
Good afternoon,

Please find attached a submission objecting to a Development Application (proposed change to an existing approval) submitted for 69 Landis Street, McDowall (A006920330).

For privacy reasons we have not included our name on the application, please do advise if this or any other details are required. I note that this submission has been lodged within the required time period.

Kind regards.

21 May 2026

Attn: Urban Planning Development Services – Brisbane North

Opposition to Development Application - A006920330
Proposed 9 Townhouse-like Development
69 Landis Street, McDowall

To whom it may concern,

I am writing to formally object to Development Application A006920330 for a proposed townhouse development at 69 Landis Street, McDowall. As owner and resident of _____ I am materially impacted by this proposal as my property _____ Our reasons are outlined below.

Proposed development does not support the overall outcomes of the *McDowall Neighbourhood Plan* or an integrated development outcome for the suburb

To ensure an integrated development outcome for our much loved suburb, I would ask council when considering this development application for 9 townhouse-like structures up to 3 storeys high, to also consider the development application for 27 townhouses at 61 Landis Street (A006943953) which is currently awaiting Council's decision.

Key concerns with the proposed development amendment for 69 Landis Street include:

- **3 Storeys not appropriate for the suburban residential character of McDowall**

The proposed lot configuration and built form are highly intrusive and do not complement the streetscape, local context, or established character of the locality, contrary to the requirements and intent of the Brisbane City Council Subdivision Code.

It is our understanding that Council's original development approval, issued in July 2025, was for the construction of six (6) detached two-storey residences, each with two car parking spaces. In contrast to the previously approved application, the current change application seeks approval for a materially more intensive development outcome, including:

- two (2) three-storey townhouse-style dwellings positioned along the northern boundary; and
- seven (7) additional two-storey townhouse-style dwellings.

Townhouse-style developments of this scale and presentation, particularly three-storey structures with prominent built form, are not characteristic of the immediate

neighbourhood or the broader surrounding streetscape within this part of McDowall. The proposal represents a significant departure from the established suburban character and introduces an urban intensity that is incompatible with the locality.

Further, the proposed amended development outcome is inconsistent with the intent of the *McDowall–Bridgeman Downs Neighbourhood Plan Code*, including overall outcome 3(a).

The inclusion of two visually dominant three-storey structures will have a substantial and detrimental impact on surrounding residences and the broader character of the McDowall neighbourhood. Due to the elevated nature and scale of the proposed buildings, they will be visible from the surrounding area and will significantly detract from the established low-rise residential character currently enjoyed by residents.

Importantly, overall outcome 3(e) of the *McDowall–Bridgeman Downs Neighbourhood Plan Code* clearly contemplates development within the McDowall area being limited to a maximum building height of two storeys. The proposed three-storey built form is therefore fundamentally inconsistent with the intended planning outcomes for the precinct and risks setting an inappropriate precedent for future development within the neighbourhood.

In addition to the broader character impacts, the proposed three-storey dwellings will result in direct and unreasonable privacy impacts on

Bedrooms and bathrooms on the upper level will be elevated significantly above existing fence lines and

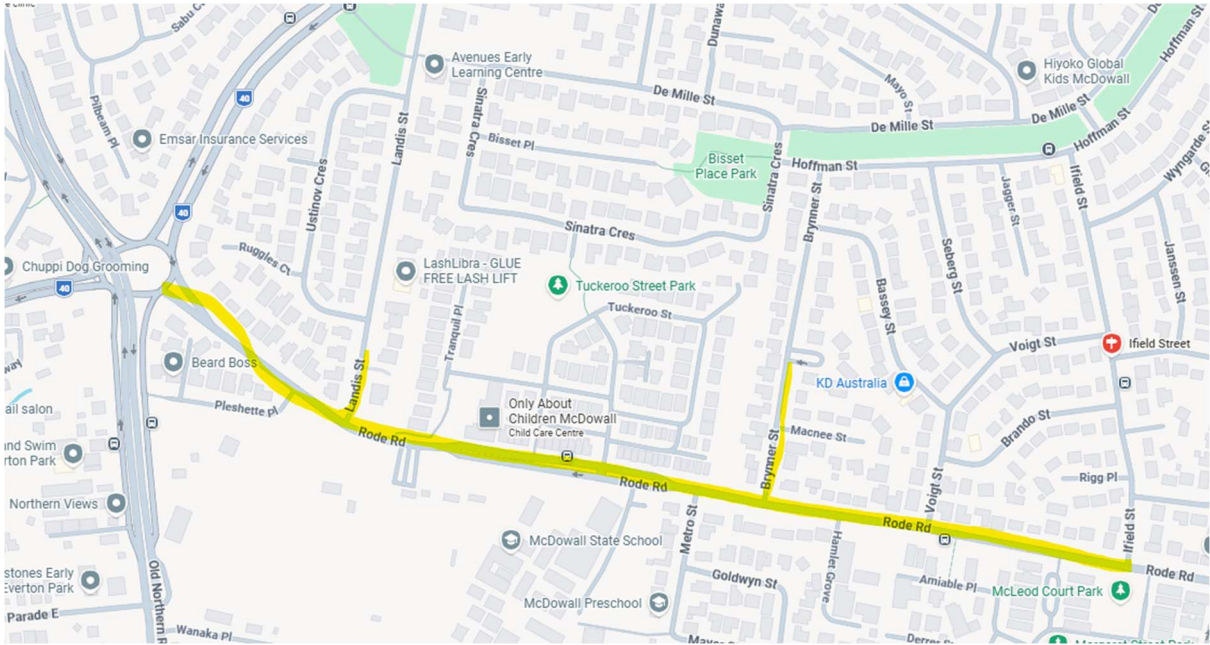
resulting in a substantial loss of privacy and residential amenity.

