



Dedicated to a better Brisbane

12 May 2026

Katrina Bleier, Simon Bleier, Alyce Sugden, Tristan Sugden
C/- Tristan Sugden
12 Glenlea St
KEPERRA QLD 4054

ATTENTION: Tristan Sugden
Application Reference: A007000369
Address of Site: 14 BRADNOR ST CARINA QLD 4152

Dear Tristan,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has identified that further information is required to fully assess the proposal.

Filling & Excavation

The proposed plans lack sufficient information in regard to the Filling and excavation code, submit the following below:

- a) Provide a full set of engineering drawings for the proposed earthworks, drafted to engineering drafting standards, to scale, fully dimensioned, including a plan and sections, signed by a Registered Professional Engineer of Queensland (RPEQ). These are also to demonstrate the following:
 - i. Subsoil drainage associated with all proposed retaining walls and location of connection to a lawful point of discharge. (*The lawful point of discharge should be the kerb and channel in Bradnor Street.*)
 - ii. Demonstrate dimensioned sections for all proposed retaining walls, and setback into the site for sufficient distance to all associated structures, footings, foundations, subsoil drainage.

Street Tree

The frontage of the site features an existing street tree which is protected under the Natural Assets Local Law and is to be retained and protected in response to PO2/AO2.1 of the Streetscape hierarchy overlay code. The proposed driveway crossover for Lot 2 directly conflicts with the existing street tree and is not supported. In accordance with PO1 of the Streetscape hierarchy overlay code, provide amended plans that:

- a) Relocate the proposed driveway for Lot 2 to provide a minimum 2m clearance between the street tree trunk and new driveway flare in accordance with Brisbane Standard Drawing BSD-2022.

Verge

The Bradnor Street frontage is mapped as a Neighbourhood street minor street within the Streetscape hierarchy overlay code and is required to provide a minimum 3.75m wide verge. In accordance with PO1 of the Streetscape hierarchy overlay code, provide amended plans that:

- a) Clearly illustrate the nominal face of kerb for the full length of the Bradnor Street frontage to identify the existing verge width.
- b) Amend the proposed plans to include a 3.75m verge width land dedication for the full length of the Bradnor Street frontage.

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 A007000369.

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

Yours sincerely,



Kaitlyn Sheppard
Urban Planner
Planning Services Special Assessment
Phone: 31782805
Email: Kaitlyn.Sheppard@brisbane.qld.gov.au
Development Services
Brisbane City Council