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APPLICATION REF

A006653092

Brisbane

TOWN PLANNING

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27 June 2026

Kellie Hilton
Development Assessment
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Kellie,

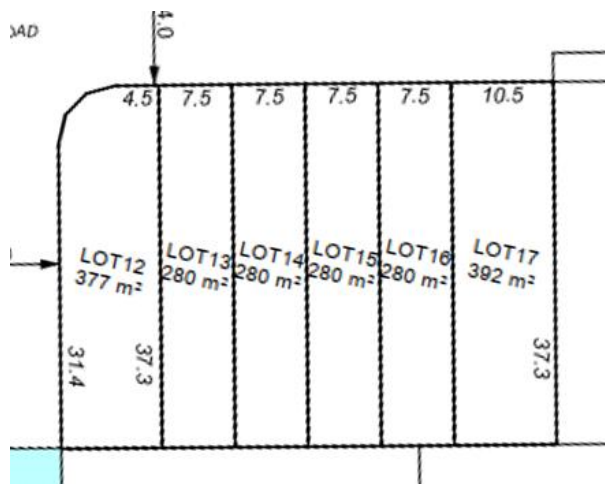
**RE: PROPOSED RECONFIGURING A LOT
AT 174 DOWDING STREET IN OXLEY
COUNCIL REFERENCE NUMBER A006653092**

We refer to the above application and Council's Further Advice letter dated 08 May 2026. Please find below a **partial** response to the items raised.

We confirm that feedback is being sought on the items below, before the reporting/plan updates for the remaining updates are actioned. Specifically, to help reduce the double handling etc.

1 - Lot layout

In response to item 1 of Council's further advice, we confirm that the proposal has been updated to ensure that all the allotments now have a minimum frontage of 10m. Please refer to the before and after images below for confirmation of this change.



In reviewing this revised proposal, it is acknowledged that the 3 lots noted as lots 12-14 remain under the 300m² limit requested by Council.

Additional research carried out since our meeting has identified at least 15 examples of Emerging Community developments with approved lots under 300m² in area.

In considering these examples, it is noted that they all have the same degree of accessibility as the subject site to centres, public transport etc. All are also approved under the current version of the planning scheme. That is, they are considered comparable to the proposed scenario.

Address	Application number	Date of approval	Approved number of lots under 300m ²	Approved minimum lot size
46 Portal Street, Oxley	A004677652	05/02/2018	1	288m ²
30-34 Darragh Street, Kenmore	A006629182	22/10/2025	4	262m ²
61-69 Muller Road, Boondall	A006180454	27/08/2024	1	281m ²
128 Kenmore Road, Kenmore	A006802569	02/04/2026	1	277m ²
63 Crossacres Street, Doolandella	A004231766	09/06/2016	14	223m ²
150 Lovat Street, Ellen Grove	A005205656	08/05/2020	4	261m ²
35 Roxwell Street, Ellen Grove	A005718505	01/07/2021	5	261m ²
138 Bagnall Street, Ellen Grove	A006830801	13/05/2026	17	246.8m ²
81 Cloverdale Road, Doolandella	A005256667	06/08/2020	12	223m ²
342 Benhiam Street, Calamvale	A004583823	29/11/2017	9	263m ²
274 Benhiam Street, Calamvale	A004111393	14/01/2016	13	230m ²
19 Ormskirk Street, Calamvale	A005418678	10/12/2020	5	288m ²
258 Priestdale Road, Rochedale	A005516633	06/10/2021	4	281m ²
326 Priestdale Road, Rochedale	A003896324	28/04/2020	4	287m ²
16 Falcon Street, Rochedale	A006672080	13/05/2025	2	273m ²
273 Miles Platting Road, Rochedale	A005218296	22/04/2020	2	258m ²

In considering the proposal further, we note that there are 2 approvals within 350m of the site from the last 3 years, which have an approved yield/density that is greater than the proposed. Please refer to the table below for clarification.

Site address	Type of approval	Year of approval	Application number	Total site area (m ²)	Total number of units/lots achieved	Minimum lot size	NDA (Net Developable Area)	Average lot size - NDA divided by total number of lots (m ²)	Dwellings per hectare (m ²) - 10,000m ² divided by the number in the previous column	% increase on the 18 or 24 yield number.	% increase on the 18 or 24 yield number.
159 Douglas Street, Oxley	Subdivision	Approved 27/02/2024	A006098719	3,733	7	350	3220sqm (excluding the 513sqm Covenant area)	460.00	21.74	20.77	20.77% ↑
203 Douglas Street, Oxley	Subdivision	Approved on 21/07/2023	A006067533	3,734	7	475	3,239sqm (excluding 495sqm covenant area)	462.71	21.61	20.06	20.06% ↑
174 Dowding Street, Oxley	Subdivision	Ongoing application	A006653092	17,375	34	280	16,348qm (excluding the 1027sqm overland flow area)	480.82	20.80	15.54	15.54% ↑

This information is provided to help show that this outcome is in keeping with the reasonable expectations for a site like this, and that the outcome is consistent with previous Council decisions.

As a final comment, it is noted that having a mix of smaller allotment sizes helps to counter the “bigger is better” or “keeping up with the Joneses” narrative that people feel the pressure to chase these days. Which means it helps to provide a diversity of housing stock and more affordable housing outcomes.

Given the above, we would like to respectfully request that Council reconsider the minimum lot size request. Noting that it would result in the loss of an allotment.

2 - Road Design

Additional information to this item is to be provided, as per our meeting discussions, once the above items have been confirmed.

3 – Access to Dowding Street

Additional research following our meeting has confirmed that a 1.8m high acoustic fence was provided to address noise issues associated with the approved uses over the road etc. As such, we now understand that mitigation measures will be required.

Please find attached a response from ATP Consulting. This response notes that by having access to lots 6 and 7 off Dowding, it will naturally force the private open space to the eastern end of these lots, being behind the buildings. This design outcome then means that the future residents of lots 6 and 7 will not be subject to unreasonable noise impacts.

A 1.8m high boundary fence is then proposed on the Dowding frontage of lots 3 to 5, with the fence returning down the side boundary of lot 5 to protect the open space that will be located on the western end of this lot.

4 - Refuse

Additional information to this item is to be provided, as per our meeting discussions, once the above items have been confirmed.

5 - Pad mount transformer

Additional information to this item is to be provided, as per our meeting discussions, once the above items have been confirmed.

6 – Summary

The above information is provided as a full response to Councils further issues letter.

Should you have any queries regarding this request please do not hesitate to contact me on 3113 3261.

Yours faithfully,



Peta Charles
Principal Planner