

Please acknowledge receipt of this email ...
Thank you

23rd July 2026

Brisbane City Council

Development Assessment

Re: Objection to Development Application — Reference A007037478

Proposed reconfiguration of a lot at 1 Ferguson Road, Wavell Heights

I am writing to object to the proposed change to the Town plan 40 square metre minimum land size at what is now #1 Ferguson Road, Wavell Heights. The proposed allotment sizes trigger a part of the Brisbane City Town plan, being 368sq metres each.

I own ..., Wavell Heights. I have lived in my house for just over 24 years. This is the longest period of time I have lived anywhere. I moved in with my children. My grandchildren now play in the beautiful backyard. As a child, I loved driving through this suburb with my parents. It is for this reason that I wanted to buy in Wavell Heights. I grew up in Hamilton, and have lived in Ascot and Clayfield previously. My family love the suburban feel.

Ferguson Road is a really special Street. Our Lady of the Angels School takes up the entire upper side of the Road, so there are only a few houses. The average size of land is 717.5 square metres. ... The smallest one is at 31 Ferguson Road, and is 523 sq metres. This means the entire Street has large allotments and gives it great character. This was one of the reasons for my buying

Tiny allotments reduce the ability to have trees and other greenery. There is no real justification for making allotments that are so small. This is not an area for creating high density housing with masses of small homes. A new home built on this size would give a sizeable profit to a developer but would not be affordable for a young home buyer. Plus it would set a precedence for destroying the character of Wavell Heights.

Pfingst Road is a very busy Road. Dividing the block at #1 into 2 tiny allotments will result in several concerns. The proposed driveway in Ferguson Road is a major issue. At drop off and pick up times for the school, the street has a lot of traffic. A driveway so close to Pfingst Road is in a position with a considerable fall off sloping to Pfingst Road. ...

There have been 3 dangerous Road incidents involving this corner in the past 20 years. Cars whizz around and don't expect the street to be so busy because of the school. I object strongly to the proposed driveway on Pfingst Road. When you look at the traffic calming addition of the end of road island, this reflects these concerns. Note also that the solid centre line encroaches on the proposed driveway. It will cause a problem turning right along Ferguson Road. I understand that driveways need to be at least 1 metre from a power pole.

To put in a driveway with the school, the accidents and the closeness to Pfingst Road which is a major Road between Rode Rd and Hamilton Rd is a disaster waiting to happen.

Note, this is not Chermside. Comparing this with Miller Street is insulting. This was used as an argument by the Town Planners who are trying to justify their client's request. Have you seen the ordinary character lacking homes that are on those tiny plots? They ruin the streetscape there. In my opinion there is no Justification for ruining this lovely area. I can't believe these subdivisions were allowed considering the Brisbane Town Plan. In this proposal they are admitting to a breach of the code! Note there is an Electrical substation at the back of the existing property.

I would like to request that the proposal be knocked back as it was not the intent of the Brisbane City Town plan to have blocks smaller than 400 sq metres. I refer to section S05 and S08 of the Brisbane City Plan and section S04. I reiterate that the Island was put in following the 3 incidents/accidents.

I also question why the developer has purchased the property prior to obtaining a waiver of the town plan, which is needed in order to proceed.

Sincerely,