

Our ref: 12791  
Council ref: A006924541

29 July 2026

Attention: Kayal Chandrasekar  
**City Planning and Economic Development Services  
Development Services**  
Brisbane Square, 266 George Street, Brisbane Qld 4000  
GPO Box 1434 Brisbane QLD 4001

Via email: [kayal.chandrasekar@brisbane.qld.gov.au](mailto:kayal.chandrasekar@brisbane.qld.gov.au)

Dear Kayal,

**RE: RESPONSE TO SUBMISSIONS FOR THE DEVELOPMENT PERMIT A006924541 FOR A  
CHANGE APPLICATION (OTHER CHANGE) – MATERIAL CHANGE OF USE – FOOD AND  
DRINK OUTLET OVER 1840 WYNNUM ROAD WYNNUM WEST QLD 4178 FORMALLY  
KNOWN AS LOT 1 ON RP155373**

We act on behalf of *Wynnum West Qld Development Trust Pty Ltd, (the Applicant)* in relation to a Development Application lodged with Brisbane City Council (*BCC*) under the *Planning Act 2016 (the Planning Act)* over the above land seeking:

- Development Permit for Carrying out Building Work;
- Preliminary Approval for Carrying out Operational Work; and
- Development Permit for a Material Change of Use – Food and drink outlet.

This correspondence summarises the outcomes of public notification and provides a response to the matters raised in the submissions to assist Council in their assessment.

### **Public Notification**

In accordance with section 53 of the Planning Act 2016, the development underwent public notification for 15 business days between 24 June 2026 to 15 July 2026.

It is noted that, two (2) adjoining land owners were notified of the application with 'Notices to Owners' issued by Registered Post on Wednesday, 23 June 2026. A published notice was issued to the appropriate entity on 23 June 2026, and signs were placed on the land in accordance with Development Assessment Rules on 23 June 2026, ready for Public Notification to start on 24 June 2026.



## Submissions

During the public notification period, a total of four 'properly made' submissions were received, including one (1) in support and four (4) in opposition. The key themes raised in the submissions were:

1. Support of Application for Commercial Use
2. Vegetation Retention
3. Fauna protection
4. Lighting impacts

Please find below a response to each of these key themes below:

### 1. Support of Application for Commercial Use

A submission was lodged in support of the proposed development along Wynnum Road, supporting the principle of locating commercial buildings along a main road.

#### Response:

Saunders Havill would like to acknowledge the support from the community with regards to the support for change of use from a Service Station to Food and Drink Outlets. Saunders Havill agree that the land parcel provides a unique opportunity to provide the required additional commercial land. The proposal looks to improve on the previously supported commercial development onsite.

### 2. Vegetation Retention

*Retention of established vegetation within the frontage*

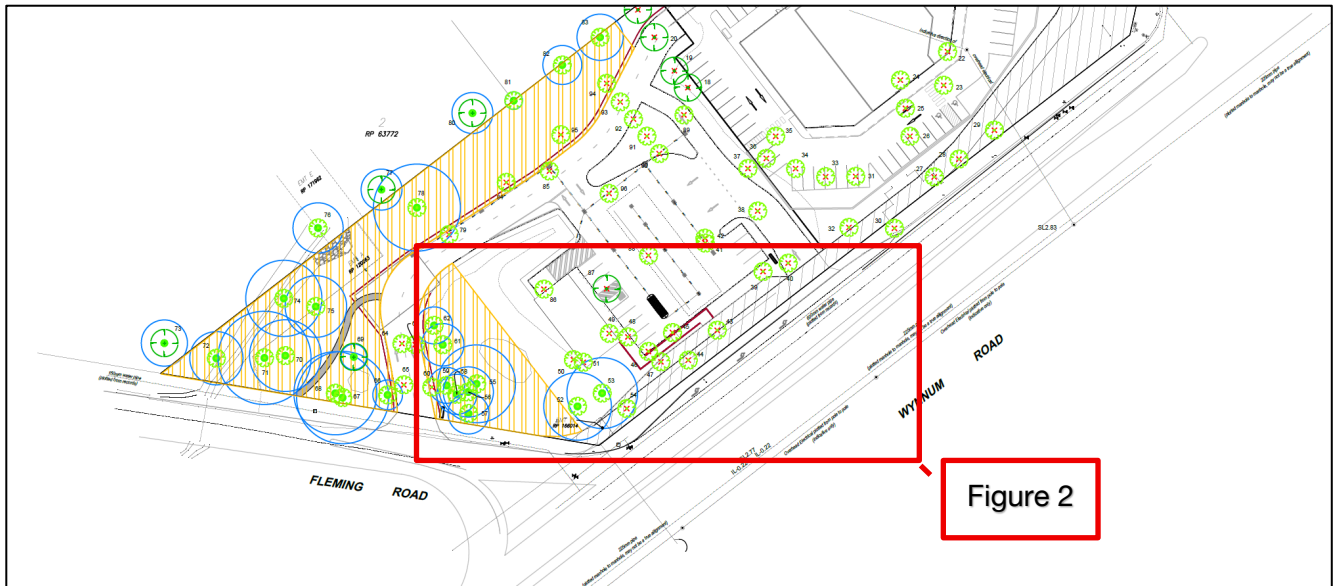
#### Response:

