



FW: Have your say- 652 Kessels Rd and 10 Pickworth Street proposed development- Upper Mount Gravatt

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

Date Wed 22/04/2026 2:22 PM

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

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

SECURITY LABEL: OFFICIAL

Sent: Wednesday, 22 April 2026 2:21 PM

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

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

Subject: Have your say- 652 Kessels Rd and 10 Pickworth Street proposed development- Upper Mount Gravatt

This email originates from outside of Brisbane City Council.

To whom it may concern

I am a resident of the Macgregor area and would like to express my concern regarding the proposed development at **652 Kessels Road and 10 Pickworth Street, Upper Mount Gravatt QLD 4122.**

It is difficult to understand how this development can be considered without fully appreciating the existing traffic congestion during peak periods in this area. The Macgregor neighbourhood (north of Kessels Road) has limited access points (Laver Road, Omeo Street, Grout Street, and Player Street) all of which are already heavily congested, particularly during peak times.

Player Street, located near the proposed development, is especially impacted as the main exit point from the eastern side near the M1. It also accommodates vehicles turning from Kessels Road, including U-turn movements that cannot be performed at nearby traffic lights. This creates further congestion at an already overloaded intersection.

Having lived in the area for over 18 years, I regularly experience delays of up to 20 minutes at this intersection alone. During peak times, traffic backs up along Player Street through to Pickworth Street and further into Nagle Street, often with 15 or more vehicles queued to pass through the roundabout and traffic lights onto Kessels Road. This is further constrained by on-street parking from both residents and visitors to Westfield Garden City, effectively reducing sections of the road to single-lane flow. The situation is worsened by non-local traffic using these streets as alternative routes, as well as school drop-off traffic for Mount Gravatt State School.

In addition, there is another large apartment complex currently under construction on Pickworth Street which will further increase traffic pressure in this already constrained road network.

The proposed development will significantly increase traffic volumes and associated safety risks, particularly for pedestrians, local residents, and people with disabilities, given the already constrained access conditions in the area. It is also important to note that there is no capacity for additional on-street parking in this area.

As a local resident, and based on discussions with neighbours, there is strong concern that such a development is being considered in this location.

Before any approval is granted, I strongly recommend that Council undertake a comprehensive traffic and safety assessment to properly evaluate the impact of this development on the surrounding community.

Kind regards,