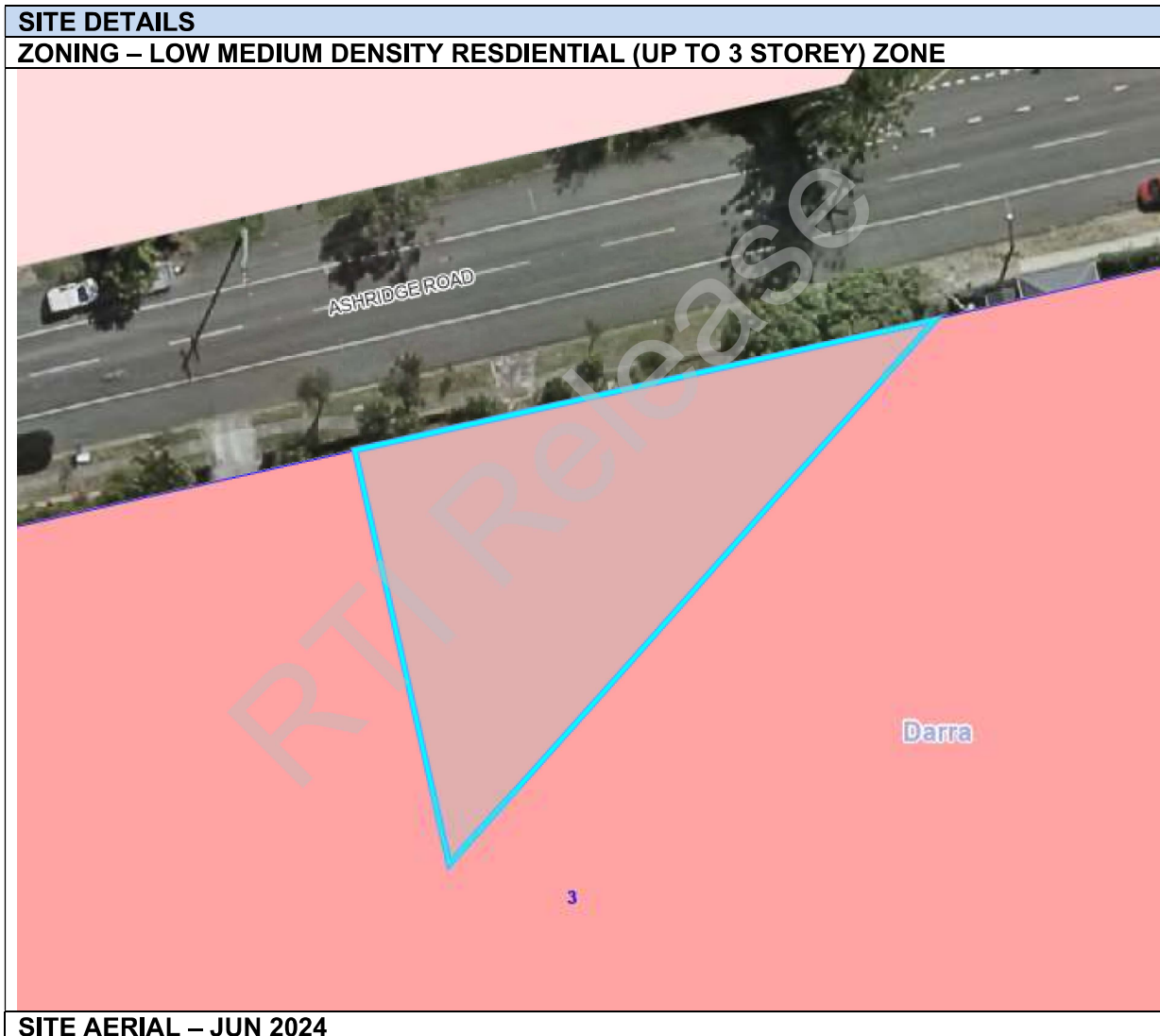
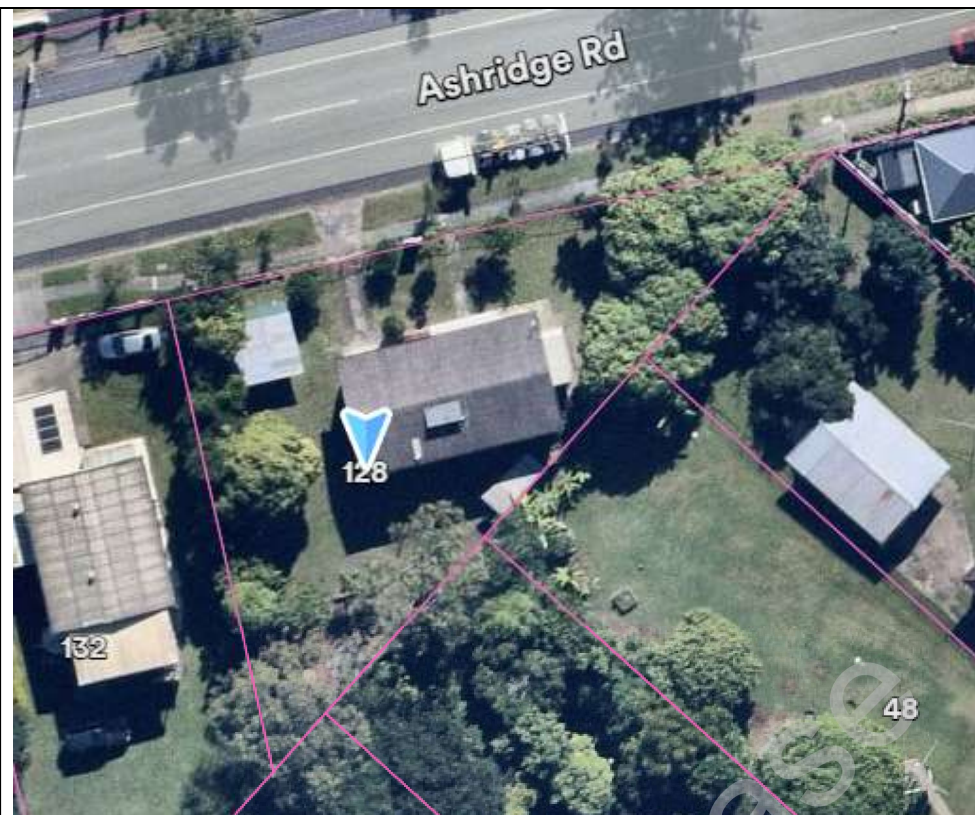


Assessment Workbook
A006565555 – 128 ASHRIDGE RD DARRA QLD 4076

The Council has received a development application under the *Planning Act 2016*. The following provides a summary of the application details and assessment undertaken.

APPLICATION STATUS (ACTIVE/INACTIVE)		
DA Rules Part	Due/Sent Dates	Comments
Properly made	23/07/2024	
Confirmation	6/08/2024	Not required
IR	21/08/2024	Not sent
Decision	25/09/2024	





