

# Technical Memorandum

<b>To</b>	TRK Property Group Pty Ltd	<b>Date</b>	9 March 2026
<b>Prepared by</b>	Arthur Stamatiou, Modus Senior Traffic and Waste Engineer	<b>Approved by</b>	Tetteh Anang, Modus Transport Advisor (RPEQ 28656)
<b>Location</b>	193 & 203 Beams Road, Taigum		
<b>Subject</b>	Approved Townhouse Development – Minor Change		
<b>Status</b>	Final	<b>Attachments</b>	<b>Appendix A: Development Plans</b>

## 1 Introduction

Modus has been commissioned by TRK Property Group Pty Ltd, to provide traffic and transport advice in response to the approved Townhouse development located at 193 & 203 Beams Road, Taigum.

On the 21 November 2025, Brisbane City Council (BCC) issued the Development Application Approval for a Multiple Dwelling land use comprising 89 Townhouses (Application Reference A006791288).

In summary, the following traffic provisions were stipulated in the Approval Conditions:

- ▶ 89 Residential units,
- ▶ Manoeuvring on site for a RCV and the loading / unloading of vehicles,
- ▶ 178 Resident car parking spaces within townhouse garages, 68 resident car parking spaces in townhouse driveways, 4 visitor car spaces in communal areas and 68 visitor cars in townhouse driveways,
- ▶ 89 Residential bicycle parking spaces and 23 visitor bicycle parking spaces,
- ▶ A Type C2 separate 4.0m entry and 4.78m exit permanent driveway crossover onto Beams Road,
- ▶ 89x 240L general waste bins and 89x 240L recycling bins.

This Traffic and Waste Engineering Report has been produced by Modus to assess the traffic and waste engineering components in support of the change to the current Development Approval over the site, by way of a Minor Change Application for the development at the abovementioned address.

## 2 Minor Change Application Review

The proposed Minor Change Application will comprise of 88 townhouses.

As part of the proposed Minor Change Application, one townhouse is proposed to be removed from the total yield and changes to the site layout to accommodate the updated design.

A high-level review of the proposed traffic and waste provisions compared to the previous development approval traffic and waste provisions is detailed in Table 2-1 below.

Table 2-1 Traffic and Waste Provision Comparison

Traffic and Waste Provision	Previous Approval (A006791288)	Minor Change Application	Variation
Units	2 x 2-bedroom unit 5 x 3-bedroom unit 2 x 4-bedroom units 89 Townhouses Total	3 x 2-bedroom unit 6 x 3-bedroom units 1 x 4-bedroom unit 88 Townhouses Total	- 1 Townhouse
Residential Car Parking Spaces (Garages)	178 Spaces	176 Spaces	- 2 Spaces
Visitor Car Parking Spaces	65 Spaces	73 Spaces	+ 8 Spaces
Residential Bicycle Parking Spaces	89 Spaces	88 Spaces	- 1 Space
Visitor Bicycle Parking Spaces	23 Spaces	23 Spaces	No Change
Access Driveway	One (1) Type C2 separate 4.0m entry and 4.78m exit permanent driveway crossover onto Beams Road	One (1) Type C2 separate 4.0m entry and 4.78m exit permanent driveway crossover onto Beams Road	No Change
Kerbside Servicing	89x 240L waste bins 89x 240L recycling bins	88x 240L waste bins 88x 240L recycling bins	-1 x 240L waste bins

## 3 Traffic Engineering Review

### 3.1 Development Access

#### 3.1.1 Access Design and Location

As part of the Minor Change application, the taper of the driveway has increased to enable entry and exit movements for a large rigid vehicle (LRV) in accordance with the development conditions. No other changes to the access design or location are proposed as part of the Minor Change application. The proposed development maintains a Type C2 separate 4.0m entry and 4.78m exit permanent driveway crossover onto Beams Road.

As such, the access is in accordance with the previous approval and is therefore considered acceptable from a traffic engineering perspective.

