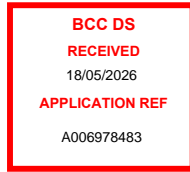


Date: 18 May 2026
Ref: A006978483



Attn: Dominic Hudson

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via Email (DSPlanningSupport@brisbane.qld.gov.au)

Dear Dominic,

**RE: RESPONSE TO FURTHER ADVICE
193 BEAMS ROAD, TAIGUM QLD 4018**

This correspondence and the associated attachments provide a full response to the Further Advice that was issued by the Brisbane City Council (the **Council**) on the 27 April 2026.

1) Deep Planting

It is acknowledged that the submitted Assessment report has identified that an overall increase in site area provided as deep planting is proposed. However, after a detailed review of the amendments to the deep planting areas, it appears that many of the previously approved deep planting areas to the site frontage and eastern side boundary have been reduced in size, or the shape has been changed resulting in less functional deep planting areas, or infrastructure such as bin stores are in deep planting areas. It is also noted that the Landscape concept plan does not provide large shade trees in some areas which have been nominated as deep planting and there are now encroachments proposed into the limited areas of previously approved 4m x 4m deep planting. Of particular concern is the proposed encroachment of the communal open space into the deep planting area along the site frontage.

Submit revised drawings (architecture and landscape) in accordance with PO28 and PO29 of the Multiple dwelling code which show:

- a) Dimensions of site frontage and eastern side boundary deep planting areas in accordance with the current approval with currently proposed encroachments removed.
- b) Large subtropical shade tree plantings to all identified deep planting areas noting that trees and refuse collection points are to be located to avoid conflict.
- c) Deep planting areas free of conflicting infrastructure and hardstand, such as (not limited to) bin stores and bike parking.
- d) Ensure that the architecture and landscape plans are consistent with each other.

Response:

Please refer to the amended Proposal Plans prepared by MAS and the amended Landscape Concept Plans prepared by Laud Ink, which adopt Council's comments and align with the currently approved deep planting areas as closely as feasible.

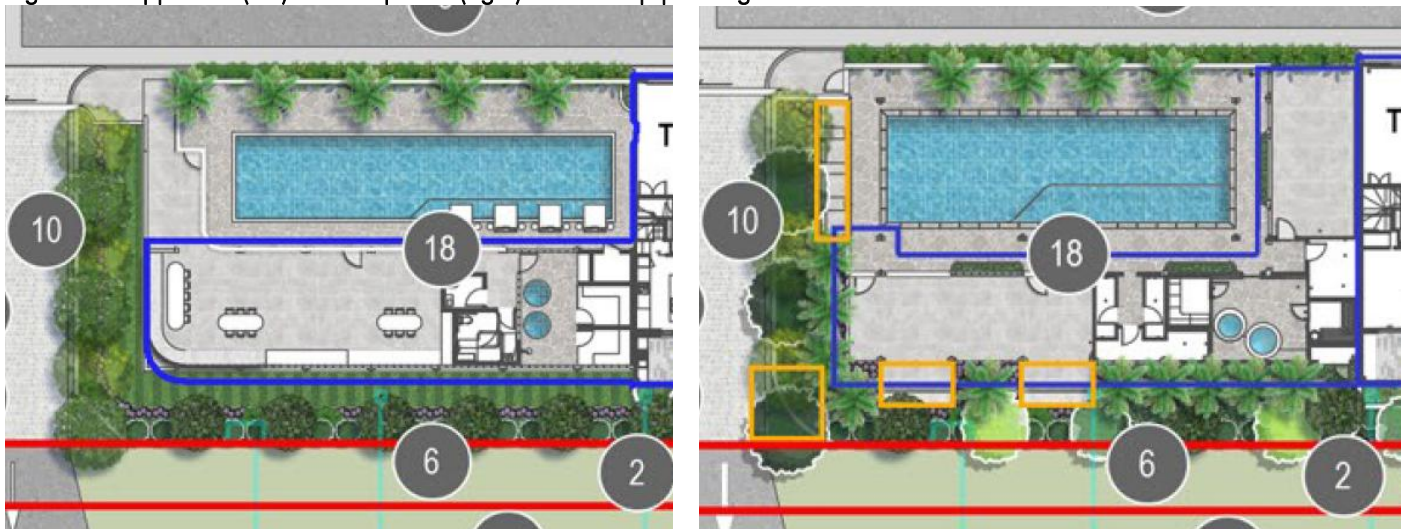
The density, quality and distribution of landscaping across the site has been reviewed in response to Council's comments, with additional planting introduced where requested. The amended plans identify 1,648.4m² of standalone deep planting and a further 88.8m² of deep planting within private open space areas, providing

1,737.2m² of total deep planting, which is the equivalent to 8.47% of the site area. This represents an increase of 108.4m² in standalone deep planting and 197.2m² in total deep planting compared with the approved design.