STREET VIEW – FEB 2024



PROPOSAL

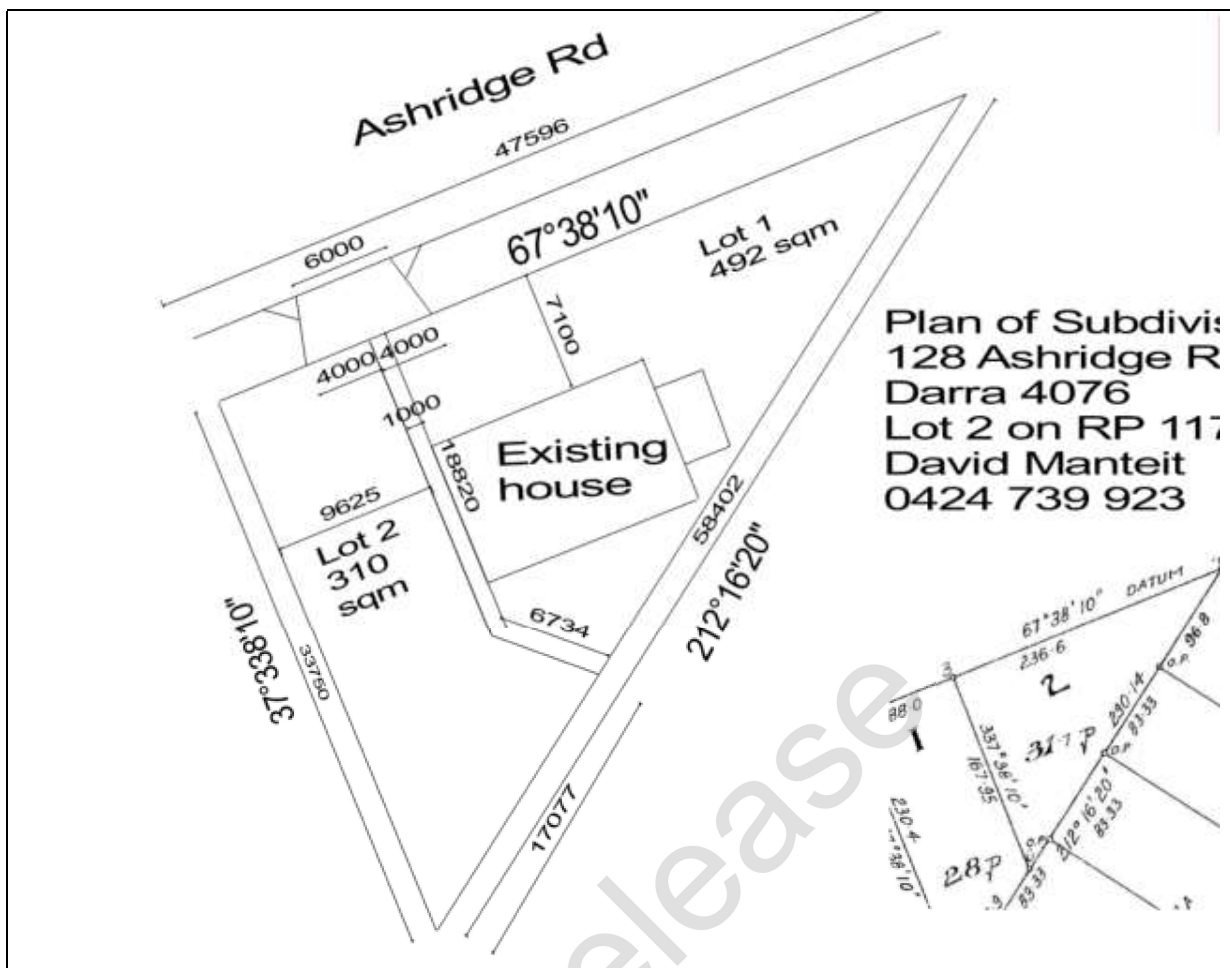
Reconfiguring a lot (1 into 2 lots)

- proposed Lot 1: 492m²
- proposed Lot 2: 310m²

Existing house to remain on Lot 1

Access via a shared crossover to Ashridge Road which is mapped as a District Road

SUBDIVISION PLAN



SITE HISTORY								
No relevant development history								
L 2/RP.117157 L 2 RP.117157 PAR OXLEY						No Child Properties	No Parent Properties	
Official Location		128 ASHRIDGE RD DARRA QLD 4076						
DART APPLICATIONS								
Application Ref	Application Type	Shop/Unit	Recd Date	Status Date	Status	All Works Finalised	Old Appln No	Purpose
A006565555	DA - PA - Reconfiguring a Lot		10-JUL-2024		Assessment	N/A	2241050	Reconfiguring a lot (1 into 2 lots)
DRAINAGE PLANS								
Drainage Plan No. Roll No/File No.		Microfilm Date						
202001		Roll no: 440 File no: 158881 06-NOV-1973						
BUILDING CARDS (MICROFILMED)								
M004-027-048								
PROPERTY NOTICES								
Created Date By	Closure Date Reason	Notify Date	Served On	Action Nature	Status	Reference		
15-MAY-2017 066823	15-MAY-2017 Compliance Achieved	15-MAY-2017	Owner	Vegetation	Closed - Complied	CA111463		
Comments	PEST PLANT ADVISORY LETTER -							
Dedicated to a better Brisbane						Properties on the Web (5.2.2)		
© Brisbane City Council						Page generated: Jul 29, 2024 2:50pm		

PRELODGEEMENT HISTORY	
A00	NO PRELODGEEMENT MEETING

PERMITS, CATEGORIES OF ASSESSMENT AND APPLICABLE CODES
The application has been assessed in accordance with the <i>Planning Act 2016</i> . The application is

subject to (Code / Impact) assessment according to the Tables of Assessment – Part 5 of the Brisbane City Plan 2014.

Zone	Permit – COA	Applicable Codes
LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE		
NP	Permit – COA	Applicable Codes
DARRA-OXLEY DISTRICT NEIGHBOURHOOD PLAN		
DARRA-OXLEY DISTRICT NP - DARRA CENTRE PRECINCT		
DARRA-OXLEY DISTRICT NP - DARRA RESIDENTIAL 1B SUB- PRECINCT		
Overlay	Permit – COA	Applicable Codes
AIRPORT ENVIRONS OVERLAY		
AIRPORT ENVIRONS OVERLAY - BIRD AND BAT STRIKE ZONE SUB-CATEGORIES		
AIRPORT ENVIRONS OVERLAY - WITHIN 6KM MAX INTENSITY OF LIGHT SOURCES 3 DEGREES ABOVE HORIZON SUB-CAT		
AIRPORT ENVIRONS OVERLAY - ZONE D - 450 CANDELA - 1500M WIDE 4500M FROM RUNWAY STRIP SUB- CATEGORY		
AIRPORT ENVIRONS OVERLAY - LIGHT INTENSITY SUB- CATEGORIES		
AIRPORT ENVIRONS OVERLAY - CONICAL LIMITATION SURFACE CONTOURS SUB- CATEGORY		
AIRPORT ENVIRONS OVERLAY - OBSTACLE LIMITATION SURFACES (OLS) SUB- CATEGORIES		
AIRPORT ENVIRONS OVERLAY - PROCEDURES AIR NAV SERVICES-AIRCRAFT OPS SURFACES SUB-CATEGORIES		

AIRPORT ENVIRONS OVERLAY - BBS SUB-CATEGORIES - DISTANCE FROM AIRPORT 3- 8KM SUB-CATEGORY		
BICYCLE NETWORK OVERLAY		
CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY		
CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY - CIMN PLANNING AREA SUB- CATEGORY		
COMMUNITY PURPOSES NETWORK OVERLAY		
DWELLING HOUSE CHARACTER OVERLAY	N/A	
ROAD HIERARCHY OVERLAY	Code	
STREETSCAPE HIERARCHY OVERLAY	Code	

REFERRAL REQUIREMENTS		
Agency	Trigger	Comments <i>(include initial & progress status: referred by applicant, advice provided, re-referred if changes made to the application)</i>
NO REFERRAL REQUIRED		

COUNCILLOR COMMENTS		
Ward	Councillor	Date referred
Jamboree	Cr Hutton	29-JUL-2024
Comments		
No comments provided		

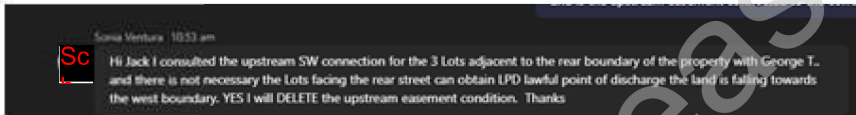
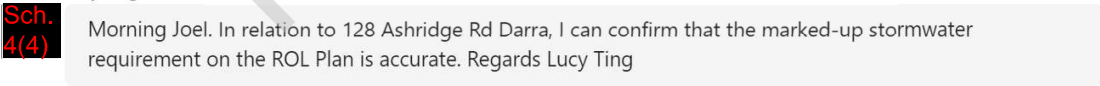
DTM ISSUES	
Issue	Comments
SCOPING 26/7- Google street view shows a small street tree where the driveway for proposed lot 2 will be constructed	Street tree confirmed for removal. PPI agreed on outcome as part of Street tree scrub. Refer to SCRUM memo in merge docs

SCOPING 26/7- according to applicant the existing retaining wall along western boundary to be raised to obtain lawful point of discharge - streetview shows this retaining wall in disrepair and will need to be reconstructed - check with engineering and if a dilapidation report is required (described as an "Old Leaning Block Ret Wall")	
SCOPING 26/7- Lawful point of discharge	

NB: The Issues Summary should be an overview of the assessment of the application. The table below can be used or simply to provide a guide of the information that should be represented in the Issues Summary to 'tell the story' of the assessment and the recommendation for your delegate.

