



FW: System outage A006915607

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

Date Thu 7/05/2026 10:09 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: Thursday, 7 May 2026 7:11 AM

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

Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

Subject: System outage A006915607

This email originates from outside of Brisbane City Council.

Hi,

I was trying to submit my objections through go the portal yesterday and I kept receiving a system outage message. This is my opposition to the above proposed development for 12-16 Rylatt Street:

1. Height — Inconsistent with Neighbourhood Plan The proposed 11-storey height far exceeds the 5-storey scale envisioned for this precinct under the Indooroopilly Centre Neighbourhood Plan. A previous approval for this same site (2020) permitted only 46 units over 6 storeys. This proposal doubles the yield to 93 units over 11 storeys without adequate justification.

2. Traffic — Inadequate Assessment The traffic report fails to account for peak-hour congestion on Rylatt, Burton and surrounding streets. Vehicles cannot turn right from Rylatt Street onto Moggill Road, forcing all city-bound traffic through residential streets. Existing residents already wait 10+ minutes to exit onto Rylatt Street. Adding 157 parking spaces will significantly worsen this.

3. Pedestrian Safety Daycare centres and schools are located on and near Rylatt Street. Increased vehicle movements and reversing on Burton Street pose an unacceptable safety risk to children.

4. Parking Below Requirements The 157 proposed spaces falls below Brisbane City Plan 2014 minimums for a 93-apartment building. Overflow parking onto residential streets will result.

5. Privacy and Overlooking An 11-storey building will result in direct overlooking into private open spaces and habitable rooms of surrounding low-density residential properties, which is not adequately addressed in the application. Including blocking sunlight to the property located the corner of Moggill Road and Rylatt Street.

6. Neighbourhood Character The scale is incompatible with surrounding low-density residential properties. No adequate height or massing transition is provided.

7. Precedent for Overdevelopment Approval will encourage further intensification beyond what local infrastructure (roads, parks, schools) can support. Cumulative impacts have not been assessed