

26 May 2026

Brisbane City Council  
Development Services  
Planning Services North  
via Email: DSPlanningSupport@brisbane.qld.gov.au

ATTN: Stephen Jones – Assessment Manager

**RE: Response to Information Request regarding proposed development on land at 198 Blaker Road, Keperra QLD 4054**

Olearia Town Planning  
ABN 38 665 794 945  
oleariatownplanning.com.au

PO Box 6406  
Mitchelton QLD 4053

Catherine Andrews  
Director  
Phone +61 439 797 212  
catherine@oleariatownplanning.com.au

Dear Stephen,

We write in response to the information request dated 30 March 2026 relating to the proposed development on land at 198 Blaker Road, Keperra QLD 4054 (Council Ref: A006967202).

In reviewing the driveway request, it became apparent that a minor alteration to the lot boundaries and frontages was required. Attached is an amended plan that nominates the proposed location for driveway crossovers.

The crossovers are shown as 4m in width due to the constrained nature of Blaker Road during the week and as a result of commuter parking. This arrangement typically means that during weekdays the opposite side of Blaker Road to the subject site is full due to commuter parking. In order to be able to safely turn into and out of the site, a wider crossover is required.

While it is understood that this is not the preferred arrangement due to street trees and on-street parking, the particular circumstances of the location of the corner, and commuter parking means that on-street parking at the frontage of the subject site is not an appropriate solution. If a car were to park on the subject site frontage, in the road reserve, the road would be effectively reduced to 1 lane at this point which is a corner. Similarly, street trees would obscure the views of oncoming traffic for those cars coming from the east. Therefore, given the specific set of circumstances for this site, the proposed access arrangements are appropriate and necessary.

The survey plan has been updated. The amended boundaries require a small amount of demolition work occur to the house (not assessable) in order to achieve necessary setbacks to the ground level and that the entire building is within the bounds of the proposed allotment.

This demolition is shown in the below Figure, Figure 1 and will result in only non-habitable rooms being within 500mm of the side boundary which complies with the Dwelling house (small lot) code. As such, the dwelling house remains accepted development and is not required to form part of this application.

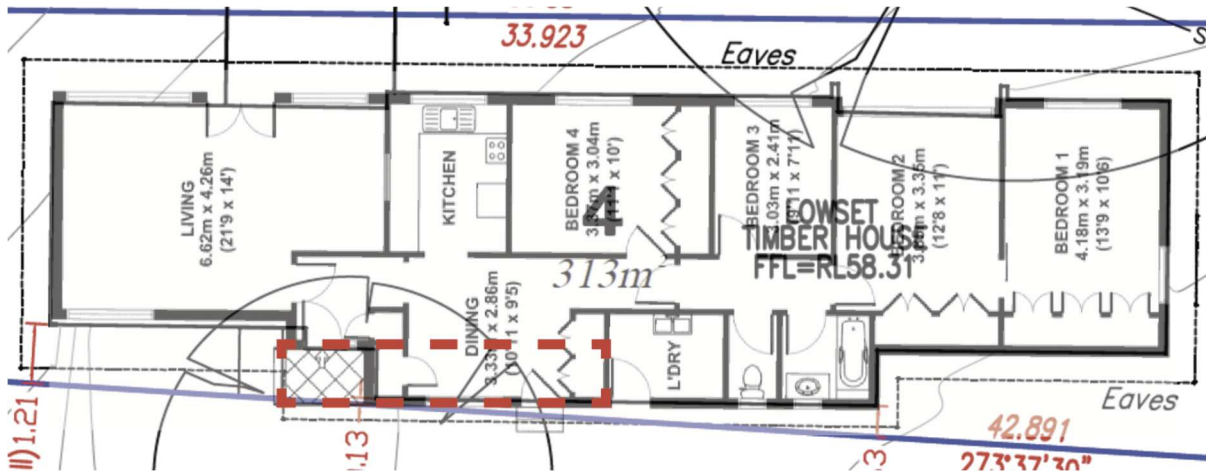


Figure 1: Demolition plan showing extent of ground level of house to be removed. Not part of this application.

**Conclusion**

We advise that this letter constitutes a full response to all items included in the information request. We therefore understand that the development application will now proceed to public advertising. Should you require any further information, please don't hesitate to contact the undersigned.

Kind Regards,

Olearia Town Planning



Catherine Andrews  
Director

E: catherine@oleariatownplanning.com.au