ISSUES SUMMARY		
Discipline	Issue / CP 2014 criteria (insert additional row/s to detail each individual issue)	Comments <i>Details regarding application history and progression of issues through the assessment process and how they are resolved.</i>
Planner		Initial assessment <i>(include outcome: PO supported; Raise in IR; No requirement)</i>
		Response to IR <i>(include outcome: Meets AO; PO supported; Raise in FI; Ground for refusal)</i>
		Further Issues <i>(include outcome: Meets AO; PO supported; Ground for refusal)</i>
Engineering		Initial assessment <i>(include outcome: PO supported; Raise in IR; No requirement)</i>
		Response to IR <i>(include outcome: Meets AO; PO supported; Raise in FI; Ground for refusal)</i>
		Further Issues <i>(include outcome: Meets AO; PO supported; Ground for refusal)</i>
Ecology		Initial assessment <i>(include outcome: PO supported; Raise in IR; No requirement)</i>
		Response to IR <i>(include outcome: Meets AO; PO supported; Raise in FI; Ground for refusal)</i>
		Further Issues <i>(include outcome: Meets AO; PO supported; Ground for refusal)</i>
Landscape Architecture		Initial assessment <i>(include outcome: PO supported; Raise in IR; No requirement)</i>
		Response to IR <i>(include outcome: Meets AO; PO supported; Raise in FI; Ground for refusal)</i>
		Further Issues <i>(include outcome: Meets AO; PO supported; Ground for refusal)</i>
Architect		Initial assessment <i>(include outcome: PO supported; Raise in IR; No requirement)</i>

EMO		Response to IR <i>(include outcome: Meets AO; PO supported; Raise in FI; Ground for refusal)</i>
		Further Issues <i>(include outcome: Meets AO; PO supported; Ground for refusal)</i>
		Initial assessment <i>(include outcome: PO supported; Raise in IR; No requirement)</i>
		Response to IR <i>(include outcome: Meets AO; PO supported; Raise in FI; Ground for refusal)</i>
		Further Issues <i>(include outcome: Meets AO; PO supported; Ground for refusal)</i>

OTHER ASSESSMENT MATTERS <small>(e.g. Human Rights, Regional Plan, State Planning Policy, concept plans, meeting with applicant)</small>	
Assessment Matter	Comments
UPSTREAM DRAINAGE CONNECTION	Application at 134 Ashridge (A006534919) did not request / condition connection (refer below note from WB)
<p>Upstream drainage easement not required – AM confirmed with engineer on 21/6.</p> 	
Discussion with SV team	Spoke to Jay Chambers about 1m setback for existing house. Jay confirmed that it is likely something that they would not object to through a SV process given limited openings on the existing house and the fact that someone that butts the property will be aware of the proximity of the adjoining house.
Confirmation from TST about plan mark ups	Carried mark ups over to plan of subdivision. Confirmation below that TST is happy with mark ups and final plan
<p>Lucy Ting 10:58 am</p> 	

FILE REVIEW DISCUSSIONS/ACTIONS	
Date of file review	Performance Outcomes agreed, actions and advice provided. Please include the name of the Delegate
FILE REVIEW 01/0/2024	<p>Present: M. Orr, Z. Piper, T. Byrne, K. Kelly</p> <p>Lot sizes and layout look to be ok albeit a little oddly shaped. Check with SV team about siting variation for the retention of the existing house Review some of the engineering outcomes including stormwater and the retaining wall on the western boundary Send to LA and take to street tree scrum Consider not sending an IR if outcomes can be conditioned.</p>

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RTI Release

CHECKLIST FOR FILE REVIEWS				
	Completed	N/a	Date	Comments
Fee reduction, waiver, refund request				
Fee memo completed and sent to the Team Manager	<input type="checkbox"/>	<input type="checkbox"/>		
Early scoping work request assigned to AM				
All the relevant work requests have been sent to Engineering and Specialist Services, Design Brisbane and City Plan Operations team (Strategic advice)	<input type="checkbox"/>	<input type="checkbox"/>		
Relevant planning history files have been requested	<input type="checkbox"/>	<input type="checkbox"/>		
Early scoping work request has been closed if the application is properly made and scoping has been completed	<input type="checkbox"/>	<input type="checkbox"/>		
Initial assessment (post properly made)				
Update 'Assessment Part' in DART and the Application Tracking spreadsheet	<input type="checkbox"/>	<input type="checkbox"/>		
NAD and the Assessment Workbook have been generated and the Planners Portfolio has been uploaded to DART	<input type="checkbox"/>	<input type="checkbox"/>		
'Call First' completed and the running sheet in DART has been updated	<input type="checkbox"/>	<input type="checkbox"/>		
Initial check of the application completed by Assessment Manager (AM) (Categories of development and assessment, permits and description of development, owner's consent, referrals, IR opt out etc.)	<input type="checkbox"/>	<input type="checkbox"/>		
Does the application need to be escalated to the Team Manager/Planning Services Manager?	<input type="checkbox"/>	<input type="checkbox"/>		
Has the Local Councillor been notified of the application?	<input type="checkbox"/>	<input type="checkbox"/>		
Prior to sending any information request (IR)				
Discuss with Delegate/Team Manager if a site visit is required before issuing any Information request	<input type="checkbox"/>	<input type="checkbox"/>		
Review any applicable Prelodgement advice and contact Prelodgement Services if the draft IR is inconsistent with the advice provided in the Prelodgement Meeting Record/s	<input type="checkbox"/>	<input type="checkbox"/>		
Identify conflicting advice from the Assessment Team and call and/or organise a meeting with relevant Engineer/Specialist to clarify matters/confirm position	<input type="checkbox"/>	<input type="checkbox"/>		

CHECKLIST FOR FILE REVIEWS				
	Completed	N/a	Date	Comments
Determine if there are any items to be included in an IR. If no IR, update 'Assessment Part' in DART and update Application Tracking spreadsheet	<input type="checkbox"/>	<input type="checkbox"/>		
NAD and Assessment Workbook are completed as much as possible, assessment against the applicable assessment benchmarks completed and saved in the Planners Portfolio and draft conditions set	<input type="checkbox"/>	<input type="checkbox"/>		
Is advice required from Planning DRG/Infrastructure DRG?	<input type="checkbox"/>	<input type="checkbox"/>		
Does the application need to be escalated to the Team Manager/Planning Services Manager?	<input type="checkbox"/>	<input type="checkbox"/>		
Waiting for the Information Request (IR) response				
Update 'Assessment Part' in DART and the Application Tracking spreadsheet	<input type="checkbox"/>	<input type="checkbox"/>		
Check in with Applicant 2 weeks before IR response is due and determine if an extension to the IR response period is required	<input type="checkbox"/>	<input type="checkbox"/>		
IR response received				
Update 'Assessment Part' in DART and the Application Tracking spreadsheet	<input type="checkbox"/>	<input type="checkbox"/>		
Work requests sent to Engineering and Specialist Services to review IR response	<input type="checkbox"/>	<input type="checkbox"/>		
Does the application need to be escalated to the Team Manager/Planning Services Manager?	<input type="checkbox"/>	<input type="checkbox"/>		
Assessment of the Information Request response completed and recorded in the Planners Portfolio, NAD and Assessment Workbook	<input type="checkbox"/>	<input type="checkbox"/>		
Notice of compliance received (if applicable)				
Update 'Assessment Part' in DART and the Application Tracking spreadsheet	<input type="checkbox"/>	<input type="checkbox"/>		
Public notification has been undertaken correctly and the 'advertised correctly' box in the submission tab on DART has been ticked	<input type="checkbox"/>	<input type="checkbox"/>		
Issues raised in submissions reviewed and response documented in the NAD	<input type="checkbox"/>	<input type="checkbox"/>		
Send reminder email to the Local Councillor if the Local Councillor has not yet commented	<input type="checkbox"/>	<input type="checkbox"/>		
Decision stage for the Application				

