

Our Ref: 9859

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# Proposed subdivision (1 into 2 lots) in the Low Density Residential (LDR) Zone

29 Brindisi Place, Wynnum QLD 4178



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## Contents

<b>1</b>	<b>Site Location &amp; Background Review .....</b>	<b>5</b>
1.1	Site Characteristics .....	6
1.2	Site History .....	6
1.3	Easements .....	6
1.4	Flooding .....	6
1.5	Surrounding Development in the Locality .....	7
1.6	Site photos .....	7
<b>2</b>	<b>Proposal .....</b>	<b>8</b>
2.1	Lot Size and Dimensions .....	8
2.2	Access .....	9
2.3	Servicing .....	10
2.4	Existing Dwelling .....	10
2.5	Stormwater .....	10
2.6	Other Details.....	10
<b>3</b>	<b>Assessment Benchmarks and Compliance .....</b>	<b>10</b>
3.1	South East Queensland Regional Plan .....	10
3.2	State Planning Policy .....	10
3.3	Temporary Local Planning Instruments .....	11
3.4	Public Notification .....	11
3.5	Referral Agencies .....	11
3.6	Brisbane Planning Scheme and Planning Scheme Policies .....	11
3.7	Other Relevant Matters.....	12
<b>4</b>	<b>Recommendation &amp; Conclusion.....</b>	<b>12</b>

## **Annexures**

**A      Subdivision Proposal Plan**

**B      Code Compliance**

## Report Summary

### Site Details

Applicant name	David Imlah & Sandra Imlah
Report by	Jacob Rutherford (Gateway Survey and Planning)
Site address	29 Brindisi Pl, Wynnum QLD 4178
Real Property Description (RPD)	Lot 12 on SP160863
Site area	2,045 m <sup>2</sup>
Zone	Low Density Residential Zone (LDR)
Neighbourhood plan	Wynnum-Manly neighbourhood plan - Wynnum north precinct - NPP-001
Overlays	Airport environs overlay Community purposes network overlay Critical infrastructure and movement network overlay Potential and actual acid sulfate soils overlay Road hierarchy overlay Streetscape hierarchy overlay

### Aspects of Development

Type of development	Reconfiguring a lot
Approval type	Development permit
Brief description of proposal	Subdivision (1 into 2 lots)
Category of assessment	Impact assessment
Public notification	15 business days
Referral agencies	—
Specialists' reports provided	—
Pre-lodgement advice	—

## 1 Site Location & Background Review

This report has been prepared by Gateway Survey & Planning in support of a proposed subdivision at 29 Brindisi Place, Wynnum QLD 4178.

The development proposes the reconfiguration of one lot into two lots. Proposed Lot 1 will be vacant with an area of 734m<sup>2</sup>. The existing dwelling house will be retained and located on proposed Lot 2 with an area of 1,311m<sup>2</sup>. Both lots will have frontages to both the north-west and north-east sides of Brindisi Place.

It is proposed to retain the existing crossover for the existing dwelling and a new 4m wide crossover is proposed for the new corner (vacant) lot. The removal of one street tree and bollards will be required to accommodate the proposed crossover.

Both lots to all services and the slope on the site allows for stormwater to discharge to the existing infrastructure within the street.

The proposal seeks to create lots measuring less than 2,000m<sup>2</sup> in the Wynnum north precinct (NPP-001) of the Wynnum-Manly neighbourhood plan area. As such, the application requires "Impact Assessment" as designated in Table 5.9.72.B in Part 5 of City Plan 2014. It is noted that a recent Reconfigure a Lot (subdivision) application in the same precinct, 427 Wynnum North Road (A006120783), has been approved and resulted in lots less than 2,000m<sup>2</sup>. Other nearby approvals for smaller lots are as follows:

- 2 Constellation Way,
- 4 Constellation Way,
- 345 Wynnum North Road,
- 327 Wynnum North Road,
- 19 Norland Street,
- 18 Ure Street,
- 22 Ure Street, and
- 40 Ure Street.

The above properties are within the same neighbourhood plan precinct and demonstrates that subdivision creating lots less 2,000m<sup>2</sup> in this precinct has been supported previously. Accordingly, the proposal aligns with Acceptable Outcome AO1.1 of the Subdivision Code and maintains the minimum prescribed lot dimensions. Further, no minimum lot sizes are prescribed within the Wynnum-Manly neighbourhood plan code. As such the development provides compliant lots.

As the proposal complies with all the relevant acceptable outcomes of the subdivision code the Wynnum-Manly neighbourhood plan code, the proposal is suitable for approval by Council. In addition the subject property is ideally located for infill development being in close proximity to the Port and Wynnum CBD.