### 3.2 Car Parking Provision

#### 3.2.2 Parking Supply

The minimum car parking requirements for the Multiple Dwelling use is to be in accordance with the approved parking requirements.

An assessment of the proposed car parking provision against the approved requirements is detailed in Table 3-1.

Table 3-1 Minor Change Application Car Parking Assessment

Townhouse Breakdown	Development Yield	Approved BCC Parking Rate (Per Townhouse)	Parking Requirement	Parking Provided
3 Bedroom Townhouse	40	2 spaces	200 spaces	219 spaces
4 Bedroom Townhouse	48	2.5 spaces		
Visitors	88	0.25 spaces	22 spaces	73 spaces
Total	88	-	222 spaces	292 spaces

Therefore, the car parking provision of 219 Residential Spaces and 73 Visitor Spaces complies with the minimum approved car parking requirements.

#### 3.2.3 Car Parking Provision

As part of the minor change, townhouse driveways have been impacted and resulted in reduced widths. The development approval outlines that 68 resident car parking spaces are to be provided in townhouse driveways, 3 visitor car spaces in communal areas and 68 visitor cars provided in townhouse driveways. The minor change development plans indicate that 46 resident car parking spaces are provided in driveways, 4 visitor spaces have been provided in communal areas and 69 visitor car

parking spaces have been provided in townhouse driveways. While this is below the approval conditions, it is considered that the approval conditions were incorrect for resident car parking spaces in driveways.

Resident car parking spaces in townhouse driveways are only required for 4-bedroom townhouses given the provision of a garage with two car parking space for each townhouse. 4-bedroom townhouses require a resident car parking rate of 2.5 car parking spaces which indicates that each townhouse is required to provide 0.5 of a car parking space on the townhouse driveway. Application of this rate to all 4-bedroom townhouse indicates that a minimum of 24 townhouses require a car parking space on the townhouse driveway. As the proposed development provides 46 resident car parking spaces in townhouse driveways, this is well over the approved car parking rate and almost provides a resident car parking space to each 4-bedroom townhouse.

In terms of visitor car parking, the development is required to provide a minimum of 22 spaces in line with Table 3-1. The proposed development provides 73 visitor car parking spaces which is above the requirement. Further to this, 69 visitor car parking spaces are provided on townhouse driveways and four (4) visitor car parking spaces are provided in communal areas. The visitor car parking on townhouse driveways outlines that 78% of all townhouses have provided visitor car parking. This is well over the requirement which requires a minimum of 25% of the development with visitor car parking.

Therefore, the proposed resident and visitor car parking arrangement is considered acceptable.

### **3.3 Bicycle Parking Provision**

In accordance with Table 21 of the BCC TAPS PSP, the minimum bicycle parking requirements for a Multiple Dwelling use are detailed below:

- ▶ 1 lockable, covered, bicycle parking space per unit,
- ▶ 1 visitor bicycle parking space per 4 units or part thereof.

On this basis, the Minor Change Application accommodating 88 townhouses requires a bicycle parking provision of 88 residential bicycle parking spaces and 22 visitor bicycle parking spaces.

As part of the Minor Change Application, the development provides 88 resident bicycle parking spaces and 23 visitor bicycle parking spaces. This is in accordance with TAPS and the development approval.

## 3.4 Car Parking Design

### 3.4.4 Parking Layout

Modus has conducted a design review of the parking spaces, parking aisles and circulation roadways of the Minor Change Application to outline any differences to the previous Development Application Approval. The car park design compliance is outlined in Table 3-2 below.

