



Dedicated to a better Brisbane

15 September 2025

Mr Nguyen Luu
C/- Vitality Town Planning
PO Box 1444
OXLEY QLD 4075

ATTENTION: Mark Connellan

Application Reference: A006436005
Address of Site: 142 DOWDING ST OXLEY QLD 4075

Dear Mark,

RE: Further advice

A review of the response provided to Council's Information request has been carried out, however further information/amendments are required to support the proposed subdivision.

Environmental management zone

1. Whilst it is acknowledged that fauna friendly fences can be constructed between property boundaries within the "Environmental Management and Conservation Zone" (EMCZ) the revised plans still demonstrate this area is to be divided into four separate lots. By segregating the proposed environmental covenant into four 90m² zones, the edge-to-area ratio of areas to be conserved increases along with associated edge effects. As such, the proposal does not comply with AO4.2, AO4.3, AO4.4/PO4 of the Biodiversity areas overlay code and the EMCZ area must be amalgamated (as per original approval A005319229) and dedicated to one private lot.
 - a) Provide revised subdivision plans which illustrate the amalgamation of the EMCZ area into one lot only.

Road

2. The planned extension of the road to the north, the proposed road design and the drainage design must be compatible with the ultimate road network configuration, including the future T-intersection. It is noted that the 3.75m kerb alignment has been provided, however kerb is to be extended further South through to the kerb located on the ultimate alignment in front of the adjoining property 146 Dowding Street, Oxley. The construction of the kerb and channel to the North of the subject site will impact on the existing crossover to the property at 130 Dowding Street Oxley.
 - a) Provide amended plans taking into account the above requirements for the revised design.

Temporary Turning Area

2. A review of the amended 'ROL Plan' and 'Concept Functional Layout Plan' has noted that a driveway crossover and proposed access easement to accommodate Refuse Collection Vehicle (RCV) turnaround has been provided over Lot 8. Temporary RCV turnaround easements over private lots can only be supported by Council when the easement is over the entire lot. As an easement over part of the lot, such as over part of a driveway only, is problematic to manage and maintain once the lot is sold and the purchaser either complains about the use of the area by the RCV, any potential damage and rectification required, or in the worse case blocks the area thus preventing the RCV from using the lawful area. As such, it is Council's current policy to take the easement over the whole lot to better manage the RCV access and ensure an RCV can service the new lots.
 - a) Provide amended development plans which clearly demonstrates the development has provided a compliant RCV turnaround facility in accordance with Brisbane Standard Drawing 3001 (sheets 1 and 2) and sterilise the entirety of proposed Lot 8 with an easement in favour of Council until such time that the road network to the south is extended.
 - b) Ensure the driveway crossover for RCV turnaround is a minimum of 6.5m wide.
3. A review of the 'Fernway Engineering' IR response has identified a 'Swept path of the RCV using the turnaround facility at Lot 8' has been provided in Figure 3. However, the swept path is not scaled and a steering angle of 34.7deg has been utilised in-lieu of the required curb-to-curb turning radius of 9.757m. Demonstrate the following:
 - a) Provide an RPEQ certified swept path analysis for a 10.3m Side-Loading RCV (As per BSD-3004) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient servicing and turnaround via the turnaround easement for the RCV whilst utilising a curb-curb turning radius of 9.757m.

Retaining walls

4. Compliance with the Filling and excavation code as not been demonstrated. Retaining walls more than 1m are to be amended, if the total height to be retained is greater than 1m above the ground level, the terracing from the 1m high boundary retaining wall is 1 vertical unit : 1 horizontal unit. Retaining walls supporting road must also show the fence detail and are to be constructed together.
 - a) Provide East West section including the retaining wall along Lot 1 RP 94851 and the 10.75m Proposed New Road at the drainage gully location and the detail to demonstrate the verge is an adequate width to accommodate the retaining wall and the gully pit.
 - b) The fill over lot 9 creates a low point depression where the fill batter meets the natural surface. Provide amended plans to Council for verification.

Hydraulics/Stormwater

5. A revised SBSMP addressing water quantity and quality is to be submitted confirming the works will not impact upstream, downstream and surrounding properties from stormwater, flooding or nuisance.

An up-to-date flood study is required to demonstrate that the development will not cause flood impacts on downstream properties, and particularly Portal St residential properties. It is likely that detention is required to address this. The report will also need to set planning levels for lots.

The stormwater drainage has to be upgraded to a 10% AEP system and an inlet provided at the upslope boundary to capture the upslope catchments and provide upslope connection.

Given the planned extension of the road to the north, the drainage design must be compatible with the ultimate road network configuration, including the future T-intersection.

- a) Provide a revised SBSMP, updated flood study, the amended drainage design as well as amended plans to Council for verification.

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.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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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Development Services
Brisbane City Council