



Dedicated to a better Brisbane

27 April 2026

Trk Property Group Pty Ltd
C/- Murray Bell Planning Co.
Level 10, 167 Eagle Street
BRISBANE CITY QLD 4000

ATTENTION: Sam Underwood

Application Reference: A006978483
Address of Site: 193 BEAMS RD TAIGUM QLD 4018

Dear Sam

RE: Further advice

Council has completed an assessment of the above change application, and it has been identified that further information is required to be submitted to progress the application.

It is acknowledged that the proposed changes have included some of the previous amendments in red. However, not all have been included. All previous amendments in red should be carried through to the amended plans and additional information is necessary to confirm that architecture, landscaping, deep planting, amenity, privacy, refuse collection, and stormwater management outcomes will be maintained or improved from the previous approval.

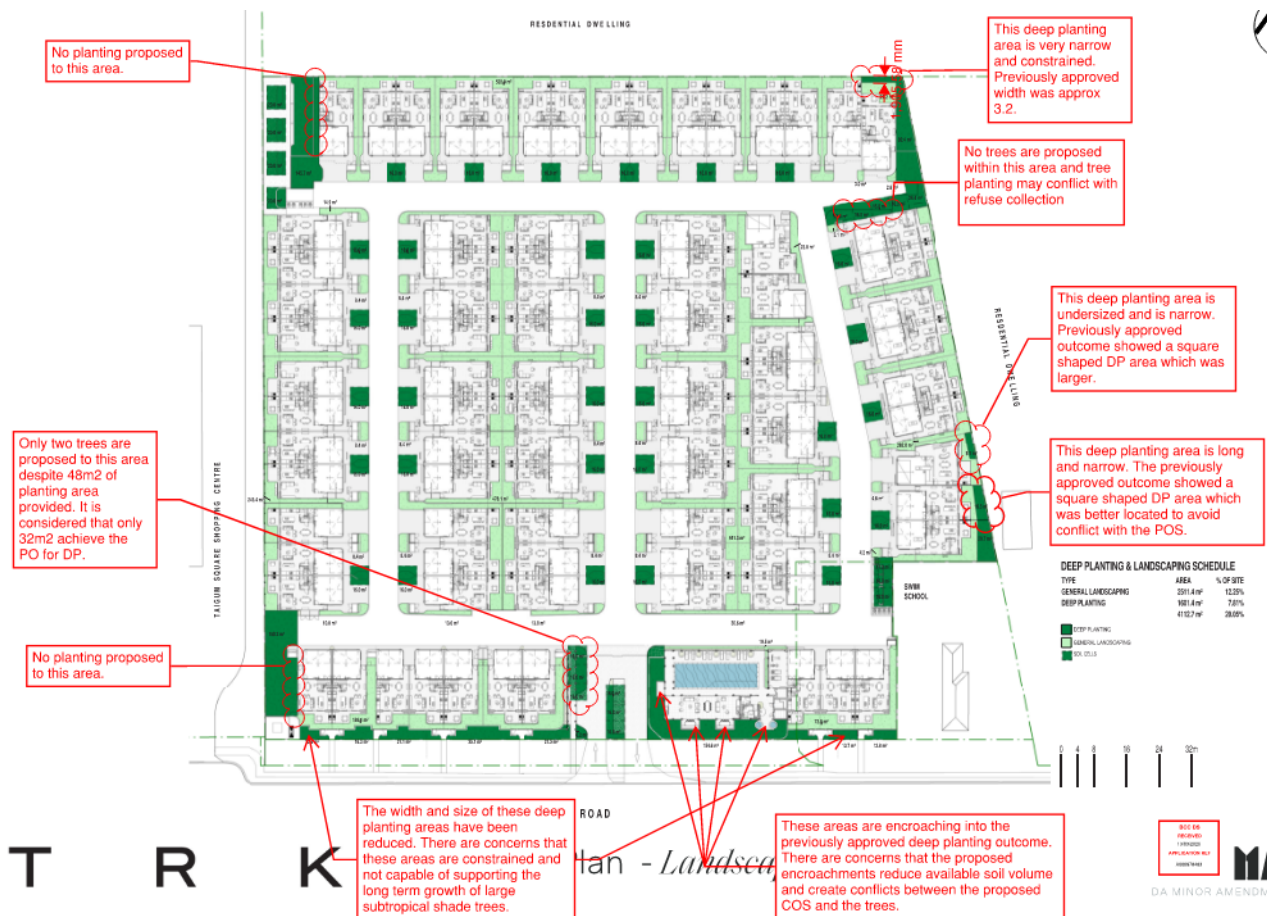
Deep Planting

- 1) 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.
(image below is provided to assist in resolving the above item)



Building Bulk and Materiality

- 2) 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.