Table 3-2 Car Park Design Compliance

Design Criteria	BCC TAPS PSP Requirement	Previous Application	Minor Change Application
<b>Parking Spaces</b>			
Bay Length – General Car Spaces	5.4m	5.4m	5.4m
Bay Width – Residential Car Spaces	2.6m	2.4m	2.5m
Bay Width – Visitor Car Spaces	2.6m	2.6m	2.6m
Bay Length – Parallel	6.0m	6.0m	6.0m
Bay Width – Parallel	2.4m	2.4m	2.4m
<b>Garage</b>			
Garage Length - Double Garage	5.4m	6m	6m
Garage Width – Double Garage	5.3m	5.8m	5.8m
Door Width – Double Garage	4.2m	4.8m	4.8m
<b>Circulation</b>			
Parking Aisle Width	6.2m	6.5m	6.5m
Parking Aisle Extension	2.0m aisle extension	1.5m aisle extension	1.5m aisle extension
General Two-Way Circulation Roadway	6.2m	6.2m	6.2m

Therefore, the proposed car parking design layout for the Minor Change Application is consistent with the previous Development Application Approval.

### 3.4.5 Security Gate Location

The proposed security gate and intercom location is located in accordance with the previous approval. The intercom will be provided on the access driveway before the security gate to allow visitors to contact residents to gain entry to the development.

Additionally, it is noted that the proposed arrangement allows for a turnaround provision at the access location if visitors are unable to enter the development. On this basis, the proposed security gate and intercom location are in line with the previous approval and are considered acceptable.

### 3.5 Servicing Arrangements

No changes to the servicing provisions are proposed as part of the Minor Change application.

As such, all servicing will be conducted by the kerbside in accordance with the previous approval and is therefore considered acceptable from a traffic engineering perspective.

### 3.6 Traffic Generation

Modus has compared the traffic generation associated with the previous Development Application to that of the Minor Change Application in accordance with the Transport for New South Wales (TfNSW) Guide to Transport Impact Assessments 2024 document. The traffic generation rates associated with medium density residential have been adopted given the provision of townhouses.

Therefore, the traffic generation associated with the previous Development Application to that of the Minor Change Application is outlined in Table 3-4.

Table 3-4 Traffic Generation Impact

Land Use	Traffic Generation Rate	Previous Approval Yield	Previous Approval Traffic Generation	Minor Change Yield	Minor Change Traffic Generation
Medium Density Residential	0.39 vehicles per hour (vph)	89 units	35vph	88 units	35vph

Therefore, the Minor Change Application will result in a reduction of less than one (1) vehicle per hour (vph) compared to the previous Development Application.

This is considered to improve the traffic impact of the previous development approval and have a negligible impact on the external road network.

### 3.7 Staging

The proposed development will be provided in three (3) stages. Stage 1 will provide the full road network which will ensure all service vehicles are able to access the development safely and efficiently. It is noted that since the approved development, the proposed development staging has been amended to allow for sufficient road space associated with operations. This includes sufficient area for refuse collection activities and has indicated on proposed plans that areas will be clear of construction works, vehicles, materials and storage for Stages 2 and 3 in accordance with the development approval.

## 4 Waste Management

The waste management arrangement for the Minor Change Application will be generally in accordance with the previous Development Application. The Minor Change provisions are outlined below:

- ▶ Residents will transfer all refuse from their dwelling directly to the wheelie bins.
- ▶ Prior to servicing, residents will be responsible for transferring the bins from the refuse enclosure to the servicing point adjacent to the internal driveway for servicing. Once servicing is complete, residents will return the bins back to the refuse enclosure.
- ▶ In accordance with BCC's current generate rates, the following bins are required:
  - 88x 240L waste bins.
  - 88x 240L recycling bins.
- ▶ Bin wash facilities will be provided within or in close proximity to the refuse enclosure.
- ▶ In accordance with the current approval, bins will be collected via the internal road network kerbside frontage.
- ▶ A minimum 1.5m by 1.8m kerbside presentation area is required and provided. It is noted that this arrangement is expected to be suitable and consistent with the previous approval noting the previous approval
- ▶ The refuse storage areas are indicated on the architectural plans and have minimum dimensions of 0.9m x 1.8m. This has resulted in a reduced number of temporary bins due to the removal of a townhouse and increased the number of permanent storage areas on the previous approval.
- ▶ The bin presentation areas have been provided outside of driveways, deep planting and tree canopies consistent with the previous approval. The updated development plans provide illustrate the presentation areas in **Appendix A**.
- ▶ The servicing frequency will be once per week for waste and once per fortnight for recycling. Therefore, the waste management arrangements are generally in accordance with the previous Development Application and hence are considered acceptable.

