

9 June 2026

Brisbane City Council  
City Planning and Economic Development Services  
Development Services  
GPO Box 1434  
BRISBANE QLD 4001

Via Email: DSPlanningSupport@brisbane.qld.gov.au

Council Reference: A007006392  
Attention: Erik Christensen

Dear Erik,

**RE: Response to Information Request – Reconfiguring a Lot (1 into 2 Lot Subdivision) at 312 St Vincents Rd, Banyo**

We write on behalf of our client, BluePrime Monet Pty Ltd, in response to Brisbane City Council’s Information Request dated 22 May 2026 regarding the above application.

This letter and attachments are a formal response to Council’s Information Request. Pursuant to Part 3 Section 13.2 (a) of the Development Assessment Rules, the applicant elects to provide all of the information requested.

This written response is accompanied by:

- Civil Engineering Response Letter prepared by MNCE.

### Council Statement

#### 1. Driveway Location (Lot 91)

The proposed driveway location for Lot 91 does not comply with AO1 and AO3.1 of the Transport, Access, Parking and Servicing (TAPS) Code and Table 5 of the TAPS Planning Scheme Policy in respect of reduced spacing from an intersection with a major road.

- Submit certification from a Registered Professional Engineer of Queensland (RPEQ) demonstrating compliance with PO1 and PO3 of the TAPS Code, including an assessment confirming that the reduced driveway spacing will not result in significant adverse impacts on road safety or traffic operations.

### **Response**

Refer to the attached Civil Engineering Response Letter by MNCE for RPEQ assessment and a response to PO1 and PO3 of the TAPS Code. This letter demonstrates that the safety and operational performance of the transport system will not be compromised with the proposed driveway crossover location.

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We trust the above and accompanying information suitably addresses the comments of the Council however should further clarification or information be required please contact our office.

Yours faithfully

**URBAN STRATEGIES PTY LTD**



**Benjamin Osborne**  
**TOWN PLANNER**

Enc Civil Engineering Response Letter - MNCE