



Brisbane

TOWN PLANNING

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22 September 2026

Joel Wake
Development Assessment
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Joel,

**RE: PROPOSED RECONFIGURING A LOT
AT 53 EVELYN ROAD IN WYNNUM WEST
COUNCIL REFERENCE NUMBER A006900130**

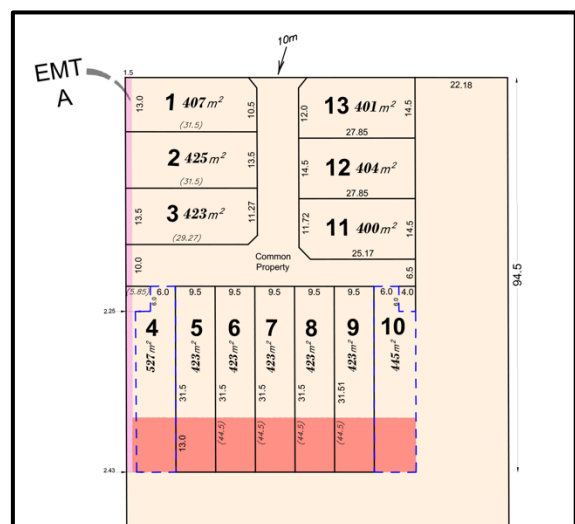
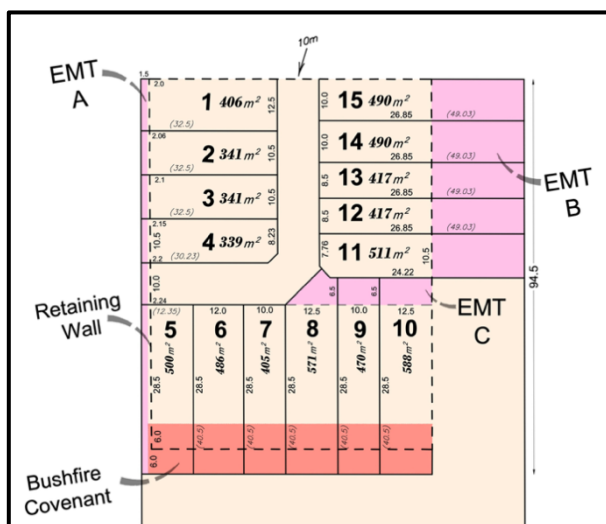
We refer to the above application and Council's Further Advice letter dated 02 July 2026. Please find below a response to the items raised in these requests:

1/3 – Updated proposal plans and refuse collection

In response to items 1(a), 2(a), and 3(a) of Council's request, we confirm the following amendments were made to the proposal plan:

- Increase the minimum lot sizes from 339sqm to 400sqm, with the majority of lots a minimum of 423sqm, and
- Convert Easements B and C to common property.

Please refer to the before and after images below for confirmation of these changes.



Previously proposed and updated proposed subdivision plans

2 – Stormwater & Flooding

Please find enclosed the revised “Stormwater Management Plan and Flood Impact Assessment”, and response letter prepared by Engeny Australia Pty Ltd (Engeny). This information is submitted in response to items 2(a) to 2(c) of Council’s request.

3 – Ecological values

In response to item 4(a) of Council’s request, please find enclosed a copy of the amended Tree Retention Plan prepared by Raptor Environmental, dated 17 September 2026, which now shows the proposed civil works layers over the updated layout.

The revised Offset Delivery Strategy plan is also included, addressing Council’s requirement under item 4(b).

4 – Bushfire hazard

Please find enclosed the revised Bushfire Management Plan prepared by Bushfire Risk Reducers (Rev 4, August 2026).

The site-specific fire modelling carried out in this report (using Method 1 of AS3959-2018) has confirmed that a minimum 13m separation distance is required to achieve a maximum Bushfire Attack Level of BAL-29 for the future dwellings on Lots 4-10.

We confirm that the revised plan now incorporates a 13m covenant at the rear of those lots, wholly within private property. Thus, addressing Council’s requirement under Item 5(a).

With regards to the 6m fire trail, we note that the bushfire consultants advised that this is an optional consideration. We confirm that this has not been provided, given the impact to vegetation (i.e. the fact that it would result in clearing along the full boundaries of the common property).

5 – Earthworks and retaining structures

Please find enclosed amended earthworks plan and response letter prepared by Dykman Consulting, dated 03 September 2026.

With regard to maintenance access for the retaining wall, it is noted that the relevant easement/body corporate/CMS documentation will be worded to ensure unrestricted pedestrian access is available from the front of the property down to the western boundary. So that pedestrians can enter from the road frontage and walk along the base of the wall to access the rear of their properties. It is anticipated that Council will condition compliance with this requirement.

A secondary access option will also be available directly off the Council park.

6 – Summary

The above information is provided as a full response to Council's further advice letter.

Should you have any queries regarding this request please do not hesitate to contact me on 3113 3261.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'P. Charles', written in a cursive style.

Peta Charles
Principal Planner