Please Quote Our Ref: 9952

BCC DS
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20/10/2026
APPLICATION REF
A007025878

20 October 2026

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

Attn: Synthia Rduch

Dear Synthia,

RE: Response to information request
Proposed boundary realignment (2 into 2 lots)
44 Constellation Way, Wynnum
Council reference: A007025878

We are writing in response to Council's information request for the above-mentioned development application, dated 17 June 2026, in accordance with section 13.2(a) of the *Development Assessment Rules*.

Please find attached the following supporting documents:

Annexure A	**Proposed driveway and cross sections.**
Annexure B	**Bushfire Management Plan**

Our response to the information request is as follows—

GATEWAY SURVEY & PLANNING

Now Part Of:
ESO SURVEYORS

Engineering Setout Pty Ltd
ABN 46 003 992 078

LAND SURVEYORS
TOWN PLANNERS
PROPERTY CONSULTANTS
GPS SURVEYS
ENGINEERING SURVEYS

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2221 Wynnum Road,
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Access

1) It is acknowledged Lot 93 has no future driveway crossover is proposed to the street however, as the existing tennis court is retained by a concrete wall approx. 1.25m high (adjacent to Constellation Way) this does not facilitate a compliant future driveway crossover, as vehicle access at a suitable gradient has not been provided this does not comply with PO3/AO3.2 and AO3.5 of the Subdivision code, PO3/AO3.1 of the Transport, access, parking and servicing (TAPS) code.
    a) Provide an amended plan; and a longitudinal section showing the access location; and demonstrate the access driveway grades comply with BSD-2024, in accordance with section 4.3 of the TAPS planning scheme policy.

Response—Item 1

The conceptual driveway layout and longitudinal sections (**Annexure A**) provides a compliant future driveway crossover for proposed Lot 93 that complies with the grades indicated in BSD-2024 and the TAPS Planning Scheme Policy (PSP). The provided plans provide evidence the proposed development complies with the outlined outcomes within the subdivision and TAPS code.

Bushfire

2) The site is mapped as Medium hazard buffer area within the Bushfire overlay and therefore an assessment against sections A and C of the Bushfire overlay code is required.
    a) Provide a site-specific bushfire hazard assessment (and management plan) in accordance with the Bushfire planning scheme policy or other approved methodology. Where within a bushfire prone area, provide a radiant heat exposure assessment to demonstrate compliance with PO1 of the Bushfire overlay code. Bushfire Reporting and hazard assessment guidelines are available within the technical assessment guide for Bushfire reporting available on Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low', no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.

Response—Item 2

A Bushfire Assessment and Management Plan (**Annexure B**) has been commissioned, which provides a radiant heat exposure assessment that demonstrates compliance with PO1 of the Bushfire Overlay Code and the Bushfire PSP.

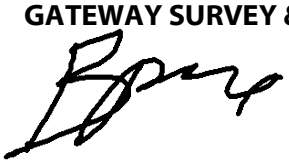
The revised proposal and additional information provided herein addresses Council's information request in its entirety.

Pursuant to section 15.1(b)(i) of the *Development Assessment Rules*, the information request period hereby ends. 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



Braydon Jones
Town Planner