Saunders Havill acknowledges the submitters' comments regarding vegetation retention along Fleming Road and Wynnum Road. The Applicant has relied upon the previously approved Vegetation Management Plan (VMP), endorsed by Brisbane City Council, to inform the development footprint. Importantly, throughout the site's development history, the extent of impervious areas has been progressively reduced to maximise the retention of established vegetation where possible. The current application does not seek to increase the approved development footprint or reverse the vegetation outcomes previously approved. Rather, it maintains the established development framework while retaining significant vegetation where practicable.

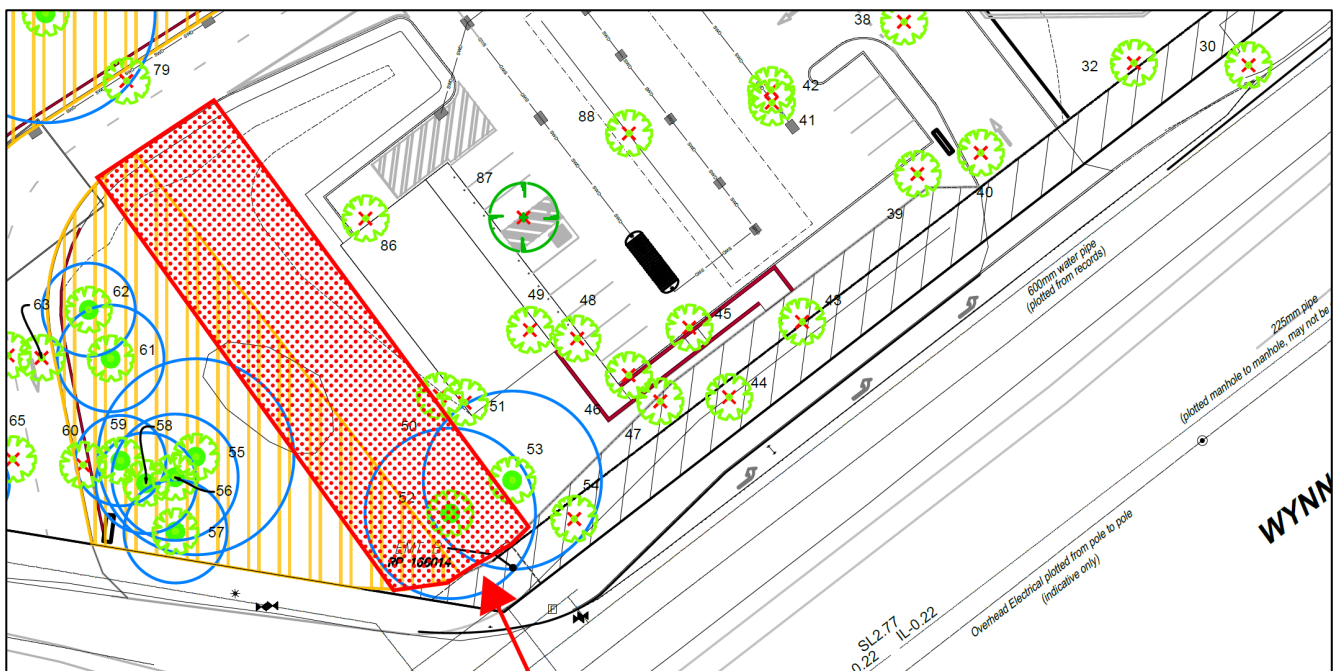
This approach demonstrates the Applicant's ongoing commitment to balancing development outcomes with the retention of established landscape character and vegetation across the site.

