



Dedicated to a better Brisbane

22 May 2026

Blueprime Monet Pty Ltd
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

ATTENTION: Benjamin Osborne

Application Reference: A007006392
Address of Site: 312 ST VINCENTS RD BANYO QLD 4014

Dear Benjamin

RE: Information request in accordance with the Development Assessment Rules

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

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.

- a. 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.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007006392.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, overlapping letters that appear to be 'EC'.

Erik Christensen
Urban Planner
Planning Services North
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Email: Erik.Christensen@brisbane.qld.gov.au
Development Services
Brisbane City Council