



Dedicated to a better Brisbane

23 January 2026

SCAS Leaf 6 Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Rheann Stephens

Application Reference: A006894889
Address of Site: 255 BEENLEIGH RD SUNNYBANK QLD 4109

Dear Rheann,

RE: Further advice

A review of the proposed changes has been carried out, however further information is required to support the changes.

Refuse

1. 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.

Landscaping

2. 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 VRP04 "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.
3. 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.

Communal open space

- b) 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.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



Kellie Hilton
Senior Urban Planner
Planning Services South
Phone: (07)3403 7226
Email: kellie.hilton@brisbane.qld.gov.au
Development Services
Brisbane City Council