COS Deep Planting

The approved deep planting arrangement surrounding the front communal open space area includes a 2m wide planting area and an adjoining 2m wide lawn area, as shown in **Figure 1**. The amended design seeks to better integrate the communal open space facilities within the available planting area. Rather than providing two broad zones of planting and lawn, the amended design includes an undulating planting area that ranges from 2m to 4m in width. This alternative design provides a greater quality of subtropical landscaping by replacing areas of lawn with more substantial planting and will immerse users of the front communal open space area within a lush landscaped environment.

Figure 1 – Approved (left) and Proposed (right) COS Deep planting



Notwithstanding this improved amenity outcome for the communal open space area, Council's concerns regarding the available root zone within this frontage deep planting area are acknowledged and hence soil cells are now provided beneath the seating areas. This will ensure that a consistent 4m wide root zone is maintained along the full width of the frontage.

Overall, the amended arrangement is considered to provide an enhanced design outcome, as it increases the extent of dedicated planting within the 4m zone and improves the relationship between deep planting and the communal open space area, while maintaining a root zone and the ability to achieve canopy trees that is consistent with the approved outcome.

Townhouse Frontage Deep Planting

Outside of the communal open space interface, it is not possible to fully revert the frontage deep planting areas to the exact arrangement shown on the approved plans due to the amended layout that is being proposed. Despite this, the proposed Landscape Concept Plans demonstrate that these areas are still capable of accommodating high-quality subtropical landscaping, including shade trees and understorey planting. Please refer to **Figure 2**, which provides an extract from the proposed Landscape Concept Plan and demonstrates the quality and extent of landscaping achievable within the proposed frontage deep planting areas.

The revised frontage design continues to provide meaningful deep planting opportunities and maintains an attractive landscape interface to Beams Road. It is also noted that each townhouse addressing Beams Road incorporates planting within its private open space area, including shade trees and understorey planting. In combination with the dedicated frontage deep planting zones, this provides substantial planting opportunity along the street frontage and contributes to a landscaped setting that can be enjoyed by residents and the local community passing the site.

Figure 2 – Townhouse Frontage Deep Planting



Tree Planting and Maintenance Adjoining Bins

The bin collection area located within the north-eastern corner of the subject site, which has been referenced in Council’s mark-up plan, has not been varied from the approved design. The placement of bins in this location was requested by Council as part of the original development application assessment and subsequently reflected in the approved plans.

Notwithstanding this, the applicant acknowledges that greater attention to tree placement and ongoing maintenance is required in this location to ensure large subtropical shade trees and bin collection can coexist without conflict. In response, Laud Ink have prepared a detailed maintenance plan for the subject site, which includes specific provisions for this deep planting area. This includes regular trimming and management of vegetation adjacent to bin collection areas to maintain appropriate horizontal and vertical clearance for refuse collection. Please refer the Landscape Maintenance Manual for further detail.

The planting in this location has also been reconsidered, with a combination of large shade trees and columnar tree species proposed throughout the deep planting area. This ensures a meaningful deep planting outcome is achieved, while also maintaining the functionality of the approved bin collection arrangement in this part of the site.

Figure 3 – Deep Planting Adjoining Bin Collection



2) Building Bulk and Materiality

The proposal to amend architectural conditions 11, 79 and 135 – Final External Detailing of Building, is not currently supported because the submitted plans do not adequately address the accepted or performance outcomes relating to building bulk, form, variation and articulation. The overall site elevations and internal site elevations demonstrate that the built form is simplistic and repetitive, and updated documentation indicates a reduction in variation of materiality with CLD-02 essentially being a minor variation in rendered finish. These changes do not adequately address breaking down building bulk or assist in wayfinding within the development.

