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02 July 2026

Plutus 6 Pty Ltd
C/- Brisbane Town Planning Pty Ltd
PO Box 25
GRANGE QLD 4051

ATTENTION: Peta Charles

Application Reference: A006900130
Address of Site: 53 EVELYN RD WYNNUM WEST QLD 4178

Dear Peta

RE: Further advice

The Information request response received on 4 May 2026 has been reviewed and the following matters remain outstanding and need to be addressed to progress the application:

Lot size

1. It is acknowledged that overall lot sizes have been increased in response to the information request however the revised lot layout and sizes have not adequately addressed items within the information request to provide a lot size outcome that is consistent with the immediately surrounding residential developments.
 - a. Provide an amended subdivision proposal ensuring that proposed lot sizes are consistent with the existing subdivision pattern to comply with AO1 / PO1 of the Subdivision code. It is noted that lots in the immediate vicinity vary in size but are predominantly above 400-450m² in size.

Stormwater & Flooding

2. Flood modelling demonstrates that stormwater is entering the subject from Evelyn Road as well as from 65 Evelyn Road for the 2, 5, 10, 20, 50-and 100-year events. These flows impact the site and neighbouring property from the road reserve. The proposed lot arrangement showing private lots contained within the drainage easement (which will manage flows from the road reserve and flooding) is not supported as this will result in direct water from the roadway traversing private properties and further can lead to fences and structures obstructing flows through the easement / flowpath.

Provide amended plans addressing the following:

- a. The area shown as EMT B as common property/drainage easement, with all individual lot boundaries located outside of this area;

- b. Updated catchment plans accurately detailing upstream, external catchments flowing towards the site from each direction. Catchment area tables must show area measurements to accurately estimate the volumes of flows through the site to ensure no adverse impacts and non-worsening of flooding to the site and neighbouring properties;
- c. An easement for overland flow is required over the common property to the south and east of the proposed residential lots.

Refuse collection

3. The area shown as easement in front of lots 8 and 9 needs to be common property to encompass the RCV manoeuvring areas as shown on the submitted swept path. Only Lot 10 may utilise an easement for vehicle access.
 - a. Provide amended plans to show the area in front of lots 8 and 9 as common property and not an easement.

Ecological values

4. The current extent of protection and retention of insitu environmental values can be generally supported by Council however the submitted Tree Retention Plan does not illustrate all proposed civil works, and as such, further information is required to accurately assess tree retention/removal, and subsequent required offsets in accordance with AO9 / PO9 of the Biodiversity areas overlay code.
 - a. Provide a revised Tree Retention Plan detailing the latest subdivision design along with all proposed civil works, including (but not limited to) retaining walls, earthworks and services. Feasibility of tree retention along the eastern boundary of the site (within the proposed drainage easement) must take into consideration all required earthworks; and
 - b. Based on the outcome of the above of the revised Tree Retention Plan, provide an updated Offset Delivery Strategy that confirms the total impact area to be offset, in accordance with AO9 / PO9 of the Biodiversity areas overlay code.

Bushfire hazard

5. The revised Bushfire Management Plan concludes a 12m setback is required for proposed lots 5-10 however the additional 6m fire trail is still required to ensure future dwellings are not exposed to an intolerable level of bushfire risk. As previously indicated, required bushfire setbacks must be wholly located in private property. Given the results of a Method 1 calculation conclude a minimum bushfire setback of 13m is required, further clarification is required to determine the bushfire setbacks required to achieve a Bushfire Attack Level (BAL) of less than or equal to BAL-29 for any future dwellings.
 - a. Provide a revised Bushfire Management Plan detailing setbacks required to achieve a Bushfire Attack Level that is less than or equal to BAL-29, where all separation distances are wholly located within private property. The results of any required setbacks must be reflected on a revised Subdivision plan.

Earthworks and retaining structures

6. The Earthworks plans indicate significant retaining structures within lots adjoining the proposed sewer easement.

a. Clarify how this area is accessed and maintained by future lot owners.

Should you wish to amend the application to resolve these matters it is recommended that you extend the decision period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely



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Development Services
Brisbane City Council