



*Dedicated to a better Brisbane*

9 September 2025

The Real Estate Institute Of Queensland Limited  
C/- Therefor Group Pty Ltd  
PO Box 436  
NEW FARM QLD 4005

**ATTENTION:** Clare Brown  
**Application Reference:** A006815209  
**Address of Site:** 50 SOUTHGATE AVE CANNON HILL QLD 4170

Dear Clare

**RE: Further advice**

Council have undertaken an assessment of the Minor Change application for the change to the condition relating to car parking. Further information is required for Council to fully assess the application prior to making a decision.

**Car Parking and Refuse**

- 1) Insufficient information has been provided for the assessment of a reduction in car parking. The existing car parking layout and refuse collection arrangement are not in accordance with the existing approval (A005744180). It is noted that the extent of the approved carport differs to that approved, in addition to the installation of a secure line which conflicts with accessing the approved bin store and servicing bay which has resulted in bins being stored in approved car parking spaces.
  - a) Provide amended plans in accordance with PO1 of the Transport, access, parking and servicing (TAPS) code that show the on site car parking and servicing arrangements for the development.
  - b) Provide a Traffic impact assessment from a RPEQ demonstrating PO9 of the Specialised centre code and PO1 of the TAPS code that demonstrates the developments peak parking demand.
  - c) Provide amended plans (including swept path) in accordance with PO19 of the TAPS code that show the refuse collection / storage arrangements for the development.

The response is to be emailed to [CPEDS-DS-PlanningSupport@brisbane.qld.gov.au](mailto:CPEDS-DS-PlanningSupport@brisbane.qld.gov.au) with the application number in the subject line.

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

Yours sincerely

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Planning Services South  
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Development Services  
Brisbane City Council