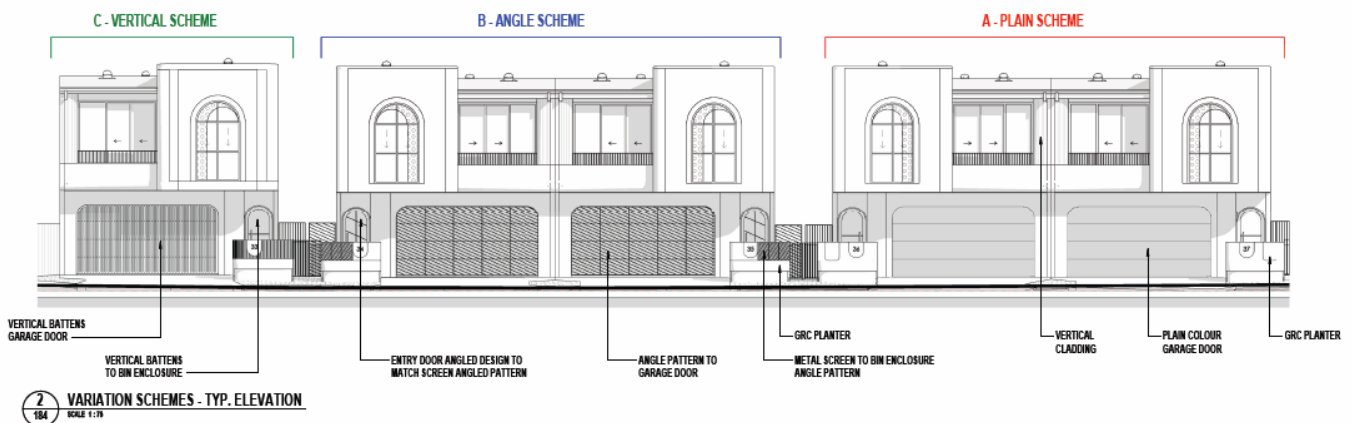
- a) Provide updated plans which include additional variation in the built form and external detailing via changes in materials, textures, and colour, addressing the requirements stipulated within conditions 11, 79 and 135.

Response:

As per the further discussions that have been held with Council, MAS has reviewed opportunities to provide additional architectural variation throughout the site while maintaining the overall design intent of the development. The amended architectural response provides additional variation to key repeated façade elements discussed with Council, including the front entry doors, garage doors and bin storage enclosures. It is understood that MAS and Council's Architect have liaised to confirm that the architectural variation adequately responds to this item of the Further Advice letter.

Given the applicant's need to progress operational works for the site, it is requested that Conditions 11, 79 and 135 be amended to reference the submitted architectural variation diagrams. A full set of amended site elevations will then be provided as part of the subsequent compliance assessment required by these conditions.

Figure 4 – Façade Variation



3) Building Separation and Privacy

The proposed privacy solution between internal buildings which are separated by <math>< 9\text{m}</math> includes a departure from the approved plans, due to the changed internal configuration and spacing of screening components, which means the potential privacy and overlooking impacts are worsened. The amended plans do not currently achieve PO3 or PO17 of the Multiple dwelling code.

