



Dedicated to a better Brisbane

03 June 2026

David Alexander Imlah, Sandra Jane Imlah
C/- Gateway Survey And Planning
2221 Wynnum Road
WYNNUM QLD 4178

ATTENTION: Jacob Rutherford

Application Reference: A007017020
Address of Site: 29 BRINDISI PL WYNNUM QLD 4178

Dear Jacob

RE: Information request in accordance with the Development Assessment Rules

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

Street Tree Retention and Crossover Design

- 1) The proposal seeks to remove a street tree for a new crossover. However, under AO2.1 of the Streetscape hierarchy overlay code, existing street trees should be retained wherever possible due to their contribution to streetscape character and environmental amenity. An alternative crossover location should be proposed to retain all existing street trees.
 - a) Provide amended plans showing all trees retained, with a minimum 2.0m clearance from crossover edges to tree trunks to protect root zones and ensure long-term health.

Advice

Contaminated Land

- 2) As per Schedule 10, Part 4, Division 1 of the *Planning Regulation 2017*, if an application for a Material Change of Use is lodged on Contaminated Land the use of the premises is Assessable Development if –
 - (a) all or part of the premises are on—
 - (i) the Contaminated Land Register (CLR); or
 - (ii) the Environmental Management Register (EMR); and
 - (b) the premises are not being used for a sensitive land use; and
 - (c) the Material Change of Use involves—
 - (i) a sensitive land use; or
 - (ii) a commercial use involving an accessible underground facility, including, for example, a basement car park, workshop or office; and

(d) neither the Contaminated Land Register (CLR) nor the Environmental Management Register (EMR) state that the premises are suitable for the proposed use in accordance with a Site Suitability Statement for the premises.

(Please Note: if a Development is Assessable Development (i.e. triggers approval under the *Planning Regulation 2017* and Brisbane City Plan 2014) as per the *Planning Regulation 2017*, an application to SARA does not need to be made at the same time as the development application to Council).

www.qld.gov.au/environment/pollution/management/contaminated-land/

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 A007017020.

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

Yours sincerely



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Development Services
Brisbane City Council