

27 August 2025

Planning Services South, Brisbane City Council, GPO box 1434, /Brisbane Q 4001

Email: dsplanningsupport@brisbane.qld.gov.au

Attention:

RE: Development Application Submission for change (other) to Development Approval- reconfiguring a Lot (1 into 9 Lots) and new road; and extension to currency period at 142 Dowding St, Oxley - Council ref A006436005

formally object to
Development Application A006436005 as described above, for the following reasons:

1. Improper location of proposed new road reserve impacts on my property.

The proposed new road kerb and channel is too close to the southern boundary of my property (about 1.0m away) in a narrow road reserve only 10.764m wide, whereas it turns into a wider road reserve of 14.0m in the middle of the 142 Dowding St property. I understand this means that a future northern verge of the proposed road would require resumption of about 3.2m of my property if ever it was built go achieve the required 14m wide road reservation. This impacts on the future value of my property. I object to this proposal and request that the 14.0m road reserve be fully located on the 142 Dowding St property which is the subject of the Development Application.

2. Change of land use requires review of proposed new road layout.

I note the original Development Approval A003737958 dated 24/11/2015 was for a townhouse development at 142 Dowding St, which has now been changed to a 9 lot residential subdivision, but no change in the road layout is proposed.

This change of land use must affect vehicular traffic and parking as the townhouse development presumably had an internal driveway system and onsite visitor parking bays. No details of this original density of townhouse units and numbers of visitor parks proposed on site are contained in the current Application Documents on public display. The Vitality letter page1 and 2 relies on the previous 2015 approval of the new road to suggest that it is suitable for the individual freehold residential subdivision land use, and suggests that Council should ignore the subsequent effects of changing the land use on the proposed new dead-end road design and layout.

I disagree for the following reasons:

(i)When the original DA was considered by Council, the anticipated on street parking demand would have been less that that generated by a 9 lot residential subdivision, where it is now unlikely onsite visitor parking could be provided on lots barely 450m2 in area. It is reasonable to assume that most visitor parking will now occur on the road carriageway which is erroneously dimensioned very misleadingly as **7.250m wide** on Naxos plan SK-004.A Concept Functional Layout Plan. It is in fact only about **5.4m wide** when scaled off SK-005.A Concept Road Sections.

(ii) Council RFI item 4(b) querying the suitability of the road design for use by a RCV waste collection vehicle resulted in an opinion by Fernway transportation engineers that such a vehicle can access both sides of the dead-end road and turn in a small easement on Lot 8. Nowhere in this opinion is the effect of any vehicles parked on the 5.4m wide carriageway addressed in terms of such effects on the manoeuvrability of the waste collection vehicle. The swept path diagrams provided totally ignore this reality. I believe that a large RCV vehicle could not possibly safely pass a parked car on such a narrow carriageway. It should be wider, maybe the 7.250m wasn't an error.

(iii) The subdivision and roadway design is therefore flawed, and the Council must reassess the width of both carriageway and road reserve required to ensure the safe operation of the RCV in a residential dead end street where parked vehicles on the carriageway are inevitable. .

Objection to Development Application at 142 Dowding St Oxley

From

Date Thu 2025-08-28 7:38 PM

To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>

 2 attachments (475 KB)

Objection to Development Application at 142 Dowding St Oxley Page 1.pdf; Objection to Development Application at 142 Dowding St Oxley Page 2.pdf;

This email originates from outside of Brisbane City Council.

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Thank you