

To whom it may concern,
Please find attached letter for consideration regarding DA A006845738.

Best Regards

14 May 2026

Chief Executive Officer, Brisbane City Council GPO Box 1434, Brisbane Qld 4001

Attention: Kayat Chandraseker, Planning Services South, Development Services.

Email: DSPlanningSupport@brisbane.qld.gov.au

BCC Ref: DA A006845738, 15 Portal St Oxley

My ref: Submission from Neighbour.


Dear Sir,

I have received a Notice by registered mail advising that an application to subdivide a Lot at 15 Portal St Oxley into 10 lots plus new road is being processed by Council, inviting me to have my say about this application before 15 May 2026. I have accessed the application on Council's website and studied what is proposed and considered its impacts on my property.

My principal place of residence is at ... and at my ... My concerns about what is shown on the application documents are as follows:

1. Anomalies on Structure Plan Appendix F.

(i) This Structure Plan shows two future roads running North-South ... plus another road East-West ... In Council's RFI letter of 26 September 2025 to the applicant, this plan is considered "generally acceptable."

To me it  I've marked up a copy of this plan showing the unacceptable road locations (Attachment A).

(ii) In 2014 Council approved an earlier Structure Plan lodged in association with a subdivision approval application at 142 Dowding St, showing a single North-South road ... connecting to Valance St in the north. This structure plan was shown in the recent DA A006436005 subdivision application for 142 Dowding St which is currently before Council, so is surely still regarded as valid.

The single North South road location on this Plan is acceptable to me. (see Attachment B)

(iii) The Structure Plan submitted shows a green hatched overlay of varying width spreading from Valance St in the North to Knightsbridge St in the South. I understand this represents a High Ecological Significance Strategic (HESS) area under Council's Biodiversity Areas Overlay Code.

Performance Objective PO5 in this Code requires that a new road on a site partly within the HESS area should be designed and constructed to facilitate the safe movement of native fauna through that area, and Acceptable Outcome AO5 indicates that such a road should incorporate "location-specific wild life movement solutions on any road dissecting a HESS area."

No such solution is shown on the plans submitted.

The applicants ecological consultant argues that the proposed new road is "largely outside the HESS area: not so, it is one-third within it) and "vegetation is retained as part of a north-south vegetated corridor which the road does not dissect: not so, it impacts the HESS area and a future extension westwards as shown on the submitted Structure Plan would surely dissect it). In fact the new road should terminate within the subject site to satisfy this criteria, and a westward road connection should not be permitted on any acceptable Structure Plan.

I would like my concerns to be addressed in the final processing of this application so that future development on land along Dowding Street is guided by an appropriate Structure Plan.

Yours sincerely,

POINTS OF CONCERN.

BCC DS
 RECEIVED
 21/08/2025
 APPLICATION REF
 A006845738

Appendix F – Structure Plan



EMCZ = Environmental Management Control Zone.
 HESS = High Ecological Significance Strategic Area.






Structure Plan **APPROX. SCALE AT A4**



Structure Plan - 142 Dowding Street, Oxley



ATTACHMENT B SUBMISSION 14.5.26
PREFERRED STRUCTURE PLAN

-  Subject Site
-  Possible Future Road
-  Planned Road Upgrade / Link
-  Future Transport Improvement
-  Habitat and Ecological Corridor



CONFLICT WITH
PO.5 IN BCC
BIODIVERSITY
OVERLAY CODE

Omit
E-W
ROAD!

ACCEPTABLE FUTURE
N.S. ROAD LOCATION

Received
23 September 2014
BCC DA