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APPLICATION REF
A006653092

Brisbane

TOWN PLANNING

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07 April 2026

Joel Wake
Development Assessment
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Joel,

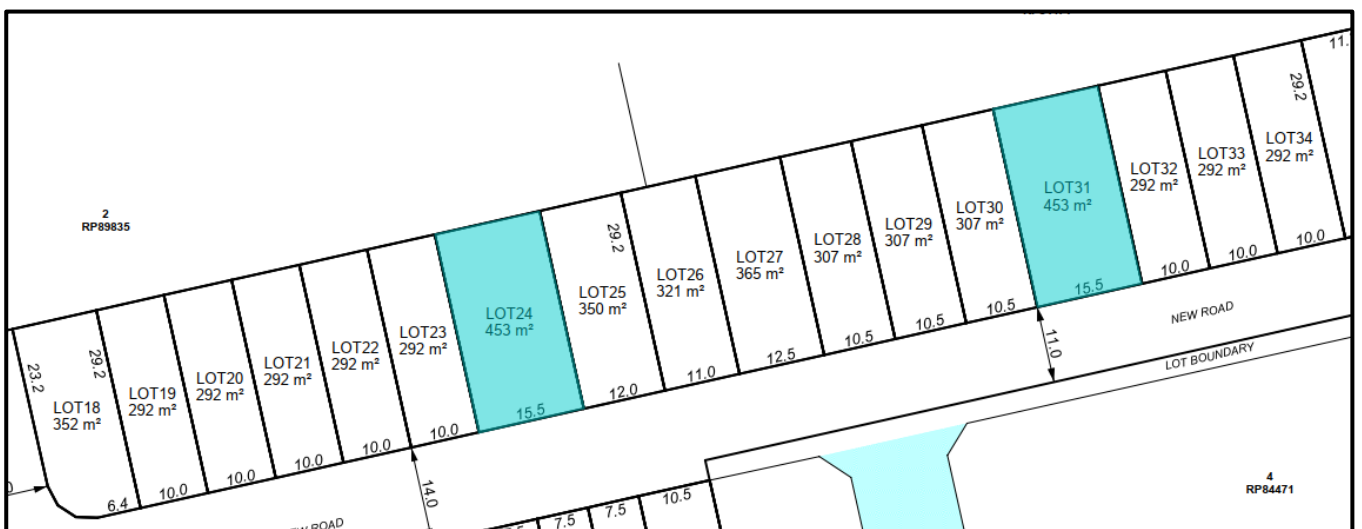
**RE: PROPOSED RECONFIGURING A LOT
AT 174 DOWDING STREET IN OXLEY
COUNCIL REFERENCE NUMBER A006653092**

We refer to the above application, Councils Further Issues letter dated 8 October 2025 and our subsequent discussions. Please find below a response to the items raised in these requests:

1 – Lot layout

In response to item 1 of Council's request, we confirm that the proposed layout has been amended to break up lots 18 to 34, as requested.

Please refer to the image below for confirmation of this change.



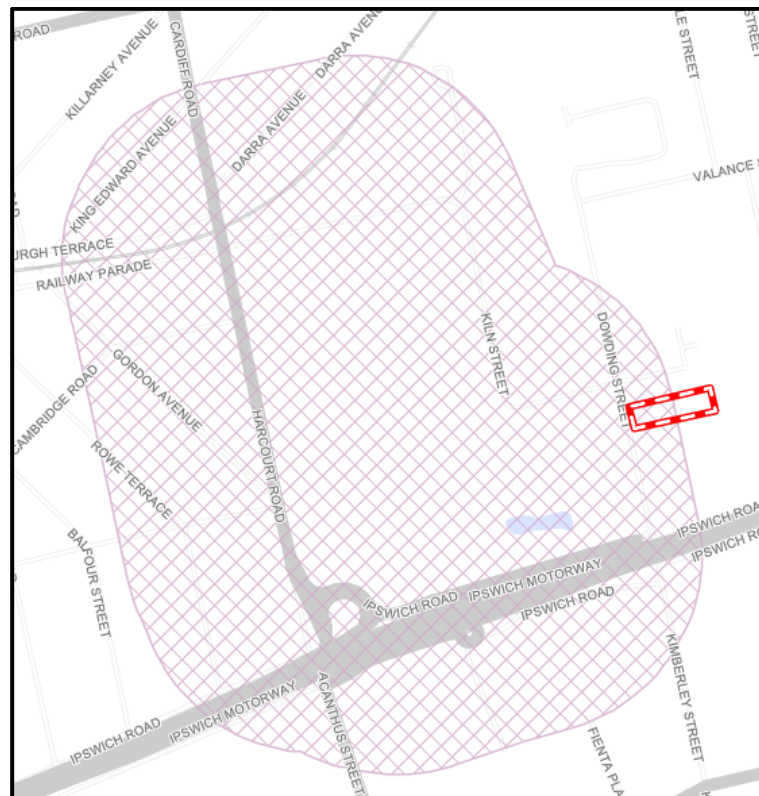
Note that proposed lots 24 and 31 (shaded in aqua) now exceed 450m² in area

