

29 April 2026

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

Our ref: 2503-037  
BCC ref: A006978483

Dear Sam,

## **FURTHER ADVICE LANDSCAPE RESPONSE – 193 BEAMS RD TAIGUM QLD 4018**

I refer to Brisbane City Council's (BCC) Further advice letter dated: 27 April 2026 – BCC Development application reference: A006978483 related to the development proposal located at the above-described address.

This response relates specifically to the following information request item:

### **Deep Planting - Further Advice Item # 1**

**BCC FAI # 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.*

**BCC FAI # 1(a)** *Dimensions of site frontage and eastern side boundary deep planting areas in accordance with the current approval with currently proposed encroachments removed.*

**LAUDink response – Deep Planting - Further advice Item # 1(a)** Please refer to attached LAUDink Landscape Concept Plan (LCP) drawing reference: 2503-037-SK003 (Revision: K – Dated: 29.04.2026), which has been updated to align deep planting offering with the current approval through a combination of fully planted garden beds and provision of soil cell to allow long term viability of root growth below hardstand areas – refer to typical soil cell detail on LAUDink drawing: 2503-037-SK032 (Revision: K – Dated: 29.04.2026).

**BCC FAI # 1(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.*

**LAUDink response – Deep Planting - Further advice Item # 1(b)** Please find attached the project Landscape Maintenance Manual – Revision: 1 which outlines all ongoing landscape maintenance requirements to ensure long term viability of installed works landscape areas.

Specifically, Section 6.2 Paragraph 3 of the Landscape Maintenance Manual – Revision: 1 outlines the vegetation / soft landscape clearances require t ensure unobstructed refuse / rubbish bin collection to avoid any conflicts as required by BCC.

**BCC FAI # 1(c) Deep planting areas free of conflicting infrastructure and hardstand, such as (not limited to) bin stores and bike parking.**

**LAUDink response – Deep Planting - Further advice Item # 1(c)** Deep planting areas have been updated to ensure that they do not conflict with proposed site infrastructure and where coupled with hardstand soil cell has been proposed to ensure long term viability of all installed landscape works.

In addition, a Landscape Maintenance Manual – Revision: 1 outlines the vegetation / soft landscape clearances require to ensure that any conflicts with site infrastructure elements are avoided.

**BCC FAI # 1(d) Ensure that the architecture and landscape plans are consistent with each other.** (image below is provided to assist in resolving the above item)

**LAUDink response – Deep Planting - Further advice Item # 1(d)** Please refer to attached LAUDink Landscape Concept Plan (LCP) drawing reference: 2503-037-SK003 (Revision: K – Dated: 29.04.2026), which has been updated to align deep planting offering with the current approval through a combination of fully planted garden beds and provision of soil cell to allow long term viability of root growth below hardstand areas – refer to typical soil cell detail on LAUDink drawing: 2503-037-SK032 (Revision: K – Dated: 29.04.2026).



**Figure 1: BCC Further Advice Item 1(d) red pen markups.**



**Figure 2:** LAUDink updated Landscape Concept Plans (Revision: K) with deep planting and soil cell offering updated to align with current Development Approval.

The above response coupled with the updated Landscape Concept Plans (Revision: K) and Landscape Maintenance Manual (Revision: A) address the landscape specific amendments raised by BCC in Further Advice items 1(a) to 1(d).

Should you have any queries, please contact the undersigned.

Yours sincerely

**Eleas Nicholaou**  
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Encl. **LAUDink - Updated Landscape Concept Plans (Revision: K)**  
**LAUDink - Landscape Maintenance Manual (Revision: A)**