



Dedicated to a better Brisbane

30 June 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: Further advice

1. Impact Assessment

Following a review of the application, it has been determined that the proposal does not meet the requirements of Table 9.4.10.3.B, Part 2 of the Brisbane City Plan 2014 to be code assessable, as the nearest Centre Zone has a combined site area of less than 2,000m². Consequently, the application is required to be changed to be assessed under the impact assessable provisions, including undertaking public notification, with Council unable to proceed to a decision until this has occurred.

- a. Submit amended application forms and reporting under s52 of the Planning Act, reflecting the amended category of assessment.

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