## 1.1 Site Characteristics

<b>Topography</b>	The site slopes towards the north-eastern side of Brindisi Place.
<b>Access</b>	The existing concrete driveway crossover on Brindisi Place will be retained and utilised for proposed Lot 2. A new crossover is proposed on the north-eastern side of Brindisi Place for proposed Lot 1.
<b>Shape of Site</b>	The lot is irregular in shape.
<b>Road Frontages</b>	The site has a total frontage of 86.76m to Brindisi Place.
<b>Footpath Improvements</b>	The verge is channelled to direct runoff into stormwater drains.
<b>Existing Services</b>	The site has connections to all reticulated urban services.
<b>Existing Vegetation</b>	The site contains landscape vegetation. None is affected by the biodiversity areas overlay but is subject to the Natural Assets Local Law. There are seven street trees in the frontage, one of which is to be removed as part of this development.

## 1.2 Site History

The site is currently used for residential purposes and contains an existing dwelling house which is to be retained.

Council's public records do not identify any recent development applications involving the property, and no further site history is relevant to this application.

## 1.3 Easements

The site does not contain any easements.

## 1.4 Flooding

The site is not affected by the Flood overlay or Coastal hazard overlay.

## 1.5 Surrounding Development in the Locality

The site is located within an established residential neighbourhood, with surrounding properties being of a variety of lot sizes and occupied predominantly by dwelling houses.

## 1.6 Site photos

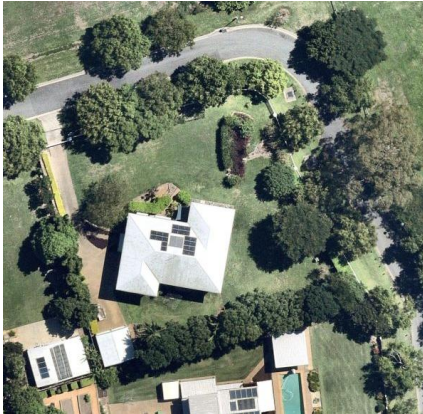


Figure 1. Nearmap Aerial Imagery, March 2026



Figure 2. Google Street View, May 2024

## 2 Proposal

The application seeks a Development Permit for Reconfiguring a Lot (1 into 2 lots) at 29 Brindisi Place, Wynnum, described as Lot 12 on SP160863. The site is located within the Low Density Residential Zone has a total area of 2,045m<sup>2</sup>. The proposal results in two residential lots with direct frontage to Brindisi Place. Lot 1 will be of 734m<sup>2</sup> and Lot 2 will be of 1,311m<sup>2</sup>.

→ Refer to Annexure A—Subdivision Proposal Plan

The proposal seeks to create lots measuring less than 2,000m<sup>2</sup> in the Wynnum north precinct (NPP-001) of the Wynnum-Manly neighbourhood plan area. As such, the application requires “Impact Assessment” as designated in Table 5.9.72.B in Part 5 of City Plan 2014.

We consider the proposal includes the following component:

- Reconfiguring a Lot – Development Permit.

While triggering “Impact Assessment,” we note that the proposed lots are compliant with Table 9.4.10.3.B of the Subdivision code. Additionally, no minimum lots sizes are prescribed within the Wynnum-Manly neighbourhood plan code. As such, this development provides compliant lots.

### 2.1 Lot Size and Dimensions

The proposed area and dimensions of the proposed lots are as follows:

Table 1. Summary of proposed lots and minimum requirements in the Subdivision code.

Proposed lot	Area		Average width		Rectangle dimensions	
	Minimum	Proposed	Minimum	Proposed	Minimum	
<b>Lot 1</b>	400m <sup>2</sup>	734m <sup>2</sup> ✓	15m *	16m ✓	14 x 20m	✓
<b>Lot 2</b>	400m <sup>2</sup>	1,311m <sup>2</sup> ✓	15m *	27m ✓	14 x 20m	✓

\* for standard lots

The property is located within the Wynnum north precinct – NPP-001 under the Wynnum-Manly neighbourhood plan. New lots measuring less than 2,000m<sup>2</sup> within this precinct, and within the Low density residential zone trigger Impact Assessment. However, this proposal is still compliant with the Subdivision Code and the Neighbourhood Plan. Further, a review of Council records (Development.i) confirms that there is one nearby development application relevant to this proposal. This is 427 Wynnum North Road (A006120783) which was approved on 26/5/2023 for subdivision resulting in two lots less than 2,000m<sup>2</sup> (Figure 3).