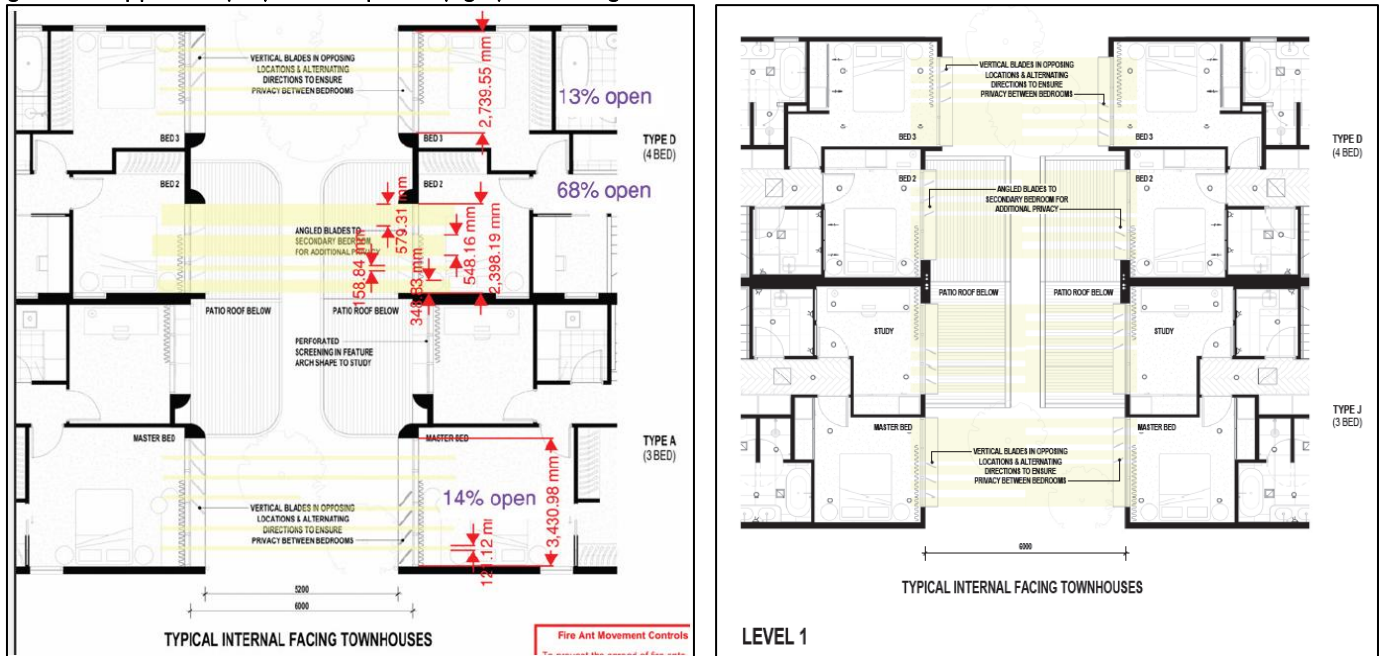
- a) Amend the design of the privacy screening to match or exceed the outcomes of the previously approved privacy solution.
- High order importance should be placed on bedrooms for privacy treatment
 - Reduce the spacing of angled privacy blades to reduce overlooking
 - Provide privacy solutions to all bedrooms effected.

(see below comparison image – proposed on left, approved on right)

Response:

Please refer to the amended architectural plans prepared by MAS. The amended plans resolve the previous drafting error contained in the submitted plan package relating to the spacing and configuration of privacy screening between internally facing townhouses. Privacy screening has now been reinstated to maintain a consistent privacy outcome in accordance with the approved plans of development.

Figure 5 – Approved (left) and Proposed (right) Screening



4) Setbacks

The submitted plans do not clearly indicate the setbacks from external boundaries measured to wall and balcony and insufficient information has been provided to demonstrate compliance is being maintained. Submit amended plans which clearly indicate the proposed setbacks to external boundaries for all townhouses, measured to wall and balcony on each level.

Response:

Please refer to the amended Proposal Plans prepared by MAS, which include the additional external boundary setback dimensions requested by Council. The amended setback plan also includes a dashed outline of the previously approved built form, allowing Council to compare the approved building footprint with the proposed development footprint.

5) Private Open Space

Operable glazing is proposed on the balconies of some unit types. Whilst this could potentially be supported, additional information is required to demonstrate how these balconies will contribute to represent private open space and how they will not form another internal room. Provide additional information showing the fine grain detail of the glazing to demonstrate they can fully open (other than necessary balustrade) and that the space will operate as a balcony rather than an additional internal living space.

Response:

Please refer to the architectural response prepared by MAS, which includes a 3D section of the proposed balconies that contain operable glazing. The proposed detail confirms that these spaces will be designed and constructed as balconies, rather than internal rooms.

The balconies will be provided with a custom glazing system comprising fixed glazing to the lower portion, which functions as the required balustrade, and operable glazing to the upper portion. The operable panels are capable

of sliding down behind the fixed glass balustrade, allowing residents to open or close the balcony area in response to changing weather conditions and personal preferences for sunlight, breezes and ventilation.

As shown in **Figure 6** below, the proposed balcony section confirms that these areas will include a waterproof external tiled floor finish, floor drainage and a set-down from the adjoining master bedroom, which are necessary to obtain Building Certification as outdoor areas as per the National Construction Code. As discussed with Council during the meeting held on 5 May 2026, these areas are designed, and will be certified, as balconies. The requirement to maintain these spaces as external private open space will be consistently enforced across the Development Approval and Building Approval.