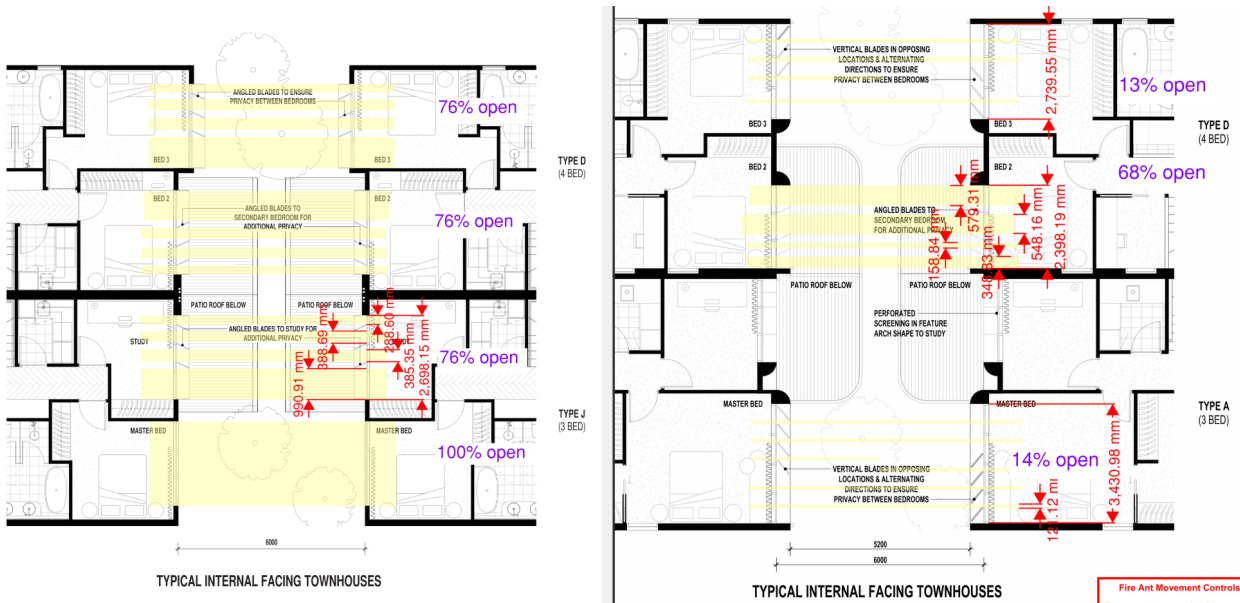
Building Separation and Privacy

- 3) The proposed privacy solution between internal buildings which are separated by <9m 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.
- i) High order importance should be placed on bedrooms for privacy treatment

ii) Reduce the spacing of angled privacy blades to reduce overlooking

iii) Provide privacy solutions to all bedrooms effected.

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



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.

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 opened (other than necessary balustrade) and that the space will operate as a balcony rather than an additional internal living space.

Staging

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

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.
 - 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.

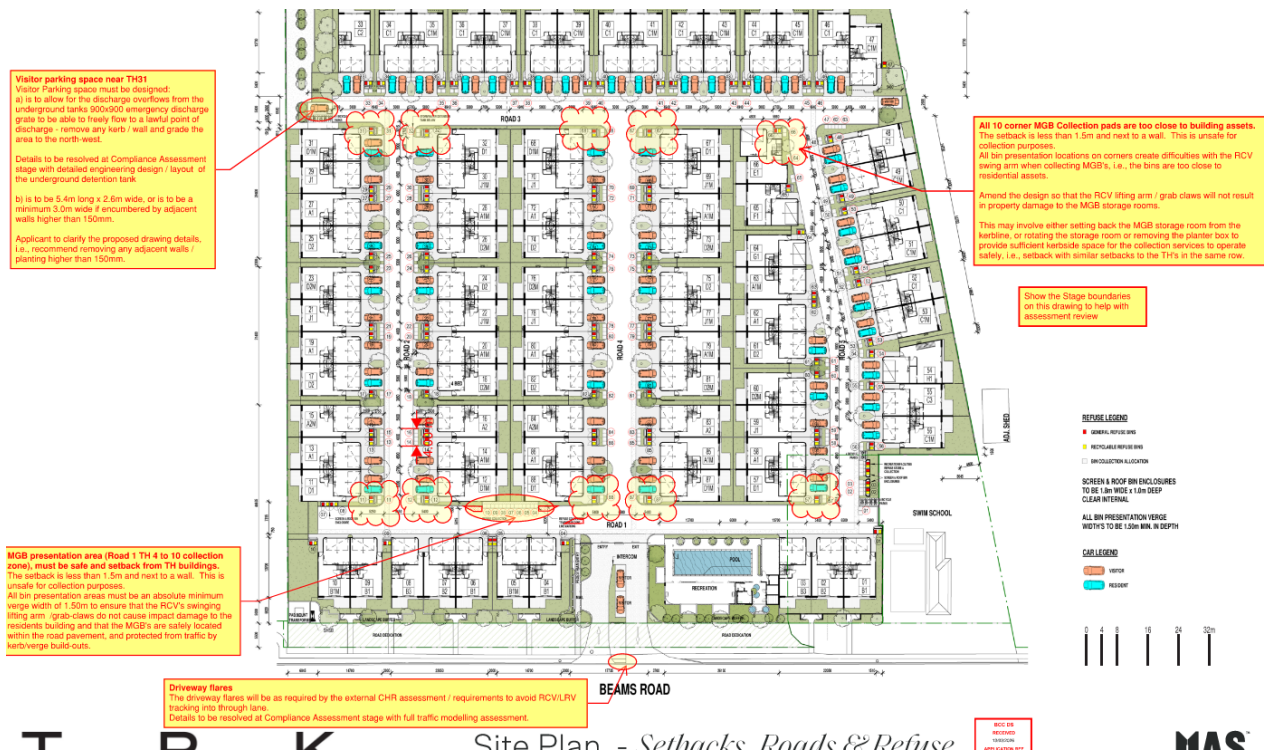
This may involve either setting back the MGB storage room from the kerb-line or rotating the storage room or removing/repositioning the planter box to provide sufficient kerbside space for the collection services to operate safely, i.e., setback with similar setbacks to the THs in the same row.

- 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.

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

(image below is provided to assist in resolving the above Access, Parking and Servicing items)



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

Yours sincerely

Dominic Hudson
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 Development Services
 Brisbane City Council