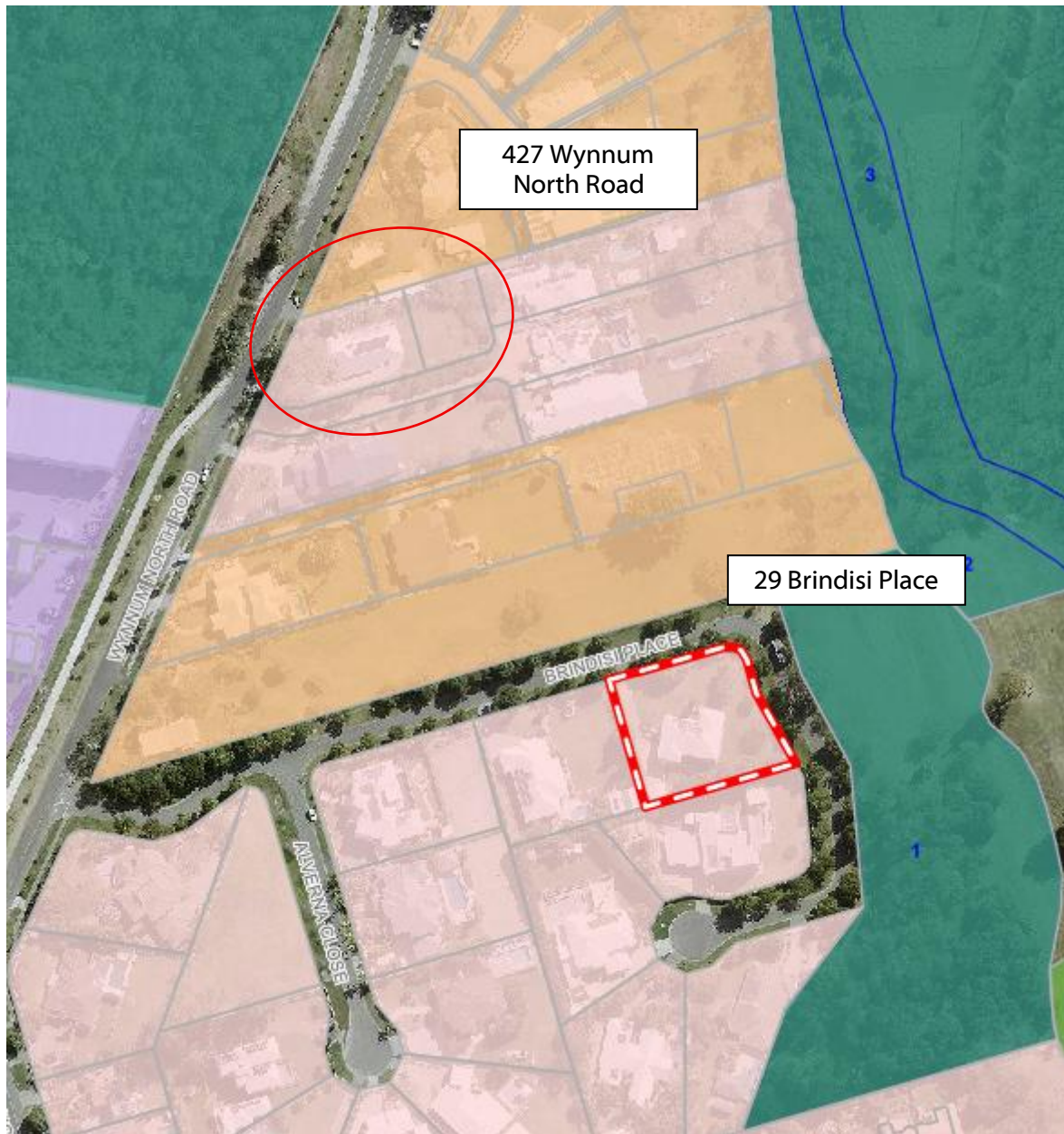


Figure 3. Map showing nearby approved subdivision of less than 2,000m<sup>2</sup>

## 2.2 Access

The current crossover location is retained for proposed Lot 2. The proposed crossover location for Lot 1 interferes with one street tree, as such it is proposed to remove this street tree. Street trees and crossover locations have been included on the proposal plan to demonstrate crossovers can be accommodated whilst maintaining  $\geq 2\text{m}$  separation from six of the seven street trees, as well as  $>10\text{m}$  from the corner.

→ Refer to Annexure A—Subdivision Proposal Plan

## 2.3 Servicing

The development facilitates kerbside refuse collection—accommodating at least two mobile bins within each lot frontage. No other service vehicle requirements are applicable for vacant residential lots or dwelling houses.

## 2.4 Existing Dwelling

The existing dwelling will be retained as a result of the development and will reside on proposed Lot 2.

