

Hi

I am writing with respect to the proposed development at 7-11 Baradine Street, Newmarket (see first attached photo), application reference **A007053441**.

On behalf of my neighbours and I, we wish to submit our concerns as per below:

1. The construction work will result in utes and heavy vehicles using and potentially damaging driveways and the road at Badger Street (see second attached photo with commentary). The next-door neighbour of the proposed construction site at 10 Badger Street has been doing renovations and there is a large pothole in the road leading up to his driveway caused by heavy vehicle access. Thus, we are concerned on the risk of damage to the roads on Badger Street but more importantly to our own private driveway and if it was inadvertently damaged, how would the cost of this be covered to us as private owners?
2. Impact on traffic to get in and out of driveway. We are concerned that utes and heavy vehicles will use our driveway for parking because of convenience or that on street parking is used up, which may inadvertently block access to our driveway and also access in and out of our garages. Please include into traffic management plan that all private driveways are not to be parked on under any circumstances.

Thank you for the opportunity to raise our concerns and I hope to hear back from Brisbane City Council or the developers on how our concerns will be mitigated.

PROPOSED DEVELOPMENT HAVE YOUR SAY

NEW DWELLING HOUSE ON A SMALL LOT IN THE TRADITIONAL BUILDING CHARACTER OVERLAY; AND RECONFIGURING A LOT (BOUNDARY REALIGNMENT - 3 INTO 3 LOTS)

📍 7-11 Baradine Street, Newmarket Qld 4051

📍 Lots 41 & 42 on RP18687 and Lot 2 on RP55801

🔍 Approval sought: Development Permits for Material Change of Use,
Building Work, and Reconfiguring a Lot

📄 Application reference: A007053441

🏠 **Make a submission: 13 August to
3 September 2026**



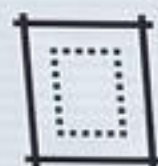
Lot size and frontage

- Proposed Lot 1: 460m²; frontage to Baradine Street of 17.2m
- Proposed Lot 2: 249m²; frontage to Baradine Street of 9.2m, Badger Street of 26.9m
- Proposed Lot 3: 366m²; frontage to Badger Street of 13.9m



Building height (new dwelling)

- 2 storeys, 7.46m
(no changes to primary building
on proposed Lot 1)



Setbacks (new dwelling)

- Baradine Street: 4m
- Badger Street: 1.5m
- Side (North): 1m
- Side (East): 3.03m



Site cover (new dwelling)

- 53% (proposed Lot 2)

**For further information and to view
a copy of the application, contact:**

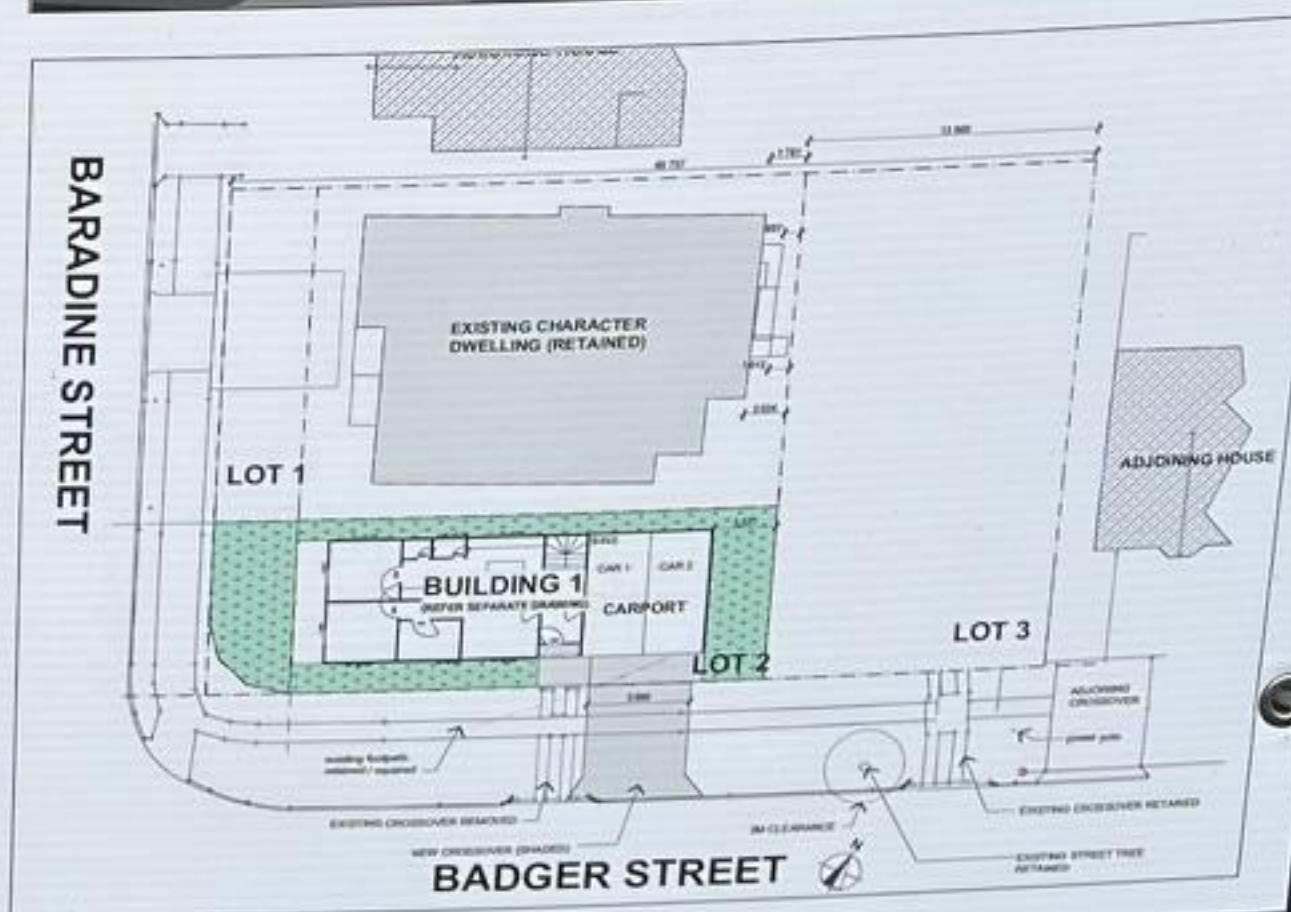
- Brisbane City Council
- <https://developmenti.brisbane.qld.gov.au>
- (07) 3403 8888

Submissions can be made to:

- Brisbane City Council
- GPO Box 1434, Brisbane QLD 4001
- dalodgement@brisbane.qld.gov.au
- <https://developmenti.brisbane.qld.gov.au>

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the Planning Act 2016



real property signs