

Please Quote Our Ref: 9859

26 June 2026

Brisbane City Council
Development Services
By email: DSPlanningSupport@brisbane.qld.gov.au

Attn: Joanna Stavrianos

Dear Joanna,

**RE: Response to information request
Proposed subdivision (1 into 2 lots)
29 Brindisi Place, Wynnum
Council reference: A007017020**

We are writing in response to Council's information request for the above-mentioned development application, dated 3 June 2026, in accordance with section 13.2(a) of the *Development Assessment Rules*.

Please find attached the following supporting documents:

Annexure A Subdivision Proposal Plan (revised)

Our response to the information request is as follows—



**GATEWAY
SURVEY &
PLANNING**

Now Part Of:



Engineering Setout Pty Ltd
ABN 46 003 992 078

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RECEIVED
06/07/2026
APPLICATION REF
A007017020

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.

Response—Item 1

The revised subdivision proposal plan (**Annexure A**) includes a new proposed driveway crossover location. The indicative location is positioned on the northern frontage to Brindisi Place near to the existing crossover. It maintains a minimum 2.0m clearance from the nearest street tree and is contained within the extended property boundary, providing for a BSD-2022 compliant crossover. This solution retains all street trees within the property frontage as per AO2.1 of the Streetscape hierarchy overlay code.

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.

Advise—Item 2

We note that item 2 is advice only and does not interfere with *Reconfiguring a Lot* but may interfere with subsequent *Material Change of Use* applications when, for example, building a dwelling house. An Environmental Management and Contaminated Land Registers search has been conducted which the site was found to **not** be included in either EMR or CLR registers. We kindly ask that Council inform us of their methodology as to ensure no errors on our part were made.

The revised proposal and additional information provided herein addresses Council's information request in its entirety.

Pursuant to section 15.1(b)(i) of the *Development Assessment Rules*, the information request period hereby ends and assessment of the application may continue accordingly.

Pursuant to section 15.1(b)(i) of the *Development Assessment Rules*, the information request period hereby ends. Further notification will soon be provided regarding the commencement of public notification.

Please do not hesitate to contact the undersigned should you have any further queries.

Yours faithfully,

GATEWAY SURVEY & PLANNING



Ellen McDonogh
Town Planner