While I acknowledge the broader need to increase housing supply to accommodate Brisbane's growing population, such objectives should not come at the expense of established neighbourhood character, residential amenity, and compliance with the planning framework for this community.

- **Traffic Generation**

Developments on Landis Street funnel traffic onto Rode Road. Rode Road is a significant connector road servicing significant north/south and east/west traffic. It already suffers extraordinary congestion at peak times given the very large McDowall State School, the childcare centres located on Landis Street and Rode Road, and its close location to the major roundabout connecting Rode Road with Old Northern Road, Beckett Road and Queens Road.

At peak travel times from/to school and work, particularly when travelling west on Rode Road towards the school and roundabout, it is not unusual to be caught in traffic backed up as far as Ifield Street. Entering and exiting from Landis Street onto Rode Road can be very challenging due to traffic, being on a crest with poor visibility and the narrow sharp turn required. This will further congest the entry and exit points onto Rode Road from Brynner Street which also is not serviced by traffic lights.



This area of McDowall has already experienced significant growth over some years including the development of 45 townhouses at 67 Landis Street approximately 6 years ago and the road networks are already under considerable strain.

As a family who uses these roads multiple times each day, I request that council please consider the full impact of traffic generation on the local road network from this proposed development (and the other proposed development at 61 Landis Street for 27 Townhouses that is currently with council for consideration).

I have read the applicant's *Modus Traffic Engineering Report*¹. It does not take account of the issues I have raised above.

- **Removal of Significant Native and Urban Vegetation**

McDowall has historically been known and appreciated for its leafy nature and the wealth of wildlife this has attracted. I note that 69 Landis Street is listed as having Significant Native Vegetation as well as Significant Urban Vegetation as shown below.



¹ <https://developmenti.brisbane.qld.gov.au>

It was very distressing to see that 69 Landis Street has been stripped of all vegetation, including a number of tall mature trees that were home to significant native birdlife.



The applicant's proposed landscaping plan recognises that two (2) 3 storey buildings will have a significant negative impact on bordering properties and speaks of what they will do to try and minimise this impact.

I do not believe their proposed landscaping plan, with a focus on tropical plantings and ornamental, columnar (tall, thin) trees will counter-act this impact on neighbouring properties. Furthermore, as this development will be visible to many McDowall residents in surrounding streets, it will significantly detract from the low density and leafy character of McDowall particularly for those residents living to the south of 69 Landis Street.

Additionally, there is a substantial mature gum tree located at the south-western corner of 3 Hughes Street, McDowall, immediately adjoining our property. It is our understanding that this tree is protected. We strongly request that Council ensure any approval or associated works relating to the proposed developed at 69 Landis Street, McDowall does not compromise the health, structural integrity, stability or long-term viability of this tree. Given the significant scale and proximity of the tree to neighbouring residences, it is critical that all excavation and construction work is carefully managed to avoid any impact to the tree root system or structural stability. The loss, destabilisation or failure of this tree could pose a serious and unacceptable risk to the safety of our family, with the potential for catastrophic damage should the tree fail.

Additionally, we respectfully request that any planned development take into consideration rectification works required to the fenceline which has been damaged by vegetation on the applicant's lot (as per the below photographs taken during the site clearing process). we expect that any proposed repair or rectification works to the fence will be undertaken in consultation with us.





In summary

For the reasons outlined above, we strongly object to the proposed change in development approval for 69 Landis Street.

Sincerely