



*Dedicated to a better Brisbane*

17 June 2026

Rachael Shaw  
C/- Gateway Survey & Planning Pty Ltd  
PO Box 689  
WYNNUM QLD 4178

**ATTENTION: Braydon Jones**

**Application Reference:** A007025878  
**Address of Site:** 44 CONSTELLATION WAY WYNNUM QLD 4178

Dear Braydon

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

### **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.

### **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.

b) Provide an assessment against the relevant sections of the Bushfire overlay code, based on the findings of the Bushfire reporting.

**Urban Utilities (UU)**

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

**Responding to this request**

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007025878.

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

Yours sincerely



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