

Dear Brisbane City Council Development Assessment Team,

I am writing to lodge a formal objection to Development Application **A007021434 for 78, 80 and 82 Doggett Street, Newstead.**

I am a resident of located extremely close to the proposed development, and I am very concerned about the significant impact a development of this scale would have on existing residents of Doggett Street and the surrounding Newstead neighbourhood.

I recognise that Newstead is a growing inner-city area and that appropriate residential development is to be expected. My objection is not to the development of this site itself, but rather to the **extraordinary scale, height and intensity of the development proposed for this particular location.**

My concerns include the following:

1. Traffic congestion and the limitations of Doggett Street

Doggett Street is a **one-way street**, and the existing road network in this immediate area already has limited capacity. Introducing a development containing a very large number of apartments, together with food and drink premises, offices, shops, health-care services and indoor sport/recreation uses, would introduce a substantial number of additional vehicle movements into a street that is not designed to function as an access road for a development of this intensity.

The issue is not limited to residents' vehicles. Deliveries, rideshare vehicles, taxis, removal trucks, waste collection, visitors, tradespeople and commercial servicing would all need to access the development.

As a nearby resident, I am particularly concerned about congestion at peak periods and vehicles queuing or circulating through surrounding streets attempting to access or leave the development. I ask Council to carefully consider whether Doggett Street and the surrounding local road network can realistically accommodate this additional traffic without significantly reducing the amenity and accessibility of existing residents.

2. Excessive height, scale and bulk

The proposed tower is more than 30 storeys high and would be dramatically taller than the established buildings immediately surrounding the site.

A building of this height would fundamentally change the scale and character of this section of Doggett Street. It would create a very large visual presence over neighbouring properties and risks

creating an abrupt high-rise tower rather than a development that transitions appropriately to the existing built environment.

I ask Council to consider whether a building of this height and scale is genuinely compatible with the surrounding development and whether a substantially reduced building height and density would provide a more appropriate outcome.

3. Loss of privacy and overlooking

The height and proximity of the proposed tower create serious concerns regarding overlooking of existing apartments and private outdoor spaces.

Residents who currently have a reasonable degree of privacy could potentially have a large number of apartments, balconies and communal areas overlooking neighbouring properties.

I ask Council to carefully assess the tower's separation distances, orientation, balconies and windows and the resulting privacy impacts on established residents.

4. Overshadowing and loss of natural light

A tower exceeding 30 storeys has the potential to cast substantial shadows over surrounding properties and public areas at different times of the day and year.

Access to natural light is an important component of residential amenity. Council should carefully consider the cumulative overshadowing impact of a building of this height on nearby apartments, streets and pedestrian areas rather than considering only whether minimum technical requirements have been achieved.

5. Pedestrian safety

Doggett Street is used by residents walking to local businesses, cafés and surrounding areas. Increased vehicle movements into and out of a large residential and mixed-use development could create additional conflict between vehicles, cyclists and pedestrians.

This is particularly concerning on a one-way street where delivery vehicles, rideshare vehicles and visitors may stop temporarily while attempting to locate building entrances or loading areas.

6. Parking, deliveries and loading

Even where a development provides on-site parking, a project of this size generates substantial demand for visitor parking, deliveries, couriers, food delivery services, tradespeople and removal vehicles.

I am concerned that Doggett Street and neighbouring streets will effectively become overflow waiting, loading and servicing areas for the development. Council should ensure that **all residential, visitor, commercial, delivery, waste and loading requirements can genuinely be accommodated within the development site** without relying on surrounding streets.

7. Construction impacts

Construction of a tower of this scale would likely occur over a significant period and involve heavy vehicles, cranes, excavation, concrete trucks and frequent deliveries.

For residents living extremely close to the site, the cumulative impacts of construction traffic, noise, vibration, dust and temporary road or footpath disruption could be considerable.

Given the limited nature of Doggett Street, I am particularly concerned about how heavy construction vehicles would safely enter, leave and manoeuvre around the site without creating prolonged disruption for residents.

8. **Flooding, drainage and stormwater**

The application specifically includes building work within the **flood overlay**. This makes the potential effect of the development on drainage, stormwater management and surrounding properties particularly important.

I ask Council to be satisfied that the development will not increase flood risk, alter drainage patterns or adversely affect neighbouring properties during significant rainfall events.

9. **Wind and microclimate impacts**

A tower of this height can alter wind conditions at street level. Given the substantial difference between the proposed tower and surrounding lower-scale buildings, I ask Council to carefully examine the pedestrian wind assessment and ensure that the development will not create uncomfortable or unsafe wind conditions along Doggett Street or adjoining pedestrian areas.

10. **Cumulative impact on residential amenity**

These concerns should not be considered individually. The combined effect of additional traffic, increased density, building height, overlooking, overshadowing, commercial activity, servicing requirements, construction impacts, noise and pedestrian activity could significantly change the amenity currently experienced by residents in this immediate part of Newstead.

I respectfully request that Brisbane City Council **not approve the development in its currently proposed form**.

If redevelopment of the site is considered appropriate, I ask Council to require substantial modifications, particularly a **significant reduction in height and overall density**, together with measures addressing traffic, access, parking, privacy, overshadowing, flood and stormwater management, construction impacts and the relationship of the building to surrounding properties.

As someone living at , these impacts would not be theoretical or distant; they would directly affect my home, my street and my day-to-day residential environment.

Thank you for considering my submission. I request that my objection be recorded as a **properly made submission** in relation to Development Application A007021434 and that I be notified of Council's decision.

Kind regards,