CHECKLIST FOR FILE REVIEWS				
	Completed	N/a	Date	Comments
Update 'Assessment Part' in DART and the Application Tracking spreadsheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Have Engineering and Specialist work requests and conditions have been finalised?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Confirm if there are any outstanding issues or if application is 'decision ready' If issues, discuss the issues with the Delegate and determine if a Further issues letter is to be sent to the Applicant If no issues, place application on the Decision Ready List and team target list	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Send Further issues letter and record decision date in Application Tracking spreadsheet, DART and in diary/calendar to ensure the application does not become 'deemed approved'	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
If there are no outstanding issues and an ICN is required, fill in the ICN calculation form and send a work request to the TIC team	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Determine if the decision period for the application needs to be extended	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Does the application need to be escalated to the Team Manager/Planning Services Manager?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Application has been placed on the DRL	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Proactive or reactive media template completed	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Amendments in red to approved documents discussed with the Applicant before deciding the application	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



DART Work Request Details Report

Permit

Project Ref: 2241050

Permit Ref: DARL452133624

Permit Status: Suspended

Permit Type: DA - PA - Reconfiguring a Lot

Location/s: 128 ASHRIDGE RD DARRA QLD 4076

Client Name: Manteit, David John Leslie

Client Address: 128 Ashridge Road DARRA QLD 4076

Contact Numbers: (Ph)
(Fax)
(Mobile) 0424 739 923
(Email) davidmanteit@hotmail.com

Client Name: Manteit, David John Leslie

Client Address: 128 Ashridge Road DARRA QLD 4076

Contact Numbers: (Ph)
(Fax)
(Mobile) 0424 739 923
(Email) davidmanteit@hotmail.com

Work Request

Assigned To: RUHLAND, Scott

From Date: 20 August 2024

Due Date: 3 September 2024

Completed: Y

Actual Date: 3 September 2024

Request Type: Advice

Advice Type: Engineering

Key Issues: Hi Scott,
As discussed, sending this back for confirmation on the upstream connection and a review of the retaining wall / filling requirements.
Thanks,
Joel

Work Request Outcome: Completed

Action Taken: Hi Joel,
ENG Conditions entered in accordance with TST-Traffic and TST-Hydraulics advice where applicable. Stormwater Drainage Plan uploaded to EXT Docs for approval.
If there are any further Engineering questions regarding this application, please see me.
Cheers,
Scott



DART Work Request Details Report

Permit

Project Ref: 2241050

Permit Ref: DARL452133624

Permit Status: Suspended

Permit Type: DA - PA - Reconfiguring a Lot

Location/s: 128 ASHRIDGE RD DARRA QLD 4076

Client Name: Manteit, David John Leslie

Client Address: 128 Ashridge Road DARRA QLD 4076

Contact Numbers: (Ph)
(Fax)
(Mobile) 0424 739 923
(Email) davidmanteit@hotmail.com

Client Name: Manteit, David John Leslie

Client Address: 128 Ashridge Road DARRA QLD 4076

Contact Numbers: (Ph)
(Fax)
(Mobile) 0424 739 923
(Email) davidmanteit@hotmail.com

Work Request

Assigned To: TING, Lucy

From Date: 20 August 2024

Due Date: 3 September 2024

Completed: Y

Actual Date: 2 September 2024

Request Type: Advice

Advice Type: Engineering

Key Issues: Hi TST Hydraulics,
Please review this application. Assessment Report in EXT Docs.

Proposal: ROL 1 into 2

Previous Applications/Site History: NIL

Flooding: NIL

LGIP: NIL

Comments: Seeking comments regarding Filling for LPD and most importantly provision of upstream connection. Refer comments in Assessment Report regarding absolute refusal to any request for providing an upstream connection. Please confirm if required and if so which lots. This will likely be conditioned.

Please provide comments to me.

Thanks, Scott.

Work Request Outcome: Completed

Action Taken: See Lucy Ting email advice 02/09/2024



DART Work Request Details Report

Permit

Project Ref: 2241050

Permit Ref: DARL452133624

Permit Status: Suspended

Permit Type: DA - PA - Reconfiguring a Lot

Location/s: 128 ASHRIDGE RD DARRA QLD 4076

Client Name: Manteit, David John Leslie

Client Address: 128 Ashridge Road DARRA QLD 4076

Contact Numbers: (Ph)
(Fax)
(Mobile) 0424 739 923
(Email) davidmanteit@hotmail.com

Client Name: Manteit, David John Leslie

Client Address: 128 Ashridge Road DARRA QLD 4076

Contact Numbers: (Ph)
(Fax)
(Mobile) 0424 739 923
(Email) davidmanteit@hotmail.com

RTI Release



DART Work Request Details Report

Work Request

Assigned To: RUHLAND, Scott From Date: 12 July 2024
Due Date: 26 July 2024 Completed: Y Actual Date: 24 July 2024
Request Type: Code
Advice Type: Engineering
Key Issues: ROL - 1 into 2

Work Request Outcome: Completed

Action Taken: Initial ENG assessment complete, RFI required.

Upstream Connection

1. The proposed plans do not show provision for a lawful point of discharge for the future development of upstream lots as well as existing development.

Provide amended plans that show:

- i) An upstream connection to provide for the lawful point of discharge for the future development of upstream lots (Lots 97, 98 and 99 on RP 29723) and existing development in accordance with PO11 of the Stormwater Code and Chapter 7 of the ID PSP. These plans are to be RPEQ certified.
- ii) Easements are required over the above drainage in accordance with PO3 of the Stormwater Code and Section 7.1 of ID PSP

The proposed crossover may also clash with an existing street tree and may require street tree scrub advice.

If there are any Engineering questions regarding this application, please see me.

Cheers,
Scott.



DART Work Request Details Report

Permit

Project Ref: 2241050

Permit Ref: DARL452133624

Permit Status: Suspended

Permit Type: DA - PA - Reconfiguring a Lot

Location/s: 128 ASHRIDGE RD DARRA QLD 4076

Client Name: Manteit, David John Leslie

Client Address: 128 Ashridge Road DARRA QLD 4076

Contact Numbers: (Ph)
(Fax)
(Mobile) 0424 739 923
(Email) davidmanteit@hotmail.com

Client Name: Manteit, David John Leslie

Client Address: 128 Ashridge Road DARRA QLD 4076

Contact Numbers: (Ph)
(Fax)
(Mobile) 0424 739 923
(Email) davidmanteit@hotmail.com

Work Request

Assigned To: GIBBS, Tom

From Date: 12 July 2024

Due Date: 26 July 2024

Completed: Y

Actual Date: 19 July 2024

Request Type: Advice

Advice Type: Engineering

Key Issues: Hi TST Traffic,
Please review this application.
Proposal: ROL 1 into 2
Previous Applications/Site History: NIL
Road Hierarchy: Ashridge Road = District Road
LGIP/RPN: NIL
Comments: Please assess and advise of any further requirements.
Please provide comments to me.
Thanks, Scott.

Work Request Outcome: Completed

Action Taken: TST traffic memo in merge docs



Dedicated to a better Brisbane

Brisbane City Council ABN 72 002 765 795

**City Planning & Sustainability
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
www.brisbane.qld.gov.au

21 August 2024

Mr David Manteit
C/- David Manteit
128 Ashridge Road
DARRA QLD 4076

Application Reference: A006565555
Address of Site: 128 ASHRIDGE RD DARRA QLD 4076

Dear David,

RE: Information request under the *Planning Act 2016*

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

Stormwater discharge

1. The development proposes to discharge a portion of the stormwater to the rear of proposed Lot 2 and further states that upslope connections for several lots fronting Killarney Avenue are not required. Limited information or plans have been provided to demonstrate that this will not worsen flood nuisance to the proposed lots and adjoining properties in accordance with the requirements of the Stormwater code.
 - a. Provide a Site Based Stormwater Management Plan prepared by a Registered professional Engineer of Queensland (RPEQ) demonstrating how all lots achieve a lawful point of discharge.
 - b. Provide a concept earthworks plan demonstrating why it is not possible to provide an upslope connection to Lots 97, 98 and 99 on RP 29723.

Street tree

2. The proposed shared access appears to impact an existing street tree, however this has not been shown on the proposed plans.
 - a. Provide amended plans showing the location of existing street trees in relation to the proposed crossover.

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 quoting the application reference number A006565555.

