

INFORMATION REQUEST RESPONSE

10 August 2026

Brisbane City Council
Attn: Alexandria Wood
GPO Box 1434,
Brisbane QLD 4001

Dear Alex,

RESPONSE TO INFORMATION REQUEST – 120 DOWDING STREET, OXLEY (APPLICATION REFERENCE - A007033126)

In accordance with Section 13.2 of the *Development Assessment Rules* and on behalf of *Stephen Marriott*, please find below a full response to the information requested by Council on the 19 January 2026 in relation to the above-mentioned development application.

The following detailed response extracts each part of Council's Information Request in *italicised* text and provides a corresponding response below:

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.*

Response to Item 1a:

The proposed lot layout plan has been revised to incorporate the requested 3.33m Future Road Widening and corner truncation.

Furthermore, a siting variation has recently been approved (Council ref. A007059932), which will allow for the existing dwelling to be removed from the road widening area. A preliminary plan showing the relationship of the road widening area and future location of the proposed new dwelling has been provided in *Siting Variation Plan SVA1.C* (refer to Appendix 2), as approved under Council ref. A007059932.

In reference to the Future Road Widening, we request a similar condition (as outlined below) to be placed on the approval; as constructing this road would not be feasible as part of this development. We understand the purpose of the condition is to not prejudice the land in the Future Road Widening area until such time as the ultimate development takes place.

13) Future Road Widening

The development must not prejudice the future road reserve widening along the ~~Nudgee Rd~~ frontage and corner ~~Nudgee Rd and Vernon St~~. Keep the area clear of improvements and structures. The extent of the land to be set aside for a future road reserve widening is to be: ~~3.7m~~ wide from the existing property boundary along ~~Nudgee Rd~~, with a ~~7m x 3 chord truncation~~ at the intersection of ~~Nudgee Rd and Vernon St~~, as per the approved DRAWINGS AND DOCUMENTS.

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.

Response to Item 2a:

The applicant respectfully submits that the requested stormwater easement is not warranted based on the information currently available.

Previous cadastral and survey information indicates that the existing 675mm stormwater pipe is not located within the subject site. Rather, it is understood to be located outside the property boundary, and therefore the applicant does not consider that an easement over the subject land is required to protect existing public stormwater infrastructure (refer to Appendix 3). Should Council hold alternative survey information confirming the infrastructure is located within the site, the applicant requests that this information be provided to enable further review.

Furthermore, it is understood that the existing stormwater pipe is associated with the adjoining land to the south and will become redundant upon the future development and subdivision of that property, at which time a new stormwater drainage solution will be delivered as part of those works. Accordingly, the long-term need to protect the existing infrastructure through an easement over the subject site is considered to be limited.

Notwithstanding the above, the proposed subdivision over the application site has been designed such that it will not adversely impact the existing stormwater pipe or its operation should any portion of the infrastructure ultimately be found to extend into the application site. The proposal does not involve works that would obstruct, damage or compromise the function, maintenance or accessibility of the existing drainage infrastructure or any associated overland flow path.

For these reasons, the applicant considers that the proposal appropriately addresses the intent of Performance Outcomes PO1 and PO11 of the Stormwater Code. As the available survey information does not identify the existing stormwater pipe as being within the subject site, and the proposal will not adversely affect the infrastructure in any event, the imposition of a 3m-wide stormwater easement over the application site is not considered to be justified at this stage.

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.

Response to Item 3a:

The proposed layout plan has been updated to depict all the structures on the property (refer to Appendix 1).

The information contained herein and attached provides a response to the matters raised in Council's Information Request. On behalf of the Applicant, we request that Council proceed with its assessment of the development application.

If you have any further queries, please do not hesitate to contact the undersigned on 0435 812 611.

Kind Regards,



Zoc Pankaluic

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Enc. Appendix 1 - Proposed Lot Layout Plan
 Appendix 2 - Siting Variation Site Plan
 Appendix 3 - Stormwater Infrastructure (Detail Plan)