## 5 Summary

Therefore, Modus is of the opinion that the proposed changes made are compliant with relevant standards for the proposed Minor Change Application at 193 & 203 Beams Road, Taigum.

Should there be any issue with the above, please contact the undersigned.

Yours sincerely,

**MODUS TRANSPORT AND TRAFFIC ENGINEERING**

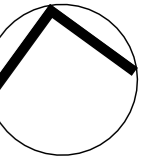


Tetteh Anang  
Senior Traffic Engineer

RPEQ #28656

# APPENDIX A

## Development Plans



**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 WIDTHS TO BE 1.50m MIN. IN DEPTH

**CAR LEGEND**

- VISITOR
- RESIDENT

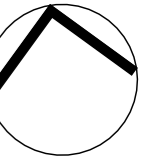


# T R K

## Site Plan - *Setbacks, Roads & Refuse*

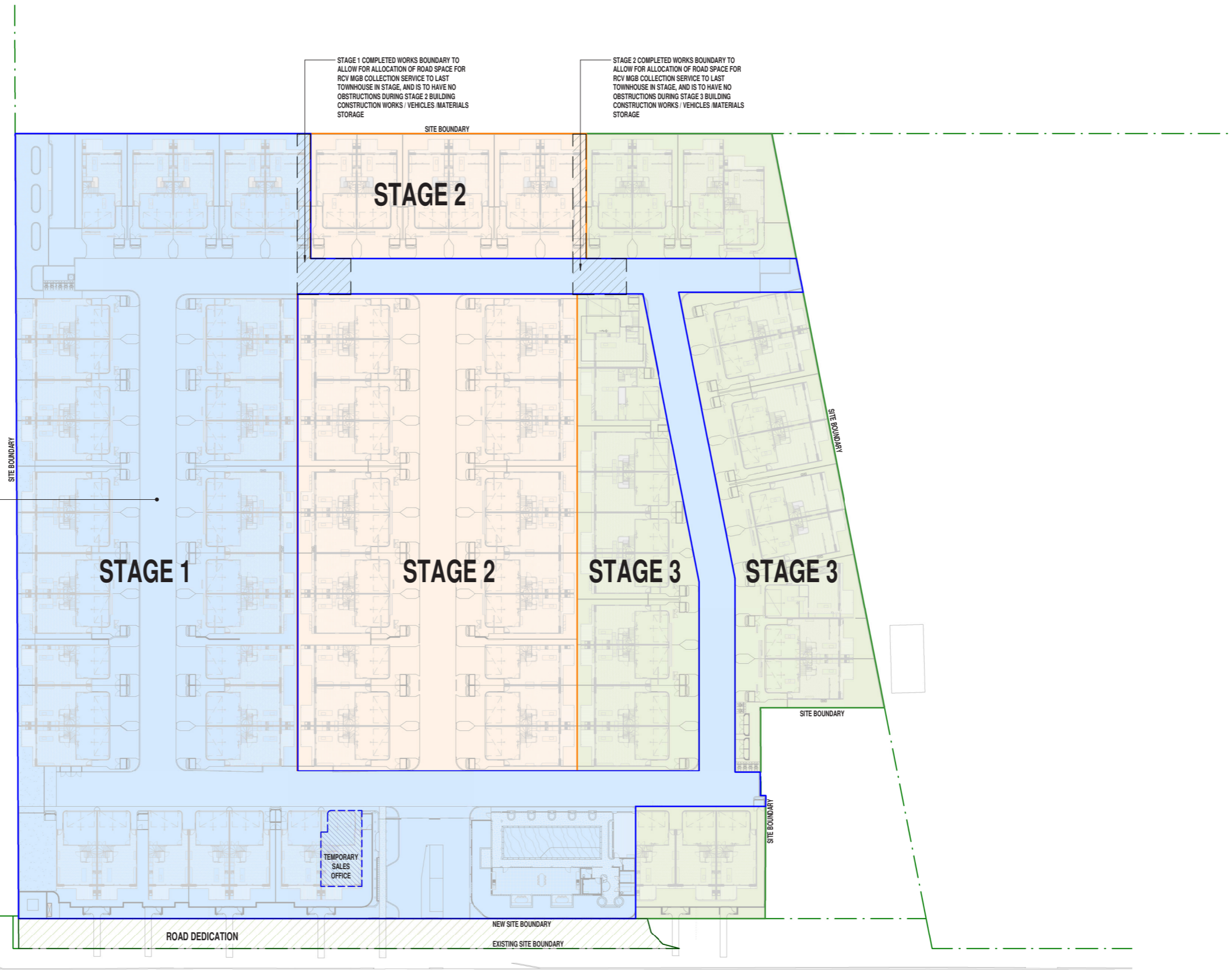


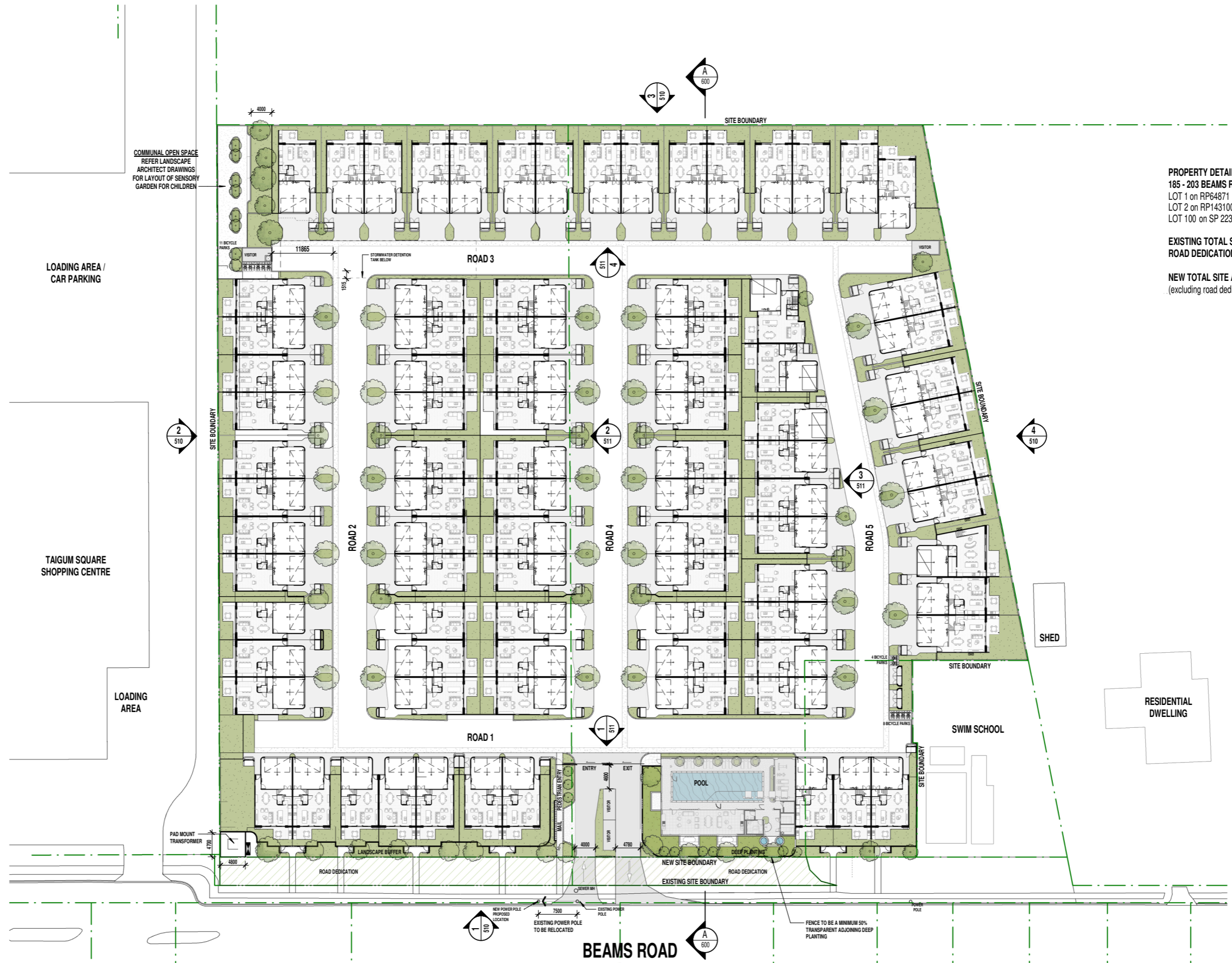
DA MINOR AMENDMENTS |



**STAGE 1 WORKS INCLUDE:**

- BEAMS ROAD WIDENING
- STREET SCAPE WORKS
- IMPLEMENTATION OF THE BEAMS ROAD RIGHT TURN FACILITY ONTO SITE.
- ALL INTERNAL ROADS, INFRASTRUCTURE WORKS, AND COMMUNAL SPACES





**PROPERTY DETAILS & AREA:**  
 185 - 203 BEAMS ROAD, TAIGUM QLD  
 LOT 1 on RP64871 10,106m<sup>2</sup>  
 LOT 2 on RP143100 10,207m<sup>2</sup>  
 LOT 100 on SP 223854 816m<sup>2</sup>