2 – Stormwater management

In response to items 2 and 3 of Councils request, we confirm that the proposal has been redesigned to enlarge the basin size and to reorientate lots 6 and 7 towards Dowding Street.

In considering the latter we note the following:

- The project engineer has confirmed that the proposed discharge to Dowding street is significantly less than the pre development area and therefore meets Brisbane City Council Planning Scheme Policy - Infrastructure Works - Chapter 7 planning provisions.
- Additionally, the location of these two allotments aligns with the existing residential development directly to the South and would be seen as a continuation of the existing residential uses (190-198 Dowding Street). Allowing these allotments to front Dowding street alleviates the complexity of the servicing of these lots and restricts the length of the access/services easement proposed in the previous iteration of the Civil design. All services are readily available on Dowding Street to service these allotments.
- The proximity of the proposed allotments to the existing Greenview intersection is greater than 100m. Based on the posted speed limit, availability of the road shoulder, the required vehicular accesses should not impede the performance of the intersection.
- The predevelopment access solution to Dowding street consisted of 4 individual driveway crossover accesses. While the current proposal reduces that down to two.
- Further investigations on our side determined that the acoustic fencing was no longer required to Dowding Street in this instance, as the mapping is out of date. More specifically, we note Council's request related to the industrial amenity overlay mapping on the site at 99 Harcourt Road in Darra. A site which was previously used as a quarry and brickworks factory, but has since been redeveloped. Refer to <https://decc.com.au/projects/csr-darra-remediation/> which details the site remediation works undertaken. Given the fence was no longer required, it has been removed to facilitate the servicing design changes described above.



Purple hatching = Industrial amenity overlay mapping

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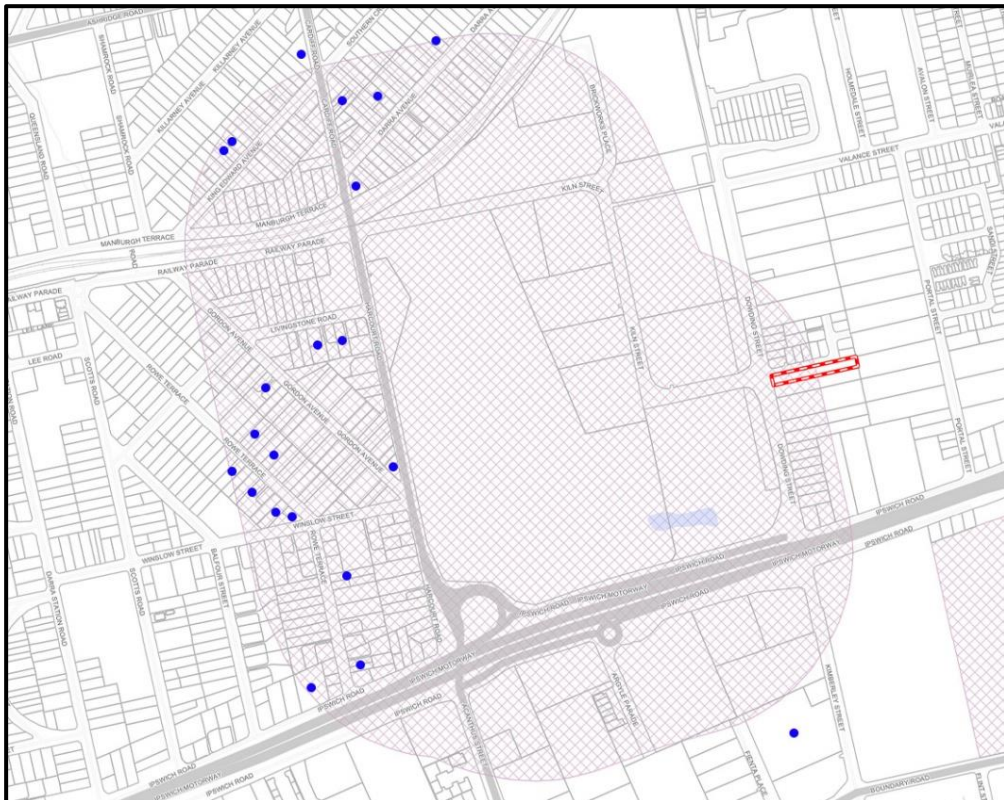
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Blue circle = Former quarry/brickworks site.

