



FW: Objection to A006915607

From dalodgement <dalodgement@brisbane.qld.gov.au>
Date Thu 7/05/2026 10:08 AM
To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>
Cc DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

SECURITY LABEL: OFFICIAL

Sent: Wednesday, 6 May 2026 5:00 PM
To: dalodgement <dalodgement@brisbane.qld.gov.au>
Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>
Subject: Objection to A006915607

This email originates from outside of Brisbane City Council.

To Whom It May Concern,

I am lodging an objection to the development application A006915607 covering 12, 14, 16 Rylatt St and 2 and 2A Shirley St, Indooroopilly QLD 4068.

My objection covers three main areas:
Design without consideration for noise pollution
Consideration to the external structure components
Increase in vehicular traffic

Design without consideration for noise pollution

This is a growing area with an existing community that needs to be able to continue without a significant negative impact by new development. The placement of such a tall structure with a pool and complete building community hub located on the rooftop overlooking what is essentially a "valley" below will create significant noise that, due to the location and height of the proposed structure, will adversely impact all residents in a significantly large surrounding area from the building.

A development was approved in Finney Road with the same allowance for a rooftop pool and community area and we regularly experience excessive and disruptive noise emanating from that location and users of those pool and rooftop facilities. There have been many times where the noise has been so intense and disruptive that police have been requested to intervene by many residents. I am sure that the police would be better utilised responding to other tasks than adding to their workload by creating something that will clearly produce noise, requiring regular police attendance and that will negatively impact the wider surrounding area and could be mitigated by having such a building hub be in an enclosed area so that the surrounding neighbourhood isn't adversely affected.

Allowing another such noise pollution source that will adversely affect the lives of existing residents is unreasonable. Simply because there is already a building in place which is

causing current noise pollution issues is not a reason to allow another such structure and add to the noise pollution already experienced by existing residents.

Allowing such a tall structure to proceed with a rooftop pool with 2 height levels with a "valley" below and then place an open rooftop pool that will produce noise pollution that will adversely affect the lives of the existing local residents is unreasonable. Additionally, the building has been designed to have the pool on the rooftop level with a solid wall behind it, being the upper floor of the higher end of the structure, which will further act to the funnelling of noise towards existing properties in that "valley".

Consideration to the external structure components

I have been adversely impacted by the current structure on Finney Road where for about a month each year I am unable to make dinner for my family at the usual time because of the reflection of the sun directly into my kitchen that means I am unable to see to safely use the cutting or cooking facilities in my own kitchen for around 30 minutes until the sun has gone down sufficiently that I am not blinded when trying to cook and cut up ingredients for our dinner. Such an imposition on the everyday lives of residents in the surrounding area is completely unreasonable. The exterior of the structure should be required to minimise the impact of reflection upon the existing surrounding buildings by using low reflection materials and surfaces/finishes and requiring the addition of materials, such as tinting film or a required choice of window materials that cuts down on reflection as much as possible.

The applicant of such an imposing structure should be required to minimise the impact of the external structure including the main structure as well as the windows and any other external surfaces of the building on existing residents. Materials and techniques such as mandating the use of tinting or film on all external windows and requiring the main building to be composed of or finished with materials that minimise the reflection of the sun from all surfaces of the structure onto surrounding residents and surrounding buildings should be mandatory, especially when the developer is asking for a structure that is so imposing compared to the current surrounding buildings.

Increase in vehicular traffic

The area is already very busy with significant traffic flow issues for several hours on weekdays and little effort appears to have been put into allowing for the increase in vehicular activity with a token effort of placing on lower levels some bike storage.

Whilst I understand that this is a growing hub with good access to facilities and transport, allowing a building to be constructed that so adversely affects the lives of the existing residents at the expense of developer profit is not reasonable.

I ask that consideration be had for existing residents and their quality of life. When designing such projects, profits should not be the main priority, but a reasonable effort should be made to eliminate as much of the impact the structure may have on existing property owners. Containing noise in an enclosed or lower level area, eliminating as much light reflection as possible and minimising the impact of additional vehicles on existing residents and road users is the least that should be asked of a developer of such a significant structure.