



Dedicated to a better Brisbane

17 July 2026

Queensland Planning And Survey Pty Ltd
C/- Queensland Planning And Survey Pty Ltd
P.O. Box 294
ASHMORE QLD 4214

ATTENTION: Phillip O'Callaghan

Application Reference: A006944952
Address of Site: 50 PRITCHARD ST LYTTON QLD 4178

Dear Phillip

RE: Further advice

The response to Brisbane City Council's information request issued on 24 March 2026 has been reviewed and the following outstanding issues are to be addressed for a decision to be able to be made.

Bushfire hazard

- 1) Part of the proposed development is identified within the Potential Impact Buffer area mapped within the State Planning Policy (SPP) Natural Hazards, Risk and Resilience bushfire mapping. In accordance with section 2.1 State planning policy of the *Brisbane City Plan 2014* (City Plan), the State's bushfire mapping has not been integrated into the City Plan, and therefore the SPP and its mapping applies to the extent of any inconsistency with the City Plan.

Provide a site-specific bushfire hazard assessment in accordance with the City Plan's Bushfire Planning Scheme Policy or other approved methodology for bushfire hazard assessment. Bushfire reporting and hazard assessment guidelines are available within the [technical assessment guide for Bushfire reporting](#) available on Brisbane City Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low' no further assessment against the Bushfire overlay code of the City Plan is required for the proposed development. If the assessment determines a hazard score of 'medium or 'high', an assessment against the relevant sections of the Bushfire overlay code are required to be provided. A 'medium' or 'high' hazard score also requires a Bushfire Management Plan be provided.

Provide an assessment against the relevant sections of the Bushfire overlay code based on the findings of the bushfire reporting that is to be provided as detailed above within this letter.

Layouts & Elevations

- 2) It is acknowledged that the information request response advises all buildings are single storey; however, no elevations have been provided to confirm the height of the proposed buildings.

In lieu of providing elevation plans for each of the buildings proposed as part of this application, provide photographs of each proposed building to confirm their height and appearance.

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

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ashleigh Coombes'.

Ashleigh Coombes
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Development Services
Brisbane City Council