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

Yours sincerely

Sch. 4(4)(6) / Sch. 4(3)(3)



Joel Wake
Senior Urban Planner
Planning Services South
Phone: (07) 3178 7467
Email: joel.wake@brisbane.qld.gov.au
Development Services
Brisbane City Council

RTI Release

NOTICE ABOUT DECISION ASSESSMENT REPORT (s63 Development Application)

6 November 2024

SITE:

Address of Site:	128 ASHRIDGE RD DARRA QLD 4076
Real Property Description:	L2 RP.117157
Area of Site:	802 m ²
Zone:	LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE
Name of Ward:	Jamboree

APPLICATION:

Aspects of Development:	DA - PA - Reconfiguring a Lot – Development Permit
Description of Proposal:	Reconfiguring a lot (1 into 2 lots)
Applicant:	David John Leslie Manteit C/- David John Leslie Manteit 128 Ashridge Road DARRA QLD 4076
Application Reference:	A006565555
Application Made Date:	23 July 2024

City Plan 2014

Zone:	LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE
Neighbourhood plan:	DARRA-OXLEY DISTRICT NEIGHBOURHOOD PLAN
Neighbourhood plan precinct:	DARRA-OXLEY DISTRICT NP - DARRA CENTRE PRECINCT
Neighbourhood plan sub-precinct	DARRA-OXLEY DISTRICT NP - DARRA RESIDENTIAL 1B SUB-PRECINCT
Overlays:	AIRPORT ENVIRONS OVERLAY
Overlays:	BICYCLE NETWORK OVERLAY
Overlays:	CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY
Overlays:	COMMUNITY PURPOSES NETWORK OVERLAY
Overlays:	DWELLING HOUSE CHARACTER OVERLAY
Overlays:	ROAD HIERARCHY OVERLAY
Overlays:	STREETSCAPE HIERARCHY OVERLAY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - BIRD AND BAT STRIKE ZONE SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - WITHIN 6KM MAX INTENSITY OF LIGHT SOURCES 3 DEGREES ABOVE HORIZON SUB-CAT
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - ZONE D - 450 CANDELA - 1500M WIDE 4500M FROM RUNWAY STRIP SUB-CATEGORY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - LIGHT INTENSITY SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - CONICAL LIMITATION SURFACE CONTOURS SUB-CATEGORY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - OBSTACLE LIMITATION SURFACES

	(OLS) SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - PROCEDURES AIR NAV SERVICES-AIRCRAFT OPS SURFACES SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - BBS SUB-CATEGORIES - DISTANCE FROM AIRPORT 3-8KM SUB-CATEGORY
Overlay Categories:	CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY - CIMN PLANNING AREA SUB-CATEGORY

The Council received a development application under the *Planning Act 2016* as detailed above.

1. The Planning Act 2016

The application has been assessed in accordance with the Planning Act 2016.

2. THE PROPOSAL

The application seeks approval for the following aspects of development:

Development Permit – Reconfiguration of a lot (1 into 2 lots).

A notice under s75 of the Planning Act 2016 to make change representations to the decision granted on 18 October 2024, was submitted on 24 October 2024.

3. ASSESSMENT BENCHMARKS AND COMPLIANCE

- The proposal reflects the relevant aspects with the following assessment benchmarks of the *Brisbane City Plan 2014*.
- The proposal complies fully with the relevant assessment benchmarks of the State Planning Policies.
- There are no temporary local planning instruments relevant to the application.

4. PLANNING SCHEME AND PLANNING SCHEME POLICIES

The proposal complies with the following assessment benchmarks of the *Brisbane City Plan 2014*:

- Low medium density zone code
- Darra – Oxley district neighbourhood plan code
- Subdivision code
- Bicycle network overlay code
- Community purposes network overlay code
- Road hierarchy overlay code
- Streetscape hierarchy overlay code
- Prescribed secondary codes as per Table 5.3.5.1 of City Plan 2014

5. MATTERS RAISED IN SUBMISSIONS

Under the Planning Act 2016, public notification of the proposal was not required.

6. MATTERS PRESCRIBED BY REGULATION

There were no further matters prescribed by regulation.

7. CHANGE REPRESENTATIONS MADE DURING THE APPLICANT'S APPEAL PERIOD

The applicant made change representations about matters in the development approval during the applicant's appeal period. The following table details Council's consideration of the matters raised and how they were dealt with.

Applicant's change representation	How the matter was dealt with
<p>24) Permanent Driveway Crossover</p> <ul style="list-style-type: none"> - Concerns raised that Council have removed the 8m flange at the proposed shared crossover. - The site has an existing driveway being 4m at the boundary. By reducing the boundary width, this will make the driveway off centre and less safe and cause reduced ability to reverse onto Ashridge Road because the existing garage/driveway and the Council proposed 6m wide boundary entrance do not line up. - Concerns raised the amendment reduces the overall safety of the entering and reversing on the blocks. - Lot 1 would benefit from a wider entry at the boundary of 8m to negotiate turning left. 	<p>The design of the proposed shared access crossover was not in accordance with Council's Infrastructure design planning scheme policy and Council's Brisbane Standard Drawings'. As such, the plan was amended in red and condition 24 – Permanent Driveway Crossover was imposed, which requires the provision of a 6m wide residential type shared permanent crossover to the Ashridge Road frontage.</p> <p>Given Ashridge Road is a low order, major road, the access design has been reviewed again by Council's Engineer's. The existing access crossover to the existing dwelling can be retained.</p> <p>When a future dwelling house is constructed on Lot 2, a crossover permit can be applied for at that stage.</p> <p>As such, Condition 24) has been removed and the amendment in red to the crossover removed.</p> <p>Condition 25) Redundant Driveway Crossover has also been removed, as it is no longer applicable.</p>
<p>12) Filling and/or Excavation</p> <ul style="list-style-type: none"> - Concerns raised regarding conditions and amendments in red by Council requiring filling of the site to achieve a usable building pad for Lot 2 and any associated earthworks to enable a lawful point of discharge to Ashridge Road. 	<p>Compliance assessment required to ensure that Brisbane City Council has oversight over earthworks given the poor condition and unclear location of the existing old leaning block retaining wall along the western boundary that will require reconstruction and raising within the development site and may require neighbouring property permission. Filling will be required to ensure a useable building pad is created and to provide a lawful point of discharge to the street as per condition 17 – On-site Drainage – Minor.</p> <p>The upstream stormwater connection and associated infrastructure required under condition 18 will also be located within this fill.</p> <p>As such, condition 12 – Filling and/or Excavation is to remain.</p>
<p>18) Up Stream Stormwater Drainage Connection - Minor</p> <ul style="list-style-type: none"> - Concerns raised regarding the provision of drainage for future upslope development of neighbouring properties. - Contention that no part of the rear properties drain through the development and they are not upslope. 	<p>Condition is required to ensure existing and new lots and dwellings are protected from nuisance stormwater discharge resulting from existing and ultimate future upstream development.</p> <p>Provision for upslope stormwater connection for two upslope properties fronting Killarney Avenue being (L98 RP29723 & L99 RP29723).</p> <p>This is required in accordance with AO2.2 / PO2 & AO11.1-AO11.2 / PO11 of the Stormwater code and Infrastructure design PSP - Section 7.6.5 (1-4).</p> <p>Plan amendment was added to ensure that it was clear that further detailed design of stormwater outcome was required and amendment on plan was considered concept only.</p> <p>Condition 18 – Up Stream Stormwater Drainage Connection – Minor is to remain.</p>

<p>13) Retaining Walls</p> <ul style="list-style-type: none"> - Applicant has noted that there are no future walls proposed in excess of 1m in height on the site. The existing retaining walls on the right will be replaced and is not a part of the scope of works for this site. A Form 16 structural certificate will be provided. - STA Consulting have provided a Form 15 for the right side retaining wall. 	<p>Conditions imposed on the basis that the existing block wall and fence along western boundary of the site will need to be reconstructed in conjunction with this development. Filling will be required to ensure a useable lot is created and to provide a lawful point of discharge to the street as per condition 17 – On-site Drainage – Minor. The upstream stormwater connection and associated infrastructure required under condition 18 will also be located within this fill.</p> <p>Compliance assessment required to ensure that Brisbane City Council has oversight over retaining structures, given the location of existing and proposed infrastructure and the current condition and position of retaining structures on site. Walls need to be designed and constructed to be fit for purpose, in accordance with AO2.1 / PO2 of the Filling and excavation code.</p>
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8. STATEMENT OF REASONS FOR DECISION

Subject to the development conditions contained within the attached approval package, the development is able to comply with the applicable assessment benchmarks against which the application was required to be assessed.