The absence of a “need” for the fence is also supported by the recent surrounding developments. Noting that a review of the subdivision approvals below (which are covered by the same overlay) has confirmed that they did not require the installation of acoustic fencing.



Blue dots – Approved residential development which didn't require acoustic fencing

Please refer to the enclosed report prepared by Rodgers Consulting Services (RCS) for more information.

3 – Road design and refuse collection

In response to Council's request and the design changes detailed in the previous heading, we confirm that the proposed refuse turn around has been relocated from the frontage of lots 1 and 2, to the easement in lot 4. The pedestrian connection has also been relocated to the south, to sit between lots 3 and 4.

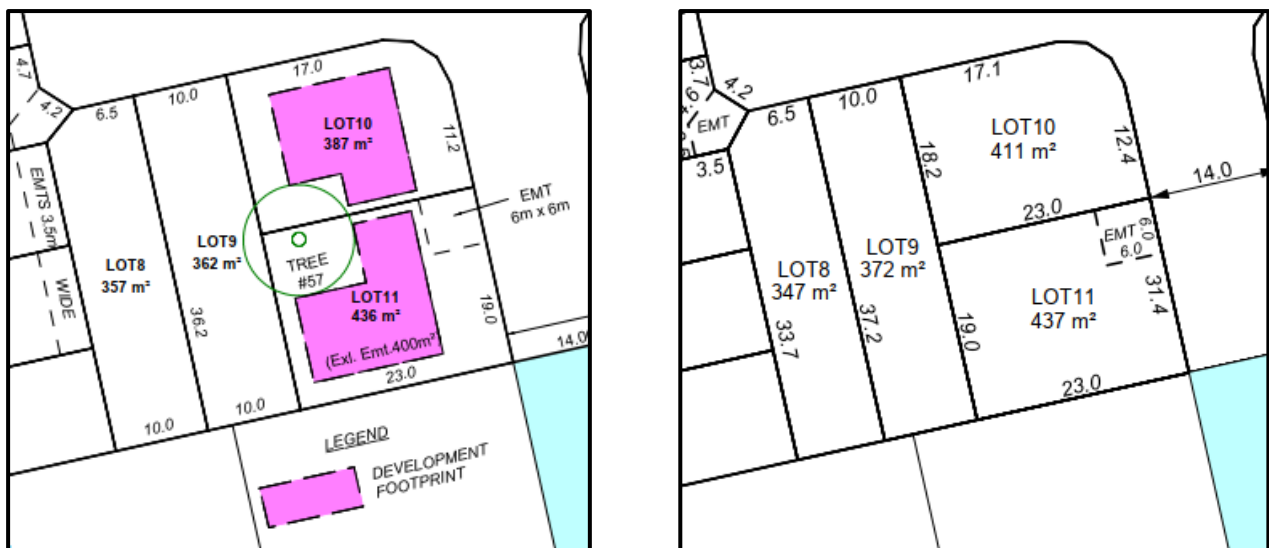
Please refer to the before and after images below for confirmation of these changes.

Please also refer to the enclosed traffic response prepared by Colliers for the technical information required under item 4 of Council's request.

4 – Existing vegetation

Noting the ongoing management headaches associated with retaining a single pine tree discussed, we have revised the proposal to remove this tree. Simplifying the approval process for both Council and the client going forward.

Please refer to the before and after images below for confirmation of this change.



Please find attached a copy of the update Tree retention plan prepared by Raptor Environmental for more information.

Please also find enclosed a copy of the arborist report prepared by Redlands Tree Service which confirms that the site works can be carried out without impacting on the retention of any vegetation over the boundary.

5 – Earthworks

In response to item 6, we understand that the change in design (specifically the terracing) has resolved this item. Removing the need for the section requested. Please refer to the enclosed engineering documents for more information.

6 – Utilities

Please find enclosed a copy of the SAN that was obtained for the previous design. This confirms that there are no big picture issues with the site/connecting the site.

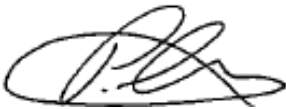
We confirm that an updated SAN has not been obtained, due to the more standardised proposal. Please refer to the enclosed engineering documents for further information.

7 – Summary

The above information is provided as a full response to Councils further issues letter.

Should you have any queries regarding this request please do not hesitate to contact me on 3113 3261.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P. Charles', written in a cursive style.

Peta Charles
Principal Planner