



Dedicated to a better Brisbane

30 March 2026

Ryan Moloney
C/- Olearia Town Planning
PO Box 6406
MITCHELTON QLD 4053

ATTENTION: Catherine Andrews

Application Reference: A006967202
Address of Site: 198 BLAKER RD KEPERRA QLD 4054

Dear Catherine,

RE: Information request in accordance with the Development Assessment Rules

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

The proposed development is categorised as Impact assessable and public notification is required to be undertaken for this development application in accordance with the *Planning Act 2016*. All submissions received regarding the development application will be considered as part of Council's assessment and further information or changes may be required following the completion of public notification and upon review of any submissions received.

Access

1. Lot 4 is proposed to retain the existing dwelling but the application does not propose access or a crossover on the plans. Access is required to be provided through the development application to ensure the retained dwelling can continue to operate. Please provide amended plans showing a maximum 3m wide crossover to Lot 4. The crossover should be separated by 600mm from the northern boundary to the body of the crossover, which in combination with the 3m width will maximise opportunities for on-street parking and street trees between the Lot 4 and Lot 5 crossovers.

Survey details

2. The proposed plans show details of a prior survey plan, namely a patio area on the adjoining lot to the north (Lot 3 SP238178), which is understood to have been removed as part of a previous development to create that lot and the subject site. Please provide amended plans which do not include the previously removed patio area and associated note.

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 A006967202.

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

Yours sincerely

A handwritten signature in black ink that reads "Stephen Jones". The signature is written in a cursive style with a large, sweeping initial 'S'.

Stephen Jones
Urban Planner
Planning Services North
Phone: 07 3403 0407
Email: Stephen.Jones@brisbane.qld.gov.au
Development Services
Brisbane City Council