

Dear Sir/Madam,

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 the Newstead and Teneriffe areas, I strongly object to the current scale and design of this proposal on the following grounds:

Excessive Height and Scale: A 30-storey high-rise drastically exceeds the existing building heights and established planning intents for this specific grid of Doggett Street, where surrounding developments generally sit significantly lower (around 8 to 11 storeys). The sheer scale introduces undue visual bulk and disrupts the relative uniformity of existing structures.

Unreasonable Traffic and Infrastructure Impact: The area does not have adequate infrastructure for development of this scale. Doggett Street functions as a narrow, single-lane, one-way street at this location. Introducing a high-density tower with 161 apartments and over 200 vehicle spaces will severely compromise local traffic flow, safety, and accessibility. The narrow road network simply does not possess the capacity to absorb this volume of resident vehicles, deliveries, and ride-shares safely.

In addition, the specific design details outlined in the development application suggest potential traffic congestion within this development will spill out onto Doggett Street. The footpaths on Doggett street are already too narrow for volume of active transport and the lack of cycling infrastructure exacerbates this issue. Further commercial and retail premises on this street will create further congestion both of the roadway and the footpaths.

Doggett street is a narrow, one way street that serves as the main entryway to Gasworks. Any closures to Doggett street will have negative impacts on residents, businesses and traffic flow through the area. Access the gasworks will be reduced to Skyring Tce and Longland street, which is already clogged with the current development on Kyabra street.

Trucks move down and block the entirety of longland street several times a day, as it's too narrow to support this ongoing traffic.

This street also floods, and building such a large building on a flooding road feels irresponsible.

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

Extended 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.

A 30 storey tower on Doggett street will sacrifice privacy for surrounding buildings especially including Newstead towers.

I request that Brisbane City Council refuses this application in its current form or mandates a substantial reduction in height, bulk, and density to ensure the development respects the immediate local street constraints and neighbourhood plan boundaries.

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

Kind regards

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