


FW: Objection - Development at 226 King Ave Durack

From
Date
To
Cc

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SECURITY LABEL: OFFICIAL

From:
Sent: Monday, 13 April 2026 6:00 PM
To: dalodgement <dalodgement@brisbane.qld.gov.au>
Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>
Subject: Objection - Development at 226 King Ave Durack

This email originates from outside of Brisbane City Council.

Dear Sir/Madam

We refer to our previous emails dated 10 April 2026 and 7 April 2026.

The objection letter has been updated to include contact details of residents. As previously, advised, those who have not advised of a separate contact address – their address of service is their home residential address.

However, other residents reserve their rights to update their names (and postal address/email, if different to home address) due to their current availability.

Please note that nearly all residents have expressed their objection to the proposed development and connection of their street.

Kind Regards

From:**Sent:** Friday, 10 April 2026 9:38 AM**To:** dalodgement <dalodgement@brisbane.qld.gov.au>**Subject:** FW: Objection - Development at 226 King Ave Durack

Dear Sir/Madam

We refer to our previous email.

Please find an updated objection letter with additional contact information for the residents. Where residents have given a name – their postal address is their residential address (unless they have given an email). Many residents in the estate are home owners which is why this proposed development is a concern for many residents.

It is expected that there will be a further updated letter with contact information as the residents will gather this over the weekend.

Thank you.

From:**Sent:** Tuesday, 7 April 2026 8:37 AM**To:** 'DALOdgement@brisbane.qld.gov.au' <DALOdgement@brisbane.qld.gov.au>**Subject:** Objection - Development at 226 King Ave Durack

Dear Assessment Manager

I write on behalf of the residents in Durack Village.

Please find attached an objection from the residents. There are additional residents who wish to express an objection and I will forward further signatures shortly.

Their main concerns in relation to the new development include:

- Increased traffic congestion from using the single entry/exit point located in the current estate
- Increased usage of the park from an additional 66 households
- The narrow streets of the current estate cannot absorb such additional traffic – the current residents already have parking issues and issues with the garbage truck coming through

- The new development should have its own entry/exit
- The new development should NOT be connected to the current estate

If you have any questions, please feel free to contact me.

Kind Regards

Date: 27 March 2026

Application reference: A006894140

Atte The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

BY EMAIL: DALodgement@brisbane.qld.gov.au

To whom it may concern,

**SUBJECT STRONG OBJECTION – 226 KING AVENUE, DURACK QLD 4077
PROPOSED ROAD CONNECTION IN DURACK RESIDENTIAL
AREA**

We are writing as long-term residents of Durack Village to strongly object to the proposed road connection through the new development into our existing residential area.

Our neighbourhood has been established as a quiet, low-traffic residential zone. Residents have specifically chosen to live here for its peaceful environment, privacy and safety. The proposed road would fundamentally change this character and significantly reduce our quality of life.

Council's planning scheme designates our neighbourhood as a low-density low-traffic residential area. The proposed road connection is inconsistent with this planning intent and would undermine the amenity outcomes the planning scheme seeks to protect.

1. Increased traffic and congestion

The new development comprises numerous dwellings (approximately 400-500 sqm), resulting in a high density of residents and vehicles. Connecting this development to our village will funnel a substantial volume of traffic into areas that were never designed to accommodate it.

Our streets are narrow and already have limited parking availability. Additional traffic will inevitably create more congestion, obstruct driveways, and increase the risk of unsafe road conditions.

We request that Council require a comprehensive Traffic Impact Assessment that specifically models the effects on our street network, including congestion, parking displacement, and pedestrian safety. Without such analysis, the true impact on existing residents cannot be properly understood.

2. Insufficient parking infrastructure

The neighbouring development already lacks adequate parking. Overflow parking is highly likely to spill into our streets, occupying residential spaces and creating ongoing conflict, inconvenience, and reduced amenity for existing residents.

3. Loss of privacy and residential amenity

Homes in our area already have minimal front setbacks and limited physical barriers. Increased vehicle movement directly in front of our properties will significantly reduce privacy and create constant noise and disturbance.

Residents will no longer feel comfortable in their own homes due to the continuous flow of unfamiliar vehicle entering and exiting the area.

4. Evidence of negative impacts from similar situations

We will experience the detrimental effects of increased traffic in a previously quiet street. A former "no-through road" became heavily used after a change in access, resulting in vehicles entering and exiting at all hours of the day and night.

This led to:

- Persistent noise and disturbance
- Heightened stress for residents
- Loss of peaceful environment
- Ongoing parking and access issues

This proposal risks replicating those same harmful outcomes in our neighbourhood.

5. Safety concerns

A significant increase in traffic poses serious risks to:

- Children
- Elderly residents
- Pedestrians

Our street is regularly used by children walking to nearby parks and schools, elderly residents, and families with prams. Increasing through-traffic would significantly heighten the risk of accidents in an area not designed for high vehicle movement.

6. Impact on mental wellbeing and community stability

Continuous traffic, noise, and loss of privacy will inevitably increase stress levels among residents. The peaceful nature of our community is essential to our wellbeing and should not be disregarded in planning decisions.

7. Availability of alternative access options

The new development already has suitable access points that do not require diverting traffic through established residential streets. There is no demonstrated need for an additional connection that would disproportionately burden existing residents.

8. Need for proper community consultation

The existing infrastructure, including road and the Linacre Street park, was designed to support the current residential density. The proposed connection would place unreasonable pressure on infrastructure that was never intended to service additional high-density developments.

We request that Council undertake proper community consultation with affected residents before making any decision, given the substantial impact this proposal would have on our daily lives.

For all the reasons outlined above, we strongly urge Council to reject the proposed road connection. We therefore urge Council to maintain the existing road layout and ensure that our neighbourhood remains a safe, quiet, and low-traffic residential area.

Residents in this area have invested in their homes with the expectation of a stable, quiet and safe environment. This proposal would significantly and negatively affect our daily lives and the character of our community.

We request that council prioritise the wellbeing, safety and established amenity of existing residents.

Kind regards,

9. Other residents have raised the issue that splendid fairy wrens are becoming extinct and there is a big population in that bushland. Other wildlife include finches, whippy birds and goannas.
10. Safety hazard of exiting in case of fire.