As part of the approved VMP (**Attachment A**) there is proposed road widening to accommodate road corridor infrastructure upgrade as mapped by Brisbane City Council and delivered by the Applicant.

Within the road corridor upgrade there is the removal of nine (9) trees relative to the proposed development, of note are Tree 30, 44, 45, 47 & 54 which are forest red gum and broad leaf paper bark. The trees identified range from 10 – 16m tall and have canopies ranging from 5 – 9m. Please see **Figure 1 & 2** below which illustrate the previously approved trees to be removed and approved.



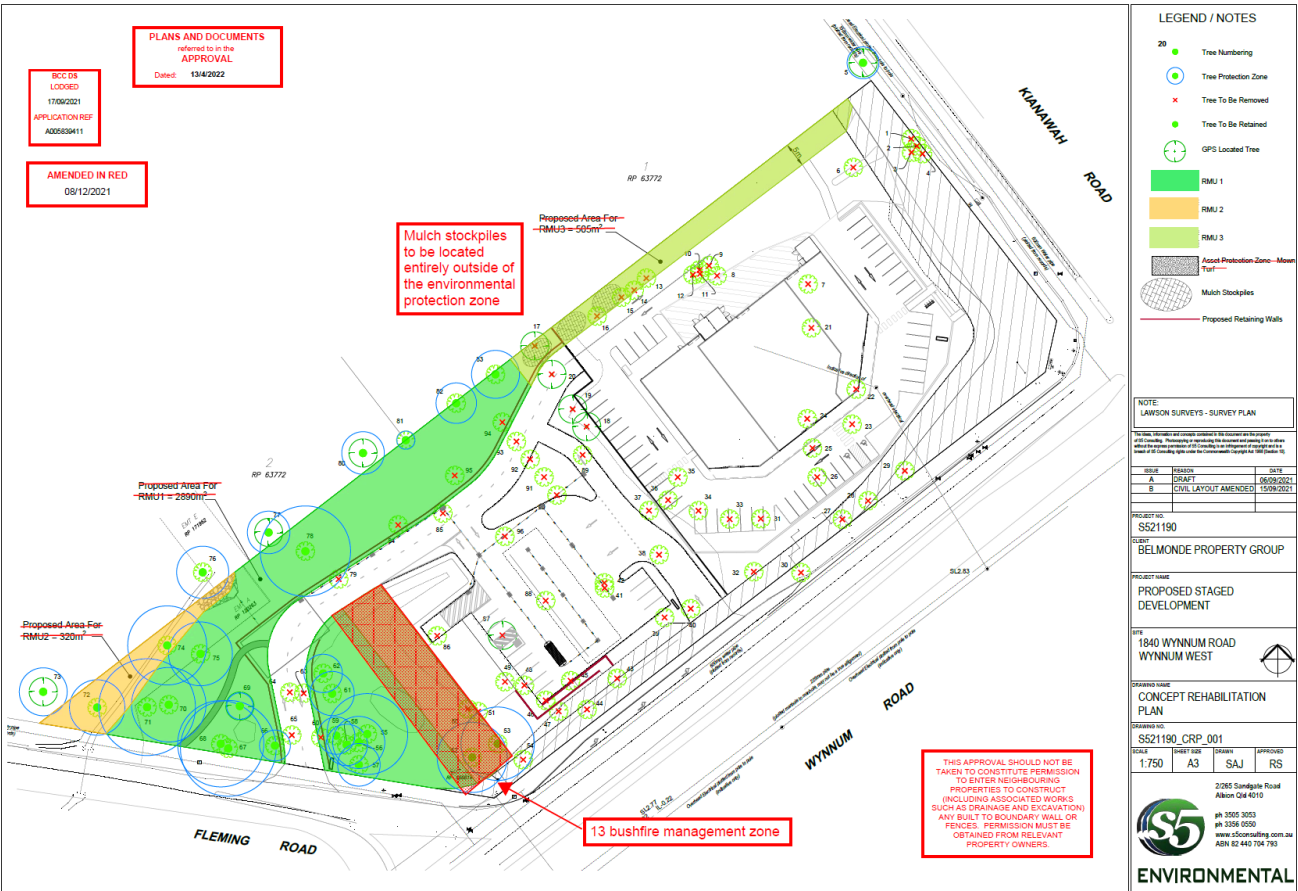
*Figure 1 – Approved Vegetation Management Plan – S5 Environmental*



*Figure 2 – Approved Vegetation Management Plan (Magnified) – S5 Environmental*

Brisbane City Council when there is loss of vegetation over the site the applicant is responsible for compensatory planting throughout the site. As such, a condition of the approval that will carry forward is the responsibility of compensatory planting. Please see the snapshot of

Concept Rehabilitation Plan which shows compensatory planting along the Fleming Road boundary and neighbouring the residential dwellings.



