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**FW: Proposed Lot 7 - A006831322**

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**From** dalodgement <dalodgement@brisbane.qld.gov.au>

**Date** Fri 23/01/2026 11:56 AM

**To** CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>

**Cc** DA RECORDS <DA\_RECORDS@brisbane.qld.gov.au>

**SECURITY LABEL: OFFICIAL**

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**Sent:** Friday, 23 January 2026 11:42 AM

**To:** dalodgement <dalodgement@brisbane.qld.gov.au>

**Cc:** DA RECORDS <DA\_RECORDS@brisbane.qld.gov.au>

**Subject:** Proposed Lot 7 B3123

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

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I would like to make a submission in regards to Lot7 on B3123 . Application reference A 0068322  
My submission is to seriously object to the above Development Permit above with the following objections.

The access to this development which has now been changed from the original 12 storey development to a 36 storey development will cause huge traffic problems with the access being in Howard Street. Howard street is a no through street that offers vehicle traffic entry and exit to the Marriott Hotel, Admiralty Towers 2, Admiralty Towers 1, Bellagio and Hudson apartments and pedestrian only access to the boardwalk and 443 Queen Street. During peak hours there is considerable traffic congestion as residents going to and from work, and dropping of school children, delivery of goods to Marriott Hotel, guest services for the Hotel as well as tradesmen and council services who use Howard Street to access boardwalk and park nearby. All traffic has to enter and exit Howard Street via Macrossan Street, that then crosses Adelaide Street heading downtown or to All Hallows School or to the Story Bridge on ramp. The addition of a further 36 storey building with vehicle car park, and council service requirements will place these intersections, that are now delayed to a level where the traffic will fail to flow. I would have thought that the council would have learnt the lessons from the development of Skyring Terrace at Newstead, where the many high rise occupants and services lead to a gridlock situation in this area.

Further to this is the lack of vehicle parking Howard street, with resident and tradespeople often unable to deliver and receive guests and goods. Howard Street, and lower Macrossan street are narrow streets and offer little street parking so to add another large multi floor development will create even more problems for people who need to visit, or guests staying at these location.

There is also the matter of the construction of such a development on such a small block. Again the vehicles and workers who will need to access this site during construction will cause huge delays and problems in Howard Street, and Adelaide Street and Macrossan street. I realise that development of

this block is essential due to the housing shortages and upcoming events, However a development of a huge 36 storeys on such a small block is not the right option.

To sum up I object, not to the development on this site, but to the large change in proposal and size of the building now being considered. It will be cause more problems than it will solve being so large and having such a small footprint and little access.

It may be a good deal for the owner of the block who can triple the size of the development, or for the developers who will build then leave the problems to the residents and those nearby and also to the buyers who have paid a premium to get into this development, or even the council who can collect land tax , and rates for their benefit, but it will be of no assistance to those who will reside and work nearby.

These are the reasons I object, not to the development, but to the large change of size of the development.