open space. This revised design aligns with the previous approval and demonstrates that the communal open space is inclusive, functional, and of a high standard, providing equitable access and amenity for all residents. On this basis, the above RFI item is considered resolved.

We have now fully responded to Council Further Advice in accordance with section 13.2 of the Development Assessment Rules under the Planning Act 2016 and request that Council proceed with the assessment of the application.

Should you wish to discuss the matter further, please do not hesitate to contact our office.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD



TOWN PLANNER
Zoe Richards

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