

Objection to Development Application A007021434 – 78–82 Doggett Street, Newstead

.....

30 September 2026

To whom it may concern,

I am writing to formally lodge my objection to the development application proposed for 78–82 Doggett Street, Newstead (DA Reference: A007021434).

While I support the ongoing urban renewal and intentional growth of Newstead and Teneriffe, I strongly object to the current scale and design of this proposal on the following grounds.

1. Excessive height and scale

A 30-storey tower drastically exceeds the existing building heights and established planning intent for this part of Doggett Street, where surrounding developments generally sit significantly lower (around 8 to 11 storeys). The inconsistency of height approvals above planned height restrictions for developments in this area is disappointing and begs the question of what other planning guidance is not being consistently applied by BCC in its planning approvals. The scale of this development proposal introduces undue visual bulk, disrupts the relative uniformity of the existing streetscape, creates wind tunnels, and reduces ambient light, as well as the issues listed below due to far greater unit capacity than the street can sustain.

2. Traffic, street capacity and access

Doggett Street is a narrow, single-lane, one-way street at this location, and it is the main entry to Gasworks. A high-density tower with over 160 apartments and over 200 vehicle spaces will severely compromise local traffic flow, safety and accessibility. The street simply does not have the capacity to absorb the volume of resident vehicles, deliveries and ride-shares safely.

The design details in the application also suggest that traffic congestion within the development will spill out onto Doggett Street, e.g. driveway location, queuing space or loading access. The footpaths on Doggett Street are already too narrow for the volume of active transport, and the lack of cycling infrastructure makes this worse. Additional commercial and retail premises will add further congestion to both the roadway and the footpaths.

Any closure of Doggett Street would have a negative effect on residents, businesses and traffic flow through the area. Access to Gasworks would be reduced to Skyring Terrace and Longland Street. Longland Street is already congested by Gasworks, gym, retail and residential traffic, plus the current development on Kyabra Street. Trucks completely block this important connection several times a day because it is too narrow for this traffic. Kyabra Street is already closed during working hours, and a closure of Doggett Street as well would severely restrict traffic movement in the area.

3. Amenity impacts

The shadow diagrams submitted demonstrate a disproportionate loss of solar access and natural light to neighbouring properties compared with a code-compliant lower-rise building.

A 30-storey tower on Doggett Street will also sacrifice the privacy of surrounding buildings, in particular Newstead Towers.

4. Flooding and site risk

The site lies within Brisbane's Flood overlay, in a part of Newstead inundated in both 2011 and 2022. A 30-storey tower with basement levels on low-lying, likely alluvial ground increases the number of people exposed to flood risk. It also concentrates heavy structural loading where deep excavation and dewatering risk ground movement and subsidence, both on site and at neighbouring buildings and services.

Council should not accept a generic flood statement. It should require an independent, site-specific flood and geotechnical assessment covering basement flood immunity, evacuation and emergency access, the effect of displaced flood storage on adjoining properties, and excavation risk to surrounding structures. That assessment should be tested against the Flood overlay code and current flood modelling, not only the 1-in-100 design flood.

5. Lack of green space

Newstead is among Brisbane's most densely developed suburbs, and its public green space has not kept pace with growth. More than 160 additional apartments will add pressure to the same small parks and riverfront areas, which are already well used including River Walk, and Newstead Park.

Private balconies and terrace are no substitute for accessible public open space with deep planting and tree canopy, which also provide much-needed cooling in a densely populated area. Additional hard surfaces reduce stormwater absorption and add to urban heat, compounding the flooding concern above.

Council should assess the proposal against the open space and landscaping provisions of the neighbourhood plan and the local government infrastructure plan, and consider whether it makes any meaningful contribution to the public realm.

6. Construction disruption

Given the constraints of a single-lane road, the anticipated years of construction, including partial street closures, heavy machinery staging and crane operations, will create unsustainable noise, dust and safety hazards for nearby residential properties and local retail businesses.

Existing construction nearby shows the problem. On Kyabra St, deliveries and works have occurred after 4am at least two days a week, often with excessive noise, and works start at 6:30am daily. On Saturdays works also start at 6:30am but are often finished by 11am. Hundreds of apartments are directly affected, and their residents have jobs they need to be rested for or are disrupted if they work from home. If the application is approved, I ask that Council impose enforceable conditions on construction hours, consider the cumulative impact of concentrated and long-term construction noise on 100s of existing residents, better manage delivery times and noise, and require a construction traffic management plan.

7. Housing affordability

The proposal will not help with the current housing crisis. These are luxury apartments, and the development does not contribute to housing diversity or affordability.

Requests

I request that Brisbane City Council refuse this application in its current form, or require a substantial reduction in height, bulk and density so that the development respects the constraints of the street and the neighbourhood plan boundaries.

In addition, further measures are needed to manage traffic on Doggett Street. In keeping with Brisbane City Council's commitment to active transport, I request that the developer fund a cycle lane on the section of Doggett Street between Commercial Road and Longland Street, connecting Gasworks to the broader neighbourhood.

Please keep me informed of any updates, public hearings or final decisions regarding this application.

Yours faithfully,

....