

Our reference: P7431.001L 102 Oxford Street Bulimba Minor Change TIS.docx

**9 March 2026**

Engage Group  
PO Box 471  
Bulimba QLD 4171

Attention: **Paul Gillett**

Sent via email: [Paul@engage-group.com.au](mailto:Paul@engage-group.com.au)

**BCC DS**  
**RECEIVED**  
28/04/2026  
**APPLICATION REF**  
A007001317

Dear Paul,

**RE: MINOR CHANGE APPLICATION | 102 OXFORD STREET, BULIMBA**

## 1. Introduction

This letter has been prepared on behalf of Engage Group (applicant) to support the Minor Change application for the currently approved development located at 102 Oxford Street, Bulimba (subject site).

### 1.1. Existing Development Approval

The subject site has an existing development approval for a mixed-use development at 102 Oxford Street, Bulimba (Council Ref: A006498265). The approved development comprises:

- A three (3) storey building containing four (4) multiple dwelling units and a ground floor commercial tenancy (shop)
- At-grade car parking comprising 11 total car parking spaces:
  - Eight (8) residential spaces
  - Two (2) commercial spaces
  - One (1) visitor space
- All-movements vehicular access provided via Duke Street.

### 1.2. Proposed Changes

The minor change application seeks to reconfigure the at-grade parking layout, with minor reductions to the blind aisle extension bay to accommodate services. No change to development yields, parking provision, access configurations or servicing operations are proposed as a result of this application and have not been assessed further.

Proposed development plans are provided in **Attachment A**.

## 2. Parking Assessment

### 2.1. Parking Layout

Table 2.1 summarises our review of the car park layout against AS2890 and Council's Transport, Access, Parking and Servicing (TAPS) Code requirements.

**Table 2.1: Car Park Layout Review**

Design Element	AS2890 Requirement	BCC TAPS Requirement	Proposed	Compliant
Blind Aisle Extension	1m beyond the last parking space	2m beyond the last parking space	1m beyond the last parking space	AS2890

The proposed design is no longer compliant with Council's TAPS Code, but remains compliant with AS2890.1 (2004). No further changes are required to facilitate the blind aisle extension.

Internal turnaround remains unchanged as a result of the proposed changes, given all turnarounds are strictly undertaken within the parking aisle.

### **3. Summary**

The proposed changes do not constitute a substantially different development and are considered minor in nature, generally remaining in accordance with the current approval.

We trust that the information contained within this letter report will allow Council to prepare reasonable and relevant conditions of approval.

Yours faithfully

A handwritten signature in black ink, appearing to be "T. Rasmussen", is located below the text "Yours faithfully".

**Tim Rasmussen**  
**Senior Traffic Engineer & Transport Planner**  
**BITZIOS CONSULTING**

Attachments:

A: *Development Plans*

**Attachment A**  
**Development Plans**