Figure 6 – Master Bedroom Balcony



Given these areas are directly accessible from the master bedroom of each relevant townhouse, they will function as a secondary private open space area for the occupants of that bedroom. They cannot be converted into another internal room considering to their direct association with the master bedroom, glassed sliding doors, external floor finish, drainage, step down and balcony certification. The design and construction of these spaces also ensures that residents can permanently leave the windows open if desired, without any concern for rain entering the spaces or inclement weather.

The provision of operable glazing aligns with a key design principle of the development, which is to provide residents with flexible open space areas that can respond to Brisbane's subtropical climate and allow residents to manage sunlight, breezes, ventilation and weather protection throughout the year.

6) Staging

The Site Plan – Staging Plan is not clear, and some clarification is required to address the below.

- a) Amend the plan to show clearly when the north-south road in Stage 2 will be constructed. The plan indicates it will be constructed in Stage 2, but the Legend indicates Stage 1
- b) The lot boundary hatching between stages is not required and the stage boundary being the solid lines to the east of the hatching is supported.

Response:

The applicant has removed the proposed amended staging plan from the change application package. The development will implement the current staging arrangement approved by Council as part of the existing development approval.

7) Access, Parking and Servicing

Amend the Site Plan – Setbacks, Roads and Refuse – to demonstrate bins can be adequately stored and collected. Refer to markups in red attached drawing.

- a) All 10 corner MGB Collection pads are too close to building assets to be safely collected. The setback is less than 1.5m and next to a wall. This is unsafe for collection purposes. All bin presentation locations on corners create difficulties with the RCV swing arm when collecting MGB's, i.e., the bins are too close to residential assets. Amend the design so that the RCV lifting arm / grab claws will not result in property damage to the MGB storage rooms, with minimum verge widths of 1.50m. This may involve either setting back the MGB storage room from the kerb-line or rotating the storage room or removing/repositioning the planter box to provide sufficient kerbside space for the collection services to operate safely, i.e., setback with similar setbacks to the THs in the same row.
- b) MGB presentation area (Road 1, TH 4 to 10 collection zone), must be safe and setback from TH buildings. The setback is less than 1.5m and next to a wall. This is unsafe for collection purposes. Ensure all bin presentation areas are an absolute minimum verge width of 1.50m so that the RCV's swinging lifting arm / grab-claws do not cause impact damage to the residents building and that the MGB's are safely located within the road pavement and protected from traffic by kerb/verge build-outs.

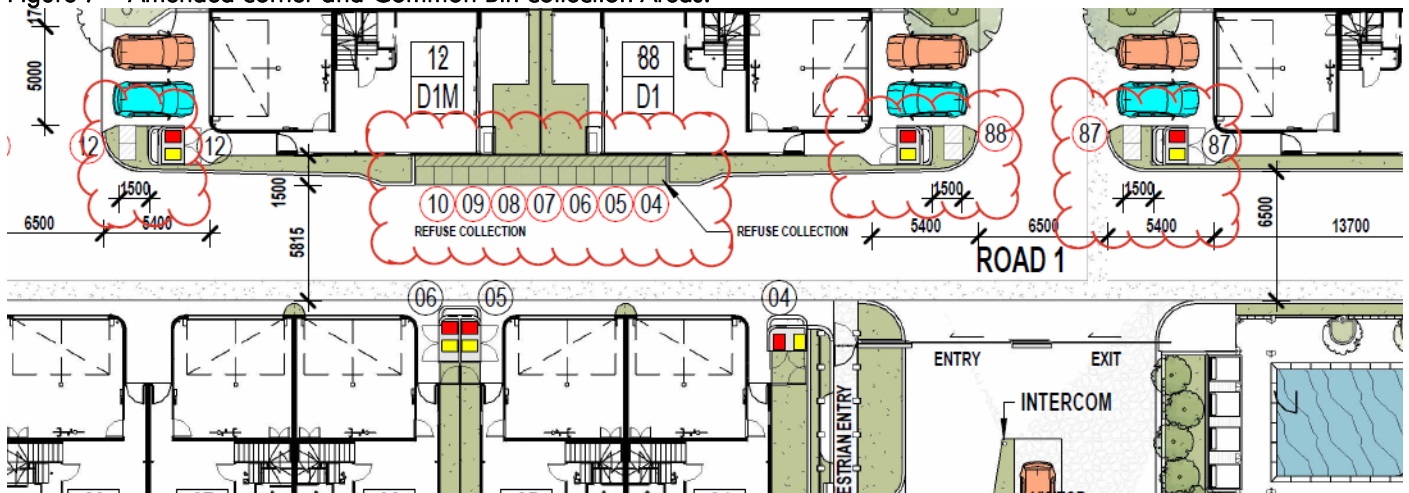
Response:

