

# Technical Memorandum

<b>To</b>	TRK Property Group Pty Ltd	<b>Date</b>	13 May 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>	Proposed Townhouse Development – Traffic Engineering Letter in response to the Council Further Advice Notice for a Minor Change Application		
<b>Status</b>	Final	<b>Attachments</b>	<b>Appendix A:</b> Council Further Advice Notice <b>Appendix B:</b> Development Plans

## 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 21 November 2025, Brisbane City Council (BCC) issued the Development Application Approval for a Multiple Dwelling land use comprising 89 Townhouses (Application Reference A006791288). Following the development approval, a minor change application was lodged with a reduced townhouse yield (to 88 dwellings) amongst other changes.

Upon reviewing the minor change application, BCC issued a further advice notice dated 27 April 2026. A copy of the further advice notice is provided in **Appendix A**.

This Traffic Engineering Report has been produced by Modus to provide a response to the traffic related items enclosed within the further advice notice. Each traffic related item has been reproduced in the subsequent section and Modus' response is provided immediately thereafter.

Furthermore, a copy of the proposed development plans referenced within the report have been provided at **Appendix B**.

## 2 Further Advice Items

### Item 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.*

### Modus Response

The revised development plans attached in **Appendix B** indicate that the identified 10 corner lots have been provided with a minimum 1.5m verge width. The MGB storage rooms have been shifted back to provide the 1.5m verge width for refuse collection. Therefore, the proposed development plans provide sufficient area for refuse collection and the RCV lifting arm / grab claws will not result in property damage to the storage rooms.

### Item 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.*

- 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.*

### Modus Response

The revised development plans attached in **Appendix B** indicate that a 1.5m temporary collection point has been provided for townhouses 4-10. The provided 1.5m ensures that safe refuse collection can occur without any damage to the residents building. Additionally, a grassed area has been provided for refuse collection to clearly distinguish the area for development traffic.

Further to the above, it is noted that no kerb or verge build-outs are proposed along this section noting the design intent is considered appropriate in this instance as the presentation area is located within on a private road, with suitable sight lines and has a low-speed environment. The kerbless arrangement provides a flush, at-grade interface between the presentation area and the internal road pavement, which provides a safer and more efficient operational arrangements to assist with the safe manoeuvring and placement of MGB's. Therefore, this arrangement avoids introducing a physical obstruction that may otherwise interfere with the RCV collection operation and further reduce the driveway width at this location.

The absence of a kerb in this instance does not compromise the safety or functionality of the arrangement as the key clearance requirement has been achieved. The proposed arrangement is consistent with the approved development providing a shared environment for pedestrians and vehicles. On this basis, the proposed design is considered suitable for refuse collection.

## **Item 8: Access, Parking and Servicing**

*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.*

### **Modus Response**

The proposed driveway flares on the proposed development plans have been illustrated indicatively based on the expected swept path assessment. The driveway flares will be confirmed during the detailed design phase with the CHR assessment / requirements as indicated above.

## **Item 9: Access, Parking and Servicing**

*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.*

### **Modus Response**

a) The updated development plans in **Appendix B** outline that the landscaping adjacent the visitor car parking space is flush and does not provide a kerb. This is to ensure that free discharge from the

emergency discharge grate can occur. The arrangement will be confirmed in the detailed design phase. Refer to the landscaping report for further details on the arrangement.

b) Additionally, the proposed visitor car parking space near townhouse 31 will not be obstructed by any walls greater than 0.15m. Therefore, the provided 2.6m wide space is considered sufficient for visitor car parking.

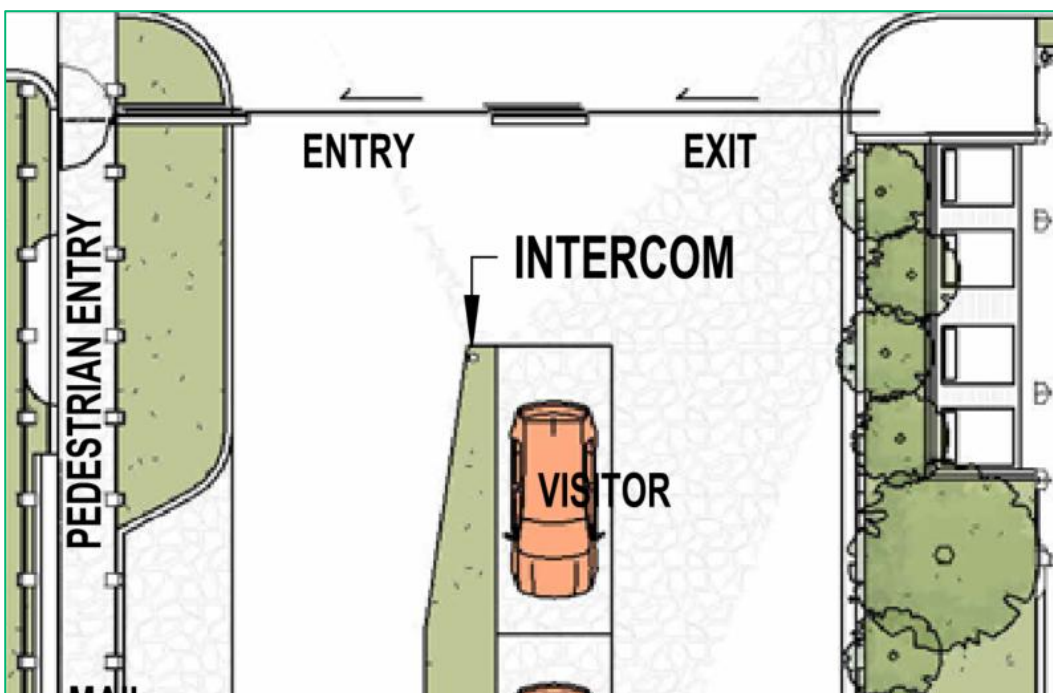
## Item 10: Access, Parking and Servicing

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

### Modus Response

The proposed development has been provided with an intercom system to permit 24-hour visitor access as illustrated in Figure 6-1.

