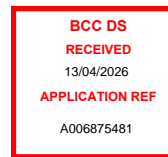


Please Quote Our Ref: 9180



13 April 2026

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

Attn: Jenny Bernard

Dear Jenny,

**RE: Response to Further Issues  
Proposed 1 into 5 lot subdivision.  
700 TROUTS RD ASPLEY QLD 4034  
Council reference: A006875481**

We are writing in response to Council's further information requested for the above-mentioned development application, dated 26 March 2026, in accordance with section 13.2(a) of the *Development Assessment Rules*.

Please find attached the following supporting documents:

Annexure A- Updated subdivision proposal plan

Our response is as follows—



Now Part Of:



Engineering Setout Pty Ltd  
ABN 46 003 992 078

LAND SURVEYORS  
TOWN PLANNERS  
PROPERTY CONSULTANTS  
GPS SURVEYS  
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1. The easements breakdown has not been provided with the plan responses. This matter was raised in the information request and recommended to change the previous approval (not enacted) to ensure all lots are benefiting of the new easement encumbrance. As a minimum the easements breakdown table must be provided to ensure all (new) proposed lots have the benefit for access and essential services.

- Please provide a breakdown table with the easements (encumbrance lot numbers and lot beneficiary).

2. Lot 10 is the narrowest lot and proposed easement A is indented to include bin presentation areas for this lot. However, with the limited area available for this lot, the driveway crossover is require be demonstrated for this lot.

- Please provide a plan showing the driveway crossover location for Lot 10.

## Response—Items 1

Please refer to Annexure A – Revised Subdivision Proposal Plan, which clearly identifies the location of the driveway crossover for proposed Lot 10, as well as Easements A–J.

A summary table of the easements is provided below, where the easements highlighted in blue have been approved under the previous application (A006604458), and those highlighted in green represent the proposed easements.

Easement	Purpose	In Lot	In favour of
Easement A	Access and services, construction and maintenance of utility services purposes	On Proposed Lots 6-10.	In favour of lots 2,3,4 and 5 on SP357307 and proposed lots 6-10.
Easement B	Access and services, construction and maintenance of utility services purposes	On Lot 3 of SP357307	in favour of lots 1,2,4 and 5 on SP357307.
Easement C	Access and services, construction and maintenance of utility services purposes	On Lot 4 of SP357307	in favour of lots 1,2,3 and 5 on SP357307.
Easement D	Access and services, construction and maintenance of utility services purposes	On Lot 5 of SP357307	in favour of lots 1,2,3 and 4 on SP357307.
Easement E	private stormwater drainage purposes	On Lot 5 of SP357307	in favour of lots 1,2,3 and 4 on SP357307.
Easement F	Access and services, construction and maintenance of utility services purposes	On Proposed Lot 6	In favour of Brisbane City Council and Proposed lots 6-10.
Proposed Easement G	Access and services, construction and maintenance of utility services purposes	On Proposed Lot 6	In favour of Brisbane City Council and Proposed lots 6-10.
Proposed Easement H	Access and services, construction and maintenance of utility services purposes	On Proposed Lot 7	In favour of Brisbane City Council and Proposed lots 6-10.
Proposed Easement I	Access and services, construction and maintenance of utility services purposes	On Proposed Lot 8	In favour of Brisbane City Council and Proposed lots 6-10.

Proposed Easement J	Access and services, construction and maintenance of utility services purposes	On Proposed Lot 9	In favour of Brisbane City Council and Proposed lots 6-10.
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The additional information provided herein addresses Council's further request in its entirety.

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

Yours faithfully,

**GATEWAY SURVEY & PLANNING**



**Jwal Balar**  
Town Planner