**EXISTING TOTAL SITE AREA:** 21,129m<sup>2</sup>  
**ROAD DEDICATION:** 635m<sup>2</sup> (approx)

**NEW TOTAL SITE AREA:** 20,494m<sup>2</sup>  
 (excluding road dedication)

**T R K**

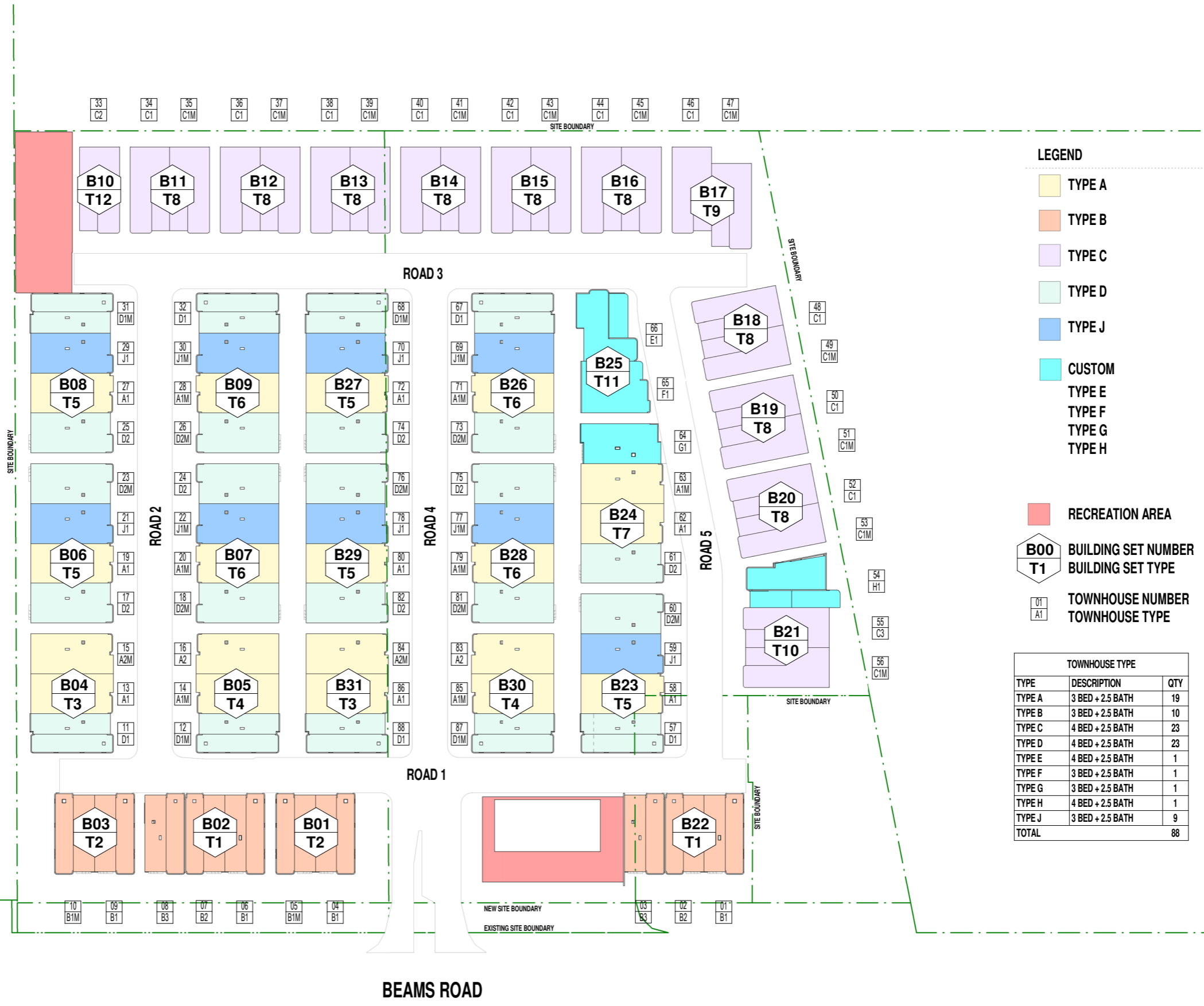
**BEAMS ROAD TOWNHOUSES  
 SITE PLAN**

2519 A 100

REV	DATE	DESCRIPTION	BY
N	26/02/2026	DA MINOR AMENDMENTS	EK
M	20/02/2026	DA MINOR AMENDMENTS	EK
L	12/11/2025	DA RFI RESPONSE	JG
K	24/10/2025	DA RFI RESPONSE	JG
J	17/10/2025	DA RFI RESPONSE	JG
I	24/09/2025	REFUSE COORDINATION	JG
REV	DATE	DESCRIPTION	BY

CONFIRM ON SITE PRIOR TO CONSTRUCTION. SUBJECT TO DESIGN DEVELOPMENT & APPROVALS.  
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**LEGEND**

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE J
- CUSTOM
- TYPE E
- TYPE F
- TYPE G
