Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

23 October 2026

Macdonald Restumping Pty Ltd
C/- VMS Town Planning & Development Consultants Pty Ltd
Level 1, 6 Overend Street
EAST BRISBANE QLD 4169

ATTENTION: David Fisk

Application Reference: A007102632
Address of Site: 147 BLACKWOOD RD SALISBURY QLD 4107

Dear David

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.

Significant Landscape Tree

1) The submitted Concept Earthworks Layout drawings propose a retaining wall and fill within the drip line of the Significant Landscape Tree on the adjoining property at 118 Lillian Avenue. Furthermore, as the Notional Root Zone of the Significant Landscape Tree has not been established, it is possible that the proposed sewer manhole could impact the root zone of the tree. Based on the above the health and stability of the Significant Landscape Tree may be impacted.

a) Submit an Arboricultural Impact Assessment prepared by a minimum Australian Qualifications Framework (AQF) Level 5 Arborist that includes the following information:

i) Botanical species name of the tree;

ii) Height, diameter of tree trunk at breast height and crown diameter;

iii) General health assessment and character of trees;

iv) Identification and illustration of the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of the tree as per AS:4970 – Protection of Trees on Development Sites;

v) Description of the proposed works and construction methodology to be used in the TPZ;

vi) Evaluation of proposed construction methodology and potential impacts on the tree; and

vii) Evaluation of any pruning works (including canopy and/or root pruning) that may be required to the adjoining Significant Landscape Tree as a result of the proposed works.

Street Tree

2) It is noted that a residential driveway permit was issued for the site on the 10 March 2026, with a driveway crossover to proposed Lot 1 appearing to have been recently constructed. In issuing this permit it was conditioned the crossover is not within 2m of the trunk of a street

tree. The submitted plans appear to show a new proposed 5m-wide crossover to this lot. However, the location of the existing street trees has not been indicated on the plans, and therefore the distance between the proposed crossover and existing street tree is unclear.

a) Provided amended plans that show the location of the existing street trees on Blackwood Road and the distance between the proposed crossover (including splay) and the street tree, noting a minimum 2m is required in accordance with Brisbane Standard Drawing BSD-2022.

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

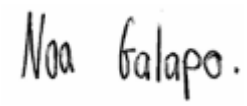
Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

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 A007102632.

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

Yours sincerely



Noa Galapo
Urban Planner
Planning Services South
Phone: (07)31782139
Email: Noa.Galapo@brisbane.qld.gov.au
Development Services
Brisbane City Council