9. RECOMMENDATION

After considering the applicant's change representations, the approved proposal, and the relevant provisions of the *Planning Act 2016*, I recommend that:

1. the application be amended in accordance with the attached development approval package and a negotiated decision notice be given.

Sch. 4(4)(6) / Sch. 4(3)(3)

Roger Greenway
Principal Urban Planner
Development Assurance & Outcomes
Phone: 34034392
Email: roger.greenway@brisbane.qld.gov.au
Development Services
Brisbane City Council

DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Roger Greenway

30 October 2024

SITE:

Address of Site:	128 ASHRIDGE RD DARRA QLD 4076
Real Property Description:	L2 RP.117157
Area of Site:	802 m ²
Zone:	LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE
Name of Ward:	Jamboree

APPLICATION:

Aspects of Development:	DA - PA - Reconfiguring a Lot – Development Permit
Description of Proposal:	Reconfiguring a lot (1 into 2 lots)
Applicant:	David John Leslie Manteit C/- David John Leslie Manteit 128 Ashridge Road DARRA QLD 4076
Application Reference:	A006565555
Application Made Date:	23 July 2024

DECISION on representations about a development approval

1. Having considered the applicant's change representations made during the applicant's appeal period I am satisfied that the application accords with the requirements of the *Planning Act 2016* where applicable and as such:

(a) agree to amend the approval in accordance with the attached development approval package

OR

1. Having considered the applicant's change representations made during the applicant's appeal period I am not satisfied that the changes accord with the requirements of the *Planning Act 2016* where applicable and as such:

(a) do not agree to amend the approval

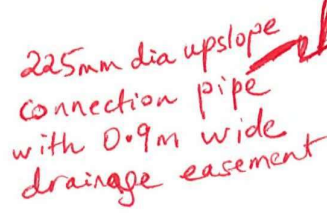
And direct that:

2. the applicant be advised of the decision
3. the Central SEQ Distributor-Retailer Authority be advised of the decision
4. the local Ward Councillor be advised of the decision
5. the notice about the decision be published on the website.

Dated (insert Delegate decision date)

As DELEGATE of Council

Approved multiple
RHS kerb adaptors



STORMWATER DRAINAGE PLAN

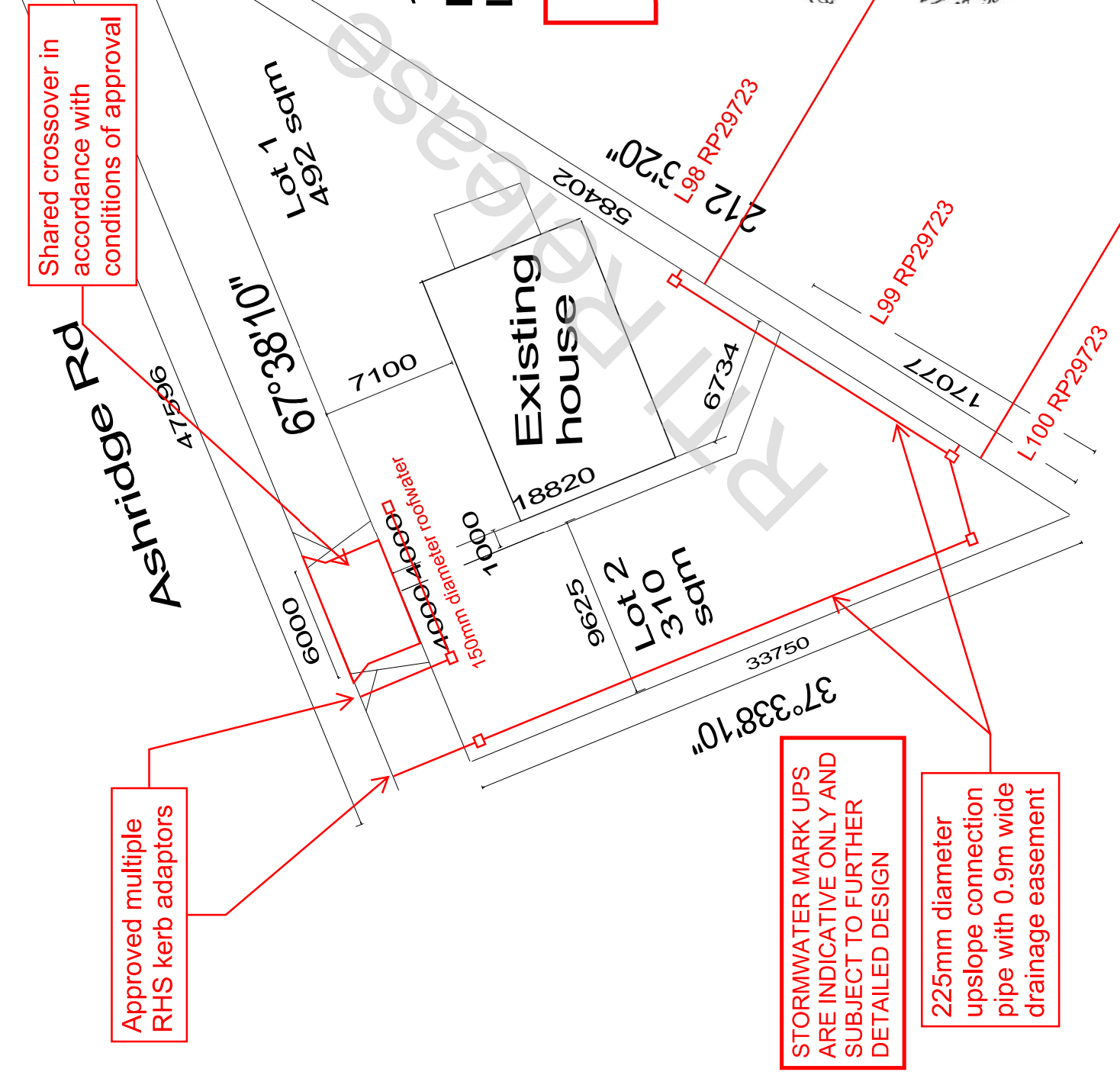
AMENDED IN RED
20/09/2024

Drawing Title: Plan of Subdivision
Drawing Number: SK01

128 Ashridge Rd
Darra 4076
Lot 2 on RP 117157

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: **25/09/2024**

THIS APPROVAL SHOULD NOT BE
TAKEN TO CONSTITUTE PERMISSION
TO ENTER NEIGHBOURING
PROPERTIES TO CONSTRUCT
(INCLUDING ASSOCIATED WORKS
SUCH AS DRAINAGE AND EXCAVATION)
ANY BUILT TO BOUNDARY WALL OR
FENCES. PERMISSION MUST BE
OBTAINED FROM RELEVANT
PROPERTY OWNERS.



From: Lucy Ting
Sent: Monday, 2 September 2024 1:35 PM
To: Margaret Orr; Darren Evans; Beau Reichert
Cc: George Kaithakkottil; Joel Wake; Zarndra Piper; Scott Ruhland; Emma Mezzina; Brendan Gillham; Margaret Orr; Darren Evans; Beau Reichert
Subject: 128 ASHRIDGE RD DARRA (A006565555)
Attachments: [20240902131637717.pdf](#)

Hi Scott & Joel

Following on from my MS Teams conversation with you both last Thursday 29/08/2024, I also spoke with Andrew Blake today. The development proposal can be approved with the Site drainage minor condition and the Upslope property drainage connection referencing the attached Stormwater Drainage Plan as marked up by TST Hydraulics.