Figure 6-1 Intercom Location



## Item 11: Access, Parking and Servicing

*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.*

## Modus Response

Based on the Traffic and Waste review of the Minor Change Application, Modus recommends the amendments to the previous Development Approval Conditions as outlined in Table 7-1 below be implemented.

Table 7-1 Development Approval Conditions Amendments

Previous Approval Item	Previous Approval Condition	Recommended Approval Condition
39	<p>Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <p>i. A pavement of minimum Local Road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.</p> <p>ii. Manoeuvring on site for a RCV / LRV and for the loading and unloading of vehicle(s);</p> <p>iii. Parking on the site for 70 resident/tenant cars within townhouse garages, 23 resident/tenant cars in townhouse driveways, 3 visitor car spaces in communal areas, 23 visitor cars in townhouse driveways and for the loading and unloading of vehicle(s) within the site. For the 23 townhouses identified on the approved DRAWINGS as providing visitor and resident parking in the driveways, the driveways must be wide enough to accommodate 1 resident car and 1 visitor car at the same time.</p> <p>iv. Provide and maintain 35 resident bike spaces and 11 visitor bike spaces;</p> <p>v. Prepare and implement signs and line marking drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.</p> <p><i>PROOF OF FULFILMENT</i> Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of</p>	<p>Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <p>i. A pavement of minimum Local Road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.</p> <p>ii. Manoeuvring on site for a RCV / LRV and for the loading and unloading of vehicle(s);</p> <p>iii. Parking on the site for <del>70</del> <b>68</b> resident/tenant cars within townhouse garages, <del>23</del> <b>15</b> resident/tenant cars in townhouse driveways, 3 visitor car spaces in communal areas, <del>23</del> <b>26</b> visitor cars in townhouse driveways and for the loading and unloading of vehicle(s) within the site. For the <del>23</del> <b>14</b> townhouses identified on the approved DRAWINGS as providing visitor and resident parking in the driveways, the driveways must be wide enough to accommodate 1 resident car and 1 visitor car at the same time.</p> <p>iv. Provide and maintain <del>35</del> <b>34</b> resident bike spaces and 11 visitor bike spaces;</p> <p>v. Prepare and implement signs and line marking drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.</p> <p><i>PROOF OF FULFILMENT</i> Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to</p>

	<i>Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained.</i>	<i>commencement of use, whichever comes first and then to be maintained.</i>
<b>Stage 2</b>		
102	<p>Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <ul style="list-style-type: none"> <li>i. A pavement of minimum Local Road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.</li> <li>ii. Manoeuvring on site for a RCV / LRV and for the loading and unloading of vehicle(s);</li> <li>iii. Parking on the site for 56 resident/tenant cars within townhouse garages, 28 resident/tenant cars in townhouse driveways, 28 visitor cars in townhouse driveways and for the loading and unloading of vehicle(s) within the site. For the 28 townhouses identified on the approved DRAWINGS as providing visitor and resident parking in the driveways, the driveways must be wide enough to accommodate 1 resident car and 1 visitor car at the same time.</li> <li>iv. Provide and maintain 28 resident bike spaces;</li> <li>v. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.</li> </ul> <p><b>PROOF OF FULFILMENT</b> <i>Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained.</i></p>	<p>Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <ul style="list-style-type: none"> <li>i. A pavement of minimum Local Road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.</li> <li>ii. Manoeuvring on site for a RCV / LRV and for the loading and unloading of vehicle(s);</li> <li>iii. Parking on the site for 56 resident/tenant cars within townhouse garages, <del>28</del> 16 resident/tenant cars in townhouse driveways, <del>28</del> 26 visitor cars in townhouse driveways and for the loading and unloading of vehicle(s) within the site. For the <del>28</del> 14 townhouses identified on the approved DRAWINGS as providing visitor and resident parking in the driveways, the driveways must be wide enough to accommodate 1 resident car and 1 visitor car at the same time.</li> <li>iv. Provide and maintain 28 resident bike spaces;</li> <li>v. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.</li> </ul> <p><b>PROOF OF FULFILMENT</b> <i>Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained.</i></p>



### 3 Summary

Therefore, Modus is of the opinion that the Council further advice items have been sufficiently addressed from a traffic engineering and waste management perspective, and there are no outstanding concerns relating to the traffic and waste components of the proposed development at 193 & 203 Beams Road, Taigum.

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

Yours sincerely,



Tetteh Anang  
Transport Advisor

RPEQ #28656

# APPENDIX A

## Council Further Advice Notice

# APPENDIX B

## Development Plans