- TYPE H

- RECREATION AREA
- B00 BUILDING SET NUMBER
- T1 BUILDING SET TYPE
- 01 TOWNHOUSE NUMBER
- A1 TOWNHOUSE TYPE

TOWNHOUSE TYPE		
TYPE	DESCRIPTION	QTY
TYPE A	3 BED + 2.5 BATH	19
TYPE B	3 BED + 2.5 BATH	10
TYPE C	4 BED + 2.5 BATH	23
TYPE D	4 BED + 2.5 BATH	23
TYPE E	4 BED + 2.5 BATH	1
TYPE F	3 BED + 2.5 BATH	1
TYPE G	3 BED + 2.5 BATH	1
TYPE H	4 BED + 2.5 BATH	1
TYPE J	3 BED + 2.5 BATH	9
<b>TOTAL</b>		<b>88</b>

**T R K**

**BEAMS ROAD TOWNHOUSES  
TOWNHOUSE TYPE DIAGRAM**

2519 A 113

I	26/02/2026	DA MINOR AMENDMENTS	EX
H	20/02/2026	DA MINOR AMENDMENTS	EK
G	12/11/2025	DA RFI RESPONSE	EL
F	24/10/2025	DA RFI RESPONSE	JG
E	27/08/2025	RFI DA ISSUE	ET
D	15/08/2025	RFI DA ISSUE	ET
REV	DATE	DESCRIPTION	BY

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