27 October 2026

Mr Steve Zhou
Development Assessment Branch
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via Email: dalodgement@brisbane.qld.gov.au

RE: FORMAL OBJECTION and NOTICE OF DEFECTIVE PUBLIC NOTIFICATION

Application Reference: A007067229
Subject Site: 17 Gunner Street, Kedron QLD 4031 (Lot 187 on RP45695)
Proposal: Subdivision

Dear Mr Zhou,

We are writing as the owner and occupier of the .... , Kedron, Queensland, 4031. We wish to lodge a formal objection to the above-mentioned development application on two points.

We are writing to formally notify Council that the applicant has failed to meet their mandatory public notification obligations under the *Planning Act 2016* and the *Development Assessment Rules* (DA Rules) on two grounds. On this basis, we object to the development application proceeding as the public notification is legally defective, and we request that Council exercise its powers to direct the applicant to remedy the non-compliance.

1. Defective Public Notice (Obscured On-Site Signage)

Pursuant to **Chapter 1, Part 4, Section 17.1(a) of the DA Rules**, an applicant must give public notice by *"placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day."*

Furthermore, **Schedule 3, General requirements for placing a public notice on the premises, Clause 3(a) of the DA Rules** explicitly mandates that the notice must be *"placed on, or within a reasonable distance of, the road frontage for the premises, ensuring that it is clearly visible from the road."*

The applicant has actively breached these provisions. For a period of four (4) consecutive days out of the mandatory 15-business-day period, the public notification sign was completely or substantially obscured from public view by large wheelie bins. The bins are usually housed at the back of the property .... . We personally witnessed the applicant/developer placing these bins directly in front of the sign, severely compromising the community's ability to view the notice and engage with the planning process.

Because a notice that is obscured fails to satisfy the requirement to "remain" as a functional public notice under Section 17.1(a), and directly violates the visibility mandate in Schedule 3,

Clause 3(a), the notification process is non-compliant. We have attached date-stamped photographic evidence (**Attachment 1**) proving this four-day obstruction.

2. Failure of Written Notice to Adjoining Owner

Under **Chapter 1, Part 4, Section 17.1(b) of the DA Rules**, the applicant is strictly required to *"give notice to the adjoining owners of all lots adjoining the premises the subject of the application."*

As .... , we did not receive this mandatory written notice. No such letter was personally received or retrieved from my mailbox.

Due to the cumulative effect of the missing written notice and the obscured street signage, public discovery of this application in a timely manner has been genuinely prejudiced.

Conclusion & Remedy Sought

Public notification is a fundamental statutory pillar designed to protect natural justice and community input. The actions and behaviours listed above has not afforded the community to their right to natural justice.

Under **Section 53(3a) of the *Planning Act 2016***, Council may only accept an application that has not complied with the DA Rules if the Assessment Manager is satisfied that the non-compliance has not adversely affected the public's awareness of the existence and nature of the application. Because the sign was blocked for almost a third of the statutory duration and I received no physical letter, we and the affected neighbours and local community have been deeply prejudiced.

We respectfully request that Brisbane City Council:

1. Declare the current public notification period non-compliant and invalid under Section 53 of the *Planning Act 2016*.
2. Order the applicant to exercise their obligation and perform the full 15-business-day public notification period from day one clear of any obstruction to the signage on the property.
3. Require the applicant to serve the formal written notice to us ensuring that it is personally received.

