
FW: Objection Submission – Rooming Accommodation Proposal – 34 & 36 Premier Street

From dalodgement <dalodgement@brisbane.qld.gov.au>

Date Mon 2026-03-16 9:21 AM

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

Cc DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

SECURITY LABEL: OFFICIAL

Sent: Sunday, 15 March 2026 6:09 PM

To: dalodgement <dalodgement@brisbane.qld.gov.au>

Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

Subject: Objection Submission – Rooming Accommodation Proposal – 34 & 36 Premier Street

This email originates from outside of Brisbane City Council.

Submission – Opposition to Proposed Development

Application Reference: A006919185

Address: 34 & 36 Premier Street, Oxley QLD 4075

Proposal: Rooming Accommodation – Increase from 5 to 10 people per dwelling

To whom it may concern,

I wish to lodge a submission regarding the proposed development application seeking approval for a Material Change of Use for Rooming Accommodation, increasing the occupancy from 5 to 10 people per dwelling at 34 and 36 Premier Street in [Oxley](#).

As a resident of Premier Street, I would like to raise the following concerns.

1. Existing Traffic Congestion

Premier Street already experiences significant congestion during peak hours, particularly due to traffic flow between the street and [Oxley Station Road](#).

As a resident, I can attest that during peak commuting periods vehicles frequently queue along Oxley Station Road and extend into Premier Street, often reaching close to the rear end of the street. This already creates delays and access difficulties for residents entering or exiting the street.

Increasing the number of occupants to 10 residents per dwelling is likely to increase the number of vehicles associated with these properties, further worsening congestion and creating additional pressure on an already constrained local road network.

2. Parking Impacts

Higher occupancy will likely increase the demand for on-street parking, particularly if multiple residents own vehicles. Premier Street has limited capacity for additional parking without affecting traffic flow and access for residents, visitors, and emergency services.

3. Neighbourhood Character

Premier Street is predominantly a low-density residential street with family homes. Doubling the occupancy of the existing dwellings may significantly alter the character of the neighbourhood and introduce a level of density that is inconsistent with the surrounding area.

4. Noise and Amenity

A larger number of occupants increases the potential for noise, disturbance, and activity levels, which may negatively impact the quiet residential amenity currently experienced by neighbouring properties.

Conclusion

While I understand the need for diverse housing options, the proposed increase in occupancy from 5 to 10 residents per dwelling appears excessive given the existing traffic congestion, parking limitations, and residential character of Premier Street.

I respectfully request that [Brisbane City Council](#) carefully consider the impacts this proposal may have on the surrounding residents and neighbourhood before making a determination.

Thank you for considering this submission.

Kind regards,