



Dedicated to a better Brisbane

18 December 2025

Chf Family Investment Pty Ltd
C/- Jfp Urban Consultants Pty Ltd
PO Box 3634
SOUTH BRISBANE QLD 4101

ATTENTION: Isla Jenkins
Application Reference: A006895033
Address of Site: 685 WYNNUM RD MORNINGSIDE QLD 4170

Dear Isla

RE: Further advice

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Car parking

- 1) It has been identified that the Retreat Rooms in Units 1–6 have been replaced with Bedrooms, resulting in Units 1–5 being four-bedroom dwellings, which require 2.5 spaces per four-bedroom unit. The number of car parking spaces provided to Units 1–5 has not been updated or justified and therefore does not comply with Section 6 of the Transport, access, parking and servicing planning scheme policy.
 - a) Provide a traffic report signed by an RPEQ and amended plans showing that the proposed number of car parking spaces complies with Section 6 of the Transport, access, parking and servicing planning scheme policy; or
 - b) Revert the Bedrooms to Retreat Rooms as originally approved.

Retaining wall

- 2) It has been identified that retaining walls are located along the eastern and southern boundaries within the landscaping and deep planting areas, making it unclear whether the outcomes on the approved Landscape Concept Plans (LCPs) can be achieved.
 - a) Provide additional information demonstrating that the approved landscaping and deep planting outcomes can be achieved; or
 - b) Provide amended plans and LCPs demonstrating that the landscaping and deep planting outcomes are in accordance with PO28 and PO29 of the Multiple dwelling code.

Refuse

- 3) In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide amended plans addressing the following:
- a) Clearly identify the bin storage area for Unit 4.
 - b) Amend the indicative collection area to state 6 x 240L and 4 x 360L.
 - c) Amend all relevant plans to demonstrate that the refuse storage area adjacent to Unit 5 is fully roofed (i.e. the roof shown above does not cover the entire storage area on all subsequent plans).

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

Yours sincerely

Diana Sun

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Development Services
Brisbane City Council