Additionally, to accommodate for the loss of vegetation as part of a Local Government Infrastructure Upgrade, Saunders Havill Landscape team has proposed large, dense vegetation along the Wynnum Road frontage to replace vegetation lost as part of a council infrastructure project. Please see **Figure 4 & 5** which has been submitted to Council for their assessment.

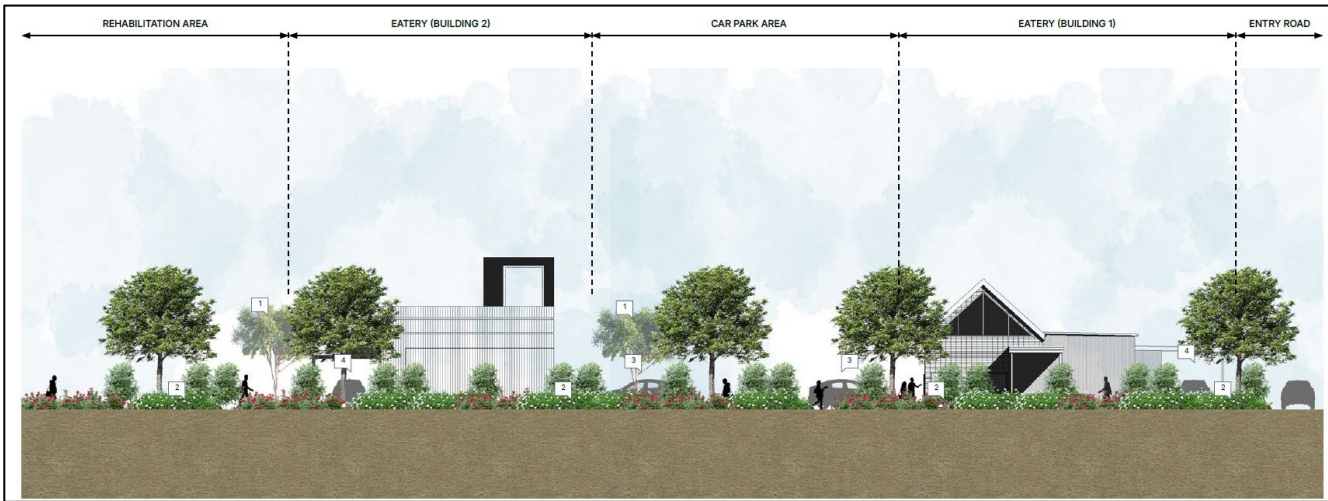


Figure 4 - Street View from Wynnum Road – Landscape Concept Plan



Figure 5 - Street View from Wynnum Road – Landscape Concept Plan

### 3. Fauna Protection

*Submitters have raised comments regarding observed onsite fauna.*

#### **Response:**

A Detailed Ecological Assessment was prepared in support of the original development application submitted to Brisbane City Council (A004842728). The assessment included a site inspection by a Senior Ecologist and Ecologist from S5 and considered both the site-specific characteristics and the broader landscape context. The assessment determined that the site provides limited habitat value for significant fauna species and that the likelihood of most significant species occurring on the site is low. Importantly, the site is heavily influenced by surrounding urban infrastructure, being bounded by a major road corridor and additional road frontages, which reduces habitat connectivity and increases disturbance. Consequently, the site does not constitute critical koala habitat and is unlikely to play a significant role in supporting local koala populations.

### 4. Lighting Impacts

*External lighting creating an impact to neighbouring residential uses.*

#### **Response:**

As part of the Development Application a Code Compliance was prepared in response to planning scheme requirements. As part of the code compliance the applicant had to address outdoor lighting impacts in which they nominated they will provide outdoor lighting in accordance with planning scheme requirements (Australian Standards). As part of this application signage is not assessed and this will form a later development application for Operational Works.

Should any clarification be required, please contact me on 0407 145 391 or email at [michaelrush@saundershavill.com](mailto:michaelrush@saundershavill.com)

Yours faithfully  
**Saunders Havill Group**

A handwritten signature in black ink, appearing to be 'MR', with a horizontal line extending to the right.

Michael Rush  
**Senior Town Planner**