Regards
Lucy Ting
Senior Engineer | Development Services
City Planning & Sustainability | BRISBANE CITY COUNCIL

Brisbane Square | 266 George Street BRISBANE QLD 4000
Phone: 07 3403 5005 | Fax: 07 3403 4291
Email: lucy.ting@brisbane.qld.gov.au

From: Margaret Orr <Margaret.Orr@brisbane.qld.gov.au>
Sent: Wednesday, August 28, 2024 5:57 PM
To: Darren Evans <Darren.Evans@brisbane.qld.gov.au>; Beau Reichert <Beau.Reichert@brisbane.qld.gov.au>
Cc: George Kaithakkottil <George.Kaithakkottil@brisbane.qld.gov.au>; Joel Wake <Joel.Wake@brisbane.qld.gov.au>; Zarndra Piper <Zarndra.Piper@brisbane.qld.gov.au>; Scott Ruhland <Scott.Ruhland@brisbane.qld.gov.au>; Emma Mezzina <Emma.Mezzina@brisbane.qld.gov.au>; Lucy Ting <Lucy.Ting@brisbane.qld.gov.au>; Brendan Gillham <Brendan.Gillham@brisbane.qld.gov.au>
Subject: A006565555 - DEVELOPMENT ASSESSMENT/128 ASHRIDGE RD DARRA QLD 4076/Manteit -

Hi team

Just wanting to flag this application with you.

The applicant (David Mantiet) Sch. 4(4)(6) / Sch. 4(3)(3) has advised he won't be accepting a condition for upstream drainage for this ROL.

Just an FYI - We have sent through a Work request (due next week) to TST to clarify/determine what is required in terms of conditions.

The AM has spent some time communicating with the applicant so far about this issue also.

We will continue to require ES/TST assistance in responding to this matter.

Please reach out to the team for any q's or we are happy to set up a scrum if needed.

Thank you

Margaret Orr

Team Manager, Planning Services | Development Services
City Planning and Sustainability | **BRISBANE CITY COUNCIL**

Brisbane Square | 266 George Street, Brisbane, Qld 4000

Phone: 07-3407 0751 |

Email: margaret.orr@brisbane.qld.gov.au

Wednesday to Friday



SECURITY LABEL: OFFICIAL

RTI Release

Engineering Services Traffic - Specialist Assessment

A006565555 – 128 ASHRIDGE RD DARRA QLD 4076

Contents

Application summary	1
Site and application information	1
Initial assessment.....	2
Information request assessment	3
Further issues assessment – duplicate if required	4
End of TST Traffic assessment.....	4

Application summary

The Council has received a development application under the *Planning Act 2016*. The following provides a summary of the application details and assessment undertaken.

Assessment Stage:	Overall assessment status (final specialist recommendation):
Initial assessment	No significant issues from TST Traffic
Information Request assessment	Recommendation
Further Issues Request assessment	Recommendation

Site and application information

PROPOSAL
Reconfiguring a lot (1 into 2 lots) - proposed Lot 1: 492m2 - proposed Lot 2: 310m2
SITE HISTORY
Existing house on the site to remain on Lot 1

ASSESSMENT BENCHMARKS
City Plan version reviewed: City Plan 2014 (V29.00/2023)
This application has been assessed against the following City Plan 2014 codes:
NEIGHBOURHOOD PLAN
DARRA-OXLEY DISTRICT NEIGHBOURHOOD PLAN
DARRA-OXLEY DISTRICT NP - DARRA CENTRE PRECINCT
DARRA-OXLEY DISTRICT NP - DARRA RESIDENTIAL 1B SUB-PRECINCT
ZONE
LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE
SITE AREA
802m ²
Other relevant assessment benchmarking:

PRELODGE		
Was there a prelodgement?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Prelodgement reference no:
Has the prelodgement advice been followed:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial	Provide the information:

Initial assessment
The following documents have been reviewed: Assessment Report Proposed Plan
Complete:
Internal Assessment Comments (if required):
<ul style="list-style-type: none"> Proposed ROL 1 into 2 Lots. Access is proposed via a 6m shared crossover at the proposed property boundary on Ashridge Road. Ashridge Road is a District Road. The crossover arrangement is supported, however it should be noted that any future development on Lot 2 must not limit the ability for vehicles

to enter and exit in a forward gear.

- Note that shared driveway may impact on recently planted street tree. As such early engagement with PPI is recommended.

Formal Assessment Comments:

Final Specialist
Recommendation

No significant issues from TST Traffic

Name:

Tom Gibbs

Date:

19/07/2024

Information request assessment

The following documents have been reviewed:

[list documents submitted as part of IR or Further Issues response]

Has the applicant
addressed the
issues raised?

☒ Yes - No further action required

☐ Partial

☐ No

Complete:

Internal Assessment Comments (if required):

Formal Assessment Comments:

Final Specialist Recommendation	
Name:	
Date:	

Further issues assessment – duplicate if required

The following documents have been reviewed:

[list documents submitted as part of IR or Further Issues response]

Has the applicant addressed the issues raised?

☐ Yes - No further action required

☐ Partial

☐ No

Complete:

Internal Assessment Comments (if required):

Formal Assessment Comments:

Final Specialist Recommendation

Name:

Date:

End of TST Traffic assessment

NOTICE ABOUT DECISION ASSESSMENT REPORT (s63 Development Application)

SUBMISSION BY Joel Wake

25 September 2024

SITE:

Address of Site:	128 ASHRIDGE RD DARRA QLD 4076
Real Property Description:	L2 RP.117157
Area of Site:	802m ²
Zone:	LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE
Name of Ward:	Jamboree

APPLICATION:

Aspects of Development:	DA - PA - Reconfiguring a Lot – Development Permit
Description of Proposal:	Reconfiguring a lot (1 into 2 lots)
Applicant:	David John Leslie Manteit C/- David John Leslie Manteit 128 Ashridge Road DARRA QLD 4076
Application Reference:	A006565555
Application Made Date:	23 July 2024

City Plan 2014

Zone:	LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE
Neighbourhood plan:	DARRA-OXLEY DISTRICT NEIGHBOURHOOD PLAN
Neighbourhood plan precinct:	DARRA-OXLEY DISTRICT NP - DARRA CENTRE PRECINCT
Neighbourhood plan sub-precinct	DARRA-OXLEY DISTRICT NP - DARRA RESIDENTIAL 1B SUB-PRECINCT
Overlays:	AIRPORT ENVIRONS OVERLAY
Overlays:	BICYCLE NETWORK OVERLAY
Overlays:	CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY
Overlays:	COMMUNITY PURPOSES NETWORK OVERLAY
Overlays:	DWELLING HOUSE CHARACTER OVERLAY
Overlays:	ROAD HIERARCHY OVERLAY
Overlays:	STREETSCAPE HIERARCHY OVERLAY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - BIRD AND BAT STRIKE ZONE SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - WITHIN 6KM MAX INTENSITY OF LIGHT SOURCES 3 DEGREES ABOVE HORIZON SUB-CAT
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - ZONE D - 450 CANDELA - 1500M WIDE 4500M FROM RUNWAY STRIP SUB-CATEGORY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - LIGHT INTENSITY SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - CONICAL LIMITATION SURFACE CONTOURS SUB-CATEGORY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - OBSTACLE LIMITATION SURFACES (OLS) SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - PROCEDURES AIR NAV SERVICES-

	AIRCRAFT OPS SURFACES SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - BBS SUB-CATEGORIES - DISTANCE FROM AIRPORT 3-8KM SUB-CATEGORY
Overlay Categories:	CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY - CIMN PLANNING AREA SUB-CATEGORY

The Council received a development application under the *Planning Act 2016* as detailed above.

1. The *Planning Act 2016*

The application has been assessed in accordance with the *Planning Act 2016*.

2. THE PROPOSAL

The application seeks approval for the following aspects of development:

Development Permit – Reconfiguration of a lot (1 into 2 lots)

3. ASSESSMENT BENCHMARKS AND COMPLIANCE

- ☐ The proposal reflects the relevant aspects with the following assessment benchmarks of the *Brisbane City Plan 2014*.
- ☐ The proposal complies fully with the relevant assessment benchmarks of the *State Planning Policies*.
- ☐ There are no temporary local planning instruments relevant to the application.

4. PLANNING SCHEME AND PLANNING SCHEME POLICIES

The proposal complies with the following assessment benchmarks of the *Brisbane City Plan 2014*:

- Low medium density zone code
- Darra – Oxley district neighbourhood plan code
- Subdivision code
- Bicycle network overlay code
- Community purposes network overlay code
- Road hierarchy overlay code
- Streetscape hierarchy overlay code
- Prescribed secondary codes as per Table 5.3.5.1 of City Plan 2014

5. MATTERS RAISED IN SUBMISSIONS

Under the *Planning Act 2016* public notification of the proposal was not required.