## 2.5 Stormwater

Stormwater is proposed to discharge to the existing kerb and channel on Brindisi Place. Filling is not required to accommodate this.

## 2.6 Other Details

<b>Street trees</b>	6 out of 7 of the existing street trees in property verge will be retained as part of this development. One will be removed to facilitate a new crossover.
<b>Earthworks</b>	No earthworks required.
<b>Fire Hydrants</b>	Each proposed lot is serviceable from existing fire hydrants. No new hydrants or private fire mains are required.
<b>Existing Footpath</b>	No concrete footpath within the subject verge.
<b>Minimum Flood Levels</b>	The site is unaffected by flooding.

## 3 Assessment Benchmarks and Compliance

The proposal reflects the relevant planning outcomes set out in all applicable State and local government planning instruments, as follows.

### 3.1 South East Queensland Regional Plan

The development involves lots for residential use within the Urban Footprint and, as such, is consistent with the intent of the *South East Queensland Regional Plan 2023* (ShapingSEQ).

### 3.2 State Planning Policy

The site is located in the following *State Planning Policy* mapped areas:

#### NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

## STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone
- Aviation facility

In complying with the planning scheme, the proposal is taken to comply with the *State Planning Policy*.

### 3.3 Temporary Local Planning Instruments

Table 2. Current TLPIs in effect (Brisbane City Council).

TLPI	Description	Comments
02/25 (Qld)	Kurilpa Sustainable Growth Precinct	No effect on the site.
01/25 (Qld)	Colmslie Road Industry Precinct	No effect on the site.

### 3.4 Public Notification

The application requires impact assessment and, as such, is subject to public notification requirements pursuant to section 53 of the *Planning Act 2016*.

For this application type, the minimum public notification period is 15 business days.

### 3.5 Referral Agencies

No applicable referral requirements are identified in Schedule 10 of the *Planning Regulation 2017*.

### 3.6 Brisbane Planning Scheme and Planning Scheme Policies

The categories of development and assessment for the proposal are determined in accordance with Part 5 of *City Plan 2014*, as follows:

Table 3. City Plan 2014 categories of development and assessment—subdivision.

Subdivision	ROL
<b>Zone</b>	
Low Density Residential Zone	Code assessment
<b>Neighbourhood Plan</b>	
Wynnum-Manly neighbourhood plan → Wynnum north precinct – NPP-001	<b>Impact assessment*</b>
<b>Overlays</b>	
Airport environs overlay	Not applicable
Community purposes network overlay	Code assessment
Critical infrastructure and movement network overlay	Not applicable
Dwelling house character overlay	Not applicable
Potential and actual acid sulfate soils overlay	Not applicable

Road hierarchy overlay	Code assessment
Streetscape hierarchy overlay	Code assessment

\* Due to the category of assessment in the zone.

Relevant assessment benchmarks are set out in the applicable planning scheme codes. Based on the tables of assessment in *City Plan 2014*, the following codes apply to this development:

Table 4. Applicable City Plan 2014 codes.

<b>Primary Code</b>	Subdivision code
<b>Zone Code</b>	Low density residential zone code
<b>Neighbourhood plan</b>	Wynnum-Manly neighbourhood plan
<b>Secondary Codes</b>	Filling and excavation code
	Infrastructure design code
	Landscape works code
	Outdoor lighting code
	Park planning and design code
	Stormwater code
	Transport, access, parking and servicing code
	Wastewater code
<b>Overlay Codes</b>	Community purposes network overlay code
	Road hierarchy overlay code
	Streetscape hierarchy overlay code

→ Refer to Annexure B—Code Compliance.

### 3.7 Other Relevant Matters

According to section 45(5)(b) of the *Planning Act 2016*, impact assessment may involve consideration of any other 'relevant matter' (subject to limitations described therein). In this instance, no relevant matters are recognised and as such, assessment should be carried out only against the applicable categorising instrument—*City Plan 2014*.

## 4 Recommendation & Conclusion

The proposal provides lots that are sufficiently sized and shaped to accommodate dwelling houses in accordance with the intent of the Low density residential zone. Additionally, the proposed lots are compliant with Table 9.4.10.3.B of the Subdivision Code.

The proposal is low risk and there does not appear to be any reason to refuse the proposed subdivision. The proposal supports the City's vision of densifying residential uses to minimise future urban sprawl.

The site has ready access to all public utility services and complies with Council's City Plan 2014. The proposed lots will not have any adverse impact on the amenity of the area.

The subdivision proposal is suitable for approval by Council and we therefore recommend the proposal to the delegate for support by Council subject to the conditions.