


**FW: Attn: Assessment Officer Ryan Casey**

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From  
Date  
To  
Cc

 1 attachment (22 KB)  
260407 OPPOSE - 226 KING AVE.docx;

**SECURITY LABEL: OFFICIAL**

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**From:** |  
**Sent:** Tuesday, 7 April 2026 3:54 PM  
**To:** dalodgement <dalodgement@brisbane.qld.gov.au>  
**Cc:** DA RECORDS <DA\_RECORDS@brisbane.qld.gov.au>  
**Subject:** Attn: Assessment Officer Ryan Casey

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*This email originates from outside of Brisbane City Council.*

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Thank you for consideration of this email and the letter attached outlining the petition for:

**IN OPPOSITION TO A DEVELOPMENT PROPOSAL:**

Application Number                   **A006894140**  
For Address                            226 King Avenue, Durack 4077

07 April 2026

**Assessment Officer Ryan Casey**

City Planning and Design

**Brisbane City Council**

Email: [DALodgement@brisbane.qld.gov.au](mailto:DALodgement@brisbane.qld.gov.au)

*Submission through email*

Dear Sir,

**IN OPPOSITION TO A DEVELOPMENT PROPOSAL:**

Application Number	<b>A006894140</b>
For Address	226 King Avenue, Durack 4077
Description	Material Change of Use; Reconfiguring 1 Lot into 57 Lots, New Road and Drainage Reserve
Primary Applicants	Tuan Ho, Tang Thu Tram
Applicant Consultant	JFP Urban Consultants Pty Ltd

1. I support Brisbane City Council who has planned the subject site under the current Brisbane City Plan 2014 Version 29, for Rural Zone to provide for rural uses and activities such as animal husbandry, aquaculture, cropping, horticulture, winery, or outdoor sport and recreation; to protect the existing neighbourhood environmental character of the rural setting and contribute towards Brisbane's fresh food and produce consumed in the city.
2. I oppose the development proposal as it is not in accordance with the current applicable City Plan Rural Zone Code or Intent. Its visual impact detracts significantly from the rural landscape character and primary production values of lands. It is intensive, reconfiguring 1 Lot into 57 small Lots, mainly for personal gains and profits without any consideration or benefit to the neighbourhood and existing residents.
3. The subject site area is about 2.8ha and its reconfiguration into 57 dwellings has gone 27% higher in density than the acceptable yield of 16 dwellings per hectare following the applicable impact assessment code of Doolandella Neighbourhood Plan.
4. The proposal has no consideration to protect the existing biodiversity and landscape values. The proposed layout shows no green buffer along the site North, South and West boundaries to keep any existing tree on site. Hundreds of existing tall mature trees will be cleared for this proposal. Existing important wildlife and its ecosystem will be destroyed.
5. Land of hundreds landscape features along King Avenue has been sub divided into 5 small lots numbered 43 to 47. And this Northern boundary is not aligned with its neighboring boundary of Lot 8 to 13 on Gage Close but has gone beyond, reducing the existing significant green corridor along King Avenue. Land of hundreds high ecological significance and landscape features along the site Southern boundary has been subdivided into 9 small lots, numbered 1 to 4 and 7 to 11.

6. The proposed layout has capitalized the neighboring Durack Village community's existing road infrastructures for its accesses and has also taken advantage of Durack Village existing recreational green amenity by designing a footpath access to it; to maximise its land sub divisions. The proposed layout has no quality balance with green amenity on site for its own community or no potential for its own character.
7. This proposal to configure 1 lot into 57 small lots for dwellings and a development of 9 managed townhouses should stay in its own property as its own complex with its own access and amenity instead of impacting negatively on the neighboring Durack Village community's road infrastructures, amenities, characters, safety and quality of life.
8. The subject site has its own existing entry, a local road along King Avenue that the Developer can develop easy enough for its own complex access. Linacre Street is a neighborhood minor or a local road along Inala Avenue, designed with characters exclusively for Durack Village community's main access, marked with a feature entry signage of 'Durack Village' on a gabion wall on each side of the street, visible along Inala Avenue.
9. Gage Close, Messara Circuit and Hackney Street are currently quiet, low traffic cul-de-sacs of established community characters with peaceful and safe living environments, very much enjoyed by the community residents, especially children as they play in the afternoons, after school and in the weekends, keeping themselves healthy, happy, being active, enjoying outdoor activities, flying kites, playing badminton, kicking balls or riding their bikes together in the community. Keeping it quiet keeps the 'village' feel.
10. The proposal to impose on Durack Village community's road infrastructures by creating accesses through the community's cul-de sacs will eliminate the community's unique characters and quality of life. The proposed overdevelopment of 57 dwellings with an average of at least 4 residents and 2 cars owned per household, will contribute to additional at least 228 residents and 114 cars, most likely more, to Durack Village community's local population and traffic. Thus infesting problems including overpopulation, congestion, pollution, insecure environment and other safety concerns.
11. I need Brisbane City Council to protect our Durack Village community's characters and quality of life. Brisbane City Council needs to place easements on the subject site to protect the existing significant green corridors and their ecosystems. Brisbane City Council needs to keep the subject site and Durack Village separated with green buffer in between maintained to prevent the relevant identified issues.

As an early childhood teacher I work with many families living in this area and protecting their way of life and the existing way of life I believe is of the utmost importance.

I support the opposition to the development along with many other Brisbane City residents.

Thank you for your consideration