6. MATTERS PRESCRIBED BY REGULATION

There were no further matters prescribed by regulation.

7. STATEMENT OF REASONS FOR DECISION

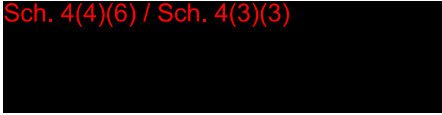
Subject to the development conditions contained within the attached approval package, the development is able to comply with the applicable assessment benchmarks against which the application was required to be assessed.

8. RECOMMENDATION

After considering the proposal, the relevant provisions of the *Planning Act 2016*, the assessment benchmarks, I recommend that:

1. the application be approved in accordance with the attached development approval package
2. an Infrastructure Charges Notice for Community Purposes, Stormwater and Transport be given.

Sch. 4(4)(6) / Sch. 4(3)(3)

A large black rectangular redaction box covers the content of the page below the header.

Joel Wake
Senior Urban Planner
Planning Services South
Phone: (07) 3178 7467
Email: joel.wake@brisbane.qld.gov.au
Development Services
Brisbane City Council

RTI Release

RTI Release



Related Notes

Application Ref: A006565555 - DEVELOPMENT ASSESSMENT/128 ASHRIDGE RD DARRA QLD 4076/Manteit - 10-JUL-2024

Note Ref	Note Subject	Severity	Created On	Created By	Description	Actioned
PLAN03	Discussion with ES Manager	Low	25-SEP-2024	WAKE, Joel	Discussed the upstream stormwater condition with Delegate and ES Manager and whether it was reasonable to have an upstream connection for Lot 100 (36 Killarney Avenue). This had been marked up on the plans from TST and TST had requested it remained when questioned. ES Manager agreed that it could be removed and advised on how the plan should be amended to reflect the changes.	N
PLAN02	Internal discussion	Low	18-SEP-2024	WAKE, Joel	Discussed with TLs and PS Manager given the amount of corro being received from David Manteit on this one. TL and PS Manager made aware that decision date he is calculating is from date of lodgement rather than properly made date. Decision date is 25/09/2024. TL to email David to clarify and application to be conditioned and decided by 25/09/2024.	N
PLAN01	Discussion with David Manteit	Low	28-AUG-2024	WAKE, Joel	Spoke to David Manteit who is the applicant and land owner. Had previously spoken to David earlier in the DA process advising him that we did not need to send a confirmation notice under PACT as their was no referral and it was not an impact DA. At that time I advised David that I would contact him if we needed any further information from him. When David called he said that we needed to send him an acknowledgement notice under the integrated Planning Act. I reiterated to David that this application was being assessed under PACT and that there was no requirement to send a confirmation notice. The following conversation lasted approximately 35 minutes and I explained that we did not require any further information from him at this point. David was adamant that he did not need to provide an upslope connection and that it was unreasonable to require him to do this and fill up his lot. I advised that our hydraulic specialists were reviewing this aspect to determine if it was required. I offered David the chance to provide his own RPEQ Stormwater report demonstrating that it was not required but he insisted that he had provided evidence in his planning report and that he had more knowledge on the matter than the Engineering consultants. We finished the conversation talking	N



Related Notes

Note Ref	Note Subject	Severity	Created On	Created By	Description	Actioned
					about the driveway and I advised David that the shared crossover was acceptable and that if we felt we needed more information about the stormwater or earthworks I would be in touch.	

SCRUM Meeting Outcome

A006565555 – 128 ASHRIDGE RD DARRA QLD 4076

For information about SCRUM Meetings in Development Services, including criteria and triggers, roles and responsibilities and the process, refer to the [guideline](#) in Records Manager.

Organised by:

Joel Wake

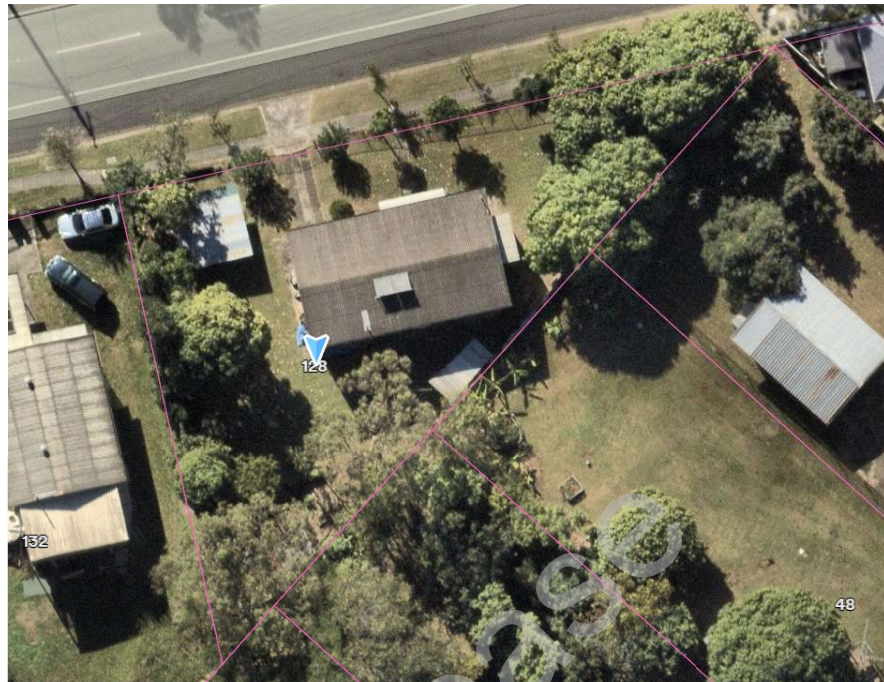
Senior Urban Planner

Planning Services South

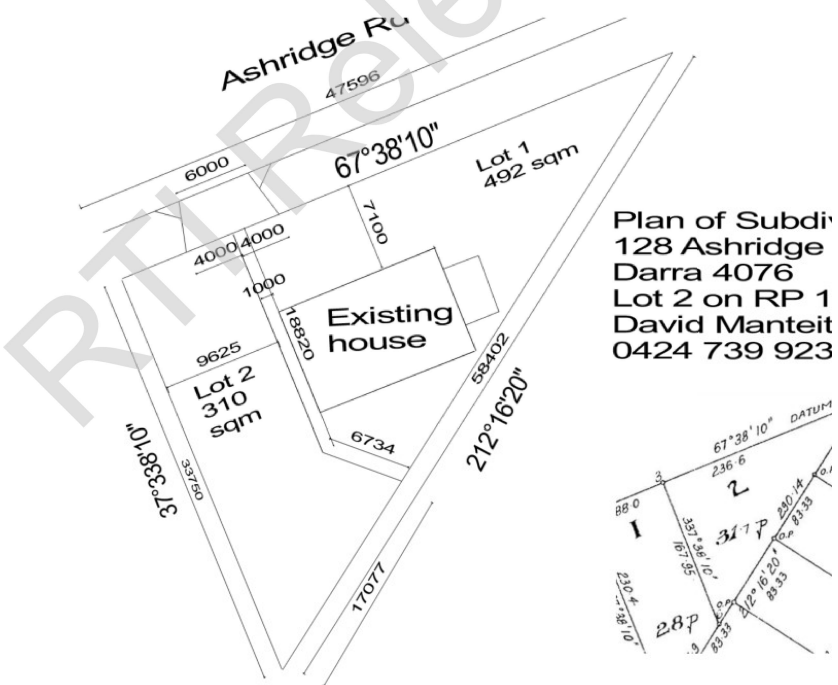
Stage of development:	Prior to IR	
Date of meeting:	22/08/2024	
Attendees:		
Name:	Position:	Team:
Joel Wake	Assessment manager	PS South
Dave Ballesteros	Arboriculture Planning Coordinator	PPI

Meeting agenda (as sent in appointment):	Condition of removal and replacement for existing street tree to accommodate shared crossover
Discussion points:	Does PPI support PWO and replacement planting to facilitate shared crossover outcome
Outcome/ Next actions:	PPI supports removal. PWO and replacement to be conditioned.
Escalation required?	No

Site Aerial



Proposal



Street view

Feb 2024



Street tree



Consideration
for
replacement –
Sufficient
separation
from proposed
driveway

