



*Dedicated to a better Brisbane*

2 July 2026

Fuel Doctors Holdings Pty Ltd, Stephen Marriott  
C/- Aspect Town Planning Pty Ltd  
PO Box 2101  
GRACEVILLE EAST QLD 4075

**ATTENTION:** Zoc Pankaluic  
**Application Reference:** A007033126  
**Address of Site:** 120 DOWDING ST OXLEY QLD 4075

Dear Zoc,

**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.

**Traffic**

1. The submitted application material does not consider the adjoining 'Proposed New Road' located over 130 Dowding Street as shown on the approved ROL plan (DA-00 Rev B) within the 2015 approval (Council ref: A003737958). It is noted that a request to change the development approval under s82 of the *Planning Act 2016* and a request to extend the relevant period before the approval lapses under s86 (Council ref: A006436005) is currently under assessment. While A006436005 is still under assessment, it is anticipated that a full 14m wide East West road reserve and full intersection treatment will be delivered as per BSD-3003 through the subject site and the adjoining site at 142 Dowding Street.

To ensure that the proposal does not prejudice the favourable transport network outcome within the structure plan (being a 14m wide East West road reserve), the proposed development is to consider the provision of a 3.33m wide future road dedication to be provided along the southern boundary of 128 and 130 Dowding Street that connects to the adjoining 'Proposed New Road' as shown on the approved ROL plan (DA-00 Rev B) within A003737958, particularly noting that any future development of proposed Lot 1 would be reliant on this road for access. Any new property access proposed from Dowding Street would need to be established as a temporary access.

It is evident that the existing structures located on 130 Dowding Street may impede the future delivery of the new road verge. Consideration of the demolition/relocation of these structures should be demonstrated on an amended plan such that they do not prejudice the delivery of the balance of the verge of the future new local road (including the 6mx6mx3m chord corner truncation). It is also noted per item 2 of this letter (see below), that a 3m wide easement for stormwater is required along part of the site's southern boundary.

- a. Provide amended plans and a written response demonstrating how the proposed ROL proposal addresses the abovementioned.

## Stormwater

2. The submitted application material does not adequately address the protection of existing stormwater infrastructure and associated overland flow paths within the site, in accordance with PO1 and PO11 of the Stormwater code. An existing 675mm diameter stormwater pipe is located along part of the southern boundary of the site. An unmapped overland flow path also generally follows the alignment of this stormwater infrastructure.

To ensure the ongoing protection, maintenance and operation of the existing stormwater drainage system, provision is required for an easement over the existing stormwater pipe.

- a. Provide amended plans showing a stormwater easement over the existing 675mm stormwater pipe located along the southern boundary of the site. The easement is to be 3m wide and extend approximately 76m from the Dowding Street frontage. It is acknowledged that the easement dimensions and alignment may be refined through subsequent applications, however, an easement is required at this stage to protect the existing stormwater drainage infrastructure and associated flow path.

## Plans

3. The existing structures located on proposed lot 1 (formally Lot 3 on RP53326) are not detailed on the proposed ROL plan.
  - a. Depict all existing structures on the amended plans.

## 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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007033126.

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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