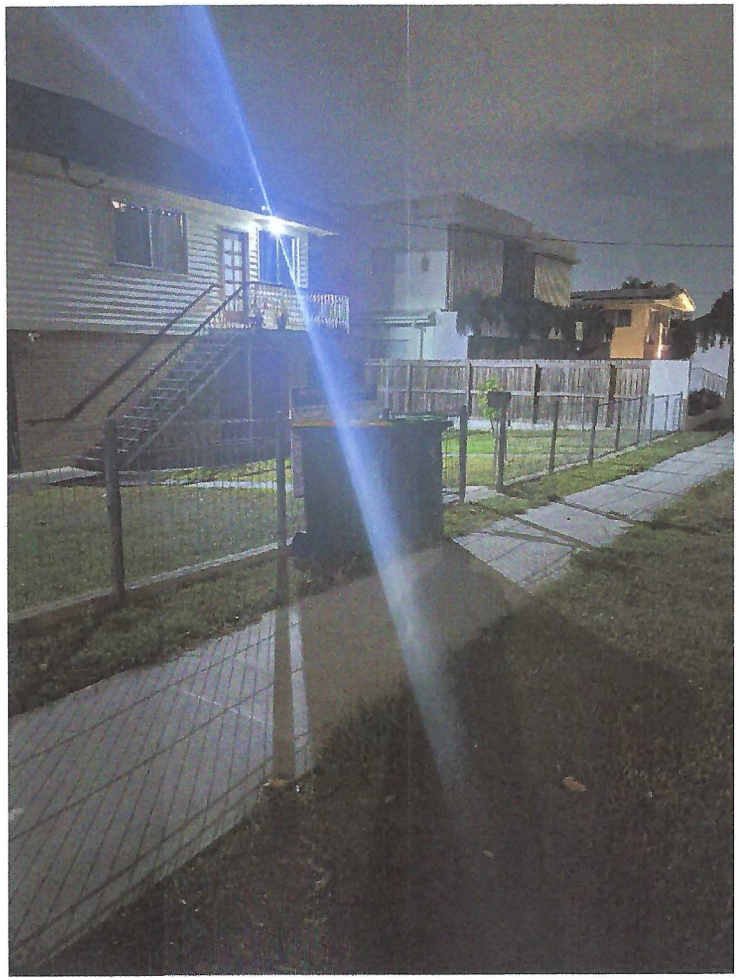
Please ensure that we are kept informed of all updates regarding this application, including any extensions granted or requests for further information.

Yours sincerely,

....

Attachment 1: Date-stamped photographs showing the public notification sign obscured by bins. Original photographs able to be provided on request.

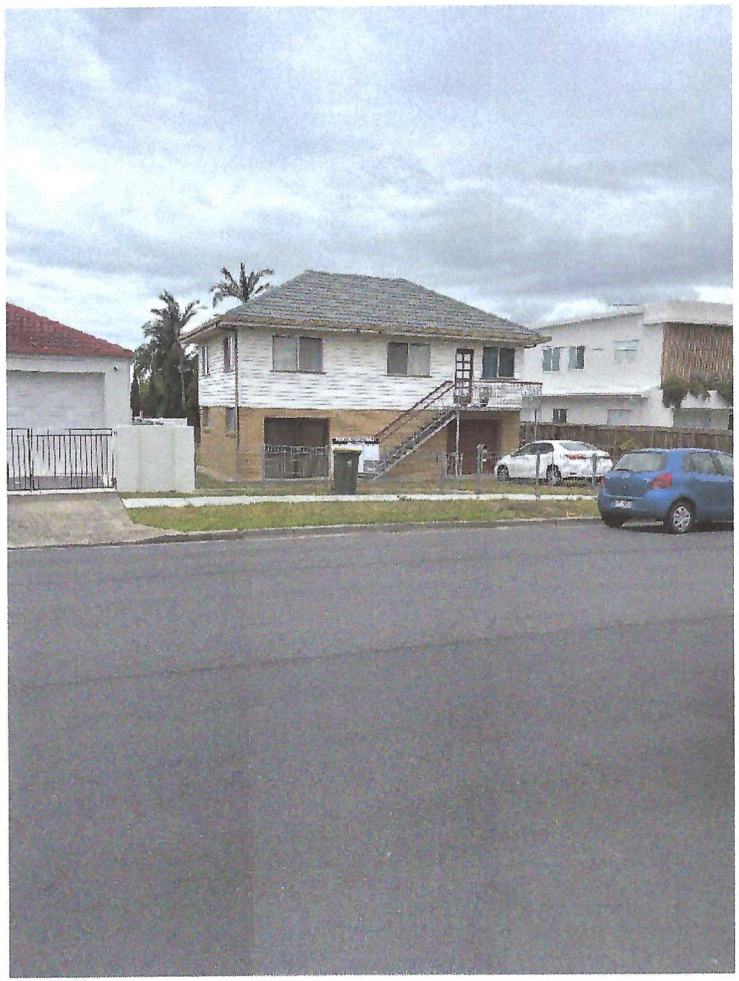
6 October, 6.53pm – after the sign was erected in place



7 October, 8.32pm



8 October, 11.53am



9 October, 10.03am



10 October, 1.17pm