As per the further email and verbal correspondence with Council, it has been confirmed that the bin collection areas can be maintained on the corners, as previously approved, where a minimum 1.5m clear collection area is provided. The applicant has reviewed Council's comments and amended the design accordingly to provide a clear 1.5m wide area for bin presentation. This has been achieved through minor adjustments to the internal pedestrian pathways of townhouses.

It is noted that Council have also confirmed a preference for alteration of the common refuse collection zones for Townhouses 4 to 10. The amended design now provides a 1.5m wide grassed bin presentation area to support safe and efficient collection on bin collection days. Council agreed to a reduced aisle width in this location to allow the fully grassed presentation area to be provided.

It is acknowledged that this arrangement differs from the previously approved and negotiated bin location/collection outcomes. Notwithstanding this, the applicant has fully accommodated Council's preferred amended collection arrangement in the required locations.

Figure 7 – Amended corner and Common Bin collection Areas.



8) The driveway flares shown on the amended plans are considered excessive and the final flare widths/design will be as required by the external CHR assessment / requirements to avoid RCV/LRV tracking into through lane. Details to be resolved at Compliance Assessment stage with full traffic modelling assessment.

Response:

Please refer to the attached traffic engineering response that addresses this item. If necessary, the applicant will accept annotations on the approved plans to clarify that the detailed driveway design is subject to review at the Compliance Assessment stage.

9) Visitor Parking space near TH31 must be designed to:

- a) Allow for the discharge overflows from the underground tanks 900x900 emergency discharge grate to be able to freely flow to a lawful point of discharge. Remove any kerb / wall and grade the area to the north-west. Details to be resolved at Compliance Assessment stage with detailed engineering design / layout of the underground detention tank.
- b) Be 5.4m long x 2.6m wide or is to be a minimum 3.0m wide if encumbered by adjacent walls higher than 150mm. Clarify the above on amended plans, and the removal any adjacent walls / planting higher than 150mm of is recommended.

Response:

Please refer to the amended Proposal Plans prepared by MAS and Traffic Engineering Response prepared by Modus. The visitor car parking space near TH31 and the adjoining garden bed has been designed to allow overflow discharge from the underground detention tank to freely drain to a lawful point of discharge. The car parking space will include a flush kerb/edging treatment to the adjoining garden bed, allowing stormwater to traverse across this area without obstruction.

The adjoining bicycle parking area has also been designed to have a surface level that is generally flush with the adjoining car parking space. Should Council consider it appropriate, a condition or amendment in red may be applied to the plans to confirm that any level difference between the car parking and bicycle parking does not exceed 150mm.

10) Submit amended plans which indicate that an intercom system or similar will be provided to permit 24-hour visitor access.

Response:

Please refer to the amended architectural plans, which identify the intercom system that will be established at the front of the site. The intercom will provide for 24-hour visitor access to the development.

11) Council has reviewed the amendments to Access and Manoeuvring conditions (refs: c39, c102, c158) and found discrepancies between requested changes and plan details. Verify the amended plans and ensure all condition updates and parking numbers align with the plans and stage boundaries.

Response:

Please refer to the Traffic Engineering Response prepared by Modus, which clarifies the amended resident parking, visitor parking and bicycle parking numbers associated with the revised design.

This letter and the associated attachments constitute a full response to Council's Further Advice. Should you have any questions or wish to discuss, please do not hesitate to contact the undersigned on 0428 731 863.

Sincerely,



Sam Underwood
B. Urb. Env. Plan.

Encl. Amended Proposal Plans and Architectural Response
Amended Landscape Concept Plan
Landscape Maintenance Manual
Landscape Architecture Response
Traffic Response